

## Basement Impact Assessment AUDIT: Instruction

### Section A (Site Summary) – to be completed by Case Officer

<b>Camden Case Reference:</b>	2020/2402/P	<b>Site Address:</b>	5 B Prince Arthur Road, London, NW3 6AX
<b>Case officer contact details:</b>	Ben.farrant@camden.gov.uk	<b>Date of audit request:</b>	04/06/2020
<b>Statutory consultation end date:</b>		29/06/2020	
<b>Reason for Audit:</b>	Basement proposed		
<b>Proposal description:</b>  Demolition of existing dwellinghouse and erection of replacement dwellinghouse with basement (Use Class C3).			
<b>Relevant planning background</b>  None directly applicable.			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?		No	
Is the site in an area of relevant constraints?  (check site constraints in M3/Magic GIS)		Slope stability	Yes
		Surface Water flow and flooding	Yes
		Subterranean (groundwater) flow	Yes (plus hydrological constraints layer)
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference <sup>1</sup>		No	
Does the scope of the submitted BIA extend beyond the screening stage?		Yes	

<sup>1</sup> Recommendations for approval of certain types of application require determination by Planning Committee (PC). From time to time applications which would normally be determined by officers under delegated authority are referred by the Director of Regeneration and PC for decision. Where the Auditor makes representations at PC on behalf of an application the fees for attendance will be passed to the applicant.

**Section B: BIA components for Audit (to be completed by Applicant)**

<b>Items provided for Basement Impact Assessment (BIA)<sup>1</sup></b>			
<b>Item provided</b>		<b>Yes/ No/ NA<sup>2</sup></b>	<b>Name of BIA document/appendix in which information is contained.</b>
1	Description of proposed development.	Y	Para 1.12 of BIA and drawings in Appendix C
2	Plan showing boundary of development including any land required temporarily during construction.	Y	Appendix A
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Y	Appendix A and Appendix C
4	Plans, maps and or photographs to show topography of surrounding area with any nearby watercourses/waterbodies including consideration of the relevant maps in the Strategic FRA by URS (2014)	Y	Appendix B
5	Plans and sections to show foundation details of adjacent structures.	Y	Appendix D and Appendix E
6	Plans and sections to show layout and dimensions of proposed basement.	Y	Appendix C and Appendix D
7	Programme for enabling works, construction and restoration.	Y	Paragraph 2.17
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Y	See section 6 conclusions of BIA
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Y	See section 6 conclusions of BIA
10	Identification of significant adverse impacts.	NA	No significant adverse impacts identified
11	Evidence of consultation with neighbours.	N	Neighbours have been contacted separately by the applicant directly, not as part of the BIA

12	<p>Ground Investigation Report and Conceptual Site Model including</p> <ul style="list-style-type: none"> <li>- Desktop study</li> <li>- exploratory hole records</li> <li>- results from monitoring the local groundwater regime</li> <li>- confirmation of baseline conditions</li> <li>- factual site investigation report</li> </ul>	Y	Appendix J
13	Ground Movement Assessment (GMA).	Y	Appendix H
14	Plans, drawings, reports to show extent of affected area.	Y	Appendix G and H
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Y	Appendix H
16	Construction Sequence Methodology (CSM) referring to site investigation and containing basement, floor and roof plans, sections (all views), sequence of construction and temporary works.	Y	Appendix D
17	Proposals for monitoring during construction.	Y	Paragraph 2.11, Appendix D and section 6.2 of Appendix H
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Y	Paragraph 6.5 and Appendix H
19	Confirmatory and reasoned statement with supporting evidence that the structural stability of the building and neighbouring properties will be maintained (by reference to BIA, Ground Movement Assessment and Construction Sequence Methodology), including consideration of cumulative effects.	Y	Paragraph 6.2 and Appendix H
20	Confirmatory and reasoned statement with supporting evidence that there will be no adverse effects on drainage or run-off and no damage to the water environment (by reference to ground investigation, BIA and	Y	Paragraph 6.6 and Section 4 of the BIA

	CSM), including consideration of cumulative effects.		
21	Identification of areas that require further investigation.	NA	
22	Non-technical summary for each stage of BIA.	Y	Page 3
<b>Additional BIA components (added during Audit)</b>			
<b>Item provided</b>	<b>Yes/No/NA<sup>2</sup></b>		<b>Comment</b>

Notes:

<sup>1</sup> NB policy A5 also requires consideration of architectural character, impacts on archaeology, amenity and other matters which are not covered by this checklist.

<sup>2</sup> Where response is 'no' or 'NA', an explanation is required in the Comment section.

**Section C : Audit proposal (to be completed by the Auditor)**

<b>Date</b>	<b>Fee Categorisation (A/B/C) and costs (£ ex VAT)</b>	<b>Date estimate for initial report</b>	<b>Commentary (including timescales for completion of Initial Report)</b>
05/06/2020	Category B - £3045	Approximately 4 weeks from instruction	Additional fees may be required for <ul style="list-style-type: none"><li>• site attendance</li><li>• reviewing revised/resubmitted documentation</li><li>• reviewing third party consultation comment</li><li>• attending DCC</li></ul>

Note: Where changes to the fee categorisation are required during the audit process, this will require details to be updated in section E, with justification provided by the auditor.

These changes shall be agreed with the planning officer and the applicant, in writing before the work is undertaken.