

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2018/4795/P	Site Address:	56 Platt's Lane London NW3 7NT
Case officer contact details:	Charles Thuaire 020 7974 5867	Date of audit request:	22.3.19
Statutory consultation end date:		21.4.19 – no objections received at all	
Reason for Audit:	Planning application / Basement Extension		
Proposal description:			
Creation of new basement storey to provide additional habitable accommodation, with new side lightwell plus associated windows and metal grille and with lowered front garden plus associated windows to front elevation.			
Relevant planning background			
none			
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	Y
		Surface Water flow and flooding	Y
		Subterranean (groundwater) flow	Y
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹		N	
Does the scope of the submitted BIA extend beyond the screening stage?		Y	

¹ 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)

Items provided for Basement Impact Assessment (BIA)¹			
Item provided		Yes/ No/ NA²	Name of BIA document/appendix in which information is contained.
1	Description of proposed development.	Y	GEA Site Investigation and Basement Impact Assessment Report (Ref: J20031 Issue No 1) Part 1, Section 1.1
2	Plan showing boundary of development including any land required temporarily during construction.	Y	GEA Site Investigation and Basement Impact Assessment Report (Ref: J20031 Issue No 1) Appendix – Part 1: Site Survey
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Y	GEA Site Investigation and Basement Impact Assessment Report (Ref: J20031 Issue No 1) Appendix – Part 1: Site Survey Surface Water and Flooding Risk Assessment report by Water Environment Limited, Appendix B
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	Surface Water and Flooding Risk Assessment report by Water Environment Limited, Appendices B and C
5	Plans and sections to show foundation details of adjacent structures.	N/A	GEA Site Investigation and Basement Impact Assessment Report (Ref: J20031 Issue No 1) Appendix – Part 3: Section 11 – Damage Assessment
6	Plans and sections to show layout and dimensions of proposed basement.	Y	GEA Site Investigation and Basement Impact Assessment Report (Ref: J20031 Issue No 1) Appendix – Part 1: Proposed Drawings
7	Programme for enabling works, construction and restoration.	Y	Programme attached.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Y	GEA Site Investigation and Basement Impact Assessment Report (Ref: J20031 Issue No 1), Part 1, Section 3.0 – Screening Surface Water and Flooding Risk Assessment report by Water Environment Limited, Section 4

9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Y	GEA Site Investigation and Basement Impact Assessment Report (Ref: J20031 Issue No 1), Part 4 – Basement Impact Assessment. Surface Water and Flooding Risk Assessment report by Water Environment Limited, Section 5
10	Identification of significant adverse impacts.	N/A	No significant adverse impacts identified
11	Evidence of consultation with neighbours.	N	Spoken with adjacent neighbours, once CMP is live consultation will begin.
12	Ground Investigation Report and Conceptual Site Model including <ul style="list-style-type: none"> - Desktop study - exploratory hole records - results from monitoring the local groundwater regime - confirmation of baseline conditions - factual site investigation report 	Y	GEA Site Investigation and Basement Impact Assessment Report (Ref: J20031 Issue No 1), Part 1 – Investigation Report, and Appendix- Part 1
13	Ground Movement Assessment (GMA).	Y	GEA Site Investigation and Basement Impact Assessment Report (Ref: J20031 Issue No 1), Part 3 – Ground Movement Analysis
14	Plans, drawings, reports to show extent of affected area.	Y	GEA Site Investigation and Basement Impact Assessment Report (Ref: J20031 Issue No 1), Part 3 – Ground Movement Analysis, and Appendix – Part 2
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	N/A	No specific mitigation measures required
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	Refer to SR Brunswick Basement Proposal Document.
17	Proposals for monitoring during construction.	Y	GEA Site Investigation and Basement Impact Assessment Report (Ref: J20031 Issue No 1) Appendix – Part 3: Section 12 – Monitoring.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Y	GEA Site Investigation and Basement Impact Assessment Report (Ref: J20031 Issue No 1), Part 3, Section 11.2

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	GEA Site Investigation and Basement Impact Assessment Report (Ref: J20031 Issue No 1), Part 3 – Ground Movement Analysis
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 CSM), including consideration of cumulative effects.	Y	Surface Water and Flooding Risk Assessment report by Water Environment Limited, Sections 5 & 6
21	Identification of areas that require further investigation.	N/A	No areas identified as requiring further investigation
22	Non-technical summary for each stage of BIA.	Y	GEA Site Investigation and Basement Impact Assessment Report (Ref: J20031 Issue No 1), Part 4, Section 13.3
Additional BIA components (added during Audit)			
Item provided	Yes/No/NA²		Comment

Notes:

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

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

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

Date	Fee Categorisation (A/B/C) and costs (£ ex VAT)	Date estimate for initial report	Commentary (including timescales for completion of Initial Report)
10/06/2020	Category B - £2640	Audit will be completed approximately 4 weeks from instruction	Fee is required for the following purpose: <ul style="list-style-type: none">• review BIA revisions

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.