

## Basement Impact Assessment AUDIT: Instruction

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

<b>Camden Case Reference:</b>	2019/0293/P	<b>Site Address:</b>	Flat 1, 123 Goldhurst Terrace, NW6 3EX
<b>Case officer contact details:</b>	<a href="mailto:Nathaniel.young@camden.gov.uk">Nathaniel.young@camden.gov.uk</a> Ext. 3386	<b>Date of audit request:</b>	03.03.20
<b>Statutory consultation end date:</b>	22.03.20		
<b>Reason for Audit:</b>	Proposed basement development is located within an area of concern regarding surface water or groundwater flow		
<b>Proposal description:</b> Enlargement of the existing basement; installation of a front lightwell; erection of a single storey side extension and associated alterations to the rear elevation; erection of a bin store and trellis fence in the forecourt.			
<b>Relevant planning background:</b> 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	No	
	Surface Water flow and flooding	Yes	
	Subterranean (groundwater) flow	No	
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	Soil Consultants Ltd 'Ground Investigation Report (10431/JRCB, 01/11/19)
2	Plan showing boundary of development including any land required temporarily during construction.	Y	Soil Consultants Ltd 'Ground Investigation Report (10431/JRCB, 01/11/19)
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Y	Soil Consultants Ltd 'Ground Movement Analysis Report (10431A/JRCB, 29/11/19)
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	Soil Consultants Ltd 'Ground Investigation Report (10431/JRCB, 01/11/19) Appendix C
5	Plans and sections to show foundation details of adjacent structures.	Y	Soil Consultants Ltd 'Ground Investigation Report (10431/JRCB, 01/11/19) Appendix A
6	Plans and sections to show layout and dimensions of proposed basement.	Y	Soil Consultants Ltd 'Ground Investigation Report (10431/JRCB, 01/11/19) Appendix C
7	Programme for enabling works, construction and restoration.	N	TBC when contractor has been appointed
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Y	Soil Consultants Ltd 'Ground Investigation Report (10431/JRCB, 01/11/19)
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Y	Soil Consultants Ltd 'Ground Movement Analysis Report (10431A/JRCB, 29/11/19)
10	Identification of significant adverse impacts.	Y	Soil Consultants Ltd 'Ground Movement Analysis Report (10431A/JRCB, 29/11/19)
11	Evidence of consultation with neighbours.		By client/contractor

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	Soil Consultants Ltd 'Ground Investigation Report (10431/JRCB, 01/11/19)
13	Ground Movement Assessment (GMA).	Y	Soil Consultants Ltd 'Ground Movement Analysis Report (10431A/JRCB, 29/11/19)
14	Plans, drawings, reports to show extent of affected area.	Y	Soil Consultants Ltd 'Ground Movement Analysis Report (10431A/JRCB, 29/11/19)
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Y	Soil Consultants Ltd 'Ground Movement Analysis Report (10431A/JRCB, 29/11/19)
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	MBP-7879-Construction Method Statement
17	Proposals for monitoring during construction.	Y	MBP-7879-Construction Method Statement
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Y	MBP-7879-Construction Method Statement
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	MBP-7879-Construction Method Statement
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	MBP-7879-Construction Method Statement

	CSM), including consideration of cumulative effects.		
21	Identification of areas that require further investigation.	N	None have been identified.
22	Non-technical summary for each stage of BIA.	Y	Soil Consultants Ltd 'Ground Investigation Report (10431/JRCB, 01/11/19) Soil Consultants Ltd 'Ground Movement Analysis Report (10431A/JRCB, 29/11/19)
<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)**

Date	Fee Categorisation (A/B/C) and costs (£ ex VAT)	Date estimate for initial report	Commentary (including timescales for completion of Initial Report)
<i>Date</i>	<i>Category and cost -</i>	<i>This will depend on date of completion of section D but some indication is required</i>	<i>If possible please ALSO provide estimate for possible additional fees required to review consultation responses received to date.</i>

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.

