

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2020/3737/P	Site Address:	248-250 Camden Road Hostel, Camden Road, London, NW1 9HE
Case officer contact details:	Charlotte Meynell	Date of audit request:	17/09/2020
Statutory consultation end date:		11/10/2020	
Reason for Audit:	Council owned site		
Proposal description: Redevelopment of the site to include demolition of existing hostel building and the erection of a new 4-6 storey plus basement hostel building (sui generis use) with external stairwell and rear balconies to all levels; erection of 2 x single storey garden buildings; associated works including installation of plant equipment, parking and access arrangements and tree and landscaping works. (Information for the purpose of consultation: the proposed development provides 39 units, which comprise 36 x studios, 2 x 1-beds and 1 x 1-bed wheelchair accessible unit).			
Relevant planning background N/A			
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	No
		Subterranean (groundwater) flow	Yes
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹		Yes	
Does the scope of the submitted BIA extend beyond the screening stage?		No	

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.	Yes	Description of proposed development is: “Demolition of existing building and development of a new hostel building (sui generis), two no. one-storey rear garden buildings, new parking and access arrangements, landscaping and associated works.”
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Screening and Scoping Assessment for BIA Appendix B
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	Screening and Scoping Assessment for BIA 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)	Yes	Screening and Scoping Assessment for BIA Appendices A and B
5	Plans and sections to show foundation details of adjacent structures.	No	Proposed basement is c. 12m from nearest neighbouring properties.
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Screening and Scoping Assessment for BIA.
7	Programme for enabling works, construction and restoration.	N/A	
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	Screening and Scoping Assessment for BIA – section 3 (screening).
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	Screening and Scoping Assessment for BIA – section 3 (screening).
10	Identification of significant adverse impacts.	Yes	Dealt with in Screening and Scoping Assessment for BIA

11	Evidence of consultation with neighbours.	Yes	A public consultation event was held on 11/07/19. This was publicised to properties that neighbour the application site. A further round of online consultation is being undertaken prior to the submission of the planning application.
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 	Yes	Screening and Scoping Assessment for BIA, Appendix B (Ground Investigation Report)
13	Ground Movement Assessment (GMA).	No	A full GMA has not been undertaken as it is not considered necessary because the basement is far enough away from neighbours so as not to affect them.
14	Plans, drawings, reports to show extent of affected area.	Yes	Screening and Scoping Assessment for BIA
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	Screening and Scoping Assessment for BIA
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.	No	Screening and Scoping Assessment for BIA does refer to construction method.
17	Proposals for monitoring during construction.	No	There are no specific monitoring proposals as these are not considered necessary.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	No damage is likely to occur to nearby properties as the proposed basement work is a minimum of 12m away from the nearest property with a foundation level difference of 2m. Therefore, we would anticipate no damage recorded on the Burland scale.
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),	Yes	This is confirmed in the screening and scoping report. There are no risks identified from the proposed construction to the neighbouring properties.

	including consideration of cumulative effects.		
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.	Yes	This is confirmed in the screening and scoping report.
21	Identification of areas that require further investigation.	Yes	Screening and Scoping Assessment for BIA
22	Non-technical summary for each stage of BIA.	Yes	Screening and Scoping Assessment for BIA
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)
24/07/2020	Category B - £3045	Approximately 4 weeks from instruction	Additional fees may be required for <ul style="list-style-type: none">• site attendance• reviewing revised/resubmitted documentation• reviewing third party consultation comments attending DCC.

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.