

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2020/5801/P	Site Address:	38 Chester Terrace, London, NW1 4ND
Case officer contact details:	Elaine Quigley	Date of audit request:	26/01/2021
Statutory consultation end date:		25/02/2021	
Reason for Audit:	Lowering of floor at lower ground floor level, lowering of the floor level of the lightwell rear terrace. Grade I LB		
Proposal description: External and internal works to existing residential dwelling including creation of a plant room and wine cellar within pavement vaults, lowering of floor at lower ground floor level, lowering of the floor level of the lightwell rear terrace; installation of new metal staircase and vestibule entrance to front lightwell; creation of roof terrace at existing roof level and installation of external air condition units on the roof with associated enclosure.			
Relevant planning background Similar development (lowering of internal floors and / or excavation of the front vaults) granted permission at other neighbouring properties (no. 31 (2009); 36-37 (2011); 28 (2015);			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?		Yes Grade I listed building adjoining Grade I listed buildings	
Is the site in an area of relevant constraints? (check site constraints in M3/Magic GIS)		Slope stability	N
		Surface Water flow and flooding	N
		Subterranean (groundwater) flow	N
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹		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.

Does the scope of the submitted BIA extend beyond the screening stage?	Yes
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Section B: BIA components for Audit (to be completed by Applicant)

Items provided for Basement Impact Assessment (BIA) ¹			
Item provided		Yes/ No/ NA ²	Name of BIA document/appendix in which information is contained.
1	Description of proposed development.	Yes	Geo-environmental Desk Study and Basement Screening Assessment for 38 Chester Terrace, London, NW1 4ND (P3201J2126/CLP V1.3); - Section 1 - Drawing provided in V1.2 Appendix 1.
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Site location plan and red line boundary site plan provided in P3201J2126/CLP V1.2 Appendix 1.
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	Photo plan provided in P3201J2126/CLP V1.2 Appendix 1.
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	Provided in P3201J2126/CLP V1.2 Appendix 1.
5	Plans and sections to show foundation details of adjacent structures.	Yes	See Form Structural Design's Stage 2 Planning Report, Appendix B, Drawing PL.SK002 Rev C. Section 1-1
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Provided in P3201J2126/CLP V1.2 Appendix 1.
7	Programme for enabling works, construction and restoration.	Yes	Main contractor to prepare. Will be available during planning determination stage.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	Provided in P3201J2126/CLP V1.3. Section 5 - Screening and scoping section. Section 4 - Flood risk review; Section 4.2.
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	Provided in P3201J2126/CLP V1.3. Section 6

10	Identification of significant adverse impacts.	No	No adverse impacts identified
11	Evidence of consultation with neighbours.	Yes	Notice 1 / Cert B issued to neighbours on 6 th January 2021. Architect currently negotiating with The Crown Estate (property freeholder).
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 	NA	Geo-environmental Desk Study and Basement Screening Assessment for 38 Chester Terrace, London, NW1 4ND (P3201J2126/CLP V1.3) No ground investigation recommended.
13	Ground Movement Assessment (GMA).	No	None required.
14	Plans, drawings, reports to show extent of affected area.	No	See MWA's architect drawings along with Form Structural Design structural drawings.
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	No	Given the size and proposed depth of the vault works, there should be no significant adverse impact on the existing property. This is achieved by limiting the depth of excavation of the vault floor. The proposed slab is not below the existing vault footings. The existing vault walls will remain undisturbed.
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.	Yes	Main contractor to prepare. Will be available during planning determination stage.
17	Proposals for monitoring during construction.	No	Works proposed are not at the magnitude as to require movement monitoring.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	The category of damage to nearby properties is: Zero, Negligible.
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	Yes	As the vault walls will remain undisturbed and the new slab will be placed above the underside of the existing footings, the existing structural stability of the building and neighbouring properties is maintained.

	Construction Sequence Methodology), 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	P3201J2126/CLP V1.3 Section 5 - Screening and scoping section; Table 5.1.
21	Identification of areas that require further investigation.	No	No further areas require investigation.
22	Non-technical summary for each stage of BIA.	Yes	P3201J2126/CLP V1.3 Executive Summary
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)
<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.