Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2021/0250/P	**Site Address:**	7 Greenaway Gardens London NW3 7DJ
Case officer contact details:	Laura Hazelton	**Date of audit request:**	28/02/2021
Statutory consultation end date:		26/03/2021	
Reason for Audit:	Basement development		
Proposal description: Remodelling of the rear elevation, expansion of the Lower Ground floor to incorporate a leisure facility and general internal refurbishment. Demolition of the pool pavilion to ground level and re-purposing of its subterranean volumes.			
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]	No	
Does the scope of the submitted BIA extend beyond the screening stage?	Yes	

[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/ NA[2]**	**Name of BIA document/appendix in which information is contained.**
1	Description of proposed development.	Yes	Structural Engineer's Construction Method Statement (by engineers HRW) – Clause 1 and 3
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Refer to document 'Logistics-6a Access- 001-7GG'
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	• Structural Engineer's Construction Method Statement (by engineers HRW) – Appendix 1. • Ground Investigation and Basement Impact Assessment Report (by GEA) – Part 3 Clause 9.1.1
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	Ground Investigation and Basement Impact Assessment Report (by GEA) – Part 1 Clause 2.5
5	Plans and sections to show foundation details of adjacent structures.	Yes	• Structural Engineer's Construction Method Statement (by engineers HRW) – Appendix 1. • Ground Investigation and Basement Impact Assessment Report (by GEA) - trial pits appendix
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Structural Engineer's Construction Method Statement (by engineers HRW) – Appendix 1.
7	Programme for enabling works, construction and restoration.	Yes	Refer to page 11 in the Construction Demolition Management Plan.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	Ground Investigation and Basement Impact Assessment Report (by GEA).- Part 1, Clauses 3.1.1 to 3.1.3
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	Ground Investigation and Basement Impact Assessment Report (by GEA) – clauses 3, 4, 11 and 13.
10	Identification of significant adverse impacts.	N/A	

			Ground Movement Assessment carried out with proposed construction sequencing as per Structural Engineer's Method Statement concluded that the predicted damage to the neighbouring properties from the construction of the underpins and excavations would be 'Negligible' to 'Very Slight'
11	Evidence of consultation with neighbours.	Yes	Refer to page 15 in the Construction Demolition Management Plan.
12	Ground Investigation Report and Conceptual Site Model including - Desktop study - exploratory hole records - results from monitoring the local groundwater regime - confirmation of baseline conditions - factual site investigation report	Yes	Ground Investigation and Basement Impact Assessment Report (by GEA).
13	Ground Movement Assessment (GMA).	Yes	Ground Investigation and Basement Impact Assessment Report (by GEA) – Part 3
14	Plans, drawings, reports to show extent of affected area.	Yes	Structural Engineer's Construction Method Statement (by engineers HRW) – Appendix 1
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	Structural Engineer's Construction Method Statement (by engineers HRW) – Sequence od works and temporary works – Clause 7-8 and Appendix 2.
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	Structural Engineer's Construction Method Statement (by engineers HRW) – including Appendixes 1 and 2
17	Proposals for monitoring during construction.	Yes	Structural Engineer's Construction Method Statement (by engineers HRW) – clause 7.3
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Ground Investigation and Basement Impact Assessment Report (by GEA) – Part 3
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	Ground Investigation and Basement Impact Assessment Report (by GEA) – Part 3 and 4. Structural Engineer's Construction Method Statement (by engineers HRW) – clause 10

	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	Ground Investigation and Basement Impact Assessment Report (by GEA) – clause 2.5 and 3.1.1
21	Identification of areas that require further investigation.	Yes	Structural Engineer's Construction Method Statement (by engineers HRW) – Appendixes 1 and 2 (as noted on the drawings)
22	Non-technical summary for each stage of BIA.	Yes	Ground Investigation and Basement Impact Assessment Report (by GEA) – clause 13.3
Additional BIA components (added during Audit)			
Item provided	**Yes/No/NA[2]**		**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)**
02/03/2021	Category C - £4050	Approximately 4 weeks from instruction	Additional fees may be required for • site attendance • reviewing revised/resubmitted documentation • reviewing third party consultation comments • attending planning committee

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.