

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2021/1787/P	Site Address:	82 Fitzjohn's Avenue London NW3 6NP
Case officer contact details:	Laura Hazelton	Date of audit request:	20/04/2021
Statutory consultation end date:		14/05/2021	
Reason for Audit:	Basement excavation		
Proposal description: Alterations and extensions including erection of 2 storey extensions, increased ridge height, alterations to fenestration, erection of dormer windows to roof and creation of sunken terrace, removal of existing pool house and erection of new orangery involving basement excavation for new pool, and other associated works; hard and soft landscaping including replacement sheds and garage and removal of 6 x trees.			
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	No		
Does the scope of the submitted BIA extend beyond the screening stage?	Yes		

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	Yes	GEA Ground Investigation and Basement Impact Assessment Report (Ref: J20158 Issue No 2) Part 1, Section 1.1
2	Yes	GEA Ground Investigation and Basement Impact Assessment Report (Ref: J20158 Issue No 2) Appendix: Site Plan
3	Yes	GEA Ground Investigation and Basement Impact Assessment Report (Ref: J20158 Issue No 2) Part 3, Section 9.1
4	Yes	GEA Ground Investigation and Basement Impact Assessment Report (Ref: J20158 Issue No 2) Appendix: Envirocheck Report Summary and Historic maps
5	Yes	HSSE BIA Section 4.0 Drawings P09,P10,P11, P12, P13, P20, P21
6	Yes	CBA Drawings 20003-A-PL-00-301-Proposed Plans and 20003-A-PL-00-305-Proposed Sections
7	Yes	HSSE BIA section 5
8	Yes	GEA Ground Investigation and Basement Impact Assessment Report (Ref: J20158 Issue No 2) Part 1, Section 3.0 – Screening
9	Yes	GEA Ground Investigation and Basement Impact Assessment Report (Ref: J20158 Issue No 2) Part 4 – Basement Impact Assessment
10	N/A	No significant adverse impacts identified
11	N/A	

12	<p>Ground Investigation Report and Conceptual Site Model including</p> <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	GEA Ground Investigation and Basement Impact Assessment Report (Ref: J20158 Issue No 2) Part 1 and Appendix
13	Ground Movement Assessment (GMA).	Yes	GEA Ground Investigation and Basement Impact Assessment Report (Ref: J20158 Issue No 2) Part 3 – Ground Movement Analysis
14	Plans, drawings, reports to show extent of affected area.	Yes	GEA Ground Investigation and Basement Impact Assessment Report (Ref: J20158 Issue No 2) Part 3 – Ground Movement Analysis, and Appendix
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.	Yes	HSSE BIA Section 7.0 Construction Method Statement 2092_CMS 01_A
17	Proposals for monitoring during construction.	Yes	HSSE movement Monitoring Regime 2092_Movement 01_A
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	GEA Ground Investigation and Basement Impact Assessment Report (Ref: J20158 Issue No 2) Part 3, Section 11.1
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.	Yes	GEA Ground Investigation and Basement Impact Assessment Report (Ref: J20158 Issue No 2) 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.	Yes	GEA Ground Investigation and Basement Impact Assessment Report (Ref: J20158 Issue No 2) Part 1, Section 3.0 – Screening, and Part 4 – Basement Impact Assessment
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.	Yes	GEA Ground Investigation and Basement Impact Assessment Report (Ref: J20158 Issue No 2) 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)
<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>
22/04/2021	Category C - £4,050	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 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.