

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2021/5750/P	Site Address:	8a Hampstead Hill Gardens London NW3 2PI
Case officer contact details:	Kate Henry 0207 974 3794 Kate.Henry@camden.gov.uk	Date of audit request:	07/12/2021
Statutory consultation end date:		TBC	
Reason for Audit:	Basement below single storey rear extension		
Proposal description:			
Single storey rear extension, with basement below (including car lift and parking), garden roof terrace above and single storey link to main dwelling, to replace existing single storey garage building; 3rd floor front extension to main dwelling; creation of 4th floor roof terrace on roof of main dwelling, including access thereto; external alterations to front of main dwelling, including re-pointed brickwork, new timber doors, window and cladding and replacement of garage doors with fenestration; creation of garden to front to replace driveway parking			
Relevant planning background			
None relevant			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?		Nos. 2, 4 Hampstead Hill Gardens (to rear, West) – grade II	
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	No

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/ NA²	Name of BIA document/appendix in which information is contained.
1	Yes	STS5321-R01 Rev D Section 2 29533 Hampstead Hill Gardens, 8A, Basement Impact assessment - Structural method statement and drainage strategy - 03 - Section 3
2	Yes	29533 Hampstead Hill Gardens, 8A, Basement Impact assessment - Structural method statement and drainage strategy - 03 - Appendix C/SK01-SK04 STS5321-R01 Rev D - Drawings/ Drawing No 2
3	Yes	STS5321-R01 Rev D - Drawings/ Drawing No 2 29533 Hampstead Hill Gardens, 8A, Basement Impact assessment - Structural method statement and drainage strategy - 03 - Section 1 / Figure 1
4	Yes	STS5321-R01 Rev D Section 3.4
5	Yes	29533 Hampstead Hill Gardens, 8A, Basement Impact assessment - Structural method statement and drainage strategy - 03 - Appendix C & D & F
6	Yes	STS5321-R01 Rev D - Appendix C 29533 Hampstead Hill Gardens, 8A, Basement Impact assessment - Structural method statement and drainage strategy - 03 - Appendix A

7	Programme for enabling works, construction and restoration.	No	A project manager or contractor has not been appointed at this stage to produce the said programme.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	STS5321-R01 Rev D - Section 4 & 8
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	STS5321-R01 Rev D - Section 4 & 8
10	Identification of significant adverse impacts.	No	No significant adverse effects are expected at this stage STS5321-R01 Rev D - Section 5 & 7.3
11	Evidence of consultation with neighbours.	Yes	<p>Planning Covering Letter dated 23/11/21. The applicant has undertaken the following consultation with local residents:</p> <ul style="list-style-type: none"> • May 2021 – applicant wrote to all the owners of the No 8 flats at 8 Hampstead Hill Gardens. • 30th May 2021 – applicant met with the head of the Hampstead Hill Gardens Residents Association and local resident (2 and 2a Hampstead Hill Gardens). • June 2021 – applicant met with resident at 10 Hampstead Hill Gardens. <p>In response to the comments received the proposed development has been designed to ensure that any potential impacts to neighbour amenity has been minimised.</p> <p>Please refer to pages 11 and 12 of the planning covering letter for more details.</p>
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 	Yes	STS5321-R01 Rev D - Section 3 & 6 & 7.1

	- factual site investigation report		
13	Ground Movement Assessment (GMA).	Yes	STS5321-R01 Rev D - Section 7.3 and Appendix E
14	Plans, drawings, reports to show extent of affected area.	Yes	STS5321-R01 Rev D - Section 7.3 and Appendix E and figure 7-A
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	The proposed construction method statement is the mitigation measure, it will be carried out in an underpinning type sequence to mitigate the adverse effects. See: 29533 Hampstead Hill Gardens, 8A, Basement Impact assessment - Structural method statement and drainage strategy - 03 – Section 4 & 5 and Appendices C & D
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	29533 Hampstead Hill Gardens, 8A, Basement Impact assessment - Structural method statement and drainage strategy - 03 - Section 4 & 5, Appendix A & C & D STS5321-R01 Rev D – Section 7.2
17	Proposals for monitoring during construction.	Yes	29533 Hampstead Hill Gardens, 8A, Basement Impact assessment - Structural method statement and drainage strategy - 03 - Section 6.1 STS5321-R01 Rev D -Section 7.3.9
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	STS5321-R01 Rev D -Section 7.3.9 and section 8.1.2 and appendix E
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	29533 Hampstead Hill Gardens, 8A, Basement Impact assessment - Structural method statement and drainage strategy - 03 - Section 10 STS5321-R01 Rev D -Section 7.3.9

	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	STS5321-R01 Rev D - Section 8.2 & 8.3 29533 Hampstead Hill Gardens, 8A, Basement Impact assessment - Structural method statement and drainage strategy - 03 - Section 8
21	Identification of areas that require further investigation.	No	A Trial pit investigation has been carried out since the BIA issue from soiltechnics and the existing foundation depths can be seen in: 29533 Hampstead Hill Gardens, 8A, Basement Impact assessment - Structural method statement and drainage strategy - 03 – Appendix F The trial pits confirmed the 1 m B.G.L at 8A Hampstead hill gardens. The trial pit at 8 Hampstead hill gardens showed a shallower depth than 1 m. However, it was not considered to significantly affect the construction method due to the working excavations bays being no more than 1 m wide and in a typical underpin type sequence.
22	Non-technical summary for each stage of BIA.	NA	Each section in the BIA and method statement gives a non-technical description of each stage and the findings.
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)
09/12/2021	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 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.