

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2021/6174/P	Site Address:	1 Wadham Gardens, London, NW3 3DN
Case officer contact details:	Kate Henry Kate.Henry@camden.gov.uk 0207 974 3794	Date of audit request:	12/01/2022
Statutory consultation end date:	TBC		
Reason for Audit:	Basement		
Proposal description:			
<p>Excavation of single-storey basement level under footprint of existing building, sunken terrace to north-west of site, 4x front and side light-wells with grilles, internal alterations to flats on ground, first and second floors, new and altered window openings to rear ground floor and first floor level, demolition and rebuild of the north-west end of the building, new boundary treatment and landscaping works, in association with 6 existing dwellings</p> <p>(same as application reference 2018/3320/P, dated 18/03/2019)</p>			
Relevant planning background			
<p>2018/3320/P: Excavation of single-storey basement level under footprint of existing building, sunken terrace to north-west of site, 4x front and side light-wells with grilles, internal alterations to flats on ground, first and second floors, new and altered window openings to rear ground floor and first floor level, demolition and rebuild of the north-west end of the building, new boundary treatment and landscaping works, in association with 6 existing dwellings. Granted Subject to a Section 106 Legal Agreement 18/03/2019</p>			
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	Yes	
	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/ NA²	Name of BIA document/appendix in which information is contained.
1	Description of proposed development.	Yes	1179-App-01 Design and Access Statement
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	1179-00 Existing Location Plan 1179-00 Proposed Block Plan 1179-01 RevA Proposed Plans
	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	1179-00 Existing Location Plan 1179-01 Photo Sheet 01 1179-00 Proposed Block Plan 1179-01 RevA Proposed Plans
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	1179-00 Existing Location Plan 1179-01 Photo Sheet 01 1179-00 Proposed Block Plan 1179-01 RevA Proposed Plans GE17691 GARv2JT181109 Ground Appraisal Report
5	Plans and sections to show foundation details of adjacent structures.	Yes	1179-01 RevA Proposed Plans 1179-03 Proposed Sections SOH/1550/23 – Basement Impact Assessment
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	1179-01 RevA Proposed Plans 1179-03 Proposed Sections SOH/1550/23 – Basement Impact Assessment
7	Programme for enabling works, construction and restoration.	Yes	1179-App-02 Construction Management Plan
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	SOH/1550/23 – Basement Impact Assessment GE17691 GARv2JT181109 Ground Appraisal Report
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	SOH/1550/23 – Basement Impact Assessment GE17691 GARv2JT181109 Ground Appraisal Report

10	Identification of significant adverse impacts.	Yes	SOH/1550/23 – Basement Impact Assessment
11	Evidence of consultation with neighbours.	No	To be progressed
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	GE17691 GARv2JT181109 Ground Appraisal Report
13	Ground Movement Assessment (GMA).	Yes	GE17691 GARv2JT181109 Ground Appraisal Report
14	Plans, drawings, reports to show extent of affected area.	Yes	GE17691 GARv2JT181109 Ground Appraisal Report
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	GE17691 GARv2JT181109 Ground Appraisal Report
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	1550-01 Underpinning, Temp Works & Sequence 1550-02 Lower Ground Floor 1550-03 Ground Floor 1550-04 Temporary Propping 1550-GN01 1550-GN02 Rev3 Construction Req & Anticipated Seq 1550-GN03
17	Proposals for monitoring during construction.	Yes	1179-App-02 Construction Management Plan GE17691 GARv2JT181109 Ground Appraisal Report
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	GE17691 GARv2JT181109 Ground Appraisal Report
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	GE17691 GARv2JT181109 Ground Appraisal Report SOH/1550/23 – Basement Impact Assessment

	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	GE17691 GARv2JT181109 Ground Appraisal Report SOH/1550/23 – Basement Impact Assessment
21	Identification of areas that require further investigation.	Yes	GE17691 GARv2JT181109 Ground Appraisal Report
22	Non-technical summary for each stage of BIA.	Yes	SOH/1550/23 – Basement Impact Assessment
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)
19/01/2022	Category B - £3045	Approximately 4 weeks from instruction	Additional fees may apply for: <ul style="list-style-type: none"> • Submission of additional documents requiring further review. • Meetings • Site visits • Attendance at 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.