

## Basement Impact Assessment AUDIT: Instruction

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

<b>Camden Case Reference:</b>	2023/5366/P	<b>Site Address:</b>	University College School Frognaal London NW3 6XH
<b>Case officer contact details:</b>	Edward Hodgson <a href="mailto:Edward.Hodgson@camden.gov.uk">Edward Hodgson</a> <a href="mailto:Hodgson@camden.gov.uk">Hodgson@camden.gov.uk</a>	<b>Date of audit request:</b>	21/12/2023
<b>Statutory consultation end date:</b>	20/03/2024		
<b>Reason for Audit:</b>	Extensive excavation into slope		
<b>Proposal description:</b> Partial demolition of Giles Slaughter Wing and full demolition of Fives Building, maintenance hut and outdoor stepped seating; erection of part 1 and part 2 storey school building consisting of classrooms, medical and wellbeing rooms, music recital room, music teaching rooms and stores, drama studios, and ancillary cafeteria and offices (Class F1(a)) with associated plant, sports area and court lighting posts and new retaining walls and landscaping; new hard and soft landscaping and drainage; new cycle parking and replacement car parking; and erection of 2no. part 1 and part 2 storey temporary accommodation buildings for the construction period only.			
<b>Relevant planning background</b>			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?	Yes		
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 <sup>1</sup>	Yes		
Does the scope of the submitted BIA extend beyond the screening stage?	Yes		
Which ward is the application situated?	Frognaal		

<sup>1</sup> 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.

Is there an adopted neighbourhood plan? If so, which is it?

Redington Frogna! Neighbourhood Plan

**Section B: BIA components for Audit (to be completed by Applicant)**

<b>Items provided for Basement Impact Assessment (BIA)<sup>1</sup></b>		
<b>Item provided</b>	<b>Yes/ No/N A<sup>2</sup></b>	<b>Name of BIA document/appendix in which information is contained.</b>
1	Description of proposed development.	BASEMENT IMPACT ASSESSMENT_20645 UCS P200 Structure_BIA PAM [split into 6 parts for Planning Portal]
2	Plan showing boundary of development including any land required temporarily during construction.	
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	
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)	
5	Plans and sections to show foundation details of adjacent structures.	
6	Plans and sections to show layout and dimensions of proposed basement.	
7	Programme for enabling works, construction and restoration.	
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	
10	Identification of significant adverse impacts.	
11	Evidence of consultation with neighbours.	
12	Ground Investigation Report and Conceptual Site Model including <ul style="list-style-type: none"> <li>- Desktop study</li> <li>- exploratory hole records</li> <li>- results from monitoring the local groundwater regime</li> <li>- confirmation of baseline conditions</li> <li>- factual site investigation report</li> </ul>	
13	Ground Movement Assessment (GMA).	
14	Plans, drawings, reports to show extent of affected area.	
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	
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.		
17	Proposals for monitoring during construction.		
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale		
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.		
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.		
21	Identification of areas that require further investigation.		
22	Non-technical summary for each stage of BIA.		
<b>Additional BIA components (added during Audit)</b>			
<b>Item provided</b>	<b>Yes/No/NA<sup>2</sup></b>		<b>Comment</b>

Notes:

<sup>1</sup> NB policy A5 also requires consideration of architectural character, impacts on archaeology, amenity and other matters which are not covered by this checklist.

<sup>2</sup> 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)
22/12/2023	Category C - £3,045	Approximately 4 weeks from instruction	Additional fees may be required for <ul style="list-style-type: none"> <li>• site attendance</li> <li>• reviewing revised/resubmitted documentation</li> <li>• reviewing third party consultation comments</li> <li>• attending planning committee</li> </ul>

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.