

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2024/5792/P	Site Address:	King's Cross Methodist Church 58A Birkenhead Street London WC1H 8BW
Case officer contact details:	Edward Hodgson Edward Hodgson@camden.gov.uk	Date of audit request:	30/12/2024
Statutory consultation end date:		18/02/2025	
Reason for Audit:	Excavation of existing lower ground floor		
Proposal description: Part demolition, extension and reconfiguration of existing building, including enlargement of lower ground floor, erection of additional storey and new west wing and alterations to east elevation to provide replacement church (Class F1) with ancillary cafe and additional student accommodation (Sui Generis), together with associated plant, cycle and refuse storage			
Relevant planning background			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?		Yes (neighbours)	
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		Yes	
Does the scope of the submitted BIA extend beyond the screening stage?		Yes	
Which ward is the application situated?		Kings Cross	
Is there an adopted neighbourhood plan? If so, which is it?		n/a	

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/N A²	Name of BIA document/appendix in which information is contained.
1	Description of proposed development.	Yes	Please see submitted Application Form available on the Council's public access.
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Please refer to the submitted Site Location Plan (ref. PL050 rev. PL01) available on the Council's public access.
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	<p>Please refer to the drawings and the Design & Access Statement (ref. KXMC rev. PL01, prepared by Matthew Lloyd Architects) available on the Council's public access.</p> <p>In particular, the Design & Access Statement contains site photographs at section 3.4 (Site Photos). Refer to the covering Letter, prepared by Pegasus Group (ref. KS/NS/P20-0063; dated 16 December 2024) also available on the Council's website for full list of drawings with associated references.</p>
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	See Basement Impact Assessment, prepared by Price & Myers (ref. J24145 rev. 2; dated September 2024) and associated appendices, available on the Council's public access, in particular section 2.5 (Hydrology and Hydrogeology), section 5.4 (Groundwater) and Appendices A and C.
5	Plans and sections to show foundation details of adjacent structures.	No	-
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	<p>Please see the following drawings available on the Council's public access:</p> <ul style="list-style-type: none"> • Existing Lower Ground Floor Plan – ref. PL099 rev. PL01 • Demolition Lower Ground Floor Plan – ref. PL149 rev. PL01 • Proposed Lower Ground Floor Plan – ref. PL199 rev. PL01 • Proposed Section AA – ref. PL211 rev. PL01 • Proposed Section BB – ref. PL212 rev. PL01 • Proposed Section CC – ref. PL213 rev. PL01 • Proposed Section DD – ref. PL214 rev. PL01

7	Programme for enabling works, construction and restoration.	Yes	See Basement Impact Assessment, prepared by Price & Myers (ref. J24145 rev. 2; dated September 2024) and associated appendices, available on the Council's public access, in particular sections 7.1 (Basement construction) and 8.2 (Construction sequence).
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	See Basement Impact Assessment, prepared by Price & Myers (ref. J24145 rev. 2; dated September 2024) and associated appendices, available on the Council's public access, in particular sections 3.1.1 (Subterranean groundwater screening assessment), 3.1.2 (stability screening) 3.1.3 (surface flow and screening assessment) and section 4.1 (potential impacts).
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	See Basement Impact Assessment, prepared by Price & Myers (ref. J24145 rev. 2; dated September 2024) and associated appendices, available on the Council's public access, in particular section 10 (Damage Assessment).
10	Identification of significant adverse impacts.	Yes (but no adverse impacts identified)	See Basement Impact Assessment, prepared by Price & Myers (ref. J24145 rev. 2; dated September 2024) and associated appendices, available on the Council's public access, in particular Executive summary which highlights that "It has been concluded that the impacts identified can be mitigated by appropriate design and standard construction practice".
11	Evidence of consultation with neighbours.	Yes	Please see submitted Statement of Community Involvement, prepared by Pegasus Group (ref. P20-0063; dated December 2024) available on the Council's website.
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	See Basement Impact Assessment, prepared by Price & Myers (ref. J24145 rev. 2; dated September 2024) and associated appendices, available on the Council's public access, in particular Part 1 (Investigation report) and appendices A and C.
13	Ground Movement Assessment (GMA).	Yes	See Basement Impact Assessment, prepared by Price & Myers (ref. J24145 rev. 2; dated September 2024) and associated appendices, available on the Council's public access, in particular Part 3 (Ground Movement Analysis).

14	Plans, drawings, reports to show extent of affected area.	Yes	See Basement Impact Assessment, prepared by Price & Myers (ref. J24145 rev. 2; dated September 2024) and associated appendices, available on the Council's public access, in particular diagram at section 2.1 (site description) and appendix C.
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes (but no significant adverse impacts)	See Basement Impact Assessment, prepared by Price & Myers (ref. J24145 rev. 2; dated September 2024) and associated appendices, available on the Council's public access, in particular Executive summary which highlights that "It has been concluded that the impacts identified can be mitigated by appropriate design and standard construction practice".
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	See Basement Impact Assessment, prepared by Price & Myers (ref. J24145 rev. 2; dated September 2024) and associated appendices, available on the Council's public access, in particular sections 7.1 (Basement construction) and 8.2 (Construction sequence).
17	Proposals for monitoring during construction.	No	See Basement Impact Assessment, prepared by Price & Myers (ref. J24145 rev. 2; dated September 2024) and associated appendices, available on the Council's public access, in particular section 10.2 (Monitoring of ground movements. The report highlights that "Precise monitoring strategy to be developed at a later stage".
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	See Basement Impact Assessment, prepared by Price & Myers (ref. J24145 rev. 2; dated September 2024) and associated appendices, available on the Council's public access, in particular sections 10.1 (Damage to neighbouring structures) and 11 (GMA Conclusions).
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	See Basement Impact Assessment, prepared by Price & Myers (ref. J24145 rev. 2; dated September 2024) and associated appendices, available on the Council's public access, in particular section 8.2 (construction sequence), Part 3 (Ground Movement Analysis), sections 8 (Introduction), 9 (Ground Movements), 10 (Damage Assessment) and 11 (GMA Conclusions).
20	Confirmatory and reasoned statement with supporting evidence that there will be no	Yes	See Basement Impact Assessment, prepared by Price & Myers (ref. J24145 rev. 2; dated

	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.		September 2024) and associated appendices, available on the Council's public access, in particular sections 11 (GMA Conclusions) and 12.1 (Potential impacts).
21	Identification of areas that require further investigation.	Yes	See Basement Impact Assessment, prepared by Price & Myers (ref. J24145 rev. 2; dated September 2024) and associated appendices, available on the Council's public access, in particular section 13 (Outstanding Risks & Issues).
22	Non-technical summary for each stage of BIA.	Yes	See Basement Impact Assessment, prepared by Price & Myers (ref. J24145 rev. 2; dated September 2024) and associated appendices, available on the Council's public access, in particular the Executive summary and section 12.3 (Non-technical summary of evidence).
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)
09/01/2024	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.