

Basement Impact Assessment AUDIT: Instruction

Section A (Site Summary)

Case officer contact details:	Alex McDougall	Date of request:	14/05/15
Camden Reference:	2015/1340/P	Statutory consultation end date:	28/05/2015
Site Address:	6-10 Cambridge Terrace and 1-2 Chester Gate London NW1		
Reason for Audit:	Variation of existing approved basement (Note. As the proposal is not for a new basement, the BIA documentation may not take on the same form as a standard BIA. Please let us know if more information is required.)		
Proposal description and : Variation of condition 8 (approved plans) of planning permission 2009/3041/P dated 07/09/2010 (for change of use from offices to 3 x dwellinghouses) namely to reconfigure and enlarge basement.			
Relevant planning background 2009/3041/P - Change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from offices (Class B1) to 3 x dwellinghouses (Class C3), excavation of basement, alterations at roof level, including rebuilding part of roof and installation of glazed sliding roof, lift overrun and rooflight to 6-10 Cambridge Terrace, rooflights on 1-2 Chester Gate and associated landscaping works to forecourt. Granted 07/09/10 (N.B. Permission granted prior to existing policies relating to basement excavation)			
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	No	
	Surface Water flow and flooding	Yes – Local Floor Risk Zone, South East Regent's Park	

	Subterranean (groundwater) flow	No
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹	No	
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 Development Control Committee (DCC). From time to time applications which would normally be determined by officers under delegated authority are referred by the Director of Culture and Environment to DCC for decision. Where the Auditor makes representations at DCC 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/ NA ²	Name of BIA document/appendix in which information is contained.
1	Description of proposed development.	Yes	Structural Assessment (Michael Barclay Partnership) Ground Investigation Report (Soiltechnics) Hydrology Report (CGC) Ground Movement Report (CGC) Historic Environment Assessment (MOLA) Construction Management Plan (Bouygues UK) Landscape Assessment (Robert Myers Associates)
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Construction Management Plan (Bouygues UK) Please Refer to Section 73 App. drawings
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	Structural Assessment (Michael Barclay Partnership) Please Refer to Section 73 App. drawings
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	Hydrology Report (CGC) Please Refer to Section 73 App. drawings
5	Plans and sections to show foundation details of adjacent structures.	Yes	Ground Movement Report (CGC) Please Refer to Section 73 App. drawings
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Structural Assessment (Michael Barclay Partnership) Please Refer to Section 73 App. drawings
7	Programme for enabling works, construction and restoration.	Yes	Construction Management Plan (Bouygues UK)
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	Hydrology Report (CGC) Ground Movement Report (CGC)
9	Assessment of impact of potential risks on neighbouring properties and surface and	Yes	Hydrology Report (CGC) Ground Movement Report (CGC)

	groundwater.		
10	Identification of significant adverse impacts.	Yes	Structural Assessment (Michael Barclay Partnership) Ground Investigation Report (Soiltechnics) Hydrology Report (CGC) Ground Movement Report (CGC) Historic Environment Assessment (MOLA) Construction Management Plan (Bouygues UK) Landscape Assessment (Robert Myers Associates)
11	Evidence of consultation with neighbours.	Yes	Please Refer to Section 73 App. Material
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	Ground Investigation Report (Soiltechnics)
13	Ground Movement Assessment (GMA).	Yes	Ground Movements Report (GCG)
14	Plans, drawings, reports to show extent of affected area.	Yes	Structural Assessment (Michael Barclay Partnership) Ground Investigation Report (Soiltechnics) Hydrology Report (CGC) Ground Movement Report (CGC) Historic Environment Assessment (MOLA) Construction Management Plan (Bouygues UK) Landscape Assessment (Robert Myers Associates) Please Refer to Section 73 App. drawings
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	Structural Assessment (Michael Barclay Partnership) Ground Investigation Report (Soiltechnics) Hydrology Report (CGC) Ground Movement Report (CGC) Historic Environment Assessment (MOLA) Construction Management Plan (Bouygues UK) Landscape Assessment (Robert Myers Associates)
16	Construction Sequence Methodology (CSM) referring to site investigation and containing	Yes	Construction Management Plan (Bouygues UK)

	basement, floor and roof plans, sections (all views), sequence of construction and temporary works.		
17	Proposals for monitoring during construction.	Yes	Construction Management Plan (Bouygues UK) Structural Assessment (Michael Barclay Partnership) Ground Investigation Report (Soiltechnics)
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Ground Movements Report (GCG)
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	Ground Investigation Report (Soiltechnics) Hydrology Report (CGC) Ground Movement Report (CGC)
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	Hydrology Report (CGC)
21	Identification of areas that require further investigation.	Yes	Structural Assessment (Michael Barclay Partnership) Ground Investigation Report (Soiltechnics) Hydrology Report (CGC) Ground Movement Report (CGC) Historic Environment Assessment (MOLA) Construction Management Plan (Bouygues UK) Landscape Assessment (Robert Myers Associates)
22	Non-technical summary for each stage of BIA.	Yes	NTS provided in each separate report comprising the BIA.

Additional BIA components (added during Audit)			
Item provided	Yes/No/NA²		Comment

Notes:

¹ NB DP27 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)	Commentary (including timescales for completion of Initial Report)
22.05.15	Category C Provisional Fee £5400	The project comprises the excavation of a basement c 12m deep below a Grade 1 listed property which has been subject to significant structural alterations. A site visit and liaison with the project engineer will be required. We have allowed for one week of a Chartered Engineer and Geologist to review. Should consultations and negotiations prove extensive, it may be necessary to agree additional fees. Attendance at DCC excluded.

Note: Where changes to the fee categorisation are required during the audit process, this will require an update to the above table, 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.

Section D: Audit Agreement (to be completed by Applicant)

I agree to pay the full costs of the independent audit of the Basement Impact Assessment associated with the planning application for the site identified in Section A. Such costs may include additional fees charged at the hourly rate for DCC attendance (for example).

Name of contact [to be sent Invoice for final costs]	Tim Simpson
Address of contact	23 Hanover Square London W1S 1JB
Company (if relevant)	CPC London
Contact telephone number	+44 (0)20 3815 9200
Date	27/05/2015