

## Basement Impact Assessment AUDIT: Instruction

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

<b>Case officer contact details:</b>	David Fowler	<b>Date of request:</b>	30/04/2015
<b>Camden Reference:</b>	2015/1937/P	<b>Statutory consultation end date:</b>	21.05/2015
<b>Site Address:</b>	39-45 Kentish Town Rd NW1		
<b>Reason for Audit:</b>	Planning application - basement		
<b>Proposal description:</b>			
<i>Erection of a six-storey mixed use building comprising flexible employment/gym at ground floor level and 24 flats (1 x studio, 9 x 1 bed, 9 x 2 bed and 5 x 3 bed) together with associated works to create public realm improvements and landscaping.</i>			
<b>Relevant planning background</b>			
Borders Hawley Wharf masterplan redevelopment area which will commence shortly.			
The site is brownfield.			
Site borders canal towpath.			
<b>Do the basement proposals involve a listed building or does the site neighbour any listed buildings?</b>		No	
<b>Is the site in an area of relevant constraints?</b> (check site constraints in M3/Magic GIS)		<b>Slope stability</b>	No
		<b>Surface Water flow and flooding</b>	Yes
		<b>Subterranean (groundwater) flow</b>	No

Does the application require determination by Development Control Committee in accordance fall the Terms of Reference <sup>1</sup>	No
No/Does the scope of the submitted BIA extend beyond the screening stage?	Yes

21/05/2015	consultation and date	2015/05/21	Order Reference:
		2015/05/21	Site Address:
		Planning application - department	Reason for Audit:
			Proposed description:
			Location of a 20-storey mixed use building comprising flexible employment/retail at ground floor level and 19 flats (1 x studio, 8 x 1 bed, 9 x 2 bed and 2 x 3 bed) together with associated works to create public realm improvements and landscaping.
			Relevant planning background:
			border twelve other residential development sites which will commence shortly.
			The site is brownfield.
			Site location and layout:
			Do the proposed works include:
			building or does the site require any listed buildings?
			Specialist
			is the site an area of special interest?
			(check the comments in M1/Water/GS)
			Surface water flow and flooding
			Groundwater flow

<sup>1</sup> 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)**

<b>Items provided for Basement Impact Assessment (BIA)<sup>1</sup></b>		
<b>Item provided</b>	<b>Yes/ No/ NA<sup>2</sup></b>	<b>Name of BIA document/appendix in which information is contained.</b>
1	Yes	Card Geotechnics Limited . Camden Lock Village. Basement Impact Assessment - Area D & E revision 2. March 2015. (Ref. CG18067A_BIA_D&E_Rev2_Mar15)
2	Yes	Card Geotechnics Limited . Camden Lock Village. Basement Impact Assessment - Area D & E revision 2. March 2015. (Ref. CG18067A_BIA_D&E_Rev2_Mar15)
3	Yes	Card Geotechnics Limited . Camden Lock Village. Basement Impact Assessment - Area D & E revision 2. March 2015. (Ref. CG18067A_BIA_D&E_Rev2_Mar15)
4	Yes	Card Geotechnics Limited . Camden Lock Village. Basement Impact Assessment - Area D & E revision 2. March 2015. (Ref. CG18067A_BIA_D&E_Rev2_Mar15)
5	Yes	Card Geotechnics Limited . Camden Lock Village. Basement Impact Assessment - Area D & E revision 2. March 2015. (Ref. CG18067A_BIA_D&E_Rev2_Mar15)
6	Yes	Card Geotechnics Limited . Camden Lock Village. Basement Impact Assessment - Area D & E revision 2. March 2015. (Ref. CG18067A_BIA_D&E_Rev2_Mar15)
7		
8	Yes	Card Geotechnics Limited . Camden Lock Village. Basement Impact Assessment - Area D & E revision 2. March 2015. (Ref. CG18067A_BIA_D&E_Rev2_Mar15)
9	Yes	Card Geotechnics Limited . Camden Lock Village. Basement Impact Assessment - Area D & E revision 2. March 2015. (Ref. CG18067A_BIA_D&E_Rev2_Mar15)
10	Yes	Card Geotechnics Limited . Camden Lock

			Village. Basement Impact Assessment - Area D & E revision 2. March 2015. (Ref. CG18067A_BIA_D&E_Rev2_Mar15)
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>	Yes	Card Geotechnics Limited . Camden Lock Village. Geotechnical and Geoenvironmental Interpretative Report - Revision 1. February 2015. (Ref. CG18067A_GGEIR_Rev1_Feb15v)  Card Geotechnics Limited . Camden Lock Village. Basement Impact Assessment - Area D & E revision 2. March 2015. (Ref. CG18067A_BIA_D&E_Rev2_Mar15)
13	Ground Movement Assessment (GMA).	Yes	Card Geotechnics Limited . Camden Lock Village. Basement Impact Assessment - Area D & E revision 2. March 2015. (Ref. CG18067A_BIA_D&E_Rev2_Mar15)
14	Plans, drawings, reports to show extent of affected area.	Yes	Card Geotechnics Limited . Camden Lock Village. Basement Impact Assessment - Area D & E revision 2. March 2015. (Ref. CG18067A_BIA_D&E_Rev2_Mar15)
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	Card Geotechnics Limited . Camden Lock Village. Basement Impact Assessment - Area D & E revision 2. March 2015. (Ref. CG18067A_BIA_D&E_Rev2_Mar15)
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	Card Geotechnics Limited . Camden Lock Village. Basement Impact Assessment - Area D & E revision 2. March 2015. (Ref. CG18067A_BIA_D&E_Rev2_Mar15)  Card Geotechnics Limited . Camden Lock Village. Geotechnical and Geoenvironmental Interpretative Report - Revision 1. February 2015. (Ref. CG18067A_GGEIR_Rev1_Feb15v)
17	Proposals for monitoring during construction.	Yes	Card Geotechnics Limited . Camden Lock Village. Basement Impact Assessment - Area D & E revision 2. March 2015. (Ref. CG18067A_BIA_D&E_Rev2_Mar15)  Card Geotechnics Limited . Camden Lock Village. Monitoring strategy report – Revision 1. April 2015. (CG18067A_MSR_Rev1_Apr15)

18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Card Geotechnics Limited . Camden Lock Village. Basement Impact Assessment - Area D & E revision 2. March 2015. (Ref. CG18067A_BIA_D&E_Rev2_Mar15)
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	Card Geotechnics Limited . Camden Lock Village. Basement Impact Assessment - Area D & E revision 2. March 2015. (Ref. CG18067A_BIA_D&E_Rev2_Mar15)
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	Card Geotechnics Limited . Camden Lock Village. Basement Impact Assessment - Area D & E revision 2. March 2015. (Ref. CG18067A_BIA_D&E_Rev2_Mar15)
21	Identification of areas that require further investigation.	No	Card Geotechnics Limited . Camden Lock Village. Basement Impact Assessment - Area D & E revision 2. March 2015. (Ref. CG18067A_BIA_D&E_Rev2_Mar15)
22	Non-technical summary for each stage of BIA.	Yes	Card Geotechnics Limited . Camden Lock Village. Basement Impact Assessment - Area D & E revision 2. March 2015. (Ref. CG18067A_BIA_D&E_Rev2_Mar15)
<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 DP27 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)	Commentary (including timescales for completion of Initial Report)
01.05.15	Category B – extends beyond screening stage	No comments received to date. Additional fees may be incurred if comments are received before or after issue of audit report, if audit identifies need for site visit or documents require to be revised.

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).

<b>Name of contact [to be sent Invoice for final costs]</b>	Arin O'Avazian
<b>Address of contact</b>	54-56 Camden Lock Place London NW1 8AF
<b>Company (if relevant)</b>	Stanley Sidings Limited
<b>Contact telephone number</b>	0203 7639996
<b>Date</b>	09/06/2015

