

Basement Impact Assessment AUDIT: Instruction

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

Case officer contact details:	Michael Cassidy Michael.Cassidy@camden.gov.uk Tel: 0208 974 5666	Date of audit request:	04/06/2015
Camden Reference:	2015/1243/P	Statutory consultation end date:	30/04/2015
Site Address:	40-44A Gloucester Avenue, London, NW1 8JD		
Reason for Audit:	Planning Application		
Proposal description:			
Demolition of existing buildings identified as Number 2 at the northwest corner of the site to provide a new ground plus 5 upper storey building along the north west part of the the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works.			
Relevant planning background			
<ul style="list-style-type: none"> • <u>2015/0462/P</u> - Change of use from Office (B1) to (C3), to provide 1 x 1 bedroom and 16 x 2 bedroom residential units with retention of existing house – Prior Approval granted 25/03/2015. • <u>2010/6627/P</u> and <u>2010/6629/C</u> - Planning and conservation area consent applications refused in April 2011 for demolition of the 2-storey building at the northwest corner of the site and the single-storey building at the eastern corner of the site and re-development of the site by refurbishment of existing buildings and erection of new 4 and 5 storey buildings at the northwest corner of the site and new 3 storey building at the eastern corner (following demolition of existing) to create 15 new residential units (Class C3) and additional office floor space (Class B1). Planning application refused on grounds of land use, design, amenity, transport, lifetime homes and absence of a Section 106 legal agreement. The applications were subsequently allowed on appeal in March 2012. 			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?		Yes – neighbouring only.	
Is the site in an area of relevant constraints?		Slope stability	Yes. The London Clay

(check site constraints in M3/Magic GIS)		<p>is the shallowest stratum.</p> <p>The site is located approximately 70m northwest of the Regent's Canal.</p> <p>Gloucester Avenue runs within 5m of the site, parallel to the site</p>
	Surface Water flow and flooding	<p>Yes.</p> <p>The site is located within the catchment of the pond chains on Hampstead Heath.</p>
	Subterranean (groundwater) flow	<p>Yes.</p> <p>The site is located approximately 70m northwest of the Regent's Canal.</p>
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	

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/ NA²	Name of BIA document/appendix in which information is contained.
1	Description of proposed development.	Yes	Section 5
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Appendix A – Site Constraints Drawing
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	Appendix C- Site Investigation Report
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	Appendix C- Site Investigation Report
5	Plans and sections to show foundation details of adjacent structures.	Yes	Appendix B – Proposed Structural Drawings
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Appendix B – Proposed Structural Drawings
7	Programme for enabling works, construction and restoration.	Yes	Structural Engineering Planning Report and BIA
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	Desk Study and BIA Report
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	Desk Study and BIA Report
10	Identification of significant adverse impacts.	Yes	Desk Study and BIA Report
11	Evidence of consultation with neighbours.	-	Letters were sent to local residents informing them of the proposals prior to the submission of the application.

12	<p>Ground Investigation Report and Conceptual Site Model including</p> <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	Desk Study and BIA Report
13	Ground Movement Assessment (GMA).	Yes	Desk Study and BIA Report
14	Plans, drawings, reports to show extent of affected area.		
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	Structural Engineering Planning 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	Structural Engineering Planning Report
17	Proposals for monitoring during construction.	Yes	Structural Engineering Planning Report
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Structural Engineering Planning 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), including consideration of cumulative effects.	Yes	Desk Study and BIA Report
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	Yes	Desk Study and BIA Report

	effects.		
21	Identification of areas that require further investigation.	Yes	Desk Study and BIA Report
22	Non-technical summary for each stage of BIA.	-	Section 8 of EW planning report and Executive summary in BIA Report (Appendix C).
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)	Date estimate for initial report	Commentary (including timescales for completion of Initial Report)
23/06/2015	Category B - £3045	Approximately three weeks from instruction	There are numerous comments from third parties. Additional fees may be required if these are pertinent to the BIA audit. Further fees may also be required if the audit indicates a site visit is necessary, if revised documents are to be reviewed or if comments are generated as a result of this audit.

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]	CHRIS WHEATCROFT VICTORIA SQUARE PROPERTY COMPANY LTD
Address of contact	c/o AGENT MONTAGU EVANS 5 BOLTON STREET LONDON W1J 8BA Ref: AR-5
Company (if relevant)	
Contact telephone number	020 7493 4002
Date	6TH JULY 2015