

## Basement Impact Assessment AUDIT: Instruction

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

<b>Case officer contact details:</b>	Zenab Haji-Ismail 020 7974 3270	<b>Date of audit request:</b>	Date 02/07/2015
<b>Camden Reference:</b>	Ref 2015/3049/P	<b>Statutory consultation end date:</b>	Date 24/06/2015
<b>Site Address:</b>	Address 51 Calthorpe Street, London, WC1X 0HH		
<b>Reason for Audit:</b>	Planning application		
<b>Proposal description:</b> The erection of an additional storey on top of the existing building, the insertion of a mezzanine storey and the excavation of a sub-basement and lowering of the garden level, in connection with the change of use of the building from offices to residential, to provide a total of 17 new units.			
<b>Relevant planning background</b>			
<p>2013/5445/P- <b>Refused</b>- Erection of an additional storey, a 2/3 storey rear extension, roof extension, the creation of a new front basement and the excavation of an existing basement, in connection with the change of use of the property from offices (Class B1) and storage (Class B8) to create 16 residential units (3 x studios, 3 x 1-bedroom flats, 4 x 2-bedroom flats, 6 x 3-bedroom flats) (Class C3).- the main reasons for refusal were absence of justification to demonstrate the provision of affordable housing and issues relating to design.</p> <p>2012/6859/P - Erection of an additional storey, a three storey rear extension, roof extension, the creation of a new front basement and the excavation of an existing basement, in connection with the change of use of the property from offices (Class B1) and storage (Class B8) to create 17 new dwellings (Class C3) – <b>Refused</b> planning permission for the following reasons: lack of justification for affordable housing, heritage, amenity, sub-standard level of accommodation at basement level and insufficient information on basement impact.</p>			
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	No	

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

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<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	Description of proposed development.	Yes	Basement Impact Assessment (the "BIA"), Volume 1 (Appendix A), Volume 2 (Appendix B).
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Site Location Plan; BIA, Volume 4, page 2.
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	BIA, Volume 2 (Appendix B).
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	BIA, Volume 4 (Appendix J).
5	Plans and sections to show foundation details of adjacent structures.	No	Due to access constraints, it has not been possible to investigate the foundations of 49 Calthorpe Street at this stage. The hotel to the east of the building is understood to have a basement which is greater than that proposed for the site.
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	BIA, Volume 2 (Appendix B)
7	Programme for enabling works, construction and restoration.	Yes	BIA, Volume 1 (Section 7.0) sets out the construction sequence. The Construction Management Plan sets out the programme. This is reproduced in the BIA Supplementary Statement prepared by Create Consulting Engineers, ref MS/CC/P12-385/23, dated July 2015 (the "BIA Supplementary Statement").
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	BIA, Volume 1 (Tables 4.1–4.3).

9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	BIA, Volume 1 (Table 6.1).
10	Identification of significant adverse impacts.	Yes	BIA, Volume 1 (Table 6.1).
11	Evidence of consultation with neighbours.	Yes	<p>The neighbours were consulted as part of previous planning applications. Their comments in relation to the possible structural stability issues at No 49 have been considered by the structural engineer as part of the BIA. Hence a secant piled wall has been adopted (slightly offset from the boundary with No 49 to avoid the need for underpinning and minimise movement to the adjacent footings).</p> <p>In addition, on 6 June 2015, a letter was sent by Brooks Murray Architects to the occupier of 49 Calthorpe Street informing her of the planning application and inviting her to raise any points with Brooks Murray. As part of the planning application, Camden has also carried out the statutory consultation with the occupiers of the neighbouring properties.</p>
12	<p>Ground Investigation Report and Conceptual Site Model including</p> <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	BIA, Volume 1 (Sections 3 and 5); Volume 3 (Appendices C and I).
13	Ground Movement Assessment (GMA).	Yes	BIA, Volume 1 (Table 6.1).
14	Plans, drawings, reports to show extent of affected area.	Yes	The basement excavation will encompass the entire footprint of the building. The plans are reproduced in the BIA, Volume 2 (Appendix B).
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	BIA, Volume 1 (Sections 6.1 and 7.0).
16	Construction Sequence Methodology (CSM) referring to site investigation and containing basement, floor and roof plans, sections (all views), sequence of construction and	Yes	BIA, Volume 1 (Section 7.0). The plans are contained in Volume 2 (Appendix B).

	temporary works.		
17	Proposals for monitoring during construction.	Yes	See the BIA Supplementary Statement.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	See the BIA Supplementary Statement.
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 the BIA Supplementary Statement.
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	BIA, Volume 1 (Table 6.1).
21	Identification of areas that require further investigation.	Yes	BIA, Volume 1 (paragraphs 7.4–7.6).
22	Non-technical summary for each stage of BIA.	Yes	The summary tables at the end of each Section are considered adequate as a non-technical summary.
<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)**

<b>Date</b>	<b>Fee Categorisation (A/B/C) and costs (£ ex VAT)</b>	<b>Date estimate for initial report</b>	<b>Commentary (including timescales for completion of Initial Report)</b>
<i>Date</i>	<i>Category and cost -</i>	<i>This will depend on date of completion of section D but some indication is required</i>	<i>If possible please ALSO provide estimate for possible additional fees required to review consultation responses received to date.</i>

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>	Simon Firth
<b>Address of contact</b>	29 Earlham Street, London WC2H 9LS
<b>Company (if relevant)</b>	
<b>Contact telephone number</b>	07429 354 505
<b>Date</b>	24 July 2015