**Basement Impact Assessment AUDIT: Instruction Section A (Site Summary)** – to be completed by Case Officer

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| **Case officer contact details:** | Michael Cassidy [Michael.Cassidy@camden.gov.uk](mailto:Michael.Cassidy@camden.gov.uk) Regeneration and Planning Culture and Environment  London Borough of Camden 5 Pancras Square  London N1C 4AG Telephone: 0207 974 5666 | **Date of audit request:** | | Date 04/08/2015 | |
| **Camden Reference:** | 2015/3406/P | **Statutory consultation end date:** | | Date | |
| **Site Address:** | Land Rear of 15-17 Tavistock Place, London, WC1H 9SH | | | | |
| **Reason for Audit:** | Planning application | | | | |
| **Proposal description and :**  Demolition of existing shed buildings (Class D1) and erection of a part single, part two-storey, part three-storey medical research laboratory and higher education facility (Class D1) with associated plant on roof and basement accommodation (2 floors). | | | | | |
| **Relevant planning background**  None. | | | | | |
| Do the basement proposals involve a listed building or does the site neighbour any listed buildings? | | | Yes/No | | |
| Is the site in an area of relevant constraints? (check site constraints in M3/Magic GIS) | | | Slope stability | | Yes/No (explain: eg Claygate beds |
| Surface Water flow and flooding | | No/Yes |
| Subterranean (groundwater) flow | | No/Yes (explain: eg Claygate beds |

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| Does the application require determination by Development Control Committee in accordance fall the Terms of Reference1 | Yes |
| No/Does the scope of the submitted BIA extend beyond the screening stage? | Yes/No |

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)

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| **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. | N/A | Demolition of existing shed buildings (Class D1) and erection of a part single, part two- storey, part three-storey medical research laboratory and higher education facility (Class D1) with associated plant on roof and basement accommodation (2 floors). |
| 2 | Plan showing boundary of development including any land required temporarily during construction. | Yes | Appendix C |
| 3 | Plans, maps and or photographs to show location of basement relative to surrounding structures. | Yes | Appendix B Appendix C |
| 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 | Section 5 Appendix C |
| 5 | Plans and sections to show foundation details of adjacent structures. | Yes | Appendix C |
| 6 | Plans and sections to show layout and dimensions of proposed basement. | Yes | Appendix C |
| 7 | Programme for enabling works, construction and restoration. | Yes | A method statement has been provided at Section 7.  MACE Constructability Report can also be  made available for review. |
| 8 | Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding. | Yes | Section 4  Section 5 Appendix C |
| 9 | Assessment of impact of potential risks on neighbouring properties and surface and groundwater. | Yes | Section 5  Section 6 Appendix C |

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| 10 | Identification of significant adverse impacts. | Yes | Section 4 |
| 11 | Evidence of consultation with neighbours. | Yes | Wide ranging consultation with local residents and businesses. See Statement of Community Involvement submitted in support of 2015/3406/P. |
| 12 | Ground Investigation Report and Conceptual Site Model including   * Desktop study * exploratory hole records * results from monitoring the local groundwater regime * confirmation of baseline conditions * factual site investigation report | Yes | Section 3  GEA ground investigation and basement impact basement report |
| 13 | Ground Movement Assessment (GMA). | Yes | Section 4 |
| 14 | Plans, drawings, reports to show extent of affected area. | Yes | Appendix C |
| 15 | Specific mitigation measures to reduce, avoid or offset significant adverse impacts. | Yes | Section 4  Section 6 Appendix C |
| 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 | Section 6 Appendix C |
| 17 | Proposals for monitoring during construction. | Yes | Section 4 |
| 18 | Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale | No | Section 4 covers possible damage to adjacent property but it does not directly refer to the Burland scale. If it did it would be category 2. |
| 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 | Section 3  Section 4  Section 5  Section 6 Appendix C |

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| 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 | Section 3 |
| 21 | Identification of areas that require further investigation. | | No | None related to the basement construction. |
| 22 | Non-technical summary for each stage of BIA. | | Yes | Section 3  Section 4  Section 5 |
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| **Additional BIA components (added during Audit)** | | |  |  |
| **Item provided** | | **Yes/No/NA2** |  | **Comment** |
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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)

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| **Date** | **Fee**  **Categorisation (A/B/C) and costs (£ ex VAT)** | **Date estimate for**  **initial report** | **Commentary (including timescales for**  **completion of Initial Report)** |
| 17/09/15 | Category C - £4050 - double level basement adjacent to LUL tunnel. | Report to be issued  approximately 4 weeks from  weeks from  instruction | A number of comments have been received which may require further fee if they are pertinent to audit. Further fees may also be required if a site visit is necessary or if the audit results in documents being amended/comments being received which are pertinent to audit. |
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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).

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| **Name of contact [to be sent Invoice**  **for final costs]** | Mr Nick Jones |
| **Address of contact** | 15-17 Tavistock Place  London  WC1H 9SH |
| **Company (if relevant)** | London School of Hygiene and Tropical Medicine |
| **Contact telephone number** | +44 (0)20 7927 2700 |
| **Date** | 23rd September 2015 |