

Basement Impact Assessment AUDIT: Instruction

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

Case officer contact details:	Jonathan McClue Jonathan.McClue@camden.gov.uk 02079744908	Date of audit request:	13/11/2015
Camden Reference:	Ref: 2015/4840	Statutory consultation end date:	
Site Address:	26-27 Kirby Street, London, EC1N 8TE		
Reason for Audit:	Planning application		
Proposal description:			
Refurbishment of lower floors and a basement extension to provide retail and associated office use and conversion of one floor to provide 1 x 2-bed flat with addition of three storeys to provide 1 x 2-bed flats and 1 x 3-bed duplex flat.			
Relevant planning background			
TP8701/4497: The erection of the host building. The original structure had 3 storeys with a basement. Planning permission was granted on 07/07/1960			
8600824: Change of use to the ground floor from light industrial to retail, an additional storey at roof level and a new shopfront. Planning permission was granted on 01/07/1986			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?	No		
Is the site in an area of relevant constraints? (check site constraints in M3/Magic GIS)	Slope stability	Yes – underground development constraint	
	Surface Water flow and flooding	NO	

	Subterranean (groundwater) flow	NO
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹	Yes – substantial demolition of building within a CA	
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/ NA²	Name of BIA document/appendix in which information is contained.
1	Yes	Report ref. XL03964/R2/2 Dated 24/11/15 Section 2.1 "Antwerp House, Kirby Street Basement Impact Assessment"
2	Yes	Drawing nos 14-107 SP001; S001B
3	Yes	Drawing no 14-107 S001B; Design and Access Statement
4	Yes	Report ref. XL03964/R2/2 Dated 24/11/15 Figures 2.1 and 2.2 "Antwerp House, Kirby Street Basement Impact Assessment"
5	Yes	Drawing nos 14-107 S001B; S010B; A011B. Foundation details unknown
6	Yes	Drawing nos 14-107 P001C; P010C; P011C;
7	No	Programme to be agreed on successful resolution of planning application.
8	Yes	Report ref. XL03964/R2/2 Dated 24/11/15 Section 5.2 "Antwerp House, Kirby Street Basement Impact Assessment"
9	Yes	Report ref. XL03964/R2/2 Dated 24/11/15 Section 5.2 "Antwerp House, Kirby Street Basement Impact Assessment"
10	Yes	Report ref. XL03964/R2/2 Dated 24/11/15

			Section 5.3 "Antwerp House, Kirby Street Basement Impact Assessment"
11	Evidence of consultation with neighbours.	No	Consultation to be carried out on successful resolution of planning application.
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	Report ref. XL03964/R2/2 Dated 24/11/15 Section 4 "Antwerp House, Kirby Street Basement Impact Assessment"
13	Ground Movement Assessment (GMA).	Yes	Report ref. XL03964/R2/2 Dated 24/11/15 Section 5.2.4 "Antwerp House, Kirby Street Basement Impact Assessment"
14	Plans, drawings, reports to show extent of affected area.	Yes	Drawing nos 14-107 P001C; P010C; P011C;
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	Report ref. XL03964/R2/2 Dated 24/11/15 Section 5.2 "Antwerp House, Kirby Street Basement Impact Assessment"
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.	No	Construction method and sequence methodology to be determined on successful resolution of planning application.
17	Proposals for monitoring during construction.	Yes	Report ref. XL03964/R2/2 Dated 24/11/15 Section 5.2.6 "Antwerp House, Kirby Street Basement Impact Assessment"
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Report ref. XL03964/R2/2 Dated 24/11/15 Section 5.3 "Antwerp House, Kirby Street Basement Impact Assessment"
19	Confirmatory and reasoned statement with supporting evidence that the structural stability of the building and neighbouring	Yes	Report ref. XL03964/R2/2 Dated 24/11/15 Section 5.3

	properties will be maintained (by reference to BIA, Ground Movement Assessment and Construction Sequence Methodology), including consideration of cumulative effects.		"Antwerp House, Kirby Street Basement Impact Assessment"
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	Report ref. XL03964/R2/2 Dated 24/11/15 Section 5.3 "Antwerp House, Kirby Street Basement Impact Assessment"
21	Identification of areas that require further investigation.	No	To be agreed on successful resolution of planning application.
22	Non-technical summary for each stage of BIA.	Yes	Report ref. XL03964/R2/2 Dated 24/11/15 "Antwerp House, Kirby Street Basement Impact Assessment"
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)
20/11/2015	Category B (TBC on receipt of BIA)	Approximately 4 weeks from instruction	<p><i>Additional fees may be required if</i></p> <ul style="list-style-type: none"> • <i>a site visit is required</i> • <i>the audit necessitates the revision and resubmission of documents</i> • <i>comments are received from third parties which require consideration in the audit.</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)

For data protection reasons this section should NOT be published on the Public website.

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.

Additional fees, which would be charged at the hourly rate, will also arise, for instance in the following circumstances:

- To assess detailed revisions to the originally submitted audit material
- To assess detailed technical consultation responses from Third Party consultants
- To attend Development Control Committee

Every effort will be made to minimise the occurrence of additional unforeseen expenses arising from the audit process.

FULL Name of contact [to be sent Invoice for final costs]*	Peter Tuson
Address of contact	Antwerp House, 26-27 Kirby Street, London. EC1N 8TE
Company (if relevant)	Euromounts and Findings LLP
Contact telephone number	[REDACTED]
Date	08 12 2015

*If no Company name provided then **full name** of Contact (First-name & Surname) must be provided – initials will not suffice.