

## Basement Impact Assessment AUDIT: Instruction

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

<b>Case officer contact details:</b>	Jonathan McClue <a href="mailto:Jonathan.McClue@camden.gov.uk">Jonathan.McClue@camden.gov.uk</a> 02079744908	<b>Date of audit request:</b>	21/12/2105
<b>Camden Reference:</b>	2015/6955/P	<b>Statutory consultation end date:</b>	10/03/2016
<b>Site Address:</b>	Panther House, 38 Mount Pleasant The Brain Yard 156-164 Gray's Inn Road London WC1X		
<b>Reason for Audit:</b>	Planning application		
<b>Proposal description:</b>			
<p>Redevelopment of existing buildings to provide part 4 storey and part 7 storey building following partial demolition of existing Panther House and Brain Yard buildings for a mix of Class B1a (office), A1 (retail) and A3 (restaurant/cafe) uses, provision of new 7 storey building at 156-164 Gray's Inn Road behind retained facade from existing building at 160-164 Gray's Inn Road to provide flexible Class A1/A3 (retail/restaurant) use at ground and basement levels and 13 self-contained residential units (C3) (4 x 1-bed, 7 x 2-bed and 2 x 3-bed) at upper floor levels.</p>			
<b>Relevant planning background</b>			
None			
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	
	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 <sup>1</sup>	Yes – 04/02/2016	
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	Structural Report and Basement Impact Assessment – Section 3.0 Proposed Works
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Structural Report and Basement Impact Assessment – Section 2.0 Existing Conditions
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	Structural Report and Basement Impact Assessment – Section 2.0 Existing Conditions
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	Structural Report and Basement Impact Assessment – Sections 2, 3 4, 5 & 6
5	Plans and sections to show foundation details of adjacent structures.	Yes	Structural Report and Basement Impact Assessment – Sections 2, 3 4, 5 & 6 and engineering plans included in Appendix C
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Structural Report and Basement Impact Assessment – Section 6 and Appendix C
7	Programme for enabling works, construction and restoration.	Yes	Structural Report and Basement Impact Assessment – Appendix F - Construction Management Plan
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	Structural Report and Basement Impact Assessment – Section 8.2 and Appendix D – Geotechnical BIA report.
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	Structural Report and Basement Impact Assessment – Section 8 and Appendix D – Geotechnical BIA report.
10	Identification of significant adverse impacts.	Yes	GMA report – Appendix E of overall report.
11	Evidence of consultation with neighbours.	Yes	Public consultation event held in September 2015. Individual meetings also held with representatives of neighbouring

			buildings.  Please see Statement of Community Involvement
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	Appendix D of report.
13	Ground Movement Assessment (GMA).	Yes	Appendix E of report
14	Plans, drawings, reports to show extent of affected area.	Yes	Appendix E
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	Appendix E Conclusions
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 Report and Basement Impact Assessment – Sections 4, 6 and 7.
17	Proposals for monitoring during construction.	Yes	Structural Report and Basement Impact Assessment – Sections 4, 6, 8.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Structural Report and Basement Impact Assessment – Section 6 and Appendix E
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	Structural Report and Basement Impact Assessment – Sections 4, 6, 8.
20	Confirmatory and reasoned statement with supporting evidence that there will be no	Yes	Structural Report and Basement Impact Assessment – Section 3 and Appendix D

	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.		and G
21	Identification of areas that require further investigation.	Yes	Structural Report and Basement Impact Assessment – Section 8 and Appendix D & E.
22	Non-technical summary for each stage of BIA.	Yes	Appendix D
<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)	Date estimate for initial report	Commentary (including timescales for completion of Initial Report)
04/01/2016	Category C - £5400	Approx 4 weeks from instruction	Additional fees may be required a site visit is necessary, if there are numerous third party comments to address or if the audit requires the submission of revised documents.

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.

<b>FULL Name of contact [to be sent Invoice for final costs]*</b>	<b>Panther House Developments Limited</b>
<b>Address of contact</b>	c/o Steven White, Second London Wall 65 Gresham Street, London, EC2V 7NQ
<b>Company (if relevant)</b>	
<b>Contact telephone number</b>	020 7911 2033  Email for electronic submission – <a href="mailto:steven.white@slw.co.uk">steven.white@slw.co.uk</a>
<b>Date</b>	Invoices to be submitted by the 25 <sup>th</sup> day of each month to allow this to be approved and processed for payment during the 1 <sup>st</sup> week of the next calendar month.

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