**Basement Impact Assessment AUDIT: Instruction**

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

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| **Case officer contact details:** | Jonathan McClue [Jonathan.McClue@camden.gov.uk](mailto:Jonathan.McClue@camden.gov.uk)  02079744908 | **Date of audit request:** | | **12/01/2016** | |
| **Camden Reference:** | 2015/6939/P | **Statutory consultation end date:** | | 14/01/2016 | |
| **Site Address:** | 22-23 Denmark Place WC2H 8NL and 26 Denmark Street WC2H 8NN  (part of St. Giles Circus development site including site of 138-148 (even) Charing Cross Road 4 6 7 9 10 20-28 (inc) Denmark Street 1-6 (inc) 16-23 (inc) Denmark Place 52-59 (inc) St.Giles High Street 4 Flitcroft Street and 1 Book Mews London WC2 | | | | |
| **Reason for Audit:** | Planning application | | | | |
| **Proposal description:**  Variation of Condition 2 (approved plans) of planning permission 2012/6858/P dated 31/03/15 to repair and restore 22 Denmark Place and 26 Denmark Street; demolish and rebuild 23 Denmark Place as a single storey structure; temporary moving of 22 Denmark Place to facilitate development approved under 2012/6858/P; provision of venue space at ground and basement level within 22 Denmark Place and 26 Denmark Street to replace the 12 Bar Club and minor amendments to the elevations of the approved passageway through 21 Denmark Street. | | | | | |
| **Relevant planning background**  **2012/6858/P:** Redevelopment involving the erection of three buildings (5 and 7 storey buildings facing Centre Point Tower and a 4 storey building on Denmark Place), following the demolition of 1-6, 17-21 Denmark Place and York and Clifton Mansions with retained facades at 1-3 Denmark Place and York and Clifton Mansions to provide 2895sqm of basement Event Gallery space to be used for community events, exhibitions, product launches, live music (including recorded music), awards ceremonies, conferences and fashion shows (Sui Generis); a 678sqm urban gallery with 1912sqm of internal LED screens to be used for circulation space, retail, advertising, exhibitions, brand and product launches, corporate events, screenings, exhibitions and events (including recorded music),(Sui Generis); 884sqm of flexible retails and restaurant floorspace (Class A1/A3); 2404sqm of restaurant floorspace (Class A3); 385sqm of drinking establishment (Class A4) and a 14 bedroom hotel (Class C1) between Denmark Place and Andrew Borde Street. Change of use of 4, 6, 7, 9, 10, 20-28 Denmark Street, 4 Flitcroft Street and 1 Book Mews to provide 4,308sqm of office floor space (Class B1a); 2,959sqm of private residential floor space (Class C3); 239sqm of affordable housing (Class C3) and 2540sqm of retail floor space (Class A1). Provision of a new pedestrian route from Andrew Borde Street to Denmark Street at ground floor level and associated partial demolition at 21 Denmark Street (all GEA) | | | | | |
| 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 | | No |
| 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]](#footnote-1) | | | YES – 25/02/2016 | | |
| Does the scope of the submitted BIA extend beyond the screening stage? | | | Yes | | |

**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. | | Y | Variation of Condition 2 (approved plans) of planning permission 2012/6858/P dated 31/03/15 to repair and restore 22 Denmark Place and 26 Denmark Street; demolish and rebuild 23 Denmark Place as a single storey structure; temporary moving of 22 Denmark Place to facilitate development approved under 2012/6858/P; provision of venue space at ground and basement level within 22 Denmark Place and 26 Denmark Street to replace the 12 Bar Club and minor amendments to the elevations of the approved passageway through 21 Denmark Street. |
| 2 | Plan showing boundary of development including any land required temporarily during construction. | | Y | Within BIA document |
| 3 | Plans, maps and or photographs to show location of basement relative to surrounding structures. | | Y | 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) | | Y | Main body of BIA and Appendix B |
| 5 | Plans and sections to show foundation details of adjacent structures. | | Y | Appendix E |
| 6 | Plans and sections to show layout and dimensions of proposed basement. | | Y | Appendix E |
| 7 | Programme for enabling works, construction and restoration. | | N/A | Controlled by s106 agreement |
| 8 | Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding. | | Y | Main body of BIA, Appendix B and Appendix F |
| 9 | Assessment of impact of potential risks on neighbouring properties and surface and groundwater. | | Y | Main body of BIA and Appendix B |
| 10 | Identification of significant adverse impacts. | | N | Refer to conclusions |
| 11 | Evidence of consultation with neighbours. | | N/A | Applicant owns all surrounding buildings |
| 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 | | Y | Refer to appendices |
| 13 | Ground Movement Assessment (GMA). | | Y | Within main body of BIA and appendix E |
| 14 | Plans, drawings, reports to show extent of affected area. | | Y | As above |
| 15 | Specific mitigation measures to reduce, avoid or offset significant adverse impacts. | | Y | P.21 of BIA |
| 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. | | Y | Section 1 and Appendix F |
| 17 | Proposals for monitoring during construction. | | Y | Page 21 |
| 18 | Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale | | Y | Section 4 and Appendix F |
| 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. | | Y | Within main body of BIA |
| 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. | | Y | Section 10 |
| 21 | Identification of areas that require further investigation. | | Y | Section 4 |
| 22 | Non-technical summary for each stage of BIA. | | Y | Summary after each Section |
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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)** |
| 18/01/2016 | Category C - £5400 | Approx 4 weeks from instruction | Additional fees may be required for   * site attendance * reviewing revised/resubmitted documentation * reviewing third part consultation comments * attending DCC. |
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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)**

**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.

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| **FULL Name of contact [to be sent Invoice for final costs]\*** | **Richard Metcalfe** |
| **Address of contact** | 26 Soho Square  London W1D 4NU |
| **Company (if relevant)** | Consolidated Developments |
| **Contact telephone number** | 0207 437 4372 |
| **Date** | 19/01/16 |

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

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. [↑](#footnote-ref-1)