

Basement Impact Assessment AUDIT: Instruction

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

Case officer contact details:	Charles Thuaire 020 7974 5867	Date of audit request:	11.2.16
Camden Reference:	2014/6449/P	Statutory consultation end date:	n/a
Site Address:	Bartram's Hostel redevelopment, Rowland Hill Street, London NW3 2AD		
Reason for Audit:	Basement Construction Plan		
Proposal description:			
Demolition of the existing student hostel building (Sui Generis) and replacement with a part 4, 6, 7, 10 storey building plus basement to provide extra-care accommodation for older people (Class C3), comprising 60 flats and associated communal facilities including restaurant, lounges, health and well-being facility and staff facilities, plus basement level carparking, cycle and mobility scooter parking, basement and 10th floor plant, ground floor communal gardens, and 3rd & 6th floor roof terraces.			
Relevant planning background			
Planning permission granted on 28/08/15 subject to a S106 legal agreement requiring approval of a Basement Construction Plan (BCP). This has now been submitted to discharge the S106 obligation (clauses 4.2.1 and 4.2.3. The S106 and the BCP info (in 17 parts) are all on the Council's website, dated 2.9.15 and 22.1.16 respectively			
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	No	
	Surface Water flow and flooding	Yes	
	Subterranean (groundwater) flow	No	

Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹	No
Does the scope of the submitted BIA extend beyond the screening stage?	Yes- see approved BIA on website

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

Following items are not applicable as the BIA has already been provided as part of the parent application, reviewed by the Council's independent consultant LBH and agreed at Committee. The LBH review dated March 2015 concluded that the BIA was acceptable subject to conditions- these have been included in a S106 clause on the Basement Construction Plan (BCP).

	Item provided	Yes/ No/ NA²	Name of BIA document/appendix in which information is contained.
1	Description of proposed development.	n/a	See above
2	Plan showing boundary of development including any land required temporarily during construction.		
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.		
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)		
5	Plans and sections to show foundation details of adjacent structures.		
6	Plans and sections to show layout and dimensions of proposed basement.		
7	Programme for enabling works, construction and restoration.		
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.		
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.		

10	Identification of significant adverse impacts.		
11	Evidence of consultation with neighbours.		
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 		
13	Ground Movement Assessment (GMA).		
14	Plans, drawings, reports to show extent of affected area.		
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.		
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.		
17	Proposals for monitoring during construction.		
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale		
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.		
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.		
21	Identification of areas that require further investigation.		
22	Non-technical summary for each stage of BIA.		
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)
15/02/2016	BCP - time charge to £3037.50	Approximately 4 weeks from instruction	Work to be carried out on time charge basis. Fee allows for up to 3 days. If this is likely to be exceeded, CampbellReith will seek agreement to additional fees before proceeding.

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.