

Basement Impact Assessment AUDIT: Instruction

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

Case officer contact details:	Kate Phillips Kate.Phillips@camden.gov.uk 0207 974 2521	Date of audit request:	14/04/2016
Camden Reference:	2016/1093/P	Statutory consultation end date:	28/04/2016
Site Address:	20-21 King's Mews, London, WC1N 2JB		
Reason for Audit:	Planning application		
Proposal description:			
Erection of 3 storey (plus basement) building to provide 7 no. self-contained residential units, following the demolition of the existing 2 storey garage building			
Relevant planning background			
<u>55/57 Grays Inn Road 1/1A Northington Street and 20/21 King's Mews WC1</u>			
8501790 - Redevelopment of 55/57 Grays Inn Road and 1/1A Northington Street and the erection of an additional floor of accommodation to 20/21 King's Mews to provide residential light industrial retail and wine bar uses - Refused 18-02-1986.			
8501789 - Redevelopment of 55/57 Grays Inn Road and 1/1A Northington Street and the erection of an additional floor of accommodation to 20/21 King's Mews to provide residential light industrial retail and wine bar uses - Refused 18-02-1986.			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?		Yes (55 Gray's Inn Road is Grade II listed)	
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	Yes

Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹	Yes (date TBC)
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	JMS Consulting Engineers L15/284/12- Rev B
1	Description of proposed development.	Yes The proposal is for the partial demolition of two storey existing garage structure and the construction of a new building to provide 6 flats over 3 floors plus a piled Reinforced Concrete basement structure
2	Plan showing boundary of development including any land required temporarily during construction.	Yes See Architect's drawings 15055/P_01
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes Contained within BIA – Section 2
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 Contained within BIA – Section 2 and discussed with ESI Hydrology report Ref 6473R1:April 2016
5	Plans and sections to show foundation details of adjacent structures.	Yes Contained within BIA – Section 9 and JMS drawings L15-284-12/501 & 502
6	Plans and sections to show layout and dimensions of proposed basement.	Yes See Architect's drawings series 15055
7	Programme for enabling works, construction and restoration.	Yes Contained within BIA – Section 8
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes Contained within BIA – Section 9 and discussed with ESI Hydrology report Ref 6473R1:April 2016
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes Contained within BIA – Section 9 and discussed with ESI Hydrology report Ref 6473R1:April 2016

10	Identification of significant adverse impacts.	Yes	Contained with BIA – Section 9
11	Evidence of consultation with neighbours.	Yes	Planning Portal
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	Contained within BIA and ESI Hydrology report Ref 6473R1:April 2016
13	Ground Movement Assessment (GMA).	Yes	Contained with BIA – Section 9
14	Plans, drawings, reports to show extent of affected area.	N/A	
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	Contained with BIA – Section 10
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	Contained with BIA – Section 9, Architects and JMS drawings
17	Proposals for monitoring during construction.	Yes	Contained with BIA – Section 10.2
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Contained with BIA – Section 10.1
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	Contained with BIA – Section 8
20	Confirmatory and reasoned statement with supporting evidence that there will be no adverse effects on drainage or run-off and	N/A	No increase in building footprint/drainage run-off

	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.	N/A	
22	Non-technical summary for each stage of BIA.	Yes	Contained with BIA – Section 11
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)
19/04/2016	Category B - £3045	Approximately 4 weeks from construction	Additional fees may be required for <ul style="list-style-type: none"> • site attendance • reviewing revised/resubmitted documentation • reviewing further third part consultation comments • attending DCC.

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)

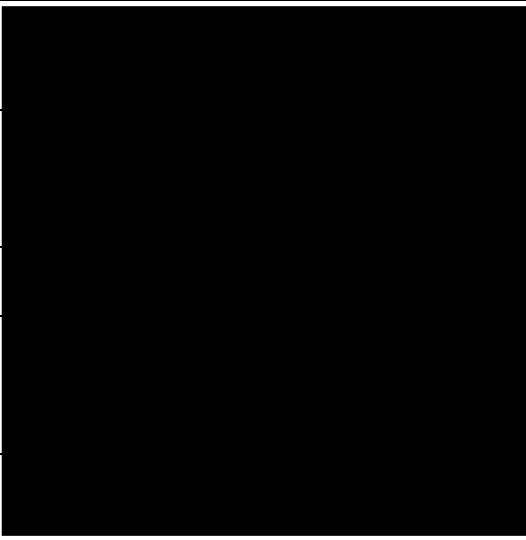
For data protection reasons this section should NOT be published on the Public website.

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]*	
Address of contact	
Company (if relevant)	
Contact telephone number	
Date	

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