

## Basement Impact Assessment AUDIT: Instruction

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

<b>Case officer contact details:</b>	Robert Tulloch Telephone: 0207 974 2516 Email: rob.tulloch@camden.gov.uk	<b>Date of audit request:</b>	Basement
<b>Camden Reference:</b>	2016/2457/P	<b>Statutory consultation end date:</b>	28/06/2016
<b>Site Address:</b>	1-3 and 4, 6 and 8 Ferdinand Place , London, NW1 8EE		
<b>Reason for Audit:</b>	Planning application / Basement development		
<b>Proposal description:</b> Demolition of existing buildings and erection of new buildings to provide replacement funeral directory facility at ground and basement levels of 4-8 Ferdinand Place. Provision of nineteen Class C3 residential units (5 x 1-bed, 8 x 2-bed and 6 x 3-bed units), split across eight units provided at first, second and third floor levels at 4-8 Ferdinand Place and eleven units at ground to fourth floor level at 1-3 Ferdinand Street			
<b>Relevant planning background</b> N/A			
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 (12m away)	
	Surface Water flow and flooding	No	
	Subterranean (groundwater) flow	No	
Does the application require determination by Development Control Committee in accordance	Yes		

fall the Terms of Reference <sup>1</sup>	
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	YES	Land Contamination, Geotechnical and Ground Movement Assessment LBH4351gma Ver 2.0
2	YES	Land Contamination, Geotechnical and Ground Movement Assessment LBH4351gma Ver 2.0
3	YES	Land Contamination, Geotechnical and Ground Movement Assessment LBH4351gma Ver 2.0
4	YES	Drainage Strategy Report prepared by Stillwell March 2016 v2.0
5		Boundary condition photographs in Construction Method Statement & Drawings prepared by Glass Structures, August 2016 and Architectural Plan, Section and Elevation Drawings by CSA
6	YES	Architectural Plan, Section and Elevation Drawings by CSA, Structural Drawings by Glass
7	YES	Construction Management Plan prepared by Blenheim House Construction Method Statement prepared by Glass Structures, August 2016
8	YES	Land Contamination, Geotechnical and Ground Movement Assessment LBH4351gma Ver 2.0
9	YES	Land Contamination, Geotechnical and Ground Movement Assessment LBH4351gma Ver 2.0
10	YES	Basement Impact Assessment LBH4351bia

			Ver 2.0
11	Evidence of consultation with neighbours.	YES	Design and Access Statement prepared by CSA
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	Land Contamination, Geotechnical and Ground Movement Assessment LBH4351gma Ver 2.0
13	Ground Movement Assessment (GMA).	YES	Land Contamination, Geotechnical and Ground Movement Assessment LBH4351gma Ver 2.0
14	Plans, drawings, reports to show extent of affected area.	YES	Land Contamination, Geotechnical and Ground Movement Assessment LBH4351gma Ver 2.0
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	YES	Land Contamination, Geotechnical and Ground Movement Assessment LBH4351gma Ver 2.0
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	Construction Management Plan prepared by Blenheim House Architectural Plan, Section and Elevation Drawings by CSA, Structural Drawings by Glass
17	Proposals for monitoring during construction.	YES	Construction Management Plan prepared by Blenheim House
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	YES	Land Contamination, Geotechnical and Ground Movement Assessment LBH4351gma Ver 2.0
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	Construction Method Statement & Drawings prepared by Glass Structures, August 2016
20	Confirmatory and reasoned statement with supporting evidence that there will be no	YES	Drainage Strategy Report prepared by Stillwell March 2016 v2.0

	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.	YES	Land Contamination, Geotechnical and Ground Movement Assessment LBH4351gma Ver 2.0
22	Non-technical summary for each stage of BIA.		
<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)
10/06/2016	Category B - £3045	Approximately 4 weeks from instruction	Additional fees may be required for <ul style="list-style-type: none"> <li>• site attendance</li> <li>• reviewing revised/resubmitted documentation</li> <li>• reviewing further third part consultation comments</li> <li>• attending DCC.</li> </ul>

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.