

Basement Impact Assessment AUDIT: Instruction

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

Case officer contact details:	Laura Hazelton 02079741017 laura.hazelton@camden.gov.uk	Date of audit request:	29/11/2016
Camden Reference:	2016/6356/P	Statutory consultation end date:	22/12/2016
Site Address:	r/o 1-3 Britannia Street, London, WC1X 9BN		
Reason for Audit:	Planning application / Basement Extension		
Proposal description:			
Demolition of 2 storey light industrial building (B1c use) and redevelopment of the site including the erection of a 3 storeys plus basement building to provide office (B1a use) use at ground, 1st and 2nd floors and flexible gallery (D1 use)/office use at basement level. The installation of sedum green roofs and provision of associated cycle parking, waste storage and plant.			
Relevant planning background N/A			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?		Yes – neighbouring buildings are 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	Local Flood Risk Zone
		Subterranean (groundwater) flow	Yes

Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹	Yes
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	Name of BIA document/appendix in which information is contained.
1	Description of proposed development.	Yes	BIA – Section 1.1 and 2
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	BIA – Section 2
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	BIA – Section 3
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	Appendix E
5	Plans and sections to show foundation details of adjacent structures.	Yes	BIA – Section 6 and Appendix D (pdf pg.104 to 117)
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Appendix A
7	Programme for enabling works, construction and restoration.	N/A	By others, to be provided once Contractor is appointed.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	Appendix D – Part 1, 3, and 4
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	Appendix D – Part 1, 3, and 4
10	Identification of significant adverse impacts.	Yes	Appendix D – Part 3 and 4
11	Evidence of consultation with neighbours.	N/A	By Others

12	<p>Ground Investigation Report and Conceptual Site Model including</p> <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	Appendix D
13	Ground Movement Assessment (GMA).	Yes	Appendix D – Part 3
14	Plans, drawings, reports to show extent of affected area.	Yes	Appendix D
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	BIA – Sections 8, 10, 11, 12, and 13 Appendix D
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	BIA – Section 8
17	Proposals for monitoring during construction.	Yes	BIA – Section 11
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Appendix D – Part 3
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	BIA – Section 8, 9, 10, 12 , and 14 Appendix D
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	Yes	BIA – Section 16 Appendix D

	effects.		
21	Identification of areas that require further investigation.	Yes	BIA – Section 1.6
22	Non-technical summary for each stage of BIA.	Yes	BIA – Section 1 Appendix D – Part 1
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)
30/11/2016	Category C - £4,050	Approx 4 - 6 weeks from date of instruction	<p><i>Additional fees may be required for</i></p> <ul style="list-style-type: none"> • <i>site attendance</i> • <i>reviewing revised/resubmitted documentation</i> • <i>reviewing third part consultation comment</i> • <i>attending DCC.</i>

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.