

## Basement Impact Assessment AUDIT: Instruction

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

<b>Camden Case Reference:</b>	2017/1406/P	<b>Site Address:</b>	20-21 King's Mews  London  WC1N 2JB
<b>Case officer contact details:</b>	Kate Henry 0207 974 2521 <a href="mailto:Kate.Henry@camden.gov.uk">Kate.Henry@camden.gov.uk</a>	<b>Date of audit request:</b>	13.3.17
<b>Statutory consultation end date: TBC</b>			
<b>Reason for Audit:</b>	Planning application		
<b>Proposal description:</b>  Variation of condition 2 (approved plans) of planning permission 2016/1093/P, dated 21/11/2016 (for replacement building to provide 7x self-contained residential units), namely to demolish the party wall between Nos. 21 and 22 King's Mews and to reduce the depth of the basement excavation and underpinning requirements to rear of site and boundary with Nos. 53-55 Gray's Inn Road			
<b>Relevant planning background</b>  2016/1093/P - Erection of 3 storey (plus basement) building to provide 7 no. self-contained residential units (1x 1-bed, 6x 2-bed ), following the demolition of the existing 2 storey garage building - Granted Subject to a Section 106 Legal Agreement 21/11/2016			
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	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 <sup>1</sup>	TBC
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>JMS Consulting Engineers L15/284/12- Rev C</b>
1	Description of proposed development.	Yes	The proposal is a variation to the approved basement construction, in relation to the permission for the partial demolition of the two storey existing garage structure and the construction of a new building to provide 3 floors of residential accommodation (7 units) 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 & 605T2
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"> <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	Contained within BIA and ESI Hydrology report Ref 6473R1:April 2016  Phase 2 Ground Investigation Report prepared by Geosphere Report Reference Number: 2128,GI/GROUND/AH,SG/31-01-17/V1 Project Number: 2128,GI Issue Reference: 1 Issue Date: 31 January 2017
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 within BIA – Section 9, Architects and JMS drawings in particular Series 600Rev B
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	Yes	Contained with BIA – Section 8

	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.	N/A	No increase in building footprint/drainage run-off
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
<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)**

<b>Date</b>	<b>Fee Categorisation (A/B/C) and costs (£ ex VAT)</b>	<b>Date estimate for initial report</b>	<b>Commentary (including timescales for completion of Initial Report)</b>
17/03/2017	Category B - £3,045	Approximately 4 weeks from instruction	<p><i>Additional fees may be required for</i></p> <ul style="list-style-type: none"> <li>• <i>site attendance</i></li> <li>• <i>reviewing revised/resubmitted documentation</i></li> <li>• <i>reviewing third part consultation comment</i></li> <li>• <i>attending DCC</i></li> </ul>

Note: Where changes to the fee categorisation are required during the audit process, this will require details to be updated in section E, 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.