

Basement Impact Assessment AUDIT: Instruction

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

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| Case officer contact details: | Gavin Sexton (020 7974 3231) | Date of audit request: | |
| Camden Reference: | 2016/5527/Pre | Statutory consultation end date: | N/A |
| Site Address: | Morrisons supermarket at Chalk Farm Road | | |
| Reason for Audit: | Large scale basement | | |
| Proposal description: | | | |
| <p>Mixed use redevelopment involving 3 buildings up to 9 storeys atop a basement-level supermarket and associated servicing area and parking for 300 cars. First level of basement/excavation to comprise c.6m excavation across 20000sqm footprint. Lower level basement to comprise excavation to c.10m across 4400sqm of footprint.</p> | | | |
| Relevant planning background | | | |
| N/A | | | |
| Do the basement proposals involve a listed building or does the site neighbour any listed buildings? | | It neighbours listed buildings – but they are c.18m at the closest point. | |
| Is the site in an area of relevant constraints? (check site constraints in M3/Magic GIS) | Slope stability | Y. Site is ex-railway yard made ground and bounded on two sides by railway. | |
| | Surface Water flow and flooding | N | |
| | Subterranean (groundwater) flow | Y | |
| Does the application require determination by Development Control Committee in | | Not at this point – this is a pre-app. | |

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| accordance fall the Terms of Reference ¹ | |
| 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 | | | |
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| Item provided | | Yes/ No/ NA² | Name of BIA document/appendix in which information is contained. |
| 1 | Description of proposed development. | Y | Camden Goods Yard - Basement Impact Assessment |
| 2 | Plan showing boundary of development including any land required temporarily during construction. | Y | Camden Goods Yard - Basement Impact Assessment – Appendix A |
| 3 | Plans, maps and or photographs to show location of basement relative to surrounding structures. | Y | Camden Goods Yard - Basement Impact Assessment – Appendix A |
| 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) | Y | Camden Goods Yard - Basement Impact Assessment – Figures |
| 5 | Plans and sections to show foundation details of adjacent structures. | Y | Camden Goods Yard - Basement Impact Assessment – Appendix E, F & G. Covers buildings details currently available for. |
| 6 | Plans and sections to show layout and dimensions of proposed basement. | Y | Camden Goods Yard - Basement Impact Assessment – Appendix B |
| 7 | Programme for enabling works, construction and restoration. | N | |
| 8 | Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding. | Y | Camden Goods Yard - Basement Impact Assessment |
| 9 | Assessment of impact of potential risks on neighbouring properties and surface and groundwater. | Y | Camden Goods Yard - Basement Impact Assessment |
| 10 | Identification of significant adverse impacts. | Y | Camden Goods Yard - Basement Impact Assessment |
| 11 | Evidence of consultation with neighbours. | N | |

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| 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 | Y | Extract of previous ground investigation contained within report, plus assessment of ground movements. |
| 13 | Ground Movement Assessment (GMA). | Y | Within Basement Impact Assessment |
| 14 | Plans, drawings, reports to show extent of affected area. | Y | Within Basement Impact Assessment |
| 15 | Specific mitigation measures to reduce, avoid or offset significant adverse impacts. | Y | Additional investigation works identified to be carried out identified within Basement Impact Assessment. To be undertaken prior to final detailed design. |
| 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. | Y | Camden Goods Yard - Basement Impact Assessment – Appendix D |
| 17 | Proposals for monitoring during construction. | N | |
| 18 | Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale | Y | Potential damage from initial ground movement assessment within Basement Impact Assessment. |
| 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. | Y | With Basement Impact Assessment |
| 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 | Y | With Basement Impact Assessment |

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| | CSM), including consideration of cumulative effects. | | |
| 21 | Identification of areas that require further investigation. | Y | Camden Goods Yard - Basement Impact Assessment |
| 22 | Non-technical summary for each stage of BIA. | Y | Camden Goods Yard - Basement Impact Assessment |
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| Additional BIA components (added during Audit) | | | |
| Item provided | Yes/No/NA² | | Comment |
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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) |
|-------------------|--|---|--|
| <i>15/05/2017</i> | <i>Category C - £5,400</i> | <i>Approximately 4 - weeks from instruction</i> | <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 further third part consultation comments</i> • <i>attending DCC.</i> |
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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.

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| FULL Name of contact [to be sent Invoice for final costs]* | Mr. Attzaz Rashid |
| Address of contact | 1 Portsoken Street London E1 8BT |
| Company (if relevant) | Barratt London (Aldgate) |
| Contact telephone number | 020 7423 5630 |
| Date | |

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