

## Basement Impact Assessment AUDIT: Instruction

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

<b>Camden Case Reference:</b>	2015/4407/P	<b>Site Address:</b>	Templar House, 81-87 High Holborn, London, WC1V 6NU
<b>Case officer contact details:</b>	Elaine Quigley (020 7974 5101)	<b>Date of audit request:</b>	20/12/2017
<b>Statutory consultation end date:</b>		Yes - Expired 14/04/2016	
<b>Reason for Audit:</b>	Planning application / Basement Extension		
<b>Proposal description:</b>			
<p>Redevelopment of the site, following demolition of the existing 9 storey mixed use building (retail units (Class A1) and office uses (Class B1)), to provide 13 storey building onto High Holborn comprising 607 sq. m of retail floorspace (Class A1-A3) at ground floor level, 15,346 sq. m of office floor space (Class B1) at basement to 12th floor levels and 14 storey building fronting onto Eagle Street comprising a total of 64 Class C3 residential units (7 studio, 25 x 1 bed, 24 x 2 bed and 8 x 3 bed units), new and altered improvements to public realm, landscaping, vehicular and cycle parking, bin storage and associated works.</p>			
<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?	Slope stability	Yes	
	Surface Water flow and flooding	No	
	Subterranean (groundwater) flow	No	
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference <sup>1</sup>	Yes		

<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.

No/Does the scope of the submitted BIA extend beyond the screening stage?	Yes
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**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	Description of proposed development.	Y	Section 3.9 of "Arup, Templar House – BIA, 1 Dec 2017, REP/237116/G004".
2	Plan showing boundary of development including any land required temporarily during construction.		Figure 17 of "Arup, Templar House – BIA, 1 Dec 2017, REP/237116/G004" indicates site boundary.
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Y	Section 3 of "Arup, Templar House – BIA, 1 Dec 2017, REP/237116/G004".
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	Section 3 of "Arup, Templar House – BIA, 1 Dec 2017, REP/237116/G004". No nearby watercourses.
5	Plans and sections to show foundation details of adjacent structures.	Y	Figure 14 of "Arup, Templar House – BIA, 1 Dec 2017, REP/237116/G004".
6	Plans and sections to show layout and dimensions of proposed basement.	Y	Figures 15 to 18 of "Arup, Templar House – BIA, 1 Dec 2017, REP/237116/G004".
7	Programme for enabling works, construction and restoration.	N	Contractor not yet appointed.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Y	Section 4 of "Arup, Templar House – BIA, 1 Dec 2017, REP/237116/G004".
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Y	Section 7 of "Arup, Templar House – BIA, 1 Dec 2017, REP/237116/G004".
10	Identification of significant adverse impacts.	N/A	No significant impacts.
11	Evidence of consultation with neighbours.	N	Contractor to undertake specific consultation.

12	<p>Ground Investigation Report and Conceptual Site Model including</p> <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>	Y	<p>Sections 3 and 6 of “Arup, Templar House – BIA, 1 Dec 2017, REP/237116/G004”.</p> <p>“Arup, Templar House – Geotechnical Desk Study, 5 Dec 2014, REP/237116/S001”.</p>
13	Ground Movement Assessment (GMA).	N	Section 7.3 of “Arup, Templar House – BIA, 1 Dec 2017, REP/237116/G004” presents the strategy for GMA.
14	Plans, drawings, reports to show extent of affected area.	N	Refer to Item 13 response.
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Y	Sections 7.3 and 8 of “Arup, Templar House – BIA, 1 Dec 2017, REP/237116/G004”.
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	Figure 18 of “Arup, Templar House – BIA, 1 Dec 2017, REP/237116/G004”.
17	Proposals for monitoring during construction.	Y	Sections 7.3 and 8 of “Arup, Templar House – BIA, 1 Dec 2017, REP/237116/G004”.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Y	Sections 7.3 and 8 of “Arup, Templar House – BIA, 1 Dec 2017, REP/237116/G004”.
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	Sections 7.3 and 8 of “Arup, Templar House – BIA, 1 Dec 2017, REP/237116/G004”.
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	Y	Sections 7.1, 7.2 and 8 of “Arup, Templar House – BIA, 1 Dec 2017, REP/237116/G004”.

	reference to ground investigation, BIA and CSM), including consideration of cumulative effects.		
21	Identification of areas that require further investigation.	Y	Sections 6.2, 7 and 8 of "Arup, Templar House – BIA, 1 Dec 2017, REP/237116/G004".
22	Non-technical summary for each stage of BIA.	Y	Section 8 of "Arup, Templar House – BIA, 1 Dec 2017, REP/237116/G004".
<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>
<i>Date</i>	<i>Category and cost -</i>	<i>This will depend on date of completion of section D but some indication is required</i>	<i>If possible please ALSO provide estimate for possible additional fees required to review consultation responses received to date.</i>

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.