

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2018/2316/P	Site Address:	Land to the rear of 222 Euston Road, adjacent to 210 Euston Road, fronting Stephenson Way London NW1 2DA
Case officer contact details:	David Peres Da Costa David.PeresDaCosta@camden.gov.uk 020 7974 5262	Date of audit request:	15/06/2018
Statutory consultation end date:		15/07/2018	
Reason for Audit:	Planning application / Basement Extension		
Proposal description: Erection of a seven-storey building plus basement for student accommodation use (C2) (in term time) and hotel use (C1) (outside term time) with 78 rooms of accommodation on the upper floors with shared amenity space at ground and sixth floor level and terrace at 6th floor level fronting Stephenson Way. Retention of the vehicular easement from Stephenson Way to the rear of 222 Euston Road.			
Relevant planning background 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	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 ¹	Yes
Does the scope of the submitted BIA extend beyond the screening stage?	No

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/ NA ²	Name of BIA document/appendix in which information is contained.
1	Description of proposed development.	Yes	24 to 32 Stephenson Way, NW1 2HD <i>Basement Impact Assessment Phase 1 – Screening and Scoping Report</i>
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	24 to 32 Stephenson Way, NW1 2HD <i>Basement Impact Assessment Phase 1 – Screening and Scoping Report</i>
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	24 to 32 Stephenson Way, NW1 2HD <i>Basement Impact Assessment Phase 1 – Screening and Scoping Report</i>
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	24 to 32 Stephenson Way, NW1 2HD <i>Basement Impact Assessment Phase 1 – Screening and Scoping Report</i>
5	Plans and sections to show foundation details of adjacent structures.	Yes	24 to 32 Stephenson Way, NW1 2HD <i>Basement Impact Assessment Phase 1 – Screening and Scoping Report</i>
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	24 to 32 Stephenson Way, NW1 2HD <i>Basement Impact Assessment Phase 1 – Screening and Scoping Report</i>
7	Programme for enabling works, construction and restoration.	Unknown	Not in CGL scope
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	24 to 32 Stephenson Way, NW1 2HD <i>Basement Impact Assessment Phase 1 – Screening and Scoping Report</i>
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	24 to 32 Stephenson Way, NW1 2HD <i>Basement Impact Assessment Phase 1 – Screening and Scoping Report</i>

10	Identification of significant adverse impacts.	Yes	24 to 32 Stephenson Way, NW1 2HD <i>Basement Impact Assessment Phase 1 – Screening and Scoping Report</i>
11	Evidence of consultation with neighbours.	Unknown	Not in CGL Scope
12	Ground Investigation Report and Conceptual Site Model including <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 	No	Excluded from Scope
13	Ground Movement Assessment (GMA).	No	Excluded from Scope
14	Plans, drawings, reports to show extent of affected area.	Yes	24 to 32 Stephenson Way, NW1 2HD <i>Basement Impact Assessment Phase 1 – Screening and Scoping Report</i>
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	No	Requires 14
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.	Unknown	Not in CGL Scope – but no SI is available?
17	Proposals for monitoring during construction.	No	Excluded from Scope
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	No	Excluded from Scope
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.	No	Excluded from Scope

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.	Yes	<i>24 to 32 Stephenson Way, NW1 2HD</i> <i>Basement Impact Assessment Phase 1 – Screening and Scoping Report</i>
21	Identification of areas that require further investigation.	Yes	<i>24 to 32 Stephenson Way, NW1 2HD</i> <i>Basement Impact Assessment Phase 1 – Screening and Scoping Report</i>
22	Non-technical summary for each stage of BIA.	Yes	<i>24 to 32 Stephenson Way, NW1 2HD</i> <i>Basement Impact Assessment Phase 1 – Screening and Scoping Report</i>
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)
<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>
19/06/2018	Category C - £4,050	Approximately 4 weeks from instruction	Additional fees may be required for <ul style="list-style-type: none"> • site attendance • reviewing revised/resubmitted documentation • reviewing third party consultation comments • attending DCC

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.