

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2019/4201/P	Site Address:	St Pancras Commercial Centre, 63 Pratt Street, London, NW1 0BY
Case officer contact details:	Kate.Henry@camden.gov.uk	Date of audit request:	21/08/2019
Statutory consultation end date:	TBC		
Reason for Audit:	Redevelopment of site including basement		
Proposal description:			
Demolition of existing buildings (Class B1c/B8); erection of 3x buildings ranging in height from 5 to 7 storeys above ground and a single basement level comprising a mixed use development of light industrial floorspace (Class B1c/B8), office floorspace (Class B1), 32x self-contained dwellings (Class C3), flexible retail floorspace (Class A1/A3); associated access and servicing, public realm, landscaping, vehicular and cycle parking, bin storage and other ancillary and associated works			
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		
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	Yes	4409 - St Pancras Commercial Centre AKTII - Basement Impact assessment/Chapter 2 – The Project : Structural Summary
2	Yes	4409 - St Pancras Commercial Centre AKTII - Basement Impact assessment/Chapter 3 – The Site
3	Yes	4409 - St Pancras Commercial Centre AKTII - Basement Impact assessment/Chapter 3 – The Site
4	Yes	4409 - St Pancras Commercial Centre AKTII - Basement Impact assessment/Chapter 3 – The Site and Appendix I
5	NA	St Pancras Commercial Centre is occupying a whole block
6	Yes	4409 - St Pancras Commercial Centre AKTII - Basement Impact assessment/Chapter 5 - Substructure and relevant Architect Drawings
7	No	Not for AKTII – Project manager to advice on program
8	Yes	4409 - St Pancras Commercial Centre AKTII – Flood Risk assessment Flood Risk Assessment submitted as a standalone Report – refer to planning submission documents Flood Risk Assessment - Part 1

9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	4409 - St Pancras Commercial Centre AKTII - Basement Impact assessment/Chapter 3 – The Site and Chapter 8 – Impact Assessment
10	Identification of significant adverse impacts.	Yes	4409 - St Pancras Commercial Centre AKTII - Basement Impact assessment/Chapter 8
11	Evidence of consultation with neighbours.	No	Not for AKTII
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 	Yes	4409 - St Pancras Commercial Centre AKTII - Basement Impact assessment/Chapter 3.7 - Geotechnical Information and Chapter 3.9 - Site Constraints Site Investigation report submitted as a standalone package – refer to planning submission documents Contaminated Land Assessment STR4646 - Part 1
13	Ground Movement Assessment (GMA).	Yes	4409 - St Pancras Commercial Centre AKTII - Basement Impact assessment/Chapter 8.2 Discussions with third parties are ongoing. Scope of GMA yet to be discussed.
14	Plans, drawings, reports to show extent of affected area.	Yes	4409 - St Pancras Commercial Centre AKTII - Basement Impact assessment/Chapter 8.2 Discussions with third parties are ongoing. Scope of impact on third parties yet to be discussed.
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	4409 - St Pancras Commercial Centre AKTII - Basement Impact assessment/Chapter 8.2 – Impact on adjacent buildings/ Assets
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	4409 - St Pancras Commercial Centre AKTII - Basement Impact assessment/Chapter 6 – Indicative sequence in AKT basement. Construction sequence to contractor proposal.
17	Proposals for monitoring during construction.	Yes	4409 - St Pancras Commercial Centre AKTII - Basement Impact assessment/Chapter 8.2 – Impact on adjacent buildings/ Assets

18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	No	Discussions with third parties are ongoing. Scope of likely damage to nearby properties yet to be discussed.
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	4409 - St Pancras Commercial Centre AKTII - Basement Impact assessment/Chapter 8.2
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	4409 - St Pancras Commercial Centre AKTII - Basement Impact assessment/Chapter 3.8
21	Identification of areas that require further investigation.	Yes	4409 - St Pancras Commercial Centre AKTII - Basement Impact assessment/Chapter 2.4 – 3 rd Parties/ Investigations/ Testing
22	Non-technical summary for each stage of BIA.	Yes	4409 - St Pancras Commercial Centre AKTII - Basement Impact assessment
Additional BIA components (added during Audit)			
Item provided	Yes/No/NA²		Comment
19	Yes		8.2.3 – Ground Movement and Damage Impact Assessment
20	Yes		8.2.8 – Land/Slope Stability
22	Yes		Non Technical Summary

Notes:

¹NB DP27 also requires consideration of architectural character, impacts on archaeology, amenity and other matters which are not covered by this checklist.

²Where 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>
21/06/2019	Cat C,£4,750	Approx 4 weeks from instruction	Additional fees may be required for <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 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.

Section D: Audit Agreement (TO BE COMPLETED BY THE APPLICANT)

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i. FULL NAME of contact to be Invoiced by LB Camden for audit costs*	[REDACTED]
ii. Address of contact	[REDACTED]
iii. Company (if relevant)	[REDACTED]
iv. Contact telephone number	[REDACTED]
v. Date	18/09/2019

[If Company name not provided then **FULL NAME** of Contact (First-name & Surname) must be provided – initials will not suffice]

Please take particular care when completing this form to ensure that all details are correct. Form errors which result in incorrectly issued invoices will lead to delays in completion of the Audit process and may incur an administration fee.

By completing the above form the **Contact in (i) agrees to pay the full costs**, set out in Section C, of the independent audit of the Basement Impact Assessment associated with the planning application for the site identified in Section A.

By completing the above form **the Contact in (i) acknowledges that they may be liable for additional fees**, charged at the hourly rate, 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

The case officer will confirm any additional costs to the applicant prior to instructing the Auditors to proceed.

Every effort will be made to minimise the occurrence of additional unforeseen expenses arising from the audit process.

Section E: Further work (to be completed *during* audit process if further fees required)

Date	Additional Fee (£ ex VAT)	Reason for additional fee	Date of agreement from Invoicee to meet these costs
		<p><i>Additional fees are required for the following purposes:</i></p> <ul style="list-style-type: none"> • <i>review BIA revisions</i> • <i>review 3rd Party reports</i> • <i>Attendance at Planning Committee</i> <p><i>[remove as necessary]</i></p> <p><i>Add details of expected date of updated Audit Report, if relevant</i></p>	

Agreement from the invoicee (Contact in Section D) is required prior to instructing the Auditors to proceed with additional fee work.