

**Basement Impact Assessment AUDIT: Instruction**

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

<b>Camden Case Reference:</b>	2020/0728/P	<b>Site Address:</b>	70-86 Royal College Street London NW1 0TH
<b>Case officer contact details:</b>	Kate.Henry@camden.gov.uk	<b>Date of audit request:</b>	25/02/2020
<b>Statutory consultation end date:</b>		17/03/2020	
<b>Reason for Audit:</b>	Planning application / Basement Extension		
<b>Proposal description:</b>			
Demolition of existing buildings (Class B2); erection of 5 storey building (plus rooftop pavilions/plant and basement) to provide a healthcare facility (mixed use Class D1/C2)			
<b>Relevant planning background</b>			
<b>PE9800492:</b> The formation of a new entrance and alterations to a link building by the replacement of a door and windows with a roller shutter both in the west elevation. <b>Granted 27/08/1998</b>			
<b>J12/10/D/36899:</b> The redevelopment of the site by the erection of a single storey with mezzanine building and associated parking provision for use as a tyre service depot for the storage, supply and fitting of tyres, batteries, exhausts and other vehicle fitments. <b>Granted 24/10/1983</b>			
<b>J12/10/D/29538:</b> Retention, for a further limited period, of the petrol filling station Managerial Training Centre. <b>Limited Period 23/01/1980</b>			
<b>J12/10/D/23896</b> - Retention for a further limited period of the petrol filling station managerial training centre. <b>Limited Period 17/02/1977</b>			
<b>J12/10/D/22953(R)</b> - Redevelopment to provide a part seven, part three storey building comprising petrol filling station, light industrial premises, 14 flats and a shop. <b>Granted 17/02/1977</b>			
<b>J12/10/D/18322</b> - Retention for a further limited period of the petrol filling station managerial training centre. <b>Limited Period 05/04/1974</b>			

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	Yes	
No/Does the scope of the submitted BIA extend beyond the screening stage?	Yes	

**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	Structural Methodology Statement (SMS) sections 1 to 5, BIA section 2
2	Plan showing boundary of development including any land required temporarily during construction.	Y	Cushman & Wakefield Construction Management Plan (CMP)
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Y	SMS sections 1 and 2, BIA figures section
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	SMS section 2, SMS appendix K, BIA section 3
5	Plans and sections to show foundation details of adjacent structures.	NA	Worst cases assumed for neighbours, see BIA section 7 and SMS Appendix A
6	Plans and sections to show layout and dimensions of proposed basement.	Y	SMS section 4, BIA Appendix A
7	Programme for enabling works, construction and restoration.	Y	Cushman & Wakefield Construction Management Plan (CMP)
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Y	BIA section 5
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Y	BIA sections 7 and 8

10	Identification of significant adverse impacts.	Y	Section 8, no significant impact identified
11	Evidence of consultation with neighbours.	Y	Statement of Community Involvement by Kanda
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>	Y	SMS appendix I
13	Ground Movement Assessment (GMA).	Y	BIA section 7
14	Plans, drawings, reports to show extent of affected area.	Y	BIA section 7
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	NA	No significant adverse impacts identified, control measures relating to specific items raised throughout body of BIA
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	Cushman & Wakefield Construction Management Plan (CMP)
17	Proposals for monitoring during construction.	N	To be developed at S3 and in consultation with party wall surveyor.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Y	BIA section 7, BIA appendix C

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	BIA section 8
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.	Y	BIA section 5
21	Identification of areas that require further investigation.	NA	No further investigations required
22	Non-technical summary for each stage of BIA.	Y	Start of BIA, following contents page
<b>Additional BIA components (added during Audit)</b>			
<b>Item provided</b>	<b>Yes/No/NA<sup>2</sup></b>		<b>Comment</b>

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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>
27/02/2020	Category C - £4,725	Approximately 4 weeks from instruction	Additional fees may be required for <ul style="list-style-type: none"> <li>• site attendance</li> <li>• reviewing revised/resubmitted documentation</li> <li>• reviewing third party consultation comments</li> <li>• attending DCC</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.

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

Camden Case Reference:	2017/	Site Address:	
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For data protection reasons this page should NOT be published on the Public website.

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

[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"> <li>• <i>review BIA revisions</i></li> <li>• <i>review 3<sup>rd</sup> Party reports</i></li> <li>• <i>Attendance at Planning Committee</i></li> </ul> <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.