

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2020/2470/P	Site Address:	Lethaby Building, Former Cochrane Theatre, 12-42 Southampton Row & 1-4 Red Lion Square (Former University Of Westminster Central St Martins College Campus), London, WC1B
Case officer contact details:	Ben.farrant@camden.gov.uk	Date of audit request:	04/06/2020
Statutory consultation end date:		29/06/2020	
Reason for Audit:	Large scale basement proposed		
Proposal description:			
<p>External alterations and internal refurbishment to the Grade II* Lethaby Building and the partial demolition and extensions of the existing buildings to create a new hotel facility (Use Class C1). Flexible ground floor and basements uses including retail uses (Use Class A1/A3/A4), office (Use Class B1), and a range of D1 / D2 / C1 uses including exhibition hall, lecture hall, screening room, spa and swimming pool. Creation of a new stand-alone block and re-instatement of former Orange Street which leads diagonally north-westwards from Red Lion Square. The block will provide a cultural use (Use Class D1 / A1) at ground and first floor level and residential (Use Class C3) above, together with associated highway improvements, public realm, landscaping, cycling parking, bin storage and other associated works.</p>			
Relevant planning background			
None directly applicable.			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?		Yes – the application site contains the Grade II* listed building (Lethaby Building). There also adjacent listed buildings, including the subterranean Kingsway Tram substation (Grade II) and 8-10 Southampton Row (Grade II)	
Is the site in an area of relevant constraints?		Slope stability	Yes

(check site constraints in M3/Magic GIS)	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 – this is a large scale major application	
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 Planning Committee (PC). From time to time applications which would normally be determined by officers under delegated authority are referred by the Director of Regeneration and PC for decision. Where the Auditor makes representations at PC 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	Former CSM Site, Holborn – Basement Impact Assessment (doc: 1129-A2S-XX-XX-RP-Y-0002-04) Section 1.
2	Yes	Former CSM Site, Holborn – Basement Impact Assessment (doc: 1129-A2S-XX-XX-RP-Y-0002-04) Figure 2.1.
3		Former CSM Site, Holborn – Basement Impact Assessment (doc: 1129-A2S-XX-XX-RP-Y-0002-04) Former CSM Site, Holborn – Geotechnical and Geo-environmental Desk Study Report (doc: 1129-A2S-XX-XX-RP-Y-0001-02) Figure 2.1. Figure 2.3.
4		Former CSM Site, Holborn – Basement Impact Assessment (doc: 1129-A2S-XX-XX-RP-Y-0002-04) Former CSM Site, Holborn – Geotechnical and Geo-environmental Desk Study Report (doc: 1129-A2S-XX-XX-RP-Y-0001-02) Desk study – BIA appendix B. Sections 2 & 3.
5		Former CSM Site, Holborn – Basement Impact Assessment (doc: 1129-A2S-XX-XX-RP-Y-0002-04) All proposed development drawings in Appendix A. Development footprint is surrounded by adjacent roads and does not immediately neighbour an adjacent property.

6	Plans and sections to show layout and dimensions of proposed basement.	Former CSM Site, Holborn – Basement Impact Assessment (doc: 1129-A2S-XX-XX-RP-Y-0002-04) All proposed development drawings in Appendix A.
7	Programme for enabling works, construction and restoration.	Enabling, Construction and Restoration Works is programmed at 940 days.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Former CSM Site, Holborn – Basement Impact Assessment (doc: 1129-A2S-XX-XX-RP-Y-0002-04) BIA Sections 4&5 scoping and screening and BIA section 9.
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Former CSM Site, Holborn – Basement Impact Assessment (doc: 1129-A2S-XX-XX-RP-Y-0002-04) BIA Sections 4&5 scoping and screening and BIA section 9. Appendix E – Ground Movement Assessment.
10	Identification of significant adverse impacts.	Former CSM Site, Holborn – Basement Impact Assessment (doc: 1129-A2S-XX-XX-RP-Y-0002-04) Section 4 scoping. Section 5 screening.
11	Evidence of consultation with neighbours.	Former CSM Site, Holborn – Basement Impact Assessment (doc: 1129-A2S-XX-XX-RP-Y-0002-04) Site has no immediate neighbouring properties. Discussion of assessment of other assets considered in Section 7 – detailing ongoing liaison.
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 	Former CSM Site, Holborn – Basement Impact Assessment (doc: 1129-A2S-XX-XX-RP-Y-0002-04) Appendix B – Desk Study GI Records info – BIA Section 6. GI logs – BIA Appendix D.

	- factual site investigation report		Prelim contam land assessment – Appendix B (desk study0 – section 6.
13	Ground Movement Assessment (GMA).		Former CSM Site, Holborn – Basement Impact Assessment (doc: 1129-A2S-XX-XX-RP-Y-0002-04) (GMA report in Appendix E)
14	Plans, drawings, reports to show extent of affected area.		Former CSM Site, Holborn – Basement Impact Assessment (doc: 1129-A2S-XX-XX-RP-Y-0002-04) (GMA report in Appendix E) Outline groundwater impact assessment – BIA, Section 7.5.
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.		Former CSM Site, Holborn – Basement Impact Assessment (doc: 1129-A2S-XX-XX-RP-Y-0002-04) Mitigation presented post scoping and screening process in section 9 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.		Former CSM Site, Holborn – Basement Impact Assessment (doc: 1129-A2S-XX-XX-RP-Y-0002-04) BIA – Section 8.
17	Proposals for monitoring during construction.		Former CSM Site, Holborn – Basement Impact Assessment (doc: 1129-A2S-XX-XX-RP-Y-0002-04) BIA – Section 8.3 (outline proposals, subject to development).
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale		Former CSM Site, Holborn – Basement Impact Assessment (doc: 1129-A2S-XX-XX-RP-Y-0002-04) BIA – Paragraph 9.2.2. & GMA in appendix E.
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),		Former CSM Site, Holborn – Basement Impact Assessment (doc: 1129-A2S-XX-XX-RP-Y-0002-04) GMA in appendix E. BIA – Section 8.

	including consideration of cumulative effects.		
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.		Former CSM Site, Holborn – Basement Impact Assessment (doc: 1129-A2S-XX-XX-RP-Y-0002-04) BIA Section 9.
21	Identification of areas that require further investigation.		Former CSM Site, Holborn – Basement Impact Assessment (doc: 1129-A2S-XX-XX-RP-Y-0002-04) Scheme desk study – Appendix B of BIA. Desk study section 8/9 BIA sections 7, 8, 9.
22	Non-technical summary for each stage of BIA.		Former CSM Site, Holborn – Basement Impact Assessment (doc: 1129-A2S-XX-XX-RP-Y-0002-04) Section 1 of BIA is non-technical summary.
Additional BIA components (added during Audit)			
Item provided	Yes/No/NA²		Comment

Notes:

¹ NB policy A5 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)
05/06/2020	Category C - £6075	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 comment• 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.