

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:		Site Address:	1. 247 Tottenham Court Road, London, W1T 7HH; 2. 3 Bayley Street, London, WC1B 3HA; 3. 1 Morwell Street, London, WC1B 3AR; 4. 2-3 Morwell Street, London, WC1B 3AR; and 5. 4 Morwell Street, London, W1T 7QT.
Case officer contact details:	Laura Hazleton	Date of audit request:	13/08/2020
Statutory consultation end date:		14/09/2020	
Reason for Audit:	Basement excavation		
Proposal description: Demolition of 247 Tottenham Court Road, 3 Bayley Street, 1 Morwell Street, 2-3 Morwell Street and 4 Morwell Street and the erection of a mixed use office led development comprising ground plus five storey building for office (Class B1) use, flexible uses at ground and basement (Class A1/A2/A3/B1/D1/D2), residential (Class C3) use, basement excavation, provision of roof terraces, roof level plant equipment and enclosures, cycle parking, public realm and other 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
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	Description of proposed development.	YES	AKT II Document: Submitted Basement Impact Assessment Report, section 1
2	Plan showing boundary of development including any land required temporarily during construction.	YES	See site location plan by Stiff + Trevillion and draft Construction Logistics Plan by Momentum.
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	YES	AKT II Document: Submitted Basement Impact Assessment Report, section 8.4
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	AKT II Document: Submitted Basement Impact Assessment Report, section 4
5	Plans and sections to show foundation details of adjacent structures.	YES	AKT II Document: Submitted Basement Impact Assessment Report, section 8.4 (shows assumed foundation detail, TBC via Trial Pit)
6	Plans and sections to show layout and dimensions of proposed basement.	YES	AKT II Document: Submitted Basement Impact Assessment Report, Appendix 1 (structural sketches)
7	Programme for enabling works, construction and restoration.	YES	See Draft Construction Logistics Plan by Momentum.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	YES	AKT II Document: Submitted Basement Impact Assessment Report, section 4.2 and Appendix 2
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	YES	AKT II Document: Submitted Basement Impact Assessment Report, section 11, Appendix 7
10	Identification of significant adverse impacts.	YES	AKT II Document: Submitted Basement Impact Assessment Report, section 11, Appendix 7 (GMA for party wall damage assessment)

11	Evidence of consultation with neighbours.	YES	AKT II Document: Submitted Basement Impact Assessment Report, Appendix 10
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 	Partial	AKT II Document: Submitted Basement Impact Assessment Report, section 4, appendix 3 <ul style="list-style-type: none"> - Desktop study - YES - exploratory hole records – YES (Historical / adjacent sites) - results from monitoring the local groundwater regime - (to follow) - confirmation of baseline conditions - YES (to be verified) - factual site investigation report – (to follow)
13	Ground Movement Assessment (GMA).	YES	AKT II Document: Submitted Basement Impact Assessment Report, section 11, appendix 9 (To be instructed and carried out)
14	Plans, drawings, reports to show extent of affected area.	YES	AKT II Document: Submitted Basement Impact Assessment Report, appendix 9 (To be instructed and carried out)
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	N/A	No significant / adverse impacts identified as part of proposed scheme
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.	No	To follow
17	Proposals for monitoring during construction.	YES	AKT II Document: Submitted Basement Impact Assessment Report, section 11.4
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	YES	AKT II Document: Submitted Basement Impact Assessment Report, Section 11, appendix 9
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),	YES	Refer to Ground Movement Assessment

	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.	YES	Refer to submitted Drainage Assessment, prepared by AKT-II
21	Identification of areas that require further investigation.	YES	AKT II Document: Submitted Basement Impact Assessment Report, section 12
22	Non-technical summary for each stage of BIA.	NO	To follow
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)
<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>
14/08/2020	Category C £4057.50 + VAT	21 September 2020	

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.