

Oriel

Basement Impact Assessment Proforma

Structural Engineering

October 2020

File: ORL-INF-XX-XX-RP-PL-335-Basement Impact Assessment Proforma



Oriel
Creating the centre for
advancing eye health



Moorfields
Eye Hospital
NHS Foundation Trust



Moorfields
Eye Charity



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Moorfields
Eye Hospital
NHS Foundation Trust



white



Moorfields
Eye Charity

KMHeritage

AECOM

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Penoyre
& Prasad
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gia
CHARTERED SURVEYORS

BURO HAPPOLD



GT GARDINER
& THEOBALD

C/M/S

Law . Tax

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	TBC	Site Address:	Plot 1, St Pancras Hospital Site, St Pancras Way, London, NW1 0PE.
Case officer contact details:	John Diver	Date of audit request:	09/10/2020
Statutory consultation end date:		xxx	
Reason for Audit:	Major application involving demolition and land clearance to form a site wide lower ground floor level, adjacent to public foot way and retained buildings of heritage value.		
Proposal description:			
Demolition of one and two storey hospital buildings (Ash House, Bloomsbury Day Hospital, Camley Building, Jules Thorn Day Hospital, Kitchen and the Post Room and Mortuary) and erection of a part seven, part ten storey purpose built healthcare, medical research and educational facility for Moorfields Eye Hospital, the UCL Institute of Ophthalmology and Moorfields Eye Charity.			
New building to comprising a mixture of the following uses: clinical, research and education purposes, including accident and emergency (A&E) department, outpatients, research areas, operating theatres, education space, café and retail areas, facilities management, office space and plant space.			
Relevant planning background			
n/a			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?		No, but there are several buildings of heritage value adjacent to the site that are to be retained.	
Is the site in an area of relevant constraints?	Slope stability	YES	
	Surface Water flow and flooding	No, but adjacent to a local flood risk zone	
	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?	

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	Description of Proposed Development is provided in brief in section 1.1 of the BIA report and further detail is provided in documents submitted to support the planning application.
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Included in the BIA report (section 1) and shown on the technical drawings submitted with the planning application.
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	Included in the BIA report (sections 5.1 and 6.1) and Appendix A (see drawing ORL-ACM-00-F1-DR-SE-01501).
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 Flood Risk Assessment (FRA) by URS (2014)	Yes	Included in the Phase 1 Geotechnical and Geoenvironmental Desk Study and the Flood Risk Assessment and Drainage Strategy which are submitted with the planning application.
5	Plans and sections to show foundation details of adjacent structures.	No	The exact foundation details of the adjacent structures are not known. The proximity of the adjacent structures and relative levels are shown on drawings in Appendix A of the BIA Report (drawings ORL-ACM-00-F1-DR-SE-01501, ORL-ACM-00-ZZ-DR-SE-04501 and ORL-ACM-00-ZZ-DR-SE-04502).
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	In the BIA report (sections 6 and 7) and Appendices A and B (see drawings ORL-ACM-00-F1-DR-SE-01501, ORL-ACM-00-ZZ-DR-SE-04501 and ORL-ACM-00-ZZ-DR-SE-04502).
7	Programme for enabling works, construction and restoration.	No	This will be determined with the Contractor and detailed in the Construction Management Plan (CMP). An Outline CMP is submitted with the planning application.
8	Identification of potential risks to land stability (including surrounding structures	Yes	In the BIA report, section 3 Screening.

	and infrastructure), and surface and groundwater flooding.		
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	In the BIA report, section 4 Scoping.
10	Identification of significant adverse impacts.	Yes	In the BIA report, Section 4.1. Mitigation measures for these potential impacts are presented in Section 4.2.
11	Evidence of consultation with neighbours.	No	
12	Ground Investigation (GI) 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 (SI) report 	Yes	Summary of Phase 1 Geotechnical and Geoenvironmental Desk Study Report included in the BIA report (section 2). The Phase 1 Geotechnical and Geoenvironmental Desk Study Report is submitted with the planning application. The Phase 2 intrusive investigation are anticipated to be secured through an appropriately worded planning condition.
13	Ground Movement Assessment (GMA).	No	This will be completed after the Factual and Interpretative reports are available following completion of the Phase 2 intrusive investigation is complete, anticipated to be secured through an appropriately worded planning condition.
14	Plans, drawings, reports to show extent of affected area.	Yes	The potential area that may be affected is included in the BIA report and the site layout drawings in Appendix A.
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	In the BIA report Section 4.2.
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	An outline CSM is included within the BIA report (section 7) with drawings in Appendices A and B. A full CSM will be devised in collaboration with the Main Contractor when appointed at a later stage of the design.
17	Proposals for monitoring during construction.	Yes	Initial proposals are in the BIA report, sections 5 and section 7.

18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	An initial statement provided in the BIA report - this will be confirmed by the Ground Movement Assessment (GMA) following the completion of the Phase 2 intrusive investigation.
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	Within the BIA report, sections 4.2 and 7. Full GMA will be produced when the Phase 2 intrusive investigation is complete.
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	Within the BIA report, section 4.2. A drainage summary statement is provided in the BIA report, section 8. Also refer to the Flood Risk Assessment and Drainage Strategy which is submitted with the planning application
21	Identification of areas that require further investigation.	Yes	Phase 2 intrusive investigation, gull GMA and updated CSM when the main Contractor is appointed.
22	Non-technical summary for each stage of BIA.	Yes	At the end of each section or sub-section of the BIA report.
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>

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:	█	Site Address:	█ █ █ █
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For data protection reasons this page should NOT be published on the Public website.

Who will be paying the invoice:

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 be advised an administration fee of £60 + VAT will be added to the invoice to cover the costs of the council processing the application.

WHOMEVER SUBMITS THIS FORM SHALL ACCEPT RESPONSIBILITY FOR PAYMENT. WE THEREFORE CANNOT ACCEPT INSTRUCTION FORMS FILLED OUT BY A THIRD PARTY ON BEHALF OF SOMEONE ELSE

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 additional 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.



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