

Basement Impact Assessment AUDIT: Instruction

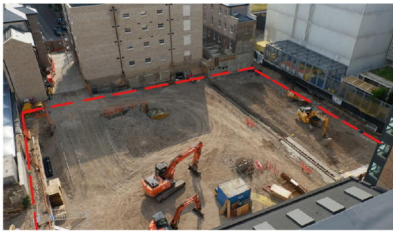
Section A (Site Summary) – to be completed by Case Officer


Camden Case Reference:	2017/0414/P / 2018/1854/P / 2021/3088/P	Site Address:	Middlesex Hospital Annex, 44 Cleveland Street
Case officer contact details:	Kate Henry Kate.Henry@camden.gov.uk 0207 974 3794	Date of audit request:	09/07/2021
Statutory consultation end date:		n/a	
Reason for Audit:	Detailed Basement Construction Plan requirement of s106		
<p>Proposal description:</p> <p>2017/0414/P: Refurbishment of and alterations to the existing former Workhouse Building (Grade II listed) and North and South Houses (fronting onto Cleveland Street) to provide 12x residential units (Class C3); demolition of part of South House and buildings at rear of Workhouse Building and redevelopment to provide a part 4, part 5, part 8 storey building comprising 4,535sqm of commercial floor space (flexible use of Class B1 / D1 healthcare) and 38x residential units (Class C3); and associated works including opening up of Bedford Passage, creation of public open space, landscaping works, and partial demolition of front boundary wall. Granted subject to section 106 15/01/2018.</p> <p>2018/1584/P: Variation of condition 2 (approved drawings) and removal of condition 3 (demolition contract) of planning permission ref 2017/0414/P (dated 15th Jan 2018) for refurbishment of the Workhouse and North/South Houses and redevelopment of the remainder of the site, to provide a mixed-use development comprising 50 residential units and commercial space; namely to increase extent of basement to incorporate MRI scanners with 3 no. external quench pipes, internal modifications to affordable housing layouts, change of mix of market tenure housing to create 3 no. additional units, alterations to South House to incorporate community room and North House to increase floorspace and provide basement level courtyards, alterations to rooftop plant area, fenestration of new build, cycle parking, access and landscaping. Granted subject to section 106 30/09/2019.</p> <p>2021/3088/P: Non-material amendment to include additional basement level to house water storage tanks for a sprinkler system and associated plant, approved under planning permission 2017/0414/P, dated 15/01/2018 (as amended by 2018/1584/P, dated 30/09/2019) (for: Refurbishment / alterations to the Workhouse and North and South Houses and redevelopment of the remainder of the site to provide a mixed-use development comprising residential units and commercial floorspace, external quench pipes to serve basement, a community room, rooftop plant, and associated works, including opening up of Bedford Passage, creation of public open space, landscaping works etc.) Decision pending</p>			


Relevant planning background (see above)		
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?	The basement proposals do not involve a listed building. The proposed basement adjoins a grade II listed building, namely the Strand Union Workhouse which forms a part of the overall Middlesex Hospital Annex site	
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	n/a	
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		<p>The current architectural proposal is an 8-storey building with two basement levels. The basement levels house water sprinkler tanks, mechanical plant and MRI rooms. At ground floor there will be an external podium area with landscaping. Floors 3, 4 and 5 are designed to have an internal courtyard with a walkway to access residential units. Levels 0 to 2 will be for commercial use and the levels 3 to 7 will be residential. Level 8 (roof) houses mechanical plant and photovoltaic (PV) panels.</p>
2		<p>Refer to the BIA report, which provides the boundary of the development.</p>
3		<p>Plans, maps and or photographs to show location of basement relative to surrounding structures.</p> <p><u>Current day</u></p> 
4		<p>Included in figures 5-7, 9-11 and 14 in the BIA report.</p>

5	Plans and sections to show foundation details of adjacent structures.		Included in Appendix A (part of Greenhatch Survey) and in Appendix C (cross-sections for construction sequence) of the BIA report
6	Plans and sections to show layout and dimensions of proposed basement.		Refer to AECOM's proposed structural drawings of the basement.
7	Programme for enabling works, construction and restoration.		Morgan Sindall's latest programme ' <i>BPD-Enabling Works - Contract Programme Rev10'</i>
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.		Included in section 8.3 of BIA report.
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.		Included in sections 7, 8.1 and 8.2 of BIA report.
10	Identification of significant adverse impacts.		Not applicable. Assessment indicates damage categories 1 or below for neighbouring structures and no adverse impact on land stability, surface water or groundwater.
11	Evidence of consultation with neighbours.		<p>See snapshots below of the completed Awards between the building owner and adjoining owners UCL Wellcome Windmeyer and UCL Astor College.</p> <p>DELVA PATMAN REDLER Chartered Surveyors </p> <p>PARTY WALL AWARD PARTY WALL etc ACT 1996</p> <p>BUILDING OWNER UNIVERSITY COLLEGE LONDON HOSPITALS CHARITY Middlesex Hospital Annex, Cleveland Street, London W1Y 4JU</p> <p>ADJOINING OWNER UNIVERSITY COLLEGE LONDON UCL Wellcome Windmeyer Building, 43 Howland Street, Fitzrovia, London W1T 4JG and Astor College, 99-115 Charlotte Street, Fitzrovia, London W1T 4QB</p>

			<p>DELVA PATMAN REDLER Chartered Surveyors </p> <p>PARTY WALL AWARD PARTY WALL etc ACT 1996</p> <p>BUILDING OWNER UNIVERSITY COLLEGE LONDON HOSPITALS CHARITY Middlesex Hospital Annex, Cleveland Street, London W1Y 4JU</p> <p>ADJOINING OWNER LLOYDS PROJECT LEASING LIMITED Astor College, 99-115 Charlotte Street, Fitzrovia, London W1T 4QB</p>
12	<p>Ground Investigation Report and Conceptual Site Model including</p> <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 		<p>Phase 1 Desk Study Report and GIR (including factual report) referenced in section 1.3 of BIA report are separate documents were submitted separately.</p>
13	Ground Movement Assessment (GMA).		Included in Appendix D of BIA report.
14	Plans, drawings, reports to show extent of affected area.		Refer to the BIA/GMA reports
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.		Monitoring of neighbouring structures recommended to confirm findings of BIA and GMA reports; and are implemented on site. No significant adverse impacts are expected.
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.		Refer to the BIA report Appendix C.
17	Proposals for monitoring during construction.		Independent monitoring is being undertaken to the Workhouse, North House, South House and neighbouring

		<p>buildings. Monitoring will be carried out by placing movement targets on the existing walls in locations as shown on AECOM drawings <i>MHA-ACM-MON-00-DR-S-00001 & 00002</i> both included within <i>Appendix A</i> of the AECOM Movement and Tolerances Specification <i>MHA-ACM-XX-SP-SE-0007</i>.</p> <p>Additional monitoring of the secant piling is proposed. During the monitoring periods, a traffic light warning system is adopted with the trigger values associated with the bulk excavation of the site and basement construction. Automated inclinometers (6No) are proposed at key locations along the secant wall. The specification for this instrumentation is in section 5 of the AECOM Specification for Piling and Embedded Retaining Walls <i>MHA-ACM-XX-SP-SE-0009</i></p>
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	<p>Included in section 7.2.2 of BIA report and section of GMA report.</p> <p><i>Non-technical Summary</i> Based on the BIA results, no adverse effects are anticipated on neighbouring properties with damage categories assessed to be 1 or below (i.e. negligible to very slight damage on Burland Scale).</p> <p><i>Technical Summary (Detail)</i> Considering the interaction with the underlying soil and the maximum strain that can be mobilised within the walls, all but two walls fall into damage category 1 or below. The wall of 13 Tottenham Mews running perpendicular to the southern site boundary and the wall of Work House running perpendicular to the western site boundary fall into damage category 2 ("Slight" damage) in the long-term conditions.</p> <p>Refinement of the results using Potts and Addenbrooke (1997) approach as presented in CIRIA C760 and allowing for the stiffness of the adjacent structures showed that all walls fall into damage category 1 or below</p>
19	Confirmatory and reasoned statement with supporting evidence that the structural	<p>As above.</p> <p><i>Non-technical Summary</i></p>

	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.		<p>Based on the BIA results, no adverse effects are anticipated on neighbouring properties with damage categories assessed to be 1 or below (i.e. negligible to very slight damage on Burland Scale).</p> <p>Damage Category 1 refers to fine cracks that are easily treated during normal decoration. Damage generally restricted to internal wall finishes. Close inspection may reveal some cracks in external brickwork or masonry. Typical crack widths up to 1mm.</p>
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.		Refer to sections 7.3, 8.1 and 8.3 of the BIA report.
21	Identification of areas that require further investigation.		Recommendations for requirements for further work is included in Section 9 of the BIA.
22	Non-technical summary for each stage of BIA.		Non-technical summary is included in the BIA report (executive summary)
Additional BIA components (added during Audit)			
Item provided	Yes/No/NA²		Comment

Notes:

¹NB policy A5 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)
15/07/2021	BCP Review – TOR Hourly rates initially capped at £4,320	Approx. 4 weeks from instruction	Additional fees may apply for: <ul style="list-style-type: none"> - review of additional or supplementary documents - meetings - site visits - attendance at committee

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		

Where the invoice should be sent:

Company name, contact name and address of where to send invoice (if different from above)		
Contact email address		
Contact telephone number		

[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 £20 + VAT will be added to the invoice to cover the costs of the council processing the application. **AS OF 1 APRIL 2020, THE ADMIN FEE WILL INCREASE TO £60 + VAT***

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.