

### Basement Impact Assessment AUDIT: Instruction

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

<b>Camden Case Reference:</b>	2022/4514/P	<b>Site Address:</b>	The Unicorn 227 Camden Road London NW1 9AA	
<b>Case officer contact details:</b>	Kate Henry 0207 974 3794 <a href="mailto:Kate.Henry@camden.gov.uk">Kate.Henry@camden.gov.uk</a>	<b>Date of audit request:</b>	18/11/2022	
<b>Statutory consultation end date:</b>	TBC			
<b>Reason for Audit:</b>	Enlargement to existing basement			
<b>Proposal description:</b> Redevelopment of existing former public house / live music venue (Sui Generis) and ancillary residential accommodation above - including enlargement of existing basement, 1st and 2nd floor extensions (fronting Camden Road and Brecknock Road) and creation of mansard roof above existing building, and associated works - in association with the re-provision of public house / live music venue (Sui Generis) at ground and basement levels (fronting onto Camden Road and Brecknock Road); creation of new flexible Class E floorspace at ground and basement levels (fronting onto Brecknock Road); and the creation of self-contained flats (Class C3) on the upper floors, accessed from Brecknock Road [for the purpose of consultation: 7x flats (2x 1-bed, 2x 2-bed, 3x 3-bed); 304.3 sqm of public house / live music venue floorspace; 374.3 sqm of flexible Class E floorspace]				
<b>Relevant planning background</b>  None				
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	No	
		Surface Water flow and flooding	No	
		Subterranean (groundwater) flow	No	
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference <sup>1</sup>		TBC		
Does the scope of the submitted BIA extend beyond the screening stage?		Yes		

<sup>1</sup> 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.

Which ward is the application situated?	Kentish Town South
Is there an adopted neighbourhood plan? If so, which is it?	Kentish Town Neighbourhood Plan 2016

**Section B: BIA components for Audit (to be completed by Applicant)**

Items provided for Basement Impact Assessment (BIA) <sup>1</sup>			
Item provided		Yes/ No/N A <sup>2</sup>	Name of BIA document/appendix in which information is contained.
1	Description of proposed development.	Yes	Desk Study, Basement Impact & Ground Movement Assessment Report (Part 1.1 Proposed Development)
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Desk Study, Basement Impact & Ground Movement Assessment Report (Part 2.1 Site Description)
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	Desk Study, Basement Impact & Ground Movement Assessment Report (Appendix Part 1 – Desk Study)
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	Sustainable Drainage Assessment
5	Plans and sections to show foundation details of adjacent structures.	Yes	Desk Study, Basement Impact & Ground Movement Assessment Report (Section 2.7 & Appendix Part 2 – Site Investigation)
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Construction Method Statement & Desk Study, Basement Impact & Ground Movement Assessment Report (Part 9.1 Proposed Excavation) Proposed Basement Plan (drawing 050210) Proposed Section D (drawing 060222)
7	Programme for enabling works, construction and restoration.	Yes	Construction Method Statement (Part 5.0)
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	Construction Method Statement & Desk Study, Basement Impact & Ground Movement Assessment Report
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	Desk Study, Basement Impact & Ground Movement Assessment Report
10	Identification of significant adverse impacts.	Yes	Desk Study, Basement Impact & Ground Movement Assessment Report (Part 4.1)
11	Evidence of consultation with neighbours.	N/A	We have informally met with the neighbours at Fomo Music Studios to discuss the particulars of the scheme including the proposed basement.
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>	Yes	Desk Study, Basement Impact & Ground Movement Assessment Report

13	Ground Movement Assessment (GMA).	Yes	Desk Study, Basement Impact & Ground Movement Assessment Report (Part 3)
14	Plans, drawings, reports to show extent of affected area.	Yes	Desk Study, Basement Impact & Ground Movement Assessment Report
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	Desk Study, Basement Impact & Ground Movement Assessment Report
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	Construction Method Statement (Part 5.0)
17	Proposals for monitoring during construction.	Yes	Construction Method Statement (Part 6.0)
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Desk Study, Basement Impact & Ground Movement Assessment Report (Appendix Part 3 – Ground Movement Assessment)
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	Desk Study, Basement Impact & Ground Movement Assessment Report (Part 11, 12)
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	Desk Study, Basement Impact & Ground Movement Assessment Report  Sustainable Drainage Assessment
21	Identification of areas that require further investigation.	Yes	Desk Study, Basement Impact & Ground Movement Assessment Report (Part 14)
22	Non-technical summary for each stage of BIA.	Yes	Desk Study, Basement Impact & Ground Movement Assessment Report (Part 13.3)
<b>Additional BIA components (added during Audit)</b>			
<b>Item provided</b>	<b>Yes/No/NA<sup>2</sup></b>		<b>Comment</b>

Notes:

<sup>1</sup>NB policy A5 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)**

Date	Fee Categorisation (A/B/C) and costs (£ ex VAT)	Date estimate for initial report	Commentary (including timescales for completion of Initial Report)
18/11/2022	Category B - £3045	Approximately 4 weeks from instruction	Additional fees may apply for: <ul style="list-style-type: none"> <li>∞ Submission of additional documents requiring further review.</li> <li>∞ Meetings</li> <li>∞ Site visits</li> <li>∞ Attendance at planning committee</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) For data protection reasons this page should NOT be published on the Public website.**

<b>Camden Case Reference:</b>	2022/4514/P	<b>Site Address:</b>	The Unicorn 227 Camden Road London NW1 9AA
-------------------------------	-------------	----------------------	---

**Important – please read bullet points below prior to completing:**

- ∞ **The Contact named in (i) below shall accept responsibility for the costs set out in Section C and must return this form directly to the planning case officer**
- ∞ **We cannot accept instruction forms filled out or returned by a third party (I.e. if the applicant is paying, the form must be completed and returned by the applicant, NOT by an agent on his/her/their behalf).**
- ∞ **This pro forma must be completed fully and accurately. We will not be able to proceed with the audit until we are satisfied that Camden Council will be able to fully reclaim the costs incurred**

**Who will be paying the invoice:**

<b>i. FULL NAME of contact to be Invoiced by LB Camden for audit costs*</b>	
<b>ii. Address of contact</b>	
<b>iii. Company (if relevant)</b>	
<b>iv. Contact telephone number</b>	
<b>v. Contact email address</b>	
<b>vi. Date</b>	
<p>The section below is to be filled out in the event of any additional costs being incurred. the Contact in (i) acknowledges that they may be liable for additional fees, charged at the hourly rate, in the following circumstances:</p> <ul style="list-style-type: none"> <li>∞ To assess detailed revisions to the originally submitted audit material</li> <li>∞ To assess detailed technical consultation responses from Third Party consultants</li> <li>∞ To attend Development Control Committee</li> </ul>	
<b>vii. Additional cost amount</b>	Reason
<b>Name</b>	Date
<b>viii.</b>	

[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 £51.67 + VAT will be added to this and any further invoices pertaining to this application to cover the costs of the council processing the application.**

The case officer will confirm any additional costs to the applicant prior to instructing the Auditors to proceed. We will require written consent from the person named in (i) above that they will meet the costs prior to agreeing additional work

Every effort will be made to minimise the occurrence of additional unforeseen expenses arising from the audit process.