

Basement Impact Assessment – Addendum

1. Introduction

- 1.1. This addendum statement is for the Community Right to Build Order (CRtBO) on Phoenix Place submitted by the Mount Pleasant Association (MPA).
- 1.2. It is an addendum to the planning permission submitted by the Royal Mail Group, and outlines the key differences between the basement impact of the two sites.
- 1.3. This statements shows that there is no evidence that the basements of the MPA proposals will have a negative impact. There is evidence that the basement in the MPA proposals will have a significantly smaller impact than the RMG’s proposals, due to the smaller size of the basement in the MPA proposals.
- 1.4. This statement makes use of the following documents submitted as part of the RMG planning application
 - 1.4.1. Phoenix Place Site Basement Impact Assessment
 - 1.4.2. Design Access Statement Volume I & II

2. Royal Mail Group proposals – Basement Impact

- 2.1. The Phoenix Place Basement Impact Assessment states that:

‘It was concluded that shallow groundwater flows are not expected to be sufficiently impeded to cause an increase in groundwater levels that would in turn cause groundwater flooding. In addition, deep groundwater levels would be prevented from rising to the surface owing to the presence of the London Clay Formation.’ (3.4)

- 2.2. The Phoenix Place Basement Impact Assessment states that:

‘It is expect(ed) that the underlying shallow aquifers are already in hydraulic conductivity with Made Ground and thus the creation of new pathways is not expected to be significant in terms of groundwater quality.’ (3.5)

3. Mount Pleasant Association – similarities with RMG proposals

- 3.1. The lack of impact outlined in point 2 above is the same for the MPA proposals because, as outlined in point 4 below, the basement area in the MPA proposals are smaller.

- 3.2. The proposed MPA development, will, like the RMG proposals, not impede shallow groundwater flows sufficiently to cause an increase in groundwater levels.
- 3.3. The proposed MPA development is, like the RMG proposals, above the London Clay Formation, which prevents deep groundwater levels from rising to the surface.
- 3.4. The proposed development is, like the RMG proposals, above the underlying shallow aquifers already in hydraulic conductivity with Made Ground.

4. Mount Pleasant Association –changes in Basement Impact.

- 4.1. The basement in the MPA proposals is smaller – there is one level of basement rather than two, due to the fact it is for cycling and (smaller) plant use only, and not for car parking, and it is contained to the footprint of building so there is less spoil to be removed.
- 4.2. The smaller basement in the MPA proposal means there will be less impact on local roads through fewer vehicle movements.

5. Conclusions

- 5.1. There is no evidence that the basements of the MPA proposals will have a negative impact, or a more negative impact than the RMG proposals.
- 5.2. There is strong evidence that the basement of the MPA proposals will have a significantly smaller impact than the RMG proposals, due to its smaller size.