



BASEMENT IMPACT ASSESSMENT FOR PROPOSED NON-MATERIAL AMENDMENT

PHOENIX PLACE

TAYLOR WIMPEY CENTRAL LONDON

JULY 2019

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REPORT ISSUE

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1 INTRODUCTION

A basement impact assessment (BIA) covering Phases 1 and 2 of the Phoenix Place development (part of the redevelopment of the Mount Pleasant complex) was prepared by DP9 on behalf of the Royal Mail Group and was submitted as part of the planning application (2013/3807/P) for the aforementioned development. This report acts as an addendum to that report covering alterations to the basement of Phase 2 as part of Non-Material Amendment 2 submitted by Taylor Wimpey Central London. This report should therefore be read in conjunction with the DP9 BIA and mirrors the structure of said report.

2 PROPOSED ALTERATIONS TO PHASE 2 BASEMENT

The alterations to the basement are required to facilitate the inclusion of a Health and Wellness Centre within the basement area under Blocks B and C of Phoenix Place Phase 2. In particular these include the provision of a swimming pool, and the repositioning of a bulky waste and cold water store under Block D, necessitating localised deepening of the basement in these two areas. As an offset, the general basement level has been raised by 0.15m to reduce the overall impact of the localised deepening.

The proposed alterations reduce the basement level under the swimming pool area to +14.75m AOD and in the bulky waste store to +14.55m AOD. Reference should be made to Broadway Malyan drawings 32875_4-A-P2-03-B1-D and 32875_4-A-P2-03-B1-E for locations of the swimming pool and bicycle store, and level details. This report identifies any changes to the original BIA in respect of this localised deepening of the basement.

3 BASEMENT IMPACT ASSESSMENT

3.1 GROUNDWATER FLOWS AND FLOODING

The DP9 BIA concluded that no shallow groundwater flows were likely to be sufficiently impeded by the development to cause groundwater flooding. Whilst the proposed basement alterations locally deepen the Phase 2 basement, they are still much shallower than the Phase 1 basement that the DP9 BIA covered, therefore it is not considered the alterations would negatively affect the groundwater flows more than the existing proposals. Furthermore the deepening is only in two localised areas.

3.2 GROUNDWATER CONTAMINATION

Potential new contamination pathways to the underlying aquifers were identified by the DP9 report in the form of piling activities; however these were not expected to be significant in terms of ground water quality due to the likelihood there was already hydraulic connectivity with the Made Ground. The proposed basement alterations do not materially alter the foundations of the development, so this conclusion remains valid.

3.3 SURFACE WATER DRAINAGE

The proposed alterations to the basement have no effect on the surface water drainage of the development, so there is no further impact as a result.

3.4 ARCHAEOLOGY

The DP9 BIA identified potential adverse effects on archaeological remains as a result of the development, due to below ground excavations, and recommended a watching brief be implemented. The proposed alterations slightly increase the risk of archaeological remains being disturbed due to the additional excavation required; however the recommended watching brief would cover the additional excavations and minimise any adverse effects.

4 CONCLUSIONS

From the above it can be seen the proposed basement alterations do not materially worsen the impact of the basement from the existing proposals, which were already deemed to have limited adverse effects on the local environment.