


Technical Note – Basement Screening Assessment Clarifications

Date: April 2023
Client Name: Reselton Properties Ltd
Document Reference: WIE18671-100.TN.24.3.1.BSA_Clar

This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

Issue	Prepared by	Checked & Approved by
1	Jon Coates Senior Consultant	Freddie Alcock Technical Director 

1. Introduction

In August 2022 Waterman Infrastructure & Environment (Waterman) prepared a Basement Screening Assessment (Document Ref. WIE18671-100-BSA-16.1.4-RJM). This was submitted as part of the planning Applications A (22/0900/OUT) and Application B (22/0902/FUL). In April 2023, a Basement Impact Assessment (WIE18671-100.R.24.2.2.BIA) has also been prepared and submitted in respect of the above planning applications.

In their review of the Basement Screening Assessment, LBRuT requested several clarifications be made. These clarifications are addressed in the aforementioned Basement Impact Assessment, however for ease of reference, responses to LBRuT's clarification requests are set out below.

LBRuT Request for Clarification: *"...the screening assessment also states the playing fields are largely retained, and the basement will not alter the impermeable area coverage across the site. Which is not correct."*

Response: The statement in the Basement Screening Assessment (WIE18671-100-BSA-16.1.4-RJM) is incorrect. The planning application seeks redevelopment of the existing playing field which will include for a new six form entry secondary school with associated play facilities which include roof play facilities, an indoor sports hall, an external Multi Use Games Area (MUGA) and a full sized sports pitch (3G sports pitch) and associated spectator spaces.

To the south of the proposed school building and sports pitch, north of Lower Richmond Road (Development Area 2 of Application A), it is proposed to provide a new public community park.

Despite this incorrect statement, Waterman IE can confirm that the original conclusion that the proposed basement will not alter the impermeable area coverage across the site remains accurate. Currently the

area of the site where the proposed basements are located is occupied by the current site buildings or hardstanding, therefore the construction of the basement and the building above will not alter the impermeable coverage on the site.

LBRuT Request for Clarification: *“The incorrect site layout plans are shown in the appendix’s – has this been realised. With the correct layout plans, does it alter the conclusions of the screening assessment?”*

Response: Waterman IE agree the incorrect layout drawings were shown and the drawings have since been updated with changes including the revised basement access ramp. The latest site layout plans are appended to Appendix A of the BIA (WIE18671-100.R.24.2.2.BIA). The basement footprints and formation levels remain the same and, therefore, the conclusions of the screening assessment do not alter.

The final basement drawings submitted for approval, which have been considered and assessed in the BIA, are:

- 18125-C645-B01-E-S_001-G – Building 01 – Proposed South Elevation (dated 21/07/22);
- 18125-C645-Z1-P-B1_001-G-Proposed Development Area 01 Basement Plan (dated 09/03/23);
- 18125-C645-Z1-S-B1_001-D-Proposed Development Area 01 Basement Section AA (dated 09/03/23);
- 18125-C645-Z1-S-B1_002-D-Proposed Development Area 01 Basement Section BB (dated 09/03/23);
- 18125-C645-Z2-P-B1_001-G-Proposed Development Area 02 Basement Plan (dated 09/03/23); and
- 18125-C645-Z2-S-B1_001-D-Proposed Development Area 02 Basement Section CC (dated 09/03/23).

LBRuT Request for Clarification: *“The FRA states Development Area 2 basement will be 2.45m AOD above the observed groundwater levels of September 2015, however, the screening states it may be below the ground water levels – which is it?”*

Response: 2.45m AOD is the finished floor level of the basement internally, and therefore considered in the FRA. However, the basement slab is 1.0m thick and its underside is 1.45m AOD. Therefore, whilst the basement is mostly located above local groundwater levels, the underside of the basement slab has the potential to encroach slightly below groundwater level (which fluctuates depending on changes in precipitation between seasons and years as well as minor changes due to the tidal River Thames at this location). This clarification does not affect the conclusions of the Basement Screening Assessment (WIE18671-100-BSA-16.1.4-RJM).