

Flat 1, 99 King Henry's Road, NW3 3QX
Condition 7 Covering Letter: Ref: 1133-C7 Covering Letter

30th August 2024
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1.0 Introduction

Condition 7 of Permitted Application 023/2649/P (29th May 2024) states:

"Prior to commencement of any works on site, details of the layout and construction of the extension and the outbuilding in so far as these items may affect the integrity of the railway and its boundary, shall be submitted to and approved in writing by the local planning authority in consultation with Network Rail. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved."

There are two areas where foundations are involved, to the proposed rear extension and to the single-storey rear outbuilding.

2.0 Submitted Material

- 2.1** The foundations to the proposed rear extension are described in submitted Structural Engineers floor plan drawing KHR99A-SE01A.

"All new walls to have 600mmx 1m deep strip foundation U.N.O. Bottom of foundation to be min 200mm+depth of the foundation from lowest existing ground level or 300mm below any root activity, whichever is greater, but to the approval of the Local Authority. Foundations to be excavated and cast in max 1m strips adjacent to other structures All Pad foundations to be min 1m deep U.N.O"

- 2.2** The foundations to the single-storey rear outbuilding were described in the Tree Report prepared by John Cromar's Arboricultural Company Ltd which formed part of Permitted Application 023/2649/P. This has been resubmitted with this Application for convenience and with reference to Page 17 and drawing S1113-J1-P2 v1 of Page 22:

Method 6: SUSPENDED TIMBER SUPERSTRUCTURE

"This method shall apply in the zone of magenta honeycomb on plan. No reduction whatever in existing ground levels shall take place. The floor and superstructure supporting frame shall be supported by micro-piles such as StopDigging / Great British Screw Pile Company proprietary type or similar micro-piles inserted with hand tools only. Trial pits to determine micro-pile locations shall be dug with hand tools only. N.B. The precise location of piles is flexible. Probes such as screwdrivers or steel rod < 10mm diameter to determine root presence ahead of digging shall be used. The work shall proceed cautiously. No roots over 20mm diameter shall be cut. The micro-piles shall be inserted; the superstructure shall be erected by use of hand tools only, on the pile heads, in accordance with manufacturer's instructions."

Although this obviously focuses on root protection, it's clear that hand-tool inserted micro-piles will not pose any issues to Network Rail.