

1973.1 – 264-270 Finchley Road

Discharge of Planning Condition 8, 7/12/15

Planning Approval Ref: 2014/3327/P

Condition 8:

“Piling or any other foundation designs using penetrative methods shall not be permitted unless a piling method statement detailing the type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works, has been submitted to and approved by the Local Planning Authority in writing in consultation with the relevant utility providers. The piling shall be undertaken in accordance with the approved method statement.”

Response

Two types of piling are proposed for the development site (refer to Evolve drgs 1973/002, 100, 101):

- (a) Temporary sheet piling – to allow the excavation to proceed and to control water ingress.
- (b) Bored concrete piles (either CFA or “bored and cast in place”) – to support the vertical loads from the development.

Note that an application to divest the public sewer on the site back to the last manhole has already been agreed in principle with Thames Water, and the formal application has also been lodged.

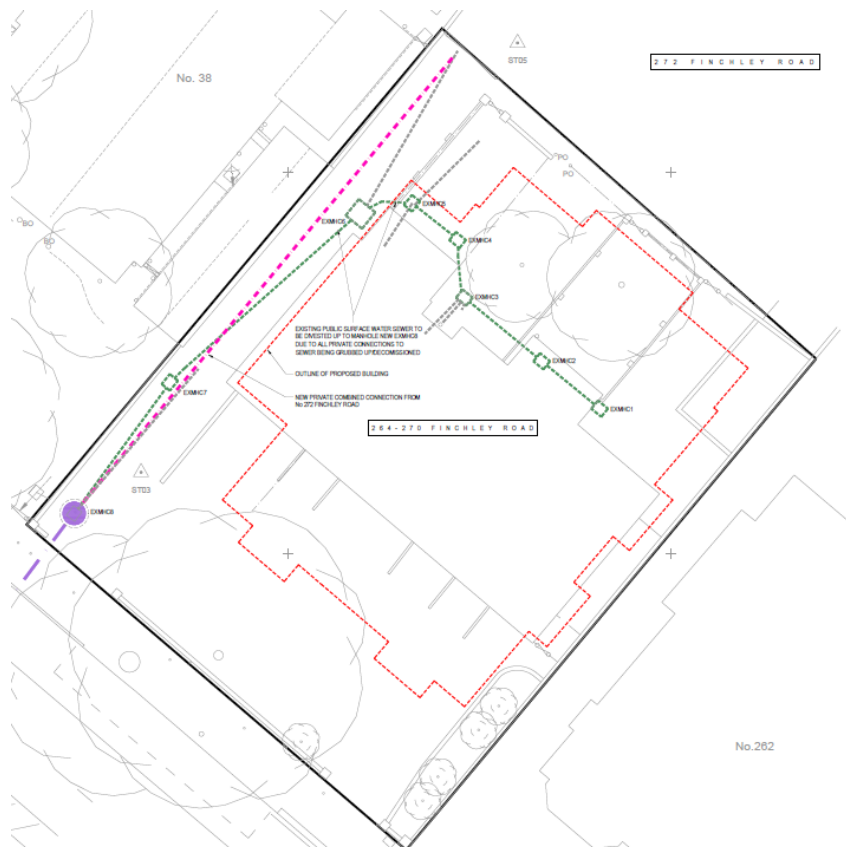


Figure 1 - Plan of site (public sewer to be divested shown in green)

Refer to attached method statements for both pile types.

The sheet piling will be installed using the silent piling technique, utilising a hydraulic rig to push the piles into the ground and to minimise disturbance to the surrounding ground.

The bored concrete piles will also minimise potential for damage to sewerage infrastructure.