

PROPOSED DEVELOPMENT AT TYBALDS ESTATE, LONDON

PRELIMINARY PILING METHOD STATEMENT FOR PLANNING CONDITION 17

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 liaison with the relevant utility providers. The piling shall be undertaken in accordance with the approved method statement.

1. All piles to carry vertical load and to form basements as part of a contiguous piled wall will be installed using a Continuous Flight Auger (CFA) system. CFA piling systems provide a quiet, low vibration form of piling that is ideal in built-up or environmentally sensitive areas.
2. Consideration has been given to other forms of piling, such as driven precast and steel, which have been discounted on the grounds of environmental and neighbourly issues.
3. A detailed topographical survey has been undertaken which has traced all underground services which have been plotted onto a site plan.
4. Record information of water, foul and surface drainage assets has been obtained from Thames Water and cross referenced with the survey data.
5. CCTV surveys have been carried out on all drainage within the site boundary.
6. A UXO risk assessment has been undertaken which highlights a moderate risk of discovering unexploded ordnance.
7. Proposed pile and pile cap locations have been plotted onto the site plan and locations checked against existing service routes. Where necessary, diversions of service routes will be undertaken prior to commencement of piling works.
8. All sub-scan and asset location record data will be provided to the piling contractor and will be available on site during the piling works.
9. In accordance with HSE guidance HSG47, the main contractor will be responsible for the location, identification and marking of underground services within the piling area, and for taking the necessary precautions to protect and avoid them (e.g. isolation, diversion, shrouding etc.,) prior to works commencing.
10. The piling contractor will be responsible for checking that the main contractor has carried out the relevant checks for buried services noted above and for providing a UXO specialist to witness the piling operation.
11. In accordance with ICE Specification for Piling and Embedded Retaining Walls (SPERW) a detailed, site specific, written method statement for carrying out the piling works will be provided by the piling contractor 7 days before commencement of the works.
12. All pile locations are to be CAT scanned prior to commencement of the works. Where near surface signals are noted, hand digging of the first 1m of ground is to be carried out to locate obstructions.
13. Where piling works are to be carried out within 2m of known foul or surface drains or water supply pipe locations, pile probing is to be carried out prior to commencement of the works.