

18 December 2020

Planning
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

FAO David Peres Da Costa

Dear David,

Astor College, 99 Charlotte Street, W1T 4QB
PP-09099706 - Submission of details pursuant to Condition 14 (ii) of planning permission 2017/3751/P

On behalf of our client, University College London ('UCL') (the applicant), please find enclosed details pursuant to Condition 14 (ii) of planning permission 2017/3751/P.

The planning permission

Planning permission was granted for works relating to the substantial refurbishment and extension of Astor College on 27 August 2015 (ref. 2015/1139/P). The full description of development is:

"Refurbishment of existing student accommodation (Sui Generis) comprising 2 storey upper ground floor front extension, 8 storey rear extension and front central bay extended forward (from 1st to 6th floor) to provide 60 additional bedrooms, elevational alterations including overcladding, relocation of main access, provision of ground floor cafe (Class A3) and pedestrianisation of Bedford Passage"

Since then, an application for Minor Material Amendments under Section 73, has been approved on 22 January 2018 (reference 2017/3751/P).

This submission seeks to fully discharge Condition 14 part (ii) of the amended planning permission. Condition 14(ii) relates to the piling for the café and is set out below.

Condition 14 (ii)

"(ii) No impact piling for the café extension shall take place until a piling method statement for the relevant part of the works, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and 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 infrastructure, and the programme for the works, has been submitted to and approved in writing by the

local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement."

Submitted Documents

In addition to this covering letter and the application form, the following documents have been submitted to fully discharge Condition 14 part (ii) in relation to the piling for the café.

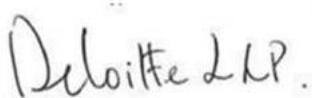
- Risk Assessment & Method Statement, prepared by Geotechnical Engineering;
- Lower ground floor existing building – proposed zone 2 (ref. 6775/104), prepared by Michael Barclay Partnership;
- RC Details of pile cap, ground beams walls (ref. 6775/R130), prepared by Michael Barclay Partnership;
- RC Details of lower ground floor slab (ref. 6775/R131), prepared by Michael Barclay Partnership;
- Programme Email, dated 8 December 2020;
- Consultation with Thames Water, email dated 6 February 2019; and,
- Thames Water drawing, prepared by Thames Water.

Summary

The application has been submitted online via Planning Portal (reference PP-09099706). The associated application fee of £116.00 has been paid electronically at the time of submission.

I trust that the enclosed information is sufficient to allow Condition 14 part (ii) to be fully discharged. Should you have any queries with the application, please do not hesitate to contact Ellie Bird on 020 7007 3891 or ebird@deloitte.co.uk.

Yours sincerely



Deloitte LLP

Appendix overleaf:

Appendix 1: Programme Email, dated 8 December 2020

Appendix 2: Consultation with Thames Water Email, dated 6 February 2019

From: Keith Barclay (Galliford Try)
Sent: 08 December 2020 16:10
To:
Cc:

Subject:

Jack / Cameron / Ellie

Further to your request for programme of works related to Condition 14, please find below programme of works based on actual dates achieved.

Café Piling Works – High Level Programme

Actual Dates

Thames water asset plan issued	7/10/2016
Underground services survey undertaken by Sumo Services	2016
Note - Only 305mm sewer identified	
TW/GT investigations on 305mm sewer below Café zone	05/05/2017 – 06/09/2018
CCTV camera survey confirms sewer pipe redundant	07/09/2018
Note – sewer found to be blocked by concrete	
TW/GT investigations into 100mm water pipe encountered on site	23/11/2017 – 31/01/2019
Thames Water confirmed clearance of services	01/02/2019
Temporary Works start	12/02/2019
Piling pre start site inspection	05/03/2019
Final RAMS issued by Piling Contractor, RJ Bullivant	07/03/2019
Temporary works complete	08/03/2019
Piling commenced	11/03/2019
Piling completed	16/03/2019

We trust this information is sufficient to satisfy the requirements of Condition 14 and we consider this position closed.

We understand that all Planning Condition discharge information has now been provided.

Regards

Keith Barclay
Managing Quantity Surveyor

Galliford Try Building – Southern Wonerish House, The Guildway,
Old Portsmouth Road Guildford, GU3 1LR

www.gallifordtry.co.uk



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From: Reid, Michael
Sent: 06 February 2019 13:56
To: Reid, Michael
Subject: FW: UCL Astor College - Existing Water Main
Attachments: image001.jpg; image001.jpg; image001.jpg; Presentation1.pdf

From: DEVELOPER.SERVICES@THAMESWATER.CO.U <DEVELOPER.SERVICES@THAMESWATER.CO.UK>
Sent: 01 February 2019 08:29
To: Reid, Michael
Subject: UCL Astor College - Existing Water Main

Good Morning Michael

Further to our telephone conversation, I can confirm that if the water pipework is on your side of the property boundary then you can take whatever measures are necessary to protect the pipework, including liaising with the site to the rear if necessary. We would only need to get involved if your work affected any of our assets in the public footpath (or if one of our assets is inside the site), but assets I mean distribution mains, fire hydrants, washouts and valves).

I have attached for your information a screen shot of our assets and labelled what each one is.

Regards
Diana Sinclair-Opie
Developer Services - Mains Design Team
Direct Dial 0203 577 0816
Developer.Services@thameswater.co.uk
Clearwater Court, Vastern Road, Reading, RG1 8DB
Find us online at developers.thameswater.co.uk

Original Text

From: "Reid, Michael"
To: DEVELOPER.SERVICES@THAMESWATER.CO.U <DEVELOPER.SERVICES@THAMESWATER.CO.UK>
CC:
Sent: 28.01.19 14:28:40
Subject: RE: RE: UCL Astor College - Existing Water Main

Hi Diana,

Just tried to give you a ring, but I think I keep calling too late in the day to catch you!

Thanks for the below, it's really helpful. I'm trying to clarify with UCLH (who are developing the adjoining hospital site) if it serves their site, but in the event that does, could we liaise with them to take the necessary steps to isolate whilst we do our works, and then have it turned on again?

We have an existing relationship with their client, so if the above was possible then it would be really beneficial for both projects.

I'll try and give you a ring tomorrow morning, but please feel free to give me a call when you get the chance (I think I missed you on Friday afternoon).

Regards,

Michael

Michael Reid | MSc | Project Manager |

Arcadis LLP | Arcadis House, 34 York Way, London | N1 9AB | United Kingdom

www.arcadis.com



Be green, leave it on the screen.

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From: [DEVELOPER.SERVICES@THAMESWATER.CO.U](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK) <DEVELOPER.SERVICES@THAMESWATER.CO.UK>

Sent: 24 January 2019 14:10

To: Reid, Michael

Subject: RE: RE: UCL Astor College - Existing Water Main

Good Afternoon Michael

Thanks you for your email. To get any feed back from our operations team you will need to call them on 0800 316 9800. Whilst we use the same systems, we use them in different ways and I have searched for the site by postcode and name but cannot find anything raised from their side, and it would be better if they confirmed what was done on site.

If the pipework on your site, feeds your site and no other premises (i.e. the hospital to the rear) then you can do what ever is necessary to relocate/isolate the pipework on site. If it needs to be relocated outside of the boundary, again an application form will need to be completed, as per the link I sent below.

Regards

Diana Sinclair-Opie

Developer Services - Mains Design Team

Developer.Services@thameswater.co.uk

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at developers.thameswater.co.uk
