

**Subject:** RE: 2015 39 Priory Terrace - RE: Build over not required-Priory Terrace - DS6086404:BO3:NW6 4DG:L/ADJ 39, PRIORY  
**Date:** Monday, 1 November 2021 at 16:06:30 Greenwich Mean Time  
**From:** Matthew Hubbartt  
**To:** Brett Scott  
**CC:** Angela Ung, James Mayfield  
**Attachments:** image001.png

Hi Brett,

I have now completed my review of your proposal and have concluded that we have no further comments. This is under the following conditions:

- Only CFA piles are used for the construction of the new structure;
- No high vibration activities are undertaken during construction;
- The drawings provided do not substantially change – especially in relation to the foundation/piling arrangement.

Please let me know if you have any queries.

Best regards,

**Matthew Hubbartt**

Project Engineer – Developer Services, Major Projects

07747 647201

[matthew.hubbartt@thameswater.co.uk](mailto:matthew.hubbartt@thameswater.co.uk)

Clearwater Court, Vastern Road, Reading, RG1 8DB



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**From:** Brett Scott <BrettS@engineers-hrw.co.uk>  
**Sent:** 28 October 2021 10:24  
**To:** Matthew Hubbartt <Matthew.Hubbartt@thameswater.co.uk>  
**Cc:** Angela Ung <AngelaU@engineers-hrw.co.uk>  
**Subject:** 2015 39 Priory Terrace - RE: Build over not required-Priory Terrace - DS6086404:BO3:NW6 4DG:L/ADJ 39, PRIORY

Matthew

Are you able to update us on the progress of the review of the works at 39 Priory Terrace?

Regards

Brett

Brett Scott, Associate

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**From:** Brett Scott  
**Sent:** 20 October 2021 11:05  
**To:** Matthew Hubbartt <[Matthew.Hubbartt@thameswater.co.uk](mailto:Matthew.Hubbartt@thameswater.co.uk)>  
**Cc:** Angela Ung <[AngelaU@engineers-hrw.co.uk](mailto:AngelaU@engineers-hrw.co.uk)>  
**Subject:** 2015 39 Priory Terrace - RE: Build over not required-Priory Terrace - DS6086404:BO3:NW6 4DG:L/ADJ 39, PRIORY [Filed 20 Oct 2021 11:04]

Matthew

Please find attached the piling method statement and design for 39 Priory Terrace for information.

Regards

Brett

Brett Scott, Associate

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**From:** Matthew Hubbartt <[Matthew.Hubbartt@thameswater.co.uk](mailto:Matthew.Hubbartt@thameswater.co.uk)>  
**Sent:** 15 October 2021 16:40  
**To:** Brett Scott <[BrettS@engineers-hrw.co.uk](mailto:BrettS@engineers-hrw.co.uk)>  
**Cc:** Angela Ung <[AngelaU@engineers-hrw.co.uk](mailto:AngelaU@engineers-hrw.co.uk)>  
**Subject:** RE: 2015 39 Priory Terrace - RE: Build over not required-Priory Terrace - DS6086404:BO3:NW6 4DG:L/ADJ 39, PRIORY

Hi Brett,

Thank you for confirming this.

I will need to check this with our operations team for the area to understand their requirements and whether your proposal is acceptable.

Best regards,

**Matthew Hubbartt**

Project Engineer – Developer Services, Major Projects

07747 647201

[matthew.hubbartt@thameswater.co.uk](mailto:matthew.hubbartt@thameswater.co.uk)

Clearwater Court, Vastern Road, Reading, RG1 8DB



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**From:** Brett Scott <[BrettS@engineers-hrw.co.uk](mailto:BrettS@engineers-hrw.co.uk)>  
**Sent:** 14 October 2021 16:52  
**To:** Matthew Hubbartt <[Matthew.Hubbartt@thameswater.co.uk](mailto:Matthew.Hubbartt@thameswater.co.uk)>  
**Cc:** Developer Services <[developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)>; Angela Ung <[AngelaU@engineers-hrw.co.uk](mailto:AngelaU@engineers-hrw.co.uk)>  
**Subject:** 2015 39 Priory Terrace - RE: Build over not required-Priory Terrace - DS6086404:BO3:NW6 4DG:L/ADJ 39, PRIORY

Matthew

The piles will be formed using a CFA rig, no impact piling will be used.

The new basement is 4m from the face of the concrete protection zone. The piles have been set back 1m from the back edge of pavement, apart from the ends of the wall, to allow for working space. This results in the piles being typically 5m from the concrete protection zone. Note that we have carried out a ground movement assessment which shows no damage to the adjacent buildings and roadway. The ground movement assessment can be found here <https://we.tl/t-DIOVqh9zoi>

Regards

Brett

Brett Scott, Associate

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**From:** [DEVELOPER.SERVICES@THAMESWATER.CO.U](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.U) <[DEVELOPER.SERVICES@THAMESWATER.CO.U](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.U)>  
**Sent:** 14 October 2021 16:13  
**To:** Brett Scott <[BrettS@engineers-hrw.co.uk](mailto:BrettS@engineers-hrw.co.uk)>  
**Cc:** [matthew.hubbartt@thameswater.co.uk](mailto:matthew.hubbartt@thameswater.co.uk)  
**Subject:** Build over not required-Priory Terrace - DS6086404:BO3:NW6 4DG:L/ADJ 39, PRIORY

Dear Brett,

Thank you for providing all plans and survey attempt. It is going to be difficult to accurately locate the water mains and sewer as a concrete protection slab is in place in the roadway and there does not appear to be any suitable upstream or downstream manholes for access – so we will have to depend on record information.

**In regards to the waste sewer:**

It is safe to say the sewer is well over 3m away from the proposed works therefore a build over application is not required and this application can be cancelled. I have attached a PDF copy of the formal build over not required letter.

**In regards to the clean trunk main:**

Our major projects team would like to discuss the trunk main with you further. In the first instance these are their initial queries:

- *Please could they confirm the type of piling they will be undertaking for the contiguous pile wall.*
- *What is the distance of their proposed basement construction to the large trunk water mains running within Abbey Road? They appear to be within the 5m exclusion zone and are expanding their structure to further encroach on this zone.*

I have CC'd our major projects engineer Matthew to this email which will be able to liaise with you going forward as this application is now closed.

Kind regards,

Jade Almeida

Technical Coordinator- Build over 2/3 team

Original Text

**From:** Brett Scott <[BrettS@engineers-hrw.co.uk](mailto:BrettS@engineers-hrw.co.uk)>  
**To:** [DEVELOPER.SERVICES@THAMESWATER.CO.U](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK)  
<[DEVELOPER.SERVICES@THAMESWATER.CO.UK](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK)>  
**CC:** Angela Ung <[AngelaU@engineers-hrw.co.uk](mailto:AngelaU@engineers-hrw.co.uk)>  
**Sent:** 11.10.21 10:05:14  
**Subject:** 2015 Priory Terrace - DS6086404:BO3:NW6 4DG:L/ADJ 39, PRIORITY

Jade

We have been appointed to continue with the 39 Priory Terrace project. Attached is our original application together with the survey you requested. The Thames Water mains were not able to be established with certainty however an assumed concrete cover slab has been located. This is shown on the survey and is 4m from the site. The ground movement assessment required for the basement works is also attached. This shows a damage category 0 (negligible) for the roadway. Therefore there will be no adverse effects from the basement construction on the Thames Water Assets.

Regards

Brett

Brett Scott, Associate

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**Sent:** 31 August 2021 09:46  
**To:** Brett Scott <[BrettS@engineers-hrw.co.uk](mailto:BrettS@engineers-hrw.co.uk)>  
**Subject:** RE: 2015 Priory Terrace - DS6086404:BO3:NW6 4DG:L/ADJ 39, PRIORITY

Dear Brett,

Thank you for the update on this project. We will await further communication.

Kind regards

Jade Almeida- Developer Services

Build over 2/3 team

Original Text

**From:** Brett Scott <[BrettS@engineers-hrw.co.uk](mailto:BrettS@engineers-hrw.co.uk)>  
**To:** [DEVELOPER.SERVICES@THAMESWATER.CO.U](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK)  
<[DEVELOPER.SERVICES@THAMESWATER.CO.UK](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK)>  
**CC:**  
**Sent:** 24.08.21 10:54:25  
**Subject:** 2015 Priory Terrace - DS6086404:BO3:NW6 4DG:L/ADJ 39, PRIORITY

Jade

The site has been sold on by the developer, so we are no longer involved in the project. The new owners are aware of the Thames Water requirements and we assume they will be contacting you in the future.

Regards

Brett

Brett Scott, Associate

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**Sent:** 28 July 2021 16:20  
**To:** Brett Scott <[BrettS@engineers-hrw.co.uk](mailto:BrettS@engineers-hrw.co.uk)>  
**Subject:** DS6086404:BO3:NW6 4DG:L/ADJ 39, PRIORITY

Good afternoon Brett,

Thank you for the above application and your time today on the phone.

As discussed it is possible the Thames water trunk main sewer is over 3m away from the proposed new build. This will need to be confirmed with a Line and Level survey. Please see attached a list of our approved contractors that can carry out such a survey.

If it is found that the sewer is over 3m away from any works a formal build over application will not be required. However if it is within 5m we will need to pass the plans and reports provided over to our 'major projects team' as they may have some further comments or requirements i.e ground movement analysis etc. (although I

can see some assessments have already been contacted).

Kind regards,

Miss Jade Almeida

Build Over 2 & 3 Team

Please feel free to call me on 0800 009 3921 if you have any questions.

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