

4190 – The Fitzrovia (Application Ref. 2020/3583/P)

Planning Condition 25(B)

Rev 00

Latest issue

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1 Introduction

This document relates to the site comprising 247 Tottenham Court Road, London W1T 7HH; 3 Bayley Street, London WC1B 3HA; 1 Morwell Street, London WC1B 3AR; 2-3 Morwell Street, London WC1B 3AR; and 4 Morwell Street, London W1T 7QT.

The following commentary and accompanying Appendices are provided to close out the requirements relating to planning condition 25(B):

THE DEVELOPMENT HEREBY PERMITTED (OTHER THAN STRUCTURAL DEMOLITION TO THE EXISTING SLAB LEVEL) SHALL NOT BE COMMENCED UNTIL DETAILED DESIGN AND METHOD STATEMENTS (IN CONSULTATION WITH LONDON UNDERGROUND) FOR ALL OF THE FOUNDATIONS, BASEMENT AND GROUND FLOOR STRUCTURES, OR FOR ANY OTHER STRUCTURES BELOW GROUND LEVEL, INCLUDING PILING (TEMPORARY AND PERMANENT), HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY WHICH:

- *PROVIDE CONSTRUCTION DETAILS ON ALL STRUCTURES*
- *ACCOMMODATE THE LOCATION OF THE EXISTING LONDON UNDERGROUND STRUCTURES AND TUNNELS*
- *ACCOMMODATE GROUND MOVEMENT ARISING FROM THE CONSTRUCTION THEREOF BY SUBMITTING TUNNEL IMPACT ASSESSMENT*
- *TO LU*
- *AND MITIGATE THE EFFECTS OF NOISE AND VIBRATION ARISING FROM THE ADJOINING OPERATIONS WITHIN THE STRUCTURES AND TUNNELS*

THE DEVELOPMENT SHALL THEREAFTER BE CARRIED OUT IN ALL RESPECTS IN ACCORDANCE WITH THE APPROVED DESIGN AND METHOD STATEMENTS, AND ALL STRUCTURES AND WORKS COMPRISED WITHIN THE DEVELOPMENT HEREBY PERMITTED WHICH ARE REQUIRED BY THE APPROVED DESIGN STATEMENTS IN ORDER TO PROCURE THE MATTERS MENTIONED IN PARAGRAPHS OF THIS CONDITION SHALL BE COMPLETED, IN THEIR ENTIRETY, BEFORE ANY PART OF THE BUILDING HEREBY PERMITTED IS OCCUPIED.

2 Impact Assessment

A GMA and impact assessment report has been prepared and submitted by AKT II to LUL for their approval. This report is included in Appendix A for the purpose of discharging this condition.

3 Detailed design

Detailed design of the permanent works, temporary works and piling, have been carried out by AKT II and Deconstruct's subcontractors respectively. The design documentation is provided in Appendix B.

4 Construction Methodology

Construction of the proposed basement box takes the form of a bottom-up sequence, employing techniques which are well established in the industry.

The construction sequence will consist of the following:

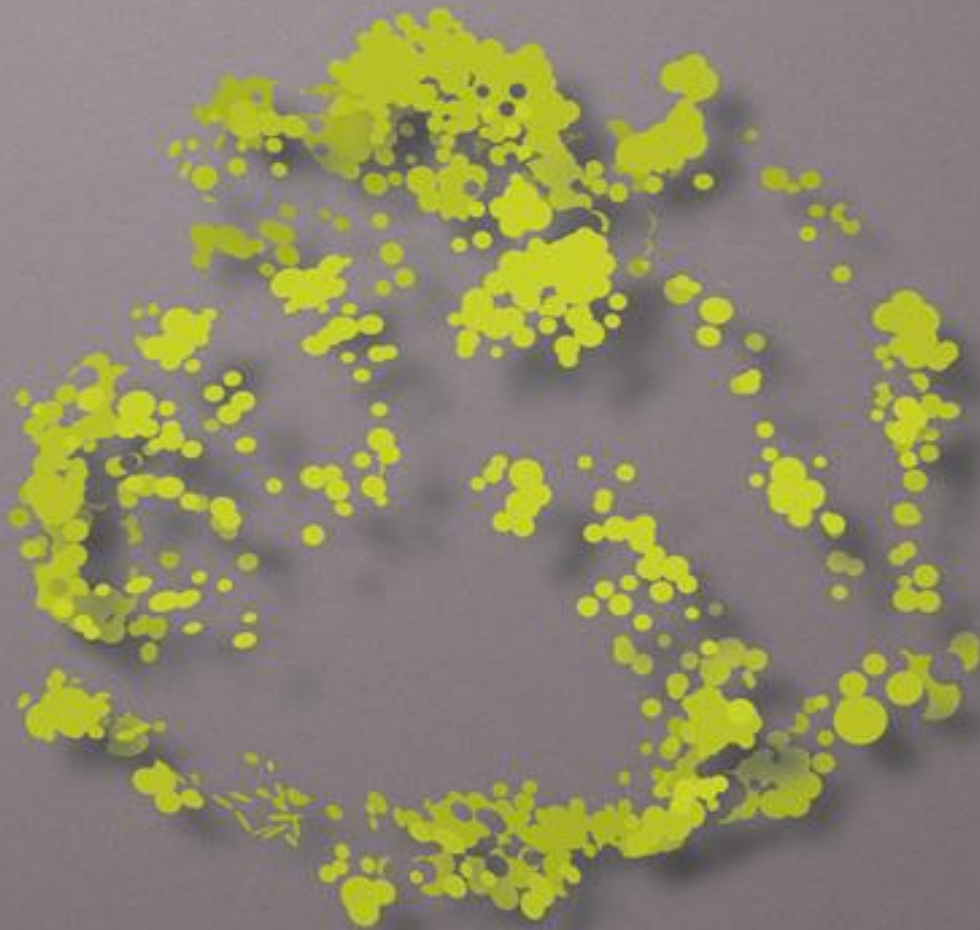
- Demolish existing buildings to ground floor
- Install raking props to existing basement walls
- Backprop ground floor slab
- Backfill the perimeter of the existing basement to allow for piling
- Install piles from existing ground floor slab in lieu of piling mat
- Excavate to the underside of the capping beam using temporary sheet piling to maintain stability
- Break down piles to required cut off level and construct capping beam and temporary blister blocks
- Install ground floor level props
- Excavate and install multilevel propping as the excavation progresses. Contiguous piling to form B2 internal excavations.
- Install Type A waterproofing
- Install below ground drainage
- Construct B2 raft slab. Once required strength is reached, B2 level propping to be removed.
- Construct verts (liner walls, columns, core walls) up to B1 level
- Construct B1 raft and suspended slabs. Once required strength is reached B1 level propping to be removed.
- Construct verts (liner walls, columns, core walls) up to GF level
- Construct GF suspended slab. Once required strength is reached GF level propping to be removed.
- Construction of the basement is now complete and stability is provided by permanent works only

Refer to Appendix C for sketches and method statements.

Appendices

- A Impact assessment reports
- B Detailed design
- C Construction methodology





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