

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

Planning Condition 24

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 24:

PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT OTHER THAN SITE CLEARANCE, PREPARATION AND STRUCTURAL DEMOLITION TO THE EXISTING SLAB LEVEL, DETAILED DESIGN AND CONSTRUCTION METHOD STATEMENTS FOR ALL THE GROUND FLOOR STRUCTURES, FOUNDATIONS AND BASEMENTS AND FOR ANY OTHER STRUCTURES BELOW GROUND LEVEL, INCLUDING PILING (TEMPORARY AND PERMANENT), SHALL BE SUBMITTED TO AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY WHICH:

I. ACCOMMODATION THE PROPOSED LOCATION OF THE CROSSRAIL 2 STRUCTURES INCLUDING TUNNELS, SHAFTS AND TEMPORARY WORKS,

II. ACCOMMODATE GROUND MOVEMENT ARISING FROM THE CONSTRUCTION THEREOF,

III. MITIGATE THE EFFECTS OF NOISE AND VIBRATION ARISING FROM THE OPERATION OF THE CROSSRAIL 2 RAILWAY WITHIN THE TUNNELS AND OTHER STRUCTURES.

THE DEVELOPMENT SHALL BE CARRIED OUT IN ALL RESPECTS IN ACCORDANCE WITH THE APPROVED DESIGN AND METHOD STATEMENTS. ALL STRUCTURES AND WORKS COMPRISED WITHIN THE DEVELOPMENT HEREBY PERMITTED WHICH ARE REQUIRED BY PARAGRAPHS (I), (II) AND (III) OF THIS CONDITION SHALL BE COMPLETED, IN THEIR ENTIRETY, BEFORE ANY PART OF THE BUILDING[S] [IS] [ARE] OCCUPIED.

2 Crossrail 2

A GMA report has been prepared and submitted by AKT II and was approved by Crossrail 2 in May 2021 - see Appendix A for email correspondence confirming approval for the purpose of discharging this condition in addition to the relevant GMA report.

As noted in the above approval, a noise and vibration assessment was also required and this was carried out by Clarke Saunders. Their report and correspondence confirming approval is also included in Appendix A.

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:

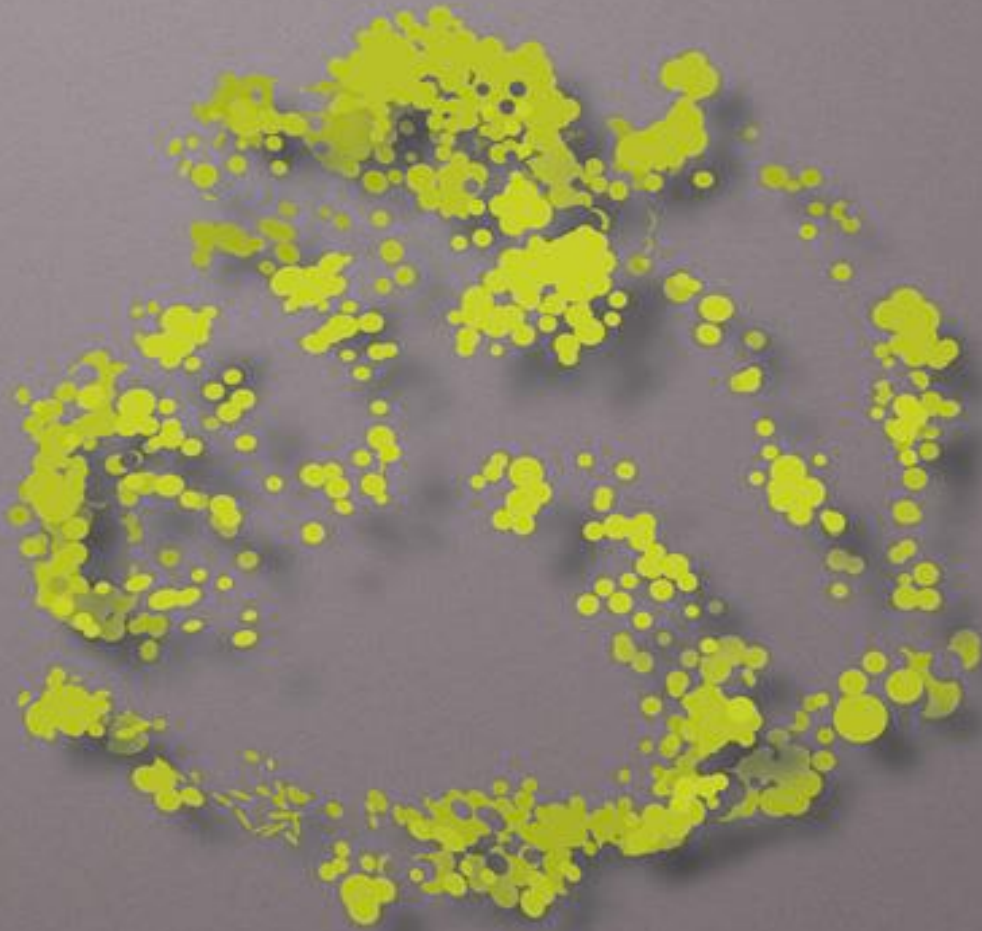
- Demolish existing buildings to ground floor
- Install raking props to existing basement walls
- Backprop ground floor slab
- Backfill the perimeter of the existing basement to allow for piling
- Install piles from existing ground floor slab in lieu of piling mat
- Excavate to the underside of the capping 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 Crossrail 2 approvals and accompanying reports
- B Detailed design
- C Construction methodology





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