

**Dowling, Jo**


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**From:** Capelli, Nicola  
**Sent:** 30 July 2010 08:33  
**To:** Dowling, Jo  
**Subject:** FW: Brunswick Park planning application - 29th July

**Nicola Capelli**

**Major Developments Manager,  
 Planning, Housing and Regeneration**

London Borough of Barnet, North London Business Park, Oakleigh Road South, London N11 1NP

Tel: 020 8359 4104

Barnet Online: [www.barnet.gov.uk](http://www.barnet.gov.uk)



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**From:** Nick Meurice [mailto:[nick.meurice@assuragroup.co.uk](mailto:nick.meurice@assuragroup.co.uk)]  
**Sent:** 29 July 2010 15:41  
**To:** Capelli, Nicola  
**Cc:** Oldale, Julie; David Acklam; Elaine Siew; Charman Jan; Cowie, Martin  
**Subject:** RE: Brunswick Park planning application - 29th July

Dear Nicola

As a result of the withdrawal of funding from the DfE for the Brunswick Park co-location project, the main client, London Borough of Barnet have requested that the planning application due to be heard this evening 29<sup>th</sup> July should now be withdrawn. Accordingly please accept this email as Elevate's request on behalf of London Borough of Barnet to withdraw the application.

Kind Regards

**Nick Meurice**

Projects Manager  
 Elevate Partnership

**Mobile: 0787 557 3959**

**Mail to** [nick.meurice@assuragroup.co.uk](mailto:nick.meurice@assuragroup.co.uk)

75 Colmore Row,  
 Birmingham,  
 B32AP

and

50 Pall Mall, London. SW1Y 5JH

---

**From:** Oldale, Julie [mailto:[Julie.Oldale@barnet.gov.uk](mailto:Julie.Oldale@barnet.gov.uk)]  
**Sent:** 29 July 2010 10:34  
**To:** Nick Meurice  
**Cc:** Capelli, Nicola  
**Subject:** RE: Brunswick Park planning application - 29th July

Nick,

The planning process seems to not be able to stop without an e-mail from you, the applicants, asking them to stop. Please can you e-mail Nicola (at the e-mail address above) and formally withdraw the application just to stop the process. A brief statement that in response to discussions with your clients, the scheme is to be withdrawn etc should do it.

09/08/2010

Thanks

Julie

**Julie Oldale**

**Deputy Commercial Director**

London Borough of Barnet, North London Business Park, Oakleigh Road South, London N11 1NP

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Mob: 07771986813

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**From:** Nick Meurice [<mailto:nick.meurice@assuragroup.co.uk>]

**Sent:** 28 July 2010 13:53

**To:** Oldale, Julie

**Cc:** Mike Derbyshire; Sarah Ballantyne-Way

**Subject:** Brunswick Park planning application - 29th July

**Importance:** High

Hi Julie

I've not heard form in relation to whether or not the Brunswick Park planning application is to be heard on 29<sup>th</sup> July. Please advise as soon as possible as we have to inform Savills that they won't need to attend.

Kind Regards

**Nick Meurice**

Projects Manager

Elevate Partnership

**Mobile: 0787 557 3959**

**Mail to** [nick.meurice@assuragroup.co.uk](mailto:nick.meurice@assuragroup.co.uk)

75 Colmore Row,

Birmingham,

B32AP

and

50 Pall Mall, London. SW1Y 5JH

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09/08/2010

**Dowling, Jo**


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**From:** Arthur, Katherine [Katherine.Arthur@environment-agency.gov.uk]  
**Sent:** 27 July 2010 15:13  
**To:** Alsop, Peter  
**Cc:** Dowling, Jo  
**Subject:** RE: C10246; Brunswick Park: Response to EA letter dated 22nd June 2010.  
**Attachments:** dps1.rtf

Hi Peter,

Please find our response to Jo's email below attached.

Kind Regards

**Katie Arthur**  
 Planning Liaison Officer  
 Environment Agency  
 Thames Region - North East Area - North London

Tel: 020 7091 4064  
 Fax: 020 7091 4090  
 Email: [katherine.arthur@environment-agency.gov.uk](mailto:katherine.arthur@environment-agency.gov.uk)  
 Developers: [www.environment-agency.gov.uk/developers](http://www.environment-agency.gov.uk/developers)

---

**From:** Dowling, Jo [mailto:Jo.Dowling@barnet.gov.uk]  
**Sent:** 22 July 2010 14:27  
**To:** Arthur, Katherine  
**Cc:** Alsop, Peter; Sarah Ballantyne-Way  
**Subject:** FW: C10246; Brunswick Park: Response to EA letter dated 22nd June 2010.

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Katie,

We are just finalising the committee report for Brunswick Park. I have currently attached the conditions that you requested but the applicant has now come back and asked for the modifications detailed below. Could you have a look and let me know if you are happy with the proposed wording, if you are can you email my colleague Pete Alsop who is dealing with this while I am away on holiday and he will amend the committee report. Application is to be considered on the 29<sup>th</sup> July so we need comments by the 27<sup>th</sup> at the latest.

I will forward you separately a copy of the committee report FYI.

**Jo Dowling**  
**Principal Planner, Major Projects**

London Borough of Barnet, North London Business Park, Oakleigh Road South, London N11 1NP  
 Tel: 020 8359 4926  
 Barnet Online: [www.barnet.gov.uk](http://www.barnet.gov.uk)



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**From:** Sarah Ballantyne-Way [mailto:SBWay@savills.com]

09/08/2010

**Sent:** 22 July 2010 12:44

**To:** Dowling, Jo

**Subject:** FW: C10246; Brunswick Park: Response to EA letter dated 22nd June 2010.

Dear Jo,

Please find attached information from our engineers, Thomasons, in relation to Condition 25 which is a standard EA condition.

The letter sets out that points 1, 2 and 3 of this condition have already been dealt with through the information submitted as part of the planning application and this has been agreed with the EA. In addition, point 4 of this condition can only be dealt with post construction.

#### **Condition 25**

I would suggest that, if acceptable to you, points 1 - 3 are worded in terms of the development must comply with these details, for example:

*The development shall be carried out in accordance with the approved details set out in the Site Investigations Report prepared by Listers dated March 2010 (ref. 10-01-011).*

Point 4 could be worded as follows:

*Prior to occupation of the development, a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Listers Site Investigation Report (March 2001, 10-01-011) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.*

The letter refers also to the remaining conditions proposed by the EA:

Ground source heat pumps are not under consideration however Condition 26 of your report only requires details should they be required.

**Condition 27** - piled foundations are proposed and details of these are submitted with Thomason's letter attached. You may wish to make this a pre-commencement condition.

**Condition 28** relates to surface water drainage and details have been included with the Thomason's letter. You may wish to amend this to be included within the phasing plan or as a pre-commencement condition.

In addition to the above EA conditions, details of **Conditions 29 and 30** will need to be submitted. You may wish to amend these to be included within the phasing plan.

With regard to **Condition 7** - please can you clarify the amount required for monitoring and how LBB would like to deal with this in terms of making the payment.

I would be grateful if you could confirm that the proposed changes to Condition 25 are acceptable and whether you will be altering the other conditions listed in this email.

Due to the timetable for financial close and start on site, we require that the pre-commencement conditions are discharged on the date of approval of the planning application. This date is currently set at 23rd August albeit the GOL deadline is 27th August (we will be writing to GOL to encourage an earlier decision). I mentioned some time ago that if we submitted the information to discharge the relevant conditions prior to the decision date, this would give LBB time to consider whether there is adequate info to discharge said condition and then on the decision date the condition could be validated and discharged on the same day. This is vital to meeting the project timescales for financial close.

We therefore suggest submitting the details to you week beginning 9th August on your return from holiday which will give LBB a couple of weeks to review and confirm whether the details are acceptable.

I would be grateful if you could confirm whether you consider the above approach acceptable.

09/08/2010

Kind regards

Sarah

---

**From:** Serhan Halil [mailto:shalil@thomasons.co.uk]  
**Sent:** 21 July 2010 4:57 PM  
**To:** Sarah Ballantyne-Way  
**Cc:** nick.meurice@assuragroup.co.uk; Eoin.Lynch@gallifordtry.co.uk; Tim Knights; Joel Kuenzi  
**Subject:** C10246; Brunswick Park: Response to EA letter dated 22nd June 2010.

Hi Sarah,

Slightly later than anticipated, please find attached our response letter in relation to EA's letter dated 22<sup>nd</sup> June 2010. Hard copies of the letter and drawings are in the post.

I have discussed the 4 conditions with Miss Katie Arthur of the EA to understand their requirements.

Any queries, please get back to me.

Thanks,

**Serhan Halil,  
 Associate for  
 Thomasons**

528 High Road, Leytonstone, London. E11 3EE  
 Tel: 020 8988 5820  
 Fax: 020 8988 0422  
[www.thomasons.co.uk](http://www.thomasons.co.uk)  
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Jo Dowling  
London Borough of Barnet  
Planning Services  
Building 4 (North London Business Park)  
Oakleigh Road South  
London  
N11 1NP  
[Jo.dowling@barnet.gov.uk](mailto:Jo.dowling@barnet.gov.uk)  
[Peter.alsop@barnet.gov.uk](mailto:Peter.alsop@barnet.gov.uk)

**Our ref:** TL/2010/104354/02-L01  
**Your ref:** B/01960/10  
**Date:** 27 July 2010

Dear Ms Dowling,

**PART SINGLE/PART TWO STOREY BUILDING TO PROVIDE MEDICAL CENTRE, LIBRARY, CHILDREN'S CENTRE AND NURSERY, ACORN ASSESSMENT CENTRE, PHARMACY AND CAFÉ ALONG WITH ASSOCIATED PARKING AND ACCESS. DEMOLITION OF EXISTING LIBRARY AND HEALTH CENTRE AT OSIDGE LANE/BRUNSWICK PARK ROAD AND COMMUNITY HALL ON OSIDGE LANE AND CREATION OF NEW AREA OF METROPOLITAN OPEN LAND : BRUNSWICK PARK, OSIDGE LANE, LONDON, N14**

Thank you for your email dated 22 July 2010.

I confirm that we are happy with the rewording of conditions 25 to read:

'The development shall be carried out in accordance with the approved details set out in the Site Investigations Report prepared by Listers dated March 2010 (ref. 10-01-011);

With point 4 re-worded to:

'Prior to occupation of the development, a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Listers Site Investigation Report (March 2001, 10-01-011) are complete, indentifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.'

Condition 27 and 28 relating to piled foundations and surface water drainage respectively can be altered to a pre-commencement condition.

Environment Agency  
30-34 Albert Embankment, London, SE1 7TL.  
Customer services line: 08708 506 506  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
Cont/d..

Please note that this opinion has been formed through consultation with technical specialists within the Environment Agency.

I trust this is acceptable, however if you have any queries please contact me directly.

Yours faithfully

**Miss Katie Arthur**  
**Planning Liaison Officer**

Direct dial 020 7091 4064

Direct e-mail [katherine.arthur@environment-agency.gov.uk](mailto:katherine.arthur@environment-agency.gov.uk)



**Dowling, Jo**

---

**From:** Morgan, Vivian  
**Sent:** 26 July 2010 16:51  
**To:** Dowling, Jo; Alsop, Peter  
**Subject:** RE: Brunswick Park Committee Report addendum

The submitted details of the turning facility are acceptable.  
In addition the access road and turning facility are existing and are currently used by refuse collection vehicles, therefore these arrangements are acceptable.

---

**From:** Dowling, Jo  
**Sent:** 22 July 2010 12:40  
**To:** Wright, Lisa; Morgan, Vivian  
**Cc:** Alsop, Peter  
**Subject:** Brunswick Park Committee Report addendum

Lisa/Viv,

I have attached the addendum for the committee report on Brunswick Park. TfL have come back saying they are happy with everything except the turning point issue. Can you give me a couple of lines on LBB's view on this and why proposal is ok in highways terms as it stands. I am now on leave until the 9<sup>th</sup> August so Pete is dealing with the addendum in my absence so please respond to him.

Many thanks,

**Jo Dowling**

**Principal Planner, Major Projects**

London Borough of Barnet, North London Business Park, Oakleigh Road South, London N11 1NP

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09/08/2010

**Dowling, Jo**

**From:** Gemma Kendall [Gemma.Kendall@london.gov.uk]  
**Sent:** 22 July 2010 16:32  
**To:** Sarah Ballantyne-Way  
**Cc:** Dowling, Jo  
**Subject:** RE: Brunswick Park energy

Thanks Sarah.

Jo please can you amend the PV condition to reflect this.

Thanks

Gemma

-----Original Message-----

**From:** Sarah Ballantyne-Way [mailto:SBWay@savills.com]  
**Sent:** 22 July 2010 16:28  
**To:** Gemma Kendall  
**Cc:** 'Jo.Dowling@barnet.gov.uk'; Alsop, Peter  
**Subject:** FW: Brunswick Park energy

Hi Gemma,

Please find below confirmation of PV Panels as requested.

Kind regards

Sarah

---

**From:** Rob Wise [mailto:Rob.Wise@elementaconsulting.com]  
**Sent:** 22 July 2010 4:19 PM  
**To:** Sarah Ballantyne-Way  
**Cc:** 'nick.meurice@assuragroup.co.uk'; 'Matthew.Waters@Barnet.gov.uk'; 'Jo.Dowling@barnet.gov.uk'; Tim Knights  
**Subject:** RE: Brunswick Park energy

Sarah,

Output is based on a maximum 200m<sup>2</sup> array.

Do we need to amend the report to include this figure?

Regards

**Rob Wise**  
**Technical Director**

**For and on behalf of Elementa Consulting Ltd**

t: 01235 820300 | f: 01235 441970 | m: 07738 040828

Unit 1, Library Avenue, Harwell Science and Innovation Campus, Didcot, OXON, OX11 0SG

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09/08/2010



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**From:** Sarah Ballantyne-Way [mailto:SBWay@savills.com]

**Sent:** 21 July 2010 10:27

**To:** Rob Wise; Tim Knights

**Cc:** 'nick.meurice@assuragroup.co.uk'; 'Matthew.Waters@Barnet.gov.uk'; 'Jo.Dowling@barnet.gov.uk'

**Subject:** Fw: Brunswick Park energy

Hi Rob and Tim,

Please see below from the GLA. They are happy with the report but would like confirmation on total sqm of pvs.

If you could confirm this and copy me in that would be great.

Thanks

Sarah

---

**From:** Gemma Kendall <Gemma.Kendall@london.gov.uk>

**To:** Sarah Ballantyne-Way

**Cc:** Dowling, Jo <Jo.Dowling@barnet.gov.uk>

**Sent:** Wed Jul 21 10:05:23 2010

**Subject:** Brunswick Park energy

Hi Sarah

The energy team have looked at the additional information and they are content with it. However, they have asked if you can confirm the total area of PV panels proposed. Please see comment below

*"the applicant has provided a drawing indicating the amount of space which is available to install PV on the development. This and accompanying information indicates the physical limitations to installing PV on the development. Based on this assessment they are proposing to slightly increase the amount of PV installed on the development over the 170m2 originally proposed. They should confirm the final area of PV panels proposed."*

Thanks

Gemma

Gemma Kendall

Strategic Planner

Planning Department

Greater London Authority, City Hall, The Queen's Walk, LONDON SE1 2AA

t 020 7983 6592

f 020 7983 4706

e [gemma.kendall@london.gov.uk](mailto:gemma.kendall@london.gov.uk)

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**Dowling, Jo**

---

**From:** Morgan, Vivian  
**Sent:** 22 July 2010 12:58  
**To:** Dowling, Jo; Alsop, Peter  
**Cc:** Wright, Lisa  
**Subject:** RE: Brunswick Park Committee Report addendum

Jo/Peter

When do you need this for? I would like to have a word with Lisa and double check the current refuse collection arrangements if it can wait till the beginning of next week.

This is our initial reply but I'll confirm next week if that's ok

'The submitted turning paths show that refuse collection vehicles and mini bus can turn in the existing turning point at the end of the access road. Also refuse vehicles already use the access road and the Cleansing Department agrees with the proposed arrangements are acceptable.'

○ Regards  
Vivian

---

**From:** Dowling, Jo  
**Sent:** 22 July 2010 12:40  
**To:** Wright, Lisa; Morgan, Vivian  
**Cc:** Alsop, Peter  
**Subject:** Brunswick Park Committee Report addendum

Lisa/Viv,

I have attached the addendum for the committee report on Brunswick Park. TfL have come back saying they are happy with everything except the turning point issue. Can you give me a couple of lines on LBB's view on this and why proposal is ok in highways terms as it stands. I am now on leave until the 9<sup>th</sup> August so Pete is dealing with the addendum in my absence so please respond to him.

○ Many thanks,

**Jo Dowling**  
**Principal Planner, Major Projects**

London Borough of Barnet, North London Business Park, Oakleigh Road South, London N11 1NP

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22/07/2010

Dowling, Jo

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**From:** Sarah Ballantyne-Way [SBWay@savills.com]  
**Sent:** 22 July 2010 12:57  
**To:** Dowling, Jo  
**Cc:** Alsop, Peter  
**Subject:** RE: Brunswick park ctte report addendum

Hi Jo,

Response in relation to Energy, MOL and Pathway below. We are preparing a response to TfL's comments which we will issue today and copy you in on.

In addition, the landscape drawings are slightly different as a result of GLA's comments, one path is wider and the other thinner. Drawings will be issued shortly to reflect this.

### Energy

The applicant has provided additional information to the GLA which takes account of unregulated energy demand within the Energy Report. The GLA have indicated that they are now content with the Energy Report. They have requested confirmation of the amount of PV panels proposed:

*"the applicant has provided a drawing indicating the amount of space which is available to install PV on the development. This and accompanying information indicates the physical limitations to installing PV on the development. Based on this assessment they are proposing to slightly increase the amount of PV installed on the development over the 170m2 originally proposed. They should confirm the final area of PV panels proposed."*  
The applicant has confirmed that this will be a maximum of 200m2.

### Pathway

Amended plans showing a wider pathway through the centre of the car park have been submitted to the GLA by the applicant in order to address their concerns. The GLA have indicated that they are satisfied with this proposed arrangement.

### MOL/ Osidge Lane Site

The applicant has submitted further justification of the 'very special circumstances' as to why the proposal can only be developed on MOL and also why the Osidge Lane site is unsuitable for the proposed development. The GLA have indicated that this information is sufficient.

I will get our response to TfL to you as soon as we have it ready.

Let me know if you need any further information

Thanks

Sarah

---

**From:** Dowling, Jo [mailto:Jo.Dowling@barnet.gov.uk]  
**Sent:** 22 July 2010 12:37 PM  
**To:** Sarah Ballantyne-Way  
**Cc:** Alsop, Peter  
**Subject:** Brunswick park ctte report addendum

Sarah,

I have started to draft the Brunswick Park committee report addendum. I will be away on

22/07/2010

holiday from this evening and in my absence Pete Alsop is dealing with the case.

I would be most grateful if you could have a quick look at the addendum and give me a couple of lines to respond to the points made (in particular the points made about energy). The TfL comments I have asked our highways to respond on. Can you then email them to Pete so that he can incorporate them into the addendum?

**Jo Dowling**

**Principal Planner, Major Projects**

London Borough of Barnet, North London Business Park, Oakleigh Road South, London N11 1NP

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## Dowling, Jo

---

**From:** Sarah Ballantyne-Way [SBWay@savills.com]  
**Sent:** 22 July 2010 12:44  
**To:** Dowling, Jo  
**Subject:** FW: C10246; Brunswick Park: Response to EA letter dated 22nd June 2010.  
**Attachments:** Thomasons Letter dated 21.07.10.pdf; C10246 - 21 A, 22 A, 23 A.pdf; C10246 - 01 rev B, 03, 05 rev A.pdf; Marshalls TS-0513A.pdf

Dear Jo,

Please find attached information from our engineers, Thomasons, in relation to Condition 25 which is a standard EA condition.

The letter sets out that points 1, 2 and 3 of this condition have already been dealt with through the information submitted as part of the planning application and this has been agreed with the EA. In addition, point 4 of this condition can only be dealt with post construction.

### Condition 25

I would suggest that, if acceptable to you, points 1 - 3 are worded in terms of the development must comply with these details, for example:

*The development shall be carried out in accordance with the approved details set out in the Site Investigations Report prepared by Listers dated March 2010 (ref. 10-01-011).*

Point 4 could be worded as follows:

*Prior to occupation of the development, a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Listers Site Investigation Report (March 2001, 10-01-011) are complete and indentifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.*

The letter refers also to the remaining conditions proposed by the EA:

Ground source heat pumps are not under consideration however Condition 26 of your report only requires details should they be required.

**Condition 27** - piled foundations are proposed and details of these are submitted with Thomason's letter attached. You may wish to make this a pre-commencement condition.

**Condition 28** relates to surface water drainage and details have been included with the Thomason's letter. You may wish to amend this to be included within the phasing plan or as a pre-commencement condition.

In addition to the above EA conditions, details of **Conditions 29 and 30** will need to be submitted. You may wish to amend these to be included within the phasing plan.

With regard to **Condition 7** - please can you clarify the amount required for monitoring and how LBB would like to deal with this in terms of making the payment.

I would be grateful if you could confirm that the proposed changes to Condition 25 are acceptable and whether you will be altering the other conditions listed in this email.

Due to the timetable for financial close and start on site, we require that the pre-commencement conditions are discharged on the date of approval of the planning application. This date is currently set at 23rd August albeit the GOL deadline is 27th August (we will be writing to GOL to encourage an earlier decision). I mentioned some time ago that if we submitted the information to discharge the relevant conditions prior to the decision date, this would give LBB time to consider whether there is adequate info to discharge said condition and then on the decision date the condition could be validated and discharged on the same day. This is vital

22/07/2010

to meeting the project timescales for financial close.

We therefore suggest submitting the details to you week beginning 9th August on your return from holiday which will give LBB a couple of weeks to review and confirm whether the details are acceptable.

I would be grateful if you could confirm whether you consider the above approach acceptable.

Kind regards

Sarah

---

**From:** Serhan Halil [mailto:shalil@thomasons.co.uk]  
**Sent:** 21 July 2010 4:57 PM  
**To:** Sarah Ballantyne-Way  
**Cc:** nick.meurice@assuragroup.co.uk; Eoin.Lynch@gallifordtry.co.uk; Tim Knights; Joel Kuenzi  
**Subject:** C10246; Brunswick Park: Response to EA letter dated 22nd June 2010.

Hi Sarah,

Slightly later than anticipated, please find attached our response letter in relation to EA's letter dated 22<sup>nd</sup> June 2010. Hard copies of the letter and drawings are in the post.

I have discussed the 4 conditions with Miss Katie Arthur of the EA to understand their requirements.

Any queries, please get back to me.

Thanks,

**Serhan Halil,**  
**Associate for**  
**Thomasons**

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19<sup>th</sup> July 2010

SH/HH/C10246

F.A.O. Sarah Ballantyne-Way  
Savills (L & P) Limited  
Lansdowne House  
57 Berkeley Square  
London  
W1J 6ER

Dear Sarah,

**RE: BRUNSWICK PARK, RESPONSE TO EA LETTER DATED 22<sup>ND</sup> JUNE 2010**

In response to the Environment Agency letter (ref TL/2010/104354/01-L01) dated 22<sup>nd</sup> June 2010, we have discussed with Katie Arthur the 4 planning conditions suggested and the impact on the structural design and our responses to each of the conditions proposed. It is our understanding from our discussions with Miss Katie Arthur that the 4 planning conditions suggested by the EA are subject to review by London Borough of Barnet as to whether the conditions should be implemented within the planning permission. We list out each of the conditions as follows: with our respective reply:-

**Condition 1**

The EA have confirmed receipt of the site investigation report prepared by Listers dated March 2010 (Ref:-10-01-011) which covers items 1, 2 and 3 listed under condition 1. We are happy to resubmit this document if necessary. With regards to item 4, referring to a verification plan of remediation work undertaken on site. This would be undertaken by the contractor post completion of site works in accordance with the remediation recommendations set out within the site investigation report.

**Condition 2**

It is our understanding that ground source heat pumps are not under consideration for this scheme as part of the renewable strategy. If further information is required on renewables, we would suggest that further advice is sought from Elementa Consulting.



0891875

Offices at Guildford, Leeds, London, Manchester and Southend-on-Sea

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### **Condition 3**

As set out on page 22 & 23 of Listers Site Investigation Report due to the varying depths of made ground of up to 2.3m depth below existing ground level, the varied depth of perched groundwater levels and the varied types, strengths and compressibilities of the natural soil beneath the site, it is considered that traditional spread footings will not be a viable option for this site. The site investigation report suggests that piled foundations, appropriately founded well down into London Clay would be suitable. Please find enclosed A3 copies of Thomasons drawings C10246/21A, 22A & 23A confirming the proposed piling layout/locations and details.

### **Condition 4**

The surface water run off from the building and hard landscaping to the garden areas/terraces will be positively drained as set out in our flood risk assessment version 3, issued to the EA on 17<sup>th</sup> May 2010 with the surface water discharge rates to the public sewer controlled via the use of appropriately sized attenuation tanks and hydro brakes. Due to the limited site area available for attenuation tanks and the limited hydraulic depth beneath the car park. The proposed car park has been designed and detailed as a pervious tanked paving system with granular build up beneath which is tanked using an imperious membrane (as per the attached Marshalls standard drawing TS-0513 Rev A) which in turn discharges to the manhole S10. Please find attached preliminary drawings C10246/01B, 03 and 05A detailing the building drainage and car park drainage as described above.

Hopefully the attached assists in responding to the clarification requested by the Environmental Agency. If there are further queries, please do not hesitate to contact us.

Yours sincerely



Serhan Halil BEng(Hons) CEng MStructE  
Associate  
DDI: 0208 988 5834  
Email: [shalil@thomasons.co.uk](mailto:shalil@thomasons.co.uk)

cc. Nick Meurice (Assura Group) (Letter only)  
Eoin Lynch – (Galliford Try) – (Letter only)  
Joel Kuenzi – (Sprunt Architects) (Letter only)  
Tim Knights – (Elementa Consulting) – (Letter only)

Encl.



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**NOTES**

1. PILE COORDINATES IN ABYSSANCE - AWAITING CONFIRMATION OF COLUMN SETTING OUT FROM THE ARCHITECT

2. PILE COORDINATES IN ABYSSANCE - AWAITING CONFIRMATION OF COLUMN SETTING OUT FROM THE ARCHITECT

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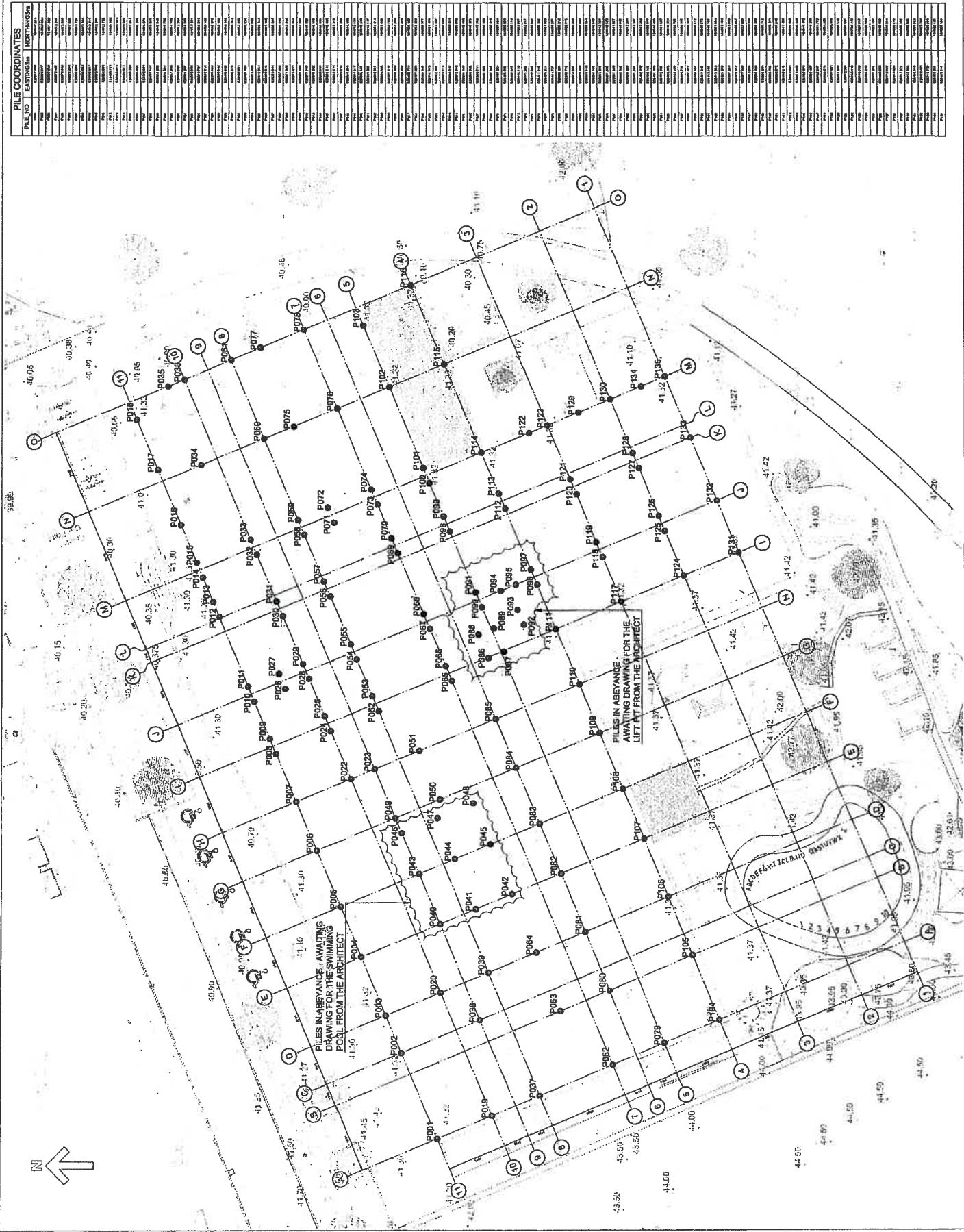
**Thomsons**  
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**BRUNSWICK PARK**

**FILE LAYOUT**

**PRELIMINARY**  
C1024021

Scale: 1:1000  
Date: 10/10/2011  
Drawn: [Signature]  
Checked: [Signature]  
Approved: [Signature]




1 FOR GENERAL NOTES REFER TO DRAWING No. C102-0079

2 FOR PILE LAYOUT REFER TO TO DRAWING No. C102-0021

NEW MATERNITY UNIT PILING SCHEDULE					
PILE No.	PILE DIA. (mm)	S.W/L TENSION LOAD (kN)	CUT-OFF LEVEL (m)	COMMENTS	REV
P001	1400	800	-49.547		A
P002	1400	800	-49.554		A
P003	1400	800	-49.560		A
P004	1400	800	-49.560		A
P005	1400	800	-49.560		A
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### PILE SCHEDULE

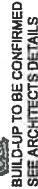
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PRELIMINARY Drawing No. C10246723	Scale: <b>A</b>	Sheet: <b>02</b> of <b>02</b>	Project: <b>02</b>
	Date: <b>02/23/2000</b>	Drawn: <b>02/23/2000</b>	Checked: <b>02/23/2000</b>

**NOTE:-**  
CONTRACTOR IS REQUIRED TO MAINTAIN  
VEHICULAR AND PEDESTRIAN ACCESS TO  
EXISTING SCHOOL AND REAR ACCESS TO  
ADJACENT PROPERTIES





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	BULLDOGGED HEAD TYPE BOY SHORT CUTTING HAIR	
	JEROME PLAT NO. PG EDDONS	


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TYPICAL PAVEMENT SECTION,

1. **DOES THE EXISTING TRUNK TO BE REMOVED?**  
 YES

2. **DOES THE EXISTING TRUNK REMAIN?**  
 YES

3. **DOES THE ROOT PROTECTION REMAIN?**  
 YES

4. **DOES THE PROPOSED TREE LOCATE?**  
 YES

[illegible]

**NOTE - ZONES AND TRAIL LOCATIONS SHOWN INDICATIVELY, FOR EXACT LOCATIONS REFER TO SUPPLY LATEST EDITION**

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**Table 1**

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**NOTES**

1. The government has set targets to reduce the number of small, unproductive businesses.
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20. The government has set targets to reduce the number of small, unproductive businesses.

[illegible]



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  4. ANY CHANGES TO THE DRAWING MUST BE APPROVED BY THOMASONS AND MUST BE INDICATED BY A REVISION NUMBER AND DATE.
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  14. ANY CHANGES TO THE DRAWING MUST BE APPROVED BY THOMASONS AND MUST BE INDICATED BY A REVISION NUMBER AND DATE.

BAY SCHEDULE		
BAY REF	FORMATION LEVEL	MIN DEPTH OF CONSTRUCTION (mm)
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2	100.00	100
3	100.00	100
4	100.00	100
5	100.00	100
6	100.00	100
7	100.00	100
8	100.00	100
9	100.00	100
10	100.00	100
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NOTE:-  
SERVICES TO BE  
CO-ORDINATED TO AVOID BAYS

NOTE:-  
BASE ON SPUNT LANDSCAPE X  
REFERENCE FILE DATED 10-05-2010

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