

Stephen Dukes

From: Stephen Dukes
Sent: 29 July 2021 08:13
To: Stephen Dukes
Subject: 4762-210728-0402 - The Limes Medical Centre, Narborough 21/0949/VAR

From: Claire Stephens
Sent: 28 July 2021 16:31
To: Jonathan Hodge; Stephen Dukes; Adam Goodall
Cc: Malcolm Foulkes-Arnold; Evie Margetts
Subject: 4762-210728-0402 - The Limes Medical Centre, Narborough 21/0949/VAR

Good afternoon gentlemen,

Further to the submission of the variation of conditions application yesterday, reference 21/0949/VAR, please see below an email from Lesley Adams of Symbiosis, providing an overview of the discussions in relation to the pile foundations and subsequent planning conditions associated with them.

Lesley has spoken with Adam directly this afternoon to clarify her position regarding the revised proposals for driven piles rather than screw piles and I believe he was comfortable with the current proposals and the fact that there will be no adverse effect on the trees in question with the works carried out as discussed and agreed with Lesley and the contractor on site on Friday 9th July 2021.

It would be much appreciated if we could work together to resolve this issue as soon as possible and allow construction works to continue.

If any of you have any queries or wish to speak with me directly to discuss in further detail I can be contacted directly on the mobile number below.

Kind regards,

Claire Stephens
BA(Hons) Architecture MArch(Leics)
Architectural Assistant RIBA Part 2

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From: Lesley Adams
Sent: 28 July 2021 14:45
To: Claire Stephens
Subject: Works at The Limes Medical Centre, Narborough

Dear Claire

Further to our discussion earlier this week and also this morning, I am pleased to confirm my verbal comments regarding potential arboricultural issues associated with the installation of driven piles for the foundations for the approved extension of the building at The Limes.

A conditional planning approval was granted in November 2020 and subsequently, an arboricultural method statement was prepared to assist with the discharge of selected planning conditions in March 2021. (application reference 20/0538/FUL).

A proportion of the floor area of the extension lies within the root protection area (RPA) of a mature pine, scheduled as TL in the arboricultural survey. A 'screw pile' foundation was proposed, to minimise the potential negative impact on the root system of the pine during construction. The arboricultural method statement outlined precautionary measures to be adopted during the installation of the screw piles. Paragraph 3.4 of the document outlines the measures to be adopted during installation of the piles and can be summarised as:

- Location of the piling rig during installation
- Ground protection measures to be adopted
- Method of operation to determine presence of roots
- Arboricultural supervision

Further, paragraph 8 of the arboricultural method statement covers details of the arboricultural supervision at various stages of the project, which can be summarised thus:

- Meet with arboricultural contractor
- Meet with the construction contractor
- Review of phase 1 tree protection fencing
- Meet piling contractor
- Review of phase 2 tree protection fencing
- Supervision of installation of 'no-dig' specification surfacing

Following the appointment of the piling contractor, I attended site on 9th July to review the works. The purpose of the meeting was to meet with you, as project architect and the contractor, to review the phase 1 fencing and discuss the piling works in advance of commencement on site.

During that meeting, I can confirm that I reviewed the location on the tree protection fencing that had been erected (phase 1). I was introduced to the piling contractor and we discussed the following points:

- I was informed that due to difficulties encountered engaging a contractor to install screw piles, the decision had been taken to adopt a driven pile method. This was discussed in an arboricultural context and we discussed the following matters as a consequence of the change in methodology:
 - the piling rig proposed would be the smallest practical. This will have the effect of minimising impact on the ground whilst moving the equipment around the site
 - based on the discussion regarding the size of the rig, the contractor confirmed that there was no requirement for the installation of a piling mat
 - It was confirmed that the piling rig could operate from within the footprint of the extension and that there was no requirement for it to operate any closer to the retained pine tree than the approved building location. This meant that there was no requirement for the use of ground guards or other ground protection outside of the building footprint
 - Pilot holes would be dug by hand up to a metre depth, to determine the presence, or otherwise of root larger than 25mm diameter
 - In the event that larger diameter roots were encountered, another pilot hole would be opened up and the optimum location for the pile would be determined, based on this investigation
 - The piling plan was reviewed and it was agreed that there was sufficient flexibility in the calculations for the beam to move the pile location + or – 300mm in either direction to avoid any larger roots

- the pile caps, once installed, could sit proud of the ground at the rear corner closest to the pine tree, to enable the beam/lintel to be sited at the shallowest level feasible, thus minimising ground disturbance and further potential negative impacts on the roots of the pine
- If necessary, the beam could be clad with brick slips or detailed but could sit proud of existing levels due to the slightly elevated floor, which will be finished at a similar level to the existing building, thus reducing the requirement for ground disturbance inside the RPA of the pine.

Having discussed the project with you and the contractor and agreed the above matters, I did not consider that the proposal to change from augured to driven piles had any further arboricultural implications and I was therefore satisfied that we had met the commitment for arboricultural supervision outlined in the arboricultural method statement at section 8. In summary – there are no further negative arboricultural implications associated with this method of piling, provided that the contractor complies with the various matters discussed

I trust that this information will assist with your discussions with the enforcement team at Blaby DC

Kind regards

Lesley

Lesley Adams
Symbiosis Consulting Ltd



Please note we have relocated to:

The Studio
Ash Tree House
Ashby Lane
Bitteswell
Leicestershire
LE17 4SQ