



Town Planning Bureau

REF: 240422

RE: VARIATION OF CONDITIONS 2, 3, 4, 7, 21, 23, 25, 26, 27, 28, 31, 32, 33, 34, 38, 39, 40, 41, 42, 43, 44 & 48 AND REMOVAL OF CONDITIONS 29 & 30 OF PERMISSION 221232 (DATED 24/05/23 FOR VARIOUS DEMOLITION WORKS AND REDEVELOPMENT FOR RECONFIGURED BASEMENT/GROUND FLOOR USES, APART-HOTEL, VARIOUS EXTENSIONS AND NEW-BUILD ELEMENTS, PUBLIC COURTYARD AND ASSOCIATED WORKS), INCLUDING RECONFIGURATION OF 5-15 (ODD) QUEEN VICTORIA ST FROM 6 TO 3 UNITS AT BASEMENT /GROUND FLOOR LEVEL AND REAR DORMER ALTERATIONS AT 3RD FLOOR LEVEL, INCREASE IN ROOMS AND PROVISION OF APART-HOTEL ENTRANCE ON QUEEN VICTORIA ST, REMODELLING OF THE EXTENT OF NEW-BUILD ELEMENTS AT 145-146 FRIAR ST, TOGETHER WITH DORMER AND ROOF LEVEL CHANGES, AND VARIOUS OTHER ASSOCIATED WORKS.

SITE: 1-15 QUEEN VICTOIRA STREET & 145-148 FRIAR STREET, READING.

Condition 24 states:

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Staged Reached:

- RIBA Stage 3+
- Structural Design confirms no piled foundations will be required.

Soil investigation report from Ground & Water.

- The soil report advises the ground conditions to be clay and gravel member.

Axiom Structures:

- The appointed Structural Engineers for this site have reviewed and advised:

"Based on our calculations on load take-down and assessment, we concluded that strip or pad footings will suffice for the proposed scheme. Thus, the piled foundation is not required."

Therefore, Pile Foundations are not required and therefore, no piling will be completed.

They advise, for the avoidance of doubt, planning permission ref: 221232 has not been implemented.

Yours faithfully

Town Planning Bureau

The Barn
43 Oakdene Road
Redhill
Surrey
RH1 6BT

Date: 13th September 2024

Our ref: TPB-482b-Con.24

e-mail
info@tpbureau.co.uk

web
www.tpbureau.co.uk



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