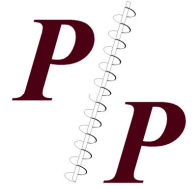


Client: **IPE Roundway Limited**
Job: **313-315 The Roundway, Tottenham, London, N17 7AB**
LPA Ref: **HGY/2018/1472**
Date: **30 November 2023**



PILING METHOD STATEMENT - FOR PLANNING CONDITION 15

Brief:

On behalf of IPE Roundway Ltd Prestige Piling Ltd have been instructed to provide technical advisory support in relation to satisfying Planning Condition 15 for the aforementioned project. which states:

PILING - 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 thereafter be undertaken in accordance with the terms of the approved piling method statement.

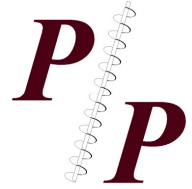
Site Location and Surrounding Area:

The site is located just off the busy Lordship Lane in Haringey within a urban district in close proximity to adjoining structures of mainly commercial use. There is significant distance to adjoining residential dwellings which are situated mainly to the East of the site.

The site is comprised of a mixture of former light industrial uses.



Below Ground Soil Conditions:



Bore hole findings from the soil investigation report P5141J2799 carried out by Jomas Associates Ltd shows ~ 1.3m of made ground overlying ~1m of the Taplow Gravel Layer with London Clay to depth. Please refer to Appendix A for full details of the Bore Hole results.

WINDOW/WINDOWLESS SAMPLING BOREHOLE RECORD	
Exploratory Hole No:	WS1
Project No:	PE1412799
Ground Level:	17.596
Date Commenced:	18/06/2023
Date Completed:	18/06/2023
Sheet No:	1 OF 1

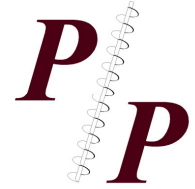
Site Address: 313-315 The Roundway and 8-12 Church Lane, London N17 7AB
 Client: JPE Roundway Ltd
 Logged By: RAY
 Checked By: CLP
 Type and diameter of equipment: Windowless sampler

Water levels recorded during boring, in

Date:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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Sampling Code: U - Undisturbed B - Large Disturbed D - Small Disturbed W - Water (UP) Non recovery of Sample
 Jomas Associates Ltd - Lakeside House, 1 Pottersfield Way, Stockley Park, UB11 1SD
 T: 0843 250 2187 E: info@jomasassociates.com W: www.jomasassociates.com

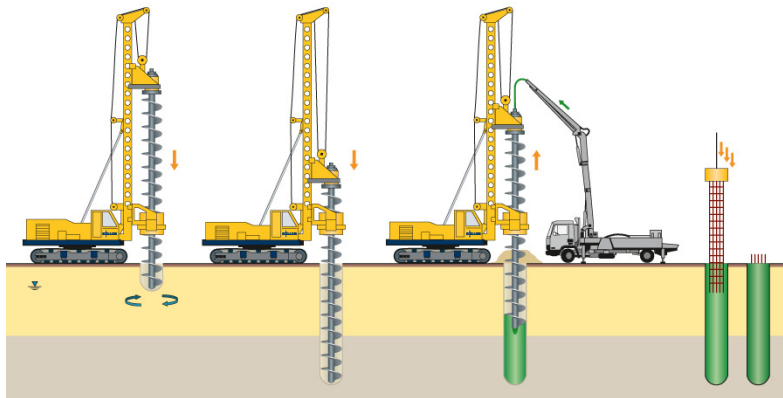
Chosen Method of Pile Construction:



Based on the sub-soil conditions, proximity of adjoining buildings and infrastructure Continuous Flight Auger (CFA) piling has been chosen for the foundation construction for the following reasons:-

- Drilling operations are reasonably quiet and are virtually vibration free. Making it the most suitable method for urban and environmentally sensitive locations
- CFA methods results in no ground movement / displacement both during and after the works as the displaced soil is replaced with concrete as drilling works proceed; it is therefore suitable for piling close to existing structures and buried infrastructure.
- Piles can be installed close to existing buildings, drains and buried services.
- Piles can be formed in water bearing strata without the need for casing.
- The duration for pile operations is reduced.

Generic CFA piling installation method. (Cite: Keller Holding : 2018)



With reference to the above figure. CFA piling uses the following methodology.

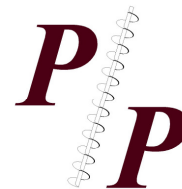
1. Pile positions are probed to ensure there are no buried obstructions and set out by a Setting Out Engineer.
2. Once correctly positioned the auger is drilled to the required depth using an onboard computer to accurately control the depth.
3. The auger is slowly withdrawn at a controlled rate removing the soil whilst pumping in high slump concrete at pressure.
4. A prefabricated reinforcing cage is lifted and guided into the concrete using roller spacers to maintain cover. The pile is then covered with temporary ply board until the concrete has set.

Initial Pile Design and Programme:

Based on preliminary loading data provided by the project Structural Engineer the deepest piles will end bear at 20m within the London Clay, an 'unproductive' aquifer, with a diameter of 450mm.

The London Clay was recorded to the full depth of the borehole of 20m.

Based on the number of piles required on the project the duration of piling works will be in the region of 5 week excluding site set up, mobilisation and decommissioning.



Piling in Material Impacted by Potential Contamination:

Contamination in near surface soils has been recorded. Thus in accordance with 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention' (Environment Agency National Groundwater and Contaminated Land Centre report NC/99/73 May 2001), CFA methods are being adopted.

Method Statement CFA - Bearing Piles

*Prestige Piling Ltd
6 Hare Hall Lane, Gidea Park
Essex RM2 6BD*



Site Location – **313-315 THE ROUNDWAY, TOTTENHAM, N17**
Assessor – TBC
Assessment Date – TBC

Trained Personnel

- Rig Operator/Driver
- Banksman
- Concrete Pump Operator
- Labourer
- Excavator Operator/driver

Equipment/Plant

- SoilMec CFA piling Rig (24m)
- Concrete Pump
- Concrete mixing drum
- Articulated Crawler Excavator or similar

Planned Works

The installation of CFA bored piles; average depth of 20m.

Onsite Restrictions

None notified. The location of all infrastructure assets should be located and isolated before piling works commence.

Mobilisation

- Transport and delivery of piling rig and all parts to follow pre arranged times/procedures set out by the main contractor in the pre site meeting.
- Unloading area to be assessed by rig operator/prestige piling gang leader prior to offloading of rig. If area/ platform is deemed inadequate or unsafe, main contractor and line manager to be advised and mobilisation temporarily halted until further notice.
- Unloading/working platform to be in line with piling matt specification as stated within this document.
- Unloading of rig is to be conducted by banks man who is strategically positioned in a suitable area where the rig operator can clearly identify them.
- SoilMec 24m rig to be erected and set up as per manufacturer's instructions, in a safe position on site.
- Rebar/piling cages to be delivered and transported through the use of excavator (provided by main contractor) to designated position on site.
- Concrete pump to be positioned on site to allow easy access to delivery wagons.

Installation

1. Area of works to be segregated from other on going works on site to comply with safe working distance from rig.
2. At least 2 operatives must be in attendance throughout the piling construction period.

Method Statement CFA - Bearing Piles

*Prestige Piling Ltd
6 Hare Hall Lane, Gidea Park
Essex RM2 6BD*



Site Location –

313-315 THE ROUNDWAY, TOTTENHAM, N17

Assessor –

TBC

Assessment Date –

TBC

Trained Personnel

- Rig Operator/Driver
- Banksman
- Concrete Pump Operator
- Labourer
- Excavator Operator/driver

Equipment/Plant

- SoilMec CFA piling Rig (24m)
- Concrete Pump
- Concrete mixing drum
- Articulated Crawler Excavator or similar

3. Prior to the navigation of the rig, pile positions to be set out by setting out engineer and marked with a 450mm pin with tag showing pile number.
4. Banksman to direct pile rig to pin position. Once auger string is centralised to the required position, pin to be removed and boring to initiate.
5. Pile depth and rebar to be cross checked using on board NDT computer.
6. Once required depth of bore is achieved operator is to start extraction procedure using the on board computer to monitor verticality of bore and concrete pressure.
7. All soil arising during extraction to be monitored. If any unanticipated soils that do not follow those stated in design are apparent, boring to be halted and line manager notified.
8. Upon extraction it may be appropriate to use manual cleaning of the auger. This is to be conducted by rig operator/banksman where no movement of the rig is guaranteed.
9. Upon completion of the boring and concrete pump, the rig is to be moved, with the use of the banksman. Following this the arising from the pour are to be removed using the attending excavator.
10. Once excavated material is cleared and pile shaft completely exposed the excavator will be used to install the rebar cage to the required depth, in line with pile cut off level.
11. Data cloud to be updated accordingly through rig computer.

General

- Ensure all plant is inspected prior to works, on a daily basis during works and post works completion. Any defects to be stated in plant record log.
- Ensure permit to pile and working platform certificate to be signed prior to any works starting.
- All inspection from building control and other bodies to be logged.
- All concrete cube samples to be taken from mid pours.
- When bearing pile cut off levels are located at future basement level, bores are to take place at ground working platform level and rebar cages pushed to required level using extension rods.

Method Statement CFA - Bearing Piles

Prestige Piling Ltd
6 Hare Hall Lane, Gidea Park
Essex RM2 6BD



Site Location –

313-315 THE ROUNDWAY, TOTTENHAM, N17

Assessor –

TBC

Assessment Date –

TBC

Trained Personnel

- Rig Operator/Driver
- Banksman
- Concrete Pump Operator
- Labourer
- Excavator Operator/driver

Equipment/Plant

- SoilMec CFA piling Rig (24m)
- Concrete Pump
- Concrete mixing drum
- Articulated Crawler Excavator or similar

Piling Platform Specification

- Piling Platform to be installed and designed in accordance with BR470 – Working platforms for tracked plant (BRE).
- Working platform certificate to be signed prior to mobilisation of plant.
- Piling matt to be installed by main contractor.
- Matt to be installed in layers of approximately 150mm and compacted using 1 tonne roller.
- Contractor must identify any existing hazards that may reduce the performance of the matt and subsequently endanger the rig or operatives. Such hazards are as follows:
 - Soft spots
 - Existing substructure
 - Wells/holes
 - Platform edges
 - Static water
- Finished level must consider cut off levels of piles.
- Edges of the working platform must be clearly marked and extended by 2x the thickness.
- Platform condition must be constantly monitored and any damage or observed soft spots repaired immediately.

First Aid

The main contractor is in charge of designating the on site first aider and must make this information available to all site personnel.

PPE



Eye protection
must be worn



Safety helmets must
be worn in this area
at all times



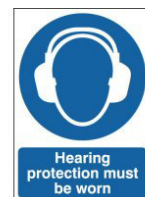
Foot protection
must be worn



Hand protection
must be worn



High visibility
clothing must be
worn in this area



Hearing
protection must
be worn

t



CABLE PERCUSSION BOREHOLE RECORD

Exploratory Hole No:

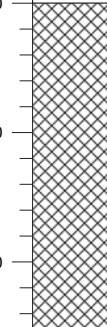
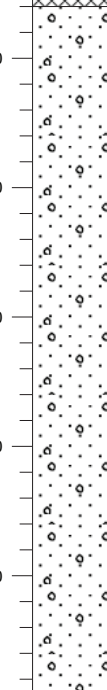
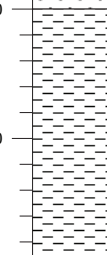
BH3

Site Address:	313-315 The Roundway and 8-12 Church Lane, London N17 7AB	Project No:	P5141J2799
Client:	IPE Roundway Ltd	Ground Level:	17.512
Logged By:	RAY	Date Commenced:	18/05/2023
Checked By:	CLP	Date Completed:	18/05/2023
Type and diameter of equipment:	Cable Percussive Rig	Sheet No:	1 Of 5

Water levels recorded during boring, m

Date:						
Hole depth:						
Casing depth:						
Level water on strike:						
Water Level after 20mins:						

- Remarks**
- 1: *Field observation.
- 2: Groundwater was not observed.
- 3: **Consistency estimated using semi-empirical correlations with SPT N-values, Plasticity Indices and published literature.
- 4:

Sample or Tests										Strata			Strata Description	Installation
Type	Depth (mbgl)	Result								Legend	Depth (mbgl)	Water Strikes (mbgl)		
		75	75	75	75	75	75	N						
ES	0.00								0.00		1.30		Concrete over brown gravelly clay. (MADE GROUND).	
	0.25													
ES B	0.50								0.50					
ES	1.00								1.00					
S	1.20	1	2	1	1	1	2	5	1.20					
D S	2.00	1	2	2	3	2	1	8	1.50				Soft consistency* orange to light brown SAND and GRAVEL with very clayey band. (TAPLOW GRAVEL MEMBER).	
									2.00					
									2.50					
									3.00					
D S	3.00	2	2	3	2	2	2	9	3.00					
D S	4.00	3	2	2	3	2	3	10	4.00		4.00		Firm consistency** light becoming dark brown CLAY. (LONDON CLAY FORMATION).	
									4.50					
									5.00					
D U	5.00								5.00					

35 blows for 100% recovery

Sampling Code: U- Undisturbed B - Large Disturbed D - Small Disturbed W - Water (U*) Non recovery of Sample
Jomas Associates Ltd - Lakeside House, 1 Furzeground Way, Stockley Park, UB11 1BD
T: 0843 289 2187 E: info@jomasassociates.com W: www.jomasassociates.com



CABLE PERCUSSION BOREHOLE RECORD

Exploratory Hole No:

BH3

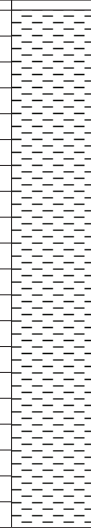
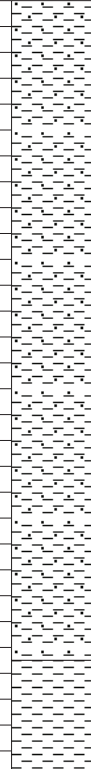
Site Address:	313-315 The Roundway and 8-12 Church Lane, London N17 7AB
Client:	IPE Roundway Ltd
Logged By:	RAY
Checked By:	CLP
Type and diameter of equipment:	Cable Percussive Rig

Project No:	P5141J2799
Ground Level:	17.512
Date Commenced:	18/05/2023
Date Completed:	18/05/2023
Sheet No:	2 Of 5

Water levels recorded during boring, m

Date:						
Hole depth:						
Casing depth:						
Level water on strike:						
Water Level after 20mins:						

- Remarks
- 1: *Field observation.
- 2: Groundwater was not observed.
- 3: **Consistency estimated using semi-empirical correlations with SPT N-values, Plasticity Indices and published literature.
- 4:

Sample or Tests										Strata			Strata Description	Installation
Type	Depth (mbgl)	Result								Legend	Depth (mbgl)	Water Strikes (mbgl)		
		75	75	75	75	75	75	N						
D U	5.00								5.00			Firm consistency** light becoming dark brown CLAY. (LONDON CLAY FORMATION).		
	35 blows for 100% recovery													
									5.50					
D	6.00								6.00					
S	6.50	3	4	3	3	4	3	13	6.50					
D	7.00								7.00			Firm consistency** dark brown CLAY with sand bands. (LONDON CLAY FORMATION).		
									7.50					
D S	8.00								8.00					
		4	4	3	4	5	4	16						
									8.50					
D	9.00								9.00					
U	9.50								9.50			Stiff consistency** grey CLAY. (LONDON CLAY FORMATION).		
	43 blows for 70% recovery													
D	10.00								10.00					

Sampling Code: U- Undisturbed B - Large Disturbed D - Small Disturbed W - Water (U*) Non recovery of Sample
Jomas Associates Ltd - Lakeside House, 1 Furzeground Way, Stockley Park, UB11 1BD
T: 0843 289 2187 E: info@jomasassociates.com W: www.jomasassociates.com



CABLE PERCUSSION BOREHOLE RECORD

Exploratory Hole No:

BH3

Site Address:	313-315 The Roundway and 8-12 Church Lane, London N17 7AB	Project No:	P5141J2799
Client:	IPE Roundway Ltd	Ground Level:	17.512
Logged By:	RAY	Date Commenced:	18/05/2023
Checked By:	CLP	Date Completed:	18/05/2023
Type and diameter of equipment:	Cable Percussive Rig	Sheet No:	3 Of 5

Water levels recorded during boring, m						
Date:						
Hole depth:						
Casing depth:						
Level water on strike:						
Water Level after 20mins:						

Remarks
1: *Field observation.
2: Groundwater was not observed.
3: **Consistency estimated using semi-empirical correlations with SPT N-values, Plasticity Indices and published literature.
4:

Sample or Tests										Strata			Strata Description	Installation
Type	Depth (mbgl)	Result								Legend	Depth (mbgl)	Water Strikes (mbgl)		
		75	75	75	75	75	75	N						
D	10.00									10.00			Stiff consistency** grey CLAY. (LONDON CLAY FORMATION).	
										10.50				
										11.00				
D	11.00									11.50				
S		4	5	5	6	5	6	22		12.00				
										12.50				
D	12.00									13.00	12.95		Stiff becoming very stiff consistency* grey CLAY. (LONDON CLAY FORMATION).	
										13.50				
S	12.50	5	7	5	7	7	6	25		14.00				
										14.50				
D	13.00									15.00				
D	14.00													
U		63 blows for 75% recovery												
										14.50				
										15.00				
D	15.00													

Sampling Code: U- Undisturbed B - Large Disturbed D - Small Disturbed W - Water (U*) Non recovery of Sample
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CABLE PERCUSSION BOREHOLE RECORD

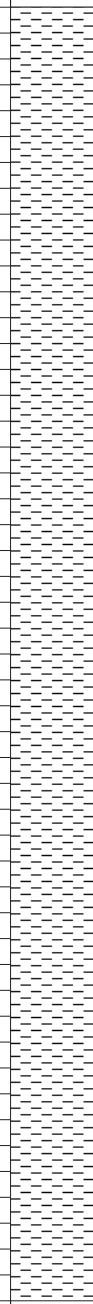
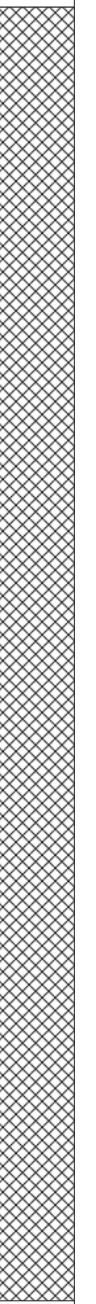
Exploratory Hole No:

BH3

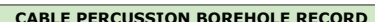
Site Address:	313-315 The Roundway and 8-12 Church Lane, London N17 7AB	Project No:	P5141J2799
Client:	IPE Roundway Ltd	Ground Level:	17.512
Logged By:	RAY	Date Commenced:	18/05/2023
Checked By:	CLP	Date Completed:	18/05/2023
Type and diameter of equipment:	Cable Percussive Rig	Sheet No:	4 Of 5

Water levels recorded during boring, m						
Date:						
Hole depth:						
Casing depth:						
Level water on strike:						
Water Level after 20mins:						

Remarks						
1: *Field observation.						
2: Groundwater was not observed.						
3: **Consistency estimated using semi-empirical correlations with SPT N-values, Plasticity Indices and published literature.						
4:						

Sample or Tests										Strata			Strata Description	Installation		
Type	Depth (mbgl)	Result								Legend	Depth (mbgl)	Water Strikes (mbgl)				
		75	75	75	75	75	75	N								
D	15.00								15.00			Stiff becoming very stiff consistency* grey CLAY. (LONDON CLAY FORMATION).				
S	15.50	5	7	7	8	8	8	31	15.50							
D	16.00								16.00							
									16.50							
D	17.00								17.00							
S		5	6	6	8	9	10	33								
									17.50							
D	18.00								18.00							
U	18.50								18.50							
80 blows for 85% recovery																
D	19.00								19.00							
									19.50							
D	20.00								20.00							
S		6	8	10	9	10	11	40								

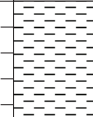
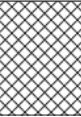
Sampling Code: U- Undisturbed B - Large Disturbed D - Small Disturbed W - Water (U*) Non recovery of Sample
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**BH3**

Project No:	P5141J2799
Ground Level:	17.512
Date Commenced:	18/05/2023
Date Completed:	18/05/2023
Sheet No:	5 Of 5

Date:						
Hole depth:						
Casing depth:						
Level water on strike:						
Water Level after 20mins:						

1: *Field observation.
2: Groundwater was not observed.
3: **Consistency estimated using semi-empirical correlations with SPT N-values, Plasticity Indices and published literature.

Sample or Tests										Strata			Strata Description	Installation
Type	Depth (mbgl)	Result								Legend	Depth (mbgl)	Water Strikes (mbgl)		
		75	75	75	75	75	75	N						
D S	20.00	6	8	10	9	10	11	40	20.00		20.45		Stiff becoming very stiff consistency* grey CLAY. (LONDON CLAY FORMATION).	
									20.50					
									21.00					
									21.50					
									22.00					
									22.50					
									23.00					
									23.50					
									24.00					
									24.50					
									25.00					

Sampling Code: U- Undisturbed B - Large Disturbed D - Small Disturbed W - Water (U*) Non recovery of Sample
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