



FAO: Peter Sockett

Belgrove House Properties Limited

93 Park Lane
London
W1K 7TB

27 July 2023

Developer Services - Asset Protection

Your ref
Our ref X2039/1819 AIP v1
Name James Mayfield
Phone 07747 642662
E-Mail James.Mayfield@thameswater.co.uk

Dear Mr Sockett,

RE: Belgrove House, London, WC1H 8AA – Approval in Principle on proposed piling works outside the 15 m exclusion zone adjacent to Thames Water’s wastewater sewer access shaft.

I write to confirm that we have approve in principle only the proposed piling works located outside the 15 m exclusion zone of the Thames Water’s wastewater sewer access shaft at Belgrove House, London, WC1H 8AA (based on drawing BEL-MAC-XX-B1-SK-C-00001). This is not technical approval for the works. Final technical approval will not be given until the impact assessment review is finalised and the Letter of No Further Comments is issued.

Our decision has been based on the receipt and review of the following documents and drawings:

- a) Report ref: 4259 – Belgrove House Rev 1 titled “Thames Water Utilities Impact Assessment – Addendum” produced by AKT II dated May 2023;
- b) Report ref: BEL-2350-XX-00-RP-X-00014 Rev C02 titled “TW – Sheet Pile Retaining Wall for Installation of Guide Wall and Capping Beam – Thames Water Submission” produced by Mace dated 22 June 2023;
- c) Report ref: BEL-2350-XX-B1-RP-X-00006 Rev C01 titled “TW – Existing Basement Toe Removal South – Thames Water Submission” produced by Mace dated 26 May 2023;
- d) Drawing no. BEL-MAC-XX-B1-SK-C-00001 produced by Mace reviewed by Thames Water on 12 June 2023;
- e) Report ref: BEL-2350-XX-XX-PL-X-00001 Rev C05 titled “Emergency Preparedness Plan (EPP)” produced by Mace dated 02 June 2023;
- f) Drawing no. P24-060 titled “Topographic Survey” produced by SurvaTec Limited dated 19 May 2023;
- g) CCTV survey report for project name “BELGROVE HOUSE” produced by SurvaTec Limited dated 23 May 2023.

Based on the information presented in the submission, we approve in principle your proposed works adjacent to the following Thames Water assets (outside of the 15 m exclusion zone of the wastewater sewer and shaft):

- 1219 mm x 813 mm brick egg-shaped wastewater sewer on Crestfield Street
- 1219 mm x 813 mm brick egg-shaped wastewater sewer on Argyle Square
- 1372 mm x 737 mm brick egg-shaped wastewater sewer on Argyle Square
- 1448 mm x 787 mm brick egg-shaped wastewater sewer on Belgrove Street
- 1194 mm x 787 mm brick egg-shaped wastewater sewer on Belgrove Street
- 16” steel clean water trunk main on Euston Road

However, technical approval will not be given until the impact assessment is completed and the Letter of No Further Comment is issued. To complete the impact assessment:

- a) A CCTV condition survey is required of all sewers prior to the works. This will be reviewed and approved by Thames Water.
- b) An Emergency Preparedness Plan and Monitoring Plan will be submitted to and agreed with Thames Water prior to the start of works.

Please be advised that Thames Water will hold **Belgrove House Properties Limited** and any appointed contractors or sub-contractors liable for any losses incurred or damage caused to Thames Water assets arising from the construction and / or subsequent use of the facility.

Yours sincerely,

James Mayfield

James Mayfield
Major Project – Developer Services