

**From:** P. Bloxham

**Sent:** 06 September 2023 10:50

**To:** Planning; David Fowler

**Subject:** FW: Re: Composite Planning and Listed Building Applications (Applications) in respect of proposals for the development of a series of plots bounded by High Holborn, Museum Street, New Oxford Street and West Central Street including Selkirk House, Museum

Dear Sirs,

I am forwarding an email sent yesterday to Simten on behalf of BC Partners. Please take the concerns raised in the email (safety and severe as well as disproportionate loss of residential amenity for an unspecified length of time) as additional grounds of objection to the applications.

Could David Fowler confirm that, in conjunction with his colleagues, they will study and form an independent view on the safety and effectiveness of the very extensive piling which seems to be proposed.

Has Camden been in touch with TFL about the impact of the development and construction works contemplated on noise and vibration from the Central Line?

I look forward to hearing on the lengthening list of outstanding points.

Thanks and Regards

Peter Bloxham

**Peter Bloxham**

**From:** P. Bloxham

**Sent:** Tuesday, September 5, 2023 12:23 PM

**To:** Edward Beaver; Eleanor Wright

**Subject:** Re: Composite Planning and Listed Building Applications (Applications) in respect of proposals for the development of a series of plots bounded by High Holborn, Museum Street, New Oxford Street and West Central Street including Selkirk House, Museum Stre

Ed, Eleanor,

When we met in January, one of the several concerns I expressed was about the prospect of piling activities so close to our homes. I think I alluded to the terrible noise and vibration nuisance we experienced as a result of piling when the Shaftesbury Theatre was building its basement under Princes Circus, which is further away than Selkirk House and the car park.

I now read that the proposed piling exercise would be extensive and complex, including 15 large diameter bored piles of 25 metres length and 44 large diameter bored piles of 20 metres depth. It seems to me that your proposals involve some very speculative construction and engineering elements.

I register my concern as to the impact on residential amenity (and safety) as a result of these proposed works.

Has any thought been given to whether the ground movement resulting from your proposed activities might exacerbate the noise and vibration nuisance already experienced by residents from the Central Line (particularly during operation of the Night Tube)?

Might this damage the listed buildings and other structures in the Bloomsbury Conservation Area?

When would the piling activities be taking place, in terms of week numbers from the start date of the project, and for how long would they go on?

In addition, are you able to organise a simulation of the noise and vibration levels this work would generate? Last year I walked past a site in Newman Street on multiple occasions where piles were being installed and the noise and vibration were truly intolerable.

I look forward to hearing on this and all other outstanding issues, now that the holiday period is over.

I am copying Planning and David Fowler.

Regards

Peter

**Peter Bloxham**