



**FAO:** John Doyle  
**Glenman Corporation Ltd.**  
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**Developer Services Major Projects**

Your ref 2960 – Tottenham Mews  
Our ref X2039-1867  
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10/11/2023

Dear John Doyle,

**RE: 14-19 Tottenham Mews, London, W1 4QA – Letter of No Further Comment**

I am pleased to confirm that we have completed the review of your submissions listed below in relation to the proposed works to construct piling foundations to support the new 6 storey building near the existing Thames Water wastewater and clean water assets.

Based on the information provided, and with the condition that the section of the wastewater asset affected from the development works (which was found to be in poor condition) is replaced prior of any works commence on site. We are satisfied that the proposed works will pose negligible risk to the Thames Water assets, and therefore we have no further comments to make.

Please notify Thames Water of any changes to the design solution as detailed in the submissions below:

- a) Report No.: 2743-A2S-XX-XX-RP-Y-0001 Rev. 01, titled "Thames Water Utilities Ground Movement Assessment", 14<sup>th</sup> June 2023, and produced by A-squared Studio Engineers Ltd.
- b) Report No.: 2743-A2S-XX-XX-RP-Y-0002 Rev. 01, titled "Monitoring Actioning Plan - Thames Water Assets", 14<sup>th</sup> June 2023, and produced by A-squared Studio Engineers Ltd.
- c) Report No.: 2743-A2S-XX-XX-SP-Y-0002 Rev. 01, titled "Monitoring Specifications - Thames Water Assets", 14<sup>th</sup> June 2023, and produced by A-squared Studio Engineers Ltd.
- d) Report No.: 2743-A2S-XX-XX-RP-Y-0003 Rev. 00, titled "Emergency Preparedness Plan - Thames Water Assets", 17<sup>th</sup> May 2023, and produced by A-squared Studio Engineers Ltd.
- e) Report No.: N/A Rev. 01, titled "CCTV Pre-Condition Report – Tottenham Mews - London", 27<sup>th</sup> September 2023, and produced by Yari Drainage Ltd.
- f) Drawing No.: 108694 Rev. 00, titled "CCTV Survey Plan", dated 03-04/05/2023 and produced by Centara.

Based on the information presented in the submission, we have no further comments to your proposed development adjacent to the following Thames Water assets located in Tottenham Mews Road:

- 375mm dia. (shown in GIS as 381mm dia.) vitrified clay foul water sewer &
- 3" cast iron distribution main sewer

However, the proposal detailed in the documentation listed above is subject to the following conditions:

1. Due to the poor condition of the 375mm dia. wastewater sewer, the Developer has two options to progress.  
Option 1: Must replace the section affected by their development (from manhole MH101 indicated in CCTV Plan drawing reference 108694 Rev. 00 and upstream to the network up to the outfall, approximately 37m) following a S116/S104 application prior to the works commencing on site.  
Option 2: Line the existing sewer section affected by their development (from manhole MH101 indicated in CCTV Plan drawing reference 108694 Rev. 00 and upstream to the network up to the outfall, approximately 37m) following a S104 application prior to the works commencing on site.  
Only once the sewer is replaced or lined can the Developer progress to the construction of the new 6 storey building.
2. As part of the S104 a condition survey will be submitted to Thames Water Asset Protection team for review and approval.
3. "Real-Time" vibration monitoring is required during the entire period of the construction of the piling foundations, and up to the first floor slab (not the ground floor slab).  
The monitoring proposal is to allow for monitor installations as close to the raising sewer alignment as possible, with trigger levels set as follows:
  - a. Amber Trigger – 5mm/s PPV (reportable to Thames Water)
  - b. Red Trigger – 10mm/s PPV (reportable to Thames Water and work stops until risk is mitigated)
4. Ground movement monitoring will be undertaken during the construction of the development basement / substructure, and up to and including the cast of the slab to the ground floor.
5. A post condition survey of the sewer must be completed at the end of the works and submitted to Thames Water. Any damage to the sewer must be rectified.

Please be advised that Thames Water will hold **Glenman Corporation Ltd.** and any relevant contractors or sub-contractors liable for any losses incurred or damage caused to Thames Water assets arising from the construction.

Yours sincerely

*Ioannis Antonakos*

Ioannis Antonakos  
Project Engineer