



**FAO: Jason Russell**  
**The Trustees of St. Pancras Way, Block C Unit**  
51 Welbeck Street  
London  
W1G 9HL

**Developer Services - Asset Protection**

Your ref  
Our ref X2039/1870 v2  
Name James Mayfield  
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E-Mail [james.mayfield@thameswater.co.uk](mailto:james.mayfield@thameswater.co.uk)

06<sup>th</sup> December 2023

Dear Jason Russell,

**RE: St Pancras Way, Plots B and C, Camden, London NW1 0QG – Letter of No Further Comments on proposed demolition and construction adjacent to Thames Water’s clean water mains and wastewater sewers.**

I write to confirm that we have completed the review of your submissions listed below in relation to the proposed demolitions works located adjacent to Thames Water’s clean water mains and wastewater sewers.

Based on the information provided, 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 on the demolition only.

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

- a) Report titled “Tribeca, Camden – Plot C, Ground Movement Analysis and Thames Water Impact Assessment” Rev 4 produced by Card Geotechnics Limited dated 04 October 2023;
- b) Report titled “Outline Methodology for the Demolition of Plot B & C to 2-6 St Pancras Way, London EC2A 2EH” Rev 00 Version 01 produced by Erith dated 07 October 2022;
- c) Report titled “Monitoring Strategy” Rev J dated 08 February 2023;
- d) Report titled “Tribeca (Plots B&C) Emergency Response Plan” Rev 03 produced by Ardmore Group dated 14 November 2023;
- e) Report ref: CGL/09751A Rev01, titled “Tribeca Plot B & C, Camden – Technical Note on Ground Movement Analysis & Sewer Impact Assessment Relating to Demolition Stage Only” produced by Card Geotechnics Ltd dated 16<sup>th</sup> May 2023;
- f) Drawing no. 20100-GDP-ZB1-XX-DR-S-201 Rev P06 titled “Plot B & C – Proposed Demolition Works” produced by GD Partnership Ltd. dated 17 January 2023;
- g) Drawing ref: TRI-GDP-PB-ZZ-SK-S-003015 Rev P06 titled “Monitoring Strategy – Plot B” produced by G D Partnership Ltd dated 10 February 2023;

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

- 4-6” CI water main in St Pancras Way
- 150 mm sewer in Granary Street
- 5” CI water main in Granary Street
- 1143x762mm brick sewer in St Pancras Way

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

- a) Contractor to contact Thames Water to inform when the below ground works have started and finished.
- b) "Real-Time" vibration monitoring is required throughout the demolition phase. The monitoring proposal is to allow for monitor installations as close to the asset alignments as possible, with trigger levels set as follows:
  - a. Amber Trigger – 5 mm/s PPV (reportable to Thames Water)
  - b. Red Trigger – 10 mm/s PPV (reportable to Thames Water and work stops until risk is mitigated)
- c) The developer shall not place any lifting equipment that will impose point loads greater than the maximum allowable highway loading within the Thames Water asset exclusion zones.

Please be advised that Thames Water will hold **The Trustees of St. Pancras Way, Block C Unit** 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