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Transport for London
Crossrail 2
Safeguarding Manager
Palestra House
197 Blackfriars Rd
London
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Email: crossrail2@tfl.gov.uk

19 January 2024
Crossrail 2 Ref: CR2-4940-2024

Dear David Fowler,

2023/5240/P : Euston Tower 286 Euston Road London NW1 3DP

Redevelopment of Euston Tower comprising retention of parts of the existing building (including central core, basement and foundations) and erection of a new building incorporating these retained elements, to provide a 32-storey mixed-use building providing offices and research and development floorspace (Class E(g)) and office, retail, café and restaurant space (Class E) and learning and community space (Class F) at ground, first and second floors, and associated external terraces; public realm enhancements, including new landscaping and provision of new publicly accessible steps and ramp; short and long stay cycle storage; servicing; refuse storage; plant and other ancillary and associated work.

Transport for London administers the Crossrail 2 Safeguarding Direction made by the Secretary of State for Transport on 24 March 2015.

Your letter to TfL SMBLocationEnquiries@tfl.gov.uk dated 03 January 2024, was redirected to crossrail2@tfl.gov.uk. The views of the Crossrail 2 Project Team on the above application are as follows:

I confirm that the application relates to land within the limits of land subject to consultation by the Crossrail 2 Safeguarding Direction. If the Council, in its capacity as Local Planning Authority, is minded to grant planning permission, please apply the following conditions on the Notice of Permission:

- C1 None of the development hereby permitted shall be commenced until detailed design and construction method statements for all the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority which:
- (i) Accommodate the proposed location of the Crossrail 2 structures including tunnels, shafts and temporary works,
 - (ii) Accommodate ground movement arising from the construction thereof,
 - (iii) Mitigate the effects of noise and vibration arising from the operation of the Crossrail 2 railway within the tunnels and other structures,

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs C1(i), (ii) and (iii) of this condition shall be completed, in their entirety, before any part of the building[s] [is] [are] occupied.

Informative:

Transport for London is prepared to provide to information about the proposed location of the Crossrail 2 tunnels and structures. It will supply guidelines about the design and location of third party structures in relation to the proposed tunnels, ground movement arising from the construction of the tunnels and noise and vibration arising from the construction and use of the tunnels. Applicants are encouraged to discuss these guidelines with the Crossrail 2 engineer in the course of preparing detailed design and method statements.

The latest project developments can be found on the Crossrail 2 website www.crossrail2.co.uk .

I hope this information is helpful, but if you require any further information or assistance then please feel free to contact a member of the Safeguarding Team by email to crossrail2@tfl.gov.uk

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