



FAO: Peter Sockett

Belgrove House Properties Limited

93 Park Lane
London
W1K 7TB

21st December 2023

Developer Services - Asset Protection

Your ref
Our ref X2039/1819 v1
Name James Mayfield
Phone 07747 642 662
E-Mail James.Mayfield@thameswater.co.uk

Dear Mr Sockett,

RE: Belgrove House, London, WC1H 8AA – Letter of No Further Comments on proposed demolition, excavation, piling and construction works adjacent to Thames Water’s wastewater sewer and shaft, and clean water mains.

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

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.

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

- 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) Report titled “Thames Water Storm Sewer Impact Assessment – Addendum” Rev 03 produced by AKT II dated November 2023;
- e) Report titled “Thames Water Vertical Shaft Impact Assessment” Rev 1 produced by AKT II dated November 2023;
- f) Calculation ref: 157255.R1.1 Calculations Rev 1 titled “Calculations for Manhole reinstatement” produced by Fairhurst Consulting Structural and Civil Engineers dated 31 October 2023;
- g) Drawing no. BEL-MAC-XX-B1-SK-C-00001 titled “Thames Water Exclusion Zone” produced by Mace reviewed by Thames Water on 12 June 2023;
- h) Report ref: BEL-2350-XX-XX-PL-X-00001 Rev C05 titled “Emergency Preparedness Plan (EPP)” produced by Mace dated 02 June 2023;
- i) Drawing no. BEL-8800-ZZ-00-DR-X-00011 Rev A titled “Proposed Manhole General Arrangement” produced by Fairhurst Consulting Structural and Civil Engineers dated 09 October 2023;
- j) Drawing no. P24-060 titled “Topographic Survey” produced by SurvaTec Limited dated 19 May 2023;
- k) Drawing no. 48614-PCL-UT-XX-DR-Y-00001 Rev P02 titled “Sewer Survey” produced by Plowman Craven dated 18 October 2023;

- l) Drawing no. 48614-PCL-UT-XX-DR-Y-00002 Rev P02 titled "Sewer Survey" produced by Plowman Craven dated 18 October 2023;
- m) 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 have no further comments to your proposed development adjacent to the following Thames Water assets:

- 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, 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 excavation, piling and construction 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.
- d) A post-works condition survey will be undertaken for all sewers and vertical shaft included in the impact assessment for review by Thames Water.
- e) The S185 WIA 1991 sewer diversion (L419) is progressed along with the construction works. Approvals for working close to the storm overflow side entry manhole must be attained from the L419 Thames Water project team.
- f) A buildover agreement (DS4138094) is signed before any works within 3.0m of a Thames Water gravity wastewater asset.

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,

J. Mayfield

James Mayfield
Major Project – Developer Services