
From: Crossrail2
Sent: 26 November 2024 15:52
To: Planning
Cc: Crossrail2
Subject: 20241126 5209 LBC The Courtyard 1-7 Alfred Place 22 Store Street and 220-226 Tottenham Court Road London WC1E 7EB 2024_4840_P
Attachments: 20241126 5209 LBC The Courtyard 1-7 Alfred Place 22 Store Street and 220-226 Tottenham Court Road London WC1E 7EB 2024_4840_P.docx

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26 November 2024
Crossrail 2 Ref: CR2-5209-2024

Dear Christopher Smith,

2024/4840/P : The Courtyard 1-7 Alfred Place 22 Store Street and 220-226 Tottenham Court Road London WC1E 7EB

Refurbishment and extension of the building to provide commercial, business and service use (Class E) including infill extension, roof extension and replacement facades to Alfred Place, reconfiguration of entrances and servicing arrangements, rooftop plant equipment, PV panels, new landscaping, provision of cycle parking and other ancillary works

Please find attached the Crossrail 2 Safeguarding response for the planning application consult.

Best regards,

This message has been scanned for malware by Forcepoint. www.forcepoint.com



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Transport for London
Crossrail 2
Safeguarding Manager
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197 Blackfriars Rd
SE1 8NJ

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

Thank you for your letter dated 18 November 2024, requesting the views of the Crossrail 2 Project Team on the above application. I confirm that this 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:

[Safeguarding Manager Crossrail 2](#)

Investment Planning Projects Consents and Urban Design

Transport for London