

**From:** [Henry Tayler](#)  
**To:** [REDACTED]  
**Cc:** [Jeremy Ruff](#); [Paul March](#); [Angela Crowther](#); [Anna Gargan](#); [REDACTED]; [Andrew Highton](#)  
**Subject:** Asset protection enquiry - London St Pancras Thameslink station (Midland Road).  
**Date:** 18 November 2024 15:03:01  
**Attachments:** [Final Decision Notice.pdf](#)  
[Listed Building Consent.pdf](#)  
[image001.jpg](#)  
[British Library - NR - Asset-Protection-Initial-Enquiry-Questionnaire - 14 November 2024.docx](#)  
[BL-ARUP-ZZ-XX-DR-CG-000001-5\[02\] Exploratory Hole Location Plans.pdf](#)  
[BL-ARUP-ZZ-XX-SP-CG-00001\[D02\] SI Specification with cover WIP.pdf](#)

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Hello Asset protection Eastern and Asset Protection High Speed teams

Please see attached completed initial asset protection enquiry form relating to the existing planning consent ref Camden: 2022/1320/L. Details of the planning application and conditions are attached.

At the current time the project proposes to start geotechnical site investigations from 9 December – 20 December, then from 6 January onwards for a period of approximately 6 weeks.

The works are anticipated to start with trial pitting and lighter works in the short mobilisation ahead of Christmas, followed by a full mobilisation in early January for drilling of boreholes and further pitting, investigation of existing foundations, utilities and to carry out monitoring and in-situ testing. A drawing showing the location of exploratory holes is attached, together with technical specifications. The contractor RAMS and detailed programme is currently under review and comment by our team and we can share when required.

We would appreciate if you could confirm the next steps to establish support to the project with the respective asset protection teams, and availability for an initial meeting via MS Teams to discuss the upcoming site investigation and scope of the condition placed relating to asset protection for HS1.

Please do contact me on the below, in the case of any immediate queries.

Kind regards,

**Henry Tayler**

Associate | Transport London  
MEng CEng MICE MAPM

**Arup**

8 Fitzroy Street London W1T 4BJ United Kingdom

**d:** [REDACTED]

**m:** [REDACTED]

[arup.com](http://arup.com)

Connect with me on [LinkedIn](#)

**From:** James Riley <[REDACTED]> **On Behalf Of** Asset Protection Eastern

**Sent:** Monday, February 19, 2024 5:01 PM

**To:** Henry Tayler <[REDACTED]>; Asset Protection Eastern

< [REDACTED] >

**Subject:** RE: Initial Asset protection enquiry - London St Pancras Thameslink station (Midland Road).

OFFICIAL

Good afternoon Henry,

The relevant ASPRO team for the London St Pancras Thameslink station would be the Eastern region [REDACTED].

Could you please submit your enquiry via our online customer portal (link below), the questionnaire will provide us with the details we require to pass to the right team in order to assess the risk to the operational railway.

[Asset Protection and Optimisation Customer portal](#)

Please note that submitting partially completed information, could delay the processing of your enquiry. Please provide as much information as possible for any proposed schemes.

Our [step by step guide](#) provides help on how to log an enquiry.

For general guidance on Asset Protection please visit the National webpage; [Asset Protection and Optimisation - Network Rail](#)

If you require assistance you can also contact our team by telephone [REDACTED]

regards

**James Riley**

Asset Protection - Eastern Region  
Network Rail | George Stephenson House (Floor 3B)  
Toft Green | York | YO1 6JT

E: [REDACTED]

Eastern - Email signature (002)



**From:** Henry Tayler <[REDACTED]>

**Sent:** Sunday, February 18, 2024 7:28 PM

**To:** Asset Protection Eastern <[REDACTED]>

**Subject:** Initial Asset protection enquiry - London St Pancras Thameslink station (Midland Road).

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello,

Please could you assist in confirming the contact details for the relevant ASPRO team for the Thameslink station at London St. Pancras, located below Midland Road. The enquiry relates to planning of adjacent third-party development and site investigations and the general location is Platforms 14 & 15 St Pancras – STP; [ ELR MCL 2.14 Miles 11 Ch 0242 Yards; 3.44km ]

The team have reviewed information available at <https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/#notify>.

I look forward to hearing from your team and please don't hesitate to contact me on the below if you require further information.

Kind regards,  
Henry

**Henry Tayler**  
Associate | Geotechnics - Transport London  
MEng CEng MICE MAPM

**Arup**  
8 Fitzroy Street London W1T 4BJ United Kingdom  
d: [REDACTED]  
m: [REDACTED]  
[arup.com](http://arup.com)

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# Asset Protection Initial Enquiry Questionnaire

- This form covers all types of works; please complete the sections relevant to you
- If you are unsure of the answer to any question, please leave blank except for mandatory fields
- For any tender enquiries, please ask the proposer of the works to complete this questionnaire

*Please note: works should not commence, and no access is permitted onto Network Rail land until confirmation is received from the Network Rail Construction Manager.*

Date: 14/11/2024

Asset Protection Reference No. (if known) [Click or tap here to enter text.](#)

<p><b>PROPOSER (Client) OF THE WORKS</b> (mandatory)</p> <p>Company Name: SMBL Developments Ltd          Contact Name: Paul March          Address: c/o Stanhope plc, 100 New Oxford Street,          Post Code: WC1A 1HB          Telephone: <u>020 7170 1700</u>          Email: paul.march@stanhopeplc.com</p>	<p><b>YOUR CONTACT DETAILS</b> (if different)</p> <p>Company Name: Ove Arup &amp; Partners Ltd          Contact Name: Henry Tayler          Telephone: +44 20 7755 4420          Email: henry.tayler@arup.com          Role within Project: Lead Geotechnical Engineer</p>
<p><b>LOCATION OF WORKS</b> (mandatory)</p> <p>Street name &amp; house number/name: Midland Road &amp; Ossulston Street          Town/Village: London          County: n/a (London)          Post Code: NW1 1AT          Grid Reference - XY Eastings / Northings: 529900 / 183000  <i>If unsure please use a suitable online grid reference finder</i></p>	
<p>Additional location information: see annotated image indicating the location of the site.</p>  <p>Refer to ARUP proposed site investigation location information attached.</p>	
<p>Aspirational date of commencement on site: (mandatory) 09/12/2024</p>	
<p>Anticipated duration: 6-8 Weeks (shut down over Christmas period 20 Dec to 6 Jan 2025 excluded)</p>	

Please give a brief description of your works: (mandatory) The proposed development at the site includes:

- 1.** Extension of the northern aspect of the existing British Library to provide library accommodation, commercial space designed to cater for knowledge quarter uses (including life sciences, cultural, scientific and heritage collections and data sciences), retail space and facilitation of the Crossrail 2 deep access shaft works.
- 2.** Extensive groundworks for the seven-storey deep shaft and typically a site wide single storey basement and localised two-storey basement adjacent.
- 3.** Basement works will include embedded piled retaining walls, suspended slabs, ground bearing slabs and reinforced concrete columns/beams/walls/propping.

Prior to the main works, a site investigation has been proposed to investigate the ground conditions including stratigraphy, geotechnical parameters, contamination and groundwater profile. The investigation aims to also investigate the presence of large-buried foundations across the site.

## ACCESS AND MINOR WORKS

Do you require access to Network Rail land?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Do your works include tree felling/pruning or vegetation management adjacent to the railway?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

## ARE YOU WORKING FOR A UTILITY PROVIDER OR HIGHWAYS DEPT? (Skip this section if not required)

No, therefore section not required

Are you undertaking utility/road works within the public highway covered under NRSWA?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are you undertaking utility/road works as part of a new development (not NRSWA)?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Please provide NRSWA reference number: <a href="#">Click or tap here to enter text.</a>		
<b>Do your works involve:</b>		
electricity?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
gas?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
pumped water, gravity drain or sewerage?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
telecoms?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Other? (e.g. oil pipeline)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Highway maintenance/improvements/potholes?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>Are your works:</b>		
within 200m of a level crossing?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
on overhead lines near/crossing the railway?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
on a bridge over the railway?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
under a bridge carrying the railway?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<i>Please attach your traffic management plan</i>		
<i>If you need to inform Network Rail of a power outage, please contact: <a href="mailto:PowerOutage@networkrail.co.uk">PowerOutage@networkrail.co.uk</a></i>		

## PLANNING AND CONSENTS (Skip this section if not required)

<p>Please confirm whether there are any Network Rail Wayleaves, Easements, or Licences that relate to the site?          If not, and you require one, please contact the Property Services team for your area.          If you are a Statutory supplier, proposing works in relation to utilities and services, please contact: <a href="mailto:Easements&amp;wayleaves@networkrail.co.uk">Easements&amp;wayleaves@networkrail.co.uk</a>.</p>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Please confirm if you have applied to a Local Authority for planning permission	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Provide details of planning application – name of authority, reference number and date approval granted, if applicable: 2022/1320/L		
Is there a Development Consent Order, Compulsory Purchase order (DCO/CPO) associated with these works?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Provide DCO/CPO details: N/A		
Is any part of the site on former railway land or are there any Restrictive Covenants in favour of Network Rail, Railtrack or British Railway Board in relation to this site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

If you require a Network Rail buried services search, please email [OPBuriedServicesEnquiries@networkrail.co.uk](mailto:OPBuriedServicesEnquiries@networkrail.co.uk)

**BUILDING AND MAINTENANCE WORKS, USE OF CRANES & MOBILE PLANT** (Skip this section if not required)

Are you using a crane or mobile plant?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, please specify type e.g. MEWP, mobile crane etc: To be determined.		
Are you constructing a building/development adjacent or carrying out repairs/maintenance/alterations? Please specify type of foundations or ground remediation details in 'additional information' section at the end	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Do your works include scaffolding or working at height? If yes, please give details in 'additional information' section at the end	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Are you demolishing existing buildings?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Are your works near a railway tunnel?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, please provide the tunnel name if you know it: NR Thameslink station – Kings Cross St. Pancras International		

**WORKS AFFECTING NETWORK RAIL ASSETS**

<b>Do your works involve any of the following:</b>		
Construction of a new bridge over/under the railway	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Demolition / alteration/ maintenance of a bridge structure	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Bridge Inspection	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Installation of a new under track crossing for new pipes / cables / ducts across the railway corridor	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Renewal or laying of additional pipes / cables / ducts in an existing route	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Railway overhead electrification lines	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
A Flood defence scheme?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Excavations on or near NR property	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Drainage on or near NR property	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Ground investigations on or near NR property	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Erection of telecoms masts & interference analysis	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Works at stations	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Fencing and boundary works	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**MAPS, DRAWINGS & PLANS**

Please attach location maps plus any general Arrangement, Elevations, Drainage, Foundation Layout, Site levels as applicable.

Please supply photos of the site if available to help us understand any specific site constraints or hazards that are present.

Please note there is a limit size of 10Mb for each email sent to Network Rail. Due to security we are unable to access most drop box facilities.

**Additional Information:**

Refer to attached drawings.

The site is located to the west of Midland Road, next to the below ground St Pancras Kings Cross Thameslink station.

The project comprises demolition of the existing buildings on the site and replacement with up to 13 storeys of commercial development. The building will have an approximately 7m deep basement constructed within a secant piled retaining wall. The building foundation will be a reinforced concrete raft ranging from 1 to 2m thick. In the centre of the site a deep shaft is to be constructed to facilitate the Crossrail 2 development. Engagement with Crossrail 2 is ongoing.

It is understood that the Thameslink station box is located beneath Midland Road and immediately east of the site. The basement of the proposed development is positioned to provide approximately 6m separation between the new basement and the Thameslink box.

**Engagement with Network Rail is initially sought to discuss and agree the approach for the proposed ground investigation works on the site. Further engagement will be required following relating to enabling works and construction.**

Thank you for taking the time to complete this questionnaire.

Please send it, with any attachments, to the appropriate Asset Protection Team for your location – see map on the [Website](#) for reference. A member of the area team will then contact you to discuss your works.

Asset Protection Team	Email Address
Scotland	<a href="mailto:AssetProtectionScotland@networkrail.co.uk">AssetProtectionScotland@networkrail.co.uk</a>
Central	<a href="mailto:AssetProtectioncentral@networkrail.co.uk">AssetProtectioncentral@networkrail.co.uk</a>
West Coast Mainline South	<a href="mailto:AssetProtectionLNWSouth@networkrail.co.uk">AssetProtectionLNWSouth@networkrail.co.uk</a>
East Midlands, North East & Coast	<a href="mailto:AssetProtectionEastern@networkrail.co.uk">AssetProtectionEastern@networkrail.co.uk</a>
Wales	<a href="mailto:AssetProtectionWales@networkrail.co.uk">AssetProtectionWales@networkrail.co.uk</a>
Anglia	<a href="mailto:AssetProtectionAnglia@networkrail.co.uk">AssetProtectionAnglia@networkrail.co.uk</a>
Western	<a href="mailto:AssetProtectionWestern@networkrail.co.uk">AssetProtectionWestern@networkrail.co.uk</a>
Kent and Sussex	<a href="mailto:AssetProtectionSouthern@networkrail.co.uk">AssetProtectionSouthern@networkrail.co.uk</a>
Wessex	<a href="mailto:AssetProtectionSouthern@networkrail.co.uk">AssetProtectionSouthern@networkrail.co.uk</a>
High Speed	<a href="mailto:AssetProtectionHighSpeed1@networkrail.co.uk">AssetProtectionHighSpeed1@networkrail.co.uk</a>