

West Central Street

12-49

Mail Rail Tunnel Interface Report

DMagW-1249-MR

May 2013

Produced for **City & General New Oxford Street LLP**

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QUALITY CONTROL:

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Approved by:

Seamus Maguire

Seamus Maguire
Director

1 Introduction

Existing Mail Rail tunnels run below the western edge of the site, and as such any proposed development must take these into account within the design. In addition to this, any work carried out which has potential to affect the tunnels must be approved by CH2M Hill Halcrow – the tunnel’s asset protection engineers.

2 Site Location

The site is bounded by West Central Street to the west and south, New Oxford Street to the north and Museum Street to the east. The Mail Rail tunnels, which are the focus of this report, are located in the south west corner of the site, in the area bounded by West Central Street. The position of the tunnel is taken from a survey carried out by David J. Webb surveys in September 2007.



Figure 2.1 – Site Location Plan

3 Proposed Development

The proposed development contains several elements, including demolition and new build in some areas of the site, and refurbishment of existing in others. In the area of the site above the Mail Rail tunnels, the proposal is to demolish the existing buildings, reduce the basement level, and replace with a new 4 storey reinforced concrete framed office, retail and residential building, with a steel penthouse at the upper level.

Two options are under consideration for the foundations; piles or a ground bearing raft. The preferred option will be chosen and developed at a later date, in liaison with Halcrow.

4 Liaison with Halcrow to Date

Liaison has taken place with Halcrow during the preliminary design development, to ensure that they are comfortable with the engineering strategy surrounding the interface with the Mail Rail Tunnels. Both proposed foundation solutions (piles and a ground bearing raft) have been submitted to Halcrow for review, and discussed with them. Preliminary approval in principle has been received from Halcrow for either option. The approval letter can be found within Appendix A to this report.

5 Conclusion

For the scheme developed at planning submission stage, approval in principle has been received in writing from Halcrow, allowing the project to proceed within the philosophy currently proposed. During the detailed development of the scheme, further liaison will be required to agree the final solution, and any required survey or monitoring requirements with Halcrow.

Appendix A – Halcrow Approval in Principle

Halcrow Group Limited

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For the attention of Malcom Archer

Our ref: TT/PO/DEV/11/13/199/020

Your ref:

27 February 2013

Dear Sir

POR SAFEGUARDING

West Central Street / New Oxford Street London

We acknowledge receipt of your letter dated 15th February 2013 and the sketches SK/103 and 104 for our review which confirmed your request for a letter confirming that we have no objection in principle for your proposals.

We have discussed in length at the meeting held on 14th February 2013 in our office regarding the pile foundation shown on the sketch S/SK/101 rev 2.

We have reviewed all three drawings S/SK/101 rev2, SK/103 rev01 and SK/104 with respect to your proposals for planning purposes and concluded that we have no objection in principle to those proposals.

Please note that further analysis and discussion will be required as the project progresses. No work to be carried out near the Royal Mail tunnel without Halcrow's approval.

If you need further assistance please do not hesitate to contact the undersigned or Mr A.Pathmanathan on 0203 479 8624.

Yours sincerely

A handwritten signature in black ink, appearing to read "P Wright", with a horizontal line underneath.

Peter Wright
Associate Director Tunnel
Direct: +44 (0)20 3479 8660

Copy to: Tony Haines