

Luke Davies

From: Stephen Vernon <SV@mnt.co.uk>
Sent: 07 December 2015 18:23
To: Stephen Townsend
Cc: gael.calvez@bnpparibas.com; iain.savill@bnpparibas.com; Ravikumar Uppar; frederic.marques@bnpparibas.com
Subject: FW: 215074 Parker Tower - London Underground
Attachments: lono.pdf

Dear Stephen,

Thanks for the Letter of No Objection. Regarding your conditions:

1. Utility checks to prevent service strikes. Penetrations into the ground are limited to SI boreholes and a handful of piles. All locations will be scanned and proved by hand excavated pit prior to installation. The concrete slab prevents us doing a full service trace before the construction phase and we are quite a way off the actual LUL tunnel. Please confirm the approach of local scan and trial pit will be acceptable.
2. Line and level aligned to LUL grid. We have issued drawings from SAL. Do we need to take further action?
3. You mention UXB risk. This is associated with the new piles striking ordnance. Historic plans show ruins in 1953 so there is a risk of UXB risk on the site, but only where we are adding new piles. We haven't pushed for a UXB report as the works are so limited. Piles can be pre-probed to ensure that there are no UXB strikes. We will note this in the drawings and there is no further risk. Please confirm that this approach is suitable, particularly given the proximity of underlying tunnels.
4. Condition survey: SAL are quoting and we will provide details shortly.

Regards
Steve

STEPHEN VERNON
Associate Director
for Mason Navarro Pledge Ltd

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From: Holland, Stephen [mailto:Stephen.Holland@tubelines.com]
Sent: 07 December 2015 11:47
To: Stephen Vernon <SV@mnt.co.uk>
Subject: RE: 215074 Parker Tower - London Underground

Steve as discussed

Stephen Holland
Infrastructure Protection Manager
Tube Lines

Tel 0207088 4188
Mobile 07899060254
Email: Stephen.Holland@tubelines.com

From: Stephen Vernon [<mailto:SV@mp.co.uk>]
Sent: 11 September 2015 11:30 AM
To: Holland, Stephen
Cc: frederic.marques@bnpparibas.com; gael.calvez@bnpparibas.com; iain.savill@bnpparibas.com; Ravikumar Uppar
Subject: 215074 Parker Tower - London Underground

Dear Stephen,

It was good to meet you at the Parker Tower meeting on Friday 4th September 2015. Thanks for attending, it is always easier to describe a project face to face.

We are under very considerable time pressure to ensure we fully discharge pre-commencement Planning Conditions to allow demolition works to commence on January 1st 2016. We had hoped that we could meet LUL shortly after sending information at the end of our RIBA Stage 2, but appreciate that the start-up processes take time. We are now ten weeks on and at the end of RIBA stage 3 so we need to work to ensure we are in a position to submit a planning discharge application at the beginning of December at the absolute latest. We believe this is achievable if we manage the time carefully and ask for your continued support in achieving this.

We agreed in our meeting on the 4th Friday the following process to be undertaken.

1. Asset Survey: We need to complete an alignment survey to prove the location of the LUL asset in relation to the site (depth and alignment).
You mentioned Survey Associates and Plowman Craven are two approved suppliers. **Please provide the names of two more surveyors who are approved by LUL so we have options.**
Speaking to Survey Associates, they inform us that the SABRE access documentation takes at minimum 28 days to complete but they mention that this is sometimes accelerated if the works are non-intrusive. You mentioned in the meeting that access takes 3-4 weeks, sometimes quicker. We are obtaining quotations need to start the SI now so we need your support to gain access as soon as possible please.
2. Condition survey: We will need to undertake a photographic record survey of the tunnel located closest to the site and the corner of Holborn Station Box, noting pre-commencement defects.
You asked for this to be completed closer to the construction stage, which you defined as the installation of piles. Demolition is due to start in January so we will plan to undertake the survey in December.
3. Ground Investigation: We need to undertake drilling on site. You have requested the SI Scope and RAMS for sign off before the works are start.
You have agreed that a condition survey does not need to be completed before the SI works, so long as the site is proven to be located away from the tunnels.
We are in the process of agreeing scope with a specialist now and will be able to move quickly on this. I am aiming to issue the specification to you next week and the RAMS the following week.
You asked us to avoid use of water under pressure. This is noted and we have passed this comment to our specialist.
We will be ready to move on the GI in 2 weeks so the alignment survey is critical.
4. Ground Movement: We need to satisfy LUL that ground movements associated with the development are controlled.

Load relief will be relatively minor. We are not digging so movement will be associated with the part demolition of the podium structure.

Foundations are unknown so we are engaging with a specialist to provide advice and analyse ground movements with a range of foundation solutions.

We agreed that a generalised model can be adopted, with assumptions (pile depth, load from adjacent structures etc). We will provide full scope details next week.

Please confirm how long we need to allow for the LUL review and approval process.

We are keen to have an early meeting with your specialists to agree the process up front and avoid surprises.

Please can we arrange a meeting for the week after next?

5. Ground Movement and Vibration: We will provide ground movement monitoring as part of our party wall sign off process.
We will send a specification next week and seek your outline approval, and a final scope before the works. We agreed in the meeting that vibration monitoring would only be required if a specific risk is identified by the GI.
We agreed that monitoring for LUL asset protection will be over the course of the podium demolition and reconstruction only.
6. Piling: We are to provide a full RAMS when the specialist contractor is involved.
This will be provided when a contractor is engaged.

The specific planning condition wording is provided below for your information.

Planning Condition 12 (2014/0176/P – Parker Tower, 43-49 Parker Street, London WC2B5PS - 22nd April 2015) stipulates:

“The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or 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:

- *Provide details on all structures*
- *Accommodate the location of the existing London Underground structures and tunnels*
- *Accommodate ground movement arising from the construction thereof*
- *And mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.*

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed in their entirety, before any part of the building hereby permitted is occupied”.

Regards,

STEPHEN VERNON

Associate Director

for Mason Navarro Pledge Ltd

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