



Crossrail Ref: CRL-00-177042

Dear Gideon Whittingham,

2017/7051/P 135-149 Shaftesbury Avenue, LONDON , WC2H 8AH

The comprehensive refurbishment of the existing Grade II listed building and the provision of a new two storey roof extension and new basement level, providing a new four-screen cinema (Class D2) and spa (sui generis) at basement levels, a restaurant/bar (Class A3/A4) at ground floor level, a 94-bed hotel (Class C1) at part ground and first to sixth floors and associated terrace and bar (Class A4) at roof level, together with associated public realm and highways improvements

Thank you for your letter dated 09 January 2018 and the accompanying planning application documents relating to the above site, requesting the views of Crossrail Limited on the above application.

Crossrail is a proposed new railway that will link Heathrow and Maidenhead in the west to Shenfield and Abbey Wood in the east using existing Network Rail tracks and new tunnels under Central London.

The Crossrail Bill which was introduced into Parliament by the Secretary of State for Transport in February 2005 was enacted as the Crossrail Act on the 22nd July 2008. The first stage of Crossrail preparatory construction works began in early 2009. Main construction works have started with works to the central tunnel section to finish in 2018, to be followed by a phased opening of services.

Crossrail Limited administers a Direction issued by the Department for Transport on 24th January 2008 for the safeguarding of the proposed alignment of Crossrail.

The site of this planning application is identified outside the limits of land subject to consultation under the Safeguarding Direction.

The implications of the Crossrail proposals for the application have been considered and I write to inform you that Crossrail Limited do not wish to make any comments on this application as submitted.

Note:

The development site red-line boundary is outside of safeguarded limits. The proposed site is approx. 26m to the south of the Crossrail westbound running tunnel which is itself approximately 17m below the ground surface at this location. The development houses recreational facilities, cinema and spa, at basement levels which could be affected by groundbourne noise and vibration from the railway. Crossrail suggest that the developer consider implementing measures to mitigate against the possible risk of groundbourne noise and vibration.

You may inspect and/or purchase copies of Plans, Sections, Environmental Statements, Explanatory Notes and Non-Technical Summaries pertaining to the Crossrail proposals at specified Libraries, Local Authority Offices or directly from Crossrail Limited at "28th Floor, 25 Canada Square, Canary Wharf, London E14 5LQ".

In addition, the latest project developments can be found on the Crossrail website www.crossrail.co.uk/safeguarding , which is updated on a regular basis.

I hope this information is helpful, but if you require any further assistance then please feel free to contact a member of the Safeguarding Team on 0345 602 3813, or by email to safeguarding@crossrail.co.uk

Yours sincerely,

Will Orlik | Safeguarding Coordinator

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