

planning@camden.gov.uk

11 June 2020

Crossrail Ref: CRL-IP-1212

Dear Ben Farrant,

**2020/2470/P : 12-42 Southampton Row & 1-4 Red Lion Square London WC1B
Lethaby Building Former Cochrane Theatre 12-42 Southampton Row & 1-4 Red Lion Square
(Former University Of Westminster Central St Martins College Campus) London WC1B**

Redevelopment of the site including refurbishment of the Lethaby Building, partial demolition, external alterations, basement excavations and extensions to the existing buildings to form a hotel (Use Class C1), with flexible ground floor and basement uses including retail/restaurant/drinking establishment (Use Class A1/A3/A4), office (Use Class B1), exhibition and lecture halls (Use Class D1/D2/C1). Bar/restaurant spaces (Use Class A3/A4) at first, and upper floor levels with associated roof terrace. Erection of standalone block comprising a cultural use (Use Class D1) at ground and first floor level with affordable residential housing (Use Class C3) above with provision of balconies, terraces and a roof terrace. Re-instatement of former Orange Street, together with highway improvements, public realm, landscaping, cycling parking, waste storage and other associated works. (For consultation purposes only: Red Lion Building is proposed 26m - 49.5m high (15 storeys max.) and Theobalds Road Building is 29.9m (10 storeys max.). 34 affordable housing residential units proposed (comprising: 2 x studios, 11 x 1 beds, 9 x 2 beds, 12 x 3 beds). 427 hotel bedrooms proposed across the Lethaby and Red Lion Buildings).

Transport for London administers the Crossrail Safeguarding Direction made by the Secretary of State for Transport on 24 January 2008.

Thank you for your letter dated 08 June 2020 and the accompanying planning application documents relating to the above site, requesting the views of Crossrail Limited on the above application.

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

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The implications of the Crossrail proposals for the application have been considered and the detailed design of the proposed development needs to take account of the construction of Crossrail.

Therefore if, as the Local Planning Authority, you are minded to grant planning permission for the development, Crossrail Limited is of the view that **the following condition[s] should be applied:**

Crossrail condition for foundation design and settlement

C1 None of the development hereby permitted shall be commenced until detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling, any other temporary or permanent installations and for site investigations, have been submitted to and approved in writing by the Local Planning Authority which:-

- (i) Accommodate the location and of the Crossrail structures including temporary works,
- (iii) Mitigate the effects on Crossrail, of ground movement arising from development

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) and (iii) of this condition shall be completed, in their entirety, before any part of the building[s] hereby permitted is/are occupied.

Crossrail Informative - transmitted groundbourne noise & vibration

I1 The Developer is recommended to assess and mitigate the possible effects of noise and vibration arising from the operation of Crossrail. (the future Elizabeth Line)

Crossrail condition – concurrent working

C2 None of the development hereby permitted shall be commenced until a method statement has been submitted to, and approved in writing, by the Local Planning Authority to include arrangements to secure that, during any period when concurrent construction is taking place of both the permitted development and of the Crossrail structures and tunnels in or adjacent to the site of the approved development, the construction of the Crossrail structures and tunnels is not impeded.

If you require any further information or assistance please contact:
CRL_Safeguarding@tfl.gov.uk

Yours sincerely,

Will Orlik
Safeguarding Officer (Crossrail)

TfL Infrastructure Protection Team
Floor 7 B5 : 5 Endeavour Square : London : E20 1JN

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Please note: please send, by email, all planning application consultations that are captured by the SoS Safeguarding Direction to CRL_Safeguarding@tfl.gov.uk

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Crossrail (The Elizabeth Line) 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.

Transport for London (TfL) administers the Crossrail Safeguarding Direction made by the Secretary of State for Transport on 24th January 2008. The Direction was extended on 29th April 2009 (Maidenhead to Reading) and 14th October 2009 (Abbey Wood to Gravesend and Hoo Junction).

You may inspect copies of Plans, Sections, Environmental Statements, Explanatory Notes and Non-Technical Summaries pertaining to Crossrail at specified Libraries, Local Authority Offices or directly from Crossrail Limited. For further information contact CRL_Safeguarding@tfl.gov.uk