

Your ref:
Our ref: 1822182-N104-ECV-LET-0002-1

Prudential UK Real Estate Limited Partnership
c/o Avison Young Project Management

For the attention of Jason Plant
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Transport for London
Infrastructure Protection

7th Floor Zone B5
5 Endeavour Square
Stratford E20 1JN

www.tfl.gov.uk/tube

Sent by email

7 June 2021

Dear Jason,

Re: 247 Tottenham Court Road Redevelopment – LUL Ground Movement Assessment for Demolition Works

I refer to the following Documents and Appendices:

- LUL Ground Movement Assessment – Demolition Works, Rev.01 – April 2021 submitted by Sam Pickles to LUL on 5th May 2021
- Email from Sam Pickles to Maddy Losito on 5th May 2021 17:40 replying to the comments issued by Maddy Losito on 28th April 2021.

Proposed Demolition Works

The site is currently occupied by multi-storey offices and retail stores which will be demolished to existing basement level at approximately +24.1mOD. Temporary works for the stability of the existing basement retaining structure will be required.

Assessment Findings

Oasys Pdisp Analysis – Demolition Stage (short term)

The estimated maximum settlement at tunnel crown level is approximately 4mm, while the estimated maximum horizontal movement at tunnel crown is approximately 1mm. The maximum stress changes along the tunnel has been estimated to be approximately 40kPa for the short-term analysis.

Oasys Pdisp Analysis – Demolition Stage (long term)

The estimated maximum cumulative settlement at tunnel crown level is approximately 5mm, while the estimated maximum cumulative horizontal movement at tunnel crown is approximately 1mm. The maximum stress changes along the tunnel has been estimated to be approximately 40kPa for the long-term analysis.

Comments & observations:

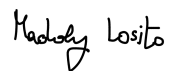
I am pleased to confirm that the predicted values within the assessment are considered to be within a range that would be acceptable to Transport for London Infrastructure Protection (TfL IP) and therefore I have no further comments regarding the demolition works progressing subject to the following conditions:-

1. Formal review of a future damage assessment for the main construction phase (including wall installation, excavation and structural load changes) will be required separately.
2. You should consult with TfL IP on a regular basis to determine what activities may have an impact on TfL infrastructure such that we can agree a method of working that is acceptable to both parties.
3. Submission of Design, Method Statements and Safe Systems of Work for any / all activities that may pose a risk to TfL infrastructure and operations.
4. TfL IP Works Inspectors may be required to monitor the works, plant and methods of working as detailed in any agreed Method Statements, in order to ensure the protection of TfL infrastructure and operations.
5. You are reminded that the responsibility for the health, safety and environmental aspects of the works on site rests with your designated contractors.
6. Any subsequent variation to designs or methods of construction must be accepted by TfL IP.



Should there be any queries, or you require further clarification or information please do not hesitate to contact me.

Yours sincerely



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Copy to: Project File

