



FAO: Jason Russell

Reef Group
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Developer Services – Asset Protection

Our ref	X2039-1144
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25th August 2021

Dear Jason Russell,

Letter of no further comments on proposed development at 6a St Pancras Way, London, NW1 0QG

I am pleased to confirm that we have completed the review of your technical submissions for building over/close to existing Thames Water assets at 6a St Pancras Way, London, NW1 0QG and can advise that we have no further comments on your proposals.

Our decision has been based on the receipt and review of the following documents and drawings:

- a) Report No. 371654-03 (04) _Rev Final (01.03.2021) – titled 'Site at The Ugly Brown Building, London Thames Water Asset Assessment Report' and prepared by RSK Environment Limited.
- b) Report No. CGL/09571C _Rev 0 (12.03.2021) – titled 'Camden Ugly Brown Building – Plot A Sewer Impact Assessment Category 3 Check' and prepared by Card Geotechnics Limited.
- c) Report No. CGL/09571A (April 2021) – titled 'Camden UBB – Plot A Pile Rig Loading Impact Assessment on Thames Water Sewer' and prepared by Card Geotechnics Limited.
- d) Letter titled 'Subject: The Apex, St. Pancras Way, London, NW1 0QG – Thames Water' – dated 05.08.2021 and sent by J Russell of Redd Group.
- e) Report No. CGL/09571A_Rev 1 (03.08.2021) – titled 'The Apex Thames Water Emergency Preparedness Plan (EPP)' and prepared by Card Geotechnics Limited.
- f) Report titled 'Work Package Plan CFA Piling Apex Building, Camden CFA Bearing and Contig Wall Piles' – dated 20.05.2021 and prepared by Keller.
- g) Report titled 'Method Statement: RC Slab Removal Works' – dated 23.05.2021 and prepared by MDC Structures Ltd.

However, the proposal details in the documentation listed above is subject to the following conditions:

1. The developer undertakes a post construction CCTV survey to confirm the internal condition of the sewer.
2. Real-time vibration monitoring is required throughout the construction phase. The monitors are to be installed as close to the sewer alignment as possible, with trigger levels set as follows:
 - Amber Trigger – 5mm/s PPV (reportable to Thames Water)



- Red Trigger – 10mm/s PPV (reportable to Thames Water and work stops until risk is mitigated)
- 3. The developer will not have any lifting equipment that will impose point loads inside of the Thames Water Infrastructure zone of influence.

Please notify Thames Water in writing if you make any changes to your current development proposal.

Please be advised that Thames Water reserves the right to hold **Reef Group** and their appointed Principal Contractor for this project liable for any losses incurred or damage caused to the existing underground Thames Water assets if deemed to have been caused as a result of your proposed development construction work.

Yours sincerely

J. Mayfield

James Mayfield
Developer Services – Major Projects