



**Andrew Lestrangle**

St George West London Limited  
16 The Boulevard  
Imperial Wharf  
London  
SW6 2UB

03<sup>rd</sup> November 2021

**Developer Services - Asset Protection**

Your ref  
Our ref X2039/1589  
Name Alex Birgauan  
Phone 07747 644 568  
E-Mail [alex.birgauan@thameswater.co.uk](mailto:alex.birgauan@thameswater.co.uk)

Dear Mr Lestrangle,

**RE: Camden Goods Yard, Chalk Farm Road, London, NW1 8AA– Letter of No Further Comments on proposed demolition, excavation, piling and construction works near Thames Water’s wastewater assets .**

I write to confirm that we have completed the review of your submissions listed below in relation to the proposed development works located adjacent to Thames Water’s wastewater assets.

Based on the information provided, we are satisfied that the proposed works will pose negligible risk to the Thames Water assets, and therefore we have no further comments to make. This approval is subject to the receipt of the monitoring specification and Emergency Preparedness Plan (EPP) as agreed, and the conditions outlined below.

Please notify Thames Water of any changes to the design solution as detailed in the submissions below:

- a) Report reference: CGY00-WAL-ZZZ-ZZ-RP-ST-1001 rev 02 titled “Thames Water Sewer Design Statement – Holding Down Structure” produced by Walsh dated 03 June 2021;
- b) Report reference: 2019221-WBD-TW-RP001 rev 02 titled “TW Sewer Check, Camden Goods Yard” produced by WBD Structures dated 26 May 2021;
- c) Report reference: EPP/CGY/01 Rev P03 titled “Site Specific Emergency Preparedness Plan (Thames Water works) produced by Expanded Structures dated 25 October 2021;
- d) Report reference: T434-Y4010-CGY-MS-01 rev 03 titled “Method Statement for the Installation of Continuous Flight Auger Piles” produced by Expanded Structures dated 20 October 2021;
- e) Report reference: SEL-KGX-MAP-001 rev P04 titled “Monitoring Action and Response Plan – Camden Goods Yard” produced by Select dated 20 October 2021;
- f) Drawing no. CGYOB-WAL-BAS-B1-DR-ST-1021 rev P01 titled “Substructure General Arrangement B1 Upper Basement Sheet 1” produced by Walsh included in CGY00-WAL-ZZZ-ZZ-RP-ST-1001 rev 02 Appendix A;
- g) Drawing no. CGYOB-WAL-ZZZ-ZZ-DR-ST-1090 rev P06 titled “Sewer Section Reference Plan” produced by Walsh dated 05 March 2021;
- h) Drawing no. CGYOB-WAL-ZZZ-ZZ-DR-ST-1091 rev P06 titled “Sewer Section Transverse Sections” produced by Walsh dated 05 March 2021;



- i) Drawing no. CGYOB-WAL-ZZZ-ZZ-DR-ST-1092 rev P07 titled "Sewer Section Existing vs. Proposed Sections" produced by Walsh dated 05 March 2021;
- j) Drawing no. CGYOB-WAL-ZZZ-ZZ-DR-ST-1093 rev P05 titled "Sewer Section Transverse Sections Sheet 3" produced by Walsh dated 05 March 2021;
- k) Drawing no. CGYOB-WAL-ZZZ-ZZ-DR-ST-1094 rev P01 titled "Sewer Section Transverse Sections Sheet 4" produced by Walsh dated 05 March 2021;
- l) Drawing no. CGY00-WAL-XXX-ZZ-DR-CV-3010 rev T02 titled "S106/104 – Gilbeys Yard Sewer Diversion Layout" produced by Walsh dated 19 February 2021;
- m) Drawing no. CGY00-WAL-XXX-ZZ-DR-CV-3011 rev T02 titled "S106/104 – Gilbeys Yard Sewer Diversion, Proposed Long Sections" produced by Walsh dated 19 February 2021;
- n) Drawing no. CGY00-WAL-XXX-ZZ-DR-CV-3012 rev T01 titled "Section 185 – Sewer Diversion Layout" produced by Walsh dated 09 February 2021;
- o) Drawing no. CGY00-WAL-XXX-ZZ-DR-CV-3015 rev T01 titled "S185 – Sewer Diversion, Existing Long Sections" produced by Walsh dated 09 February 2021.

Based on the information presented in the submission, we have no further comments to your proposed development over and adjacent to the following Thames Water assets:

- Existing 1524 mm x 914 mm brick combined sewer
- Existing 1372 mm x 914 mm brick combined sewer
- Existing 610 mm x 467 mm brick combined sewer
- New 1050 mm diverted sewer (3 m concrete encasement)
- Existing 150 mm foul sewer
- Existing 375 mm surface water sewer
- New 150 mm proposed foul sewer diversion

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

- a) Contractor to contact Thames Water to inform when the piling and construction works have started and finished.
- b) "Real-Time" vibration monitoring is required throughout the construction phase. The monitoring proposal is to allow for monitor installations as close to the sewer alignment as possible, with trigger levels set as follows:
  - a. Amber Trigger – 5mm/s PPV (reportable to Thames Water)
  - b. Red Trigger – 10mm/s PPV (reportable to Thames Water and work stops until risk is mitigated)
- c) Monitoring will be undertaken as per the agreed monitoring plan ref: SEL-KGX-MAP-001 rev P04 and the agreed actions to be taken at the amber and red trigger levels.
- d) The developer shall not place any lifting equipment that will impose point loads great than the maximum allowable highway loading within the Thames Water asset exclusion zones.
- e) Works will be undertaken under Buildover ref: DS4095690



Please be advised that Thames Water will hold **St George West London Limited** and any appointed contractors or sub-contractors liable for any losses incurred or damage caused to Thames Water assets arising from the construction and / or subsequent use of the facility.

Yours sincerely,

*Alex Birgauan*

Alexandru Birgauan  
Major Project – Developer Services