



Prudential UK Real Estate Limited Partnership

C/O CBRE Ltd
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Developer Services - Asset Protection

Your ref
Our ref X2039/1623 v1
Name Alexandru Birgauan
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18th August 2022

To whom it may concern,

RE: 247 Tottenham Court Road, London, W1T 7QX – Letter of No Further Comments on proposed demolition, excavation, piling and construction adjacent to Thames Water's wastewater sewers and clean water mains.

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 sewers and clean water mains.

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.

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

- a) Report for project ref: 4190 Rev 01 titled "Thames Water Ground Movement Assessment – Demolition Works" produced by AKT II dated April 2021;
- b) Report for project ref: 4190 Rev 01 titled "Thames Water Utilities Impact Assessment – Post-Demolition Construction Stages" produced by AKT II dated September 2021;
- c) Report ref: EEMC-NDVMP001-DCON206 Rev 00 titled "Noise, Dust & Vibration Monitoring Plan" produced by EEMC dated 16 July 2021;
- d) Report titled "Emergency Preparedness Plan (18.01.06)" Rev 02 received from AKT II on 27 January 2022;
- e) Drawing no. 4190-AKT-XX-XX-DR-S-00101 Rev P01 titled "Site Constraints – Existing Services" produced by AKT II dated 29 January 2021;
- f) CCTV survey report for project ref: 12778 produced by Clearview Surveys Limited dated 14 October 2020;
- g) CCTV survey report for project ref: 12778B produced by Clearview Surveys Limited dated 29 April 2021.

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

- 1219 mm x 762 mm brick wastewater sewer on Morwell Street
- 1143 mm x 762 mm brick wastewater sewer on Bayley Street
- 1676 mm x 914 mm brick wastewater sewer on Tottenham Court Road
- 125 mm HPPE clean water main on Morwell Street
- 125 mm HPPE clean water main on Bayley Street

- 125 mm HPPE clean water main on Bayley Street
- 180 mm HPPE clean water main on Tottenham Court Road
- 100 mm HPPE clean water main on Tottenham Court Road
- 14" cast iron clean water main on Bayley Street
- 12" cast iron clean water main on Tottenham Court Road
- 18" cast iron clean water main on Tottenham Court Road

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 below ground works have started and finished.
- b) Monitoring is to be undertaken as per the agreed EPP and monitoring plan for the duration of the works.
- c) "Real-Time" vibration monitoring is required throughout the demolition and construction phase. The monitoring proposal is to allow for monitor installations as close to the asset alignments as possible, with trigger levels set as follows:
 - a. Amber Trigger – 5 mm/s PPV (reportable to Thames Water)
 - b. Red Trigger – 10 mm/s PPV (reportable to Thames Water and work stops until risk is mitigated)
- d) The developer shall not place any lifting equipment that will impose point loads greater than the maximum allowable highway loading within the Thames Water asset exclusion zones.

Please be advised that Thames Water will hold **Prudential UK Real Estate Limited Partnership** 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