



FAO: Rosie Scott

Asset & Planning - Asset Protection

Derwent London Development Services Limited
25 Savile Row
London
W1S 2ER

Your ref 2170754
Our ref X2039-1750
Name Ioannis Antonakos
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14th December 2022

Dear Rosie Scott,

The Network Building, London, W1T 4TW – Letter of No Further Comment on Proposed 9-Storey commercial building with one level basement.

I am pleased to confirm that we have completed the review of your submissions listed below in relation to the proposed construction of the basement box and of the superstructure.

Based on the information provided, we are satisfied and have gained technical assurance that the proposed works will pose negligible risk to the:

- 4" CI Distribution Main on Whitfield Street
- 1143mm x 787mm Egg Shaped Combined Sewer on Whitfield Street
- 8" CI Distribution Main on Howland Street
- 1549mm x 762mm Egg Shaped Combined Sewer on Howland Street
- 6" CI Distribution Main (near) on Tottenham Court Road
- 6" CI Distribution Main (far) on Tottenham Court Road
- 18" CI Trunk Main on Tottenham Court Road
- 1321mm x 787mm Egg Shaped Trunk Sewer on Tottenham Court Road

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

Submissions received include:

- a) Report No.: STT5532-R04, titled "Thames Water: Impact Assessment", Rev. D, November 2022, undertaken by Soiltechnics.
- b) Report No.: DC1243-KDC-05-ZZ-HS-W-004, titled: "Emergency Preparedness Response Plan (EPRP)", Rev.01, 06/12/2022, undertaken by Keltbray.
- c) Report No.: 1719, titled "Vibration Monitoring", Rev.01, November 2022, undertaken by Blackburn & CO.
- d) CFA Pilling Method Statement Report No.: P359-NWB-MS-001, Rev 01, 31/10/2022, prepared by Keltbray.
- e) Existing and proposed basement drawing, 11/11/2022
- f) Drawing No: 2170754-EWP-ZZ-XX-SK-S-0124, titled "Existing & Proposed Basement Levels", Rev. P1, dated 07/11/2022, undertaken by Elliottwood.

- g) Drawing No.: 2170754-EWP-ZZ-XX-SK-S-0125, titled "Proposed Foundation Layout Plan and Foundation Strategy", Rev. P1, dated 7/11/2022, undertaken by Elliottwood.
- h) Drawing No.: 2170754-EWP-ZZ-XX-SK-S-0126, titled "Construction Effects Sheet 1", Rev. P1, dated 10/11/2022, undertaken by Elliottwood.
- i) Drawing No.: 2170754-EWP-ZZ-XX-SK-S-0127, titled "Construction Effects Sheet 2", Rev. P1, dated 10/11/2022 undertaken by Elliottwood.
- j) Precondition Survey is pending.

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

1. It is agreed the piling works can start without the precondition survey of the combined sewerage network being in place, but these surveys are required to be submitted as soon as possible before the piling works are completed. In case of the agreed red trigger levels being exceeded during the piling, such works must stop immediately and developer to contact Thames Water to investigate the best course of action.
2. Real-Time" vibration monitoring is required throughout the construction phase. The monitoring proposal is to allow for monitor installations as close to the raising 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)
3. Vibration monitoring will be undertaken during the entire period of demolition and construction of the basement box, and up to and including the installation of the steel frame to the third floor. Following completion of the steel frame a meeting with Thames Water shall be held to investigate if vibration monitoring is still required.
4. Ground movement monitoring will be undertaken during the entire period of construction of the basement box, and up to and including the cast of the slab to the ground floor. Following completion of the ground floor a meeting with Thames Water shall be held to investigate if ground movement monitoring is still required.
5. A post condition survey of the sewers must be completed at the end of the below ground works and submitted to Thames Water.

Please be advised that Thames Water will hold **Derwent London Development Services Limited** and any relevant 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

Ioannis Antonakos

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Project Engineer