
From: Planning Support
Subject: FW: 2023/2313, 2023/2411, 2023/2410 - Network Rail Supporting correspondence with applicant

From: Fadzai Dera
Sent: 25 October 2023 13:57
To: Thomas Brown; Valerie Okeiyi; Town Planning LNE
Subject: RE: 339988- London, The Mews, Redevelopment to provide 2x3 storey building- Initial Letter

OFFICIAL

Hi Thomas

Thank you for providing the below. We have reviewed all information and NR ASPRO are satisfied with the evidence and are happy to discharge conditions 10, 11 and 12.

As you mentioned, we will have a follow up meeting for the phase 2 of your works.

@Valerie Okeiyi Please let us know if you require further information

Many thanks,



Fadzai Dera

Pronounced 'Fadz-eye'
Assistant Project Manager

Asset Protection- South

From: Thomas Brown

Sent: 25 October 2023 10:28

To: Fadzai Dera

Subject: Re: 339988- London, The Mews, Redevelopment to provide 2x3 storey building- Initial Letter

Good Morning Fadzai

Many thanks for your call

I can now formally confirm the 3) points we have just discussed

1) the building that remains along your boundary is a completely

Independent structure and poses no risk of collapse. This has been independently reviewed by our structural engineer.

2) in relation to scaffold this is not a full scaffold it's an independent lightweight aluminium tower which has a maximum height of 4m

3) we would continue to monitor the boundary fence once further demolition works commence however we do not foresee further demolition works in the immediate future.

We will contact you closer to the time to reengage prior to any further works

Many thanks for your help, we would appreciate your confirmation to discharge the conditions back to Valerie as early as possible today.

Regards

Thomas

Sent from my iPhone

On 24 Oct 2023, at 19:48, Thomas Brown wrote:

Many thanks for your time on the phone earlier, the purpose of this email is to bring all parties up to speed with our conversation.

Please find attached copy of the specific methodology to respond to the points raised in your below email and as discussed yesterday which has been submitted to yourself earlier today by Dan.

The attached specifically responds to your queries raised and we require your confirmation that the works do not affect your asset.

We have selected block C to make a meaningful start to the works as it is the furthest block away from your asset or boundary and have demonstrated it to be more than 4m away from your nearest boundary which is a further 13+m away from any railway.

Our current intention is only to demolish block C above ground and we have demonstrated its distance away from your boundary.

You have stated that as we do not currently intend to start the works other than to implement the consent you do not feel a full BAPA agreement is appropriate and we will finalise the scope of these works once in advance of the final scheme

Specifically in relation to the 3 conditions we require your to agree

Condition 10 – we are committing to not undertake any below ground works or excavations prior to agreeing this with yourselves

Condition 11 – we feel this has been suitably satisfied by making the initial contact with yourselves more than 6 week prior and registering the project with yourselves (this was initially undertaken approx. 3 months ago)

Condition 12 – the attached document should suffice

It is essential that the planners receive your response tomorrow as we need to implement this consent this week and have made a meaningful start by Monday.

Your efforts and prompt responses have been appreciated

Please urgently let me know if you require a quick call to close out any agree any further points, the planners as cc'd have also offered to be present on any call if its required.

Regards

Thomas Brown

Managing Director

<image001.png>

HEAD OFFICE : The Epicentre, Haverhill Research Park, Enterprise Way, Haverhill, CB9 7LR

LONDON OFFICE : (3rd Floor) 62 Aldgate High Street, London, EC3N 1BD

From: Fadzai Dera

Sent: 24 October 2023 12:12

To: Thomas Brown

Subject: RE: 339988- London, The Mews, Redevelopment to provide 2x3 storey building- Initial Letter

OFFICIAL

Hi Thomas

Thank you for your call earlier. Unfortunately our engineer won't be available for a call this afternoon but if you are able to answer the following questions with evidence/writing to support e.g. cross section drawings, plans, methodology or RAMS

- what proximity to the boundary and railway would their furthest extent be?
2. Will any of the demolition plant have a collapse radius within 4m of the boundary?
 3. Is there any other proposed plant of scaffolding on site that could collapse within 4m of the boundary?
 4. Are any excavations encroaching within the track support zone (See below image)?

<image002.png>

If you have any queries, please let us know

<image003.png>

Fadzai Dera

Pronounced 'Fadz-eye'

Assistant Project Manager

Asset Protection- South

From: Thomas Brown
Sent: 23 October 2023 10:03
To: 'Fadzai Dera' Dan Fitzgerald Jonathan Shemma
Subject: RE: 339988- London, The Mews, Redevelopment to provide 2x3 storey building-Initial Letter
Importance: High

OFFICIAL

Good Morning Fadzai

you for approval to amend the wording of the 3 conditions associated to network rail.

Can you please confirm if you have managed to respond.

This is extremely urgent as discussed previously the consent will expire on 30th October if you have not responded positively to close this out, we have followed your process and provided all of the information requested.

In all honesty no works are currently going to be undertaken other than the demolition of above ground works which are away from the network rail side of the site just in order to secure the consent, after this a new application will be submitted and these conditions will have to be worked back through in the future.

We have previously met with Jakeer on site who was clear on what needed to happen, would it be worth meeting him on site again tomorrow to go through specifically what is going to be undertaken later this week / weekend so you can authorise?

Regards

Thomas Brown

Managing Director

<image001.png>

**HEAD OFFICE : The Epicentre, Haverhill Research Park, Enterprise Way, Haverhill,
CB9 7LR**

LONDON OFFICE : (3rd Floor) 62 Aldgate High Street, London, EC3N 1BD

From: Thomas Brown

Sent: 11 September 2023 17:33

Subject: RE: 339988- London, The Mews, Redevelopment to provide 2x3 storey building-
Initial Letter

Good Afternoon Fadzai

I can confirm the client company details as below

WYNN WEINZWEIG UK JV CO LTD

Company Number – 13582161

And have copied in Jonathan their representative for signature of the agreement

As discussed with Jakeer during our site visit we need to have commenced works on or before 30th October so we will need you to fast track this application.

At this stage we will only be undertaking minor works to implement the consent whilst we look to secure a new planning consent for the site.

Please let me know if you require any further information in the mean time

Regards

Thomas Brown

Managing Director

Web – www.xconstruct.co.uk

<image001.png>

LONDON OFFICE : (3rd Floor) 62 Aldgate High Street, London, EC3N 1BD

From: Fadzai Dera
Sent: 11 September 2023 13:31
To: Dan Fitzgerald
Subject: 339988- London, The Mews, Redevelopment to provide 2x3 storey building- Initial Letter

OFFICIAL

Hi Dan,

Thank you for attending the site visit last week and for sharing the below documents.

Please find attached the following:

1. **BAPA Initial NR Letter-** This outlines what was discussed at the initial teams meeting and site visit site
2. **Method statement cover sheet-** Each RAMS submitted will require its own cover sheet
3. **Request for method statement-** To be completed
4. **CRE/CEM nominations and briefing note-** To be completed
5. **Guidance Notes-** Please read through and familiarise yourself with the processes and NR requirements

Our team will be preparing an estimate in the meantime, please note the process can take up to 4-6 weeks. Could you kindly provide us with a **company number and address** (required for the estimate) and can I confirm if you will be the **Principal CDM client** (responsible for signing the BAPA)? This information is required by our commercial team to process the estimate.

If you need any more information please feel free to contact me.

Many thanks,

Fadzai

<image003.png>

Fadzai Dera

Pronounced 'Fadz-eye'

Assistant Project Manager

Asset Protection- South

From: Dan Fitzgerald

Sent: 01 September 2023 16:34

To: Fadzai Dera

Subject: 1-6 Crescent Mews ref 339988

You don't often get email from dan.fitzgerald@xconstruct.co.uk. [Learn why this is important](#)

Hi Fadzai,

Many thanks to you and the team for your time earlier, was an informative meeting. Please see the link below to a folder which contains the information we discussed. If you require any other info please let me know. Have a good weekend.

1. Site Plans
2. Planning Conditions Tracker
3. Construction Phase Plan, Traffic Management Plans etc
4. Structural Engineer's Report

Link to above: <https://we.tl/t-hkNWbbYKub>

Regards,

Dan Fitzgerald BSc (Hons) ICIOB

Project Manager

<image004.png>

**HEAD OFFICE: The Epicentre, Haverhill Research Park, Enterprise Way, Haverhill,
CB9 7LR**

LONDON OFFICE: (3rd Floor) 62 Aldgate High Street, London, EC3N 1BD