

From: Ed Britton [Ed.Britton@glhearn.com]
Sent: 02 December 2013 13:50
To: Thames Tunnel
Subject: Tideway Tunnel - Objection Letter [FORE Advisors LLP] 021213
Follow Up Flag: Follow up
Flag Status: Orange
Attachments: FORE - tideway tunnel letter - 2013dec1.pdf

Dear Sir / Madam,

On behalf of FORE Advisors LLP, I attach an objection to the application by Thames Water Utilities Limited for the Tideway Tunnel.

Regards,

Ed

[Ed Britton](#)

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04/12/2013

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Basil J. Demeroutis
Managing Partner

1st December 2013

The Planning Inspectorate
3/18 Eagle Wing
Temple Quay House
2 The Square

Via email: thamestunnel@infrastructure.gsi.gov.uk

Our Ref: TTTL-A005
Your Ref: WW01001

Section 102A Planning Act 2008
Application by Thames Water Utilities Limited for the Thames Tideway Tunnel
Written Representation WW01001 TTL-A005

Dear Sir / Madam

Further to your correspondence dated the 4th November we wish to submit the written representation as set out below for consideration as an interested party (Reference TTL-A005).

Background

FORE Advisors LLP (acting for FORE UK 1a LP and FORE UK 1b LP) own a long leasehold interest in 58 Victoria Embankment, formerly known as Audit House, which is located between Telephone House (Grade II listed) and Carmelite House. Our property is located within the Whitefriars conservation area.

We acquired this property in 2012 and we are currently in the process of securing the necessary consents from the City of London to progress the redevelopment of the building to provide new Grade A office accommodation.

Having been notified of the application by Thames Water Utilities Limited for the Tideway Tunnel, we made a request to the Examining Authority to become an interested party under s102A of the Planning Act 2008 (as amended).

It was confirmed by email dated 4th November 2013 that the request had been accepted as it was considered that the application was in accordance with one or more of the categories in s102B.

The site is directly opposite the proposed main construction area of the Blackfriars foreshore works which are to be located to the west of, and under, Blackfriars Road Bridge. It is confirmed within the proposal that while most structures would be within the new areas of reclaimed land in the foreshore, five ventilation columns (5m in height), a kiosk and public realm furniture would be permanent above ground features. In addition the works would include a new pier to replace Blackfriars Millennium Pier.

Reasons for Opposition to the application

Our objection to the foreshore works is to the height of the proposed flues that form part of the public realm works and their impact on designated linear views in the Mayor's London View Management

Framework (King Henry VIII Mound, Richmond to St Pauls Cathedral and Westminster Pier to St Pauls Cathedral). The site also falls within the river prospect views from the Western pavement of Blackfriars Bridge, the eastern pavement of Waterloo Bridge and Gabriel's Wharf on the South Bank.

A Heritage Statement has been prepared in support of the application, which considers the impact of the foreshore proposals at Appendix J.

Paragraph J.5.2 of the Statement states:

"The design of the foreshore structure would allow unhindered views of the listed buildings along Victoria Embankment and view towards St Paul's Cathedral. The viewing platforms would offer new views of the River Thames. The low foreshore structures would be subordinate to the embankment in views from the listed buildings to the north and in views from the southern bank."

The Statement goes on to conclude:

"The main heritage impact of the proposals at Blackfriars Bridge Foreshore would be the impact on views from and the setting of nearby listed buildings and the character of the various conservation areas. This impact would be minimized by the limited massing and scale of the foreshore structure, the materials selected and the detailed design. As a result, the proposals would preserve and in some cases enhance the conservation areas and the settings of the listed buildings."

Whilst we do not dispute the assertion that the impact of the foreshore works are mitigated as the works are set below the embankment wall, we consider this is not the case with regard to the ventilation columns which are identified in Figures 1 and 2 attached as Appendix 1.

These columns are 5m in height and as can be seen in Figure 2, the flues project high above the wall. Therefore the statement that the design of the structure would allow unhindered views from the listed buildings is incorrect. There will be an impact on the Whitefriars Conservation Area, the view from Waterloo Bridge and from Blackfriars Bridge and Gabriels Wharf.

In order that the aforementioned views are not affected, it should be recommended that the height of the ventilation columns do not exceed the height of the Embankment wall.

Timing of Foreshore Works

The submission identifies that construction is assumed to start in 2016 and would take approximately four years to complete. Where appropriate, some advance works may be carried out before the main construction period.

Pending securing the necessary consents, which are imminent, we are hoping to commence re-development works at 58 Victoria Embankment in Spring 2014. We would therefore urge the Inspectorate to require as part of any order that the programme of construction for the Tideway Tunnel works does not interfere or overlap with any other committed scheme including ours. We would recommend that Transport for London be required to sign off a construction management programme in respect of these works should you be minded to approve them coming forward.

We thank you for the opportunity to submit our comments to you and request that they are duly considered at the hearing.

Yours sincerely,



Basil Demeroutis

Managing Partner

Appendix 1

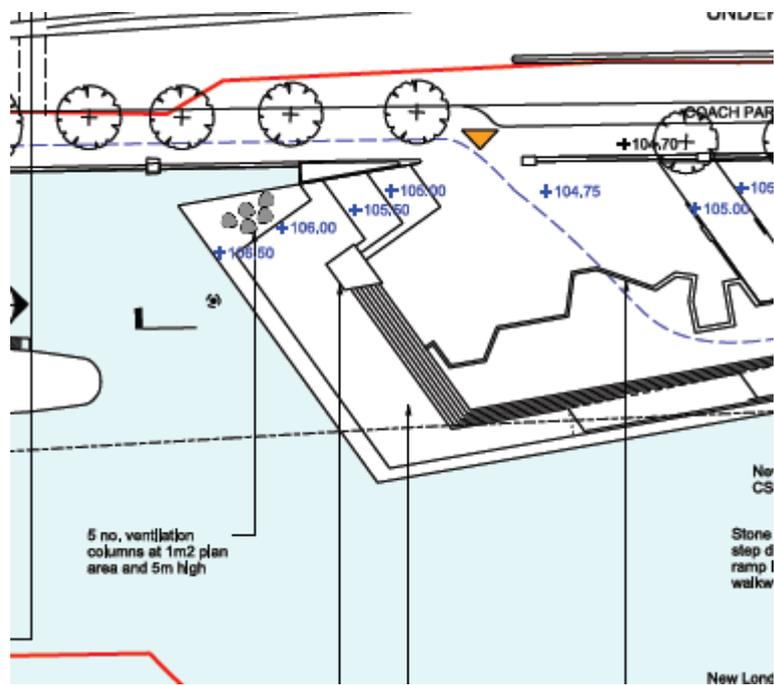


Fig 1 – Extract of Proposed Bridge Level Plan (overview) Drawing Reference 110-DA-ARC-PLC-IX-000427

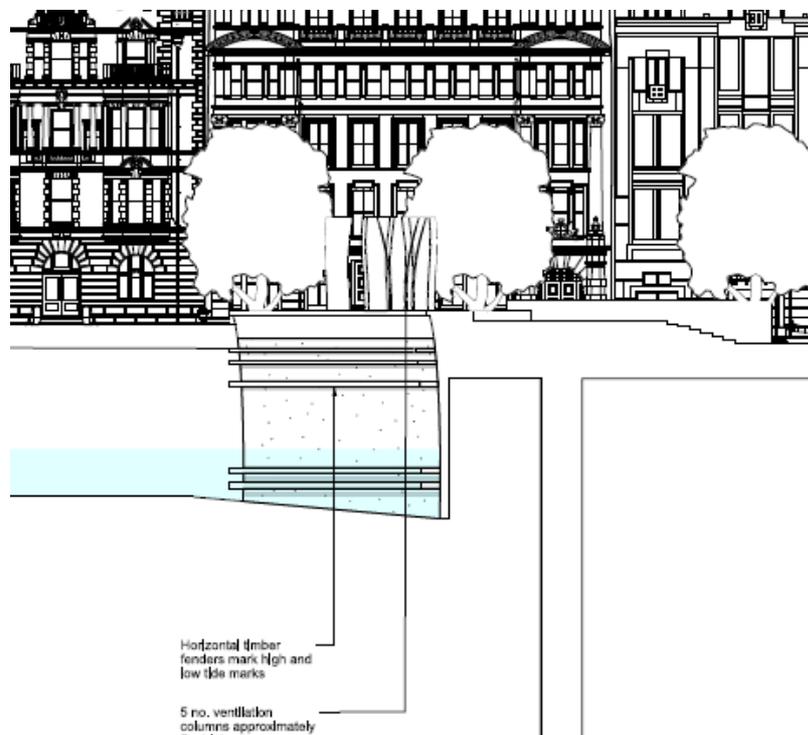


Fig 2 – Extract of Section AA Drawing Reference 110-DA-ARC-PLC-IX-000430