

TECHNICAL NOTE

18 Vine Hill / 15 – 19 Eyre Street, London, EC1R 5DZ (The Former Ragged School) –Validation Report

Issue Record			
Project No.	1261		
Document Ref.	1261_TN_230119_ValRpt		
Issue Date	10/02/2023		
Client	HG Construction Limited		
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Reviewed / Issued By	Nick Tocher		10/02/2023

1 Introduction

Symbiotic Solutions Limited (SSL) have been commissioned by HG Construction Limited (the Client) to prepare a validation report for the works undertaken at the former Ragged School site at 18 Vine Hill / 15 – 19 Eyre Street, London, EC1R 5DZ. A site location drawing is included in appendix 1.

The permitted development at the site has compromised erection of an 8-storey building to provide a 153 bed hotel (Class C1) with ancillary ground floor restaurant/cafe facilities (Class A3) and 9 flats (5 x 1 bed and 4 x 3 bed) (Class C3), with excavation works to enlarge the lower ground floor level and create a lift pitt, following demolition of the existing rear annex and garages at 18 Vine Hill, together with refurbishment of 18 Vine Hill and the erection of a 3 storey extension to provide additional office accommodation (Class B1(a)), hard and soft landscaping and other associated works. The layout is presented in Appendix 1.

The development is permitted under planning consent ref. 2018/6016/P issued by London Borough of Camden. This report is required in support of Condition 16 (Land Contamination), specifically in regard to the need for validation of any remediation works and to the unexpected contamination discovery strategy.

The site investigation findings and remediation requirements for the site were set out in:

- GEA report, Ground Investigation and Basement Impact Assessment Report, The Former Ragged School, 15 – 29 Eyre Street Hill, London, EC1, ref. J18042, rev 4, dated 16th January 2020 (R.1).

2 Summary of Site Investigation Findings and Remediation Strategy

The site investigation identified made ground comprising dark brown / grey silty sandy clay or clayey silty sand with variable amounts of ash, concrete, coal, masonry, pottery and chalk 3.50 - 5.10 mbgl (10.12 - 7.70 mAOD).

GEA submitted 6 (no.) samples of the made ground for laboratory, in summary

- Lead was detected at 230 – 5800 mg/kg with levels above commercial SAC in 1 (no.) sample (TP1 at 1.5mbgl; Figure 1). Metals were otherwise low compared to commercial SAC.
- Asbestos was detected in 2 (no.) samples: as chrysotile + amosite as cement material and loose fibres at 0.018% and as chrysotile, loose fibres at <0.001%.
- PAH and TPH species were generally low with the exception of total TPH levels of 1260 mg/kg (dominantly long chain aromatic species) in 1 (no.) sample.

On the basis of the site investigation and laboratory analysis finding and screening against commercial SAC, and the proposed development layout (no soft standing) GEA identified a potential risk to buried water supply pipework but no other significant risks to human health or the wider environment in the context of the final development.

3 Summary of SSL Works

3.1 Reduced Level Dig and Installation of Piling Platform

SSL undertook the reduced level excavation across the entire site and installation of the piling mat to facilitate the on-going development works. The schematic design drawing is included in Appendix 2.

The works comprised removal of hazardous waste hotspots (see below) and a reduced level dig to around 1.5m below existing level across the site area.

Following probing and clearance of obstructions at the pile locations a 570mm 6F5 piling mat was laid on a geogrid (Tensar SS20 or equivalent).

3.2 Piling Attendance

SSL also supervised the handling and disposal of wastes during piling.

3.3 Watching Brief (SSL)

No evidence of unexpected or otherwise exceptional or potentially significant contamination was identified by SSL during the course of the works undertaken by SSL.

3.4 Disposal of Waste Soils

A summary of the waste soil disposal is included in Appendix 3. The full disposal records are available on request. In summary, for the reduced level dig and piling operation (Sections 3.1 and 3.2):

- 174 loads of Non-Hazardous soils (EWC 17 05 04) were removed from site; and
- 4 (no.) loads of Hazardous soils (EWC 17 05 03*) were removed from site.

The waste classification / segregation was undertaken on the basis of the GEA site investigation results (R.1) and further waste classification testing / assessment undertaken by CET Infrastructure and the site observations, included in Appendix 6.

4 Summary of Remediation Works Undertaken / Supervised by the Client

4.1 Unknown Contamination / Watching Brief

It is understood from the Client (see correspondence included in Appendix 4) that no evidence of unexpected or otherwise potentially significant contamination was identified during the development works.

4.2 Water Pipe

It is understood from the Client that barrier pipe was used for the installation of underground water supply services at the site.

Details of the service layout, pipe used and photographs of the main inlets to the building (showing barrier pipe) are included in Appendix 5.

5 Validation Actions / Results

5.1 Unknown Contamination / Watching Brief

No evidence of unexpected or otherwise exceptional or potentially significant contamination was identified by SSL during the course of the works undertaken by SSL. Further, it is understood from the Client (Appendix 4) that no evidence of unexpected or otherwise potentially significant contamination was identified during the development works.

5.2 Water Pipe

As per Section 4.2

5.3 Waste Disposal

As per Section 3.4.

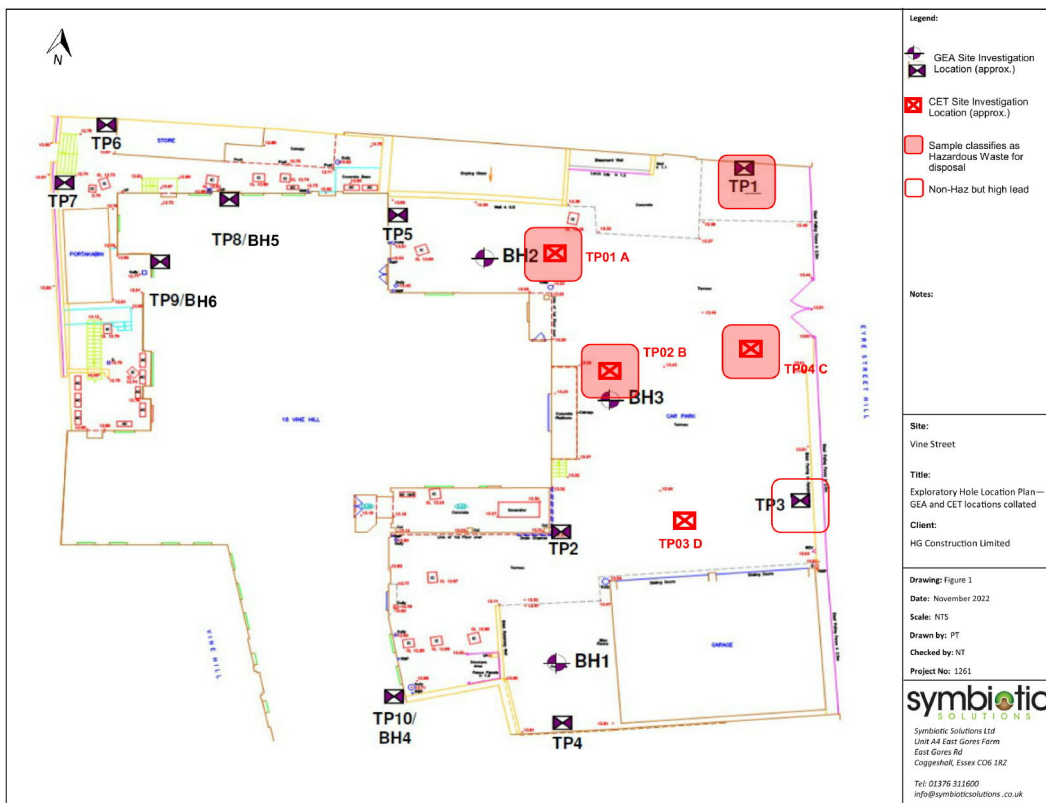
6 Conclusions

On the basis of the information supplied by the Client (water pipe and on-going watching brief) and the site works / observations made by SSL it is considered that the site has been remediated in line with the requirements set out in the GEA site investigation report and that the site is suitable for use and unlikely to present a significant risk to human health or other environmental receptors.

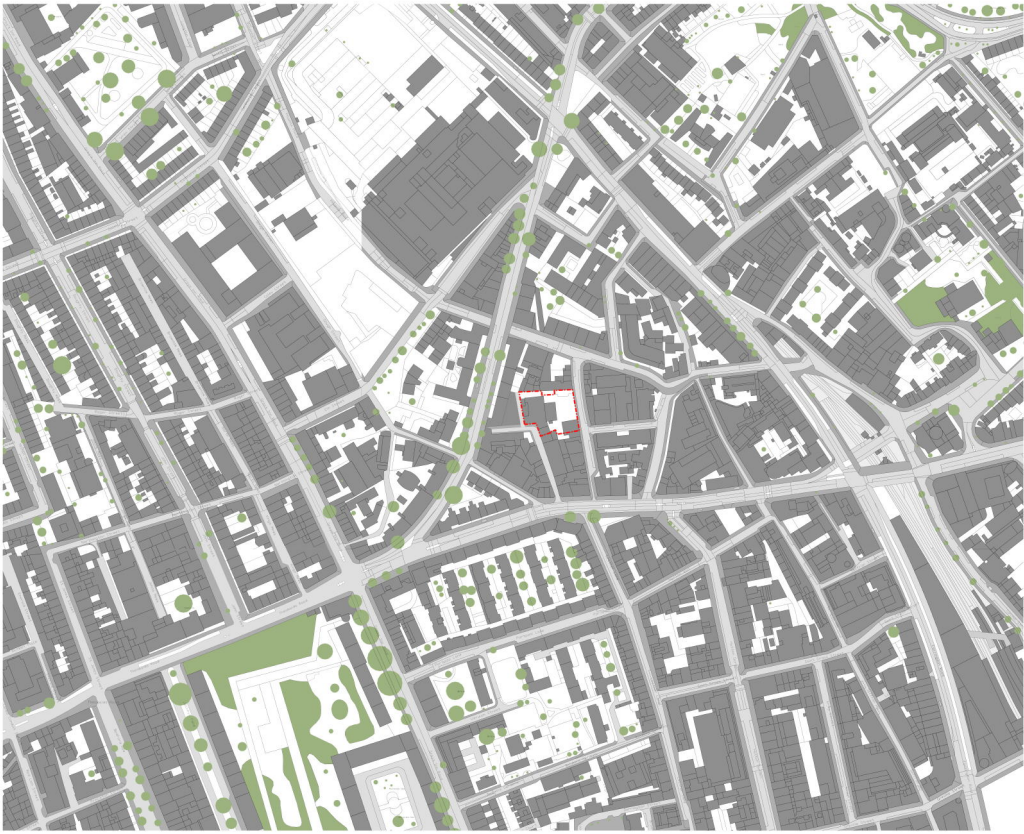
7 References

- R.1. GEA report, Ground Investigation and Basement Impact Assessment Report, The Former Ragged School, 15 – 29 Eyre Street Hill, London, EC1, ref. J18042, rev 4, dated 16th January 2020.

FIGURE 1: Collated Site Investigation Plan



APPENDIX 1: DRAWINGS



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REV	DATE	DESCRIPTION
A	10.15.18	Site Boundary Corrected



Product:
Vine Hill
Client:
Chickens & Lifford Ltd
Date:
09.10.18
Scale:
1:2000

Location Plan						
Drawn	Checked	Approved				
PL	JK	JC				
Drawing Details						
Drawn	PL	JK	JK	JK	JK	JK
Project	Client	Level	Section	Draw No.	Rev	JK
1.000	A	1.000	01	001	001	JK

By Order: Building
Lifford Hill, Wick
Wick, Co. Wick
Wick, Co. Wick
Wick, Co. Wick

Piercy Company



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 The design is subject to the approval of the relevant authorities.

Project
 Name: Vireo Hill
 Client: Clarendon Lifestyle (UK) Ltd
 Date: 26.10.18
 Scale: 1:200 (A1) (2000x1400)

Proposed Office - Void
 Proposed Office - Upper Ground Floor Plan

Room	Area	Approved
Office	11.1	OK
Lobby	11.1	OK

Planning
 Planning Ref: 18/01001
 Planning Date: 18/01/2018

Project
 Project Name: Vireo Hill
 Project Ref: 18/01001

By
 Design: Piercy Company
 Date: 26.10.18
 Version: 1.0

Piercy Company



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Rev	Date	Description
1	10/10/18	Issue for construction

Project: Vine Hill
 Client: Clarendon Lifestyle (UK) Ltd
 Date: 10/10/18
 Drawn: 10/10/18
 Checked: 10/10/18
 Approved: 10/10/18
 Project: Vine Hill
 Client: Clarendon Lifestyle (UK) Ltd
 Date: 10/10/18
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 Approved: 10/10/18

Piercy Company



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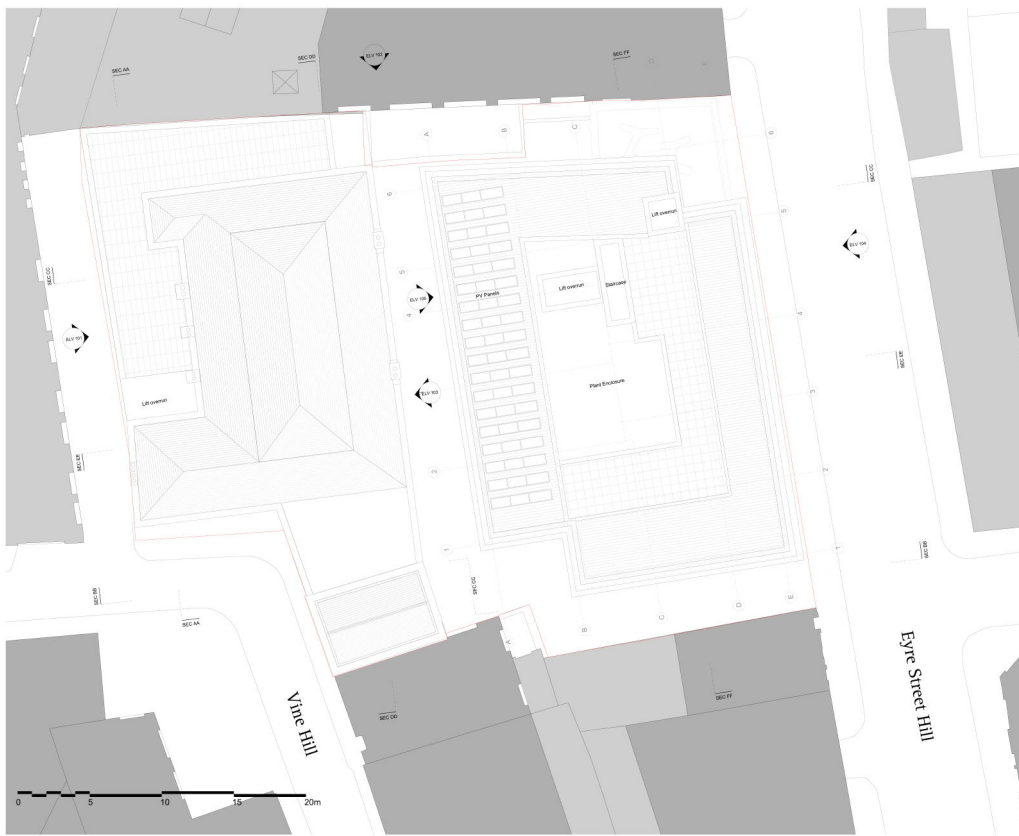
Rev **Date** **Description**

Project: Vine Hill
Client: Clarendon Lifestyle (UK) Ltd
Date: 12/08/2021
Proposed Hotel/Affordable - Sixth Floor Plan
Proposed Office - Third Floor Plan

Rev	Date	Description
1	12/08/2021	Initial Design
2	12/08/2021	Revised Design
3	12/08/2021	Final Design

Project: Vine Hill
Client: Clarendon Lifestyle (UK) Ltd
Date: 12/08/2021
Proposed Hotel/Affordable - Sixth Floor Plan
Proposed Office - Third Floor Plan

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Revisions

Rev	Date	Description
1	10/10/18	Issue for construction

Project
 Nine Hill
 Client
 Clarendon Lifestyle (UK) Ltd
 Date
 10/10/18
 Scale
 1:1000 (A1) (1:1000 A3)

Proposed Hotel/Affordable - Roof Plan
 Proposed Office - Roof Plan

Rev	Checked	Approved
1	XX	XX

Planning
 Project
 Name
 Location
 Date
 10/10/18

By **For**
 Date
 10/10/18
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