

## Martin Yu

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**From:** Martin Yu  
**Sent:** 26 September 2023 12:18  
**To:** contaminatedland@camden.gov.uk  
**Cc:** Nick Brown (X); Stuart Hodgetts  
**Subject:** RE: HS2 Euston - Old School Building

Good afternoon Mel,

I have recently taken over from my colleague Adam Shelton in supporting Mace Dragados Joint Venture at Euston Station for the HS2 works as part of the SDSC team.

We are currently progressing works associated with the redevelopment of the Maria Fidelis Old School Building, and a contamination report with risk assessment and remediation strategy will be submitted to the planners at London Borough of Camden in September 2023 to discharge Condition 15 of the Planning permission ref: 2019/3091/P. I presume this will be forwarded to you / your team for review and comment.

The report has been prepared based on the approach agreed between you and Adam in April 2022 (see correspondence below) but please let me know if you would like a call / meeting to discuss the report and our findings before you commence your review. Alternatively, please contact me at any time if you have any questions or wish to discuss any aspects of the report, the development and our approach.

Kind regards,

**Martin Yu**  
Consultant | Environmental Consulting

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London, W1T 4BJ, United Kingdom  
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**From:** contaminatedland <[contaminatedland@camden.gov.uk](mailto:contaminatedland@camden.gov.uk)>  
**Sent:** 01 April 2022 13:13  
**To:** Adam Shelton <[Adam.Shelton@arup.com](mailto:Adam.Shelton@arup.com)>  
**Cc:** Tracey Martin <[Tracey.Martin@camden.gov.uk](mailto:Tracey.Martin@camden.gov.uk)>  
**Subject:** RE: HS2 Euston - Old School Building

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Good afternoon Adam,

Thank you for providing the information below.

I agree with your proposed approach for a preliminary risk assessment of the site to determine if further intrusive works are required. This should be undertaken in accordance with LCRM guidance.

Once the PRA is issued to planning we will be able to review and give any comments if necessary. Should the PRA identify any unacceptable risks and the requirement for site investigation, please provide us with the ground investigation proposals at that stage.

Kind regards,

Mel

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**From:** Adam Shelton <[Adam.Shelton@arup.com](mailto:Adam.Shelton@arup.com)>  
**Sent:** 28 March 2022 16:23  
**To:** contaminatedland <[contaminatedland@camden.gov.uk](mailto:contaminatedland@camden.gov.uk)>  
**Cc:** Tracey Martin <[Tracey.Martin@camden.gov.uk](mailto:Tracey.Martin@camden.gov.uk)>  
**Subject:** RE: HS2 Euston - Old School Building

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Afternoon Paul,

Thanks for getting ack to me, appreciate your time is limited. I have put a few bullet points below with some history/info and our proposed approach:

- Planning application ref 2019/3091/P - Redevelopment of the site to include change of use of former school building (Class D1) to office use (Class B1a) with associated external alterations, use of existing ancillary gym building as multi-use community facility (Class D1/D2), erection of a two storey Construction Skills Centre (Class D1) and provision of public open space together with alterations to existing access arrangements, all as meanwhile uses for a period of 10 years.
- Conditions 15 and 16 relate to contaminated land
- Condition 15 – this states that *'Prior to commencement of the relevant part of the development, a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing. Site investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing. The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation for the relevant part of the development shall be submitted to and approved by the local planning authority in writing prior to occupation.'*
- We propose to prepare a report which presents a preliminary risk assessment and CSM, assess existing ground investigation data to refine the preliminary assessment and presents a set of recommendations and proposed control measures to mitigate risks. We believe that ground investigation may not be necessary to assess the potential risks.

- Condition 16 - if ‘*additional significant contamination is found*’ this must be reported and further investigation and risk assessment undertaken. There will be a watching brief during excavation works and the required actions will be undertaken if additional contamination is encountered.
- We took the same approach for the Construction Skills Centre (application ref 2021/3796) located immediately to the north of the Old School Building, which was accepted and approved by LBC.

Hopefully this gives you enough background to inform our future discussion. Do let me know when you are available for a discussion.

Many thanks

Adam Shelton

he/him/his

Senior consultant | Land quality and contamination

d +44 20 7755 3973

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**From:** contaminatedland <[contaminatedland@camden.gov.uk](mailto:contaminatedland@camden.gov.uk)>

**Sent:** 28 March 2022 11:14

**To:** Adam Shelton <[Adam.Shelton@arup.com](mailto:Adam.Shelton@arup.com)>

**Cc:** Tracey Martin <[Tracey.Martin@camden.gov.uk](mailto:Tracey.Martin@camden.gov.uk)>

**Subject:** RE: HS2 Euston - Old School Building

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Morning Adam,

Before any discussion, can you please provide us with a little background on the project please? The application reference number(s), contaminated land-related condition number(s) and any history relating to what has been agreed / discharged to date.

We can then make our assessment of the best way forward and discuss this with you in relation to your proposals.

R,

Paul Adams.

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**From:** Adam Shelton <[Adam.Shelton@arup.com](mailto:Adam.Shelton@arup.com)>

**Sent:** 25 March 2022 10:15

**To:** Tracey Martin <[Tracey.Martin@camden.gov.uk](mailto:Tracey.Martin@camden.gov.uk)>

**Cc:** contaminatedland <[contaminatedland@camden.gov.uk](mailto:contaminatedland@camden.gov.uk)>

**Subject:** RE: HS2 Euston - Old School Building

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Morning Tracey,

That's great, really appreciate it.

Thanks

**Adam Shelton**

he/him/his

Senior consultant | Land quality and contamination

d +44 20 7755 3973

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**From:** Tracey Martin <[Tracey.Martin@camden.gov.uk](mailto:Tracey.Martin@camden.gov.uk)>  
**Sent:** 25 March 2022 09:13  
**To:** Adam Shelton <[Adam.Shelton@arup.com](mailto:Adam.Shelton@arup.com)>  
**Cc:** contaminatedland <[contaminatedland@camden.gov.uk](mailto:contaminatedland@camden.gov.uk)>  
**Subject:** FW: HS2 Euston - Old School Building

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Hi Adam

The Contaminated Land consultant will contact you in due course about your enquiry.

Just to let you know that the consultant works solely ½ day per week.

Kind regards

Tracey Martin  
Noise and Pollution Team Leader

Telephone:



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

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**From:** Adam Shelton <[Adam.Shelton@arup.com](mailto:Adam.Shelton@arup.com)>  
**Sent:** 18 March 2022 11:11  
**To:** Tracey Martin <[Tracey.Martin@camden.gov.uk](mailto:Tracey.Martin@camden.gov.uk)>  
**Subject:** RE: HS2 Euston - Old School Building

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Hi Tracey,

No problem, I didn't know what the situation was regarding contaminated land now Julien has left.

I would just like to discuss our proposed approach to the assessment of contaminated land for the Old School Building site. We have had an initial look at the site in the context of the proposed development and want to confirm LBC are happy with the approach before we begin our work in earnest.

Thanks

**Adam Shelton**

he/him/his

Senior consultant | Land quality and contamination

d +44 20 7755 3973

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**From:** Tracey Martin <[Tracey.Martin@camden.gov.uk](mailto:Tracey.Martin@camden.gov.uk)>

**Sent:** 17 March 2022 18:21

**To:** Adam Shelton <[Adam.Shelton@arup.com](mailto:Adam.Shelton@arup.com)>

**Subject:** RE: HS2 Euston - Old School Building

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Hi Adam

Thank you for your email.

I don't have the experience that Julien had re: Contaminated Land and so it is unlikely that I will be able to assist with this.

We currently have a consultant doing the Contaminated Land enquiries/assessing planning applications for us. However, he only works ½ day per week.

I have a meeting with the consultant on Tuesday – I could discuss this with him and get back to you?

Do you have a summary of what you would like looked at?

Kind regards

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Tracey Martin

Noise and Pollution Team Leader

Telephone: 020 7974 2737



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**From:** Adam Shelton <[Adam.Shelton@arup.com](mailto:Adam.Shelton@arup.com)>  
**Sent:** 10 March 2022 10:40  
**To:** Tracey Martin <[Tracey.Martin@camden.gov.uk](mailto:Tracey.Martin@camden.gov.uk)>  
**Subject:** HS2 Euston - Old School Building

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Morning Tracy,

Hope you are well. I'm emailing to introduce myself as I believe you have taken over from Julian at Camden. I am a land quality specialist working as part of the SDSC team supporting Mace Dragados at Euston Station for the HS2 works. We are currently progressing works associated with the Old School Building and I wanted to run our proposed approach to discharge of contaminated land conditions by you before we get going.

I would be happy to have a call and explain the work we have done to date and go through the site if that would be easier. Appreciate your time may be limited but do let me know if you would like to this.

Many thanks

**Adam Shelton**  
he/him/his  
Senior consultant | Land quality and contamination  
BSc (Hons) CEnv MEnvSc

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