FINAL

Entire Houze Ltd.

Verification Report

11-12 Grenville Street

London

WC1N 1LZ

Report No: 23-10-12

November 2023

Geo-Integrity, 4 Church Street, Maids Moreton, Bucks. MK18 1QE

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DOCUMENT RECORD

Report Title	Verification Report
Project Address	11-12 Grenville Street, London, WC1N 1LZ
Project Number	23-10-12
Client Company Name	Entire Houze Ltd.

Issue No Date	Status	Prepared by	Checked by
1 November 2023	Draft report	Lee Ashworth B.Sc. M.Sc. F.G.S Engineering Geologist	Murray Bateman M.Sc. DIC C.Geol Pg. Cert. Director
		SIGNATURE 	SIGNATURE 
1 November 2023	Final report	Lee Ashworth B.Sc. M.Sc. F.G.S Engineering Geologist	Murray Bateman M.Sc. DIC C.Geol Pg. Cert. Director
		SIGNATURE 	SIGNATURE 

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APPENDIX A – Figures

- Site Location Plan
- Site Boundary Plan
- Development Proposal Plan
- Photographic Record of Formation Level Soils

VERIFICATION REPORT

1 FACTUAL

1.1 INTRODUCTION

Geo-Integrity Ltd were commissioned by Viraj Ghelani of Entire Houze Ltd. on the 14th of November 2023 via email instruction, to undertake a verification report using photographic records at 11-12 Grenville Street, WC1N 1LZ.

Previously a Phase I Desk Study and Contaminated Land Report was undertaken by Geo-Integrity ref. 21-08-12, dated January 2021. In addition, a basement impact risk assessment was undertaken by Risk Management Ltd. (ref. RML 6065) dated July 2016 which included chemical testing. Both reports identified that there may be a risk to Human Health and construction workers at the site, due to elevated lead identified within the Made Ground at the site.

In addition, it was agreed with the land contamination team of Camden that there may also be a risk of TPH and VOC's from the previous use as a domestic garage. A remedial method statement was subsequently undertaken by Geo-Integrity Ltd. (ref. 22-01-03) outlining the remedial measures required to make the site suitable for end users.

This verification report is likely to be submitted to the Camden Council planning authority in order to discharge planning conditions in relation to planning application 2021/6078/P. As such, it describes the work undertaken to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings (and other property) and the natural and historical environment.

The site is centred at National Grid Reference TQ 30368 82163.

The objectives of this remedial scheme report are:-

- Briefly summarise the previous site investigation and desk study work undertaken.
- To describe all works currently undertaken.

1.2 DEVELOPMENT ON SITE

The proposed development includes the change of use of upper floor offices class (E) to residential (C3) use to provide 5 x residential units (1 x studio, 3 x 1 bed and 1 x 2 bed), demolition of existing rear garage and erection of a 2 storey 2 bed dwelling with basement, consolidation of the existing ground floor retail and cafe (E) to provide a replacement retail/restaurant (E) and installation of replacement kitchen extract plant; erection of a 1st to 3rd floor rear infill extension and external

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alterations to the front elevation including reopening of the side entrance door, replacement windows, shopfront and roof.

1.3 SITE SETTING

The site is located in the West-end of London, within the district of Bloomsbury, positioned along the western side of Grenville Street.

The site consists of two three storey terraced buildings intersected by Colonnade (road) trending east-west which passes through the two buildings, via a cantilevered section on the first floor.

1.4 PREVIOUS INVESTIGATION (REF. RML 6065)

1.4.1 Ground Conditions

The site and laboratory test work revealed that the general succession of strata can be represented:

Strata	Top Depth (m bgl)	Bottom Depth (m bgl)
Concrete	0.00	0.15
Made Ground	0.15	1.80
Lynch Hill Gravel Member	1.80	3.60
Weathered London Clay Formation	3.60	>6.00

Made Ground soils have been proven to a depth of 1.80m bgl by the previous investigation undertaken by Risk Management Ltd, reference RML 6065, dated July 2016.

Groundwater was not encountered during the intrusive works down to the base of the exploratory hole in excess of 6.00m bgl. Subsequent gas/groundwater monitoring also recorded no groundwater. However, it is stated perched water may occur at the base of the Lynch Hill Gravel Member during wetter periods. Additional groundwater monitoring was undertaken in April and May 2017 which encountered groundwater at 3.70m bgl which is stated to be at least 1m below the new basement level.

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1.4.2 Geo-Environmental Conditions

1.4.2.1 Soil Conditions

The previous investigation undertook a preliminary contamination assessment using the source-pathway-protection-receptor approach. Two samples of Made Ground were collected from BH1 at depths of 0.15m and 1.00m bgl. The samples were tested for a range of contaminants including heavy metals, total petroleum hydrocarbons, PAH's and BTEX and compared against limiting values for a residential without plant uptake land-use scenario. Both samples recorded single exceedances of lead. Lead was recorded at 1340mg/kg and 1380mg/kg with the relevant GAC for lead being 310mg/kg for a residential without plant uptake land-use scenario.

2 REMEDIAL MEASURES RECOMMENDED

2.1.1 Clean Cover System within Soft Landscaping Areas

Elevated lead has been encountered within the Made Ground soils and it has been established that there is a significant risk to both end users of the site, and the construction workers involved in the development of the site from the Made Ground. The main pathway of concern for these contaminants has been shown to be direct soil ingestion and dermal contact.

To break this primary exposure pathway to end site users, it was recommended a clean cover system would be required in any proposed soft landscaping areas. This cover system is not required in areas of hardstanding as this will break the pathway between impacted soils and site users.

3 VERIFICATION

The development does not include any areas of soft landscaping therefore the remedial measures stated above were not required.

Plans outlining the site boundary and development shown in Appendix A verify the site is covered entirely by hardstanding as such no remedial cover system is required.

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4 FURTHER ASSESSMENT OF THE BASEMENT FORMATION SOILS

4.1 RECOMMENDATIONS BY THE CONTAMINATED LAND TEAM OF CAMDEN

The remedial method statement previously outlined requirements by the Contaminated Land Team of Camden:

- It is required when excavating the basement, a photographic record of the nature of the formation level soils must be taken.
- Furthermore, at least two samples should be taken from the formation level soils and specifically tested for TPH and VOC's. This is required due to a potential risk of vapour given the previous land-use as a domestic garage. The recorded values should be compared against the relevant GAC for residential without home-grown produce.

Should the values exceed the relevant GAC for residential without home-grown produce further remediation will be required. The remediation method should include the installation of a hydrocarbon barrier such as the Visqueen Ultimate Flexi Hydrocarbon Barrier CE Mark to EN 13967. This should be installed by a suitably qualified person.

It will also be necessary to undertake a verification of the installed hydrocarbon barrier. This should also be undertaken by a suitably qualified person. The verification process should include both a visual inspection and mechanical point stress test.

4.2 WORK CURRENTLY UNDERTAKEN

During the excavation of the basement a photographic record was taken of the nature of the formation level soil.

The photographic record is shown in Appendix A. The photographs indicate the presence of Made Ground comprising visible fragments of brick and metal, overlying natural sand and gravel deposits interpreted to be the Lynch Hill Gravel Member. No obvious visible staining or odour was reported.

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5 REFERENCES

National House Building Council (NHBC) Standards, Chapter 4.2 Building Near Trees. 2011.

National House Building Council (NHBC) Standards, Chapter 4.1 Land Quality – Managing Ground Conditions. 2011.

Environment Agency, 'The Model Procedures for the Management of Land Contamination', CLR 11, 2004

Health and Safety Executive (HSE), "Protection of Workers and the General Public during Development of Contaminated Land" HS(G) 66. HMSO London 1991.

BS 1377 : 1990 : Methods of test for soils for civil engineering purposes. British Standards Institution.

BS 5930 : 2015 : Code of practice for ground investigations. British Standards Institution.

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APPENDIX A

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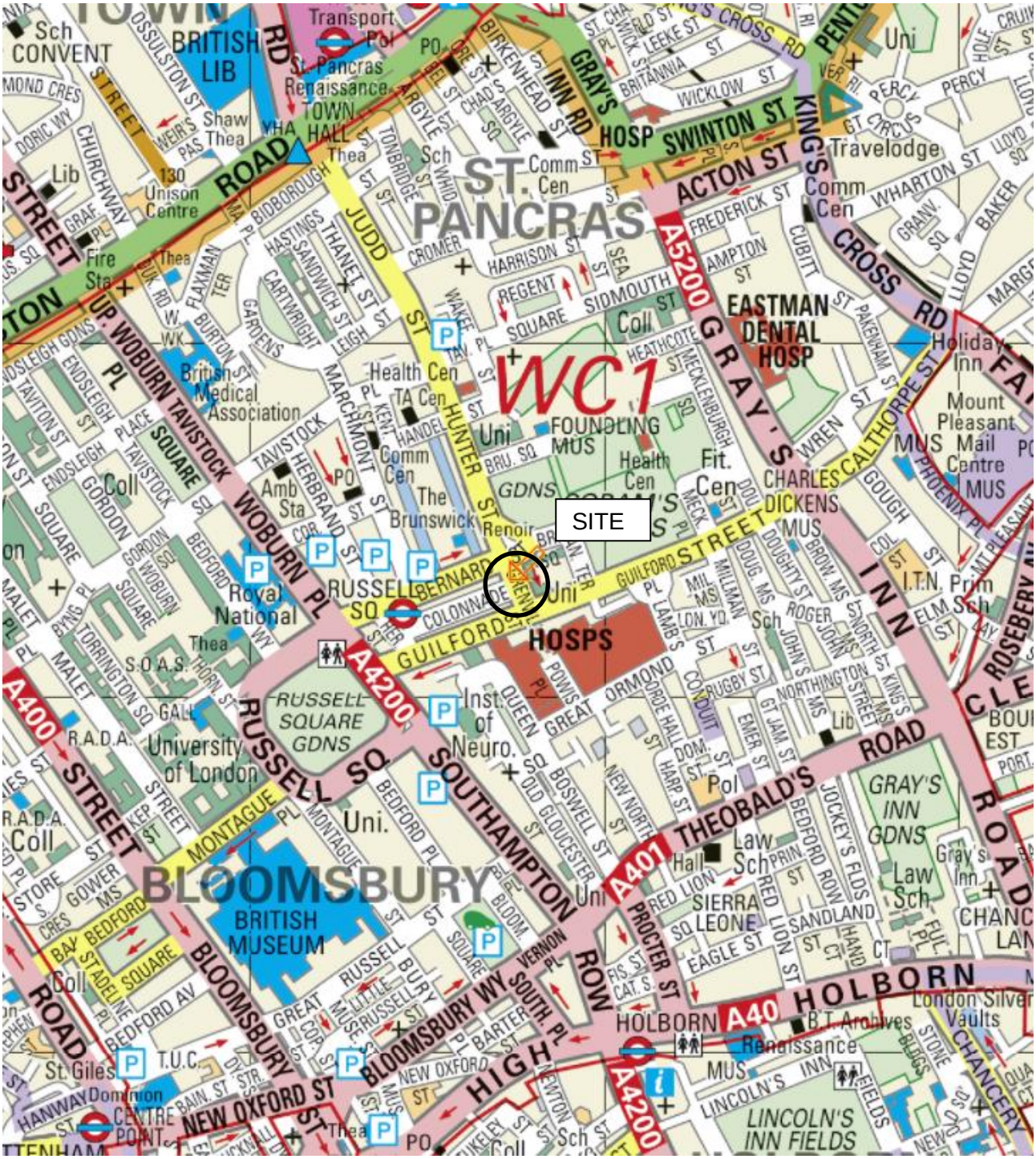
Site Plan



November 2023 **SITE LOCATION PLAN** Report No:- 23-10-12

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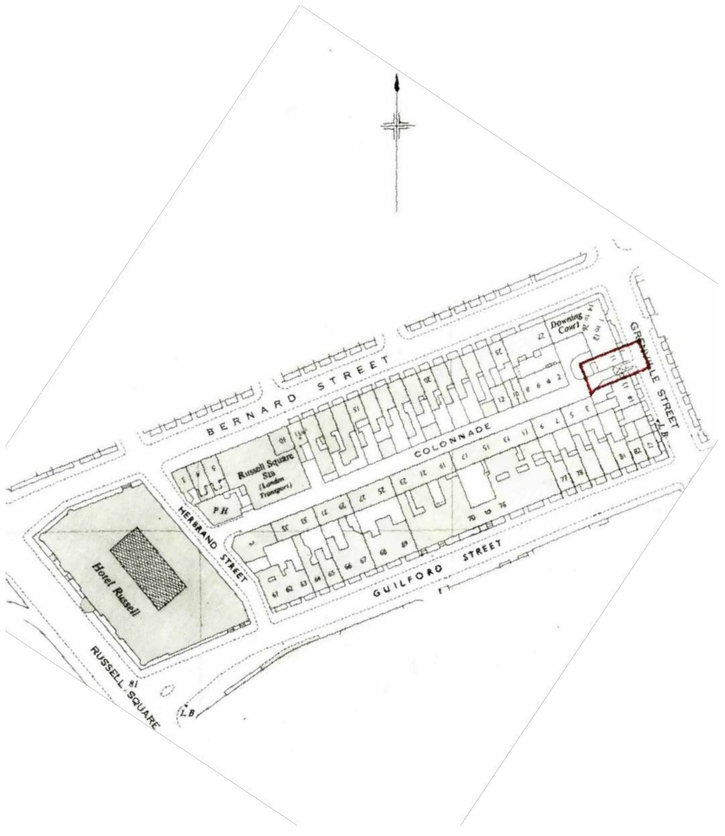
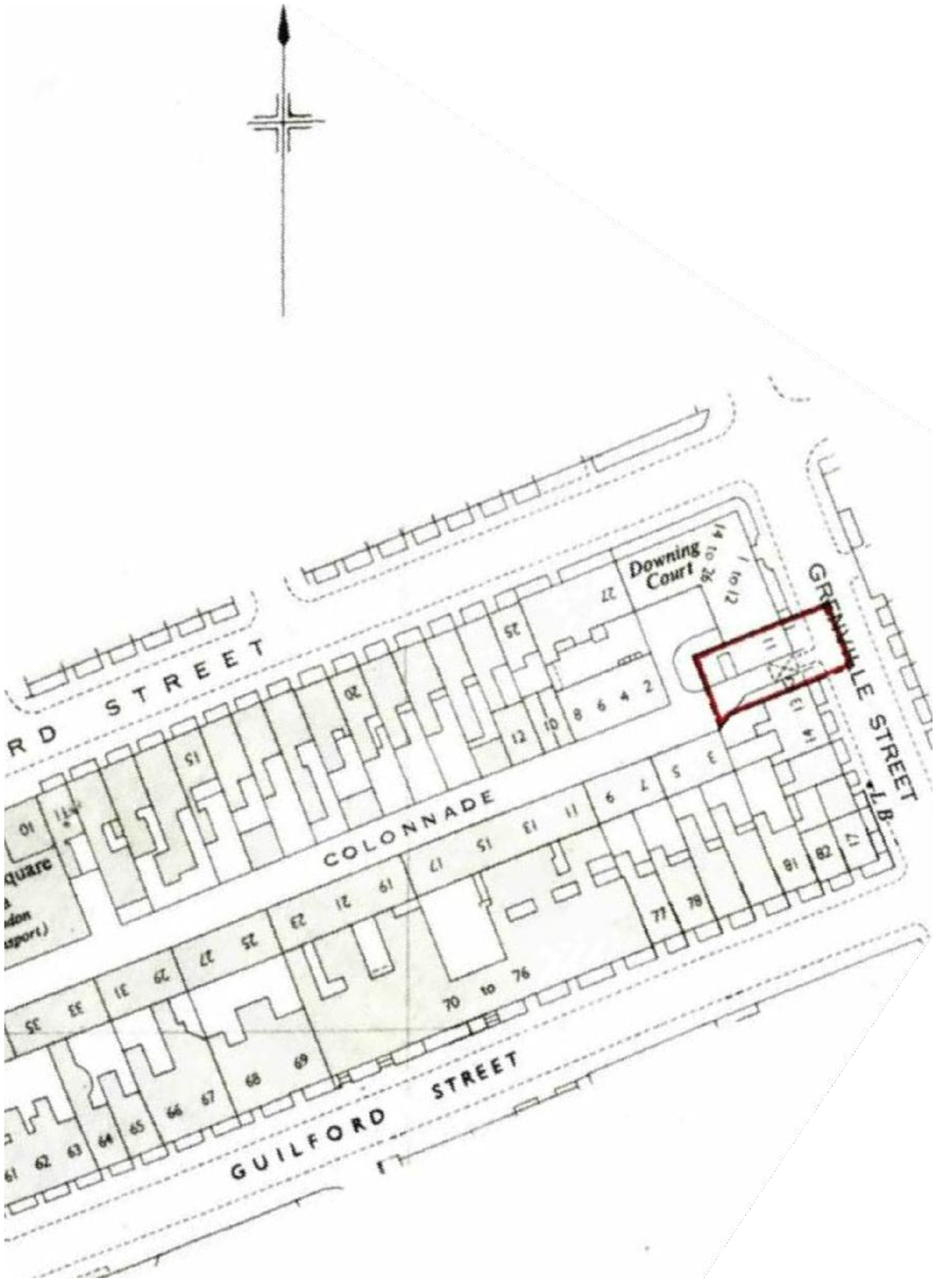


Site Map
Scale 1:1,250

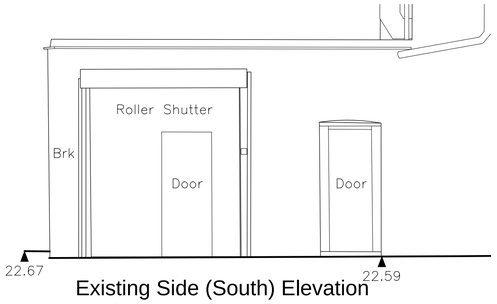


Block Plan
Scale 1:500

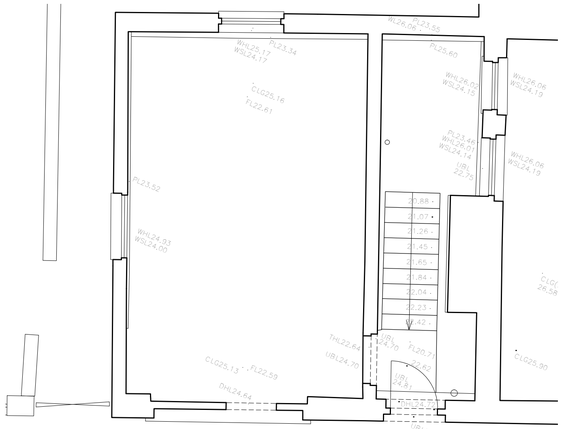
Metres
1:500 0 5 10 15 20 25 50

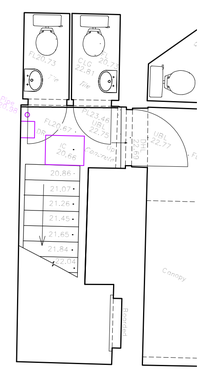
Drawing Number:	1112GS-PP3-00
Drawing Title:	Site Map & Block Plan
Project Title:	11-12 Grenville Street, London, WC1N 1LZ
Applicant:	11-12 Grenville Street Ltd.
Date:	08.12.2021

EXISTING

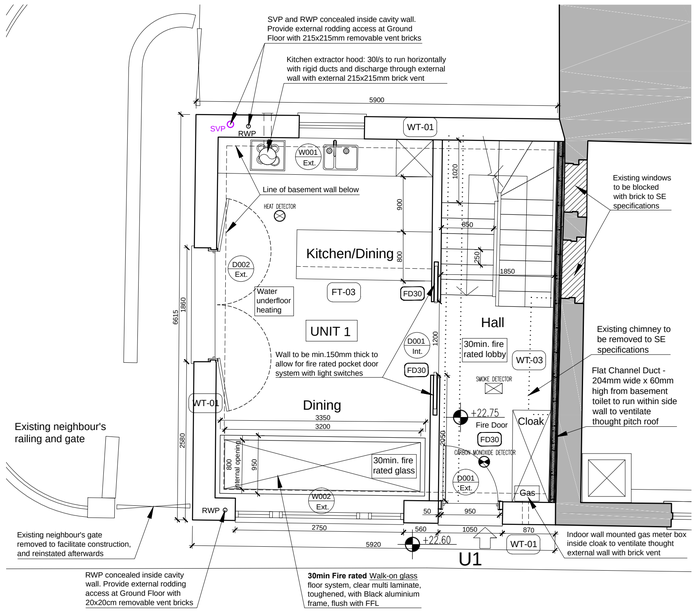


Existing Side (South) Elevation
Scale 1:50

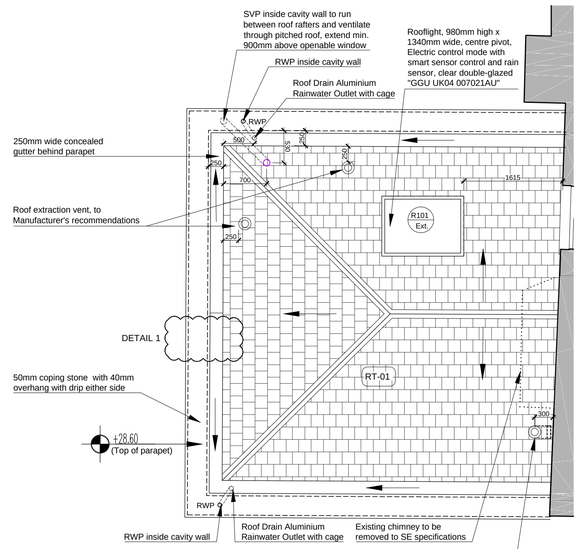




PROPOSED



Ground Floor Plan
Scale 1:50



Roof Plan
Scale 1:50

Key:

- Blockwork wall
- Brickwork wall
- RC retaining wall/slab (to SE specifications)
- Denotes insulation layer
- Denotes demolition

(See Details notes for exact wall construction)

UNDER GROUND DRAINAGE- As per specialist M&E design and specifications.

- Denotes Hot water Radiator
- Denotes Hot water chrome towel rail

Note: Slim, double-skin flat-paneled white radiators. All radiators shown in the drawings are indicative only - required quantity and size of radiators to be verified by a qualified plumber to meet the rooms heating requirements.

Key:

- Foul water drainage
- Rainwater drainage

Fire Doors Key:

FD30 Fire Door 30 min. Fire Resistant

Drainage - minimum trap, seal depths, pipes.
The drainage in this drawings is indicative only.

Drainage WC :
Seal depth 50 mm, fall 1:40, Ø100mm PVC pipe, Ø100 mm trap.
Drainage Wash Basin :
Seal depth 75 mm, fall 1:25, Ø32mm PVC pipe, Ø32 mm trap.
Drainage Shower / Bath:
Seal depth 50 mm, fall 1:25, Ø40mm PVC pipe, Ø40mm trap.
Drainage Kitchen:
Seal depth 50 mm, fall 1:25, Ø50mm PVC pipe, Ø50mm trap.
All to comply with building regulations Part H.
Foul drains 1:40, surface water drains 1:80

IMPORTANT: Contractor to assess existing drainage layout on site before tendering. All surface and foul drainage to be connected to existing manholes on site to avoid new sewer connections.

Demolition - NO walls other then walls indicated to be demolished, as indicated in the architect set to be removed.
All demolition and structural works throughout the duration of the works are to be strictly in accordance with Structural Engineer's instructions and specifications, and to the approval of Building Control.

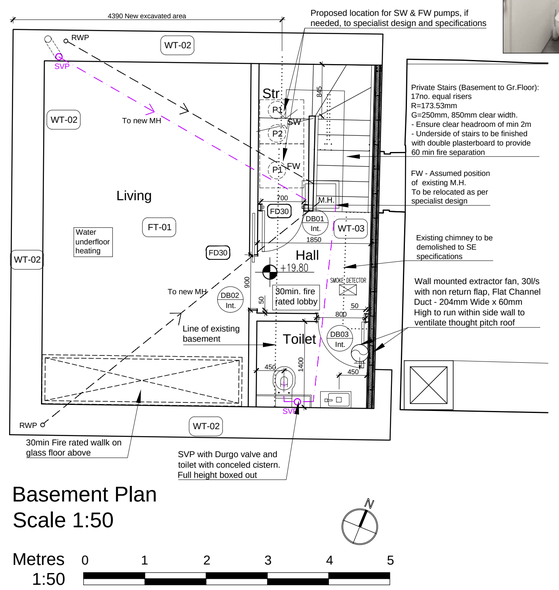
Door nibs - All wall nibs to each side of all doors to be min. 50mm in order to allow 70mm architrave.

Boiler - New gas point and combi-boiler with flue to discharge through pitch roof.

IMPORTANT:
Electric fuse board to be installed at ground floor cloak as indicated on plans, at 1.4m from FFL, boxed and with hatch door. Contractor to liaise with Electric Board as necessary.

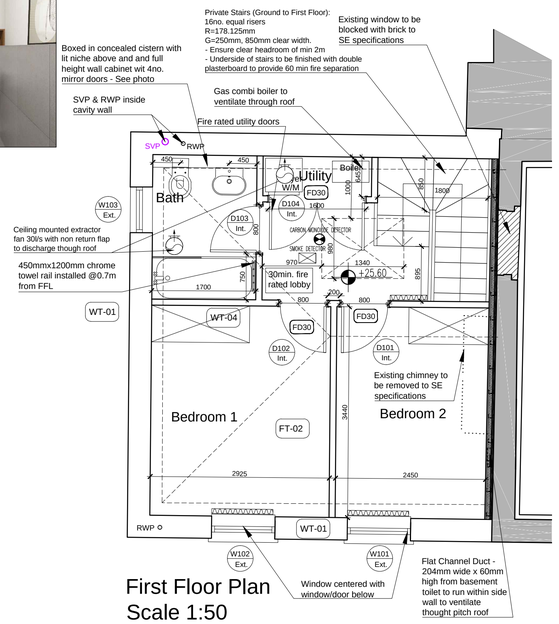
Kitchen- Including all worktops, appliances, extractor hood, hobs, built-in oven and microwave units, mixers, wall and base units, all beading and adjustments as per Kitchen Designer. Final kitchen layout and drainage as per kitchen designer, proposed layout is intent only.

No lights, meter boxes, flues, vents or pipes; and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the building.



Basement Plan
Scale 1:50

Metres
1:50
0
1
2
3
4
5



First Floor Plan
Scale 1:50

General Notes

Local authorities (Planning Group or Building Control) might request for additional items / information to be added / revised.

Contractor, sub-contractor or supplier is to report any errors, omission or discrepancies on the drawings, and shall not vary any work shown on the drawings without obtaining prior approval from the architect. Contractor, sub-contractor or supplier is responsible for requesting any additional information from the architect for the correct execution of the works.

Contractor, sub-contractor or supplier shall supply to the architect all shop drawings, illustrations, specifications, etc. of all specialist work to be incorporated into the main contract works, and shall immediately inform the architect if any work shown on this drawing is not in accordance with the relevant codes of practice recognised as good practice throughout the industry or if it does not comply with the relevant local authority bye-laws or building regulations.

Contractor to verify all dimensions on site before commencing any work on site or preparing any shop drawings. Figured dimensions to take precedence over scaled dimensions.

Contractor, sub-contractor or supplier shall immediately advise the architect / quantity surveyor of the effect upon programme and cost of any alterations to the proposed works shown on this drawing.

All materials, components and workmanship to comply with the relevant British Standarts, Codes of Practice and appropriate manufacturers' recommendations that from time to time shall apply.

This drawing supersseds all previous issues of the same drawing number with earlier revisions.

Additional Notes

REV	DATE	Initials	REVISION

PROJECT
11-12 Grenville Street
London, WC1N 1LZ

CLIENT
11-12 Grenville Street Ltd.

ZONE: A	DISCIPLINE: ARCHITECTURE	STATUS: TENDER
LEVEL: A	DRAWING NUMBER: 1112GS-T-01	REVISION: A
PAPER SIZE: A1 SHEET		
DRAWING TITLE: Existing Floor Plans Proposed Floor Plans		
SCALE: 1:50	DATE: 21/03/2022	DRAWN: MSS / CHECKED: YS

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A1 SHEET

PROJECT TITLE: 11-12 Grenville St., London, WC1N 1LZ

Photographic Record of the Formation Level Soil

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