CampbellReith
consulting engineers

Confidential

Alpha House, 24-27 Regis Road, Kentish Town

Remediation Specification

For

.Big Yellow Self Storage Company Ltd

Project Number: 13675

February 2025

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ALPHA HOUSE, 24-27 REGIS ROAD, KENTISH TOWN

REMEDIATION SPECIFICATION

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1.0 INTRODUCTION

1.1. Preface

1.1.1. The works specified herein describe the inspections and record keeping requirements for 'unforeseen contamination' during groundworks, associated with the construction of a self-storage facility at Alpha House, 24-27 Regis Road, Kentish Town, to ensure the site is suitable for its intended use.

1.1.2. The proposed development is to comprise the demolition of the existing building on the site and the construction of a self-storage facility with associated vehicle access, car and cycle parking and landscaping. The proposed development is presented in Appendix 1.

1.1.3. The purpose of this specification is to deal with the requirements to control matters related to land contamination at the site during groundworks / construction works. Since regulatory approval has yet to be obtained for the requirements stated herein, there may still be a requirement for amendments to this Specification. Similarly, there may be requirements to amend the Specification due to specific site conditions once the works are underway. All such amendments shall be agreed with CampbellReith and Regulators.

1.1.4. The entire site requires a watching brief, collection of records detailed herein, and actions for unforeseen contamination which could exist and present added risk pathways to those identified at present. It is to these works that the term 'remediation' applies.

1.2. Delivery

1.2.1. The works described herein shall be completed by the Principal Contractor. It is noted that the records required herein shall be supplied to CampbellReith in order to provide the Verification Report.

1.3. Site Information

1.3.1. The site is located at Alpha House, 24-27 Regis Road in Kentish Town Industrial Estate, London, NW5 3EQ. It is approximately 200m west of Kentish Town Railway Station and is centred on National Grid Reference 528787, 185143. The surrounding land use is predominantly industrial, associated with the Kentish Town Industrial Estate. This includes a kitchen furniture shop to the east, a recycling centre to the west and UPS distribution centre to the north, beyond which is a railway line. Two residential blocks are located south of the site, on the south side of Regis Road. The blocks are five storeys in height and comprise student and private residential accommodation. The site location is shown on Figure 1, Appendix 1.

1.3.2. This Specification should be read in conjunction with the CampbellReith Land Quality Statement (ref. 13675-CRH-XX-XX-RP-LQ-0002-P07-LQS), dated February 2025.

1.4. Definitions

1.4.1. Where referred to herein, the Specification shall mean this 'Remediation Specification'.

1.4.2. The Contractor shall mean the 'Principal Contractor' and their appointed sub-contractors, representatives, successors and permitted assignees.

1.4.3. The Environmental Consultant means Campbell Reith Hill LLP (CampbellReith). In the context of environmental matters, the CampbellReith contact is Charlotte Stephenson contactable at charlottestephenson@campbellreith.com or 020 7340 1700 (based at our London office).

1.4.4. The Regulators shall mean the London Borough of Camden and any associated statutory consultees.

1.4.5. 'Formation level' shall be the maximum extent of excavation during groundworks, to accommodate the specified construction. Where additional excavations for contamination are completed, this shall extend the formation level.

1.4.6. Where referred to herein, ACM shall mean Asbestos Containing Material, UXO shall mean Unexploded Ordnance and VOC shall mean Volatile Organic Compounds.

1.5. Elements of Work

1.5.1. The recommendations with respect to contaminated land constraints to the site development are based on those made within section 11.0 of the CampbellReith Land Quality Statement. In summary, the works comprise:

- provision of a watching brief for previously unforeseen contamination across the site;
- placement of a 450mm soft cover system of chemically validated soils in areas of soft landscaping;
- confirmation of suitability for any imported soils used in areas of soft landscaping;
- precautions for services;
- appropriate testing and disposal of all waste soil arisings to confirm disposal has been undertaken in accordance with relevant legislation; and,
- record keeping for subsequent verification reporting.

1.6. Key Constraints

1.6.1. A Detailed UXO Risk Assessment undertaken by 6Alpha in May 2021 indicated a **HIGH UXO Risk**. For 'open' intrusive works, such as trial pits, a UXO emergency response plan and safety awareness briefings are recommended. For 'blind' intrusive works, such as boreholes, window sampling and piling, a UXO emergency response plan, a safety awareness briefing and an intrusive magnetometer survey is recommended. The report is included in Appendix 2 of the Land Quality Statement.

1.7. Other Specifications

1.7.1. In addition to requirements within this Specification, the Contractor shall accord with particular requirements noted within: Landscape Architect Specification; Drainage; Paving; Concrete; Groundwork; and, Piling specifications, which will contain provisions for materials control and placement. Where any conflict arises with these specification, the Contractor shall be required to bring this to the attention of CampbellReith who will determine which shall take precedence.

2.0 SPECIFICATION FOR THE REMEDIATION WORKS

2.1. Provision of a Watching Brief and Inspection Formation Levels

2.1.1. A watching brief shall be completed by the Contractor across the site throughout demolition and the groundworks. However, specific inspections should be carried out in the following areas:

- in the areas of BH01 and WS104 in the north west, and WS103C in the south west, for any previously unidentified sources of volatile contamination.

2.1.2. The watching brief should be in the form of a daily written diary that records: the works being undertaken; area of site being worked; dates of inspection; observations in relation to potential unforeseen contamination (if any); and, any notifications to CampbellReith shall be supplemented with a weekly photographic record or works and photographs of the formation area.

2.1.3. The watching brief shall comprise a visual inspection of the groundworks area and the formation level by the Contractor, to identify any areas of potential unforeseen contamination, in particular and inspection shall be made for the presence of:

- stained or malodorous soils, particularly those containing hydrocarbons or hydrocarbon free products, or other contamination/noxious/toxic liquids/materials;
- soils containing potential ACM or Construction and Demolition Wastes with the potential to do so;
- materials that are susceptible to spontaneous combustion;
- fibrous or friable materials in any form;
- underground fuel storage tanks/interceptors/pipework;
- organic or compostable material;
- Unacceptable Material as defined by the Highways Agency 'Specification for Highways Work'; and,
- other forms of contamination.

2.1.4. If suspected contamination is encountered during the watching brief or formation inspection, CampbellReith shall be notified. Provision shall be made by the Contractor to provide any additional information, required to verify actions taken to address the unforeseen contamination as specified by CampbellReith. No further works shall be undertaken in this area until an appropriate course of action has been agreed and approved by CampbellReith. If required, additional sampling, analysis and assessment works may be required to determine if remediation is necessary.

2.1.5. The Contractor shall maintain written and photographic records of the inspections as follows, and shall provide these records to CampbellReith if requested:

- daily diaries of inspections;
- written confirmation of inspection at formation level across the site;
- written confirmation of the occurrence of contamination (including site diaries and photographs) and any associated actions required by CampbellReith;

- any additional excavations necessary at formation level; and,
- photographs of all formation levels and weekly progress photographs.

2.1.6. Should no further contamination be identified, written confirmation to this effect is required. These records should be maintained as part of the site diary. A summary of these notes shall be provided by the Contractor for inclusion within the Verification Report.

2.1.7. The Contractor shall provide CampbellReith with at least 5 days' notice of the opportunity to inspect the formation level of the proposed soft landscape areas and shall not cover without agreement.

2.2. Provision of a Validated Soil Capping Layer

2.2.1. During the course of the investigative works and subsequent interpretation, it was determined that the existing soils may present a potential risk to end users due to the presence of asbestos in three locations across the site. As such, a validated capping layer of chemically validated soils, shall be provided in all landscaped areas. The thickness of the capping layer is to be no less than 450mm thick. The capping layer depth includes both subsoil and topsoil with the specific depths determined by the Landscape Architect.

2.2.2. The capping layer shall comprise the specified thickness of chemically suitable validated soils which meet the validation criteria for a commercial end use. These Validation Criteria are detailed in Appendix 2 and the sampling and testing requirements are detailed in Section 2.7. The Landscape Architect may have additional testing requirements to confirm nutrient suitability which are additional to the testing requirements stated herein. The provision of the capping layer shall comprise the following elements of work:

- Inspection of the excavation formation level for contamination in order to demonstrate that it is free of unforeseen contamination;
- Confirmation of chemical suitability of soils prior to import;
- Confirmed installation of a capping layer of chemically suitable soils and to a suitable depth;
- Chemical validation of the in-situ capping layer; and,
- Collation of written records for submission to the Environmental Consultant.

2.2.3. The Contractor shall provide photographic evidence and written confirmation of excavation formation inspection in all proposed landscaped areas to confirm the absence of potential sources of ground contamination.

2.2.4. If unforeseen contamination of the excavation formation layer is identified then the Contractor shall contact CampbellReith and, if required, facilitate and iterative process of further excavation and inspection at the instruction of CampbellReith.

2.2.5. If required to accommodate the Landscape Architect requirements, the validated thickness of capping shall be extended but not reduced.

2.2.6. In order to document the capping layer construction, the Contractor shall provide and maintain the following records:

- A description of the source, type and quantity of capping material;

- Pre-placement and post-placement chemical test results to show compliance with the Validation Criteria in Appendix B;
- A photographic record of imported materials;
- Photographs confirming depth of the installed soils capping layer with in situ measurements clearly visible, so as to confirm appropriate depth of placement (using survey stick or similar); and,
- Documentation to demonstrate legality and non-waste status of imported materials and records confirming haulage and that material has been imported by a Licenced Contractor.

2.3. Suitability of Imported Soils

2.3.1. Any clean soils imported for use within the soft landscaped areas, including subsoil and topsoil, should be of suitable chemical quality. It is the responsibility of the specialist contractor to undertake sufficient testing and source validation to ensure imported soils comply with the Site Screening Values, presented in Table 1, Appendix 2. All import of soil, including topsoil, must be carried out in accordance with current waste guidance, e.g. Environmental Agency Regulatory Position Statement (RPS) 190 – Use of manufactured topsoil.

2.3.2. It is recommended that chemical certificates and information regarding the source of material should be provided to CampbellReith for approval prior to import to site, to avoid potential delays and additional costs that would result from inappropriate material being imported to site. On completion of the works, the results shall be submitted to CampbellReith, together with the source of the material for inclusion in the Site Verification Report.

2.3.3. Upon installation of the soft landscaping, in-situ testing of imported material shall be undertaken. The minimum frequency for analysis for validation purposes shall be 1 sample / test for every 30m^3, one test per material source, or no less than 3 in total (whichever is the greater). Chemical certificates shall be provided prior to soils placement to CampbellReith for inclusion in the Site Verification Report, along with the volumes imported and a description of material and source. Samples shall be obtained in accordance with current versions of BS 5930, BS 10175 and Environment Agency Guidance on soils sampling, by a qualified Environmental Consultant (minimum 2 years relevant experience).

2.3.4. Samples shall be contained in appropriate sample vessels and couriered to the laboratory within 24 hours of sampling. Associated Chain of Custody information shall be provided with the results.

2.3.5. Analysis shall be undertaken by a suitable accredited laboratory. All analysis shall be UKAS accredited with MCERTS accredited methodologies where available. The Limits of Detection and documented method bias/accuracy shall be stated with the result and shall collectively allow determination below the Validation Criteria. Results shall be provided in electronic AGS 4.0 format.

2.3.6. It should be recognized that, with the rise of materials transfer, there is a risk of importing contamination in capping materials. The Contractor shall implement any necessary additional testing to ensure that this does not occur.

2.3.7. In addition to the requirements listed above, imported soils should be free from hazardous materials, metal, plastic, wood, glass, bitumen macadam, paper and malodours, and shall comply with the Landscape Architects recommendations.

2.3.8. Where any material fails the chemical criteria, it shall not be suitable for us in landscaped areas. The Contractor shall make provision for the costs of sampling, testing and if required the removal and disposal of unacceptable materials from site and shall make provisions for delays associated with material testing and classification prior to disposal.

2.3.9. The Contractor shall provide CampbellReith with at least 5 days' notice of the opportunity to inspect the formation level of the proposed soft landscape areas and shall not cover without agreement.

2.4. Controlled Waters

2.4.1. No remedial actions are required with respect to controlled waters. A watching brief should however be maintained across the site during demolition and groundworks.

2.5. Provision of Suitable Services

2.5.1. Services shall be constructed in accordance with separate drainage and service specifications. The Contractor and/or the M&E Engineer shall select pipework, particularly that for potable water supply, with tolerance adequate to accommodate the chemical concentrations that have been identified in the soil and groundwaters. The Contractor and/or M&E Engineer should consult the utility provider for the site and obtain written confirmation that the pipework specification complies with their particular requirements. This should be forwarded to CampbellReith for inclusion in the Verification Report.

2.6. Gas Protection Measures

2.6.1. The site has been classified as a CIRIA Characteristic Situation One and gas protection measures are not considered to be necessary. Vapour protection measures are not required.

3.0 WASTE SOILS MANAGEMENT

3.1. Waste Arisings and Records

3.1.1. Any soil arisings proposed for off-site disposal shall be classified as 'Directive Waste' and subject to the current waste legislation and detailed in accordance with a waste management plan.

3.1.2. A hazardous properties assessment was carried out on 22 samples during the ground investigations in 2021 and 2024. If excavated for disposal, three samples (BH01 at 0.5m bgl, WS103C at 0.7m bgl and WS104 at 0.5m bgl) would be considered hazardous due to total petroleum hydrocarbon (TPH) concentrations. In addition, coal tar was identified in a sample of asphalt material, at WS101 between 0.60 and 0.68m bgl. This would also be considered hazardous.

3.1.3. WAC testing was carried out on ten samples of Made Ground. The results are summarised in Table 3.1.

Table 3.1 Summary of Samples That Exceed WAC Thresholds

Exploratory Hole	Depth (m)	HPA Classification	WAC Threshold Exceeded	Contaminant
BH01	0.5	Hazardous	Inert	TOC, mineral oil, antimony and fluoride
			Hazardous	Loss on ignition
BH02	0.6	Non-Hazardous	Inert	Fluoride
WS02	0.3	Non-Hazardous	Inert	Mineral oil, antimony and sulphate
WS03	1.0	Non-Hazardous	Inert	TOC, total PAH and fluoride
WS101	0.5	Non-Hazardous	Inert	Mineral oil, pH and antimony
WS102	0.3	Non-Hazardous	-	-
WS103	0.5	Non-Hazardous	Inert	pH and antimony
WS103C	0.25	Non-Hazardous	Inert	pH, antimony and sulphate
WS103C	0.7	Hazardous	Inert	Mineral oil and antimony
			Hazardous	TOC and loss on ignition
WS104	0.5	Hazardous	Inert	TOC, mineral oil, total PAH, pH and antimony

3.1.4. The results indicate that several inert and hazardous WAC parameters were exceeded in the samples from BH01 and WS103C (0.70m bgl) and inert WAC parameters were exceeded in the samples from BH02, WS02, WS03, WS101, WS103, WS103C (0.50m bgl) and WS104.

3.1.5. The samples from BH02, WS02, WS03, WS101, WS103 and WS103C (0.25m bgl) have been classified as non-hazardous and therefore may be accepted at a non-hazardous landfill. The sample from WS104 has been classified as hazardous and may be accepted at hazardous landfill. The samples from BH01 and WS103C (0.70nm bgl) have been classified as hazardous and as such, treatment may be required prior to disposal although but this should be confirmed with the receiving landfill.

3.1.6. The Contractor shall utilise the existing chemical results, together with additional test results as necessary (such as analysis for Waste Acceptance Criteria (WAC), to ensure the soils are properly classified in order to be disposed of at an appropriate waste disposal site. It is noted that the existing data and reports are provided for information only. It is the responsibility of

the Contractor to ensure that sufficient data is available to inform the waste soils disposal aspect of the works and they will carry out additional testing and/or assessment as required.

3.1.7. The Contractor shall be fully responsible for the correct categorisation of inert, non-hazardous and hazardous waste, where appropriate, in accordance with best practice guidance prepared by the Environment Agency.

3.1.8. If separate classifications of soil are identified then segregation of the different waste streams will be required. This will ensure correct disposal and will avoid unnecessary increases to the costs associated with waste disposal.

3.2. Waste Management and Disposal

3.2.1. The Contractor shall be responsible for obtaining all licenses, permits and consents for waste operations and disposals associated with the works, including those associated with imported materials. The Contractor will ensure that the process of waste sorting and disposal will be managed by staff that recognize the subtlety of waste descriptions discussed herein and who have knowledge of the waste industry and appropriate contacts with landfill and/or waste treatment facilities.

3.2.2. Any re-use of soils must be carried out in accordance with current waste guidance and, if appropriate, a Materials Management Plan (MMP) as defined in the CL:AIRE Code of Practice.

3.2.3. Alternatives to landfilling of soils should be sought in order to provide a more cost effective and sustainable solution. The use of soil treatment centres should be investigated, particularly for the Made Ground, since these do not attract landfill tax. Alternatively, re-use of the lean natural soils on other sites could be possible if undertaken via a MMP.

3.2.4. All non-hazardous and hazardous waste should be treated, prior to disposal to landfill, in accordance with current waste guidance. It is noted that this may simply comprise segregation of appropriate waste streams but this is the responsibility of the Contractor.

3.2.5. The Contractor shall comply with the Duty of Care requirements and ensure that Waste is deposited lawfully. The Contractor shall be responsible for providing necessary supervision, expertise and testing to ensure waste is lawfully classified and disposed of.

3.2.6. The Contractor shall maintain a record of all waste movements which shall be supplied electronically to the appointed Environmental Engineer on completion of the work. The Waste Records shall comprise:

- completed chain of custody documentation (both at the site gate and the receiving site (landfill etc.);
- a copy of the receiving site's (i.e. landfill, treatment centre, treatment hub or appropriate other) environmental permit;
- description of the origin and type of waste;
- European Waste Catalogue Code;
- where necessary, Hazardous Properties Assessment;
- waste characterisation; and,
- waste carrier's license.

3.2.7. Should any potentially asbestos containing material be encountered in soils during remediation works, the Contractor should seek the advice of an asbestos specialist with regard to appropriate handling and disposal of such materials.

4.0 ENVIRONMENTAL MANAGEMENT REQUIREMENTS

4.1. Health and Safety Measures

4.1.1. The Contractor shall have full regard to the ground investigation information in the preparation of Health and Safety documentation, and measures to ensure worker safety and public and environmental amenity from exposure to the identified ground contamination. During the progression of works, additional health and safety provisions may be required if contamination or potential asbestos containing material is identified.

4.1.2. The Contractor shall note the requirements of CIRIA C741 Environmental Good Practice on Site (5th Edition), dated 2023, and ensure that such measures are included within the method statements produced.

4.1.3. The Contractor's attention is drawn to the existing ground investigation reports for summary information of key contaminant risks.

4.2. Asbestos

4.2.1. The CampbellReith intrusive investigations at the site encountered asbestos fibres in three out of 17 samples. The samples were submitted for quantification analysis and were found to contain asbestos concentrations of 0.001% (TP01 at 0.6m bgl), 0.084% (WS02 at 0.3m bgl) and 0.069% (WS101 at 0.50m bgl).

4.2.2. Consideration of ACM should be included in the groundworks risk assessments and the associated existing information on ground risk should be included within the CDM 2015 Health and Safety file that forms the basis of the Construction Phase Health and Safety Plan.

4.2.3. Should suspected ACM be encountered the Contractor should seek the advice of an asbestos consultant / specialist. A risk assessment, work plan, provision of information / instruction / training of workers, provision of measures to prevent exposure and prevent the spread of asbestos should be prepared by the Contractor and implemented. It should be noted that the [Control of Asbestos] Regulations 2012 and Approved Code of Practice (ACoP L143) relates to all work with asbestos. These requirements are not detailed herein but it is necessary that the Contractor understands the associated obligations in this regard in order to complete their works and it is assumed that the Contractor will have 'competent persons' to prepare risk assessments and fulfil CAR requirements associated with ground works at the site.

4.2.4. Ground workers should be trained and competent and appropriate measures used to eliminate asbestos exposure or reduce it to as low as reasonably practicable. Further guidance on this topic in specific relation to groundworks is presented in CL:AIRE "Interpretation for Managing and Working with Asbestos in Soil and Construction and Demolition Wastes" 2016. This also has a supporting 'Decision Support Tool for the Categorisation of Work Activities Involving Asbestos in Soil and Construction & Demolition Materials in accordance with the Control of Asbestos Regulations 2012: v2 July 2016'. Detailed requirements associated with ACM are not presented herein.

4.3. Personal Protective Equipment (PPE) Requirements

4.3.1. The Contractor shall ensure that all workers are provided with and use suitable PPE and comply fully with all current Health & Safety Legislation.

4.3.2. This shall include as a minimum: safety jackets, overalls, steel toe capped footwear, hard hats, protective glasses and protective gloves. In addition, those working with soils shall wear disposable nitrile gloves, overalls and safety glasses to minimise the risk associated with hydrocarbons in soil or groundwater. Additional requirements may be required if ACM or VOCs are encountered.

4.3.3. The Contractor shall assess any other equipment which may be necessary for the safe and satisfactory completion of the works (such as face masks and filters to conform to HSE approved lists).

4.4. Environmental Pollution Prevention

4.4.1. The Contractor shall adhere to the Environment Agency guidance on pollution prevention and take all reasonable precautions to prevent any substances arising from the site works entering controlled waters or causing significant harm and/or nuisance to site neighbours, sewers and site workers.

4.4.2. Prior to works the Contractor shall prepare a pollution prevention plan which as a minimum considers:

- bunding of drains;
- control of stockpiles;
- provision of plan and equipment to dewater;
- provision of spill kits and absorbent materials in the event of spillage;
- localised evacuated procedures (e.g. if ACM is found);
- procedures to deal with odours or asbestos that is suspected;
- notices to the Environmental Consultant; and,
- notices to the Environment Agency and Contaminated Land Officer.

4.4.3. Materials brought on to site by the Contractor shall be stored in a fashion which will ensure protection of controlled waters. All storage tanks that are proposed for use during the works shall be placed within appropriate bunding to Environment Agency practice standards.

5.0 RECORDS REQUIRED FOR THE VERIFICATION REPORT

5.1.1. The Contractor shall provide CampbellReith with all of the necessary documentation, detailed within this Remediation Specification, in order to prepare a Verification Report. For the avoidance of doubt, the Contractor shall be solely responsible for the completion of works in order for CampbellReith to produce the site Verification Report.

5.1.2. Appendix 3 contains a one page summary document of remedial requirements and associated documentation. This should be used as a guide only; this specification must be read for the detailed requirements. The summary document should be completed by the Contractor and should be used to track the status of the awaited verification information. It is assumed that all health and safety documentation not included in this section (e.g. health and safety plan) will be issued to the Principal Designer, rather than CampbellReith.

5.1.3. Upon completion of the remediation, the Contractor shall provide CampbellReith with copies of records as listed in Section 2.0. In summary these comprise:

- evidence of a watching brief (photographs and site diaries);
- confirmation of capping layer installation (photographs and depth measurements);
- confirmation of suitability, including chemical certificates, for any imported soils used in areas of soft landscaping;
- precautions for services; and,
- waste soils duty of care documentation.

5.1.4. Subject to the presentation of full information, this will be used by CampbellReith to prepare a Verification Report. This will confirm that a suitable level of remediation has been provided to address the environmental issues identified at the site.

5.1.5. It remains the Contractors responsibility to collate the information and provide notification to the relevant parties as detailed within this specification.

Appendix 1: Figures

Figure 1: Site Location
Figure 2: Site Layout and Exploratory Hole Plan
Figure 3: Proposed Development and Exploratory Hole Plan

Big Yellow, Kentish Town

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Figure 1:
Site Location

Scale:	1:10000@A4
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Figure 2:
Site Layout and Exploratory Hole Plan

Scale: 1:500@A3

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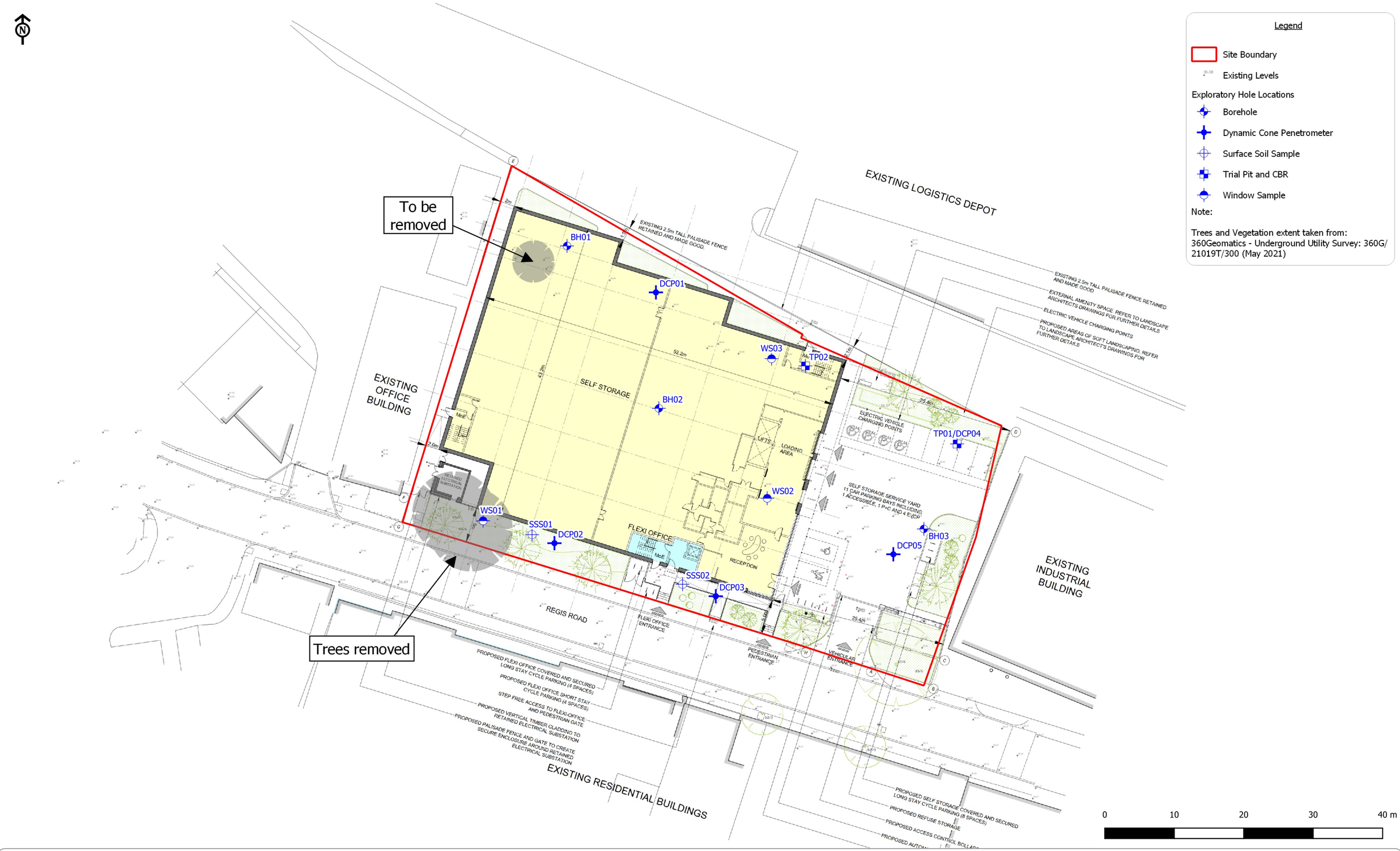

Legend

- Site Boundary
- Existing Levels

Exploratory Hole Locations

- Borehole
- Dynamic Cone Penetrometer
- Surface Soil Sample
- Trial Pit and CBR
- Window Sample

Note:

Trees and Vegetation extent taken from: 360Geomatics - Underground Utility Survey: 360G/21019T/300 (May 2021)

Big Yellow, Kentish Town

Client: .Big Yellow Self Storage Company Ltd

Figure 3:
Proposed Development

Scale: 1:500@A3

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MountfordPiggot - Site Plan As Proposed: 2314-P01 (Mar 2022); Reproduced from Ordnance Survey digital map data © Crown copyright 2022. All rights reserved. Licence number 0100031673. 360Geomatics - Underground Utility Survey: 360G/21019T/300 (May 2021)

Job Number: 13675
Drawn by - Checked by: RLF - CMS
Drg No - Status/Revision: 13675-CRH-XX-XX-FG-G-7003 - P4
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Appendix 2: Validation Criteria for Imported Topsoil/Subsoil

TABLE 1: IMPORTED SOILS CRITERIA (COMMERCIAL)

SUBSTANCE		MAX SOIL CONCENTRATION (mg/kg)
Soil Organic Matter (%)		>1%
Arsenic		640[A]
Beryllium		12[C]
Cadmium		190[A]
Chromium (Total)		8600[A]
Copper		200[D]
Inorganic Mercury (Total)		1100[A]
Selenium		12000[A]
Nickel		110[D]
Lead		2300[B]
Vanadium		9000[C]
Zinc		300[D]
Cyanide		22.14[C]
Benzene		27[A]
Toluene		56000[A]
Ethylbenzene		5700[A]
Xylene (total)		5900[A]
Phenol		440[A]
Naphthalene		190[A]
Acenaphthylene		83000[A]
Acenaphthene		84000[A]
Fluorene		63000[A]
Phenanthrene		22000[A]
Anthracene		520000[A]
Fluoranthene		23000[A]
Pyrene		54000[A]
Chrysene		350[A]
Benzo(a)anthracene		170[A]
Benzo(b)fluoranthene		44[A]
Benzo(k)fluoranthene		1200[A]
Benzo(a)pyrene		35[A]
Indeno(123-cd)pyrene		500[A]
Benzo(ghi)perylene		3900[A]
Dibenzo(ah)anthracene		3.50[A]
TPH	EC>5-10	2000[E]
	EC>10-12	9700[E]
	EC>12-16	36000[E]
	EC>16-21	28000[E]
	EC>21-40	28000[E]
Asbestos (HSG 428 Method)		<0.001%

Notes: All values above assume 1% Soil Organic Matter (SOM). [A]S4UL for Commercial end use. [B]C4SL for Commercial end use. [C]SGV/GAC based on CLEA UK Beta Version. [D]BS3882:2015 Topsoil Requirements (assuming pH>7.0). [E] S4UL for Commercial end use using lowest value for aliphatic/aromatic hydrocarbon fraction. **Other requirements:** all soils must be free from metal, plastic, wood, glass, bitumen macadam, paper, odours and organic matter (except within topsoil) and shall be sorted into an appropriate size fraction and comply with the requirements of the landscaping specification. Maintain the following records: a description of the source, type and quantity of material, documentation to demonstrate legality and a non-waste status of materials, analytical testing records that show suitability of the material. **Sample storage and handling** – All samples should be placed in prepared, analysis specific sample jars/bottles and labelled with sample record details, sample ID, time and date of collection. Each sample shall comprise a plastic tub, amber vial and volatile jar supplied by the laboratory. Ensure that all samples are stored and transported in a suitable manner for sample preservation. The analysis laboratory shall have UKAS accreditation for each of the test types required. The test data sheets shall show Limits of Detection, Laboratory accreditation to BS EN ISO/IEC17025:2000 and other supporting information if requested. All samples shall be retained by the specialist under suitable/refrigerated conditions for a period of one month after receipt of the final report by the Engineer. Asbestos analysis must be to HSG 248.

Appendix 3: Remedial Requirements Summary Sheet

REMEDIAL SUMMARY SHEET
THIS DOCUMENT IS A SUMMARY ONLY. REFER TO THE SPECIFICATIONS AS LISTED FOR DETAILED REQUIREMENTS

Site Name	**Alpha House, 24-27 Regis Road, Kentish Town**			
Job Number	13675			
Environmental Reports	LQS: 13675-CRH-XX-XX-RP-LQ-0002-P07-LQS, dated February 2025			
Remedial Specifications	Groundworks Spec: TBC, Remedial Spec: 13675-CRH-XX-XX-SP-LQ-0003-P04-RemSpec, dated February 2025			
Sheet Last Updated	25/02/2025			
REMEDIAL ACTION SOILS			**DATE DUE**	**ACTION STATUS**
Soil/ General				
Watching Brief	**Required**	Unforeseen contamination/ asbestos. If significant contamination is encountered CRH to be informed immediately. A written statement of completion is required from the contractor.	Upon completion of groundworks	
Formation Inspection	**Required**	To be undertaken by Contractor. Contractor to provide written and photographic confirmation of formation inspections and absence of significant contamination. In particular in areas of proposed soft landscaping.	Upon completion of groundworks	
Soil/ Landscaped Areas				
Cover System	**Required**	If soils are to be imported, see below.	Prior to Importation	
Imported Soils (soft landscaped areas)	**Required**	Imported soils must be certified to show suitability for use and approved by CRH prior to import (in accord with the Groundworks Specification).	Prior to Importation	
PROVISION OF APPROPRIATE SERVICES				
Pipework Specification	**Required**	Contractor to consult with service provider and provide confirmation. Final pipework technical specification to be provided	Prior to installation of pipework	
WASTE SOIL ARISINGS				
Waste Records	**Required**	Written statement of final volume of soil arisings removed from site to each destination	Upon completion of groundworks	
		Hauliers details (license No. and address details)	Upon completion of groundworks	
		All haulage receipts to confirm licensed transport.	Upon completion of groundworks	
		Receiving landfill details (license No. and address)	Upon completion of groundworks	
		All landfill receipts required to confirmed licensed disposal.	Upon completion of groundworks	

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