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Mr Peyrouz Modarres
Walsh Group
32 Lafone Street
London
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Our ref: CG/18067

Please reply to: Nick Langdon, Joe Slattery

Dear Peyrouz,

Camden Lock Site Investigation – School Site

The following sets out the scope of the proposed investigation at the school site subject to the current planning application (2012/4640/P) and the *Desk Study and Environmental Risk Assessment*, HLE14880/001R prepared by RPS for the school site and the rest of the Camden Lock development in 2009. The conclusions of which are noted to be that there is a low risk of an environmental liability associated with ground conditions but that intrusive ground investigation works are required.

Background

The site is currently occupied by various historic buildings with predominantly residential use with some limited commercial activity. To achieve commencement, which includes demolition, an investigation has to be undertaken. The existence of buildings, occupied premises' and live services restricts the locations of investigation positions for this site. The Waterman *Specification for Ground Investigation Works* July 2014 envisaged four cable percussive holes in the area of the school with an additional two placed within the adjacent Building W area. Such methodology of boring for the locations shown is impossible to deliver until demolition has occurred on a majority of locations and an alternative strategy meeting the principles of the CSM requirements is proposed. Additionally the site immediately to the west of the proposed School Site is also to be investigated concurrently and the interpretation of data for the school will be informed by this additional site investigation. It is anticipated that any interpretative report will recommend a discovery procedure should demolition and removal of slabs reveal unsuspected contamination and this is a significant element of the strategy that sees investigation in a heavily restricted site prior to demolition. The investigation strategy is designed to meet the investigatory requirements of the *Conceptual Site Model* set out in section 4.1 of the RPS 2009 report. A separate UXO assessment has been completed by 6 Alpha and the investigation on this site will be subject to mitigation of risk by on site briefing by an experienced EOD and the provision of an emergency plan. However, the risk is considered to be extremely low and in effect negligible given the nature and location of the historic bomb damage in the area of this site which derives mostly from a single V1 strike.

Scope of investigation

Investigation positions are located to minimise disruption to roads and access as far as possible and to provide the required data. The works will comprise a single borehole to 15m to provide deeper information on the underlying London Clay with the view to the development being a conventional low rise structure supported on conventional pad and strip foundations. This will be supported by three window sample boreholes to a depth of some 5m by hand held equipment to facilitate access around existing structures and minimise obstructions. The concept ensures similar amounts of investigation within shallow depth soils as the original report but the window sample methodology allows for access to areas unavailable to cable percussive boring.

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The single borehole is scheduled to 15m which is mid way between the ranges of boreholes set in the Waterman Specification, tailored to the developed concept for foundations of shallow pad foundations. Significantly two deeper boreholes are scheduled for Building W along with three further window sampler boreholes again giving overall increased coverage to the original concept for the investigation and compliant with the original desk study CSM and risk assessment.

Samples will be identified by a CGL geo-environmental engineer on site and consigned to i2 Analytical Ltd, a CGL preferred and suitably accredited laboratory for testing of contamination samples. Samples will be screened for a suite of metal, non-metal, hydrocarbons and asbestos to recognised EA testing thresholds and for interpretation against appropriate site end use criteria. Should groundwater be encountered and in sufficient quantities it will be sampled and tested in a similar manner.

Standpipe for soil gas and groundwater monitoring will be provided in each hole. Arisings will be recorded by a suitably qualified engineer from CGL who will also undertaken some geotechnical in situ testing and consign samples to laboratories as required. Locations will be cleared by a specialist service location contractor.

Soil gas and groundwater levels will be monitored on a regular basis and as atmospheric conditions allow during variable pressure conditions. However, it is not anticipated at this stage that significant gas concentrations or flow will be encountered.

A geotechnical and geoenvironmental interpretative report will be provided which will amongst other reporting make recommendations for remediation of the site appropriate for the encountered contamination, a discovery strategy in the event of hitherto undiscovered contamination being revealed during demolition and requirements for disposal, site capping and gas protection as appropriate.

The report will be informed by concurrent works on the immediately adjacent site where two further boreholes to 30m and 15m and three further window sampler holes will be done with similar levels of testing and investigation and monitoring. Should this investigation reveal unexplained and significantly different levels of contamination then this will be taken into account in the reporting on the school site.

I hope this provides sufficient information for your current purposes. Please do not hesitate to contact the writer, Joe Slattery or James Morrice at CGL.

Yours sincerely

Nick Langdon, Director
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