# *ALBURY S.I. LTD*

# REMEDIATION METHOD STATEMENT

# LAND ADJOINING 10 FERDINAND STREET, CAMDEN, LONDON NW1 8ER

## Report No: 14/10184/A/NAM

## Date: August 2014

### 1. INTRODUCTION

OpticRealm Limited propose to redevelop the site by the demolition of the existing site structures and the construction of a new four storey apartment block with associated small communal garden. At the time of issue of this statement, the demolition works had been undertaken.

Investigation works completed at the site to date did not note the presence of any significant contamination. Moreover, no evidence of a vapour risk or landfill gas potential has been identified at this site. Albury SI Report 14/10184/NAM – Rev 2 should be read in conjunction with this method statement.

In view of the non-residential history of the site, together with the historical industrial nature of the local area, it is proposed to undertake precautionary remedial measures at this site.

It is evident that permanent hard landscaping or the proposed structures themselves will cover the majority of the final site area. In these areas, the physical exposure pathway between source (soil) and ultimate receptor (end users) will be effectively broken. Moreover, no significant vapour risk has been identified. Consequently, in these effectively capped areas of the site, no specific remedial measures will be required.

In all areas of soft landscaping, however, it is proposed to carry out remedial works. The following sections detail these measures in the context of the proposed development.

## 2. SOIL EXCAVATION/DISPOSAL

A large proportion of the site will be covered by the proposed structure or by permanent hard landscaping. In these areas no viable pathway for the migration of contamination will exist and no specific remedial measures are required. However, in all areas of soft landscaping, primarily comprising a communal garden, it will be necessary to remove a minimum 600mm of soil. Once the soil is removed, a geo-membrane will be installed at the reduced level to act both as a physical barrier to further excavation and to prohibit intermixing of imported soils and soils at greater depth.

It should be ensured that all soils are removed from site by a suitably registered waste handler and that all soil transfer documentation is retained. In order assist in the assessment of excavated materials, WAC testing has been undertaken and the results are included as part of Report 14/10184/NAM – Rev 2.

## 3. SOIL IMPORTATION/CAPPING LAYER

It will be necessary to import materials to return the excavated areas back to original site level and to form an engineering capping layer. The engineering capping layer should comprise of the following components listed in Table 1 below and is based upon guidance presented in BR 465 (2004).

**Table 1 - Engineering Capping Layer**

| Component | Layer Thickness (mm) | Total Thickness (mm) |
|---|---|---|
| Topsoil | 200-400 | 600 |
| Granular subsoil | 200-400 | |
| Geo-membrane | ~1 | |

A minimum 200mm of the imported materials should comprise topsoil, to act as a growing medium. The granular subsoil utilised should comprise clean approved fill from a natural source. Installation of a geotextile membrane at the lower horizon of the granular layer will provide a physical barrier to excavation as well as prohibiting intermixing of the imported soils with those present at depth. The geotextile should also be permeable to prevent issues with water retention.

It should be ensured that all imported materials are free from contamination and that all delivery and source documentation is retained.

## 4. VALIDATION

Once the landscaping works have been competed, a Validation Statement will be issued. This will provide all the relevant documentary evidence, photographs, waste disposal/transfer dockets etc, as well as details of the volumes of soil removed from and imported to site. The validation is

generally undertaken towards the end of the development process, after the majority of the construction works are complete. This limits the potential for recontamination of any imported materials.

It is possible that two validation visits will be required. The first visit will confirm that a suitable depth of materials has been removed and that an appropriate geo-membrane has been installed across the full extent of the excavation. Photographic evidence with scaled depths of excavation will be obtained.

During the second visit, the depths of imported materials will be checked to ensure they are in compliance with Table 1. If imported materials are stockpiled on site prior to installation, it may be possible to combine the two inspections into one visit.

All documentation pertaining to the delivery and quality of imported materials (including membrane) should be retained for inclusion within the validation report. It will, however, be necessary to undertake validation testing of the imported topsoil and subsoil to ensure that they meet the requirements detailed in Section 3. Alternatively, it may be possible to utilise capping materials from a naturally quarried source and topsoil from an approved supplier which can provide certification.

If adequate certification of the imported soil cannot be supplied, samples will be retrieved and analysed for a general suite of contamination, which includes various inorganic compounds, speciated PAH and banded TPH, as well as an asbestos screen. An assessment of the results in line with current guidance would be undertaken to ensure the suitability of the materials.

Providing the above measures are adequately implemented, the Validation Statement would then confirm that the site is fit for purpose and there are no significant potential risks to the end users.

## 5. WATCHING BRIEF

It should be ensured that during all stages of the redevelopment of the site, a watching brief be maintained by the site operatives. Consequently, should any materials suspected of containing contamination be encountered at any stage of the development, they be inspected by a suitable specialist. Further analysis can then be undertaken, if required, and the remedial plan be amended if appropriate. It would also be prudent for the site operatives to keep their own photographic record of all stages of the development.