

Project No: WA4491

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101 Camley Street

Design Note No.1 – Ground Investigation review

17th February 2017

1.0 Introduction

This design note summarizes the findings of a review carried out on the RSK Geotechnical and Geoenvironmental Site Assessment Report dated June 2014 for the site at 101 Camley Street. The review was carried out by Walsh ground engineering sub consultant, CGL.

2.0 Ground Investigation

The scope of the ground investigation included:

- Three cable percussion boreholes to depths of between 10mbgl and 25mbgl (with gas and groundwater monitoring wells installed in each) and eleven hand dug foundation trial pits.
- Four gas and groundwater monitoring visits (two initial visits between May and June and two subsequent visits between June to July 2014) have been undertaken to date.

We would note that in strict accordance with EC7 the current borehole length restricts piling to 20m long (from existing ground surface) – we would therefore recommend that 1 no. additional borehole is excavated to a depth of 40m to allow the design of deeper piles.

3.0 Geo-environmental/Contamination

The review findings for the geo-environmental and contamination sections of the report are summarized below:

1. Gas protection – the RSK report indicates CS2 with regard to gas protection due to methane concentrations recorded within borehole BH2 and carbon dioxide concentrations in all boreholes. Gas protection measures will therefore be required for enclosed areas in the basement (e.g. areas that are not car-parking).

2. Six soil samples (Made Ground) were tested for contamination, generally recording low concentrations of contaminants, with sulphates up to 1,050mg/l (DS2), and occasional hydrocarbons.
3. Two WAC (Waste Acceptance Criteria) tests have been carried out. The soils are classified as 'not hazardous' for disposal and Made Ground is generally suitable for disposal at a 'Non-Haz' licensed tip. Note that hauliers may request further testing be carried out on the made ground to verify classification. London Clay is classified as 'inert'.
4. Asbestos fibres were recorded in one location, but at very low concentrations (below 'hazardous' limit for disposal).

4.0 Recommendations

The recommendations for further works are as follows:

1 no. Additional Borehole to be drilled on site to at least 40mbgl (-15m OD)

To verify the thickness and strength of the London Clay formation below site and to identify the boundary to the Lambeth Group underlying the London Clay. This will also allow the design of piles with depths up to 35m if required.

Remediation method statement for approval by local council (London Borough of Camden)

The local authority may require a Remediation Method Statement (RMS) with regard to contamination on the site. For this site it is likely that this would consist of waste classification for disposal of soils of site, gas protection measures, and measures for preventing surface run off into the nearby canal during construction. In addition, a methodology would be provided for the removal of the above ground fuel tank on site, and for any buried tanks that may be encountered.

Capping layers will be required in areas of soft landscaping. The RMS would also include details of a 'Discovery Strategy, to be enacted if unexpected contamination is encountered during site works.