

Remediation Method Statement



Site | 76 Fleet Road
London
NW3 2QT

Architect | Tal Arc Limited
Client | Mr. Matthew Godfrey
Date | March 2017
Our Ref | RMS/8749

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1.0 INTRODUCTION

- 1.1 This report has been prepared by Chelmer Site Investigations (CSI) to the instructions of the Architect for the project, Tal Arc Ltd on behalf of the client Matthew Godfrey.
- 1.2 The site under consideration comprised a three storey terraced property split into two flats, one at ground floor level and one split across first and second floor levels, with associated rear garden. The ground and first floors are split over two levels. *Existing Plans, Sections and Elevations (76FR-PP1-01 to 03)* have been appended to this report.
- 1.3 It is understood that the proposed development will comprise the construction of a single storey basement beneath 76 Fleet Road, extending beneath the proposed footprint of the property, with a light well to both front and rear. The development will also include a side extension to ground floor level at the rear of the property and extension to first floor level as well as an additional 'loft' level. The proposed basement will be split across two levels. *Proposed Plans, Sections and Elevations (76FR-PP1-04 to 06)* have been appended to this report.
- 1.4 Chelmer Site Investigations have now been commissioned to prepare a Remediation Method Statement for this site associated with the development and specifically works associated with bringing the site to a suitable condition given the proposed end use.
- 1.5 The remediation strategy is aimed at reducing the risks identified to date, as well as providing a general approach for the ongoing management of ground quality issues at the site during groundworks and construction phases of the proposed residential development.

2.0 HISTORIC SITE INVESTIGATIONS & BACKGROUND

- 2.1 A historic investigation at the site undertaken by CSI should be read in conjunction with this report:
- Geo-environmental Assessment Report, ref; GENV/5839, dated January 2016;
- 2.2 A Phase I Desk Top Study was not requested by the client.
- 2.3 The intrusive site investigation was undertaken by CSI in September 2015, which identified an elevated concentration of lead within the Made Ground of the site. Therefore, a potential risk of harm to future residents/users was considered to be present and remedial action was recommended.
- 2.4 During the return groundwater/ground gas monitoring visits, the Gas Screening Values (GSVs) were low (due to the low concentrations of methane and carbon dioxide and low flow identified), therefore in line with CIRIA C665 and BS8485 (Ref 3) (Modified Wilson and Card), it was considered that no gas protection measures were required. This is in line with the 'Very low risk' classification associated with **Characteristic Situation 1**.

3.0 BASIC ENVIRONMENTAL SETTING AND CONCEPTUAL SITE MODEL

Basic Environmental Setting

- 3.1 According to information published by the British Geological Survey the underlying geology at this site is shown as the London Clay Formation. No superficial deposits were recorded.
- 3.2 The site is indicated on Environment Agency mapping to lie over an 'Unproductive' bedrock strata. In addition, Environment Agency information indicated that the site is not within a groundwater Source Protection Zone (SPZ).
- 3.3 The ground investigation identified made ground across the site, underlain by orange brown silty very sandy gravel (BH1) or weathered London Clay Formation. This was in turn underlain by the London Clay Formation which was not penetrated at the maximum drilling depth of 8.0m bgl.
- 3.4 A groundwater seepage was observed in trial pit TP3 at foundation underside at a depth of 1.25m bgl. During the return monitoring visits to borehole BH1 groundwater depths of 3.60m and 3.27m bgl were recorded and within borehole BH2 groundwater depths of 2.26m and 1.45m bgl were recorded.

Conceptual Site Model

- 3.5 Fundamental to the assessment of contaminated land is the development of a Conceptual Site Model (CSM). This is an evaluation of the site conditions and its particular characteristics with respect to so called Source-Pathway-Receptor relationships, or plausible pollutant linkages. The CSM can then be used to assess and define risk and in turn it provides a basis for determining the condition of the land in the context of the proposed development and what if any action needs to be taken to allow the proposed development to proceed safely and without detrimental impact to the site itself or the wider environment.

A plausible pollutant linkage is defined by three elements;

Source	A hazard which exists within the site or its environs which has the potential to cause harm (e.g. contaminated soil, ground gas, unstable ground, etc.)
Receptor	Something associated with the site (e.g. end-user, building, off-site feature, etc.) which can be harmed.
Pathway	A <u>plausible</u> linkage between the Source and Receptor such that harm can be realised (e.g. end-user coming into direct contact with contaminated soil, mobile contamination adversely impacting groundwater, etc.).

- 3.6 By definition a pollutant linkage can only exist where the three elements, source-pathway-receptor, are present and co-exist. If one of the elements that make up the pollutant linkage are not present then it follows that there can be no related risk. The breaking of pollutant linkages is a fundamental principal in the management of contaminated land risk and where the risk is identified and deemed to be unacceptable the appropriate action taken will be “breaking” the pollutant linkage in some way.
- 3.7 Risk in the context of contaminated land is considered in terms of its significance and this is qualitatively assessed on the basis of magnitude of harm that may occur and likelihood of that harm occurring. The risk assessment follows the general principles as set out within BS10175:2001 and CIRIA Report C552.
- 3.8 The CSM is used to provide both a context and framework for undertaking any intrusive site investigation which may be deemed necessary to characterise the site with respect to contamination. Where a pollutant linkage is identified further investigation may be needed to confirm or quantify specific conditions, validate the existence of the pollutant linkage and thereby confirm and quantify the degree of risk. This is an important element of the assessment process and under the principles of risk assessment constitutes “*hazard identification*” and “*hazard assessment*”.
- 3.9 Such an approach was undertaken in the previous site investigation and the updated Conceptual Site Model (CSM) for the site presented in ref GENV/5839, shows the site in its current condition is considered to represent a risk to a number of receptors / targets and therefore remedial action was considered necessary.

4.0 OUTLINE REMEDIATION STRATEGY

- 4.1 Due to the relatively high lead concentrations identified within the Made Ground during the site investigation, there was considered to be a potentially significant risk of significant harm to future site residents/users.
- 4.2 It is understood that the proposed development will comprise the construction of a single storey basement beneath 76 Fleet Road, extending beneath the proposed footprint of the property, with a light well to both front and rear. The development will also include a side extension to ground floor level at the rear of the property and extension to first floor level as well as an additional 'loft' level. The proposed basement will be split across two levels. *Proposed Plans, Sections and Elevations (76FR-PP1-04 to 06)* have been appended to this report.
- 4.3 Therefore a clean cover system is recommended to break the pollution pathway between source and receptor in areas of proposed soft landscaping.

General Remediation Outline

- 4.4 The site is not considered to pose an unacceptable risk to groundworkers, provided that appropriate health and safety protocols are employed and appropriate PPE are worn and made available, including gloves and overalls etc. to prevent dermal contact with the soils. However, it is recommended that detailed method statements should be provided by the appointed groundworker, prior to their work commencing. High levels of personal hygiene should be adopted by the contractors, with washing facilities made available on-site to reduce extended contact with site soils. Groundworks contractors should also refrain from smoking whilst on site. Contractors should also comply with the recommendations presented in the HSE Guidance Document HS(G)66 'Protection of Workers and the General Public during the Development of Contaminated Land'.
- 4.5 During the groundworks and construction phases, dust suppression measures may be required to minimise potential inhalation of dust by neighbours or groundworks contractors.

Watching Brief/Discovery Strategy

- 4.6 During the course of the development it will be the responsibility of the on-site manager to ensure watching briefs are kept. No specific areas of concern are considered for the site, however if any potential contamination is identified, a watching brief should be completed by an appropriately qualified site manager and/or an environmental consultant. A watching brief consists of a record of:
- Any observations of contamination made during the course of development by any member of site staff, contractor or visitor;

- A photographic record of the key stages of development and key occurrences including any contamination found during the course of the development, the formation levels of excavations, any reduced level dig/mass excavation, formation of landscaped or garden areas, etc.

Staff training/brief

- 4.7 All site staff and site contractors will be briefed on the potential presence of contamination before commencing work on the site. Apart from any standard Health & Safety practices this will include the following information:

- Health & Safety considerations;
- The type of contamination expected at the development site based on previous use and available site investigation information;
- Any particular areas of the site which are likely to be affected;
- Staff responsibilities under the discovery strategy.

Discovery strategy

- 4.8 The discovery strategy sets out the actions that must be taken if contamination is encountered during the course of a development.
- 4.9 Examples of the types of contamination that may be encountered include visual or olfactory evidence such as from fuel or oil like substances and waste materials, as well as from on-site wellbeing such as light headedness or skin reddening.
- 4.10 All suspected contamination must be reported to the site manager, who will contact the Environmental Consultant for advice and further actions, if deemed necessary. These must also be reported to the Planning Authority and Contaminated Land Officer at the London Borough of Camden.

Excavation & Removal of Contamination

- 4.11 A clean cover system will be adopted at the site within the proposed soft landscaping/planting areas to a depth of 600mm below finished site levels or to a depth when natural soils are encountered (whichever is less).
- 4.12 Excavated soils which are not proposed for on-site reusage will be taken to appropriate local landfill sites for disposal/treatment. The haulage disposal/treatment dockets will be retained for inclusion in the Remediation Verification Report (see below).

Clean Cover & Importation of Clean Soils

- 4.13 Imported clean certified topsoils/subsoils will be used to complete the excavated areas of proposed soft landscaping/planting areas, underlain by a geotextile indicator membrane, (as per the appended Terram Hi-Vis Geotextile marker spec). This will effectively break the pollution pathway between the contaminant sources and receptors

on-site and thus reduce the risk to future site residents and users, with the indicator membrane providing a physical barrier to the underlying soils and a visual indicator to future groundworks.

Ground Gas Protective Measures

- 4.14 The Gas Screening Values (GSVs) are low (due to the low concentrations of methane and carbon dioxide and low flow identified), therefore in line with CIRIA C665 and BS8485 (Ref 4) (Modified Wilson and Card), it is considered that no gas protection measures in line with **Characteristic Situation 1** are required.

Services/Potable Water Supplies

- 4.15 The bedding, backfill and surround to all services constructed at the site must be clean imported granular materials such that installation of new pipework and future maintenance is in clean soil.
- 4.16 Upgraded water supply pipes may be required to be installed on the site in accordance with 'Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites (10/WM/03/21)'. The local water supply company should be consulted to ascertain detailed requirements for the site.

Validation & Verification

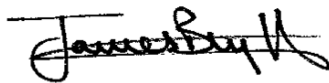
- 4.17 Validation and verification of the above works will be undertaken to ensure the agreed depths of excavation and importation of clean soils are complied with (including photographic evidence) and that the clean imported material is suitable for use.
- 4.18 Analysis of the quality of the imported soils will be carried out to ensure their suitability for use. This should include in-situ sampling of the imported soil once placed, at a rate of 1 N^o. sample per 50m³ of material with a minimum of 4 N^o. samples being obtained per source of material, along with chemical certification from the soil supplier. Analysis of the imported soils will include heavy metals, speciated **PolycyclicAromatic Hydrocarbon (PAH)**, speciated **Total Petroleum Hydrocarbon (TPH)** and asbestos screening.

5.0 REMEDIATION VALIDATION REPORT

5.1 A Remediation Verification Report will be prepared following completion of remedial works detailing:

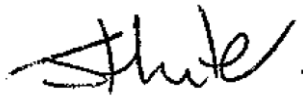
- The remedial works undertaken;
- Waste transfer documentation;
- Documentary and photographic evidence to indicate that the imported soils are of suitable thickness and the geotextile membrane is present;
- Results of analyses of validation and verification samples tested including imported clean topsoils;

CSI will be happy to provide the necessary independent verifications, inspections and assessments, and preparation of the Remediation Verification Report.



Prepared By:

James Blyth BSc (Hons),
Junior Geo-Environmental Engineer

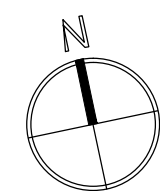
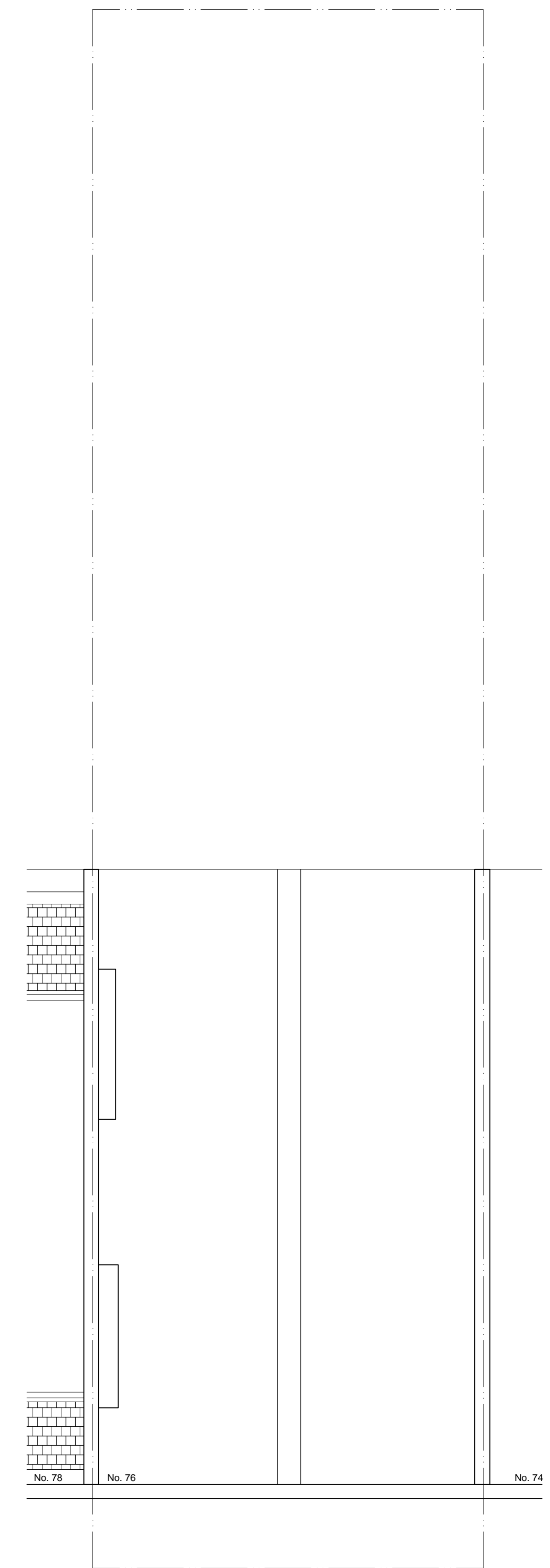
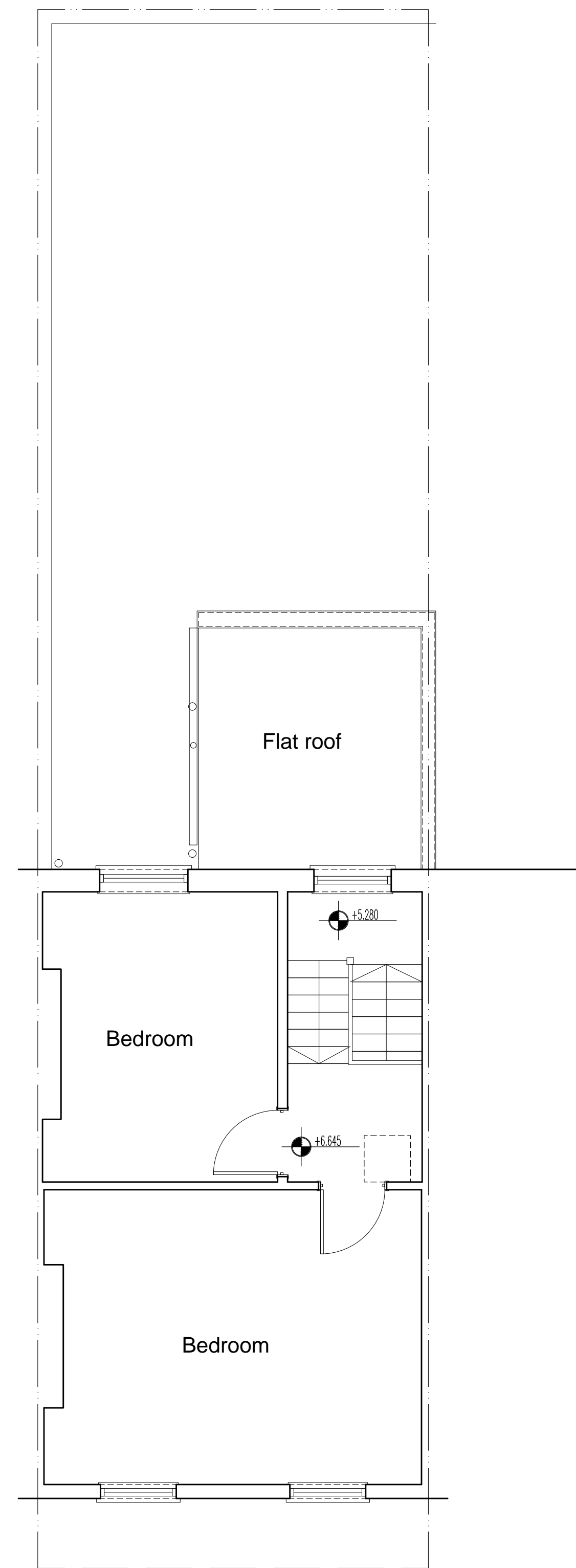
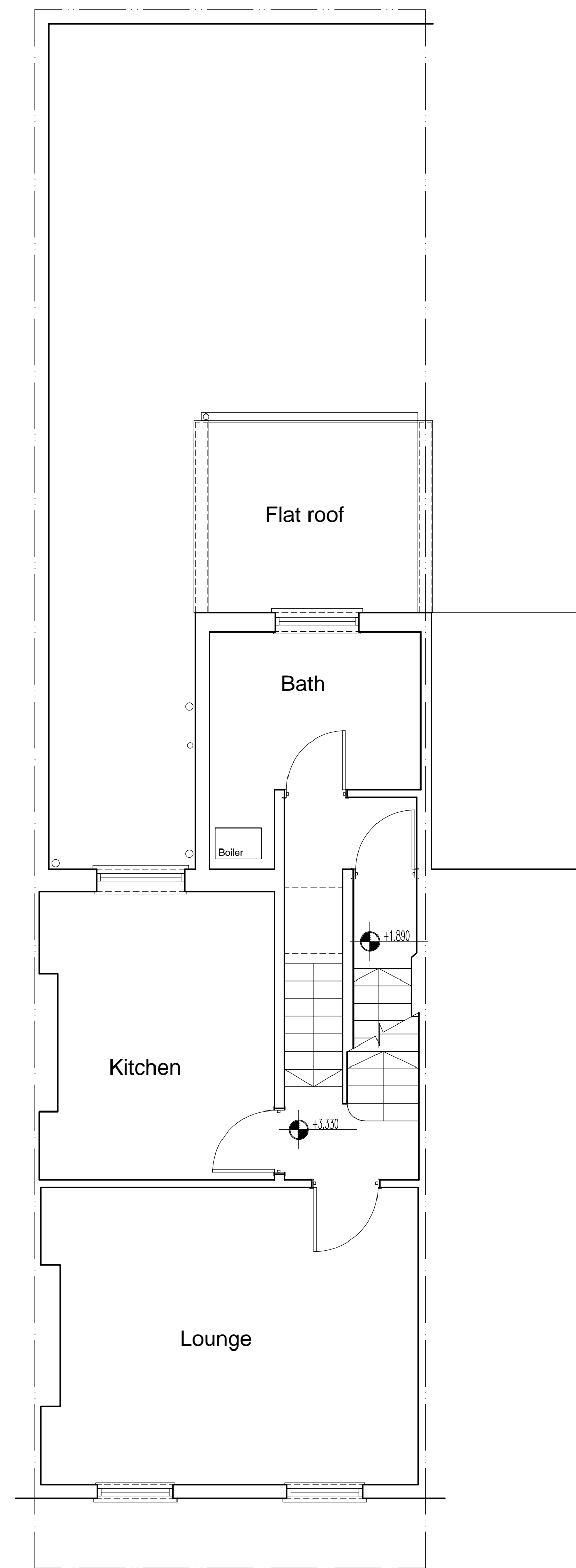
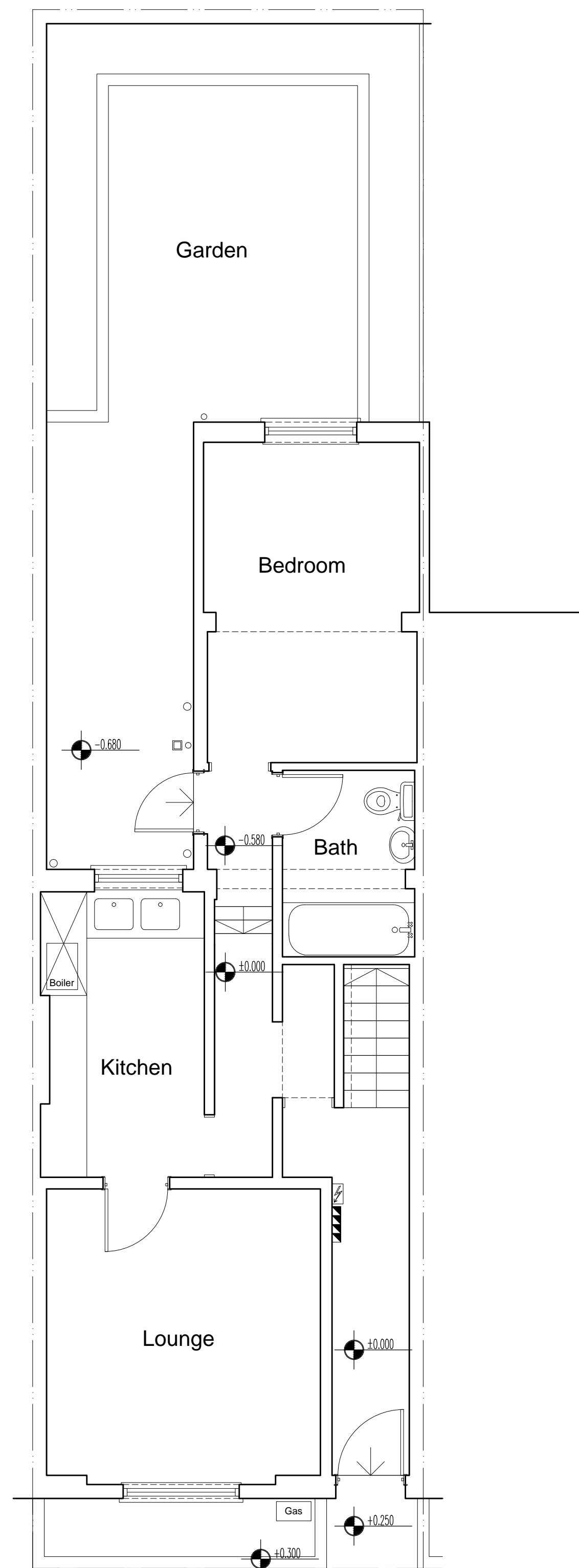


Reviewed by:

Jack Hunter BSc (Hons) AMIEnvSc
Senior Geo-Environmental Engineer

END OF REPORT

- a) This report has been prepared for the purpose of providing advice to the client pursuant to its appointment of Chelmer Site Investigation Laboratories Limited (CSI) to act as a consultant.
- b) Save for the client no duty is undertaken or warranty or representation made to any party in respect of the opinions, advice, recommendations or conclusions herein set out.
- c) All work carried out in preparing this report has used, and is based upon, our professional knowledge and understanding of the current relevant English and European Community standards, approved codes of practice, technology and legislation.
- d) Changes in the above may cause the opinion, advice, recommendations or conclusions set out in this report to become inappropriate or incorrect. However, in giving its opinions, advice, recommendations and conclusions, CSI has considered pending changes to environmental legislation and regulations of which it is currently aware. Following delivery of this report, we will have no obligation to advise the client of any such changes, or of their repercussions.
- e) CSI acknowledges that it is being retained, in part, because of its knowledge and experience with respect to environmental matters. CSI will consider and analyse all information provided to it in the context of our knowledge and experience and all other relevant information known to us. To the extent that the information provided to us is not inconsistent or incompatible therewith, CSI shall be entitled to rely upon and assume, without independent verification, the accuracy and completeness of such information.
- f) The content of this report represents the professional opinion of experienced environmental consultants. CSI does not provide specialist legal advice and the advice of lawyers may be required.
- g) In the Summary and Recommendations sections of this report, CSI has set out our key findings and provided a summary and overview of our advice, opinions and recommendations. However, other parts of this report will often indicate the limitations of the information obtained by CSI and therefore any advice, opinions or recommendations set out in the Executive Summary, Summary and Recommendations sections ought not to be relied upon unless they are considered in the context of the whole report.
- h) The assessments made in this report are based on the ground conditions as revealed by walkover survey and/or intrusive investigations, together with the results of any field or laboratory testing or chemical analysis undertaken and other relevant data, which may have been obtained including previous site investigations. In any event, ground contamination often exists as small discrete areas of contamination (hot spots) and there can be no certainty that any or all such areas have been located and/or sampled.
- i) There may be special conditions appertaining to the site, which have not been taken into account in the report. The assessment may be subject to amendment in light of additional information becoming available.
- j) Where any data supplied by the client or from other sources, including that from previous site investigations, have been used it has been assumed that the information is correct. No responsibility can be accepted by CSI for inaccuracies within the data supplied by other parties.
- k) Whilst the report may express an opinion on possible ground conditions between or beyond trial pit or borehole locations, or on the possible presence of features based on either visual, verbal or published evidence this is for guidance only and no liability can be accepted for the accuracy thereof.
- l) Comments on groundwater conditions are based on observations made at the time of the investigation unless otherwise stated. Groundwater conditions may vary due to seasonal or other effects.
- m) This report is prepared and written in the context of the agreed scope of work and should not be used in a different context. Furthermore, new information, improved practices and changes in legislation may necessitate a reinterpretation of the report in whole or part after its original submission.
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- p) This report is issued on the condition that CSI will under no circumstances be liable for any loss arising directly or indirectly from subsequent information arising but not presented or discussed within the current Report.
- q) In addition CSI will not be liable for any loss whatsoever arising directly or indirectly from any opinion within this report.



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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.

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Additional Notes

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PROJECT
Extensions and alterations at 76 Fleet Road London NW3 2QT

CLIENT	Mr. Matt Godfrey
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ZONE A	DISCIPLINE ARCHITECTURE	STATUS SURVEY
LEVEL A	DRAWING NUMBER 76FR-PP-01	REVISION
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DRAWING TITLE Existing Plans		
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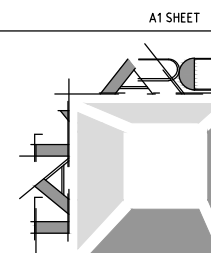
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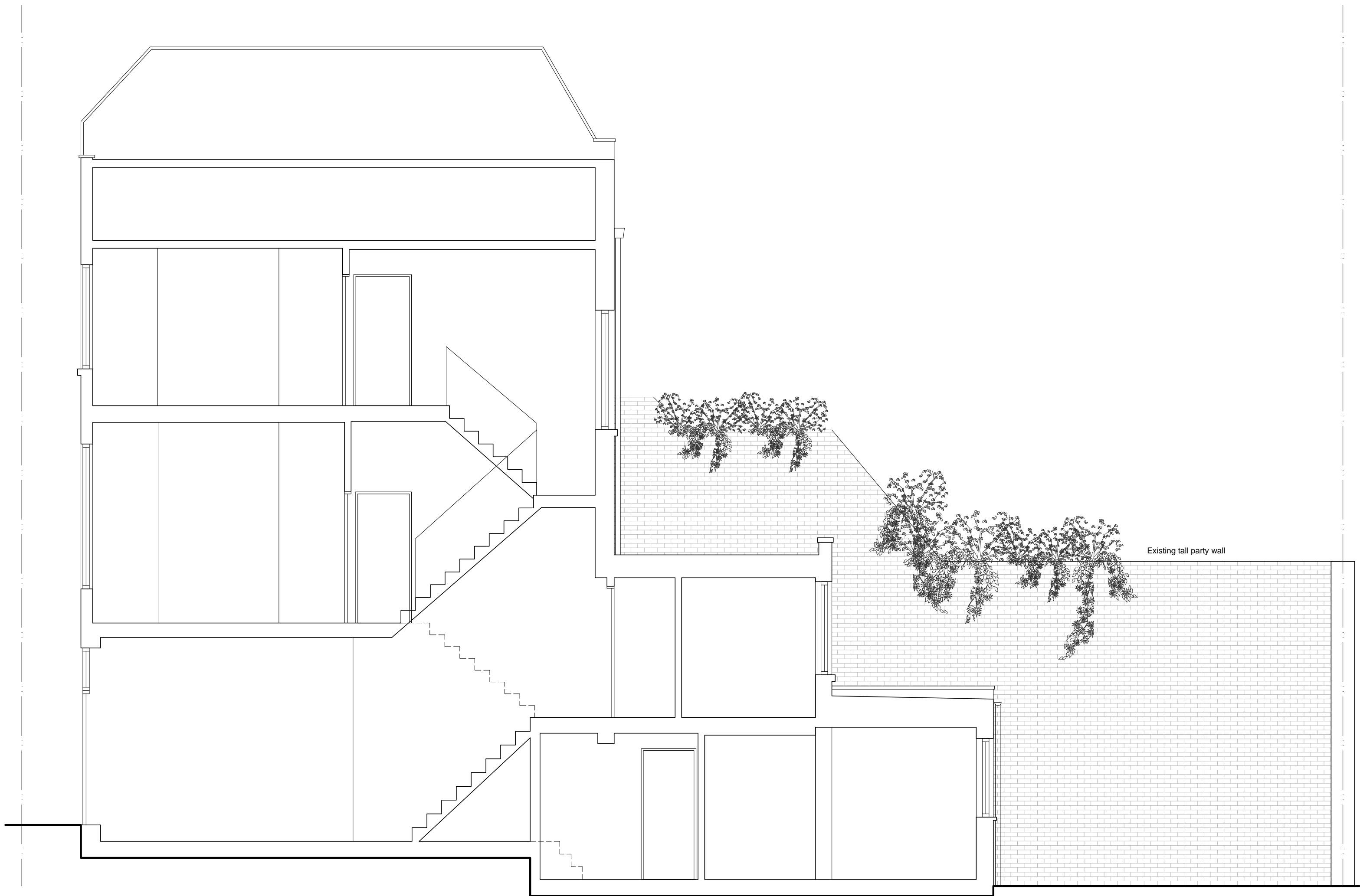
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2ND FLOOR
LONDON N3 2LN, U.K.

T. 020 8349 4338

E. INFO@TALARC.CO.UK
W. WWW.TALARC.CO.UK

PROJECT TITLE	76 Fleet Road, NW3
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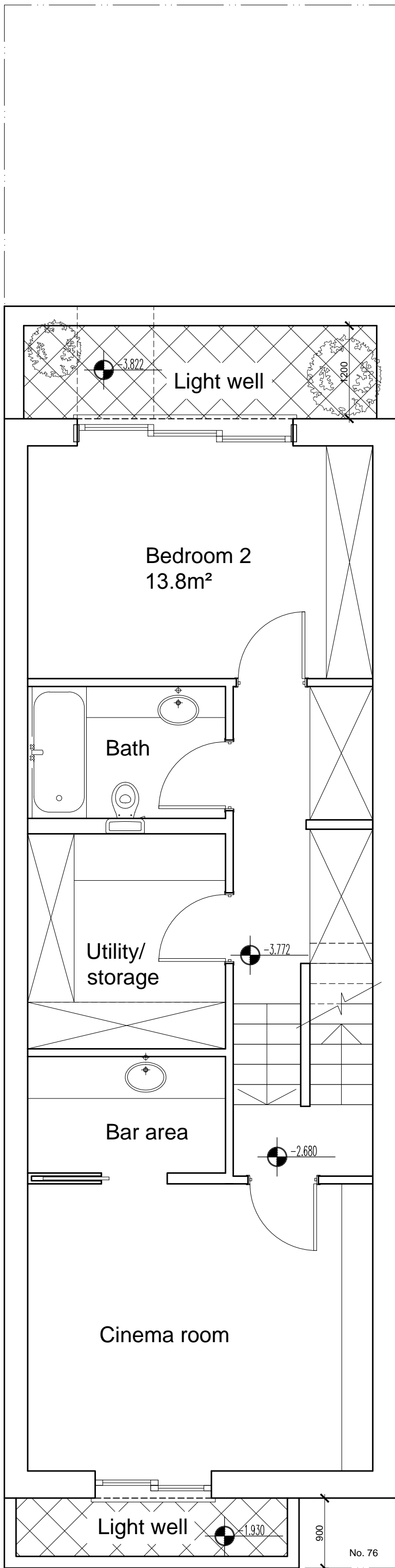
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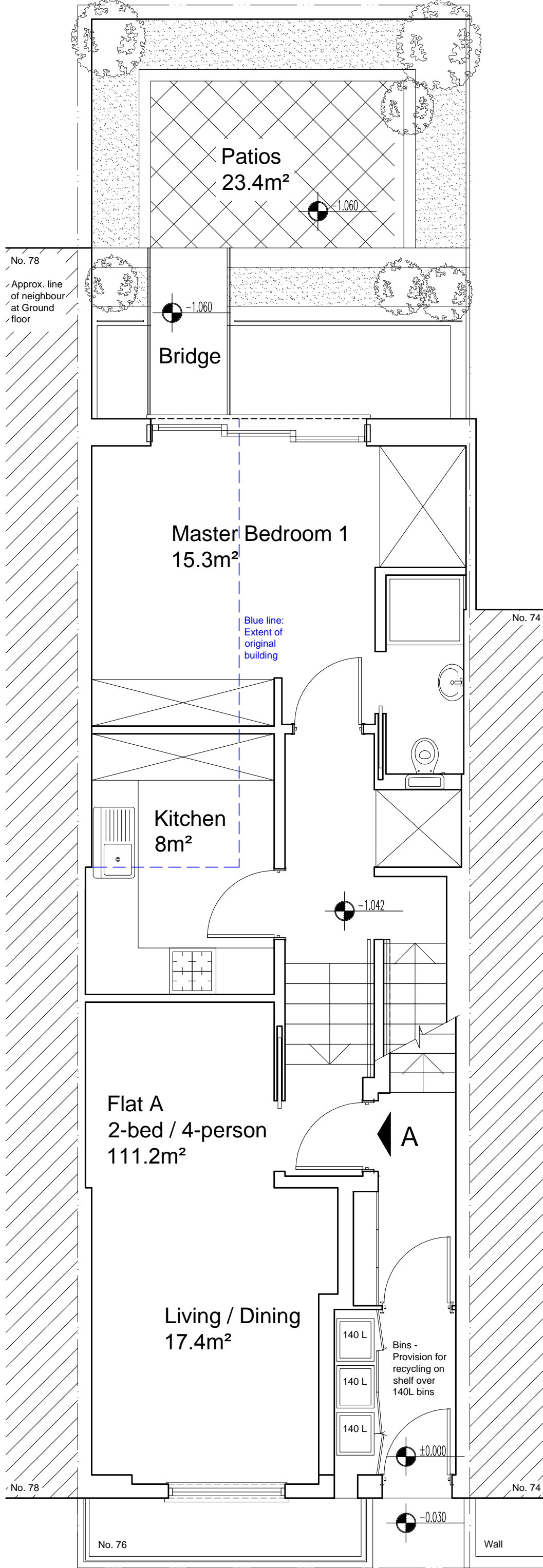
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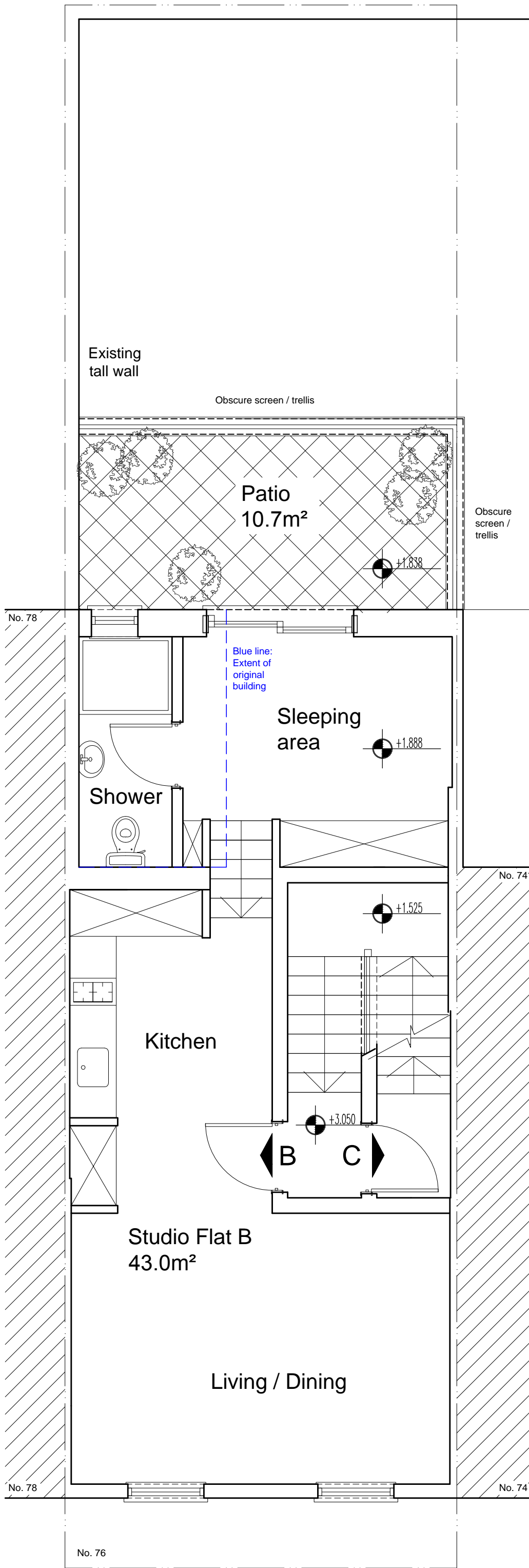
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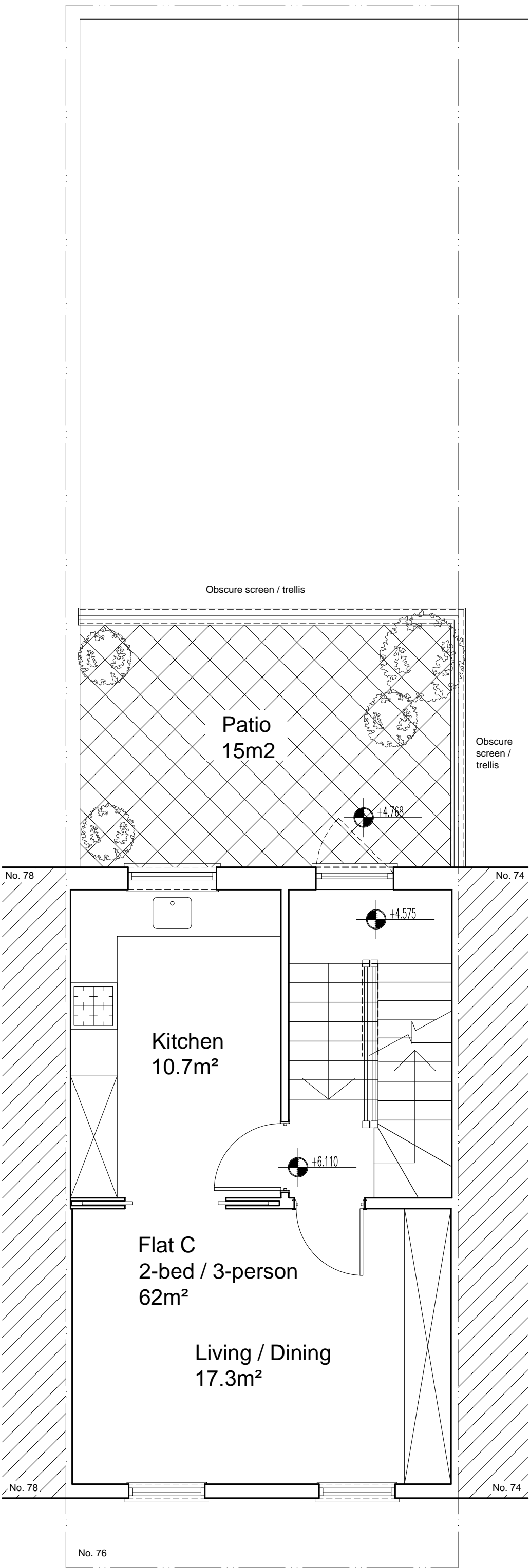
Proposed Basement Floor
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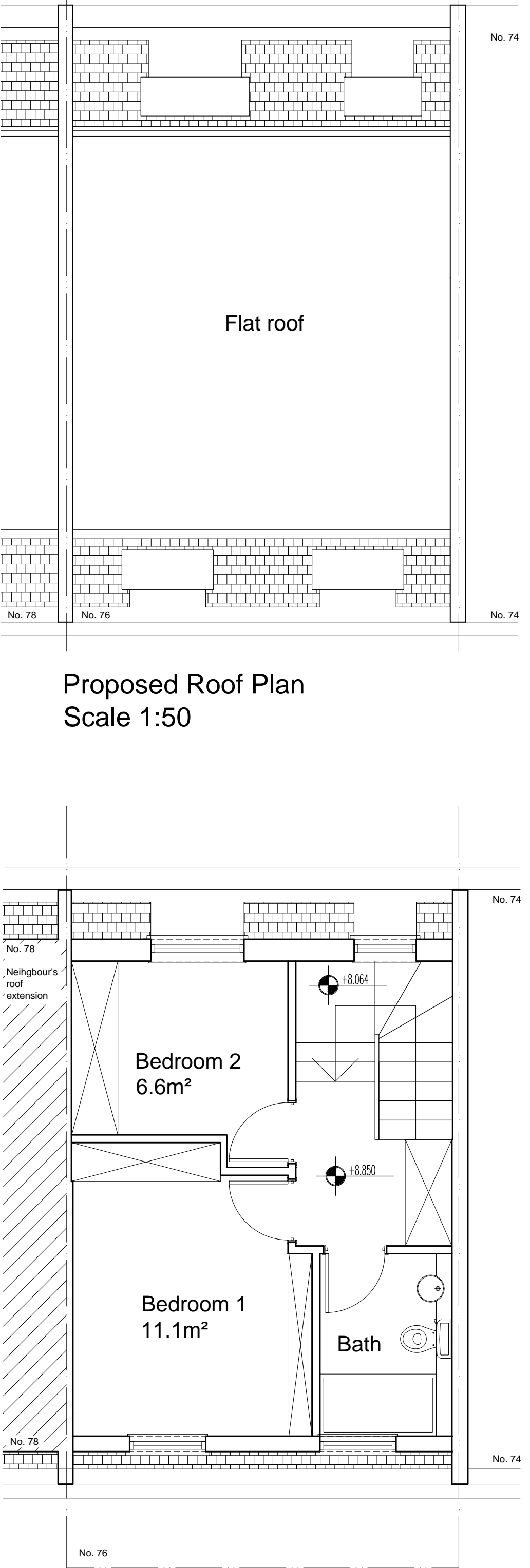
Proposed Ground Floor
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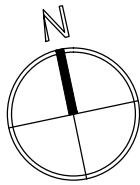
Proposed First Floor
Scale 1:50



Proposed Second Floor
Scale 1:50



Proposed Loft
Scale 1:50



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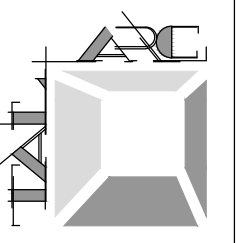
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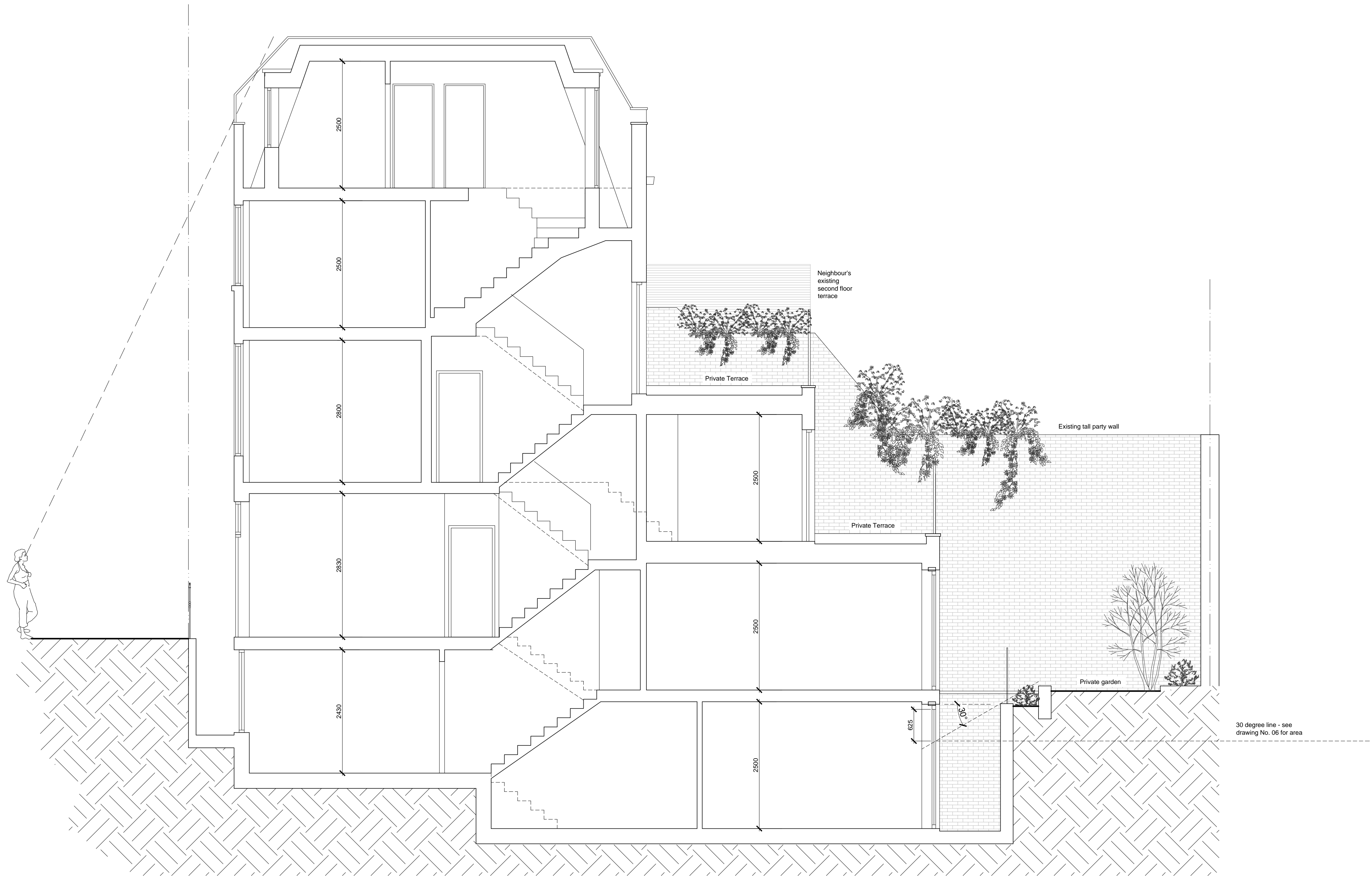
Additional Notes

REV	DATE	INFO	REVISION

PROJECT	Extensions and alterations at 76 Fleet Road London NW3 2QT
CLIENT	Mr. Matt Godfrey

ZONE A	DISCIPLINE ARCHITECTURE	STATUS PLANNING
LEVEL A	DRAWING NUMBER 76FR-PP1-04	REVISION
PAPER SIZE A1 SHEET	DRAWING TITLE Proposed Plans	
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PROJECT TITLE 76 Fleet Road, NW3	



Proposed Section
Scale 1:50



<div>General Notes</div> <p>Local authorities (Planning Group or Building Control) might request for additional items / information to be added / revised.</p> <p>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.</p> <p>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.</p>				<div>Additional Notes</div> <p>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.</p> <p>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.</p> <p>All materials, components and workmanship to comply with the relevant British Standards, Codes of Practice and appropriate manufacturers' recommendations that from time to time shall apply.</p> <p>This drawing supersedes all previous issues of the same drawing number with earlier revisions.</p> <p>This drawing and design is copyright to Tal Arc Ltd and remains the property of Tal Arc Ltd, and as such the contents must not be disclosed to anyone or reproduced in any way without prior consent from Tal Arc Ltd.</p>				<table><tr><th>REV</th><th>DATE</th><th>INITIALS</th><th>REVISION</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>				REV	DATE	INITIALS	REVISION																																													<div><div>PROJECT</div><div>Extensions and alterations at 76 Fleet Road London NW3 2QT</div><div>CLIENT</div><div>Mr. Matt Godfrey</div></div>				<table><tr><td>ZONE A</td><td>DISCIPLINE ARCHITECTURE</td><td colspan="2">STATUS PLANNING</td></tr><tr><td>LEVEL A</td><td>DRAWING NUMBER 76FR-PP1-05</td><td colspan="2" rowspan="3">REVISION</td></tr><tr><td>PAPER SIZE A1 SHEET</td><td colspan="3" rowspan="2"></td></tr><tr><td colspan="4">DRAWING TITLE Proposed Section</td></tr><tr><td>SCALE 1:50</td><td>DATE 07/08/2015</td><td>DRAWN KM</td><td>CHECKED YS</td></tr></table>				ZONE A	DISCIPLINE ARCHITECTURE	STATUS PLANNING		LEVEL A	DRAWING NUMBER 76FR-PP1-05	REVISION		PAPER SIZE A1 SHEET				DRAWING TITLE Proposed Section				SCALE 1:50	DATE 07/08/2015	DRAWN KM	CHECKED YS	<div><div>TAL ARC LTD.</div><div>ARCHITECTURE DESIGN</div><div>33BA REGENT'S PARK ROAD 2ND FLOOR LONDON N3 2LN, U.K. T. 020 8349 4338 E. INFO@TALARC.CO.UK W. WWW.TALARC.CO.UK</div><div>PROJECT TITLE 76 Fleet Road, NW3</div></div>			
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- Ground and First floor to extend to side only and abut the existing party wall (depicted in dashed line) over 7m in height towards no. 78



TERRAM

Hi Vis Geotextile



TERRAM Hi Vis is a non-woven orange geotextile used for separating contaminated/uncontaminated soils.

TERRAM Hi Vis geotextiles have a dual effect: its vivid colour warns of potential danger at the point of any future excavations and it can also prevent the upward movement of contaminated soil particles.

Preventing intermixing of granular materials and soils

TERRAM Hi Vis geotextiles provide an effective solution to the problem of constructing a stable granular layer over soft foundation soils. When stone is placed directly on a soft subgrade, the imposed load often causes intermixing of two layers. This results in contamination of the stone layer and a resulting loss in bearing strength, surface rutting and deformation at the sub-base/ subgrade interface.

Preventing the ingress of fines into drainage media

Whether it's a granular drain or a geosynthetic alternative such as open geocellular units, TERRAM Hi Vis geotextiles are ideal for preventing the ingress of fines.

TERRAM filters/separators are used extensively in the construction of

- Paved and unpaved roads
- Railways
- Car parks and hardstandings
- Cycleways and footpaths
- SuDS installations
- Green roofs

Features

- Engineered to provide high strength and high elongation at break
- Manufactured from high tenacity UV stabilised virgin polypropylene fibres to provide long term durability in all soil types
- Manufactured using a randomly orientated web to provide completely isotropic properties
- Excellent uniformity with high permeability and low pore size for soil filtration

PRODUCT GRADE	T1000 Orange Geotextile
Roll Width (*) m	4.5/6
Roll Length (m)	100

TERRAM

Indicator Mesh



Indicator Mesh is a highly visible plastic mesh used on bridge decks to indicate and protect the waterproof membrane.

TERRAM Indicator Mesh is laid over a layer of sand asphalt or a fine binder course which has been laid over the waterproof membrane on the bridge deck. A binder course is laid above the indicator mesh, before the bridge surface course is laid.

TERRAM Indicator Mesh is a great alternative to other depth indicator techniques such as red sand asphalt. The TERRAM Indicator Mesh ensures that future resurfacing contractors undertaking subsequent planing or repairs to the bridge surface and binder course are given clear warning that the waterproof membrane is below.

TERRAM Indicator Mesh is available up to 1.5m wide and in red, yellow or orange:

- Highly visible indication mesh
- Manufactured from high density polyethylene
- Rot resistant and chemically inert
- Installation of Indicator mesh netting for a bridge deck construction to protect the waterproof membrane
- TERRAM Indicator Mesh can also be used to indicate membranes on roads, or can be used to indicate areas of soil contamination

ROLL WIDTH	ROLL LENGTH	COLOUR	MESH THICKNESS
1.5m	50m	Red	3mm



TERRAM product specifications can be downloaded from www.terram.com



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