GROUND ENGINEERING LIMITED
Newark Road Peterborough PE1 5UA
t: 01733 566566 f: 01733 315280
e: admin@groundengineering.co.uk
Company Registration Number 6929574

Rydon Maintenance Limited
c/o Calfordseaden LLP
St. John's House
1A Knoll Rise
Orpington
Kent
BR6 0JX

Our Ref: SW/C14038B1
4 August 2017

REMEDIATION METHOD STATEMENT FOR ASHTON COURT, CAMDEN MEWS, LONDON NW1

Ground Engineering Limited was instructed by the client, under the direction of project managers Calfordseaden LLP, to prepare a Remediation Method Statement for the redevelopment of the site for the creation of a new communal hall, five mews houses and associated landscaping at Ashton Court, Camden Mews, London NW1.

The following method statement has been formulated from the Ground Engineering Limited report referenced C14038A dated June 2017, which considers the likely exposure scenarios during and on completion of the proposed development. Anticipated exposure scenarios during the construction phase of the redevelopment works are discussed as follows.

GENERAL COMMENTS

1. Existing drains will be inspected, with any damaged sections fixed or replaced and redundant sections removed.

2. No special precautions would be required during the development of the site by workers who may come into contact with the soil during groundworks, providing standard precautions are adopted which should generally include the procedures given by the Health and Safety Executive (The Blue Book) HS(G)66.

3. Although no asbestos was found during the previous investigation, suitable precautions, in line with current best practice, should be put in place to protect workers from the effects of asbestos material, during the site clearing and site excavation phases.

4. If any soils are revealed which are different to those encountered by the ground investigation, the advice of a specialist should be sought in view of classifying the material and ascertaining its risk to groundworkers.

5. The results of the laboratory analysis indicate the near surface soils contain elevated concentrations of benzo[a]pyrene and lead, which exceeded the screening values for a residential without home grown produce end use, and for a residential without home grown produce end use. The results of the chemical analysis undertaken indicate that this made

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ground should be considered unsuitable for re-use at the surface in any new landscaped or planted areas within the care home setting.

6. To provide a suitable growing medium for landscaped areas, consideration should be given to removing up to 1.00m of made ground soil (below final ground level) and replacing or capping the area with up to 1.00m of clean topsoil/subsoil. Any soil imported to site must be certified as "suitable for use".

7. Remediation of soils within the footprints of the buildings and beneath any proposed permanent hardstanding is not considered necessary. This is because it would be unlikely that the site users would normally be able to penetrate floor slabs or hardstanding layers necessary in order to uncover any contaminated soils beneath the site.

REMEDIATION METHOD STATEMENT

The following points will constitute a plan for remedial works considered necessary in order to ensure that soils retained within the development are fit for use.

- The Groundworks contractor should undertake a watching brief during works to check for polluted soil.
- If soils are revealed which are different to those encountered by the previous ground investigation works, the advice of a specialist should be sought. Any such soils will either be immediately removed off site to a licensed disposal or treatment facility or placed within a designated quarantine zone on a membrane or holding tank for future classification, treatment and/or removal.
- A photographic record of the remediation site works should be undertaken by the contractor.
- In private residential garden, communal or patio areas it is recommended that the made ground should be removed to a minimum depth of 1.00m below finished ground level, and replaced with an equivalent thickness of clean inert topsoil/subsoil or clean granular fill.
- The made ground could be left in place in areas beneath proposed buildings and permanent hardstanding, if suitable for engineering purposes, where the risk to future site users would be very low. If the underlying naturally deposited soils are encountered within 1.00m of final ground level no further soil removal would be required.
- It is recommended that the garden and landscaped areas are inspected prior to final capping to ensure that unsuitable materials have not been inadvertently placed or remain in the landscaped areas from the preceding stages of redevelopment works. Site visits should be undertaken by an independent consultant to inspect, sample and test the soils placed in the garden and landscaped areas.
- Imported 'clean' inert topsoil and granular fill should be supported by verification certificates to provide proof of its suitability. Documentation relating to the source of clean inert topsoil should be presented to the consulting engineer for approval prior to infilling. Samples of the imported clean topsoil placed in the garden and landscaped areas should be tested to verify that the soil is suitable for use.
- The Local Authority should also be informed regarding each stage of the works and photographic evidence together with copied waste transfer receipts for any arisings should be gathered, as they are essential to demonstrate the works.
- The local water company should be consulted with regard to the installation of water supply pipes for the proposed nursing home, unless the made ground is not used as backfill around such pipework. Protected plastic mains and plastic service pipes may be required across the site due to the presence of elevated levels of contaminants in the soils, this is because contaminants can permeate plastic and contaminate water supplies.

VERIFICATION

To accord with likely planning conditions, it is recommended that the work is fully documented and on completion a verification report is prepared by an independent consultant providing a full descriptive record of the process, quantities of material excavated, stored and removed and the materials imported and placed, together with chemical test results and photographs.

If there are any queries regarding the contents of this letter do not hesitate to contact the undersigned.

For and on Behalf of Ground Engineering Limited

Yours faithfully

S. Weatherley

S. WEATHERLEY

B.Eng.(Hons.), C.Geol., F.G.S.

Senior Geo-Environmental Engineer

S. J. FLEMING

M.Sc., M.C.S.M., C.Geol., F.G.S.

Director