

-mail

Date: 5th September 2017 Ref: 10037A/SC/SCW Client: Quinn Louist

From: Stuart Childs

Dear Michael,

Re: Supplementary Ground Investigation –
St Pancras Community Centre, 30 Camden Street, London, NW1 OLG

A supplementary ground investigation has been carried out by Soil Consultants Ltd in connection with the proposed new 3 to 4 storey residential building [with no basement], at St Pancras Community Centre, 30 Camden Street, London, NW1 0LG. Our original investigation was limited due to site constraints and this phase of investigation has provided additional environmental sampling in order to establish the risk of potential contamination at the site.

This Report has been prepared for the benefit of the Client and associated parties directly involved with the project under direction of the Client. No reliance can be assumed by others without written agreement from Soil Consultants Limited.

As requested by the client our investigation comprised the construction 7no trial pits which were excavated both by hand and by an excavator. The former 'lock up' style garages were identified as the main area of potential contamination which is to be replaced with a new landscape courtyard and car parking. This report re-assesses the contamination elements of the site which replaces our original assessment. Notwithstanding this, our earlier report should be read in conjunction with this addendum.

Exploratory work

This phase of investigation comprised the construction of 7no trial pits [TP1 to TP7] to a maximum depth of 1.90m below ground level. TP1-TP3 were constructed by hand excavation along the northern and western perimeters of the site with TP4-TP7 being excavated along the southern perimeter where lock up style garages were previously present. Where possible, the full thickness of Made Ground was identified and the natural deposits exposed at each location. The soils were tested for a range of commonly-occurring contaminants and PID headspace testing was undertaken, as requested by Camden's Environmental Health Officer, and the results of the tests are appended.

Summary of Ground Conditions

A summary of the ground conditions encountered on site is as follows:

	TP1	TP2	TP3	TP4	TP5	TP6	ТР7	WS101	вн1
Made Ground	0.00- 1.60 m	0.00- 1.00 m	0.00- 1.50 m	0.00- 1.60m	0.00- 1.65m	0.00- 2.00m	0.00- 1.60m	0.00- 1.40m	0.00- 1.65m
London Clay Formation	N/A*	N/A*	N/A*	1.60- 1.90m	1.65m - 2.00m	N/A*	1.60- 2.00m	1.40- 5.20m	1.65m- 25.00m

^{*}N/A=not encountered

Environmental Appraisal

This appraisal adopts the current UK practice which uses the Source-Pathway-Receptor methodology to assess contamination risks. For a site to be designated as contaminated a plausible linkage between any identified sources and receptors must be identified, ie whether significant pollution linkages [SPLs] are present. In considering the potential for contamination to cause a significant effect, the extent and nature of the potential source are assessed and pathways/receptors identified; without an SPL there is theoretically no risk to the receptors from contamination. The assessed risks to the various potential receptors are summarised in the tabulated Conceptual Site Model.

Environmental setting and context

The Site is underlain by Unproductive bedrock aquifers [London Clay Formation] and is not located in a source protection zone, a flood zone or environmentally-sensitive area. There are no water abstractions or surface water features nearby. The solid geology of the site and surrounding area is largely of a cohesive nature and low permeability. Overall, the site is assessed as being of **Low to Medium Environmental Sensitivity.**

Potential contamination sources [on-site and off-site]

The Phase 1 [Desk Study] indicated the presence of an Unspecified Workhouse [188m E] and a Hospital [189m E] in the early 20th century. Other manufacturing/industrial usages have been identified within a 250m area of the site with the vast majority of use appearing to be residential and public buildings. Some garages/vehicle maintenance workshops and an electrical substation 56m N have been identified which may give rise to potential contamination however migration of contaminants would be restricted by the presence of clay soils. Potentially infilled ground has been noted and identified as a burial ground. The site has been developed through historical times where the ground use has changed from religious and residential purposes to commercial and storage uses, and thus there is a potential for made ground



From our walkover survey of the site no significant sources of potential contamination have been noted within the site or its immediate surroundings. It is noted that some lock-up style garages are present which could have the potential for contamination. Visual observations indicated there was no discernible evidence of significant spillages or discolouration.

Overall, based on the available information, prior to our contamination testing, we considered there to be a **Low to Medium** risk potential with regard to contaminative sources which could affect the site.

Contamination Testing

A range of soil samples were tested over varying depths from TP1-TP7. The results were assessed where relevant against the DEFRA Soil Guideline Values [SGV] and the LQM/CIEH Suitable 4 Use Level [S4UL] Generic Assessment Criteria [GAC] for Human Health Risk Assessment in which LQM/CIEH have derived additional SGVs from the current CLEA Model [2nd Edition, 2009]. Category 4 Screening Levels [C4SLs] have been introduced by DEFRA in 2014, which have been used to assess the results for Lead and for several other common contaminants. There are currently no published SGV's or GAC's for Extractable/Total Petroleum Hydrocarbons and the results were compared with the frequently used EA remedial target of 1,000mg/kg. We have used, where relevant, the most stringent trigger levels [residential with home grown produce] to assess the results of the contamination testing.

The contamination testing was carried out specifically for the purpose of providing a general guidance evaluation for the proposed development. Reference should be made to the Foreword to the appended contamination test results in order to fully understand the context in which this discussion should be viewed.

Given the proposed end use of a communal landscaped area [with no residential gardens] we have used, where relevant, the trigger levels for **Public Open Space [Residential]** to assess the results of the contamination testing.

The initial [limited] investigation dated January 2017 identified no elevated contaminants to be present in either BH1 [0.35m, 0.75m and 0.95m] or WS101 [1.30m]; lead concentrations of between 33 and 428mg/kg, all falling below the relevant Category 4 Screening Level value for lead for Public Open Space [Residential] being at 630mg/kg. The initial site investigation borehole logs and QTS test results are appended.

From this phase of investigation, several occurrences of lead concentrations above the C4SL threshold concentration of 630mg/kg were identified within made ground samples - in TP3 [1520mg/kg @ 1.50m], TP6 [2970mg/kg @ 0.50m, 4890mg/kg @ 1.00m, 3100mg/kg @ 2.00m] and TP7 [723mg/kg @ 0.50m]. Samples within the natural London Clay revealed no exceedances with lead concentrations ranging between 26-122mg/kg.



None of the other test results exceeded the relevant threshold concentrations; EPH results were all very low [<84mg/kg] and all speciated PAHs were below S4UL thresholds.

The trial pits themselves showed no obvious visual or olfactory evidence of contamination and PID headspace test results [see individual trial pit records] were all 'zero' indicating that no volatile hydrocarbons are present.

Taking this into account together with the results of the contamination testing, we conclude that with the exception of the localised exceedances of lead noted above of lead, there is no significant contamination present at the trial pit locations. We understand that for the proposed landscaping areas, a suitable thickness of certified 'clean' imported topsoil will be provided which would create a barrier between any residual made ground and the end user. We recommend a minimum thickness of 600mm is used however this should be discussed and agreed with the local Environmental Health Authority.

Although not detected in our samples, asbestos containing materials [ACMs] are common in made ground and in buildings constructed before 2000, and this aspect should be addressed in the construction/health and safety procedures.



Risk Assessment and Conceptual Model

Taking into account the above discussion, the assessed risks to potential receptors are summarised as follows:

Source/ hazard	Pathway	Receptor	Mitigation measures/explanation	Assessed Risk level
Contaminated soil: on-site and off-site sources [Made Ground]	Ingestion/ contact	End user and construction workers	No visual/olfactory evidence of gross soil contamination was observed with the exception of localised lead exceedances. All other contaminants were below threshold levels for Public Open Space [Residential end use]	LOW [following mitigation measures]
			Structure and hard standing will reduce the possibility of end user contact	
			In landscaped areas the upper 0.60m of made ground should be replaced with clean certified imported subsoil and topsoil	
			Any residual risks to construction workers will be controlled by the use of appropriate PPE	
			A careful watching brief should be kept during construction and if obvious or suspected contamination is encountered this should be dealt with prescriptively	
[London Clay Formation]			No visual/olfactory evidence of gross soil contamination and all contaminants were below threshold levels for Public Open Space [Residential end use]	
Contaminated soil: on-site sources	Migration of contaminated ground water and/or surface run-off through	Aquifer and surface water	No visual/olfactory evidence of gross soil contamination was observed with the exception of localised lead exceedances. All other contaminants were below threshold levels for Public Open Space [Residential end use]	LOW
	contaminated fill into aquifer		The site is considered to be in a low to medium environmental sensitivity setting	
			The site is underlain by very low permeability London clay which protects the main chalk aquifer present at depth	
			♣ The large majority of the site will remain fully covered by concrete/paving which should minimise any surface water infiltration into the underlying soils	
Ground gas: on- site and off-site sources	Migration	End-user and buildings	Burial ground to the east of the site which could be a potential gas source. No degradable materials were noted in the exploratory boreholes	LOW
			Gas monitoring indicates noxious gasses are not present	
			No radon protection measures are necessary based on the Groundsure information	



In conclusion, based upon the information reviewed and the results of the investigation, our assessment is that the risks to potential receptors should be **LOW**, subject to some mitigation measures as mentioned above. It should be noted that access to the centre of the site where the new development currently sits is limited and it is self-evident that there may be zones of contamination within the site which were not encountered in our boreholes and trial pits. A careful watching brief should be kept during construction to ensure that any potentially contaminated soil encountered is disposed of in a safe and controlled manner. A suitable contingency plan should be in place should contaminated soils be encountered.

Site workers should observe normal hygiene precautions when handling soils. If material suspected of being contaminated is identified during construction, this material should be set aside under protective cover and further tests undertaken to verify the nature and levels of contamination present. If contamination is encountered, further site characterisation may be required.

For Soil Consultants Ltd

Stuart Childs

Enc:

- Site plan
- > CP borehole record & WS borehole record
- > Trial Pit records
- QTS test records [14/11/16 & 30/8/17]



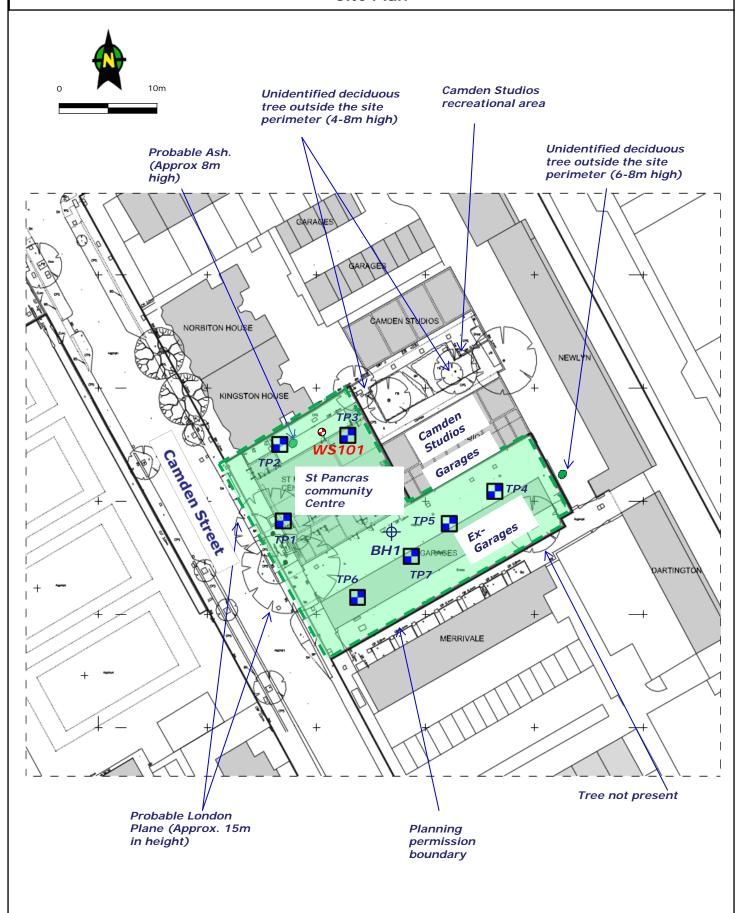
Site Location

St Pancras Community Centre, 30 Camden Street, London, NW1 0LG

Report No:

10037A/SC

Site Plan











QTS Environmental Ltd

Unit 1
Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Kent
ME17 2JN
t: 01622 850410
russell.jarvis@qtsenvironmental.com

QTS Environmental Report No: 16-51407

Site Reference: Camden

Project / Job Ref: 10037

Order No: 10037

Sample Receipt Date: 08/11/2016

Sample Scheduled Date: 08/11/2016

Report Issue Number: 1

Reporting Date: 14/11/2016

Authorised by:

Kevin Old

Associate Director of Laboratory

Authorised by:

Ela Mysiara

Inorganics & ICP Section Head

Elynone-gole

St Pancras Community Centre Site & Location: Borehole No: BH1 30 Camden Street, London, NW1 0LG **Quinn London Ltd** Coordinates: 529398E, 183578N Sheet 1 of 3 **Michael Barclay Partnership LLP** Engineer: Ground Level: +22.84m0D Report No: 10037/SC Backfill / Samples & Tests Strata Progress & Observations Test Legend Strata Descriptions Level (m) Depth (m) Depth (m) BH commenced: 31/10/16 TARMAC 0.05 22.79 CONCRETE 0.25 22.59 D 0.30 MADE GROUND: soft brown mottled black ashy silty clay BH/casing dia: 150mm with cinder, brick, wood and concrete fragments 0.65 D 0.75 D 0.95 0.95 21.89 MADE GROUND: soft orangish brown silty CLAY with rare fine ironstone fragments and fine brick fragments MADE GROUND: soft brown mottled black silty clay with rare 1.20 1.20 21.64 SPT/S N=51.20 N60=5 gravel. Gravel is fine to medium, sub angular flint with brick BH cased to 1.60m and ash fragments 1.65 21.19 Soft orangish brown silty CLAY with occasional grey gleying D 1.90 U 2.20 2.90 19.94 D 2.95 50mm pipe installation at Firm fissured orangish brown silty CLAY. Occasional orange 3 × sand pockets and partings. Rare becoming occasional grey 3.20 gleying associated with decayed root pathways. Rare selenite SPT/S 3.20 N=16 crystals throughoutbecoming stiff below 3.2 $N_{60} = 18$ D 3.90 U 4.20 D 4.90 5 5.20 SPT/S 5.20 N=19 N60=21 D 5.90 Claystone at 6.20m U 6.20claystone fragment at 6.20m × 6.70 16.14 Stiff fissured dark brown silty CLAY with rare grey gleying × D 6.90 and rare sand/silt partings. SPT/S 7.20 N = 20N60=22 D 7.90at 7.90m pyritised wood fragments and rare selenite crystals 8 U 8.20 8.85 13.99 D 8.90 Stiff fissured grey silty CLAY with rare light brown silt/sand q 9.20 SPT/S N=31 N60=34 D 9.90 10.00 12.84 10 Continued on next sheet Key: U = Undisturbed B = Bulk D = Small disturbed W = Water ES = glass jar & plastic tub E = glass jar SPT/S = split spoon SPT/C = solid cone PP = Pocket Penetrometer [kg/cm²] HV = Hand Vane [kPa] PID = Photo Ionisation Detector [ppm - Isobutylene Equivalent, PhoCheck Tiger, 10.6eV lamp] * = full SPT penetration not achieved - see summary sheet Borehole type: Cable Percussion Remarks: Borehole No: Ground levels taken from Cartwright Pickard architects' 'Camden Street - Ground floor GA Plan', Ref: 634-AD-2000, 01/05/2013 BH₁

Site & Location:

Site & Location:

Site & Location:

30 Camden Street, London, NW1 0LG

Client: Quinn London Ltd

Engineer: Michael Barclay Partnership LLP

Progress & Observations

Samples & Tests Type Depth (m) Results Depth Level (m) Legend (m) Strata Descriptions

Strata Descriptions

Stiff fissured grey silty CLAY with rare light brown silt/sand pockets

Stiff fissured grey silty CLAY with rare light brown silt/sand pockets

Engineer: MICNael Bar	ciay i	artne	ersnip	LLP			Ground Level: +22.84mOD Report No:	100	3//50
Progress & Observations	Sample	es & Tests	Field Test	St	Strata Legend		Strata Descriptions	Backfill / Installation	
rrogress a observations	Туре	Depth (m)	Results	Depth (m)	Level (m)	Legena	Stata Sestriptions		
	U D S SPT/S	10.20 10.90 11.20 11.20	N=30 N60=33	10.90	11.94	X X X X X X X X X X X X X X X X X X X	Stiff fissured grey silty CLAY with rare light brown silt/sand pockets Stiff fissured grey silty CLAY with occasional light grey silt/sand pockets and partings and rare pyrite nodules	-	11
	D U	11.90				× × × × × × × × × × × × × × × × × × ×			12
	D S SPT/S	12.90 13.20 13.20	N=29 N ₆₀ =32	12.90	9.94	X	Very stiff fissured grey silty CLAY with rare fossil fragments and pyrite nodules		13
niselling on claystone at 3.95m to 14.10m for 30mins sepage at 13.95m - not aled	D U	13.95 14.20				X	at 13.80m to 13.90m 10cm lignite horizon		14
	D S SPT/S	14.95 15.20 15.20	N=35 N60=38	14.90	7.94	× × × × × × × × × × × × × × × × × × ×	Very stiff fissured grey slightly sandy silty CLAY with occasional light grey sand pockets	-	15
	D U	15.90 16.20				× × × × × × × × × × × × × × × × × × ×			16
	D S SPT/S	16.90 17.20 17.20	N=38 N ₆₀ =42			\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			1
	D U	17.90 18.20				X X X X X X X X X X X X X X X X X X X	at 17.90m clay has a bluish grey colouration		18
	D S SPT/S	18.90 19.20 19.20	N=41 N60=45			X			19
	D	19.90		20.00	2.84	× × 1	Continued on payt cheat		20
				1			Continued on next sheet		

Key: U = Undisturbed B = Bulk D = Small disturbed W = Water ES = glass jar & plastic tub E = glass jar SPT/S = split spoon SPT/C = solid cone PP = Pocket Penetrometer [kg/cm²] HV = Hand Vane [kPa] PID = Photo Ionisation Detector [ppm - Isobutylene Equivalent, PhoCheck Tiger, 10.6eV lamp] * = full SPT penetration not achieved - see summary sheet

Borehole type:
Cable Percussion
Borehole No:

Remarks: Ground levels taken from Cartwright Pickard architects' 'Camden Street - Ground floor GA Plan', Ref: 634-AD-2000, 01/05/2013

BH1

Site & Location:	St Pancras		_			01 C					Borehole No:	ВІ	Н1
	30 Camden			idon, r	W1	ULG							
Client: Quinn London Ltd									Coordinates:	529398E, 183578N	Sh	eet 3 of 3	
ngineer:	Michael Ba	rclay F	Partne	ership	LLP				Ground Level:	+22.84mOD	Report No:	1003	37/5
Progres	ss & Observations	Sample	es & Tests	Field Test		trata	Legend			Strata Descriptions		Bac Insta	ckfill , allatio
1 6 1:0	01/11/16	Туре	Depth (m)	Results	Depth (m)	Level (m)			<u> </u>			V//XV/I	
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		D S SPT/S	22.20 22.90 23.20 23.20	N=46 N60=51	22.90	-0.06	X X X X X X X X X X X X X X X X X X X	sand pock	ets.	silty CLAY with rare ligh			2
and of BH:		U	24.05 24.55		25.00	-2.16		pyrite nod	ules at 24.05m	end of hole at 25.00m			2
Vater dept	th: 1.60m h: dry g casing water												2
													2
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(ey: U = Un	ndisturbed B = Bulk D	= Small dis	sturbed W	= Water ES	= glass	jar & plast	ic tub E =	glass jar SPT/S	= split spoon SPT	/C = solid cone PP = Pocket Pen	etrometer [kg/cm²]	Borehole	
v = напd \	vane [KPa] PID = Pho	to tonisatio	ii Detector	Lbbm - 120	butylene	⊏quivaien	ι, PπoCheck	c riger, 10.6eV	ampj	T penetration not achieved - see	summary sheet	Cable Pe	erci

St Pancras Community Centre Site & Location: Borehole No: WS101 30 Camden Street, London, NW1 0LG Client: **Quinn London Ltd** Coordinates: 529380E, 183592N Sheet 1 of 1 **Michael Barclay Partnership LLP** 10037/SC Engineer: +23.23mOD Ground Level: Report No:

Test Commenced: 03/11/16 Commence: 03	Samples & Tests		es & Tests	Field	Strata			Backf Installa	
Commerced: 03/13/16 In dissense of 25 days	Progress & Observations	Туре		Test			Legend	Strata Descriptions	uc.0
of Shift: 03/11/16 depth: 5.20m hV 2.90 for hole at 5.20m hV 3.70 hV 3.70 hV 3.70 hV 3.70 hV 4.40 81 b D 5.00 hV 4.40 81 b D 5.00 hV 4.80	S Commenced: 03/11/16 sminal diameter of 90mm sm GL to 1.0m. Decreasing th depth.	D D PP D PP D D PP D PP D PP D PP	0.40 0.50 0.50 0.70 0.70 0.80 0.90 1.00 1.20 1.20 1.30	3.0 3.2 3.5 3.0	0.10 0.20 0.40	23.13 23.03 22.83	L×—	WOOD CHIPPING MADE GROUND: pink hardcore MADE GROUND: brown and yellow sand with occasional gravel. Gravel is fine to medium sub angular to sub rounded flint with brick and concrete fragments MADE GROUND: soft brown iron stained silty clay with occasional gravel. Gravel is fine to coarse, sub angular to sub rounded flint with brick, glass, asphalt and concrete fragments. Live rootlets through to 0.80m Stiff brown silty CLAY with live roots and rootlets between 1.50m and 1.80m	
of Shift: 03/11/16 depth: 5.20m		PP D HV PP HV D HV HV D HV HV	1.40 1.50 1.50 1.50 1.60 1.70 1.70 1.80 1.90 2.00 2.10 2.10 2.20	86 3.1 91 84 93 86 81	3.10	20.13	X	Stiff brown silty CLAY with grey gleying. Rare becoming occasional orange sand pockets and partings	3
D 3.70 HV 3.70 101 HV 3.90 101 D 4.10 HV 4.20 101 HV 4.40 81 D 4.50 HV 4.80 115 D 5.00 HV 5.00 86	nd of Shift: 03/11/16 S depth: 5.20m S cased to: N/A 5mm pipe installation at 00m	HV D HV HV D HV D HV D HV D	2.30 2.40 2.40 2.60 2.70 2.70 2.80 2.90 3.10 3.30 3.30 3.50	62 62 57 69 69 77	5.20	18.03	X X X X	End of hole at 5.20m	
		D HV HV D HV D HV D HV	3.70 3.70 3.90 4.10 4.20 4.40 4.50 4.60 4.70 4.80 5.00	101 101 101 81 72 115					

Key: U = Undisturbed B = Bulk D = Small disturbed W = Water ES = glass jar & plastic tub E = glass jar SPT/S = split spoon SPT/C = solid cone PP = Pocket Penetrometer [kg/cm²] HV = Hand Vane [kPa] PID = Photo Ionisation Detector [ppm - Isobutylene Equivalent, PhoCheck Tiger, 10.6eV lamp] * = full SPT penetration not achieved - see summary sheet

Remarks: Ground level taken from Cartwright pickard architects' 'Camden Street - Ground floor GA Plan', Ref: 634-AD-2000, 01/05/2014 | Borehole No:

Cable Percussion WS101

Site & Location	St Pancras Community Centre 30 Camden Street, London, NW1 OLG	Trial Pit No	TP1
Client	Quinn London Ltd	Report No.	100274 /60
Engineer	Michael Barclay Partnership LLP		10037A/SC

				Sa	amples	s / Tests	
Depth (m)	Strata	Description	Depth (m)	Ty	ype	Results	
GL – 1.60	l .	GROUND: brown clayey sand and gravel. Gravel is coarse sub angular to sub rounded flint, brick and	0.50	E/	PID	0.00	
	l .	e with porcelain fragments	1.00	E/	PID	0.00	
			1.50	E/	PID	0.00	
Date of Excavatio	n n	14/8/17	Groundwater		Dry		
Equipment		Hand tools	Logged by		SC	SC SC	
Stability		Stable	Checked by	Checked by OT			
Domarks: Dit ahar	adoned a	t 1.50m due to time constraints and extensive made	around in the	aroa	which	was backfilled by Ouinn	

Remarks: Pit abandoned at 1.50m due to time constraints and extensive made ground in the area which was backfilled by Quinn upon infilling the basement that existed prior to construction.

Key: E = Environmental PID = Photo Ionisation Detector [ppm- Isobutylene Equivalent, PhoCheck Tiger, 10.6eV lamp]





Site & Location	St Pancras Community Centre 30 Camden Street, London, NW1 0LG	Trial Pit No	TP2
Client	Quinn London Ltd	Report No.	400074 (60
Engineer	Michael Barclay Partnership LLP		10037A/SC

				Samples	s / Tests		
Depth (m)	Strata	Description	Depth (m)	Туре	Results		
GL – 1.00	fine to	GROUND: brown clayey sand and gravel. Gravel is coarse sub angular to sub rounded flint, brick and se fragments	0.50	E/PID	0.00		
Date of Excavatio	n	14/8/17	Groundwater	Dry			
Equipment		Hand tools	Logged by	SC			
Stability		Stable	Checked by OT				
Remarks: Pit abandoned at 1.00m due to time constraints and extensive made ground in the area which was backfilled by Quinn when infilling the basement that existed prior to construction.							

Key: E = Environmental PID = Photo Ionisation Detector [ppm- Isobutylene Equivalent, PhoCheck Tiger, 10.6eV lamp]





Site & Location	St Pancras Community Centre 30 Camden Street, London, NW1 OLG	Trial Pit No	TP3
Client	Quinn London Ltd	Report No.	100274 /60
Engineer	Michael Barclay Partnership LLP		10037A/SC

				Sá	amples	s / Tests
Depth (m)	Strata	Description	Depth (m)	Ty	ype	Results
GL – 1.50		GROUND: brown clayey sand and gravel. Gravel is coarse sub angular to sub rounded flint, brick and	0.50	E/	PID	0.00
		e with porcelain fragments	1.00	E/	PID	0.00
			1.50	E/	PID	0.00
Date of Excavation		14/8/17	Groundwater		Dry	
Equipment		Hand tools	Logged by		SC	
Stability		Stable	Checked by		ОТ	
D 1 D11 1		1 Consider to the constraints and extensive models			1	1 1611 11 0 1

Remarks: Pit abandoned at 1.50m due to time constraints and extensive made ground in the area which was backfilled by Quinn upon infilling the basement that existed prior to construction.

Key: E = Environmental PID = Photo Ionisation Detector [ppm- Isobutylene Equivalent, PhoCheck Tiger, 10.6eV lamp]





Site & Location	St Pancras Community Centre 30 Camden Street, London, NW1 0LG	Trial Pit No	TP4
Client	Quinn London Ltd	Report No.	400074 (60
Engineer	Michael Barclay Partnership LLP		10037A/SC

				San	nples	ples / Tests		
Depth (m)	Strata	Description	Depth (m)	Тур	ре	Results		
GL – 1.10	fine to	GROUND: brown clayey sand and gravel. Gravel is coarse sub angular to sub rounded flint, brick and se with porcelain fragments.	0.50	E/P		0.00		
0.50-1.60	Gravel	GROUND: brown mottled black sandy gravelly clay. is fine to coarse sub angular to sub rounded flint, and concrete with porcelain fragments.						
1.60-1.90	Firm br	own fissured silty CLAY	1.90	E/P	ID	0.00		
Date of Excavatio	n	14/8/17	Groundwater	· [Dry			
Equipment		Hand tools	Logged by	:	SC			
Stability		Stable	Checked by OT					
Remarks:		I	L	1111				

Key: E = Environmental PID = Photo Ionisation Detector [ppm- Isobutylene Equivalent, PhoCheck Tiger, 10.6eV lamp]



Site & Location	St Pancras Community Centre 30 Camden Street, London, NW1 OLG	Trial Pit No	TP5
Client	Quinn London Ltd	Report No.	100274 /60
Engineer	Michael Barclay Partnership LLP		10037A/SC

				Samples / Tests				
Depth (m)	Strata	Description	Depth (m)	Ту	ре	Results		
GL – 1.65	gravel.	GROUND: brown mottled black clayey sand and Gravel is fine to coarse sub angular to sub	0.50	E/I	PID	0.00		
	rounde	d flint, brick and concrete with porcelain fragments.	1.00	E/I	PID	0.00		
	becor	ming a sandy gravelly clay below 1.00m						
1.50-2.00	Firm br	rown fissured silty CLAY	1.90	E/I	PID	0.00		
Date of Excavation	on	18/8/17	Groundwater		Dry	I		
Equipment		Hand tools	Logged by		SC			
Stability		Stable	Checked by		OT			
Remarks:		<u>'</u>						

Key: E = Environmental PID = Photo Ionisation Detector [ppm- Isobutylene Equivalent, PhoCheck Tiger, 10.6eV lamp]





Site & Location	St Pancras Community Centre 30 Camden Street, London, NW1 0LG	Trial Pit No	TP6
Client	Quinn London Ltd	Report No.	100274 (60
Engineer	Michael Barclay Partnership LLP		10037A/SC

Samples / Tests				Sample	es / Tests
Depth (m)	Strata D	Description	Depth (m)	Туре	Results
GL – 2.00		ROUND: brown and red sand and gravel. Gravel is	0.50	E/PID	0.00
	fine to co	parse concrete and brick fragments	1.00	E/PID	0.00
			1.50	E/PID	0.00
			2.00	E/PID	0.00
Date of Excavation	 n	18/8/17	Groundwater	Dry	
Equipment		Hand tools	Logged by	SC	
Stability		Stable	Checked by	00 3	
		pit further as the digger arm could only get to 2.00		1	

Key: E = Environmental PID = Photo Ionisation Detector [ppm- Isobutylene Equivalent, PhoCheck Tiger, 10.6eV lamp]





Site & Location	St Pancras Community Centre 30 Camden Street, London, NW1 0LG	Trial Pit No	TP7
Client	Quinn London Ltd	Report No.	100274 /60
Engineer	Michael Barclay Partnership LLP		10037A/SC

				Sa	amples	s / Tests
Depth (m)	Strata	Description	Depth (m)		ype	Results
GL – 1.60	fine to	GROUND: brown clayey sand and gravel. Gravel is coarse sub angular to sub rounded flint, brick and te with porcelain fragments.	0.50		PID PID	0.00
	increa	ased clay content below 1.00m				
1.60-2.00	Firm br	rown fissured silty CLAY	1.90	E/	'PID	0.00
Date of Excavat	ion	18/8/17	Groundwater		Dry	
Equipment		Hand tools	Logged by		SC	
Stability		Stable	Checked by	Checked by OT		
Remarks:		<u>'</u>	1			

Key: E = Environmental PID = Photo Ionisation Detector [ppm- Isobutylene Equivalent, PhoCheck Tiger, 10.6eV lamp]







Soil Analysis Certificate						
QTS Environmental Report No: 16-51407	Date Sampled	01/11/16	01/11/16	01/11/16	01/11/16	01/11/16
Soil Consultants Ltd	Time Sampled	None Supplied				
Site Reference: Camden	TP / BH No	BH1	BH1	BH1	BH1	BH1
Project / Job Ref: 10037	Additional Refs	None Supplied				
Order No: 10037	Depth (m)	0.30	0.75	0.95	1.90	5.90
Reporting Date: 14/11/2016	QTSE Sample No	237001	237002	237003	237004	237005

Determinand	Unit	RL	Accreditation					
Asbestos Screen	N/a	N/a	ISO17025	Not Detected	Not Detected	Not Detected		
pH	pH Units	N/a	MCERTS	9.9	9.1	7.9	7.8	7.6
Electrical Conductivity	uS/cm	< 5	NONE	383	518	269		
Total Cyanide	mg/kg	< 2	NONE	< 2	< 2	< 2		
Total Sulphate as SO ₄	mg/kg	< 200	NONE	3266	2120	702	1003	13030
Total Sulphate as SO ₄	%	< 0.02	NONE	0.33	0.21	0.07	0.10	1.30
W/S Sulphate as SO ₄ (2:1)	mg/l	< 10	MCERTS	723	675	199	526	2960
W/S Sulphate as SO ₄ (2:1)	g/l	< 0.01	MCERTS	0.72	0.68	0.20	0.53	2.96
Total Sulphur	%	< 0.02	NONE	0.11	0.08	0.02	0.04	0.41
Organic Matter	%	< 0.1	MCERTS	0.9	1.3	0.8		
Arsenic (As)	mg/kg	< 2	MCERTS	10	15	12		
W/S Boron	mg/kg	< 1	NONE	< 1	1.3	1		
Cadmium (Cd)	mg/kg	< 0.2	MCERTS	< 0.2	< 0.2	< 0.2		
Chromium (Cr)	mg/kg	< 2	MCERTS	15	25	41		
Chromium (hexavalent)	mg/kg	< 2	NONE	< 2	< 2	< 2		
Copper (Cu)	mg/kg	< 4	MCERTS	42	91	26		
Lead (Pb)	mg/kg	< 3	MCERTS	238	428	33		
Mercury (Hg)	mg/kg	< 1	NONE	< 1	1.5	< 1		
Nickel (Ni)	mg/kg	< 3	MCERTS	15	21	32		
Selenium (Se)	mg/kg	< 3	NONE	< 3	< 3	< 3		
Zinc (Zn)	mg/kg	< 3	MCERTS	132	227	83		
Total Phenols (monohydric)	mg/kg	< 2	NONE	< 2	< 2	< 2		
EPH (C10 - C40)	mg/kg	< 6	MCERTS	54	< 6	15		

Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30° C Analysis carried out on the dried sample is corrected for the stone content

The samples have been examined to identify the presence of asbestiform minerals by polarising light microscopy and dispersion staining technique to In-House Procedures QTSE600 Determination of Asbestos in Bulk Materials; Asbestos in Soils/Sediments (fibre screening and identification)

This report refers to samples as received, and QTS Environmental Ltd, takes no responsibility for the accuracy or competence of sampling by others.

The material description shall be regarded as tentative and is not included in our scope of UKAS Accreditation.

Opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.

Asbestos Analyst: Rosie Head

RL: Reporting Limit

Pinch Test: Where pinch test is positive it is reported "Loose Fibres - PT" with type(s).





Soil Analysis Certificate						
QTS Environmental Report No: 16-51407	Date Sampled	01/11/16	01/11/16	01/11/16	04/11/16	04/11/16
Soil Consultants Ltd	Time Sampled	None Supplied				
Site Reference: Camden	TP / BH No	BH1	BH1	BH1	WS101	WS101
Project / Job Ref: 10037	Additional Refs	None Supplied				
Order No: 10037	Depth (m)	11.90	16.90	21.90	1.30	4.00
Reporting Date: 14/11/2016	QTSE Sample No	237006	237007	237008	237009	237010

Determinand	Unit	RL	Accreditation					
Asbestos Screen	N/a	N/a	ISO17025				Not Detected	
pH	pH Units	N/a	MCERTS	7.9	7.9	9.1	7.9	7.5
Electrical Conductivity	uS/cm	< 5	NONE				70	
Total Cyanide	mg/kg	< 2	NONE				< 2	
Total Sulphate as SO ₄	mg/kg	< 200	NONE	1759	1300	897	781	69260
Total Sulphate as SO ₄	%	< 0.02	NONE	0.18	0.13	0.09	0.08	6.93
W/S Sulphate as SO ₄ (2:1)	mg/l	< 10	MCERTS	814	528	343	51	2560
W/S Sulphate as SO ₄ (2:1)	g/l	< 0.01	MCERTS	0.81	0.53	0.34	0.05	2.56
Total Sulphur	%	< 0.02	NONE	0.58	2.73	0.58	0.06	2.25
Organic Matter	%	< 0.1	MCERTS				2.7	
Arsenic (As)	mg/kg	< 2	MCERTS				15	
W/S Boron	mg/kg	< 1	NONE				< 1	
Cadmium (Cd)	mg/kg	< 0.2	MCERTS				< 0.2	
Chromium (Cr)	mg/kg	< 2	MCERTS				28	
Chromium (hexavalent)	mg/kg	< 2	NONE				< 2	
Copper (Cu)	mg/kg	< 4	MCERTS				52	
Lead (Pb)	mg/kg	< 3	MCERTS				241	
Mercury (Hg)	mg/kg	< 1	NONE				< 1	
Nickel (Ni)	mg/kg	< 3	MCERTS				23	
Selenium (Se)	mg/kg	< 3	NONE				< 3	
Zinc (Zn)	mg/kg	< 3	MCERTS				97	
Total Phenols (monohydric)	mg/kg	< 2	NONE				< 2	
EPH (C10 - C40)	mg/kg	< 6	MCERTS				< 6	·

Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30° C Analysis carried out on the dried sample is corrected for the stone content

The samples have been examined to identify the presence of asbestiform minerals by polarising light microscopy and dispersion staining technique to In-House Procedures QTSE600 Determination of Asbestos in Bulk Materials; Asbestos in Soils/Sediments (fibre screening and identification)

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Opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.

Asbestos Analyst: Rosie Head

RL: Reporting Limit

Pinch Test: Where pinch test is positive it is reported "Loose Fibres - PT" with type(s).





Soil Analysis Certificate - Speciated PAHs										
QTS Environmental Report No: 16-51407	Date Sampled	01/11/16	01/11/16	01/11/16	04/11/16					
Soil Consultants Ltd	Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied					
Site Reference: Camden	TP / BH No	BH1	BH1	BH1	WS101					
Project / Job Ref: 10037	Additional Refs	None Supplied	None Supplied	None Supplied	None Supplied					
Order No: 10037	Depth (m)	0.30	0.75	0.95	1.30					
Reporting Date: 14/11/2016	QTSE Sample No	237001	237002	237003	237009					

Determinand	Unit	RL	Accreditation					
Naphthalene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	
Acenaphthylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	
Acenaphthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	
Fluorene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	
Phenanthrene	mg/kg	< 0.1	MCERTS	0.39	< 0.1	< 0.1	< 0.1	
Anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	
Fluoranthene	mg/kg	< 0.1	MCERTS	0.83	< 0.1	< 0.1	< 0.1	
Pyrene	mg/kg	< 0.1	MCERTS	0.75	< 0.1	< 0.1	< 0.1	
Benzo(a)anthracene	mg/kg	< 0.1	MCERTS	0.46	< 0.1	< 0.1	< 0.1	
Chrysene	mg/kg	< 0.1	MCERTS	0.48	< 0.1	< 0.1	< 0.1	
Benzo(b)fluoranthene	mg/kg	< 0.1	MCERTS	0.89	< 0.1	< 0.1	< 0.1	
Benzo(k)fluoranthene	mg/kg	< 0.1	MCERTS	0.31	< 0.1	< 0.1	< 0.1	
Benzo(a)pyrene	mg/kg	< 0.1	MCERTS	0.65	< 0.1	< 0.1	< 0.1	
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.1	MCERTS	0.44	< 0.1	< 0.1	< 0.1	
Dibenz(a,h)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	
Benzo(ghi)perylene	mg/kg	< 0.1	MCERTS	0.35	< 0.1	< 0.1	< 0.1	
Total EPA-16 PAHs	mg/kg	< 1.6	MCERTS	5.6	< 1.6	< 1.6	< 1.6	

Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30°C





Soil Analysis Certificate - Sample Descriptions

QTS Environmental Report No: 16-51407

Soil Consultants Ltd

Site Reference: Camden

Project / Job Ref: 10037

Order No: 10037

Reporting Date: 14/11/2016

QTSE Sample No	TP / BH No	Additional Refs	Depth (m)	Moisture Content (%)	Sample Matrix Description
237001	BH1	None Supplied	0.30	12.3	Brown sandy gravel with stones and concrete
237002	BH1	None Supplied	0.75	21.2	Brown clay with brick and concrete
237003	BH1	None Supplied	0.95	23.3	Light brown clay
237004	BH1	None Supplied	1.90	23.1	Light brown clay
237005	BH1	None Supplied	5.90	19.1	Brown clay
237006	BH1	None Supplied	11.90	18.3	Brown clay
237007	BH1	None Supplied	16.90	15.9	Brown clayey sand
237008	BH1	None Supplied	21.90	15.5	Brown clayey sand
237009	WS101	None Supplied	1.30	17.7	Brown clayey sand
237010	WS101	None Supplied	4.00	18.2	Brown clayey sand

Moisture content is part of procedure E003 & is not an accredited test Insufficient Sample $^{\rm I/S}$ Unsuitable Sample $^{\rm I/S}$





Soil Analysis Certificate - Methodology & Miscellaneous Information
QTS Environmental Report No: 16-51407

Soil Consultants Ltd Site Reference: Camden
Project / Job Ref: 10037
Order No: 10037
Reporting Date: 14/11/2016

Matrix	Analysed On	Determinand	Brief Method Description	Method No
Soil	D	Boron - Water Soluble	Determination of water soluble boron in soil by 2:1 hot water extract followed by ICP-OES	E012
Soil	AR		Determination of BTEX by headspace GC-MS	E001
Soil	D		Determination of cations in soil by agua-regia digestion followed by ICP-OES	E002
Soil	D		Determination of chloride by extraction with water & analysed by ion chromatography	E009
Soil	AR	Chromium - Hexavalent	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of	E016
Soil	AR	Cyanide - Complex	Determination of complex cyanide by distillation followed by colorimetry	E015
Soil	AR		Determination of free cyanide by distillation followed by colorimetry	E015
Soil	AR		Determination of total cyanide by distillation followed by colorimetry	E015
Soil	D		Gravimetrically determined through extraction with cyclohexane	E011
Soil	AR	Diesel Range Organics (C10 - C24)		E004
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of saturated calcium sulphate followed by	E022
Soil	AR	•	Determination of electrical conductivity by addition of water followed by electrometric measurement	E023
Soil	D		Determination of elemental sulphur by solvent extraction followed by GC-MS	E020
Soil	AR	EPH (C10 - C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH Product ID	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH TEXAS (C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID for C8 to C40. C6 to C8 by headspace GC-MS	E004
Soil	D	Fluoride - Water Soluble	Determination of Fluoride by extraction with water & analysed by ion chromatography	E009
Soil	D	FOC (Fraction Organic Carbon)	Ititration with iron (11) sulphate	E010
Soil	D	Loss on Ignition @ 450oC	Determination of loss on ignition in soil by gravimetrically with the sample being ignited in a muffle furnace	E019
Soil	D	Magnesium - Water Soluble		E025
Soil	D	Metals	Determination of metals by aqua-regia digestion followed by ICP-OES	E002
Soil	AR	Mineral Oil (C10 - C40)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge	E004
Soil	AR	Moisture Content	Moisture content; determined gravimetrically	E003
Soil	D	Nitrate - Water Soluble (2:1)	Determination of nitrate by extraction with water & analysed by ion chromatography	E009
Soil	D	Organic Matter	iron (11) suipnate	E010
Soil	AR	PAH - Speciated (EPA 16)	Determination of PAH compounds by extraction in acetone and hexane followed by GC-MS with the use of surrogate and internal standards	E005
Soil	AR	PCB - 7 Congeners	Determination of PCB by extraction with acetone and hexane followed by GC-MS	E008
Soil	D	Petroleum Ether Extract (PEE)	Gravimetrically determined through extraction with petroleum ether	E011
Soil	AR		Determination of pH by addition of water followed by electrometric measurement	E007
Soil	AR		Determination of phenols by distillation followed by colorimetry	E021
Soil	D		Determination of phosphate by extraction with water & analysed by ion chromatography	E009
Soil	D		Determination of total sulphate by extraction with 10% HCl followed by ICP-OES	E013
Soil	D		Determination of sulphate by extraction with water & analysed by ion chromatography	E009
Soil	D		Determination of water soluble sulphate by extraction with water followed by ICP-OES	E014
Soil	AR		Determination of sulphide by distillation followed by colorimetry	E018
Soil	D	Sulphur - Total	Determination of total sulphur by extraction with aqua-regia followed by ICP-OES	E024
Soil	AR	SVOC	GC-MS	E006
Soil	AR	Thiocyanate (as SCN)	Determination of thiocyanate by extraction in caustic soda followed by acidification followed by addition of ferric nitrate followed by colorimetry	E017
Soil	D	Toluene Extractable Matter (TEM)	Gravimetrically determined through extraction with toluene	E011
Soil	D	Total Organic Carbon (TOC)	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR		Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C35. C5 to C8 by headspace GC-MS	E004
Soil	AR		Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C44. C5 to C8 by headspace GC-MS	E004
		<u> </u>		
Soil	AR	VOCs	Determination of volatile organic compounds by headspace GC-MS	E001

D Dried **AR As Received**







QTS Environmental Ltd

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ME17 2JN
t: 01622 850410

russell.jarvis@qtsenvironmental.com

QTS Environmental Report No: 17-63365

Site Reference: St Pancras Community Centre

Project / Job Ref: 10037/SC

Order No: 10037/SC

Sample Receipt Date: 23/08/2017

Sample Scheduled Date: 23/08/2017

Report Issue Number: 1

Reporting Date: 30/08/2017

Authorised by:

Kevin Old

Associate Director of Laboratory

 $\ensuremath{\mathsf{QTSE}}$ is the trading name of DETS Ltd, company registration number 03705645

Authorised by:

Russell Jarvis

Associate Director of Client Services





Soil Analysis Certificate						
QTS Environmental Report No: 17-63365	Date Sampled	21/08/17	21/08/17	21/08/17	21/08/17	21/08/17
Soil Consultants Ltd	Time Sampled	None Supplied				
Site Reference: St Pancras Community Centre	TP / BH No	T1	T1	T3	Т3	T4
Project / Job Ref: 10037/SC	Additional Refs	None Supplied				
Order No: 10037/SC	Depth (m)	1.00	1.50	0.50	1.50	1.00
Reporting Date: 30/08/2017	QTSE Sample No	286992	286993	286994	286995	286996

Determinand	Unit	RL	Accreditation					
Asbestos Screen (S)	N/a	N/a	ISO17025	Not Detected				
рН	pH Units	N/a	MCERTS	10.3	8.8	8.7	8.9	8.0
Electrical Conductivity	uS/cm	< 5	NONE	677	644	294	234	173
Total Cyanide	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	< 2
Total Sulphate as SO ₄	mg/kg	< 200	NONE	6658	2678	1095	957	404
Total Sulphate as SO ₄	%	< 0.02	NONE	0.67	0.27	0.11	0.10	0.04
W/S Sulphate as SO ₄ (2:1)	mg/l	< 10	MCERTS	1030	873	208	69	78
W/S Sulphate as SO ₄ (2:1)	g/l	< 0.01	MCERTS	1.03	0.87	0.21	0.07	0.08
Total Sulphur	%	< 0.02	NONE	0.30	0.08	0.04	0.04	0.02
Organic Matter	%	< 0.1	MCERTS	1	1	1.4	1.5	2.2
Arsenic (As)	mg/kg	< 2	MCERTS	21	18	13	14	17
W/S Boron	mg/kg	< 1	NONE	< 1	< 1	1.9	1.1	< 1
Cadmium (Cd)	mg/kg	< 0.2	MCERTS	0.4	0.3	< 0.2	< 0.2	0.2
Chromium (Cr)	mg/kg	< 2	MCERTS	20	32	25	30	26
Chromium (hexavalent)	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	< 2
Copper (Cu)	mg/kg	< 4	MCERTS	30	71	39	48	60
Lead (Pb)	mg/kg	< 3	MCERTS	264	240	193	1520	277
Mercury (Hg)	mg/kg	< 1	NONE	< 1	< 1	< 1	< 1	< 1
Nickel (Ni)	mg/kg	< 3	MCERTS	18	31	22	22	22
Selenium (Se)	mg/kg	< 3	NONE	< 3	< 3	< 3	< 3	< 3
Zinc (Zn)	mg/kg	< 3	MCERTS	235	266	116	138	131
Total Phenols (monohydric)	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	< 2
EPH (C10 - C40)	mg/kg	< 6	MCERTS	84	< 6	26	20	< 6

Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30°C

Analysis carried out on the dried sample is corrected for the stone content

The samples have been examined to identify the presence of asbestiform minerals by polarising light microscopy and dispersion staining technique to In-House Procedures QTSE600 Determination of Asbestos in Bulk Materials; Asbestos in Soils/Sediments (fibre screening and identification)

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RL: Reporting Limit

Pinch Test: Where pinch test is positive it is reported "Loose Fibres - PT" with type(s).





Soil Analysis Certificate						
QTS Environmental Report No: 17-63365	Date Sampled	21/08/17	21/08/17	21/08/17	21/08/17	21/08/17
Soil Consultants Ltd	Time Sampled	None Supplied				
Site Reference: St Pancras Community Centre	TP / BH No	T4	T5	T5	T6	T6
Project / Job Ref: 10037/SC	Additional Refs	None Supplied				
Order No: 10037/SC	Depth (m)	1.90	1.30	1.90	0.50	1.00
Reporting Date: 30/08/2017	QTSE Sample No	286997	286998	286999	287000	287001

Determinand	Unit	RL	Accreditation					
Asbestos Screen (S)	N/a	N/a	ISO17025	Not Detected				
рН	pH Units	N/a	MCERTS	8.0	7.8	7.9	9.6	9.9
Electrical Conductivity	uS/cm	< 5	NONE	106	131	85	475	693
Total Cyanide	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	< 2
Total Sulphate as SO ₄	mg/kg	< 200	NONE	< 200	295	< 200	1725	2590
Total Sulphate as SO ₄	%	< 0.02	NONE	< 0.02	0.03	< 0.02	0.17	0.26
W/S Sulphate as SO ₄ (2:1)	mg/l	< 10	MCERTS	25	67	31	211	545
W/S Sulphate as SO ₄ (2:1)	g/l	< 0.01	MCERTS	0.02	0.07	0.03	0.21	0.54
Total Sulphur	%	< 0.02	NONE	< 0.02	< 0.02	< 0.02	0.06	0.10
Organic Matter	%	< 0.1	MCERTS	1	1.3	1	1.1	1.6
Arsenic (As)	mg/kg	< 2	MCERTS	12	12	12	16	17
W/S Boron	mg/kg	< 1	NONE	< 1	< 1	1.5	< 1	< 1
Cadmium (Cd)	mg/kg	< 0.2	MCERTS	< 0.2	< 0.2	< 0.2	0.3	0.4
Chromium (Cr)	mg/kg	< 2	MCERTS	39	31	39	22	23
Chromium (hexavalent)	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	< 2
Copper (Cu)	mg/kg	< 4	MCERTS	25	26	19	42	62
Lead (Pb)	mg/kg	< 3	MCERTS	37	66	26	2970	4890
Mercury (Hg)	mg/kg	< 1	NONE	< 1	< 1	< 1	< 1	< 1
Nickel (Ni)	mg/kg	< 3	MCERTS	23	17	19	13	13
Selenium (Se)	mg/kg	< 3	NONE	< 3	< 3	< 3	< 3	< 3
Zinc (Zn)	mg/kg	< 3	MCERTS	67	70	62	196	267
Total Phenols (monohydric)	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	< 2
EPH (C10 - C40)	mg/kg	< 6	MCERTS	< 6	< 6	< 6	< 6	< 6

Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30°C

Analysis carried out on the dried sample is corrected for the stone content

The samples have been examined to identify the presence of asbestiform minerals by polarising light microscopy and dispersion staining technique to In-House Procedures QTSE600 Determination of Asbestos in Bulk Materials; Asbestos in Soils/Sediments (fibre screening and identification)

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RL: Reporting Limit

Pinch Test: Where pinch test is positive it is reported "Loose Fibres - PT" with type(s).





Soil Analysis Certificate											
QTS Environmental Report No: 17-63365	Date Sampled	21/08/17	21/08/17	21/08/17							
Soil Consultants Ltd	Time Sampled	None Supplied	None Supplied	None Supplied							
Site Reference: St Pancras Community Centre	TP / BH No	T6	T7	T7							
Project / Job Ref: 10037/SC	Additional Refs	None Supplied	None Supplied	None Supplied							
Order No: 10037/SC	Depth (m)	2.00	0.50	1.90							
Reporting Date: 30/08/2017	QTSE Sample No	287002	287003	287004							

Determinand	Unit	RL	Accreditation				
Asbestos Screen (S)	N/a	N/a	ISO17025	Not Detected	Not Detected	Not Detected	
рН	pH Units	N/a	MCERTS	9.4	8.0	8.2	
Electrical Conductivity	uS/cm	< 5	NONE	485	195	197	
Total Cyanide	mg/kg	< 2	NONE	< 2	< 2	< 2	
Total Sulphate as SO ₄	mg/kg	< 200	NONE	3460	1045	267	
Total Sulphate as SO ₄	%	< 0.02	NONE	0.35	0.10	0.03	
W/S Sulphate as SO ₄ (2:1)	mg/l	< 10	MCERTS	25	202	92	
W/S Sulphate as SO ₄ (2:1)	g/l	< 0.01	MCERTS	0.03	0.20	0.09	
Total Sulphur	%	< 0.02	NONE	0.11	0.05	< 0.02	
Organic Matter	%	< 0.1	MCERTS	1.3	3	0.8	
Arsenic (As)	mg/kg	< 2	MCERTS	14	26	13	
W/S Boron	mg/kg	< 1	NONE	< 1	< 1	< 1	
Cadmium (Cd)	mg/kg	< 0.2	MCERTS	0.3	0.4	< 0.2	
Chromium (Cr)	mg/kg	< 2	MCERTS	30	25	38	
Chromium (hexavalent)	mg/kg	< 2	NONE	< 2	< 2	< 2	
Copper (Cu)	mg/kg	< 4	MCERTS	36	78	24	
Lead (Pb)	mg/kg	< 3	MCERTS	3100	723	122	
Mercury (Hg)	mg/kg	< 1	NONE	< 1	2	< 1	
Nickel (Ni)	mg/kg	< 3	MCERTS	13	22	25	
Selenium (Se)	mg/kg	< 3	NONE	< 3	< 3	< 3	
Zinc (Zn)	mg/kg	< 3	MCERTS	231	187	72	
Total Phenols (monohydric)	mg/kg	< 2	NONE	< 2	< 2	< 2	
EPH (C10 - C40)	mg/kg	< 6	MCERTS	9	< 6	< 6	

Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30°C

Analysis carried out on the dried sample is corrected for the stone content

The samples have been examined to identify the presence of asbestiform minerals by polarising light microscopy and dispersion staining technique to In-House Procedures QTSE600 Determination of Asbestos in Bulk Materials; Asbestos in Soils/Sediments (fibre screening and identification)

This report refers to samples as received, and QTS Environmental Ltd, takes no responsibility for the accuracy or competence of sampling by others.

The material description shall be regarded as tentative and is not included in our scope of UKAS Accreditation.

Opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.

RL: Reporting Limit

Pinch Test: Where pinch test is positive it is reported "Loose Fibres - PT" with type(s).





Soil Analysis Certificate - Speciated PAHs												
QTS Environmental Report No: 17-63365	Date Sampled	21/08/17	21/08/17	21/08/17	21/08/17	21/08/17						
Soil Consultants Ltd	Time Sampled	None Supplied										
Site Reference: St Pancras Community	TP / BH No	T1	T1	T3	T3	T4						
Centre												
Project / Job Ref: 10037/SC	Additional Refs	None Supplied										
Order No: 10037/SC	Depth (m)	1.00	1.50	0.50	1.50	1.00						
Reporting Date: 30/08/2017	QTSE Sample No	286992	286993	286994	286995	286996						

Determinand	Unit	RL	Accreditation					
Naphthalene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluorene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Phenanthrene	mg/kg	< 0.1	MCERTS	1.38	< 0.1	0.50	0.21	< 0.1
Anthracene	mg/kg	< 0.1	MCERTS	0.44	< 0.1	0.18	< 0.1	< 0.1
Fluoranthene	mg/kg	< 0.1	MCERTS	3.52	0.19	1.66	0.73	< 0.1
Pyrene	mg/kg	< 0.1	MCERTS	2.43	0.18	1.61	0.73	< 0.1
Benzo(a)anthracene	mg/kg	< 0.1	MCERTS	1.72	< 0.1	0.66	0.35	< 0.1
Chrysene	mg/kg	< 0.1	MCERTS	1.83	< 0.1	0.68	0.38	< 0.1
Benzo(b)fluoranthene	mg/kg	< 0.1	MCERTS	2.41	< 0.1	0.67	0.46	< 0.1
Benzo(k)fluoranthene	mg/kg	< 0.1	MCERTS	1.01	< 0.1	0.36	0.23	< 0.1
Benzo(a)pyrene	mg/kg	< 0.1	MCERTS	1.54	< 0.1	0.59	0.39	< 0.1
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.1	MCERTS	1.01	< 0.1	0.30	0.22	< 0.1
Dibenz(a,h)anthracene	mg/kg	< 0.1	MCERTS	0.14	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(ghi)perylene	mg/kg	< 0.1	MCERTS	0.92	< 0.1	0.30	0.29	< 0.1
Total EPA-16 PAHs	mg/kg	< 1.6	MCERTS	18.4	< 1.6	7.5	4	< 1.6

Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30°C





Tel: 01622 850410

Soil Analysis Certificate	- Speciated PAHs							
QTS Environmental Repor	t No: 17-63365		Date Sampled	21/08/17	21/08/17	21/08/17	21/08/17	21/08/17
Soil Consultants Ltd			Time Sampled	None Supplied				
Site Reference: St Pancra	s Community		TP / BH No	T4	T5	T5	T6	T6
Centre								
Project / Job Ref: 10037	/SC	-	Additional Refs	None Supplied				
Order No: 10037/SC			Depth (m)	1.90	1.30	1.90	0.50	1.00
Reporting Date: 30/08/2	017	O.	TSE Sample No	286997	286998	286999	287000	287001
Determinand	Unit	RL	Accreditation					
Naphthalene	ma/ka	< 0.1	MCFRTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1

Determinand	Unit	RL	Accreditation					
Naphthalene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluorene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Phenanthrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	0.12	< 0.1
Pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(a)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Chrysene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(b)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	0.12	< 0.1
Benzo(k)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(a)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Dibenz(a,h)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(ghi)perylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Total EPA-16 PAHs	mg/kg	< 1.6	MCERTS	< 1.6	< 1.6	< 1.6	< 1.6	< 1.6

Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30°C





Soil Analysis Certificate - Speciated PAHs								
QTS Environmental Report No: 17-63365	Date Sampled	21/08/17	21/08/17	21/08/17				
Soil Consultants Ltd	Time Sampled	None Supplied	None Supplied	None Supplied				
Site Reference: St Pancras Community	TP / BH No	T6	T7	T7				
Centre								
Project / Job Ref: 10037/SC	Additional Refs	None Supplied	None Supplied	None Supplied				
Order No: 10037/SC	Depth (m)	2.00	0.50	1.90				
Reporting Date: 30/08/2017	QTSE Sample No	287002	287003	287004				

Determinand	Unit	RL	Accreditation				
Naphthalene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Acenaphthylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Acenaphthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Fluorene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Phenanthrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	0.13	< 0.1	
Pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Benzo(a)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Chrysene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Benzo(b)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Benzo(k)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Benzo(a)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Dibenz(a,h)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Benzo(ghi)perylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Total EPA-16 PAHs	mg/kg	< 1.6	MCERTS	< 1.6	< 1.6	< 1.6	

Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30°C





Soil Analysis Certificate - Sample Descriptions

QTS Environmental Report No: 17-63365

Soil Consultants Ltd

Site Reference: St Pancras Community Centre

Project / Job Ref: 10037/SC

Order No: 10037/SC

Reporting Date: 30/08/2017

QTSE Sample No	TP / BH No	Additional Refs	Depth (m)	Moisture Content (%)	Sample Matrix Description
286992	T1	None Supplied	1.00	13.2	Brown sandy clay with stones
286993	T1	None Supplied	1.50	20.2	Brown sandy clay
286994	T3	None Supplied	0.50	16.4	Brown sandy clay with stones
286995	T3	None Supplied	1.50	17.9	Brown sandy clay with stones
286996	T4	None Supplied	1.00	19.4	Brown sandy clay with stones
286997	T4	None Supplied	1.90	20.5	Light brown clay
286998	T5	None Supplied	1.30	21.1	Brown clay
286999	T5	None Supplied	1.90	20	Light brown clay
287000	T6	None Supplied	0.50	14	Brown sandy clay with brick and concrete
287001	T6	None Supplied	1.00	18	Brown sandy clay with brick and concrete
287002	T6	None Supplied	2.00	14.6	Brown sandy clay with brick and concrete
287003	T7	None Supplied	0.50	15.4	Brown sandy clay with gravel
287004	T7	None Supplied	1.90	19.8	Brown clay

Moisture content is part of procedure E003 & is not an accredited test Insufficient Sample $^{\rm I/S}$ Unsuitable Sample $^{\rm I/S}$





Soil Analysis Certificate - Methodology & Miscellaneous Information

QTS Environmental Report No: 17-63365

Soil Consultants Ltd
Site Reference: St Pancras Community Centre

Project / Job Ref: 10037/SC Order No: 10037/SC Reporting Date: 30/08/2017

Matrix	Analysed On	Determinand	Brief Method Description	Method No
Soil	D	Boron - Water Soluble	Determination of water soluble boron in soil by 2:1 hot water extract followed by ICP-OES	E012
Soil	AR	BTEX	Determination of BTEX by headspace GC-MS	E001
Soil	D	Cations	Determination of cations in soil by aqua-regia digestion followed by ICP-OES	E002
Soil	D	Chloride - Water Soluble (2:1)	Determination of chloride by extraction with water & analysed by ion chromatography	E009
Soil	AR	Chromium - Hexavalent	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphenylcarbazide followed by colorimetry	E016
Soil	AR	Cyanide - Complex	Determination of complex cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Free	Determination of free cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Total	Determination of total cyanide by distillation followed by colorimetry	E015
Soil	D	Cyclohexane Extractable Matter (CEM)	Gravimetrically determined through extraction with cyclohexane	E011
Soil	AR		Determination of hexane/acetone extractable hydrocarbons by GC-FID	E004
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of saturated calcium sulphate followed by electrometric measurement	E022
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of water followed by electrometric measurement	E023
Soil	D	Elemental Sulphur	Determination of elemental sulphur by solvent extraction followed by GC-MS	E020
Soil	AR		Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH Product ID	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH TEXAS (C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID for C8 to C40. C6 to C8 by headspace GC-MS	E004
Soil	D		Determination of Fluoride by extraction with water & analysed by ion chromatography	E009
Soil	D	FOC (Fraction Organic Carbon)	Determination of fraction of organic carbon by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	D	Loss on Ignition @ 450oC	Determination of loss on ignition in soil by gravimetrically with the sample being ignited in a muffle furnace	E019
Soil	D	Magnesium - Water Soluble	Determination of water soluble magnesium by extraction with water followed by ICP-OES	E025
Soil	D	Metals	Determination of metals by aqua-regia digestion followed by ICP-OES	E002
Soil Soil	AR AR		Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge Moisture content; determined gravimetrically	E004 E003
Soil	D		Determination of nitrate by extraction with water & analysed by ion chromatography	E009
Soil	D	Organic Matter	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	PAH - Speciated (EPA 16)	Determination of PAH compounds by extraction in acetone and hexane followed by GC-MS with the use of surrogate and internal standards	E005
Soil	AR	PCB - 7 Congeners	Determination of PCB by extraction with acetone and hexane followed by GC-MS	E008
Soil	D	Petroleum Ether Extract (PEE)	Gravimetrically determined through extraction with petroleum ether	E011
Soil	AR	рН	Determination of pH by addition of water followed by electrometric measurement	E007
Soil	AR	Phenols - Total (monohydric)	Determination of phenols by distillation followed by colorimetry	E021
Soil	D	Phosphate - Water Soluble (2:1)	Determination of phosphate by extraction with water & analysed by ion chromatography	E009
Soil	D		Determination of total sulphate by extraction with 10% HCI followed by ICP-OES	E013
Soil	D		Determination of sulphate by extraction with water & analysed by ion chromatography	E009
Soil	D		Determination of water soluble sulphate by extraction with water followed by ICP-OES	E014
Soil	AR		Determination of sulphide by distillation followed by colorimetry	E018
Soil	D		Determination of total sulphur by extraction with aqua-regia followed by ICP-OES	E024
Soil	AR	SVOC	Determination of tetal suprise by extraction with agent regard to wheel by the Geber Determination of semi-volatile organic compounds by extraction in acetone and hexane followed by GC-MS	E006
Soil	AR	Thiocyanate (as SCN)	Determination of thiocyanate by extraction in caustic soda followed by acidification followed by addition of ferric nitrate followed by colorimetry	E017
Soil	D	Toluene Extractable Matter (TEM)	Gravimetrically determined through extraction with toluene	E011
Soil	D	Total Organic Carbon (TOC)	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR		Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C35. C5 to C8 by headspace GC-MS	E004
Soil	AR	C5-C7, C7-C8, C8-C10, C10-C12, C12- C16, C16-C21, C21-C35, C35-C44)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C44. C5 to C8 by headspace GC-MS	E004
Soil	AR	VOCs	Determination of volatile organic compounds by headspace GC-MS	E001
Soil	AR		Determination of hydrocarbons C6-C8 by headspace GC-MS & C8-C10 by GC-FID	E001

D Dried AR As Received