195 Fordwych Road, London, NW2 3NH
Soil Contamination Remediation Strategy September 2017

Scope

This statement outlines the strategy for the mitigation of harm from existing site soil contamination for future uses at 195 Fordwych Road, London, NW2 3NH in support of Planning Permission 2017/4242/P Condition 8 and further to the submitted Wesson Environmental Phase 1 Site Investigation dated June 2017.

Site Background

195 Fordwych Road is a 2 storey brick built semi-detached property bound to the front by Fordwych Road and to the rear by the Thameslink train line. Planning Permission was granted on 2nd March 2017 subject to approval of conditions to convert the premise into 1x 1b, 1 x 2b and 1 x 3b apartments. The existing property contains both a front and rear external area of hard landscaping with minimal foliage. Please see Figs. 1 to 4.

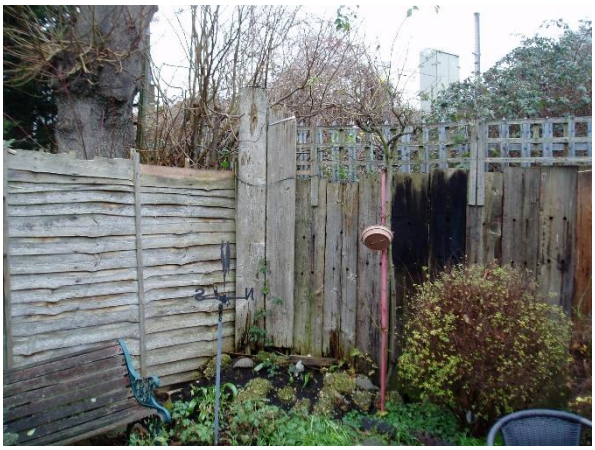

Fig. 1. Rear yard boundary with minimal planting

Fig. 2. Front yard with extensive hardstanding

Fig. 3. Rear Yard with extensive hardstanding and minimal planting

Fig. 4. Entrance with extensive hardstanding.

Proposals

The proposals include the construction of a new extension to the rear upon the external hardstanding and areas currently occupied by a lean-to structures. New paving is to be laid to the front yard in place of the existing. New composite timber decking will be laid to the rear garden on top of a new concrete ground bearing slab with concrete pad foundations. New lawn is to be laid to the rear garden beyond the decking and to the front garden in front of the bay window. Border planting is to be introduced to the boundary with 197 Fordwych Road and adjacent to the front boundary wall with the street. Please refer to Fig. 5. below.

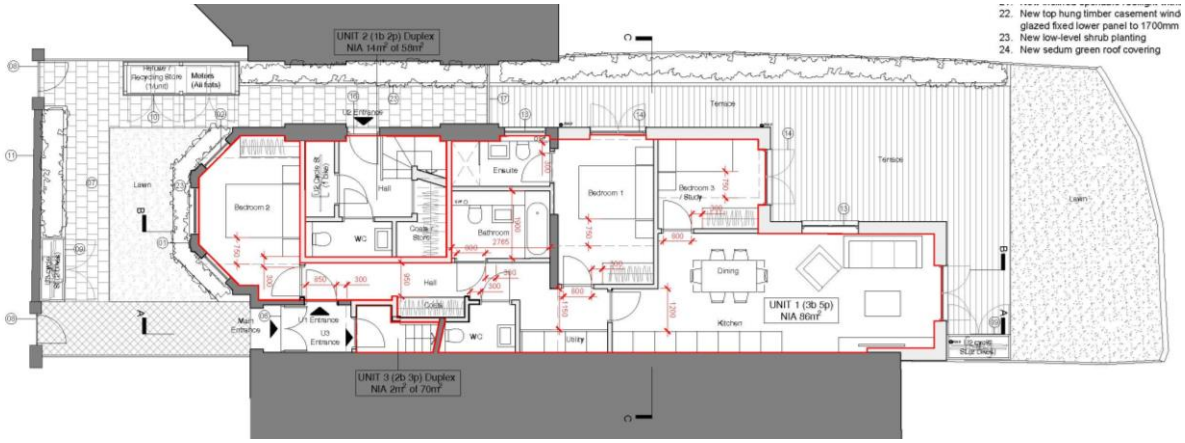

Fig. 5. Extract from drawing dMFK_2039_A100_P5

Wesson Environmental Phase 1 Report

Wesson Environmental were commissioned to carry out a Phase 1 Site Investigation at the site, the purpose of which was to assess the potential risks to human, controlled water receptors and to the wider environment arising from past and present land use, and naturally occurring features present at or near the site. A site visit was carried out on 23rd May 2017 and subsequent report was issued and submitted in support of the application.

The report concluded that there was a low likelihood and a low risk consequence of heavy metals, polycyclic aromatic hydrocarbon (PAH) compounds and petroleum hydrocarbons (TPH) being present in the soils. It however, concluded that “whilst risks from contamination in soils has been determined to be low, risks to future site users cannot be ruled out” and recommended that either a “limited investigation of shallow site soils” or for “areas where landscaping is to be present” excavations may be “excavated to a minimum of 600mm below ground level with a minimum of 600mm of certified clean materials emplaced”.

It also advised that “should during any works on the site, evidence of contamination become apparent, this should be reported to the Local Authority contaminated land officer.”

Please refer to Fig. 6 dMFK_2039_A8000 for extents of existing building, new concrete ground bearing slab and external landscaping.

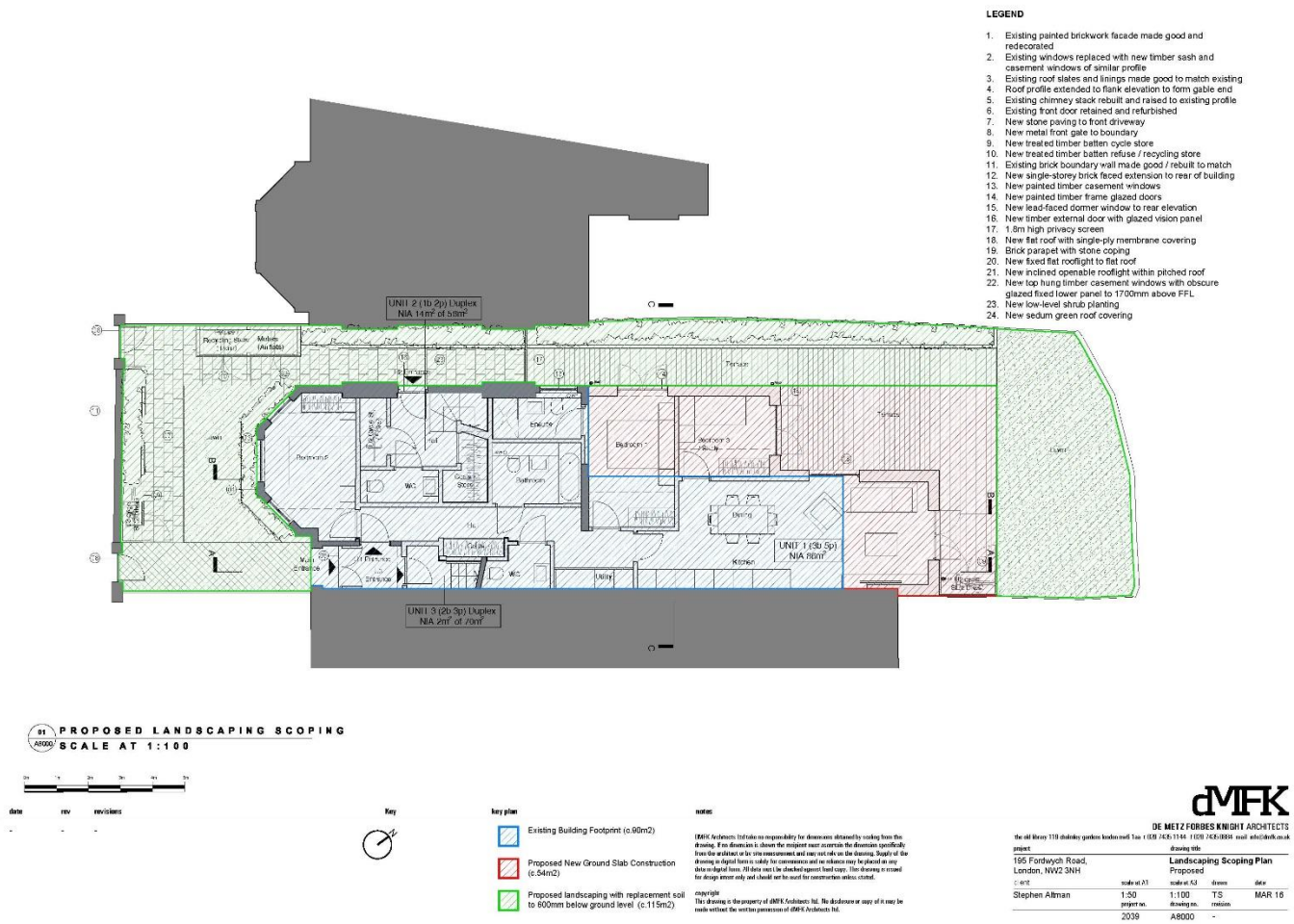

Fig. 6. Extract from drawing dMFK_2039_A8000 showing the extents of existing building, new concrete ground bearing slab and external landscaping.

Proposed Methodology for Soil Contamination Remediation

The proposed remediation strategy is to be as follows:

1. Excavation of made ground to a depth of 600mm below ground level all areas not currently occupied by the existing building or by new ground bearing slab construction.
2. All removed soil to be carefully removed from site and disposed of to a licenced disposal site.
3. Import a minimum thickness of 150mm (or additional thickness to achieve desired ground level) of clean topsoil. Prior to the delivery of the topsoil to site, certification will be provided from the source including:
    a. Confirmation that the topsoil complies with the topsoil characteristics specified in BS3882:2007
    b. Certification including the results of chemical analyses, confirming that the topsoil and subsoil does not contain any unacceptable concentrations of contaminants, with compared to the guideline values.
4. Once the topsoil has been imported and laid in the areas of soft landscaping, the topsoil may be inspected and a sample recovered from each plot, in order to be tested for a range of contaminants. These results will be compared to the aforementioned guideline values.
5. Following the inspection of the imported soil and on completion of all of the above, a validation completion report will need to be produced and submitted to the Local Authority for evaluation.

Summary

In summary:

- A Phase 1 Desktop Soil Investigation Study was carried out by Wessons Environmental, including a site visit on 23rd May, and was submitted in support of the planning application.
- The report concluded that there was a low risk of contamination within the soil. However, it also concluded, that the risk to future uses of the site should be mitigated. This may be achieved by reducing the top 600mm of substrate and carefully disposing of the waste to a licenced disposal site.
- A minimum of 150mm clean topsoil will be laid to all new soft landscaping areas which will be checked and confirmed as contaminant free.
- A report will submitted to London Borough of Camden confirming the results of the investigation.