

Our Ref.: TJ3213/GC/PB070318

Your Ref.: 30 Camden Street, London NW1 0LG

Quinn London Limited
Dome House
8 Hartley Avenue
Mill Hill
London
NW7 2HX

7th March 2018

Attention: Tara McGinty

Re: 30 Camden Street, London NW1 0LG – Remediation Strategy

We understand that planning permission (ref. 2013/1969/P dated 30/10/2013) was granted by the London Borough of Camden (the local authority) for the redevelopment of 30 Camden Street to provide a 3 to 4-storey block for 14 'affordable' self-contained flats (5x1bed, 5x2bed and 4x3bed) plus 7 car spaces behind Camden Studios. Redevelopment of 67-72 Plender Street, Bayham Place Estate garages and Richard Cobden School changing rooms on Plender St to provide two 4 to 5-storey blocks for a new Class D1 community centre with changing rooms, replacement Class A1 retail units and 31 'market' self-contained flats (12x1bed, 16x2bed and 3x3bed), plus new public open space and 2 disability parking spaces next to Bayham Place.

The planning permission was subject to a number of conditions, several of which relate to the assessment and management of potential land contamination including:

- Condition 18a Written programme of ground investigation.
- Condition 18b Implementation of the investigation in accordance with the approved programme detailed in paragraph (a) to include remedial measures if required.
- Condition 19 Discovery strategy for unexpected contamination.

We understand that the Soil Consultants Limited (SCL) site investigation report (ref. 10037/SC Rev 2 dated 26/06/2017) and a supplementary site investigation report (ref. 10037A/SC/SCW dated 05/09/2017) were submitted to the local authority together with an application to discharge the matters reserved by Condition 18a of the planning permission. Approval of the details were subsequently granted by the local authority (ref. 2017/0369/P dated 28/11/2017).

The approval notice noted that the submitted ground investigation details had been reviewed by the local authority environmental health contaminated land officer who confirmed that they were acceptable; overall the site was deemed to have a low risk of significant contamination except for localised elevated concentrations of total lead where some mitigation measures are required to protect future occupiers from the possible presence of ground contamination. Thus part a) of this condition regarding the investigation can be discharged. A Remediation Method Statement will need to be submitted to discharge part b) of this condition.

The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with policies CS5 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.



Following the process of managing land contamination detailed in EA (2004) Model Procedures for the Management of Land Contamination (CLR11), the risk assessment element has been completed with the approval of the site investigation report. To mitigate the risks identified in the site investigation report (i.e. elevated concentrations of total lead in the near surface made ground deemed to represent a potential risk to end users in areas of sensitive end use such as soft landscaping from dermal contact, inhalation of dust and ingestion), an options appraisal has been undertaken taking into account the details of the proposed development.

Considering the requirement to reduce site levels, the preferred option was the removal of made ground from across the site and in areas of soft landscaping the installation of a 600mm thick cover layer of topsoil.

A detailed remediation method statement will be issued in due course and following implementation of the remediation, a validation report will be compiled.

If you require further information or clarification on any of the above please do not hesitate to contact the undersigned. Thank you for approaching TGEN with this project and we look forward to hearing from you in due course.

Yours sincerely,

Paul Brewer
BSc (Hons), MSc, MI Soil Sci, CSci
Senior Environmental Consultant
(for and on behalf of Terragen Environmental Consultants Limited)

Dr Barry Powell
BSc (Hons), PhD, MCIWM
Principal Consultant