

04 September 2018

Mario Houska  
London Borough of Camden  
5 Pancras Square  
Kings Cross  
London  
N1C 4AG

Our ref: CGL/09198F

Please reply to: Emma Brett/Mark  
Creighton

Dear Mario

**Re: Arthur Stanley House, Planning Application 2017/4306/P – Discharge of Condition 25**

As required by Condition 25 of Planning Application 2017/4306/P, Card Geotechnics Limited (CGL) has, on behalf of 1923 Mortimer Investments Limited (our client), undertaken a programme of ground investigation for the Arthur Stanley House site, Tottenham Street and produced a corresponding geotechnical and geoenvironmental interpretative report (Arthur Stanley House, Tottenham Street. *Geotechnical and Geoenvironmental Interpretative Report*. Dated February 2018. Reference: CGL09198A\_G&GIR\_Feb18).

It is proposed to redevelop the existing building for office use by adding an additional storey to the existing structure and constructing a new seven storey extension to the building in the north. A new five storey residential building is also proposed in the north east of the site, including local lowering of the existing lower basement slab level.

The ground investigation comprised four cable percussive boreholes up to 36m below ground level (bgl) and revealed the ground conditions to comprise generally the Lynch Hill Gravel Member underlain by the London Clay Formation and Lambeth Group. Made Ground was encountered in one borehole, which is considered likely to be reworked Lynch Hill Gravel and London Clay as a result of the existing basement construction. Groundwater was recorded within the Lynch Hill Gravel Member at a level of +21mOD.

Soil and water samples were obtained for laboratory testing, and gas and groundwater monitoring was carried out at the site.

The report includes an assessment of risks associated with soil and groundwater contamination and ground gases and concludes the following:

- Soil testing identified a marginally elevated concentration of lead within one sample of Made Ground however, based on the proposed end use of the site, and that hard standing will eliminate direct contact pathways to end users, the results do not suggest an unacceptable risk.
- Groundwater testing identified elevated concentrations of copper and zinc when screened against Environmental Quality Standards, however, given the nearest surface water feature lies some 1.2km from the site, the results are not considered to pose a significant risk. In addition, groundwater testing identified elevated concentration of phenols, total petrol hydrocarbons (TPH) and ammoniacal

nitrogen above Drinking Water Values, however, given the distance to the nearest potable water abstraction and the aquiclude afforded by the overlying London Clay Formation to the deeper regional aquifer, the concentrations are not considered to pose a significant risk. Where piled foundations extend through the London Clay Formation, however, a specific piling works risk assessment will be required to review the risks associated with creation of preferential pathways and the requirements for mitigation.

- Ground gases were considered to pose a negligible to low risk to human health and internal spaces. In this regard, the site conforms to Characteristic Situation 1, in accordance with CIRIA C655<sup>1</sup> and no specific ground gas protection measures are required in the proposed development.

In line with the findings of the contamination risk assessment, CGL's geotechnical and geoenvironmental interpretative report provided recommendations with regards to materials management and the need for a watching brief with discovery strategy during earthworks. However, no specific remediation measures were identified from the works completed, based on the proposed development plans.

We trust that the report and the above summary provides sufficient information to discharge Condition 25 of the Planning Application, which states:

*At least 28 days before development commences:*

*(a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority; and*

*(b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.*

*The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority prior to occupation.*

On the basis of the above, it is not proposed to produce a verification or close out report for the earthworks unless these identify unexpected contamination which requires further assessment and remediation. In such an event Camden Council would be contacted to agree an appropriate course of action.

Should you have any queries with regards to the content or findings of the report or above letter, please do not hesitate to contact the undersigned.

Yours sincerely,



Emma Brett, Chartered Senior Engineer  
Card Geotechnics Limited

Enc. Arthur Stanley House, Tottenham Street. *Geotechnical and Geoenvironmental Interpretative Report*. Dated February 2018.  
Reference: CGL09198A\_G&GIR\_Feb18.

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<sup>1</sup> CIRIA (2007). Assessing risks posed by hazardous ground gases to buildings, CIRIA Report C665, London.