



The Multi-disciplinary Engineering Consultancy
Unit A2, Hatchers Yard
9 Tanner Street
London
SE1 3LE
T 44 (0)203 735 5060
E london@harleyhaddow.com

Our Ref: 308468 / IN
8th February 2023

DWD LLP
6 New Bridge Street
London
EC4V 6AB

For the Attention of Lucy Freeman

Dear Lucy,

308468: Tybalds Estate – Phase 1 – Ground Remediation

Harley Haddow (HH) have been recently asked by DWD to provide a cover letter to describe the proposed ground remediation measures associated with the proposed Phase 1 Works at Tybalds Estate in Camden, which we understand relates to planning condition 12. Please refer to the summary of the proposed remediation measures below.

As part of the Phase 1 works at Tybalds Estate areas of new soft and hard landscaping are proposed as part of the works, which will require excavation on the site.

Geotechnical Site Investigations (SI) were undertaken by GEA in 2015 (see Appendix B), which included a number of boreholes and window samples to determine the geotechnical profile of the site as well as chemical testing for soil contamination. Samples of soil obtained from site were sent for laboratory testing, which identified presence of elevated levels of lead and Polycyclic aromatic hydrocarbons (PAHs).

Please note that at the time the SI were undertaken, HH were not involved in the project and therefore had no input on the investigations scope and brief. However, based on our review of the available information we have summarised our understanding of the ground remediation requirements with respect to the works currently proposed in Phase 1.

Harley Haddow is the trading name of
Harley Haddow Ltd

Registered No: SC458611

Registered address: 124-125 Princes Street, Edinburgh EH2 4AD
Association for Consultancy and Engineering Member Firm

Based on the recommendations by the Geotechnical Specialist (GEA), the following guidance should be followed with regards to earthworks on site:

1. Where excavated soil is proposed to be re-used elsewhere on site (e.g. to form the build-up of the new mound in Tybalds Sq.), a 600mm thick sub-and top-soil layer should be provided on top of a geotextile separation layer to enable plant growth and protect end users.
2. Where existing levels are reduced and new soft landscaping is proposed (e.g. construction of new landscaped ramp in front of Blemundsburry), the soil should be excavated to 600mm below proposed finished levels, and 600mm thick sub-and top-soil should be provided on top of a geotextile separation layer to enable plant growth and protect end users.
3. Where new hardstanding surfaces are proposed (e.g. change of level in front of Underbuilds, where new paving will be installed), no remediation measures are required since there will be no pathway between the users and contaminated ground.

Where imported top-soil is proposed to be used (as per items 1 and 2 above), it is recommended that the this soil is tested to confirm its chemical and physical suitability and that copies of these test certificates are submitted to the Local Authority.

Areas, which are proposed to be excavated, should be confirmed by the Design Team. The area of proposed structural and civil works which will require ground remediation works is limited to the construction of a new ramp in front of the Blemundsburry building (see highlighted in Figure 1). Harley Haddow drawing 308468-HAH-BL-00-DR-S-0050 can be found in Appendix A. For other works, such as the extent of excavations to the new temporary access road, and landscaping works in front of Falcon and Richbell, refer to the Landscape Architect's information.

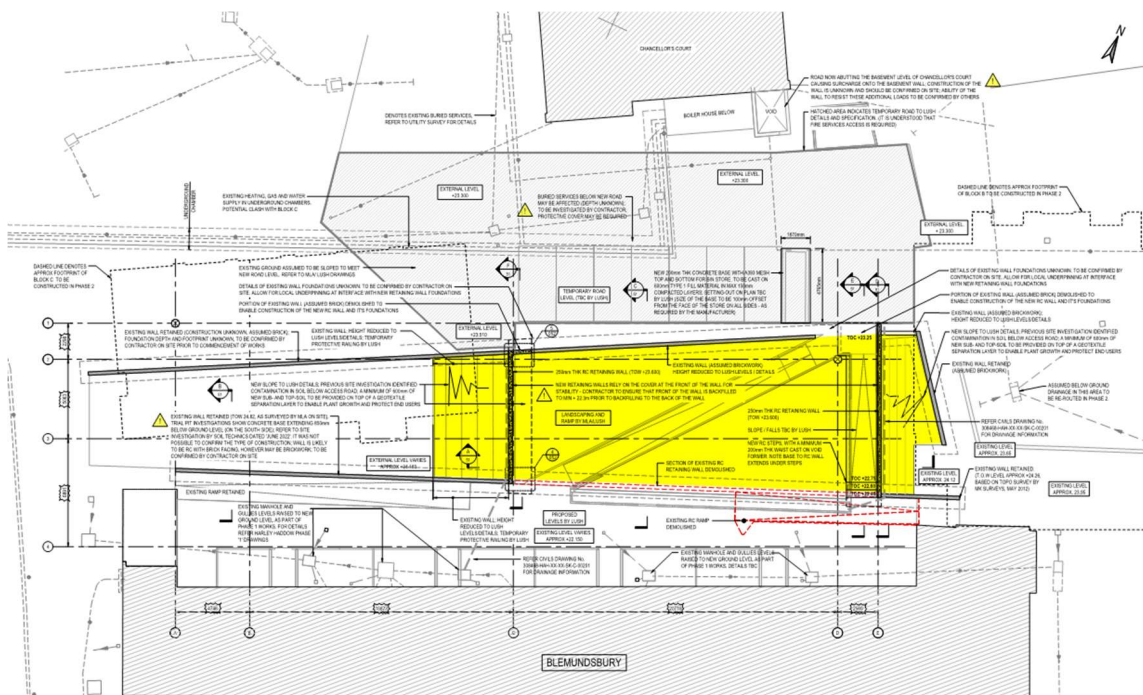


Figure 1 – Extract from HH drawing 308468-HAH-BL-00-DR-S-0050 (Blemundsburry ramps enabling works)

I trust this provides the relevant information required and clearly sets out the remediation requirements and approach for the Phase 1 works as set out by the specialist consultants. Note that all relevant tender drawings were issued along with the original Site Investigation report, which summarises the remediation requirements to all tenders for these works.

Yours sincerely,

For HARLEY HADDOW



Inna Nair

Principal structural engineer

Enc.

- Appendix A - Structural drawing
- Appendix B - Site Investigation Report