



GEO-ENVIRONMENTAL CONSULTING ENGINEERS

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MAYES ROAD, WOOD GREEN

Site Investigation & Contamination Assessment



Prepared for:

Austinger Capital Limited

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MAYES ROAD, WOOD GREEN

Site Investigation & Contamination Assessment

PROJECT NO: 22083
REPORT REF: BEK-22083-1
DATE: July 2022

REVISION STATUS / HISTORY

Rev	Date	Issue / Comment	Prepared	Checked

GENERAL REPORT LIMITATIONS

BEK Enviro Limited (BEK) has prepared this report for the sole use of the client, showing reasonable skill and care, for the intended purposes as stated in the agreement under which this work was completed. The report may not be relied upon by any other party without the express agreement of the client and BEK. No other warranty, expressed or implied, is made as to the professional advice included in this report.

Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by BEK for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

No part of this report may be copied or duplicated without the express permission of BEK and the party for whom it was prepared. Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

Unless explicitly agreed otherwise, in writing, this report has been prepared under BEK's limited standard Terms and Conditions as included within our proposal to the Client.

The report needs to be considered in the light of the BEK proposal and associated limitations of scope. The report needs to be read in full and isolated sections cannot be used without full reference to other elements of the report and any previous works referenced within the report.

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1. INTRODUCTION

1.1 Appointment

- 1.1.1 BEK Enviro Limited (BEK) has been commissioned by Austinger Capital Ltd to carry out a site investigation at an area of land located off Mayes Road, Wood Green, London (hereafter referred to as 'the site') to assess the ground conditions with respect to potential risks associated with contamination and ground gas.
- 1.1.2 The whole site has been subject to a Desk Study by Card Geotechnics Limited (CGL), Report Ref CG/18750, dated June 2017.
- 1.1.3 This report has been prepared to support the Phase 1 of the development at the site. An aerial image of the whole site is shown in Figure 1 below, with the location of Phase 1 (which this report is pertinent to) shown.



Figure 1: Aerial Image for the Site (full site boundary in red)

- 1.1.4 The site location layout for the whole site are presented on BEK Drawing No 22083-1 and BEK Drawing No 22083-2, respectively. Copies of these drawings are presented in Appendix E.
- ### **1.2 Proposed Development**
- 1.2.1 For the whole site it is proposed to redevelop the site into a 6 to 9 storey development which will have commercial units at the ground floor and residential apartments above with associated vehicle access/parking.
- 1.2.2 Phase 1 of the development (this report) is located in the east of the site and is shown as the yellow shaded area in Figure 1. The proposals for Phase 1 is for a two-storey medical centre, with no landscaped areas.

- 1.2.3 A 'Proposed Development Plan' for the whole site is shown on the CGL Drawing 'Figure 3', a copy of which is presented in Appendix E.

1.3 Objective & Scope of Work

- 1.3.1 The site investigation was undertaken by BEK during June 2022 in accordance with the recommendations detailed in the Desk Study prepared by CGL in June 2017.
- 1.3.2 This report has been prepared to provide a summary of the site details and ground conditions to inform a quantitative assessment of the potential contamination sources identified within the CGL Preliminary Conceptual Site Model. The CGL Desk Study report should be read in conjunction with this report.

1.4 Limitations

- 1.4.1 The conclusions and recommendations presented in this report are the result of our professional interpretation of the information currently available. BEK reserve the right to amend the conclusions and recommendations if further information becomes available.
- 1.4.2 However, it should be noted that much of the information has been derived from reports written by others and BEK takes no responsibility for the accuracy of that information. Notwithstanding the above, the reports reviewed have all been written by professional environmental consultants with a duty of care to provide relevant and accurate information.
- 1.4.3 The comments given in this report and the opinions expressed are based on review of reports provided to BEK, ground conditions encountered during site works and the results of tests made in the field and in the laboratory. However, there may be conditions pertaining to the site that have not been disclosed by the investigations and therefore could not be taken into account.

2. BACKGROUND INFORMATION

2.0.1 This section provides an overview of the findings and recommendations presented in the CGL Desk Study, relative to the Phase 1 area of the site.

2.1 Site Location & History

2.1.1 The site is located in Wood Green, Haringey, London and comprises of a parcel of land of approximately 650 m², which is currently occupied by a paved car parking area.

2.1.2 The rest of the development site is located to the north-east of the site. A former gas works/gas holding station is located to the south-west of the site. Brook Road marks the north-western boundary of the site, beyond which is the Cultural Quarter.

Site History

2.1.3 Historical maps indicate that the site was occupied by an agricultural field with one building, this was later developed in the 1890s to a number of residential dwellings that covered much of the site. From 1982 onwards, the buildings were replaced with a single retail unit with associated open space. A gas works is present to the south-west of the site and has bounded the site since the late 1800's, the Gas works has since been decommissioned. Other nearby sites are predominately commercial uses included a Plastic moulding factory, Screw manufacturer, Depot, Railway sidings and Electricity sub-station.

2.2 Environmental Setting

Geology

2.2.1 With reference to the British Geological Society maps, there are no superficial deposits present underneath the site, however unpublished borehole records identify Cohesive River Terrace Deposits to be present within a 250 m radius of the site.

2.2.2 According to the BGS the site is underlain by the solid geology of the London Clay Formation, described as blue/grey slightly calcareous, silty to very silty clay with occasional layers of sandy clay.

Hydrogeology

2.2.3 The London Clay Formation is classified as an unproductive aquifer.

2.2.4 The site is not located in a groundwater Source Protection Zone.

Hydrology

- 2.2.5 The nearest surface water feature is an unidentified culvert that runs north to south along the eastern boundary of the site.

Mining and Ground Stability

- 2.2.6 The site is not located within an area that may have been affected by historical mining.
- 2.2.7 The hazard ratings associated with natural ground subsidence at the site are summarised below:

Shrink-Swell Clay:	Moderate
Landslides:	Very Low
Ground Dissolution of Soluble Rocks:	Negligible
Compressible Deposits:	Negligible
Collapsible Deposits:	Very low
Running Sands:	Negligible

Contaminated Land & Landfills

- 2.2.8 There are no active or historic landfills a within 500 m of the site. There is one area of potentially infilled land within 250 m of the site. This is described as an 'Unspecified Pit' located some 236 m south-west of the site.
- 2.2.9 There are three recorded pollution incidents within 250 m of the site. The nearest is some 63 m south-west of the site and is described as 'Inert Pollutant' with no impact (Category 4) to water, land and air.
- 2.2.10 There are three records of Part A (2) and Part B Enforcements within 500 m of the site. The nearest is a historical permit on site, with no enforcements, relating to the 'Unloading of Petrol into storage at service stations'.
- 2.2.11 There are 47 records of currently potentially contaminated land uses within 250 m of the site. The nearest is located some 23 m north-west of the site and is related to a 'Vehicle Repair, Testing and Servicing' process.
- 2.2.12 There are multiple historical tanks within 250 m of the site. The nearest was located in the Gas Works some 2 m south-west of the site. The EnviroInsight report identifies a hazardous substance consent and enforcement within 500 m of the site. Both consents are related to the Hornsey Depot & Holder Station (Gas Works); licenced to store natural gas. This permit is no longer active as the Gas Works have since been decommissioned. There is one account of COMAH and NIHHS sites within 250 m of the site. This is associated with the British Gas Hornsey Holder Station some 10 m south-west of the site.

Radon

- 2.2.13 The site is not located in a radon affected area therefore radon protection measures are not required.

2.3 Preliminary Conceptual Site Model

- 2.3.1 This section identifies the potential contaminants of concern, sources, pathways and receptors that may be associated with the site based on its known history and the current condition and with respect to the redevelopment of the site for commercial use. The preliminary conceptual model is summarised in the following table extract from the CGL Desk Study.

- 2.3.2 The Preliminary Conceptual Site Model is summarised below:

<i>Source/Medium</i>	<i>Receptor</i>	<i>Potential Exposure Route</i>	<i>Risk Rating</i>
Onsite			
Organic/inorganic contaminants (e.g. heavy metals, inorganic and organic compounds, asbestos) in Made Ground () associated with current (site building and fly tipped material) and historical site uses	Future site occupiers	Direct ingestion of soil & dust, inhalation of particulates & vapours and dermal contact	Low to medium
	Construction workers	Direct ingestion of soil & dust, inhalation of particulates & vapours and dermal contact	Low to medium
	Vegetation and plants	Root uptake	Low to medium
	Buildings & structures	Direct contact and migration & accumulation within building spaces	Low to medium
	Groundwater	Lateral migration of contaminants Vertical migration of contaminants	Low
	Surface water	Migration to surface water	Low to Medium
	Off-site users	Ingestion of soil & dust, inhalation of particulates & vapours, and dermal contact.	Low
Explosive / asphyxiating gases from Made Ground, if present	Internal building spaces & future occupiers	Migration of gases through the surface and via permeable soils	Low to medium
	Construction workers	Exposure to ground gases during ground works	Low to medium
Offsite			
Organic/inorganic contaminants (e.g. asbestos, heavy metals, inorganic and organic compounds) associated within the historical site uses (including gas works/ gas holding station, electrical substation, depot, screw manufacture and plastic moulding factory)	On-site users	Inhalation of particulates & vapours	Low
	Buildings & structures	Migration & accumulation within building spaces	Low
	Surface water	Migration to surface water	Medium
	Groundwater	Lateral migration of contaminants Vertical migration of contaminants	Low to medium

Table 1: Preliminary Conceptual Site Model (taken from CGL Desk Study)

2.4 BEK Comments

- 2.4.1 BEK considers the CGL Desk Study to be concise and well written and generally the assessment conforms with current guidance on the assessment of potential risks associated with contamination. The assessment of risks from ground gas should follow the standard presented in 'Code of Practice for the Design of Protective Measures for Methane and Carbon Dioxide Ground Gases for New Buildings' (BS8485:2015+A1:2019).

3. SITE INVESTIGATION

3.1 General

- 3.1.1 This section provides a summary of the site investigation works undertaken by BEK during June 2022.
- 3.1.2 The site investigation has been designed to provide indicative information for the ground conditions across the site and to provide a quantitative assessment of potential risks associated with contamination and ground gas.
- 3.1.3 All exploration locations were set out by the site engineer and the exploratory locations are illustrated on BEK Drawing No 22083-3 presented in Appendix E.

3.2 Window Sample Boreholes

- 3.2.1 Five window sample boreholes were drilled using a window sample borehole rig to a maximum depth of 4.45 m. Borehole locations were set out by the site engineer in order to establish representative conditions at the site. In-situ testing (SPTs) were carried out in each of the boreholes.
- 3.2.2 Representative samples were recovered for chemical and geotechnical testing in accordance with the requirements set out in the Desk Study.
- 3.2.3 Gas and groundwater monitoring probes were installed in 3 window sample boreholes (Borehole WS1, WS2 and WS3).
- 3.2.4 The ground conditions were recorded by an engineer from BEK and copies of the Borehole records are presented in Appendix A.

3.3 Laboratory Testing

Soil Chemical Testing

- 3.3.1 Chemical laboratory testing was undertaken by the UKAS accredited laboratory of Envirolab. All testing was undertaken to MCERTS standard (where available). The following samples were submitted for chemical analysis:
- Six samples were tested for the standard BEK soil suite which includes: Arsenic (Total), Cadmium (Total), Copper (Total), Lead (Total), Nickel (Total), Zinc (Total), Chromium (Total), Selenium (Total), Mercury (Total), Boron (Soluble), Hexavalent Chromium, Cyanide (Total), pH, 16 EPA Poly-Aromatic Hydrocarbons (PAH), Speciated Total Petroleum Hydrocarbons (TPH-CWG), Total Phenols, Sulphate (acid soluble), Sulphate 2:1 extract and Soil Organic Matter.¹

- Two samples were tested for Volatile Organic Compounds (VOC) and Semi-Volatile Organic Compounds (SVOC).
- Three samples were tested for Total Sulphur and Acid Soluble SO₄
- Two samples were tested for pH in 2:5:1 water/soil extract and SO₄ in 2:1 water soil/extract
- Six samples were subjected to Asbestos ID testing.

3.3.2 Copies of the chemical test results are presented in Appendix B.

Geotechnical Testing

3.3.3 Following a review of ground conditions, three natural clay bulk samples were submitted to the UKAS accredited laboratory of Murray Rix and were tested for Plasticity Index and Moisture Content.

3.3.4 Copies of the geotechnical test results are presented in Appendix C.

3.4 Ground Conditions

3.4.1 Made ground was identified at the surface of each exploratory location to a maximum depth of 0.8 m:

Paved hardstanding was encountered at the surface of each location to depths ranging between 0.1 m and 0.2 m.

The made ground encountered beneath the hardstanding in all locations at the site is described as: 'Light brown/orange/yellow coarse sand with occasional fine to coarse gravels'.

3.4.2 The superficial Boulder Clay beneath the made ground was encountered in all locations to depths in excess of 4.45 m. The clay was generally described as 'stiff brown slightly sandy clay (possibly re-worked in the upper 1 m)'. With 'very stiff grey/brown slightly laminated clay' proven at depth.

3.4.3 The bedrock was not encountered during the site investigation.

3.4.4 Groundwater was encountered within Borehole WS5 at 2 m, described as a 'slight water ingress'. All other boreholes remained dry.

3.4.5 There was no visual/olfactory evidence for the presence of contamination.

3.5 Environmental Monitoring

3.5.1 Gas and groundwater monitoring is ongoing and the results will be assessed within an addendum report that will be completed when the gas monitoring programme has been completed.

3.5.2 Groundwater levels have been monitored in the boreholes and the results to date are summarised in the Table 2:

Borehole Location	Recorded Water Level (m bgl)
WS1	Dry
WS2	Dry
WS4	1.26

Table 2: Summary of Water Levels in Boreholes (to date)

3.5.3 It can be seen from the above table that groundwater was present in one location at the site.

3.5.4 Based on the available information, the water encountered in the boreholes is considered to represent perched water within the boulder clay.

3.5.5 Note that seasonal variations in water levels cannot be accounted for over the short monitoring period. Laterally continuous perched water is not considered to be present.

3.5.6 The boreholes have been monitored for ground gas on one occasion to date and a summary of the gas monitoring results (steady flows) are presented in Table 3.

Location	Concentrations (% v/v)			Maximum Flow Rate (l/hr)
	Carbon Dioxide	Methane	Oxygen	
WS1	0.1 - 0.6	0	20.3 - 20.5	0
WS2	0.1 - 0.2	0	19.5 - 20.3	0
WS4	0.1 - 0.3	0	20.1 - 20.6	0

Table 3: Summary of Gas Monitoring Data

3.5.7 It can be seen from the above table that there are no steady state flow rates recorded, therefore the calculated gas screening values for the site are currently considered negligible and the site would be classed as low risk.

3.5.8 It should be noted that the gas monitoring program is incomplete, a full Gas Risk Assessment will be prepared as a separate report.

4. QUANTITATIVE RISK ASSESSMENT

4.1 Potentially Significant Pollutant Linkages

4.1.1 Potentially significant pollutant linkages identified within the CGL preliminary conceptual site model include:

- (i) Human Health - risks associated with contamination in the made ground and/or natural strata: via direct contact, ingestion of contaminated soils or via inhalation (asbestos and/or vapours)
- (ii) Human Health - risks associated with indoor inhalation of ground gas
- (iii) Controlled Waters - risks associated with contamination in the made ground and/or natural strata affecting the quality of perched water. Risks are associated with dissolution of contamination into perched water and vertical migration to water receptors including the bedrock Aquifer and surface waters.
- (iv) Property (including services, concrete and flora) - risks associated with contamination affecting concrete and service pipes as well as vegetation.
- (v) Property - risks associated with potentially explosive ground gas entering buildings.

4.2 Risk Assessment: Human Health Risks from Exposure to Contaminated Soil

4.2.1 The risks to human health have been assessed by inspection of shallow soils for the presence of elevated contaminants based on the expected contaminant findings detailed in the conceptual model and completion of a quantitative risk assessment.

4.2.2 The soil contamination concentrations have initially been compared to a range of generic assessment criteria. These include the use of the Land Quality Management and Chartered Institute of Environmental Health assessment criteria (S4ULs), Category 4 Screening Levels (C4SLs) and the Contaminated Land: Applications in Real Environments assessment criteria (CL:AIRE).

4.2.3 These assessment criteria have been derived using the CLEA model and fully justified input parameters to be protective of risks to human health considering a commercial end use. The initial assessment assumes a soil organic matter (SOM) of 1%, based on the SOM of the samples tested.

4.2.4 The following table summarises the chemical test results for the samples tested and lists the relevant assessment criteria and the samples with a concentration in excess of the assessment criteria. Note that only determinands with a concentration above the laboratory limit of detection are presented in the table below:

Determinand	Range of Concentrations (mg/kg)	Assessment Criteria (mg/kg)	Samples Fail
Arsenic	7 - 22	640 ¹	---
Cadmium	<1 - 1.1	190 ¹	---
Copper	6 - 28	68000 ¹	---
Lead	6 - 101	6000 ²	---
Mercury	<0.17 - 0.47	1100 ¹	---
Nickel	14 - 35	980 ¹	---
Zinc	32 - 112	730000 ¹	---
Aliphatic Hydrocarbons C21-C35	1 - 6	1600000 ¹	---
Aromatic Hydrocarbons C21-C35	1 - 3	28000 ¹	---
Asbestos ID	1 out of 6 samples tested		WS3 (0.3 m)

Table 4: Summary of Contamination Assessment

Notes from Table

1 CIEH/LQM Derived Assessment Criteria (S4ULs based on 1% SOM)

4.2.5 It can be seen from the above table that there are no elevated contaminants of concern above the commercial assessment criteria within any of the sampled tested.

4.2.6 Notwithstanding, one sample tested proved positive for the presence of asbestos.

Further Assessment - Asbestos

4.2.7 One out of six of the made ground samples proved positive with respect to the presence of asbestos. The positive result was found within a sample of the made ground in the location of Borehole WS3.

4.2.8 To further assess potential risks associated with asbestos BEK instructed the laboratory to carry out the asbestos quantification testing on the soil sample which proved positive with respect to the presence of asbestos. Additional testing confirmed that the asbestos concentration within the sample was 0.031 % for 'Chrysotile - Loose Insulation'.

4.2.9 Based on all data relating to the presence of asbestos at the site (from visual observations carried out on site and the laboratory testing carried out), BEK considers that asbestos insulation was present in one sample recovered from Borehole WS3.

4.2.10 No further observations of asbestos insulation were encountered at the site, suggesting that the insulation may be localised to the location of Borehole WS3.

4.2.11 To further assess the potential issues with the asbestos present at the site, site specific information (ie type, concentration and end use) were input into the 'Joint Industry and Working Group' (JIWG) risk scoring algorithm for work categories. Where parameters were unknown, the most conservative data was input into the algorithm.

- 4.2.12 Based on the testing carried out, work with the 'Chrysotile - Loose Insulation' should be regarded as licensed works. It may be possible to downgraded the licence status of the works if the works can be proven to be of a short duration (i.e <2 hours in a 7 day period for all persons involved (e.g Short Duration Work).
- 4.2.13 The risks to end users are not considered present as the site will be covered within hardstanding which breaks any pathway between asbestos contamination and the end user. However, if landscaped areas are to be present, this assessment should be subjected to revision.
- 4.3 Risk Assessment: Human Health Risks from Exposure to Hazardous Gases**
- 4.3.1 Based on the ground conditions encountered at the site and the data made available from previous site investigations carried out at the site, the potential risks from ground gas are considered to be low to medium.
- 4.3.2 A separate Ground Gas Risk Assessment will be prepared upon completion of the current gas monitoring programme.
- 4.4 Risk Assessment: Controlled Waters**
- 4.4.1 Potential risks to the quality of surface water and groundwater have been identified in the ground conceptual model.
- 4.4.2 Risks are associated with contamination in the made ground and/or natural strata affecting the quality of perched water and surface waters in the vicinity of the site. Risks are also associated with dissolution of contamination into perched water/leachate and migration to water receptors including the bedrock Aquifer.
- 4.4.3 The results of the chemical testing of soils (solid testing) showed that no elevated contaminants of concern were encountered when assessment was carried out against commercial assessment criteria.
- 4.4.4 Localised perched water was encountered within one of the five exploratory locations at 2 m. This is considered to represent permeable horizons within the boulder clay given that laterally continuous groundwater was not encountered during the site investigation works.
- 4.4.5 The site investigation noted laterally continuous impermeable Boulder Clay across the site depths extending to in excess of 4.45 m. The Boulder Clay is relatively impermeable and this will significantly inhibit vertical migration of contamination to the underlying bedrock aquifer.

4.4.6 The contamination assessment for human health did not identify any chemical contaminants of concern and there was no visual/olfactory evidence for the presence of contamination. Given this information and the limited amount of made ground (maximum depth 0.8 m), limited perched water and the fact that the final development will effectively cap the majority of the site with hardstanding (buildings/roads), risks to perched and surface water features are considered to be negligible and not considered further.

4.4.7 Based on the available information at this stage, the risks to controlled waters are considered to be very low to negligible and is not considered further.

4.5 Risk Assessment: Buildings

4.5.1 Risks to buildings include the assessment of the aggressive nature of the shallow ground with respect to concrete, the risks to the degradation of water pipes and flora due to contamination.

Risk to Concrete

4.5.2 To assess the potential risks to concrete, BEK has compared the site investigation data to assessment criteria presented in the BRE Special Digest 1: Concrete in Aggressive Ground.

4.5.3 With consideration to the characteristic pH and sulphate values from the soil chemical test results, the concrete classification suitable for the site is DS-2 AC-2.

Risks to Services

4.5.4 Potable water supply pipes can be at risk from degradation if the shallow ground consists of specific organic contamination. Guidance published by UKWIR includes a methodology for the site investigation and risk assessment to determine pipe specification.

4.5.5 For brownfield sites, site investigation may be required along the intended route of the water pipeline and samples recovered from specific depths and tested for specific contaminants of concern.

4.5.6 A UKWIR Risk Assessment has been prepared by BEK for the site which recommends standard PE water pipes are suitable for the site. A copy of the completed UK WIR Risk Assessment is presented in Appendix D.

4.6 Risk Assessment: Conclusions

- 4.6.1 Made ground described as 'light brown/orange/yellow coarse sand with occasional fine to coarse gravels' was identified at the surface of each exploratory location. The superficial boulder clay was proven in each location to depths in excess of 4.45 m.
- 4.6.2 The samples recovered from site investigation have been tested for a wide range of contaminants in accordance with the recommendations outlined within the GCL Desk Study and based on the observations made during the site investigation. The chemical test results have been compared to relevant generic assessment criteria to identify potential contaminants of concern.
- 4.6.3 Based on the contamination assessment herein and with respect to the redevelopment of the site for commercial use (with no landscaped areas), the only contaminant of concern identified at the site is considered to be asbestos insulation (0.031 %).
- 4.6.4 The gas monitoring program is ongoing and a full Gas Risk Assessment will be prepared as a separate report.
- 4.6.5 Risks to controlled water are considered to be very low to negligible.
- 4.6.6 Risks to concrete are considered to be low and concrete classification of DS-2 AC-2 is likely to be suitable.
- 4.6.7 Potential risks to the service pipes are considered to be low, but advice should be sought from the water supply provider if new water pipes are to be installed.

5. RECOMMENDATIONS

- 5.1 This report provides an assessment of the ground conditions based on the assessment of available site investigation information and quantifies the potential risks associated with contamination.

Contamination Assessment

- 5.2 Based on the results of the contamination risk assessment undertaken at the land located at the Mayes Road, Wood Green site and with consideration to the environmental setting and the proposed redevelopment of the site for commercial use, risks to human health have been identified with respect to the inhalation of asbestos fibres.
- 5.3 Initial liaison with the client confirms that there will be no landscaped areas at the site. However, if landscaped areas are to be present, this assessment should be subjected to revision.
- 5.4 Based on the available site investigation information and the contamination assessment herein, BEK recommends the following:
- (i) To mitigate the potential risks to human health associated with potential presence of asbestos in the made ground all groundworks should be carried out in accordance with an Asbestos Management Plan (AMP). The groundworkers risk assessment and method statements should reflect the information presented herein and the AMP.
 - (ii) A detailed remediation strategy should be prepared to remove the risks from asbestos to future site users.
 - (iii) All ground workers adopts suitable PPE when working on the site and consider the requirements of site specific risk assessments and working method statements.
 - (iv) All groundworkers should remain vigilant during ground excavations for the presence (or suspected presence) of contamination. Should suspected contamination be identified then work should cease and specialist advice sought.
 - (v) Any material removed from the site should be disposed of in accordance with appropriate in accordance with appropriate legislation and regulations, including the Duty of Care Regulations.
 - (vi) A UKWIR Risk Assessment has been prepared by BEK for the site which recommends standard PE water pipes are suitable for the site.

- 5.5 A Ground Gas Risk Assessment will be prepared on completion of the gas monitoring programme. The recommendations of that report (if any) should be included within the Remediation Method Statement.

Waste Soil Management

- 5.6 Careful management of soils during the excavation works will ensure optimum utilisation of soil resources.
- 5.7 Excavated soils which require off-site disposal are anticipated to be classified in accordance with the following document: Guidance on the Disposal of “Contaminated Soils” Version 3 (April 2001); produced by the Environment Agency.
- 5.8 On the basis it is considered likely that soils from the majority of the site would classify as non-hazardous or inert for disposal, however this is subject to confirmation of the potential landfill use.
- 5.9 In all cases where excess soils require off-site disposal, the materials need to be managed under the appropriate legislation and consideration given to any remedial techniques that could be used to improve the soil.
- 5.10 If waste soils are to be re-used on site then a suitable permit exemption should be put in place (if appropriate) or a Material Management Plan should be prepared as part of compliance with the CL:AIRE Definition of Waste:Code of Practice.

APPENDIX A

Exploratory Logs



GEO-ENVIRONMENTAL CONSULTANTS

GEO-ENVIRONMENTAL CONSULTING ENGINEERS

PROJECT NUMBER 22083	DATE 21st June 2022
PROJECT NAME Mayes Road, Wood Green	DRILLING METHOD Window Sample Borehole
CLIENT Austringer Capital Limited	BOREHOLE NO WS1
	SHEET 1/5

COMPLETION	CASING uPVC	SCREEN uPVC Factory Slotted
COMMENTS Borehole Dry.		

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Well Instal.	Graphic Log	Material Description	Additional Observations	Elevation (m)
	0.15	D=0.15 m					Concrete Block Paving		
0.5	0.4	D=0.4 m					Light brown/orange coarse sand with occasional fine to coarse gravel of flint and rare coarse gravel of brick		0.5
1	1.0	D=1.0 m					Stiff brown slightly sandy clay with occasional fine to coarse gravel and rare cobbles of granite (possibly re-worked in upper 1 m)		1
1.5	1 - 1.45	SPT (C) N=12	2,3/3,3,3,3						1.5
2	2 - 2.45	SPT (C) N=18	3,3/4,4,5,5						2
2.5									2.5
3	3 - 3.45	SPT (C) N=23	4,5/5,6,6,6						3
3.5	3.5	D=3.5 m					Very stiff grey/brown slightly laminated clay		3.5
4	4 - 4.45	SPT (C) N=27	5,6/6,7,7,7						4
4.5							Termination Depth at: 4.45 m		4.5
5									5
5.5									5.5
6									6
6.5									6.5



GEO-ENVIRONMENTAL CONSULTANTS

GEO-ENVIRONMENTAL CONSULTING ENGINEERS

PROJECT NUMBER 22083	DATE 21st June 2022
PROJECT NAME Mayes Road, Wood Green	DRILLING METHOD Window Sample Borehole
CLIENT Austringer Capital Limited	BOREHOLE NO WS2
	SHEET 2/5

COMPLETION	CASING uPVC	SCREEN uPVC Factory Slotted
COMMENTS Borehole Dry.		

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Well Instal.	Graphic Log	Material Description	Additional Observations	Elevation (m)
0.5	0.2	D=0.2 m					Concrete Block Paving		0.5
							Light brown/yellow coarse sand with occasional fine to coarse subrounded gravel of mudstone		
1	1.0	D=1.0 m					Stiff brown/grey sandy clay (possibly re-worked)		1
	1 - 1.45	SPT (C) N=12	2,2/3,3,3,3				Stiff light brown clay with occasional subrounded gravel		
	1.15	D=1.15 m							
	1.2 - 1.5	B=1.2 - 1.5 m							
1.5									1.5
2	2 - 2.45	SPT (C) N=18	3,4/4,4,5,5						2
2.5									2.5
3	3 - 3.45	SPT (C) N=21	4,5/5,5,5,6						3
3.5									3.5
4	4.0	D=4.0 m					Very stiff grey/brown slightly laminated clay		4
	4 - 4.45	SPT (C) N=24	5,5/6,6,6,6						
4.5							Termination Depth at: 4.45 m		4.5
5									5
5.5									5.5
6									6
6.5									6.5



GEO-ENVIRONMENTAL CONSULTANTS

GEO-ENVIRONMENTAL CONSULTING ENGINEERS

PROJECT NUMBER 22083	DATE 22nd June 2022
PROJECT NAME Mayes Road, Wood Green	DRILLING METHOD Window Sample Borehole
CLIENT Austringer Capital Limited	BOREHOLE NO WS3
	SHEET 3/5

COMPLETION	CASING uPVC	SCREEN uPVC Factory Slotted
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COMMENTS

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Graphic Log	Material Description	Additional Observations	Elevation (m)
	0.3	D=0.3 m				Concrete Block Paving		
0.5						Light brown coarse sand with subrounded and subangular gravel of flint and rare brick		0.5
1	1.0	D=1.0 m				Stiff brown/yellow clay with rounded gravel of flint and rare brick		1
	1 - 1.45	SPT (C) N=12	2,2/3,3,3,3					
1.5	1.5 - 2.0	B=1.5 - 2.0 m				Stiff brown clay with occasional fine to medium gravels		1.5
2	2 - 2.45	SPT (C) N=12	3,3/4,4,4,4					2
2.5								2.5
3	3 - 3.45	SPT (C) N=22	4,4/5,5,6,6					3
3.5								3.5
4	4.0	D=4.0 m				Very stiff grey/brown slightly laminated clay		4
	4 - 4.45	SPT (C) N=26	5,6/6,6,7,7					
4.5						Termination Depth at: 4.45 m		4.5
5								5
5.5								5.5
6								6
6.5								6.5



GEO-ENVIRONMENTAL CONSULTANTS

GEO-ENVIRONMENTAL CONSULTING ENGINEERS

PROJECT NUMBER 22083	DATE 21st June 2022
PROJECT NAME Mayes Road, Wood Green	DRILLING METHOD Window Sample Borehole
CLIENT Austringer Capital Limited	BOREHOLE NO WS4
	SHEET 4/5

COMPLETION	CASING uPVC	SCREEN uPVC Factory Slotted
COMMENTS Borehole Dry.		

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Well Instal.	Graphic Log	Material Description	Additional Observations	Elevation (m)
0.5	0.2	D=0.2 m					Concrete Block Paving		0.5
							Light brown coarse sand with occasional gravel of flint		
1	0.8	D=0.8 m					Stiff brown laminated slightly sandy clay (possibly re-worked)		1
1.5	1 - 1.45 1.3	SPT (C) N=14 D=1.3 m	3,3/3,3,4,4				Stiff brown clay with frequent fine to coarse gravel of flint with occasional coal fragments (possibly re-worked)		1.5
2	1.5 - 2.0	B=1.5-2.0 m					Very stiff brown clay with occasional fine to coarse gravel		2
2.5	2 - 2.45	SPT (C) N=16	3,4/4,4,4,4						2.5
3	3 - 3.45	SPT (C) N=21	4,4/5,5,5,6						3
3.5	3.5	D=3.5 m					Very stiff grey/brown slightly laminated clay		3.5
4	4 - 4.45	SPT (C) N=28	5,6/6,7,7,8						4
4.5							Termination Depth at: 4.45 m		4.5
5									5
5.5									5.5
6									6
6.5									6.5



GEO-ENVIRONMENTAL CONSULTANTS

GEO-ENVIRONMENTAL CONSULTING ENGINEERS

PROJECT NUMBER 22083	DATE 22nd June 2022
PROJECT NAME Mayes Road, Wood Green	DRILLING METHOD Window Sample Borehole
CLIENT Austringer Capital Limited	BOREHOLE NO WS5
	SHEET 5/5

COMPLETION	CASING uPVC	SCREEN uPVC Factory Slotted
COMMENTS Slight Water Ingress at 2.0 m		

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Graphic Log	Material Description	Additional Observations	Elevation (m)
	0.2	D=0.2 m				Concrete Block Paving		
0.5						Light brown coarse sand with occasional fine to coarse gravel of flint		0.5
1	1.0	D=1.0 m				Stiff brown clay with occasional fine to coarse rounded gravel		1
	1 - 1.45	SPT (C) N=11	2,2/2,3,3,3					
1.5	D=1.5 m	D=1.5 m				Very stiff light brown slightly laminated clay		1.5
2								2
	2 - 2.45	SPT (C) N=15	3,3/3,4,4,4					
2.5								2.5
3						Very stiff grey/brown slightly laminated clay		3
	3 - 3.45	SPT (C) N=18	3,4/4,4,5,5					
3.5								3.5
4	4.0	D=4.0 m						4
	4 - 4.45	SPT (C) N=23	4,5/5,6,6,6					
4.5						Termination Depth at: 4.45 m		4.5
5								5
5.5								5.5
6								6
6.5								6.5

APPENDIX B

Chemical Test Results

FINAL ANALYTICAL TEST REPORT

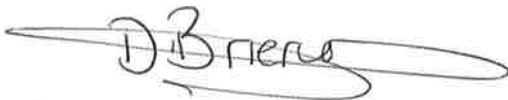
Envirolab Job Number: 22/06312
Issue Number: 1

Date: 06 July, 2022

Client: BEK Enviro Ltd
Suite One
No 3 Mitton Road Business Park
Mitton Road
Whalley
Lancashire
BB7 9YE

Project Manager: Mick Buckley
Project Name: Mayes Road, Wood Green
Project Ref: Not specified
Order No: 7511-22083-J
Date Samples Received: 27/06/22
Date Instructions Received: 28/06/22
Date Analysis Completed: 06/07/22

Approved by:



Danielle Brierley
Deputy Client Services Supervisor

Envirolab Job Number: 22/06312

Client Project Name: Mayes Road, Wood Green

Client Project Ref: Not specified

Lab Sample ID	22/06312/1	22/06312/2	22/06312/3	22/06312/4	22/06312/5	22/06312/6	22/06312/7	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS1	WS2	WS3	WS4	WS4	WS5	WS1			
Depth to Top	0.40	0.20	0.30	0.20	0.80	0.20	3.50			
Depth To Bottom										
Date Sampled	21-Jun-22	21-Jun-22	22-Jun-22	21-Jun-22	21-Jun-22	22-Jun-22	21-Jun-22			
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil			
Sample Matrix Code	4AB	4AB	4AB	4A	6AE	4AB	3A			
% Stones >10mm _A	36.5	37.9	<0.1	<0.1	<0.1	12.4	<0.1	% w/w	0.1	A-T-044
pH _D ^{M#}	8.25	7.73	8.68	7.68	7.46	7.96	8.44	pH	0.01	A-T-031s
Sulphate (water sol 2:1) _D ^{M#}	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	0.60	g/l	0.01	A-T-026s
Sulphate (acid soluble) _D ^{M#}	<200	<200	<200	<200	400	<200	3100	mg/kg	200	A-T-028s
Sulphur (total) _D	-	-	-	<50	-	-	1010	mg/kg	50	A-T-024s
Cyanide (total) _A ^{M#}	<1	<1	<1	<1	<1	<1	-	mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC _A	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	-	mg/kg	0.2	A-T-050s
Organic Matter _D ^{M#}	0.2	0.1	0.2	0.3	2.8	0.2	-	% w/w	0.1	A-T-032 OM
Arsenic _D ^{M#}	15	7	17	22	8	20	-	mg/kg	1	A-T-024s
Boron (water soluble) _D	<1.0	<1.0	<1.0	<1.0	1.1	<1.0	-	mg/kg	1	A-T-027s
Cadmium _D ^{M#}	1.0	0.7	1.3	1.6	1.3	1.5	-	mg/kg	0.5	A-T-024s
Copper _D ^{M#}	8	6	16	16	28	17	-	mg/kg	1	A-T-024s
Chromium _D ^{M#}	15	14	26	29	40	23	-	mg/kg	1	A-T-024s
Chromium (hexavalent) _D	<1	<1	<1	<1	<1	<1	-	mg/kg	1	A-T-040s
Lead _D ^{M#}	10	6	29	14	101	11	-	mg/kg	1	A-T-024s
Mercury _D	<0.17	<0.17	<0.17	<0.17	0.47	<0.17	-	mg/kg	0.17	A-T-024s
Nickel _D ^{M#}	20	14	27	35	20	31	-	mg/kg	1	A-T-024s
Selenium _D ^{M#}	<1	<1	<1	<1	<1	<1	-	mg/kg	1	A-T-024s
Zinc _D ^{M#}	65	32	99	110	59	112	-	mg/kg	5	A-T-024s

Envirolab Job Number: 22/06312

Client Project Name: Mayes Road, Wood Green

Client Project Ref: Not specified

Lab Sample ID	22/06312/1	22/06312/2	22/06312/3	22/06312/4	22/06312/5	22/06312/6	22/06312/7	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS1	WS2	WS3	WS4	WS4	WS5	WS1			
Depth to Top	0.40	0.20	0.30	0.20	0.80	0.20	3.50			
Depth To Bottom										
Date Sampled	21-Jun-22	21-Jun-22	22-Jun-22	21-Jun-22	21-Jun-22	22-Jun-22	21-Jun-22			
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil			
Sample Matrix Code	4AB	4AB	4AB	4A	6AE	4AB	3A			
Asbestos in Soil (inc. matrix)^ @										
Asbestos in soil _D #	NAD	NAD	Chrysotile	NAD	NAD	NAD	-			A-T-045
Asbestos Matrix (visual) _D	-	-	-	-	-	-	-			A-T-045
Asbestos Matrix (microscope) _D	-	-	Loose Insulation	-	-	-	-			A-T-045
Asbestos ACM - Suitable for Water Absorption Test? _D	N/A	N/A	N/A	N/A	N/A	N/A	-			A-T-045
Asbestos in Soil Quantification % @ (Hand Picking&Weighing)										
Asbestos in soil % composition (hand picking and weighing) _D	-	-	0.031	-	-	-	-	% w/w	0.001	A-T-054

Envirolab Job Number: 22/06312

Client Project Name: Mayes Road, Wood Green

Client Project Ref: Not specified

Lab Sample ID	22/06312/1	22/06312/2	22/06312/3	22/06312/4	22/06312/5	22/06312/6	22/06312/7	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS1	WS2	WS3	WS4	WS4	WS5	WS1			
Depth to Top	0.40	0.20	0.30	0.20	0.80	0.20	3.50			
Depth To Bottom										
Date Sampled	21-Jun-22	21-Jun-22	22-Jun-22	21-Jun-22	21-Jun-22	22-Jun-22	21-Jun-22			
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil			
Sample Matrix Code	4AB	4AB	4AB	4A	6AE	4AB	3A			
PAH-16MS										
Acenaphthene _A ^{M#}	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-019s
Acenaphthylene _A ^{M#}	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-019s
Anthracene _A ^{M#}	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	-	mg/kg	0.02	A-T-019s
Benzo(a)anthracene _A ^{M#}	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	-	mg/kg	0.04	A-T-019s
Benzo(a)pyrene _A ^{M#}	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	-	mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	mg/kg	0.05	A-T-019s
Benzo(ghi)perylene _A ^{M#}	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	<0.07	<0.07	<0.07	<0.07	<0.07	<0.07	-	mg/kg	0.07	A-T-019s
Chrysene _A ^{M#}	<0.06	<0.06	<0.06	<0.06	<0.06	<0.06	-	mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene _A ^{M#}	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	-	mg/kg	0.04	A-T-019s
Fluoranthene _A ^{M#}	<0.08	<0.08	<0.08	<0.08	<0.08	<0.08	-	mg/kg	0.08	A-T-019s
Fluorene _A ^{M#}	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	-	mg/kg	0.03	A-T-019s
Naphthalene _A ^{M#}	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	-	mg/kg	0.03	A-T-019s
Phenanthrene _A ^{M#}	<0.03	<0.03	<0.03	<0.03	0.04	<0.03	-	mg/kg	0.03	A-T-019s
Pyrene _A ^{M#}	<0.07	<0.07	<0.07	<0.07	<0.07	<0.07	-	mg/kg	0.07	A-T-019s
Total PAH-16MS _A ^{M#}	<0.08	<0.08	<0.08	<0.08	<0.08	<0.08	-	mg/kg	0.01	A-T-019s

Envirolab Job Number: 22/06312

Client Project Name: Mayes Road, Wood Green

Client Project Ref: Not specified

Lab Sample ID	22/06312/1	22/06312/2	22/06312/3	22/06312/4	22/06312/5	22/06312/6	22/06312/7	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS1	WS2	WS3	WS4	WS4	WS5	WS1			
Depth to Top	0.40	0.20	0.30	0.20	0.80	0.20	3.50			
Depth To Bottom										
Date Sampled	21-Jun-22	21-Jun-22	22-Jun-22	21-Jun-22	21-Jun-22	22-Jun-22	21-Jun-22			
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil			
Sample Matrix Code	4AB	4AB	4AB	4A	6AE	4AB	3A			
SVOC excluding PAH-16										
4-Bromophenyl phenyl ether _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
Hexachlorobenzene _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
Diethyl phthalate _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
Dimethyl phthalate _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
Dibenzofuran _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
Carbazole _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
Butylbenzyl phthalate _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
Bis(2-ethylhexyl)phthalate _A	-	-	-	-	<500	<500	-	µg/kg	500	A-T-052s
Bis(2-chloroethoxy)methane _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
Bis(2-chloroethyl)ether _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
4-Nitrophenol _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
3+4-Methylphenol _A	-	-	-	-	<100	476	-	µg/kg	100	A-T-052s
4-Chloro-3-methylphenol _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
2-Nitrophenol _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
2-Methylphenol _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
1,2,4-Trichlorobenzene _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
2-Chlorophenol _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
2,6-Dinitrotoluene _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
2,4-Dinitrotoluene _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
2,4-Dimethylphenol _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
2,4-Dichlorophenol _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
2,4,6-Trichlorophenol _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
2,4,5-Trichlorophenol _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
1,4-Dichlorobenzene _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
1,3-Dichlorobenzene _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
1,2-Dichlorobenzene _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
2-Chloronaphthalene _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
2-Methylnaphthalene _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
Bis(2-chloroisopropyl)ether _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
Phenol _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
Pentachlorophenol _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
n-Nitroso-n-dipropylamine _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s

Envirolab Job Number: 22/06312

Client Project Name: Mayes Road, Wood Green

Client Project Ref: Not specified

Lab Sample ID	22/06312/1	22/06312/2	22/06312/3	22/06312/4	22/06312/5	22/06312/6	22/06312/7	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS1	WS2	WS3	WS4	WS4	WS5	WS1			
Depth to Top	0.40	0.20	0.30	0.20	0.80	0.20	3.50			
Depth To Bottom										
Date Sampled	21-Jun-22	21-Jun-22	22-Jun-22	21-Jun-22	21-Jun-22	22-Jun-22	21-Jun-22			
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil			
Sample Matrix Code	4AB	4AB	4AB	4A	6AE	4AB	3A			
n-Dioctylphthalate _A	-	-	-	-	<500	<500	-	µg/kg	500	A-T-052s
n-Dibutylphthalate _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
Nitrobenzene _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
Isophorone _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
Hexachloroethane _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
Hexachlorocyclopentadiene _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
Hexachlorobutadiene _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s
Perylene _A	-	-	-	-	<100	<100	-	µg/kg	100	A-T-052s

Envirolab Job Number: 22/06312

Client Project Name: Mayes Road, Wood Green

Client Project Ref: Not specified

Lab Sample ID	22/06312/1	22/06312/2	22/06312/3	22/06312/4	22/06312/5	22/06312/6	22/06312/7	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS1	WS2	WS3	WS4	WS4	WS5	WS1			
Depth to Top	0.40	0.20	0.30	0.20	0.80	0.20	3.50			
Depth To Bottom										
Date Sampled	21-Jun-22	21-Jun-22	22-Jun-22	21-Jun-22	21-Jun-22	22-Jun-22	21-Jun-22			
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil			
Sample Matrix Code	4AB	4AB	4AB	4A	6AE	4AB	3A			
VOC										
Dichlorodifluoromethane _A	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
Chloromethane _A	-	-	-	-	<10	<10	-	µg/kg	10	A-T-006s
Vinyl Chloride (Chloroethene) _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
Bromomethane _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
Chloroethane _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
Trichlorofluoromethane _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
1,1-Dichloroethene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
Carbon Disulphide _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
Dichloromethane _A	-	-	-	-	<5	<5	-	µg/kg	5	A-T-006s
trans 1,2-Dichloroethene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
1,1-Dichloroethane _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
cis 1,2-Dichloroethene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
2,2-Dichloropropane _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
Bromochloromethane _A [#]	-	-	-	-	<5	<5	-	µg/kg	5	A-T-006s
Chloroform _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
1,1,1-Trichloroethane _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
1,1-Dichloropropene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
Carbon Tetrachloride _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
1,2-Dichloroethane _A [#]	-	-	-	-	<2	<2	-	µg/kg	2	A-T-006s
Benzene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
Trichloroethene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
1,2-Dichloropropane _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
Dibromomethane _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
Bromodichloromethane _A [#]	-	-	-	-	<10	<10	-	µg/kg	10	A-T-006s
cis 1,3-Dichloropropene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
Toluene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
trans 1,3-Dichloropropene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
1,1,2-Trichloroethane _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
1,3-Dichloropropane _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
Tetrachloroethene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
Dibromochloromethane _A [#]	-	-	-	-	<3	<3	-	µg/kg	3	A-T-006s
1,2-Dibromoethane _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s

Envirolab Job Number: 22/06312

Client Project Name: Mayes Road, Wood Green

Client Project Ref: Not specified

Lab Sample ID	22/06312/1	22/06312/2	22/06312/3	22/06312/4	22/06312/5	22/06312/6	22/06312/7	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS1	WS2	WS3	WS4	WS4	WS5	WS1			
Depth to Top	0.40	0.20	0.30	0.20	0.80	0.20	3.50			
Depth To Bottom										
Date Sampled	21-Jun-22	21-Jun-22	22-Jun-22	21-Jun-22	21-Jun-22	22-Jun-22	21-Jun-22			
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil			
Sample Matrix Code	4AB	4AB	4AB	4A	6AE	4AB	3A			
Chlorobenzene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
1,1,1,2-Tetrachloroethane _A	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
Ethylbenzene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
m & p Xylene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
o-Xylene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
Styrene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
Bromoform _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
Isopropylbenzene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
1,1,1,2,2-Tetrachloroethane _A	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
1,2,3-Trichloropropane _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
Bromobenzene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
n-Propylbenzene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
2-Chlorotoluene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
1,3,5-Trimethylbenzene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
4-Chlorotoluene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
tert-Butylbenzene _A [#]	-	-	-	-	<2	<2	-	µg/kg	2	A-T-006s
1,2,4-Trimethylbenzene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
sec-Butylbenzene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
4-Isopropyltoluene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
1,3-Dichlorobenzene _A	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
1,4-Dichlorobenzene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
n-Butylbenzene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
1,2-Dichlorobenzene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
1,2-Dibromo-3-chloropropane (DCBP) _A	-	-	-	-	<2	<2	-	µg/kg	2	A-T-006s
1,2,4-Trichlorobenzene _A	-	-	-	-	<3	<3	-	µg/kg	3	A-T-006s
Hexachlorobutadiene _A [#]	-	-	-	-	<1	<1	-	µg/kg	1	A-T-006s
1,2,3-Trichlorobenzene _A	-	-	-	-	<3	<3	-	µg/kg	3	A-T-006s

Envirolab Job Number: 22/06312

Client Project Name: Mayes Road, Wood Green

Client Project Ref: Not specified

Lab Sample ID	22/06312/1	22/06312/2	22/06312/3	22/06312/4	22/06312/5	22/06312/6	22/06312/7	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS1	WS2	WS3	WS4	WS4	WS5	WS1			
Depth to Top	0.40	0.20	0.30	0.20	0.80	0.20	3.50			
Depth To Bottom										
Date Sampled	21-Jun-22	21-Jun-22	22-Jun-22	21-Jun-22	21-Jun-22	22-Jun-22	21-Jun-22			
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil			
Sample Matrix Code	4AB	4AB	4AB	4A	6AE	4AB	3A			
TPH CWG with Clean Up										
Ali >C5-C6 _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-022s
Ali >C6-C8 _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-022s
Ali >C8-C10 _A	<1	<1	<1	<1	<1	<1	-	mg/kg	1	A-T-055s
Ali >C10-C12 _A ^{M#}	<1	<1	<1	<1	<1	<1	-	mg/kg	1	A-T-055s
Ali >C12-C16 _A ^{M#}	<1	<1	<1	<1	<1	<1	-	mg/kg	1	A-T-055s
Ali >C16-C21 _A ^{M#}	<1	<1	<1	<1	<1	<1	-	mg/kg	1	A-T-055s
Ali >C21-C35 _A ^{M#}	3	1	5	6	5	6	-	mg/kg	1	A-T-055s
Total Aliphatics _A	3	1	5	6	5	6	-	mg/kg	1	A-T-055s
Aro >C5-C7 _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-022s
Aro >C7-C8 _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-022s
Aro >C8-C10 _A	<1	<1	<1	<1	<1	<1	-	mg/kg	1	A-T-055s
Aro >C10-C12 _A	<1	<1	<1	<1	<1	<1	-	mg/kg	1	A-T-055s
Aro >C12-C16 _A	<1	<1	<1	<1	<1	<1	-	mg/kg	1	A-T-055s
Aro >C16-C21 _A ^{M#}	<1	<1	<1	<1	<1	<1	-	mg/kg	1	A-T-055s
Aro >C21-C35 _A ^{M#}	2	<1	<1	1	3	<1	-	mg/kg	1	A-T-055s
Total Aromatics _A	2	<1	<1	1	3	<1	-	mg/kg	1	A-T-055s
TPH (Ali & Aro >C5-C35) _A	5	1	5	7	8	7	-	mg/kg	1	A-T-055s
BTEX - Benzene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-022s
BTEX - Toluene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-022s
BTEX - Ethyl Benzene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-022s
BTEX - m & p Xylene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-022s
BTEX - o Xylene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-022s
MTBE _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-022s

Envirolab Job Number: 22/06312/8

Client Project Name: Mayes Road, Wood Green

Client Project Ref: Not specified

Lab Sample ID	22/06312/8							Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS5									
Depth to Top	4.00									
Depth To Bottom										
Date Sampled	22-Jun-22									
Sample Type	Soil									
Sample Matrix Code	6A									
% Stones >10mm _A	<0.1							% w/w	0.1	A-T-044
pH ₀ ^{M#}	8.25							pH	0.01	A-T-031s
Sulphate (water sol 2:1) ₀ ^{M#}	0.22							g/l	0.01	A-T-026s
Sulphate (acid soluble) ₀ ^{M#}	910							mg/kg	200	A-T-028s
Sulphur (total) ₀	407							mg/kg	50	A-T-024s

REPORT NOTES

General

This report shall not be reproduced, except in full, without written approval from Envirolab.

The results reported herein relate only to the material supplied to the laboratory.

The residue of any samples contained within this report, and any received with the same delivery, will be disposed of six weeks after initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of six months after the initial Asbestos testing is completed.

Analytical results reflect the quality of the sample at the time of analysis only.

Opinions and interpretations expressed are outside the scope of our accreditation.

If results are in italic font they are associated with an AQC failure, these are not accredited and are unreliable.

A deviating samples report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.

The Client Sample No, Client Sample ID, Depth to Top, Depth to Bottom and Date Sampled were all provided by the client.

Soil chemical analysis:

All results are reported as dry weight (<40°C).

For samples with Matrix Codes 1 - 6 natural stones, brick and concrete fragments >10mm and any extraneous material (visible glass, metal or twigs) are removed and excluded from the sample prior to analysis and reported results corrected to a whole sample basis. This is reported as '% stones >10mm'.

For samples with Matrix Code 7 the whole sample is dried and crushed prior to analysis and this supersedes any "A" subscripts

All analysis is performed on the sample as received for soil samples which are positive for asbestos or the client has informed asbestos may be present and/or if they are from outside the European Union and this supersedes any "D" subscripts.

TPH analysis of water by method A-T-007:

Free and visible oils are excluded from the sample used for analysis so that the reported result represents the dissolved phase only.

Electrical Conductivity of water by Method A-T-037:

Results greater than 12900µS/cm @ 25°C / 11550µS/cm @ 20°C fall outside the calibration range and as such are unaccredited.

Asbestos:

Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.

Stones etc. are not removed from the sample prior to analysis.

Quantification of asbestos is a 3 stage process including visual identification, hand picking and weighing and fibre counting by sedimentation/phase contrast optical microscopy if required. If asbestos is identified as being present but is not in a form that is suitable for analysis by hand picking and weighing (normally if the asbestos is present as free fibres) quantification by sedimentation is performed. Where ACMs are found a percentage asbestos is assigned to each with reference to 'HSG264, Asbestos: The survey guide' and the calculated asbestos content is expressed as a percentage of the dried soil sample aliquot used.

Predominant Matrix Codes:

1 = SAND, 2 = LOAM, 3 = CLAY, 4 = LOAM/SAND, 5 = SAND/CLAY, 6 = CLAY/LOAM, 7 = OTHER, 8 = Asbestos bulk ID sample, 9 = INCINERATOR ASH.

Samples with Matrix Code 7 & 8 are not predominantly a SAND/LOAM/CLAY mix and are not covered by our BSEN 17025 or MCERTS accreditations, with the exception of bulk asbestos which are BSEN 17025 accredited.

Secondary Matrix Codes:

A = contains stones, B = contains construction rubble, C = contains visible hydrocarbons, D = contains glass/metal,

E = contains roots/twigs.

Key:

IS indicates Insufficient Sample for analysis.

US indicates Unsuitable Sample for analysis.

NDP indicates No Determination Possible.

NAD indicates No Asbestos Detected.

N/A indicates Not Applicable.

Superscript # indicates method accredited to ISO 17025.

Superscript "M" indicates method accredited to MCERTS.

Subscript "A" indicates analysis performed on the sample as received.

Subscript "D" indicates analysis performed on the dried sample, crushed to pass a 2mm sieve

Subscript ""^" indicates analysis has dependant options against results. Testing dependant on results appear in the comments area of your sample receipt.

EPH CWG results have humics mathematically subtracted through instrument calculation

TPH results "with Cleanup" indicates results cleaned up with Silica during extraction

EPH CWG GCxGC ID from TPH CWG

Where we have identified humic substances in any ID's from TPH CWG with Clean Up please note that the concentration of these

humic substances is not included in the quantified results and are included in the ID for information.

Please contact us if you need any further information.

Envirolab Deviating Samples Report

Units 7&8 Sandpits Business Park, Mottram Road, Hyde, SK14 3AR
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: BEK Enviro Ltd, Suite One , No 3 Mitton Road Business Park , Mitton Road ,
Whalley , Lancashire , BB7 9YE

Project: Mayes Road, Wood Green

Clients Project No:

Project No: 22/06312

Date Received: 28/06/2022 (am)

Cool Box Temperatures (°C): 13.5

Lab Sample ID	22/06312/1	22/06312/2	22/06312/4	22/06312/5
Client Sample No				
Client Sample ID/Depth	WS1 0.40m	WS2 0.20m	WS4 0.20m	WS4 0.80m
Date Sampled	21/06/22	21/06/22	21/06/22	21/06/22
Deviation Code				
F	✓	✓	✓	✓

Key

F Maximum holding time exceeded between sampling date and analysis for analytes listed below

HOLDING TIME EXCEEDANCES

Lab Sample ID	22/06312/1	22/06312/2	22/06312/4	22/06312/5
Client Sample No				
Client Sample ID/Depth	WS1 0.40m	WS2 0.20m	WS4 0.20m	WS4 0.80m
Date Sampled	21/06/22	21/06/22	21/06/22	21/06/22
Cyanide (total)	✓	✓	✓	✓

If, at any point before reaching the laboratory, the temperature of the samples has breached those set in published standards, e.g. BS-EN 5667-3, ISO 18400-102:2017, then the concentration of any affected analytes may differ from that at the time of sampling.

Envirolab Analysis Dates

Lab Sample ID	22/06312/1	22/06312/2	22/06312/3	22/06312/4	22/06312/5	22/06312/6	22/06312/7	22/06312/8
Client Sample No								
Client Sample ID/Depth	WS1 0.40m	WS2 0.20m	WS3 0.30m	WS4 0.20m	WS4 0.80m	WS5 0.20m	WS1 3.50m	WS5 4.00m
Date Sampled	21/06/22	21/06/22	22/06/22	21/06/22	21/06/22	22/06/22	21/06/22	22/06/22
A-T-006s					01/07/2022	01/07/2022		
A-T-019s	01/07/2022	01/07/2022	01/07/2022	01/07/2022	01/07/2022	01/07/2022		
A-T-022s	01/07/2022	01/07/2022	01/07/2022	01/07/2022	01/07/2022	01/07/2022		
A-T-024s	04/07/2022	04/07/2022	04/07/2022	04/07/2022	04/07/2022	04/07/2022	04/07/2022	04/07/2022
A-T-026s	05/07/2022	05/07/2022	05/07/2022	05/07/2022	05/07/2022	05/07/2022	05/07/2022	05/07/2022
A-T-027s	04/07/2022	04/07/2022	04/07/2022	04/07/2022	04/07/2022	04/07/2022		
A-T-028s	04/07/2022	04/07/2022	04/07/2022	04/07/2022	04/07/2022	04/07/2022	04/07/2022	04/07/2022
A-T-031s	04/07/2022	04/07/2022	04/07/2022	04/07/2022	04/07/2022	04/07/2022	04/07/2022	04/07/2022
A-T-032 OM	04/07/2022	04/07/2022	05/07/2022	04/07/2022	04/07/2022	06/07/2022		
A-T-040s	05/07/2022	05/07/2022	05/07/2022	05/07/2022	05/07/2022	05/07/2022		
A-T-042sTCN	06/07/2022	06/07/2022	06/07/2022	06/07/2022	06/07/2022	06/07/2022		
A-T-044	04/07/2022	04/07/2022	04/07/2022	04/07/2022	04/07/2022	04/07/2022	04/07/2022	04/07/2022
A-T-045	29/06/2022	29/06/2022	29/06/2022	29/06/2022	29/06/2022	29/06/2022		
A-T-050s	01/07/2022	01/07/2022	01/07/2022	01/07/2022	01/07/2022	01/07/2022		
A-T-052s					04/07/2022	04/07/2022		
A-T-054			30/06/2022					
A-T-055s	04/07/2022	04/07/2022	04/07/2022	04/07/2022	04/07/2022	04/07/2022		

The above dates are the analysis completion dates, please note that these are not necessarily the date that the analysis was weighed/extracted.

End of Report

APPENDIX C

Geotechnical Test Results

TEST REPORT

Client BEK Enviro Ltd

Address Suite One
No. 3 Mitton Road Business Park
Mitton Road
Whalley
Lancashire
BB7 9YE

Contract Mayes Road, Wood Green

Job Number MRN 4265/33
Date of Issue 05 July 2022
Page 1 of 4

Approved Signatories

S J Hutchings, O P Davies

Notes

- 1 All remaining samples and remnants from this contract will be disposed 28 days from the date of this report unless you notify us to the contrary.
- 2 Result certificates, in this report, not bearing a UKAS mark, are not included in our UKAS accreditation schedule.
- 3 Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation.
- 4 Certified that the samples have been examined and tested in accordance with the terms of the contract/order and unless otherwise stated conform to the standards/specifications quoted.
- 5 The results included within the report are representative of the samples submitted for analysis.
- 6 This certificate should not be reproduced, except in full, without the express permission of the laboratory.

MURRAY RIX

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870 FAX 0161 475 0871



TEST CERTIFICATE

LIQUID AND PLASTIC LIMIT

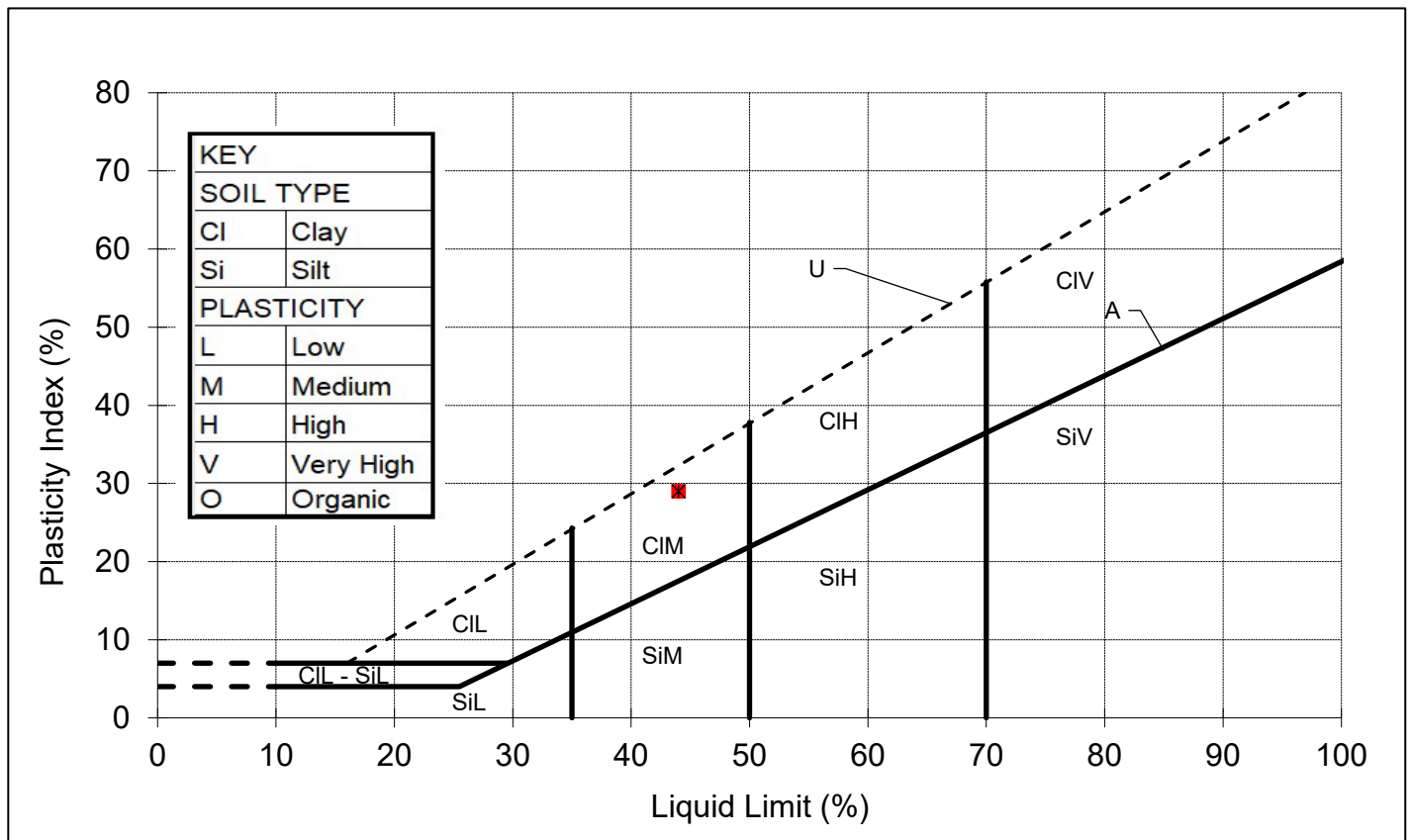
BS 1377: PART 2: 1990 Clause 4.4 ONE POINT METHOD & Clause 5.3
MOISTURE CONTENT METHOD BS 1377: PART 2: 1990 Clause 3.2

CLIENT	BEK Enviro Ltd
SITE	Mayes Road, Wood Green
JOB NUMBER	MRN 4265/33

SAMPLE LABEL	WS2 (1.2-1.5m)	DATE SAMPLED	21-22-Jun-22
SAMPLE No.	113742	DATE RECEIVED	24-Jun-22
DATE TESTED	25-Jun-22	SAMPLED BY	Client

MATERIAL	Firm to stiff brown silty sandy CLAY with rare gravel
ADVISED SOURCE	Site Investigation Sample

Natural Moisture Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Passing 425 micron (%)
26	44	15	29	92



REMARKS

Sample tested in natural condition

SIGNED

NAME

O.P. Davies BA (Hons)
(Laboratory Manager)

DATE

05-Jul-22

MURRAY RIX

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870 FAX 0161 475 0871



TEST CERTIFICATE

LIQUID AND PLASTIC LIMIT

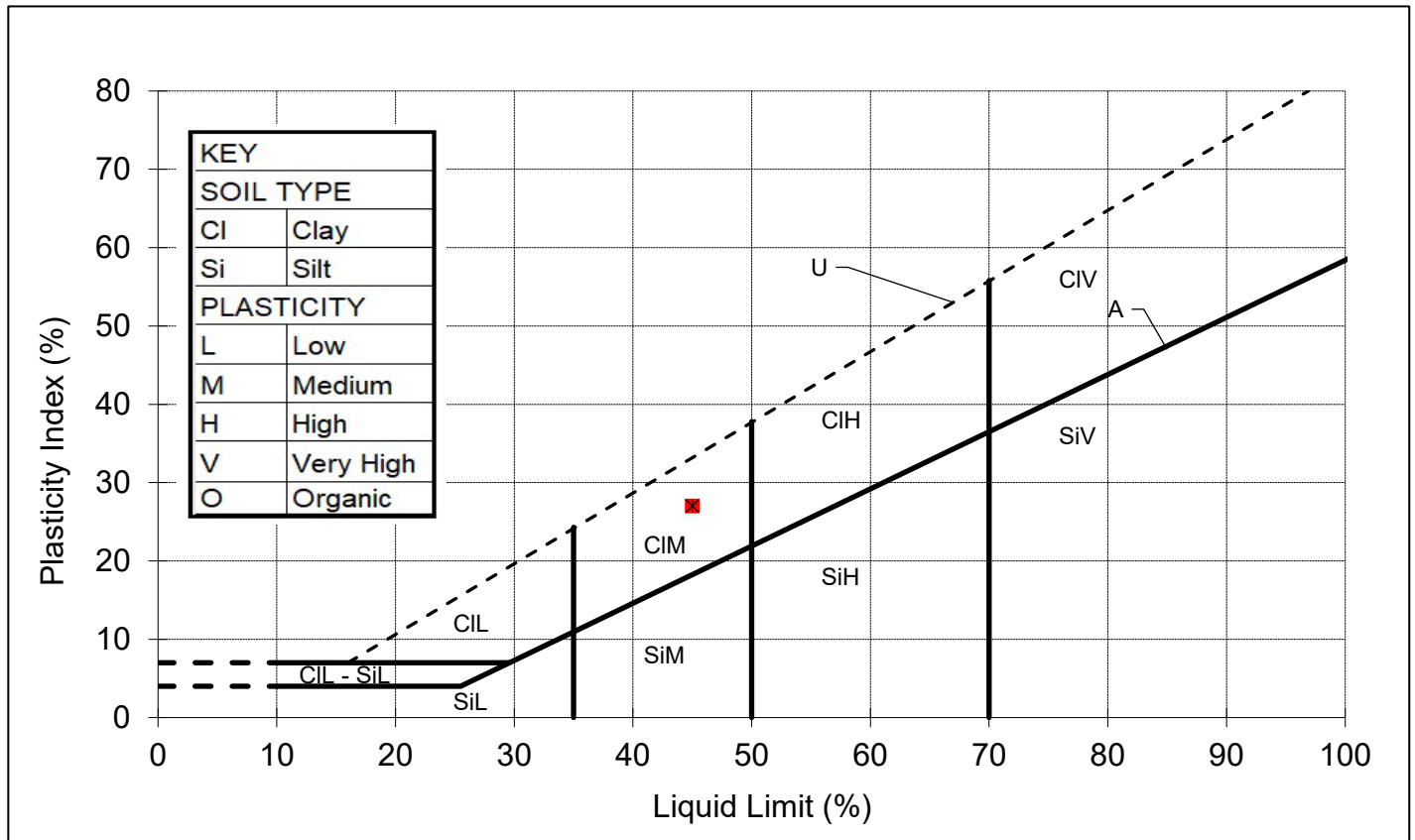
BS 1377: PART 2: 1990 Clause 4.4 ONE POINT METHOD & Clause 5.3
MOISTURE CONTENT METHOD BS 1377: PART 2: 1990 Clause 3.2

CLIENT	BEK Enviro Ltd
SITE	Mayes Road, Wood Green
JOB NUMBER	MRN 4265/33

SAMPLE LABEL	WS3 (1.5-2m)	DATE SAMPLED	21-22-Jun-22
SAMPLE No.	113743	DATE RECEIVED	24-Jun-22
DATE TESTED	25-Jun-22	SAMPLED BY	Client

MATERIAL	Firm to stiff brown silty sandy CLAY with rare gravel
ADVISED SOURCE	Site Investigation Sample

Natural Moisture Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Passing 425 micron (%)
29	45	18	27	95



REMARKS

Sample tested in natural condition

SIGNED

NAME

O.P. Davies BA (Hons)
(Laboratory Manager)

DATE

05-Jul-22

MURRAY RIX

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870 FAX 0161 475 0871



TEST CERTIFICATE

LIQUID AND PLASTIC LIMIT

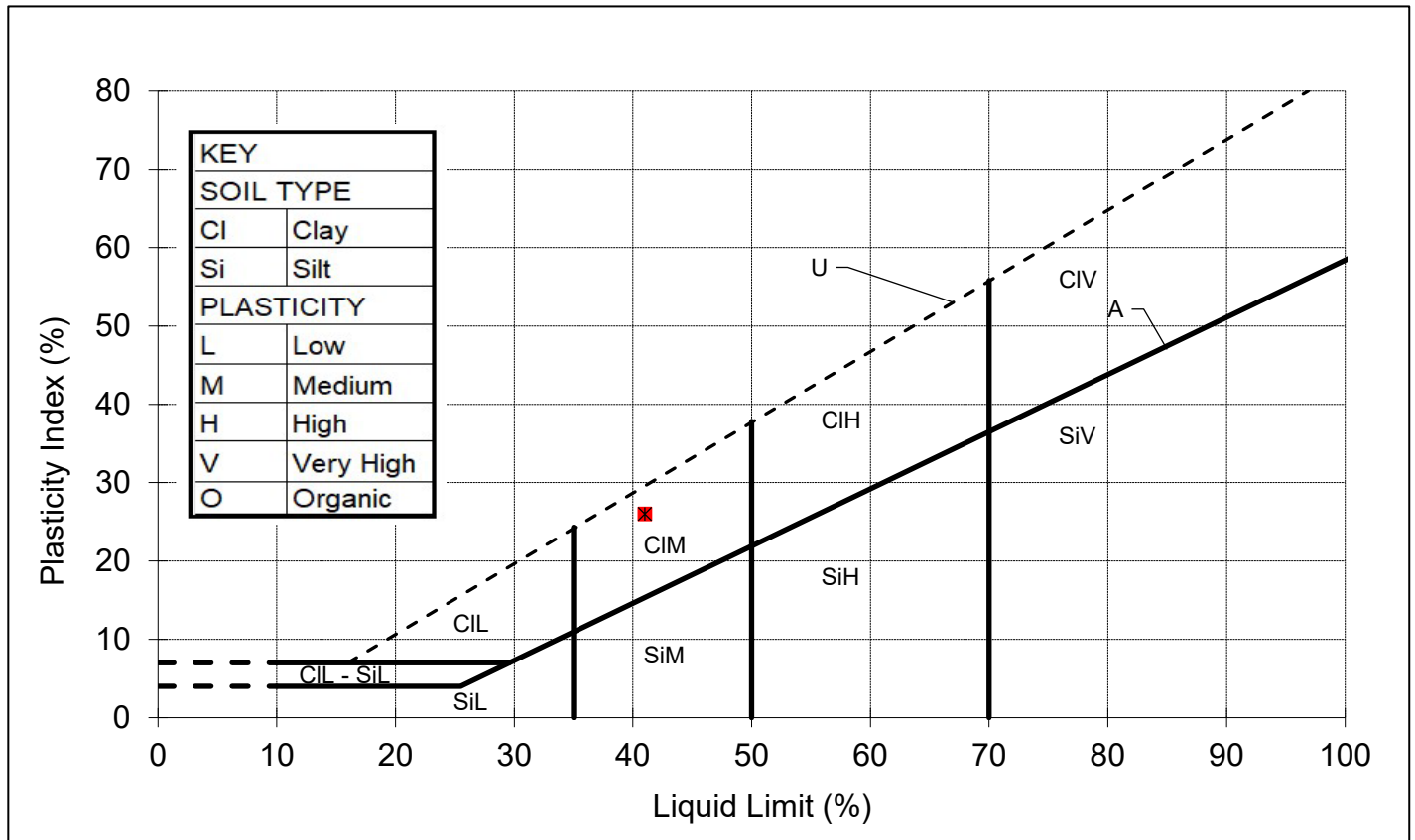
BS 1377: PART 2: 1990 Clause 4.4 ONE POINT METHOD & Clause 5.3
MOISTURE CONTENT METHOD BS 1377: PART 2: 1990 Clause 3.2

CLIENT	BEK Enviro Ltd
SITE	Mayes Road, Wood Green
JOB NUMBER	MRN 4265/33

SAMPLE LABEL	WS4 (1.5-2m)	DATE SAMPLED	21-22-Jun-22
SAMPLE No.	113744	DATE RECEIVED	24-Jun-22
DATE TESTED	25-Jun-22	SAMPLED BY	Client

MATERIAL	Stiff brown silty sandy CLAY with rare gravel
ADVISED SOURCE	Site Investigation Sample

Natural Moisture Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Passing 425 micron (%)
17	41	15	26	94



REMARKS

Sample tested in natural condition

SIGNED

NAME

O.P. Davies BA (Hons)
(Laboratory Manager)

DATE

05-Jul-22

APPENDIX D

UK WIR Risk Assessment

Supplementary guidance for the selection of water pipes in land potentially affected by contamination



Introduction

In January 2011, UK Water Industry Research (UKWIR) published "Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites" (Ref 10/WM/03/21; the 'UKWIR Guidance'). Its aim is to ensure that the correct materials are selected for water pipes and components to be used below ground in brownfield sites to protect the quality of drinking water whilst taking into account the service life of the water distribution system. It supersedes the Water Regulations Advisory Scheme (WRAS) Information and Guidance Note 9-04-03 "Laying Pipes in Contaminated Land" which has been withdrawn.

The UKWIR Guidance is for use by developers, self-lay organisations, water companies and consultants when planning, designing and constructing water mains and/or services in brownfield sites. It defines brownfield sites as "land or premises that have previously been used or developed. They may also be vacant or derelict. However, they are not necessarily contaminated." The UKWIR Guidance states that it does not apply to greenfield sites; however, we consider this supplementary guidance and the relevant sections of the UKWIR guidance as being equally suitable for application to those greenfield sites considered to be potentially affected by contamination. Where greenfield sites are not affected by contamination a preliminary risk assessment (see below) will suffice.

The UKWIR Guidance also states that there should be no departure from its provisions "*except where formally approved by the Water Company, such departure being technically justifiable or representing advances in knowledge or product development*".

We have adopted the UKWIR Guidance in principle and produced this company specific supplementary guidance (the 'UUW Guidance') which includes the Risk Assessment for Water Pipes (the 'RA').

This guidance does not cover operative safety, health exposure modelling or accidental pipe damage.

Risk Assessment for Water Pipes in Land Potentially Affected by Contamination

Any application for new water supplies to a development (construction of new properties, or renovation or conversion of existing buildings) in land potentially affected by contamination shall include a completed RA.

As a minimum a desk study (preliminary risk assessment) shall be provided with the RA in accordance with the framework in Environment Agency publication "Model Procedures for the Management of Land Contamination" (ref: CLR11) that sets out whether the land through which the pipes are to be laid may be affected by contamination. The application of the source, pathway, receptor concept will be an integral part of any pipeline risk assessment. For each potential source (the contamination) and each potential receptor (the water pipe), consideration shall be given to whether a potential pathway between source and receptor exists, or may exist in the future, linking the two. There are normally only three pathways by which contamination may come into contact with water pipes. These are direct contact with the soil or backfill, an excessive vapour phase or a contaminated groundwater regime. If none of these conditions exist on site (adopting the source, pathway, receptor concept) then it is likely that extended and/or targeted soil testing will not be required and a simple risk assessment will suffice. For those sites where land may be affected by contamination appropriate testing shall be undertaken on the materials within which the pipes are to be laid, whether that be existing ground materials, remediated materials or imported capping materials. The testing requirements are as described in the following section.

The signatories of the Water Supply Application Form and the RA must ensure that all assessments of land condition have been carried out in accordance with applicable current standards and guidelines by or under the direction of a suitably qualified competent person.

We require the competent person to be a) a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, the Geological Society of London or the Royal Institution of Chartered Surveyors) with relevant experience of investigating contaminated sites or b) a Specialist in Land Condition (SiLC) with appropriate geo-environmental experience.

Testing Requirements

The soil, rock and if appropriate groundwater tests that are required on all sites where the potential for organic contamination has been identified in the desk study and where water pipes are proposed to be laid must be accredited by United Kingdom Accreditation Service (UKAS) as a minimum and where commercially available the Environment Agency's Monitoring Certification Service (MCERTS). These accredited tests should be undertaken for:

Banded hydrocarbons EC5-EC10, EC10-EC16, EC16-EC40 (Total aliphatic and aromatic hydrocarbons for each banding may be summed). Aliphatic/aromatic fractionation and subsequent banding may be required should a more detailed site specific risk assessment be undertaken. The bandings have been amended to take into account readily available laboratory tests. The equivalent carbon number (EC) is used to assess petroleum hydrocarbon mixtures rather than the actual number of carbon atoms in the molecule in line with guidance issued by the Environment Agency (2005).

Volatile organic compounds (VOCs) (method by head space or purge & trap GCMS) with tentative identification of compounds greater than 20µg/kg. The method used should be capable of detecting a wide range of compounds listed in US EPA Method 8260C or similar. The method should include analysis of naphthalene.

BTEX (Benzene, toluene, ethyl benzene and xylenes) plus MTBE (Methyl-tertiary butyl ether) (by head space GCMS)

Semi-Volatile Organic Compounds (SVOCs) (method by GCMS) with tentative identification of compounds greater than 20µg/kg. The method used should be capable of detecting the compounds listed in US EPA Method 8270D or similar. The total concentration of SVOCs excludes polycyclic aromatic hydrocarbons, ethers, nitrobenzene, ketones, aldehydes, phenols, cresols and chlorinated phenols. Phenols, cresols and chlorinated phenols which are detected by the SVOC analysis are given their own assessment criteria.

We do not consider Table G1 and Table 3.1 of the UKWIR Guidance to be a definitive guide for assessing total concentrations. Table 1 in the RA below replaces Table 3.1 of the UKWIR Guidance.

Where previous site uses include the use, storage, treatment, disposal or manufacture of any of the following, appropriate testing for these substances will be required:

Ethers, nitrobenzene, ketones, aldehydes and amines. Note that the presence of amines on any site at the proposed pipe depth +/- 1.0m precludes the use of polyethylene. The methods of analysis and method of calculation of total concentrations of these compounds will need to be agreed with UUW.

To comply with the testing requirements, the suites of tests that are required on all brownfield sites where wrapped steel, wrapped ductile iron or copper pipes are to be laid as minimum must include:

pH, Conductivity and redox potential

Sufficiency of Testing

Water pipes are normally laid at between 0.75 and 1.35m from finished ground level to crown of pipe. Samples taken and tested must represent both a) the soil in which the water pipes are to be laid and b) the soil down to at least 500mm below the underside of the proposed pipe. Where the proposed depth of the pipes is unknown at the time of application, soil samples representative of the ground condition between surface level and 1.5m below finished ground level shall be taken as a minimum. Where appropriate (see UKWIR Guidance) groundwater sampling and groundwater monitoring will also be

necessary. Photo-ionisation detection (PID) monitoring along the proposed route of the pipeline may be employed, though this does not provide a definitive guide to the suitability of water pipe materials.

Where required a sufficient number of test results should be obtained from the material in which the pipes are to be laid. CLAIRE/CIEH 2008 "Guidance on comparing soil contamination data with a critical concentration" may be used, where appropriate, to justify the number of soil samples tested; however, this statistical model should not be used on heterogeneous materials or used to average test results from different types of materials.

Further guidance on representative sampling is contained within BS10175:2011 Code of Practice for the Investigation of Potentially Contaminated Sites, the Department of the Environment's Contaminated Land Research Report "Sampling strategies for contaminated land" prepared by The Centre for Research into the Built Environment, Nottingham Trent University (Ref: CLR 4; 1994) and the Environment Agency's "Secondary Model Procedure for the Development of Appropriate Soil Sampling Strategies for Land Contamination" (ref: R&D Technical Report P5-066/TR; 2000).

Where remediation has been carried out on the site, the test results obtained from validation samples will be used in the assessment. Where a horizontal capping system has been or will be employed using materials spread across a site, sufficient samples will need to be taken to characterise the capping material used and the results presented to UUW. However, the sufficiency of sampling on the horizontal capping system, in which the pipeline will be placed, may be assessed on the basis of the source, quantity and type of materials used.

Detection Limits

Only positive concentrations, ie those above the limit of detection should be used in summation of VOC and SVOC (or other test groups of compounds ie phenols, cresols and chlorinated phenols). Laboratory methods shall provide a minimum limit of detection of 10µg/kg for each individual VOC or SVOC (or other test groups of compounds) quantitatively detected in accordance with the methods described above. For tentatively identified compounds (TICs), only those compounds with a concentration of 20µg/kg or greater shall be used in the summation of VOC and SVOC (or other test groups of compounds).

Protective Measures

Where polyethylene, ductile iron, steel or copper pipes are to be laid on a brownfield site or other land potentially affected by contamination (whether or not it has been remediated) and where the concentrations exceed the generic guideline values set out in Table 1 of the RA, the developer shall provide either:

- a) a robust risk assessment to show how any contaminants will not significantly impact on proposed water supplies or buried assets over the lifetime of the assets; or
- b) more suitable pipe materials; or
- c) an engineering solution to protect the pipe work backed up by an adequate assessment of the risk.

Liquid free phase product (e.g. oil or free solvent layers) shall not remain in the ground or groundwater in the vicinity of water pipes, whether barrier pipe or any other pipe materials are used.

When designing pipe routes on land potentially affected by contamination, new preferential contamination pathways along the route of new water pipes shall not be created. Particular measures may be required to prevent the possible migration of contamination through pipe bedding and into controlled waters.

References

BS10175:2011 "Investigation of Potentially Contaminated Sites Code of Practice"

CLAIRE/CIEH "Guidance on comparing soil contamination data with a critical concentration" 2008

Department of the Environment Contaminated Land Research Report "Sampling strategies for contaminated land" prepared by The Centre for Research into the Built Environment, Nottingham Trent University (Ref: CLR 4) 1994

Environment Agency "Secondary Model Procedure for the Development of Appropriate Soil Sampling Strategies for Land Contamination" (ref: R&D Technical Report P5-066/TR) 2000

Environment Agency "Model Procedures for the Management of Land Contamination" (ref: CLR11), 2004

Environment Agency P5-080/TR3 "The UK Approach for Evaluating Human Health Risks from Petroleum Hydrocarbons in Soils", 2005

UK Water Industry Research (UKWIR) "Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites" (Ref 10/WM/03/21)" January 2011

Water Regulations Advisory Scheme (WRAS) Information and Guidance Note 9-04-03 "Laying Pipes in Contaminated Land" 2002



About us

United Utilities is the North West's water company. We keep the taps flowing and toilets flushing for seven million customers every day. From Crewe to Carlisle, we work hard behind the scenes to help your life flow smoothly.

United Utilities Water PLC, Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Warrington WA5 3LP.
Registered in England and Wales. Registered Number 2366678.

Risk Assessment for Water Pipes (RA)



The risk assessment for water pipes will help you choose appropriate materials for your development. We are happy to deal with a risk assessment for water pipes in advance of any formal application for a new water supply.

If you need any help completing the form please call us on 0845 026 4296.

When completing this form electronically, the larger text boxes will expand in height if required.

Section 1: Development Details	
Development Name (if it has one)	Mayes Road, Wood Green
Development Address	Mayes Road, Wood Green, London, M22 6TN
OS Grid Reference (mid point)	530912, 190001
Developers Name	Austinger Capital Limited
UW reference number (for UU use only)	
Please provide details below of the current and historical use of the site and adjacent sites.	
<i>If your supporting information has details of the current and historical site use, please reference below the relevant sections of your report.</i>	
Historical maps indicate that the site was occupied by an agricultural field with one building, this was later developed in the 1890s to a number of residential dwellings that covered much of the site. From 1982 onwards, the buildings were replaced with a single retail unit with associated open space. A gas works is present to the south-west of the site and has bounded the site since the late 1800's, the Gas works has since been decommissioned. Other nearby sites are predominately commercial uses included a Plastic moulding factory, Screw manufacturer, Depot, Railway sidings and Electricity sub-station. The site is currently occupied by a paved car parking area. A former gas works/gas holding station is located to the south-west of the site and represents a potential source of contamination at the site.	

Section 2: Preliminary Risk Assessment	
Has your desk study and site walkover identified any land potentially affected by contamination?	☒ Yes ☐ No
If the site is potentially affected by contamination but you have not completed any intrusive site investigation please provide details below of the rationale behind the intended pipe selection.	
<i>If your supporting information has details of the rationale behind the intended pipe selection, please reference below the relevant sections of your report.</i>	
N/A	

Section 3: Intrusive Site Investigation	
Have you completed any intrusive site investigation?	☒ Yes ☐ No
Date(s) when the site investigation(s) undertaken	June 2022
At what level has groundwater been encountered?	2 metres below ground level or ☐ Not encountered
Table 1 (Pipeline Selection Risk Assessment Summary (PSRAS)) below classifies testing required where the preliminary risk assessment has identified land potentially affected by contamination. Please provide details below of any test groups which have not been tested and the rationale for not testing. <i>If your supporting information has details of the rationale behind not testing any particular test groups, please reference below the relevant sections of your report.</i> Following a thorough assessment of history of the site and the surrounding land use as well as existing land use, and ground conditions encountered during the site investigation works, the following chemical analysis was carried out: Six samples were tested for the standard BEK soil suite which includes: Arsenic (Total), Cadmium (Total), Copper (Total), Lead (Total), Nickel (Total), Zinc (Total), Chromium (Total), Selenium (Total), Mercury (Total), Boron (Soluble), Hexavalent Chromium, Cyanide (Total), pH, 16 EPA Poly-Aromatic Hydrocarbons (PAH), Speciated Total Petroleum Hydrocarbons (TPH-CWG), Total Phenols, Sulphate (acid soluble), Sulphate 2:1 extract and Soil Organic Matter.¹ Two samples were tested for Volatile Organic Compounds (VOC) and Semi-Volatile Organic Compounds (SVOC). Three samples were tested for Total Sulphur and Acid Soluble SO₄ Two samples were tested for pH in 2:5:1 water/soil extract and SO₄ in 2:1 water soil/extract Six samples were subjected to Asbestos ID testing. If the intrusive site investigation has identified concentrations above the PE threshold (see PSRAS) and your intended pipe selection is PE please provide details below of the rationale behind the intended pipe selection. <i>If your supporting information has details of the rationale behind the intended pipe selection, please reference below the relevant sections of your report.</i> NA	
Section 4: Site Remediation	
Please provide details below of any site remediation (which may include a change in site levels) already completed. <i>If your supporting information has details of the site remediation already completed, please reference below the relevant sections of your report.</i> None	
Has the PSRAS (Table 1) been completed using appropriate data after remediation?	☐ Yes ☒ No ☐ N/A
Please provide details below of any proposed site remediation and an analysis of whether this will affect your intended pipe selection.	

If your supporting information has details of any proposed site remediation and whether this will affect your intended pipe selection, please reference below the relevant sections of your report.

NA

Section 5: Final Use of Site

Please provide details below of any chemicals (including fuel) to be stored on site and any other future contamination risks which may affect your intended pipe selection.

If your supporting information has details of potential contamination risks which may affect your intended pipe selection, please reference below the relevant sections of your report.

NA

What water pipe materials are intended to be used on site?

☒ PE ☐ PE Barrier Pipe Type A ☐ PE Barrier Pipe Type B
Other (please specify):

Section 6: Additional Information

Please use the section below to provide any additional details to support your intended pipe selection.

If your supporting information has additional information to support your intended pipe selection, please reference below the relevant sections of your report.

No elevations of contaminants, as shown in the PSRAS table below.

Section 7: Risk Assessor

Name and relevant qualifications of person directing the risk assessment for water pipes	Michael Buckley MSc(Hons) MSc MEnvSci CEnv
Name and address of risk assessor's company	BEK Enviro Limited - Suite 1 - No 3 Mitton Road Business Park - Mitton Road - Whalley - Lancashire - BB7 9YE
Date risk assessment performed	11 July 2022

Section 8: Declaration

I confirm I have completed this form and provided supporting information in accordance with 'UKWIR Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites' and U UW's Supplementary Guidance. I also confirm that if any further site investigation is needed and carried out, I will be required to submit an additional Risk Assessment for Water Pipes with the relevant supporting information. I understand that failure to supply any of the required information may delay my application being processed.

Name	Michael Buckley	Company	BEK Enviro Limited
Phone Number	07906 753583	Date	11 July 2022

Please e-mail the completed form and supporting information to water.connections@uuplc.co.uk. Alternatively you can fax a paper version to 01925 678926 or post to us at United Utilities Water, Metering and Connections, Ullswater House, Lingley Mere, Warrington, WA5 3LP.



About us

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United Utilities Water PLC, Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Warrington WA5 3LP.
Registered in England and Wales. Registered Number 2366678.

Table 1 - Pipe Selection Risk Assessment Summary (PSRAS)

- 1) Testing must be undertaken on the materials within which the pipes are to be laid, whether that be existing ground materials, remediated materials or imported capping materials. Please use the appropriate testing data to complete Table 1 below.
- 2) If more than one pipe selection is being made, for example, for pipes in different areas of a large site, a completed PSRAS is required for each selection.

What materials have been tested to populate Table 1 below?

☒ Existing ground materials ☐ Remediated materials ☐ Imported capping materials

All concentrations in mg/kg								
Test Group	Testing Required?	PE threshold	Metal Pipes/ Barrier Pipe	Laboratory Detection Limit	Testing UKAS accredited Y/N	Maximum concentration at proposed pipeline depth See Note [2]	Maximum site concentration See Note [3]	Locations and depths where concentrations exceed proposed pipeline threshold
Total VOCs	Where Preliminary Risk Assessment (PRA) has identified land potentially affected by contamination	0.5	Pass	0.01	Y	<0.01	<0.01	---
Total BTEX & MTBE		0.1	Pass	0.01	Y	<0.01	<0.01	---
Total SVOCs (excluding PAHs and those substances marked with an *)		2	Pass	0.05	Y	<0.05	<0.05	---
EC5-EC10 aliphatic and aromatic hydrocarbons		2	Pass	1	Y	<1	<1	---
EC10-EC16 aliphatic and aromatic hydrocarbons		10	Pass	1	Y	<1	<1	---
EC16-EC40 aliphatic and aromatic hydrocarbons		500	Pass	1	Y	8	8	---
Phenols* (from SVOC analysis)		2	Pass	0.1	Y	<0.1	<0.1	---
Cresols and chlorinated phenols* (from SVOC analysis)		2	Pass	0.1	Y	<0.1	<0.1	---
Ethers*	Only where identified	0.5	Pass					
Nitrobenzene*		0.5	Pass					
Ketones*		0.5	Pass					
Aldehydes*		0.5	Pass					
Amines		Fail	Pass					
Corrosive	Conductivity, Redox and pH	Pass	See Note [1]					

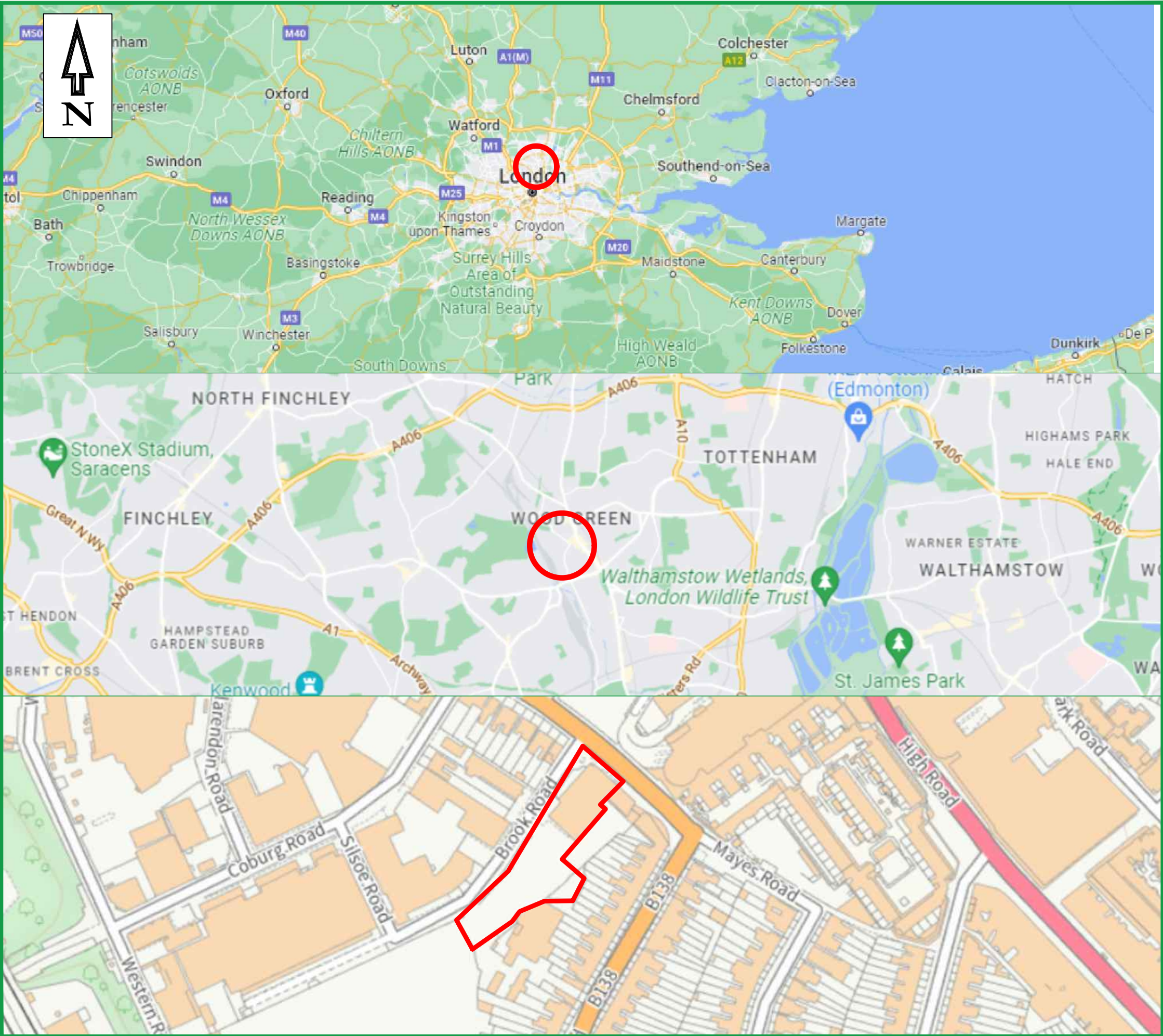
Note [1] Threshold: For wrapped steel, corrosive if pH<7 and conductivity > 400µS/cm. For wrapped ductile iron corrosive if pH<5, Eh not neutral and conductivity > 400µS/cm. For copper, corrosive if pH<5 or >8 and Eh positive.

Note [2] Water pipes are normally laid at 0.75-1.35m below finished ground level.

Note [3] Also state if liquid free product is present in soil or groundwater.

APPENDIX E

Drawings



LEGEND

 SITE LOCATION

REV	DESCRIPTION	DATE	BY



GEO-ENVIRONMENTAL CONSULTING ENGINEERS

Suite One, No 3 Mitton Road Business Park, Mitton Road,
Whalley, Lancashire BB7 9YE
Tel: 01254 377622 Mob: 07906753583
Email: mbuckley@bekenviro.co.uk
Web: www.bekenviro.co.uk

CLIENT.
AUSTRINGER CAPITAL LTD

JOB TITLE.
LAND AT MAYES ROAD, WOOD GREEN

DRAWING TITLE.
SITE LOCATION PLAN

SCALE © A3. N.T.S	DRAWN BY. D.E.	APPROVED BY. M.B.	DATE. 06/07/22
DRAWING No. 22083-1	REV. -		



LEGEND

— SITE FOOTPRINT

REV	DESCRIPTION	DATE	BY



GEO-ENVIRONMENTAL CONSULTING ENGINEERS
Suite One, No 3 Mitton Road Business Park, Mitton Road,
Whalley, Lancashire BB7 9YE
Tel: 01254 377622 Mob: 07906753583
Email: mbuckley@bekenviro.co.uk
Web: www.bekenviro.co.uk

CLIENT.

AUSTRINGER CAPITAL LTD

JOB TITLE.

LAND AT MAYES ROAD,
WOOD GREEN

DRAWING TITLE.

SITE LAYOUT PLAN

SCALE © A3. N'TS	DRAWN BY. D.E.	APPROVED BY. M.B.	DATE. 06/07/22
DRAWING No. 22083-2			REV. -



LEGEND



WINDOW SAMPLE
BOREHOLE



WINDOW SAMPLE BOREHOLE
(GAS & GROUNDWATER PROBE)

REV	DESCRIPTION	DATE	BY



GEO-ENVIRONMENTAL CONSULTING ENGINEERS

Suite One, No 3 Mitton Road Business Park, Mitton Road,
Whalley, Lancashire BB7 9YE
Tel: 01254 377622 Mob: 07906753583
Email: mbuckley@bekenviro.co.uk
Web: www.bekenviro.co.uk

CLIENT.

AUSTRINGER CAPITAL LTD

JOB TITLE.

LAND AT MAYES ROAD,
WOOD GREEN

DRAWING TITLE.

EXPLORATORY
LOCATION PLAN

SCALE © A3. N'TS	DRAWN BY. D.E.	APPROVED BY. M.B.	DATE. 06/07/22
DRAWING No. 22083-3	REV. -		



(Drawing not to scale)

Client

**Austinger Capital
Limited**

Project

Land off Brook Road, Wood Green, London

Job No

CG/18750

Title



Proposed Development Plan

Figure 3