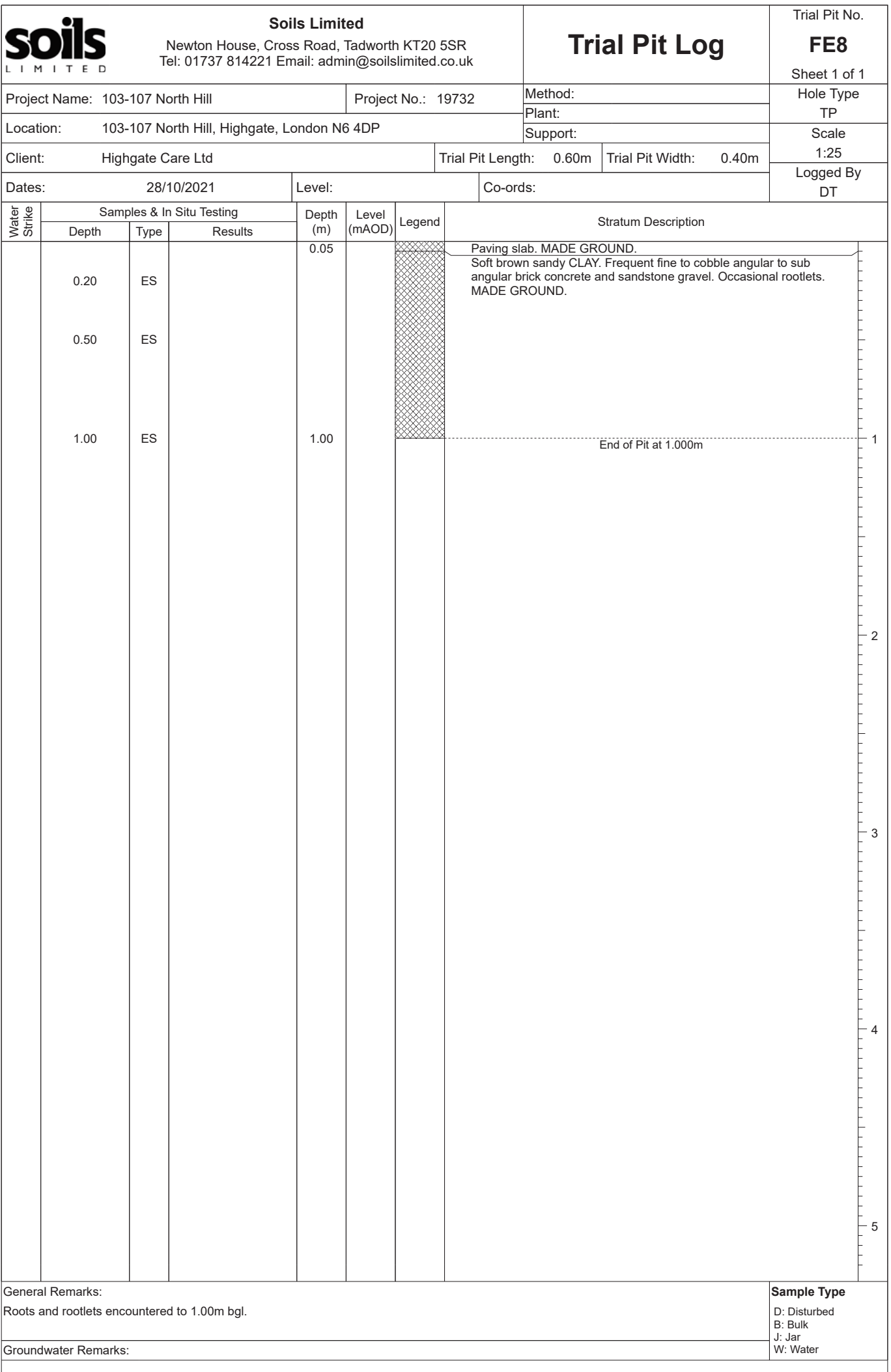
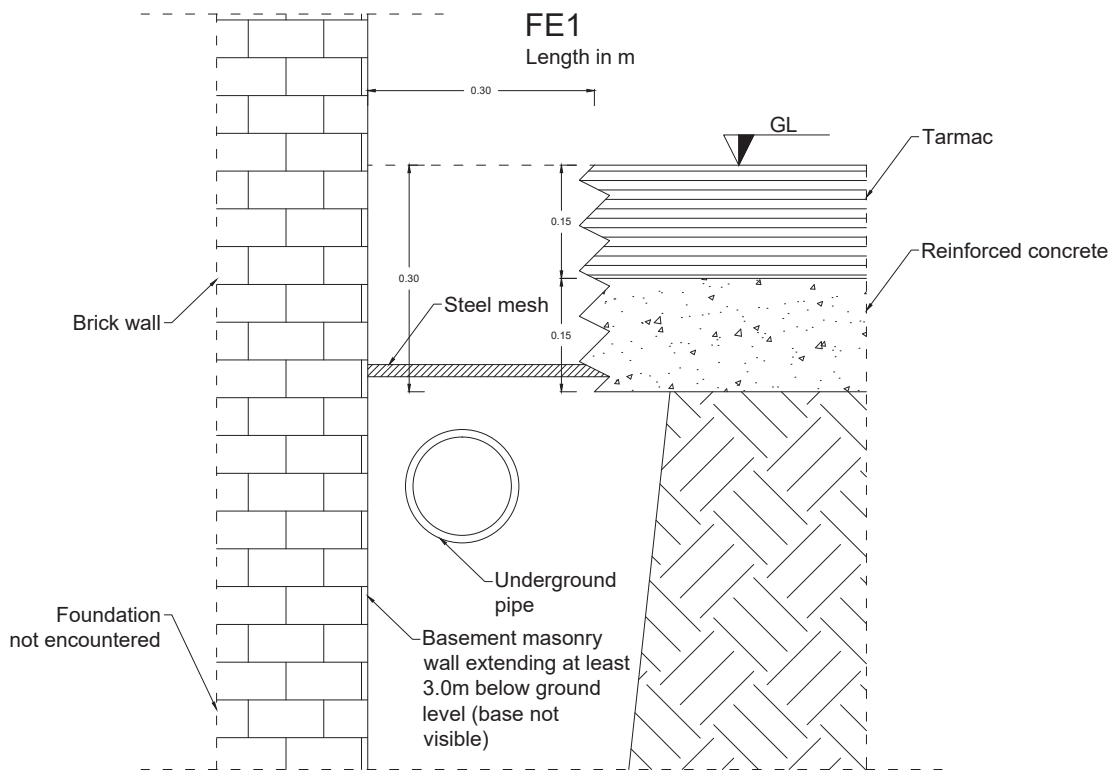
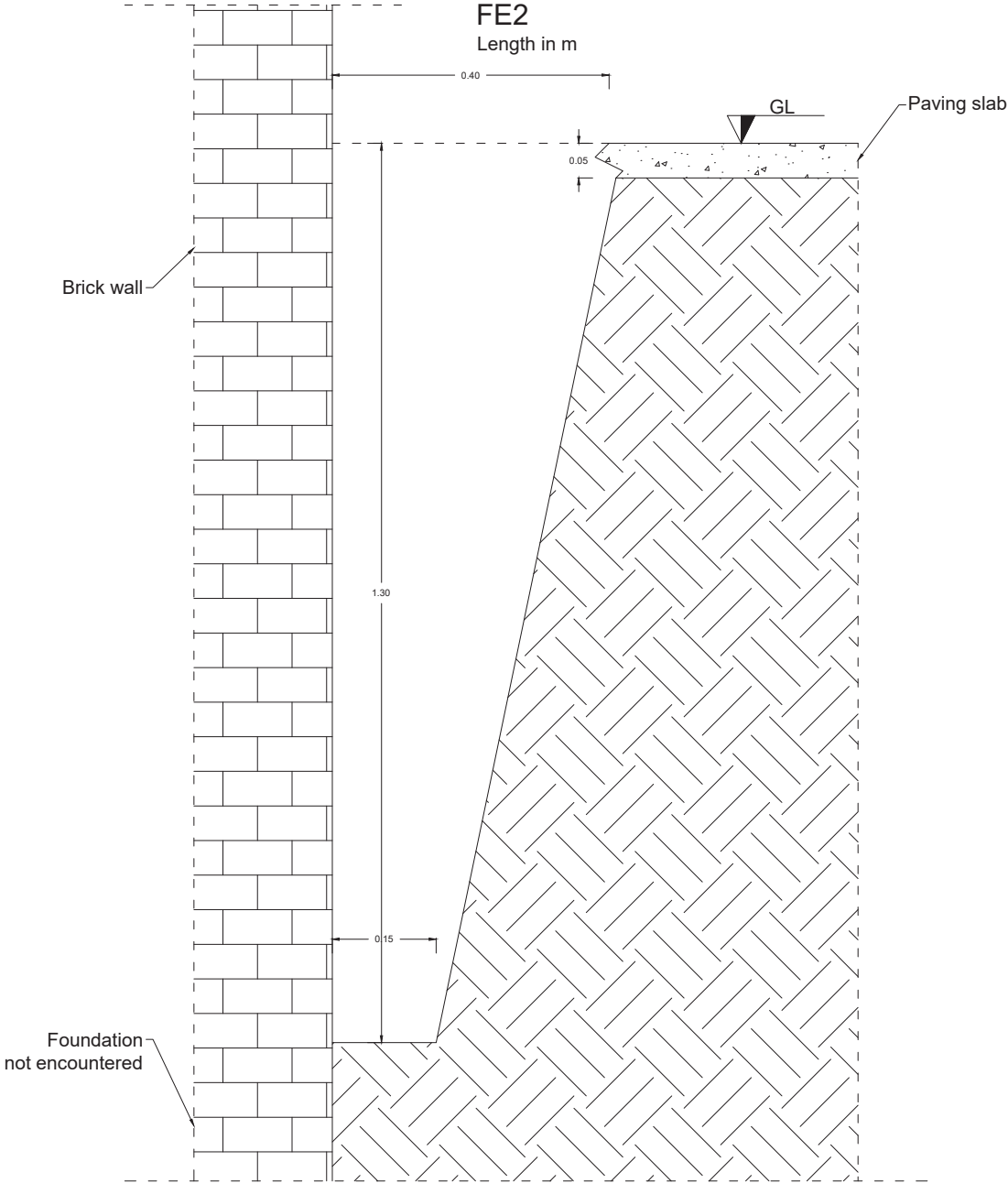
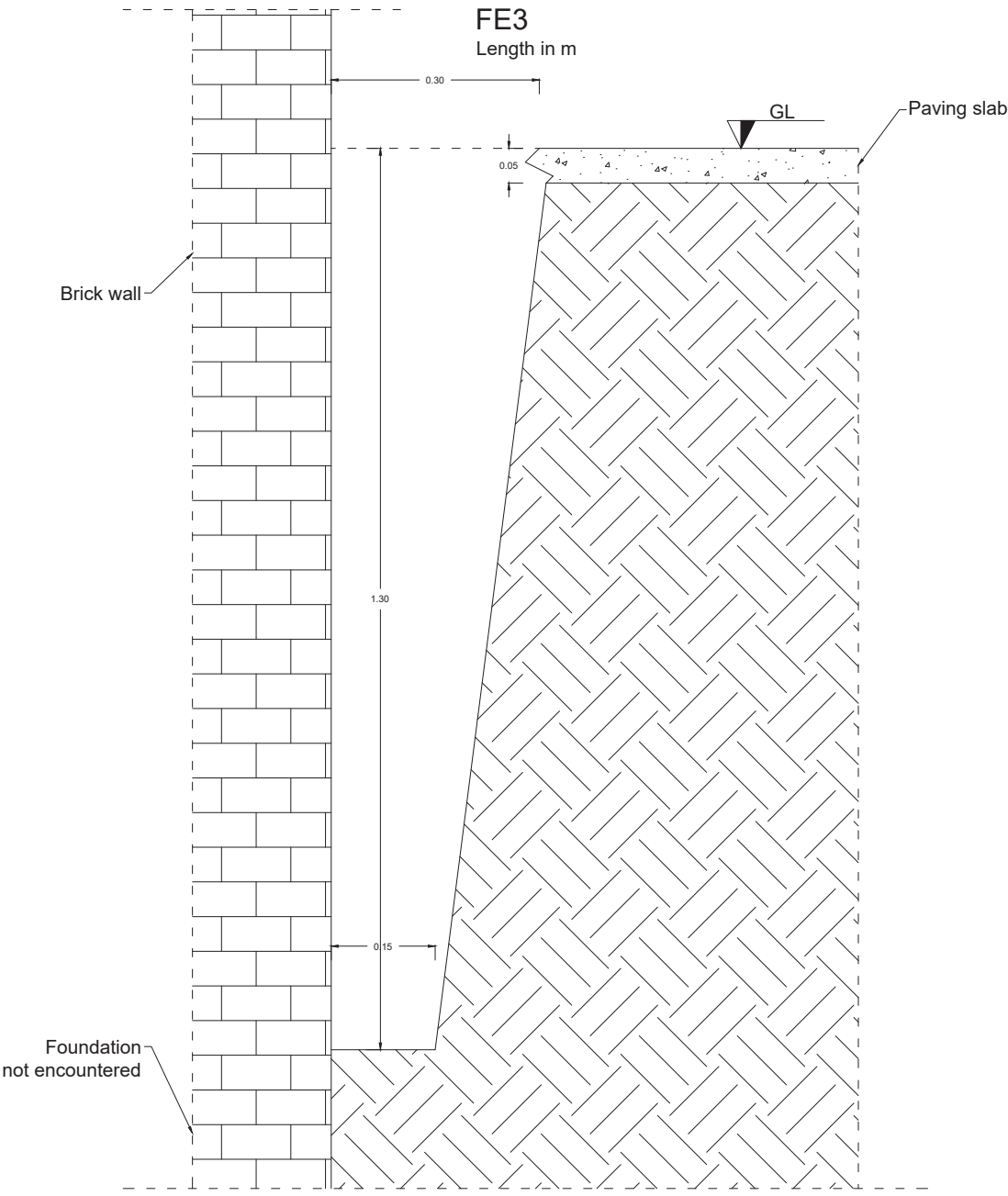
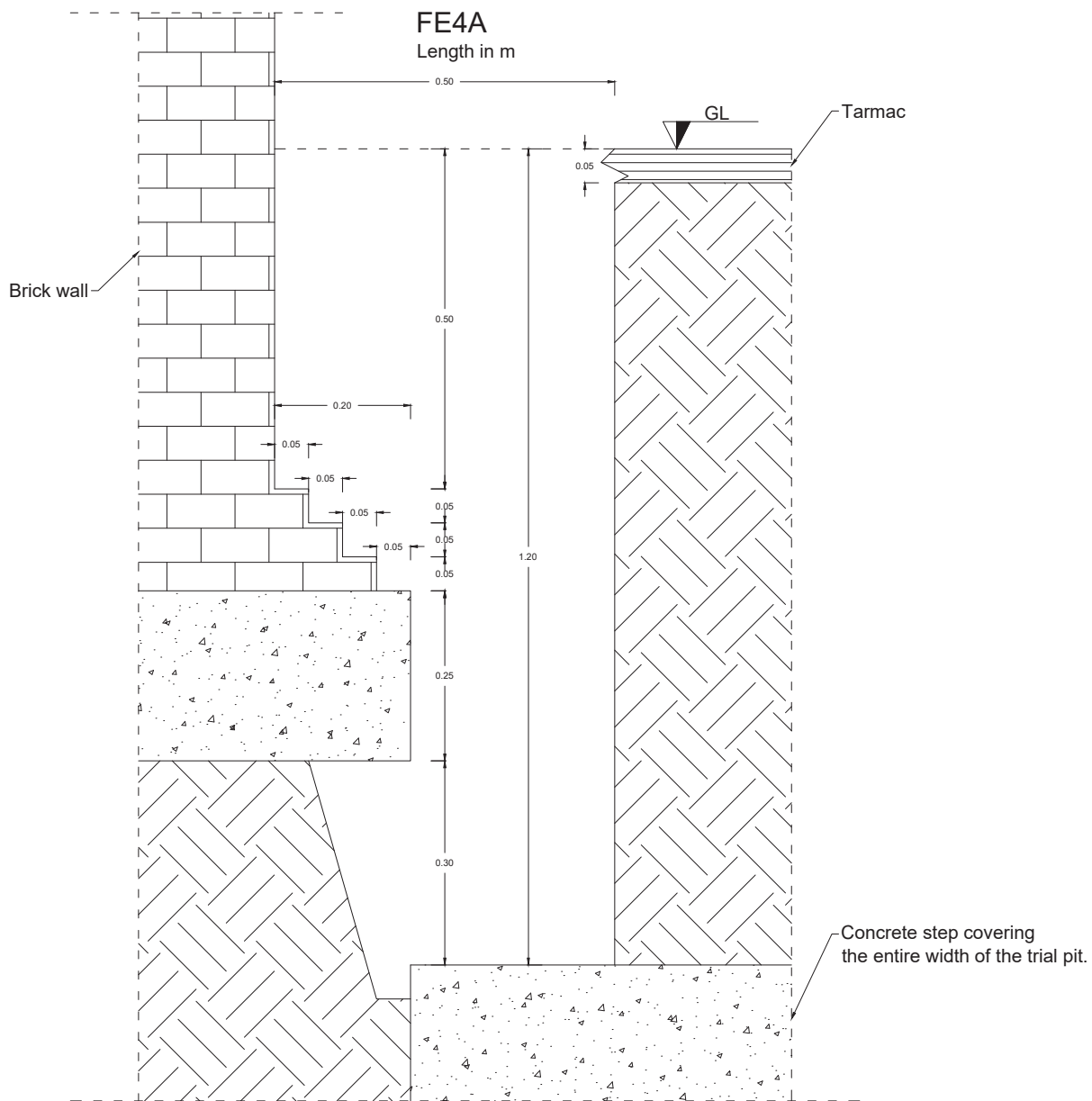


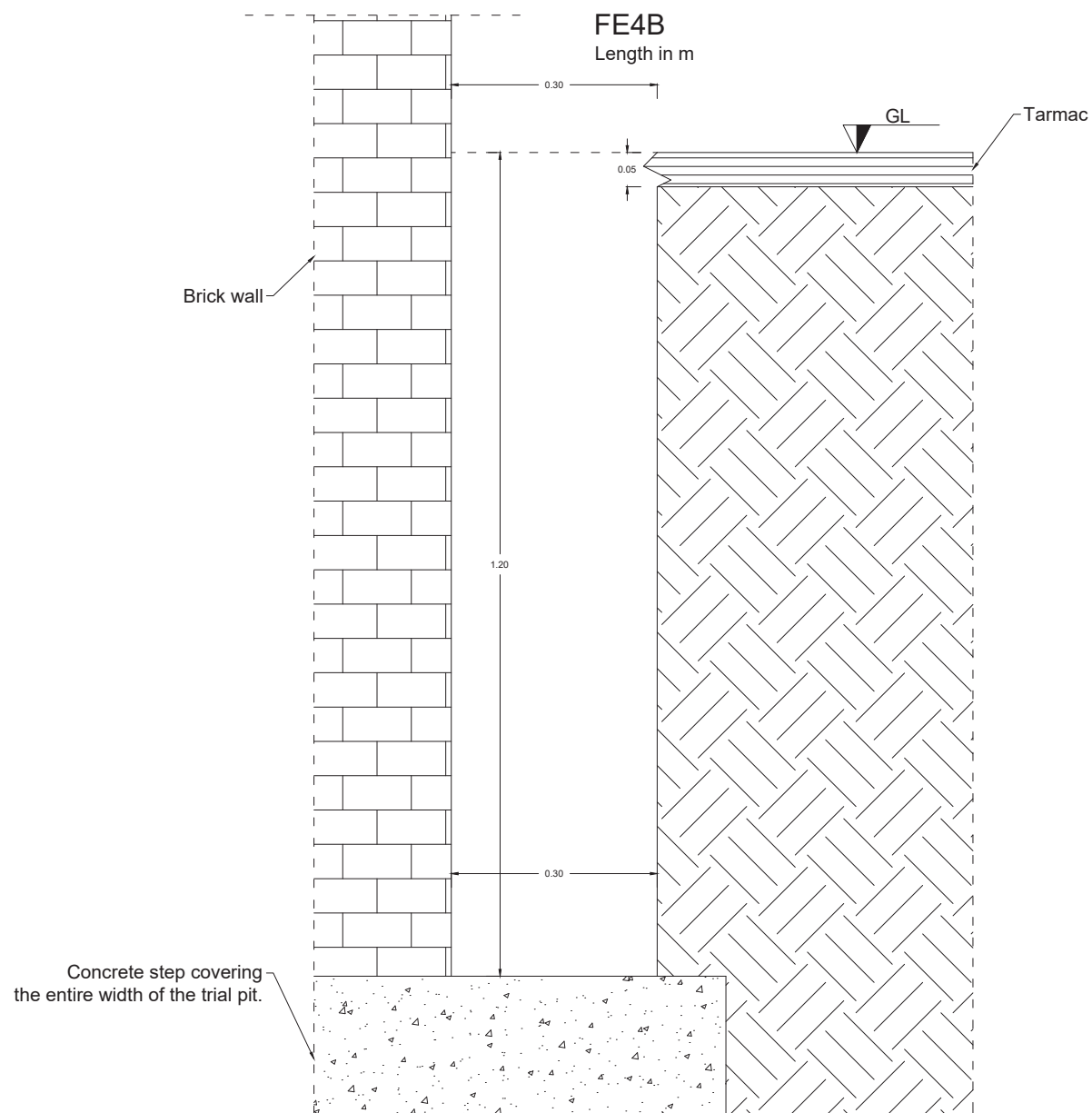


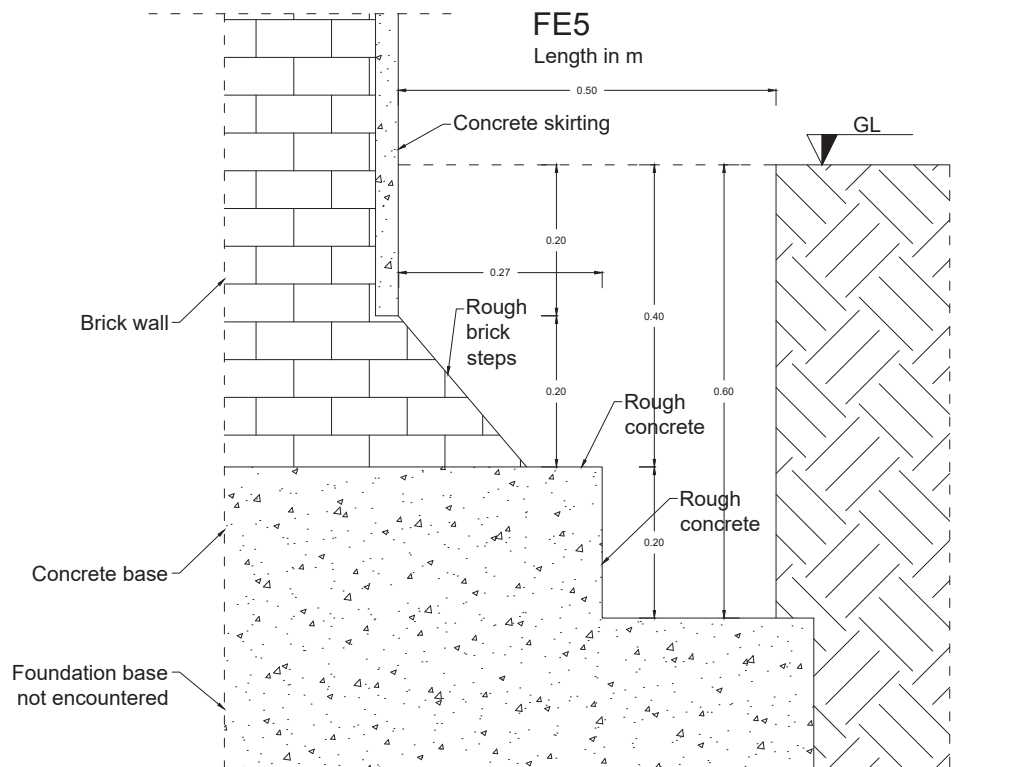


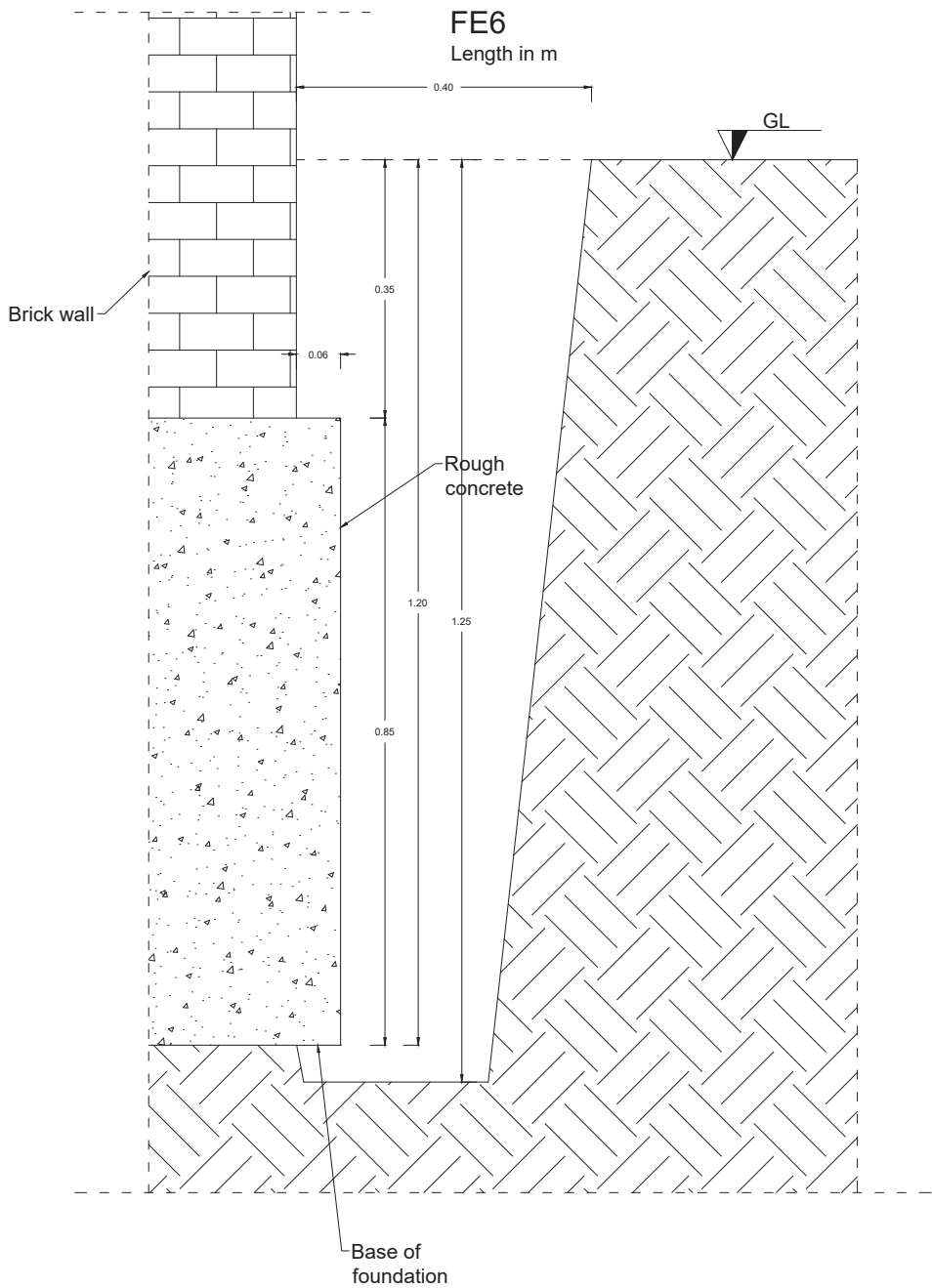


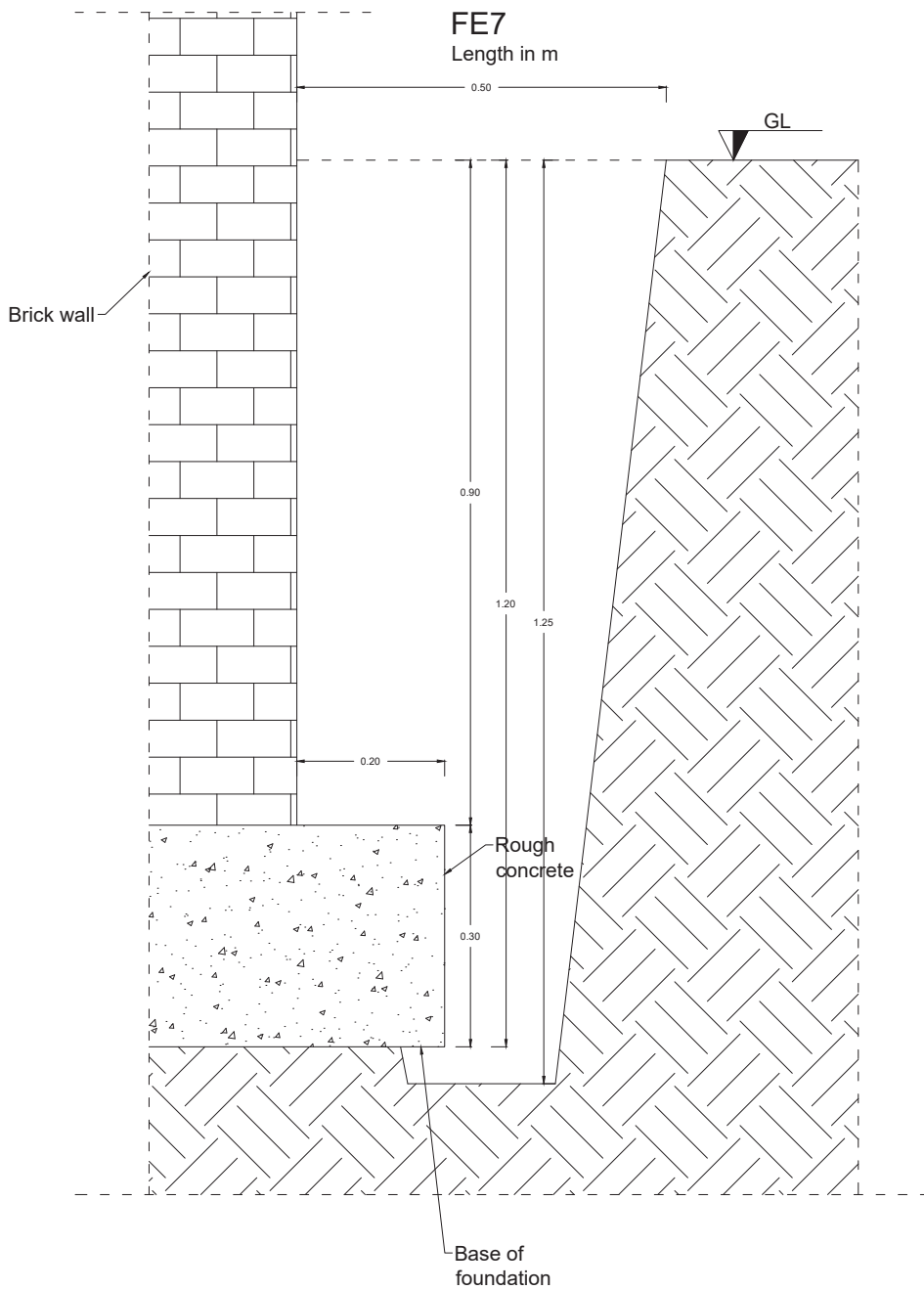


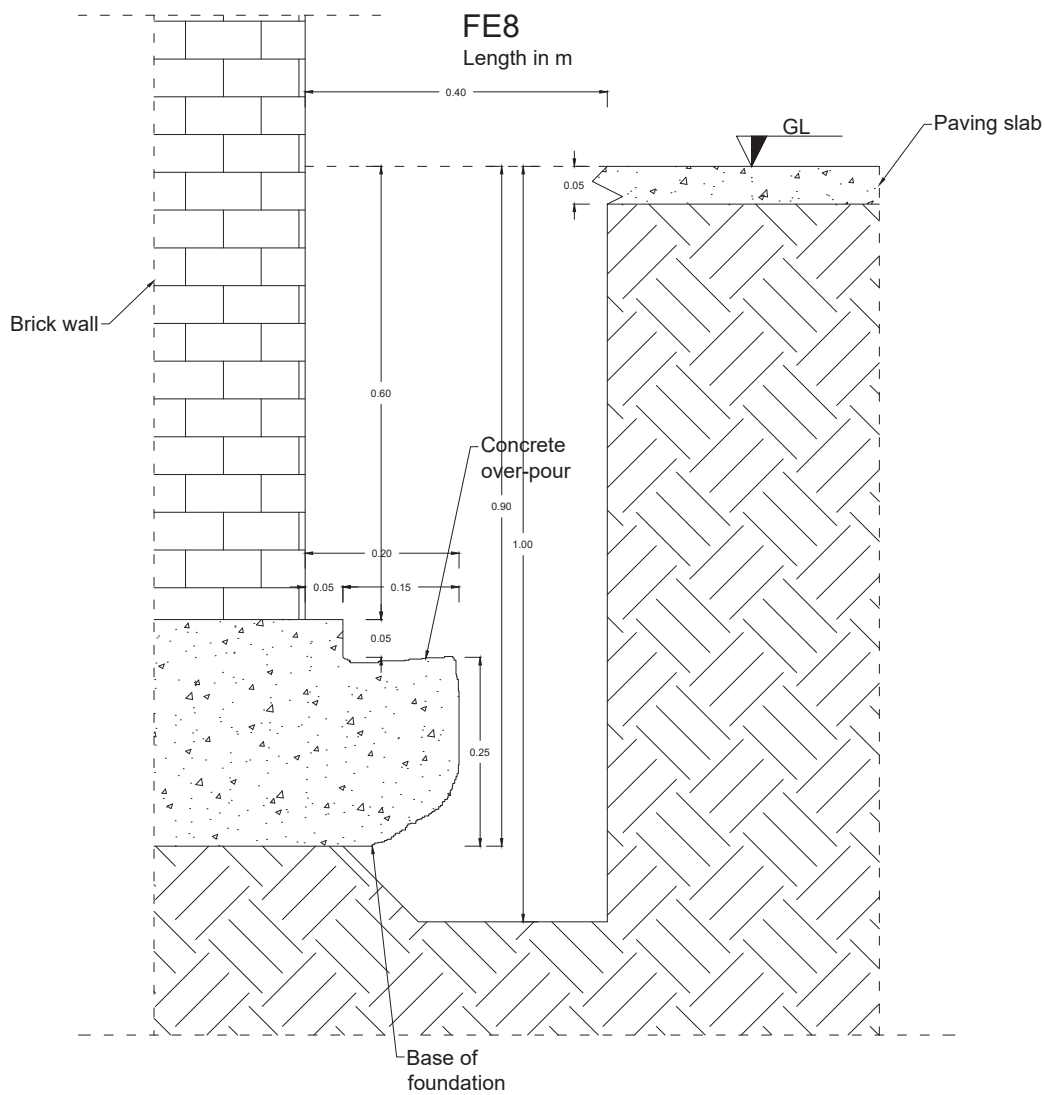












Appendix B Geotechnical In-Situ and Laboratory Testing

Appendix B.1 Classification

Classification based on SPT “N” values:

The inferred undrained strength of the cohesive soils was based on the SPT “N” blow counts, derived from the relationship suggested by Stroud (1974) and classified using Table B.1.1. (Ref: Stroud, M. A. 1974, “The Standard Penetration Test – its application and interpretation”, Proc. ICE Conf. on Penetration Testing in the UK, Birmingham. Thomas Telford, London.).

Table B.1.1 SPT “N” Blow Count Cohesive Classification

Classification	Undrained Cohesive Strength C_u (kPa)
Extremely low	<10
Very low	10 – 20
Low	20 – 40
Medium	40 – 75
High	75 – 150
Very high	150 – 300
Extremely high	> 300

Note: (Ref: BS EN ISO 14688-2:2004+A1:2013 Clause 5.3.)

The relative density of granular soils was classified based of the relationship given in Table B.1.2.

The *UK National Annex to Eurocode 7: Geotechnical design – Part 2: Ground investigation and testing*, NA 3.7 SPT test, BS EN 1997-2:2007, Annex F states “Relative density descriptions on borehole records should also be based on uncorrected SPT N values, unless significantly disturbed, using the density classification in BS 5930:2015, Table 7.

Table B.1.2 SPT “N” Blow Count Granular Classification

Classification	SPT “N” blow count (blows/300mm)
Very loose	0 to 4
Loose	4 to 10
Medium dense	10 to 30
Dense	30 to 50
Very dense	Greater than 50

Note: (Ref: The Standard Penetration Test (SPT): Methods and Use, CIRIA Report 143, 1995)

Appendix B.2 Interpretation

Table B.2.1 Interpretation of DPSH Blow Counts

DP	Strata	Equivalent SPT N Blow Counts	Inferred Cohesive Strength
DP1	CLGB 1.30 – 4.50 Sandy Silty CLAY	0 - 12	Extremely low to medium ($C_u = <10 - 60\text{kPa}$)
	CLGB 4.50 – 6.00 Sandy Silty CLAY	8 - 23	Medium to high ($C_u = 40 - 115\text{kPa}$)
DP2	CLGB 0.50 – 4.50 Sandy Silty CLAY	0 - 16	Extremely low to high ($C_u = <10 - 80\text{kPa}$)
	CLGB ¹ 4.50 – 9.00 Sandy Silty CLAY	8 - 31	Medium to high ($C_u = 40 - 155\text{kPa}$)
DP3	CLGB 0.30 – 4.50 Sandy Silty CLAY	0 - 16	Extremely low to high ($C_u = <10 - 80\text{kPa}$)
	CLGB 4.50 – 6.00 Sandy Silty CLAY	8 - 16	Medium to high ($C_u = 40 - 80\text{kPa}$)

Note: ¹ Ground conditions inferred past the base of windowless sampler boreholes.

Table B.2.2 Interpretation of Atterberg Limit Tests

Stratum	Moisture Content (%)	Plasticity Index (%)	Passing 425µm Sieve (%)	Modified Plasticity Index (%)	Soil Classification	Volume Change Potential	
						BRE	NHBC
CLGB	26 - 34	25 - 42	100	25 - 42	CI - CV	Medium to high	Medium to high

Note: BRE Volume Change Potential refers to BRE Digest 240 (based on Atterberg results)

NHBC Volume Change Potential refers to NHBC Standards Chapter 4.2

Soils Classification based on British Soil Classification System

The most common use of the term clay is to describe a soil that contains enough clay-sized material or clay minerals to exhibit cohesive properties. The fraction of clay-sized material required varies, but can be as low as 15%. Unless stated otherwise, this is the sense used in Digest 240. The term can be used to denote the clay minerals. These are specific, naturally occurring chemical compounds, predominately silicates. The term is often used as a particle size descriptor. Soil particles that have a nominal diameter of less than 2 µm are normally considered to be of clay size, but they are not necessarily clay minerals. Some clay minerals are larger than 2 µm and some particles, 'rock flour' for example, can be finer than 2 µm but are not clay minerals.

(The Atterberg Limit Tests were undertaken in accordance with BS 1377:Part 2:1990 Clauses 3.2, 4.3 and 5)

Appendix B.3 Geotechnical In-Situ and Laboratory Results



Contract Number: 56710

Client Ref: **19732**

Report Date: **22-11-2021**

Client PO: **19732**

Client **Soils Limited**
Newton House
Cross Road
Tadworth
Surrey
KT20 5SR

Contract Title: **103-107 North Hill, Highgate, London N6 4DP**
For the attention of: **Dante Valerio Tedesco**

Date Received: **10-11-2021**

Date Completed: **22-11-2021**

Test Description	Qty
Moisture Content of Soil BS1377 : Part 2 : Clause 3.2 : 1990 - * UKAS	4
1 Point Liquid & Plastic Limit BS 1377:1990 - Part 2 : 4.4 & 5.3 - * UKAS	4
Samples Received - @ Non Accredited Test	4
Disposal of samples for job	1

Notes: **Observations and Interpretations are outside the UKAS Accreditation**

* - denotes test included in laboratory scope of accreditation

- denotes test carried out by approved contractor

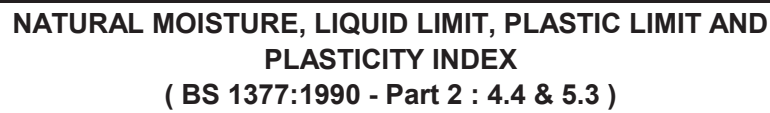
@ - denotes non accredited tests

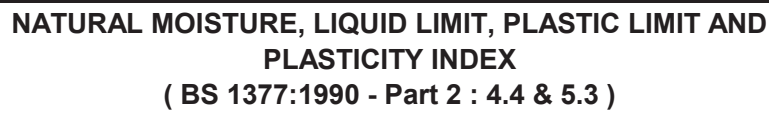
This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved Signatories:

Emma Sharp (Business Support Manager) - Paul Evans (Director) - Richard John (Quality/Technical Manager)

Shaun Jones (Laboratory manager) - Shaun Thomas (Site Manager) - Wayne Honey (Quality Assistant / Administrator / Health and Safety Coordinator)

[illegible]

[illegible]

The Plasticity Chart (Figure 1) plots Plasticity Index (%) on the Y-axis (0 to 90) against Liquid Limit (%) on the X-axis (0 to 120). The chart is divided into regions labeled CL, CI, CH, CV, and CE. A line separates the liquid limit regions (ML, MI, MH, MV, ME) from the plasticity index regions. Data points are plotted for various soil samples, showing their plasticity characteristics.

Soil Sample	Liquid Limit (%)	Plasticity Index (%)	Region
CL	0	0	CL
ML	30	0	ML
MI	45	25	MI
MH	60	35	MH
MH	65	35	MH
MV	70	42	MV
ME	105	70	ME





Dante Valerio Tedesco
Soils Ltd
Thomas Telford House - Unit 11
Sun Valley Business Park
Winnall Close
Winchester
SO23 0LB

Derwentside Environmental Testing Services Ltd
Unit 1
Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Kent
ME17 2JN
t: 01622 850410

DETS Report No: 21-13459

Site Reference: 103 - 107 North Hill, Highgate, London, N6 4DP

Project / Job Ref: 19732

Order No: 19732 B

Sample Receipt Date: 09/11/2021

Sample Scheduled Date: 09/11/2021

Report Issue Number: 1

Reporting Date: 15/11/2021

Authorised by:

Ela Mysiar
Quality Manager

Dates of laboratory activities for each tested analyte are available upon request.

Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.



DETS Ltd
Unit 1, Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410



Soil Analysis Certificate						
DETS Report No: 21-13459	Date Sampled	None Supplied	None Supplied	None Supplied		
Soils Ltd	Time Sampled	None Supplied	None Supplied	None Supplied		
Site Reference: 103 - 107 North Hill, Highgate, London, N6 4DP	TP / BH No	WS2	WS2	WS3		
Project / Job Ref: 19732	Additional Refs	None Supplied	None Supplied	None Supplied		
Order No: 19732_B	Depth (m)	0.30	2.10	1.10		
Reporting Date: 15/11/2021	DETS Sample No	573851	573852	573853		

Determinand	Unit	RL	Accreditation				
pH	pH Units	N/a	MCERTS	7.5	7.5	7.5	
Total Sulphate as SO ₄	mg/kg	< 200	MCERTS	< 200	814	478	
Total Sulphate as SO ₄	%	< 0.02	MCERTS	< 0.02	0.08	0.05	
W/S Sulphate as SO ₄ (2:1)	mg/l	< 10	MCERTS	< 10	21	< 10	
W/S Sulphate as SO ₄ (2:1)	g/l	< 0.01	MCERTS	< 0.01	0.02	< 0.01	
Total Sulphur	%	< 0.02	NONE	< 0.02	0.03	< 0.02	
Ammonium as NH ₄	mg/kg	< 0.5	MCERTS	2.1	1.2	1.6	
Ammonium as NH ₄	mg/l	< 0.05	MCERTS	0.21	0.12	0.16	
W/S Chloride (2:1)	mg/kg	< 1	MCERTS	3	10	83	
W/S Chloride (2:1)	mg/l	< 0.5	MCERTS	1.6	5.1	41.4	
Water Soluble Nitrate (2:1) as NO ₃	mg/kg	< 3	MCERTS	4	< 3	< 3	
Water Soluble Nitrate (2:1) as NO ₃	mg/l	< 1.5	MCERTS	1.8	< 1.5	< 1.5	
W/S Magnesium	mg/l	< 0.1	NONE	0.9	1	2	

Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30°C. The Method Description page describes if the test is performed on the dried or as-received portion

Subcontracted analysis (S)



DETS Ltd
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Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410



Soil Analysis Certificate - Sample Descriptions	
DETS Report No: 21-13459	
Soils Ltd	
Site Reference: 103 - 107 North Hill, Highgate, London, N6 4DP	
Project / Job Ref: 19732	
Order No: 19732_B	
Reporting Date: 15/11/2021	

DETS Sample No	TP / BH No	Additional Refs	Depth (m)	Moisture Content (%)	Sample Matrix Description
^ 573851	WS2	None Supplied	0.30	13.5	Brown sandy clay with stones
^ 573852	WS2	None Supplied	2.10	17.5	Light brown sandy clay
^ 573853	WS3	None Supplied	1.10	22.3	Light brown clay

Moisture content is part of procedure E003 & is not an accredited test

Insufficient Sample ^{U/S}

Unsuitable Sample ^{U/S}

^ no sampling date provided; unable to confirm if samples are within acceptable holding times



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Soil Analysis Certificate - Methodology & Miscellaneous Information

DETS Report No: 21-13459

Soils Ltd

Site Reference: 103 - 107 North Hill, Highgate, London, N6 4DP

Project / Job Ref: 19732

Order No: 19732_B

Reporting Date: 15/11/2021

Matrix	Analysed On	Determinand	Brief Method Description	Method No
Soil	D	Boron - Water Soluble	Determination of water soluble boron in soil by 2:1 hot water extract followed by ICP-OES	E012
Soil	AR	BTEX	Determination of BTEX by headspace GC-MS	E001
Soil	D	Cations	Determination of cations in soil by aqua-regia digestion followed by ICP-OES	E002
Soil	D	Chloride - Water Soluble (2:1)	Determination of chloride by extraction with water & analysed by ion chromatography	E009
Soil	AR	Chromium - Hexavalent	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphenylcarbazide followed by colorimetry	E016
Soil	AR	Cyanide - Complex	Determination of complex cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Free	Determination of free cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Total	Determination of total cyanide by distillation followed by colorimetry	E015
Soil	D	Cyclohexane Extractable Matter (CEM)	Gravimetrically determined through extraction with cyclohexane	E011
Soil	AR	Diesel Range Organics (C10 - C24)	Determination of hexane/acetone extractable hydrocarbons by GC-FID	E004
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of saturated calcium sulphate followed by electrometric measurement	E022
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of water followed by electrometric measurement	E023
Soil	D	Elemental Sulphur	Determination of elemental sulphur by solvent extraction followed by GC-MS	E020
Soil	AR	EPH (C10 - C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH Product ID	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH TEXAS (C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID for C8 to C40. C6 to C8 by headspace GC-MS	E004
Soil	D	Fluoride - Water Soluble	Determination of Fluoride by extraction with water & analysed by ion chromatography	E009
Soil	D	Fraction Organic Carbon (FOC)	Determination of TOC by combustion analyser.	E027
Soil	D	Organic Matter (SOM)	Determination of TOC by combustion analyser.	E027
Soil	D	TOC (Total Organic Carbon)	Determination of TOC by combustion analyser.	E027
Soil	AR	Exchangeable Ammonium	Determination of ammonium by discrete analyser.	E029
Soil	D	FOC (Fraction Organic Carbon)	Determination of fraction of organic carbon by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	D	Loss on Ignition @ 450oC	Determination of loss on ignition in soil by gravimetrically with the sample being ignited in a muffle furnace	E019
Soil	D	Magnesium - Water Soluble	Determination of water soluble magnesium by extraction with water followed by ICP-OES	E025
Soil	D	Metals	Determination of metals by aqua-regia digestion followed by ICP-OES	E002
Soil	AR	Mineral Oil (C10 - C40)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge	E004
Soil	AR	Moisture Content	Moisture content; determined gravimetrically	E003
Soil	D	Nitrate - Water Soluble (2:1)	Determination of nitrate by extraction with water & analysed by ion chromatography	E009
Soil	D	Organic Matter	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	PAH - Speciated (EPA 16)	Determination of PAH compounds by extraction in acetone and hexane followed by GC-MS with the use of surrogate and internal standards	E005
Soil	AR	PCB - 7 Congeners	Determination of PCB by extraction with acetone and hexane followed by GC-MS	E008
Soil	D	Petroleum Ether Extract (PEE)	Gravimetrically determined through extraction with petroleum ether	E011
Soil	AR	pH	Determination of pH by addition of water followed by electrometric measurement	E007
Soil	AR	Phenols - Total (monohydric)	Determination of phenols by distillation followed by colorimetry	E021
Soil	D	Phosphate - Water Soluble (2:1)	Determination of phosphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Total	Determination of total sulphate by extraction with 10% HCl followed by ICP-OES	E013
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of sulphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of water soluble sulphate by extraction with water followed by ICP-OES	E014
Soil	AR	Sulphide	Determination of sulphide by distillation followed by colorimetry	E018
Soil	D	Sulphur - Total	Determination of total sulphur by extraction with aqua-regia followed by ICP-OES	E024
Soil	AR	SVOC	Determination of semi-volatile organic compounds by extraction in acetone and hexane followed by GC-MS	E006
Soil	AR	Thiocyanate (as SCN)	Determination of thiocyanate by extraction in caustic soda followed by acidification followed by addition of ferric nitrate followed by colorimetry	E017
Soil	D	Toluene Extractable Matter (TEM)	Gravimetrically determined through extraction with toluene	E011
Soil	D	Total Organic Carbon (TOC)	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	TPH CWG (ali: C5- C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C34, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C35. C5 to C8 by headspace GC-MS	E004
Soil	AR	TPH LQM (ali: C5-C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C35, C35-C44, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35, C35-C44)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C44. C5 to C8 by headspace GC-MS	E004
Soil	AR	VOCS	Determination of volatile organic compounds by headspace GC-MS	E001
Soil	AR	VPH (C6-C8 & C8-C10)	Determination of hydrocarbons C6-C8 by headspace GC-MS & C8-C10 by GC-FID	E001

D Dried
AR As Received

Appendix C Chemical Laboratory Testing

Appendix C.I Chemical Laboratory Results



Dante Valerio Tedesco
Soils Ltd
Thomas Telford House - Unit 11
Sun Valley Business Park
Winnall Close
Winchester
SO23 0LB

Derwentside Environmental Testing Services Ltd
Unit 1
Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Kent
ME17 2JN
t: 01622 850410

DETS Report No: 21-13458

Site Reference: 103 - 107 North Hill, Highgate, London, N6 4DP

Project / Job Ref: 19732

Order No: 19732 C

Sample Receipt Date: 09/11/2021

Sample Scheduled Date: 09/11/2021

Report Issue Number: 1

Reporting Date: 17/11/2021

Authorised by:

Dave Ashworth
Technical Manager

Dates of laboratory activities for each tested analyte are available upon request.

Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

For Topsoil and WAC analysis the expanded uncertainty measurement should be considered while evaluating results against compliance values.



DETS Ltd
Unit 1, Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410



Soil Analysis Certificate						
DETS Report No: 21-13458	Date Sampled	None Supplied				
Soils Ltd	Time Sampled	None Supplied				
Site Reference: 103 - 107 North Hill, Highgate, London, N6 4DP	TP / BH No	FE8				
Project / Job Ref: 19732	Additional Refs	None Supplied				
Order No: 19732_C	Depth (m)	0.20				
Reporting Date: 17/11/2021	DETS Sample No	573850				

Determinand	Unit	RL	Accreditation				
Asbestos Screen ^(S)	N/a	N/a	ISO17025	Not Detected			
pH	pH Units	N/a	MCERTS	7.4			
Organic Matter (SOM)	%	< 0.1	MCERTS	3			
Arsenic (As)	mg/kg	< 2	MCERTS	14			
W/S Boron	mg/kg	< 1	NONE	1.2			
Cadmium (Cd)	mg/kg	< 0.2	MCERTS	0.3			
Chromium (Cr)	mg/kg	< 2	MCERTS	25			
Chromium (hexavalent)	mg/kg	< 2	NONE	< 2			
Copper (Cu)	mg/kg	< 4	MCERTS	38			
Lead (Pb)	mg/kg	< 3	MCERTS	229			
Mercury (Hg)	mg/kg	< 1	MCERTS	< 1			
Nickel (Ni)	mg/kg	< 3	MCERTS	11			
Selenium (Se)	mg/kg	< 2	MCERTS	< 3			
Vanadium (V)	mg/kg	< 1	MCERTS	43			
Zinc (Zn)	mg/kg	< 3	MCERTS	144			
Total Phenols (monohydric)	mg/kg	< 2	NONE	< 2			

Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30°C. The Method Description page describes if the test is performed on the dried or as-received portion
Subcontracted analysis (S)



DETS Ltd
Unit 1, Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410



Soil Analysis Certificate - Speciated PAHs						
DETS Report No: 21-13458	Date Sampled	None Supplied				
Soils Ltd	Time Sampled	None Supplied				
Site Reference: 103 - 107 North Hill, Highgate, London, N6 4DP	TP / BH No	FE8				
Project / Job Ref: 19732	Additional Refs	None Supplied				
Order No: 19732_C	Depth (m)	0.20				
Reporting Date: 17/11/2021	DETS Sample No	573850				

Determinand	Unit	RL	Accreditation				
Naphthalene	mg/kg	< 0.1	MCERTS	< 0.1			
Acenaphthylene	mg/kg	< 0.1	MCERTS	< 0.1			
Acenaphthene	mg/kg	< 0.1	MCERTS	< 0.1			
Fluorene	mg/kg	< 0.1	MCERTS	< 0.1			
Phenanthrene	mg/kg	< 0.1	MCERTS	< 0.1			
Anthracene	mg/kg	< 0.1	MCERTS	< 0.1			
Fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1			
Pyrene	mg/kg	< 0.1	MCERTS	< 0.1			
Benzo(a)anthracene	mg/kg	< 0.1	MCERTS	< 0.1			
Chrysene	mg/kg	< 0.1	MCERTS	< 0.1			
Benzo(b)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1			
Benzo(k)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1			
Benzo(a)pyrene	mg/kg	< 0.1	MCERTS	< 0.1			
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.1	MCERTS	< 0.1			
Dibenz(a,h)anthracene	mg/kg	< 0.1	MCERTS	< 0.1			
Benzo(ghi)perylene	mg/kg	< 0.1	MCERTS	< 0.1			
Total EPA-16 PAHs	mg/kg	< 1.6	MCERTS	< 1.6			



DETS Ltd
Unit 1, Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410



Soil Analysis Certificate - EPH Texas Banded							
DETS Report No: 21-13458	Date Sampled	None Supplied					
Soils Ltd	Time Sampled	None Supplied					
Site Reference: 103 - 107 North Hill, Highgate, London, N6 4DP	TP / BH No	FE8					
Project / Job Ref: 19732	Additional Refs	None Supplied					
Order No: 19732_C	Depth (m)	0.20					
Reporting Date: 17/11/2021	DETS Sample No	573850					

Determinand	Unit	RL	Accreditation				
EPH Texas (C6 - C8)	mg/kg	< 0.05	NONE	< 0.05			
EPH Texas (>C8 - C10)	mg/kg	< 1	MCERTS	< 1			
EPH Texas (>C10 - C12)	mg/kg	< 1	MCERTS	< 1			
EPH Texas (>C12 - C16)	mg/kg	< 1	MCERTS	< 1			
EPH Texas (>C16 - C21)	mg/kg	< 1	MCERTS	< 1			
EPH Texas (>C21 - C40)	mg/kg	< 6	MCERTS	< 6			
EPH Texas (C6 - C40)	mg/kg	< 6	NONE	< 6			

Waste Acceptance Criteria Analytical Certificate - BS EN 12457/2																																							
DETS Report No: 21-13458		Date Sampled		None Supplied		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="text-align: left; padding: 5px;">Landfill Waste Acceptance Criteria Limits</th> </tr> <tr> <th style="width: 33%; padding: 5px;">Inert Waste Landfill</th> <th style="width: 33%; padding: 5px;">Stable Non-reactive HAZARDOUS waste in non-hazardous Landfill</th> <th style="width: 33%; padding: 5px;">Hazardous Waste Landfill</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; padding: 5px;">3%</td> <td style="text-align: center; padding: 5px;">5%</td> <td style="text-align: center; padding: 5px;">6%</td> </tr> <tr> <td style="text-align: center; padding: 5px;">--</td> <td style="text-align: center; padding: 5px;">--</td> <td style="text-align: center; padding: 5px;">10%</td> </tr> <tr> <td style="text-align: center; padding: 5px;">6</td> <td style="text-align: center; padding: 5px;">--</td> <td style="text-align: center; padding: 5px;">--</td> </tr> <tr> <td style="text-align: center; padding: 5px;">1</td> <td style="text-align: center; padding: 5px;">--</td> <td style="text-align: center; padding: 5px;">--</td> </tr> <tr> <td style="text-align: center; padding: 5px;">500</td> <td style="text-align: center; padding: 5px;">--</td> <td style="text-align: center; padding: 5px;">--</td> </tr> <tr> <td style="text-align: center; padding: 5px;">100</td> <td style="text-align: center; padding: 5px;">--</td> <td style="text-align: center; padding: 5px;">--</td> </tr> <tr> <td style="text-align: center; padding: 5px;">--</td> <td style="text-align: center; padding: 5px;">>6</td> <td style="text-align: center; padding: 5px;">--</td> </tr> <tr> <td style="text-align: center; padding: 5px;">--</td> <td style="text-align: center; padding: 5px;">To be evaluated</td> <td style="text-align: center; padding: 5px;">To be evaluated</td> </tr> </tbody> </table>				Landfill Waste Acceptance Criteria Limits			Inert Waste Landfill	Stable Non-reactive HAZARDOUS waste in non-hazardous Landfill	Hazardous Waste Landfill	3%	5%	6%	--	--	10%	6	--	--	1	--	--	500	--	--	100	--	--	--	>6	--	--	To be evaluated	To be evaluated
Landfill Waste Acceptance Criteria Limits																																							
Inert Waste Landfill	Stable Non-reactive HAZARDOUS waste in non-hazardous Landfill	Hazardous Waste Landfill																																					
3%	5%	6%																																					
--	--	10%																																					
6	--	--																																					
1	--	--																																					
500	--	--																																					
100	--	--																																					
--	>6	--																																					
--	To be evaluated	To be evaluated																																					
Soils Ltd		Time Sampled		None Supplied																																			
Site Reference: 103 - 107 North Hill, Highgate, London, N6 4DP		TP / BH No		FE8																																			
Project / Job Ref: 19732		Additional Refs		None Supplied																																			
Order No: 19732_C		Depth (m)		0.20																																			
Reporting Date: 17/11/2021		DETS Sample No		573850																																			
Determinand		Unit		MDL																																			
TOC ^{MU}		%		< 0.1		1.8																																	
Loss on Ignition		%		< 0.01		10.40																																	
BTEX ^{MU}		mg/kg		< 0.05		< 0.05																																	
Sum of PCBs		mg/kg		< 0.1		< 0.1																																	
Mineral Oil ^{MU}		mg/kg		< 10		< 10																																	
Total PAH ^{MU}		mg/kg		< 1.7		< 1.7																																	
pH ^{MU}		pH Units		N/a		7.4																																	
Acid Neutralisation Capacity		mol/kg (+/-)		< 1		< 1																																	
Eluate Analysis				10:1 mg/l		Cumulative 10:1 mg/kg		Limit values for compliance leaching test using BS EN 12457-3 at L/S 10 l/kg (mg/kg)																															
Arsenic ^U				< 0.01		< 0.1		0.5 2 25																															
Barium ^U				< 0.02		< 0.2		20 100 300																															
Cadmium ^U				< 0.0005		< 0.005		0.04 1 5																															
Chromium ^U				< 0.005		< 0.05		0.5 10 70																															
Copper ^U				< 0.01		< 0.1		2 50 100																															
Mercury ^U				< 0.0005		< 0.005		0.01 0.2 2																															
Molybdenum ^U				0.001		0.01		0.5 10 30																															
Nickel ^U				< 0.007		< 0.07		0.4 10 40																															
Lead ^U				< 0.005		< 0.05		0.5 10 50																															
Antimony ^U				< 0.005		< 0.05		0.06 0.7 5																															
Selenium ^U				< 0.005		< 0.05		0.1 0.5 7																															
Zinc ^U				0.008		0.08		4 50 200																															
Chloride ^U				4.0		40		800 15000 25000																															
Fluoride ^U				< 0.5		< 5		10 150 500																															
Sulphate ^U				8.4		84		1000 20000 50000																															
TDS				69		690		4000 60000 100000																															
Phenol Index				< 0.01		< 0.1		1 - -																															
DOC				10.6		106		500 800 1000																															
Leach Test Information																																							
Sample Mass (kg)				0.11																																			
Dry Matter (%)				82.9																																			
Moisture (%)				20.6																																			
Stage 1																																							
Volume Eluate L10 (litres)				0.88																																			
Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30°C. The Samples Descriptions page describes if the test is performed on the dried or as-received portion Stated limits are for guidance only and DETS Ltd cannot be held responsible for any discrepancies with current legislation M Denotes MCERTS accredited test U Denotes ISO17025 accredited test																																							



DETS Ltd
Unit 1, Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410



Soil Analysis Certificate - Sample Descriptions	
DETS Report No: 21-13458	
Soils Ltd	
Site Reference: 103 - 107 North Hill, Highgate, London, N6 4DP	
Project / Job Ref: 19732	
Order No: 19732_C	
Reporting Date: 17/11/2021	

DETS Sample No	TP / BH No	Additional Refs	Depth (m)	Moisture Content (%)	Sample Matrix Description
^ 573850	FE8	None Supplied	0.20	17.1	Brown sandy clay with stones

Moisture content is part of procedure E003 & is not an accredited test

Insufficient Sample ^{1/5}

Unsuitable Sample ^{u/s}

^ no sampling date provided; unable to confirm if samples are within acceptable holding times



DETS Ltd
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Soil Analysis Certificate - Methodology & Miscellaneous Information

DETS Report No: 21-13458

Soils Ltd

Site Reference: 103 - 107 North Hill, Highgate, London, N6 4DP

Project / Job Ref: 19732

Order No: 19732_C

Reporting Date: 17/11/2021

Matrix	Analysed On	Determinand	Brief Method Description	Method No
Soil	D	Boron - Water Soluble	Determination of water soluble boron in soil by 2:1 hot water extract followed by ICP-OES	E012
Soil	AR	BTEX	Determination of BTEX by headspace GC-MS	E001
Soil	D	Cations	Determination of cations in soil by aqua-regia digestion followed by ICP-OES	E002
Soil	D	Chloride - Water Soluble (2:1)	Determination of chloride by extraction with water & analysed by ion chromatography	E009
Soil	AR	Chromium - Hexavalent	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphenylcarbazide followed by colorimetry	E016
Soil	AR	Cyanide - Complex	Determination of complex cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Free	Determination of free cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Total	Determination of total cyanide by distillation followed by colorimetry	E015
Soil	D	Cyclohexane Extractable Matter (CEM)	Gravimetrically determined through extraction with cyclohexane	E011
Soil	AR	Diesel Range Organics (C10 - C24)	Determination of hexane/acetone extractable hydrocarbons by GC-FID	E004
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of saturated calcium sulphate followed by electrometric measurement	E022
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of water followed by electrometric measurement	E023
Soil	D	Elemental Sulphur	Determination of elemental sulphur by solvent extraction followed by GC-MS	E020
Soil	AR	EPH (C10 - C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH Product ID	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH TEXAS (C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID for C8 to C40. C6 to C8 by headspace GC-MS	E004
Soil	D	Fluoride - Water Soluble	Determination of Fluoride by extraction with water & analysed by ion chromatography	E009
Soil	D	Fraction Organic Carbon (FOC)	Determination of TOC by combustion analyser.	E027
Soil	D	Organic Matter (SOM)	Determination of TOC by combustion analyser.	E027
Soil	D	TOC (Total Organic Carbon)	Determination of TOC by combustion analyser.	E027
Soil	AR	Exchangeable Ammonium	Determination of ammonium by discrete analyser.	E029
Soil	D	FOC (Fraction Organic Carbon)	Determination of fraction of organic carbon by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	D	Loss on Ignition @ 450oC	Determination of loss on ignition in soil by gravimetrically with the sample being ignited in a muffle furnace	E019
Soil	D	Magnesium - Water Soluble	Determination of water soluble magnesium by extraction with water followed by ICP-OES	E025
Soil	D	Metals	Determination of metals by aqua-regia digestion followed by ICP-OES	E002
Soil	AR	Mineral Oil (C10 - C40)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge	E004
Soil	AR	Moisture Content	Moisture content; determined gravimetrically	E003
Soil	D	Nitrate - Water Soluble (2:1)	Determination of nitrate by extraction with water & analysed by ion chromatography	E009
Soil	D	Organic Matter	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	PAH - Speciated (EPA 16)	Determination of PAH compounds by extraction in acetone and hexane followed by GC-MS with the use of surrogate and internal standards	E005
Soil	AR	PCB - 7 Congeners	Determination of PCB by extraction with acetone and hexane followed by GC-MS	E008
Soil	D	Petroleum Ether Extract (PEE)	Gravimetrically determined through extraction with petroleum ether	E011
Soil	AR	pH	Determination of pH by addition of water followed by electrometric measurement	E007
Soil	AR	Phenols - Total (monohydric)	Determination of phenols by distillation followed by colorimetry	E021
Soil	D	Phosphate - Water Soluble (2:1)	Determination of phosphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Total	Determination of total sulphate by extraction with 10% HCl followed by ICP-OES	E013
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of sulphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of water soluble sulphate by extraction with water followed by ICP-OES	E014
Soil	AR	Sulphide	Determination of sulphide by distillation followed by colorimetry	E018
Soil	D	Sulphur - Total	Determination of total sulphur by extraction with aqua-regia followed by ICP-OES	E024
Soil	AR	SVOC	Determination of semi-volatile organic compounds by extraction in acetone and hexane followed by GC-MS	E006
Soil	AR	Thiocyanate (as SCN)	Determination of thiocyanate by extraction in caustic soda followed by acidification followed by addition of ferric nitrate followed by colorimetry	E017
Soil	D	Toluene Extractable Matter (TEM)	Gravimetrically determined through extraction with toluene	E011
Soil	D	Total Organic Carbon (TOC)	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	TPH CWG (ali: C5- C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C34, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C35. C5 to C8 by headspace GC-MS	E004
Soil	AR	TPH LQM (ali: C5-C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C35, C35-C44, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35, C35-C44)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C44. C5 to C8 by headspace GC-MS	E004
Soil	AR	VOCS	Determination of volatile organic compounds by headspace GC-MS	E001
Soil	AR	VPH (C6-C8 & C8-C10)	Determination of hydrocarbons C6-C8 by headspace GC-MS & C8-C10 by GC-FID	E001

D Dried
AR As Received



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Water Analysis Certificate - Methodology & Miscellaneous Information

DETS Report No: 21-13458

Soils Ltd

Site Reference: 103 - 107 North Hill, Highgate, London, N6 4DP

Project / Job Ref: 19732

Order No: 19732_C

Reporting Date: 17/11/2021

Matrix	Analysed On	Determinand	Brief Method Description	Method No
Water	UF	Alkalinity	Determination of alkalinity by titration against hydrochloric acid using bromocresol green as the end point	E103
Water	F	Ammoniacal Nitrogen	Determination of ammoniacal nitrogen by discrete analyser.	E126
Water	UF	BTEX	Determination of BTEX by headspace GC-MS	E101
Water	F	Cations	Determination of cations by filtration followed by ICP-MS	E102
Water	UF	Chemical Oxygen Demand (COD)	Determination using a COD reactor followed by colorimetry	E112
Water	F	Chloride	Determination of chloride by filtration & analysed by ion chromatography	E109
Water	F	Chromium - Hexavalent	Determination of hexavalent chromium by acidification, addition of 1,5 diphenylcarbazide followed by	E116
Water	UF	Cyanide - Complex	Determination of complex cyanide by distillation followed by colorimetry	E115
Water	UF	Cyanide - Free	Determination of free cyanide by distillation followed by colorimetry	E115
Water	UF	Cyanide - Total	Determination of total cyanide by distillation followed by colorimetry	E115
Water	UF	Cyclohexane Extractable Matter (CEM)	Gravimetrically determined through liquid:liquid extraction with cyclohexane	E111
Water	F	Diesel Range Organics (C10 - C24)	Determination of liquid:liquid extraction with hexane followed by GC-FID	E104
Water	F	Dissolved Organic Content (DOC)	Determination of DOC by filtration followed by low heat with persulphate addition followed by IR dete	E110
Water	UF	Electrical Conductivity	Determination of electrical conductivity by electrometric measurement	E123
Water	F	EPH (C10 - C40)	Determination of liquid:liquid extraction with hexane followed by GC-FID	E104
Water	F	EPH TEXAS (C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C40)	Determination of liquid:liquid extraction with hexane followed by GC-FID for C8 to C40. C6 to C8 by headspace GC-MS	E104
Water	F	Fluoride	Determination of Fluoride by filtration & analysed by ion chromatography	E109
Water	F	Hardness	Determination of Ca and Mg by ICP-MS followed by calculation	E102
Leachate	F	Leachate Preparation - NRA	Based on National Rivers Authority leaching test 1994	E301
Leachate	F	Leachate Preparation - WAC	Based on BS EN 12457 Pt1, 2, 3	E302
Water	F	Metals	Determination of metals by filtration followed by ICP-MS	E102
Water	F	Mineral Oil (C10 - C40)	Determination of liquid:liquid extraction with hexane followed by GI-FID	E104
Water	F	Nitrate	Determination of nitrate by filtration & analysed by ion chromatography	E109
Water	UF	Monohydric Phenol	Determination of phenols by distillation followed by colorimetry	E121
Water	F	PAH - Speciated (EPA 16)	Determination of PAH compounds by concentration through SPE cartridge, collection in dichloromethane followed by GC-MS	E105
Water	F	PCB - 7 Congeners	Determination of PCB compounds by concentration through SPE cartridge, collection in dichloromethane	E108
Water	UF	Petroleum Ether Extract (PEE)	Gravimetrically determined through liquid:liquid extraction with petroleum ether	E111
Water	UF	pH	Determination of pH by electrometric measurement	E107
Water	F	Phosphate	Determination of phosphate by filtration & analysed by ion chromatography	E109
Water	UF	Redox Potential	Determination of redox potential by electrometric measurement	E113
Water	F	Sulphate (as SO4)	Determination of sulphate by filtration & analysed by ion chromatography	E109
Water	UF	Sulphide	Determination of sulphide by distillation followed by colorimetry	E118
Water	F	SVOC	Determination of semi-volatile organic compounds by concentration through SPE cartridge, collection in dichloromethane followed by GC-MS	E106
Water	UF	Toluene Extractable Matter (TEM)	Gravimetrically determined through liquid:liquid extraction with toluene	E111
Water	UF	Total Organic Carbon (TOC)	Low heat with persulphate addition followed by IR detection	E110
Water	F	TPH CWG (ali: C5-C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C34, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35)	Determination of liquid:liquid extraction with hexane, fractionating with SPE followed by GC-FID for C8 to C35. C5 to C8 by headspace GC-MS	E104
Water	F	TPH LQM (ali: C5-C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C35, C35-C44, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35, C35-C44)	Determination of liquid:liquid extraction with hexane, fractionating with SPE followed by GC-FID for C8 to C44. C5 to C8 by headspace GC-MS	E104
Water	UF	VOCs	Determination of volatile organic compounds by headspace GC-MS	E101
Water	UF	VPH (C6-C8 & C8-C10)	Determination of hydrocarbons C6-C8 by headspace GC-MS & C8-C10 by GC-FID	E101

Key

F Filtered
UF Unfiltered

Parameter	Matrix Type	Suite Reference	Expanded Uncertainty Measurement	Unit
TOC	Soil	BS EN 12457	20.0	%
Loss on Ignition	Soil	BS EN 12457	35.0	%
BTEX	Soil	BS EN 12457	14.0	%
Sum of PCBs	Soil	BS EN 12457	23.0	%
Mineral Oil	Soil	BS EN 12457	9.0	%
Total PAH	Soil	BS EN 12457	11.6	%
pH	Soil	BS EN 12457	0.28	Units
Acid Neutralisation Capacity	Soil	BS EN 12457	18.0	%
Arsenic	Leachate	BS EN 12457	18.7	%
Barium	Leachate	BS EN 12457	11.6	%
Cadmium	Leachate	BS EN 12457	20.3	%
Chromium	Leachate	BS EN 12457	18.3	%
Copper	Leachate	BS EN 12457	24.3	%
Mercury	Leachate	BS EN 12457	23.7	%
Molybdenum	Leachate	BS EN 12457	14.7	%
Nickel	Leachate	BS EN 12457	16.1	%
Lead	Leachate	BS EN 12457	15.7	%
Antimony	Leachate	BS EN 12457	17.9	%
Selenium	Leachate	BS EN 12457	22.0	%
Zinc	Leachate	BS EN 12457	17.4	%
Chloride	Leachate	BS EN 12457	15.3	%
Fluoride	Leachate	BS EN 12457	16.4	%
Sulphate	Leachate	BS EN 12457	20.6	%
TDS	Leachate	BS EN 12457	12.0	%
Phenol Index	Leachate	BS EN 12457	14.0	%
DOC	Leachate	BS EN 12457	10.0	%
Clay Content	Soil	BS 3882: 2015	15.0	%
Silt Content	Soil	BS 3882: 2015	14.0	%
Sand Content	Soil	BS 3882: 2015	13.0	%
Loss on Ignition	Soil	BS 3882: 2015	35.0	%
pH	Soil	BS 3882: 2015	0.14	Units
Carbonate	Soil	BS 3882: 2015	16.0	%
Total Nitrogen	Soil	BS 3882: 2015	12.0	%
Phosphorus (Extractable)	Soil	BS 3882: 2015	24.0	%
Potassium (Extractable)	Soil	BS 3882: 2015	20.0	%
Magnesium (Extractable)	Soil	BS 3882: 2015	26.0	%
Zinc	Soil	BS 3882: 2015	14.9	%
Copper	Soil	BS 3882: 2015	16.0	%
Nickel	Soil	BS 3882: 2015	17.7	%
Available Sodium	Soil	BS 3882: 2015	23.0	%
Available Calcium	Soil	BS 3882: 2015	23.0	%
Electrical Conductivity	Soil	BS 3882: 2015	10.0	%

Waste Classification Report

HazWasteOnline™ classifies waste as either **hazardous** or **non-hazardous** based on its chemical composition, related legislation and the rules and data defined in the current UK or EU technical guidance (Appendix C) (note that HP 9 Infectious is not assessed). It is the responsibility of the classifier named below to:

- understand the origin of the waste
- select the correct List of Waste code(s)
- confirm that the list of determinands, results and sampling plan are fit for purpose
- select and justify the chosen metal species (Appendix B)
- correctly apply moisture correction and other available corrections
- add the meta data for their user-defined substances (Appendix A)
- check that the classification engine is suitable with respect to the national destination of the waste (Appendix C)



68WAJ-E2YBB-MO0M9

To aid the reviewer, the laboratory results, assumptions and justifications managed by the classifier are highlighted in pale yellow.

Job name

19732

Description/Comments

Single sample inc WAC

Project

19732

Site

103-107 North Hill

Classified by

Name:
Chris Swainston
Date:
26 Nov 2021 09:54 GMT
Telephone:
01962 673 330

Company:
Soils Ltd
Sun Valley Business Park,
Winnal Close
Winchester
SO23 0LB

HazWasteOnline™ provides a two day, hazardous waste classification course that covers the use of the software and both basic and advanced waste classification techniques. Certification has to be renewed every 3 years.

HazWasteOnline™ Certification:

Course
Hazardous Waste Classification
3 year Refresher overdue

Date
08 Dec 2016

Job summary

#	Sample name	Depth [m]	Classification Result	Hazard properties	Page
1	FE8-0.20-	0.20	Non Hazardous		2

Related documents

#	Name	Description
1	21-13458.1.hwol	.hwol file used to create the Job

Report

Created by: Chris Swainston

Created date: 26 Nov 2021 09:54 GMT

Appendices	Page
Appendix A: Classifier defined and non CLP determinands	4
Appendix B: Rationale for selection of metal species	5
Appendix C: Version	6

Classification of sample: FE8-0.20-

✔ **Non Hazardous Waste**
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
FE8-0.20-	Chapter:
Sample Depth:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
0.20 m	Entry:
Moisture content:	17 05 04 (Soil and stones other than those mentioned in 17 05 03)
17.1%	
(wet weight correction)	

Hazard properties

None identified

Determinands

Moisture content: 17.1% Wet Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	CLP index number	EC Number	CAS Number									
1	chromium in chromium(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }				<2	mg/kg	2.27	<4.54	mg/kg	<0.000454 %		<LOD
	024-017-00-8											
2	pH		PH		7.4	pH		7.4	pH	7.4 pH		
3	boron { diboron trioxide; boric oxide }				1.2	mg/kg	3.22	3.203	mg/kg	0.00032 %	✓	
	005-008-00-8	215-125-8	1303-86-2									
4	monohydric phenols		P1186		<2	mg/kg		<2	mg/kg	<0.0002 %		<LOD
5	arsenic { arsenic }				14	mg/kg		11.606	mg/kg	0.00116 %	✓	
	033-001-00-X	231-148-6	7440-38-2									
6	cadmium { cadmium compounds, with the exception of cadmium sulphoselenide (xCdS.yCdSe), reaction mass of cadmium sulphide with zinc sulphide (xCdS.yZnS), reaction mass of cadmium sulphide with mercury sulphide (xCdS.yHgS), and those specified elsewhere in this Annex }			1	0.3	mg/kg		0.249	mg/kg	0.0000249 %	✓	
	048-001-00-5											
7	copper { copper sulphate }				38	mg/kg	2.512	79.124	mg/kg	0.00791 %	✓	
	029-004-00-0	231-847-6	7758-98-7									
8	lead { lead compounds with the exception of those specified elsewhere in this Annex (worst case) }			1	229	mg/kg		189.841	mg/kg	0.019 %	✓	
	082-001-00-6											
9	mercury { mercury }				<1	mg/kg		<1	mg/kg	<0.0001 %		<LOD
	080-001-00-0	231-106-7	7439-97-6									
10	nickel { nickel }			7	11	mg/kg		9.119	mg/kg	0.000912 %	✓	
	028-002-00-7	231-111-4	7440-02-0									
11	selenium { selenium }				<2	mg/kg		<2	mg/kg	<0.0002 %		<LOD
	034-001-00-2	231-957-4	7782-49-2									
12	zinc { zinc oxide }				144	mg/kg	1.245	148.589	mg/kg	0.0149 %	✓	
	030-013-00-7	215-222-5	1314-13-2									
13	vanadium { divanadium pentaoxide; vanadium pentoxide }				43	mg/kg	1.785	63.636	mg/kg	0.00636 %	✓	
	023-001-00-8	215-239-8	1314-62-1									
14	chrysene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
	601-048-00-0	205-923-4	218-01-9									

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	CLP index number	EC Number	CAS Number							
15	benzo[b]fluoranthene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-034-00-4	205-911-9	205-99-2							
16	benzo[k]fluoranthene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-036-00-5	205-916-6	207-08-9							
17	benzo[a]pyrene; benzo[def]chrysene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-032-00-3	200-028-5	50-32-8							
18	indeno[123-cd]pyrene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		205-893-2	193-39-5							
19	dibenz[a,h]anthracene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-041-00-2	200-181-8	53-70-3							
20	benzo[ghi]perylene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		205-883-8	191-24-2							
21	acenaphthylene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		205-917-1	208-96-8							
22	acenaphthene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		201-469-6	83-32-9							
23	fluorene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		201-695-5	86-73-7							
24	phenanthrene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		201-581-5	85-01-8							
25	anthracene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		204-371-1	120-12-7							
26	fluoranthene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		205-912-4	206-44-0							
27	pyrene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		204-927-3	129-00-0							
28	benzo[a]anthracene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-033-00-9	200-280-6	56-55-3							
29	naphthalene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-052-00-2	202-049-5	91-20-3							
30	polychlorobiphenyls; PCB				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	602-039-00-4	215-648-1	1336-36-3							
31	chromium in chromium(III) compounds { chromium(III) oxide (worst case) }				25 mg/kg	1.462	30.291 mg/kg	0.00303 %	✓	
		215-160-9	1308-38-9							
Total:								0.0547 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
•	Determinand defined or amended by HazWasteOnline (see Appendix A)
•	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
ND	Not detected
CLP: Note 1	Only the metal concentration has been used for classification

Appendix A: Classifier defined and non CLP determinands

• pH (CAS Number: PH)

Description/Comments: Appendix C4
Data source: WM3 1st Edition 2015
Data source date: 25 May 2015
Hazard Statements: None.

• monohydric phenols (CAS Number: P1186)

Description/Comments: Combined hazards statements from harmonised entries in CLP for phenol, cresols and xylenols (604-001-00-2, 604-004-00-9, 604-006-00-X)
Data source: CLP combined data
Data source date: 26 Mar 2019
Hazard Statements: Acute Tox. 3 H301 , Acute Tox. 3 H311 , Acute Tox. 3 H331 , Skin Corr. 1B H314 , Skin Corr. 1B H314 >= 3 % , Skin Irrit. 2 H315 1 % conc. < 3 % , Eye Irrit. 2 H319 1 % conc. < 3 % , Muta. 2 H341 , STOT RE 2 H373 , Aquatic Chronic 2 H411

arsenic (EC Number: 231-148-6, CAS Number: 7440-38-2)

CLP index number: 033-001-00-X
Description/Comments: Worst Case: IARC considers arsenic Group 1; Carcinogenic to humans
Data source: Regulation 1272/2008/EC - Classification, labelling and packaging of substances and mixtures. (CLP)
Additional Hazard Statement(s): Carc. 1A H350
Reason for additional Hazards Statement(s):
29 Sep 2015 - Carc. 1A H350 hazard statement sourced from: IARC Group 1 (23, Sup 7, 100C) 2012

• cadmium compounds, with the exception of cadmium sulphoselenide (xCdS.yCdSe), reaction mass of cadmium sulphide with zinc sulphide (xCdS.yZnS), reaction mass of cadmium sulphide with mercury sulphide (xCdS.yHgS), and those specified elsewhere in this Annex

CLP index number: 048-001-00-5
Description/Comments: Worst Case: IARC considers cadmium compounds Group 1; Carcinogenic to humans
Data source: Regulation 1272/2008/EC - Classification, labelling and packaging of substances and mixtures. (CLP)
Additional Hazard Statement(s): Carc. 1A H350
Reason for additional Hazards Statement(s):
29 Sep 2015 - Carc. 1A H350 hazard statement sourced from: IARC Group 1 (23, Sup 7, 100C) 2012

• lead compounds with the exception of those specified elsewhere in this Annex (worst case)

CLP index number: 082-001-00-6
Description/Comments: Worst Case: IARC considers lead compounds Group 2A; Probably carcinogenic to humans; Lead REACH Consortium, following CLP protocols, considers lead compounds from smelting industries, flue dust and similar to be Carcinogenic category 1A
Data source: Regulation 1272/2008/EC - Classification, labelling and packaging of substances and mixtures. (CLP)
Additional Hazard Statement(s): Carc. 1A H350
Reason for additional Hazards Statement(s):
03 Jun 2015 - Carc. 1A H350 hazard statement sourced from: IARC Group 2A (Sup 7, 87) 2006; Lead REACH Consortium www.reach-lead.eu/substanceinformation.html (worst case lead compounds). Review date 29/09/2015

• indeno[123-cd]pyrene (EC Number: 205-893-2, CAS Number: 193-39-5)

Description/Comments: Data from C&L Inventory Database
Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 06 Aug 2015
Hazard Statements: Carc. 2 H351

• benzo[ghi]perylene (EC Number: 205-883-8, CAS Number: 191-24-2)

Description/Comments: Data from C&L Inventory Database; SDS Sigma Aldrich 28/02/2015
Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 23 Jul 2015
Hazard Statements: Aquatic Acute 1 H400 , Aquatic Chronic 1 H410

• acenaphthylene (EC Number: 205-917-1, CAS Number: 208-96-8)

Description/Comments: Data from C&L Inventory Database
Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 17 Jul 2015
Hazard Statements: Acute Tox. 4 H302 , Acute Tox. 1 H330 , Acute Tox. 1 H310 , Eye Irrit. 2 H319 , STOT SE 3 H335 , Skin Irrit. 2 H315

• acenaphthene (EC Number: 201-469-6, CAS Number: 83-32-9)

Description/Comments: Data from C&L Inventory Database
Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 17 Jul 2015
Hazard Statements: Eye Irrit. 2 H319 , STOT SE 3 H335 , Skin Irrit. 2 H315 , Aquatic Acute 1 H400 , Aquatic Chronic 1 H410 , Aquatic Chronic 2 H411

• **fluorene** (EC Number: 201-695-5, CAS Number: 86-73-7)

Description/Comments: Data from C&L Inventory Database
Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 06 Aug 2015
Hazard Statements: Aquatic Acute 1 H400 , Aquatic Chronic 1 H410

• **phenanthrene** (EC Number: 201-581-5, CAS Number: 85-01-8)

Description/Comments: Data from C&L Inventory Database
Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 06 Aug 2015
Hazard Statements: Acute Tox. 4 H302 , Eye Irrit. 2 H319 , STOT SE 3 H335 , Carc. 2 H351 , Skin Sens. 1 H317 , Aquatic Acute 1 H400 , Aquatic Chronic 1 H410 , Skin Irrit. 2 H315

• **anthracene** (EC Number: 204-371-1, CAS Number: 120-12-7)

Description/Comments: Data from C&L Inventory Database
Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 17 Jul 2015
Hazard Statements: Eye Irrit. 2 H319 , STOT SE 3 H335 , Skin Irrit. 2 H315 , Skin Sens. 1 H317 , Aquatic Acute 1 H400 , Aquatic Chronic 1 H410

• **fluoranthene** (EC Number: 205-912-4, CAS Number: 206-44-0)

Description/Comments: Data from C&L Inventory Database
Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 21 Aug 2015
Hazard Statements: Acute Tox. 4 H302 , Aquatic Acute 1 H400 , Aquatic Chronic 1 H410

• **pyrene** (EC Number: 204-927-3, CAS Number: 129-00-0)

Description/Comments: Data from C&L Inventory Database; SDS Sigma Aldrich 2014
Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 21 Aug 2015
Hazard Statements: Skin Irrit. 2 H315 , Eye Irrit. 2 H319 , STOT SE 3 H335 , Aquatic Acute 1 H400 , Aquatic Chronic 1 H410

• **polychlorobiphenyls; PCB** (EC Number: 215-648-1, CAS Number: 1336-36-3)

CLP index number: 602-039-00-4
Description/Comments: Worst Case: IARC considers PCB Group 1; Carcinogenic to humans; POP specific threshold from ATP1 (Regulation 756/2010/EU) to POPs Regulation (Regulation 850/2004/EC). Where applicable, the calculation method laid down in European standards EN 12766-1 and EN 12766-2 shall be applied.
Data source: Regulation 1272/2008/EC - Classification, labelling and packaging of substances and mixtures. (CLP)
Additional Hazard Statement(s): Carc. 1A H350
Reason for additional Hazards Statement(s):
29 Sep 2015 - Carc. 1A H350 hazard statement sourced from: IARC Group 1 (23, Sup 7, 100C) 2012

• **chromium(III) oxide (worst case)** (EC Number: 215-160-9, CAS Number: 1308-38-9)

Description/Comments: Data from C&L Inventory Database
Data source: <https://echa.europa.eu/information-on-chemicals/cl-inventory-database/-/discli/details/33806>
Data source date: 17 Jul 2015
Hazard Statements: Acute Tox. 4 H332 , Acute Tox. 4 H302 , Eye Irrit. 2 H319 , STOT SE 3 H335 , Skin Irrit. 2 H315 , Resp. Sens. 1 H334 , Skin Sens. 1 H317 , Repr. 1B H360FD , Aquatic Acute 1 H400 , Aquatic Chronic 1 H410

Appendix B: Rationale for selection of metal species

chromium in chromium(VI) compounds {chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex}

Default

boron {diboron trioxide; boric oxide}

Default water soluble

arsenic {arsenic}

WAC

cadmium {cadmium compounds, with the exception of cadmium sulphoselenide (xCdS.yCdSe), reaction mass of cadmium sulphide with zinc sulphide (xCdS.yZnS), reaction mass of cadmium sulphide with mercury sulphide (xCdS.yHgS), and those specified elsewhere in this Annex}

Default

copper {copper sulphate}

Default

lead {lead compounds with the exception of those specified elsewhere in this Annex (worst case)}

Default

mercury {mercury}

Default

nickel {nickel}

Default

selenium {selenium}

Default

zinc {zinc oxide}

Default

vanadium {divanadium pentaoxide; vanadium pentoxide}

Default

chromium in chromium(III) compounds {chromium(III) oxide (worst case)}

Default

Appendix C: Version

HazWasteOnline Classification Engine: **WM3 1st Edition v1.1, May 2018**

HazWasteOnline Classification Engine Version: 2021.293.4891.9295 (20 Oct 2021)

HazWasteOnline Database: 2021.293.4891.9295 (20 Oct 2021)

This classification utilises the following guidance and legislation:

WM3 v1.1 - Waste Classification - 1st Edition v1.1 - May 2018

CLP Regulation - Regulation 1272/2008/EC of 16 December 2008

1st ATP - Regulation 790/2009/EC of 10 August 2009

2nd ATP - Regulation 286/2011/EC of 10 March 2011

3rd ATP - Regulation 618/2012/EU of 10 July 2012

4th ATP - Regulation 487/2013/EU of 8 May 2013

Correction to 1st ATP - Regulation 758/2013/EU of 7 August 2013

5th ATP - Regulation 944/2013/EU of 2 October 2013

6th ATP - Regulation 605/2014/EU of 5 June 2014

WFD Annex III replacement - Regulation 1357/2014/EU of 18 December 2014

Revised List of Waste 2014 - Decision 2014/955/EU of 18 December 2014

7th ATP - Regulation 2015/1221/EU of 24 July 2015

8th ATP - Regulation (EU) 2016/918 of 19 May 2016

9th ATP - Regulation (EU) 2016/1179 of 19 July 2016

10th ATP - Regulation (EU) 2017/776 of 4 May 2017

HP14 amendment - Regulation (EU) 2017/997 of 8 June 2017

13th ATP - Regulation (EU) 2018/1480 of 4 October 2018

14th ATP - Regulation (EU) 2020/217 of 4 October 2019

15th ATP - Regulation (EU) 2020/1182 of 19 May 2020

The Chemicals (Health and Safety) and Genetically Modified Organisms (Contained Use)(Amendment etc.) (EU Exit)

Regulations 2019 - UK: 2019 No. 720 of 27th March 2019

The Chemicals (Health and Safety) and Genetically Modified Organisms (Contained Use)(Amendment etc.) (EU Exit)

Regulations 2020 - UK: 2020 No. 1567 of 16th December 2020

The Waste and Environmental Permitting etc. (Legislative Functions and Amendment etc.) (EU Exit) Regulations 2020 - UK:

2020 No. 1540 of 16th December 2020

POPs Regulation 2019 - Regulation (EU) 2019/1021 of 20 June 2019

Appendix C.2 Determination of Hazardous Waste Classification

Software such as the HazWasteOnline produced Hazardous Waste Classification Tool, enables soils 'total' chemical testing data to be used to identify the classification of waste soils in accordance with Environment Agency guidance. The HazWasteOnline Hazardous Waste Classification Tool was designed primarily for the classification of soil wastes as identified by the European Waste Catalogue (EWC) Chapter 17 - Construction and demolition wastes (including contaminated soils).

The classification of waste as either hazardous or non-hazardous must be conducted in accordance with the 2003 Environment Agency publication Interpretation of the Definition and Classification of Hazardous Waste (Technical Guidance WM2). This establishes the regulatory framework and allows classification of wastes based on their various risk phrases. Additional guidance provided by the 2007 Environment Agency publication 'How to Find Out if Waste Oil and Wastes that Contain Oil Are Hazardous' (HWR08) provides further clarification on the classification methodology for hydrocarbon contamination.

As part of the Hazardous Waste Classification process, contaminant compounds are selected based on historical and contemporary land-use. The inclusion of such data on the input form enables the correct waste classification to be determined. For example, in cases of land associated with former gasworks, the classification of coal-tar contaminated soils can be partially determined using total PAH concentrations as opposed to TPH concentrations as coal-tar may be deemed a "substance". Hazardous (HWR08) provides further clarification on the classification methodology for hydrocarbon contamination.

Appendix D Information Provided by the Client



THE MARY FEILDING GUILD CARE HOME
DRAFT CONCEPTUAL DESIGN RESPONSE FOR THE REPLACEMENT OF THE
EXISTING BUILDING

103-107 NORTH HILL
HIGHGATE
LONDON
N6 4DP

DWA Architects (London) Ltd - YORK

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* This document has been designed to be printed / viewed at A3 double or single sided.

REVISION	DATE	AUTHOR	CHECKED	NOTES
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DWA ARCHITECTS

DWA Architects (London) Limited was formed in 1988 and is a multi-disciplinary design practice specialising in Care Home design. With care at the core, we have worked on over 400 homes worldwide providing a fully integrated professional service.

Our practice is built on the experience and passion of our team whose design integrity and creative flair ensures that every job is completed to the highest standards.

Our Chartered practice has been established for over 30 years, working on a diverse range of projects; from the smallest of refurbishments through to large-scale developments.

The practice has gained a well-deserved reputation for original and creative design and have gained extensive knowledge and expertise in all aspects of the design and construction of Care Homes such that we have been involved with well in excess of 300 new build homes with sizes ranging from 8 to over 220 beds.

Many of these projects have been in conservation areas involving quality redevelopment.

DWA Architects are highly respected within the Care Sector and their projects are regularly short listed in the Pinders Healthcare Design Awards.



INTRODUCTION

Our client is a specialist care operator and has identified the need for the highest quality of care in Highgate. The Mary Feilding Guild care home site provides an opportunity for a care facility to match this need.

It is proposed that the site be fully redeveloped in order to achieve a circa 80 unit care facility.

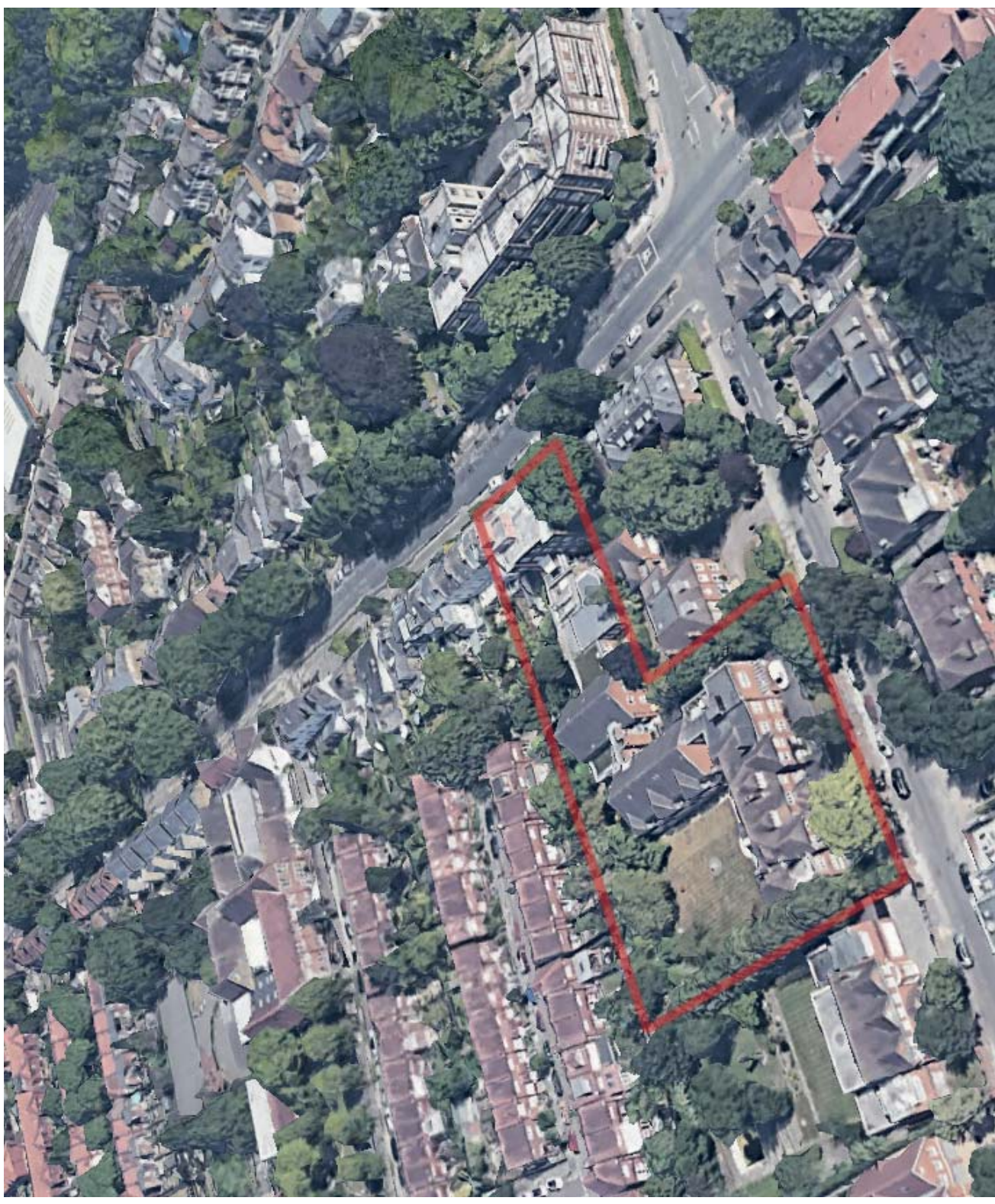
The existing care home is deemed to be no longer financially viable by the current operator. It fails to meet current space, facility and building regulation standards. The building does not offer Part M accessibility or Part B fire safety compliance in its current state.

The existing home does not meet the needs or expectations for care in the Highgate area - for which there is a strong demand.

This draft pre-application study is intended to assess the redevelopment of the existing Mary Feilding Guild Care home.

The site is located in an attractive, residential area within Highgate and comprises of 0.36 hectares / 0.9 acres of land. The site has frontages facing both View Road and North Hill.

This study explains the design principles and concepts that have informed the proposals paying particular attention to Policies DM1 and DM9 and should be read in conjunction with the other supporting documents and plans prepared.



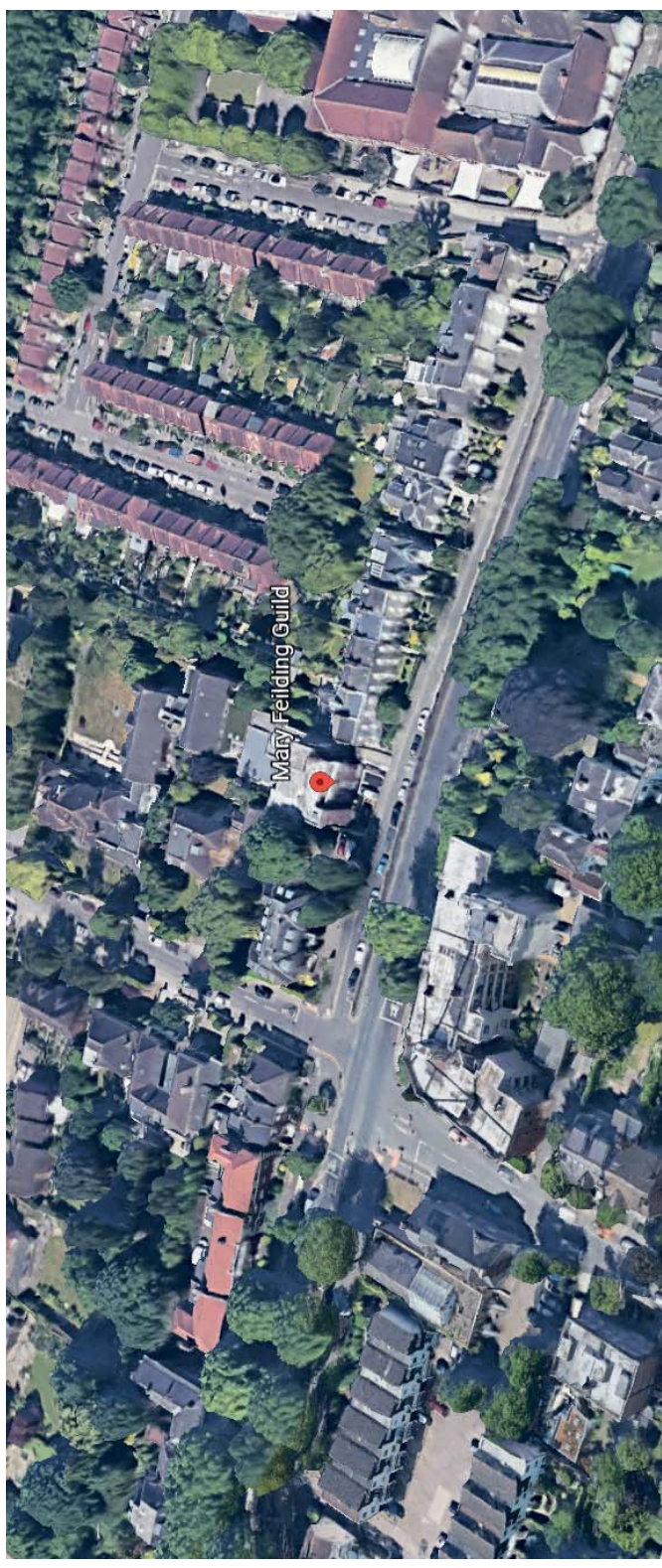
LOCATION

The site is located within the Highgate conservation area, which exhibits a very broad range of architectural styles from various periods. It is to note that the Conservation Area Character Appraisal and Management Plan, December 2013 states: "The post war Mary Feilding Guild is considered negative to the character of the road".

The site comprises of five interconnected buildings; Truscott House (specifically highlighted as being cited as negative to the character of the road), The Dean, Plowden Wing, The Garden Wing and Kekewich House. It is believed that the original building, Kekewich House, was constructed circa 1920 and formed a large private family dwelling. The building has a number of unsympathetic low quality extensions to the sides and rear. Truscott House site particularly unsympathetically adjacent to Grade II listed 109 North Hill. It has a particularly unattractive roof structure including lift shaft overrun that is wholly out of character within the locality.

The site is generally level and includes a number of trees to the perimeter, particularly to the northern and western boundaries. There are no TPOs specified on the site but there is a TPO at the adjacent Wetherley Court. It is to note that the existing trees provide a good level of screening, and this is intended to be retained as far as is practicable. The property benefits from a large manicured lawn.

The existing care home provides a total of 2,367m² gross internal floor space.



CONTEXTUAL ANALYSIS

The locality along View Road comprises of a mix of classical & traditional architectural styles and no one style dominates.

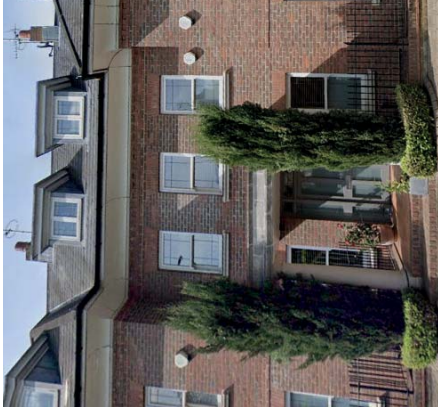
View Road is made up of buildings, mainly residential, of differing ages and quality.

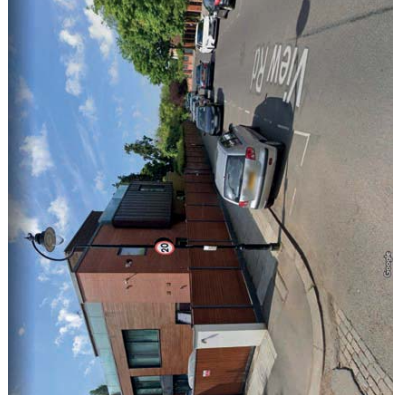
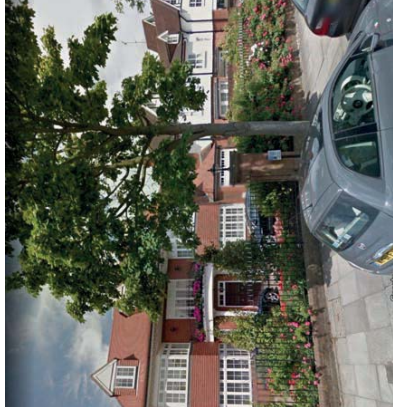
The Truscott House elevation along this road is particular low-quality and described as a negative impact within the Highgate Conservation Area Appraisal.

Similarly, the local vernacular along North Hill comprises of a mix of architectural styles, predominantly by way of terraced house and flat properties.

The defining character of North Hill is the mixture of styles that represent moments through history. It would seem that almost every style of British architecture is represented.

The remarkable quality of Highgate North Hill is the diversity of its building styles. Arguably no other road in London, Britain, Europe compares with North Hill in terms of the diversity of its domestic architecture.





DESIGN OBJECTIVES AND CONCEPTS

A care home has been on the site for at least the last 85 years and due to its longevity, it has become part of the character of the area. However, the previous owner of the care home has said that it is no longer operationally viable because it does not meet current requirements and standards. Although no buildings on the site are statutorily listed or locally listed, the site is in a Conservation Area. Therefore, we looked into a number of options including the retention, re-modelling and refurbishment of the original part of Kekewich House. However, it became quickly and very apparent that this would not be feasible or viable.

The proposed building will be based on balance and symmetry to pay homage to its Georgian history but rationalized and modernized to reflect the day in which the new development will be built.

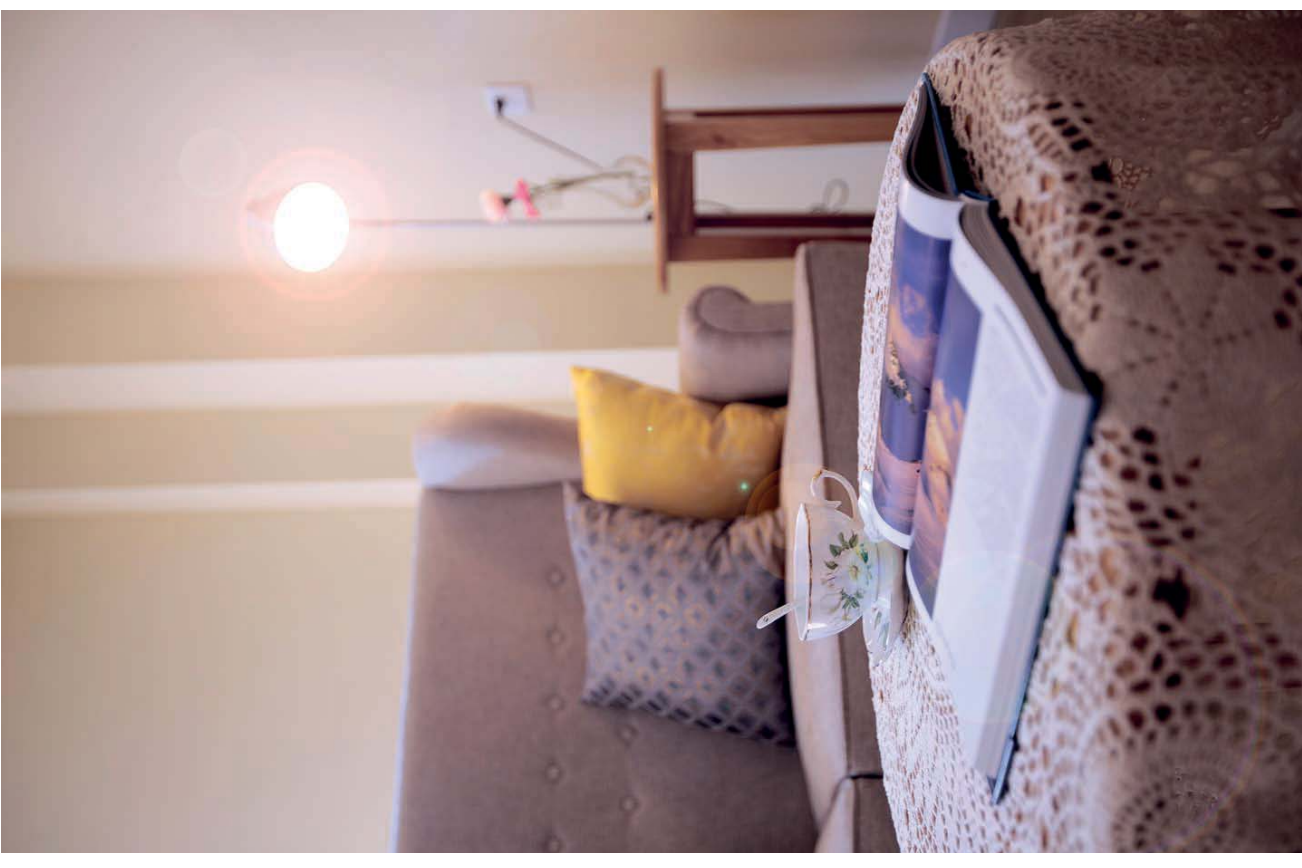
The interesting aspect of North Hill is that the evolution of English domestic architectural styles across the last 400 years can be traced along this one street. North Hill contains a mix of flats, houses and dwellings that are in

private, social, and charitable ownership. - including internationally renowned architect Bertold Lubetkin's Highpoint I and II apartment buildings (now Grade 1 listed) with their distinctive classical caryatids.

It is believed that twelve different monarchs were on the English throne over the period of time when its dwellings were built with architectural details evident from 17th Century Stuart through Queen Anne, Victorian, Edwardian and into 21st Century Neo-Georgian.

From this analysis, the design proposal aims to use modern materials and details evident of the construction of this era in order to add to the character and history of North Hill. The large garden is important to the site and it will be important to keep as much of this as possible to grant green space in London.

Policies DM1 (Delivering High Quality Design) and DM9 (Management of the Historic Environment) have been the framework for guiding principles of the design response.



POLICY DM1

All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- A. Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- B. Make a positive contribution to a place, improving the character and quality of an area;
- C. Confidently address feedback from local consultation;
- D. Demonstrate how the quality of the development will be secured when it is built; and
- E. Are inclusive and incorporate sustainable design and construction principles.

Character of development

Development proposals should relate positively to their locality, having regard to:

- A. Building heights;
- B. Form, scale & massing prevailing around the site;
- C. Urban grain, and the framework of routes and spaces connecting locally and more widely;
- D. Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- E. Rhythm of any neighbouring or local regular plot and building widths;
- F. Active, lively frontages to the public realm; and
- G. Distinctive local architectural styles,

detailing and materials.

Landscaping

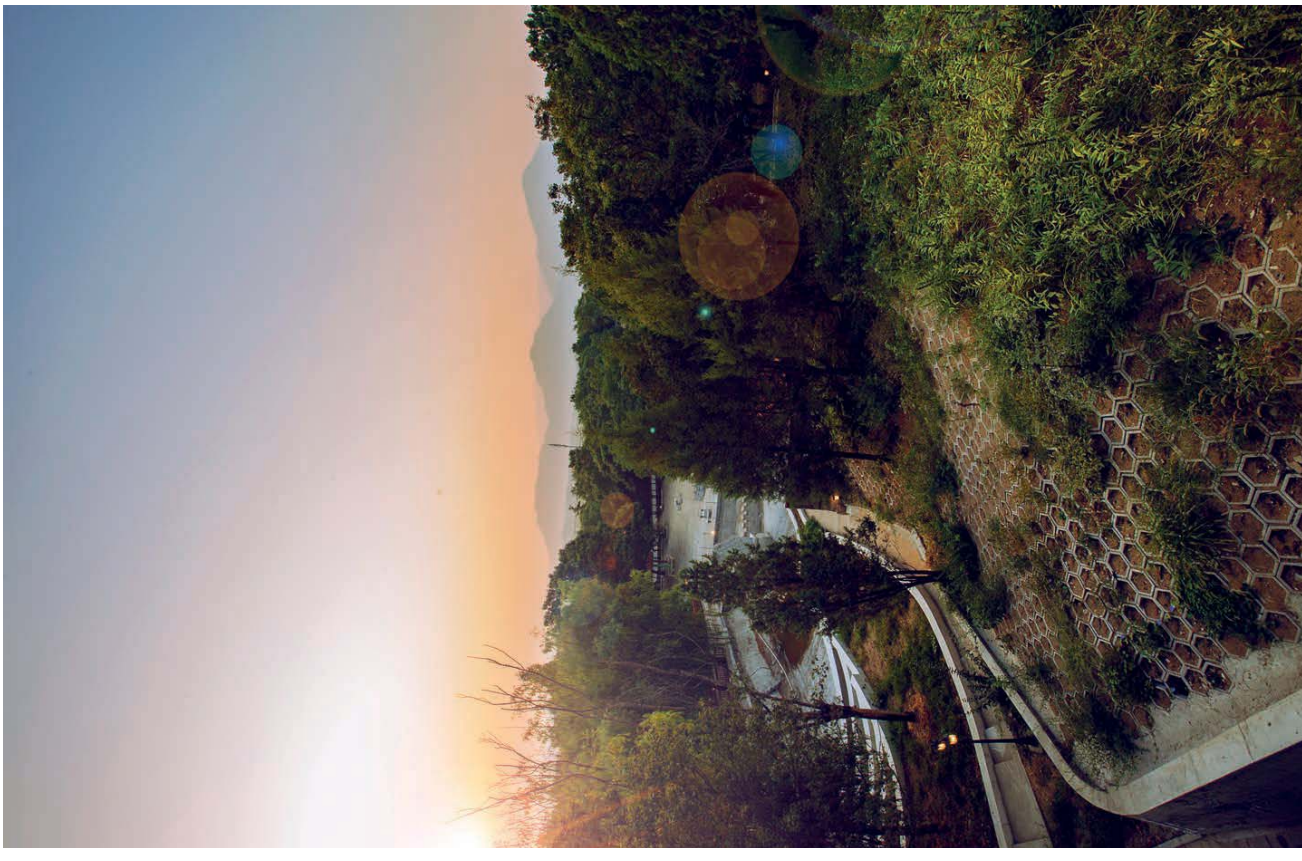
Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to:

- A. Landforms;
- B. Levels, slopes and the fall of the ground;
- C. Trees on and close to the site;
- D. Landscaped boundary and treatments; and
- E. Any other significant biodiversity (including prioritising native over invasive species) on or close to the site.

Privacy and amenity

Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that:

- A. Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land;
- B. Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and
- C. Address issues of vibration, noise, fumes, odour, light pollution and micro climatic conditions likely to arise from the use and activities of the development.



POLICY DM9

Haringey's Heritage Assets

Development that conserves and enhances the significance of a heritage asset and its setting will be supported.

Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.

When considering the impact of proposals on the historic environment, the Council will have regard to:

- A. The priority given to sustaining and enhancing the significance of a heritage asset and its setting;
- B. Character appraisals and management plans or other guidance, where they are available;
- C. The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;
- D. The relationship with adjoining and

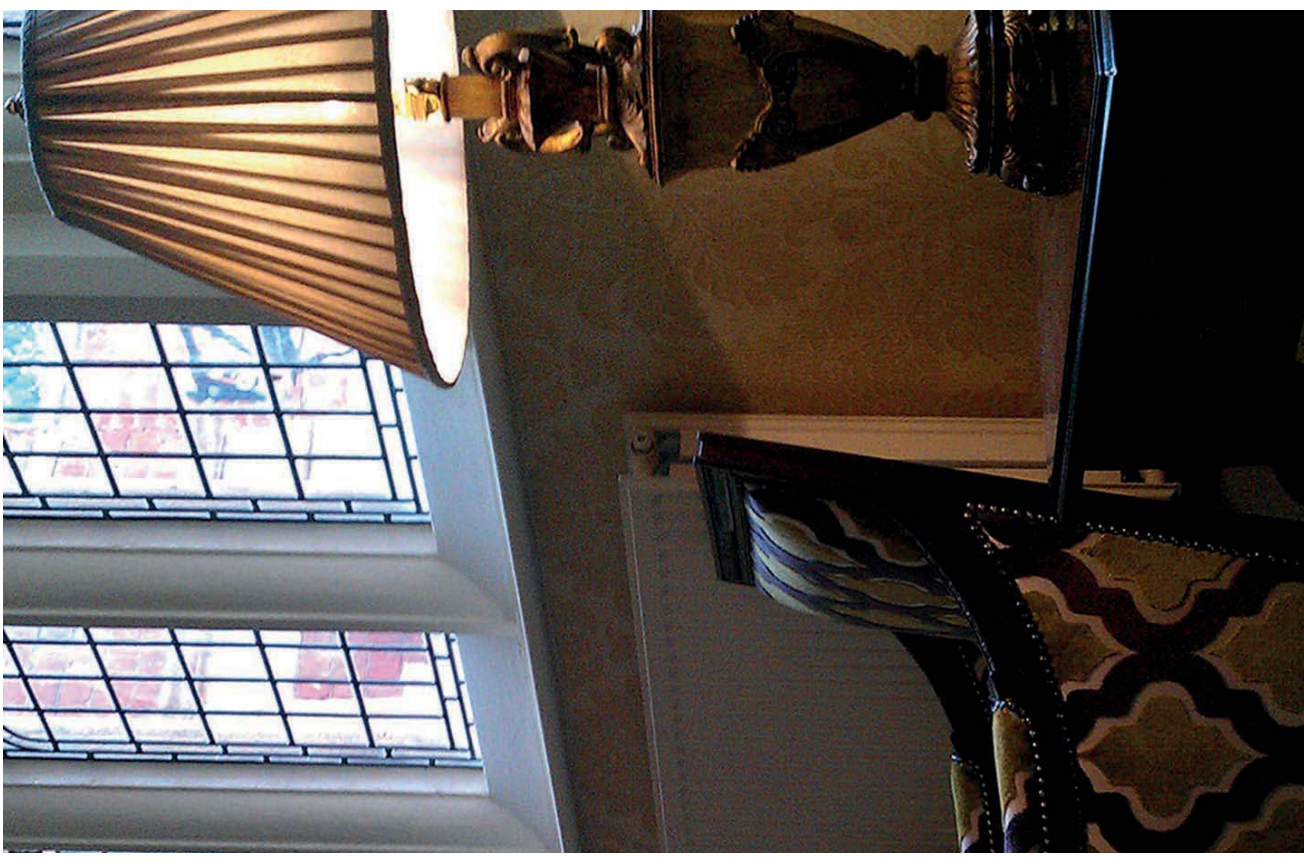
neighbouring uses, particularly where these are heritage assets of significance in their own right;

- E. The desirability of securing a viable use for a heritage asset consistent with its conservation;
- F. An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and
- G. The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.

Conservation Areas

Subject to the above the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.

Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.



EXISTING SITE CONTEXT

The Mary Feilding Guild Care Home is a registered care home for the elderly, originally established in 1877. The home is registered with the Care Quality Commission (CQC) with provision for 43 residents.

The site is located in a in an attractive, residential area within Highgate and has frontages facing both View Road and North Hill. The site benefits from good links to inner London and the surrounding area. The site is occupied by a series of five inter-connected buildings on a broadly L-shaped plot. We understand that the property has an established Class C2 (residential institution) use. The original building is believed to have been a large family home. It is of traditional construction, comprising of red brick, timber frame windows, and traditional detailing over 3 storeys, with the top floor providing dormer accommodation in the roof space.

The main pedestrian entrance to the property is sited on North Hill. This red brick modern extension comprises of four storeys and limited traditional detailing. The top floor of this element of the building is set back in an attempt to reduce overall massing.

There is a single disabled access parking space and two no visitor spaces to the frontage. It is to note that the main home entrance is cited around the corner, facing the adjacent residential property. The main entrance has limited kerb appeal, and does not serve well as a focal point.

The relationship of the replacement building to the listed building neighbouring the North Hill elevation is carefully considered through the design and scale of the proposal
A separate staff entrance for infection control and security

It is important for bedrooms and communal spaces to have windows, views and natural lighting

Overlooking and separation distances have been carefully considered through the design and site layout

The existing garden and green space is important to this highly developed site and will be maintained through the replacement building design and layout

The existing trees on the site and along the boundaries provide natural screening for the site and will be retained as far as possible

The existing building steps back slightly from the neighbouring property to create property lines along the street scene

The new main access is proposed from View Road directly to a community hub and wellness centre

Natural day light is important to hub and day spaces but it is also important to avoid glare to bedrooms where residents may prefer to control lighting levels



BUILDING LINES

The existing building lines along North Hill tend to maintain a equal frontages to the road, whereas the frontage of the Mary Guild Care Home is slightly set back from this line.

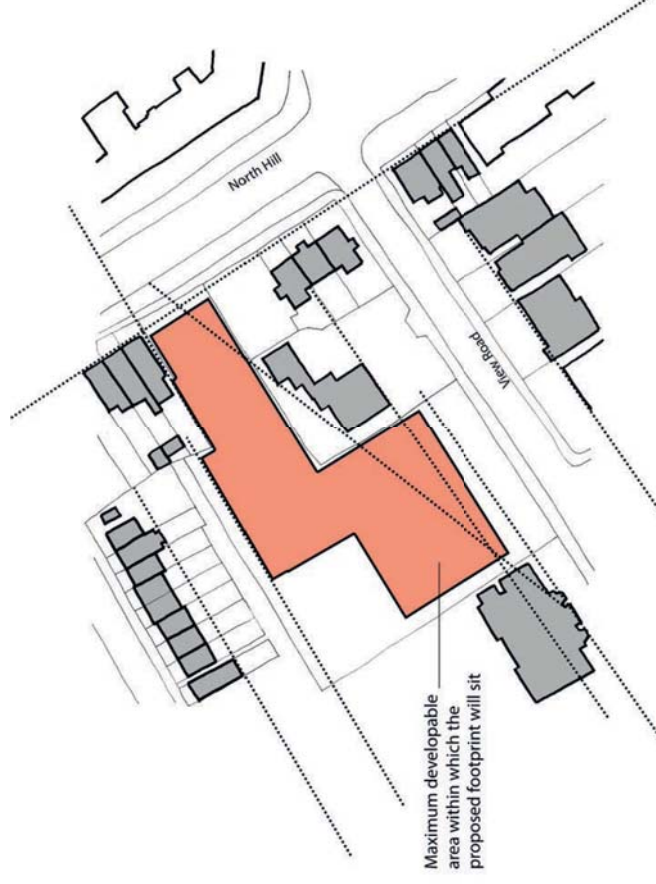
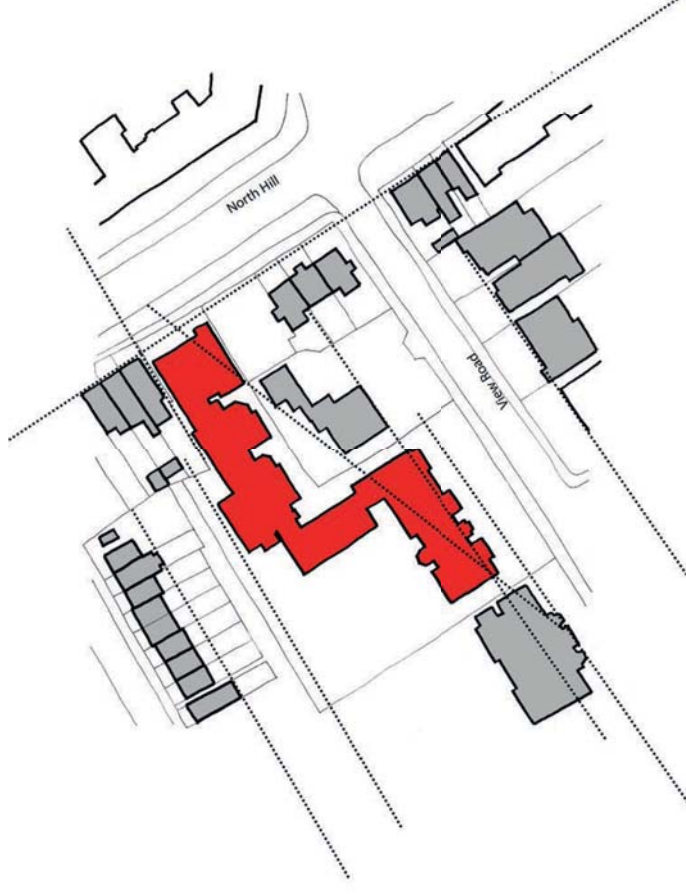
This is a feature that we would want to retain through the proposed design in order to show the new building's subservience to the listed building adjacent to it on this elevation.

To the elevation on View Road, this is also slightly set back from the neighbour to the west, however is set in front of its neighbour to the east. This gradual stepping back until we meet North Hill is also a feature that we will look to retain in order to maintain building lines along the main streets.

With regards to the building lines within the plot, these will largely be determined by separation and overlooking distances with the neighbouring properties whilst maintaining a similar developable area to green space within the plot.

The building mass has been designed with the primary consideration of:

- Providing an outlook from each resident bedroom
- Ensuring privacy to existing properties
- Reducing the impact of the whole development and building mass.



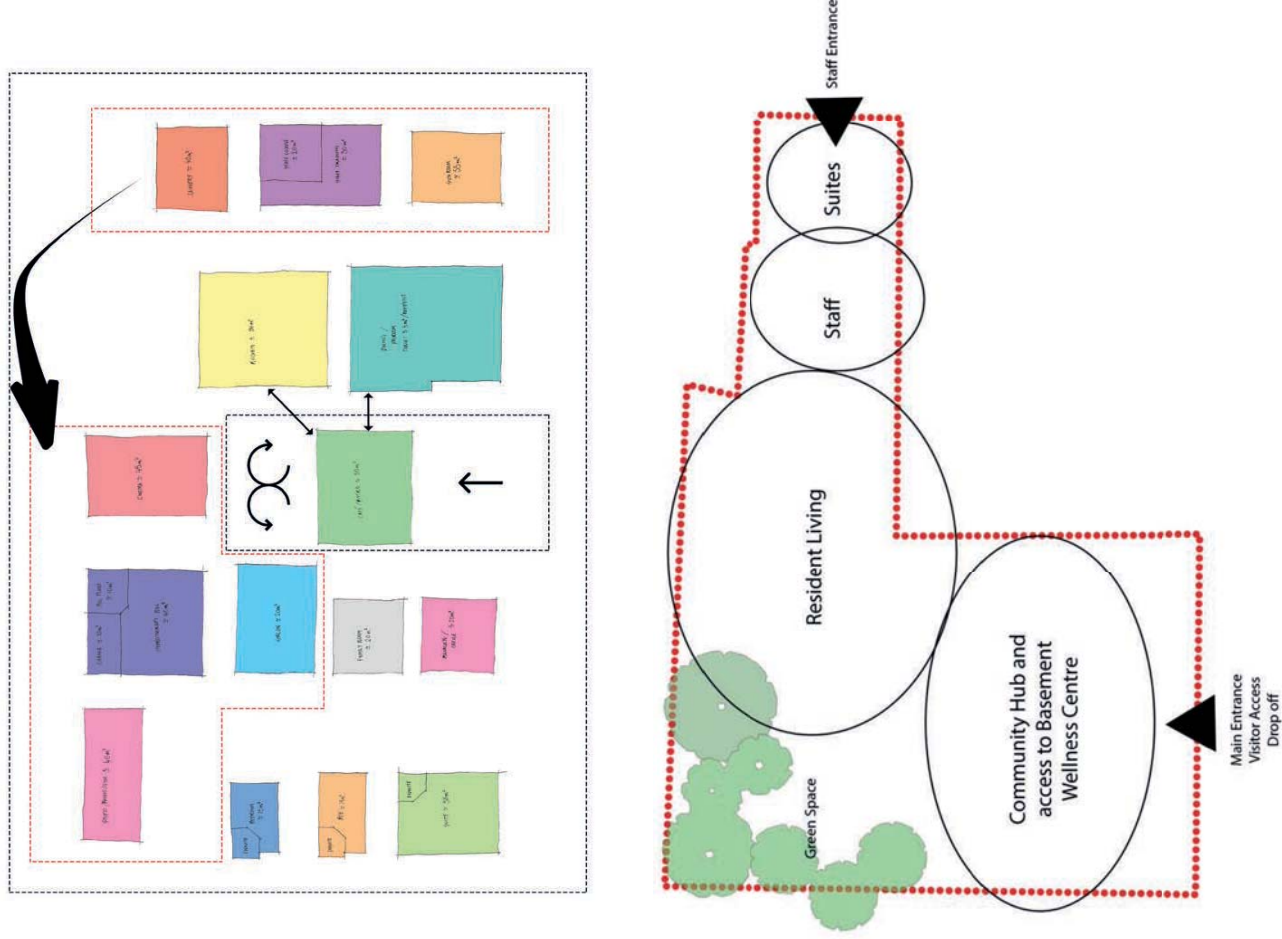
ACCOMMODATION AND FACILITIES

It is proposed that the main entrance to the care home be sited off View Road. View Road has the larger frontage and also offers the opportunity for vehicular access. The existing North Hill entrance does not work as a main entrance to a care home; it simply has little kerb appeal; the entrance is discreet and little is offered by way of drop off, visitor or emergency vehicle parking spaces.

Re-planning the site will allow for a clearly demarcated, welcoming & functional entrance.

A second entrance is created to the North Hill elevation for those living more independently in an assisted living type block of accommodation. Residents will have full use of the care home but will also have the option of greater independence.

A central 'hub' is to be created via the main entrance. This area will house a cafe, circulation including lifts, seating areas, a private dining room, meeting / admin spaces and will have clear views & access to the main gardens.



SITE LAYOUT

The existing green space and garden is an important aspect of the site and it is proposed to maintain as much of this as possible.

The new entrance from View Road to the community hub and wellness centre will replace the existing entrance from North Hill and is designed along the existing building lines.

We propose the community hub to give views through the space to the garden at the rear and this aspect is important to the welcoming and homely feel of the new home.

The old entrance to North Hill will serve as a separate staff and goods entrance with access to underground parking facilities.

This also enables a separate entrance for infection control should there be an outbreak within the home.

The proposal will seek to maintain the broad L-shape of the buildings as this follows the shape of the site and works with the site's two distinct frontages and the buildings will enclose the attractive gardens providing an attractive outlook from all areas.



SCALE AND BUILDING HEIGHT

The proposed building is respectful to the massing and scale of the existing building and it's surrounding locality.

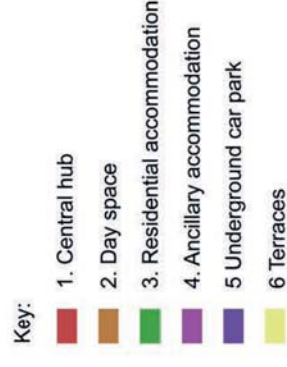
As a result of the diverse and varied architectural styles along both North Hill and View road, there are also a range of building heights and types.

The height of the building along the south west elevation fronting View Road has been stepped down from the rest of the building and limited to two stories in order to minimise its impact on the neighbouring property.

The redevelopment of the site takes into consideration the character of the locality, design language in the locality, the history of the site and proximity to immediate surroundings. The proposed massing aims to retain the scale of the existing building and remain in keeping with the design language of the locality.

In order to return the site to operational viability, a minimum number of beds needs to be achieved and a level of resident facility needs to be provided, to meet the needs & expectations of those requiring care in 2020 and beyond.

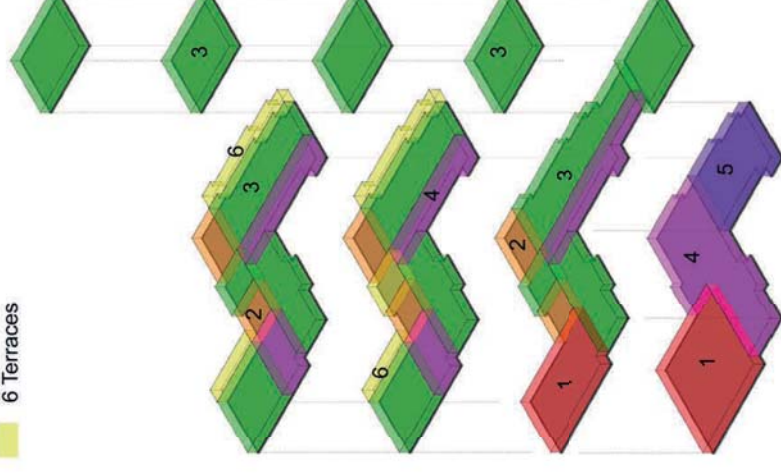
In order to keep building mass reduced as far as is practical, it is proposed that the existing basement is re-sited / extended below the main care home.



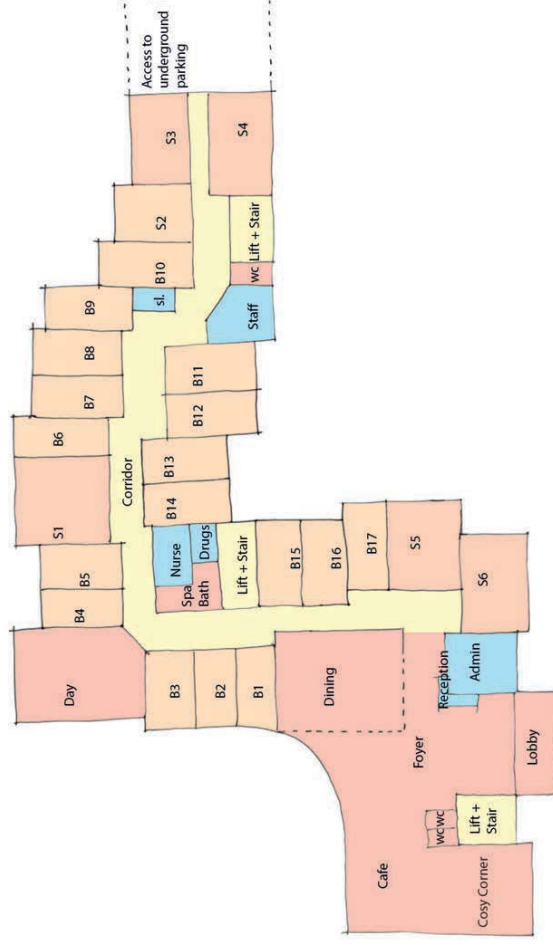
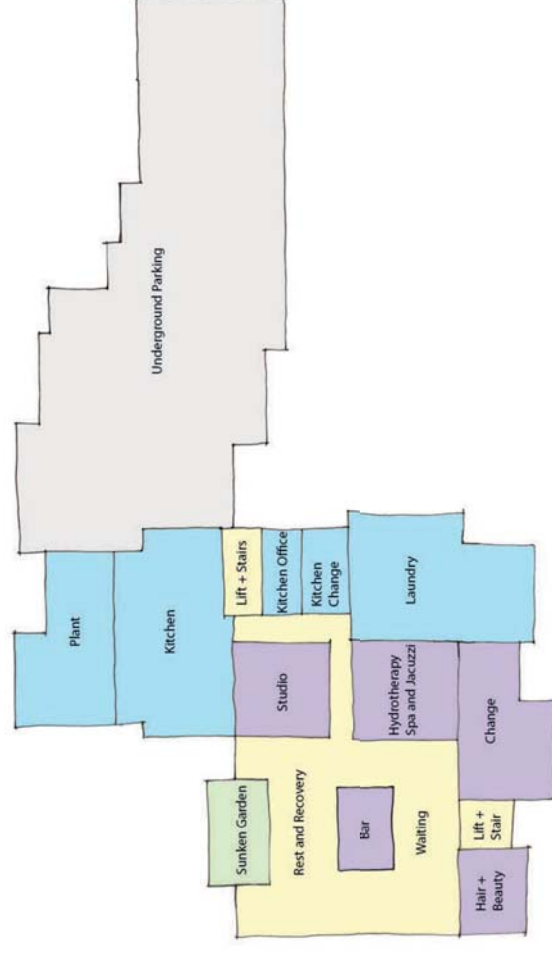
3D Concept Model in Response to Site Context.

An example of how floors and accommodation might relate through the building.

1. Central hub over 2 no. storeys to maximise facilities and create welcoming functional area clearly defined on accessing the site. Drop off area and visitor parking proposed at main entrance.
2. Day space positioned to take advantage of garden views as far as is practicable.
3. Residential accommodation positioned to away from central hub in clusters to allow for smaller care units. Smaller units preferred to allow for different care groups, for tailored care units and easier management during times of infection control.
4. Ancillary accommodation primarily to be located in the basement. Deliveries to be via underground car park. Localised ancillary areas to serve independent units.
5. Underground car park location proposed. Secondary entrance and staff parking accessed via North Hill, separate to main entrance.
6. Private resident terraces and out door spaces to be considered in respect of resident privacy, separate units and opportunity for outdoor space during infection control and similar.



In addition to broadly retaining the existing building lines, we are seeking to retain the broad L-shape of the existing buildings, but to look to pull the footprint away from surrounding buildings wherever possible. The concept of a new vehicular and pedestrian entrance on View Road is a very important component to the new proposals as it will be visible, welcoming and spacious, creating an active, lively frontage to the public realm.



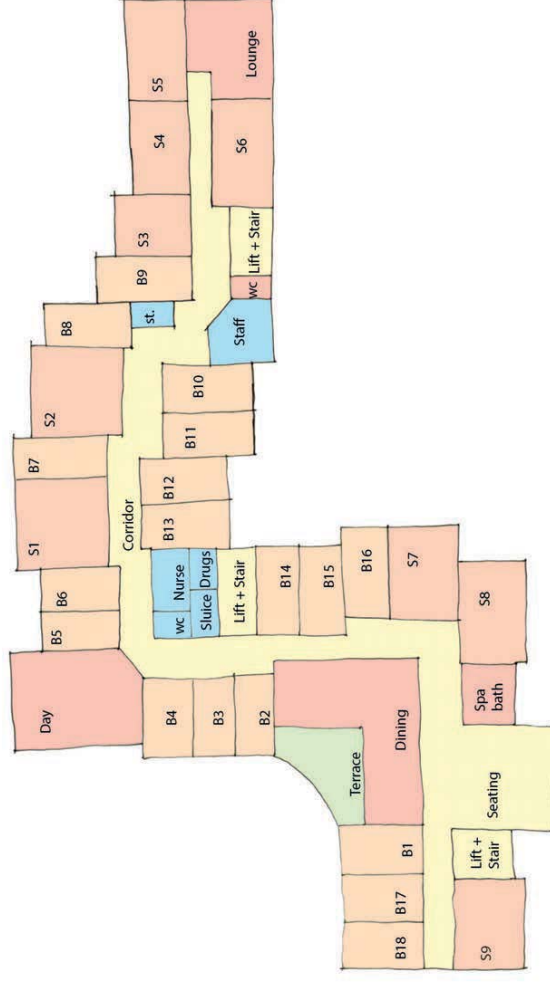
Ground Floor Sketch Plan

CONCEPT DESIGN PLANS

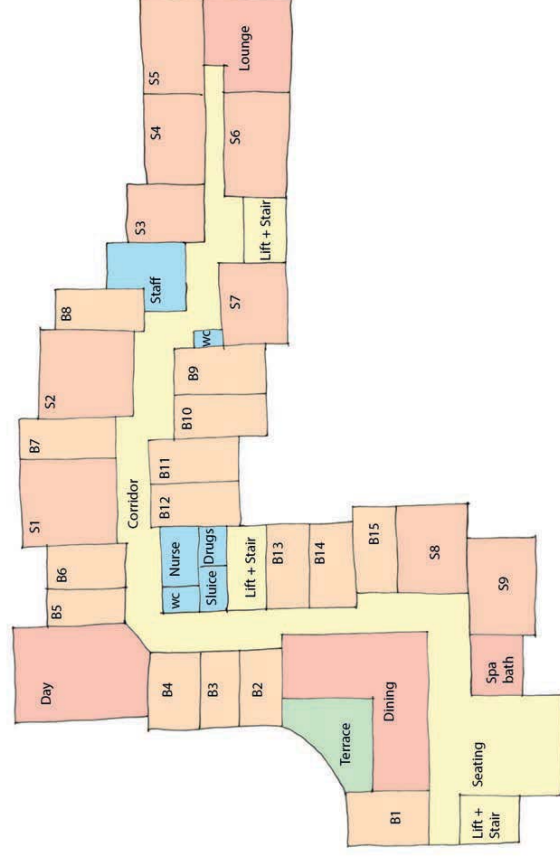
Accessibility is crucial throughout the design of healthcare environments, not just for compliance with building regulations, but this can also aid people living with dementia as mobility often reduces as dementia progresses. There is evidence to suggest that many people in the middle and especially late stages of dementia may require wheelchairs, so retro-fitting ramps and removing mini-steps in a home may be necessary to continue giving residents and patients a continued quality of care.

The proposals include two new lifts to enable vertical accessibility between floors which cannot be retro-fit in the existing Mary Feilding Guild care home or the existing Kekewich House.

The design of the development serves to integrate the site with the surrounding area and has been drawn up in accordance with the latest good practice urban design principles, sustainability objectives, 'Secure by Design' principles and design for Dementia guidelines. It is intended that this development will be exemplar in its design and objectives.



First Floor Sketch Plan



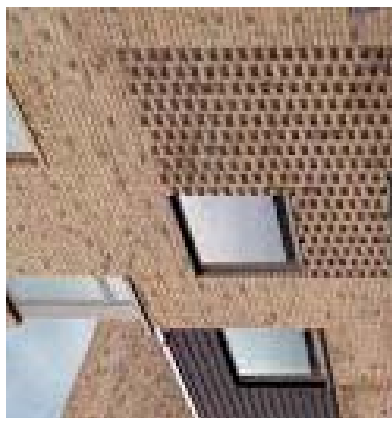
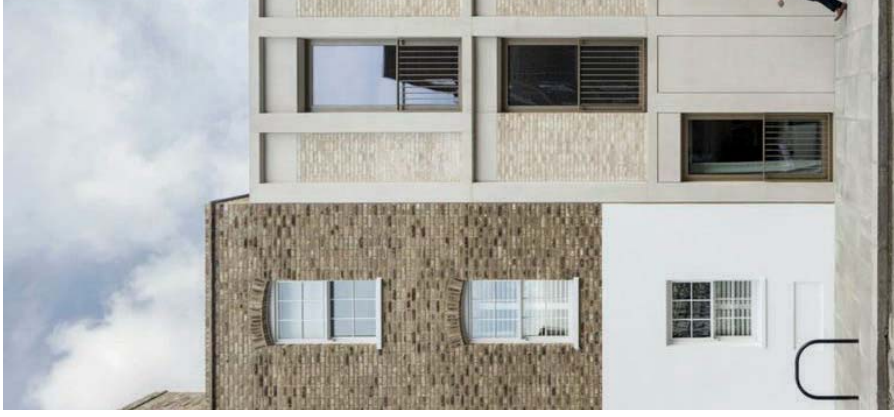
Second Floor Sketch Plan

STYLE AND PRECEDENT

From the extensive site analysis and locality studies, it is deemed that the most appropriate architectural response to the replacement building will be in a contemporary style, albeit whilst complementing the sensitivity of the surrounding buildings and conservation area.

There is an opportunity to add to the historic nature of North Hill and it's varied architectural styles in a way that incorporates typical Georgian design features of balance and symmetry in a modern way that enables the proposed building to continue the narrative of the conservation area.

The aim is to create an attractive, vibrant, open and welcoming entrance and focal point for residents to meet and for family to visit and, potentially for this to also become a wider community hub from View Road. This central hub is proposed to house all resident use facilities. A new basement will be created under this central hub and will accommodate a wide range of resident "lifestyle" facilities and wellness centre.



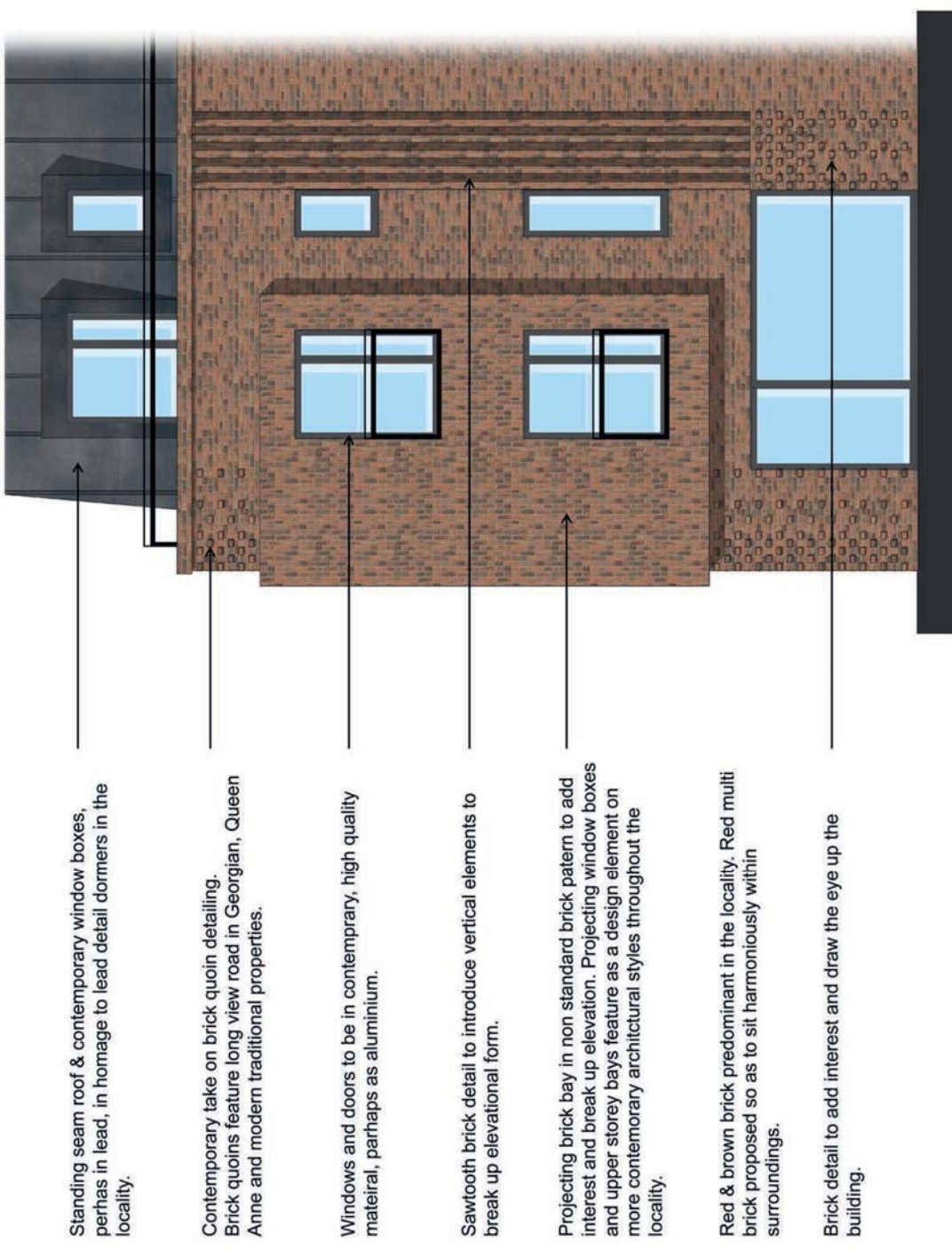
CONCEPT ELEVATIONS

The proposed style of the building is to be a high quality contemporary response to the existing context of the area.

Although 'high quality' architecture could be argued as subjective, the basic principles of high quality architecture takes into account durability, utility as well as beauty. Fundamentally a high quality design goes beyond the aesthetics where quality detailing can ensure sustainable performance as well as durable and well built developments.

DWA Architect's experience in the sector allows the design of extremely high quality operational layouts which complement the architecture.

The broad design approach to the materials of the proposal are to be red/brown brick with detailing to provide a contemporary take on the character in the surrounding area and to help break up the mass of the elevations.



- Notes:**
1. This drawing is to be read in conjunction with the drawings of the architect, engineers & specialist sub-contractors drawings and the specification.
 2. Any discrepancies between the site conditions and those shown on the drawings to be reported to Elite Designers. Dimensions must not be scaled and should be checked on site.
 3. All dimensions are in millimetres, levels are in metres a.o.d. (above orthance datum).

- [illegible]

FOR PLANNING

[illegible]

HIGHGATE CARE LTD



PROPOSED FIRST FLOOR
PLANS
SCALE 1:100



PROPOSED LOCATION KEY PLANS
SCALE 1:500

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FOR PLANNING

[illegible]

HIGHGATE CARE LTD



PROPOSED SECOND FLOOR
PLANS
SCALE 1:100



PROPOSED LOCATION KEY PLANS

This drawing is to be read in conjunction with all relevant contracts, engineers & specialist subcontractors drawings and the specification.

Any discrepancies between the site conditions and these drawings to be reported to Elite Designers. Dimensions must not be scaled and should be checked on site.

All dimensions are in millimetres, levels are in metres a.o.d. (above Ordnance datum).

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FOR PLANNING

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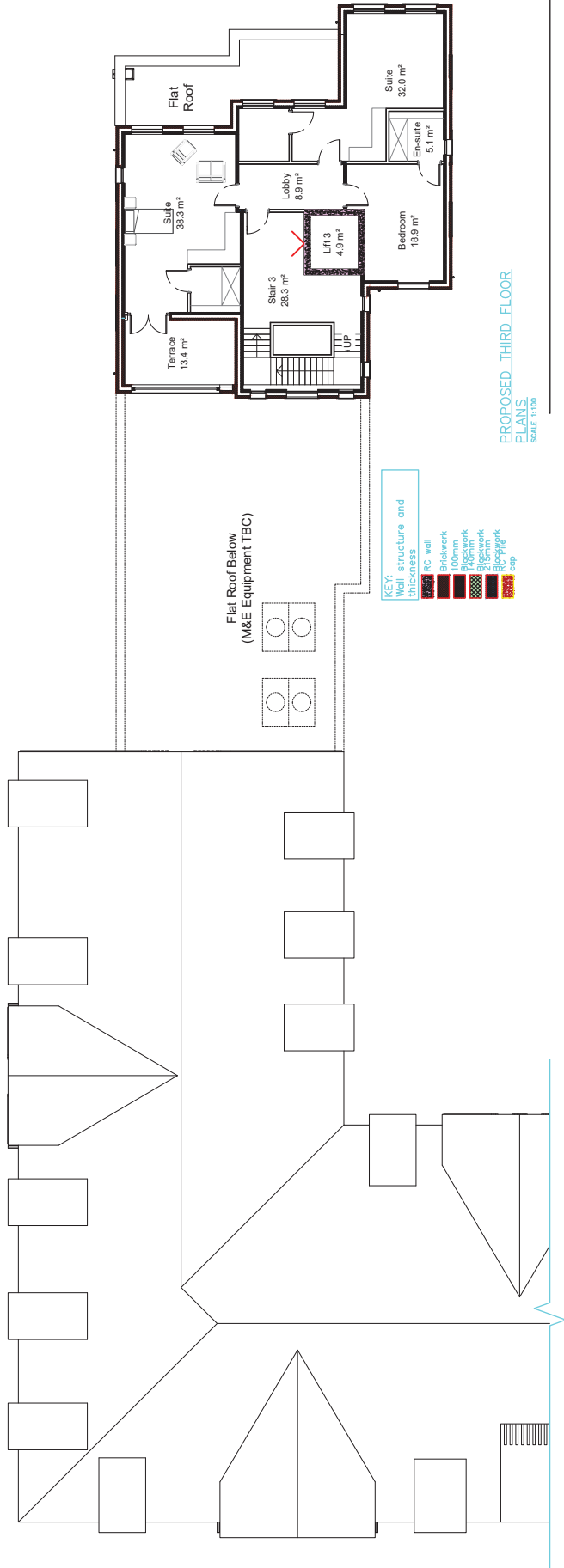
PROPOSED PLANS:
THIRD FLOOR

HIGHGATE CARE LTD

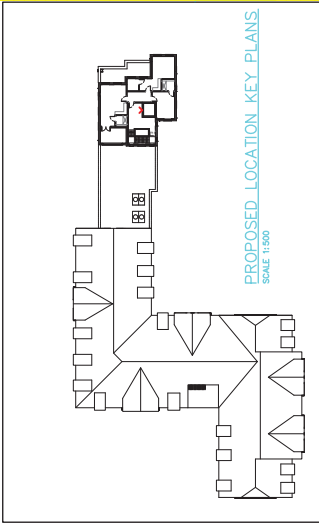
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Accession (A3) AS SHOWN		Orig No	Rev.
rain	BR	29/07/2021	
drift (g)	30F	29/07/2021	
swirl	NAR	29/07/2021	



PROPOSED THIRD FLOOR
PLANS
SCALE 1:100



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