

Ref. 2240766-1 (00)

NFC Homes
78 Pall Mall
London
SW1Y 5ES

26th April 2023

VALIDATION STATEMENT
Land adjacent to Lealand Road, London, N15 6JS

1. In relation to the proposed development of the above site, it has been necessary to investigate and remediate the ground conditions to satisfy standard environmental planning conditions.
2. The development comprises residential flats with private gardens. A landscaping plan showing the development and remediated areas is attached.
3. The site is situated to the north of Lealand Road, approximately 160m to the southwest of the South Tottenham Station.
4. The following reports have previously been undertaken by GO Contaminated Land Solutions in relation to the proposed development:
 - Phase1 Environmental Report, reference 1065-P1E-1-A, dated January 2019.
 - Phase 2 Geo-Environmental Investigation, reference 1809-P2GE-1, dated January 2021.
 - Remediation Strategy, reference 2061-P3E-1, dated March 2021.

5. The remediation strategy produced by GO Contaminated Land Solutions proposed the following:

Exceedances of arsenic, lead and a range of PAHs along with Chrysotile asbestos were identified in the Phase 2 Site Investigation. Based on these results a significant risk to human health is present. Therefore, remediation was recommended.

Provision of a barrier of clean soil in soft landscaped areas will ensure the risk to site residents and potential off-site receptors will be reduced to an acceptable level for the proposed residential end use.

Based on information from the previous reports the remedial actions required comprise:

- *Removal from site of made ground to a depth of 600mm below finished level or to natural stratum in soft landscaped areas.*
 - *An appropriate capping layer including fill and topsoil should be placed between any residual contamination and finished ground levels.*
 - *A protecta-line barrier water supply pipe should be installed, unless advised otherwise by the water supplier.*
 - *Prior to the removal of any spoil, the WAC testing results should be agreed with the facility to which the spoil is being transported, and if any additional testing is required, this should be completed. It is critical that the WAC results are representative of the material to be disposed of and therefore care must be taken to ensure that different materials are not mixed. Guidance can be obtained from Environment Agency document Waste Sampling and Testing for Disposal to Landfill.*
 - *Records will need to be retained and collated and a verification report prepared on completion of the remediation works.*
6. Information for validation of the capping layer has been provided by the developer, who has confirmed the following:
- The landscaped areas total 42.42m², as indicated on the attached landscaping plan. The remediation strategy required excavation to 600mm below ground level (BGL) to allow for the required capping thickness. This would result in removal of a total of approximately 25.45m³ of existing soil, though expansion resulted in the total excavated volume being approximately 33m³.
 - With regard to the imported topsoil, there is an attenuation tank installed in the soft landscaped area, which is 3.2m³ and when deducted from the total volume of soil to be replaced, resulted in a reduced volume of 22.25m³ (28.93m³ allowing for 30% expansion) required.
 - A total of thirty-nine 1 tonne bags of topsoil were imported, each providing approximately 0.67m³, so a total of 26.13m³. This is slightly under the above figure of 28.93m³. However, as indicated on the attached drainage plan, there is other pipework infrastructure installed through the soft landscaped area, which accounts for the slight shortfall.
 - The rear landscaped area was completed when the foundations were installed (late 2021), due to there being limited access once the building was constructed, whilst the front landscaped area was completed following construction of the building (late 2022).
7. A plan showing the landscaped areas within which remediation was required is attached, together with a drainage plan.
8. The developer has confirmed that barrier pipe was adopted for the new potable water supplies, which was agreed and approved by the local water authority.
9. Copies of the waste consignment documentation confirming the removal of material from the site (approximately 40m³) as detailed above have been provided by the developer and are attached.

10. A certificate of analysis for the imported topsoil is attached, together with copies of the delivery notes in accordance with the details supplied by the developer.
11. All of the reported soil concentrations, with the exception of lead, were compared to the published Suitable 4 Use Levels (S4ULs) determined by LQM and CIEH. As no S4UL has been produced for lead, the Category 4 Screening Level (C4SL) was adopted. The Generic Assessment Criteria (GAC) for the end use of residential with homegrown produce, and the most conservative soil organic matter (SOM) content of 1%, were adopted.
12. All the results were below the GAC and asbestos was not identified. Consequently, the imported soil was considered suitable for use within the gardens and planted areas, as summarised in the table below:

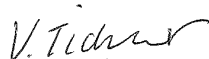
Determinant	Soil Concentration (mg/kg)	Guidance Value (mg/kg)
Asbestos	Not detected	-
Arsenic	7.1	37
Boron	<0.5	290
Cadmium	0.12	11
Chromium (III)	8.98	910
Chromium (VI)	<0.5	6
Copper	13	2400
Lead	19	200
Mercury	<0.05	40
Nickel	5.2	130
Selenium	<0.25	250
Zinc	48	3700
Acenaphthene	<0.01	210
Acenaphthylene	<0.01	170
Anthracene	<0.01	2400
Benzo(a)anthracene	0.4	7.2
Benzo(a)pyrene	0.67	2.2
Benzo(b)fluoranthene	0.81	2.6
Benzo(ghi)perylene	<0.01	320
Benzo(k)fluoranthene	0.96	77
Chrysene	0.87	15
Dibenzo(ah)anthracene	<0.01	0.24
Fluoranthene	<0.01	280
Fluorene	8	170
Indeno(123-cd)pyrene	<0.01	27
Naphthalene	<0.01	2.3f
Phenanthrene	<0.01	95
Pyrene	1	620
Phenol	0.33	280

Determinant	Soil Concentration (mg/kg)	Guidance Value (mg/kg)
TPH Aliphatic EC 5-6	<1	42
TPH Aliphatic EC >6-8	<1	100
TPH Aliphatic EC >8-10	<1	27
TPH Aliphatic EC >10-12	<1	130
TPH Aliphatic EC >12-16	<1	1100
TPH Aliphatic EC >16-35	<1	65000
TPH Aliphatic EC >35-44	<1	65000
TPH Aromatic EC 5-7	<1	70
TPH Aromatic EC >7-8	<1	130
TPH Aromatic EC >8-10	<1	34
TPH Aromatic EC >10-12	<1	74
TPH Aromatic EC >12-16	<1	140
TPH Aromatic EC >16-21	<1	260
TPH Aromatic EC >21-35	<1	1100
TPH Aromatic EC >35-44	<1	1100
Benzene	<1	0.087
Toluene	<1	130
Ethylbenzene	<1	47
p Xylenes	<1	56
m Xylenes	<1	59
o Xylene	<1	60

13. Photographs showing the placement of a white geotextile membrane at the base of the capping layer and the thickness of imported soil above are attached. The photographs confirm that the final capping thickness was at least 600mm in all the remediated areas.
14. A watching brief was carried out by the developer throughout the development to identify any further contamination. The developer has confirmed that no unexpected contamination was encountered at any stage during the construction works.
15. It is considered on the basis of the validation work undertaken and detailed above, that all potential pollutant linkages have been suitably addressed for the development and no long-term pollutant linkages remain that would require ongoing management.

We trust this is satisfactory for your requirements.

Yours faithfully

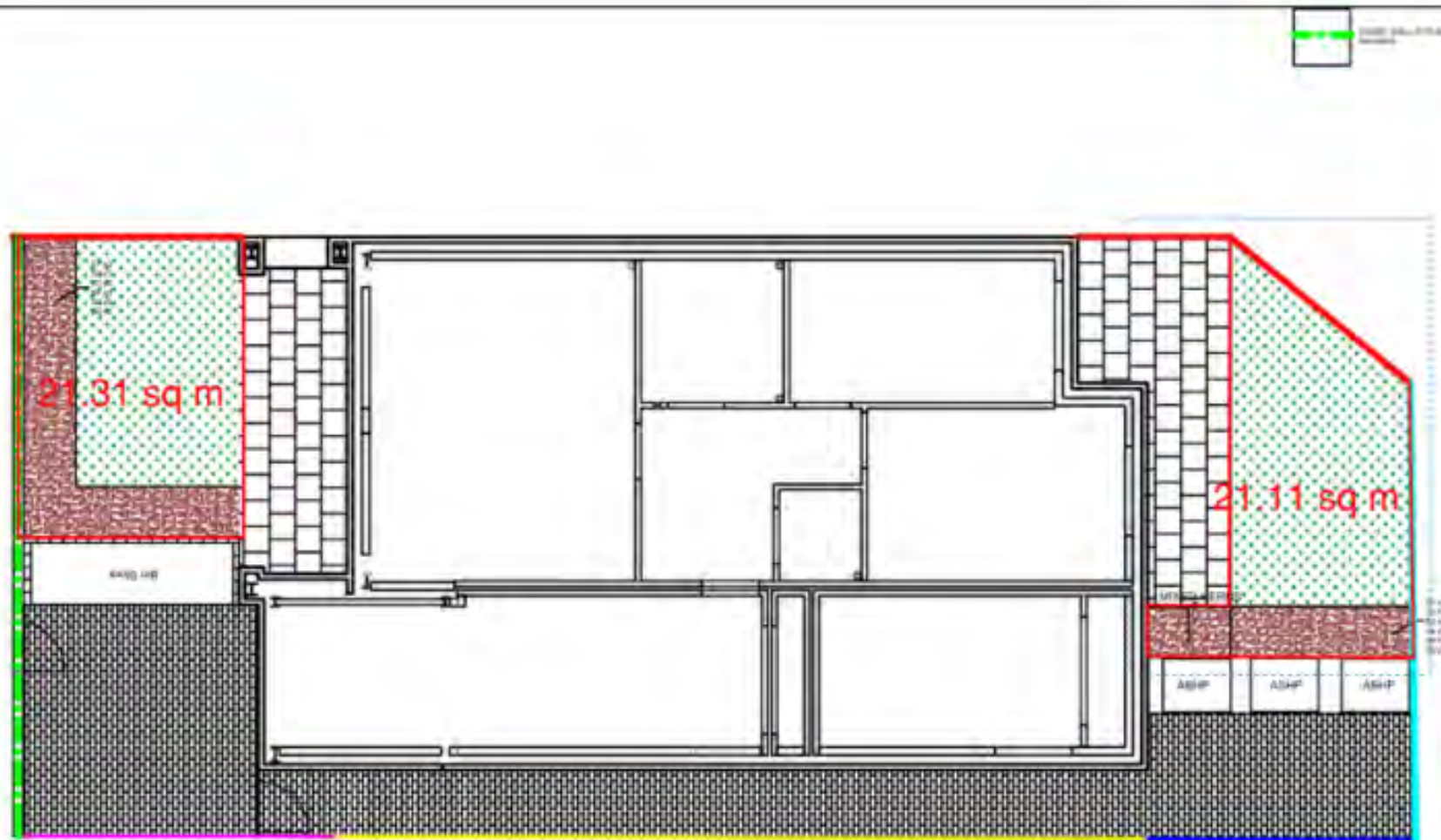


Victoria Tickner
Principal Environmental Engineer

Encs.

Landscape Plan
Drainage Plan
Waste Consignment Documentation
Topsoil Analysis
Topsoil Delivery Notes
Site Photographs

LANDSCAPING PLAN

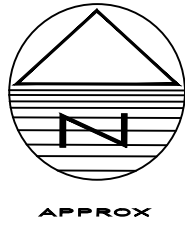


	EXISTING BOUNDARY
	PROPOSED BOUNDARY
	PROPOSED BOUNDARY
	PROPOSED BOUNDARY
	GRASS
	PROPOSED BOUNDARY
	PROPOSED BOUNDARY
	PROPOSED BOUNDARY
	PROPOSED BOUNDARY
	PROPOSED BOUNDARY

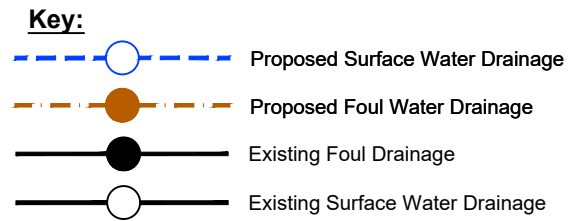
NO.	DESCRIPTION	QTY	UNIT
01	Grass	1000	Sq.m
02	Grass	1000	Sq.m
03	Grass	1000	Sq.m
04	Grass	1000	Sq.m
05	Grass	1000	Sq.m

Project	SCALE	DATE
1000000000	1:1000	2018-01-01
BRASSING NAME		
LANDSCAPING PLAN		
Drawn By	Checked By	REV
H.K.	S.G.	A2

DRAINAGE PLAN



RWP AND SVP/FOUL CONNECTIONS
ARE SUBJECT TO FINAL
CONFIRMATION BY ARCHITECT



This drawing is copyright of Topping Engineers LTD and must not be copied or reproduced in anyway without written consent.
DO NOT SCALE OFF THIS DRAWING

Notes:

- This drawing is to be read in conjunction with all relevant architect's and engineer's drawings.
- It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.

Drainage Strategy

The site is located within flood zone 1 with a low risk of flooding from rivers or the sea and is less than 1 hectare, therefore a site specific flood risk assessment should not be required.

Under SuDs guidance the first point of discharge for surface water is percolation via soakaway. Site percolation was carried on 22nd June 2021 and is proven infiltration by soakaway is not viable. Please refer to Topping Engineers report.

NPPF guidelines require that surface water arising from a developed site should as far as practicable be managed in a sustainable manner to mimic the surface water flows arising from the site prior to development.

Surface Water:

Flow restriction to be 2l/s which is Thames Water standard discharge rate and helps prevent blocking

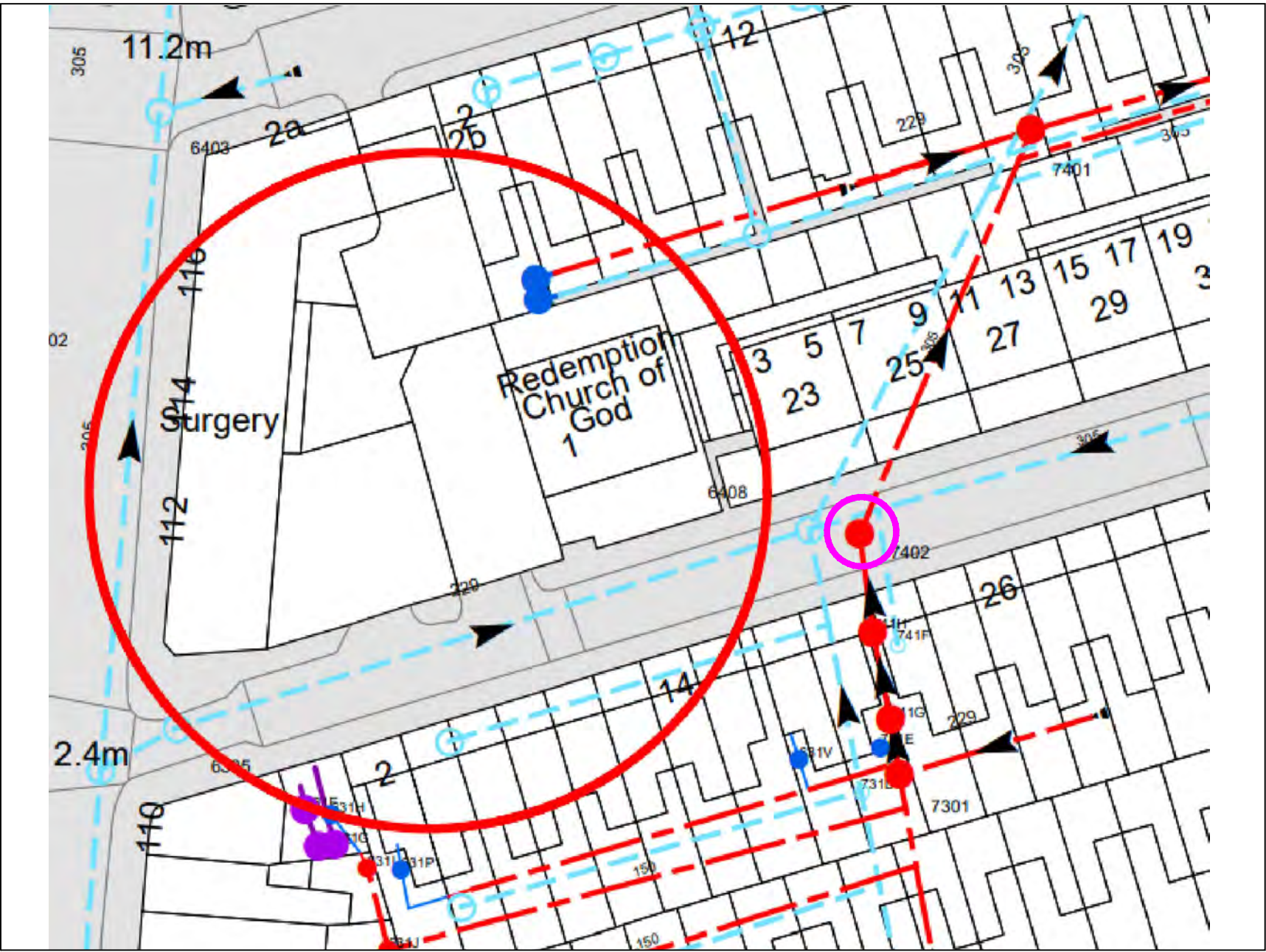
The proposed impermeable area is 150m². Based on a flow restriction of 2l/s and modelling using Micro Drainage software the attenuation requirement for a peak return period of 1 in 100year plus 40% climate change is 8m³.

Attenuation to be provided via **GEO-CELLULAR TANK 4x2x0.4m DEEP WITH 95% VOID RATIO**. The flows will be attenuated using a 78mm Hydrobrake control device ref MD-SHE-0078-2000-0400-2000.

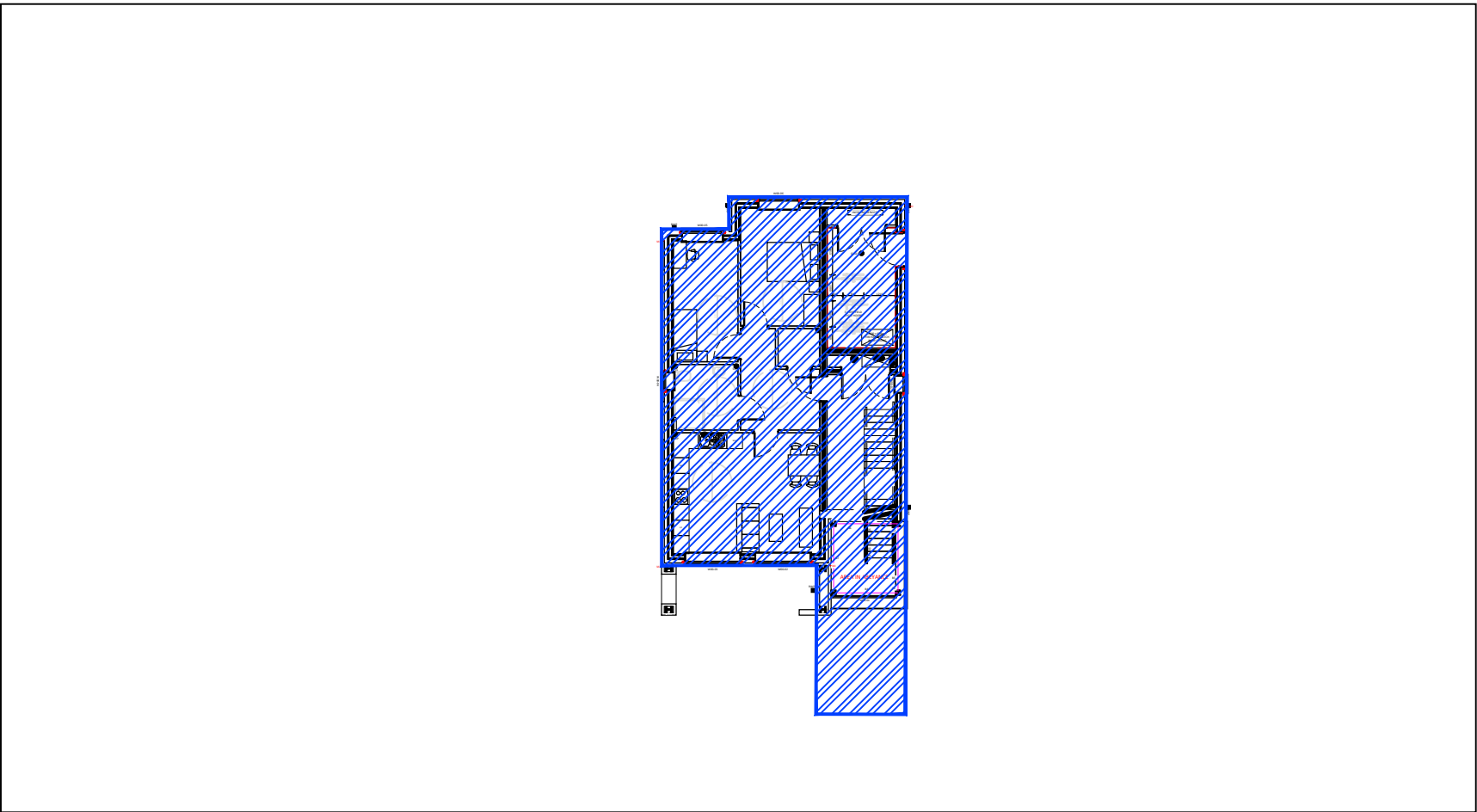
Sewer to connect to the existing Thames Water sewer outside, subject to S106 consent with Thame Water, invert level to be confirmed by contractor

Foul Water:

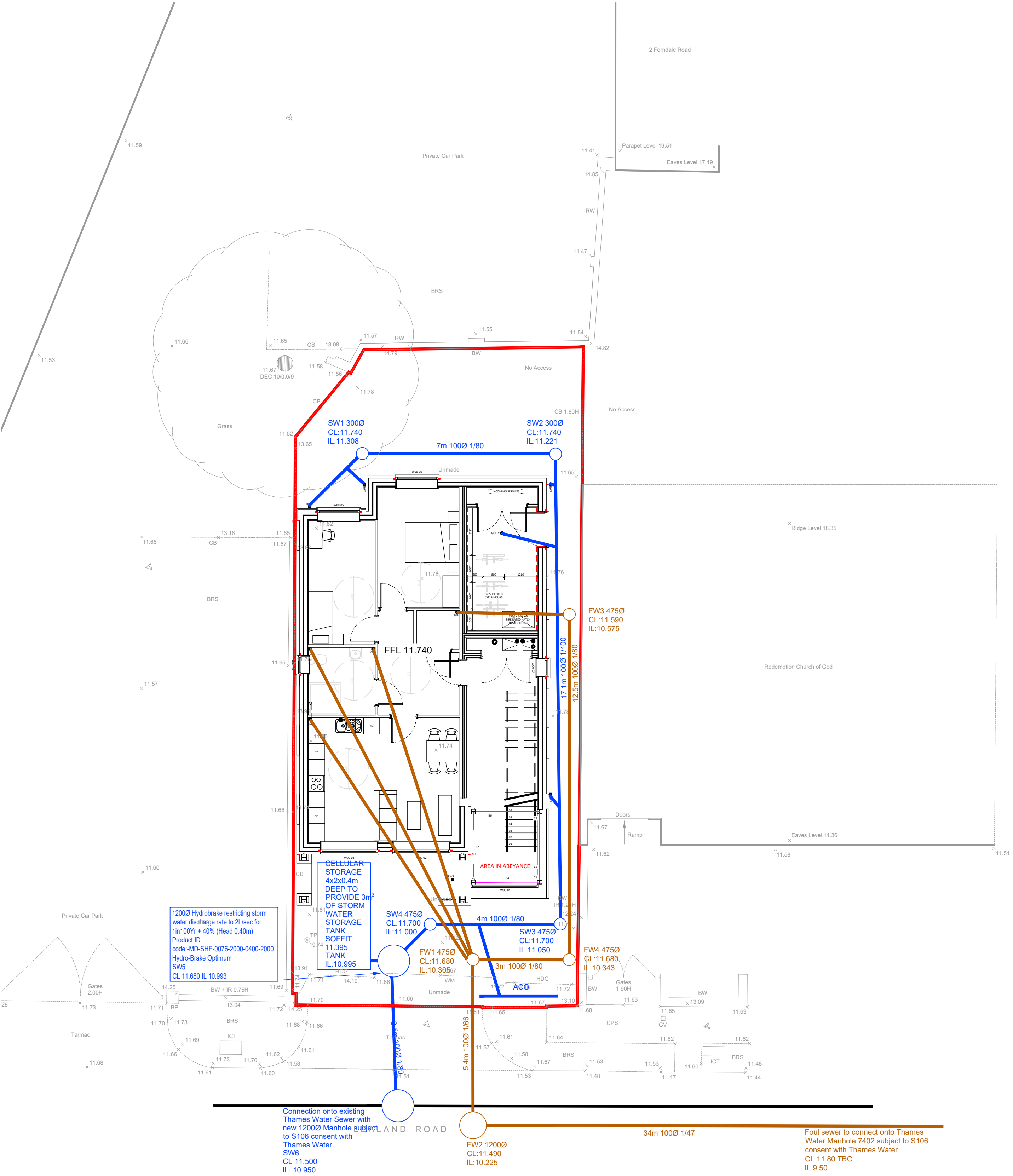
Foul water from the proposed new site will connect onto the existing Thames Water manhole 7402 in Lealand Road subject to a S106 consent with Thames Water, invert level to be confirmed by contractor



Sewer Records



Proposed Impermeable Area (1:250) = 150m²



Proposed Drainage Plan (1:100)

No.	Revision	Date	Drwn
Status CONSTRUCTION			
TOPPING ENGINEERS CONSULTING CIVIL & STRUCTURAL ENGINEERS			
Client NFC			
Project Lealand Road, Haringey			
Drawing title Drainage Plan			
Drawn RT	Chkd AD	Date JULY 21	Scale As Shown @ A1
Contract No. 20378	Drng No. DR-C-0100	Revision	P14

WASTE CONSIGNMENT DOCUMENTATION

REIS GRAB HIRE LTD

137B Roundwood Road, London NW10 9UL
Telephone 020 8459 1475, Mobile 07951 179590
Registered Waste Carrier, CEADWAC Carrier No. CBDU94091

6183

LORRY INFORMATION

CONTRACT NO.

PO-007392

Registration: S019 UKG

☒ Grab ☐ Tipper ☐ Bin

CUSTOMER DETAILS (PRODUCER)

ALL HIRES ARE SUBJECT TO CPA TERMS & CONDITIONS

On behalf of: NTC HOMER LTD

Date: 18/11/2021

Site address: 1 LEALAND RD N15 6JS

Time on site: Time off site:

☐ Waiting time ☐ Cancelled job

DESCRIPTION OF WASTE

☒ Soil & Stones EWC 17.05.04

☐ Clean Hardcore EWC 17.01.07

☐ Tarmac/Bitumen EWC 17.03.02

☐ Mixed Construction Waste EWC 17.09.04

☐ Other (Please specify) EWC

☐ Materials Delivery SIC code

Quantity ☒ 8 Wheel load ☐ Weight Tonnes Waste is ☐ Loose ☐ Other

ROLONOF BINS

CASH RECEIVED

☐ 20 yd ☐ 40 yd ☐ Del ☐ Exc ☒ Coll

Amount:

I certify that the above particulars are true and relate to the waste being conveyed or disposed of, or materials being delivered, in pursuance of the sale. I am aware of and accept the conditions detailed on this note. By signing below I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

Customer name: S00TANO

Driver name: MAGAIX

Customer signature:

Driver signature:

DISPOSAL / TRANSFER POINT

☐ Haulage only

Site name: Ticket No:

Site address: ☐ Ticket Attached

☐ Waste management license no: ☐ Exempt from license

Disposer signature: Date:

1. Accounts 2. Customer 3. Keep In Book 4. Tip

REIS GRAB HIRE LTD

137B Roundwood Road, London NW10 9UL
Telephone 020 8459 1475, Mobile 07951 179590
Registered Waste Carrier, CEADWAC Carrier No. CBDU94091

5726

LORRY INFORMATION

CONTRACT NO.

PO-007392

Registration: Q766 PFA

☒ Grab ☐ Tipper ☐ Bin

CUSTOMER DETAILS (PRODUCER)

ALL HIRES ARE SUBJECT TO CPA TERMS & CONDITIONS

On behalf of: NTC HOMER LTD

Date: 16.11.21

Site address: 1, LEALAND RD.

N15 6JS

Time on site: Time off site:

☐ Waiting time ☐ Cancelled job

DESCRIPTION OF WASTE

☒ Soil & Stones EWC 17.05.04

☐ Clean Hardcore EWC 17.01.07

☐ Tarmac/Bitumen EWC 17.03.02

☐ Mixed Construction Waste EWC 17.09.04

☐ Other (Please specify) EWC

☐ Materials Delivery SIC code

Quantity ☐ 8 Wheel load ☐ Weight Tonnes Waste is ☐ Loose ☐ Other

ROLONOF BINS

CASH RECEIVED

☐ 20 yd ☐ 40 yd ☐ Del ☒ Exc ☐ Coll

Amount:

I certify that the above particulars are true and relate to the waste being conveyed or disposed of, or materials being delivered, in pursuance of the sale. I am aware of and accept the conditions detailed on this note. By signing below I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

Customer name: S00TANO MAGAIX

Driver name: MAGAIX

Customer signature:

Driver signature:

DISPOSAL / TRANSFER POINT

☐ Haulage only

Site name: PREMIER

Ticket No:

Site address: ☐ Ticket Attached

☐ Waste management license no:

☐ Exempt from license

Disposer signature:

Date:

1. Accounts 2. Customer 3. Keep In Book 4. Tip

REIS GRAB HIRE LTD

137B Roundwood Road, London NW10 9UL

Telephone 020 8459 1475, Mobile 07951 179590

Registered Waste Carrier, CEADWAC Carrier No. CBDU94091

LORRY INFORMATION

CONTRACT NO.

PO-010093

09887

Registration:

GF144R

☒ Grab ☐ Tipper ☐ Bin

CUSTOMER DETAILS (PRODUCER)

ALL HIRES ARE SUBJECT TO CPA TERMS & CONDITIONS

On behalf of:

NFC LTD

Date: 21.11.2022

Site address:

LALELAND RD

Time on site:

09:20

Time off site:

09:35

☐ Waiting time ☐ Cancelled job

DESCRIPTION OF WASTE

☒ Soil & Stones EWC 17.05.04

☐ Clean Hardcore EWC 17.01.07

☐ Tarmac/Bitumen EWC 17.03.02

☐ Mixed Construction Waste EWC 17.09.04

☐ Other (Please specify) EWC

☐ Materials Delivery

SIC code

Quantity ☒ 8 Wheel load

☐ Weight

Tonnes

Waste is

☒ Loose

☐ Other

ROLONOF BINS

CASH RECEIVED

☐ 20 yd

☐ 40 yd

☐ Del

☐ Exc

☐ Coll

Amount:

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Customer name:

MIHAI

Driver name:

SEBI

Customer signature:

Driver signature:

DISPOSAL / TRANSFER POINT

☐ Haulage only

Site name:

Ticket No:

Site address:

☐ Ticket Attached

☐ Waste management license no:

☐ Exempt from license

Disposer signature:

Date:

1. Accounts 2. Customer 3. Keep In Book 4. Tip

REIS GRAB HIRE LTD

137B Roundwood Road, London NW10 9UL

Telephone 020 8459 1475, Mobile 07951 179590

Registered Waste Carrier, CEADWAC Carrier No. CBDU94091

LORRY INFORMATION

CONTRACT NO.

PO-010093

09803

Registration:

SJ68JF6

☒ Grab ☐ Tipper ☐ Bin

CUSTOMER DETAILS (PRODUCER)

ALL HIRES ARE SUBJECT TO CPA TERMS & CONDITIONS

On behalf of:

NFC

Date: 8.12.2022

Site address:

LALELAND RD

Time on site:

Time off site:

☐ Waiting time ☐ Cancelled job

DESCRIPTION OF WASTE

☒ Soil & Stones EWC 17.05.04

☐ Clean Hardcore EWC 17.01.07

☐ Tarmac/Bitumen EWC 17.03.02

☐ Mixed Construction Waste EWC 17.09.04

☐ Other (Please specify)

EWC

☐ Materials Delivery

SIC code

Quantity ☒ 8 Wheel load

☐ Weight

Tonnes

Waste is

☒ Loose

☐ Other

ROLONOF BINS

CASH RECEIVED

☐ 20 yd

☐ 40 yd

☐ Del

☐ Exc

☐ Coll

Amount:

I certify that the above particulars are true and relate to the waste being conveyed or disposed of, or materials being delivered, in pursuance of the sale. I am aware of and accept the conditions detailed on this note. By signing below I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

Customer name:

MIHAI

Driver name:

PAUL MITC

Customer signature:

Driver signature:

DISPOSAL / TRANSFER POINT

☐ Haulage only

Site name:

Ticket No:

Site address:

☐ Ticket Attached

Waste management license no:

☐ Exempt from license

Disposer signature:

Date:

1. Accounts 2. Customer 3. Keep In Book 4. Tip

TOPSOIL ANALYSIS



Amended Report

Report No.:	22-41703-2		
Initial Date of Issue:	15-Nov-2022	Date of Re-Issue:	16-Nov-2022
Client	Springbridge Direct Ltd		
Client Address:	Oxford Road Denham Middlesex UB9 4DF		
Contact(s):	Ellissa Dunn Tom Hawkins		
Project	Springbridge Yard		
Quotation No.:	Q22-26866	Date Received:	01-Nov-2022
Order No.:	128114	Date Instructed:	01-Nov-2022
No. of Samples:	2		
Turnaround (Wkdays):	10	Results Due:	14-Nov-2022
Date Approved:	15-Nov-2022		
Approved By:			

Details: Stuart Henderson, Technical Manager

Results - Soil

Project: Springbridge Yard

Client: Springbridge Direct Ltd	Chemtest Job No.:		22-41703		
Quotation No.: Q22-26866	Chemtest Sample ID.:		1535848		
Order No.: 128114	Client Sample Ref.:		Topsoil		
	Client Sample ID.:		Top		
	Sample Type:		SOIL		
	Date Sampled:		27-Oct-2022		
	Asbestos Lab:		COVENTRY		
Determinand	Accred.	SOP	Units	LOD	
ACM Type	U	2192		N/A	-
Asbestos Identification	U	2192		N/A	No Asbestos Detected
Moisture	N	2030	%	0.020	13
Soil Colour	N	2040		N/A	Brown
Other Material	N	2040		N/A	Stones
Soil Texture	N	2040		N/A	Sand
Boron (Hot Water Soluble)	M	2120	mg/kg	0.40	3.6
Cyanide (Total)	M	2300	mg/kg	0.50	< 0.50
Arsenic	M	2455	mg/kg	0.5	7.1
Cadmium	M	2455	mg/kg	0.10	0.12
Chromium	M	2455	mg/kg	0.5	8.9
Copper	M	2455	mg/kg	0.50	13
Mercury	M	2455	mg/kg	0.05	< 0.05
Nickel	M	2455	mg/kg	0.50	5.2
Lead	M	2455	mg/kg	0.50	19
Selenium	M	2455	mg/kg	0.25	< 0.25
Zinc	M	2455	mg/kg	0.50	48
Chromium (Hexavalent)	N	2490	mg/kg	0.50	< 0.50
Aliphatic TPH >C5-C6	N	2680	mg/kg	1.0	< 1.0
Aliphatic TPH >C6-C8	N	2680	mg/kg	1.0	< 1.0
Aliphatic TPH >C8-C10	N	2680	mg/kg	1.0	< 1.0
Aliphatic TPH >C10-C12	N	2680	mg/kg	1.0	< 1.0
Aliphatic TPH >C12-C16	N	2680	mg/kg	1.0	< 1.0
Aliphatic TPH >C16-C21	N	2680	mg/kg	1.0	< 1.0
Aliphatic TPH >C21-C35	N	2680	mg/kg	1.0	< 1.0
Aliphatic TPH >C35-C44	N	2680	mg/kg	1.0	< 1.0
Total Aliphatic Hydrocarbons	N	2680	mg/kg	5.0	< 5.0
Aromatic TPH >C5-C7	N	2680	mg/kg	1.0	< 1.0
Aromatic TPH >C7-C8	N	2680	mg/kg	1.0	< 1.0
Aromatic TPH >C8-C10	N	2680	mg/kg	1.0	< 1.0
Aromatic TPH >C10-C12	N	2680	mg/kg	1.0	< 1.0
Aromatic TPH >C12-C16	N	2680	mg/kg	1.0	< 1.0
Aromatic TPH >C16-C21	N	2680	mg/kg	1.0	< 1.0
Aromatic TPH >C21-C35	N	2680	mg/kg	1.0	< 1.0
Aromatic TPH >C35-C44	N	2680	mg/kg	1.0	< 1.0
Total Aromatic Hydrocarbons	N	2680	mg/kg	5.0	< 5.0
Total Petroleum Hydrocarbons	N	2680	mg/kg	10.0	< 10
Naphthalene	N	2700	mg/kg	0.010	< 0.010

Results - Soil

Project: Springbridge Yard

Client: Springbridge Direct Ltd	Chemtest Job No.:		22-41703		
Quotation No.: Q22-26866	Chemtest Sample ID.:		1535848		
Order No.: 128114	Client Sample Ref.:		Topsoil		
	Client Sample ID.:		Top		
	Sample Type:		SOIL		
	Date Sampled:		27-Oct-2022		
	Asbestos Lab:		COVENTRY		
Determinand	Accred.	SOP	Units	LOD	
Acenaphthylene	N	2700	mg/kg	0.010	< 0.010
Acenaphthene	N	2700	mg/kg	0.010	< 0.010
Fluorene	N	2700	mg/kg	0.010	< 0.010
Phenanthrene	N	2700	mg/kg	0.010	< 0.010
Anthracene	N	2700	mg/kg	0.010	< 0.010
Fluoranthene	N	2700	mg/kg	0.010	8.0
Pyrene	N	2700	mg/kg	0.010	1.0
Benzo[a]anthracene	N	2700	mg/kg	0.010	0.40
Chrysene	N	2700	mg/kg	0.010	0.87
Benzo[b]fluoranthene	N	2700	mg/kg	0.010	0.81
Benzo[k]fluoranthene	N	2700	mg/kg	0.010	0.96
Benzo[a]pyrene	N	2700	mg/kg	0.010	0.67
Indeno(1,2,3-c,d)Pyrene	N	2700	mg/kg	0.010	< 0.010
Dibenz(a,h)Anthracene	N	2700	mg/kg	0.010	< 0.010
Benzo[g,h,i]perylene	N	2700	mg/kg	0.010	< 0.010
Total Of 16 PAH's	N	2700	mg/kg	0.20	13
Benzene	M	2760	µg/kg	1.0	< 1.0
Toluene	M	2760	µg/kg	1.0	< 1.0
Ethylbenzene	M	2760	µg/kg	1.0	< 1.0
m & p-Xylene	M	2760	µg/kg	1.0	< 1.0
o-Xylene	M	2760	µg/kg	1.0	< 1.0
Total Phenols	M	2920	mg/kg	0.10	0.33

Results - Topsoil Report

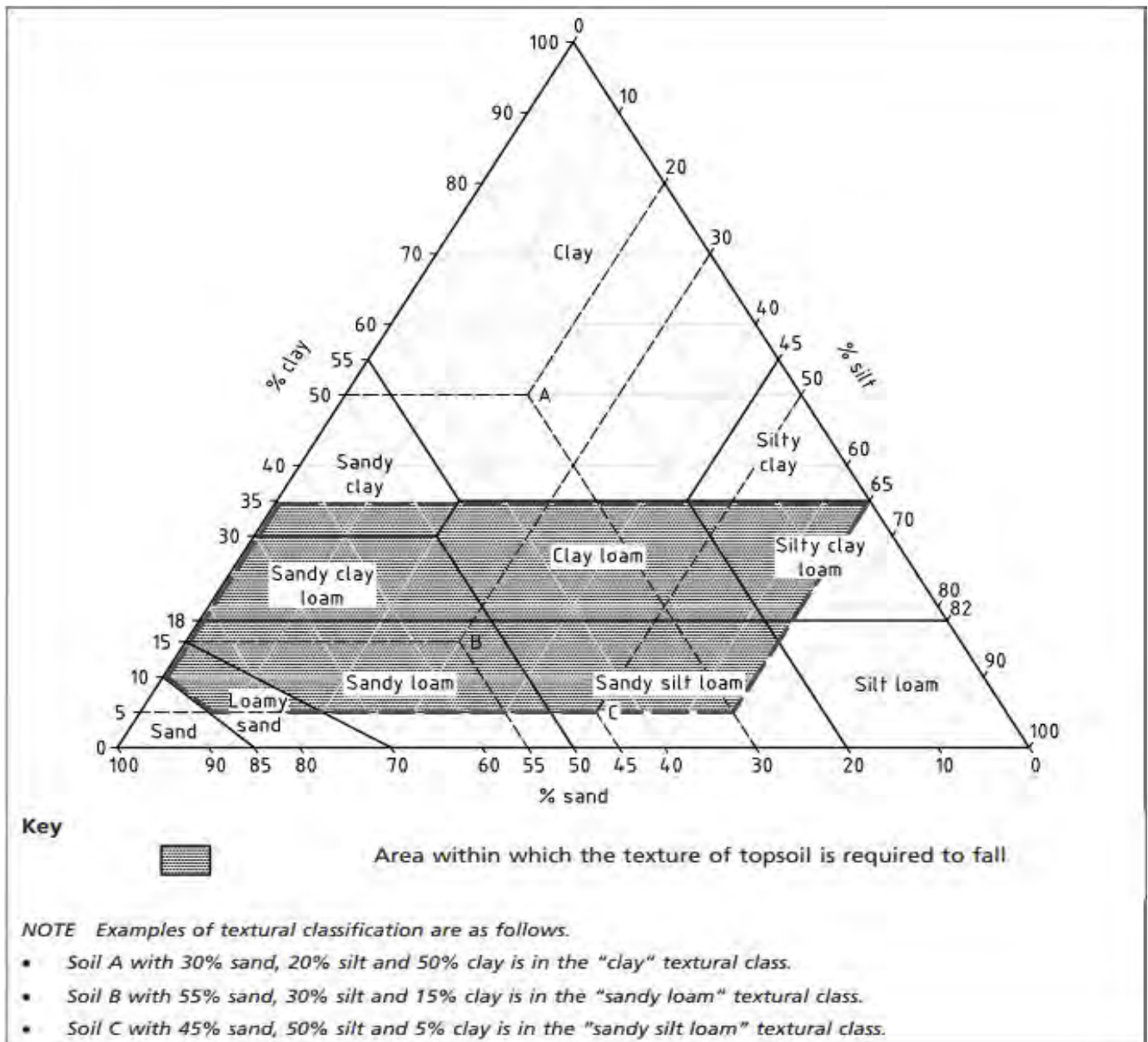
BS3882:2015

Chemtest Job No.: 22-41703
 Chemtest Sample ID.: 1535848
 Client Sample Ref.: Topsoil
 Sample Location:
 Client Sample ID.: Top
 Top Depth (m):
 Bottom Depth (m):
 Date Sampled: 27-Oct-2022
 Time Sampled:

Parameter	Units	Multipurpose Range	Result	Compliant with Multipurpose Range? (Y/N)	Compliant with Specific Purpose Range? (Y/N)		
Texture					Acid	Low F	Calc.
Clay content	%		8.1				
Silt content	%		8.1				
Sand content	%		84				
Soil texture class		See Attached Chart	Loamy Sand	YES			
Mass Loss on Ignition							
Clay 5-20%		3.0-20	7.3	YES	YES	YES	YES
Clay 20-35%		5.0-20					
Stone Content	% m/m						
>2mm		0-30	22	YES			
>20mm		0-10	< 0.020	YES			
>50mm		0	< 0.020	YES			
Soil pH value		5.5-8.5	8.0	YES	NO	YES	YES
Carbonate (Calcareous only)	%		4.1				YES
Electrical Conductivity	µS/cm	If >3300 do ESP	3200	YES			
Available Nutrient Content							
Nitrogen %		>0.15	0.33	YES	YES		YES
Extractable phosphorus	mg/l	16-140	17	YES	YES	YES	YES
Extractable potassium	mg/l	121-1500	230	YES	YES		YES
Extractable magnesium	mg/l	51-600	58	YES	YES		YES
Carbon : Nitrogen Ratio		<20:1	13.1/1	YES	YES	YES	YES
Exchangeable sodium	%	<15	7.9				
Available Calcium	mg/l		580				
Available Sodium	mg/l		310				
Phytotoxic Contaminants (by soil pH)		< 6.0	6.0-7.0	> 7.0			
Zinc (Nitric Acid extract)	mg/kg	<200	<200	<300	33	YES	
Copper (Nitric Acid extract)	mg/kg	<100	<135	<200	10	YES	
Nickel (Nitric Acid extract)	mg/kg	<60	<75	<110	6.2	YES	
Visible Contaminants	% mm						
>2mm		<0.5	0.000	YES			
..... of which plastics		<0.25	0.000	YES			
..... man-made sharps		zero in 1kg	0.000	YES			

Topsoil: Texture Classification Chart

BS3882:2015



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Test Methods

SOP	Title	Parameters included	Method summary
2010	pH Value of Soils	pH	pH Meter
2020	Electrical Conductivity	Electrical conductivity (EC) of aqueous extract or calcium sulphate solution for topsoil	Measurement of the electrical resistance of a 2:1 water/soil extract.
2030	Moisture and Stone Content of Soils(Requirement of MCERTS)	Moisture content	Determination of moisture content of soil as a percentage of its as received mass obtained at <37°C.
2040	Soil Description(Requirement of MCERTS)	Soil description	As received soil is described based upon BS5930
2115	Total Nitrogen in Soils	Nitrogen	Determination by elemental analyser
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES
2192	Asbestos	Asbestos	Polarised light microscopy / Gravimetry
2260	Carbonate	Carbonate	Titration
2300	Cyanides & Thiocyanate in Soils	Free (or easy liberatable) Cyanide; total Cyanide; complex Cyanide; Thiocyanate	Alkaline extraction followed by colorimetric determination using Automated Flow Injection Analyser.
2400	Cations	Cations	ICP-MS
2420	Phosphate	Phosphate	Spectrophotometry - Discrete analyser
2450	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.
2455	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.
2490	Hexavalent Chromium in Soils	Chromium [VI]	Soil extracts are prepared by extracting dried and ground soil samples into boiling water. Chromium [VI] is determined by 'Aquakem 600' Discrete Analyser using 1,5-diphenylcarbazide.
2620	LOI 440	LOI 440 Trommel Fines	Determination of the proportion by mass that is lost from a soil by ignition at 440°C.
2680	TPH A/A Split	Aliphatics: >C5–C6, >C6–C8,>C8–C10, >C10–C12, >C12–C16, >C16–C21, >C21–C35, >C35– C44Aromatics: >C5–C7, >C7–C8, >C8– C10, >C10–C12, >C12–C16, >C16– C21, >C21– C35, >C35– C44	Dichloromethane extraction / GCxGC FID detection
2700	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Soil by GC-FID	Acenaphthene; Acenaphthylene; Anthracene; Benzo[a]Anthracene; Benzo[a]Pyrene; Benzo[b]Fluoranthene; Benzo[ghi]Perylene; Benzo[k]Fluoranthene; Chrysene; Dibenzo[ah]Anthracene; Fluoranthene; Fluorene; Indeno[123cd]Pyrene; Naphthalene; Phenanthrene; Pyrene	Dichloromethane extraction / GC-FID (GC-FID detection is non-selective and can be subject to interference from co-eluting compounds)
2760	Volatile Organic Compounds (VOCs) in Soils by Headspace GC-MS	Volatile organic compounds, including BTEX and halogenated Aliphatic/Aromatics.(cf. USEPA Method 8260)*please refer to UKAS schedule	Automated headspace gas chromatographic (GC) analysis of a soil sample, as received, with mass spectrometric (MS) detection of volatile organic compounds.

Test Methods

SOP	Title	Parameters included	Method summary
2920	Phenols in Soils by HPLC	Phenolic compounds including Resorcinol, Phenol, Methylphenols, Dimethylphenols, 1-Naphthol and TrimethylphenolsNote: chlorophenols are excluded.	60:40 methanol/water mixture extraction, followed by HPLC determination using electrochemical detection.

Report Information

Key

U	UKAS accredited
M	MCERTS and UKAS accredited
N	Unaccredited
S	This analysis has been subcontracted to a UKAS accredited laboratory that is accredited for this analysis
SN	This analysis has been subcontracted to a UKAS accredited laboratory that is not accredited for this analysis
T	This analysis has been subcontracted to an unaccredited laboratory
I/S	Insufficient Sample
U/S	Unsuitable Sample
N/E	not evaluated
<	"less than"
>	"greater than"
SOP	Standard operating procedure
LOD	Limit of detection

Comments or interpretations are beyond the scope of UKAS accreditation

The results relate only to the items tested

Uncertainty of measurement for the determinands tested are available upon request

None of the results in this report have been recovery corrected

All results are expressed on a dry weight basis

The following tests were analysed on samples as received and the results subsequently corrected to a dry weight basis TPH, BTEX, VOCs, SVOCs, PCBs, Phenols

For all other tests the samples were dried at < 37°C prior to analysis

All Asbestos testing is performed at the indicated laboratory

Issue numbers are sequential starting with 1 all subsequent reports are incremented by 1

Sample Deviation Codes

A - Date of sampling not supplied

B - Sample age exceeds stability time (sampling to extraction)

C - Sample not received in appropriate containers

D - Broken Container

E - Insufficient Sample (Applies to LOI in Trommel Fines Only)

Sample Retention and Disposal

All soil samples will be retained for a period of 30 days from the date of receipt

All water samples will be retained for 14 days from the date of receipt

Charges may apply to extended sample storage

If you require extended retention of samples, please email your requirements to:

customerservices@chemtest.com

TOPSOIL DELIVERY NOTES

LAWSONS

'Family Values - Professional Service'

Head Office

Tytenhanger Farm • Coursers Road • Colney Heath • Herts • AL4 0PG
tel: 01727 747292 email: accounts@lawsons.co.uk
online @ www.lawsons.co.uk

Invoice

Order No: 16893

Account No: 36260

Tax Date: 22/12/2021

Inv No: 0026/26583141

Invoice to:-
NFC Homes Ltd
78 Pall Mall
London
SW1Y 5ES

Deliver to:-
NFC Homes Ltd
1 Lealand Road
LONDON
Richard Grover- 07840 682 800
N15 6JS

1 of 1

Your Ref:

XXXXXXXXXX
PO-007960
PO-007690

Description	Qty	Unit Price	Price
Blended Loam Topsoil Bulk Bag	12 EA	57.99	695.88 S
			

All prices are in Sterling

Rate	Goods	VAT
S 20.00	695.88	139.18

Total Goods	695.88
Total VAT	139.18
Invoice Total	835.06

PAYMENTS BY BACS TO:-

Barclays Bank Plc.

Sort Code: 20-95-87, Account Number: 10558060

For T&C's see www.lawsons.co.uk

Lawsons (Whetstone) Ltd • Tytenhanger Farm • Coursers Road • Colney Heath • Herts • AL4 0PG
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online @ www.lawsons.co.uk

Invoice

Order No: 16893

Account No: 36260

Tax Date: 22/12/2021

Inv No: 0026/26583142

Invoice to:-
NFC Homes Ltd
78 Pall Mall
London
SW1Y 5ES

Deliver to:-
NFC Homes Ltd
1 Lealand Road
LONDON
Richard Grover- 07840 682 800
N15 6JS

1 of 1

Your Ref:

XXXXXXXXX
PO-007960
PO-007690

Description	Qty	Unit Price	Price
Blended Loam Topsoil Bulk Bag ✓	3 EA	57.99	173.97 S
			

All prices are in Sterling

Rate	Goods	VAT
S 20.00	173.97	34.79

Total Goods	173.97
Total VAT	34.79
Invoice Total	208.76

**PAYMENTS BY BACS TO:-
Barclays Bank Plc.**

Sort Code: 20-95-87, Account Number: 10558060

For T&C's see www.lawsons.co.uk

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Document Number
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Advice Note

Invoice to:-
NFC Homes Ltd
78 Pall Mall
London
SW1Y 5ES

Deliver to:-
NFC Homes Ltd
1 Lealand Road
LONDON
07922 701 035
N15 6JS

Account	Our Operator	Terminal	Date	Time	Order Number
36260	David Lloyd	13854	24/03/2023	12:37	851610
Your Contact	Tel No:	Your Order no	Date Required		Page
		PO-011028	24/03/2023		1 of 1

Quantity	Product	Weight:
8 EA	Screened Top Soil Bulk Bag a25240005	7000.00

Delivered to Site
No. of Pallets.....

Collected from Site
No. of Pallets.....

KERBSIDE DELIVERY ONLY.

ALL DELIVERY TIMES ARE APPROXIMATE.

Print Name:

B GROVER
[Signature]

Customer Signature:

Weight (KGS)
7000.00

All transactions are subject to our standard conditions of sale
copies are available on request or on our website www.lawsons.co.uk

Our Opening Times are:
Mon-Fri 07:00 16:45
Saturday 08:00 12:30

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78 Pall Mall
London
SW1Y 5ES

Deliver to:-

NFC Homes Ltd
1 Lealand Road
LONDON
07922 701 035
N15 6JS

Account	Our Operator	Terminal	Date	Time	Order Number
36260	David Lloyd	51909	29/03/2023	06:17	801878
Your Contact	Tel No:	Your Order no	Date Required		Page
		PO-011054	29/03/2023		1 of 1

Quantity	Product		
2 EA	Coarse Sharp Sand Bulk Bag	Weight:	1750.00
	a20020015		
1 EA	Ballast 20mm Bulk Bag	Weight:	900.00
	a25020006		
8 EA	Kiln Dried Sand Maxipack	Weight:	200.00
	a25040026		
6 EA	MOT Type 1 Bulk Bag	Weight:	5250.00
	a25140006		
4 EA	Screened Top Soil Bulk Bag	Weight:	3500.00
	a25240005		

Delivered to Site
No. of Pallets.....

Collected from Site
No. of Pallets.....

KERBSIDE DELIVERY ONLY.

ALL DELIVERY TIMES ARE APPROXIMATE.

Print Name: R GROVER

Customer Signature:

Weight (KGS)
11600.00

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Mon-Fri 07:00 16:45
Saturday 08:00 12:45



Advice Note

Document Number
0017/17185363

Invoice to:-
NFC Homes Ltd
78 Pall Mall
London
SW1Y 5ES

Deliver to:-
NFC Homes Ltd
1 Lealand Road
LONDON
07922 701 035
N15 6JS

Account	Our Operator	Terminal	Date	Time	Order Number
36260	Jake Ling	31303	06/04/2023	17:33	357340
Your Contact	Tel No:	Your Order no	Date Required	Page	
		PO-011113	06/04/2023	1 of 1	

Quantity	Product	
12 EA	Blended Loam Topsoil Bulk Bag	
	H00001989	Weight: 12000.00
Delivered to Site No. of Pallets..... KERBSIDE DELIVERY ONLY.		
Collected from Site No. of Pallets..... ALL DELIVERY TIMES ARE APPROXIMATE.		

Print Name:

Customer Signature:

Weight (KGS)
12000.00

Our Opening Times are:
Mon-Fri 06:00 16:45
Saturday 08:00 12:45

All transactions are subject to our standard conditions of sale
copies are available on request or on our website www.lawsons.co.uk

SITE PHOTOGRAPHS

