



GEA

Ordnance Survey Plan

Published 1952

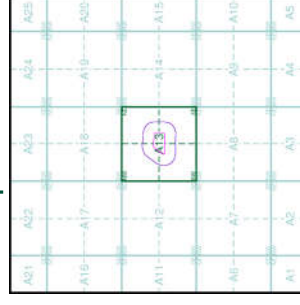
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the adopted for England, Wales and Scotland in the 1840's. In 1854 the Ordnance Survey began to publish maps of the United Kingdom. These maps were used to update the 1:10,000 maps. The published date on the map is the date of the survey. The maps were surveyed in the 1840's, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,000 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

TC39SW	1952	1:10,560
TC39SE	1952	1:10,560
TC39NE	1952	1:10,560

Historical Map - Slice A



Order Details

Order Number: 285899650_1_1
Customer Ref: J21294
National Grid Reference: 534460, 190120
Slice: A
Site Area (Ha): 1.61
Search Buffer (m): 1000

Site Details

Ashley Road Depot, Ashley Road, LONDON, N17 9AZ



Tel: 0844 844 9552
Fax: 0844 844 9551
Web: www.invoche.co.uk



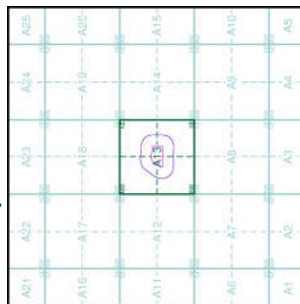
Source map scale - 1:10,000

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Map Name(s) and Date(s)

TQ39SW	1966	1:10,560	TQ39SE	1968	1:10,560
TQ38NW	1962	1:10,560	TQ38NE	1962	1:10,560

Historical Map - Slice A



Order Details

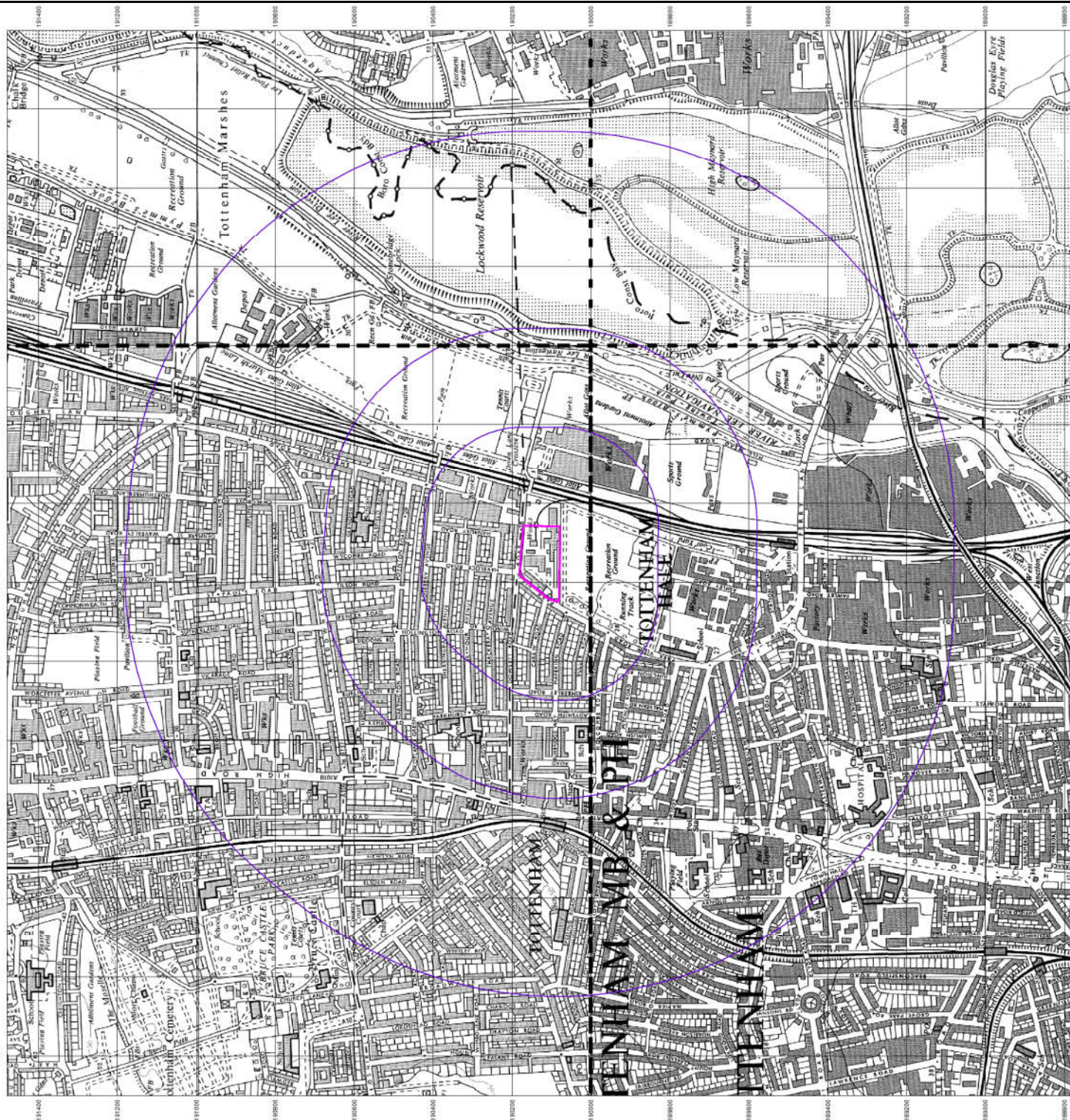
Order Number: 285899650 1 1
Customer Ref: J21294
National Grid Reference: 534460, 190120

A

1.61

Site Details

Site Details
Ashley Road Depot, Ashley Road, London, N17 9AZ



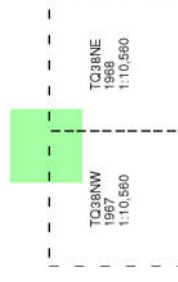


Ordnance Survey Plan Published 1967 - 1968

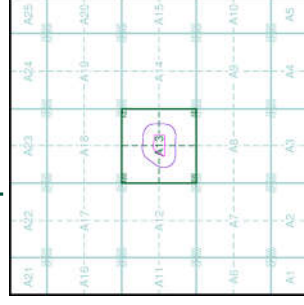
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the adopted for England, Wales and Scotland in the 1840's. In 1854 the maps were updated to reflect the changes in the areas, the maps were used to update the 1:10,000 maps. The published date of the maps is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,000 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 28589650_1_1
Customer Ref: J21294
National Grid Reference: 534460, 190120
Slice: A
Site Area (Ha): 1.61
Search Buffer (m): 1000

Site Details

Ashley Road Depot, Ashley Road, LONDON, N17 9AZ



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Ordnance Survey Plan

Published 1975 - 1977

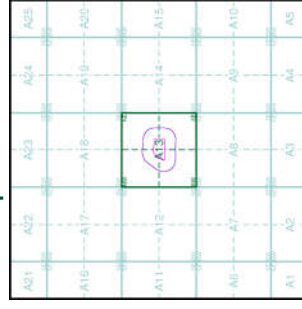
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the Ordnance Survey, which were adopted for England, Wales and Scotland in the 1840's. In 1854, the Ordnance Survey published the first 1:10,000 scale maps. These maps were used to update the 1:10,000 scale maps. The published date of the maps often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,000 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

TC39SW	1975	1:10,000
TC39SE	1976	1:10,000
TC38NW	1975	1:10,000
TC38NE	1977	1:10,000

Historical Map - Slice A



Order Details

Order Number: 28589650_1_1
Customer Ref: J21294
National Grid Reference: 534460, 190120
Slice: A
Site Area (Ha): 1.61
Search Buffer (m): 1000

Site Details

Ashley Road Depot, Ashley Road, LONDON, N17 9AZ



Tel: 0844 844 9552
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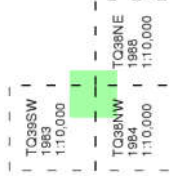
Ordnance Survey Plan

Published 1983 - 1988

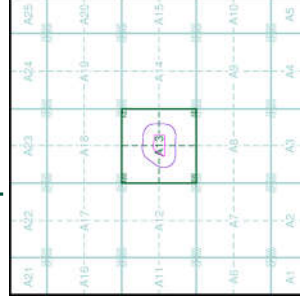
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the Ordnance Survey, which were adopted for England, Wales and Scotland in the 1840's. In 1854 the Ordnance Survey began to publish maps for the first time. These maps were used to update the 1:10,000 maps. The published date of the maps were often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,000 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 285899650_1_1
Customer Ref: J21294
National Grid Reference: 534460, 190120
Slice: A
Site Area (Ha): 1.61
Search Buffer (m): 1000

Site Details

Ashley Road Depot, Ashley Road, LONDON, N17 9AZ



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Ordnance Survey Plan

Published 1990 - 1995

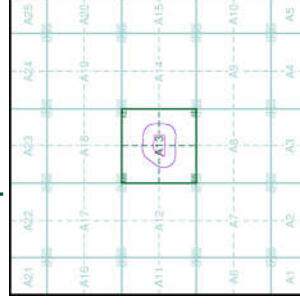
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The historical maps shown were reproduced from maps predominantly held at the Ordnance Survey, which were adopted for England, Wales and Scotland in the 1840's. In 1854 the Ordnance Survey began to publish maps of the urban areas, these were used to update the 1:10,000 maps. The published date on the maps are often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,000 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

TO39SW	TO39SE
1990	1990
1:10,000	1:10,000
TO38NW	TO38NE
1990	1995
1:10,000	1:10,000

Historical Map - Slice A



Order Details

Order Number: 285899650_1_1
Customer Ref: J21294
National Grid Reference: 534460, 190120
Slice: A
Site Area (Ha): 1.61
Search Buffer (m): 1000

Site Details

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10k Raster Mapping

Published 1999

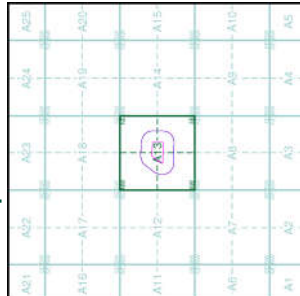
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colored raster mapping. These maps are derived from plan data which is held at 1:10,000 scale. The original map field boundaries, as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

TC39SW	TC39SE
1999	1999
1:10,000	1:10,000
TC38NW	TC38NE
1999	1999
1:10,000	1:10,000

Historical Map - Slice A



Order Details

Order Number: 285899650_1_1
Customer Ref: J21294
National Grid Reference: 534460, 190120
Slice: A
Site Area (Ha): 1.61
Search Buffer (m): 1000

Site Details

Ashley Road Depot, Ashley Road, LONDON, N17 9AZ



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10k Raster Mapping

Published 2006

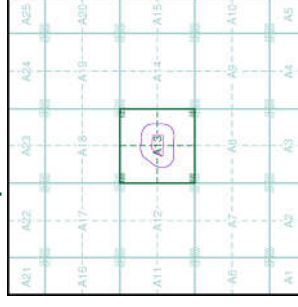
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colored raster mapping. These maps are derived from the plan data which was collected in 1970. The maps are highly detailed, showing buildings, roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depicted includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

TC39SW	TC39SE
2006	2006
1:10,000	1:10,000
TC38NW	TC38NE
2006	2006
1:10,000	1:10,000

Historical Map - Slice A



Order Details

Order Number: 285899650_1_1
Customer Ref: J21294
National Grid Reference: 534460, 190120
Slice: A
Site Area (Ha): 1.61
Search Buffer (m): 1000

Site Details

Ashley Road Depot, Ashley Road, LONDON, N17 9AZ



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Web: www.landmark.co.uk



VectorMap Local

Published 2021

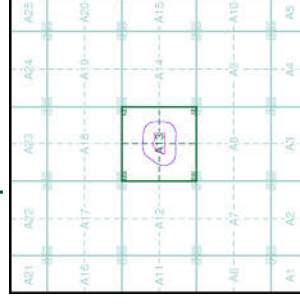
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced at a scale of 1:10,000, covering the whole of Great Britain that has been designed to support the creation of local mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas) and 1:10,000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

TC39SW	TC39SE
2021	2021
Variable	Variable
TC38NW	TC38NE
2021	2021
Variable	Variable

Historical Map - Slice A



Order Details

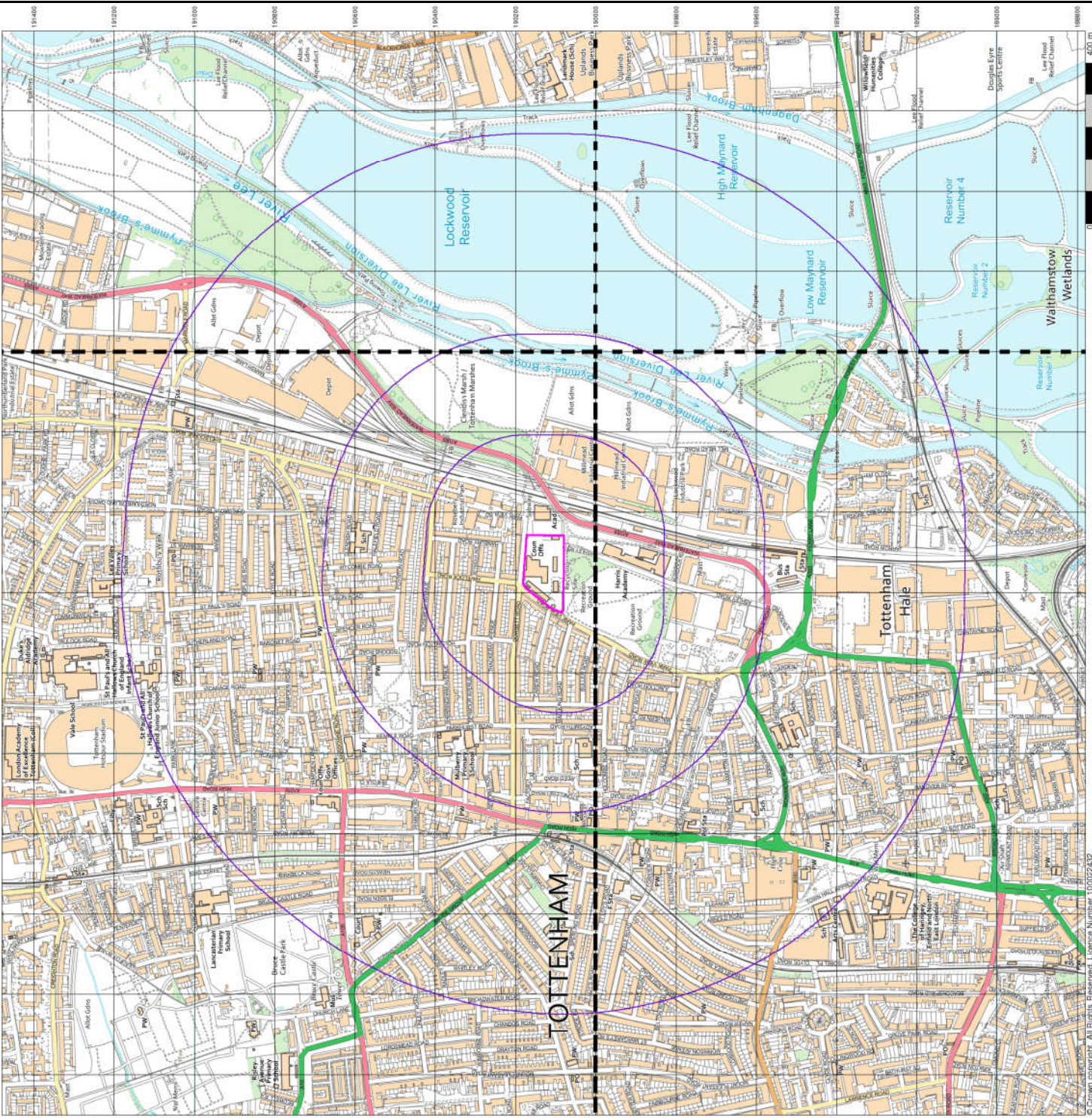
Order Number: 285899650_1_1
Customer Ref: J21294
National Grid Reference: 534460, 190120
Slice: A
Site Area (Ha): 1.61
Search Buffer (m): 1000

Site Details

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Tel: 0844 844 9952
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Mr Jordan Wood
Geotechnical & Environmental Associates
Widbury Barn
Widbury Hill
Ware
Hertfordshire
SG12 7QE

The London Fire Commissioner is the
fire and rescue authority for London

Date 29 October 2021
Our Ref 31/013623/PC
Your Ref J21294

Dear Mr Wood

THE ENVIRONMENTAL INFORMATION REGULATIONS 2004 - ENVIRONMENTAL ENQUIRY

Premises: Ashley Road Depot, London, N17 9AZ

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Petroleum (Consolidation) Regulations 2014 in London.

As requested, a search has been made for information on the above site. A thorough search of current and historical files and databases has revealed no petroleum tank information for the site.

Please note that this report is restricted to matters currently known by the Commissioner. Although we hold extremely comprehensive records, it is possible that we do not hold any records whatsoever for some solid-filled and very old tanks. This will be for one of the following reasons: -

1. The records held by the Commissioner were passed to it from the Greater London Council in 1986. In 1965 the Greater London Council inherited petroleum related records from the London County Council and the outer London Boroughs / Councils. Some of the outer London records were incomplete.
2. For premises where petroleum tanks have been either removed or permanently made safe, the Commissioner's records have (in a minority of cases) been destroyed; and for these cases the Commissioner does not hold any records that indicate that there was ever a 'petroleum' interest at the premises.

As you are aware, a fee is levied for the provision of this information and payment should be made in accordance with the invoice, which will be sent under separate cover.

Any queries regarding this letter should be addressed to the Petroleum Group Admin Manager. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours sincerely

Pp Philip Cater

for Assistant Commissioner (Fire Safety)

Directorate of Operations
petroleum@london-fire.gov.uk

Reply to Petroleum Section
Direct T 0208 555 1200 Ext 30859

ENVIRONMENTAL ENQUIRY DETAIL FORM

Premises:
Ashley Road Depot, London, N17 9AZ
Our Reference:
31/013623

Current licence / Petroleum Storage Certificate in force?
YES ☐ NO ☒
Date last licence(s)/storage certificate(s) issued:
N/A

Known leaks or spills at this site:
N/A

Comments:
The Authority holds no record of petroleum storage tanks on this site.

Signed:	<i>Philip Cater</i>
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Name:	Philip Cater
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Position:	Administrative Assistant
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Date:	29 October 2021
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Preliminary UXO Risk Assessment

www.1stlinedefence.co.uk

Client	GEA Ltd
Project	Ashley Road Depot, London
Site Address	Ashley Road Depot, Tottenham, London, N17 9AZ
Report Reference	PA14366-00
Date	08/10/21
Originator	HF

Assessment Objective

This preliminary risk assessment is a qualitative screening exercise to assess the likely potential of encountering unexploded ordnance (UXO) at the Ashley Road Depot site in London. The assessment involves the consideration of the basic factors that affect the potential for UXO to be present at a site as outlined in Stage One of the UXO risk management process.

Background

This assessment uses the sources of information available in-house to 1st Line Defence Ltd to enable the placement of a development site in context with events that may have led to the presence of German air-delivered or Allied military UXO. The report will identify any immediate necessity for risk mitigation or additional research in the form of a Detailed UXO Risk Assessment. It makes use of 1st Line Defence's extensive historical archives, library and unique geo-databases, as well as internet resources, and is researched and compiled by UXO specialists and graduate researchers.

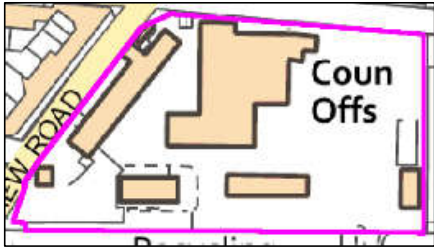
The assessment directly follows CIRIA C681 guidelines "Unexploded Ordnance, a Guide for the Construction Industry". The document will therefore assess the following factors:

- Basic Site Data
- Previous Military Use
- Indicators of potential aerial delivered UXO threat
- Consideration of any Mitigating Factors
- Extent of Proposed Intrusive Works
- Any requirement for Further Work

It should be noted that the vast majority of construction sites in the UK will have a low or negligible risk of encountering UXO and should be able to be screened out at this preliminary stage. The report is meant as a common sense 'first step' in the UXO risk management process. The content of the report and conclusions drawn are based on basic, preliminary research using the information available to 1st Line Defence at the time this report was produced. It should be noted that the only way to entirely negate risk from UXO to a project would be to support the works proposed with appropriate UXO risk mitigation measures. It is rarely possible to state that there is absolutely 'no' risk from UXO to a project.





Risk Assessment Considerations	
Site location and description/current use	The site is located in Tottenham, in the London Borough of Haringey. Recent aerial imagery dated 2021 indicates that the site comprises multiple warehouse structures and their associated hardstanding ground and access ways. It is bordered by Park View Road to the north and west, multiple sports courts and an area of car parking associated with the Harris Academy to the east, and Down Lane Park to the south. The site is approximately centred on the OS grid reference: TQ 34469 90128. 
Are there any indicators of current/historical military activity on/close to the site?	In-house records do not indicate that the site footprint had any former military use. No features such as WWII defensive positions, encampments or firing ranges are recorded to have been located at or in the immediate vicinity of the site. In addition, no information of ordnance being stored, produced, or disposed of within the proposed site boundary could be found. The closest recorded Heavy Anti-Aircraft (HAA) battery was situated approximately 2.6km to the north-east of the site. The conditions in which unexploded anti-aircraft ordnance may have fallen unrecorded within the proposed site are analogous to that of aurally delivered Luftwaffe bombs.
What was the pre- and post-WWII history of the site?	Pre-WWII OS mapping dated 1935-36 indicates that the site comprised multiple structures, and areas of hardstanding ground associated with <i>Refuse Destructor (Tottenham Corporation)</i>. It was bordered by <i>Parkview Road</i> to the north and west, an additional section of the refuse destructor site to the east and <i>Down Lane Recreation Ground</i> to the south. Post-WWII OS mapping dated 1946 does not show the site to have undergone any major changes since the previous OS mapping edition. It can now be more clearly observed that the refuse destructor on site is connected via railway sidings to the main railway line to the east.
Was the area subject to bombing during WWII?	During WWII, the site was located within the Municipal Borough of Tottenham, which was subject to an overall high density of bombing with an average of 103.9 items of ordnance per 1,000 acres according to official Home Office bombing statistics. This comprised 283 high explosive bombs, 4 parachute mines, 18 oil bombs, 5 V-1 pilotless aircraft and 3 V-2 long-range rockets, resulting in 313 incidents across 3,013 acres. London Bomb Census mapping does not record any bomb strikes within the site boundary or immediately bordering. The closest recorded bombing incident recorded on a local Tottenham bomb map was located north of the site boundary. Accompanying written information indicates this incident was a UXB that fell at the rear garden of 122 Thackeray Road. It is believed to have been too far removed to have directly affected the area within the site boundary.
Is there any evidence of bomb damage on/close to the site?	Middlesex County Council (MCC) War Damage mapping does not record any damage within the site boundary or in the immediate vicinity. Although, it should be noted that this mapping only records significant damage, and as such, more minor or blast damage





	was not noted. When comparing pre- and post-WWII OS mapping, no significant changes can be seen within the site that may be indicative of damage.
To what degree would the site have been subject to access?	No evidence could be found to suggest that the site was not subject to frequent access for the duration of the war. Additionally, the site's industrial usage and proximity to a main road way would have increased the likelihood of the site being accessed by post-raid checking.
To what degree has the site been developed post-WWII?	The site has been subject to significant redevelopments since WWII with the demolition of some pre-war structures and construction of modern structures.
What is the nature and extent of the intrusive works proposed?	The nature and extent of works proposed was not available at the time of writing.

Summary and Conclusions

During WWII, the site was located within the Municipal Borough of Tottenham, which was subject to an overall high density of bombing with an average of 103.9 items of ordnance per 1,000 acres according to official Home Office bombing statistics. Despite, no bomb strikes were recorded on or directly adjacent to the site in any bomb maps consulted for the purposes of this report. The closest recorded strike was located north of the site boundary, opposite Park View Road and does not appear to have had a significant impact on the site. Additionally, no anecdotal or published information was located suggesting the site was bombed during WWII.

No damage is recorded on site or in the surrounding area on MCC damage mapping. Furthermore, no evidence could be found to suggest that the site was not subject to frequent access for the duration of the war. Due to the site's industrial usage and positioning in a built-up urban area, it is believed to have been subject to post-raid checks.

Recommendations

Given the findings of this preliminary report, the risk from UXO on site is not considered to be significantly elevated above the background level for the region. It is therefore recommended that **no further research** be undertaken for this site. Whilst it would be possible to conduct a Detailed UXO Risk Assessment to analyse local bombing records, it is not thought likely that the acquisition of such records would significantly alter the findings of this report

If the client has any anecdotal or empirical evidence of UXO risk on site, please contact 1st Line Defence.





It should be noted that although the risk from unexploded ordnance on this site has been assessed as low/minimal, this does not mean there is 'no' risk of encountering UXO. This preliminary report has been undertaken with due diligence, and all reasonable care has been taken to access and analyse relevant historical information. By necessity, when dealing with historical evidence, and when making assessments of UXO risk, various assumptions have to be made which we have discussed and justified within this report. Our reports take a common-sense and practical approach to the assessment of UXO risk, and we strive to be reasonable and pragmatic in our conclusions. As referenced, it would be possible to undertake further research into this site, but based on the evidence to hand, this is not deemed strictly necessary, and no reasonably justifiable requirement for proactive on-site mitigation has been identified.

It should however be stressed that if any suspect items are encountered during the proposed works, 1st Line Defence should be contacted for advice/assistance, and to re-assess the risk as necessary. Furthermore, we would recommend that ground personnel are always made aware of the potential for encountering UXO, what to look out for and what to do in the unlikely event that a suspect item is encountered, and that a UXO Risk Management Plan is put together for the proposed works. We would be happy to provide a template and guidance for this – contact us on 01992 245020. Should the scope of works change or additional works be proposed, 1st Line Defence should be contacted to re-evaluate the risk.





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Environmental
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tel 0161 209 3032
mail @ gea-ltd.co.uk



Appendix C Factual Report on Site Investigation.



FACTUAL REPORT ON SITE INVESTIGATION

AT

ASHLEY ROAD DEPOT, ASHLEY ROAD, TOTTENHAM N17 9AZ

IAN BAILEY

KALEX LIMITED

Bridge House

The Ash, Little Hadham

WARE SG11 2DG



Report Title:	Factual Report on Site Investigation- Ashley Road Depot, Ashley Road, Tottenham N17 9AZ
Report Reference No.:	LQ1139-R1

Prepared For:	Konform Ltd, Craycombe, Parsonage Lane, Sawbridgeworth, CM21 0ND
Project Reference No:	LQ1139

Prepared by:	Kalex Limited. Bridge House The Ash Little Hadham Ware SG11 2DG Tel: 01279 771353
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	Version 1		
Remarks	1 st Issue		
Date	19/05/2023		
Prepared by:	Jeremy Head		
Reviewed	Ian Bailey		



Document Control

Section	Release/Amendment summary	Issue	Date
All	Version 1	1.0	19/05/2023



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Site Plan

Trial Pit Layout

Appendix

APPENDIX 01	Study Limitations
APPENDIX 02	Trial Pit Logs
APPENDIX 03	Site Photographs
APPENDIX 04	Laboratory Results



1. INTRODUCTION

Kalex Limited was commissioned by Konform Ltd to undertake additional ground investigation in support of the redevelopment of the former Ashley Road Depot site, Ashley Road, Tottenham, London, N17 9AZ.

The ground investigation comprised the logging and sampling of twelve (12) trial pits, excavated using mechanical 360 excavator provided by the client's groundworks contractor.

This report presents the factual findings of ground investigation. Where applicable, the investigation was undertaken in accordance with the industry guidance documents: BS:5930:2020 Code of Practice for Site Investigations and BS:10175:2017 Investigation of Potentially Contaminated Sites: Code of Practice.

Our study limitations are presented in **Appendix 01**.

1.1 SITE DETAILS

Table 1-1
Site Details

Site Address:	Ashley Road Depot site, Ashley Road, Tottenham, London, N17 9AZ
National Grid:	534471,190138
Site Area: Elevation:	• 1.62 hectares. • Approximately 8m to 9m AOD.
Geology:	• Superficial Deposits: Enfield Silt Member overlying Kempton Park Gravel Formation. • Bedrock: London Clay Formation.



2. GROUND INVESTIGATION FIELDWORK & LABORATORY TESTING

2.1 FIELDWORK

The field investigation works were undertaken on 4th and 5th May 2023 using plant supplied by the client's groundworks contractor.

The site recently underwent demolition and the twelve (12 no.) trial pits were excavated beneath the demolished building bases. The twelve trial pits extended to depths of between 1.1m and 2.2m depth below the existing ground level, extending through made ground and into underlying natural soils. Trial pit logs are presented in **Appendix 02** and photographs are in **Appendix 03**.

In addition to the trial pits, two stockpiles of crushed construction and demolition materials were sampled for the presence or absence of asbestos. The approximate locations of the trial pits and stockpiles are shown on the appended **Site Plan**.

A schedule of trial pits is in **Table 2-1** below. Pits STP8, STP10 and STP12 were cancelled due to thick concrete reinforcing in that area.

Table 2-1
Trial Pit Details

Trial Pit Number	Trial Pit Details: Depth in metres (below existing ground level)
STP1	1.7
STP2	1.55
STP3	1.55
STP4	1.5
STP5	1.4
STP6	1.2
STP7	1.4
STP8	Not excavated
STP9	1.7
STP10	Not excavated
STP11	1.1
STP12	Not excavated
STP13	2.2
STP14	2.0
STP15	1.5

Soil samples from trial pits were described by geo-environmental engineers from Kalex in general accordance with BS 5930:2015 +A1 2020) to provide information on the surface ground conditions at the site. Attention was paid to identifying man-made deposits by observing soil structure and by logging the occurrence of inclusions such as brick, concrete, or suspected asbestos containing materials (ACMs).

Samples were placed directly into laboratory supplied containers specific to the suite of contaminants being tested for. Glass jars were used to retain samples for organic analysis, and plastic tubs were used to store soil samples for inorganic analysis including metals and asbestos.

Sample containers for volatile contaminants were entirely filled to minimise headspace. Samples were kept



cool before dispatching to the chosen analytical laboratory.

2.2 VISUAL AND OLFACTORY EVIDENCE OF CONTAMINATION

Visual observations of contamination were noted in the form of ash in the made ground in trial pits STP7, 9, 11, 13 and 14. There were no other observations of contamination.

2.3 GROUNDWATER

Groundwater was not encountered in any of the trial pits.

2.4 LABORATORY TESTING

The soil samples were submitted to i2, a UKAS and MCERTS accredited laboratory. Details of the testing are in Table 2-2 and summarised below:

- A total of 24 soil samples were taken from the trial pits and tested for a comprehensive testing suite including asbestos, metals, PAHs and TPH CWG.
- A further 8 soil samples were taken from the two stockpiles on site and tested for a soil asbestos screen only. One of the samples contained a visible fragment of suspect asbestos which was tested separately for identification.

Full details are on the laboratory certificates in **Appendix 03**.



Table 2-2
Contamination Testing – Soil

LaboratoryTest	Total No. Samples	Sample Reference	Sample Depth
Asbestos presence/absence pH, sulphate, sulphide, cyanide Total Organic Carbon Phenol PAHs speciated USEPA 16 Metals Total Petroleum Hydrocarbons – TPH CWG with BTEX and MTBE.	24	STP1	0.20-0.50
		STP1	1.20-1.50
		STP2	0.20-0.50
		STP2	1.30-1.50
		STP3	0.20-0.40
		STP3	1.00-1.40
		STP4	0.20-0.30
		STP4	1.00-1.20
		STP5	0.25-0.50
		STP5	1.00-1.40
		STP6	0.50-0.90
		STP6	1.00-1.20
		STP7	0.20-0.60
		STP7	1.20-1.40
		STP9	0.50-1.00
		STP9	1.50-1.70
		STP11	0.20-0.50
		STP11	0.80-1.10
		STP13	0.30-0.80
		STP13	1.50-1.90
		STP14	0.50-1.00
		STP14	1.70-2.00
		STP15	0.40-0.60
		STP15	1.20-1.50
Stockpile samples: Asbestos presence/absence	8	SP/0405/1	N/A
		SP/0405/2	
		SP/0405/3	
		SP/0405/4	
		SP/0405/5	
		SP/0405/6	
		SP/0505/01	
		SP/0505/02	
Asbestos bulk identification	1	SP/0505/02	N/A



SITE PLAN



Supplementary Trial Pit Location

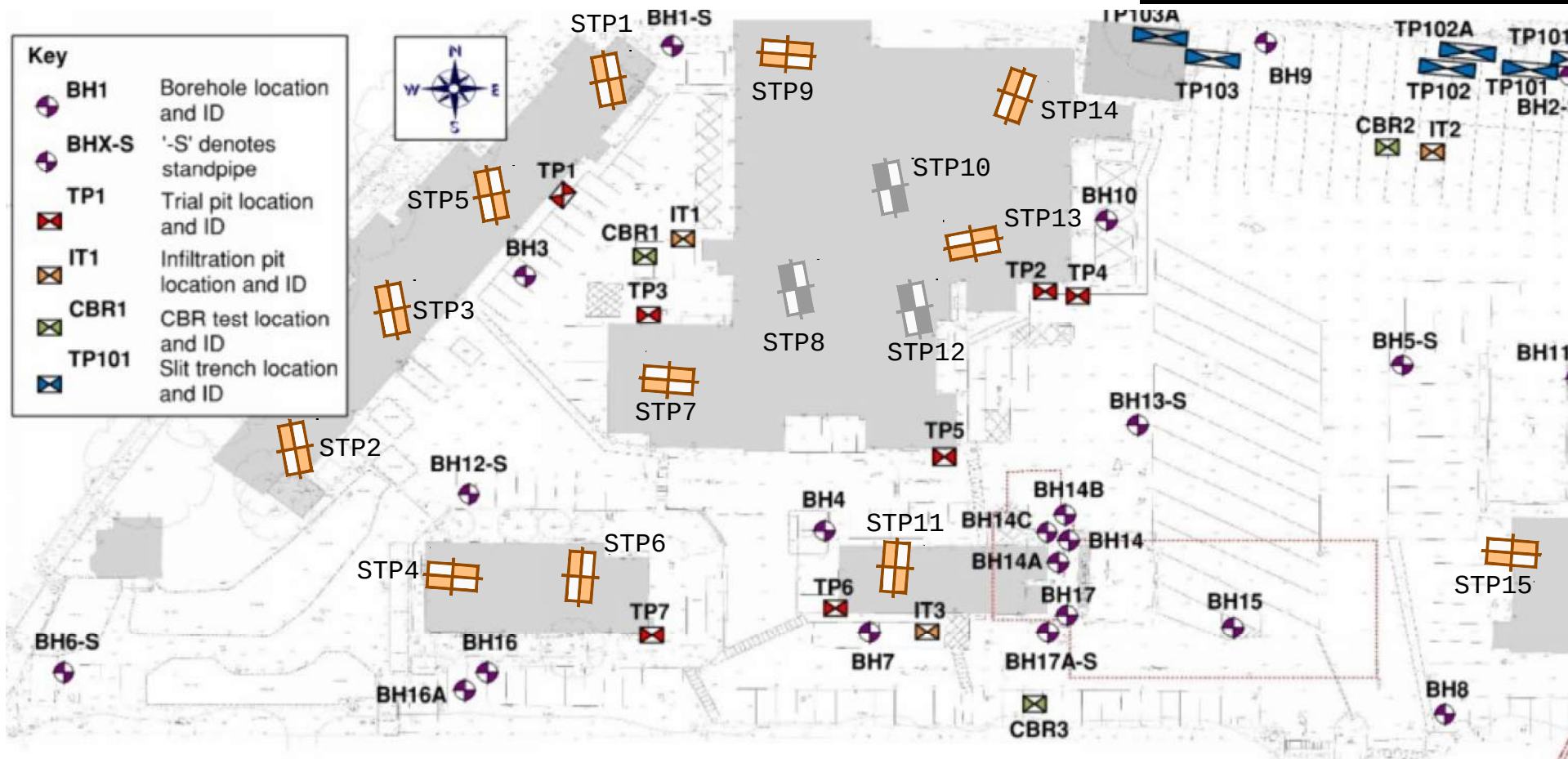


Trial Pit Not Excavated



Ashley Road Depot, Ashley Road,
Tottenham N17 9AZ

Client	Konform Ltd
Plan Reference	LQ1139
Plan Title	Trial Pit Location Plan
Date	19/05/2023
Notes	Not to scale, locations are approximate.





APPENDIX 01

Limitations and Use of this Report

This report has been prepared for the purpose of providing advice to the client pursuant to its appointment of Kalex Limited (Kalex) to act as a consultant.

Save for the client no duty is undertaken or warranty or representation made to any party in respect of the opinions, advice, recommendations or conclusions herein set out.

All work carried out in preparing this report has used, and is based upon, our professional knowledge and understanding of the current relevant English and European Community standards, approved codes of practice, technology and legislation.

Changes in the above may cause the opinion, advice, recommendations or conclusions set out in this report to become inappropriate or incorrect. Following delivery of this report, we will have no obligation to advise the client of any such changes, or of their repercussions.

Kalex acknowledges that it is being retained, in part, because of its knowledge and experience with respect to environmental matters. Kalex will consider and analyse all information provided to it in the context of our knowledge and experience and all other relevant information known to us. To the extent that the information provided to us is not inconsistent or incompatible therewith, Kalex shall be entitled to rely upon and assume, without independent verification, the accuracy and completeness of such information.

The assessments made in this report are based on the ground conditions as revealed by walkover survey and/or intrusive investigations, together with the results of any field or laboratory testing or chemical analysis undertaken and other relevant data which may have been obtained including previous site investigations. In any event, ground contamination often exists as small discrete areas of contamination (hot spots) and there can be no certainty that any or all such areas have been located and/or sampled.

There may be special conditions appertaining to the site which have not been taken into account in the report. The assessment may be subject to amendment in light of additional information becoming available.

Where any data supplied by the client or from other sources, including that from previous site investigations, have been used it has been assumed that the information is correct. No responsibility can be accepted by Kalex for inaccuracies within the data supplied by other parties.

Comments on groundwater conditions are based on observations made at the time of the investigation unless otherwise stated. Groundwater conditions may vary due to seasonal or other effects.

These terms apply in addition to the Kalex standard terms of engagement (or in addition to another written contract which may be in place instead thereof) unless specifically agreed in writing (In the event of a conflict between these terms and the said standard terms of engagement the said standard terms of engagement shall prevail). In the absence of such a written contract the standard terms of engagement will apply.

Kalex maintains adequate insurance cover for public liability and professional indemnity. However, we are unable to accept liability for asbestos related matters. Our work must not be taken as sufficient to identify the presence or absence of asbestos in or on the ground. In placing a contract with us the client accepts the restriction on asbestos. If we find or strongly suspect asbestos is or may be present in or on the ground we will inform the client and advise specialist investigation. The client agrees that they shall not bring any claim



personally against any director / employee or consultant to us in respect of loss or damage suffered by the client arising out of this contract.



APPENDIX 02

Trial Pit Logs

ENVIRONMENTAL TESTPIT STP1

PROJECT NUMBER LQ1139	DATE 04/05/2023	COORDINATES 534425,190168
PROJECT NAME Ashley Road Depot	METHOD Mechanical Excavator	COORD SYS OS X,Y
CLIENT Konform Ltd	PLANT 12 TONNE TRACKED 360	SURFACE ELEVATION Not Measured
ADDRESS Ashley Road, London N17 9AZ		LOGGED BY JH
		CHECKED BY PB

COMMENTS

Depth (m)	PID	Penetration Resistance	Samples	Is Analysed?	Graphic Log	USCS	Material Description	Additional Observations
0.5			JT				MADE GROUND: Concrete hardstanding	
							MADE GROUND: Dark brown gravelly CLAY, gravel is brick, flint, clinker, metal, glass.	
1							Orange brown slightly gravelly CLAY, gravel is fine to coarse angular to subangular flint.	
1.5			JT					
								No groundwater encountered
2							End of Pit	
2.5								

ENVIRONMENTAL TESTPIT STP2

PROJECT NUMBER LQ1139	DATE 04/05/2023	COORDINATES 534385,190122
PROJECT NAME Ashley Road Depot	METHOD Mechanical Excavator	COORD SYS OS X,Y
CLIENT Konform Ltd	PLANT 12 TONNE TRACKED 360	SURFACE ELEVATION Not Measured
ADDRESS Ashley Road, London N17 9AZ		LOGGED BY JH
		CHECKED BY PB

COMMENTS

Depth (m)	PID	Penetration Resistance	Samples	Is Analysed?	Graphic Log	USCS	Material Description	Additional Observations
0.5			JT				MADE GROUND: Concrete hardstanding	
							MADE GROUND: COBBLES & BOULDERS of brick with much finer material. Fines are dark brown gravelly CLAY, gravel is brick, flint, clinker, metal, glass.	
1							Orange brown slightly gravelly CLAY, gravel is fine to coarse angular to subangular flint.	
1.5			JT					No groundwater encountered
2							End of Pit	
2.5								

ENVIRONMENTAL TESTPIT STP3

PROJECT NUMBER LQ1139	DATE 04/05/2023	COORDINATES 534395,190140
PROJECT NAME Ashley Road Depot	METHOD Mechanical Excavator	COORD SYS OS X,Y
CLIENT Konform Ltd	PLANT 12 TONNE TRACKED 360	SURFACE ELEVATION Not Measured
ADDRESS Ashley Road, London N17 9AZ		LOGGED BY JH
		CHECKED BY PB

COMMENTS

Depth (m)	PID	Penetration Resistance	Samples	Is Analysed?	Graphic Log	USCS	Material Description	Additional Observations
0.5							MADE GROUND: Concrete hardstanding	
			JT				MADE GROUND: Dark brown gravelly CLAY, gravel is brick, flint, clinker, metal, glass.	
							Orange brown slightly gravelly CLAY, gravel is fine to coarse angular to subangular flint.	
1			JT					
1.5								No groundwater encountered
2							End of Pit	
2.5								

ENVIRONMENTAL TESTPIT STP4

PROJECT NUMBER LQ1139	DATE 05/05/2023	COORDINATES 534405,190100
PROJECT NAME Ashley Road Depot	METHOD Mechanical Excavator	COORD SYS OS X,Y
CLIENT Konform Ltd	PLANT 12 TONNE TRACKED 360	SURFACE ELEVATION Not Measured
ADDRESS Ashley Road, London N17 9AZ		LOGGED BY JH
		CHECKED BY PB

COMMENTS

Depth (m)	PID	Penetration Resistance	Samples	Is Analysed?	Graphic Log	USCS	Material Description	Additional Observations
0.5							MADE GROUND: Concrete hardstanding	
			JT				MADE GROUND: COBBLES & BOULDERS of brick, stone and concrete with a little finer material. Fines are brown clayey sandy gravel of concrete, flint, glass, rare metal.	
			JT				Orange brown slightly gravelly CLAY, gravel is fine to coarse angular to subangular flint.	
1								
1.5								No groundwater encountered
2							End of Pit	
2.5								

ENVIRONMENTAL TESTPIT STP5

PROJECT NUMBER LQ1139	DATE 04/05/2023	COORDINATES 534415,190162
PROJECT NAME Ashley Road Depot	METHOD Mechanical Excavator	COORD SYS OS X,Y
CLIENT Konform Ltd	PLANT 12 TONNE TRACKED 360	SURFACE ELEVATION Not Measured
ADDRESS Ashley Road, London N17 9AZ		LOGGED BY JH
		CHECKED BY PB

COMMENTS

Depth (m)	PID	Penetration Resistance	Samples	Is Analysed?	Graphic Log	USCS	Material Description	Additional Observations
0.5							MADE GROUND: Concrete hardstanding	
			JT				MADE GROUND: Dark brown gravelly CLAY, gravel is brick, flint, clinker, metal, glass.	
							Orange brown slightly gravelly CLAY, gravel is fine to coarse angular to subangular flint.	
			JT					
1								No groundwater encountered
1.5							End of Pit	
2								
2.5								

ENVIRONMENTAL TESTPIT STP6

PROJECT NUMBER LQ1139	DATE 05/05/2023	COORDINATES 534420,190098
PROJECT NAME Ashley Road Depot	METHOD Mechanical Excavator	COORD SYS OS X,Y
CLIENT Konform Ltd	PLANT 12 TONNE TRACKED 360	SURFACE ELEVATION Not Measured
ADDRESS Ashley Road, London N17 9AZ		LOGGED BY JH
		CHECKED BY PB

COMMENTS

Depth (m)	PID	Penetration Resistance	Samples	Is Analysed?	Graphic Log	USCS	Material Description	Additional Observations
0.5			JT				MADE GROUND: Concrete hardstanding	
							MADE GROUND: COBBLES & BOULDERS of brick, stone and concrete with a little finer material. Fines are brown clayey sandy gravel of concrete, flint, glass, rare metal.	
1			JT				Orange brown slightly gravelly CLAY, gravel is fine to coarse angular to subangular flint.	
								No groundwater encountered
1.5							End of Pit	
2								
2.5								

ENVIRONMENTAL TESTPIT STP9

PROJECT NUMBER LQ1139	DATE 05/05/2023	COORDINATES 534447,190169
PROJECT NAME Ashley Road Depot	METHOD Mechanical Excavator	COORD SYS OS X,Y
CLIENT Konform Ltd	PLANT 12 TONNE TRACKED 360	SURFACE ELEVATION Not Measured
ADDRESS Ashley Road, London N17 9AZ		LOGGED BY JH
		CHECKED BY PB

COMMENTS

Depth (m)	PID	Penetration Resistance	Samples	Is Analysed?	Graphic Log	USCS	Material Description	Additional Observations
							MADE GROUND: Concrete hardstanding	
0.5			JT				MADE GROUND: Dark brown clayey sandy GRAVEL of ash, clinker, metal, brick, concrete, glass, porcelain.	
1								
1.5			JT				Orange brown slightly gravelly CLAY, gravel is fine to coarse angular to subangular flint.	No groundwater encountered
2							End of Pit	
2.5								

ENVIRONMENTAL TESTPIT STP11

PROJECT NUMBER LQ1139	DATE 05/05/2023	COORDINATES 534464,190102
PROJECT NAME Ashley Road Depot	METHOD Mechanical Excavator	COORD SYS OS X,Y
CLIENT Konform Ltd	PLANT 12 TONNE TRACKED 360	SURFACE ELEVATION Not Measured
ADDRESS Ashley Road, London N17 9AZ		LOGGED BY JH
		CHECKED BY PB

COMMENTS								
Depth (m)	PID	Penetration Resistance	Samples	Is Analysed?	Graphic Log	USCS	Material Description	Additional Observations
0.5							MADE GROUND: Concrete hardstanding	
			JT				MADE GROUND: Dark brown clayey sandy GRAVEL of ash, clinker, metal, brick, concrete, glass, porcelain.	
							MADE GROUND: Green/black slightly gravelly CLAY with flint gravel and porcelain fragments.	
			JT				Orange brown slightly gravelly CLAY, gravel is fine to coarse angular to subangular flint.	
1								No groundwater encountered
1.5							End of Pit	
2								
2.5								

ENVIRONMENTAL TESTPIT STP13

PROJECT NUMBER LQ1139	DATE 05/05/2023	COORDINATES 534469,190151
PROJECT NAME Ashley Road Depot	METHOD Mechanical Excavator	COORD SYS OS X,Y
CLIENT Konform Ltd	PLANT 12 TONNE TRACKED 360	SURFACE ELEVATION Not Measured
ADDRESS Ashley Road, London N17 9AZ		LOGGED BY JH
		CHECKED BY PB

COMMENTS

Depth (m)	PID	Penetration Resistance	Samples	Is Analysed?	Graphic Log	USCS	Material Description	Additional Observations
							MADE GROUND: Concrete hardstanding	
0.5			JT				MADE GROUND: Dark brown clayey sandy GRAVEL of ash, clinker, metal, brick, concrete, glass, porcelain.	
1								
1.5			JT					
2							Orange brown slightly gravelly CLAY, gravel is fine to coarse angular to subangular flint.	No groundwater encountered
2.5							End of Pit	

ENVIRONMENTAL TESTPIT STP14

PROJECT NUMBER LQ1139	DATE 05/05/2023	COORDINATES 534470,190167
PROJECT NAME Ashley Road Depot	METHOD Mechanical Excavator	COORD SYS OS X,Y
CLIENT Konform Ltd	PLANT 12 TONNE TRACKED 360	SURFACE ELEVATION Not Measured
ADDRESS Ashley Road, London N17 9AZ		LOGGED BY JH
		CHECKED BY PB

COMMENTS

Depth (m)	PID	Penetration Resistance	Samples	Is Analysed?	Graphic Log	USCS	Material Description	Additional Observations
							MADE GROUND: Concrete hardstanding	
0.5			JT				MADE GROUND: Dark brown clayey sandy GRAVEL of ash, clinker, metal, brick, concrete, glass, porcelain.	
1								
1.5							Orange brown slightly gravelly CLAY, gravel is fine to coarse angular to subangular flint.	
2			JT					No groundwater encountered
2.5							End of Pit	

ENVIRONMENTAL TESTPIT STP15

PROJECT NUMBER LQ1139	DATE 04/05/2023	COORDINATES 534534,190101
PROJECT NAME Ashley Road Depot	METHOD Mechanical Excavator	COORD SYS OS X,Y
CLIENT Konform Ltd	PLANT 12 TONNE TRACKED 360	SURFACE ELEVATION Not Measured
ADDRESS Ashley Road, London N17 9AZ		LOGGED BY JH
		CHECKED BY PB

COMMENTS							
Depth (m)	PID	Penetration Resistance	Samples	Is Analysed?	Graphic Log	USCS	Material Description
							MADE GROUND: Concrete hardstanding
0.5			JT				MADE GROUND: Dark brown clayey sandy GRAVEL of ash, clinker, metal, brick, concrete, glass, porcelain.
1							MADE GROUND: Dark brown gravelly CLAY, gravel is brick, flint, clinker, metal, glass.
			JT				Orange brown slightly gravelly CLAY, gravel is fine to coarse angular to subangular flint.
1.5							No groundwater encountered
							End of Pit
2							
2.5							



APPENDIX 03

Photographs



STP1



STP2



STP3



STP3 (2)



STP3 (3)



STP4



STP5



STP6



STP6 (2)



STP6 (3)



STP7



STP9



STP11



STP13



STP13 (2)



STP13 (3)



STP14



STP14 (2)



STP14 (3)



STP15



APPENDIX 04

Laboratory Results