

TABLE 1

Data for River Terrace Gravels THFC site

Buro Happold Phase 2 GI 2010									Ryebridge trial pits 2014				
		BH10/04 1.80 KPG 7	WS10/01 3.00 - Gravelly Clay 5A	WS17B 1.30 1.40 Gravelly Clay 5	WS18 1.6	WS19 2.4	WS23 1.5	WS25 2	TP1C 2.50	TP2C 2.20	TP3C 2.50	TP4D 3.00	TP5C 2.25
Stones	% w/w	<0.1	-	<0.1	26.1	-	<0.1	-					
Moisture	% w/w	3.6	-	17.2	8.5	-	16.7	-	4.7	10.9	7.6	6.6	6.1
Asbestos Screen		No ACM	-	No ACM	No ACM	-	No ACM	-	Not Detected	Not Detected	Not Detected	Not Detected	Not Detected
pH		8.7	-	7.8	7	-	7.1	-	9.5	7.3	7.9	7.7	6.1
Cyanide (total)	mg/kg	<1	-	<1	<1	-	<1	-	< 2	< 2	< 2	< 2	< 2
Phenols - Total by HPLC	mg/kg	<0.2	-	<0.2	<0.2	-	<0.2	-	< 2	< 2	< 2	< 2	< 2
Sulphide SUBCON	mg/kg	<15	-	36	<15	-	<15	-	-	-	-	-	-
Total Organic Carbon	% w/w	<0.03	-	0.29	0.05	-	0.32	-	-	-	-	-	-
Soil Organic Matte	% w/w	-	-	0.5	0.09	-	0.55	-	-	-	-	-	-
Arsenic	mg/kg	3	-	14	19	-	18	-	4	25	12	4	6
Cadmium	mg/kg	<0.5	-	<0.5	<0.5	-	<0.5	-	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Copper	mg/kg	3	-	17	17	-	22	-	5	28	14	7	38
Chromium	mg/kg	5	-	54	40	-	57	-	8	45	25	11	14
Chromium VI	mg/kg	-	-	<1	<1	-	-	-	< 2	< 2	< 2	< 2	< 2
Lead	mg/kg	10	-	18	18	-	40	-	8	43	15	13	14
Mercury	mg/kg	<0.17	-	<0.17	<0.17	-	0.24	-	< 1	< 1	< 1	< 1	< 1
Nickel	mg/kg	5	-	23	29	-	20	-	7	30	25	10	10
Selenium	mg/kg	<1	-	2	<1	-	1	-	< 3	< 3	< 3	< 3	< 3
Zinc	mg/kg	8	-	58	51	-	62	-	16	107	52	23	35
Ali >C5-C6	mg/kg	-	0.07	-	-	0.06	-	<0.01	-	-	-	-	-
Ali >C6-C8	mg/kg	-	<0.01	-	-	<0.01	-	<0.01	-	-	-	-	-
Ali >C8-C10	mg/kg	-	0.02	-	-	<0.01	-	<0.01	-	-	-	-	-
Ali >C10-C12	mg/kg	-	<0.1	-	-	<0.1	-	<0.1	-	-	-	-	-
Ali >C12-C16	mg/kg	-	<0.1	-	-	<0.1	-	<0.1	-	-	-	-	-
Ali >C16-C21	mg/kg	-	<0.1	-	-	<0.1	-	-	-	-	-	-	-
Ali >C21-C35	mg/kg	-	<0.1	-	-	<0.1	-	-	-	-	-	-	-
Total Aliphatics	mg/kg	-	<0.1	-	-	<0.1	-	<0.1	-	-	-	-	-
Aro >C5-C7	mg/kg	-	<0.01	-	-	<0.01	-	<0.01	-	-	-	-	-
Aro >C7-C8	mg/kg	-	<0.01	-	-	<0.01	-	<0.01	-	-	-	-	-
Aro >C8-C9	mg/kg	-	<0.01	-	-	<0.01	-	-	-	-	-	-	-
Aro >C9-C10	mg/kg	-	<0.01	-	-	<0.01	-	-	-	-	-	-	-
Aro >C10-C12	mg/kg	-	<0.1	-	-	<0.1	-	<0.1	-	-	-	-	-
Aro >C12-C16	mg/kg	-	<0.1	-	-	<0.1	-	<0.1	-	-	-	-	-
Aro >C16-C21	mg/kg	-	<0.1	-	-	<0.1	-	<0.1	-	-	-	-	-
Aro >C21-C35	mg/kg	-	<0.1	-	-	<0.1	-	<0.1	-	-	-	-	-
Total Aromatics	mg/kg	-	<0.1	-	-	<0.1	-	<0.1	-	-	-	-	-
TPH (Ali & Aro)	mg/kg	-	<0.1	-	-	<0.1	-	<0.1	< 6	< 6	< 6	< 6	< 6
Benzene	mg/kg	-	<0.01	-	-	<0.01	-	<0.01	-	-	-	-	-
Toluene	mg/kg	-	<0.01	-	-	<0.01	-	<0.01	-	-	-	-	-
Ethyl Benzene	mg/kg	-	<0.01	-	-	<0.01	-	<0.01	-	-	-	-	-
m & p Xylene	mg/kg	-	<0.01	-	-	<0.01	-	-	-	-	-	-	-
o Xylene	mg/kg	-	<0.01	-	-	<0.01	-	-	-	-	-	-	-
MTBE	mg/kg	-	<0.01	-	-	<0.01	-	<0.01	-	-	-	-	-
PAH 16													
Acenaphthene	mg/kg	<0.01	-	<0.01	<0.01	-	<0.01	-	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthylene	mg/kg	<0.01	-	<0.01	<0.01	-	<0.01	-	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Anthracene	mg/kg	<0.01	-	<0.01	<0.01	-	<0.01	-	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(a)anthracen	mg/kg	<0.01	-	<0.01	<0.01	-	<0.01	-	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(a)pyren	mg/kg	0.07	-	0.02	<0.01	-	<0.01	-	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(b)fluoranthen	mg/kg	0.02	-	0.02	<0.01	-	<0.01	-	< 0.1	0.13	< 0.1	< 0.1	< 0.1
Benzo(ghi)perylen	mg/kg	0.03	-	0.02	<0.01	-	<0.01	-	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(k)fluoranthen	mg/kg	<0.01	-	<0.01	<0.01	-	<0.01	-	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Chrysene	mg/kg	<0.01	-	<0.01	<0.01	-	<0.01	-	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Dibenzo(ah)anthracen	mg/kg	<0.01	-	0.06	<0.01	-	<0.01	-	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluoranthene	mg/kg	<0.01	-	<0.01	<0.01	-	<0.01	-	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluorene	mg/kg	<0.01	-	<0.01	<0.01	-	<0.01	-	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Indeno(123-cd)pyren	mg/kg	<0.01	-	<0.01	<0.01	-	<0.01	-	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Naphthalene	mg/kg	0.02	-	0.02	<0.01	-	<0.01	-	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Phenanthrene	mg/kg	<0.01	-	<0.01	<0.01	-	<0.01	-	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Pyrene	mg/kg	<0.01	-	<0.01	<0.01	-	<0.01	-	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Total PAH	mg/kg	0.14	-	0.14	<0.01	-	<0.01	-	< 1.6	< 1.6	< 1.6	< 1.6	< 1.6



Richard Sutton
Ivy House Environmental Ltd
Scotland Farm
Ockbrook
Derby
DE72 3RX



QTS Environmental Ltd
Unit 1
Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Kent
ME17 2JN
t: 01622 850410
russell.jarvis@qtsenvironmental.com

QTS Environmental Report No: 15-34161

Site Reference: Tottenham

Project / Job Ref: IV.69.14

Order No: None Supplied

Sample Receipt Date: 04/08/2015

Sample Scheduled Date: 04/08/2015

Report Issue Number: 1

Reporting Date: 06/08/2015

Authorised by:

Russell Jarvis
Director

On behalf of QTS Environmental Ltd

Authorised by:

Kevin Old
Director

On behalf of QTS Environmental Ltd



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



Soil Analysis Certificate						
QTS Environmental Report No: 15-34161	Date Sampled	03/08/15	03/08/15			
Ivy House Environmental Ltd	Time Sampled	None Supplied	None Supplied			
Site Reference: Tottenham	TP / BH No	Washed Clean Sand	Washed Untreated Sand			
Project / Job Ref: IV.69.14	Additional Refs	None Supplied	None Supplied			
Order No: None Supplied	Depth (m)	None Supplied	None Supplied			
Reporting Date: 06/08/2015	QTSE Sample No	160734	160735			

Determinand	Unit	RL	Accreditation			
VPH (C6 - C10)	mg/kg	< 0.05	NONE	< 0.05	< 0.05	
EPH (C10 - C40)	mg/kg	< 6	MCERTS	< 6	7	

Analytical results are expressed on a dry weight basis where samples are dried at less than 30°C

Analysis carried out on the dried sample is corrected for the stone content

Subcontracted analysis ⁽⁵⁾



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



Soil Analysis Certificate - BTEX / MTBE					
QTS Environmental Report No: 15-34161	Date Sampled	03/08/15	03/08/15		
Ivy House Environmental Ltd	Time Sampled	None Supplied	None Supplied		
Site Reference: Tottenham	TP / BH No	Washed Clean Sand	Washed Untreated Sand		
Project / Job Ref: IV.69.14	Additional Refs	None Supplied	None Supplied		
Order No: None Supplied	Depth (m)	None Supplied	None Supplied		
Reporting Date: 06/08/2015	QTSE Sample No	160734	160735		

Determinand	Unit	RI	Accreditation				
Benzene	ug/kg	< 2	MCERTS	< 2	< 2		
Toluene	ug/kg	< 5	MCERTS	< 5	< 5		
Ethylbenzene	ug/kg	< 2	MCERTS	< 2	< 2		
p & m-xylene	ug/kg	< 2	MCERTS	< 2	< 2		
o-xylene	ug/kg	< 2	MCERTS	< 2	< 2		
MTBE	ug/kg	< 5	MCERTS	< 5	< 5		

Analytical results are expressed on a dry weight basis where samples are dried at less than 30°C

Waste Acceptance Criteria Analytical Certificate - BS EN 12457/3																																							
QTS Environmental Report No: 15-34161		Date Sampled	03/08/15		<table border="1"> <thead> <tr> <th colspan="3">Landfill Waste Acceptance Criteria Limits</th> </tr> <tr> <th>Inert Waste Landfill</th> <th>Stable Non-reactive HAZARDOUS waste in non-hazardous Landfill</th> <th>Hazardous Waste Landfill</th> </tr> </thead> <tbody> <tr> <td>3%</td> <td>5%</td> <td>6%</td> </tr> <tr> <td>—</td> <td>—</td> <td>10%</td> </tr> <tr> <td>6</td> <td>—</td> <td>—</td> </tr> <tr> <td>1</td> <td>—</td> <td>—</td> </tr> <tr> <td>500</td> <td>—</td> <td>—</td> </tr> <tr> <td>100</td> <td>—</td> <td>—</td> </tr> <tr> <td>—</td> <td>>6</td> <td>—</td> </tr> <tr> <td>—</td> <td>To be evaluated</td> <td>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
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Project / Job Ref: IV.69.14		Additional Refs	None Supplied																																				
Order No: None Supplied		Depth (m)	None Supplied																																				
Reporting Date: 06/08/2015		QTSE Sample No	160734																																				
Determinand	Unit	MDL																																					
TOC ^{MU}	%	< 0.1																																					
Loss on Ignition	%	< 0.01		0.10																																			
BTEX ^{MU}	mg/kg	< 0.05		< 0.05																																			
Sum of PCBs	mg/kg	< 0.7		< 0.7																																			
Mineral Oil ^{MU}	mg/kg	< 10		< 10																																			
Total PAH ^{MU}	mg/kg	< 1.7		< 1.7																																			
pH ^{MU}	pH Units	N/A		8.3																																			
Acid Neutralisation Capacity	mol/kg (+/-)	< 1		< 1																																			
Eluate Analysis		2:1 mg/l	8:1 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	< 0.01		< 0.2	0.5	2	25																															
Barium ^U		< 0.02	< 0.02		0.1	20	100	300																															
Cadmium ^U		< 0.0005	< 0.0005		< 0.02	0.04	1	5																															
Chromium ^U		< 0.005	< 0.005		< 0.20	0.5	10	70																															
Copper ^U		< 0.01	< 0.01		< 0.5	2	50	100																															
Mercury ^U		< 0.005	< 0.005		< 0.01	0.01	0.2	2																															
Molybdenum ^U		0.003	0.001		< 0.1	0.5	10	30																															
Nickel ^U		< 0.007	< 0.007		< 0.2	0.4	10	40																															
Lead ^U		< 0.005	< 0.005		< 0.2	0.5	10	50																															
Antimony ^U		0.016	0.015		0.15	0.06	0.7	5																															
Selenium ^U		< 0.005	< 0.005		< 0.1	0.1	0.5	7																															
Zinc ^U		0.010	0.015		< 0.2	4	50	200																															
Chloride ^U		2	2		23	800	15000	25000																															
Fluoride ^U		0.7	< 0.5		< 1	10	150	500																															
Sulphate ^U		2	< 1		< 20	1000	20000	50000																															
TDS		37	15		165	4000	60000	100000																															
Phenol Index		< 0.01	< 0.01		< 0.5	1	-	-																															
DOC		5.1	2.2		24	500	800	1000																															
Leach Test Information																																							
Sample Mass (kg)		0.18																																					
Dry Matter (%)		99.8																																					
Moisture (%)		0.2																																					
Stage 1																																							
Volume Eluate L2 (litres)		0.35																																					
Filtered Eluate VE1 (litres)		0.12																																					
Results are expressed on a dry weight basis, after correction for moisture content where applicable Stated limits are for guidance only and QTS Environmental cannot be held responsible for any discrepancies with current legislation M Denotes MCERTS accredited test U Denotes ISO17025 accredited test																																							

Waste Acceptance Criteria Analytical Certificate - BS EN 12457/3																																							
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Ivy House Environmental Ltd		Time Sampled	None Supplied																																				
Site Reference: Tottenham		TP / BH No	Washed Untreated Sand																																				
Project / Job Ref: IV.69.14		Additional Refs	None Supplied																																				
Order No: None Supplied		Depth (m)	None Supplied																																				
Reporting Date: 06/08/2015		QTSE Sample No	160735																																				
Determinand	Unit	MDL																																					
TOC ^{MU}	%	< 0.1																																					
Loss on Ignition	%	< 0.01		0.30																																			
BTEX ^{MU}	mg/kg	< 0.05		< 0.05																																			
Sum of PCBs	mg/kg	< 0.7		< 0.7																																			
Mineral Oil ^{MU}	mg/kg	< 10		12																																			
Total PAH ^{MU}	mg/kg	< 1.7		< 1.7																																			
pH ^{MU}	pH Units	N/a		8.1																																			
Acid Neutralisation Capacity	mol/kg (+/-)	< 1		< 1																																			
Eluate Analysis		2:1 mg/l	8:1 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	< 0.01		< 0.2	0.5	2	25																															
Barium ^U		0.04	0.05		0.5	20	100	300																															
Cadmium ^U		< 0.0005	< 0.0005		< 0.02	0.04	1	5																															
Chromium ^U		< 0.005	< 0.005		< 0.20	0.5	10	70																															
Copper ^U		< 0.01	< 0.01		< 0.5	2	50	100																															
Mercury ^U		< 0.005	< 0.005		< 0.01	0.01	0.2	2																															
Molybdenum ^U		0.004	0.002		< 0.1	0.5	10	30																															
Nickel ^U		< 0.007	< 0.007		< 0.2	0.4	10	40																															
Lead ^U		< 0.005	< 0.005		< 0.2	0.5	10	50																															
Antimony ^U		0.019	0.017		0.17	0.06	0.7	5																															
Selenium ^U		< 0.005	< 0.005		< 0.1	0.1	0.5	7																															
Zinc ^U		0.010	0.010		< 0.2	4	50	200																															
Chloride ^U		7	3		34	800	15000	25000																															
Fluoride ^U		0.8	< 0.5		< 1	10	150	500																															
Sulphate ^U		51	5		91	1000	20000	50000																															
TDS		129	52		588	4000	60000	100000																															
Phenol Index		< 0.01	< 0.01		< 0.5	1	-	-																															
DOC		9.5	5.3		56.7	500	800	1000																															
Leach Test Information																																							
Sample Mass (kg)		0.18																																					
Dry Matter (%)		98.8																																					
Moisture (%)		1.2																																					
Stage 1																																							
Volume Eluate L2 (litres)		0.35																																					
Filtered Eluate VE1 (litres)		0.16																																					
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QTS Environmental Ltd
Unit 1, Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410



Soil Analysis Certificate - Sample Descriptions

QTS Environmental Report No: 15-34161

Ivy House Environmental Ltd

Site Reference: Tottenham

Project / Job Ref: IV.69.14

Order No: None Supplied

Reporting Date: 06/08/2015

QTSE Sample No	TP / BH No	Additional Refs	Depth (m)	Moisture Content (%)	Sample Matrix Description
160734	Washed Clean Sand	None Supplied	None Supplied	0.2	Grey sandy gravel with gravel and stones
160735	Washed Untreated Sand	None Supplied	None Supplied	1.2	Grey sand

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

Insufficient Sample ^{US}

Unsuitable Sample ^{US}

Soil Analysis Certificate - Methodology & Miscellaneous Information	
QTS Environmental Report No: 15-34161	
Ivy House Environmental Ltd	
Site Reference: Tottenham	
Project / Job Ref: IV.69.14	
Order No: None Supplied	
Reporting Date: 06/08/2015	

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	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

APPENDIX 3

Planning Service

Stephen Kelly Assistant Director Planning Service

Mr David Roach
DP9
100 Pall Mall
London
SW1Y 5NQ

On behalf of
Mr Richard Serra
Tottenham Hotspur Property Company Limited
C/O Agent

Planning Application Reference No. HGY/2015/3002

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

NOTICE OF PLANNING PERMISSION

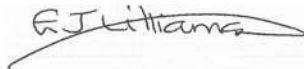
Location: **44 White Hart Lane N17**

Proposal: **Erection for a temporary period of, together with use as, a construction compound**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 25/09/2015 and drawing number(s): Site Boundary Plan; Drwg No. 001506_25_1; Contaminated Land Report (24.04.2015); Noise Impact Assessment Sep 2015; Design, Access & Planning Statement Sep 2015.

SEE SCHEDULE OF CONDITIONS ATTACHED

12/02/2016



Emma Williamson
Head of Development Management
Planning Service

NOTE: 1. You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
2. This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

Planning Service

Stephen Kelly Assistant Director Planning Service

HGY/2015/3002

The following conditions have been applied to this consent and these conditions must be complied with:

1. This permission shall be for a limited period for 3 years expiring on 12/02/19 when the site should be cleared and land the land reinstated.

Reason: In order to avoid doubt and in the interests of good planning.

2. The development shall be constructed in accordance with the following drawings and details submitted with the application:

Site Boundary Plan;
Drwg No. 001506_25_1;
Contaminated Land Report (24.04.2015);
Noise Impact Assessment Sep 2015;
Design, Access & Planning Statement Sep 2015.

Reason: In order to avoid doubt and in the interests of good planning.

3. Further details of the proposed portacabins shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The portacabins shall not exceed a height of 10 metres above ground level.

Reason: In order to ensure a satisfactory form of development on the site and in order to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. The aggregate stored on site shall not exceed a height of 6 metres above ground level.

Reason: In order to ensure a satisfactory form of development on the site and in order to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

5. HGV's loads transporting dusty materials, such as cement and aggregate between the two sites shall be fully covered and enclosed.

Reason: To safeguard the amenities of the area consistent with Policy SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 and ENV7 of the Haringey Unitary Development Plan 2006.

6. A Management Plan to avoid the dispersal of dust and soil from the site, and to include the cleaning of construction vehicles prior to departure from the site, should be submitted to the Council for approval 28 days after the issuing of the decision.

Reason: To safeguard the amenities of the area consistent with Policy SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 and ENV7 of the Haringey Unitary Development Plan 2006.

Planning Service

Stephen Kelly Assistant Director Planning Service

7. All construction traffic shall meet Euro Stage IV Emission standard.

Reason: To safeguard the amenities of the area consistent with Policy SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 and ENV7 of the Haringey Unitary Development Plan 2006.

8. Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM and must be registered at <http://nrmm.london/>.

Reason: To safeguard the amenities of the area consistent with Policy SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 and ENV7 of the Haringey Unitary Development Plan 2006.

9. The concrete batching plant shall not be operated until such time as a scheme to dispose of foul and surface water and concrete waste water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved, and thereafter retained and maintained.

Reason: To safeguard the amenities of the area consistent with Policy SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 and ENV7 of the Haringey Unitary Development Plan 2006.

10. The hours of operation of the development hereby permitted, including any on-site maintenance, washing-down or other operations, shall be restricted to the period between 7 am and -7 pm on weekdays (Monday - Friday); and between 8 am and 1 pm on Saturdays. There shall be no operations on the site or vehicles entering or leaving the site on Sundays, Bank Holidays and Public Holidays except for the purposes of environmental monitoring, security and administration of the site.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

11. The applicant is required to enter into a S.278 agreement within 2 months of the date of the planning permission to implement a highways scheme as per Drawing (White Hart Lane.dwg) to relocate the bus stop, create a right turn pocket into the site and construction of vehicular crossover to facilitate two way HGV movements in and out of the site.

Reason: To ensure the free movement of vehicles on the local highway network and to protect the amenities of the area consistent with Policy SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 and ENV7 of the Haringey Unitary Development Plan 2006.

12. Within 28 days of the date of the issue of this permission the applicant is required to submit details on the management of the site access by way of Traffic Marshalls during the operation of the proposed facility.

Reason: To ensure that the free flow of traffic on White Hart Lane is maintained consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan.

13. Within 28 days of the date of the issue of this permission the applicant is required to submit a construction travel plan for the proposed site, which details how staff will be encouraged to travel by sustainable modes of transport, and measures to encourage staff to travel by sustainable modes of transport.

Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan.

Planning Service

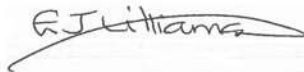
Stephen Kelly Assistant Director Planning Service

14. Delivery of cements, sand and aggregate should be coordinated to fall outside the highways network AM and PM peak and the Saturday peak hour.

Reason: To ensure that the free flow of traffic on highway network is maintained consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan.

INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

12/02/2016

A handwritten signature in black ink, appearing to read 'EJ Williamson', written over a faint horizontal line.

Emma Williamson
Head of Development Management
Planning Service

Mr Richard Serra
Savills (L&P) Ltd
City Point
29 King Street
Leeds
LS1 2HL

On behalf of
Mr Paul Phillips
Tottenham Hotspur Property Company Ltd
Bill Nicholson Way
748 High Road
London
N17 0AL

Planning Application Reference No. HGY/2010/1001

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
NOTICE OF CONSERVATION AREA CONSENT**

Location: Tottenham Hotspur Stadium, Bill Nicholson Way, 748 High Road N17

Proposal: Conservation Area Consent for demolition of 734-740, 742, 744a, 752a, 752b, 752c, 754-766, 768-772, 776 and 778-788, 806a, 806b High Road, N17, Paxton Hall, Paxton Road, N17, 2-6 Northumberland Park, N17 and any other buildings and structures within the curtilage of these buildings on land bordered by Northumberland Park N17 to the North, High Road N17 to the West, Park Lane N17 to the South and Worcester Avenue N17 to the East within the North Tottenham Conservation Area in conjunction with the comprehensive redevelopment of adjoining land for a stadium with hotel, retail, museum, offices and housing, together with associated facilities including the construction of new and altered roads, footways, public and private open spaces, landscaping and related works

In pursuance of their powers under the above Acts, Haringey Council as Local Planning Authority hereby **GRANTS CONSENT** for the above development in accordance with the application received on 27/05/2010 and drawing numbers:

Masterplan Drawings: 0429/A610/Rev 00, 0429/A611/Rev 00, 0429/A600/Rev 00

0429/A613 Rev 00, 0429/A101 Rev 00

SEE SCHEDULE OF CONDITIONS ATTACHED

Paul Smith
Head of Development Management North
Planning, Regeneration & Economy

20/09/2011

- NOTES:
1. Attention is particularly drawn to the schedule AP1 attached to this notice, which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
 2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations 1991, any Byelaws or any enactment other than the Town and Country Planning Act 1990.

SCHEDULE OF CONDITIONS FOR DECISION REFERENCE No. HGY/2010/1001

The following conditions have been applied to this consent and these conditions must be complied with:

1. No works of demolition shall take place until detailed drawings at an appropriate scale of the new entrance porch, barriers, landscape scheme, steps, ironwork, showing surfaces, public art, materials, and balustrades are submitted for approval by the Council as local planning authority.

Reason: To ensure a high quality development to preserve and enhance the character and appearance of the North Tottenham Conservation Area in accordance with policies CSV1, CSV3, CSV5 AND CSV7, UD1, UD2, UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006.

2. Prior to the opening of the supermarket, the applicant shall submit to the Council as local planning authority for approval detailed drawings at an appropriate scale (elevations 1:20, plans 1:50) of the rear boundary works to the northern terrace, showing materials, and access arrangements.

Reason: To preserve the setting and appearance of the listed buildings, and to ensure a high quality development to preserve and enhance the character and appearance of the North Tottenham Conservation Area in accordance with policies CSV1, CSV3, CSV4 CSV5 AND CSV7, UD1, UD2, UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006

3. The applicant shall submit for approval a programme of building recording and analysis by a person or body approved by the Council as local planning authority for the locally listed buildings and those buildings considered to make a positive contribution to the conservation area proposed for demolition. This should be executed to fulfil the requirements of Level 2 as specified in English Heritage's guidance 'Understanding Historic Buildings' (2006).

4. All evidence should be deposited within the Local History Library at Bruce Castle and any original architectural features should be offered to the Brooking Collection.

Reason: In order to create a historic record of the heritage assets and make them available for educational purposes in accordance with PPS5 policy HE12.3.

5. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation has been submitted by the applicant and approved by the Local Planning Authority.

Reason: To ensure the proper investigation and recording of archaeological sites within the Borough, in accordance with CSV8 of the London Borough of Haringey Unitary Development Plan 2006.

INFORMATIVE: The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.

REASONS FOR APPROVAL

The proposed development is in general accordance with the policy requirements of the London Borough of Haringey Unitary Development Plan (UDP) 2006, namely G2 'Development and Urban Design', G3 'Housing Supply', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD6 'Mixed Use Developments', UD9 'Locations for Tall Buildings', HSG1 'New Housing Developments', HSG4 'Affordable Housing', HSG7 'Housing for Special Needs', HSG10 'Dwelling Mix', AC3 'Tottenham High Road Regeneration Corridor', M2 'Public Transport Network', M3 'New Development Location and Accessibility', M5 'Protection, Improvements and Creation of Pedestrian and Cycle Routes', M9 'Car- Free Residential Developments', M10 'Parking for Development', CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV3 'Locally Listed Buildings and Designated Sites of Industrial Heritage Interest', CSV6 'Demolition of Listed Buildings', CSV7 'Demolition in Conservation Areas', EMP1 'Defined Employment Areas – Regeneration Areas', EMP2 'Defined Employment Areas – Industrial Locations', EMP3 'Defined Employment Areas – Employment Locations', EMP4 'Non Employment Generating Uses', EMP5 'Promoting Employment Uses', ENV1 'Flood Protection: Protection of the Floodplain and Urban Washlands', ENV2 'Surface Water Runoff', ENV4 'Enhancing and Protecting the Water Environment', ENV5 'Works Affecting Watercourses', ENV6 'Noise Pollution', ENV7 'Air, Water and Light Pollution', ENV9 'Mitigating Climate Change: Energy Efficiency', ENV10 'Mitigating Climate Change: Renewable Energy', ENV11 'Contaminated Land', ENV13 'Sustainable Waste Management' and CLT4 'Hotels, Boarding Houses and Guest Houses'.

Paul Smith
Head of Development Management North
Planning, Regeneration & Economy

20/09/2011



Unit 4 Barratt Industrial Park, Airport Way,
Luton, Bedfordshire, LU2 9NH
Tel: 01582 451525

Waste Control Ticket No: RYE / 13039

Waste Carrier Licence: CB/GM3141SG (Upper Tier Carrier)

DATE

LOADED AT Tottenham Hotspur Football Stadium, London N17 0AF
DELIVERED TO THFC SITE FROM GOODS YARD

VEHICLE REG NO. PS 60 RTS

VEHICLE DRIVER'S NAME JACK

WEIGHT OR VOLUME		
Tonnes	Kg	Cubic Metres
20		full load

DESCRIPTION OF MATERIAL 20mm Stone

Received by (Signature) Date

Received by (Print Name)

Appendix D Fuel Station Validation Report



18th August 2014

Downwell Demolition
Suite 33, Building 50
Churchill Square
Kings Hill
West Malling
Kent ME19 4YU

Keeble House, Stuart Way
East Grinstead, West Sussex RH19 4QA
t 01342 333100 f 01342 410321
e info@southerntesting.co.uk w southerntesting.co.uk

Directors: M W Stevenson BSc MBA CEng CEnv MICE CGeol FGS MconsE (Chief Executive)
EurGeol R C Smith BSc LLB MSc CGeol FGS SILC
D Vooght BSc (Civ Eng) MSc
Dr J Kelly BSc PhD DIC
Dr L D Mockett BSc PhD PGDip FGS
J M Hickmott BSc CEng CEnv MICE FGS (Non Executive)
A J Timms CEng MICE (Non Executive)
Co. Secretary: A L Gurney FCIS ACIB
Consultant: Dr Derek Petley PhD DIC BSc MHIT FGS
D Illingworth BSc FGS

For the attention of Mr C Young
(by email: chris@downwelldemo.co.uk)

Dear Sirs,

Re: Tank Validation – Tottenham Hotspur Football Ground

1. Background

Further to your recent enquiry, we understand that the site was formerly occupied by a petrol filling station, which it is understood closed around 10 years ago.

Prior to our attendance on site 5 no. underground fuel tanks had been removed from beneath the former forecourt area on the west side of the site and the resulting excavation backfilled. We understand from site that the tanks had been decommissioned by foam filling. We also understand that the concrete base and west side to the tank farm have been left insitu.

At your request we attended site on the 28th August to obtain samples of the residual soils following the removal of the underground fuel tanks from the former tank farm on the west side of the site.

2. Site works

Prior to our site visit the underground tanks on the west side of the site had been removed and the resulting excavation backfilled.

During our site visit four trial pits were excavated through the backfilled tank excavation to depths of between 2.8 – 3.3m below existing ground level. Please see enclosed site plan and photographs.

The soils encountered comprised dark brown silt with gravel of occasional concrete, brick and flint over orange-brown/grey clayey fine to coarse sub-angular to sub-rounded flint gravel, with very occasional black/dark grey staining (natural organic).

No visual or olfactory evidence of any hydrocarbon contamination was noted in the trial holes. Head space testing using a Photo-Ionization Detector (PID) was also carried out on selected samples. This did not show any readings above 0.0 ppm.



3. Results & Conclusions

A sample of the residual soils from each of the trial holes was taken and submitted for laboratory analysis for Total Petroleum Hydrocarbons.

All of the results were below the laboratory limit of detection (<10 mg/kg). Please see enclosed laboratory analysis certificate.

Therefore, the residual soils within the backfilled tank excavation would be considered uncontaminated as regards fuel hydrocarbons.

Please do not hesitate to contact us should you have any queries regarding the above.

Yours faithfully,



S K Toms MSc MEnvSc AIEMA
For and on behalf of
Southern Testing Laboratories Limited

Encs.

Site plan
Photographs
Laboratory certificate of analysis

V0723 – Land adjacent to Tottenham Hotspur Football Club



Plate 1: Looking west across the site towards High Road.



Plate 2: Site of the former tank farm at the front of the site, adjacent to the road.



Plate 3: Extent of the excavation following the removal of the underground tanks.



Plate 4: One of the tanks awaiting cutting up and removal from site.



Plate 5: Trial pit (V1) in the north of the former tank farm area.



Plate 6: Spoil from V1.



Plate 7: Trial pit (V2) in the east of the former tank farm area.



Plate 8: Spoil from V2.



Plate 5: Trial pit (V3) in the south of the former tank farm area.



Plate 6: Spoil from V3.



Scientific Analysis Laboratories is a
limited company registered in England and
Wales (No 2514788) whose address is at
Hadfield House, Hadfield Street, Manchester M16 9FE

Scientific Analysis Laboratories Ltd

Certificate of Analysis

3 Crittall Drive
Springwood Industrial
Estate
Braintree
Essex
CM7 2RT
Tel : 01376 560120
Fax : 01376 552923

Report Number: 412318-1

Date of Report: 11-Aug-2014

Customer: Southern Testing Laboratories
Keeble House
Stuart Way
East Grinstead
West Sussex
RH19 4QA

Customer Contact: Ms Sarah Toms

Customer Job Reference: V0723

Customer Purchase Order: V0723_1

Customer Site Reference: Tottenham Hotspur Football Ground
(Tottenham)

Date Job Received at SAL: 30-Jul-2014

Date Analysis Started: 05-Aug-2014

Date Analysis Completed: 11-Aug-2014

The results reported relate to samples received in the laboratory
Opinions and interpretations expressed herein are outside the scope of UKAS accreditation
This report should not be reproduced except in full without the written approval of the laboratory
Tests covered by this certificate were conducted in accordance with SAL SOPs
All results have been reviewed in accordance with QP22



Report checked
and authorised by :
Miss Claire Brown
Customer Service Manager

Issued by :
Miss Claire Brown
Customer Service Manager

SAL Reference: 412318									
Project Site: Tottenham Hotspur Football Ground (Tottenham)									
Customer Reference: V0723									
Soil		Analysed as Soil							
Miscellaneous									
SAL Reference		412318 001		412318 002		412318 003		412318 004	
Customer Sample Reference		V1 @ 3.00m		V2 @ 3.30m		V3 @ 3.00m		V4 @ 2.80m	
Date Sampled		28-JUL-2014		28-JUL-2014		28-JUL-2014		28-JUL-2014	
Type		Sandy Soil		Sandy Soil		Sandy Soil		Clay	
Determinand	Method	Test Sample	LOD	Units					
TPH (C10-C40)	T219	AR	10	mg/kg	<10	<10	<10	<10	
Moisture @ 105 C	T162	AR	0.1	%	9.2	9.9	7.8	17	
Retained on 2mm	T2	A105	0.1	%	(32) <0.1	(32) <0.1	(32) <0.1	(32) <0.1	

Index to symbols used in 412318-1

Value	Description
AR	As Received
A105	Assisted dried at 105C
32	Whole sample was crushed
M	Analysis is MCERTS accredited
N	Analysis is not UKAS accredited

Notes

Reported results on as received samples are corrected to a 105 degree centigrade dry weight basis
Retained on 2mm is removed before analysis

Method Index

Value	Description
T219	GC/FID (SE)
T162	Grav (1 Dec) (105 C)
T2	Grav

Accreditation Summary

Determinand	Method	Test Sample	LOD	Units	Symbol	SAL References
TPH (C10-C40)	T219	AR	10	mg/kg	M	001-004
Moisture @ 105 C	T162	AR	0.1	%	N	001-004
Retained on 2mm	T2	A105	0.1	%	N	001-004

Georgina Sopp
Buro Happold Limited
17 Newman Street
London
W1T 1PD
UK

T: +44 (0)207 927 9700

F: +44 (0)870 787 4145

Email: Georgina.Sopp@burohappold.com