

04 March 2026

David Juniper
Executive Director
Trident
Fifth Floor, 26 Throgmorton Street
London
EC2N 2AN
Our Ref: EN185/TT/2025/R2

Dear David

Re: HGY/2024/1203, Unit 39, Queen Street, Tottenham – Verification Statement Addressing part of Contamination Planning Condition 4 – Borehole decommissioning

This Verification Statement (Our Ref: EN185/TT/2025/R2) has been prepared to confirm the partial discharge of Condition [4] associated with planning permission HGY/2024/1203 for the site at 39 Queen Street, London, N17 8HZ, which grants consent for the *'Redevelopment of the site for industrial and warehousing purposes (within Use Classes E(g)(ii), E(g)(iii), B2 and B8), with ancillary office accommodation, together with access, service yard, car and cycle parking, landscaping, construction of a new substation, boundary treatments and other related works, including demolition.'*

As detailed below, there are several conditions relating to contamination management associated with this permission, including Conditions 2,4,5 and 6, the wording of which are detailed below, but this Verification Report specifically refers to part of Condition 4 (Pre-commencement Condition) which requires:

'Before development commences other than for investigative work where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.'

This specifically relates to one part of Condition 4, namely the decommissioning of the deep monitoring well prior to demolition. A separate Verification Statement will be provided for the remainder of the works upon completion.

Background

The site comprises the existing Booker operation at Unit 39 Queen Street, Tottenham, which has now ceased trading. The site has the benefit of planning consent (HGY/2024/1203) for redevelopment into 3 new commercial units.

The site has been the subject of a Phase 2 Site Investigation undertaken by Card Geotechnics Limited (CGL), with a Report dated April 2024 that was submitted to the Local Planning Authority as part of the planning application. This report identified specific remediation works (the *method statement* identified in Condition 4 above) that should be undertaken as part of the development.

The planning consent includes the following conditions with regards to the management of potential site contamination and related works, but it should be noted that this verification Report specifically relates to one part of Condition 4, namely the decommissioning of the deep monitoring well prior to demolition. The other conditions (2,5 and 6) are included below for reference:

Condition 2 sets out:

'The development hereby authorised shall be carried out in accordance with the following approved plans and specifications'. The list includes the Geotechnical Report by CGL.

Condition 4 (Pre-commencement Condition) requires:

Before development commences other than for investigative work where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Condition 5 specifically addresses contamination found during the development works as follows:

'If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.'

Condition 6 (Pre commencement condition) requires:

Demolition/Construction Environmental Management Plans (PRE-COMMENCEMENT)

- a. *Demolition works shall not commence within the development until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority whilst;*
- b. *Development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.*

The following applies to both Parts a and b above:

The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:

- i. *A construction method statement which identifies the stages and details how works will be undertaken.*
- ii. *Details of working hours, which unless otherwise agreed with the Local Planning Authority, shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays.*
- iii. *Details of plant and machinery to be used during demolition/construction works.*
- iv. *Details of an Unexploded Ordnance Survey.*
- v. *Details of the waste management strategy.*
- vi. *Details of community engagement arrangements.*

- vii. *Details of any acoustic hoarding.*
 - viii. *A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);*
 - ix. *Details of external lighting; and,*
 - x. *Details of any other standard environmental management and control measures to be implemented.*
- c. *The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:*
- i. *Mitigation measures to manage and minimise demolition/construction dust emissions during works.*
 - ii. *Details confirming the Plot has been registered at <http://nrmm.london>;*
 - iii. *Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection.*
 - iv. *An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection).*
 - v. *A Dust Risk Assessment for the works; and*
 - vi. *Lorry Parking, in joint arrangement where appropriate.*

The development shall be carried out in accordance with the approved details. Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out."

As noted above, this initial verification statement just relates to the requirement to decommission the deep monitoring well, as this is a pre-demolition requirement for environmental protection.

GCL Report Recommendations

As identified above, the site has been the subject of an earlier site investigation, carried out by Card Geotechnics Limited (CGL). The CGL Report, *Unit 39, Queen Street, Tottenham. Geotechnical and Geoenvironmental Interpretative Report* of April 2024 formed part of the planning application supporting documents and is referenced in Condition 2.

The following presents the recommendations from the *Geotechnical and Geoenvironmental Interpretative Report*, as these form the basis of the work carried out and which are the subject of this verification statement.

10.1 General Recommendations

This section provided geoenvironmental recommendations based on information obtained during the ground investigation and the contamination assessments in Section 9. The risk assessment and conceptual site model indicate that contamination within the shallow soils pose a potential risk to human health receptors.

Based on the findings of the contamination assessment, the geoenvironmental recommendations are as follows:

- Further groundwater monitoring rounds during the summer months to constrain the potential of the shallow groundwater table to drop. Based on the shallow groundwater table and lack

of organic material encountered in the ground investigation, the site is likely to conform to Characteristic Situation 1. However, if the groundwater level drops in summer there is potential for an altered ground gas regime and the characterisation of the site may change.

- **Borehole decommissioning** (after additional groundwater monitoring rounds are complete) – [Note: our emphasis as this is the basis of the works undertaken– see below].
- Watching brief and implementation of a discovery strategy during enabling works and general earthworks, and to facilitate appropriate waste characterisation of soils for disposal.
- Implementation of appropriate protection of construction workers and mitigation of risks to off-site receptors during construction.
- Provision of a suitable clean cover system in areas of soft landscaping; and
- Selection of appropriate materials for buried water supply pipes. The specification for water supply pipes should be determined by the water supply company.

10.2 Borehole Decommissioning

It is recommended that the groundwater monitoring well is decommissioned after any additional monitoring visits in accordance with EA guidance. The aim is to prevent preferential flow pathways between the surface/Made Ground to the underlying natural soils and shallow aquifer from being created during the development works. This should be undertaken before significant groundworks take place.

Note: This recommendation is the basis of the work verified as complete in this Report.

10.3 Watching Brief and Discovery Strategy

It is recommended that a watching brief is carried out during the enabling works, earthworks and construction works by the Contractor. Should areas of unexpected contamination, including asbestos hydrocarbons, and free product, be encountered or suspected, in particular in areas where ground investigation has not been possible (i.e. beneath the existing buildings), a suitably qualified and experienced geoenvironmental engineer should be informed, and the risk associated with the contamination assessed.

Where necessary, an appropriate remediation strategy should be devised and implemented, and the regulators should be informed of additional areas of contamination so identified. The regulators should be provided with the risk assessment and proposed remediation methodology for agreement before undertaking such works.

Appropriate verification works to be completed if remedial measures are required should also be identified within the remediation strategy and agreed in advance with the regulators.

During the redevelopment, precautions should be taken to minimise exposure of workers and the general public to potentially harmful substances. Attention should also be paid to restricting possible off-site nuisance such as dust and odour emissions.

WORK COMPLETED AND VERIFIED IN THIS REPORT

Based on the above Conditional requirements and the CGL Report recommendations, the following works have been undertaken and completed as part of the Pre-commencement Condition 4.

Decommissioning of the deep monitoring well BH01 on 9th February 2026

The existing 25m deep monitoring well (BH01 -Location shown in Figure 1 and well log at Figure 2) has the potential to act as a vertical migration pathway to the Lambeth Group aquifer. This well needed to be decommissioned and safely plugged to meet EA Guidelines, prior to demolition taking place.

The works were undertaken by BH Drilling Services Ltd, an experienced and registered drilling contractor, under the supervision of Henry Lang of Ensure. At this time the Booker operations on site had ceased apart from the ongoing removal of plant and equipment from the building. This allowed open access to the deep borehole location without the risk of HGV movements associated with previous Booker trading operations.

The location of BH01, as depicted on Figure 1 and in photos 1 and 2 in Figure 3, was fenced off with portable barriers prior to works commencing.

As it was not possible to open the well cover due to damage, the decision was made to break the cover out using a portable breaker. Once the cover was removed the two installations were exposed and the gas taps accessible (Figure 3 Photo 3). As identified on the well log (Figure 2), there was one shallow installation (3.5m deep) in the Thames Terrace Deposits aquifer and a deeper installation (25m deep) into the Lambeth Group aquifer.

Prior to any further works, a soil gas reading was taken at from both installations and the water level dipped. Both well installations showed a water level of 600mm below ground level, though the dipmeter reached 23m depth in the deep well. This suggests silting up at the bottom of the deeper well which had allowed the backup of surface water following recent prolonged heavy rain. The high water level also meant that the soil gas readings (0% methane) were unreliable.

Following the well dipping, the surround of the two well installations was then hand excavated to a depth of 900mm. The plugging of the deep well then commenced with the slow placement of bentonite pellets into the well tube, prior to the tube being extracted in sections. This was progressed until the pellets reached surface and the final section of tubing withdrawn. This process was then repeated with the shallow well.

The excavated void around the well head was then infilled with a 400mm layer of bentonite pellets that were wetted and mixed to ensure a surface level seal (Figure 3, Photo 4). Following a standing period to allow the bentonite to take up water and swell, the remaining 500mm to surface was backfilled with a strong concrete mix and the surface hand finished level with the surrounding concrete slab (Figure 3, Photo 5).

Shallow Monitoring Wells

Of the four window sampler locations shown on Figure 1, only WS01 and WS03 (Figure 3, photo 6 & 8) remained in situ as monitoring locations, with WS02 and WS04 concreted over (see Figure 3, Photo 7 & 9). Both WS01 and WS03 were tested with the gas monitor (0% Methane) and dipped, showing water levels close to surface (WS01 [400mm s/s] and WS03 [200mm s/s]).

These monitoring points have been left in-situ to hopefully allow time for the water level to drop and additional gas monitoring to be undertaken prior to them being removed when the site slabs are lifted as part of the site clearance works.

The lifting of the concrete slabs across the site will be undertaken following demolition of the building and be the subject of environmental supervision, including the collection of validation samples, together with a separate Verification Report.

Soil Gas Characterisation

Based on the shallow groundwater table and lack of organic material encountered in the ground investigation, the site is still considered to conform to Characteristic Situation 1.

Conclusion

This current Verification Statement relates to the requirement to decommission the deep monitoring well (BH01) prior to any further site works taking place, and confirms the work was undertaken as described.

Yours sincerely,



Henry Lang, Henry E Lang,

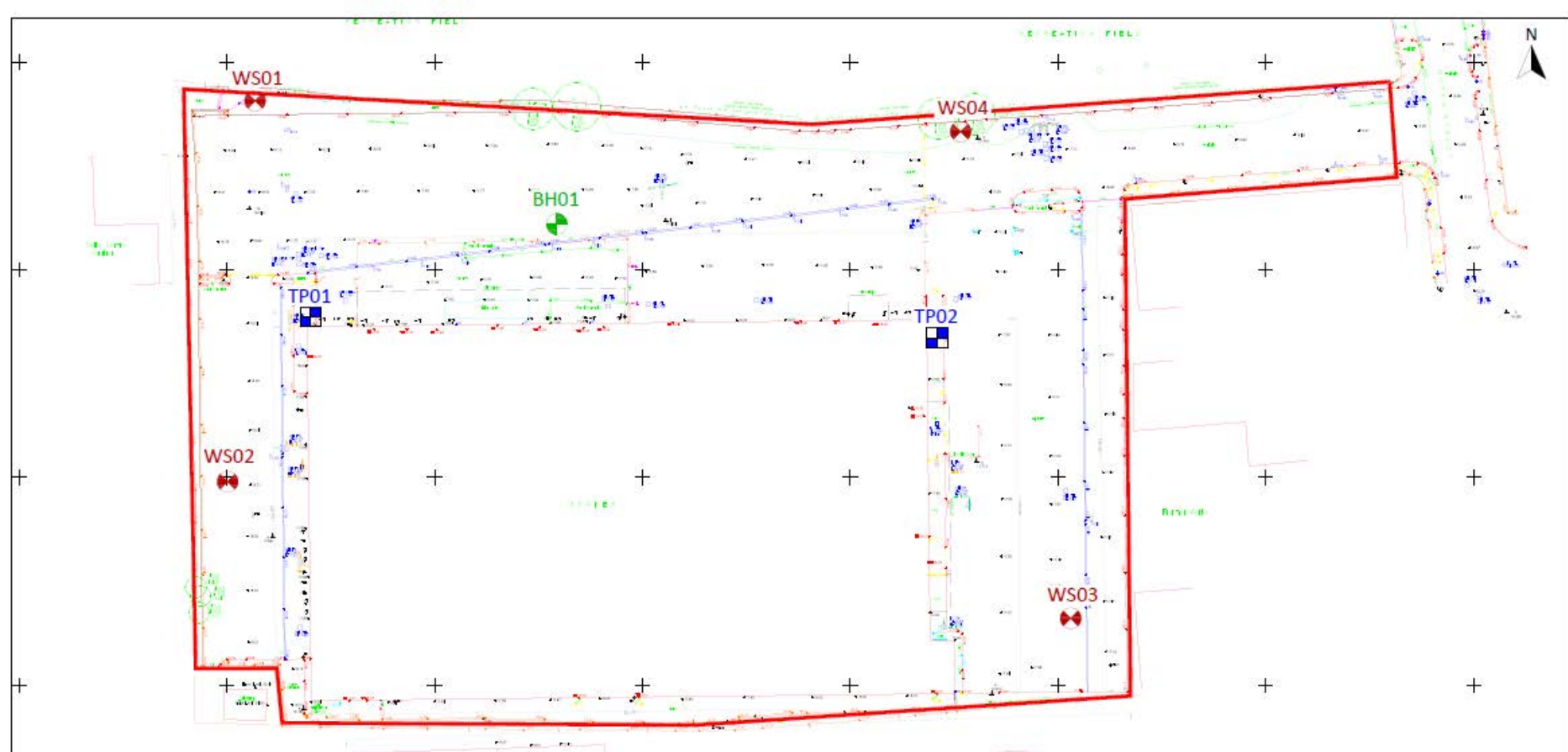
Director

Attachments

Figure 1 – Borehole Locations

Figure 2 – BH01 Log

Figure 3 – Photos from site 9th February 2026



KEY



Window sampler borehole



Cable percussion borehole



Trial pit



Site boundary

Notes:

- Topographical survey taken from drawing "Booker Tottenham. Unit 39 Queen Street, London, N17 8HZ" (drawing no. L10866/1 revision 0).
- Do not scale from this drawing.

0	21/03/2024	First Issue
Rev	Date	Comments
 Card Geotechnics Ltd 12 Melcombe Place London NW1 6JG T: 020 3096 7567		
Project	Queen Street, Tottenham	
Client	Verity Trustees Ltd	
Drawing title	Exploratory Hole Location Plan	
Scale(s)	NTS	Job No. CGL/10175
Drawn: MM	16/03/2024	Drawn No. CGL/10175-001
Checked: JCM	20/03/2024	Rev. 0
Approved: NAC	21/03/2024	
© This drawing is the copyright of Card Geotechnics Limited. It may not be reproduced or amended without the written approval of Card Geotechnics		

Project Title: Queen Street, London				Status: FINAL		Location ID: BH01		 Card Geotechnics Limited, 12 Melcombe Place, London, NW1 6U www.cgl-uk.com		
Client: Verity Trustees Ltd										
Method and Plant Used				Groundwater		Location Type: Cable percussion (shell and auger)				
From (m)	To (m)	Type	Plant Used	Strike (m)	Time (min)	Rise to	Coords: 533227.635E/191686.609N Level: 17.536m			
0.00	1.20	IF	Hand tools	0.60	20	0.60	Ordnance Survey Great Britain National Grid	Final Depth: 25.00 m		
1.20	25.00	CP	Cable percussion rig	24.90	20	23.70	Orientation: 0° Inclination: 90°	Date Start: 12/02/2024 Date End: 14/02/2024		Sheet 1 of 3
Samples & Tests				Water Level (m)	Legend / Cover	Strata Depth (m)	Level (m)	Strata Description	Inst/Backfill	Depth (m)
Sample Depth (m)	Type/Ref	Tests/Results								
0.20 - 0.40	D 1					0.20	17.34	Grey concrete. Aggregate is angular to rounded fine to coarse of flint.		
0.40	D 1							[(MADE GROUND)]		
0.45 - 0.55	D 2					0.40	17.14	Brown gravelly sand. Sand is fine to coarse. Gravel is angular to rounded fine to coarse of flint and concrete.		
0.60 - 0.80	B 3							[(MADE GROUND)]		
								Orange brown slightly silty sand and gravel. Sand is fine to coarse. Gravel is angular to rounded fine to coarse flint and concrete.		
1.20 - 1.50	B 4	SPT(C) 1.20m N=60 (3,4/50 for 250mm)				1.20	16.94	[(MADE GROUND)]		
								0.60m bgl - Rare flint cobbles noted. Becoming slightly clayey.		
1.80 - 2.00	D 5	SPT(C) 2.00m N=50 (3,17/50 for 237mm)				2.00	15.54	Very dense greyish brown slightly sandy gravel. Sand is fine to coarse. Gravel is angular to rounded fine to coarse flint and rare concrete.		
2.00 - 2.50	B 6							[(MADE GROUND) - POSSIBLE REWORKED UNDIFFERENTIATED THAMES TERRACE DEPOSITS]		
3.00	D 7	SPT(C) 3.00m N=53 (3,4/7,8,8)				3.00	13.84	Very dense orange brown sandy GRAVEL. Sand is fine to coarse. Gravel is angular to rounded fine to coarse flint.		
3.00 - 3.50	B 8							[(UNDIFFERENTIATED THAMES TERRACE DEPOSITS)]		
3.70 - 3.80	D 9					3.70	13.64	3.00m bgl - Becoming dense.		
3.80 - 3.90	D 10									
4.00 - 4.45	D 11	SPT(C) 4.00m N=12 (3,1/2,2,3,5)				4.00	13.54	Soft to firm orange brown CLAY.		
4.00 - 4.50	B 12							[(WEATHERED LONDON CLAY FORMATION)]		
								3.80m bgl - Becoming brown mottled orange brown.		
								Firm becoming stiff to very stiff dark brown CLAY.		
								[(LONDON CLAY FORMATION)]		
5.00 - 5.45	U 13	Ublows=10 Recovery=70%								
5.45 - 5.55	D 14									
6.50 - 6.95	D 15	SPT(C) 6.50m N=15 (3,2/3,3,5)								
6.95 - 6.95	D 16									
7.40 - 7.50	D 16	HV 7.40m (p) - 130 kPa						7.40m bgl - Rare bioturbation noted.		
8.00 - 8.45	U 17	Ublows=40 Recovery=100%								
8.45 - 8.55	D 18									
8.50 - 8.95	D 19	SPT(C) 8.50m N=22 (2,4/4,5,6,7)						9.50m bgl - Becoming stiff.		
8.95 - 8.95	D 20									
Strata continues onto next page										
Notes:				Hole Diameter		Casing		Hammer Information		Scale: 1:50
1) Borehole terminated at target depth of 25mbgl.				Depth (m)	Diam (mm)	Depth (m)	Diam (mm)	Energy Ratio	Serial No.	Logged By: MEM
2) ES - Environmental Sample, D - Disturbed sample, B - Bulk Sample, UT - Undisturbed Sample, SPT - Standard Penetration Test, HV - Hand Shear Vane.				25.00	200	3.90	200	68%	BHC003	Checked By: JSB/W
3) Groundwater encountered at 0.50mbgl with no rise recorded and 24.90mbgl rising to 23.70mbgl after 20 minutes.								Install Response Zones		Approved By: MPC
4) Shallow install details: 0.0m to 2.0m plain pipe with bentonite seal; 2.0m to 3.5m slotted pipe with gravel filter; 3.5m to 4.5m bentonite seal.								Section ID:		CGL Reference
Deep install details: 0.0m to 23.5m plain pipe with arisings 4.5m to 23.5m; 23.5m to 24.5m slotted pipe with gravel filter. Fitted with flush cover.								Pipe1		CGL 10175
								Pipe2		
								2.00 3.50		
								23.50 24.50		

Project Title: Queen Street, London							Status:		Location ID		 Card Geotechnics Limited, 12 Melcombe Place, London, NW1 6J www.cgl-uk.com
Client: Verity Trustees Ltd							FINAL		BH01		
Method and Plant Used				Groundwater			Location Type: Cable percussion (shell and auger)				
From (m)	To (m)	IP	Plant Used	Strike (m)	Time (min)	Rise To	Coords: 533227.635E/191686.609N Level: 17.536m				
0.00 1.20	1.20 25.00	IP CP	Hand tools Cable percussion rig	0.60 24.90	20 20	0.60 23.70	Ordnance Survey Great Britain National Grid Final Depth: 25.00 m				
							Orientation: 0°		Inclination: 90°		
							Date Start: 12/02/2024		Date End: 14/02/2024		Sheet 2 of 3

Samples & Tests			Water Level (m)	Legend / Cover	Strata Depth (m)	Level (m)	Strata Description	Inst / Backfill	Depth (m)
Sample Depth (m)	Typical Ref	Tests/Results							
10.50	0 30	HSV 10.50m (p) - 130 kPa					Firm becoming stiff to very stiff dark brown CLAY. [LONDON CLAY FORMATION]		11
11.00 - 11.45	U 21	Ublow=60 Recovery=100%							12
11.45 - 11.55	0 32						11.45m bgl - Becoming fissured. Fissures are subhorizontal very closely spaced.		13
12.50 - 12.95	05 23	SPT(R) 12.50m N=25 (3A/5.6, 7.8)					12.50m bgl - Becoming slightly sandy. Sand is fine. Rare pockets of light brown silty fine sand noted (<20mm).		14
13.50	0 24								15
14.00 - 14.45	U 25	Ublow=65 Recovery=100%							16
14.45 - 14.55	0 36								17
15.50 - 15.95	05 26	SPT(R) 15.50m N=26 (3A/5.6, 7.8)					15.50m bgl - Becoming slightly sandy. Sand is fine.		18
16.50	0 38								19
17.00 - 17.45	0 29	Ublow=60 Recovery=100%							20
17.00 - 17.45	U 29								
18.50 - 18.95	05 31	SPT(R) 18.50m N=35 (3A/8.0, 9.0)					18.50m bgl - Becoming very stiff		21
19.50	0 32						19.50m bgl - Becoming sandy. Sand is fine. Frequent pockets of light brown silty fine sand (<30mm) noted.		22
20.00 - 20.45	U 31	Ublow=60 Recovery=100%					Strata continues onto next page		

Notes:				Hole Diameter		Casing		Hammer Information		Scale: 1:50	
1) Borehole terminated at target depth of 25m(bgl).				Depth (m)	Diam (mm)	Depth (m)	Diam (mm)	Energy Ratio	Serial No.	Logged By:	MEM
2) ES - Environmental Sample, D - Disturbed Sample, B - Bulk Sample, UT - Undisturbed Sample, SPT - Standard Penetration Test, HSV - Hard Shear Vane.				25.00	200	3.90	200	68%	BHC603	Checked By:	JSL/W
3) Groundwater encountered at 0.60m(bgl) with no rise recorded and 24.90m(bgl) rising to 23.70m(bgl) after 20 minutes.								Install Response Zones		Approved By:	
4) Shallow install details: 0.0m to 2.0m plain pipe with bentonite seal; 2.0m to 3.5m slotted pipe with gravel filter; 3.5m to 4.5m bentonite seal.				Ref		From (m)		To (m)		Section ID:	
Deep install details: 0.0m to 23.5m plain pipe; with risings 4.5m to 23.5m; 23.5m to 24.5m slotted pipe with gravel filter. Filled with flush cover.										CGL Reference	
										CGL_10175	

Project Title: Queen Street, London				Status: FINAL		Location ID: BH01		 Card Geotechnics Limited, 12 Melcombe Place, London, NW1 6J www.cgl-uk.com	
Client: Verity Trustees Ltd									
Method and Plant Used				Groundwater					
From (m)	To (m)	Type	Plant Used	Strike (m)	Time (min)	Rise to	Location Type: Cable percussion (shell and auger)		
0.00	1.20	IP	Hand tools	0.60	20	0.60	Co-ords: 533227.635E/191686.609N	Level: 17.536m	
1.20	25.00	CP	Cable percussion rig	24.90	20	23.70	Ordnance Survey Great Britain National Grid	Final Depth: 25.00 m	
				Orientation: 0°		Inclination: 90°			
				Date Start: 12/02/2024		Date End: 14/02/2024		Sheet 3 of 3	
Samples & Tests				Water Level (m)	Legend / Cover	Strata Depth (m)	Level (m)	Strata Description	
Sample Depth (m)	Type/Ref	Tests/Results							Inst/Backfill (m)
20.45 - 20.55	D 34							Firm becoming stiff to very stiff dark brown CLAY (LONDON CLAY FORMATION)	
21.50 - 21.95	D5 35	SPT(S) 21.50m N=39 (L5/7,35,1,1,1)						21.50m bgl - Rare lignite (<15x15mm) noted.	
22.40 - 22.50	D 36							22.40m bgl - Rare pockets of light brown silty fine sand (<30mm) noted.	
23.00 - 23.45	U 37	Unknown Recovery=100%							
23.45 - 23.55	D 38								
24.50 - 24.80	D5 39	SPT(S) 24.50m N=50 (L6/50 for 2.30min)				24.50	-5.96	Very stiff dark brown slightly sandy silty CLAY. Sand is fine to medium. Rare pockets of glauconitic fine to medium sand (<35mm) noted. Rare gravel of medium rounded flint noted. (LAMBETH GROUP)	
24.80 - 25.00	D 40					25.00	-7.46	BOM at 25.00m - Achieved target depth.	

Notes:	Hole Diameter		Casing		Hammer Information		Scale: 1:50
	Depth (m)	Diam (mm)	Depth (m)	Diam (mm)	Energy Ratio	Serial No.	Logged By: MEM
	25.00	200	3.90	200	68%	BH0503	Checked By: ISB/JW
	Install Response Zones					Approved By: MFC	Section ID:
	Ref	From (m)	To (m)				
OGL Reference							
CGL 10175							

EN185/TT/2025/R2 – Verification Statement – Decommissioning of BH01

Figure 3. SITE PHOTOGRAPHS DURING DECOMMISSIONING OF BH01 9th February 2026

Photos taken by H Lang of Ensure Environmental Consulting Ltd 09/02/2026

Photo 1 Secure working area over BH01



Photo 2 BH01 Cover prior to lifting



Photo 3 BH01 Following removal of cover showing 2 monitoring installations

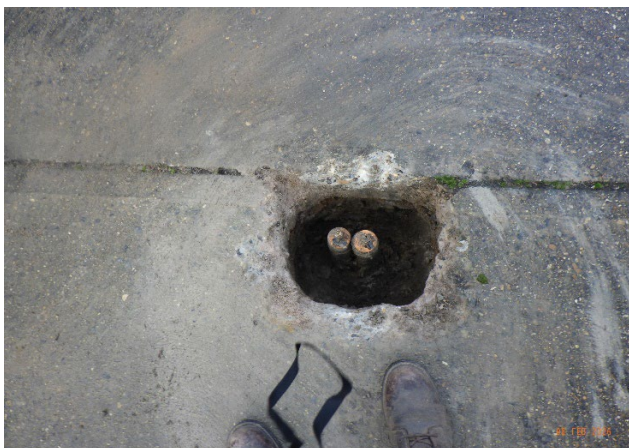


Photo 4 BH01 Final bentonite placement at top of well following backfill



Photo 5 BH01 Surface concreted and finished over bentonite seal



Photo 6 Location of WS01



Photo 7 Location of WS02 – concreted over



Photo 8 Location of WS03



Photo 9 Location of WS04 - concreted over

