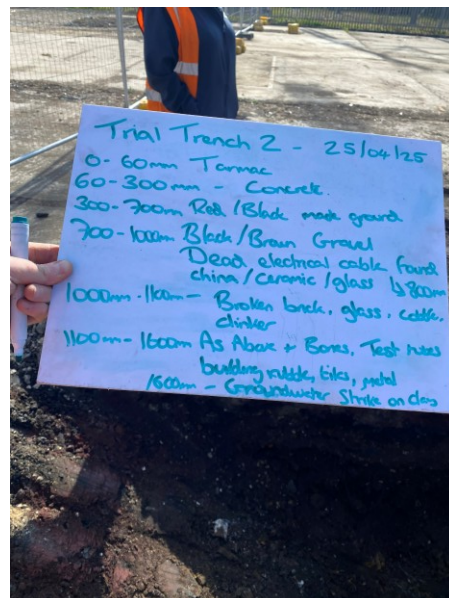
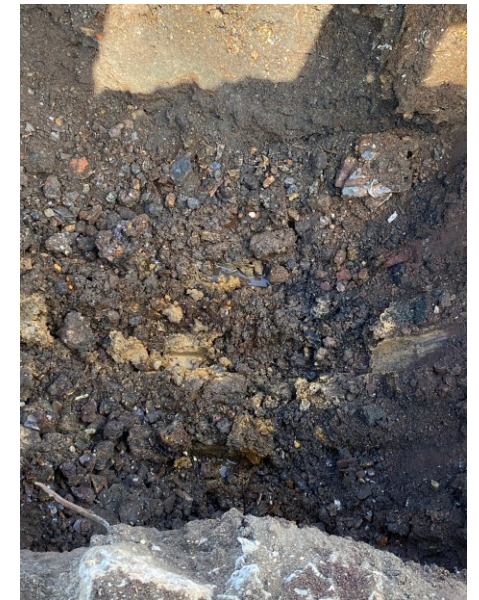
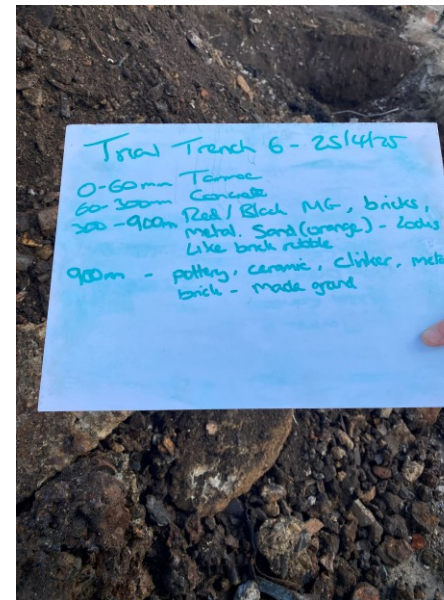
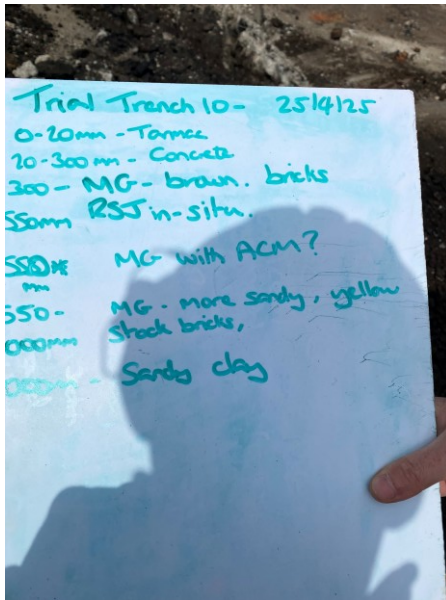
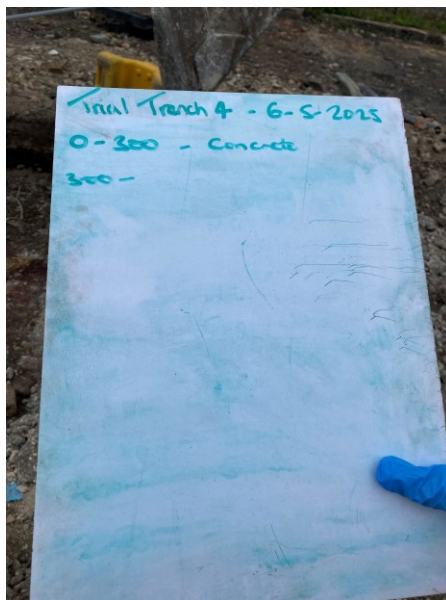
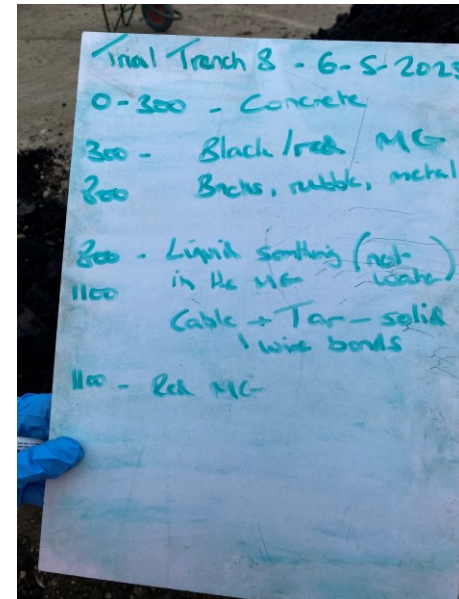
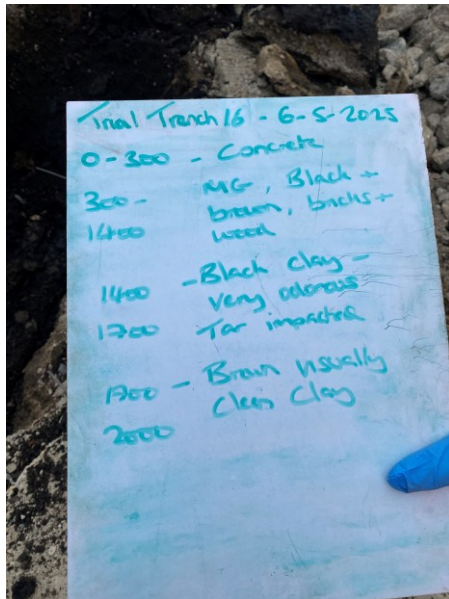


25.04.2025



06.05.2025



02.06.2025



11.06.2025



16.06.2025



19.06.2025



Client Name: NGET

Site: Former Depot, Tottenham

Project No.
100113407

Photo
No. 1

Date: 2
February
2025

Phase 1 Remediation
footprint (north):
Northern excavation
into hydrocarbon
stained unsaturated
Made Ground.



Photo
No. 2

Date: 10
February
2025

Phase 1 Remediation
footprint (north):
Clean cohesive
superficial deposits
(Alluvium) at base of
excavation. Excavation
extended to 2.0m in
places to chase out
gross contamination.



10/02/2025 14:28
51.6060N 0.0459W
Leeside Road
Greater London
England

Client Name: NGET

Site: Former Depot, Tottenham

Project No.
100113407

Photo
No. 3

Date: 19
February
2025

Phase 1 Remediation
footprint (north):
Northern section being
backfilled with clean
6F2 after validation
sampling.



Photo
No. 4

Date: 26
February
2025

Phase 1 Remediation
footprint (north):
Central section being
excavated.



Client Name: NGET
Site: Former Depot, Tottenham
Project No.
100113407

Photo
No. 5

Date: 27
February
2025

Phase 1 Remediation footprint (north): Waste soils with laboratory waste (broken conical flasks, test tubes, syringes and thermometers) encountered in the central section.


Photo
No. 6

Date: 30
April 2025

Phase 1 Remediation footprint (south): Trial trench works. Arisings from TT7 towards the east of the footprint comprising of Made Ground with tar present from 0.9 m to 1.6 m bgl.



Client Name: NGET
Site: Former Depot, Tottenham
Project No.
100113407

Photo No. 7 **Date: 24 April 2025**

Phase 1 Remediation footprint (south):
Trial trench works. TT1 in the west of the footprint comprising of ashy Made Ground. Hydrocarbon odours were noted.


Photo No. 8 **Date: 24 April 2025**

Phase 1 Remediation footprint (south):
Trial trench works. TT5 in the west of the footprint comprising of Made Ground with black staining.



Client Name: NGET
Site: Former Depot, Tottenham
Project No.
100113407

Photo No. 9 **Date: 24 April 2025**

Phase 1 Remediation footprint (south): Trial trench works. TT8 in the east of the footprint comprising of Made Ground with tar. The cohesive natural deposits were encountered at 1.5m bgl.


Photo No. 10 **Date: 6 May 2025**

Phase 1 Remediation footprint (south): Trial trench works. TT16 in the south east of the footprint comprising of Made Ground with tar present from 1.7 to 1.9 m bgl. Soils had a very strong hydrocarbon odour from 1.4 m to 1.9 m bgl.



Client Name: NGET

Site: Former Depot, Tottenham

Project No.
100113407

Photo No. 11 **Date:** 6 May 2025

Phase 1 Remediation footprint (south):
Trial trench works.
Arisings impacted with tar from TT16 in the south east of the footprint.



Photo No. 12 **Date:** 2 June 2025

Pylon footprint:
Breaking out the concrete of the footprint.



Client Name: NGET

Site: Former Depot, Tottenham

Project No.
100113407

Photo No.
13

Date: 9
June
2025

Pylon footprint:
Formation level at 1.7 m bgl. Lower levels of hydrocarbon impact and were observed in this area. Tar was not encountered during the excavation.



Photo No.
13

Date: 9
June
2025

Pylon footprint:
Backfilling with a clay base and clean 6F2 after validation sampling.



Appendix K. Phase 1 Remediation Summary



TECHNICAL NOTE

NGET Former Depot, Tottenham

SUBJECT	PROJECT NO.	DATE
Phase 1 Remediation Update	100113407	27 April 2026
AUTHOR	DOCUMENT REFERENCE	
Lauren Ilyas	100113407_Tot P1 Rem_ISSUE	

Document history

Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
1.0	For information	LI	MC	PH	PH	27 March 2026
2.0	Updated to action client comments	LI	MC	PH	PH	27 April 2026

Client signoff

Client	NGET				
Project	NGET Former Depot, Tottenham			Project No.	100113407
Client signature / date					

TECHNICAL NOTE

1. Introduction

AtkinsRéalis UK Ltd (AtkinsRéalis) has been commissioned by the Client, National Grid Electricity Transmission (NGET) to summarise the Phase 1 remediation that took place in 2025 at the Former Bus Depot, located off Leaside Road, Tottenham, N17 0SG (herein referred to as 'the site').

The intention of this document is to provide clarity to the regulator on the remediation undertaken and to present context prior to the submission of the Phase 1 Remediation Validation Report, that is being prepared under a separate cover.

This document refers to the Phase 1 remediation set out in the AtkinsRéalis 2024 Outline Remediation Strategy [1] and supported by ground investigation and risk assessment set out in documents [2], [3], [4], that have already been submitted to support the discharge of the Phase 1 sub-requirements of Requirement 11 of the Development Consent Order (DCO). When complete, the validation report shall be submitted to discharge the final Phase 1 sub-requirement of Requirement 11.

2. Background

To support the wider North London Reinforcement Project (NLRP), the site will be redeveloped to facilitate an upgrade to the adjacent NGET owned substation to the east and south. Remediation of the site was required to enable the development works and to ensure suitability for use as an operational substation site.

The remediation was split into two phases at the outset [1] as detailed below:

- Phase 1: Development led remediation works. The remediation was designed around the development works associated with underground cables in the north-east of the site, comprising shallow excavation works and non-aqueous phase liquid (NAPL) removal, where encountered. It was also recognised that the works would have a consequential benefit of reducing contaminant load on the aquifer from contaminants in the north of the site, providing a degree of mitigation to controlled waters.
- Phase 2: Remediation to mitigate risks to controlled waters across the site. Remediation is to be designed to mitigate gross contamination risks across the site that are deemed to be unacceptable to controlled waters receptors and to render the site suitable for use as an operational substation site.

The development led Phase 1 remediation commenced in January 2025 but was paused in March 2025 due to design challenges with the overall proposed cable development. During the pause period, other proposed development solutions were being developed by NGET, that included the construction of a pylon instead of the original below ground cable solution.

3. Status of the Phase 1 Remediation

Of the Phase 1 remediation footprint, a total volume of around 2,050 m³ of soil and concrete was excavated (equating to approximately 30% of the proposed footprint), with contaminated soils disposed of off-site and backfilled with chemically suitable aggregate prior to a pause in works due to technical design challenges with the proposed development. This area is shown on Figure 1. The northern extent has been completed; soils were excavated to 1.7 m below ground level (bgl) and grossly contaminated soils (as defined in the Remediation Strategy [1]) were chased out into underlying natural clay soils, to approximately 2.0 m bgl. Photographic evidence of this is provided in Appendix B.

During the pause in works, the remediation contractor (Erith) utilised the time on site to excavate trial trenches on a 10 m grid across the remaining southern area of the footprint for waste soils classification purposes, to inform the disposal route. These are shown on Figure 2 and on Erith's trial pit plan, included in Appendix A. Erith completed these works in line with a Sampling Plan for Waste Classification and Assessment as set out by the Environment Agency's WM3 [5].

Two areas of grossly contaminated soils were encountered in the very east of the footprint evidenced by the presence of visual tar, and very strong hydrocarbon odours. These areas are shown on Figure 2. One of these corresponds with an area where NAPL was encountered in the Made Ground as part of previous investigations [2], [3] and a possible tank. These trial trenches are presented in the photolog in Appendix B. Based on visual and olfactory evidence only, the trial trench exercise indicated soils were contaminated across the remainder of the footprint but to a far lesser extent, evidenced by a reduced appearance of tarry residues and hydrocarbon odours.

At this stage, NGET saw an opportunity to maximise efficiencies on site, and Erith were instructed to excavate soils within the footprint of the proposed pylon. This was seen to be beneficial to the future construction programme for the pylon. This area is shown on Figure 1, in the south of the Phase 1 remediation trench extending southward. The same design and principles contained within the Remediation Strategy [1] were applied. The excavation was extended to 1.7 m bgl and perched water was encountered that prevented further excavation in this area. A total volume of around 1,750 m³ was excavated and the final excavation levels are shown on Erith's excavation plan, provided in Appendix A. Validation samples are provided in the Phase 1 Remediation Validation report, that will be provided under a separate cover.

Whilst NGET developed the proposals for the pylon, the decision was made to pause works on completion of the remainder of the development led Phase 1 remediation excavation. The below ground cable and sealing end compound design is no longer being developed by NGET and as such, the remainder of the footprint will not be excavated. It is AtkinsRéalis' understanding that the pylon design is being finalised and will be submitted (as a Non-Material Amendment) for regulator approval when complete.

4. Conclusion

Overall a total volume of soils and concrete of 3,800 m³ has been excavated and disposed of off-site as part of the remediation, equating to approximately 60% of the initial proposed excavation. As the objectives of the Phase 1 remediation were principally development led with a consequential betterment of site conditions, the objectives are considered to have been met. Gross contaminated soils have also been chased out, where encountered, as part of the remedial works.

TECHNICAL NOTE

Areas of gross contamination identified in the unsaturated zone, within the remainder of the Phase 1 remediation footprint (as shown on Figure 2) shall be mitigated as part of the Phase 2 remediation. Information on this shall be provided in the Phase 2 Remediation Detailed Design, that shall be prepared under a separate cover and submitted to the regulators as part of the DCO process.

5. Recommendations

Considering the status of the Phase 1 remediation, the following is recommended:

- Two areas of gross contamination in the east of the former Phase 1 remediation footprint, identified as part of the trial trenching exercise, shall be excavated as part of the Phase 2 remediation. Gross contamination shall be chased out laterally and with depth. NAPL shall be removed, where encountered. These indicative areas are shown on Figure 2.
- Following a comprehensive review of all site data as part of a detailed quantitative risk assessment [6] and remediation options appraisal in 2025 [7], no additional exceedances of the accepted risk based criteria have been identified in the remainder of the Phase 1 footprint. This is also confirmed by visual and olfactory observations from the Phase 1 trial trenching exercise where residual 'gross contamination' was not considered to be present. On this basis, no further remediation within the Phase 1 remediation footprint is recommended

6. References

- [1] Atkins, "NGET Former Bus Depot, Tottenham (8021). Outline Remediation Strategy.," 2024.
- [2] Atkins, "NGET Arriva Bus Depot, Tottenham. Factual Site Investigation Report.," 2023a.
- [3] Atkins, "NGET Arriva Bus Depot, Tottenham (8021). Interpretative Site Investigation Report.," 2023b.
- [4] Atkins, "NGET Arriva Bus Depot. Controlled Waters Detailed Quantitative Risk Assessment Report," 2024.
- [5] Environment Agency, "Technical Guidance WM3: Waste Classification - Guidance on the classification and assessment of waste (Ver 1.2)," 2021 .
- [6] AtkinsRéalisis, "NGET Former Bus Depot, Tottenham (8021). CW DQRA Update and NAPL Assessment," 2025.
- [7] AtkinsRéalisis, "NGET Arriva Bus Depot, Tottenham (8021) - Phase 2 Remediation Options Appraisal," 2025.
- [8] AtkinsRéalisis, "NGET Arriva Bus Depot, Tottenham (8021). Interpretative Site Investigation Report.," 2025.

Appendix A Drawings



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LEGEND

- Site Boundary
- Proposed Phase 1 Remediation Area
- Completed Phase 1 Remediation
- Completed Pylon Footprint Excavation Area
- Exploratory Locations
 - Borehole
 - Borehole (Terminated)
 - Window Sample

Project Title
NGET Arriva Bus Depot, Tottenham

Office Information

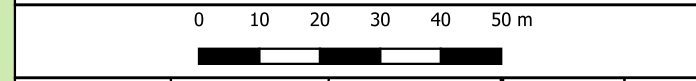


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AtkinsRéalis
(2023)

Woodcote Grove
Ashley Road
Epsom
Surrey
KT18 5BW

Client
National Grid Electricity Transmission

Drawing Title
Figure 1:
Phase 1 Remediation Areas





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LEGEND

Site Boundary

Proposed Phase 1 Remediation Area

Completed Phase 1 Remediation

Completed Pylon Footprint Excavation Area

Trial trenches completed by the Remediation Contractor

Phase 2 Remediation - Gross Contamination Excavation Areas

Phase 2 Remediation - Soil Vapour Extraction

Phase 2 Remediation - Proposed DNAPL Recovery wells

DNAPL Area - Further Ground Investigation Likely

DNAPL Pool Height Below 0.102 m Thickness

DNAPL Pool Height Above 0.102 m Thickness

Exploratory Locations

Borehole

Borehole (Terminated)

Window Sample

Project Title

NGET Arriva Bus Depot, Tottenham

Office Information

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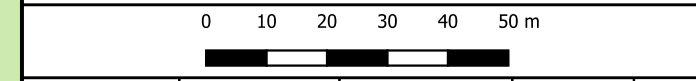
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Ashley Road
Epsom
Surrey
KT18 5BW

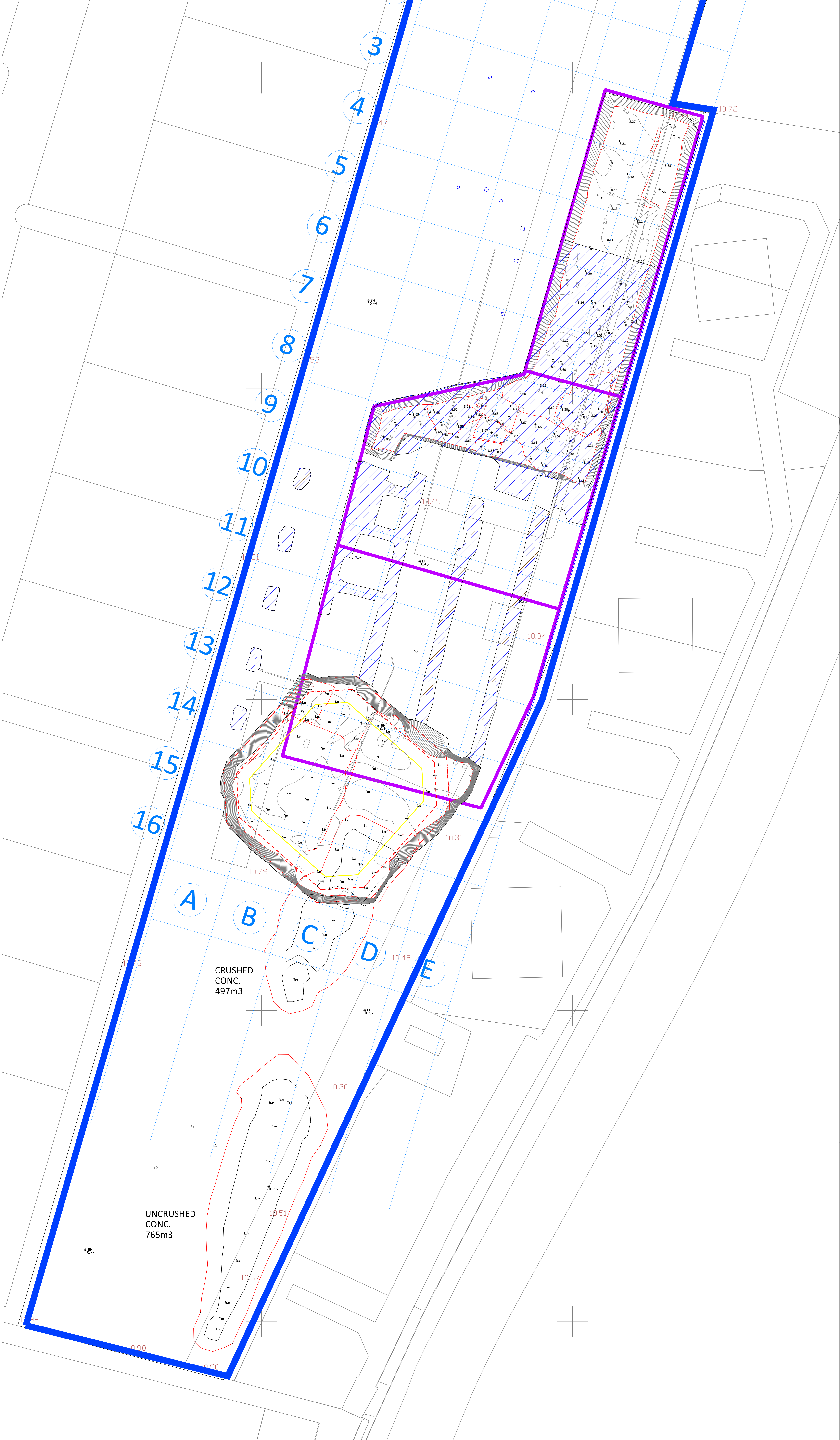
Client

National Grid Electricity Transmission

Drawing Title

Figure 2:
Phase 2 Remediation - Outline Proposals





Comments

This plan should only be used for its original purpose. Erith accepts no responsibility for this plan if supplied to any party other than the original client.

All dimensions should be checked on site prior to design and construction.

Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

REV	COMMENT	DATE

Client

NGPH

Project

NGET ARRIVA BUS DEPOT

Title

EXCAVATION COMPLETE WITH DEPTH CONTOURS

Drawn by	Checked	Date	Authorised	Date
PV	JH	15-07-25	DS	15-07-25
Original Scale	Date	Rev	Paper	
1:200	15-07-25	B	A0	

Drawing Number

13089-EXCAVATION-004