

21 July 2021

Our ref: J15293C/ML/01

Mr Ragu Ragnather
Alchemi Group
New Broad Street House
35 New Broad Street
London
EC2N 1NH



Widbury Barn
Widbury Hill
Ware SG12 7QE

01727 824666
mail@gea-ltd.co.uk
www.gea-ltd.co.uk

Dear Ragu

Re: FORMER WESTMINSTER FIRE STATION, GREYCOAT PLACE, LONDON

Further to recent correspondence, it is understood that the redevelopment of the above site is nearing completion to provide a mix-use development of five storeys with a single level basement below the entire site footprint. We have previously undertaken a desk study and an intrusive ground investigation at the site with the following reports being produced:

- Desk study report – reference J15293, dated October 2016; and
- Ground investigation report – reference J15293A, dated June 2016.

Whilst a summary of the findings of the above reports is included herein, they should be read for detailed information on the site history, site setting, the ground conditions and soil contamination.

Summary of Previous Desk Study Findings

The previous desk study indicated that the site was developed as early as 1746, and was occupied by terraced buildings, which were demolished to make way for the fire station in 1906. Different ancillary buildings occupied the rear of the site throughout its history, including a laundry, with the existing buildings constructed in the 1990s. A number of potentially contaminative uses were historically present in the area surrounding the site, including a gas works, a distillery, a garage, an engineering works and printers. All of these were either demolished and redeveloped or replaced with offices or residential apartments during the latter part of the 20th Century. Information on the site indicated that a buried diesel fuel tank was present on the site, although it at the time it was understood that it had been decommissioned and foam filled in 2007. There are no historical or existing landfill sites within 1 km of the site, such that there was not considered to be a risk to the site from migrating landfill gas. The desk study concluded that there was considered to be a generally low risk of significant contamination being present below the site that would require major remediation.

Summary of Previous Ground Investigation Findings

The investigation generally encountered the expected ground conditions in that, beneath a significant thickness of made ground, Kempton Park Gravel was encountered and was underlain by the London Clay Formation. Below the surface covering of concrete, made ground extended to depths of between 2.25 m and 3.00 m. The underlying Kempton Park Gravel comprised brown fine to coarse sand with rare gravel and pockets of clayey sand, which extended to a depth of 11.60 m, below which the London Clay was encountered and proved to the maximum depth investigated.

Groundwater monitoring indicated groundwater to be present at depths of between 5.63 m and 6.43 m. The made ground in a single borehole was noted to be stained black with a slight hydrocarbon odour at depths of between 1.9 m and 2.2 m, although the underlying natural soils were noted to be from the evidence of contamination. The results of the contamination testing indicated elevated concentrations of lead and total organic carbon within the made ground; no elevated concentrations of hydrocarbons were measured.

On the basis of the investigation findings and the proposed development, it was considered that provided the former buried tank was removed and the soils excavated as part of the basement excavation were suitably disposed of, then remedial measures would not be required, with no potential pathways or risk of ongoing contamination considered to exist.

Summary of Redevelopment Works

It is understood that two buried fuel tanks were encountered during the basement excavation and were already found to be decommissioned. These were suitably removed by the groundworks contractor. Additionally, some impacted soils were encountered and were disposed of separately to a licenced waste disposal facility. We have enclosed the evidences provided by Knight Build to demonstrate these works were carried out.

Conclusions

On the basis of the works carried out during the groundworks and on the basis of the final development, all potential sources of contamination are considered to have been suitably removed, with the basement and superstructure providing a suitable barrier between the end users and the remaining underlying soils. Any made ground and impacted soils are likely to have been removed by the basement excavation such that there is considered to be a very low risk of contamination, with the site deemed suitable for the intended end use.

Please do not hesitate to contact us if you have any questions or require further clarification.

Yours sincerely
GEOTECHNICAL & ENVIRONMENTAL ASSOCIATES



Matt Legg

Encs













DUTY OF CARE WASTE TRANSFER NOTE

INDUSTRIAL BOILERS TRADING AS: *GOL3494*
Boiler & Plant Dismantlers Ltd

Date: **21 August 2017** Job no: **J1689 / T1693**

Section A – Description of waste
A1 Description of the waste being transferred Waste Regulations code(s)
 Tank containing RG22 Foam 16-10-02

A2	How many containers	Cylinders	Qty	Drum	Qty	IBC bags	Qty	Loose	Qty	Sacks	Qty	Skip	Qty	Other	Qty ONE
A3	Weight/ KGS / Litres														Tank

Section B – Current holder of the waste – Transferor

B1 Full name
 Callum Durcan
 Company name and address
 Knight Build Ltd
 Westminster Fire Station
 Greycoat Place, London
 Post Code: SW1P 1SB

B2 Are you:
 The producer of the waste?
 The importer of the waste?
 The waste collection authority?
 The waste disposal authority (Scotland only?)

The holder of an environmental permit?
 Permit number
 Issued by
 Exempt from requirement to have an environmental permit?
 Details, including registration number
 A registered waste carrier?
 Registration number
 Issued by
 Exempt from requirement to register as a carrier
 Please give details
B3 Name of your unitary authority or council

Section C – Person collecting the waste – Transferee

C1 Full name
 Warton Freight Services Ltd
 Company name and address
 Unit 1, Riverside Industrial Estate,
 Oliver Close
 West Thurrock, Essex
 Post Code RM20 3EE

C2 Are you:
 The waste collection authority?
 The waste disposal authority (Scotland only?)
 Authorised for transport purposes?
 Please give details - Vehicle ref: EY13 BGZ
 Driver: Stuart Hughes

The holder of an environmental permit?
 Permit number: [insert premises code]
 Issued by: Environment Agency
 Exempt from requirement to have an environmental permit?
 Details, including registration number
 A Broker */ Dealer * *Delete as applicable
 Registration number: CBDU 184647
 Issued by: Environment Agency
 Exempt from requirement to register as a carrier?
 Please give details

Section D – The transfer – Waste taken to:

D1 Address of transfer or collection point
 Adler & Allan
 24 Salamons Way
 Ferry Lane South, Rainham
 Essex - Contact: Bob Duff 01708 525 830
 Post Code RM13 9UL
 Date of transfer 22/8/2017

D2 Broker who arranged this transfer (if applicable)
 Post Code
 Time(s)

Transferor's signature
 Name *M. Durcan*
 Representing KNIGHT BUILD LTD

Transferee's signature
 Name *M. Durcan*
 Representing WARTON FREIGHT SERVICES

ADLER & ALLAN LTD
 24 SALAMONS WAY, FERRY LANE STH
 RAINHAM, ESSEX RM13 9UL
 TEL: 01708 525830 FAX: 01708 523904

Received *Sum* R. RICHARD

MAGUIRE

SKIPS - CONCRETE - WASTE

EA Carriers License: CBDU100837
EA Site Permit: Mitcham-EPR/RP3090VM

Wandle Way, Mitcham, Surrey CR4 4NB

Tel: 020 8648 7688 Fax: 020 8685 1237 Email: info@maguireskips.com
www.maguireskips.com

Duty of Care - Controlled Waste Transfer Note

Waste Carrier Licence: CBDU100837

Waste Management Licence:

Annual Waste Transfer Note - valid for 12 months from:
Date: 31/10/2017

Job Number: 142664

Waste Producer

KNIGHT BUILD LTD
Westminster Fire Station, 4 Greycoat Place, Westminster,
SW1P 1SB

Grade & EWC

Non Haz - 17.05.03

SIC Code:

Load Details:

Order Details

HAU
PO: 89368/KB400/CD

Driver Notes

EWC CODE 170503
Muck away
BH1, BH2, BH3, TP9, TP11, BH4, TP17, TP2.
NON HAZ

Time On Site 00:00 Time Off Site 00:00



Waste Producer Signature

Print Name murphy

Signing represents total acceptance of all the Terms and Conditions

I (the customer) do hereby declare that the service contracted for as defined above has been carried out to my complete satisfaction. I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011. Signing represents acceptance of the Terms and Conditions.

Waste Carrier

MAGUIRE SKIPS LTD
Wandle Way, Mitcham, CR4 4NB

Waste Receiver

KELTBRAY ENVIRONMENTAL LTD
Mohawk Wharf, Bradfield Road, Silvertown, E16 2AX

Registration Number: CBDU100837

Vehicle Registration: KR16SDV

Driver Name: Marius Sodaitis

Registration Number:

Carrier Signature *Marius Sodaitis*

Receiver Signature

VAT number: 830 6456 36

Company registration number: 4812670

Please visit <https://www.maguireskips.co.uk/terms/> for full terms and conditions.

Weighbridge Details

Our Ref: 142664

PO: 89368/KB400/CD

Ticket Ref: 142664

Gross: 27.520 T

Tare: 13.500 T

Gross timestamp: 10/11/2017 14:19:50

Tare timestamp: 10/11/2017 14:19:51

Vehicle Registration: KR16SDV

Grade Weight

Non Haz: 14.020 T

MAGUIRE

SKIPS - CONCRETE - WASTE

EA Carriers License: CBDU100837
EA Site Permit: Mitcham-EPR/RP3090VM

Wandle Way, Mitcham, Surrey CR4 4NB
Tel: 020 8648 7688 Fax: 020 8685 1237 Email: info@maguireskips.com
www.maguireskips.com

Duty of Care - Controlled Waste Transfer Note

Waste Carrier Licence: CBDU100837

Waste Management Licence:

Annual Waste Transfer Note - valid for 12 months from:
Date: 31/10/2017

Job Number: 142665

Waste Producer

KNIGHT BUILD LTD
Westminster Fire Station, 4 Greycoat Place, Westminster,
SW1P 1SB

Grade & EWC

Non Haz - 17.05.03

SIC Code:

Order Details

HAU
PO: 89368/KB400/CD
Contact:

Load Details:

Driver Notes

EWC CODE 170503
Muck away BH1,TP11,BH4,TP17,TP2.
NON HAZ

Time On Site 00:00 Time Off Site 00:00



Waste Producer Signature

Print Name murphy

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Waste Carrier

MAGUIRE SKIPS LTD
Wandle Way, Mitcham, CR4 4NB

Waste Receiver

KELTBRAY ENVIRONMENTAL LTD
Mohawk Wharf, Bradfield Road, Silvertown, E16 2AX

Registration Number: CBDU100837

Vehicle Registration: KR16SDV

Driver Name: Marius Sodaitis

Registration Number:

Carrier Signature *Marius Sodaitis*

Receiver Signature

VAT number: 830 6456 36

Company registration number: 4812670

Please visit <https://www.maguireskips.co.uk/terms/> for full terms and conditions.

Weighbridge Details

Our Ref: 142665

PO: 89368/KB400/CD

Ticket Ref: 142665

Gross: 29.340 T

Tare: 13.500 T

Gross timestamp: 10/11/2017 14:22:18

Tare timestamp: 10/11/2017 14:22:19

Vehicle Registration: KR16SDV

Grade Weight

Non Haz: 15.840 T

MAGUIRE

SKIPS - CONCRETE - WASTE

EA Carriers License: CBDU100837
EA Site Permit: Mitcham-EPR/RP3090VM

Wandle Way, Mitcham, Surrey CR4 4NB
Tel: 020 8648 7688 Fax: 020 8685 1237 Email: info@maguireskips.com
www.maguireskips.com

Duty of Care - Controlled Waste Transfer Note

Waste Carrier Licence: CBDU100837

Waste Management Licence:

Annual Waste Transfer Note - valid for 12 months from:
Date: 31/10/2017

Job Number: 142667

Waste Producer

KNIGHT BUILD LTD
Westminster Fire Station, 4 Greycoat Place, Westminster,
SW1P 1SB

Grade & EWC

Hazardous - 17.05.03

SIC Code:

Order Details

HAU
PO: 89368/KB400/CD
Contact:

Time On Site 00:00 Time Off Site 00:00

Load Details:

Driver Notes

EWC CODE 170503
BH2, BH3, TP9
1 X HAZARDOUS AWAY



Waste Producer Signature

Print Name murphy

Signing represents total acceptance of all the Terms and Conditions

I (the customer) do hereby declare that the service contracted for as defined above has been carried out to my complete satisfaction. I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011. Signing represents acceptance of the Terms and Conditions.

Waste Carrier

MAGUIRE SKIPS LTD
Wandle Way, Mitcham, CR4 4NB

Waste Receiver

KELTBRAY ENVIRONMENTAL LTD
Mohawk Wharf, Bradfield Road, Silvertown, E16 2AX

Registration Number: CBDU100837

Vehicle Registration: GF15 YAE

Driver Name: Darren Jones

Registration Number:

Carrier Signature *Darren Jones*

Receiver Signature

Weighbridge Details

Our Ref: 142667

PO: 89368/KB400/CD

Ticket Ref: 142667

Gross: 28.240 T

Tare: 13.500 T

Gross timestamp: 10/11/2017 13:47:54

Tare timestamp: 10/11/2017 13:47:55

Vehicle Registration: GF15 YAE

Grade Weight

Hazardous: 14.740 T

MAGUIRE

SKIPS - CONCRETE - WASTE

EA Carriers License: CBDU100837
EA Site Permit: Mitcham-EPR/RP3090VM

Wandle Way, Mitcham, Surrey CR4 4NB

Tel: 020 8648 7688 Fax: 020 8685 1237 Email: info@maguireskips.com
www.maguireskips.com

Duty of Care - Controlled Waste Transfer Note

Waste Carrier Licence: CBDU100837

Waste Management Licence:

Annual Waste Transfer Note - valid for 12 months from:

Date: 31/10/2017

Job Number: 142666

Waste Producer

KNIGHT BUILD LTD
Westminster Fire Station, 4 Greycoat Place, Westminster,
SW1P 1SB

Grade & EWC

Hazardous - 17.05.03

SIC Code:

Order Details

HAU
PO: 89368/KB400/CD
Contact:

Load Details:

Driver Notes

1 X HAZARDOUS AWAY
EWC 17.05.03
BH2, BH3, TP9

Time On Site 00:00 Time Off Site 00:00



Waste Producer Signature

Print Name murphy

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Waste Carrier

MAGUIRE SKIPS LTD
Wandle Way, Mitcham, CR4 4NB

Waste Receiver

KELTBRAY ENVIRONMENTAL LTD
Mohawk Wharf, Bradfield Road, Silvertown, E16 2AX

Registration Number: CBDU100837

Vehicle Registration: GF15 YAE

Driver Name: Darren Jones

Registration Number:

Carrier Signature *Darren Jones*

Receiver Signature

VAT number: 830 6456 36

Company registration number: 4812670

Please visit <https://www.maguireskips.co.uk/terms/> for full terms and conditions.

Weighbridge Details

Our Ref: 142666

PO: 89368/KB400/CD

Ticket Ref: 142666

Gross: 28.580 T

Tare: 13.500 T

Gross timestamp: 10/11/2017 13:49:03

Tare timestamp: 10/11/2017 13:49:04

Vehicle Registration: GF15 YAE

Grade Weight

Hazardous: 15.080 T