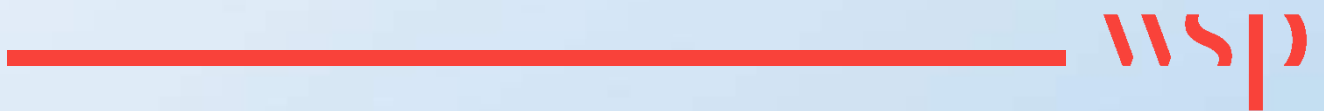


Appendix C

WSP VISIT SUMMARY



BERMONDSEY BISCUIT FACTORY – SITE VISIT SUMMARY

SHEET 23/07/2021

DATE OF UPDATE	23/07/2021	
SITE PERSONNEL	WSP Alex Reavley Ali Brooke	KELTBRAY REMEDIATION Dafni Varthali
PROGRESS UPDATE		
DETAILS	<ul style="list-style-type: none"> • Concrete Crushing ongoing in the RST area. • Campus works commenced on Monday, Excavating Made Ground from Tuesday onwards. • 8 Samples of Made Ground taken within the building footprint in an L shape in the north of the Campus area • 6 Samples were of standard levels that have been encountered before • 2 remaining samples: 1 contained trace asbestos (0.001%), 1 contained very high levels of heavy metals (lead) • Both hot spot areas of Made Ground stockpiled separately. At the time of writing the heavy metal hotspot had been removed offsite for treatment/disposal. The asbestos was stockpiled to the side of the entrance and covered with visqueen prior to disposal on Monday (26th). • Area in the north west of the Campus site has been reduced in level to formation level, Made Ground still left at service so a query was made by DV to AR regarding leaving Made Ground in-situ with potential asbestos. • AR detailed that as a result of the 200mm of clean Made Ground and 200mm of Concrete Crush to be laid on top and the fact it is under the building footprint that no further action needs to be taken. • West of D & E area has been backfilled with surplus material from OPQ area. • The remaining area towards the western boundary to be excavated on Monday, this area has a large amount of asbestos cement, which is being disposed of and treated off site via handpicking. • BT cable in similar area to be laid on Tuesday following Monday's excavations. 	
WEATHER	Sunny, partly cloudy with temperatures of between 16° and 24° C.	
ACTIVITIES SCHEDULED FOR NEXT WEEK	<ul style="list-style-type: none"> • Campus area to be prioritised due to stricter timescales. • Western area of D & E area to be excavated, with frequent asbestos cement • Continued excavation and backfill within the Campus area 	
ATTENDANCE NEXT WEEK	WSP will be on-site the next week to meet the new Remediation Scientist replacing Dafni Varthali whilst she is on holiday.	

PHOTOGRAPHIC RECORD

**PLATE
1**

OPQ area, with small area of Made Ground deposits remain to be reused, looking north.



**PLATE
2**

Concrete crushing ongoing in the RST area looking south west.



PLATE
3

Backfilled ground in western section of D & E area, looking north west.



PLATE
4

Area still to be excavated in east of D & E area, looking east.



PLATE
5

General campus area of excavation, looking north west



PLATE
6

Stockpile of asbestos hot spot material, to be disposed of on Monday (26th).



PLATE
7

North west of the Campus area at formation level, ready to be backfilled, looking north.



PLATE
8

Excavation occurring in the north east of the Campus site, looking north.



BERMONDSEY BISCUIT FACTORY – SITE VISIT SUMMARY
SHEET 03/08/2021

DATE OF UPDATE	03/08/2021	
SITE PERSONNEL	WSP Alex Reavley Ali Brooke	KELTBRAY REMEDIATION Dafni Varthali Tim Ridley
PROGRESS UPDATE		
DETAILS	<p>Campus Works</p> <ul style="list-style-type: none"> • Campus works continuing with the area where the previous building almost complete to formation levels with 6F2 capping of 200mm. • The banks around the above mentioned area are to be stripped and capped, hoarding is being removed to allow this. And excavations up to the boundary wall on the north of the Campus site to be reinforced with piled foundation supports prior to excavation of the remaining soils. • The area in the south west corner of the Campus area has been excavation and backfilled using MG and capped with 200mm of 6F2 material. • A small stockpile is present in the western area of the site which was being moved into the D&E area of the Biscuit Factory to be stockpiled for re-use or off site disposal. Chemical data for this stockpile is from the previous SI's and no testing has been done on the stockpile since excavation. • The access road and miscellaneous areas outstanding will be completed last once all other works are completed. <p>Biscuit Factory Works</p> <ul style="list-style-type: none"> • Two UST tanks were uncovered by Keltbray within the centre east portion of the D&E area approximately 20-30m south of the existing electricity substation building. • The made ground soils had been excavated and separately stockpiled for sampling and testing. • The excavations upon the WSP visit had been taken to the top of the natural Alluvium soils. • WSP and Keltbray agreed that the soils from the areas surrounding the tanks were to be placed in isolated stockpiles to prevent cross contamination should leaks have occurred. • The tanks are to be investigated later today (03.08.21) with sampling taken from the sides under the tanks. • Of the two tanks, one appeared to have water present and the second had miscellaneous fluid in with odours of undetermined nature. • The tank contents will be sampled for testing. • The eastern half of the D&E section in the north west corner was completed with capping of crush material. • The road way area and tank area is the last areas to be completed which will occur imminently, the BT cable in the access road area is to be diverted week commencing 9th August 2021. • A large stockpile of made ground soils was present within the D&E area which will be sampled by Dafni and the results are due Friday 6th August 2021. The soils from this will either be re-used or disposed off-site dependent on the chemical testing results. • Concrete Crushing ongoing in the RST area and stockpiling of 6F2 material. 	
WEATHER	Sunny, partly cloudy with temperatures of between 17° and 20° C.	

<p>ACTIVITIES SCHEDULED FOR NEXT WEEK</p>	<ul style="list-style-type: none"> • Campus area to be prioritised due to stricter timescales with Handover proposed for the 23rd September 2021. • Excavations of the west, north and east bordering soils around where the building footprint was. • Demolition of the existing substation and removal of asbestos roofing materials. • BT to re-route cable and this will allow final excavations of the D&E area where the access route is. • Potentially completion of the OPQ area where the access road is and where the initial site compound was located.
<p>ATTENDANCE NEXT WEEK</p>	<p>WSP will be on-site the next week to check on progress within Campus area and the ongoing excavation works in the D&E area, and demolition of the electricity substation.</p>

PHOTOGRAPHIC RECORD

PLATE 1 Campus area looking at south west corner of this site. Area at formation levels being finished off with MG fill to be capped with 6F2 capping.



PLATE 2 Small stockpile in the west of the Campus area which was being moved onto the BF side and temporarily placed in the D&E for later re-use.



PLATE 3 Campus site looking east from west side. Area shown is access road and former building footprint (left).



PLATE 4 Campus site, western boundary hoarding being removed to excavate the remaining soils on the banks around the western boundary.



PLATE
5

Campus site looking north east at completed section of former building footprint.



Image showing the RST area and continues concrete crushing and 6F2 preparation.

PLATE
6



PLATE
7

North west of the Campus area at formation level, ready to be backfilled, looking north.



PLATE 8 Image looking north at the tanks in the D&E area.



**PLATE
9**

Stockpile of MG soil in the D&E area which are to either be reused or disposed off following chemical testing review.



**PLATE
10**

Stockpile of MG soils taken from the Campus and stored in the D&E area waiting to be sampled for re-usability.



BERMONDSEY BISCUIT FACTORY – SITE VISIT SUMMARY

SHEET 24/08/2021

DATE OF UPDATE	24/08/2021	
SITE PERSONNEL	WSP Alex Reavley Ali Brooke	KELTBRAY REMEDIATION Tim Ridley
PROGRESS UPDATE		
DETAILS	<p>Campus Works</p> <ul style="list-style-type: none"> • Campus works continuing with the excavation and re-levelling of the soils in the former access road entering the site from the east running west. • A stockpile of MG was present within the Campus site which was being taken to the BF site for re-use in the Biscuit Factory. • The western and southern edges of the campus site are now completed with the edges around the north yet to be finished off. <p>Biscuit Factory Works</p> <ul style="list-style-type: none"> • Stockpiling of MG material from the Campus site ongoing. • In the western OPQ area works are ongoing either side of the former N-S access road. The soils in these areas were pre-screened with samples taken prior to excavations beginning. • The works happening during the site visit comprised of excavation and re-levelling. • The Lead hotspot adjacent to the reaming factory building had been excavated, with the soils stockpiled in a quarantine stockpile in the D&E area. This stockpile was marked as “Do Not Load”. • A small historic underground room was uncovered at the north end of the OPQ area to the west of the former access gate. This was formed of brick masonry; the room was underneath the public footpath and had wooden struts supporting the ceiling. The room was small, perhaps 1.5mx 1.0m and filled with rubble and blocks of brick and concrete. • The tanks have been removed from the D&E area, one of which was filled with concrete, this had been cut open to show the concrete fill. The second tank was not filled with concrete and had small amount of water within. The water had a slight hydrocarbon odour. The tank which had water in was placed on plastic sheeting. • The tanks were surrounded by granular soils which were stockpiled on hardstanding with plastic sheeting placed beneath the soils to mitigate run off. • A single sample had been taken from this stockpile for testing, it was screened and came back as below screening criteria for WSP standards. • The electricity substation was being stripped out and the asbestos removal works were being undertaken by Keltbray, the asbestos waste was placed within a skip which was covered and seal using plastic sheeting and tape. 	
WEATHER	Sunny, partly cloudy with temperatures of between 18° and 21° C.	
ACTIVITIES SCHEDULED FOR NEXT WEEK	<ul style="list-style-type: none"> • Campus area to be prioritised to complete before hand over date of the 23rd September 2021. • OPQ area to be completed and quarantined materials to be removed from Site. • Tanks to be removed from site. 	

	<ul style="list-style-type: none">• Area where the electricity substation to be excavated and reinstated with crushed capping layer.
ATTENDANCE NEXT WEEK	WSP will be on-site the next week to check on progress within Campus area and the ongoing excavation works in the D&E area, and demolition of the electricity substation.

PHOTOGRAPHIC RECORD

**PLATE
1**

Image looking west from the Campus site entrance where a stockpile of MG soils from the former access road are being moved to the BF side for re-use.



**PLATE
2**

Excavation of the soils adjacent to the east of the remaining building. Soils were being excavated for re-levelling. The Lead hotspot in this area was excavated and then stockpiles separately. (Overleaf)



PLATE 3 (Overleaf) – Image looking north east across the north west corner of the OPQ area showing the excavation of MG.



PLATE 4 One of the two buried tanks, this example was filled with concrete.



PLATE
5

“Do not load” sign on quarantined soils from the OPQ area Lead hotspot.



Showing the second tank which was cut open following removal from the ground.

PLATE
6



Water which was present within the tank was pumped and placed in IBCs for disposal.

PLATE
7



PLATE
8

Image below showing the stockpiled granular soils which were found to surround the buried tanks.

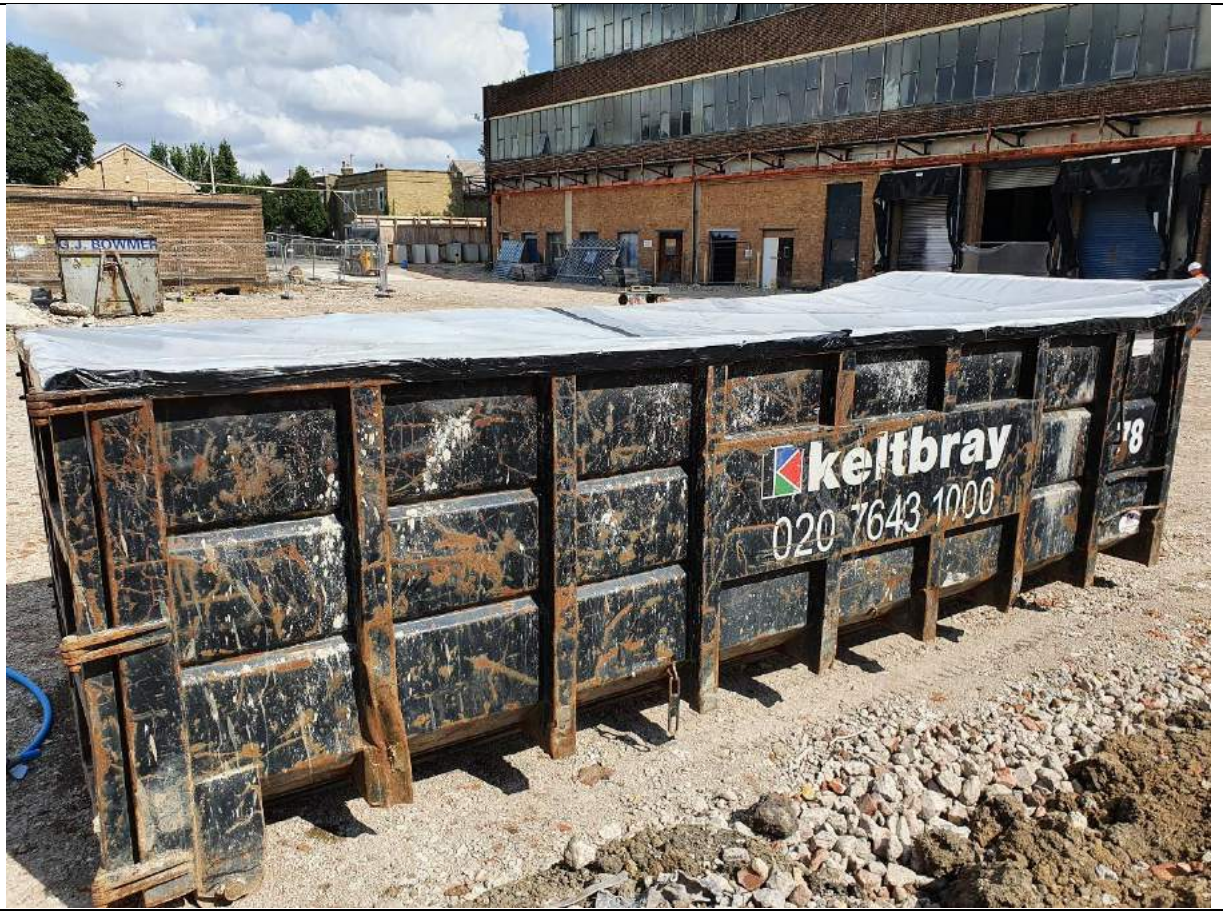


PLATE 9 Decontamination unit used during asbestos removal in the electricity substation within the D&E area.



PLATE
10

Sealed skip containing ACM from the electricity substation.



BERMONDSEY BISCUIT FACTORY – SITE VISIT SUMMARY
SHEET 08/09/2021

DATE OF UPDATE	08/09/2021	
SITE PERSONNEL	WSP Ali Brooke	KELTBRAY REMEDIATION Dafni Varthali
PROGRESS UPDATE		
DETAILS	<p>Campus Works</p> <ul style="list-style-type: none"> • Campus works largely completed with the exception of the small, raised areas which run east to west along the northern boundary of the Site along the boundary walls. • The general site area had been re-levelled and was completed with 6F2 capping in all areas save the aforementioned above. • Dafni told A.B. that they intended to excavate and finish the banked areas as near to the boundary wall as soon as possible but were working out how but to do so without damaging the gardens of the residential premises to the north of the Campus site. • UXO investigative probing undertaken by Jackson’s Drilling and 1st Line Defence was being carried out in the Campus Site to identify any ferrous signals of concern which may relate to UXO. • WSP informed verbally, that the revised handover date for the campus site is the 8th of November 2021, but the works are likely to be completed a few weeks prior to this. <p>Biscuit Factory Works D&E Area</p> <ul style="list-style-type: none"> • The electricity substation (grid squares D3/D4) had been demolished and the area where it had stood had been excavated and capped off, the asbestos waste which was contained within a sealed skip had been removed from Site. • In the north east area where the BT service trench was (grid squares A1/ B1 /C1 tending NE/SW), soils have been used to backfill up to the western face of said trench. The western face had been covered with Terram given the asbestos present within the western trench face. • This trench face is to later be remediated with the asbestos to be removed once BT have completed their works. • The road way behind the trench is proposed to remain post hand over of the Site, however Keltbray are discussing whether it is possible to excavate and finish this road, and cap with crushed material. • The temporary car parking in the eastern half of the D&E area has been established. • In the western portion of the D&E area (grid square D2/C2), a small area remains uncompleted and is due to be backfilled with MG and then capped with crushed material. This area is underlain by Terram which was observed during the Site visit. It is understood that asbestos impacted soils are underlying the Terram here and will be capped with over 600mm of material and then beneath the proposed building footprint. • A large stockpile circa 500m³ of material (MG) was present in grid squares E2/F2 and due to be surveyed and samples for re-use suitability. <p>Western OPQ Area</p> <ul style="list-style-type: none"> • the north south strip from I9 to J7 in the OPQ area had been excavated and was being capped with crush. 	

	<ul style="list-style-type: none"> • The OPG BF-G area had also been excavated and was being re-levelled and capped with crush fill. • A small stockpile of natural soils was present, and Dafni was planning to have this removed from Site. Dafni is to check if a sample is required for this. • Screening samples were taken from this area pre works commencing, sampled by Tim Ridley. <p>Inside the remaining BF-F Building:</p> <ul style="list-style-type: none"> • The ground floor internal area of the retained building on Site is undergoing foundation improvements around the existing columns in order to bolster the bearing capacities and enhance the columns. • The works include excavation of the soils around the column foundations in order to add more concrete. • A large stockpile of what appeared to be natural soils was present within the building. The destiny of these soils was not certain at the time and Dafni is to check what the plans are for these soils, i.e. offsite disposal or re-use on site?
<p>WEATHER</p>	<p>Sunny, temperatures of 25+° C.</p>
<p>ACTIVITIES SCHEDULED FOR NEXT WEEK</p>	<ul style="list-style-type: none"> • Excavation of the soils in the area where the tanks were buried in order to gather additional samples for validation requirements, as well as log and PID screen the soils to assess the extent of potential contamination related to the USTs. • Continuation of Campus site northern boundary excavations. • Capping off in the OPQ area. • Capping of the D&E area.
<p>ATTENDANCE NEXT WEEK</p>	<p>WSP will be on-site the next week to check on progress within Campus area and the capping within the OPQ area. WSP will also be on Site to observe the excavations in the area where the tanks were to observe the extent of any potential contamination.</p>

PHOTOGRAPHIC RECORD

PLATE 1 View looking NW across the Campus Area.



PLATE 2 NE corner section of Campus Site, these materials are to be excavated and capped.



PLATE
3

View looking south east across Campus Site from the NW corner.



PLATE
4

Soils to be cut back and then capped in the NW corner of Campus Site.



**PLATE
5**

View looking east along the northern boundary wall of Campus Site, showing remaining edging yet to be cut and capped.



**PLATE
6**

D&E Area looking south along the terram covered section of the former trench excavation.



Another perspective of the terram protection. Looking north.

**PLATE
7**



**PLATE
8**

Terram covered section within the D&E area which is to be capped with the MG stockpiled, and then capped with crushed material.



Stockpile of crushed material to be used to cap the covered area in the Plate above.

PLATE
9



PLATE 10 Former electricity substation, now capped with crush.



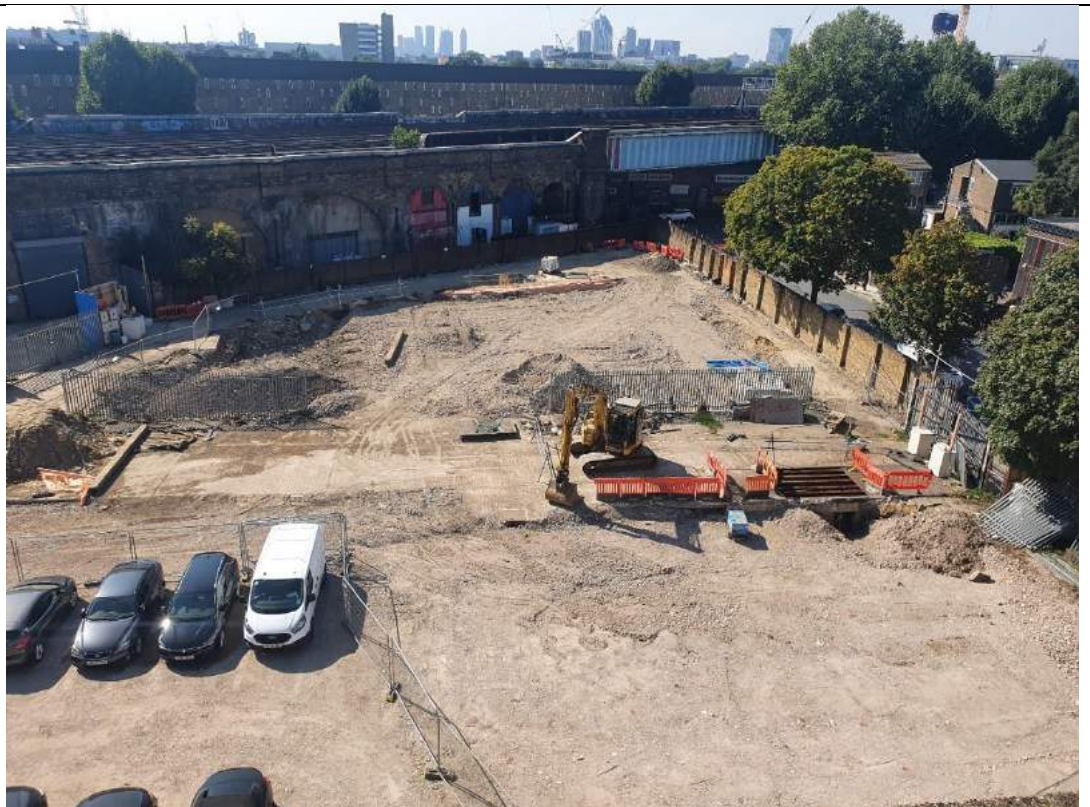
**PLATE
11**

Large Stockpile in the D&E area which is awaiting surveying and sampling to be done.



**PLATE
12**

Overview looking west over the D&E Area.



**PLATE
13**

Overview of the D&E area showing stockpiles of the granular fill which surrounded the USTs, and the MG stockpile yet to be surveyed and sampled for re-use.



**PLATE
14**

Overview of the OPQ-BF area which is being capped off.



**PLATE
15**

Image of the OPQ area adjacent to the existing building which is being capped off.



**PLATE
16**

Small Stockpile of what appears to be natural soils in the OPQ area.



**PLATE
17**

Excavations around foundations within the BF-F building.



**PLATE
18**

Stockpiled soils within the BF-F building from the column foundation excavations.



BERMONDSEY BISCUIT FACTORY – SITE VISIT SUMMARY

SHEET 13/09/2021

DATE OF UPDATE	13/09/2021	
SITE PERSONNEL	WSP Ali Brooke	KELTBRAY REMEDIATION Dafni Varthali
PROGRESS UPDATE		
DETAILS	<p>Biscuit Factory – D&E Area</p> <ul style="list-style-type: none"> • Excavation of the soils in the D&E area where large sums of asbestos were found begins. • Excavation aims to remove the asbestos fragments and soils associated with the asbestos hotspot. • During the excavation large sums of water is sprayed onto the area and excavator in order to dampen the material and mitigate fibre release risks. • No air monitoring is carried out. • PPE is not worn but the site Staff but advised by WSP who is wearing PPE. • The excavations were not fully completed due to the lack of available suitable skips for the storage and subsequent removal of the asbestos impacted material. • The area was not covered. • During the excavation black soils were encountered which when the water mixed with these a sheen was present on the water. • A soil sample was taken after the excavation was made in order to determine the risk these black soils presented. <p>Biscuit Factory – RST Area</p> <ul style="list-style-type: none"> • Excavations begin in the RST area with large amounts of buried concrete structures and blocks encountered. • 1 historical wall was uncovered which has fragments of asbestos within. <p>Biscuit Factory – OPQ Area</p> <ul style="list-style-type: none"> • Capped with 6F2 and finished. 	
WEATHER	Cloudy, temperatures of 18+°C.	
ACTIVITIES SCHEDULED FOR NEXT WEEK	<ul style="list-style-type: none"> • Excavation of the remaining asbestos impacted soils in the area of the asbestos removal dig. • Sampling of the black staining in order to determine the risk to the development. 	
ATTENDANCE NEXT WEEK	WSP will return to see the excavation of the remaining asbestos impacted soils. And observe any progress within the Campus Site.	

PHOTOGRAPHIC RECORD

**PLATE
1**

Image showing the covered asbestos impacted area in the D&E part of the site.



**PLATE
2**

Spraying with water onto the soils pre removal of cover.



**PLATE
3**

View looking north and down into the pit where the asbestos is being excavated. Also note the black soils at the base of said pit.



PLATE
4

Example of the asbestos being recovered from the excavation.



**PLATE
5**

Oily sheen on the run off water which has interacted with the dark soils within the pit.



**PLATE
6**

A second image showing the extent of the excavated soils of concern.



PLATE 7 Initial RST area excavations note the buried concrete.



**PLATE
8**

Stockpiling of the soils from the RST area ahead of being run through the screening machinery.



**PLATE
9**

Image looking east from the north western corner of the RST area excavations.



**PLATE
10**

The uncovered wall section within the RST area which had ACM loosely found within.



**PLATE
11**

Close up image of the ACM within the RST buried wall.



**PLATE
12**

Image showing the buried wall or fill section within the RST area.



PLATE
16

Image looking south across the completed western section of the OPQ area.





BERMONDSEY BISCUIT FACTORY – SITE VISIT SUMMARY
SHEET 30/09/2021

DATE OF UPDATE	30/09/2021	
SITE PERSONNEL	WSP Ali Brooke	KELTBRAY REMEDIATION Dafni Varthali
PROGRESS UPDATE		
DETAILS	Biscuit Factory <ul style="list-style-type: none">• Continued excavation of the RST area with machine screening of the soils to grade them.• Large sums of buried concrete and concrete obstructions were encountered within the RST excavations which were being removed for crushing.• The excavations for the removal of asbestos within in the D&E area are still yet to be completed.• The tank area has been completed and capped.• Some stockpiles are present of MG soils in the BF D&E area but these are proposed for re-use – details of the re-use TBC. Campus Area <ul style="list-style-type: none">• The norther boundary which was being excavated is half completed with the last areas to be finished comprising the north west corner of the campus area.• Delays occurred as one of the resident's gardens was collapsing into the campus site due to poor stability and shoring.	
WEATHER	Overcast, temperatures of 19° C.	
ACTIVITIES SCHEDULED FOR NEXT WEEK	<ul style="list-style-type: none">• Continued excavations in the RST area.• Proposed completion of the asbestos dig area.• Discussions regarding additional sampling in the former UST site.• Completion of the north east boundary section in the Campus area.	
ATTENDANCE NEXT WEEK	WSP will be on site to observe further excavations and discuss the UST additional sampling .	

PHOTOGRAPHIC RECORD

**PLATE
1**

Continued excavation of the north east corner of the RST area with large amounts of concrete obstructions and boulders being encountered.



**PLATE
2**

Concrete structures below ground encountered during RST excavations.



PLATE 3 View looking north west across the RST area which is hosting stockpiles of crushed and screened materials.



PLATE
4

D&E area – asbestos excavation site which is yet to be completed.



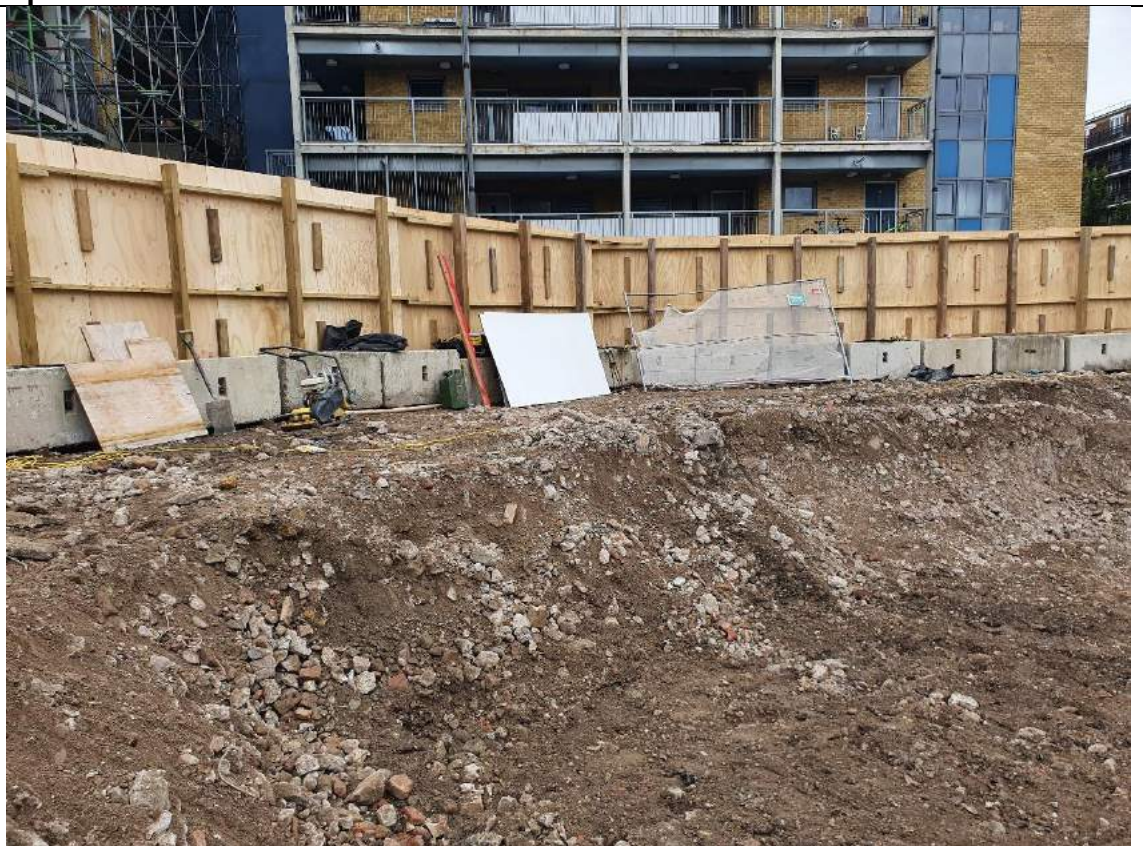
**PLATE
5**

Stockpile of soils transferred from the Campus Site located in the D&E area of the Main BF Site.



**PLATE
6**

Image looking at the north eastern most corner of the Campus Site showing the completed berm.



**PLATE
7**

Image of the central northern boundary of the Campus Site showing the concrete feature and works in progress on the berms.



**PLATE
8**

Image showing the north west corner of the Campus Site which is the last section of the Site to be completed.



**PLATE
9**

Image of a small stockpile of MG soils which were excavated from the berms awaiting to be transferred to the Main BF site.



**PLATE
10**

View looking south east across the Campus site showing the completed access point. (Blue Gate).

