Our Ref AMP/14862CO/7/LMA

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RSA GEOTECHNICS LTD

26 October 2018

London Borough of Hackney
Hackney Service Centre
1 Hillman Street
Hackney
London
E8 1DY

For the attention of Mr Steven Pye, Pollution Control Officer

By Email only –
steven.pye@hackney.gov.uk

Dear Steven

STONE STUDIOS, 80 TO 84 & 88 WALLIS ROAD, HACKNEY WICK E9 5LN
- RADIELLO CARTRIDGE AIR MONITORING FOR VOC & SVOC

This letter reports the findings of the seventh round of ongoing air monitoring around the boundary of the above site by RSA Geotechnics Limited, at the request of Telford Homes PLC. The monitoring covers the period between 12 and 18 October 2018.

1. Introduction

Earlier investigation of the site identified the potential for significant odour/vapour release during development. CFA piling works brought to surface hydrocarbon contaminated soils, as identified within the earlier site investigation. Some odours were reported, and odour/vapour issues were more pronounced during the bulk excavation phase for basement construction for Block A.

Air monitoring will be maintained for the duration of the groundworks by RSA Geotechnics Limited to assess concentrations of volatile organic compounds at the perimeter of the site during the bulk excavation works and enable the assessment of potential risks to off-site receptors. Radiello 130 passive diffusive sampling tubes have been installed at five locations around the perimeter of the site, to enable measurement of time weighted average concentrations of BTEX and VOC, with a sixth monitoring point installed off-site, on the boundary of Mossbourne Academy School. Monitoring locations are as illustrated on drawing number 14862GI2/9.

Key volatile constituents of the contamination at the site were considered to be benzene and naphthalene, and these compounds have been adopted as markers for the initial assessment of contamination.

The EH40 Workplace Exposure Limit (WEL) for 8 hour time-weighted average (TWA) exposure for benzene of 1 ppm (3.25 mg/m^3) has been adopted for initial assessment. In the absence of a short-term (15 minute) exposure limit (STEL) a value equivalent to three times the 8 hour TWA is commonly adopted (3 ppm).

There is no UK WEL screening value for naphthalene. However, the US Occupational Safety and Health Administration (OSHA) sets a Permissible Exposure limit (PEL) of 10 ppm (50 mg/m^3) for naphthalene in workplace air (8 hour TWA). The National Institute for Occupational Safety and Health (NIOSH) 'immediately dangerous to life or health' (IDLH) screening value for naphthalene in air is 250 ppm.

2. Fieldwork

The seventh round of monitoring discussed in this report was undertaken over a seven day period between 12 and 18 October 2018. No excavation works were in progress for the duration of the monitoring.

3. Laboratory Analysis

Cross reference between the laboratory test references and the sample locations is given in Table 3.

Table 3 – Laboratory reference and sample location summary

Location	Laboratory sample reference
1	1540G
2	1539G
3	1538G
4	1537G
5	1536G
6	1535G

The laboratory analysis included suites of both VOCs and SVOCs. The results were calculated as time-weighted average concentrations.

Concentrations of VOCs including benzene and SVOCs including naphthalene were below the detection limit for the test method, of 1 µg/m^3 (0.0003 ppm for benzene, 0.0002 ppm for napthalene).

Some low but measurable concentrations for SVOC TIC (Tentatively Identified Compounds) were recorded. There are no UK screening values for the majority of these compounds.

No SVOC TIC concentrations were detected at Location 6 on the boundary of the Mossbourne Academy school premises approximately 100 m east of the site.

4. Conclusions

Time-weighted average concentrations of benzene in the atmosphere were below the detection limit for the test method, of 0.0003 ppm, and well below the adopted initial screening value of 1 ppm.

Concentrations of naphthalene were also below the detection limit for the test method, of 0.0002 ppm, and considerably below the OSHA PEL of 10 ppm.

The above assessment is predominantly focussed on occupational exposure, given the immediate commercial site setting. Due to recent reports of vapour/odour further from the site, including the school approximately 100 m to the north east, the assessment is currently under revision, to provide an enhanced assessment of the potential impact to off-site receptors, and with a view to modifying site practices to reduce any impact to acceptable levels. A detailed risk assessment report has been prepared which includes proposed screening values for a range of determinands; the report is in the course of being reviewed by LLDC and London Borough of Hackney. The concentrations of SVOC TICS recorded at the school are below the proposed screening values.

Monitoring will continue for the duration of the earthworks on site and a revised assessment of off-site receptors more remote from the site will be presented in due course.

Should you require any further information or assistance, please do not hesitate to contact us.

Yours sincerely
RSA Geotechnics Ltd

Adrian Phillips, FGS
Technical Director

Encs Locations for Passive Air and Vapour Monitoring – Drawing Number 14862GI2/9

Laboratory Test Report (ELAB, 18-20158)

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14862CO 80 TO 84 & 88 WALLIS ROAD, HACKNEY WICK E9 5LN		Date	2 OCTOBER 2018
RELATIVE LOCATIONS OF PASSIVE SORBENT AIR MONITORING TUBES		Scale	NOT TO SCALE
RSA GEOTECHNICS LIMITED	.	Drawing No.	14862GI2/9

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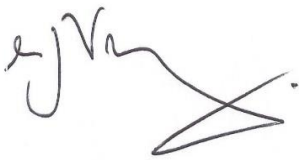
THE ENVIRONMENTAL LABORATORY LTD

Analytical Report Number:	18-20158
Issue:	1
Date of Issue:	25/10/2018
Contact:	Phil Gawne
Customer Details:	RSA Geotechnics Ltd Ashburnham House 1 Maitland Road Needham Market Suffolk IP6 8NZ
Quotation No:	Q18-01116
Order No:	14862CO
Customer Reference:	14862CO
Date Received:	19/10/2018
Date Approved:	25/10/2018
Details:	Wallis Road Air Monitoring 12-18 October 2018
Approved by:	

Mike Varley, Technical Manager

Any comments, opinions or interpretations expressed herein are outside the scope of UKAS accreditation (Accreditation Number 2683)

Sample Summary

Report No.: 18-20158

Elab No.	Client's Ref.	Date Sampled	Date Scheduled	Description	Deviations
154038	1540G RT1 - Location 1	18/10/2018	19/10/2018		
154039	1539G RT2 - Location 2	18/10/2018	19/10/2018		
154040	1538G RT3 - Location 3	18/10/2018	19/10/2018		
154041	1537G RT4 - Location 4	18/10/2018	19/10/2018		
154042	1536G RT5 - Location 5	18/10/2018	19/10/2018		
154043	1535G RT6 - Location 6	18/10/2018	19/10/2018		

Results Summary

Report No.: 18-20158

			ELAB Reference	154038	154039	154040	154041	154042	154043
			Customer Reference	RT1 - Location 1	RT2 - Location 2	RT3 - Location 3	RT4 - Location 4	RT5 - Location 5	RT6 - Location 6
			Sample ID						
			Sample Type	GAS	GAS	GAS	GAS	GAS	GAS
			Sample Location	1540G	1539G	1538G	1537G	1536G	1535G
			Sample Depth (m)						
			Sampling Date	18/10/2018	18/10/2018	18/10/2018	18/10/2018	18/10/2018	18/10/2018
Determinand	**Codes**	**Units**	**LOD**						
VOC									
MTBE	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Heptane	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Octane	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Nonane	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Benzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Toluene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Ethylbenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
m+p-xylene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
o-xylene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
cis-1,2-dichloroethene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1,1-Dichloroethane	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Chloroform	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Tetrachloromethane	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1,1,1-Trichloroethane	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Trichloroethylene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Tetrachloroethylene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1,1,1,2-Tetrachloroethane	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1,1,2,2-Tetrachloroetha	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Chlorobenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Bromobenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Bromodichloromethane	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Methylethylbenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1,1-Dichloro-1-propene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Trans - 1-2 -dichloroethylene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
2,2-Dichloropropane	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Bromochloromethane	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1,2-Dichloroethane	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Dibromomethane	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1,2-Dichloropropane	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
cis-1,3-Dichloro-1-propene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
trans-1,3-Dichloro-1-propene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1,1,2-Trichloroethane	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Dibromochloromethane	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1,3-Dichloropropane	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Dibromoethane	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Styrene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Propylbenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
2-Chlorotoluene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1,2,4-Trimethylbenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
4-Chlorotoluene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
t-butylbenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1,3,5-Trimethylbenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1-methylpropylbenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
p-cymene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1,3-Dichlorobenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Butylbenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1,2-Dibromo-3-chloropropane	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Hexachlorobutadiene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1-2-3 - Trichlorobenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Naphthalene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1-2-4 - Trichlorobenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1,4-Dichlorobenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1,2-Dichlorobenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Bromoform	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
VOC TIC									
Various	N	µg/m3	1	None Detected	None Detected	None Detected	None Detected	None Detected	None Detected

Results Summary

Report No.: 18-20158

			ELAB Reference	154038	154039	154040	154041	154042	154043
			Customer Reference	RT1 - Location 1	RT2 - Location 2	RT3 - Location 3	RT4 - Location 4	RT5 - Location 5	RT6 - Location 6
			Sample ID						
			Sample Type	GAS	GAS	GAS	GAS	GAS	GAS
			Sample Location	1540G	1539G	1538G	1537G	1536G	1535G
			Sample Depth (m)						
			Sampling Date	18/10/2018	18/10/2018	18/10/2018	18/10/2018	18/10/2018	18/10/2018
Determinand	**Codes**	**Units**	**LOD**						
SVOC									
Phenol	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Aniline	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Bis(2-chloroethyl)ether	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
2-Chlorophenol	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1,3-Dichlorobenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1,4-Dichlorobenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Benzyl Alcohol	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1,2-Dichlorobenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
2-Methylphenol	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Bis(2-chloroisopropyl)ether	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
3 and 4-methylphenol	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
N-Nitrosodi-n-propylamine	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Hexachloroethane	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Nitrobenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Isophorone	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
2-Nitrophenol	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
2,4-Dimethylphenol	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Bis(2-chloroethoxy)methane	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
2,4-Dichlorophenol	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1,3,5-Trichlorobenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Naphthalene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
3-Chloroaniline	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Hexachloro-1,3-butadiene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
4-Chloro-3-methylphenol	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
2-Methynaphthalene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1-Methylnaphthalene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Hexachlorocyclopentadiene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
2,4,6-Trichlorophenol	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
2,4,5-Trichlorophenol	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1-Chloronaphthalene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
2-Nitroaniline	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1,4-Dinitrobenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Dimethyl phthalate	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1-3-dinitrobenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
2-6-dinitrotoluene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Acenaphthylene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1,2-Dinitrobenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
3-Nitroaniline	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Acenaphthene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
4-nitrophenol	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Dibenzofuran	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
2,3,5,6-Tetrachlorophenol	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
2,3,4,6-Tetrachlorophenol	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Diethyl phthalate	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1-chloro-4-phenoxybenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Fluorene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
4-Nitroaniline	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Dinitro-o-cresol	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Diphenylamine	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Azobenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
1-bromo-4-phenoxybenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Hexachlorobenzene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Pentachlorophenol	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Phenanthrene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Anthracene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Carbazole	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Dibutyl phthalate	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Fluoranthene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Pyrene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Butyl benzyl phthalate	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Bis-2-ethylhexyladipate	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Butyl benzyl phthalate	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Benzo(a)anthracene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Chrysene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Bis(2-ethylhexyl)phthalate	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Benzo(b)fluoranthene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Benzo(k)fluoranthene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Benzo(a)pyrene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Indeno(1,2,3-CD)pyrene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Dibenz(ah)anthracene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
Benzo(ghi)perylene	N	µg/m3	1	< 1	< 1	< 1	< 1	< 1	< 1
SVOCTIC									
Various	N	µg/m3	1	Y	None Detected	None Detected	Y	None Detected	None Detected
Benzene, 1,3-dimethyl-	N	µg/m3	1	16	-	-	-	-	-
Dodecane	N	µg/m3	1	6	-	-	7	-	-
Tetradecane	N	µg/m3	1	4	-	-	-	-	-
Benzene, 1,3-dimethyl-	N	µg/m3	1	-	-	-	39	-	-
Benzene, 1-ethyl-3-methyl-	N	µg/m3	1	-	-	-	16	-	-
Indane	N	µg/m3	1	-	-	-	20	-	-
Benzene, 1-ethyl-3,5-dimethyl-	N	µg/m3	1	-	-	-	5	-	-

Method Summary

Report No.: 18-20158

Parameter	Codes	Analysis Undertaken On	Date Tested	Method Number	Technique
VOC - Tubes	N		19/10/2018		GC-MS
SVOC - Tubes	N		19/10/2018	167	GC-MS
VOC - Tubes	N		19/10/2018	181	GC-MS

Tests marked N are not UKAS accredited

Report Information

Report No.: 18-20158

Key

U	hold UKAS accreditation
M	hold MCERTS and UKAS accreditation
N	do not currently hold UKAS accreditation
^	MCERTS accreditation not applicable for sample matrix
*	UKAS accreditation not applicable for sample matrix
S	Subcontracted to approved laboratory UKAS Accredited for the test
SM	Subcontracted to approved laboratory MCERTS/UKAS Accredited for the test
NS	Subcontracted to approved laboratory. UKAS accreditation is not applicable.
I/S	Insufficient Sample
U/S	Unsuitable sample
n/t	Not tested
<	means "less than"
>	means "greater than"

Soil sample results are expressed on an air dried basis (dried at < 30°C)
ELAB are unable to provide an interpretation or opinion on the content of this report.
The results relate only to the items tested
PCB congener results may include any coeluting PCBs
Uncertainty of measurement for the determinands tested are available upon request

Deviation Codes

a	No date of sampling supplied
b	No time of sampling supplied (Waters Only)
c	Sample not received in appropriate containers
d	Sample not received in cooled condition
e	The container has been incorrectly filled
f	Sample age exceeds stability time (sampling to receipt)
g	Sample age exceeds stability time (sampling to analysis)

Where a sample has a deviation code, the applicable test result may be invalid.

Sample Retention and Disposal

All soil samples will be retained for a period of one month
All water samples will be retained for 7 days following the date of the test report
Charges may apply to extended sample storage