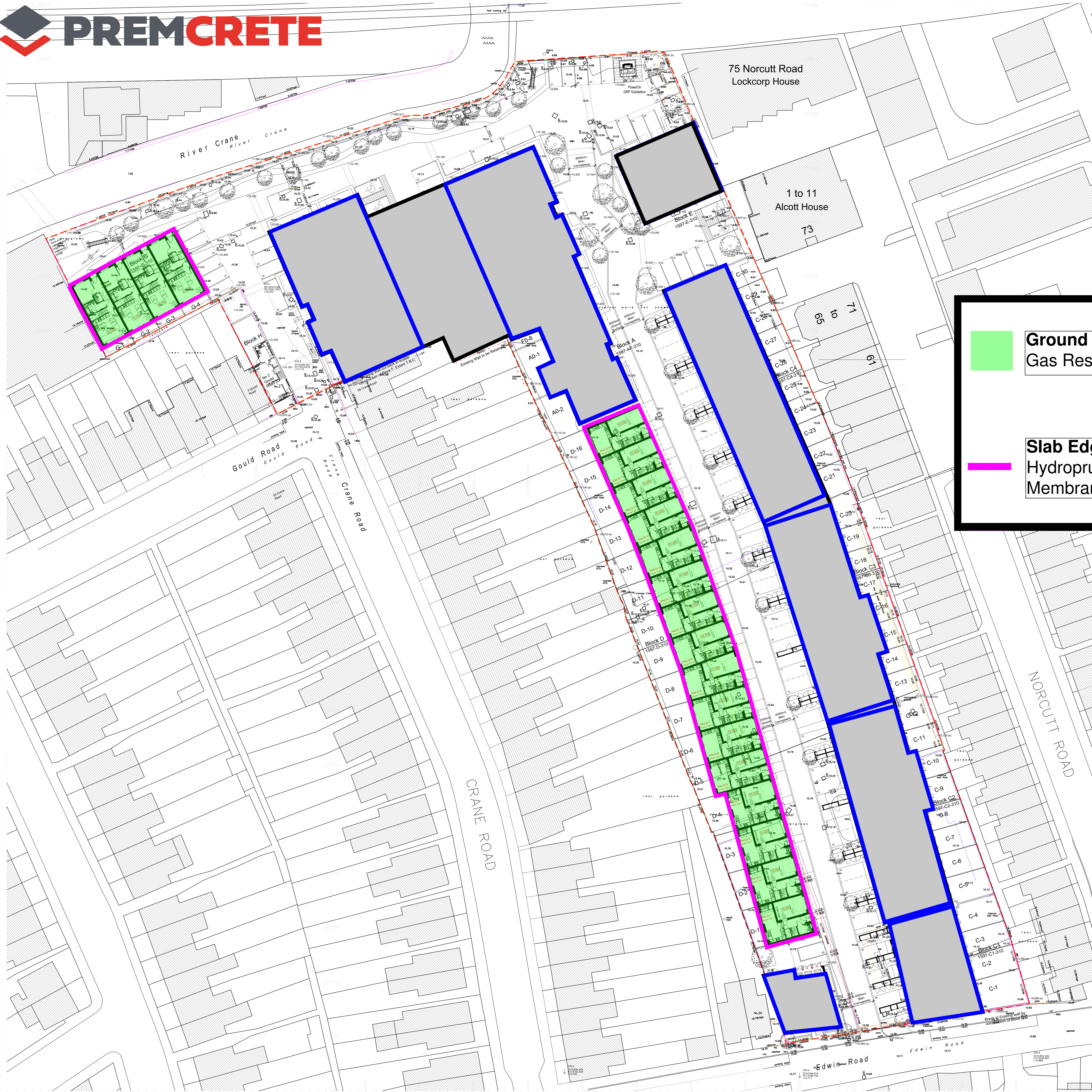


2

PROJECT DETAIL DRAWINGS

Notes

- Do not scale this drawing.
 All dimensions to be checked by the Contractor before construction proceeds.
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- | Rev | Description | Date | By |
|-----|--|----------|----|
| P1 | Preliminary Issue | 20.07.20 | AM |
| T1 | Issued for Tender | 01.09.20 | MB |
| | - Revised boundaries to reflect the latest topographical survey. | | |
| | - Position of Block F revised to suit the new survey information. | | |
| | - Ground Levels added. | | |
| | - Landscape & layout to the northern part of the site amended to reflect the latest planning drawings and allow for the 5M buffer zone by the River Crane. | | |
| | - Key amended. | | |
| T2 | Block E Courtyard parking layout updated. | 19.02.24 | RH |
| | - Block Plans updated in line with latest Planning and Sales changes. | | |



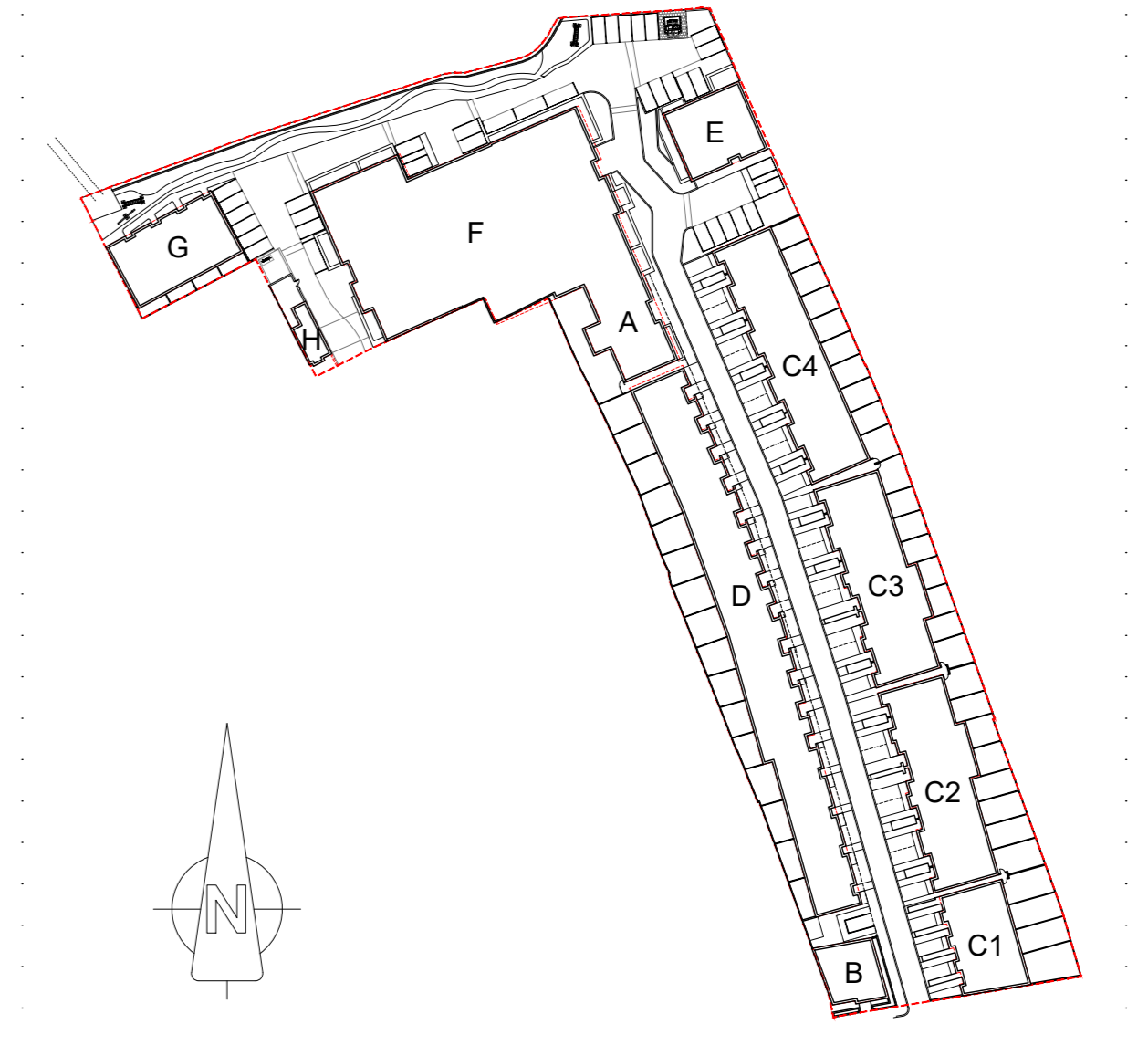
Ground Level Zone - Gas Risk: Hydroprufe 9000 Gas Resistant Damp-Proof Membrane.

Slab Edge Perimeter Detailing - Gas Risk Zone: Hydroprufe 8000 Gas Resistant Self-Adhesive Membrane.

Key

- Site Boundary
- C-1 Plot Number
- Proposed New Tree
- Assael Planning Building Footprint
- Existing Ground Levels
- Proposed Ground Levels (Subject to Civil Engineer's Design)
- Ground Floor Finished Floor Level (Subject to Civil Engineer's Design)
- Existing Walls
- Parking
- Cycles

Note:
 Site Plan positioning for initial discussion purposes.



Issued for Tender

Stanford | Eatwell Architecture
 01273 874613
 www.stanfordeatwell.co.uk

Project: Gregg's Bakery Site, Twickenham London Square

Proposed Ground Floor Site Plan

Scale: 1:250 @ A0	Date: AM
Date: July 2020	By: RH
Project No: 1597-S-301	Rev: T2

Important design notes:

- Grade 3 Environments also require ventilation appropriate to intended use of environment (BS 8102:2022 Table 2).

KEY

Click on product names to access technical information

- Hydroprufe 9000 █
- Lap may need to be extended to 300mm if required by building warranty provider
- Protection Board 300 █
- HCR Foil Girth Tape █
- Hydroprufe DPC █

Conditions

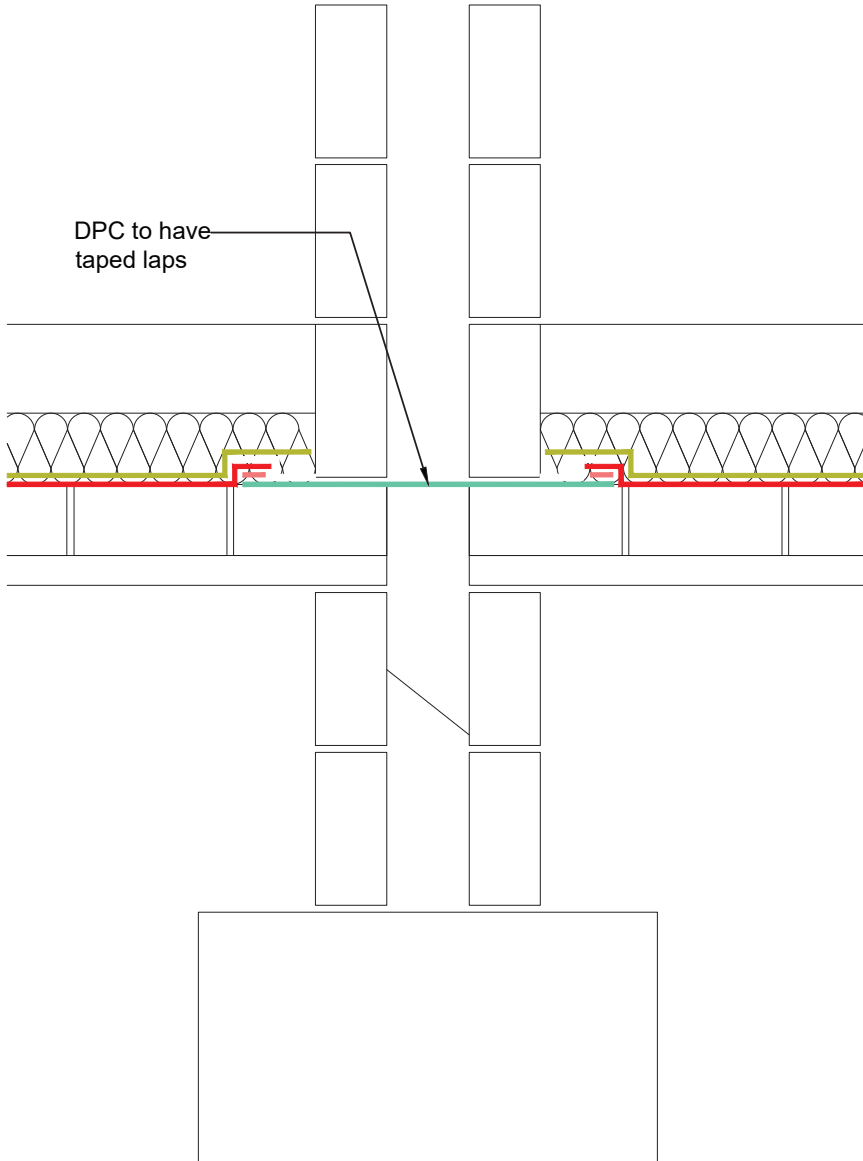
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Important Notes

The waterproofing design is designed to the Grades of Environment described below:
Grade 1A - Seepage and dampness from internal and external sources tolerable
Grade 1B - No seepage, however damp areas from internal and external sources tolerable
Grade 2 - No seepage through structure is acceptable however condensation and dampness are tolerable as a result of internal air moisture
Grade 3 - Ventilation, dehumidification or air conditioning are required appropriate to intended use in accord with BS 8102:2022 Table 2 to achieve a dry, habitable environment which is outside the scope of this design

Construction joints are required to be scabbled or retarded to ensure good concrete connection. An approved curing agent is to be applied to concrete immediately after pouring. Laps between dissimilar waterproofing products to be 100mm unless otherwise annotated. All substructure construction joints must have waterbar installed with a minimum of 75mm concrete cover. (Internal, non-retaining construction joints do not require waterbars). A maximum ratio of 3:1 is required for any liner wall pours. Liner wall pours should be cast 'hit and miss' to ensure that shrinkage of concrete is compensated. It is the responsibility of the installing contractor to ensure that good concrete practice is maintained at all times when pouring concrete. If the design incorporates any of the following products:

- Hydrocrete should be a minimum of 200mm thick or 300mm if poured monolithically in conjunction with standard concrete.
- Hydroprufe Primer to be applied to concrete/masonry substrate prior to the application of Hydroflow Corner Tape or Hydroprufe Detail Tape.
- Hydroseal Sealer to be applied to all surfaces prior to installing Hydroflow HP.
- High density insulation under Hydroflow HP20 should be fixed to substrate at a minimum of 5 fixings per sheet.



Rev	Date	Description	Dwn	Chk
P01	19/01/23	Issued for Information	JM	KW

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DRAFT
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 for discussion only

Date
 19/01/2023

FIS Drawing No
 TD-048

This drawing is designed to achieve the following environment in accordance with BS 8102:2022

GRADE 3

Scale
 Not to Scale

Client
 TENDER

Project
 GENERIC

Title
 TYPICAL SECTION THROUGH BLOCK AND BEAM WALL

Important design notes:

- Grade 3 Environments also require ventilation appropriate to intended use of environment (BS 8102:2022 Table 2)

KEY

Click on product names to access technical information

- Hydroprufe DPC
- Hydroprufe 9000
- Protection Board 300
- Hydroprufe 8000
- HCR Foil
- Girth Tape

Conditions

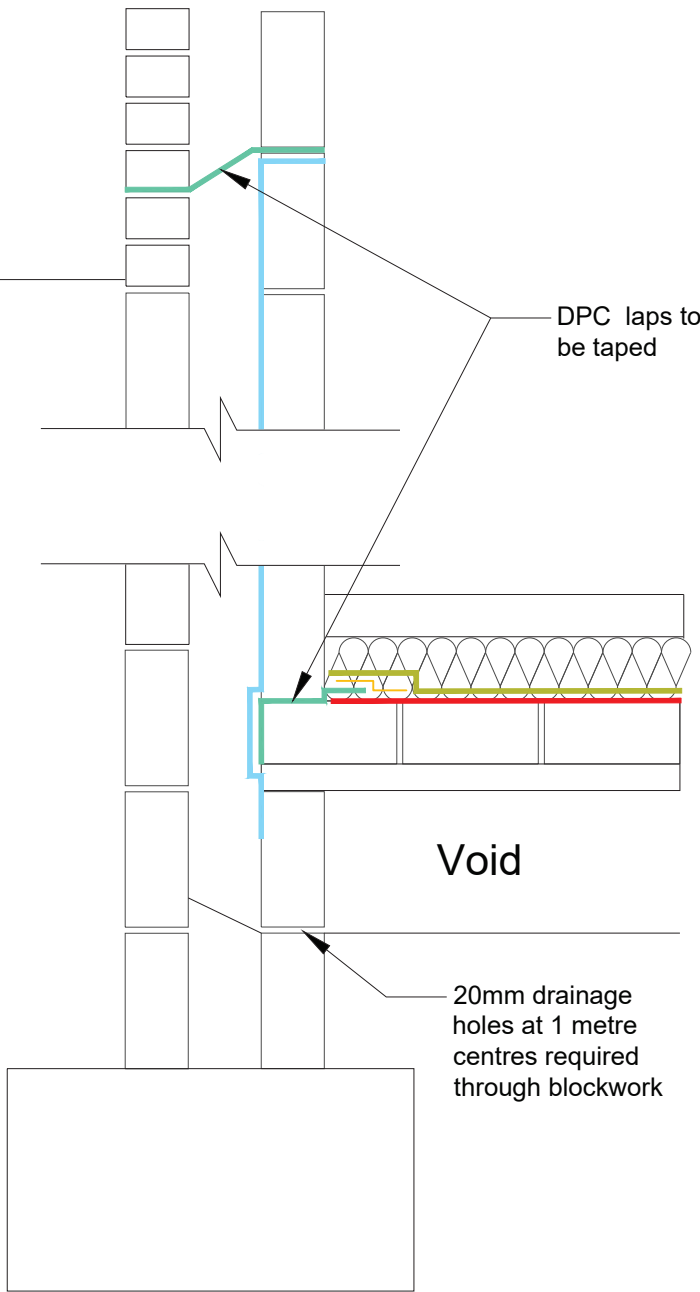
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 It is the responsibility of the designer to ensure that any design decisions, made by others that have an impact on the waterproofing design are brought to the attention of the waterproof designer.
 It is the responsibility of the designer of the structure to ensure that the details shown on this drawing match the construction drawings.
 Drawing template is A4P.

Important Notes

The waterproofing design is designed to the Grades of Environment described below:
Grade 1A - Seepage and dampness from internal and external sources tolerable
Grade 1B - No seepage, however damp areas from internal and external sources tolerable
Grade 2 - No seepage through structure is acceptable however condensation and dampness are tolerable as a result of internal air moisture
Grade 3 - Ventilation, dehumidification or air conditioning are required appropriate to intended use in accord with BS 8102:2022 Table 2 to achieve a dry, habitable environment which is outside the scope of this design

Construction joints are required to be scabbled or retarded to ensure good concrete connection. An approved curing agent is to be applied to concrete immediately after pouring. Laps between dissimilar waterproofing products to be 100mm unless otherwise annotated. All substructure construction joints must have waterbar installed with a minimum of 75mm concrete cover. (Internal, non-retaining construction joints do not require waterbars). A maximum ratio of 3:1 is required for any liner wall pours. Liner wall pours should be cast 'hit and miss' to ensure that shrinkage of concrete is compensated. It is the responsibility of the installing contractor to ensure that good concrete practice is maintained at all times when pouring concrete. If the design incorporates any of the following products:

- Hydrocrete should be a minimum of 200mm thick or 300mm if poured monolithically in conjunction with standard concrete.
- Hydroprufe Primer to be applied to concrete/masonry substrate prior to the application of Hydroflow Corner Tape or Hydroprufe Detail Tape.
- Hydroseal Sealer to be applied to all surfaces prior to installing Hydroflow HP.
- High density insulation under Hydroflow HP20 should be fixed to substrate at a minimum of 5 fixings per sheet.



Rev	Date	Description	Dwn	Chk
P01	01/02/21	Issued for Information	DM	JM



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 www.fisproducts.co.uk

DRAFT
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 for discussion only

Date
 24/08/2022

FIS Drawing No
 TD-021

This drawing is designed to achieve the following environment in accordance with BS 8102:2022

GRADE 3

Scale
 Not to Scale

Client
 TENDER

Project
 GENERIC

Title
 SECTION THROUGH SLAB EDGE FOR BLOCK AND BEAM FLOOR

9

COMPANY ACCREDITATION

INSURANCE COVER



ae insurance brokers limited

To Whom It May Concern

5th January 2024

Dear Sirs,

Premcrete Limited

First Floor, Chancery House
Premier Way, Romsey
Hampshire SO51 9DQ

Tel: 023 805 58200
Fax: 023 805 58400
www.aeinsurancebrokers.co.uk

We are pleased to confirm that our client has the following Insurance cover in force:

Business Combined

Insurer:	Covea Insurance
Policy No.	PC03 021741799
Expiry Date:	22 nd September 2024
Property Owners Liability:	£5,000,000
Employers Liability:	£10,000,000
Public Liability:	£5,000,000
Products Liability:	£5,000,000 (In the aggregate)

Professional Indemnity Insurance

Insurer:	HCC Tokio Marine
Policy No.	PI21E1001940
Expiry Date:	22 nd September 2024
Limit of Indemnity:	£5,000,000 any one claim and in the aggregate including defence costs
Excess:	£10,000 each and every claim including costs and expenses

Insurer:	Prosure via Citynet Insurance Brokers Ltd
Policy No.	TW504295(184396806)
Expiry Date:	22 nd September 2024
Limit of Indemnity:	£5,000,000 in excess of £5,000,000
Business Description	Design and supply of structural waterproofing and gas proofing systems. Reseller and manufacturer of specialist construction materials

Total Professional Indemnity Limit of Indemnity £10,000,000

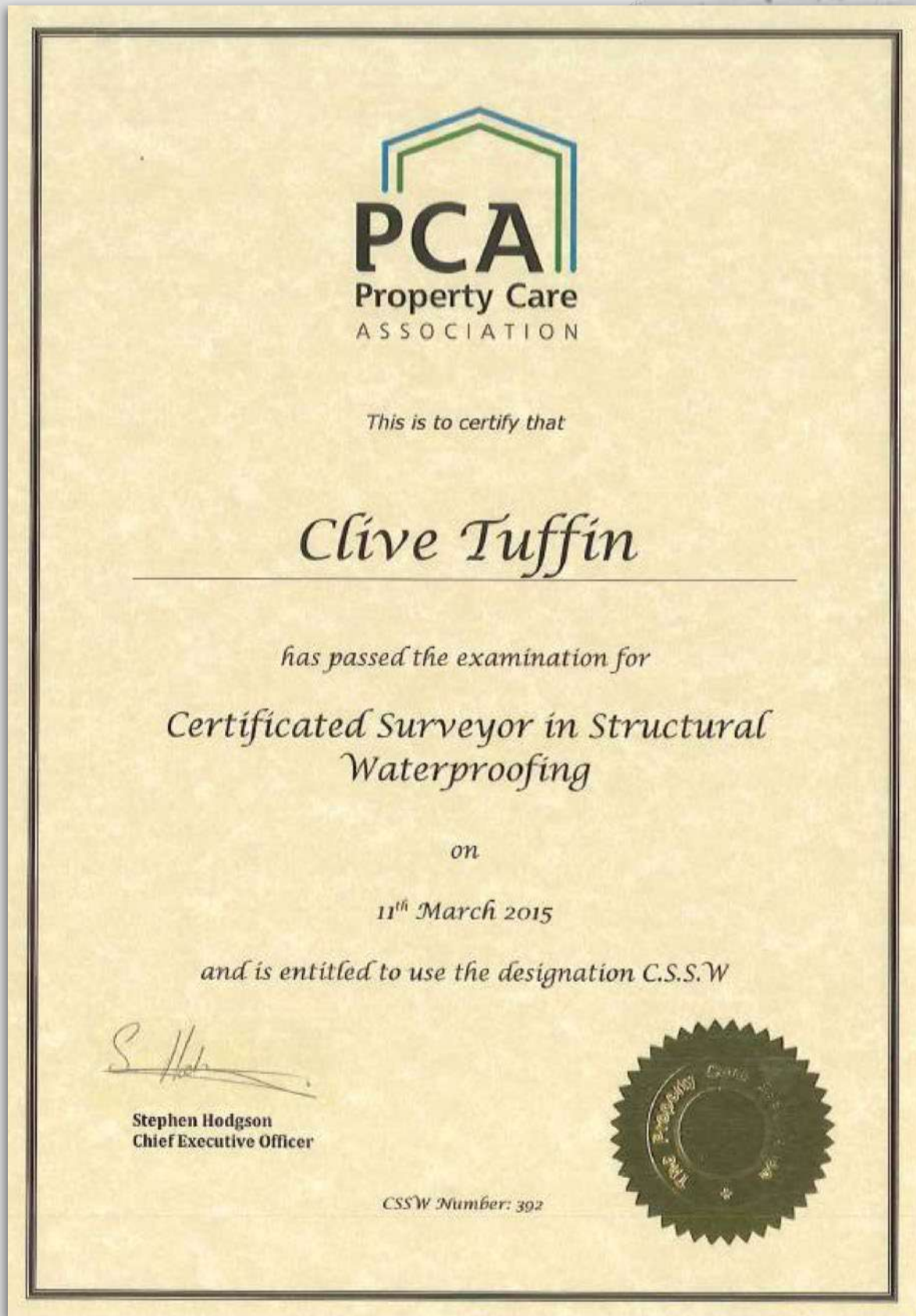
The information provided is based on the insurance arrangements at the time of writing. Alterations may be made during the period of cover. The expiry date shown represents the normal expiry date of the policy. In some circumstances, cancellation could occur before the normal expiry date.

Yours faithfully,

Stella Goulding
stellagoulding@aeins.co.uk

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CSSW APPROVAL





This is to certify that

Glenn Tuffin

has passed the examination for

*Certificated Surveyor in Structural
Waterproofing*

on

07th July 2015

and is entitled to use the designation C.S.S.W

A handwritten signature in black ink, appearing to read 'S. Hodgson', written over a horizontal line.

Stephen Hodgson
Chief Executive Officer



CSSW Number: 402



Certificate of Achievement

This is to certify that
Jacob Morton

has been assessed as meeting the required level of competence for all the units
necessary to achieve the full award

**ABBE/PCA Level 3 Certificated Surveyor in Structural Waterproofing
(CSSW)**



Signed :

A handwritten signature in black ink, appearing to read "Julian Beer".

Professor Julian Beer, Chair of ABBE Board

A handwritten signature in black ink, appearing to read "Steve Hodgson".

Steve Hodgson, Chief Executive Officer of PCA

Date: 28/11/2022

Candidate Registration No : 0000044163

Certificate Issue No : 153341

Scan code on reverse to authenticate that this is a genuine paper



Certificate of Unit Achievement

This is to certify that

Jacob Morton

has been assessed as meeting the following units of competence
which form part of an accredited qualification

Surveyor in Structural Waterproofing - Written Examination

Legal, Health and Safety Aspects for the Investigation and Control of Timber and Dampness in Buildings -
Written Examination

Surveyor in Structural Waterproofing - Interview

Signed :

A handwritten signature in black ink, appearing to read "Jul Beer", is written over a faint background watermark of a building structure.

Professor Julian Beer, Chair of ABBE Board

Date:

28/11/2022

Candidate Registration No : 0000044163 Certificate Issue No : 153332

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Certificate of Achievement

This is to certify that
Andrew Martin

has been assessed as meeting the required level of competence for all the units
necessary to achieve the full award

**ABBE/PCA Level 3 Certificated Surveyor in Structural Waterproofing
(CSSW)**



Signed :

A handwritten signature in black ink, appearing to read "Jul Beer", is written over a large, faint watermark of a house structure.

Professor Julian Beer, Chair of ABBE Board

A handwritten signature in black ink, appearing to read "S.H.", is written over the same large, faint watermark of a house structure.

Steve Hodgson, Chief Executive Officer of PCA

Date:

14/06/2023

Candidate Registration No : 0000042487

Certificate Issue No : 157382

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ACHIEVEMENT CERTIFICATION



Certificate of Unit Achievement

This is to certify that

Andrew Martin

has been assessed as meeting the following units of competence
which form part of an accredited qualification

Surveyor in Structural Waterproofing - Written Examination

Legal, Health and Safety Aspects for the Investigation and Control of Timber and Dampness in Buildings -
Written Examination

Surveyor in Structural Waterproofing - Interview

Signed :

A handwritten signature in black ink, appearing to read "Jul Beer", is written over a large, faint watermark of a house and the word "ABBE".

Professor Julian Beer, Chair of ABBE Board

Date:

14/06/2023

Candidate Registration No : 0000042487 Certificate Issue No : 157378

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ISO CERTIFICATION



British Board of Agrément
1st Floor Building 3
Hatters Lane, Croxley Park
Watford, WD18 8YG
T 01923 665300
clientservices@bbacerts.co.uk
www.bbacerts.co.uk

This is to certify that the Management System operated by:

Premcrete Ltd
44 Macadam Way
West Portway Industrial Park
Andover
Hampshire
SP10 3XW

For the Design, Manufacture and Supply of Construction Products

At the following location:

Premcrete Ltd
44 Macadam Way
West Portway Industrial Park
Andover
Hampshire
SP10 3XW

Has been assessed and registered by the BBA as meeting the requirements of:

EN ISO 14001 : 2015 Environmental Management Systems

Signed on behalf of the British Board of Agrément:

A handwritten signature in black ink, appearing to read 'Giesler', is written over a horizontal line.

Date of First issue: 5 January 2024
Expiry date: 4 January 2027

Hardy Giesler
Chief Executive Officer

WWW.PREMCRETE.COM
02380 276166 | SALES@PREMCRETE.COM

44 MACADAM WAY,
WEST PORTWAY, ANDOVER
HAMPSHIRE SP10 3XW



APPENDIX G

CONTAMINATED LAND OFFICER CORRESPONDENCE

Richard Chapman

From: "Gavin Day" <Gavin.Day@merton.gov.uk>
Date: 01 October 2024 11:30
To: <richard.chapman@apegeotechnics.co.uk>
Attach: 1000026486.jpg; 1000026503.jpg; IMG_20240916_102710_770.jpg; IMG_20240916_102741_673.jpg
Subject: Greggs Bakery, UST - excavation photographs

Hi Richard, Thank you for the telecon a moment ago. Having reviewed the photographs, and agreed with you that the source of the hydrocarbons is now removed, agree that to chase out the impacted remnant not worth it from the perspective of contaminated-land risk with regards our local authority responsibilities. Granted the EA may have another view.

Look forward to receiving possibly through the planners, your submission, for example, how this fits in to the ultimate reporting in the investigation steps or the remediation method statement.

Gavin Day
 Contaminated Land Officer
 Regulatory Services Partnership
 Serving Merton, Richmond and Wandsworth Councils

Friday a day of leave



From: richard.chapman@apegeotechnics.co.uk <richard.chapman@apegeotechnics.co.uk>
Sent: Tuesday, October 1, 2024 11:16 AM
To: Gavin Day <Gavin.Day@merton.gov.uk>
Cc: Peter Holmes <Peter.Holmes@londonsquare.co.uk>
Subject: Greggs Bakery UST excavation photographs

Good morning Gavin,

Thank you for speaking with me earlier.

Please find attached some photographs of the excavation caused by the removal of the USTs. As

can be seen, the soils are a nice orange brown (natural) colour above and around the excavation with the contamination evident only when the concrete base is removed.

If you have any queries or require additional photographs please contact me.

Regards

Richard

AP GEOTECHNICS
51 - 53 GUILDFORD STREET, CHERTSEY, SURREY. KT16 9BA
TELEPHONE: 01932 848460
WEBSITE: www.apgeotechnics.co.uk
EMAIL: richard.chapman@apgeotechnics.co.uk

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Richard Chapman

From: "Richard Chapman" <richard.chapman@apegeotechnics.co.uk>
Date: 26 September 2024 15:49
To: <Gavin.Day@merton.gov.uk>
Cc: "Peter Holmes" <Peter.Holmes@londonsquare.co.uk>; "Piotr Wojda" <Piotr.Wojda@londonsquare.co.uk>
Attach: TPH ALI-ARO SPLIT + BTE.pdf
Subject: Re: Former Greggs Bakery, Twickenham

Good afternoon Gavin,

The underground fuel storage tanks (USTs) and the interceptor tank have been removed from the ground at the above site. I recovered samples from the base of both excavations and attach the results. The 'UST' samples refer to ones collected from the UST excavation and the 'INT' samples are from the interceptor tank excavation.

The interceptor tank was fibre glass in a concrete surround and the contents were emptied by a licensed contractor (paper work will be made available). The excavation caused by the removal of the interceptor tank was visually clean and there was no olfactory evidence of contamination, as supported by the samples taken and analysed. The excavation has been backfilled.

The USTs comprised three separate foam filled tanks in concrete surround and the excavation caused by the removal of the USTs is much larger. Indeed, part of the excavation had to be backfilled in order to safely remove the tank closest to the western boundary. The vertical faces of the excavation are visually clean. However, once the concrete base is removed the underlying soils are visually contaminated – see results sheet. The underside of the concrete base is at some 3.7 m or so and right at the local groundwater level.

Currently, the UST excavation is having the remaining concrete removed and will be backfilled, both for on site safety and to prevent collapse which may spread westwards, into adjoining private gardens.

We are of the opinion that, as the contamination is so deep it can remain in situ as it will not cause significant harm to future residents. However, the contamination is at or below the current water table and we would suggest that testing the UST samples for leachability of the TPH species would be the next step. Attempting to dig out the contaminated soils presents lots of practical problems due to its depth and the presence of groundwater.

I would be grateful to have your opinion on the foregoing and if you are agreeable to letting the contamination remain in situ and would be happy to discuss this at your earliest convenience.

Regards

Richard

From: [Richard Chapman](#)
Sent: Tuesday, September 10, 2024 3:01 PM
To: Gavin.Day@merton.gov.uk
Subject: Re: Former Greggs Bakery, Twickenham

Hi Gavin,

Greggs plan FYI.

Regards

Richard

From: [Richard Chapman](#)
Sent: Friday, September 06, 2024 10:14 AM
To: Gavin.Day@merton.gov.uk
Subject: Re: Former Greggs Bakery, Twickenham

Hi Gavin,

In addition to the below, the USTs are quite deep and demolition of some nearby structures may be required in order to remove the tanks safely. I trust that is acceptable?

Regards

Richard

From: [Richard Chapman](#)
Sent: Friday, September 06, 2024 10:02 AM
To: Gavin.Day@merton.gov.uk
Subject: Former Greggs Bakery, Twickenham

Good morning Gavin,

I am writing in regard to the above site. We produced the Phase I & Phase II reports plus a supplementary report in relation to (amongst others) underground fuel storage tanks and a possible oil interceptor tank. I understand that Part 1a of the planning conditions has been discharged but others relating to site investigations have not. We are trying to understand what additional information is required, although the below (and attached) may help answer that.

Further excavations by the demolition contractor have revealed two underground storage tanks (USTs) and a possible third (currently covered by concrete) in the area between the former Enessa Works and the bakery. The attached offers a method for their safe removal.

I would be very grateful if you could give me a call to discuss the site and the current situation so we can agree a way forward agreeable to all parties.

Kind regards

Richard

AP GEOTECHNICS

51 - 53 GUILDFORD STREET, CHERTSEY, SURREY. KT16 9BA

TELEPHONE: 01932 848460

WEBSITE: www.apgeotechnics.co.uk

EMAIL: richard.chapman@apgeotechnics.co.uk

APPENDIX H

PHOTOGRAPHIC VOLUME







TANK
2?

TANK
2?




Danger
Deep
excavations


Keep
out


RED ZONE
NO
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VIC 3101
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FAROL











