

21.1849/CB/LC 28 October 2021

Mark Watterson Sweet Project Holdings Ltd

LONGCROSS FILM STUDIOS – ASBESTOS REMOVAL STATEMENT AND VERIFICATION REPORT

Following the identification of asbestos within the soil during an earlier phase of ground investigation, Paragon was instructed by Sweet Project Holdings Ltd to undertake the removal and verification of the asbestos contaminated soils in two locations at Longcross Film Studios, Chobham Lane, Longcross, KT16 OEE. A site location plan is shown in Figure 1, Appendix 1.

Introduction

The asbestos was identified during an investigation completed by Paragon in April 2021 (Report reference: 20.1250/CB/RM. Revision A. Dated: 12 April 2021, updated 26 April 2021). Paragon then revisited the site in July 2021 to undertake a delineation exercise with the aim of completing additional testing to refine the area of contamination and reduce the volume of material requiring disposal (Report reference: 211187/Delineation Report, Dated: 17 July 2021). The report concluded that two discrete hotspots of asbestos contaminated soil were present and the locations of these areas are shown in Figures 2 and 3, Appendix 1.

As part of the assessment, Paragon calculated the approximate volumes of contaminated soil, which are shown in Table 1 below. These were classified as hazardous waste and it was recommended that the soils were disposed of offsite as part of the groundworks.

Table 1. Estimated Volumes of Contaminated Soil

Location	Volume of Asbestos Contaminated Soil
Area 1	40m³
Area 2	5m³
Total:	45m³

Fieldwork

The excavation works were completed between 12 and 14 October 2021. Prior to undertaking the excavation, the areas were cleared for services. The soils were then excavated under the supervision of Paragon and stockpiled adjacent to the hole on the existing hardstanding. Once the natural soils had been encountered, soil samples were taken. The soil samples were collected and submitted under controlled conditions with a Chain of Custody to i2 Analytical for analysis. The excavations were then logged and photographed, and backfilled with the surrounding material to remove risk to site users from slips, trips or falls.



The stockpiled material was then removed from site on 14 October and taken to Provectus Soils Management Facility, Rowley Regis, Birmingham, B65 9DS. The Waste Consignment Notes are presented in Appendix 4.

The soil samples collected from the base of the excavation were analysed for asbestos, and the results are shown in Table 2 below. The underlying soils were described as an 'orange brown sandy gravelly CLAY, with gravels of fine to coarse, sub-angular to angular flint'. Asbestos was not detected in any of the samples.

Table 2. Results of the Chemical Analysis

Sample ID	Result
VS-WS71-S	Not-detected
VS-W537a-E	Not-detected
VS-W564-S	Not-detected
VS-W571-N	Not-detected
VS-W564-N	Not-detected
VS-W537a-W	Not-detected
VS-WS71-S	Not-detected

Summary

This report sets out the process undertaken to remove asbestos contaminated soils from Longcross Film Studios. We have confirmed that the soils were excavated down to the natural strata and confirmation testing at the base of the excavation has confirmed asbestos is absent. As such, Paragon considers the remediation of Areas 1 and 2 is complete.

Yours sincerely

Charlie Bruinvels BSc MSc CEnv C.WEM

Associate Director

Paragon

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Appendix 1 – Figures Encs:

Appendix 2 – Photographs

Appendix 3 - Chemical Laboratory Testing

Appendix 4 – Waste Tickets

Appendix 5 – Extent of Survey and Limitations

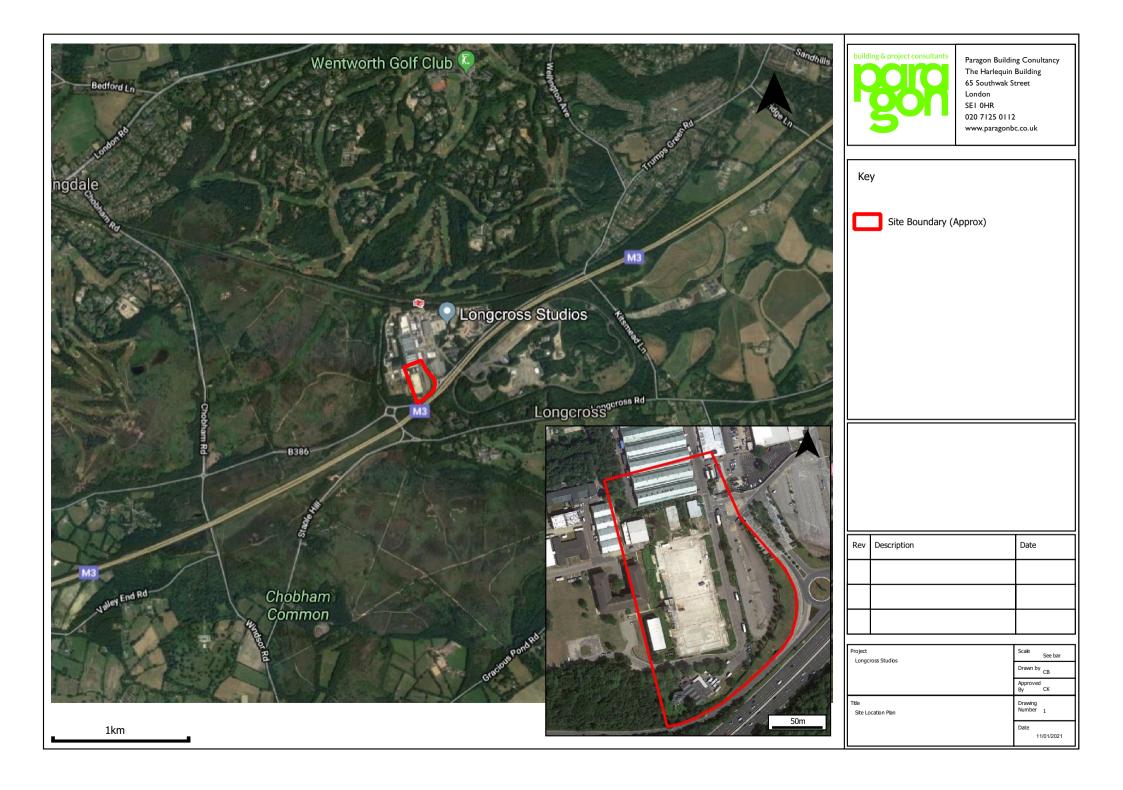
CC: Alix Hamilton - Paragon

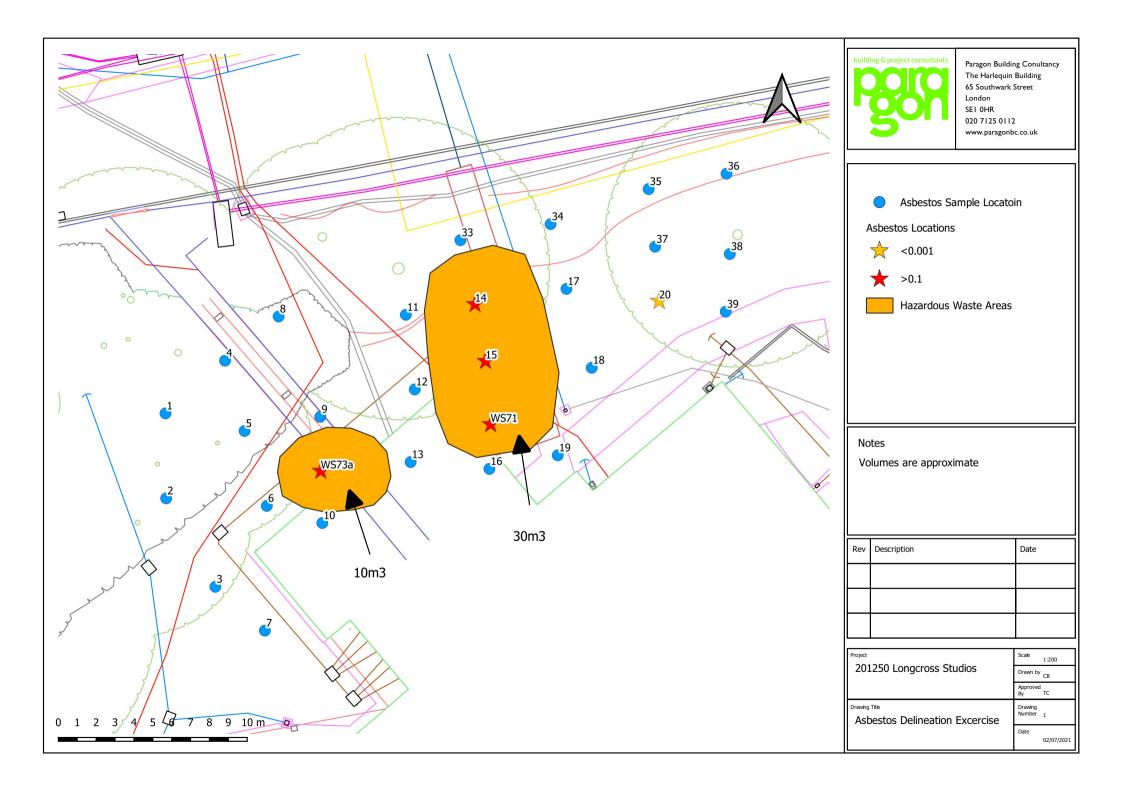
Tim Cawood – Paragon

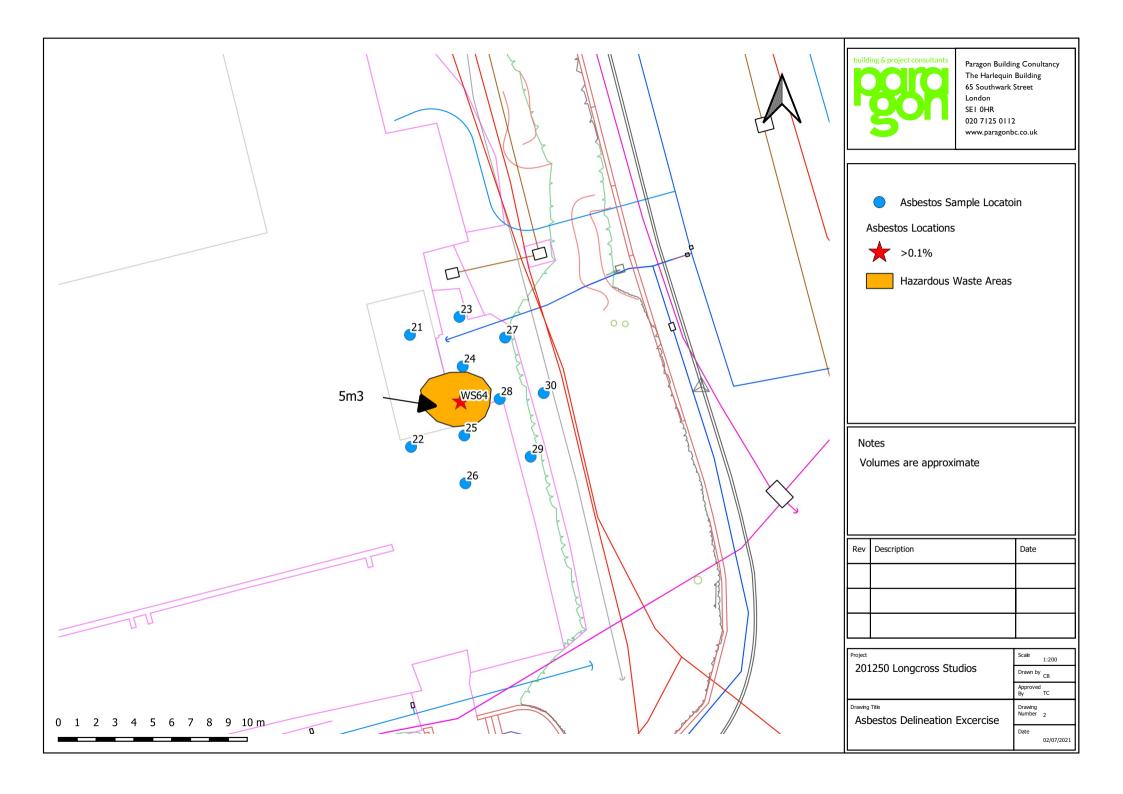
Registered Office: The Harlequin Building, 65 Southwark Street, London, SE1 0HR



Appendix 1: Figures









Appendix 2: Photographs





01: Area 1.



02: Area 1: WS71, 14 and 15.



03: Area 1: WS71, 14 and 15.



04: Area 1: WS73a.





05: Area 2.



06: Area 2: Natural Soils.



07: Area 2: Natural Soils.



08: Area 2: Arisings.



Appendix 3: Chemical Test Results





Charlie Bruinvels

Paragon New Homes Ltd 7 Swallow Place London W1B 2AG i2 Analytical Ltd.
7 Woodshots Meadow,
Croxley Green
Business Park,
Watford,
Herts,
WD18 8YS

t: 01923 225404 **f:** 01923 237404

e: reception@i2analytical.com

e: charliebruinvels@paragonbc.co.uk

Analytical Report Number: 21-16336

Project / Site name: Longcross Studios Samples received on: 14/10/2021

Your job number: Samples instructed on/ 14/10/2021

Analysis started on:

Your order number: Analysis completed by: 25/10/2021

Report Issue Number: 1 Report issued on: 25/10/2021

Samples Analysed: 6 soil samples

Signed: Keroline Harel

Karolina Marek

PL Head of Reporting Team

For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41 -711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are : soils - 4 weeks from reporting

leachates - 2 weeks from reporting waters - 2 weeks from reporting asbestos - 6 months from reporting

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Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement. Application of uncertainty of measurement would provide a range within which the true result lies.

An estimate of measurement uncertainty can be provided on request.





Lab Sample Number		•		2046788	2046789	2046790	2046791	2046792
Sample Reference				VS-WS71-S	VS-W537a-E	VS-W564-S	VS-W571-N	VS-W564-N
Sample Number				None Supplied				
Depth (m)				None Supplied				
Date Sampled				13/10/2021	13/10/2021	13/10/2021	13/10/2021	13/10/2021
Time Taken				None Supplied				
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status					
Asbestos in Soil	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected





Lab Sample Number				2046793
Sample Reference				VS-W537a-W
Sample Number	None Supplied			
Depth (m)	None Supplied			
Date Sampled				13/10/2021
Time Taken				None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status	
Asbestos in Soil	Type	N/A	ISO 17025	Not-detected





Water matrix abbreviations: Surface Water (SW) Potable Water (PW) Ground Water (GW)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in soil	Asbestos Identification with the use of polarised light microscopy in conjunction with disperion staining techniques.	In house method based on HSG 248	A001-PL	D	ISO 17025
D.O. for Gravimetric Quant if Screen/ID positive	Dependent option for Gravimetric Quant if Screen/ID positive scheduled.	In house asbestos methods A001 & A006.	A006-PL	D	NONE

For method numbers ending in 'UK' analysis have been carried out in our laboratory in the United Kingdom.

For method numbers ending in 'PL' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Lab Sample Number				2046788	2046789	2046790	2046791	2046792
Sample Reference				VS-WS71-S	VS-W537a-E	VS-W564-S	VS-W571-N	VS-W564-N
Sample Number				None Supplied				
Depth (m)				None Supplied				
Date Sampled				13/10/2021	13/10/2021	13/10/2021	13/10/2021	13/10/2021
Time Taken				None Supplied				
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status					
Ashestos in Soil	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected

Lab Sample Number				2046793
Sample Reference				VS-W537a-W
Sample Number		None Supplied		
Depth (m)				None Supplied
Date Sampled				13/10/2021
Time Taken				None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status	
Asbestos in Soil	Type	N/A	ISO 17025	Not-detected



Appendix 4: Waste Tickets

s Waste Regulations 2005: nt Note ALEA WS 64



Satisfication details

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STUDIOS, CHOBHANLANE 4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):

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FCC Recycling (UK) Limited, registered in England and FCC Recycling (UK) Limited, registered in England (UK) Tipping is subject to the Company's standard terms and conditions, which are available on site or from the address overleaf.

W 2222911

Environment Agency

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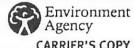
The Hazardous Waste Regulations 2005: Consignment Note US71WS73a.

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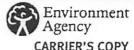
The Hazardous Waste Regulations 2005:

Consignment Note US 71 WS 73a



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Appendix 5: Extent of Survey and Limitations

EXTENT OF SURVEY AND LIMITATIONS

This report is for your sole use, and consequently no responsibility whatsoever is undertaken or accepted to any third party for the whole or any part of its contents. Paragon accept no responsibility or liability for the consequences of this document being used for any purpose or project other than for which it was commissioned or a third party with whom an agreement has not been executed. Should any third party which to use or rely upon the contents of the report, written approval must be sought from Paragon, a charge may be levied against such approval.

The report has been designed to address potential source, pathway and receptor pollutant linkages associated with the proposed development, by means of intrusive investigation. The content and findings of the report are based on data obtained by employing site assessment methods and techniques, considered appropriate to the site as far as can be interpreted from desk-based materials and a visual walkover of the site. Such techniques and methods are subject to limitations and constraints set out in the report. The findings and opinions are relevant at the time of writing, and should not be relied upon at a substantially later date as site conditions can changes. For example, seasonal groundwater levels, natural degradation of contaminants etc.

No liability can be accepted for the conditions that have not been revealed by the exploratory hole locations, or those which occur between each location. Whilst every effort will be made to interpolate the conditions between exploratory locations, such information is only indicative and liability cannot be accepted for its accuracy. By their nature, exploratory holes provide a relatively small and localised snapshot of the ground conditions relative to the size of the site.

Specific comment is made regarding the site's status under Part 2A of the Environmental Protection Act (EPA) 1990, which provides a statutory definition of Contaminated Land and as revised under The Contaminated Land (England) (Amendment) Regulations 2012. Unless specifically stated as relating to this definition, references to 'contamination' and 'contaminants' relate in general terms to the presence of potentially hazardous substances in, on or under the site.

The opinions given within this report have been dictated by the finite data on which they are based and are relevant only to the purpose for which the report was commissioned. If additional information or data becomes available which may affect the opinions expressed in this report, Paragon reserves the right to review such information and, if warranted, to modify the opinions accordingly. Paragon reserves the right to charge additional fees for; un-anticipated second opinion reviewing of previous reports.

Paragon has prepared this report with reasonable skill, care and diligence. The recommendations contained in this report represent our professional opinions. These opinions were arrived at in accordance with currently accepted industry practices at this time. The work undertaken to provide the basis of this report comprised a study of available documented information from a variety of sources. We cannot provide guarantees or warranties for the accuracy of third-party data, which is reviewed in good faith and assumed to be representative and accurate.

It should be noted that any risks identified in this report are perceived risks based on the information reviewed. No liability can be accepted for the effects of any future changes to such guidelines and legislation. In the event that guidance / legislation changes it may be necessary for Paragon to update or modify reports. The risk assessment is completed in line with the relevant land use agreed for the site and the time of completing the works. Changes to site conditions or land use may require a reassessment.



DEFINITIONS

For the avoidance of doubt, Paragon Building Consultancy Limited (Paragon) has prepared the following alphabetical list of definitions and reservations to aid the client in understanding the content of our advice and or written reports(s):

Accuracy Level of agreement between true value and observed value.

ACM's Asbestos Containing Materials

Conceptual Site Model Textual and or schematic hypothesis of the nature and sources of contamination, potential

migration pathways (including description of the ground and groundwater) and potential receptors, developed on the base of the information from the preliminary investigation and refined during subsequent phases of investigation and which is an essential part of the risk

assessment process.

Note 1: The conceptual exposure model is initially derived from the information obtained by the preliminary investigation. This conceptual model is used to focus subsequent investigations, where these are considered to be necessary, in order to meet the objectives of the investigations and the risk assessment. The results of the field investigation can provide

additional data that can be used to further refine the conceptual model.

Contamination Presence of a substance which is in, on or under land, and which has the potential to cause

significant harm or to cause significant pollution of controlled water.

Note 1: There is no assumption in this definition that harm results from the presence of the

contamination.

Note 2: Naturally enhanced concentrations of harmful substances can fall within this

definition of contamination.

Note 3: Contamination may relate to soils, groundwater or ground gas.

Controlled Water Inland freshwater (any lake, pond or watercourse above the freshwater limit), water

contained in underground strata and any coastal water between the limit of highest tide or

the freshwater line to the three-mile limit of territorial waters.

Note 1: See Section 104 of The Water Resources Act 1991.

Enquiries Any enquiries undertaken by Paragon of local authorities and statutory undertakers are

made verbally in respect of environmental issues. Local searches are not undertaken and no responsibility is accepted for any inaccurate information provided. It is further assumed unless otherwise stated that all necessary licences, permits etc. either run with the property

or are transferable to a new occupier as appropriate.

Harm Adverse effect on the health of living organisms, or other interference with ecological systems

of which they form part, and, in the case humans, including property.

Hazard Inherently dangerous quality of a substance, procedure or event.

Pathway Mechanism or route by which a contaminant comes into contact with, or otherwise affects,

a receptor.

Precision Level of agreement within a series of measurements of a parameter.

Receptor Persons, living organisms, ecological systems, controlled water, atmosphere, structures and

utilities that could be adversely affected by the contaminant(s).



Risk Probability of the occurrence, magnitude and consequences of an unwanted adverse effect

on a receptor.

Risk Assessment Process of establishing, to the extent possible, the existence, nature and significance of risk.

Sampling Methods and techniques used to obtain a representative sample of the material under

investigation.

Soil Upper layer of the earth's crust composed of mineral parts, organic substance, water, air

and living matter.

Note 1: In general accordance with BS 10175:2001 the term soil has the meaning ascribed to it through general use in civil engineering and includes topsoil and subsoil; deposits such as clays, silt, sand, gravel, cobbles, boulders and organic deposits such as peat; and material of natural or human origin (e.g. fills and deposited wastes). The term embraces all components of soil, including mineral matter, organic matter, soil gas and moisture, and

living organisms.

Source Location from which contamination is, or was, derived.

Note 1: This could be the location of the highest soil or groundwater concentration of the

contaminant(s).

Uncertainty Parameter, associated with the result of a measurement that characterises the dispersion of

the values that could reasonably be attributed to the measurement.