



HACKNEY YARDS MAIN WORKS

CONSTRUCTION NEWSLETTER BRIEF SITE WORKS UPDATE

ISSUE 07 | NOVEMBER 2024



CONTACT US

If you have any questions about the works or any comments please contact our Community Liaison Managers, Eillish Kwai or Maria Cunnea:



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WHAT ARE WE BUILDING?

Hackney Yards is being built by Ardmore in partnership with Notting Hill Genesis. The works include 190 new homes and over 4,000 sqm of commercial space including retail, community facilities, community space, and low-cost workspaces.

The development, which is a part of the wider Hackney Wick and Fish Island Masterplan, is split across three sites around Hackney Wick Station and includes over-station elements.

The design of the scheme reflects the character around Hackney Wick Station and its reputation as a creative quarter.

WELCOME TO OUR REGULAR COMMUNITY NEWSLETTER, DESIGNED TO KEEP YOU UP TO DATE WITH WHAT'S HAPPENING BEHIND THE HOARDINGS AT HACKNEY YARDS

This newsletter is just a brief interim update of site activities to Plot K2N and Plot EF. A further more comprehensive newsletter about the project will be issued in due course.

Site Activities

Block K2N - White Post Lane

Following the receipt of the weekly vapour monitoring report for Week 6 (14th to 21st October 2024), a rise in concentrations of Benzene has been recorded in the passive tube sampler results.

As a precautionary measure it has been decided to temporarily cease works to this plot as of 12th November 2024, until further review.

It should be noted that piling works completed on 30th September 2024 and only shallow excavation works were taking place on this plot at the time of the increased concentration. A potential offsite point source has been identified and this is currently being investigated.

The piling and deep excavation works to this plot are complete and only shallow excavations remain.

Block EF - Wallis Road

As a further precautionary measure, works to plot EF were temporarily ceased for the day of 12th November 2024, whilst the situation for plot K2N was being reviewed. It was decided that works to plot EF would continue from 8:00am on 13th November 2024.

Piling works to plot EF are scheduled to be complete week commencing 11th November, whilst on site works for the basement capping beam; formation of the tower crane bases and pile caps continue.

Community Liaison

We'll always try to plan our work to cause as little disruption as possible. However, if we do need to carry out any work that may be disruptive, we'll inform you in advance.

Our community liaison manager Eillish Kwai is available to discuss any concerns you may have about the progress of the works or answer any queries on the programme. Our Frequently Asked Questions section of this newsletter, air quality monitoring reports and all previous newsletter correspondence will also be on our website: <https://ardmoregroup.co.uk/hackney-yards-air-quality/>



Passive Monitors: Location Reference Plan

Key:
■ Indicative monitoring locations

SITE MEASURES

Our onsite measures continue to include the following:

- Implementing odour suppression through use of fans and water misting techniques.
- Continue to lay non-contaminated soil on an imperviable layer, covered over and removed from site within 24 hours after excavation.
- Control excavation works, to be focused above the water table, with sizes of excavations limited.
- Restrict the number of muckaway lorry trips with spoil to no more than 20 per day for each during piling works.
- The use of continuous advanced real time vapour and air quality active monitoring during piling and excavation works. These monitors are at fixed locations, as agreed with LLDC and their technical advisors along the site perimeter hoarding, and at the point of source during piling and/or deep excavation works.
- Offsite passive VOC air quality monitoring, in addition to the active & passive VOC monitors fixed to the site perimeter hoarding. Routine monitoring and testing are carried out and results published on the website stated in this newsletter. The primary purpose of these monitors is to help measure the cumulative long-term exposure. Laboratory assessments, testing data and reports of the excavated material on site have concluded that there is and was no significant risk to health as a result of the works undertaken to date. It is recognized that the odours are unpleasant and every effort is being made to manage this.
- The off-site monitors are positioned in the following locations:
 - 1 Nos. on Stone Studios Eastern Building 1
 - 1 Nos. on Stone Studios Western Building
 - 1 Nos. on the pedestrian footbridge over the River Lee, near Mossbourne Riverside Academy Primary School

The active VOC air quality monitors will provide the live data required for the below actions to be adopted on site during the piling and excavation operations. At monitor levels of 0.3PPM:

- Investigate why this level has been reached
- Slow down the works
- Reduce working areas
- Increased removal or covering of contaminated soils
- Increase vapour breakdown misting

At monitor levels 0.5PPM:

- Stop works completely until levels have reduced to acceptable level

SITE MEASURES

The Site air monitoring results will be published and can be found at: <https://ardmoregroup.co.uk/hackney-yards-air-quality/>

For more information related to the project, visit LLDC's website <https://planning.agileapplications.co.uk/lldc> under planning application number 16/00166//OUT.

In particular the following documents:

- Application reference number 24/00209/AOD
- Application reference number: 24/00074/AOD
- Application reference number: 24/00072/AOD
- Application reference number: 24/00024/AOD
- Application reference number: 24/00020/AOD
- Application reference number: 24/00180/AOD
- Application reference number: 24/00025/AOD

Note: The above referenced applications will need to be searched on the planning register.

Water Misting System

Since the recommencement of our works on site, we have received some friendly queries surrounding the water misting system that is in operation along our site boundary lines. We would like to provide some further clarity surrounding it's use and purpose. As previously communicated, this water misting system is in place as a means of odour suppression and will be in place for the duration of our groundworks operations.

The water mist contains an odour neutralising additive called 'ODR', which is an organic, nontoxic, food grade odour neutraliser using bio-degradable essential oils collected from sustainable resources. In its use, ODR offers comprehensive and highly effective odour neutralisation which actually breaks down and removes odours from the air, rather than masking them, or hiding them with surfactant technology. Having absorbed the odorous components, ODR breaks down the molecular structure to form harmless, non-volatile salts that degrade naturally. The non-toxic and food-grade nature of ODR allows it to be used both in outdoor environments and within buildings. It is safe for use around humans and animals.

Signage is displayed along the site hoardings informing passing member of public of the water mist, including the product name (ODR) and a link to the website: <https://www.airspectrum.com/>

SITE MEASURES

Monitoring Reports

We've also received some questions from local residents and businesses regarding a slight delay in uploading the weekly reports to the website. The approved protocol requires the monitoring data to be shared daily with the LPA, London Borough of Tower Hamlets (LBTH), and London Borough of Hackney (LBH) for their review before it is included in the weekly reports and uploaded. This process is consistent with the approach used on other sites and agreed for this project. The LPA, LBTH, and LBH maintain an active, independent role in ensuring the approved remediation strategy is followed, with a robust review process in place.

There have been some recent queries surrounding the occasional momentary exceedances of the 0.5ppm threshold published on the weekly reports, during the monitoring of the works taking place. Explanations of each occasion this has occurred are stipulated within the weekly reports. Works on site stop to enable these readings to come down.

Please note that the 0.5ppm threshold was designed to be protective primarily of nuisance odours. As the threshold for odours is lower than the threshold at which a health risk might be present, by working to this level we ensure that nuisance odour issues and health risks are both controlled.

While exceedances above 0.5ppm are not desirable, this threshold is incredibly low and as demonstrated by the background monitoring that has taken place in the area, levels in excess of 0.5ppm often exist completely independently of these sorts of works from a variety of sources such as traffic, cigarette smoke, surrounding industry and other sources of air pollution. We can assure you that the relatively low-level and short-lived exceedances of the 0.5ppm threshold **do not mean there has been any risk to health**. The results we are publishing represent the total of many different contaminants present in that moment all added together, from both our site and external sources that may be present such as those mentioned above.

The next weekly reports, WC 21/10/2024 are scheduled to be uploaded onto the website on WC 18/11/2024. Such report will provide further analysis on the air quality monitoring situation. Weekly reports for WC 28/10/2024 are scheduled to be uploaded shortly afterwards.



HACKNEY YARDS FAQS

1. Who is the developer, and who is the construction contractor?

The developer is Notting Hill Genesis. The main contractor is Ardmore Regeneration.

2. What caused the odour and what exactly is the odour?

The odour was most likely a combination of different hydrocarbons in the form of Volatile Organic Compounds, released as a result of the disturbance of soil and groundwater.

At the request of LLDC, we have appointed a third-party environmental engineering specialist to carry out an assessment of the potential risks to the community associated with exposure to vapour during the piling works undertaken to date.

They reviewed the exposure durations and evidence from engineers and monitoring equipment on site during the piling works. Based on the evidence, they concluded that there had been no unacceptable acute or sub-chronic risk to human health, despite the reported odours.

3. What was done to ensure there was no repeat of 2018, and why was it not followed this time?

A significant programme of ground investigations, detailed risk assessments and reports were undertaken by geotechnical and environmental specialists to support the redevelopment of the site.

Following the recommendations from these reports, an enabling works contractor was appointed to carry out remediation works to the top layers of soil on each plot and provide a clean cover.

Following these remedial works, it was concluded that the risk of vapour exposure and nuisance odour was unlikely to be significant during the early enabling and piling works. There was a recognised risk of elevated ambient vapours being released within the atmosphere during basement excavation works, and appropriate control measures were proposed for that phase of the works.

Once the piling works commenced, unexpected reports of noxious odours were received and work was stopped until further assessment could be undertaken. This was in line with the procedure for unexpected contamination in the remediation strategy.

'To accord with best practice if, during the construction of the development, contamination and/or materials not previously identified are found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until Jomas (or qualified environmental engineer) has been informed, and a suitable strategy implemented to the approval of the engineer and/ or the Local Planning Authority'.

HACKNEY YARDS FAQs

4. Why was this not predicted, and mitigated against, as part of the planning procedure?

Given the identified pollutants beneath the site, potential risks of elevated ambient vapours/ odours at various phases of the work were predicted. The remediation strategies identified the high-risk phases of work, and included appropriate mitigation measures for each stage of construction works. These strategies were agreed with the Local Authority prior to works commencing as part of the planning process.

As previously noted, it was concluded that the risk of vapour exposure and nuisance odour was unlikely to be significant during the early enabling and piling works, which is when these odours were reported.

5. How long will the works take?

Once the proposed piling works recommence, Blocks E&F will take five weeks to complete. Succeeding these piling works, the excavation operations for the Block E basement construction will be undertaken. These works have a forecasted duration of 8 weeks.

Piling works to Block K2N is now complete. Block J piling works have not yet commenced; however, it is forecast to take 6 weeks to complete.

6. What are you doing to reduce the local community's risk of exposure to the odours or potential harmful gasses?

To reduce any risk once the works re-commence, we will implement enhanced mitigation measures, including:

- Raising the hoarding levels and covering any openings
- Using fans and water misting techniques to suppress vapours
- Containing and removing all spoil arising within 24 hours of excavation
- Undertaking controlled excavation works, focused above the water table
- Restricting the number of lorry trips with spoil to no more than 20 per day
- Having a resident environmental specialist on-site to monitor recorded data
- Installed continuous real time vapour and air quality monitoring to assess vapour risks during the works and ensure that thresholds are not exceeded, and unacceptable risks are not present.
- Installed new offsite passive VOC air quality monitoring, in addition to the active & passive VOC monitors fixed to the site perimeter hoarding.

7. Why are there no contact details on the site for local residents to contact? And why have local residents not been contacted about the odours that were released?

Contact details are displayed on the site hoardings and are available on the site newsletter, which is distributed to the community and posted on site notice boards. Site contact details were also issued to key stakeholders in the early stages of mobilisation of the works. We will continue to communicate with local residents, schools and businesses about the plan for the recommencement and upcoming works on site, including the current testing regime and details of planned mitigation. Site air quality monitoring records can be found at <https://ardmoregroup.co.uk/hackney-yards-air-quality/>

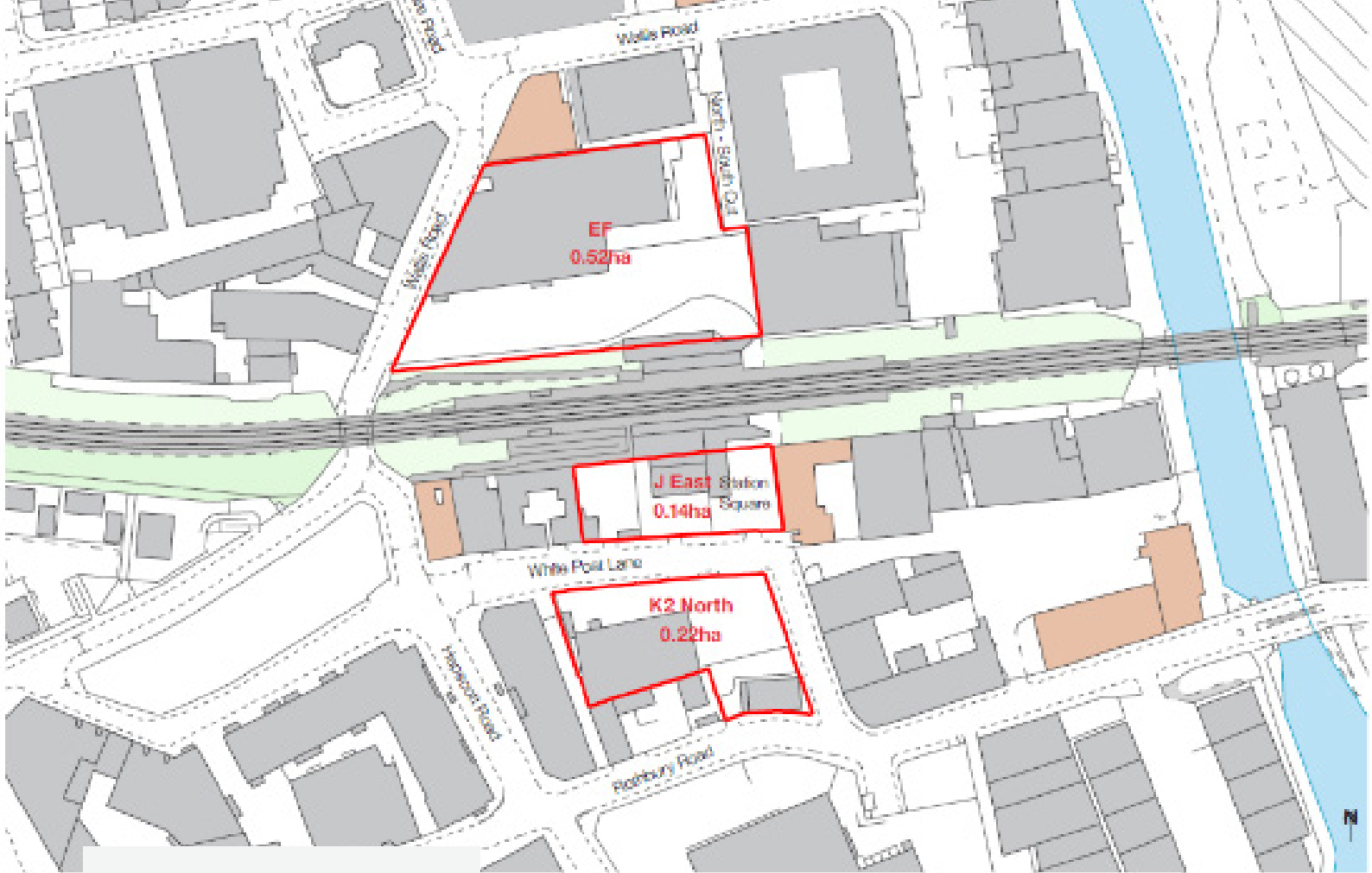
8. Is there a potential for the odour to get worse when the basement excavation commences.

The basement excavation phase was highlighted early on as a potential high-risk phase for elevated ambient vapours/ odours. We had already proposed robust control measures and monitoring for this phase of the works, which will ensure that the basement excavation can be undertaken safely while reducing the risk to inhalation of ambient vapours to site workers and the local community. These measures, included in Question 6, have now been brought forward to cover the piling works.

9. What is happening to ensure this doesn't happen again?

The continuous real time vapour and air quality monitoring – which was proposed for the basement excavation phase – is now being installed before we recommence the piling works. A full-time site-based specialist environmental engineer will monitor the data and control site works as necessary in order to control short-term risks.

We will undertake additional monitoring around the site perimeter which will determine cumulative effects over the longer term. Together with the real time monitoring data, this will allow a detailed analysis to be carried out to ensure that no unacceptable risks are present. The results of this analysis will be shared with local stakeholders.



CONSTRUCTION MILESTONES

- **Q3 2023**
Enabling Works Began
- **Q3 2024**
Foundation Works Commenced
- **Q4 2024**
Superstructure Works Due to Commence
- **Q2/3 2025**
Envelope Works Due to Commence
- **Q2 2026**
Works Due to Complete

ABOUT ARDMORE & LOCAL EMPLOYMENT OPPORTUNITIES

We are an established family owned and operated D&B Main Contractor based in Hackney. We specialise in unlocking large scale complex projects in London, by taking a traditional, hands-on approach to construction that puts us at the heart of the action.

Ensuring our staff are the best at what they do is an essential part of our business.

We look for the potential in everyone, we're great at identifying talent and encouraging opportunities. During the course of construction, we will be engaging with local schools, and colleges to offer apprenticeships and training for people within the area looking to work in the construction industry.

For more information please contact recruitment@ardmoregroup.co.uk.

CONSIDERATE CONSTRUCTORS SCHEME

We are very proud to be partner members of the Considerate Constructors Scheme. The Considerate Constructors Scheme is a non-profit-making, independent organisation founded in 1997 by the construction industry to improve its image.

The aim of the scheme is to help improve the image of the construction industry and provide advice and support to contractors and members of the public to help resolve complaints. The Scheme has designated staff trained to deal with any type of complaint.

If you have any concerns about any site or company registered with the Scheme, you can email them at: complaints@ccscheme.org.uk or call **0800 783 1423**.

