



Former Gasworks, Deal, Kent

Background

The site was a former gasworks dating from the 1850s, contaminated with hydrocarbons and phenols, and including a buried former tar well and gasholder. The site had lain dormant for many years awaiting development, as it was seen as a difficult location to remediate economically.

Situated in the centre of a small seaside town, the land value was trapped unless the site could be remediated. It was also in a potential flood zone, meaning that any contaminated groundwater could affect adjacent low-lying properties and potentially pollute the beach.

Summary of Works

- Demolition, dismantling and asbestos removal of former showroom and outbuildings
- Contaminated land remediation including treatment using ex-situ bioremediation and direct excavation of the former tarwell
- Groundwater treatment throughout the project
- Full validation of all work to Environment Agency approval

Client

Mildvalley
Developments

Location

Deal, Kent

The EDSR Solution

Remediation Strategy

EDSR designed and implemented a remediation strategy to discharge the relevant planning conditions and facilitate the development of the land. This involved undertaking Quantitative Risk Assessment (QRA) and detailed negotiations with Regulators to agree remedial targets for the site. The strategy involved the excavation and treatment of hydrocarbon contaminated soils from the site using ex-situ bioremediation techniques. EDSR also captured and filtered all groundwater encountered during the earthworks using an on-site water treatment plant. Most of the remediated soil and concrete breakout was crushed and screened and re-used in the site as capping material for the future development.



Demolition and Dismantling

Demolition of a large concrete portal framed structure and other brick buildings, including asbestos removal, was carried out. This also included the careful demolition of a semi-detached house at the front of the property, leaving the adjacent house intact.



Civil Engineering

EDSR undertook cut and fill bulk earthworks to re-profile the site to suit the future development, involving some 3,000 m³ of material to form a capping layer and development platform.

Environmental Controls

The scheme required EDSR to develop and implement an environmental monitoring strategy for the site to provide reassurance to the residents and regulators that the works had no adverse impact on both the local population and the wider environment. This included a Section 61 consent for noise, plus dust, vibration and odour monitoring. Due to its sensitive location close to a school and housing, traffic management was also carefully planned.



Validation and Project Closure

EDSR validated all excavated and treated soils, involving the use of an electronic data management system. Validation Reports were prepared and signed-off by Regulators for discharge of Planning Conditions. The site went on to become a residential development for 69 dwellings, with GP surgery and community centre.

For more information please contact:

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