

School Development – Sports Facility

| | |
|-------------|--|
| Former Use: | School Sportsfield |
| Client: | Oak Developments Ltd (Private Developer) |
| Value: | £undisclosed |
| Size: | <5 Hectares |

The site comprised of a school sports hall, tennis courts, Astro turf pitch and playing fields. Historically the land was mostly agricultural with localised marsh. Historically much of the northern and central parts of the site appeared to have been utilised as a refuse tip in the 1960's prior to development of the area into the existing sports hall and playing field sometime between 1970 and the 1990's.

A desk based review and geo environmental site investigation were undertaken to establish ground suitability for foundations and development for a new sports facility.

Based on the desk study research and exploratory hole information potential constraints were identified for the construction of spread foundations within natural superficial deposits.

Several contaminants were identified, notably hydrocarbons and arsenic were found to be present within the made ground at concentrations in excess of the relevant guideline values. Specific health and safety precautions to protect construction workers would need to be adopted during redevelopment of the site and specific remedial mitigation measures to protect end users considered necessary.

Elevated concentrations of soil gas were also detected and associated risks would require mitigation through design of appropriate protective measures.



Leachate and groundwater samples collected from exploratory holes located within the old refuse tip area revealed elevated concentrations of some heavy metals, inorganic contaminants and hydrocarbons. Further evaluation of risks to controlled waters was therefore recommended by undertaking a detailed qualitative risk assessment.

Trial pitting and light cable percussion boreholes were recommended once firm design & layout proposals were available to obtain further geotechnical data for design of the most economic foundation solutions & further assess the scope of any ground contamination remedial works.