

Eastways, Ipswich

Site Area: 6.5 Hectares
Former Use: Historical Landfill
Client: Crest Nicholson Homes
Value: £14,500,000

Provectus acquired this historical landfill site in Ipswich.. Prior to this the site had a reputation of being technically difficult to remediate for residential use. Provectus believed that they had the expertise and experience to unlock the land and provide an attractive site to a property developer.

Through further investigation and liaison with the authorities, Provectus agreed a suitable strategy:

- Removal of significantly impacted materials;
- Cut and fill across the site in order to obtain suitable levels for development;
- Placement of a capillary break layer across the site to avoid upward ingress of any impacted groundwater;
- Placement of a geomembrane across the site to avoid mixing of the capillary break with any subsoils;
- Placement of a validated barrier layer within areas of soft landscaping and private gardens to avoid future contact with any residual contamination;
- Placement of gas proof measures within oversites including gas proof membranes, vented voids and a cut off gas trench within the South West corner.

Infrastructure works including:

- Excavation and disposal 29,000 m³
- Estate Roads 5,000 m²
- Car parking 8,825 m²
- Footpaths 5,500 m²
- Spine Roads 6,500 m²
- SW & FW Sewers 2,000 lin.m
- Section 38 Highway Works and section 104 adoptable Drainage
- Oversites and associated drainage for 400 units

