

Care Home Development

Former Use: Turf yard with associated fuel storage and workshops
Client: Castleoak Properties Ltd
Area: Horndean, Hampshire – South of England

Enabling work was required for a residential care home. A Remedial strategy was developed to address Planning Conditions and mitigate risks from:

- Asbestos fibres within topsoil and Made Ground;
- Polycyclic aromatic hydrocarbons in Made Ground; and,
- Elevated concentrations of hydrocarbons.

Background air monitoring was conducted during works where suspect asbestiform materials may have been encountered to demonstrate safe systems of work and zero impact upon the wider environment

Hydrocarbon impacted soils were excavated and backfill materials were sourced from site-won, suitable for use materials.

During the removal of a concrete slab by the demolition contractor more chrysotile fragments were uncovered directly beneath the concrete base.



Two underground storage tanks were removed as part of the remediation.

The site has been remediated to the satisfaction of the regulators and is ready to be developed into a three-storey care home with wheelchair-friendly landscaped gardens. When completed this 72 bedroom care home will boost the amount of high-quality residential care, specialist dementia care, nursing, and short-term respite care in the area.