

## Kings Crescent - Basildon

Former Use:	Former Petrol Filling Station, police garage & scrap yard
Client:	Taylor Woodrow Developments
Value:	£145,000
Location:	Basildon, Essex

Kings Crescent in Basildon was a Housing Association development.

The site was historically used as a garage and vehicle repair area with some adjacent open space. Prior to commencement of the works, the site was derelict with the majority comprising overgrown scrubland.

As part of the design and build remedial works, two former fuel tanks were degassed and removed in accordance with best practice. Vegetation was also cleared from the site.

The potential contaminants of concern within the soils were identified as follows:

- Heavy metals comprising Arsenic and Cadmium, Copper, Lead and Zinc;
- Total Petroleum Hydrocarbons (TPH) ;
- Polycyclic Aromatic Hydrocarbons (PAH's);
- Total Sulphates; and
- Soil gases (carbon dioxide)

In order to provide the most cost effective solution a remediation strategy was developed to minimise off site disposal using on site ex-situ



bio-treatment of soil. Treated soils were placed into the core of a new noise attenuation bund forming the boundary between the rear gardens and the A127. The bund was completed by engineering in of imported clay soils.

The redevelopment proposal comprised 25 residential dwellings with gardens, car parking areas and access roads both surfaced with hard standing.

The success of the project relied on finding a cost effective solution for the client, minimising disposal of waste offsite with full Local Authority approval.