

Mill Lane, Fillongley

Former Use:	Laboratory and former Lorry Servicing Area with Soak Away Pit
Client:	Charles Church
Value:	£116,000
Location:	Fillongley

Demolition and remediation works at the former Labpak site, a distributor of veterinary equipment.

The main site demolition and remediation works were carried out over an 8-week period.

Demolition included removal of asbestos cement corrugated sheet roofing from the majority of the buildings in line with legislation and dismantling and removal of steel frame structures.

In summary the remediation scheme comprised the following:

- Removal of all hydrocarbon contaminated residues from tanks and fuel lines
- Removal of underground storage tank and buried fuel lines
- Removal of above ground storage tanks
- Excavation and off site disposal of identified near surface impacted soils of gross contamination with petroleum and diesel hydrocarbons and heavy metals. Reviewing risk after completion of reasonably achievable excavation
- Excavation of a deep soak-away impacted with hydrocarbons and removal to tip.
- Replacement with clean inert fill
- Placement of approved inert material within garden areas and areas of soft landscaping, validated in accordance with agreed remediation strategy



- Passive gas/vapour protection measures incorporated into building designs, with placement of a low permeability barrier across floor slabs and cavities, together with sealed service penetrations.

As construction proceeded the groundworkers undertook the following remedial works as recommended and inspected by Provectus Remediation:

- The placement of approved inert fill for placement in garden areas, and;
- Passive gas protection measures within all new constructions.

The site has been redeveloped to provide 14 high quality residential properties with associated private gardens and access roads.