

Oval Darlington

Site Area : 2.5 Hectares
Former Use: Town Centre Retail and Car Parking
Client: Cobalt Estates (Darlington) Limited
Value: £30,000

Provectus was commissioned by Cundall on behalf of Cobalt Estates (Darlington) Limited to undertake a detailed site investigation and assessment of a proposed town centre regeneration project in Darlington.

Desk study and site investigation information indicated that a number of potential constraints to the proposed development were associated with the site including:

- Localised deep Made Ground, up to 6m below ground level.
- Variable Glacial Lacustrine and Glacial Till Deposits overlying Permian strata containing thick beds of soluble evaporite deposits.
- Redundant near surface fuel tanks and concrete obstructions from current and former site uses.
- The presence of existing significant structures which will require asbestos surveying and demolition.
- Localised contamination of the near surface soils.

Following completion of appropriate risk assessments and an engineering appraisal of the site Provectus recommended that the following measures would likely be required to facilitate the proposed town centre regeneration:

- Localised removal and disposal or treatment of contamination hotspots.
- Provision of a clean growing medium in open space areas.
- Adoption of piled foundations for all new structures.
- Detailed engineering design of retaining walls and basements.

On the basis of the assessments carried out by Provectus, Cundall and Cobalt Estates compiled submit tender invitations for demolition of the existing town centre with regeneration of the area.

