

Taplow Mill, Maidenhead

Current Use: Paper Mill and Gasworks
Client: Watchword Limited
Value: £125,000
Area: 30 Hectares

Engaged as part of the site purchase strategy; Provectus successfully provided the purchaser and vendor with a total risk solution. This incorporated identification and management of ground risks for a fixed price, including long term environmental insurance.

The proposed remediation scheme comprised the following objectives:

- Mitigation of direct exposure of future residents and ground workers to ground contamination to acceptable levels;
- Mitigate the risk to construction materials from ground contamination to acceptable levels;
- Manage to acceptable levels risks to future planting in landscaped areas from ground contamination;
- Minimise direct exposure of ground workers and future site users (e.g. residents) to potentially hazardous soil gases (e.g. carbon dioxide and methane).

Works Comprised:

- Excavation of identified hotspot areas of elevated hydrocarbon and heavy metal contamination and areas comprising deposited waste materials encountered during the site investigation works. Reviewing risk after completion of reasonably achievable excavations.
- On-site treatment of hydrocarbon contaminated soils through a process of bioremediation.



- Off-site disposal of heavy metal contaminated soils or soils containing deposited waste materials that are deemed unacceptable for re-use on-site.
- Placement of a horizontal cover barrier across the soft landscaped areas and proposed private gardens to mitigate the potential direct contact potential with underlying residual contaminated materials. The cover barrier will also be designed to reduce risks to future planting in landscaped areas.
- Consideration of appropriate gas protection measures at the site against the ingress of carbon dioxide, comprising suspended floor slabs with passively ventilated sub-floor voids and possibly protective membranes placed within all ground floors.
- Protection of buried services by the provision of clean multi-service corridors to protect services such as main water supply from the degradation effects of contact with residual contamination.