

Thrapston Gasworks

Former Use:	Gasworks
Client:	Bramble Developments
Value:	£277,000
Location:	Midland Road, Thrapston, Northamptonshire
Area:	1.1 Hectares

The site had been granted planning permission for residential development, a condition of which was the requirement to undertake remediation works given the site's previous contaminative usage as a town gas works. With this in mind, a Remediation Method Statement was prepared on behalf of Bramble Developments and the contents were agreed with the Contaminated Land Officer. One element of the Remediation Method Statement was the requirement to install additional gas monitoring points and undertake further monitoring in order to design appropriate mitigation measures for the development.

Objectives were:

- installation of additional soil-gas monitoring wells;
- undertake additional soil-gas monitoring and determine appropriate mitigation measures for the development;
- provide general geotechnical design parameters to facilitate pile foundation design for the proposed development.

Other issues:

- Part of site had been a former landfill. The landfill was licensed to receive foundry and metal making waste and soil/subsoil materials only.
- A live gas pipe ran across the site



Work undertaken:

- existing trees and vegetation stripped out;
- surface concrete and hardstanding grubbed out;
- identified buried structures grubbed out and voids backfilled with suitable fill;
- the existing ground levels re-profiled to provide a suitable development platform

The main factors associated with the re-profiling works were that a 1 metre thick clean capping layer was provided across the site and that in the lower lying western part of the site, levels were raised by around 2 metres.

The residential development comprised 23 plots of conventional two storey design, together with an access road off Midland Road.