

# Wolston Business Centre

Former Use:	Mixed Use (Former Celluloid Factory, Car and Bicycle components manufacturers, Garages and Warehousing )
Client:	Residential Property Developer
Value:	£undisclosed
Area:	7 Hectares

The site located near Coventry comprised a former Celluloid factory and other industrial uses including bicycle and car components manufacturing, garages, warehousing and storage. The Client wanted the site to be remediated and redeveloped for residential use.

The sites surrounding environment and immediate surroundings comprised the railway line linking Rugby to Coventry, a river and also both residential and industrial areas, presenting a need for meticulous design and planning of the works to protect the environment and prevent any adverse impact on neighbours to the site during all phases of the works. Part of the site was also being used for amenity use at the time the remedial works and validation was being undertaken by Provectus.

Historical contamination at the site included suspected contamination of a body of water on the site.

Management and liaison with specialist sub contractors to undertake preliminary surveys relating the following work items including but not limited to appropriate delineation of risks and the development of mitigation strategies for the management of any potential:



- Asbestos materials with the fabric of structures or in the site
- Explosives and Ordnance

The main technical works included:

- Derivation of remedial targets by P20 modelling:
  - hydrocarbons in soil in 6 areas
  - hydrocarbons & BTEX in groundwater in 2 areas
- Validation of remediation of site and sign off as suitable.