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CASE STUDY

MMP / Watching Brief

Eastleigh Railway Works

Client

savills

Environmental Consultants

deltasimons

now part of

LucionGroup

Principal Contractor

adi Group – Total Engineered Solutions

Project Background

Envirotreat was commissioned by ADI to assist with their tender application for the redevelopment of part of the former Eastleigh Railway Depot (Area 2). This is shown in Figure 1 below.

Figure 1 – Area 2 Development

The proposed scope of works comprised of the following:

- The provision of a Remediation Strategy & Method Statement and CL:AIRE approved Materials Management Plan (MMP) with the aim of maximising reuse of made ground onsite.
- Supporting the Principal Contractor with tank decommissioning and offsite disposal of surplus soils / materials
- Provision of a 'watching brief' & discovery strategy during the enabling works
- Assisting with the validation of the gas membrane, import / placement of capping soils, borehole decommissioning
- Preparation and submission of a Validation / Verification Report on completion of the works.

ADI was successful in their tender submission.

The Site

Ground conditions in Area 2 comprised of a concrete slab (and associated building) overlying a narrow band of made ground overlying clay. Analysis of the made ground showed that the material, although non-hazardous, did contain asbestos which was considered problematical to dispose of offsite. The MMP was written to address this concern by keeping it onsite. Area 2 pre-demolition is shown in Figure 2 below.

Figure 2 – Area 2 Pre-Demolition

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Site Works

A gas characterisation of CS2 had been determined by the consultant, however this was based on the site as a whole, not Area 2 in isolation. Envirotreat undertook further site investigation within Area 2 to determine the gas characterisation more accurately in this area – this comprised the installation of several shallow boreholes to carry out gas monitoring. Following six rounds of monitoring, Envirotreat was able to demonstrate that Area 2 should be classified as CS1, negating the need for a costly gas membrane and associated installation / validation costs. The gas monitoring is shown in Figure 3 below.

Figure 3 – Gas Monitoring

Envirotreat attended site at key stages of the enabling works in accordance with the agreed 'watching brief' / discovery strategy.

Observations were fed back to the ADI site team and senior management to enable the overall works to progress satisfactorily and without delay.

Elements of the 'watching brief' are shown in Figures 4 and 5 below.

Figure 4 – 'Watching Brief' During Enabling Works (Cut to Formation)

Figure 5 – Watching Brief During Enabling Works (Foundation Excavations)

Borehole installations were located (referencing the site investigation information) and decommissioned.

Validation Reporting

On completion of the works, Envirotreat produced a comprehensive Validation and Verification Report addressing all the requirements specified pre-tender by Delta Simons.

This included documenting all imports / exports form site, works relating to the gas membrane assessment and installation, creation of service corridors and borehole decommissioning.

The proposed development is shown in Figure 6 below.

Figure 6 – Proposed Development