

Lune Mills Lancaster

Customer:	Redrow Homes / Barratt Homes	Value:	£1.4M
	14 Eaton Ave., Matrix Office Park, Buckshaw Village, Lancashire 4 Brindley Rd., Manchester M16 9HQ	Contact:	Peter Dartnell Tech Director (Redrow) Ian Hilliker Tech Director (Barratt)

Scope of Work

- Phased demolition and asbestos mitigation
- Significant asbestos cross contamination within soils
- Historic Infectious Diseases Hospital
- Target foundation solution and validation
- Ecological surveys and mitigation
- Archaeological constraints
- Optimal materials management strategy
- Material recycling and recovery
- Full remediation design and validation



Project Description

The 10Ha adjacent to the River Lune, previously a major linoleum manufacturing site was also historically the location of a hospital for the treatment of infectious diseases. Secured from the original vendor for residential re-development by Redrow and Barratt Homes, advanced pre-acquisition demolition of some of the site's industrial mills had left the residual structures unstable and the site prevalent with widespread asbestos contamination.

Controlled asbestos removal was only achievable within one structure, with site wide material segregation by operatives working under controlled conditions required in advance of full site re-engineering to achieve a vibro-foundation solution.

Significant above surface asbestos clad pipework required sealing and controlled cutting with ongoing environmental monitoring throughout this sensitive phase of the site preparatory works.

Extensive ecological surveys were required for bats and liaison with the Environment Agency's Fisheries team to relocate fish stocks from onsite reservoirs to the River Lune.

Preparatory works to the roadbox was carried out in accordance with the specification for highways, with large scale relic foundations removed and recycled for use as 6F2 for re-use in the highways and piling platform areas.

Hydrocarbon and organic solvent hotspots required segregation and removal with site wide site clearance and other green wastes processed on site prior to transport off site as fuel for a local energy waste facility, diverting significant volumes of material from landfill.

This 38 week project is now approaching completion, with full geo-environmental and geotechnical validation in line with the agreed remediation design and the Clients' programme aspirations.

