

## Case Study

**Client** Bellway Homes Thames Gateway Southern  
Stepney Gasworks, London

**Project date** 1998 - 2008  
**Area** 3Ha

**Case Study date** March 09  
**Budget** £1.2M K fees

### Project: Reclamation of former town gas manufacturing plant for use as apartment blocks and housing.

#### Services provided

Environmental Consultants; Hydrology and Hydrogeology Consultants (Contaminated Land); Geo-environmental Consultants; Acoustic Noise and Vibration Consultants; Air Quality Consultants; Health and Safety Consultants; CDM Coordinator; Site supervision consultants (Resident Engineers/ Clerk of Works).

#### Project description

Stepney Gas Works was formerly a large town gas works in a central part of East London which had remained essentially undeveloped for many years following its closure as a manufacturing facility. Merebrook became involved at an early stage of the project before the developer client purchased it and assisted through the stages of agreeing the sale and purchase contract terms. It was always known that, in common with typical gas manufacturing facilities, the site was heavily contaminated. Contamination took the form of tars, cyanide and heavy metals in soils and groundwater. In addition the site was beset with extensive underground structures up to 16 m deep, many of which had been filled and abandoned for many years. The site adjoins the Regents Canal and was known to bear a significant risk of unexploded ordnance (UXO).



Merebrook's initial role was to establish protocols and a waste classification system for waste management activities during the remedial works and to make application for relevant exemptions from waste management regulations for processing and replacing of waste materials.

Merebrook also undertook risk assessments to assist in environmental and pollution control decision making.



Merebrook undertook extensive site investigations and then undertook quantitative human health and groundwater risk assessments. The assessments concluded that the site was suitable for residential use but would require significant remedial intervention.

Initial planning permission was not granted and it was necessary to prepare evidence on contamination issues for a planning appeal. Merebrook provided expert witness services for the planning enquiry in respect of ground contamination and remedial solutions.

Merebrook was also required to prepare technical sections of an Environmental Statement in support of the planning application including noise and vibration, ground contamination, the water environment and air quality