

Whiteheads Housing Development

PROJECT:	Whiteheads Housing development
CLIENT:	Tirion Homes
VALUE:	£4.85 million
AT-A-GLANCE:	53 Acre site 100,000 m ³ buried concrete structures reprocessed 300,000 m ³ of material re-used on site in total Asbestos contamination Full Bio-remediation of site Minimised Lorry movements



PROJECT OUTLINE

Not-for Profit developer Tirion Homes commissioned Walters to complete extensive remediation and redevelopment work on the site of the former Whiteheads Steelworks in Newport. The 53 acre site (derelict since the factory's demolition in 2005), had become extremely overgrown and contained a significant amount of residual structures, much of it sub-surface, reinforced concrete slab and foundation.

PROJECT DELIVERY

Following a detailed site survey and comprehensive initial investigation work, Walters commenced on a significant remediation programme, deploying excavators, dump trucks, bulldozers, rollers and (importantly) crushing and screening equipment to the site.

With extensive brownfield experience and knowledge, Walters reprocessed over 300,000 m³ of material to be re-employed on the site, including more than 100,000 m³ of slab work, foundations and other buried concrete structures, (thus minimising off-site truck movements).

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ASBESTOS CONTAMINATED SOILS

Walters uncovered a large amount of asbestos in the contaminated soils on site and worked closely with the client and statutory consulting bodies, to limit both the extra disruption (and cost) that such a discovery otherwise leads to.

INVASIVE PLANTS

There were also a large number of invasive plant and weed species that were dealt with on site to avoid cross-contamination. Full bio-remediation took place, resulting in a site that is ecologically sound, providing a sustainable development platform for housing.



COMPLETED DEVELOPMENT

Tirion homes has plans to develop over 500 homes, a new primary school, a care home, shops and a pub on the site, with an almost 50/50 split between high quality rented properties and affordable homes for sale. The project adds to the growing portfolio of brownfield sites in the Newport area, remediated and repurposed by Walters Group.