



# Demolition, Remediation and Asbestos

Terra Vac (UK) Ltd and Burford Delta Ltd (Gilchrist Studios)

Terra Vac (UK) Ltd was asked by Burford Delta, a large, nationwide developer, to undertake the demolition and remediation of a large site in the suburbs of Leeds. The site had housed a lithographic and printing company and was known to contain notifiable asbestos.

A large site to the north of Leeds had been used as a lithographic and printing works, by Gilchrist Studios. Built in the 1970's, the site comprised a 100,000ft<sup>2</sup> warehouse and office complex, containing large amounts of fixed machinery. The digital age saw the gradual decline in requirement for the 'wet' print process during the 1990's. Eventually, the production facility was no longer required, and the site was closed. For some years, the site was subject to decay, and vandalism.

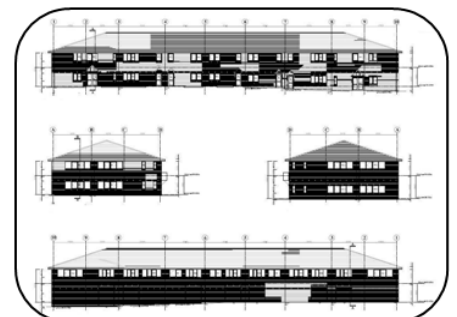
In 2010, a decision was made to demolish the buildings and prepare the site for redevelopment, for a mixture of commercial and residential use, as one of the largest urban redevelopment schemes in the North of England.

Initial investigations revealed the presence of TPHs and PCBs in groundwaters, and quantities of notifiable and non-notifiable asbestos. The TPHs and PCBs were thought to have originated from historic losses during the previous active use of the site as an operational facility.

Terra Vac offered a turnkey' approach, and was appointed to undertake the site wide remediation, including demolition of existing structures, removal of asbestos, and the treatment and removal of contaminants in the groundwater.

The combination of the presence of notifiable asbestos and repeated vandalism was an immediate cause for concern and boundary fencing, together with 24hour on-site security was immediately installed, and remained throughout the entire project.

In excess of 20 tonnes of notifiable and 30 tonnes non-notifiable asbestos were removed from site for safe disposal. The amount of notifiable asbestos was significantly more than originally estimated, but close management of the site and regular liaison with the HSE ensured that the increased volumes did not disrupt the site remediation programme.



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## Contaminated Land and Groundwater Remediation