

PROJECT SCENARIO: ENGLEMERE REHABILITATION CENTRE

As part of its plans to devolve the provision of health care away from the existing major central facilities and into smaller health centres located closer to local communities within its area, Englemere Healthcare Trust has put forward proposals for a rehabilitation centre.

The proposed Englemere Rehabilitation Centre is to be constructed on a brown field site as part of a larger redevelopment scheme for the area. Consultation has taken place, and local residents were initially resistant to the Centre's inclusion in the masterplan; however, the scheme was eventually approved, albeit with some delay to the development programme.

The site is located adjacent to an industrial estate, which is very close to a residential area with a history of vandalism. Access to the site is provided along Englemere Road, which runs through the industrial estate to the residential area; linking it to the local road network and motorway. All mains services are available along Englemere Road.

The site was the previous location of a petro-chemical plant which has not been remediated. The existing building superstructures and plant were removed in 1980 and the site has been disused since then. No perimeter security fence was erected around the site and as a consequence there have been instances of illegal dumping of industrial and domestic waste.

SITE INVESTIGATION REPORT BY SOIL AND ROCK GEOTECHNICAL ENGINEERS LIMITED

Owing to the previous industrial use of the site, a ground investigation survey was carried out to assess ground conditions and the possible influence on foundation design for the rehabilitation centre.

Two invasive bore hole investigations were carried out on the site. They are located on the proposed site plan. Soil samples were taken for chemical analysis. The initial findings of the analysis showed high levels of petro-chemical contamination in the made up ground that had been used to level the site when the existing building superstructures had been removed.

Additional information indicated that the area had a long history of coal mining and many of the residential dwellings nearby had suffered from mining subsidence in the past.

The engineer’s report also noted that there was a large amount of industrial and domestic waste on the site, which appeared to consist of dry cell industrial batteries, oil contaminated cotton waste and metal swarf.

The water table was located at a depth of 0.5m below ground level.

