

POULTON CLOSE, DOVER – PHASE 1

Remediation and Enabling Works

This project involves the redevelopment of a 4000m² site into two three-storey apartment blocks with associated parking, access roads, amenity spaces, and landscaping. The goal is to deliver sustainable, modern housing while revitalising underutilised land. Site investigations revealed contaminated soils containing arsenic, lead, benzo(a)pyrene, and asbestos. Remediation involved excavating and disposing of impacted soils to specified depths, preparing the site for clean cover installation and future construction.

CLIENT: DOVER DISTRICT COUNCIL
LOCATION: DOVER, KENT
PROJECT VALUE: £578,497.29
DURATION: 4 WEEKS
SERVICES PROVIDED: TREE ROOT PROTECTION INSTALLATION, BOREHOLE DECOMMISSIONING, HAZARDOUS SOIL SEGREGATION AND DISPOSAL, ASBESTOS SOIL MANAGEMENT, EXCAVATION TO DESIGN LEVELS, ENVIRONMENTAL MONITORING (NOISE, ODOUR, DUST, VIBRATION).



VertaseFLI Role:

Vertase FLI was appointed as Principal Contractor to carry out essential enabling and remediation works, ensuring the site was ready for redevelopment while managing environmental and regulatory challenges. Key tasks included:

- Installing Root Protection Areas (RPAs) around designated trees.
- Decommissioning historic boreholes in line with EA guidelines.
- Segregating hazardous and non-hazardous soils and maintaining comprehensive records of all imported and exported materials.
- Disposing of waste at licensed facilities, adhering to waste classification and tracking protocols.
- Managing asbestos-contaminated soils in accordance with the Vertase FLI Asbestos Plan of Works.
- Excavating to design levels using GPS-guided equipment, followed by verification surveys.

Daily environmental monitoring was conducted to control noise, odour, dust, and vibration, minimising disruption to nearby residents and ensuring regulatory compliance.

Phase 1 of the works facilitated the discharge of key planning conditions, keeping planning permission active for the main construction phase. Leveraging our expertise, we identified a design/buildability issue that required resolution to ensure safe and cost-effective completion by the subsequent contractor. Additionally, by recommending an alternative excavation methodology for the western batter, we enabled the installation of a retaining wall at a reduced cost, delivering tangible savings for the client.

The project was completed to a high standard, a week ahead of schedule and under budget, thanks to strong internal collaboration and effective communication with the client.

"From Dover District Council's perspective, this was a successful scheme. We would have no hesitation in working with Vertase again."



SITE MOBILISATION



TPO FENCING



TPO FENCING



EXCAVATED WESTERN BATTER



EXCAVATED WESTERN BATTER



FINISHED FORMATION ACROSS SITE