

Project Case Study: Leith, Edinburgh

Services: Demolition & Remedial Earthworks



Demolition | Enabling Earthworks | Remediation | Drilling | Civil Engineering | Plant & Technology | Geotechnical | Environmental | Planning | Renewable Energy

The Sirius Group: Confidence you can build on

Client: Hub Living / Circle Development

Project: Demolition and remediation of a former gasworks and scrapyards, Leith, Edinburgh

Duration: 5 months

Services: Demolition, remediation and enabling earthworks

Sector: Residential

Contract value: £1.7m



Archaeologists working on one of the uncovered Gasholder bases

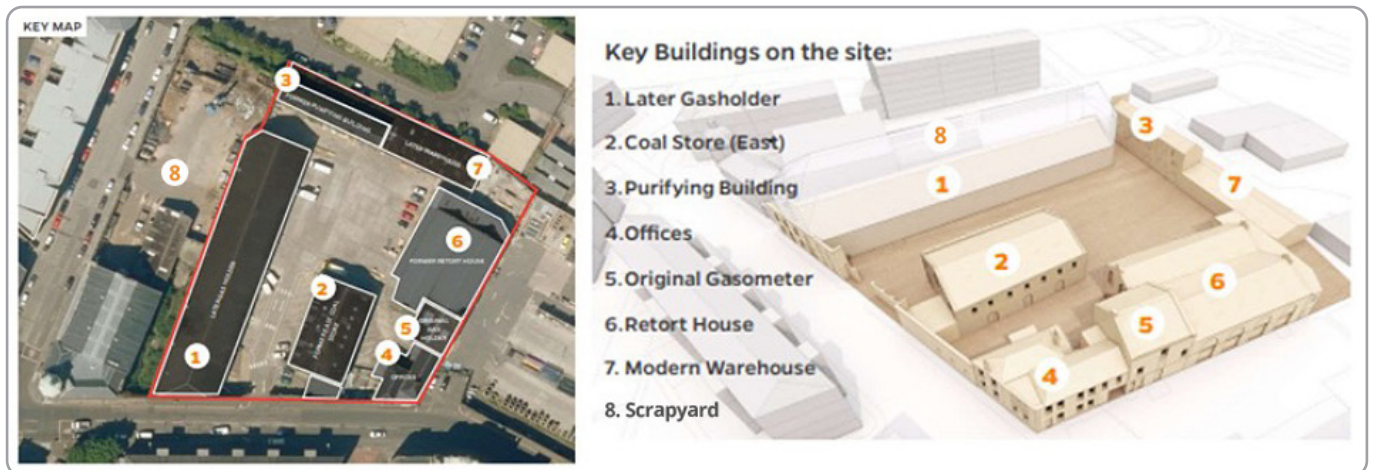
Project Description

Demolition of several structures whilst retaining some historic Category B-Listed industrial buildings within the Leith Conservation Area. The demolition was followed by remedial earthworks, including treatment of hazardous soils. Sirius also employed and managed archaeologists throughout the project to enable recording of the site's medieval, naval and industrial past. These enabling works facilitated the redevelopment of the site for 604 bed student accommodation.

Site Features

The site is located on former industrial land associated with Leith docks and railways; the site also comprised a former gasworks site dating from 1835. On the western part of the Site is an open yard with perimeter walls most recently used as a scrap metal yard, but with historic land uses which included granaries, coal depot and a naval yard.

The site prior to the enabling works commencing



Excellent progress, six weeks into the project

Works Outline

- Soft stripping and removal of all asbestos containing materials.
- Demolition of existing buildings by hand and mechanical methods. This included careful separation was carried out on parts of the building from those that required retaining. A number of temporary works were designed and employed to stabilise retained buildings including a large façade along the southern site boundary adjacent a major thoroughfare.

- Break-up and crushing of concrete hard standings and demolished structures to produce a recycled aggregate for later reuse on site.
- Full site turnover to remove substructures/obstructions and identify contaminated soils.
- Remediation of contamination employing the remediation technique stabilisation/solidification to lock-in contaminants including petroleum hydrocarbons and cyanide.
- Reengineering of site won soils and placement of pile mats.
- Full validation of the works via chemical and geotechnical testing demonstrating compliance with the Earthworks Specification and Remediation Strategy.



Breaking up the concrete hard standing within the former scrapyard



Final stages of the main former gasometer building demolition



Archaeologists inspect what has been uncovered



Aerial view of Retort Room with furnace structure immediately north



18th and 19th century Naval Yard features with earlier sea wall in the foreground



One of the six former gasholder bases



Treating contaminated soils using the MSR (Mobile Soil Recycler)



Reengineering treated materials within the former scrapyard



The site midway through the works



Artist's impression of the finished development at Baltic Street



Sirius Enabling works complete

Demolition, earthworks, remediation, drilling and civil engineering contractors.
Geotechnical, environmental and planning consultants. Renewable Energy.

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