

## Industrial



### Charlton Gate Development, Greenwich

Peter Dann were involved the development of an existing industrial site into a new business park. Three new buildings were constructed as six self contained premises totalling 13,850 sq. m of high quality warehousing and office space.

The external works included access roads, 115 car parking spaces, lorry turning areas and loading docks. The warehousing all had a minimum internal clear height of 10m and was designed to accommodate high bay racking or mezzanine floors. The offices were generally provided as 2 storey units but also 3 storey on one of the buildings.

The civils works included negotiations with the Environment Agency and Local Authority to infill an existing drainage ditch and provide a compensating surface water storage pond. This provides temporary site storage of surface water during storm conditions at high tide.

Due to poor ground conditions, all buildings and ground floor slabs had to be piled. A degree of ground remediation had to be carried out prior to construction, this included the removal of old tanks, foundations and fly tipped materials. Lime stabilisation was also used to allow work to continue through an exceptionally wet winter.