

# Retail

## Pensinsular Park

Redevelopment of this brown field old industrial site that was heavily polluted, required careful consideration. Up to 4m of made ground contaminated with volatile organic chemicals and coal ash had been tipped on the Charlton Marches early in the 20th century for a tram depot followed by an Airfix factory.

Underlying the site at depth was peat, estaurine clays and a chalk aquifer, hence avoiding setting up of pollution paths was a key design criterion. This was achieved by careful detailing of raft foundations on the existing substantial concrete hard standing resulting in an economical and environmentally acceptable solution.

On site balancing of storm water was necessary to meet the permitted discharge, requirements which took the form of oversize pipes and some temporary storage using the falls in the car park.

The development comprised a new retail park incorporating a stationary distribution warehouse, restaurants, phone supermarket and retail warehousing. Road access problems were overcome by careful consideration of the highway access onto a busy dual carriageway with restricted sight lines.

