



SKODA DEALERSHIP



CLIENT: Pulman
PROJECT VALUE: £5 million
PROJECT DETAILS: A new build dealership and workshop facility to VW Group Design Standards.

A new 32,000ft² dealership including sales area, drive-through lanes, workshop and parts storage. The project was constructed on a 0.75 hectare site and includes extensive forecourt and service areas. The site was sloping and constrained on all sides which posed a topographical challenge.

The site topography comprised a level difference of 3m and boundary constraints including public highways and other dealerships. Portland was able to profile the site to enable gradients to be maintained within the requirements of a retail environment and provide a commercial cut and fill design with minimal conflict with the perimeter constraints. The site also suffered from drainage problems which were resolved by investigation and negotiation with the adjacent landowner and the local drainage authority..

The design involved liaising with the Architect, Client, M&E designer and Contractor. However, in addition, several workshop equipment suppliers had specific requirements to be incorporated into the civil and structural design.

The building was split into three discrete areas, each with individual structural challenges; the sales area was required to be architecturally sensitive while the workshop had height constraints and required a slender, structurally efficient frame solution to ensure sufficient internal clear height was provided for vehicles on lifts while also complying with constraints on the external building height.

An extensive earthworks modelling exercise was undertaken to provide a commercial bulk earthworks exercise with minimal retaining structures while still providing shallow gradients suitable for a retail setting.

By negotiating with the adjacent land owner and Northumbrian Water, Portland were able to negotiate a discharge into the local system that theoretically had no capacity to receive discharges from the site.



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