

# SALLOW ROAD, CORBY

**CLIENT:** Evo Industrial  
**PROJECT VALUE:** £15 million  
**PROJECT DETAILS:** A speculative development comprising 229,000ft<sup>2</sup> of industrial space on a brownfield site.

Portland was appointed to provide civil and structural design services for all elements of the development. The project regenerated the disused manufacturing site and provided two speculative industrial units of 169,000ft<sup>2</sup> and 60,000ft<sup>2</sup>.

Portland was involved from the project inception and provided design services for all civil and structural elements. The site was the former location of the 'Roquette' food processing plant. The reclamation of the site was a pertinent aspect of the project and our reclamation strategy minimised excavations in the bulk earthworks operation to reduce the volume of contaminated spoil.

The project comprised the regeneration of a disused industrial plant dating back to the Estate's initial development in the 1980's, prior to that, the site formed part of extensive railway sidings associated with the adjacent steel works.

The 4.2 Hectare site suffered from onerous sulphate conditions in relation to the foundation concrete, therefore extensive testing and analysis was undertaken to zone the site so that the additional protective measures demanded by the sulphate in the ground were minimised. The site levels were also raised to reduce the amount of concrete in contact with the aggressive ground.

The reclamation works were targeted to minimise the amount of relic substructures to be removed and investigations were undertaken to understand the potential risks associated with this strategy.

The development provides a 60,000ft<sup>2</sup> unit with 12.5m to underside of haunch and a second unit of 169,000ft<sup>2</sup> with 15m to underside of haunch.

Both building slabs are designed with a capacity of 50kN/sqm and FM2 flatness.

These buildings are designed for BREEAM Excellent requirements.

