PORTLAND CONSULTING ENGINEERS

QUEENS COURT

CLIENT: **UK Land Estates**

PROJECT VALUE: **£8 million**

PROJECT DETAILS: A speculative development comprising 115,000ft^2 of industrial space on a brownfield site.The project regenerated the site of the former Dunlop manufacturing plant which occupied the riverside site. The development comprises five standalone industrial units ranging from 12,000ft^2 to 30,000ft^2 and two terraces of hybrid units.

Based on our reputation for producing commercial designs, Portland was selected by the winning Contractor to undertake a tender design as part of the Design and Build procurement process. This resulted in the initial tender requirement for piled foundations to be omitted in lieu of a more cost-effective ground improvement method.

The project comprised the regeneration of the 2.5 hectare site which was the former location of the 'Dunlop Hydraulic Hose' manufacturing plant. Five speculative industrial units and two terraces of 'hybrid' units totaling 115,000ft^2 were constructed on the riverside site.

Due to the flood risk from the adjacent river Team it was necessary to raise the site levels and this allowed the earthworks and reclamation strategy to be optimised to minimise the 'cut' element of the earthworks and avoid excavation into the brownfield site. In addition, the ground improvement works allowed the foundations to be shallow, again reducing the excavation into the site.

The original tender design called for piled foundations, however working in close collaboration with the Contractor and specialist supply chain, Portland were able to devise a foundation design utilising an alternative form of ground improvement.

Public sewers crossed the site and these were diverted and a new outfall into the
adjacent river constructed.

Portland have also provided structural design services for a number of the tenants as part of their fit-out works, including modifications to the steel frames, foundations to machinery bases, mezzanine floors etc.

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