

BYSS Staines, Industrial

Project Value £13.8m

Programme 52 weeks

This new build, multi-unit industrial development comprised of the construction of 9 units over 3 blocks to create 93,656 sq.ft of office space, warehousing, car parking and yards.

MCS negotiated this scheme with our valued client Big Yellow Self Storage, the land was a former gas holder site with numerous ground constraints including:

- Heavily contaminated with blue billy / tars
- Gas holder base left in situ following demolition 8m below surface level
- River Thames running along the bottom of site
- Relic foundations

Within the negotiation period, MCS undertook various onsite testing and with the assistance of our specialist designers and geotechnical engineers developed a ground improvement scheme which made the project financially viable.

This included turning over the site and re-processing relic foundations, reinstatement with stabilised fill and compaction using Rolling Dynamic Compaction.

We then deployed Rapid impact Compaction to the foundations to achieve the specified loadings and settlement criteria.

The site was also subject to a remediation strategy and verification reporting, working closely with the geotechnical-environmental engineer.

Externally S278 improvements were made to the site entrance and main road including a new bus shelter.



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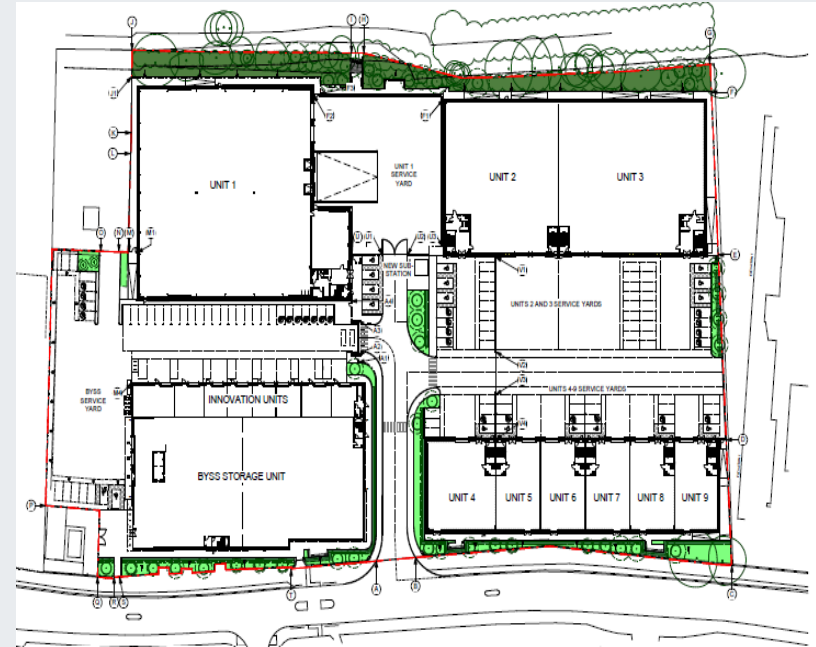


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- Employer – Big Yellow Self Storage
- Project Team
 - Mountford Pigott LLP
 - Burrows Graham
 - Silcock Dawson & Partners
- GIA – 93,656 sq.ft
- Procurement Route - Negotiated
- BREEAM – Very Good
- EPC A



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Big Yellow Self Storage Ltd , Staines

Project Value: £9m

Programme: 45 weeks

This was a 90,000 sq.ft new build development for our long-standing client, Big Yellow Self Storage Ltd, works involved comprehensive innovative ground improvement to this former gas holder site including extensive remediation and pre-cast concrete driven pile installation to the foundations and floor slab, the structure was a steel frame with metal decking and concrete floor slabs to each of the four floors which was clad in a mix of built up and composite cladding, followed by a full interior fit-out including storage units and 6no external lock up storage units.

The scheme also included landscaping and the creation of car parking facilities. To the North and East of the site. We also completed a second phase on the same site to create 9 innovation units over 3 blocks.

Procurement Route: Competitive Tender / JCT D&B
BREEAM rating: Very Good



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