

Goya, Swanley

Project Value £20m

Programme 52 weeks

Broom Hill, Swanley was a design and build industrial development comprising of 4 new build units, totalling 162,193 sq. ft and façade alterations and new service yard to 5 existing units to facilitate access onto the site.

This geotechnically challenging project consisted of a 12,000m³ site strip and 50,000m³ cut and fill to remodel the greenfield hillside where the site was proposed. Due to the significant level changes, the whole site was bound by retaining walls, which MCS re-engineered at tender stage to a mix of reinforced green slopes, sheet piles, king post and pre-cast walls.

The site also contained deneholes from historic chalk extraction, which were rectified through our engineering proposal that also included rolling dynamic compaction, vibro stone columns and altering levels to balance the cut and fill and save on expensive materials removal.

Storm drainage discharge was via a number of borehole soakaways drilled into the chalk formation.

Above ground, the units consisted of CAT A office fit out and warehousing with built up roofing and cladding systems and feature natural wood rainscreen and solar shading.

Externally a new access / estate road was created along with significant S278 highways works, PROW alterations, external services installations, drainage infrastructure, yard slabs and permeable car parks.



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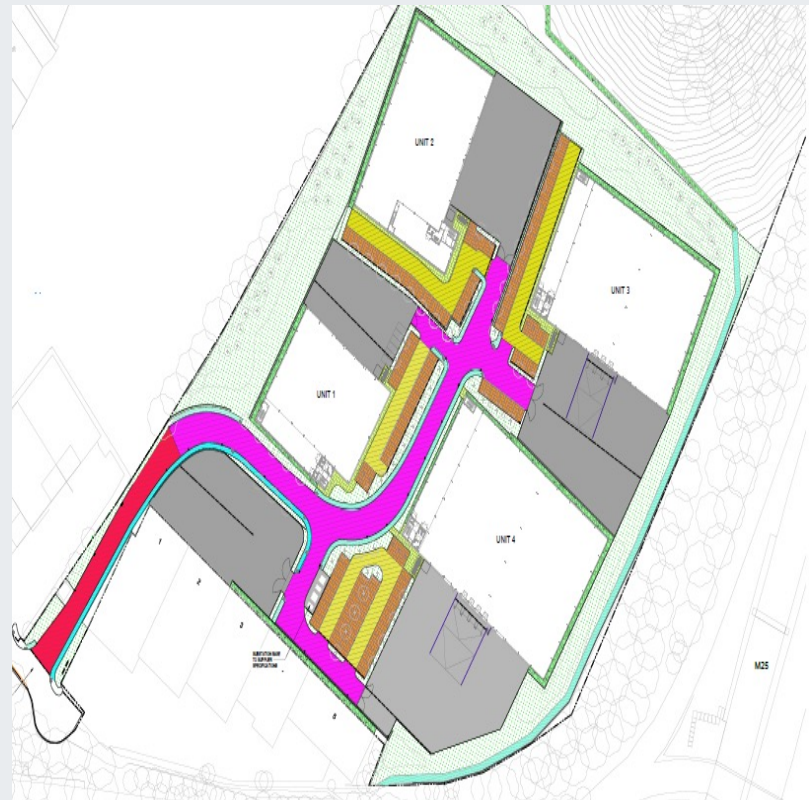


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- Employer – Goya Developments London Ltd
- Project Team
 - Rex Proctor & Partners
 - PRC Architecture
 - I&L Consulting
 - Shepherd Bromley Partnership
- GIA – 162,193 sq.ft
- Procurement Route - Competitive tender / JCT D&B 2024
- BREEAM – Excellent
- EPC A+



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