

Temporary parking deck enables construction  
162 Spaces and Lifts  
Supermarket remains open during construction  
Planning consent for 1309 homes on retail site



Case Study

## Modular Car Park Temporary deck enables 1309 homes

PROJECT	162 space Temporary Car Park
CUSTOMER	RG Group
LOCATION	Silk Park Development, Hendon
CONTRACT	JCT Design and Build
DURATION	14 weeks
VALUE	£1.4m





## Need

The government has set out an ambitious commitment to build over 300,000 new homes per year to meet the current UK shortfall. Finding opportunities to repurpose land in our cities is an essential element to deliver their plan.

At Hendon in London, land occupied by a supermarket and car park was given the green light for redevelopment into 1,309 mixed tenure homes incorporating a new larger supermarket with underground parking.

To release land for the first phase of the development, and to keep the supermarket operating throughout the build, a temporary decked car park was needed. One which could be easily erected with lifts for step free access and then be sustainably dismantled and reused elsewhere to release the site for the second phase of the build.

## Solution

By selecting our Siderpark/Osborne joint venture design, a single deck was erected straight onto the existing tarmac. Site investigation confirmed ‘no dig’ foundations with the bearing plates bolted directly through the tarmac and a small number of concrete pad foundations in the landscaped areas.

From start to finish it took just 14 weeks to create the 162 spaces and integrate a 26-passenger lift into the scheme. Separate foundations for the lift were designed to fit the customer’s preferred product supplied by Kone.

In this instance the design was for a temporary parking solution which the customer required for a maximum of 5 years. All Siderpark/Octavius solutions have a 50-year design life so when the new basement car park is open, the single deck can be sustainably dismantled for re-erection on another development site or sold on to a third party for re-use.

The modular arrangement provides the flexibility to add extra sections horizontally or vertically or even to replace any that may be accidently damaged during its life

## Outcome

Brexit and the pandemic have not interrupted the supply of materials and resources for the Italian designed and manufactured products at Hendon, or any other modular car parks completed in the past 12 months.

The new single deck was opened for cars on schedule which has enabled work to commence on the Silk Park development for 1,309 homes and a new Sainsbury’s store with basement parking.

At Hendon, the customer included an access lift into the design with standardised cladding. But whatever your specific requirements are this product is flexible to include elements such as architectural cladding, EV charging points, PV cells and up to three levels of parking using ‘no dig’ foundations or higher with new foundations.

Whether it is releasing land for development opportunities; or increasing capacity in a hospital, station, school, retail or business park, a modular carpark can be efficiently designed and installed to meet your specific requirements.