



Iron Mountain

Unit B Twelvetrees Crescent Bromley by Bow

Following a serious fire in 2006, this 14,000m² distribution warehouse had to be completely demolished, and is now being rebuilt for re-occupation in a £6.2m project.

Owners Standard Life Investments appointed TFT as project manager and employer's agent, with a brief to reinstate like with like. However, since the old building had been constructed in 2002, new legislative issues had to be considered to achieve statutory consents.

These included flood risk assessments, which we arranged as required under Planning Policy Statement PPS25 and Sustainable Urban Drainage Design. We also incorporated the Greater London Authority's requirements for renewable energy, including biomass boilers and solar-powered hot water.

The first phase of the works involved specialist testing of the existing foundations to prove their integrity and suitability for re-use and to ensure warranties remained valid.

client: **Standard Life Investments**

value: **£6.2 million**

duration: **32 weeks**

our role(s): **reinstatement consultancy,
 cdm co-ordinator,
 project manager,
 employer's agent**

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