



PROJECT PROFILE: John Lewis Distribution Warehouse



Location	Magna Park, Milton Keynes. 13.5 hectare site
Client	Simons Construction Ltd.
Value	£2.1M
Duration	10 weeks of a 12 week programme
Quantities	100,000 cu m of cut, 80,000 cu m of fill, 20,000 cu m of stockpiling 55,000 cu m of topsoil strip, 80,000 tonnes of imported stone.
Description	<p>Milton Keynes Magna Park is a £340m joint venture between Gazeley Limited and Land Securities. Located between junctions 13-14 of the M1, Magna Park is a 241 acre development.</p> <p><i>two weeks ahead of schedule – despite the wet weather and finding a WWII aeroplane</i></p> <p>We were contracted by Simons Construction to undertake the bulk earthworks and stone fill package associated with the construction of a 60,386 sq m automated distribution centre. This flagship development for John Lewis Partnership is part of the retailers supply chain investment programme to enable the company to open ten shops per year. Working with Gazeley and Simons the distribution centre has been designed to provide savings of 66% on carbon emissions and a £240,000 annual saving on energy costs.</p> <p>The earthworks consisted of 100,000 cu m of cut to fill, with a maximum excavation depth of 5m along with supplying and laying some 80,000 tonnes of imported stone fill. The works were undertaken during the winter, with rainfall 25% above average for the time of year.</p> <p>A strict testing regime was enforced by the Consultants to ensure compliance with the required end-product compaction specification.</p> <p>During the excavations a Mosquito NF MkII aeroplane was discovered, which had crashed in 1945. Working alongside Twinwoods Aviation Museum pieces of the aeroplane were excavated, and once restored will be displayed at the museum.</p> <p>Despite this unusual finding and the wet weather we completed the programme of earthworks two weeks ahead of schedule.</p>