



## Caxton Works - Canning Town

Central to London's most prolific regeneration master plan – The Royal Docks, Caxton Works combines 336 homes with a range of flexible and affordable light-industry units to create a genuinely mixed-use and self-sustaining place. PSP were uniquely placed to provide a striking façade which would pay tribute to the area's industrial heritage.

### ARCHITECT

Studio Egret West

### DEVELOPER

U+I plc & Galliard Homes

### PSP CLIENT

Facade Concepts

### PSP SYSTEM

Bespoke Fabrications

[www.pspuk.com](http://www.pspuk.com)

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PSP Architectural produced the weathered steel rainscreen panels which clad the industrial units at ground level to provide an aesthetically pleasing external envelope solution.



### PROJECT DETAIL

Located on a former industrial site in Canning Town, Caxton Works is the redevelopment of the Goswell Bakeries buildings and Moss Electrical warehouse in east London.

This mixed-use development offers 336 new homes and 13 commercial units which range in size to provide affordable and flexible space for small businesses, workshops and artists' studios.

Architecturally the scheme has been divided into three layers. The four taller structures are topped by metal-clad units with a scalloped roofline, the apartments below are finished in brick and the workspaces at ground level are clad with weathered steel which PSP Architectural manufactured and supplied to sit beneath the apartments.

PSP developed these custom-made panels using state-of-the-art fabrication equipment and were delighted with the results. The warm-hued weathered steel is complemented by moments of glazing and timber joinery for doors and windows, creating a visually strong ground and first floor appearance which acknowledges the areas industrial heritage.

The programme of works for this development was very strict – speed and quality of construction were paramount. PSP needed to ensure that the design, manufacturing and supply process was as streamlined as possible.

PSP's fully integrated Enterprise Resource Planning (ERP) system seamlessly managed the process, eliminating any

elements of risk to create measurable value and eradicate hassle. The ERP system is central to client relationship management and provides up to date information on the job in real time – facilitating full traceability within the manufacturing facility, which in turn delivers better productivity, enhanced performance and expanded interoperability to the whole project team.

As one of the UK's leading providers of rainscreen cladding, PSP understand the importance of working closely with architects, customers and suppliers to build long-lasting, sustainable working relationships and provide the very best engineered solutions.

*'The team at PSP provide a first-class customer service and over the years have become a valued and trusted member of our supply chain. This project required a bespoke solution and we needed a quality product which was precision engineered to ensure we eradicated any risk of onsite variability.'*

**MATTHEW SMALL, FACADE CONCEPTS**

### PSP Architectural

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