

CONSTRUCTION – an outline of the work undertaken in each phase

Car Park Office

This was the first phase of the works and involved the creation of a new car park control office at the base of the existing circular multi story car park. The works also included some roadworks to Prudoe Place and new landscaping works.

ES West

Existing shop units were extended under this scheme to provide the larger units increasingly required by modern retailers. This scheme also involved the creation of two new restaurants at pavement level fronting onto the west side of Old Eldon Square. The new extension was built with light feature using new LED technology. The system was developed by the lighting designer and is fully programmable to display a range of effects ranging from a solid colour to constantly changing colours filtering across the display. Another important part of this phase was to provide a new staircase that links the Old Square to the existing Malls, to assist pedestrian flows in and around the City Centre.

ES North

This part of the scheme is made up of a number of phases, each needing to be completed in a set sequence in order to complete the overall project. The first element was to relocate the existing John Lewis customer collection facility and to re-configure their loading bay. This was required to free up the space to the north of the centre where the new bus station was to be built. One other element of work that was required to again clear space for the bus station was to remove two circular concrete columns that were supporting the bridge linking the circular car park to that of the roof top car park over the department store. This required the contractors to construct and lift a temporary road bridge to be used whilst the original bridge was removed and the final new bridge installed. This then allowed the columns to be removed.

As part of this phase the former John Lewis café overlooking Chevy Chase was removed. A new brasserie was created high level in the space providing links back into the store at 1st floor level. The structure and the formation of the shell was part of the development works, this was handed back to John Lewis who then completed the fitting out works.

With all these works completed, along with the diversion of water and electrical mains, the new bus station could commence. This consisted of a new steel frame structure built on piled foundations. The steel frame was bolted to the existing centre after having removed the brickwork locally to these connections. A large panel of the existing external wall was then removed to provide the eventual link into the new mall.

On completion in March 2007 and with the new bus station open and operational, the final phase of the scheme commenced the forming of the new mall. The old bus concourse was closed and one of the first activities was to remove the escalators that link up into Chevy Chase. The contractors will then cut the opening in the slab that will then have the escalators installed to join the new and existing malls together. Two new passenger lifts will be constructed again to link the two mall levels. New floor slabs will be built along with dividing walls and building services (electrical, drainage, heating & ventilation) completed to form the retail shells. When let, these are handed over to the individual retailers' construction teams for the fit out. Our contractors then continue to complete the finishes within the mall areas.

ES South

This scheme involves a significant amount of demolition and requires particular methods of work when demolishing the structure where it joins the rest of the Centre. On Clayton Street we also have three retained buildings (two pubs and Café Nero) plus a listed façade that we need to keep and build into the new works. The demolition will be phased and includes a 'soft strip' i.e. removal of all fixtures and fittings and specialist asbestos removal, and then the main structure can be taken down. Where possible material will be recycled. The concrete for example, can be crushed and used as hardcore or fill material.

The foundations will again be piled but the intention is also to re-use the current foundations used on the existing building. The new structure is a mixture of concrete and steelwork to form the new frame. New floors are concrete poured on metal decking. The external walls are a mixture of glass, metal and glass cladding, natural stone with other materials such as copper also being used.