

PATONS MILL RETAIL PARK

High Street, Johnstone



PROJECT DETAIL:

The design and construction of two large retail units for Aldi and Home Bargains and a drive thru for Starbucks.

After initial tender returns being considerably beyond the Client's budget, a lengthy value engineering process was undertaken by BBP to ensure that the project was commercially viable. As a consequence of BBP led VE, a saving of circa 25% was realised and the project proceeded to construction.

Located nearby a water course and with particularly challenging ground conditions, the structures commenced at pace out of the ground with substructure mindful of gas presence and extensive volumes of trench fill concrete. Adjacent to the water course, precast retaining walls were designed and installed to stabilise the footprint.

Heavy structural steel spans supported the required retail space shop floor demands with composite cladding with curtain walling completed the envelope. Externally, gabion baskets were installed and considerable soft landscaping to satisfy onerous planning conditions. The site was located on the main traffic thoroughfare into the town, required installation of a new puffin crossing and lighting controls and therefore required out of hours working and close interface with the local authority and surrounding stakeholders.

A commercially challenged project was made viable due to the in-house expertise of BBP's design and build experience and has been warmly received by local residents and the retail park tenants.

VALUE: £4.7
DURATION: 38 Weeks
CONTRACT: D & B with novated design team

Architect: Stellan Brand
QS/EA/PD: Armours
Engineer: Goodson Associates

