

CASE STUDY

Basement Parking Transformation

MAKERS

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PROJECT

The Plaza, Liverpool

STRUCTURE

Underground Car Park

CLIENT

Bruntwood

CONTRACT VALUE

£300,000 circa

CONTRACT



Now known as Liverpool Plaza, the old Sir John Moores building is a 14-storey structure, built in 1965. Acquired by Bruntwood in 2003, it now houses commercial offices in the bustling L3 commercial district of the city of Liverpool. It was originally the head office building for the now defunct Littlewoods catalogue retailer and has been completely refurbished by its new owners.

The basement of the building contains approximately 135 parking spaces for the office building's tenants and is accessed only via a secure entrance off the main street. Apart from needing to completely upgrade the car park's existing dreary and dark appearance, the other issues to be faced during the 15-week programme of refurbishment was the need to keep the car park in constant use as the building's users require 24/7 access to the building and parking.

Bruntwood also had to remove a range of redundant services before the car park refurbishment could be carried out by Makers.



Before



Before

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Accreditations



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General Poor Condition



Outdated Appearance



Bay Marking Missing

Typical of most basement parking beneath commercial office buildings, the basement car park at Liverpool Plaza was itself drab, dark and unwelcoming. There was no CCTV and poor parking control which invariably meant that the tenants were unable to park in their own designated parking space. The issues facing Bruntwood's own building management and refurbishment team was how to keep the customers happy – given that there were already many complaints about the parking facility – and ensure that disruption to the users was kept to an absolute minimum during the works.

The key to minimising the disruption was to split the work into four phases by sectioning off a quarter of the car park at a time. Traffic flow management measures had to be put in place also to ensure easy flow around the car park's one-way system. Because of the volume of dust that would be created whilst carrying out the surface preparation works, it was important to capture as much dust as possible by partitioning off areas completely.

The entire 4,150m² of existing ground-bearing reinforced concrete slab deck of the car park did not have any existing protective coatings applied to the tamped concrete surface. All existing line and bay markings had predominantly eroded away from lack of maintenance by the previous owners.

Following surface preparation by captive blasting, Sika's 161 & Pronto 18 car park deck waterproofing system for internal decks was applied to all parking bay areas. The rapid-curing Pronto system was used in the drive aisles because of its speed of cure thus allowing the traffic aisles to be used the next day though, due to the strong odour given off by rapid-curing PMMA (polymethyl methacrylate); the drive aisle works had to be completed out of hours.



Contemporary New Look



New Bay Markings



Light and Bright

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