

CASE STUDY

Full Car Park Refurbishment

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PROJECT

Intu Milton Keynes Shopping Centre Car Park

STRUCTURE

Multi-storey Car Park

CLIENT

Intu Retail Services Ltd

CONTRACT



The Intu Shopping Centre car park provides parking for 738 vehicles for use by their customers. Makers were engaged to improve the condition of the car park which had been suffering from water leakage between the parking deck levels and into tenant areas.

At 24,000 m², it had suffered from splits and repairs in the existing asphalt layer. This coupled with old movement joints, was creating issues both to the structure and structural steel work. Active corrosion was taking place within the concrete ramps and stalactites were visible from within the car park, posing a potential problem to customer's vehicles.

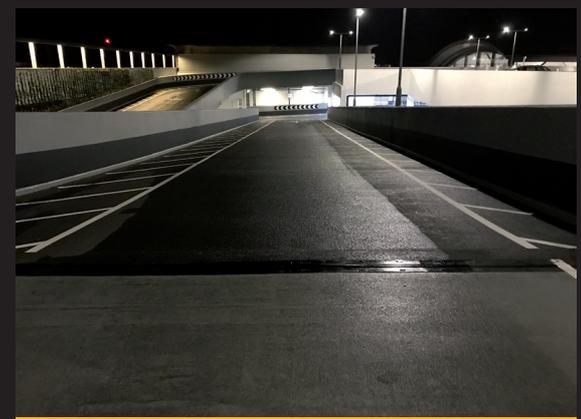
The concrete exit and entrance ramps both required concrete repairs and the installation of corrosion control measures, in order to protect the structure from chloride attack. The surrounding unpainted surfaces were also in need of refreshing.

The existing lighting system was expensive to run and alternative lighting options were to be considered to improve both the lighting levels and the annual running costs. The lighting package would also examine the potential of illuminated signage and wayfinding.

The continued water penetration had badly affected the fire protective coatings to the structural steel work and had caused the steel work to corrode. As well as looking unsightly, the protective coating was not complete and put the structure at risk.



Before



After

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Accreditations



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Before



After



After

The ability to use the existing asphalt on level 3 as a suitable base meant that other impacts on the car park were also avoided, to the benefit of intu customers and adjacent businesses with the reduction in vehicle movements, dust and noise. The brief from intu management had been to improve the overall appearance of the parking facility, from easier routes, to wayfinding and additional facilities. On completion of the waterproofing to deck level 3 (roof level) the soffit to level 2 and the structural steel work could be attended to.

In order to create a lighter brighter environment, the steel work and soffits would receive high gloss white finishes. The steel beams were blasted back to the primer coat and then a 1-hour intumescent fire rating paint coating was applied. The soffits received 2x coats of anti-carbonation treatment following a high-pressure water jet preparation.

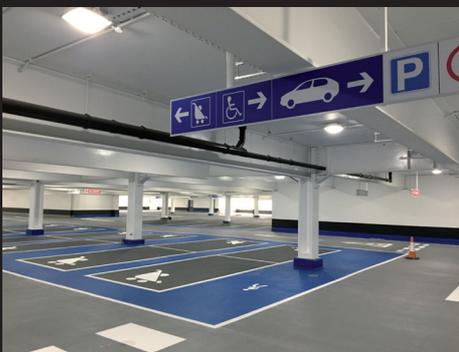
The adoption of the above design and re-lamping of the existing lighting installation created a really bright and welcoming atmosphere. The concrete walls were also painted white together with a 600mm soot band at floor level. To ensure a clean and dramatic palette, rainwater goods were correspondingly painted black.

New wayfinding signage was installed, complementing the blue pedestrian way finding, created in the Triflex waterproof membrane. Kerb islands were highlighted in the intu orange to reflect the company branding. Lighter, brighter with a greater safety contributed to the intu Milton Keynes car park being awarded the Park Mark standard.



The existing movement joints were also an area of concern, so as well as attending to the deck surface, the 18-year-old joints had come to their end of life. New Radflex joints were installed and guaranteed for 10 years using the Radflex S200 joint system. By incorporating the waterproofing into the joint installation many of the issues of the original installation were overcome. 330m of joints were replaced and are performing well with the Triflex coatings.

The contract had been carried out with minimum impact to the users and the execution was always sensitive to the pressing needs of retail, completing 1 week ahead of schedule, in time for the Christmas retail rush. The programme was designed so weather had minimal impact and the maximum required spaces were made available for shoppers at all times.



After



After



After

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