



Goodramgate – York

Project Brief

The project was structured in two parts – enabling works and shell works, each with a separate Contractor. The proposals were to replace an existing electrical substation to allow the refurbishment and extension to be constructed to shell standard to provide a new retail unit for a major convenience store.

Project Summary

The works, in the centre of the historic city of York, required close liaison with archaeologists. Once complete and commissioned the existing sub-station located in the basement of the proposed refurbished building was then de-commissioned and demolished to allow the construction of the new extension.

The refurbishment works included a new internal steel frame, stabilisation of the existing ground floor slab by means of mini piling and grouting to fill voids under the floor to meet the Tenants floor loading requirements, and a complete renewal of the existing roof structure.

Delays due to the detailed archaeological investigations, placed pressure on the entire programme, as the incoming retailer was working to a fixed access date to fit-out in

order to achieve trading prior to Christmas. The programme was regularly reviewed and adapted to ensure the Tenant's early access was achieved, including zoning of the site to allow shell and fit-out works to be carried out simultaneously. The building was successfully handed over in time for the retailer to take advantage of the Christmas trade.

Key Companies

Archer Architects, DW Consulting Engineers, Harris Construction Management, B Jeffrey Construction, Tesco Plc

Project Value

In the region of £360k

Project Commenced

March 2012

Project Duration

20 weeks

Project Size

450 sqm

Form of Contract

JCT Minor Works with Contractor's Design 2011 Edition

Project Overview

Client

Town Centre Securities Plc

Location

York

Market Sector

Retail

Role of Aspect 4

Project Management

