



# Multi-Storey Car Parks The Mall Luton

 **VolkerLaser**



## Project information

VolkerLaser's challenge was to create a high quality, family friendly car park, meeting the criteria of the Secured Car Park Award Scheme.

### Client

Phase 1: Prudential Assurance Ltd  
Phase 2: The Mall Corporation

### Duration

Phase 1: 10 months  
Phase 2: 9 months

### Contract Value

Phase 1: £ 4.1m  
Phase 2: £ 2.8m

### Date completed

Phase 1: March 06  
Phase 2: March 08

### Project Manager

Phase 1: Prudential  
Phase 2: Savills

### Quantity Surveyor

Gardiner & Theobald

### Architect

Phase 1: Broadway Malayan

### Engineer

Arups

### Services Consultant

Arups

The 1970's municipal-style car parks were gloomy, unfriendly and difficult to use. VolkerLaser's challenge was to create a high quality, family friendly car park, meeting the criteria of the Secured Car Park Award Scheme.

Investigative works revealed areas of structural deterioration, with the existing

asphalt membrane failing to provide sufficient waterproofing and skid resistance. Vehicle impact barriers and plinths were below current standards and deficiencies in lighting, security and surveillance was discouraging shoppers and failing to meet minimum requirements.

Remedial works were carried out in two phases, with the 911-space Central Car Park refurbished between March 2005 and March 2006. Market Car Park, accommodating 739 vehicles, followed in June 2007 and was completed in March 2008.

VolkerLaser provided a comprehensive programme of refurbishment that included the installation of CCTV, help points and improved lighting. An integrated Parking Management System now controls entrances and exits, with variable messaging to alert drivers to vacant spaces. Structural repairs were undertaken and high risk areas were protected from future damage by galvanic anodes and proprietary surface treatments. VolkerLaser installed a new waterproof membrane system, complete with a new colour scheme to ease vehicular and pedestrian movement. Internal and external surfaces were also cleaned and redecorated to improve lighting levels and increase the life-span of the underlying structure.

Barriers were upgraded to meet modern safety standards and a number of improvements were made to increase the user-friendliness of the car parks and comply with the Disability Discrimination Act 1995.

An outstanding working relationship with our client and, in particular, the Centre Management team assisted completion on time, within budget and with minimal disruption to trading at The Mall during the project. Both car parks remained in operation while the refurbishment took place and our team is proud to have achieved the objectives of this wide-ranging and challenging contract.

**1** Car park and stairway lighting were upgraded to provide a better parking environment and to increase the level of surveillance to further deter and/or detect criminal activity.

**2** Improvements were carried out in accordance with the Disability Discrimination Act 1995 including the provision of increased disabled spaces, widening of stairwell door openings, access ramps and handrail modifications within the stairwells.