



USL
StructureCare

LandSecurities

Trinity Leeds



Trinity
Leeds

Word cloud containing the word "eight" in various sizes and orientations.

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About Land Securities

• Land Securities is the largest commercial property company in the UK and a member of the FTSE 100. Founded in 1944, it became a Real Estate Investment Trust in 2007 and now owns and manages more than 26 million sq ft of property. Land Securities retail portfolio contains 16 retail parks and 17 shopping centres.



About USL StructureCare

• USL StructureCare is part of the Universal Sealants Group of companies offering a high quality, bespoke solution to owners of multi-storey car parks, podium decks and flat roofs where a technical refurbishment, repair or cosmetic enhancement is required.



The Evolution of Trinity Leeds

Trinity Leeds, a 1 million sq ft scheme which launched in March 2013, is the only major retail and leisure development to open in the UK in 2012 or 2013. Marking the beginning of the next generation of shopping centres, Land Securities has developed the UK's most digitally-enabled retail and leisure destination to meet the needs of both shoppers and retailers.

The centre has brought 46 exciting new names to the city for the first time including Apple, Hollister, Mango, Victoria's Secret and Superdry. Trinity Leeds also provides a key leisure draw with a 40,000sqft Everyman cinema and a range of restaurants including Crafthouse & Angelica by D&D London, Carluccio's, Yo Sushi, Giraffe and Handmade Burger.

Leeds is the UK's largest financial centre outside of London and is the third largest city in the country. It is also considered one of the UK's best shopping destinations being dubbed the "Knightsbridge" of the North.*

With a catchment of 5.5 million consumers and a £1.93 billion spend Leeds is a top 5 retail destination. Footfall within the City centre has increased to over 45 million since Trinity Leeds opened.

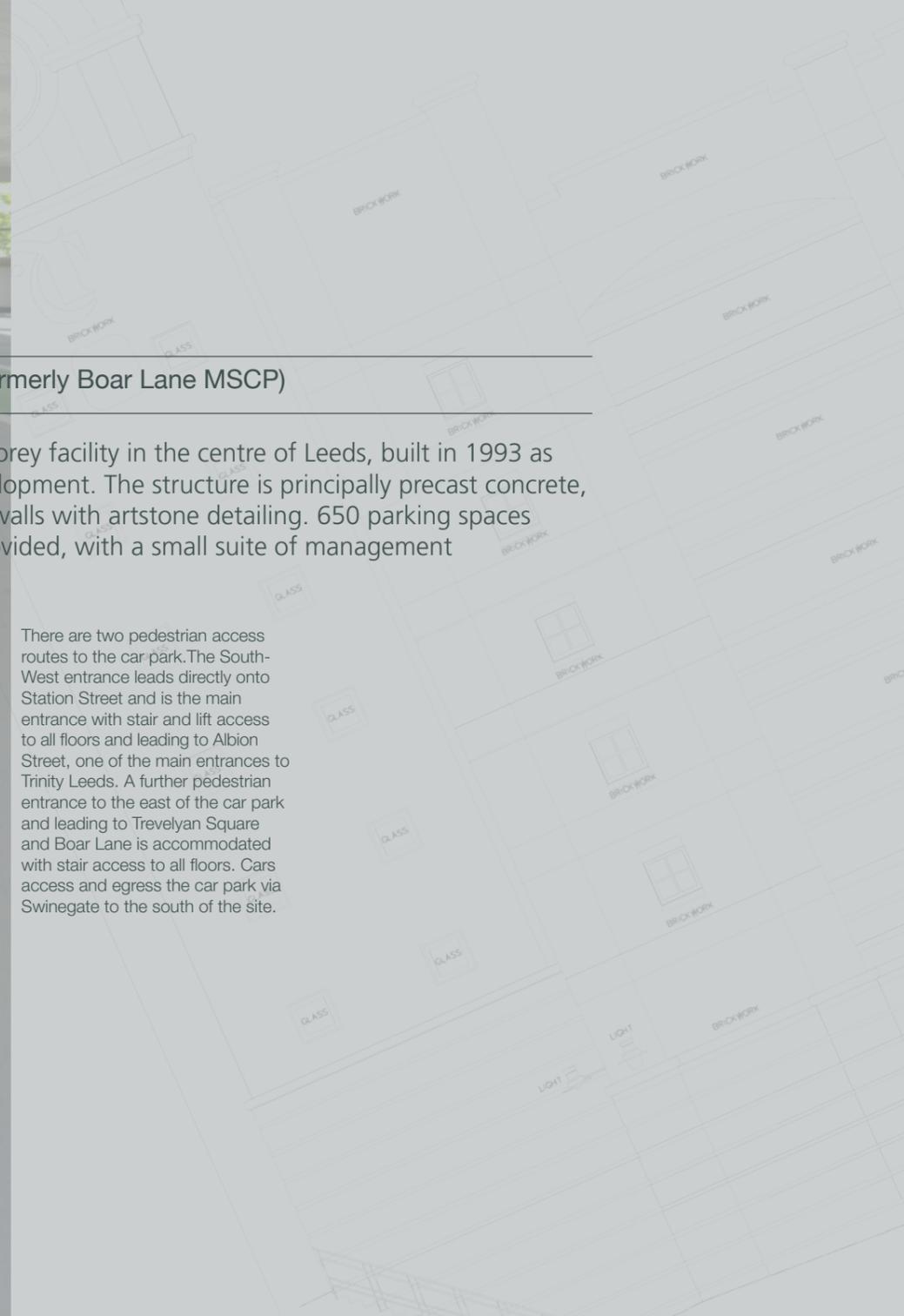


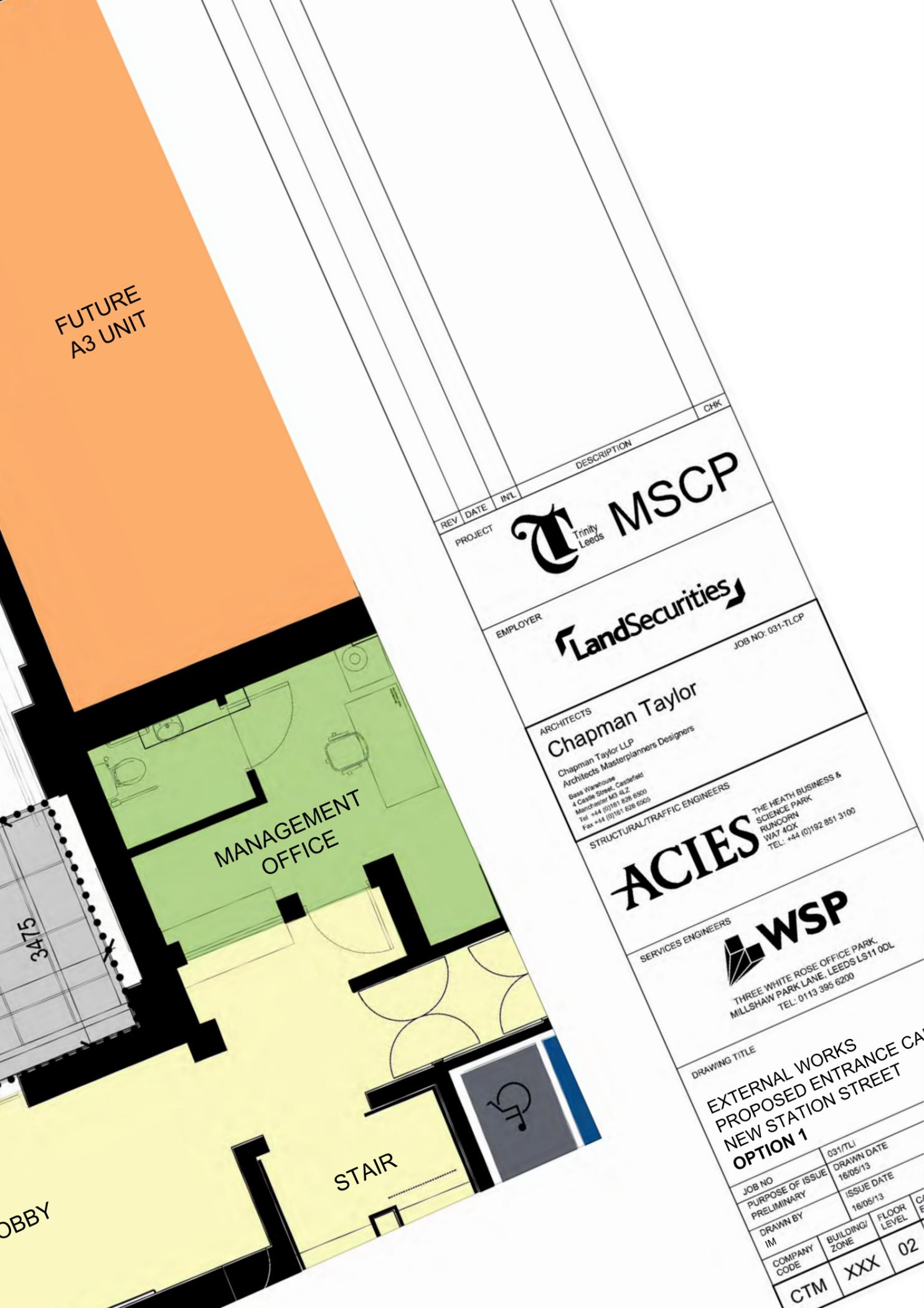
About Trinity MSCP (Formerly Boar Lane MSCP)

The car park is a multi-storey facility in the centre of Leeds, built in 1993 as part of a mixed-use development. The structure is principally precast concrete, enclosed by brick-faced walls with artstone detailing. 650 parking spaces across 9 storeys were provided, with a small suite of management accommodation.

The location of the car park strategically placed within a short walk of Trinity Leeds made it an ideal opportunity for Land Securities to provide a branded car parking facility to link in to the overall development. The site was acquired with a view to carrying out a full refurbishment to provide a safe and secure parking provision for use by the public visiting Trinity Leeds.

There are two pedestrian access routes to the car park. The South-West entrance leads directly onto Station Street and is the main entrance with stair and lift access to all floors and leading to Albion Street, one of the main entrances to Trinity Leeds. A further pedestrian entrance to the east of the car park and leading to Trevelyan Square and Boar Lane is accommodated with stair access to all floors. Cars access and egress the car park via Swinegate to the south of the site.





ACIES

LandSecurities

MIDMET

ZENITH

USL USL StructureCare

WSP

Chapman Taylor

The
VELVET
Principle

The design team

Land Securities acquired the car park in April 2013 and were determined to commence work to transform the car park as soon as possible. An opening date of 7th October and working within a budget of £1.75m were the key requirements. In order to achieve this challenging programme it was crucial to appoint an efficient and competent design team to cover all aspects of a complex and extensive project .

Land Securities in-house Building Surveying Team headed by Lee Collins set about appointing expert consultants.

Chapman Taylor would be providing architectural services including concept, planning and as-built design.

Health and Safety and management of CDM issues was handled by David Ackrill of Midmet.

Project management would be carried out by ACIES Group LLP under the supervision of Senior Partner Mike Rudd.

Building services, including lighting upgrade would be designed and co-ordinated by WSP.

Early in the design stages it was decided to appoint USL StructureCare to take an active part in design issues in order to ensure a prompt start.

Cost control would be handled by Zenith Project Management with their Senior Partner Brian Speakes having a crucial role to play to control the strict budget.

Innovative signage and graphics, including issues of branding were provided by The Velvet Principle.



Refurbishment objectives

Trinity Leeds has transformed the area around Briggate, Commercial Street, Albion Street and Boar Lane and includes more than 120 retail units and the first Everyman Cinema in the North. The new build element of the scheme on the site of the former Burton and Trinity Arcades is fully integrated with a complete remodelling of the former Leeds Shopping Plaza to create a single seamless shopping and leisure environment under a spectacular glazed roof. Trinity car park was seen as an addition to the overall scheme; consequently the refurbishment objectives addressed both the car park itself and its integration with Trinity Leeds.

The core objectives of the refurbishment were:

- To provide customers with a safer, cleaner and more user-friendly parking experience.
- To enhance the aesthetic appeal of the parking areas.
- To update technical and mechanical elements of the car park such as payment systems, CCTV, fire protection and Integrated Vehicle Management. ANPR vehicle recognition and the latest IP technology.
- To replace dated finishes to pedestrian areas and lifts.
- To provide a more streamlined and safe pedestrian management strategy.
- To improve the structural serviceability of the car park as part of a long-term maintenance programme.
- To repair structural problems and provide on-going structural protection.
- To alter the vehicle access into and out of the car park to a safe and more logical layout.
- Therefore providing safe pedestrian management internally and externally. To accommodate the above the circulation/flow of parking was changed.
- To utilise local contractors where possible.
- To raise the image of the car park with quirky and fun design graphics.
- To keep the car park open throughout the works.





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Refurbishment process and materials used

Structural refurbishment and repair utilised quality products from leading industry suppliers and included:

- **Surface preparation** The existing brush finish was cleaned and repaired by captive blasting before the application of deck coatings. Cracks existed over main support lines and these were cleaned and protected by epoxy mortar and overbands so as to be invisible in the finished deck coatings.
- **Concrete repairs** Based on a comprehensive testing regime and report to Structural Engineer Acies, repairs to the concrete surfaces were carried out using high quality epoxy and cementitious repair products manufactured by USL StructureCare's sister company Nufins.
- **Anti-Carbonation Coatings** All concrete surfaces were thoroughly prepared using high pressure jet washing before the application of a high quality anti-carbonation coating (Covercrete by Nufins).

- **Deck Coatings** Market leading products supplied by BASF were used to afford protection and dramatic aesthetic upgrade to all suspended parking decks. The Conideck 2257 and 2260 systems were used on the covered intermediate decks and ramp areas, whilst the existing asphalt to the roof deck was repaired with a compatible polymer modified Mastic Asphalt. Intermediate Deck Coatings were installed to a striking design in accordance with the architects recommendations, including innovative special need bays and pedestrian friendly walkways.

- **Ground works and external works** The reconfiguration of the car park layout meant that the vehicle entrance area including part of the highway would need significant alteration including new kerb lines, drainage and signage. In addition to this, significant changes were made leading to New Station Street involving re alignment of the stairs and alteration to the gradient of the ramp to provide level access to the main lift core.

- **Building services** were upgraded and updated including lighting, lifts, payment systems, fire protection and security measures.

- **Signage** was a key element of the car park project for a number of reasons. It was important to reflect the Trinity brand throughout the car park, whilst providing clear and innovative signage to aid the customer experience. The Velvet Principle designed bespoke directional and level identity signage, whilst also adding innovative themed murals to each floor, including Golfers, Fishermen and Hurdlers! Externally, the old signs from the previous operator were replaced with gleaming new Trinity Leeds signage - removal in some cases by abseil crews to prevent the need for mechanical access which was problematic due to the proximity of the railway line. All statutory signage was also replaced throughout the car park to make it fully compliant with current standards.



Programme and the “FLIP”

The project was undertaken to a very tight programme with regards to design, procurement and construction phase. The period on site was to be limited to 14 weeks during which time public access to the car park needed to be maintained.

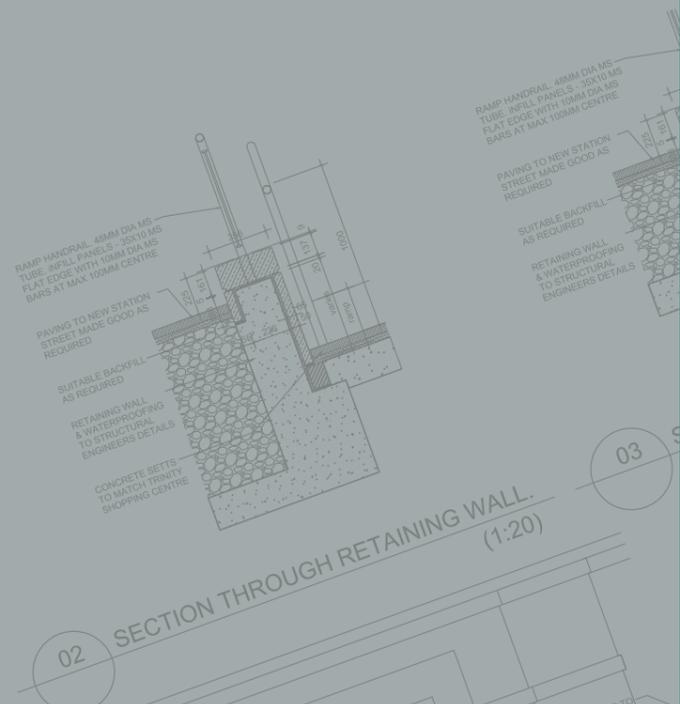
The refurbished car park was to be fully operational on the morning of Monday 7th October.

Due to the fact that the circulation within the car park was to be reversed, the completion of the project, and the interface between key trades needed very close co-ordination. Sunday 6th October consequently became known as “FLIP NIGHT” and this was referred to almost on a daily basis during the project due to its high importance.

Several of the main package contractors were present on flip night to ensure that the payment machines were repositioned and signage altered to ensure a smooth transition with minimum public confusion on opening day.

The key objectives of the project were delivered on time on the 7th October and within the budget provided by Land Securities.

The car park is a common and simple split level design, with a footprint comprising of one single 16m deck and one double 32m deck. Transfer between levels is via integral ramps. The entry and exit of the car park was a legacy of the days when the traffic along Swinegate was two-directional; for the last 15 years the traffic has been one way. This left a situation where entering and leaving traffic had to cross each other at the entrance leading to an unnecessary hazard which was dealt with in this refurbishment. Highways approval was obtained to swap the circulation of traffic from Swinegate by constructing a traffic island at the roadside, hence leading inward traffic up the right hand lane and exiting traffic out on the right, eradicating the dangerous cross-over. The circulation within the car park had to be completely reversed as a result, this being carefully managed by USL and Land Securities both during and immediately after the refurbishment through a combination of clear signage, demarcation and manned support.



Lifts, lobbies and stairs

The existing lifts were in good working order but were aesthetically tired and dated. Manufacturer Kone were employed to refurbish each of the two lift cars, adding state-of-the-art fascia and information panelling and new flooring. The external stainless steel architraves were cleaned on each landing also. This was a cost effective solution, transforming the old lifts into a modern welcoming facility.

The public stairs at each elevation were completely refreshed using modern designs and materials. The old floor tiles were removed completely from both stair towers and replaced with slip-resistant modern ceramic tiles. The old tile and grid suspended ceilings were removed and replaced in the main lobby areas using plasterboard with attractive recessed lighting. The new areas were decorated throughout, with a feature wall colour to match the colours used on the parking deck level columns and walls.

Externally the main pedestrian entrance off New Station Street was reconfigured in order that people leaving the car park were directed towards the new Trinity Leeds. The old pedestrian ramp was regraded and the step in to the lobby removed to comply with DDA standards.





Safety and security

Prior to the purchase by Land Securities the car park was dull and uninviting, and could be perceived as threatening, particularly on the smaller parking deck where there is very little natural light penetration.

The combination of bright and colourful coatings to walls, columns, soffits and floors and the brighter, more efficient T5 lighting means that the car park has a safe and welcoming feel for the parking public.

Over 40 CCTV cameras were installed in strategic places and would be monitored both on site and in the main Trinity Leeds security hub at the shopping centre.

An ANPR system now notes the identity of every vehicle entering and leaving the facility, and the car park staff are secure in a new office with security doors and cash windows.

A new fire detection and alarm system was installed and is fully integrated with Trinity Leeds as a whole.

The car park management is carried out in-house by Land Securities fully trained personnel using state-of-the-art monitoring systems.

The old statutory signage was removed and upgraded to current standards. Ample directional signage and coloured walkways provide demarcated pedestrian routes to the two main cores.





Pay on foot and lighting

The old pay on foot system was removed and replaced with the APT SkiData system providing the latest technology for our customers convenience and management of the car park. Five new pay machines were installed at ground level, and entry/exit barriers and equipment was renewed. A VMS system ensures that the driver entering the car park is now immediately aware of the availability of spaces on a deck by deck basis.

Almost 1000 new T5 fittings were installed on both new and existing containment throughout the car park, stairwells and in the rail tunnel approach to the entry area. The combination of the efficient T5 technology with strategically placed PIRs to target lighting to needs of the car park users is anticipated to lead to both enhanced lighting levels and significant cost benefits.



Special facilities and details

Land Securities was determined to increase the user friendliness of the car park and at the same time introduce a level of uniqueness to sit along side the Trinity Leeds branding. Several steps were taken to introduce this unique identity and user friendliness.

- For Special Needs users, it was decided to concentrate all disabled and parent/child bays on level 2 for ease of step-free access to the street. Door openings were widened to facilitate wheelchair access.
- Mother and Child bays were introduced along with "Mum to Be" bays – one pink and one blue!
- Payment machinery was designed to allow wheelchair access and a disabled toilet was constructed on level 2.
- Quirky graphics were painted on the walls on each floor to add to the aesthetic appeal and created a sense of fun.
- Super Mini Bays were introduced to maximise spaces while catering for smaller vehicles.
- Reverse indicators were painted on the wall to give drivers an indication of distance and alignment.

QUIRKY PARK





USL
StructureCare

LandSecurities



USL StructureCare

Kingston House
3 Walton Road
Pattinson North
Washington
Tyne & Wear
NE38 8QA
United Kingdom

t: +44(0)191 416 1530
f: +44(0)191 415 4377
e: info@usluk.com
www.usluk.com

Land Securities Group

11 Albion Street
Leeds
LS1 5ES

t: +44 (0) 113 261 5353
e: lee.collins@landsecurities.com
www.landsecurities.com

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Way out to



on level 2



Remember your level
why not take a picture