



**Project of the Year – Under £2 Million**

# CASE STUDY 5938D ELDON SQUARE PHASE 4 REFURBISHMENT

**Working Hours: 18,336 Accidents: Nil**

Thompsons of Prudhoe were contracted by Sir Robert McAlpine as specialist dismantling and asbestos removal subcontractor for the strip out and asbestos removal works being Scheme 4 of the INTU Eldon Square refurbishment programme.

The work at the 1,400,000 sq ft 1970s city centre shopping centre was won competitively but brought together the same Main / Subcontracting team that had executed the previous schemes at INTU Eldon Square for the opening up of the west wing bordering Old Eldon Square to create new restaurant zone and retail space, and the separation & demolition of the imposing multi-storey car park and west mall on Percy Street / Newgate Street / Nelson Street for the creation of a brand new retail zone in INTO Eldon Square South.

**Project:**  
**Eldon Square Shopping  
Centre Phase 4**

**Client:**  
**Sir Robert McAlpine for  
INTU Eldon Square**

**Contract Administrator:**  
**Sir Robert McAlpine**

**Project Value:**  
**£490k (£315k asbestos)**

**Duration & Year**  
**20 Months Phased**  
**2012 – 2014**

**Key Aspects:**  
**Asbestos Removal**  
**Strip Out**  
**Height Work**  
**Live Services**  
**Night Working**



Princess Way, Low Prudhoe,  
Northumberland, NE42 6PL

[www.thompsonsofprudhoe.com](http://www.thompsonsofprudhoe.com)

[info@thompsonsofprudhoe.com](mailto:info@thompsonsofprudhoe.com)

Tel: +44(0)1661832422



DEMOLITION SPECIALIST OF THE YEAR 2014 WINNER





The nature of the site demanded all work had to be carried out in nightshifts between 9pm and 7am when the centre was closed. Work also had to be phased to avoid the Christmas and New Year peak shopping seasons at Newcastle City Centre's busiest and largest shopping mall. After every shift, all work had to be cleared and tidied, and asbestos clearance tests also had to be carried out before the shopping centre could be opened to the public. The construction team would then follow on behind in phases to carry out the re-fitting works in progressive sections. The detailing and phasing required 31 separate Method Statements covered by 16 ASB 5 HSE notification forms.

Thompsons' work involved the stripping out and removal, over 3 levels of the mall, of all:

- asbestos (1150 m2 weighing 25 tonnes),
- doors & fittings,
- concrete staircases & landings,
- mechanical & electrical apparatus,
- ceiling finishes and suspended ceilings,
- partition walls,
- roller shutters, shopfronts & fascias

to 72 commercial units as well as the removal of the external mirrored cladding, gantry and steel supports to the Northumberland Street main entrance.

Thompsons carried out this highly intricate project:

- removing 1150 m<sup>2</sup> of amosite asbestos material under licensed conditions each night shift demanding full enclosures, floor protection, 4-stage clearance test and re-assurance testing
- under 16 ASB 5 Notifications and 31 individual method statements
- with over 1650 tonnes of WEEE, metal, concrete and brick removed from site out of operational hours in 202 skips
- achieving a recycling rate of 98.63% (excluding asbestos)
- in one of the country's biggest shopping centres
- to a highly demanding nightly programme
- taking 18,356 man hours to complete
  - on programme
  - without a single accident, near miss, nor any delays to shops opening.



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**Eldon Square**  
**Phase 4**  
**Refurbishment**

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**McAlpine**

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