

Red Lion Quarter

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| CLIENT: | South Holland District Council |
| LOCATION: | Spalding, Lincolnshire |
| DESCRIPTION: | Town centre mixed-use building providing space for retail, training and meeting space Total GFA 3,660m ² |
| VALUE: | £5.75m |
| START DATE: | June 2009 (preconstruction) December 2009 (construction) |
| Completion: | January 2011 |



Project overview

The Red Lion Quarter will be a vibrant building with many and varied uses. The key theme that it is a local project, managed by local people for the benefit of the local economy.

The ground floor provides 3 retail units, a food court, a training kitchen and a restaurant. It is intended that the retail space and food court will be taken by local producers and the products used in the restaurant.

Boston College are both funder and key tenant operating both the training kitchen and taking teaching space on the first floor.

A range of meeting spaces are being provided on the second floor for the use of local business.

Key Client Benefits

- Fast and effective start on site to achieve funding requirements
- Assistance with the legalities of neighbouring properties and boundary walls
- Commitment to procuring and employing locally
- Risk mitigation – Contractor took responsibility for discharging stringent planning conditions
- Early Contractor involvement to assist with Design and Value Engineering suggestions

Local spend profile (miles from project)



The Stakeholders



Community Engagement

Public Consultation:

- Public presentation day – 28th July 2009
- Project naming competition – Nov 2009
- Project website – Now Live (www.redlionquarter.co.uk)
- Time capsule burial – August 2010
- Topping Out Ceremony – September 2010

Education:

- Hoarding painting competition Summer 2009
- Hoarding paintings on site January 2010
- Students from Boston College and Spalding Grammar School have attended Design Team Meetings and visit site regularly (over 140 students have benefited from on-site experience)



January
2010



18th August 2010



10th January 2011

Progress to Date

- Planning granted Christmas 2009
- Demolitions carried out 2010
- Piling and foundations completed February 2010
- Structural steel frame from D A Green of Spalding arrived 3rd March 2010
- Window installation commenced September 2010
- Final finishing trades including Painting and Tiling commenced October 2010
- Final Joinery items and floor finishes commenced December 2010

Key Facts

- 210 tonnes of steel included in frame
- 8 No. 6m² roof light brings natural light into building to reduce running costs
- 1,030m³ concrete in whole building
- Stone façade gives building presence and keeps maintenance costs down
- BREEAM Very Good
- Green roof
- Solar Hot Water

"Willmott Dixon have worked very collaboratively to ensure that the project could commence in time. It is clear that the empa framework brings immediate construction and problem-solving benefits with additional involvement and engagement with the local community and with appropriate use of local contractors. The initial stages of the planning and construction processes have been very positive and the Council looks forward to continuing success."

Richard Baggaley
Economic Development Officer
South Holland District Council