

Name of Project
Modus Peterlee, Durham

Client
Modus (Peterlee) Ltd

Architect
Michael Hyde Associates

Engineer
Roscoe Capita

Project Description
Construction of a new Police Station,
Magistrates Court and Superstore shell

Quantity Surveyor
RN Humphreys Associates

Contract Value
£10.8m

Contract Period
April 2000 - September 2001

Main Contractor
Carillion Building



A three-phase contract which began with the construction of a new Police Station and Magistrates Court for the use of Durham Constabulary and Durham County Council. The buildings are of traditional construction with concrete foundations, steel frame and brick external walls. High quality internal decoration was provided with hardwood fixtures and fittings. Full custody suites were installed to Home Office and Lord Chancellor's specifications.

Carillion also provided access roads, car parking, footpaths and landscaping, including a pond adjacent to a Site of Specific Scientific Interest (SSSI). Here we had to deal with protected newts and badgers which were present on the site. We produced an SSSI document on how to deal with this issue and liaised closely with both English Nature and Durham Wildlife throughout the project.

The second phase of the contract involved the construction of a single-storey car park to provide additional space for the adjacent shopping centre and planned Asda store. Recycled materials from the existing car park were extensively used for the substructure works. The structure was built in 30 weeks including insitu concrete screed, waterproofing system, barriers, ramps and lighting.

Following the transfer of Police and Magistrates Court staff to the new buildings, Phase Three began. This involved the demolition of existing structures including a fire station to make way for the construction of a superstore shell to be leased by Modus to Asda Stores Ltd. As with the adjacent new car park, the demolition material was crushed on site and re-used as fill. The store shell comprised a structural steel frame, composite cladding, curtain walling and shutter doors. In addition to the works for Modus, we were subsequently awarded the fit-out of the Asda store.

All phases of the scheme were successfully delivered on time, and to the great satisfaction of the client. A good Health & Safety record was maintained throughout the project with all staff participating in site safety and environmental issues. We also liaised closely with local residents to inform them of our progress and activities. The project subsequently received a Silver award from the Considerate Constructors Scheme.