

PROJECT SHEET



Project: Walkden Town Centre & Retail Park Phase 1

Client: Derwent Estates

Project Value: £2.1m

City Build was appointed by Derwent Estates to deliver a complex programme of tenant relocations, white box works, and associated refurbishment activities across Walkden Town Centre and Walkden Retail Park. The works formed part of a wider regeneration strategy and were undertaken within a busy, occupied retail environment, requiring the centre to remain fully operational and accessible to the public throughout.

The project demanded careful coordination with centre management, security, facilities teams, and multiple retail tenants to maintain trading continuity, public safety, and compliant access and escape routes at all times.

The scope included strip-out and enabling works to multiple retail units, phased creation of white box units, shopfront alterations, internal reconfiguration, and associated mechanical, electrical, and builders' works across ground floor, upper floor, and lower ground floor areas.



These works required sensitive phasing and clear communication with centre stakeholders to ensure customer convenience and dignity were maintained throughout. The programme also incorporated coordinated tenant relocations to support the wider redevelopment strategy, requiring flexibility and close collaboration with the client and design team.

The primary challenge was delivering multiple workstreams within a live shopping centre and retail park environment with high pedestrian footfall and adjacent tenants trading throughout. Constraints included restricted access, limited service yard capacity, interface with centre security and estates teams, and the requirement to maintain compliant fire escape routes and emergency access at all times. The programme also required adaptability to respond to evolving tenant requirements and ongoing design development without disrupting centre operations.

City Build implemented a detailed Construction Phase Plan supported by logistics drawings, hoarding layouts, and traffic management arrangements agreed with centre management. Deliveries and waste movements were routed via designated service yards and scheduled during off-peak periods to minimise impact on shoppers and retailers. A dedicated on-site management team provided full-time supervision, supported by regular inspections and structured coordination meetings with the client, design team, and centre stakeholders. Clear communication measures were put in place, including weekly look-ahead meetings and tenant briefings, ensuring occupiers were kept informed of upcoming works and potential impacts. Public safety was maintained through strict segregation of work areas, controlled access, clear signage, and continuous monitoring of pedestrian interfaces. Waste was managed using segregated, lockable skips, with the majority of materials diverted from landfill in line with City Build's sustainability objectives.

The works were delivered safely and in accordance with the client's programme, enabling phased tenant relocations and the successful handover of high-quality white box units and refurbished public facilities. City Build's performance led to Derwent Estates appointing the company to deliver the next phase of works at Walkden, demonstrating confidence in our ability to manage complex construction activity within live, high-footfall retail environments.