

ProGen

EMR

Skegness Railway Station Refurbishment

ProGen was commissioned to deliver comprehensive mechanical and electrical (M&E) and fit-out services for the £3.3M refurbishment of Skegness Railway Station, a vital transport hub funded by the Towns Fund. The project required modernising the station's infrastructure while preserving its historical heritage.



Client
East Midlands Railway

Project Value
£3.3 Million

Project Type
Railway Station

Location
Skegness, Lincolnshire, UK

Key Challenges:

Providing full M&E services, including a full interior renovation, damp proofing along with fire stopping, structural amendments, CCTV, access control, fire alarm, intruder alarm, platform and over bridge lighting, and installation of new heritage windows and doors to support new facilities such as a community café, outdoor seating area, start-up office units, and upgraded passenger amenities.

The Solution

ProGen implemented a strategic approach to meet the project's complex demands. Key elements of the solution included:

Full Interior Renovation: The main station building, waiting room, parent and baby facility, and toilet facilities underwent extensive interior renovations. This included the refurbishment of walls, ceilings, and flooring to improve aesthetics and functionality while maintaining the station's historical charm. High-quality fit-out works ensured that the interior spaces met modern standards for comfort and durability.

Damp Proofing: To protect the historic structure from moisture-related damage, damp proofing measures were implemented. These efforts were critical to ensuring the long-term preservation of the building, particularly given its age and exposure to environmental factors.

Structural Amendments: Necessary structural works were carried out to support the modernisations and ensure the building's integrity.

These amendments were carefully planned to accommodate new facilities, such as the community café and outdoor seating area, without compromising the station's historical framework.

The project was supported by a collaborative effort involving multiple stakeholders, including the Town Deal board, The Connected Coast, Skegness Town Council, The Railway Heritage Trust, Network Rail, and EMR. The Railway Heritage Trust played a key role in ensuring that heritage features were preserved, while community consultations shaped the vision for the station's transformation.

The Outcome

The refurbishment of Skegness Railway Station has significantly enhanced its role as a key gateway to the town.

Improved Passenger Experience: Upgraded waiting rooms and toilet facilities provide greater comfort and accessibility for travelers.

Community and Economic Growth: The addition of a community café, community room, and start-up office units fosters local engagement and supports economic development.

Historical Preservation: The project successfully blended modern functionality with the station's heritage, maintaining its historical charm while introducing contemporary amenities.

Operational Efficiency: Upgrades to back-of-house areas and the ticket office have streamlined station operations, benefiting staff and passengers alike.



Results

The Skegness Railway Station refurbishment delivered modernised facilities, including a community café, and upgraded passenger amenities, enhancing the travel experience and supporting local economic growth.



Lessons Learned

Effective coordination with stakeholders was critical for balancing modern upgrades with heritage preservation. Adhering to strict track side safety protocols ensured zero incidents, while meticulous planning of M&E installations minimised delays.

Conclusion

The Skegness Railway Station refurbishment demonstrates ProGen's expertise in delivering complex M&E solutions under tight constraints. By blending historical preservation with modern functionality, the project has transformed the station into a vibrant community hub, setting a benchmark for future infrastructure upgrades.

