

Britannia Leisure Centre

Extensive Modernisation Works to Re-Energise the Facility

Project Information

Britannia Leisure Centre, built in the 1960s, is a major community facility located in the London Borough of Hackney. It houses a large swimming pool, training pool, squash courts, gym, studios, sports hall and climbing wall. The Centre is heavily used with a large customer base including local schools. In 2007, the Client required an extensive refurbishment of the centre including the replacement and overhaul of plant and services. Martin Associates were instructed to act as Employer's Agent on the scheme.

We managed the core of the refurbishment works whilst an independent consultant was responsible for the mechanical and electrical works. Martin Associates liaised with the consultant to successfully integrate the two works programmes especially works to the water system to prevent any risk of Legionella.

Achieving High Quality Design

Martin Associates managed the design and specification of the main refurbishment works, including the provision of design proposals with budget estimates.

Internally, works undertaken included the re-surfacing of the

heavily used sports hall floor to provide a durable finish. The re-design of the reception area and overhaul of the main circulation areas has created a more accessible and inviting environment. These changes allowed the Client to successfully re-brand the centre.

The wet side changing rooms were refurbished to provide modern, comfortable and attractive facilities. Furthermore, the Client required the installation of accessible changing rooms. Martin Associates provided reasoned advice and designs for accessibility including the installation of hoists, a disabled lift to the poolside, and a portable trampoline access lift. We held focus groups with local physiotherapists to make effective changes.

External works were undertaken to improve the appearance of the building. The soft and hard landscaping were upgraded to provide a pleasant and inviting environment. In addition, the external cladding was replaced, redecoration works completed and improvements to lighting. Now the building appears more modern and secure. Essential repairs and flat roof replacement works were also undertaken.

Martin Associates assisted the Client to make informed decisions to ensure high design quality.

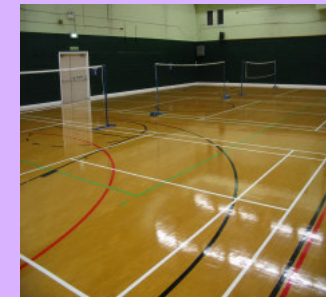
The Importance of Deadlines

Due to the extent of the work, full closure of the centre was required; the Client needed to limit this closure as much as possible to minimise loss of revenue and disruption to service. A two month closure period was agreed.

We understood the importance of the deadline and devised a programme to deliver a

considerable volume of work on time. We managed and coordinated the progress and quality of the building works through continual review of the detailed programme alongside with regular site inspections and meetings.

Upon completion, Martin Associates efficiently delivered a quality scheme, to budget and on time.



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