

Brixton Recreational Centre

Managing Refurbishment over Six Storeys

'Brixton Recreational Centre' is a substantial centre offering an array of leisure facilities. The facilities are spread over six storeys with over 13,500m² of floor area. Due to the considerable facilities offered, the centre is a vital community resource, catering for all ages.

Over £2.8 million of capital investment was committed to overhaul and modernise the entire centre. Martin Associates Leisure project-managed the refurbishment on behalf of Greenwich Leisure Limited (GLL) and the London Borough of Lambeth.

Immediate Action

Following the Client's instruction, Martin Associates were vital in the preparation stages of the investment programme. After fully ascertaining the Client's objectives, we carefully prepared a detailed specification for the entire refurbishment contract. The specification, including detailed designs and drawings, formed the basis of a competitive tender which was issued within 4 weeks of our instruction.

The Right Choice

We oversaw the tender process and advised on the best way to procure the scheme. Once the

tenders were returned, we did a thorough tender evaluation, analysing design, quality, time and cost. We led the contractor interviews, and the contractor was selected who began works almost immediately on site.

The New Facility

Following the completion of the project, 'Brixton Rec' offers:

- An improved entrance and reception area,
- A dedicated membership lounge,
- Refurbished dry, wet and team changing facilities,
- Refurbished gym areas including a programmable area and studios,
- Modernised health suite including steam room and sauna,
- A Shokk gym especially designed for teenagers,
- A dedicated children's health and fitness facility,
- Overhauled sports hall,
- Creation of a 3G sports pitch,
- New crèche, play zone, arts and craft, and party rooms.

Micro Management

Due to the scale of the works and the need to minimise disruption to services, we separated the works into 'micro' projects and incorporated these deadlines into an overall programme.

The entire project was delivered within a year with the closure limited to twelve weeks during which time the main entrance level works were completed.

Additional Services

We led the Health & Safety coordination of scheme acting as CDM Coordinators.

The works incorporated a substantial amount of adaptation for accessibility, Martin Associates provided professional advice to achieve the requirements of relevant legislation.

Landmark Status

The scheme transformed 'Brixton Recreational Centre', the capital invested delivered value for money and quality design. The scheme has enabled the centre to maintain its status as a true leisure landmark.

