

Kings Hall Leisure Centre

Reacting to an Emergency and Successfully Repairing the Damage

A Call to Action

Kings Hall Leisure Centre is an important amenity in the London Borough of Hackney. The centre has a sports hall, gym, mixed use studio and large swimming pool.

Originally Martin Associates were instructed to project manage a minor refurbishment of the centre. The instruction changed following a fire at the centre, which affected the core of the building.

The centre was temporarily closed due to the extent of damage. Martin Associates were appointed to manage the remedial works.

Emergency Services

An emergency meeting was called to discuss the damage and the insurance claim. We actively participated in these discussions; assisting the client in their dealings with insurers, loss adjusters and their building surveyors.

The programme for the remedial works was strict; all parties wanted to re-open to the public as quickly as possible to reduce the loss of revenue and disruption to service. We galvanised the programme to deliver the deadlines.

Full Support

As part of the insurance negotiations, Martin Associates completed a full condition survey of the centre, to identify all damage.

We reported all smoke and water damage, general building defects and necessary repairs and improvements. Following this, we devised a detailed specification of remedial and improvement works supplemented by working drawings generated from measured surveys we undertook.

The works required planning permission and Listed Building Consent, as the building is Grade II listed. We liaised with the authorities to ensure the proposals were acceptable.

We also aided the client on meeting the requirements of Construction Design Management 2007 regulations, acting as the CDM Co-ordinator. This was particularly important due to the nature of the project.

A New Start

The complex remedial and improvement works were split into a number of contracts; all of which were administered by

ourselves. We advised the client about the best way to package the works to meet their needs.

The fire damage contract primarily covered the reconstruction of first floor areas. This provided a prime opportunity to alter the layout of this area.

Structural alterations were made to provide a spacious mixed use studio. Due to access restrictions, steel beams were craned into position. A high quality sprung timber floor was installed to the studio.

Essential external works were undertaken including window replacement, blast cleaning of the walls, reconstruction of the roof, renewing external joinery and various lead repairs.

The additional contracts covered the conversion of the under used cafeteria to a gym dedicated to young adults, the refurbishment of the changing rooms, and the critical installation of structural supports to temporarily resolve the concrete corrosion that we identified to the basement of the building.



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