

BRIXTON RECREATION CENTRE CHANGING AREA REFURBISHMENT



LAMBETH, LONDON

Status: Completed 2010

Client: London Borough of Lambeth

Value: £662k

Brixton Recreation Centre is the largest community sports and leisure facility in the London Borough of Lambeth and offers a wide range of facilities including swimming pools, a sports hall, gym, studios, squash courts, indoor artificial grass pitch, climbing wall, bowls hall, crèche and meeting rooms.

The original building was built in the late 1970's with the accommodation spread over six levels. The building sits in the heart of Brixton and is constructed from a reinforced concrete frame with coffered slabs. The building is clad in red facing brickwork with the visible concrete columns and beams having an exposed aggregate finish. This robust palette of materials has also been used internally.

The original swimming pool changing area was designed as separate male and female changing rooms with benches and lockers in each area. However, despite some improvement works over the years, the provision for both family changing and unisex disabled changing with a helper of the opposite sex was inadequate for current needs. In 2010, work commenced to refurbish the main changing area to enhance and reconfigure the existing male and female rooms including the removal of low level internal walls to create a modern and spacious area. The work also included the creation of unisex and accessible changing facilities with direct access to the pools and other wet side facilities and accessible toilet provision. The swimming pools and the rest of the recreation centre were kept in use throughout the construction works.



Changing area before the refurbishment

This development has demonstrated that outdated changing facilities can be adequately adapted to suit modern requirements within acceptable capital cost allowances.

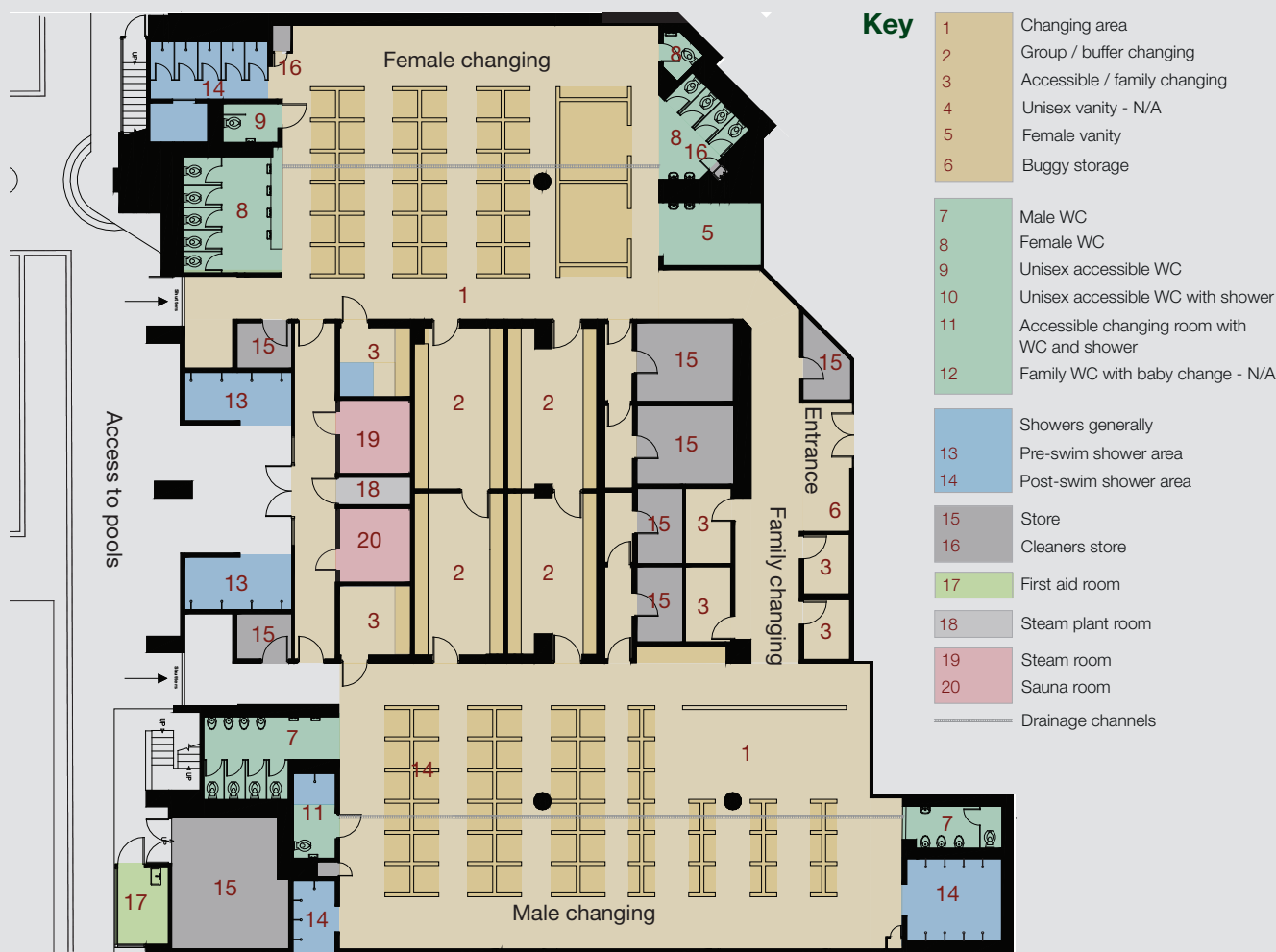


The project was funded by the London Borough of Lambeth with a contribution from the *Free Swimming Capital Modernisation Fund* administered by Sport England.

Key considerations were:

- Providing unisex and accessible facilities
- Physical constraints of the existing building and its construction
- Minimising disruption to users and staff when working in a live environment.

Existing changing layout



Accessible Design

The following changes and design amendments were undertaken:

- Female disabled changing room, WC and shower
- Female ambulant shower
- Male ambulant shower
- Unisex accessible changing room, WC and shower
- Unisex ambulant shower
- Appropriate circulation provision.



New changing layout





Procurement / Programme

Tender	Traditional Procurement, Competitive Tenders
Contract	JCT Intermediate Building Contract with Contractors Design Portion
Duration	15 weeks from start on site to practical completion.

Summary of Elemental Costs

	Element	Total Cost (£)	Cost (£) per m ²
1	Out turn construction cost	570,000	750
2	Professional fees	92,000	121
	TOTAL PROJECT COST	662,000	871

Notes:

1. Costs stated are rounded and based on 1st Quarter 2010.
2. Cost (£) per m² based on approximately 760 m² changing area zone.
3. Costs exclude loose furniture and equipment.
4. Costs exclude VAT.



All photographs provided by S&P Architects 2010

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