

London Borough of Hounslow

Project Title: Isleworth Recreation Centre and Library

Project Outline:

Creating a Leisure Hub by linking Isleworth Recreation Centre to the existing Isleworth Library with a new entrance, reception and café.

Project Manager: Richard Green & Mat Stoddart

Cost Management: – Hugh Manson

Design Team:

Architect – Pringle Richard Sharretts

Building Services Consultant – Silcock Dawson & Partners

Structural Engineer – PEP Civil & Structural Engineers Ltd.

CDM Co-ordinator - Frankham

Project Summary:

As part of Fusion Life-styles Leisure Management bid to operate the Leisure Centres within the London Borough of Hounslow under a 15 year management contract, The Clarkson Alliance were appointed in the autumn of 2008 to design and manage improvements to Isleworth Recreation Centre and create a Leisure hub by linking the recreation centre to the existing library.

Both buildings were originally built in the 1930's, however many of their original features have been removed by more recent interventions. The project to link these two significant buildings to form a combined leisure hub seeks to restore many of the original features and return both facilities to their former glory.

The recreation centre originally designed as a swimming pool is currently undergoing a transformation to retain the existing pools and provide the local community of Isleworth with state of the art health and fitness facilities which meet the demands of customers who's expectations have been raised in recent years by the private health club sector.

Scope

The design for the alteration and Improvement works includes the construction of a new link between the existing recreation centre and Library to form a new joint entrance reception and café. The internal alterations within the recreation centre will provide a new 'state of the art' 65 station gym, 2 new studios plus a dedicated spin studio and a new poolside spa. As a result of the alterations new dry side male and female changing rooms will be created along with a new changing village serving the main swimming pool and the lagoon pool.

As a result of the project the Library will be completely refurbished and will be opened up to provide direct access onto the café enabling visitors to browse the library collection over a cup of coffee after their swim or fitness work-out.

The recreation centre will remain open for public use throughout the works.

(Aims)

The aim of the project is to provide a single destination for leisure activities within Isleworth. Currently the library only opens to the public three days a week, however linking the library to the leisure centre and creating one single entrance and reception enables the library to open from 7.00am to 10.00pm 7 days a week.

The newly altered and refurbished recreation centre will provide a wide range of Health and fitness activities helping to increase participation amongst the local community in adopting a healthier lifestyle thereby reducing the burden upon the NHS.

The alteration and refurbishments have been funded through improved revenue as a result of increased participation.

(Challenges)

The major challenges involved with this project relate to the fact that the facility will remain open to the public throughout the currency of the alteration and improvement works.

Keeping the facility open throughout is extremely important to the operator to prevent existing customers joining nearby gyms.

In addition both the Library and recreation centre have received very little investment over the last 50 years and as a result much of the existing, building fabric, finishes, plant and equipment requires replacement.

Despite extensive surveys being carried out prior to the execution of the works many of the problems arising through lack of investment only become apparent in buildings of this age once alteration works commence on site.

(Solution / business benefits)

- Increased participation in health and fitness by members of the local community
- an ailing Recreation centre and Library has been brought back to life increasing the asset value to the Local authority and reducing the on-going maintenance liability to the operator
- Increased income enabling Fusion Life-style to operate the facility at a greatly reduced management fee from the Council
- Improved health and fitness provision within the borough encouraging the local community to adopt a healthier lifestyle and reduce the burden upon the NHS.
- A more sustainable solution to providing improved health and fitness activity has been brought about through alteration and refurbishment of an existing asset rather than raising the building to the ground and consuming more carbon through the construction of a new facility.

TCA's project management style

The Clarkson Alliance adopts a risk focused approach to the management of their projects. The risks of proposing to alter and refurbish an existing facility rather than build a new leisure centre are far greater, in the fact that there are many unknowns in respect of the existing structure, fabric and services.

The Clarkson Alliance undertook a full risk analysis of this challenge and devised strategies to either eliminate or minimise the effect of each of these risks.

The Clarkson Alliance Ltd worked with the Operator, The London Borough of Hounslow and their Design team to brainstorm all of the possible risks of achieving a successful outcome. They then evaluated the likelihood of each risk arising and the consequence to the project if that risk arose. A strategy to either eliminate or reduce the effect of the risk was then devised and actions to implement this strategy were then assigned to the party within the project who had the most appropriate skills, knowledge and experience to mitigate each risk.

The progress towards mitigating each risk is then monitored through out the delivery process to bring about a successful conclusion.

In addition to the above The Clarkson Alliance's experience of altering and refurbishing Leisure centres whilst maintaining their operation means that they were able to come up with a phasing plan to minimise the impact of the works upon the operation of the existing recreation centre.

Value of overall project: £6,000,000

Duration: September 2009 – September 2010