



PROJECT CONSTRUCTION OF CHANDOS COMMUNITY CENTRE,
STRATFORD, NEWHAM
CLIENT LONDON DEVELOPMENT AGENCY
VALUE £2M
CONSULTANT CAPITA SYMONDS



The new sustainable community centre is a part of relocation activity arising from the London 2010 Olympics. Located on the site of what used to be an under-used open space, the distinct new building housing activities for children and young people, and extends the facilities available at the existing adjacent Chandos Centre, and replaces the Major Road Centre.

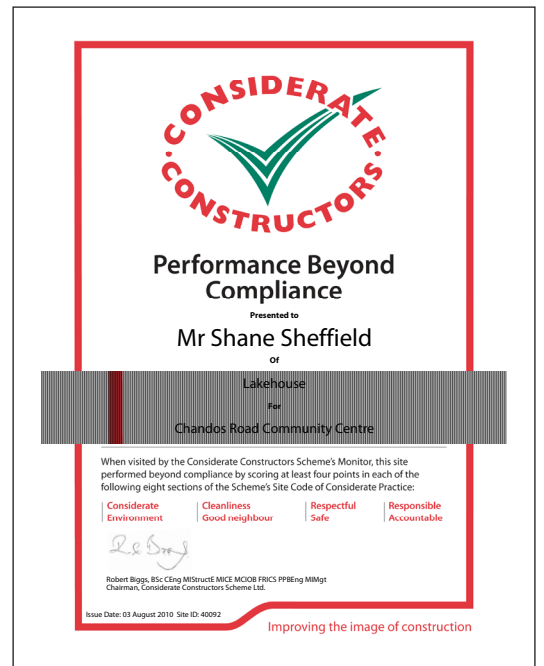
Accommodation includes a nursery, and provision for a multi-sensory room for children with physical disabilities or learning difficulties, a music studio, IT facilities for youth training as well as meeting rooms and a larger flexible youth space, which are also available for wider community use.

The new building provides community facilities for local families and children including pre-school provision and after-school care. The centre is sited within an existing open space and has created two new walled gardens, one for older children and families, the other for pre-school children and shared with the existing facilities.

Internally, the building is arranged around a central top-lit hall which provides space for collective activity and leads directly to a series of community spaces, all of which open onto the enclosed gardens.

LOW CARBON IMPACT

A rigorous strategy aimed at achieving low-carbon impact has ensured that the highly energy conscious building features a ground source heat pump; serving heating and hot water supply, a sedum living roof, super insulated thick walls of ‘thermoplan’ (a breathing wall system), terracotta block wall construction with deep cills and roof canopies, low energy fittings and natural ventilation, rainwater harvesting used in toilet flushing and low volatile organic compound finishes throughout.



CLIENT SATISFACTION

“Thank you for the hard work that you have put in to delivering Chandos Community Centre. The project has had its challenges but thanks to you and your team dealing with them promptly and proactively, it has assisted in the successful completion of a centre which I think looks fantastic, and I am sure will be real asset to the local area. I am sure London Borough of Newham would agree.”

Tim Hunt, Project Manager, London Development Agency,

“This has been a very important job for us and the care and attention you have all taken is very much appreciated.”

Liz Adams, Adams and Sutherland Architects:

PERFORMANCE BEYOND COMPLIANCE

Lakehouse was awarded a Considerate Constructors Scheme ‘Performance Beyond Compliance’ certificate for this project.

The site was registered with the national initiative, and monitored against a strict Code of Considerate Practice, designed to encourage best practice beyond statutory requirements. The scheme is particularly concerned with three main areas - the environment, the workforce and the general public.

