



PROJECT
CLIENT
VALUE
CONSULTANT

NEW BUILD FRAMEWORK
LONDON BOROUGH OF RICHMOND UPON THAMES
UP TO £10M PER ANNUM
PELLINGS



Lakehouse was delighted to be selected to undertake the construction of Castelnu Children's Centre within the grounds of existing Lowther Primary School, in Barnes. The primary target group for the programme is the parents and children of the school and those living on nearby Castelnu Estate, a disadvantaged area of around 815 households.

The prestigious £1.4M project is the first BREEAM project that Lakehouse, the architect and the client have undertaken. The centre was designed with the intention of minimising the negative environmental impacts associated with the construction, operation and eventual demolition of the

building. The centre is therefore highly thermally insulated, utilises highly efficient building services (heating, lighting etc.), low water usage and is built from materials which do not have high negative environmental impact. As a design tool and a method of measurement the Building Research Establishment Environmental Assessment Method (BREEAM) has been used to determine the exact level of environmental performance of the new building. This method sets performance with pass, good, very good and excellent being possible ratings under the system. Castelnu Children's Centre was designed to achieve a BREEAM rating of excellent. Confirmation of the BREEAM rating is expected in April 2010.