

MOVE FOR A BET

Barnet Copthall Leisure Centre

Paving the
'Way' for
Barnet's future
'Champions'**£24m**

/ Project value

November 2017

/ The project commenced

August 2019

/ The project was completed

A key part of "the sporting fabric of the borough", Barnet Copthall Leisure Centre is a newly constructed leisure facility - fittingly located in Champions Way. The modern health hub, which replaced a previously outdated centre, opened its doors to Hendon residents in September 2019. Following the successful completion of our construction programme, which began in November 2017, the centre now boasts state-of-the-art facilities including three swimming pools, with provision for 200 spectators, a five-court sports hall, group exercise studios, a health and fitness suite, and three health improvement rooms. Our value engineering proposal, centred on the retention and meaningful reuse of excavated material, and the resource efficient measures subsequently employed, achieved a total cost saving in excess of £1.2m.

The brief

A two-stage design and build project, Barnet Copthall Leisure Centre was completed in accordance with the terms of the Barnet Strategic Construction Partnership. Under this agreement, we are the single supplier partner for the London Borough of Barnet with responsibility for the delivery of an ambitious £150m portfolio of major capital works.



"I would like to thank
GRAHAM for the
wonderful workmanship."

Councillor Sachin Rajput
Lead Member for Sport and Physical Activity

"I think it is an absolutely incredible centre. From a disability perspective, it is so inclusive."

Justin Levene
Team GB athlete (wheelchair, handcycling and Brazilian Jiu Jitsu)

The challenges

The effective disposal of all excavated material, circa 19,000m³, was a considerable challenge. Therefore, we proposed an alternative solution to the the initial project arrangements which concentrated on off-site removal as the preferred option. Instead, we retained or utilised the excavated material into our main works. Examples included bulk digging to reduce level excavation, utility trenching, and reuse for landscaping post demolition of the old leisure centre. Not only did this approach achieve considerable cost savings (circa £1.2m), but it also eliminated 2,000 Heavy Goods Vehicle (HGV) movements from the site.

The solution

The new Barnet Copthall Leisure Centre is helping to transform the way sport and wellbeing activity is provided in the borough. Architecturally, it effectively blends in with the surrounding park land setting. The completed facades consist of a carefully selected mix of cembit and rodeca panels, curtain walling, aluminium cladding, and brise soleil. Our effective energy modelling strategy for the building has considerably reduced carbon emissions, which are 36% lower than the Building Regulation requirements. We installed an effective combination of condensing gas-fired boilers, air-source heat pumps, CHP units, energy efficient lighting, and photovoltaic panels. Notably, the centre has a green sedum roof and solar PV panels, which will generate enough energy to meet 50% of the facility's future energy needs. As a further demonstration of the centre's sustainable qualities, 30 spaces for electric vehicles were created, with a further 15 passive spaces provided in order to meet future demand.

Outputs & Benefits

- Value engineering:** Our value engineering proposal, specifically in relation to excavated material, helped to achieve cost savings of circa £1.2m
- Digital construction:** We applied BIM and digital construction tools that promoted greater transparency and collaboration between all stakeholders, maximising efficiencies and eliminating clashes between various trades
- Reconstruction:** We reconstructed the existing car park and access roads, and demolished the existing grounds maintenance depot and the old leisure centre
- Considerate Constructors Scheme:** The project achieved the Considerate Constructors Scheme Bronze Award (2019)
- Live environment:** Our work was completed within a live environment



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