



St. Anns Library - Community Hall

London Borough of Haringey

Services: Contract administration, building surveying

Contract Dates: 2007 - 2008

Contract Value: £990,000

Project Overview

Keegans were appointed by Haringey as contract administrators for the construction of a new community facility that provides flexible, easily divisible space capable of multi-use in all areas incorporating local enterprise, social events, large meetings, drama, exercise, dance and music to cater for the whole community in the St Ann's library.

Keegans worked in partnership with Haringey and the Bridge New Development for Communities to develop a new, greener, safer and quieter facility that met the needs of the community.

As part of the consultation process, local residents were invited to 'help us paint the picture' workshops at which they were encouraged to express their views and help ensure the community's requirements were incorporated into the design plans.

The new hall links with the existing library to provide a safer environment and creates a physical link between learning and leisure.

The hall is funded by the Bridge New Deal for Communities (NDC) as part of its £50 million, 10 year programme regenerating Seven Sisters and South Tottenham.

Success

The community were fully involved in the design and construction of this new library community

hall as we carried out extensive consultation with the user group.

There was also extensive consultation with NDC Seven Bridges and Haringey library because there was dual funding.

Everyone came together for a very successful opening ceremony for the project which was very well attending by the local community. There was African dancing, line dancing, teas and refreshments. Keegans and the contractors working on the project attended with information displays on the project and samples of the green sedum roof.

Process efficiencies

There was a very tight budget for this new build project therefore we had to carry out a number of value engineering exercises. Keegans educated the client to understand that value engineering isn't about just cutting costs it is a way of looking at how we can do/provide something different for example we decided to use air source heat pumps instead of photovoltaics as it maintained the sustainable heating system but utilised a more cost efficient way that was in keeping with the needs of the building.

There were also a number of other design efficiencies such as the lights, green sedum roof, under floor heating. This met with BREEAM standards to achieve 'Excellent' standard.





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Throughout the commission the site manager received all communications by email and also attended all project meetings so he was kept up to date with all the design aspects and could input and communicate the issues on site. Even though it was a design and build contract, Keegans implemented a partnering charter that all parties signed up to which enabled a collaborative way of working based on openness, honesty and trust thus reducing defects.

Capturing and acting upon relevant technical issues

The clients had a standing order and value for money approach so we carried out mini competitions which was sent out to three approved suppliers for each of the following elements; roof, windows, floor, carpentry, steel frame, mechanical and electrical services. This created the most efficient supply chain that was then able to work collaboratively and achieved the Council's aim of value for money.

The mechanical and electrical estimate came in at 25% of the build cost and this was unacceptable

by all parties.

We therefore led a vigorous value engineering process and worked hard with the client and M&E suppliers to reduce the design creep. We achieved this by designing out many of the costs and replacing with sustainable systems that met the budget which included natural passive insulation which not only reduced cost but also helped achieve the SBEM calculation to meet the Excellent BREEAM standard.

Technical advice provided

The proposed new building was 2.8m away from a neighbouring building and we had to provide technical party wall advice as Party Wall regulations are implemented at 3.0m. Following our analysis we were able to advise that the proposed building was able to negate full party wall consultation.

Added value

- We instigated a partnering approach and' also carried out extensive stakeholder consultation.
- We achieved Excellent BREEAM rating

