

Roundwood Youth Centre

London Borough of Brent

Services: Quantity surveying

Contract Dates: 2009 - 2012

Contract Value: £4,650,000

Project Overview

Keegans were commissioned to provide quantity surveying services for this new build Roundwood Youth Centre, demolishing and replacing the old one.

Keegans along with the architects, designed a building that fitted in with the creative, sustainable and secure environment required for the youth. The different activities were located in the most appropriate areas to avoid any disturbance and the studios were designed to the required acoustic and thermal properties by using the most cost effective and sustainable materials available and also to withstand the robustness of the users.

It boasts an internet café and kitchen servery, performance space and function hall, dance, music and recording studios, MUGA, local council and SME commercial offices, roof terrace and outdoor performing arts space and, it is hoped, will increase the abilities, aspirations and confidence of some of the most disadvantaged young people in the borough.

The dance studio was equipped with sprung flooring as well as loose fittings appropriate for all

forms of dance. The radio station was equipped to allow for a digital station format and have connections to the recording studio as well as the main hall to supply the lighting and sound for any productions held in the hall.

Full scale lighting and sound equipment along with relevant acoustic panelling are incorporated into the hall and allows it to be used a multi-use facility.

An outdoor performing arts space was designed within the landscape with appropriate lighting and accessible seating/standing areas.

The building was constructed using the latest and most innovative technologies, sustainable and eco friendly materials which were designed to reduce both build time and cost as well as minimize future maintenance costs for the occupants and the Council.

The main contractor was procured through the IESE Framework on a two-stage tender process and the build period was 12 months from start to completion which included full demolition of the existing building and the new build youth centre. Contract was based on the JCT D&B 2009 Rev 2.

