



PROJECT PROFILE



Lucknow Barracks Redevelopment, Tidworth

THE TASK

TPS was commissioned to provide full multi-disciplinary design services on this £42m re-development and upgrade of Lucknow Barracks in Tidworth for the Ministry of Defence (Army). The project was designed around a campus theme to produce an integrated development of working and living accommodation that maintains and reinforces the regimental identity on a brown field site, sweeping away the old Edwardian buildings and replacing them with accommodation fit for the 21st Century. The first troops to occupy the new buildings are the 1st Battalion the Princess of Wales's Royal Regiment who returned from an arduous tour of Iraq in November 2004.

THE DESIGN AND THE SERVICE

The various buildings are simple, efficient and effective, robust and easy to maintain, having been derived from the optimum life cycle options produced. They have been carefully integrated into the sloping site, generating attractive urban spaces through which the main pedestrian routes pass, carefully segregating pedestrian and traffic. Within the refurbishment of the existing Lucknow Officers' Mess, careful design has maintained its historical features and military ethos, but has also brought the facility up to current standards to meet all relevant legislation.

The Junior Ranks' living accommodation of some 444 rooms with en suite facilities has been divided into innovative "family units" of 6 en-suite bedrooms and associated facilities, encouraging community spirit and responsibility, and helping to avoid individual isolation. The units and rooms were developed in close liaison with the client, using several mock-ups to test various options. We ensured that the correct materials and finishes were used and that these could be easily maintained.

The landscape design creates a pleasant, interesting and safe working and living environment that takes account of maintenance and management commitments.

CLIENT

MoD Army – Defence Estates

PROJECT VALUE

£42m

SERVICES

- Architecture
- Landscape Architecture
- Structural Engineering
- Civil and Public Health Engineering
- M&E Engineering
- Counter Terrorism Measures
- Surveying – Topographical and Geo-technical
- Planning Supervision

START DATE

April 2002

COMPLETION DATE

October 2004

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Where possible, existing trees have been retained and incorporated into the landscape strategy.

In line with the client's policy for environmental awareness and sustainability the development included: the maximum use of existing buildings for refurbishment; the use of a brown field site with zero spoil off site and a cut and fill approach; maximum use of off-site pre-fabrications for toilet pods; maximum use of dry wall construction with less use of blockwork; maximum use of pre-cast concrete; preservation of existing bio-diversity and enhanced landscaping; attenuation storage of surface water to protect outfall; the use of trade waste systems, with separate facilities for recycling; the incorporation of a central plant house with low nox boilers; the use of energy efficient components in M&E systems; Building Management Systems and white goods with A ratings.

THE SERVICE

The Ministry of Defence took some 15 months in deciding between technical bids with Carillion not being appointed preferred provider until April 2002. The development end date of November 2004 was immovable because it tied in with the Regiment returning. Therefore, working closely with Carillion and the client, TPS offered at risk to start the detailed design some three months ahead of Financial Close, allowing construction on site to start as soon as Financial Close was agreed, and thereby enabling the project to be completed on time.

Health and Safety was very important to the way everyone worked. We held workshops on site with Carillion and their trade contractors to discuss the design, safe methods of construction, and ways of reducing risks for the contractors, maintainers and users.

THE RESULT

The project was successfully completed on time. The result was a pedestrian dominated campus development with appropriately positioned and carefully integrated buildings on an existing sloping site, that provides a pleasant, functional and safe working and living environment for an Army regiment, meeting all the requirements of Joint Service Personnel Scales and MoD Security requirements.

The value of having a TPS Design Team as part of Carillion working closely with the client allowed changes and innovations in the design that were controlled effectively, meaning that the end result was a development meeting everyone's aspirations.

The success of this project has led to the planning of further extensive modernisation projects both for Tidworth (as part of Project Allenby) but also for army quarters across the country. This development has set the standards for the modernisation of army barracks. Brigadier Ian Caws has said "Over the next 15 years this level of accommodation will be rolled out across the Army, meaning 50,000 bed spaces will be built to the same specification".



FURTHER DETAILS

Please contact
TPS
Centre Tower
Whitgift Centre
Croydon CR9 0AU

T: +44 (0) 20 8256 4000
F: +44 (0) 20 8256 4116

info@tpsconsult.co.uk
www.tpsconsult.co.uk