

BRADBURY STUDIOS





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ELM YARD
London, WC1



INTRODUCTION

// ACT 1

INTRODUCTION

We would like to thank Graeae Theatre Company for the opportunity to draw up Stage 3 proposals for the intended works to Bradbury Studios.

This document is intended to perform two functions

1. To assist in obtaining funding from the Arts Council
2. To act as the basis for a tender process once funding is secured.

The enclosed documents are informed by meetings and survey works the output of which have been incorporated.

We have not approached the local authority with regards to Listed Building consent as it is felt that the works are only to areas that were part of the latest refurbishment and any finishes being disturbed are modern additions.

There should be no requirement for Planning Consent as there is no additional external plant or wall penetrations. Repair or replacement of the main entry door on a like for like basis should not attract such a need.

Any tender that may result from this document will need to be supported by existing “as built” information which is available. The relevant information is listed within the sections that it applies to.

Included within this document is an overview of expected expenditure against the defined works. This does not include any new furniture that may be required as this would be the subject of showroom visits and selection.

We do hope that this submission results in the securing of funding.



MODULYSS
London, EC1

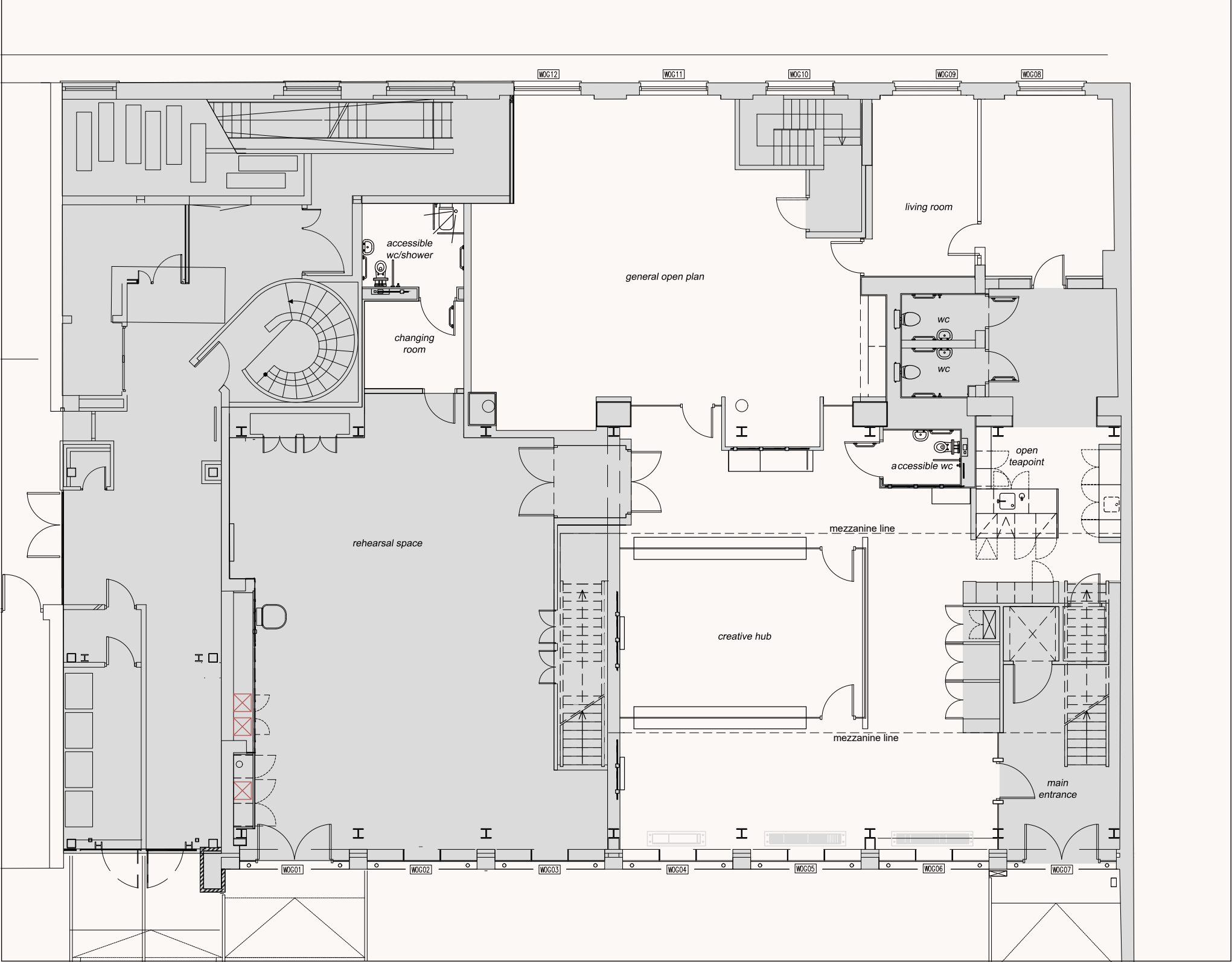


DESIGN
// SCENE SETTING

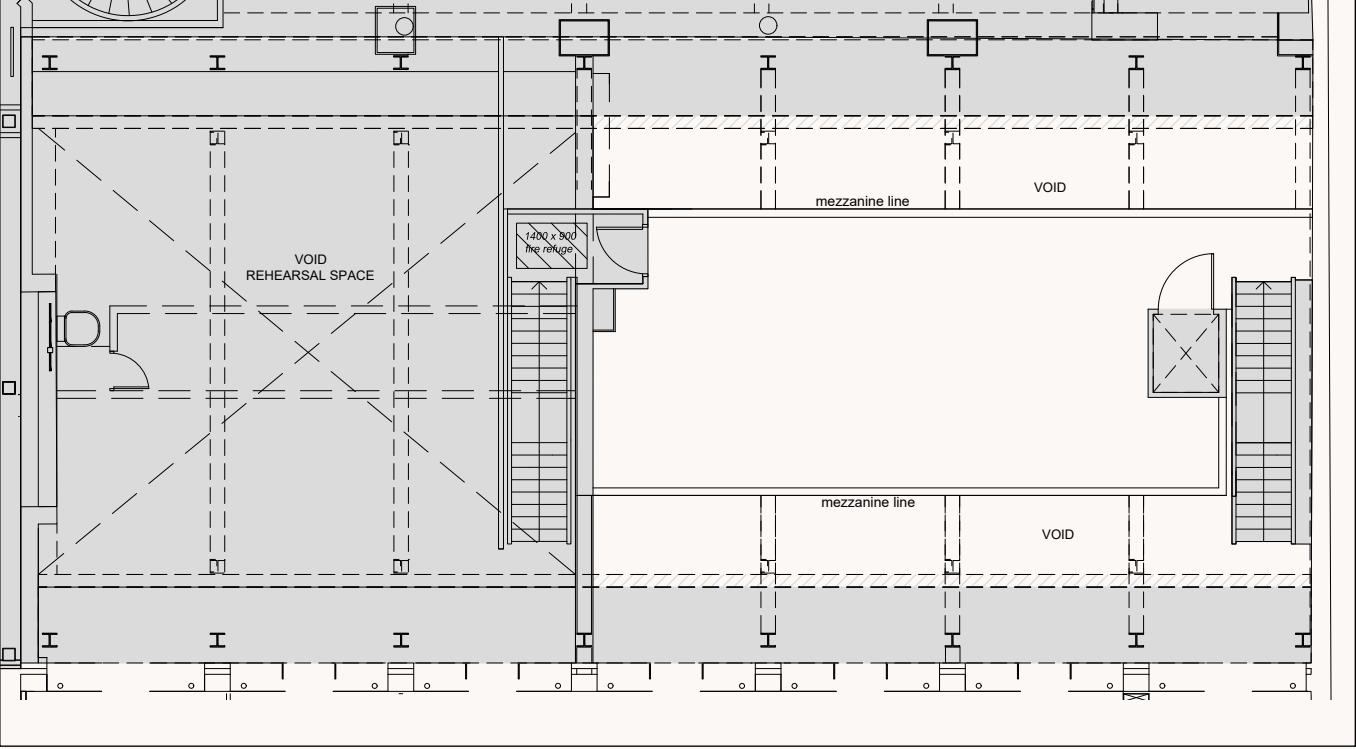
EXISTING PLAN



GROUND FLOOR



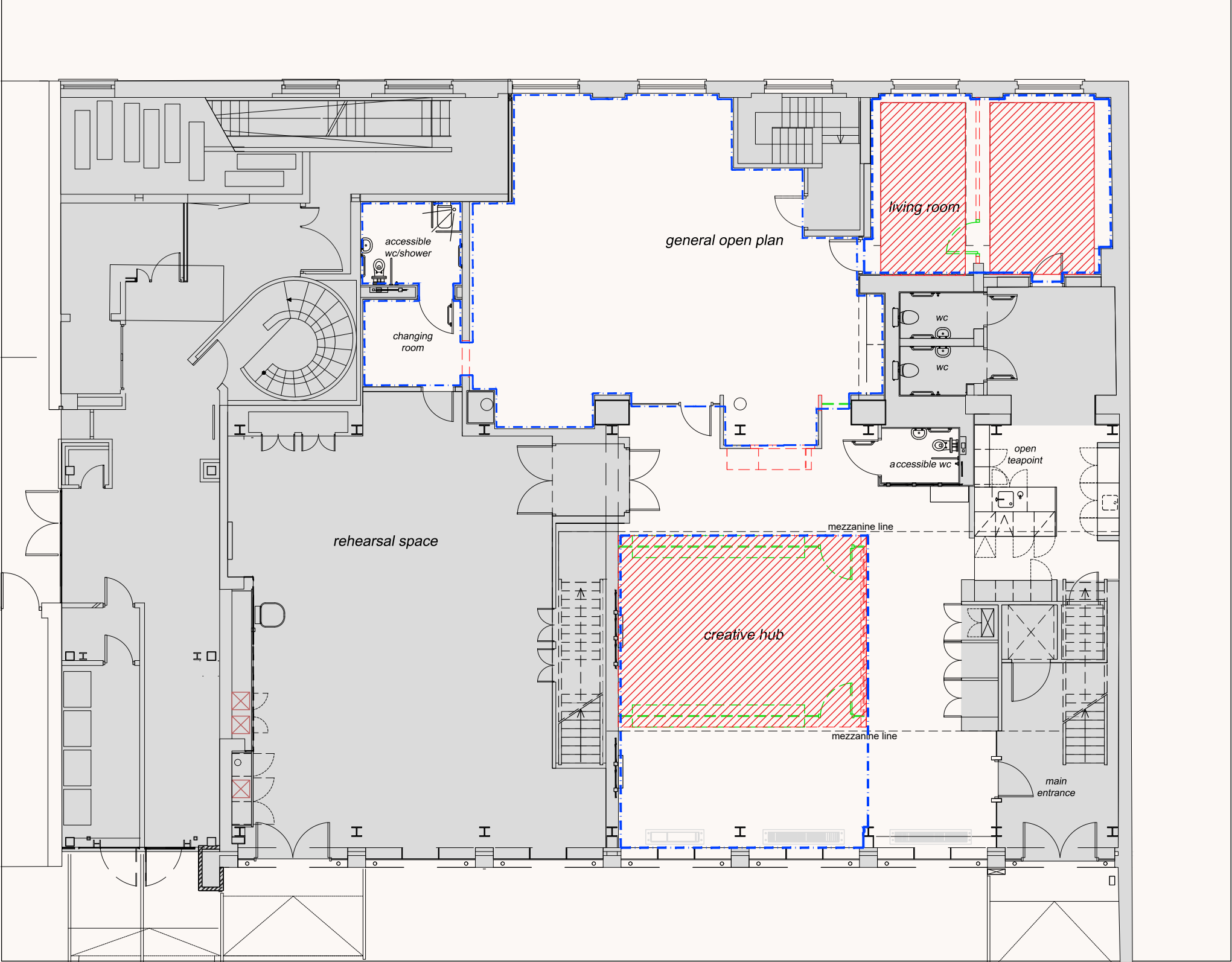
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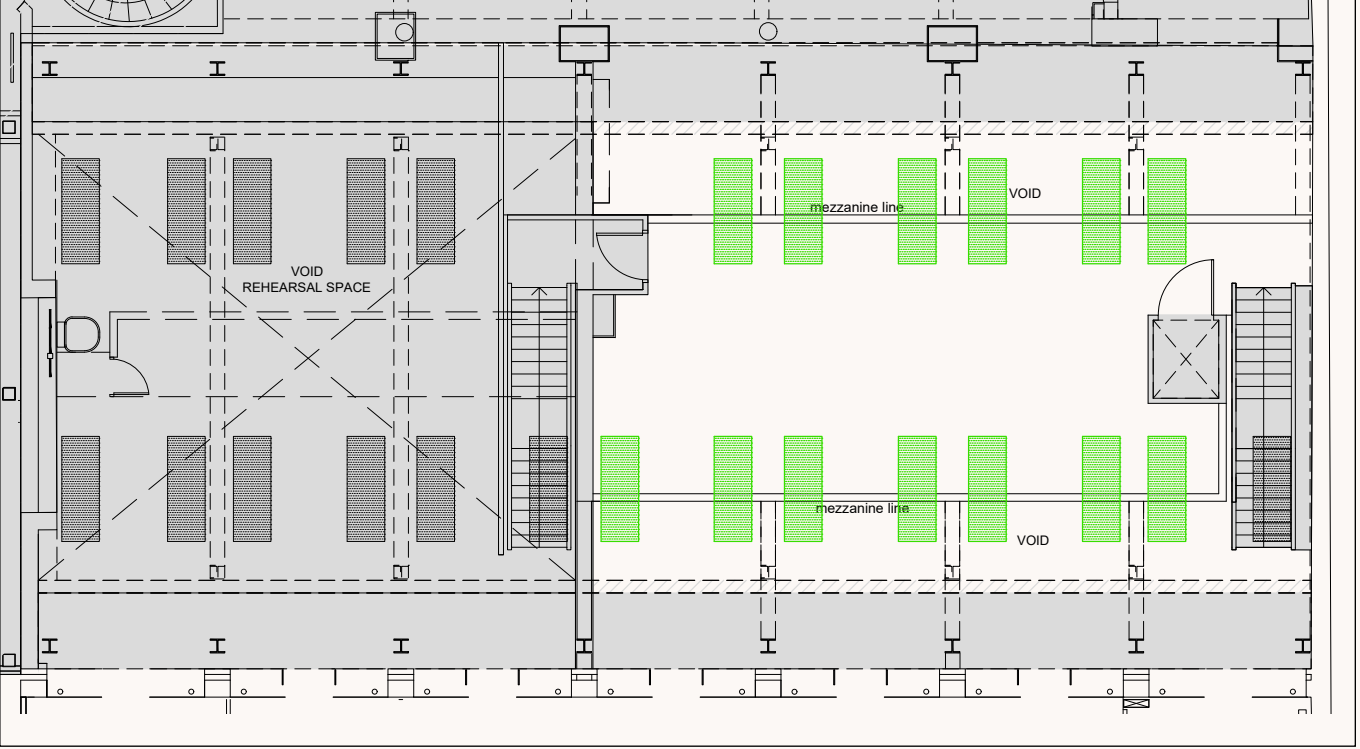
DEMOLITION PLAN



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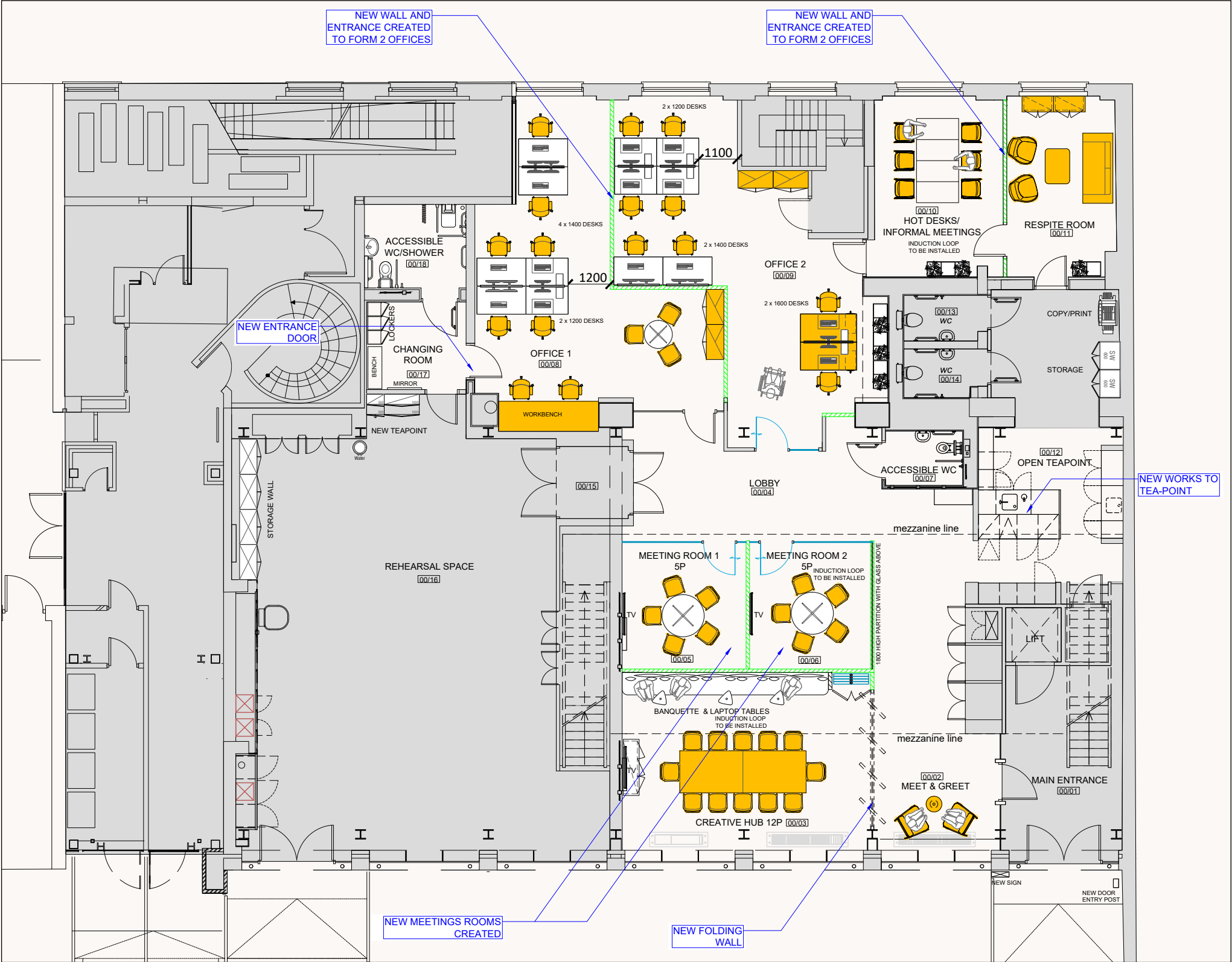
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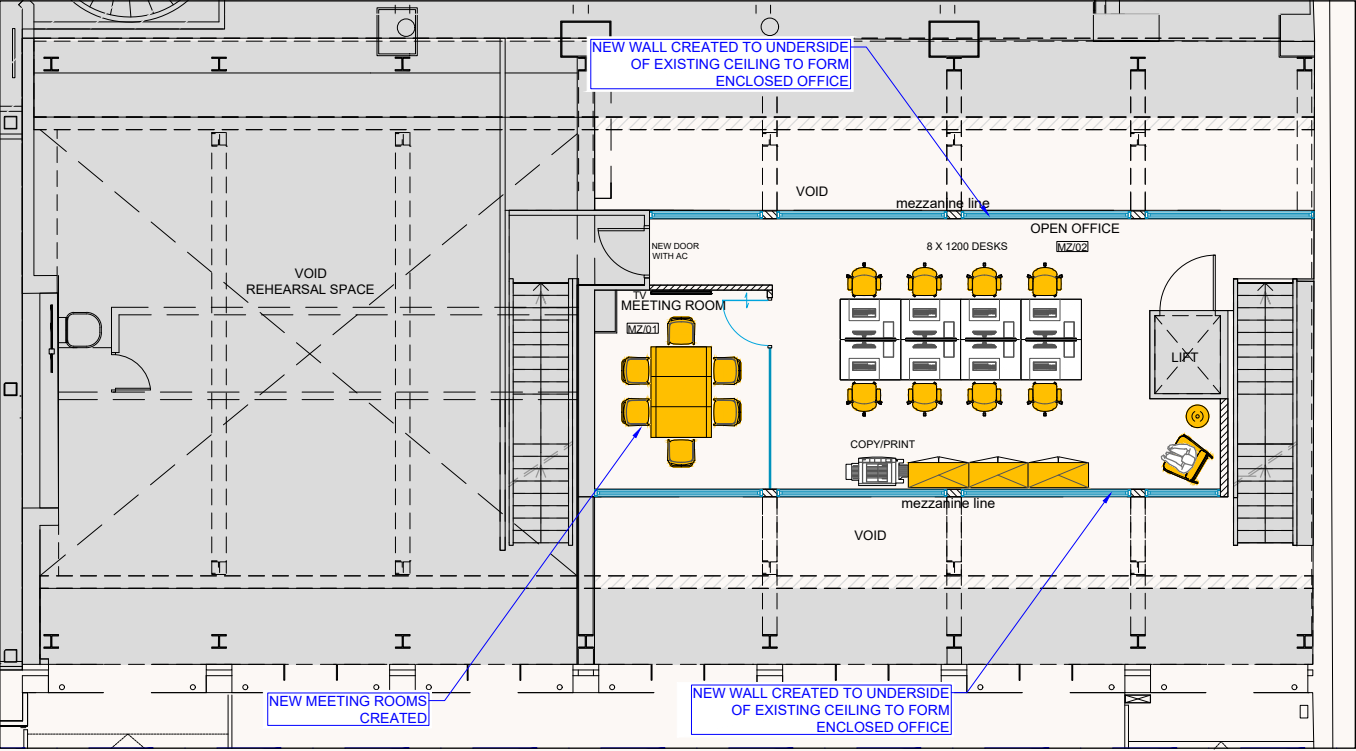
GENERAL ARRANGEMENT



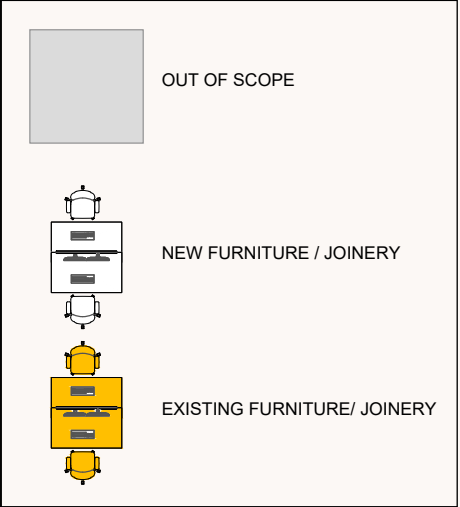
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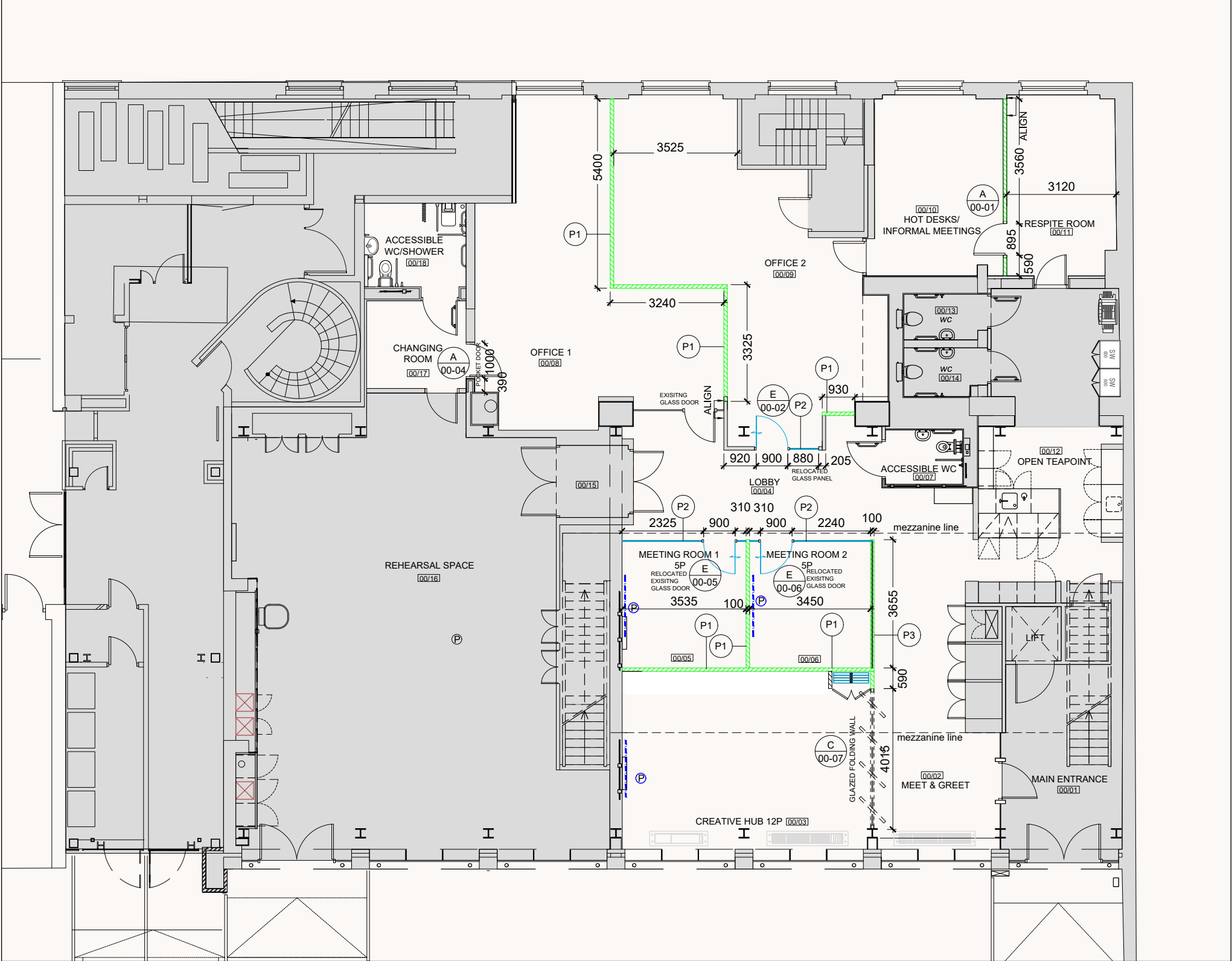
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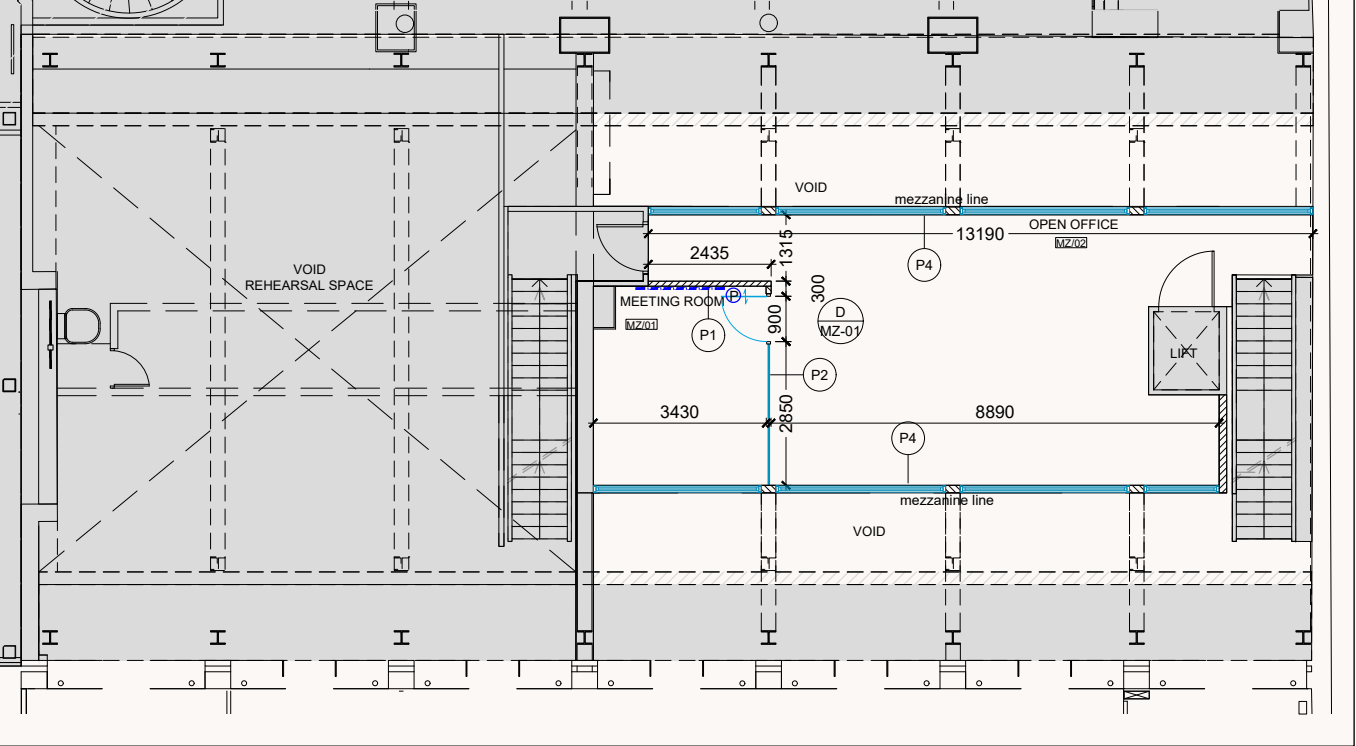
PARTITION TYPES



GROUND FLOOR



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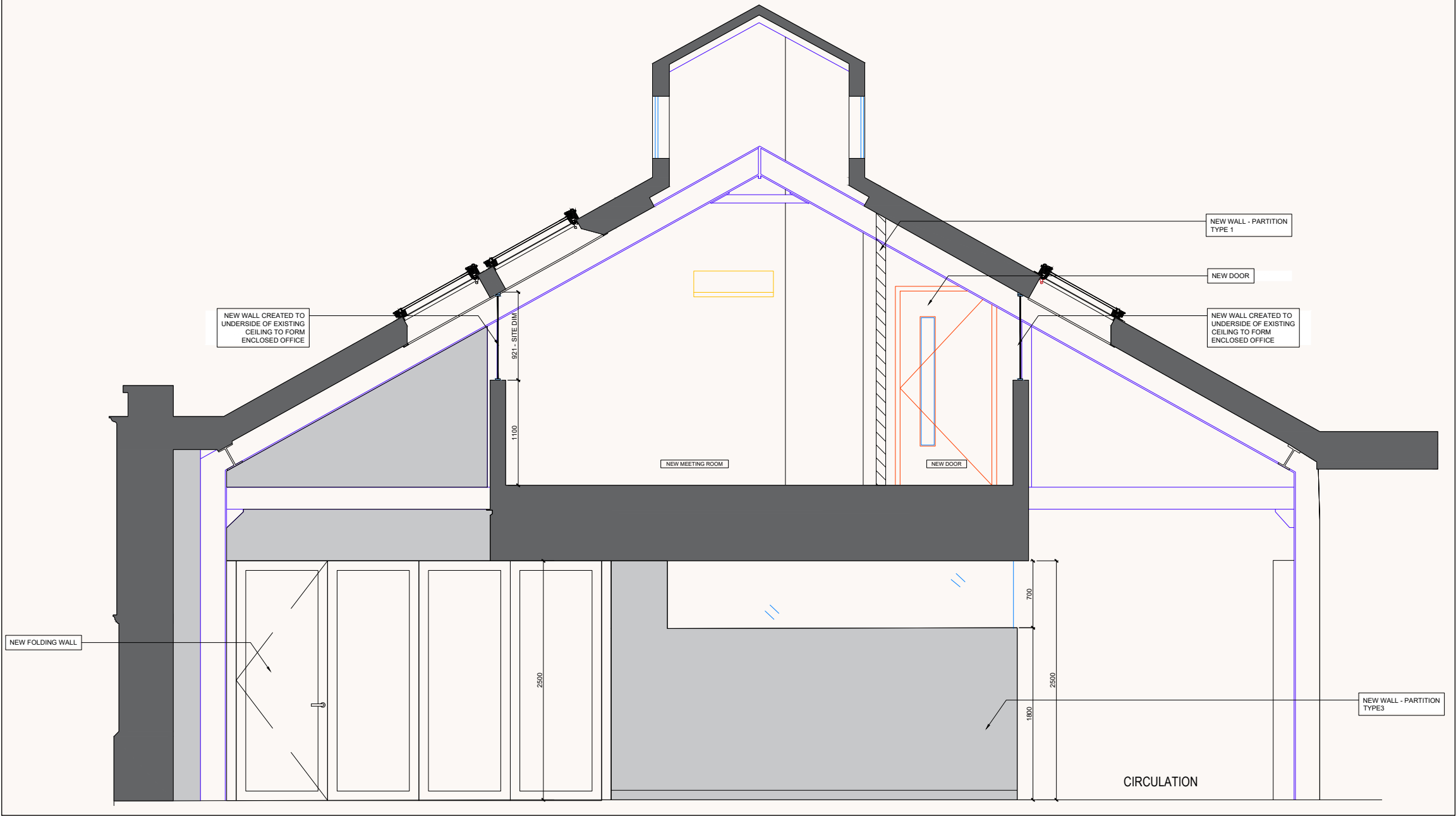


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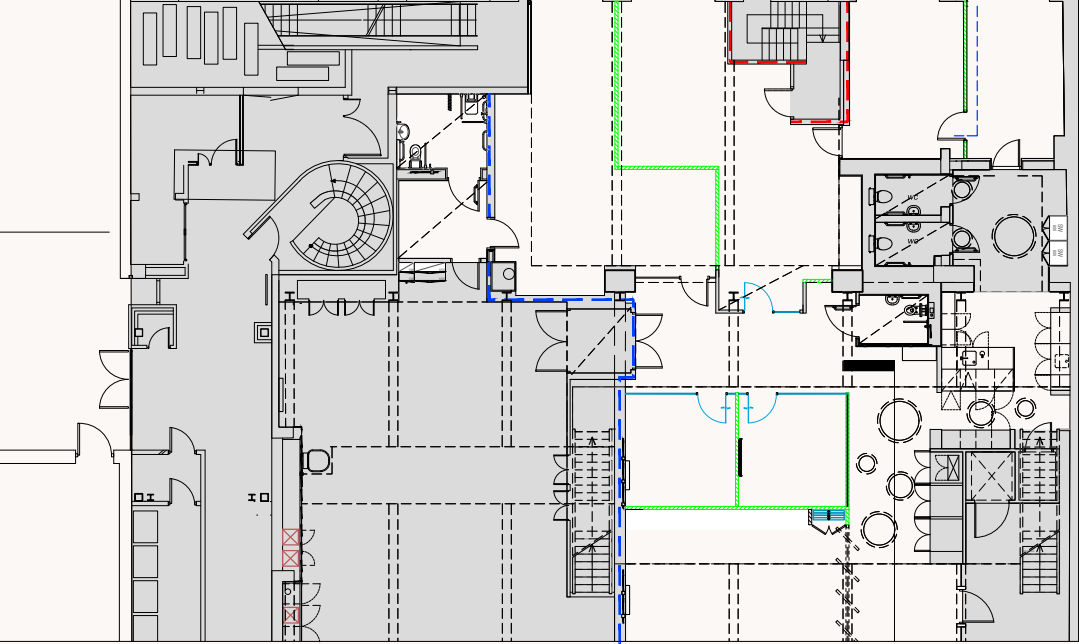
	EXISTING DOOR TO REMAIN
	NEW SINGLE LEAF DOOR
	NEW DOUBLE LEAF DOOR
	EXISTING PARTITION TO REMAIN
	NEW SOLID PARTITION
	NEW SINGLE GLAZED PARTITION
	PARTITION TYPE P3 - WINDOW PARTITION 'P1' FROM ACCESS FLOOR TO 1800 MM , SINGLE GLAZED PARTITION FROM 1800 MM TO UNDERSIDE OF CEILING. ACOUSTIC INSULATION IN CEILING AND RAF VOIDS . MANIFESTATION TO DETAIL. RAISED FLOOR TO U/S CEILING
	PARTITION TYPE P4 - WINDOW SINGLE GLAZED PARTITION FROM EXISTING WALL TO UNDERSIDE OF CEILING , BETWEEN PLASTERBOARD CASING METAL COLUMN ,MANIFESTATION TO DETAIL. EXISTING WALL TO U/S CEILING
	DOOR TYPE EX - EXISTING DOOR
	DOOR TYPE A - SINGLE SOLID DOOR WITH ACOUSTIC SEALS
	DENOTES POSITION OF PLY STRENGTHENING WITHIN PARTITION 1200x1200 MM
	DENOTES BETWEEN TWO FACES
	PARTITION TYPE P1 - STANDARD WITH ACOUSTIC BARRIERS NEW 100MM SOLID PARTITION WITH 425MM DEFLECTION HEAD DETAIL CONSTRUCTED FROM FFL TO SUSPENDED CEILING LEVEL , USING TWO OUTER SHEETS OF 12.5MM PLASTERBOARD AND TWO INNER SHEETS OF 12.5MM PLASTERBOARD EITHER SIDE OF A 48MM GALVANIZED STEEL STUD WITH ROCKWOOL INFILL . 12MM PLYWOOD SHEET TO REPLACE INNER LAYER OF PLASTERBOARD WHERE APPLICABLE. ACOUSTIC INSULATION IN CEILING AND RAF VOIDS . RAISED FLOOR TO U/S CEILING
	PARTITION TYPE P2 - SINGLE GLAZED SINGLE GLAZED PARTITION FROM RAISED ACCESS FLOOR TO CEILING IN AN ALUMINIUM FRAME. ACOUSTIC INSULATION IN CEILING AND RAF VOIDS . MANIFESTATION TO DETAIL. RAISED FLOOR TO U/S CEILING

PROPOSED SECTION

GROUND & MEZZANINE



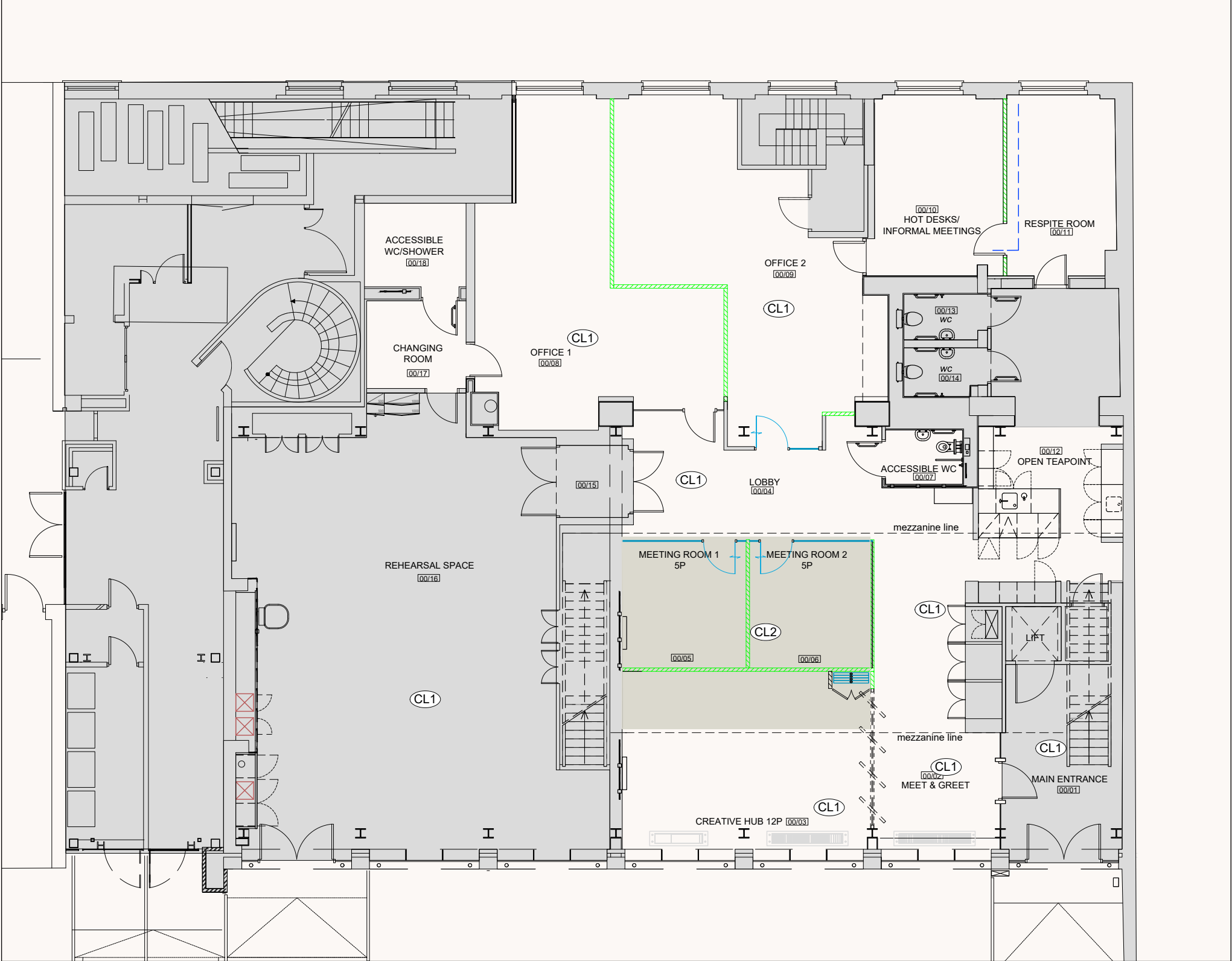
LOCATION PLAN



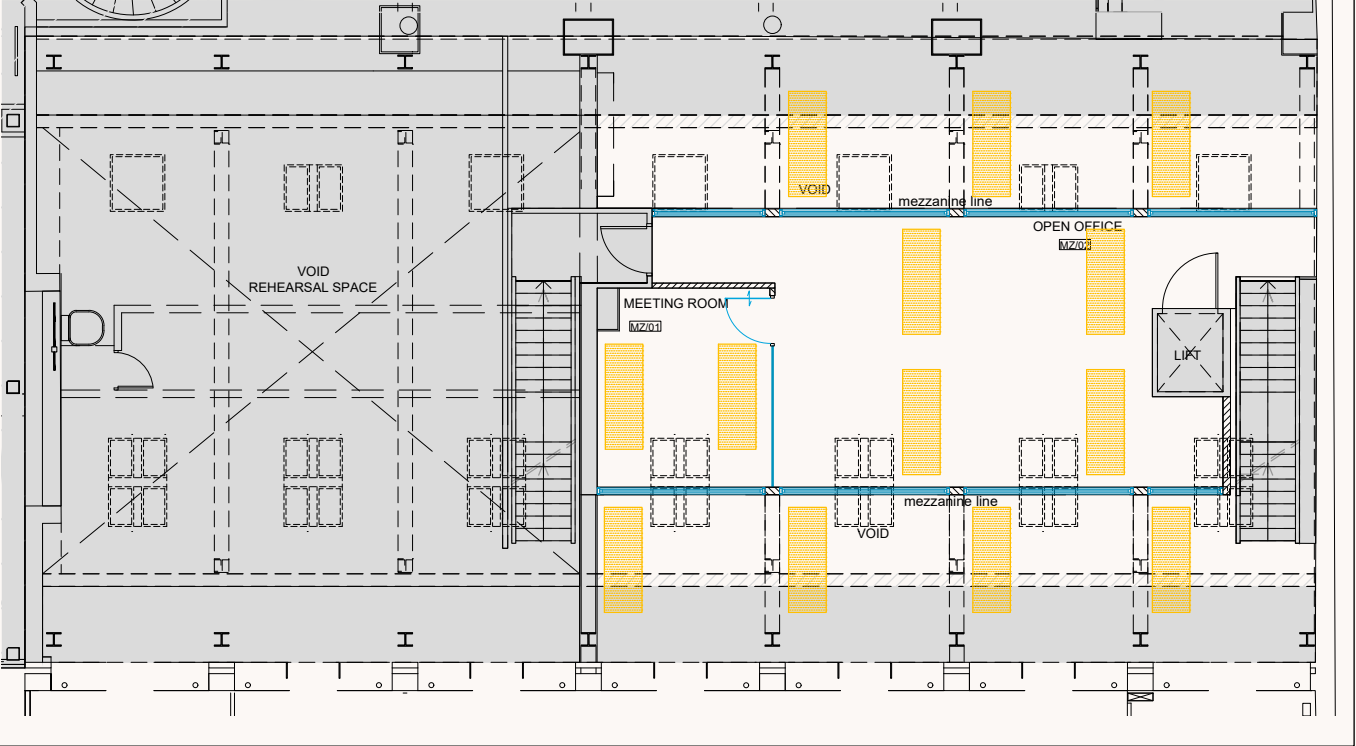
REFLECTED CEILING PLAN



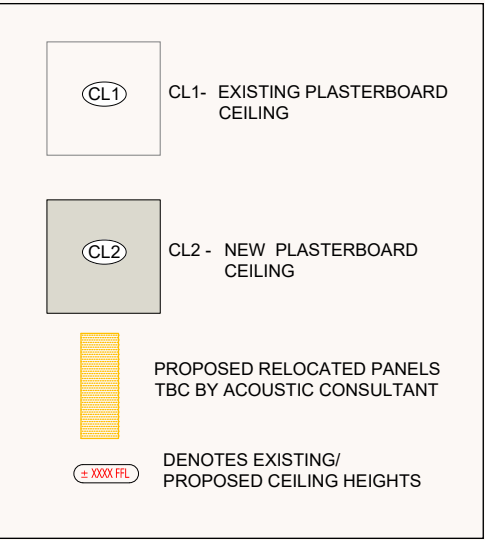
GROUND FLOOR



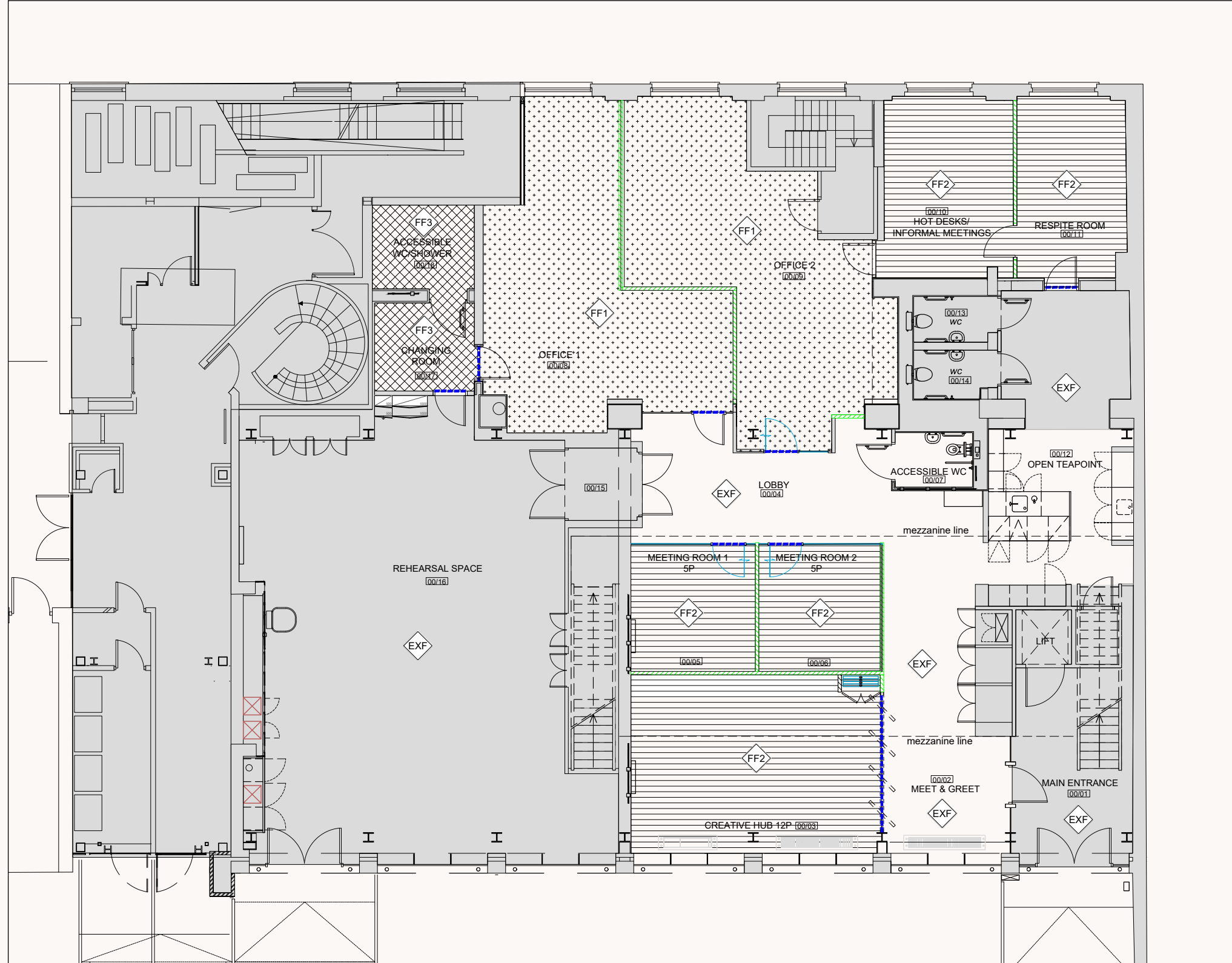
MEZZANINE



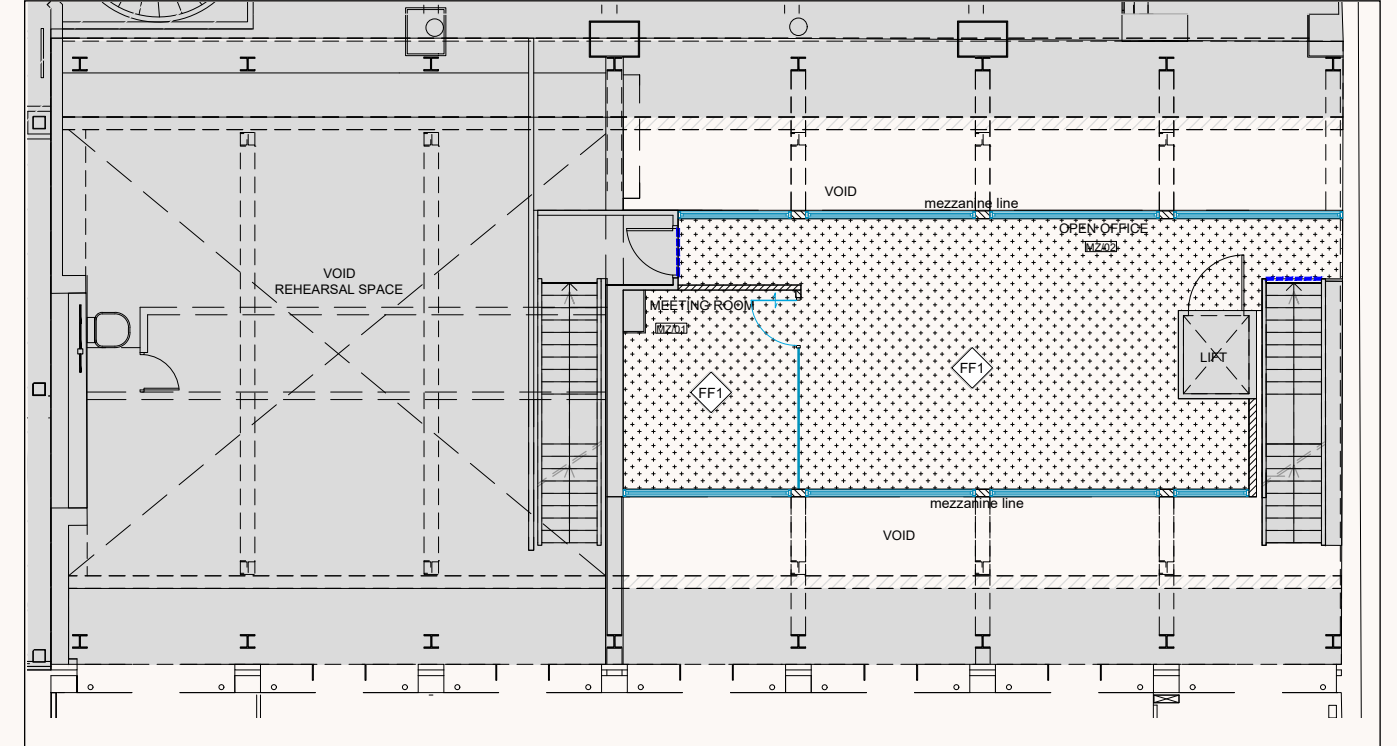
LEGEND



GROUND FLOOR



MEZZANINE



LEGEND



EXFF - EXISTING FLOOR FINISH



FF1- FLOOR FINISH 1
CARPET TYPE A



FF2 - FLOOR FINISH 2
CARPET TYPE B



FF3 - FLOOR FINISH 3
SAFETY FLOOR



FF4 - FLOOR FINISH 4
INFILL TO MATCH EXISTING
FLOOR FINISH

TRANSITION STRIP



DIRECTION OF FLOORING



- UNDER FLOOR LEAK DETECTION



NEW CONTRASTING STAIR NOSING



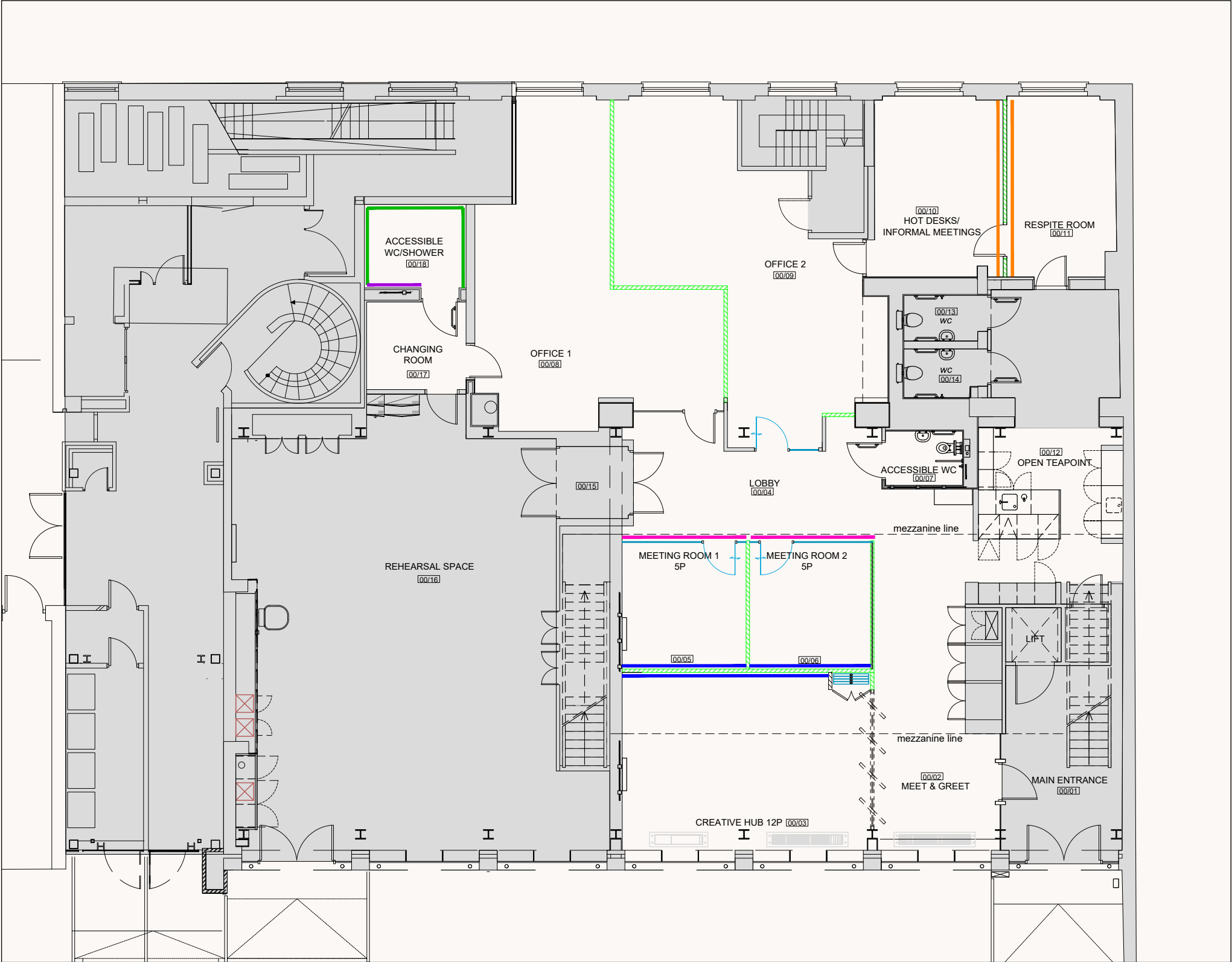
NEW CONTRASTING TRIM

**TO BE READ IN CONJUNCTION WITH
FFE SCHEDULE: ML5576-FFE**

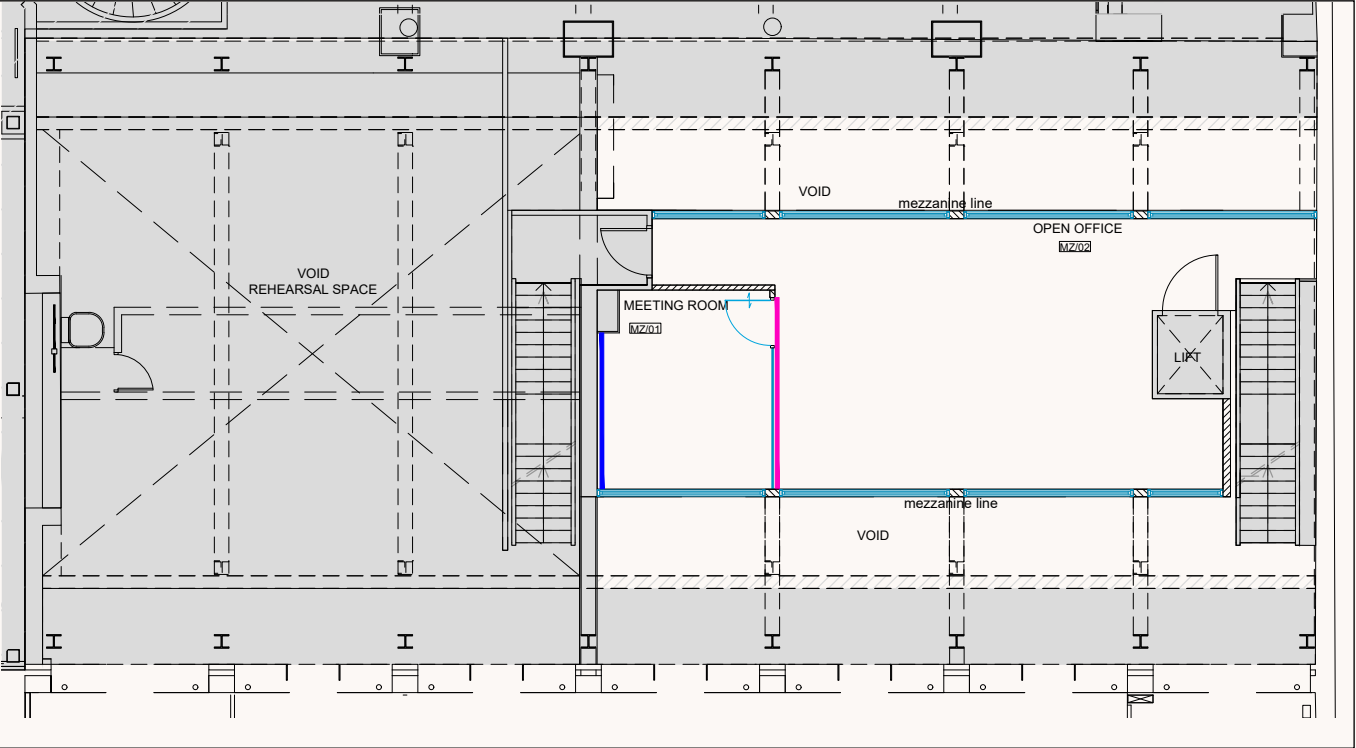
WALL FINISHES PLAN



GROUND FLOOR



MEZZANINE



LEGEND

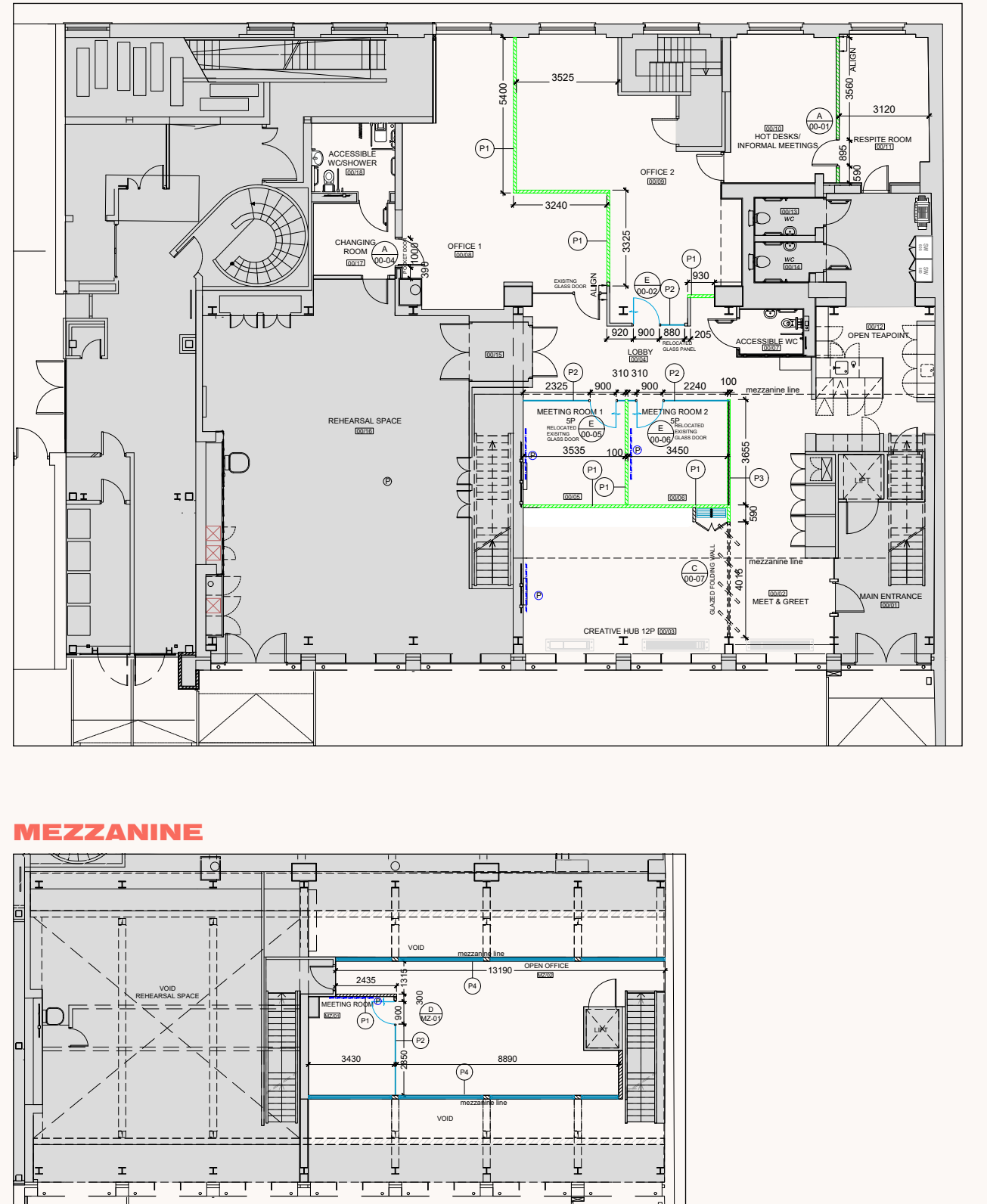
WF1	WF1 - ALL DRY LINED WALLS TO BE PAINTED DULUX MATT EMULSION WHITE UNLESS HIGHLIGHTED
WF2	WF2 - FEATURE PAINT A
WF3	WF3 - FEATURE PAINT B
WF4	WF4 - MANIFESTATION
WF5	WF5 - TILES
WF6	WF6 - IPS ACCESS PANEL

1. ALL BASE BUILD WALLS TO BE PAINTED IN WF1 UNLESS HIGHLIGHTED.

TO BE READ IN CONJUNCTION WITH
FFE SCHEDULE: ML5576-FFE

GN

GROUND FLOOR

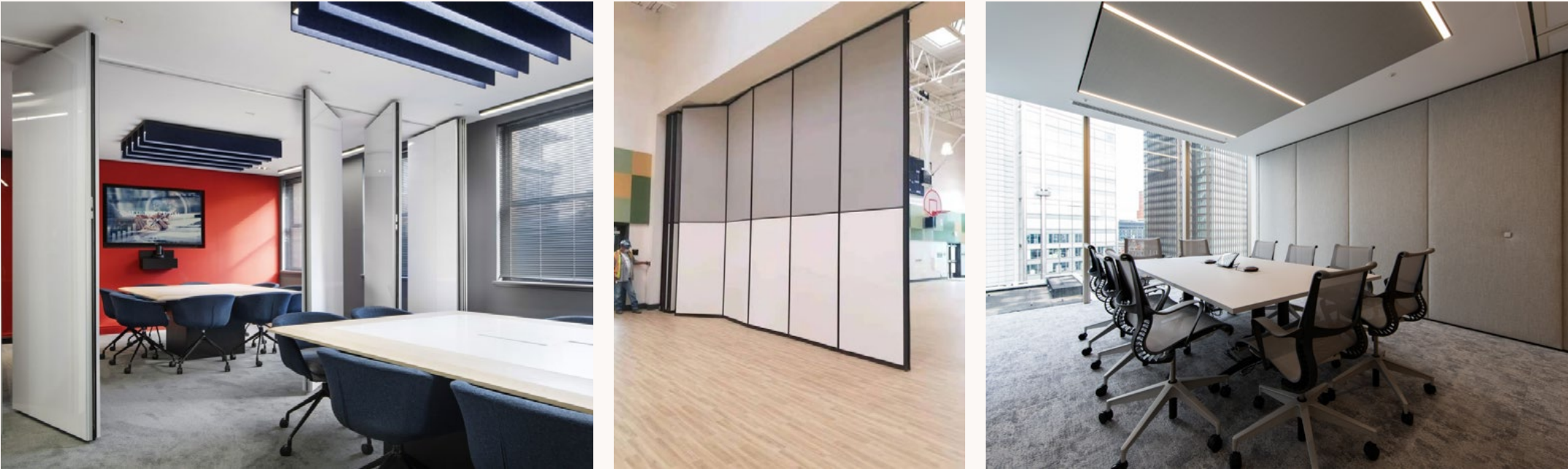


PHOTOGRAPHIC SURVEY

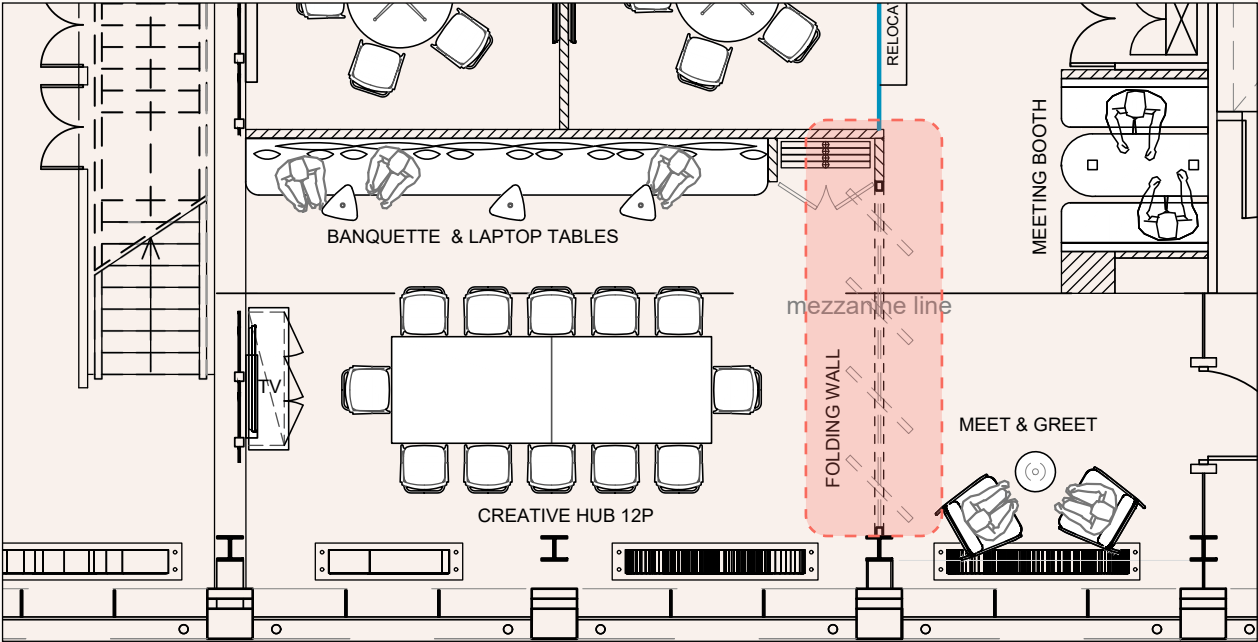


FOLDING WALL | PROPOSED CONCEPT

GLASS FOLDING WALL IDEAS



GROUND FLOOR



GLASS FOLDING WALL IDEAS

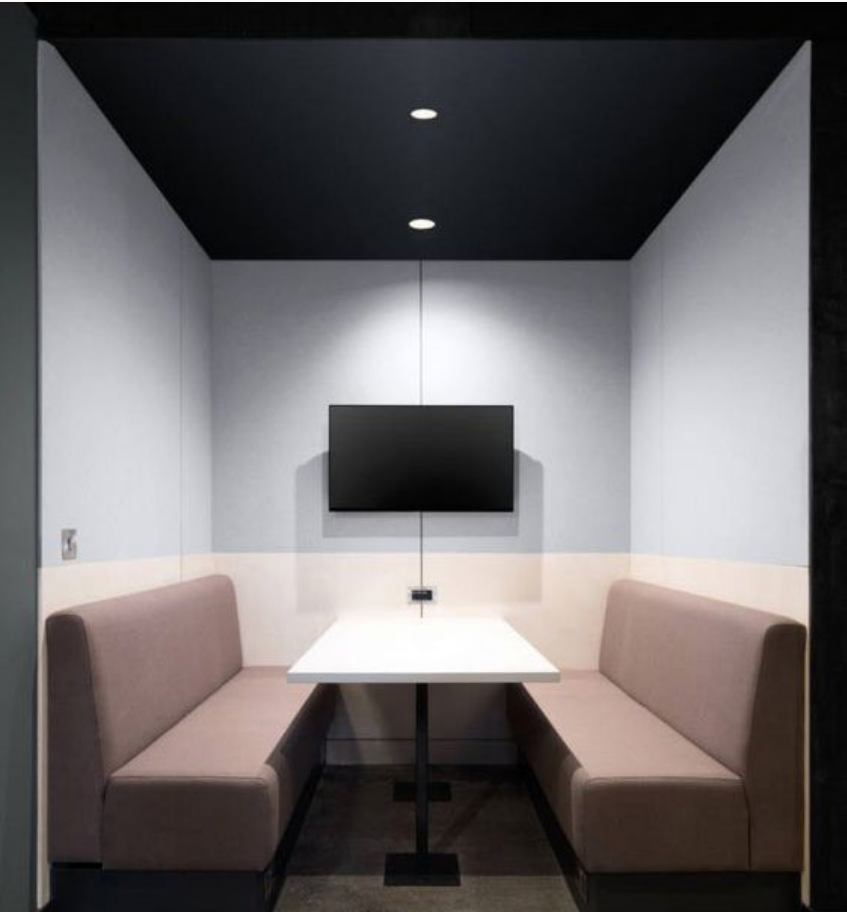
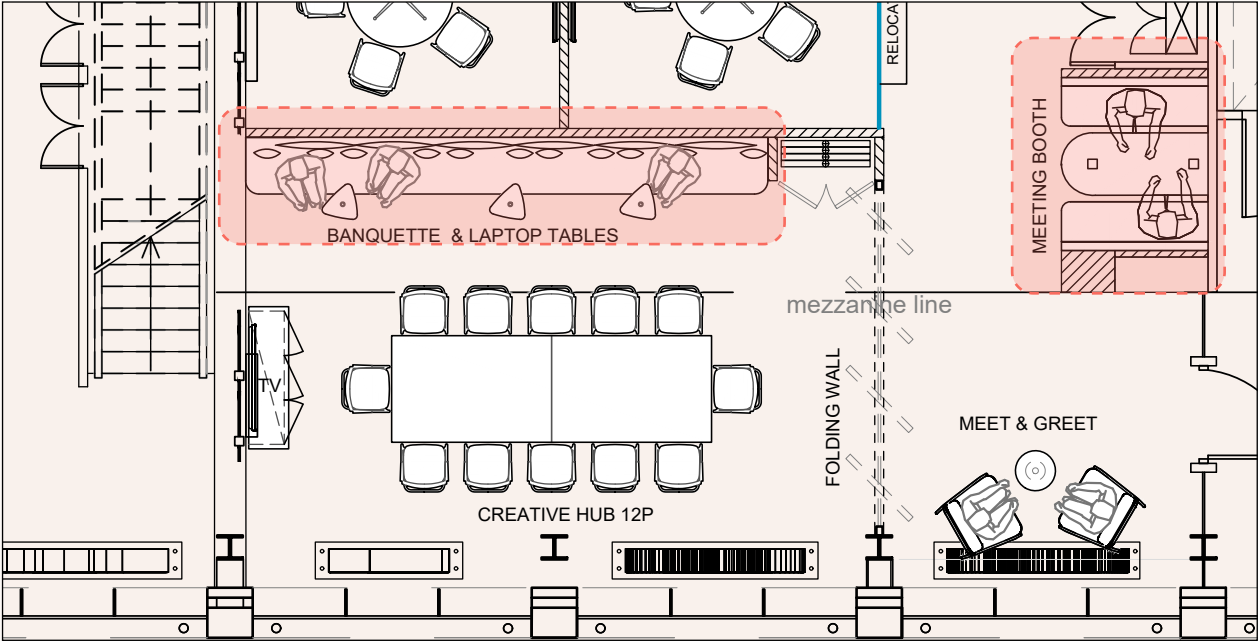


BANQUETTE & MEETING BOOTH | PROPOSED CONCEPT

MOOD IMAGERY



GROUND FLOOR



NEW FURNITURE | PROPOSED CONCEPT

HOT DESKS



LAPTOP TABLE



SIT/STAND WORKSTATIONS



MEETING TABLE



SOFA BRED



ARMCHAIRS



FLOOR FINISHES | PROPOSED CONCEPT

ECO CARPET & BACKING - DESSO ELEMENTS - ROOTS

					
AD08 2032 712137002	AD08 2085 712137003	AD08 5412 712137005	AD08 9961 712137013	AD08 6322 712137006	AD08 7284 712137007
					
AD08 9513 712137010	AD08 8913 712137009	AD08 7803 712137008	AD08 9532 712137011	AD08 2088 712137004	AD08 9851 712137012

REDUCING OUR IMPACT

Always working to reduce our impact on the planet while maintaining affordability, we recognise not all our customers can currently invest in our most sustainable material innovations. DESSO Essence Elements comes as standard with our affordable ProBase backing. While not fully circular, the components can be collected via our network of Restart partners and recycled in our carpet recycling centre. Upgrading to our EcoBase carpet tile backing ensures the collection becomes fully recyclable and Cradle to Cradle® Silver level certified with a low circular carbon footprint.*

** According to the Environmental Product Declaration (EPD) S-P-05896 - DESSO Carpet Tiles, 0% recycled PA6 +EcoBase externally verified by Bureau Veritas, based on the total carbon footprint (Modules A-D) with a closed loop circular recycling scenario.*

RESTART

Through our take-back and recycling programme, ReStart we will collect your used carpet tiles and take them to our carpet recycling centre to separate the two principal components. The yarn is regenerated into high-quality yarn for new carpet tiles, while the ProBase backing is co-processed in the cement industry. For EcoB9sg backing upgrades, we can fully recycle the total carpet tile with no loss of quality.

SAFETY FLOORING IN ACCESSIBLE SHOWER/WC

MEETING ROOM & BOOTH LIGHTING | CONCEPT

ACOUSTIC PENDANTS - LILY PAD



UNFOLD PENDANT



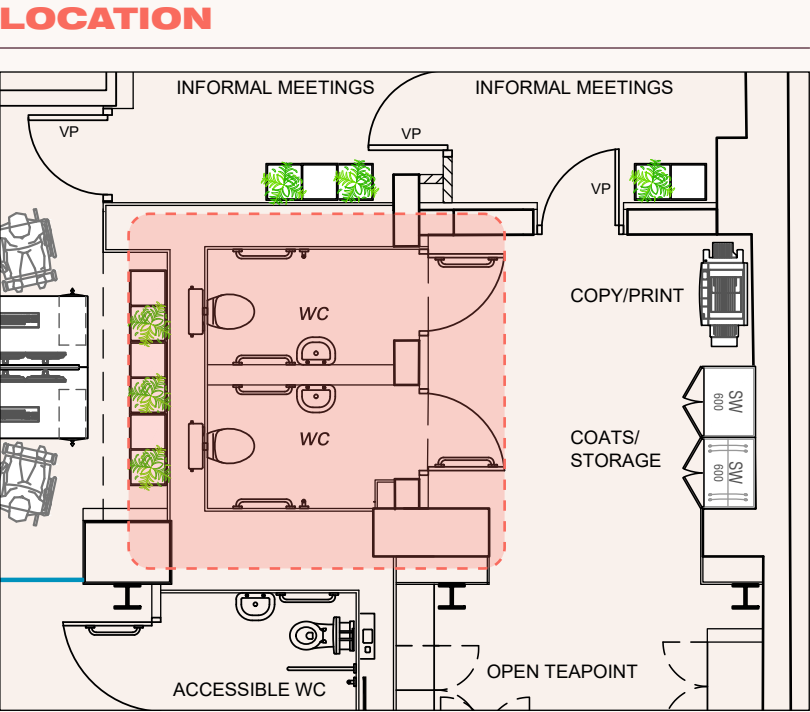
ACOUSTIC PENDANTS - MOON



RIME PENDANT



ACCESSIBLE SHOWER/WC | PROPOSED CONCEPT










KENT HOUSE
London, W1


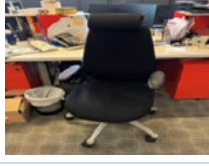

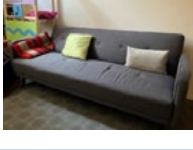


AUDITS & SURVEYS
// PROPS

FURNITURE AUDIT

Morgan Lovell			FURNITURE AUDIT		
Client Name Graeae			Date: 30th August 2023		
Address 138 Kingsland Road			Rev: *** - Good Condition		
Address London			** - Average Condition		
Address E2 8DY			* - Poor Condition		
CODE	IMAGE	DESCRIPTION	QUANTITY	CONDITION	NOTES
SEATING					
CH1		Vitra Eames plastic visitor's/meeting room chair. Four timber legs, cream polypropelene shell	2	**	Needs cleaning
CH2		Vitra wire visitor's/meeting room chair. Chrome frame upholstered in cream leather with cutaway back to expose the frame	2	**	Needs cleaning
CH3		Visitor's/meeting room chair. Four chrome legs. Plastic ridged shell	2	**	Needs cleaning
CH4		Visitor's/meeting room chair with four legs upholstered in pale grey fabric	2	**	Needs cleaning
CH5		Visitor's/meeting room chair with arms, fully upholstered in pale grey fabric	2	**	needs cleaning

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CODE	IMAGE	DESCRIPTION	QUANTITY	CONDITION	NOTES	
CH6		Chrome chair upholstered in white mesh	2	★	Mesh damaged	
CH7		Timber frame armchair upholstered in grey fabric	4	★	Waiting area chair. Frame in good condition but upholstery and padding in poor condition	
CH8		Two tone upholstered stool. 4 in grey and orange fabric, 1 in lime green and grey	5	★★		
CH9		Armchair upholstered in dark grey fabric	2	★★	Upholstery and padding could do with being replaced if for re-use. Not bad enough to warrant one star	
CH10		3 seater sofa upholstered in dark grey fabric. 2200mm w	1	★★	as per CH9	

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Address						Rev:
Address 138 Kingsland Road						*** - Good Condition
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CODE	IMAGE	DESCRIPTION	QUANTITY	CONDITION	NOTES	
CH11		Task chair with adjustable arms upholstered in black fabric	1	★★		
CH12		Task chair with adjustable arms and black mesh back and seat upholstered in orange fabric	11	★★	Some staining on seats so cleaning required	
CH13		RH high back fully adjustable task chair with arms and headrest. Upholstered in black fabric	1	***		
CH14		Armchair upholstered in two shades of grey fabric	2	***		
CH15		3 seater sofa upholstered in dark grey fabric with button detail, width 2100mm	1	★★	Upholstery quite loose. Recommend reupholstering if planning to re-use	

FURNITURE AUDIT



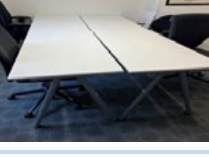
Morgan Lovell		FURNITURE AUDIT			
Client Name Graeae		Date: 30th August 2023			
Address	138 Kingsland Road	Rev:			
Address	London	*** - Good Condition			
Address	E2 8DY	** - Average Condition			
		* - Poor Condition			
CODE	IMAGE	DESCRIPTION	QUANTITY	CONDITION	NOTES
CH16		White frame task chair without arms upholstered in green fabric	2	***	
CH17		White frame task chair with fixed arms upholstered in green fabric	6	***	
CH18		Task chair with fixed arms upholstered in green fabric	1	**	
CH19		Task chair with fixed upholstered arms, upholstered in green fabric	1	*	
CH20		Task chair with fixed arms upholstered in royal blue fabric	2	*	


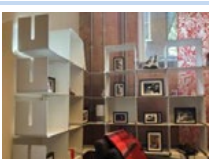
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CODE	IMAGE	DESCRIPTION	QUANTITY	CONDITION	NOTES
CH21		Herman Miller Mirra task chair in white	1	***	
CH22		Task chair without arms upholstered in black fabric. Coat hanger on back	2	**	
CH23		Task chair with fixed arms upholstered in black fabric	2	*	
CH24		Task chair with adjustable arms and high back Upholstered in black fabric.	1	**	

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CODE	IMAGE	DESCRIPTION	QUANTITY	CONDITION	NOTES
CH25		Bar height stool upholstered in grey fabric	2	***	
CH26		Stacking chair upholstered in orange and brown fabric with trolleys	23	*	Some with arms, some without
CH27		Stacking chair upholstered in royal blue upholstery	8	*	
CH28		Visitor's chair with black frame, upholstered in royal blue fabric	2	*	
CH29		Black stool	1	*	

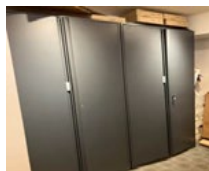
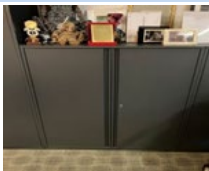
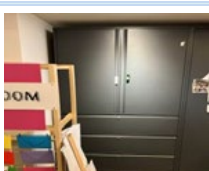
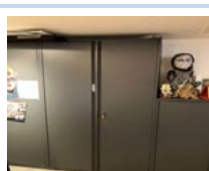
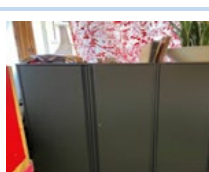
FURNITURE AUDIT





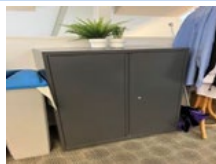
Morgan Lovell					
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CODE	IMAGE	DESCRIPTION	QUANTITY	CONDITION	NOTES
CH30		Sofa in poor condition. 1950mm w	1	★	
Tables					
T1		White laminate rectangular meeting table on chrome base, 1200mm x 900mm	4	★★	One table has power flap
T2		Small round table with under shelf, diameter 455mm	1	★	
T3		Square table with cream laminate top and chrome legs. 745mm x 745mm	1	★★	
T4		Low small round table, diameter 450mm	1	★	

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CODE	IMAGE	DESCRIPTION	QUANTITY	CONDITION	NOTES
T5		Cream laminate rectangular table, 1600mm x 800mm	1	★	
T6		Cream laminate coffee table on tubular metal base. Broadly rectangular but with rounded corners. 1050mm x 700mm	1	★★	
T7		Rectangular timber table, 800mm w x 500mm d x 450mm h	1	★★	
T8		White rectangular coffee height table, 1000mm w x 600mm d x 430mm h	1	★★	
T9		White laminate rectangular meeting table. 1200mm x 600mm	4	★★	

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CODE	IMAGE	DESCRIPTION	QUANTITY	CONDITION	NOTES
T10		cream laminate rectangular table. 1200mm x 600mm	3	★★	Different bases but positioned together
T11		Folding laptop table	1	★★	
Storage					
SU1		Tall dark grey metal two door cupboard, 1000mm w x 600mm d x 1940mm h	2	★★	
SU2		White open cube display/stoage. L-shaped configuration: 2220 mm w x 1370mm d x 1850mm h	1 unit, 30 cubes plus corner connecting pieces	***	
SU3		Red metal 3 drawer pedestal	13	***	

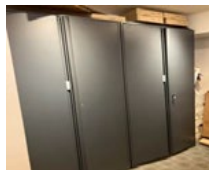
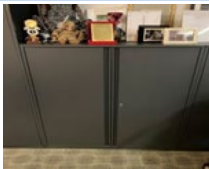

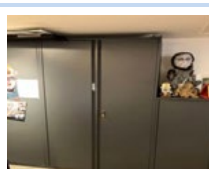
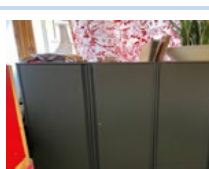
FURNITURE AUDIT




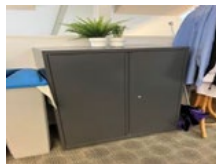
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CODE	IMAGE	DESCRIPTION	QUANTITY	CONDITION	NOTES
SU4		Tall dark grey metal two door cupboard, 1000mm w x 480mm d x 2250mm h	2	**	
SU5		Mid height dark grey metal two door cupboard, 1000mm w x 480mm d x 1300mm h	2	**	
SU6		Dark grey metal combination unit: 3 drawers plus 2 door cupboard. 1000mm w x 480mm d x 2050mm h	1	**	
SU7		Tall dark grey metal two door cupboard, 1000mm w x 480mm d x 2050mm h	5	**	
SU8		Mid height dark grey metal two door cupboard, 1000mm w x 480mm d x 16700mm h	6	**	


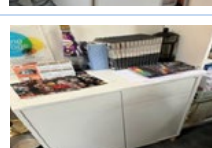
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CODE	IMAGE	DESCRIPTION	QUANTITY	CONDITION	NOTES
SU9		Modular library open shelving with cupboards at base. Light timber with pale blue and white cupboard doors	2 bays	***	Bay one: 1720mm w x 400mm d x 1600mm h Bay two: 2660mm w x 400mm d x 1600mm h
SU10		White mobile pedestal	3	***	
SU11		White open shelving used as a divider between desks. 1170mm w x 350mm d x 1930mm h	3	***	
SU12		White low two door cupboard, 900mm w x 400mm d x 900mm h	2	***	
SU13		Low dark grey metal two door cupboard. 800mm w x 480mm d x 1020mm h	4	**	

Morgan Lovell				FURNITURE AUDIT	
Client Name Graeae		Date: 30th August 2023			
Address 138 Kingsland Road		Rev: *** - Good Condition			
Address London		** - Average Condition			
Address E2 8DY		* - Poor Condition			
CODE	IMAGE	DESCRIPTION	QUANTITY	CONDITION	NOTES
SU14		Light grey tambour storage unit. 1000mm w x 470mm d x 1050mm h	1	**	
SU15		Very low dark grey metal two door cupboard. 800mm w x 470mm d x 670mm h	1	**	
SU16		White laminate cupboard with sliding door. 1020mm w x 660mm d x 1980mm	2	**	
SU17		White laminate cupboard with sliding doors and open shelving on top. 1600mm w x 440mm d x 2000mm h.	1	**	
SU18		Low white laminate two door cupboard. 740mm w x 350mm d x 750mm h	1	**	

FURNITURE AUDIT

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Client Name Graeae			Date: 30th August 2023		
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Address E2 8DY			* - Poor Condition		
CODE	IMAGE	DESCRIPTION	QUANTITY	CONDITION	NOTES
SU4		Tall dark grey metal two door cupboard, 1000mm w x 480mm d x 2250mm h	2	**	
SU5		Mid height dark grey metal two door cupboard, 1000mm w x 480mm d x 1300mm h	2	**	
SU6		Dark grey metal combination unit: 3 drawers plus 2 door cupboard. 1000mm w x 480mm d x 2050mm h	1	**	
SU7		Tall dark grey metal two door cupboard, 1000mm w x 480mm d x 2050mm h	5	**	
SU8		Mid height dark grey metal two door cupboard, 1000mm w x 480mm d x 16700mm h	6	**	

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		* - Poor Condition			
CODE	IMAGE	DESCRIPTION	QUANTITY	CONDITION	NOTES
SU9		Modular library open shelving with cupboards at base. Light timber with pale blue and white cupboard doors	2 bays	***	Bay one: 1720mm w x 400mm d x 1600mm h Bay two: 2660mm w x 400mm d x 1600mm h
SU10		White mobile pedestal	3	***	
SU11		White open shelving used as a divider between desks. 1170mm w x 350mm d x 1930mm h	3	***	
SU12		White low two door cupboard, 900mm w x 400mm d x 900mm h	2	***	
SU13		Low dark grey metal two door cupboard. 800mm w x 480mm d x 1020mm h	4	**	

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SU17		White laminate cupboard with sliding doors and open shelving on top. 1600mm w x 440mm d x 2000mm h.	1	**	
SU18		Low white laminate two door cupboard. 740mm w x 350mm d x 750mm h	1	**	

ACCESSIBILITY REPORT

DAVID BONNETT ASSOCIATES

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Headline Notes

Project Name	Graeae Theatre (Access Audit)		
Project Number	2356	Date	29th August 2023
Type of Document	Headline Notes	Written by	Dr Alan J Pottinger
Revision	01	Client	Graeae Theatre

Introduction

On Wednesday 23.08.23 Dr Alan J Pottinger and Struan Cameron conducted a site audit of the Graeae Theatre Company offices / Bradbury Studios at no.138 Kingsland Road, London E2 8DY. The following headlien report provides an overview of key observations; DBA will submit a detailed access audit report at a later date..

Headline Notes			
Ref	Item	DBA Observations / Recommendations	Action
1.1	<p>General open plan [Office]</p> <p>DBA observed that while the offices were fully occupied there was a sufficient space between desks for staff and for general access. Any increase in the number of staff using this space will lead to an unavoidable reduction in space between desks.</p>	<p>Ref BS8300-2:2018 section 17.6.1 (Study spaces) Figure 28 (Recommended spaces between study tables/ desks). The BS recommends:</p> <p>Providing a 1050mm wide access route between the un-occupied (short) end of each desk and the nearest obstruction (e.g., another desk or a wall); this is sufficient space for one wheelchair user or non-disabled (ambulant) person to pass between desks.</p> <p>Providing a 1550mm to 2050mm access route when desks are positioned 'back-to-back'. The latter (1550mm) allows for one non-disabled person and one wheelchair user to be seated next to each other with space for a wheelchair user to pass behind them. The latter (2050mm) allows for one non-disabled person and one wheelchair user to be seated next to each other at each desk and positioned back-to-back with space for a wheelchair user to pass between them.</p>	<p>Any future sub-division of the office and the arrangement of office furniture (esp. desks) should take into consideration the above recommended space provision.</p>

DAVID BONNETT ASSOCIATES inclusive design consultancy & research

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1.2	<p>Storage units (Creative Hub / Lobby / Access Corridor)</p> <p>DBA observed four storage units that could present a hazard to blind and partially sighted people.</p>	<p>The storage units are all approximately the same size: 695mm (H), 300mm (D) and mounted on both the inside and outside of the glazed walls enclosing the creative hub; the units are approx. the same length as the enclosing walls (excluding the entrance doors and space for a leading edge). Each unit is set with its upper surface at approx.1090mm above finished floor level (AFFL); shelves within the units vary in height from 490mm to 830mm AFFL. The units do not make contact with the finished floor level (FFL); there is a gap between the underside and the floor of approx. 390mm.</p> <p>Ref BS8300-2:2018 section 9.1.1 (Projections into corridors and passageways); BS8300-1:2018 section 8.2.2.1 (Hazard protection within an access route) & Figure 10 (Projections into an access route that need hazard protection). Any object that projects into the access route by more than 100mm and has an underside that is 300mm or more AFFL is undetectable to the sweep of a cane; it would be above the approx. 100mm high 'zone' that blind and partially sighted people use to identify objects at ground level in the environment.</p>	<p>To mitigate the risk of someone colliding with the exposed edge of each unit, the client can place other storage items below each unit or any other solid and discernible item (e.g., planters). Alternatively, a false leg/column could be fitted to the corner of each unit to define the edge of each unit from finished floor level to the top of each storage unit.</p>
1.3	<p>Open Teapoint</p> <p>DBA observed an open knee recess / wheelchair space next to the communal sink. The recess is 810mm (W), 807mm (H) and 600mm (D) under a worktop that is approx. 850mm AFFL. However, the recess is in wrong position.</p>	<p>Ref Approved Document M Vol2 (hereafter AD-M2) section 4.16(c): <i>'the worktop of a shared refreshment facility (e.g., for tea making) [should be] at 850mm above the floor with a clear space beneath at least 700mm above the floor [...]'</i></p> <p>The knee recess provided is the right size, but it is offset relative to the shared sink. Referring to AD-M2 Diagram 16, the space should be provided under the sink to allow wheelchair users to access the sink; the latter should be no more than 150mm deep and protected with thermal insulation (underside).</p>	<p>The sink as fitted may not be useable by all wheelchair-users; anyone who needs to use the knee recess will have to lean across or stretch to reach the sink and tap. This could become a problem if/when a wheelchair user is employed and would need to be (i) managed (the member of staff would need assistance) or (ii) the kitchen would need to be adjusted to provide a more suitable sink and recess.</p>
1.4	<p>Internal Stairs (Mezzanine)</p> <p>DBA observed that the mezzanine stairs have irregular sized steps – the rise (height) and going (depth) of steps differed at the top and bottom of each flight – and irregular sized nosings.</p>	<p>Ref AD-M2 section 3.51; Approved Document K (hereafter AD-K) section 1.7: <i>'Make steps apparent [using] a material that will contrast visually, a minimum of 5mm wide on both the tread and the riser'</i> or BS8300-2:2018 section 10.1.4 (Identification and slip resistance of nosings): <i>'The contrasting material should extend 50mm to 65mm in width from the front edge of the tread and 30mm and 55mm from the top of the riser and should contras visually with the remainder of the tread and the riser.'</i></p>	<p>The existing internal stairs cannot be easily replaced however the client can improve these stairs by fitting consistent nosings that are either 55mm wide on both the tread and the riser</p>
1.5	<p>Accessible WC/Shower</p> <p>DBA observed that the accessible WC shower is being used to store a portable hoist; it has also been fitted with a height-adjustable adult-sized changing bed. Both items block the side transfer space to/from the shower.</p>	<p>Ref AD-M2 5.18(r): <i>'the minimum overall dimensions of, and the arrangement of fittings within, an individual self-contained shower area incorporating a corner WC [...]' [should] comply with Diagram 24.'</i></p> <p>The portable hoist and the adult changing bed block side transfer to/from the shower seat; a zone 1000mm wide, measured from the centreline (c/l) of the seat to the open side of the shower should be clear of all obstructions for the full length of the shower seat (650mm from the front of the shower seat to the rear wall).</p>	<p>The shower seat as fitted may not be useable by all wheelchair-users; anyone who needs to align their wheelchair for side-transfer might be unable to do so. This could become a problem if/when a wheelchair user is employed and would need to be (i) managed (the member of staff would need assistance) or (ii) the shower fixtures and fittings would need to be adjusted</p>

BUILDING CONTROL COMMENTS

PENDING

WOOLYARD
London, SE1



SERVICES
// BACK STAGE

MEP PERFORMANCE BRIEF

The following is intended to give the contractors a basis for both the costing and design of the alteration of base build services.

Supplied with this brief are “as installed drawings” generated for the last refurbishment. These drawings should be read in conjunction with the new General Arrangement.

Particular attention should be paid to the following:

- 1. Fresh air supply to new cellular areas
- 2. Fresh air supply to the whole of the mezzanine floor area
- 3. Replacement lighting to areas where existing lighting becomes obsolete
- 4. Rezoning of underfloor heating systems.

Drawings supplied as part of this brief are as follows:

- 1. New General Arrangement – ML 5576-00-SK01-P6-100-P1
- 2. Demolition plan – ML 5576-00-SK01-P6-001-P1
- 3. Existing plan – ML 5576-00-SK01-P6-000-P1
- 4. Lighting Control Strategy – 1073-E01-RD-(A3)
- 5. Electrical schematics – 1073-E02-RD-(A3)
- 6. Automatic Window Schematic – 1073-E03-RD-(A3)
- 7. Lighting and Fire Alarm Layout – 1073-E04-RD-(A3)
- 8. Sub main power – 1073-E05-RD-(A3)
- 9. Mezzanine lighting – 1073-E07-RD-(A3)
- 10.Mezzanine sub mains – 1073-E08-RD-(A3)
- 11. Security- 1073-E09-RD-(A3)
- 12. Underfloor Heating – E7761
- 13.Mechanical Services – SA2875MG001
- 14.Mechanical services heating schematic – SA2875MSCH001

All of these drawings will be made available in electronic format at time of tender.

Requirement on a section by section basis are set out adjacent.

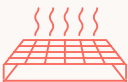


FRESH AIR SUPPLY

A number of ducted units are present in the space. These units should be checked for condition and validation should be carried out. (item 13 above applies)

Where new cellular spaces are being formed systems should be designed and installed to give a minimum fresh air capacity of 10 litres per second per person. Some diversity can be applied to meeting rooms.

Fresh air to the mezzanine area is currently reliant on opening Velux windows. This area is to be totally enclosed in the refurbishment it is therefore necessary to design and install forced mechanical ventilation to this area.



SUB FLOOR HEATING

The sub floor heating is installed to a number of controllable zones (item 12 above applies). These zones will need to be altered to suit the proposed layout. This work is to included the removal of resin flooring as necessary and reinstatement.



FIRE ALARMS

Existing fire alarms are installed to give coverage in accordance BS 5839 L2. This is the standard which must be maintained when adjusting and supplementing the existing systems. Full detection and audibility to this level should be included for against the proposed general arrangement. Recommissioning of the system including audibility testing should be allowed for.



LIGHTING

Lighting generally is to be retained, validated, cleaned and relamped. Where lighting is to be installed as new it should comprise suspended linear LED fittings lamped as warm white 3000k. A number of feature lights will be required the general aesthetic of which has been investigated and these should be the subject of detailed discussion through Stage 4 design.



EMERGENCY LIGHTING

Emergency lighting should be designed to meet the current requirements of the Building Regulations. Additional fittings and illuminated signage shall be installed as required to comply with such regulations.



SMALL POWER

Due to the construction of the building, small power is generally supplied via wall mounted sockets. This is a situation that should be maintained. Small power should be installed to allow for two socket outlets to work stations on walls adjacent to such work stations. Small power to meeting rooms should be supplied in the same way at a rate of 4 sockets per room.



DATA INSTALLATIONS

The structured cabling requirement is yet to be established. For the purposes of producing a quotation, contractors should allow for the supply and installation 100nr CAT 6 data points (CAT 6a as an option). Cables should be terminated in a new 42U cabinet with 6 way PDU and fan tray.

Full testing and certification will be required along with detailed patching diagrams.



GENERAL REQUIREMENTS

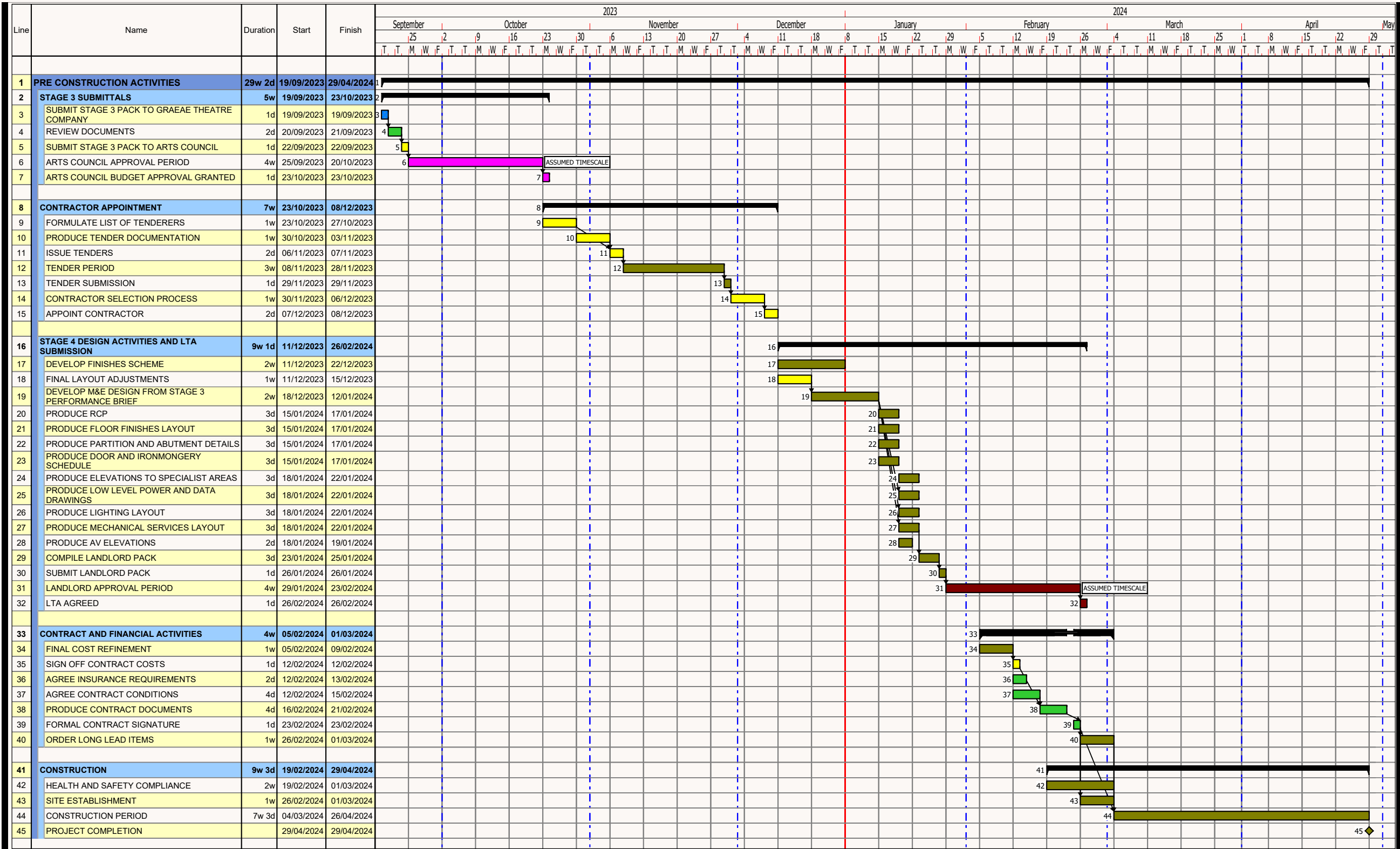
- 1. All new equipment should be supported with Technical Submissions for approval by Client 3rd party consultants
- 2. Detailed record drawings are required in electronic format on Practical completion
- 3. All systems should be fully tested and commissioned with witnessing as necessary

PROJECT URBAN
London, SE1



PROGRAMME
// INTERMISSION

We have assessed the works as proposed and estimate that the period on site will be 8 weeks.



ALANTRA
London, EC4



COSTS
// PRODUCTION BUDGET

PROJECT BUDGET

Adjacent is a summary of the overall project budget.

These costs are indicative of the design to date with some contingency allowed against current unknowns.

True costs can be ascertained through the tender process but the attached will have a degree of accuracy of +/- 10%

The level of expenditure can be varied to suit the funding that is secured.

Description	Value £
Resource	£25,100.00
Preliminaries	£26,500.00
Stage 4 design fees	£35,000.00
Partitions, ceilings, doors and folding wall	£32,700.00
Mechanical and plumbing modifications	£21,000.00
Electrical modifications	£27,000.00
Blinds and manifestation	£6,400.00
Security/access control	£5,600.00
Floor finishes	£11,000.00
Decoration	£6,500.00
Furniture relocation	£1,200.00
WC/shower refurbishment	£7,300.00
Mezzanine vertical infill	£12,000.00
TOTAL (EXCL VAT)	£217,300.00

Thank You

Morgan Lovell

GRACE