

2 Brief Development

2.7 Benchmarking Projects

2.7.2 Net to Gross Ratio

**Net to Gross Ratio Commentary:**

The LMS is currently within a reasonable range for net to gross ratio. Whilst the technical CBS areas require a high level of plant and the ratio may fluctuate through the coming design stages, the current target should remain the same.

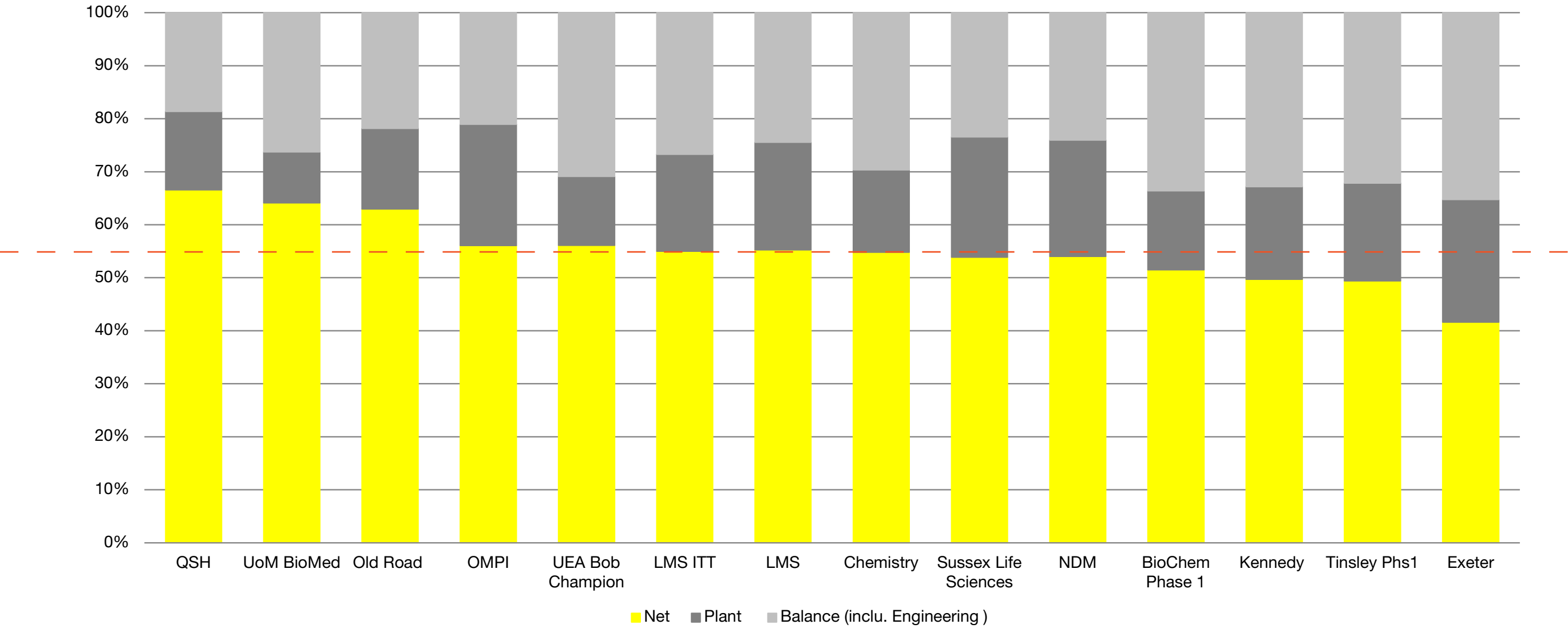
**Recommendations:**

The current net to gross ration of approx. 55% is a reasonable target.

Original ITT Brief

Developed Brief

Net / Plant / Balance (inclu. Eng)



2 Brief Development

2.7 Benchmarking Projects

2.7.3 Primary vs Secondary

**Primary vs Secondary Commentary:**

The graph opposite benchmarks the LMS brief against similar projects with regard to the overall provision of Primary and Secondary support lab space.

Buildings with a more biological focus tend to have a greater primary lab requirement, whereas biomedical facilities (as at LMS) tend to be more reliant on secondary support labs.

The current brief includes an approximate 40:60 primary to secondary lab ratio which is in line with the programmatic expectations of the Institute.

**Recommendations:**

This ratio is to be carefully monitored as the brief develops. It is still unknown exactly which research groups will be housed within the new facility. Once these groups have been outlined,

the required provision for primary and secondary lab space can be benchmarked. Although, it is not expected to be drastically different from the current provision.

