LMS
Project Number: 17034
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Rev: A

NET AREAS BRIEF OF THE ITT DOCUMENT AREA SCHEDULE

Building Occupancy	No.	Notes
MRC wet lab PIs	35	
MRC bioinfomatics lab PIs	5	
MRC wet lab RSR	360	
MRC bioinfomatics lab RSR	55	
MRC imaging lab RSR	8	
MRC research other (admin, GEO, transgen, WAPI)	15	
ICL wet lab PIs	9	
ICL wet lab RSRs	76	
Research sub-tot	**563**	
MRC admin	20	
MRC management (incl. Dir, Ops Dir, HR etc)	6	
ICL shared office	4	
Non research sub-tot	**30**	
Total Occupancy	**593 People**	

Primary Laboratories	Occupancy	Space Factor	No.	Area	Notes
General open-plan lab (MRC & ICL)	426	4.0		1704	QSH at 4.5m2. Incl. ICL at 76no.
				1704 m2	

Shared Secondary Laboratories	Occupancy	Space Factor	No.	Area	Notes
Drosphillia site		100.0	1	100	
Instrument rooms (proteonics, genomics)		40.0	2	80	
Freezer room		24.0	4	96	
Dark room		10.0	2	20	
Tissue culture (pathogen large)		40.0	7	280	
Tissue culture (pathogen medium)		20.0	1	20	
Radiation store		10.0	2	20	
Cold room		10.0	5	50	
Equipment room		40.0	4	160	
Central wash-up		60.0	1	60	
Media kitchen		25.0	1	25	
Liquid nitrogen		50.0	1	50	
				961 m2	

Direct Secondary Laboratories	Occupancy	Space Factor	No.	Area	Notes
Pre PCR (next to Genomics)		10.0	1	10	
Histology inst. room (next to in-vitro imaging)		40.0	1	40	
Flow cytometry		40.0	1	40	This might be shared?
ICL tissue culture		102.0	1	102	How does this work with MRC?
ICL secondary labs		77.0	8	616	How does this work with MRC?
				808 m2	

Tertiary Space	Occupancy	Space Factor	No.	Area	Notes
				0 m2	

Cellular Office	Occupancy	Space Factor	No.	Area	Notes
PI (MRC & ICL)	49	10.0		490	Incl. ICL at 9no.
Management (incl. Dir, Ops Dir, HR etc)	6	10.0		60	
				550 m2	

Shared Office	Occupancy	Space Factor	No.	Area	Notes
Wet lab write-up (MRC & ICL)	425	4.0		1700	Incl. ICL at 65no.
Bio infomatics	55	7.0		385	
Imaging	8	4.0		32	
Research other (admin, GEO, transgen, WAPI)	15	7.0		105	
MRC administration	20	7.0		140	
ICL shared office	4	7.0		28	
				2390 m2	

Meeting Space	Occupancy	Space Factor	No.	Area	Notes
6 pers room		11.0	3	33	
12 pers room		22.0	3	66	
24 pers room		44.0	2	88	
120 pers room		120.0	1	120	
				307 m2	

Collaboration Space	Occupancy	Space Factor	No.	Area	Notes
Public engagement		120.0	1	120	
				120 m2	

Social Space	Occupancy	Space Factor	No.	Area	Notes
Tea point		10.0	2	20	
Common room/café		120.0	1	120	
ICL breakout		30.0	1	30	
				170 m2	

Other - Specialist	Occupancy	Space Factor	No.	Area	Notes
CBS				935	
In-vitro imaging				330	
In-vivo imaging				75	
				1340 m2	

Net Usable Space	**55%**		**8350 m2**	
Circulation	**30.50%**	**Circulation**	**2547 m2**	
Balance	**8.00%**	**Balance**	**668 m2**	**Incl. FM workshop**
Plant (including roof plant)	**33.20%**	**Plant**	**2772 m2**	**Incl. comms rooms**
Engineering	**10.10%**	**Engineering**	**843 m2**	
Substation			**TBC m2**	
Non-Net Usable Space	**45%**		**6830 m2**	
Gross Internal Area (GIA)			**15180 m2**	includes 'external storage'
GIA + Roof Plant			**m2**	

Balance - Reception, Cleaners stores, WCs, Other support like printer rooms, Bike stores, Goods In, Post Room
Circulation - stairs, corridors, lifts
Engineering - Internal walls, internal structure, secondary risers, secondary circulation
Plant - plant rooms, comms rooms, server rooms, primary risers

Net usable Area - NUA - Primary + Secondary +Tertiary + General/ Lab Teaching + Office + Collaboration + Meeting Space
Gross Internal Area- GIA - NUA + Balance + Engineering + Plant
Gross External Area - GEA - Footprint

2 Brief Development
2.7 Benchmarking Projects
2.7.1 GIA Per Researcher

Gross Internal Area Per Researcher Graph Commentary:
The graph opposite is the gross area per researcher, NOT just lab area per researcher. If a building has more collaboration space the area allowance will appear more generous. Further breakdown and comparison of relevant areas will be undertaken as the briefing process continues. The more recent buildings tend to be more area efficient as a general trend.

Recommendations:
Whilst the LMS brief sits among some of its peers at a relatively equal level, the jump up to the likes of Exeter and BioChemistry Phase 1 will create a better workplace. The current 4.0sqm lab space factor is a particular concern. The labs would benefit greatly from increasing this briefing space factor to 5.0sqm per researcher.

This has been discussed with the Building Working Group and is widely accepted as a brief development to be incorporated into the emerging design.