

## The BDP Report: Design Options

September 2017

BDP Architects were appointed by John Innes Centre (JIC) to appraise, design and provide advice on building configuration options for the replacement of the existing John Innes Centre (JIC) buildings and infrastructure with a single modern fit for purpose facility. The facility will contain a mixture of wet and dry labs (***the laboratories will generally be to CL2 standard***) and work spaces to allow for free-flowing multidisciplinary scientific collaboration. The minimum area required for the development is 10 acres, with an additional 75% needed for future expansion (totalling 17.5 acres). A gross internal area of approximately 36,700sqm is required to allow for the future expansion.

### Preferred Design Option

Upon evaluation of the designs, JIC concluded that the Cluster is the preferred option. Recognising that a robust options analysis is fundamental to progressing the refined Outline Business Case (OBC), itself the route to capital funding, JIC have identified the following blend of options (Table 1 below) to be subject to more detailed appraisal. Do nothing and Do minimum options are included in line with HM Treasury Green Book requirements. The Cluster Option will be appraised as it was favourably perceived by JIC, however, the Opti-Box will also be appraised to serve as a comparator to the Cluster.

Table 1

	Do Nothing	Do Minimum	Rebuild JIC	Cluster	Opti-box
Existing Site	✓	✓	✓	X	X
Site 3	X	X	X	✓	✓

