

2

Brief Development

2.11

Current Area Schedule Working Towards Budget

LMS					OCCUPANCY AIMED AT MEETING THE BUDGET OF £75M	
Project Number:		17034				
Date:		18/09/2017				
Rev:		F.1				
Building Occupancy					No.	Notes
Wet lab Pls					26	
Dry lab Pls					4	
Wet lab RSR					234	
Dry lab RSR					36	
Imaging lab RSR					5	
Research other (Admin, GEO, transgen, WAPI)					22	
Research sub-tot					327	
Admin					17	Admin open plan
Management (incl. Dir, Ops Dir, HR etc)					8	Cellular offices including the director (can be shared)
Non research sub-tot					25	
Total Occupancy					352 People	
Primary Laboratories		Occupancy	Space Factor	No.	Area	Notes
General open-plan lab		234	5.0		1170	
					1170 m2	
Shared Secondary Laboratories		Occupancy	Space Factor	No.	Area	Notes
Secondary Laboratories					655	Areas derived through scaling due to reduced Pls. Briefing areas to be revised.
					655 m2	
Direct Secondary Laboratories		Occupancy	Space Factor	No.	Area	Notes
Direct Secondary Laboratories					538	Areas derived through scaling due to reduced Pls. Briefing areas to be revised.
					538 m2	
Cellular Office		Occupancy	Space Factor	No.	Area	Notes
PI (MRC & ICL)		30	10.0		300	Located on the typical lab floor plate
Management (incl. Dir, Ops Dir, HR etc)		8	10.0		80	Typically located on floors other than the typical lab floor plate
					380 m2	
Shared Office		Occupancy	Space Factor	No.	Area	Notes
Wet lab write-up		234	4.0		936	Located on the typical lab floor plate
Bio informatics		36	7.0		252	Located on the typical lab floor plate or extra write up floor
Research other (admin, GEO, transgen, WAPI)		22	7.0		154	Located on the typical lab floor plate
Administration		17	7.0		116	Typically located on floors other than the typical lab floor plate
Imaging		5	4.0		21	Typically located on floors other than the typical lab floor plate
					1478 m2	
Meeting Space		Occupancy	Space Factor	No.	Area	Notes
6 pers room			11.0	2	23	
12 pers room			22.0	2	45	Could be made up of partitioned 24 pers rooms
24 pers room			44.0	1	60	Could be flexible with partions to form the 12 pers rooms
120 pers room (Seminar Room)			120.0	1	120	
					248 m2	
Collaboration Space		Occupancy	Space Factor	No.	Area	Notes
Public engagement/ Research Collaboration			120.0	1	120	
					120 m2	

Social Space					
		Occupancy	Space Factor	No.	Area
Tea point			10.0	4	35
Common room/café			88	1	88
					123 m2
Other - Specialist					
		Occupancy	Space Factor	No.	Area
CBS					935
					Including circulation and engineering within CBS facility and restricted to current ground floor provision of approximately 540sqm
In-vitro imaging					330
In-vivo imaging					75
					80 on ground floor
					1340 m2
Net Usable Space			55%		6053 m2
Circulation					
			30.50%	Circulation	1561 m2
Balance			8.00%	Balance	484 m2
Plant (including roof plant)			37.19%	Plant	2251 m2
Engineering			10.10%	Engineering	611 m2
					(not including CBS circulation)
					Incl. FM workshop
					Incl. comms rooms and 60sqm data centre
					(not including CBS engineering)
Non-Net Usable Space			45%		4908 m2
Gross Internal Area (GIA)					10960 m2
GIA + Roof Plant					m2
					includes 'external storage'
Number of Storeys					6.9
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					

\It is difficult to convey the flavour and excitement of working at Hammersmith in those early days. Gray was an inspired leader. Every week we expected new scientific horizons to appear. And, of course, they were appearing.

L H Gray An Appreciation Shirley Hornsey

- 3.1 Historical Development
- 3.2 The LMS Across the Hammersmith Campus
- 3.3 Site Opportunities & Constraints