

2

Brief Development

2.3

Precedent Analysis

2.3.3

Life Sciences Building, University of Sussex

Construction Cost: £68.5m*

Type: New Build

Sector: Research Laboratory

Total Occupancy: 714

Project Overview

The building is comprised of 5 occupied floor levels, which include the re-purposing of an existing building. Most of the shared, public facilities are located at ground level. The teaching laboratories and their supporting facilities are on the first floor and finally the research laboratories and office spaces are located on the top two floors.

The laboratories facilitate a range of sciences including: Neurology, Pharmacy, Chemistry and Genome research.

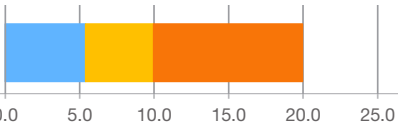
*Includes lab and office fit out

Space Factors

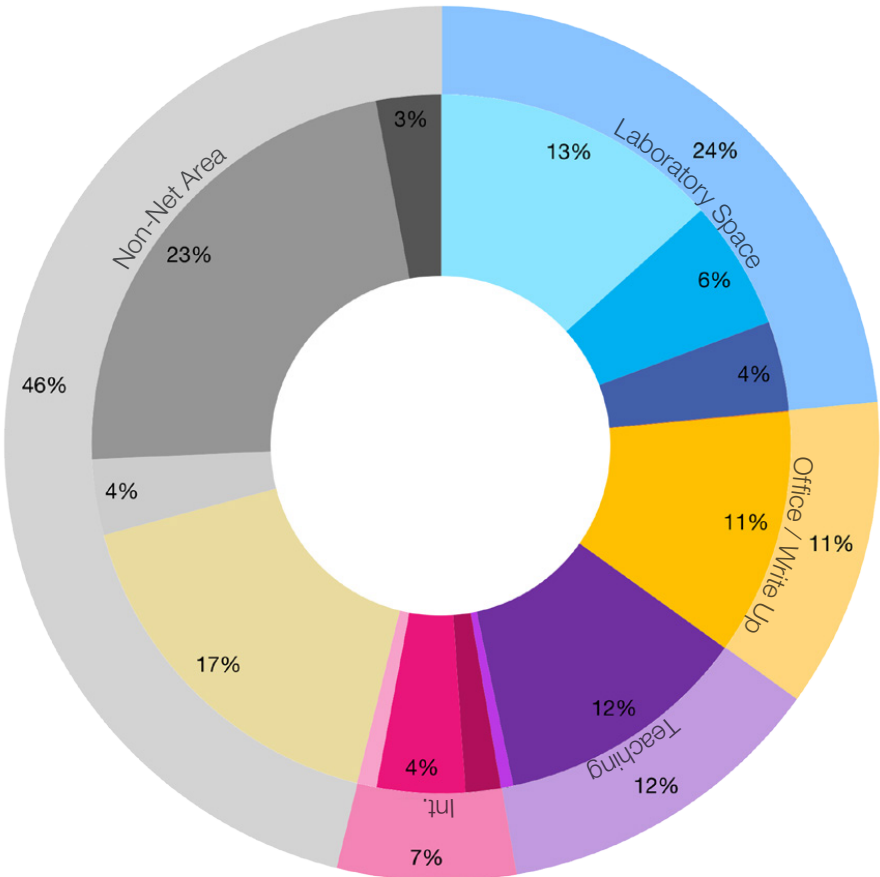
Primary Laboratory: 5.4m² pp

Shared Office: 4.6m² pp

Cellular Office: 10m² pp



- Primary Laboratories
- Shared Secondary Laboratories
- Direct Secondary Laboratories
- Tertiary Space
- Cellular Office
- Shared Office
- Meeting Space
- Collaboration Space
- Social Space
- Specialist Teaching Space
- General Teaching Space
- Other - Specialist
- Circulation
- Balance
- Plant (inclu. roof plant)
- Engineering



Life Sciences - External landscaping creates social space and an identity to the building

2

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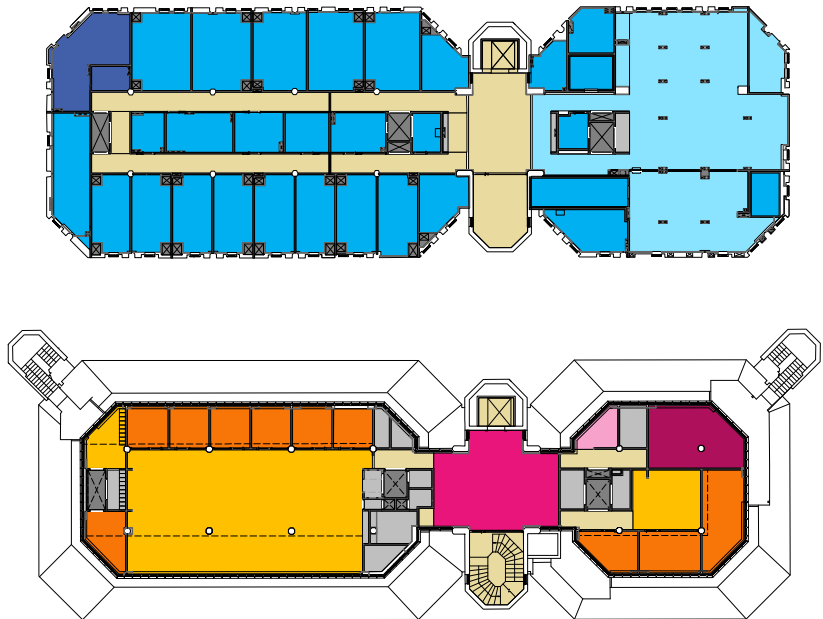
Precedent Analysis

2.3.4

Tinsley Building Phase 1, University of Oxford

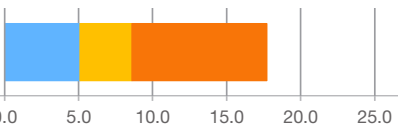
Construction Cost: £9.6m
Type: Refurbishment
Sector: Research Laboratory
Total Occupancy: 141

Project Overview
The refurbishment and refitting of the 1970s Tinsley Building was completed 2011. The scheme provides open plan and specialist laboratories along with support and administration accommodation for the new Oxford Centre for Neural Circuits and Behaviour.

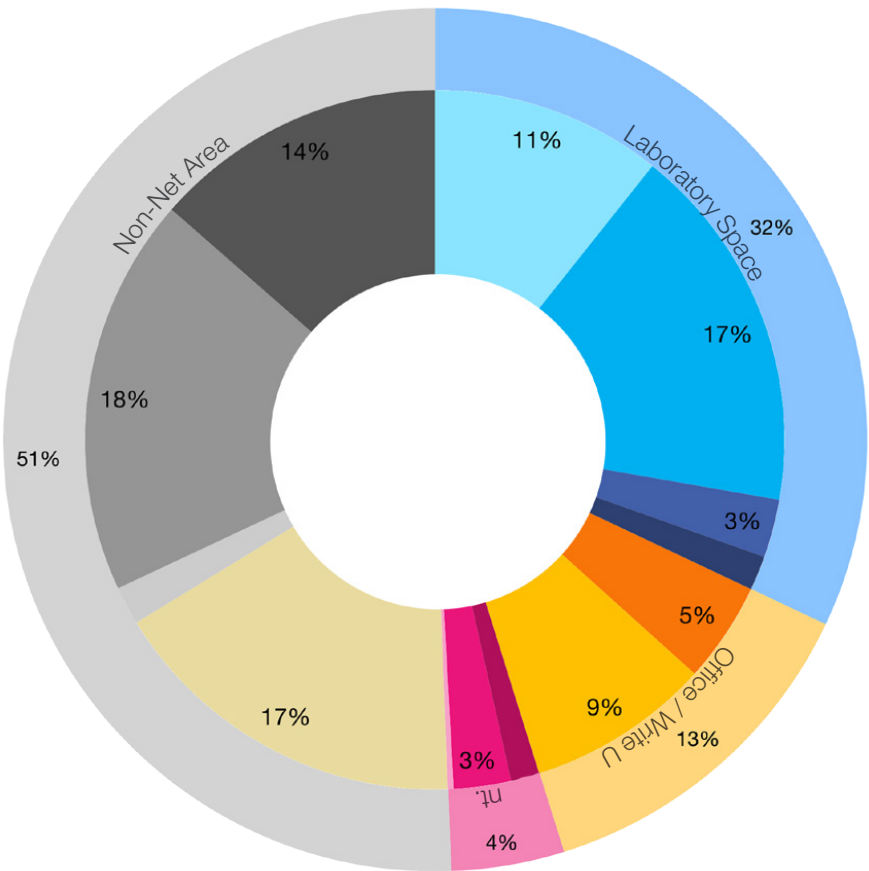


Space Factors

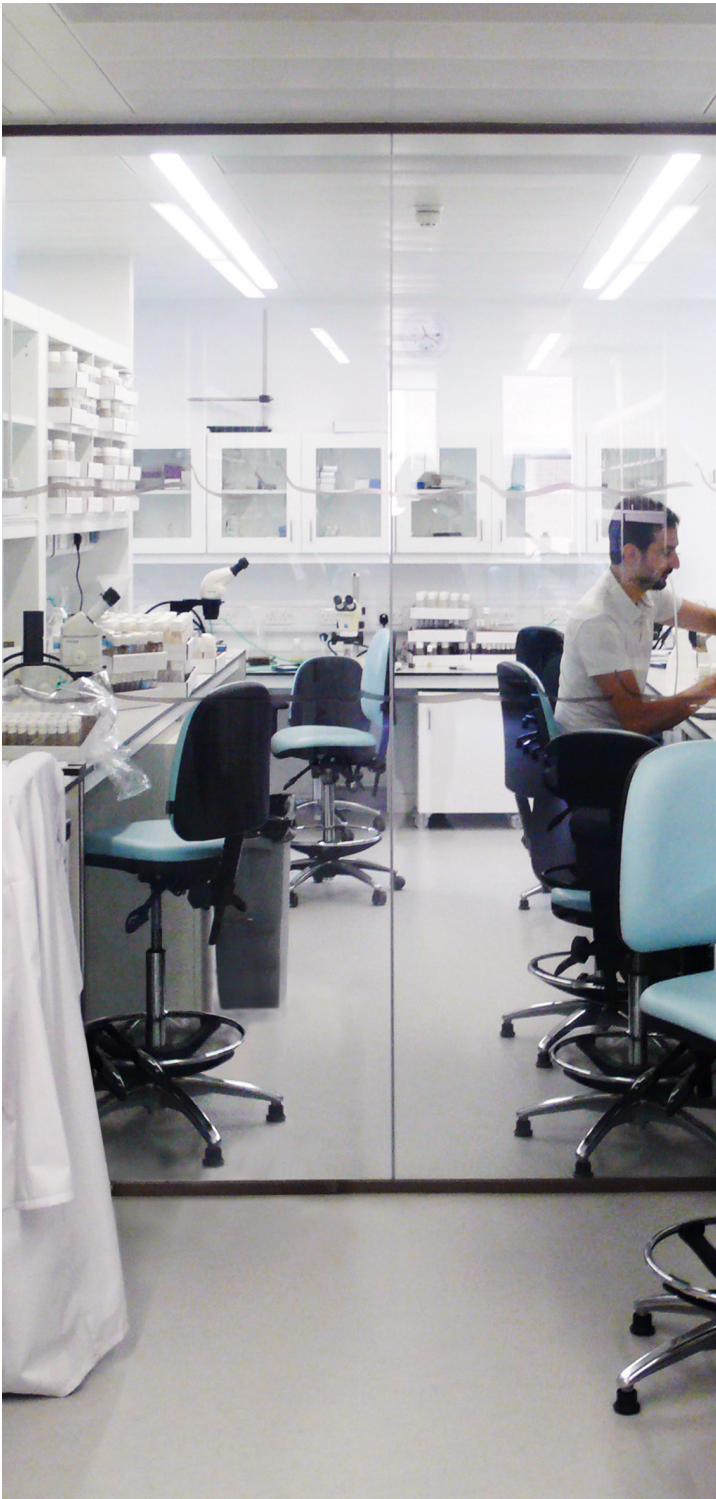
Primary Laboratory: 5.1m² pp
Shared Office: 3.5m² pp
Cellular Office: 9.1m² pp



- Primary Laboratories
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- Engineering



Tinsley Building - Informal breakout spaces make use of interstitial spaces created between circulation, lab and write-up spaces



Tinsley Building - Open labs with partitions to create a smaller more 'cosy' lab environment