

UKRI VICTORIA EMBANKMENT
DESIGN SYNOPSIS // 29.01.2018



Turner & Townsend

UK RESEARCH & INNOVATION





CONCEPT DESIGN PRECEDENT IMAGE

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01 // INTRODUCTION

This document defines the Contracting Authorities Outline Specification Requirements for the design and fit out of 58 Victoria Bank for UKRI, located in London.

PROJECT OVERVIEW

To complete and fully refurbish office floors on levels 3 & 4 for UK Research & Innovation at 58 Victoria Embankment. The proposed offices should accommodate up to 140 staff.

This scheme will provide a new environment for agile and collaborative working, and will continue to promote efficient working practices, improve overall output of the business unit, and provide a positive message to employees, competitors and visitors. This new office will combine the seven Research Councils, Innovate UK and Research England and deliver a new platform for exchange of ideas and knowledge through employee engagement.

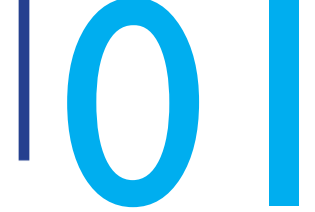
It will reflect a high standard of execution with regard to the design concept, materials, finishes and construction details.

The project comprises refurbishment of an existing building and consists of an open plan office environment with meeting rooms, spaces for different activity based work settings, large teapoint / breakout, print area, storage and a server room.

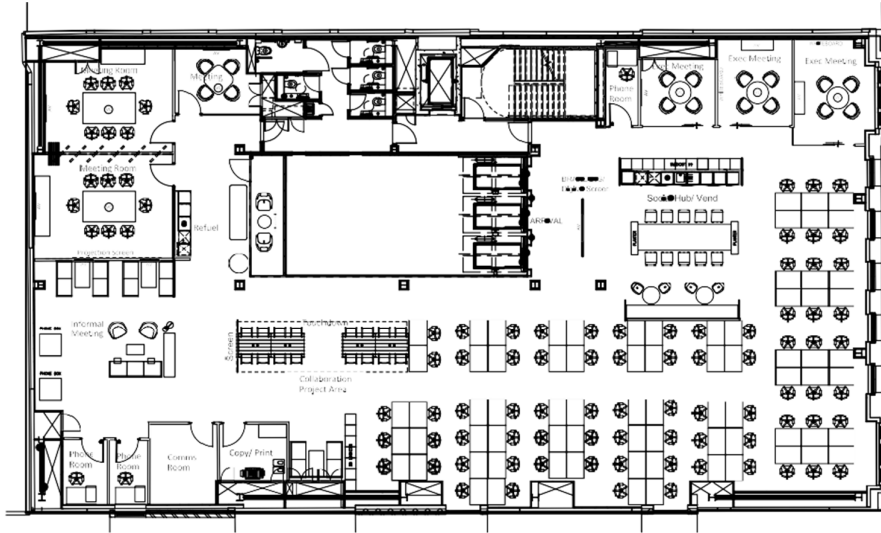
THE KEY OBJECTIVES OF THE DESIGN ARE AS FOLLOWS:

- Open office spaces linked together via social and collaborative spaces | spaces & We Spaces
- A combination of branding and wayfinding to identify and define various spaces as people navigate through the floor. (Horizontally and vertically). Woven through creating a strong connections and openness encouraging Cross Sector Collaboration within UKRI to engage a developing dialogue between employees and provide a platform maximizing the sharing of knowledge.
- Support UKRI Vision, Brand and Culture within a dynamic interdisciplinary agile working environment for the newly formed company structure.
- Provide a neutral background palette where new touches can be added for a developing brand.
- An environment that Inspires Research, Innovation and Collaboration
- Flexible Working Environment
- Promote Wellness
- Hybrid Environment.

UKRI // VICTORIA EMBANKMENT INTRODUCTION



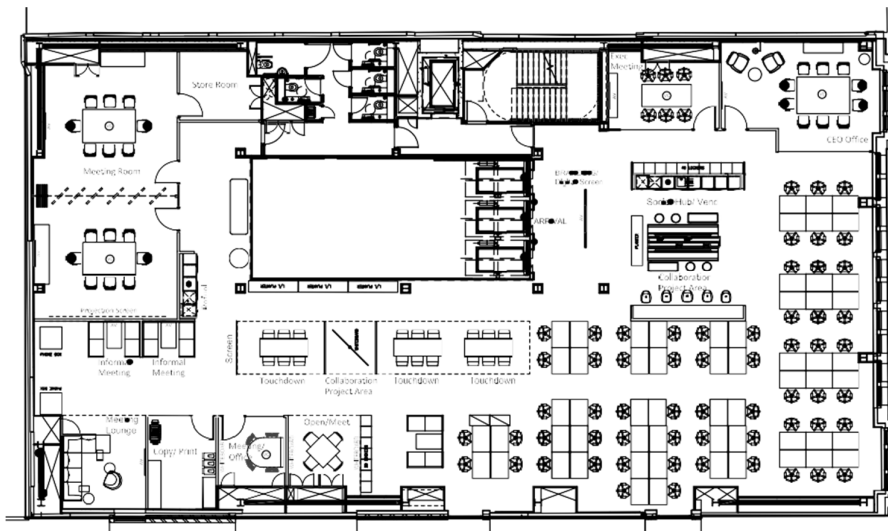
PROPOSED OFFICE LAYOUT



- 632m²
- 76 Workstations
- 3 x Exec Meeting Rooms
- 2 x 8 Person Meeting Rooms
- 1 x 4 Person Meeting Rooms
- 3 x Phone Rooms

THIRD FLOOR PLAN

PROPOSED OFFICE LAYOUT



- 632m²
- 60 Workstations
- 1 x CEO Office
- 1 x 6 Person Exec Meeting
- 2 x 8 Person Meeting Rooms
- 2 x 4 Person Meeting Rooms

FOURTH FLOOR PLAN



CONCEPT DESIGN PRECEDENT IMAGE

OUTLINE SPECIFICATION



02.01 // PROJECT LOCATION

UKRI
58 Victoria Embankment
London
EC4Y 0DS

2.2 // DESCRIPTION OF WORKS

The refurbishment and fit out of two office floors within 58 Victoria Embankment to accommodate 140 staff.

Typical floor area - 632m² on a single floor of the building.

There is one vertical circulation core comprising a staircase and lift. The WC blocks are within the central tenant area.

2.3 // BUILDING SUB-DIVISION

The building is occupied and is currently multi-tenanted. The impact of this on access and working times may need to be considered.

Set-down and storage areas related to the works will need to be considered with other users in mind. Adverse impact should be minimised at all times including, but not limited to, noise, air quality, welfare facilities, communal areas, intrusive works, building services etc.

2.4 // WORKMANSHIP MATERIALS & COMPLIANCE

The appointed Contractor will capture the general design approach required and ensure that all design information is to be aligned with the expectations of the Contracting Authority.

The appointed Contractor will remain responsible for compliance with current local building regulations and codes of practice, standards and also meeting Landlord requirements.

2.5 // HEALTH & SAFETY

Work shall comply with the requirements of the British Environment Health and Safety Regulation (BSI) issued by British Government including Statutory Instructions and Recommendations issued by them.

Works shall incorporate every reasonable precaution and provision for the safety of all those concerned in the operation and maintenance of the Works and of associated works supplied by others.

2.6 // SECURITY & ACCESS REQUIREMENTS

Refer to Hoare Lea specification for the current proposed security measures on these floors.

The concept and amendments to the drawings have incorporated the existing information. This needs to be verified and coordinated to check the existing security equipment etc. It is proposed for an access control card reader at each entry point onto the floors. Additionally the Server Room door to have card access control.

2.7 // FIRE SAFETY

To comply fully with local statutory Fire Regulations and requirements. Additionally the building has been designed to comply with British Fire Safety Standards.

The office fit out and occupancy shall also meet these codes/regulations. This includes but is not limited to requirements for fire doors, fire compartments above ceiling and fire walls.

2.8 // SANITARY PROVISION

It is anticipated that the existing WCs will be retained and new fixtures, fittings and decoration throughout will not be required.

Hoare Lea will be carrying out environmental investigations and further scope will be provided to those Contractors taken through to the second stage of this procurement.

2.9 // SITE CONSTRAINTS

The building is occupied by several users. Facilities and offices on all floors, including the existing accommodation, will remain operational during construction work.

Privacy film may be required to the windows adjacent the new private areas.

2.10 // SITE COMPOUND

A site compound for use during construction has not yet been identified. A suitable location within or adjacent the building will need to be agreed with the Contracting Authority.

2.11 // BUILDING REGULATIONS

A Building Regulations Application would be required to be submitted during the technical design phase with input from all design team consultants.

2.12 // CONSTRUCTION MATERIALS

Where possible all internal construction materials and finishes should comply with local standards and specification.

2.13 // EXISTING FIRE ESCAPE

The existing fire evacuation route should be maintained to ensure compliance with the existing site fire strategy, unless a suitable alternative can be approved by the Fire Officer and implemented on site.

2.14 // EXISTING SERVICES

Hoare Lea have detailed the MEP strategy. Sound attenuation in the new offices will be necessary.

2.15 // EQUALITY ACT COMPLIANCE

All development is to be designed in accordance with the current Equality Act.

2.16 // CHANGES IN STATUTORY LEGISLATION

The risk of changes in statutory legislation including, but not limited to, fire, building regulations, services and building control is minimal but should be considered.

2.17 // ASBESTOS

It is unlikely that these works will disturb any existing asbestos but all measures should be taken to ensure the safety of construction workers, building users and the Contracting Authority.

2.18 // PLANNING

It is not anticipated that local planning authorities would need to be consulted to complete the proposed works.

2.19 // FINISHES

It is assumed that all areas identified as within scope require new finishes throughout. This includes flooring, making good and complete redecoration of existing walls, skirting boards and architraves and new furniture (both fixed and loose).

Allowance should be made for the replacement of ceiling tiles, entire suspended ceiling systems and/or ceiling mounted/integrated mechanical and electrical services as necessary.

New partitions enclosing proposed sensitive areas such as offices or meeting rooms should have appropriate acoustic and robustness ratings in accordance with office standards. Privacy is critical in the private spaces such as offices and meeting rooms.

Likewise existing partitions flanking proposed sensitive areas should be upgraded accordingly.

Communal areas damaged during the works should be rectified to the satisfaction of the landlord.

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