

2

Brief Development

2.3

Precedent Analysis

2.3.1

New Biochemistry Building, University of Oxford

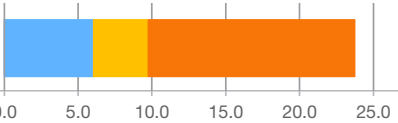
Construction Cost: £55m
Type: New Build
Sector: Wet Laboratory
Total Occupancy: 398

Project Overview
This building provides Biochemsitry research laboratories and write up spaces. The laboratories are located towards the perimeter of the building, with write up spaces clustered around, and open to, a central atrium. The atrium provides natural daylight to the deep plan areas it also provides social and collaboration areas.

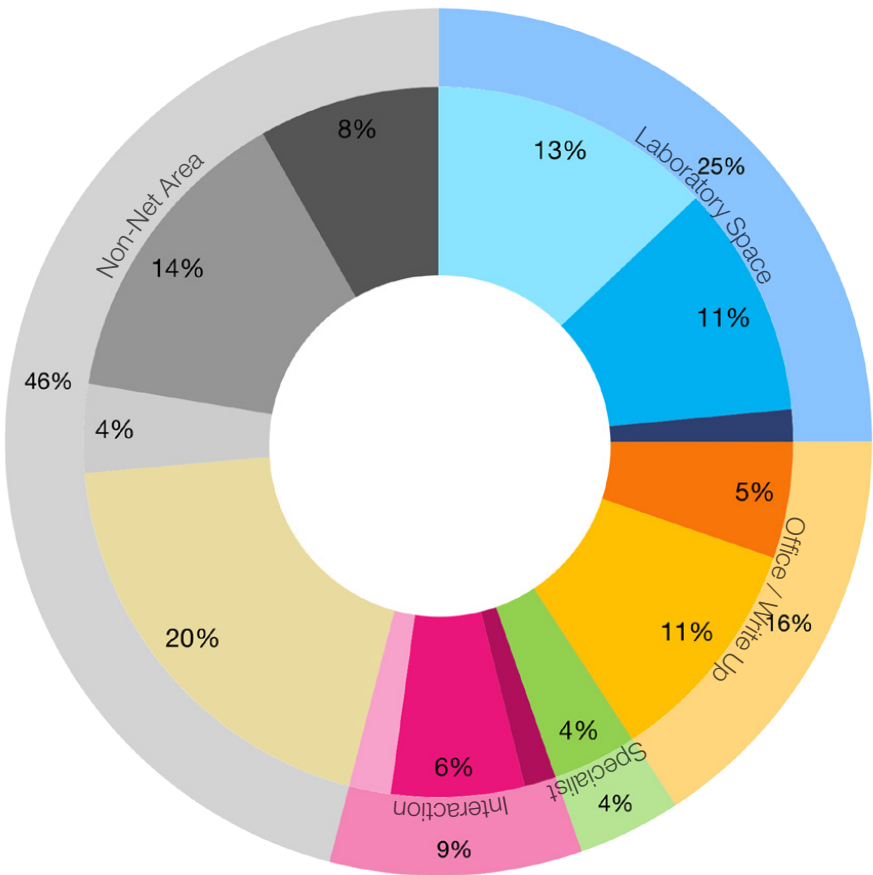
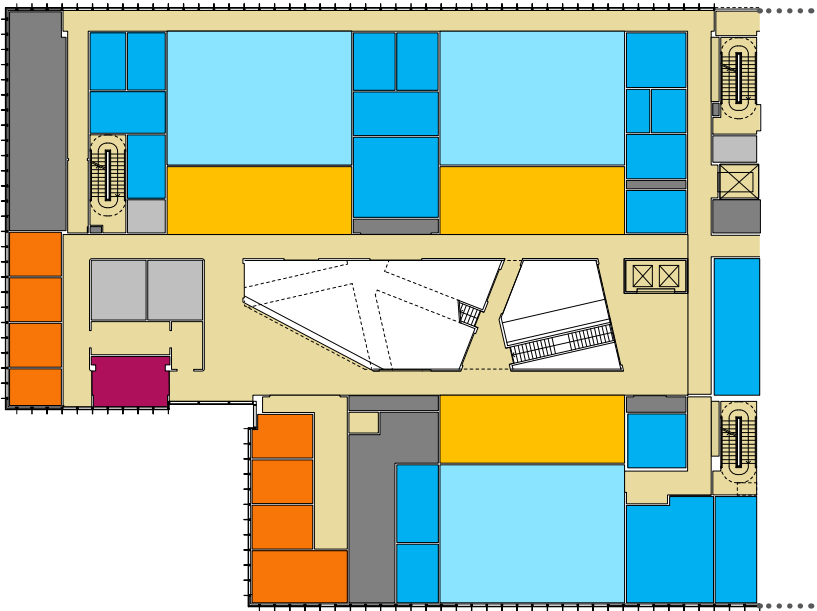
The building has 2 basement levels and a secondary CL2 circulation route to link the primary and support spaces on each floor. Plant area is sub divided by floor, with each plant room serving the floor it is located on.

Space Factors

Primary Laboratory: 6.0m² pp
Shared Office: 3.7m² pp
Cellular Office: 14m² 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



Biochemistry external social space

2

Brief Development

2.3

Precedent Analysis

2.3.2

Living Systems, University of Exeter

Construction Cost: £30.3m
Type: New Build
Sector: Wet Laboratory
Total Occupancy: 368

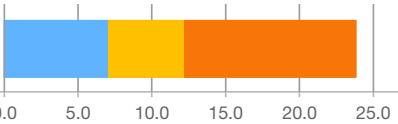
Project Overview
Living Systems will provide a variety of different workspaces to facilitate flexible working patterns and encourage happenstance meetings between the different users within the building.

The layout separates the main building functions of 'wet' and 'dry' research spaces into separate masses. These are connected by a slim atrium that doubles up as a space for collaboration.

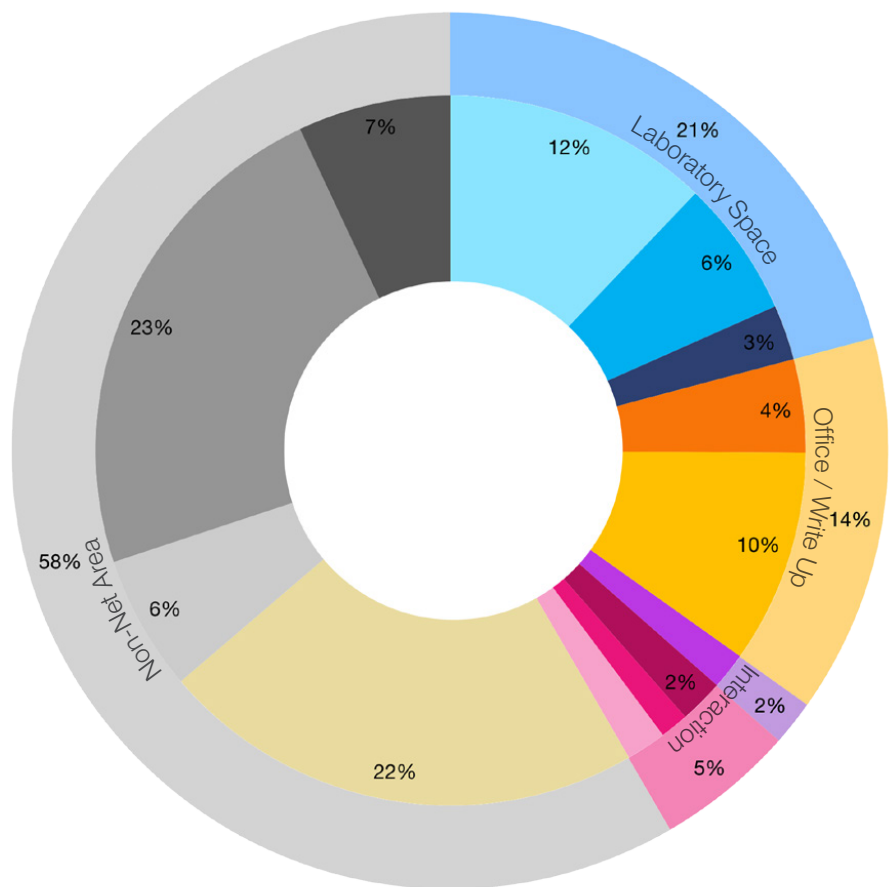


Space Factors

Primary Laboratory: 7.1m² pp
Shared Office: 5.2m² pp
Cellular Office: 12m² 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



Living Systems - External facade



Living Systems - Open internal circulation creates a relationship between laboratories and write-up spaces