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Brief Development

2.9

Design Achievable Occupancy Schedules

Design Achievable Occupancy Schedule

The original brief occupancy was tested against the budget using high level costing. This exercise highlighted that the total occupancy of 513 people was not achievable within the current budget of 75million therefore, a further two scenarios were drawn up with incremental occupancies. This high level costing was based on the CBS facility and imaging on the ground floor only.

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Briefing Area Schedule Options & Cost Data

1.1

Option 01

Briefing Area Schedule Option 01

Meeting LMS Brief Population

BUILDING OCCUPANCY

No.

Wet Lab Pls40

Dry Lab Pls5

Wet Lab Researcher360

Dry Lab Researcher45

Imaging Lab Researcher8

Research Other (Admin, GEO, transgen, WAPI)22

Research sub total480

Admin25

Management (incl. Dir, Ops Dir, HR etc)8

Non research sub total33

TOTAL POPULATION513

45 Pls

435 Researchers

AREA TYPE

AREA (m²)

Primary Laboratories1800

Shared Secondary Laboratories1008

Direct Secondary Laboratories828

Cellular Office530

Shared Office2114

Meeting Space307

Collaboration Space120

Social Space179

Ground Floor (Including: Other - Specialist)1350

Circulation2100

Balance551

Plant (inclu. roof plant)2286

Engineering696

Gross Internal Area (GIA)13870m²

PROJECT COST

£91.5m

8.8

storeys

Dedicated ground floor

to CBS, In-vitro & In-

vivo facilities.

Option 01

This iteration of the brief was as received in the appendix of the Lead Designer Scope of Works Document (Appendix SOW B - Detail Requirements). This brief outlines a requirement for a total of 45 Pls and 435 Researchers. When run through the Stage 1 cost model, this brief came to an estimated £91.5M project cost.

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Briefing Area Schedule Options & Cost Data

1.2

Option 02

Briefing Area Schedule Option 02

Population for 8 Storey Building

BUILDING OCCUPANCY

No.

Wet Lab Pls35

Dry Lab Pls5

Wet Lab Researcher315

Dry Lab Researcher45

Imaging Lab Researcher7

Research Other (Admin, GEO, transgen, WAPI)22

Research sub total429

Admin22

Management (incl. Dir, Ops Dir, HR etc)8

Non research sub total30

TOTAL POPULATION459

40 Pls

389 Researchers

AREA TYPE

AREA (m²)

Primary Laboratories1575

Shared Secondary Laboratories882

Direct Secondary Laboratories725

Cellular Office480

Shared Office1911

Meeting Space287

Collaboration Space120

Social Space161

Ground Floor (Including: Other - Specialist)1350

Circulation1873

Balance491

Plant (inclu. roof plant)2039

Engineering626

Gross Internal Area (GIA)12513m²

PROJECT COST

£85.1m

7.9

storeys

Dedicated ground floor

to CBS, In-vitro & In-

vivo facilities.

Option 02

Option 02 of the accommodation schedule looks to reduce the scope to an 8 storey building. This reduces the occupancy to 40 Pls and 389 Researchers and, in turn reduces the estimated project cost to £85.1M - approximately £10M over the current £75M project budget.

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Briefing Area Schedule Options & Cost Data

1.3

Option 03

Briefing Area Schedule Option 03

Population for Approx. 10,300m² Building

BUILDING OCCUPANCY

No.

Wet Lab Pls27

Dry Lab Pls5

Wet Lab Researcher243

Dry Lab Researcher45

Imaging Lab Researcher5

Research Other (Admin, GEO, transgen, WAPI)22

Research sub total347

Admin18

Management (incl. Dir, Ops Dir, HR etc)8

Non research sub total26

TOTAL POPULATION373

32 Pls

315 Researchers

AREA TYPE

AREA (m²)

Primary Laboratories1215

Shared Secondary Laboratories680

Direct Secondary Laboratories558

Cellular Office400

Shared Office1586

Meeting Space256

Collaboration Space120

Social Space131

Ground Floor (Including: Other - Specialist)1350

Circulation1509

Balance396

Plant (inclu. roof plant)1642

Engineering500

Gross Internal Area (GIA)10343m²

PROJECT COST

£74.9m

6.5

storeys

Dedicated ground floor

to CBS, In-vitro & In-

vivo facilities.

Option 03

Dictated by the £75M project budget, Option 03 has a total occupancy of 32 Pls and 315 Researchers. For the purpose of the Stage 1 design development, the design team has used this accommodation schedule to further explore the building adjacencies and holistic layouts.

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Brief Development

2.10

Current Brief Working Towards Budget

As outlined previously, numerous iterations of the design achievable occupancy schedules have culminated in the schedule overleaf. The list below outlines key considerations that have influenced its development through the course of RIBA Stage1 . Following this is a list of key assumptions that have been critical in generating the current schedule.

Key Considerations:

- Project budget of £75M, construction budget of £50M
- Benchmarking against similar buildings and the MRC / ICL's existing accommodation highlighted the opportunities to make efficiencies in some areas.
- Space factors were interrogated by the design team and endorsed/ confirmed by the Building Working Group. A key example of this aspiration to increase the researcher laboratory space factor from 4sqm to 5sqm.
- Dedicated user consultation sessions were held in order to best understand technical requirements/ group adjacencies and overall building layout opinions.
- The design currently aims to deliver against the desire for provision for a rooftop social/ flexible engagement space in all options.

Key Assumptions:

- Retention of the existing substation on site. All current proposals assume that the building is to work around the existing substation with a further LMS dedicated substation being located elsewhere on the ground floor.
- No basement
- All CBS facilities are to be located on the ground floor. Whilst the CBS brief is still in development, the design team have assumed that the CBS will occupy the remaining area of the ground floor that is not taken up by loading areas/ storage/ entrance/ substations and ground floor critical plant. This is resulting in a reduced CBS area when compared to the initial brief. In light of this, the CBS location within the building may change in the next stage in order to increase this area within the schedule.
- In-vitro imaging is to be located on the first floor. Depending on the exact equipment vibration sensitivity requirements and levels of structural movement, this may require a bespoke structural solution to isolate the imaging suites.
- No provision for future expansion

BUILDING OCCUPANCY	No.
Wet Lab PIs	26
Dry Lab PIs	4
Wet Lab Researcher	234
Dry Lab Researcher	36
Imaging Lab Researcher	5
Research Other (Admin, GECos, transgen, WAPI, Proteomics, Genomics and Flow Cytronomy)	22
Research sub total	327
Admin	17
Management (incl. Dir, Ops Dir, HR etc)	8
Non research sub total	25
TOTAL POPULATION	352

AREA TYPE	AREA (m²)
Area Type	Area
Primary Laboratories	1170
Shared Secondary Laboratories	655
Direct Secondary Laboratories	538
Cellular Office	380
Shared Office	1478
Meeting Space	248
Collaboration Space	120
Social Space	123
Other - Specialist	1340
Circulation	1561
Balance	484
Plant (including roof plant)	2251
Engineering	611
Gross Internal Area (GIA)	10960m²

