

SCHOOL OF MANAGEMENT PHASE 2 EXTENSION PROJECT



Description

The School of Management is one of the largest departments at the College and offers courses in post graduate research, masters courses (including the MBA) and undergraduate degrees. The school has a rich and internationally recognised research culture which performs at the cutting edge of strategic innovation.

The school requires to expand its accommodation to reflect the breadth of course on offer, and to provide high quality modern facilities which will attract students in a highly competitive environment.

The new development seeks principally to address the shortfall in quality academic accommodation currently available at the School of Management. The new extension will provide at ground floor:

- 8 dedicated seminar/break-out rooms to serve the lecture theatre
- a new quality social space accommodating 3 flexible work pods
- a reception and a vending point;

At first floor:

- 3 cellular offices
- 1 large open plan office
- associated facilities such as tea point, waiting area and meeting room

The principle drivers behind the design are as follows:

- Creation of a central feature atrium space offering flexible social and work space for postgraduate students.
- The provision of administrative spaces for staff and breakout rooms for students to serve the existing lecture theatre
- Iconic façade offering new identity for the school, while relating to existing zinc clad lecture theatre constructed as phase 1 of the approved extension.
- Explicit use of sustainable features to maximise reduction of the building's carbon footprint.

BREEAM Rating

A design and procurement assessment has been carried out on the building and the score is 55%, this equates to a 'Very Good' rating.

Key Innovative and Low-Impact Design Features

Air source heat pump & PVs

Basic Building Cost

£2,272/m²

Services Costs

£608/m²

External Works Costs

£27/m²

Gross Floor Area (refurbished + new build)

885m²

Gross Floor Area (new build)

566m²

Total Area of Site

0.1851 hectares

Refurbished Areas

Room Number	Room Name	Occupants	Area
0-08	Breakout 1	12	30
0-09	Breakout 2	12	27
0-10	Undergrad Office	4	27
0-11	Postgrad Office	8	64
0-14	Store	N/A	16
0.99A	Comms Room	N/A	4
0.01	Existing Lobby	N/A	113
0-20	Disabled WC	N/A	4
0-18	Male Toilets	N/A	18
0-17	Female Toilets	N/A	16
Total (gross)			319

New Build Areas – Ground Floor

Room Number	Room Name	Occupants	Area
0-01	Atrium	N/A	161
0-02	Breakout 8	10	24
0-03	Breakout 7	10	18
0-04	Breakout 6	10	18
0-05	Breakout 5	10	18
0-06	Breakout 4	10	24
0-07	Breakout 3	10	19
0-998	Stair	N/A	21
0-998A	Lift	N/A	4
0-01A	Riser	N/A	
Total (net)			307
Total (gross)			318

New Build Areas – 1st Floor

Room Number	Room Name	Occupants	Area
1-01A	Waiting Area	N/A	4
1-01	Admin Office	16	142
1-02	Head Office	1	15
1-03	Hot Desk Office	2	9
1-04	SFA Office	1	10
1-05	Meeting Room	10	20
1-06	Tea Point	N/A	7
1-06A	Riser	N/A	1
1-998	Stair	N/A	21
1-998A	Lift	N/A	4
P101	Roof Access	N/A	1
Total (net)			234
Total (gross)			248

Area of Circulation

274 m2 (atrium and existing lobby)

Storage

16 m2

Predicted Electricity Consumption

22 kWh/m2

Predicted Fossil Fuel Consumption

61 kWh/m2

Predicted Renewable Energy Generation

0.5 kWh/m2

Predicted Water Use

1.25 m3/person

% Rainwater and/or Grey Water Usage

0%

Steps taken during Construction Process to Reduce Environmental Impacts

- Off site construction including steel frame
- Raised slab to reduce cart away of materials
- Existing ducts and drainage encompassed into ground works design to avoid removal
- Use of recycled material for access road and piling mat
- Inert waste used for capping
- Majority of materials fabricated off site to reduce wastage