

THE BRITISH MUSEUM

East Road Building

Planning Addendum Summary

09.06.2023

REV A

Following the end of RIBA Stage 03 for the East Road Building (ERB), the Museum underwent a review to ensure this component of the wider SWEC Programme Project was good value for money and efficient with expenditure. This resulted in the Design Team reviewing the proposed and undertaking a VE exercise to support the Museum.

Revised Basement - Level 01

A number of areas were reviewed and the decision was taken to omit the storage area in the northern end of the proposed basement in order to reduce the overall basement footprint. The drawings adjacent illustrate the revised basement footprint on the right, in comparison to the submitted proposal on the left. The following page shows an equivalent comparison of a long section through the proposed building.

For additional information, please refer to revised drawings appended to this Planning Addendum Summary.

For the avoidance of doubt, this change has had **no** impact on the overall above ground bulk scale and massing, nor the elevations as submitted in the Design and Access Statement 11.04.2023 (Rev C).



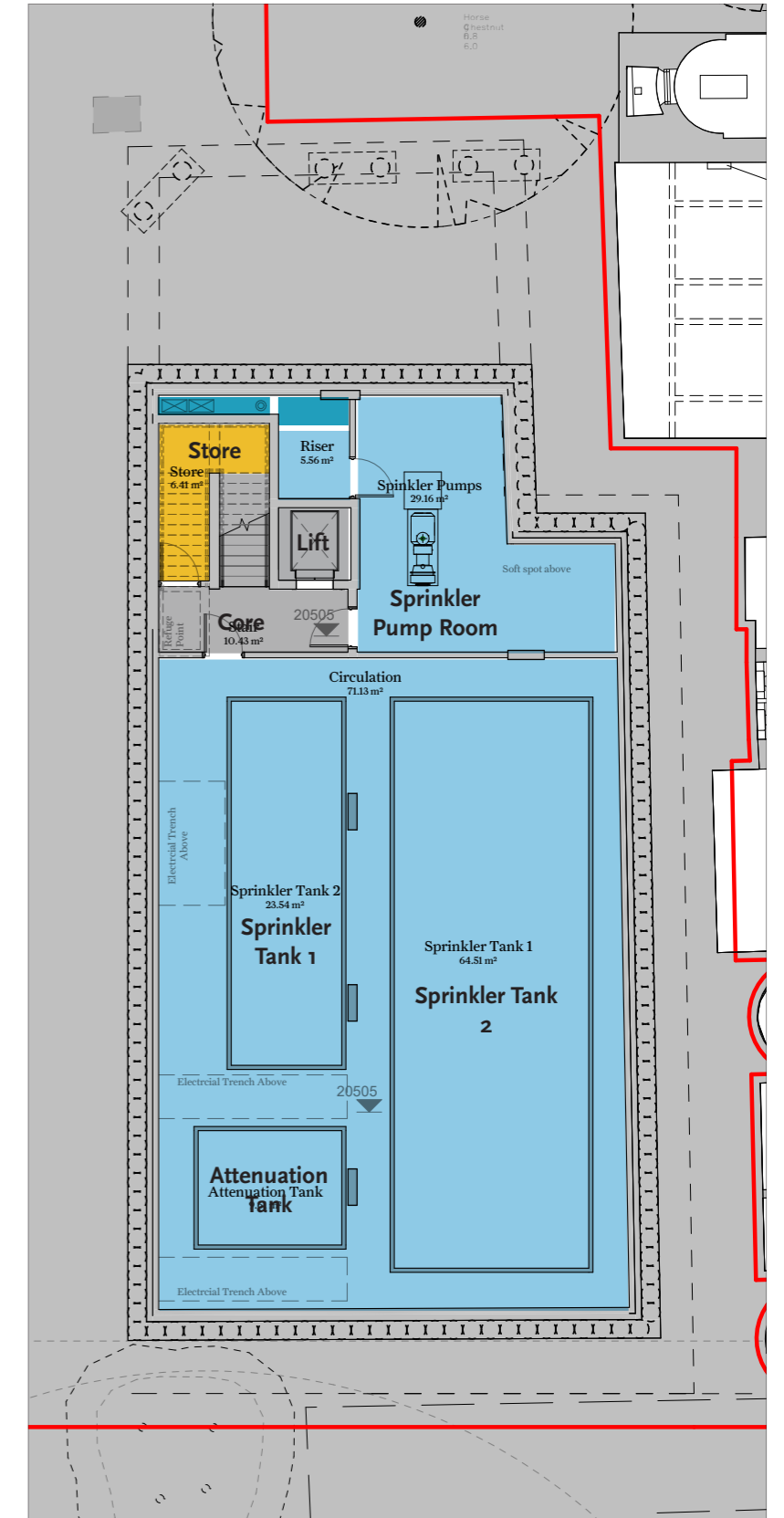
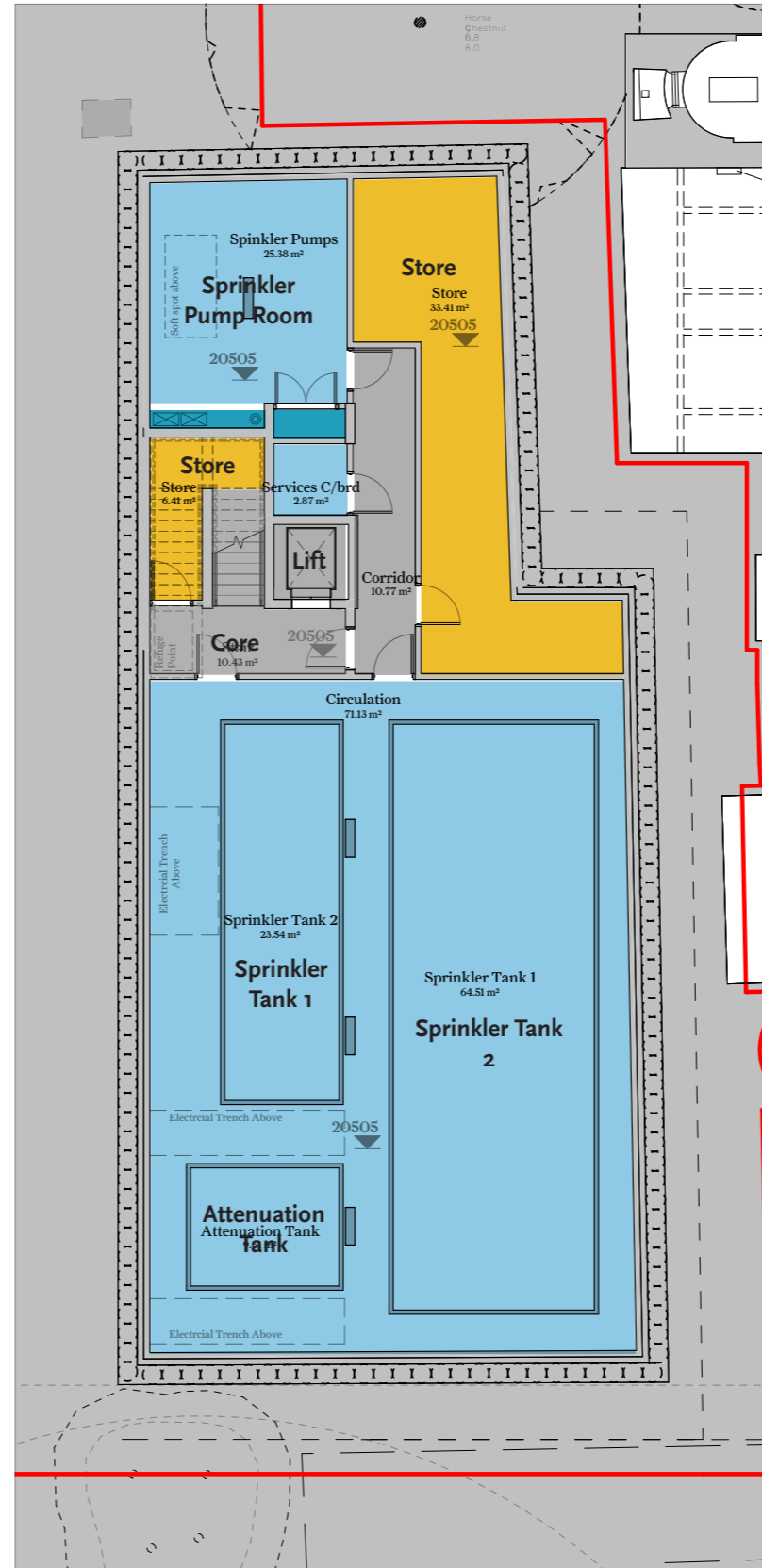
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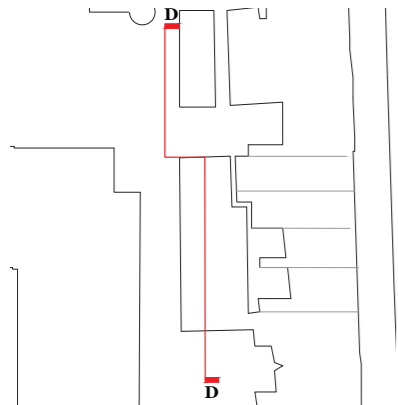
- Plant
- Risers
- Workshops
- Circulation
- Mess Areas
- Welfare - Lockers, Showers & WCs
- Storage

From left:

Level 00 floor plan, as submitted

Level 00 floor plan, as revised





Revised Long Section DD



Section DD - As submitted



Key:

- Plant
- Risers
- Workshops
- Circulation
- Mess Areas
- Welfare - Lockers, Showers & WCs
- Storage

From top:

Section DD, as submitted

Section DD, as revised



Section DD - As revised

REVISED ACCOMMODATION SCHEDULE

Area Changes

As illustrated in the area accommodation schedule below, the changes are slight and isolated to the NIA Storage area figure due to the omission of the larger level 01 store. This reconfiguration therefore reduced the overall GIA Support area, as well as the GIA Plant area due to efficiencies in the new revised layout.

	Plant (sqm GIA)	Support (sqm GIA)	Workshop (sqm NIA)	Workbenches (No.)	Mess (sqm NIA)	Lockers (No.)	Storage (sqm NIA)	WCs (No.)	Showers (No.)
ERB As Submitted	422.8	176.6	86.0	12*	13.7	4.0	39.8	2.0	1.0
ERB Revised	415.9	142.0	86.0	12*	13.7	4.0	6.4	2.0	1.0

Gross Internal Area (GIA) figures of all internal Plant areas in the proposed, and all internal Support functions incl. workshops, mess areas, storage etc.

Net Internal Area (NIA) figures of individual room functions and brief requirements

From left:

Comparison accommodation area schedule of the RIBA Stage 03 design and the revised design with the basement reduction

1.3

BASEMENT IMPACT ASSESSMENT

Prepared with Alan Baxter Associates (ABA)

Basement Design - Structural Matters

North Basement Reduction

The reduced basement footprint will result in the northern piling wall to move south away from 43 Russell Square and the Jade Gallery Prop, with only 6 no. local piles retained to support the northern end of the ground floor slab and structure.

North-eastern Recess Extension

In addition, as part of the basement redesign, an opportunity arose to better align the north-eastern recess of the basement with that of the superstructure above. This will make the structural transfers in this corner at ground floor level less onerous and result in the use of a bit less concrete and steel.

The overall length of the basement wall remains the same, as will the ground floor slab above. This additionally provides more manoeuvrability around internal plant equipment.

The revised basement extents do not change the conclusions and recommendations contained within the previously submitted Basement Impact Assessment.

- Key:
- Previous line of basement
 - New position of basement wall

From left:
ABA Revised Stage 03 VE basement design, level 01
ABA Revised Stage 03 VE basement design, level 02

