



The Royal Central School of Speech and Drama
Centre for Performance, Technology and Equity

Justification for Demolition of Norman Collins Building Superstructure

1 Existing And Proposed Use For The Building

Existing Uses

The building has always primarily been used as office space. A recent utilization survey of the estate established that it has very low rates of use due to the combined effect of hybrid working or staff using alternative office space within the main estate.

The options for the development of the existing Norman Collins building, to meet the new requirements of Royal Central, are technically frustrated. The extant building would still need to be significantly demolished to enable development to secure the required performance and spatial criteria for the new use and meet current level of statutory compliance.

Proposed Uses

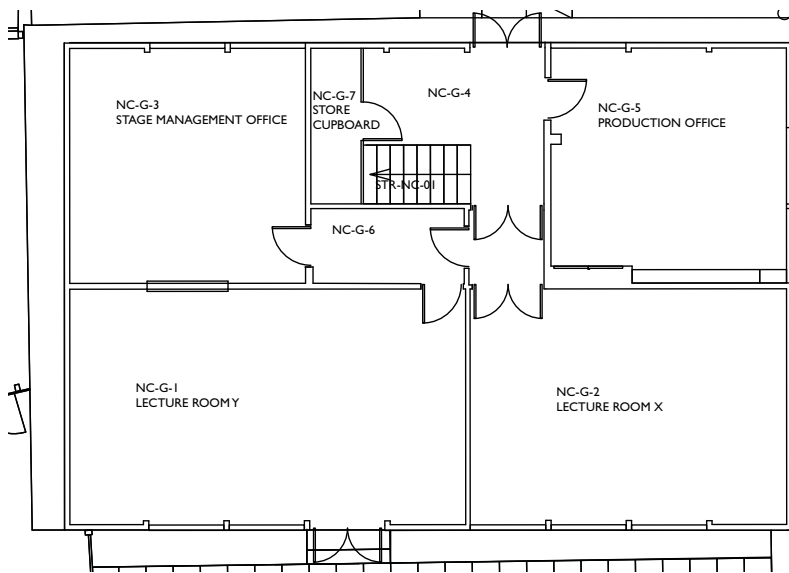
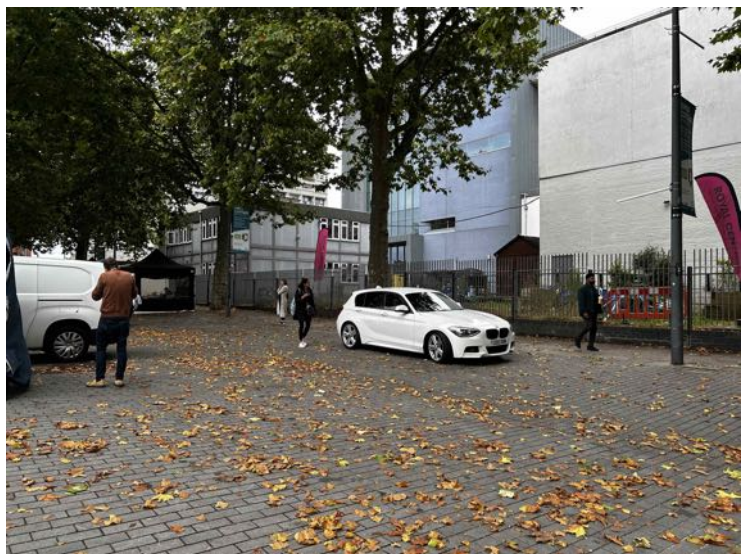
The redevelopment of the Norman Collins site will provide the opportunity for Royal Central to build a multi-use facility that in conjunction with other specialist space creates a dynamic ecosystem critical for research and teaching.

This new building is known as the Centre of Performance Technology and Equity (the Centre). It is essential the Centre provides not just specialized space but within a modern high-tech environment that supports PhD and other specialists so that they can work collaboratively and engage with key partners

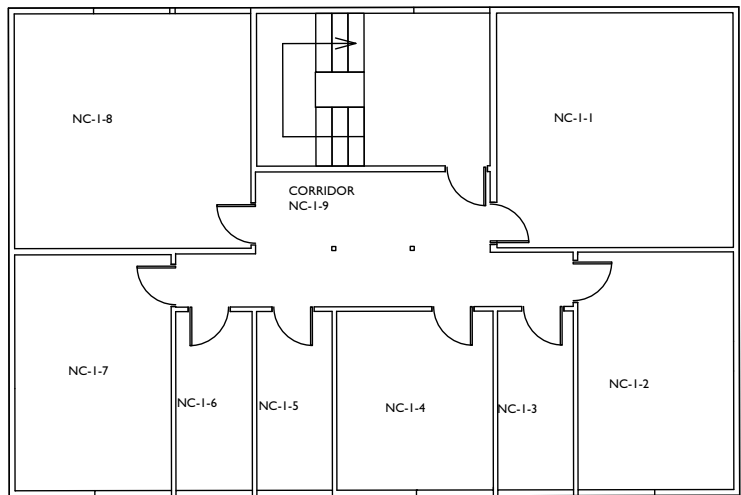
The proposal is also intended to create a much improved relationship of this part of the campus to the wider public realm.

Site Capacity

The Centre will be located on the same site as the Norman Collins building. The allows new Center to fully optimize the site by removal technically and functionally redundant buildings.



Existing Ground Floor Plan



Existing First Floor Plan

2 Existing Construction - Technical Review

Technical review

The options to refit, refurbish or extend the Norman Collins to meet the requirements of Royal Central cannot avoid the need for the existing building to be significantly demolished. The main areas of consideration:

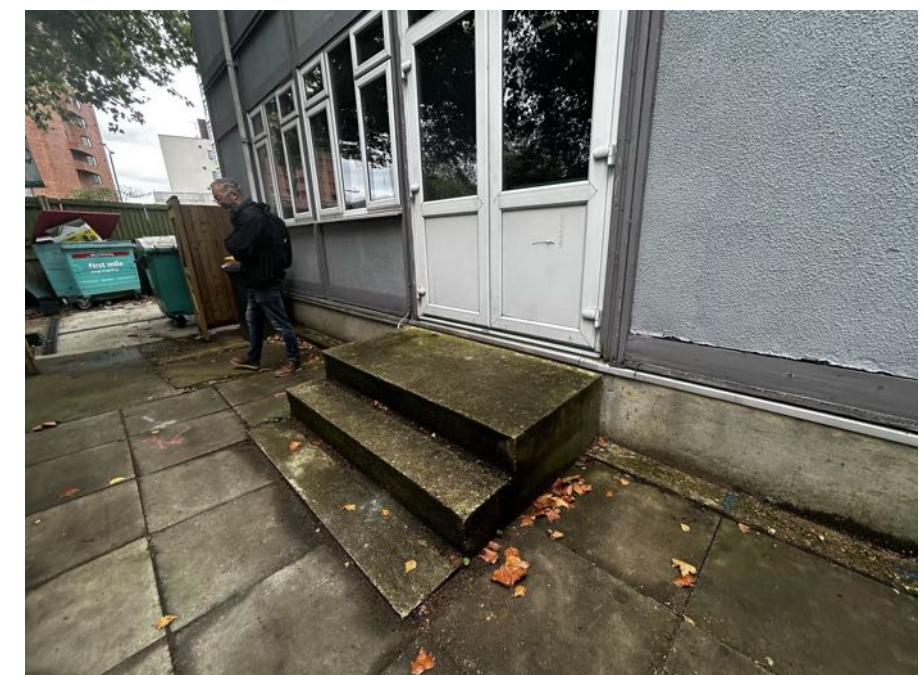
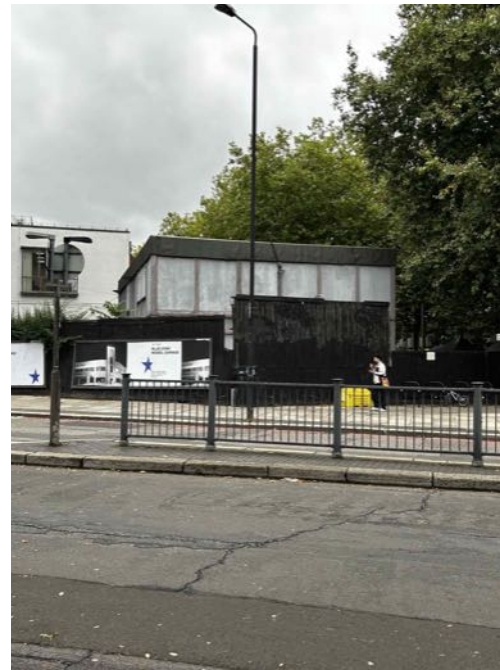
- **Structural frame:** The existing lightweight frame would need to be removed, and a new framing system installed to meet both increased and changed pattern of loadings across the building and ensure large open spaces can be accommodated.
- **Servicing:** installation of lift designed to be evacuation specifications to service the first floor (presently accessibility to the first floor is subject to a management protocol)
- **Thermal modelling** of the building to support the significant changes required for the technical specification of fenestration and a new cladding system.
- **Installation of toilet (accessible) and kitchen facility**
- **Accessibility** – review the external access and egress to the building to ensure continued compliance to the Equality Act
- **Internal arrangements** provide the required level of acoustic treatment and large open space. without central supports

The building's present condition and methodology of construction limits the value of undertaking any specific calculations to demonstrate its energy modelling or airtightness. Although actively maintained by Royal Central the building is compromised by lightweight construction with critical elements such as the roof and cladding reaching end of life.

With its lack of functionality as office space and technical frustrations to remodel or refurbish and extend the building without significant demolition – the building will be removed from site.

Servicing

There is very limited utility service to the Norman Collins Building. It includes an electrical supply for lights and heating, IT connectivity and a cold-water supply to a sink. The heating system is an arrangement of electrical space heaters that although maintained and safe are contemporary with the age of the building.



2 Retain and Re-Use Philosophy

Material Re-Use and Slab Retention

Please note that the existing concrete slab and foundations will be retained and re-used for the new development. Significant work has been put into surveys and calculations with the aim of proving that this is viable from an engineering point of view.

The slab will be extended to the eastern side and this would be designed to support the new lift. Retaining the existing foundation is saving circa 190kg of embedded carbon.

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Existing cladding has been rendered / painted and roofing felt has reached the end of its life so both of these are unlikely to be able to be recycled or re-used. However during demolition phase it is possible that more readily recycle-able materials such as steel framing, glass from windows, copper cable, etc. will be separated and sent off for recycling by suitably qualified contractors.

