SOAS into Senate House

Status: Planning submission

Information in support of LBC Condition 10

Document Number: 28731-SOAS-A-REP-XXX-XX-008 Rev. C3

Mace Information Handling Classification: Unrestricted

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Revision Note:

Produced by: JM
Checked by: EF
Approved by: MD

Revision: C1 Date: 29/04/2015 Construction Issue and for discharge of LBC Condition 10

Revision: C2 Date: 17/07/2015 Type A omitted

Revision: C3 Date: 03/08/2015 Type A reinstated & Type AG added. Third Floor Lift Lobby - Mock-Up section omitted. Bulkhead on Third Floor updated / ceiling comments added.

Introduction

The proposals presented within this submission are to discharge Condition 10 of Listed Building Consent 2013/4478/L. The following MACE drawings should be read in conjunction this application:

28731-SOAS-E-SHL-XXX-XX-01

28731-SOAS-E-PLN-LTG-B1-110

28731-SOAS-E-PLN-LTG-00-111

28731-SOAS-E-PLN-LTG-01-112

28731-SOAS-E-PLN-LTG-02-113

28731-SOAS-E-PLN-LTG-03-114

28731-SOAS-E-PLN-LTG-00-112

28731-SOAS-E-PLN-LTG-M1-116

At a meeting held with English Heritage, Camden, Mace and SOAS on 20 May 2014 where the retention of the original terrazzo at the third floor lift lobby was requested, a review of the lift lobby floor finishes and services distribution followed. The final proposals in relation to the floor finishes have been submitted to discharge Condition 8 of Listed Building Consent 2013/4478/L.

Changes to the services distribution by addition of new service risers has been proposed within the submission relating to discharge of Condition 7 of Listed Building

Consent 2013/4478/L.

The lighting strategy has been developed with the client and Donald Insall Associates.

The lighting philosophy for the refurbished elements of the works is to acknowledge the historic and architectural feel where required, and to provide modern, high efficiency, low energy lighting. The lighting fittings within the main corridors, lobby and circulation areas were selected to give a feel that the luminaires were “floating” and to draw the person through the space. The inclusion of the upward lighting element within the luminaires highlights the existing retained building fabric, lifting the space giving an airy feel.

The lighting philosophy for the atrium areas will be flexible and modern, suitable for a multitude of uses of the space. Therefore there will be background, high level lighting and more localised task and performance lighting in specific areas. The two lower floors include luminaires that have been recessed into the fabric such that unless you are directly under them you cannot see the light source giving the impression of “invisible” lumination.

The use of LED street lighting to illuminate the Lower Ground area from the sides reduces the need for suspended fittings or columns within the design. The selection maintains the contemporary feel whilst meeting current lighting standards.

The artificial lighting has been designed to complement natural light and the architecture of the space. Generally luminaires have been chosen to give high efficiency utilising daylight and presence/absence control thus reducing the electrical demand of the building.

The new lighting levels and control will be based on the following parameters as stated within the General Specification.

Office/Open Plan Offices

300-450 lux on working plane with DALI dimmable control gear. Cavity reflectance will need to be controlled to achieve illuminance ratios compliant with CIBSE SLL LG7. The calculations and lighting layout will cater for the likely carpet reflectances (i.e. 20-30% reflectance) which, when combined with workstation furniture at 1 per 10m2 will provide an overall working plane cavity reflectance of at least 30%. The lighting design is based on luminaires with a luminance limit of 1000 cd/m2 above the luminance limit angle of 65o and assumes the use of Class I or II VDT screens with some negative polarity software.

Seminar Rooms

300 – 450 lux on working plane with DALI Dimmable control gear. Cavity reflectance will need to be controlled to achieve illuminance ratios compliant with CIBSE SLL LG5. The calculations and lighting layout will cater for the likely carpet reflectances (i.e. 20-30% reflectance) which will provide an overall working plane cavity reflectance of at least 30%.

Corridors and Stairs

150 lux average (100 lux min on stair treads)

Toilets/Shower Rooms

100 lux with enhanced lighting giving approximately 500 lux over vanity units.

Plant Rooms

200- 300lux on working plane with DALI Dimmable control gear.

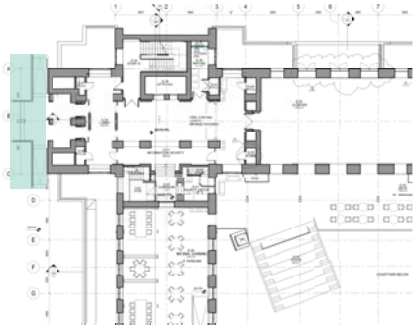
Electrical Switch Rooms

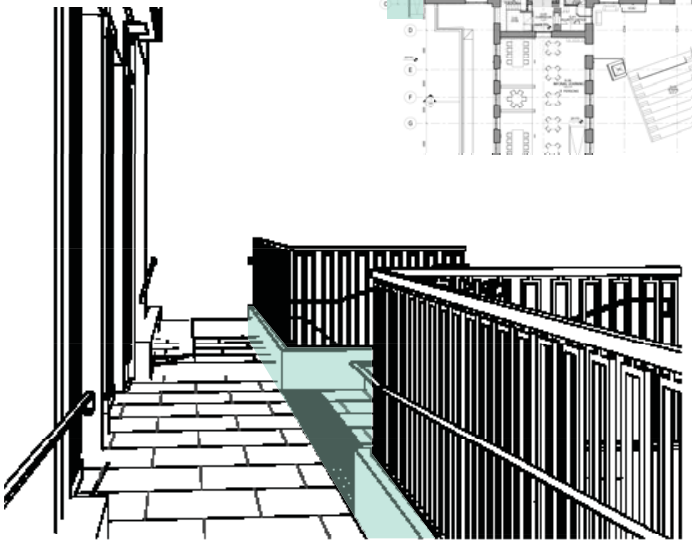
300lux on working plane with DALI Dimmable control gear.

External lighting

Type Y - main entrance ramp

Contemporary wall mounted recessed fittings are proposed to the new stone ramp and steps abutting the entrance loggia.





Existing fittings reused

There are several existing external fittings; two in the courtyard on the west side and two on the east elevation outside the cloister. These will be carefully removed and restored before reinstallation in the locations noted below.

Type U - refurbished and relocated into new courtyard

Type T - refurbished and relocated into Stair 9

Type V- refurbished and retained in location

Type W - refurbished and retained in location

Internal lighting

Type A - seminar rooms (G.06, 1.08, 1.19, 2.07, 3.09), meeting training room (G.25, G.27), student support admin (2.18)

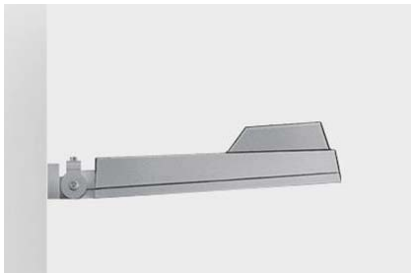
Type AG (new) - informal learning (G.26), cloister (G.01), corridors, lift lobbies

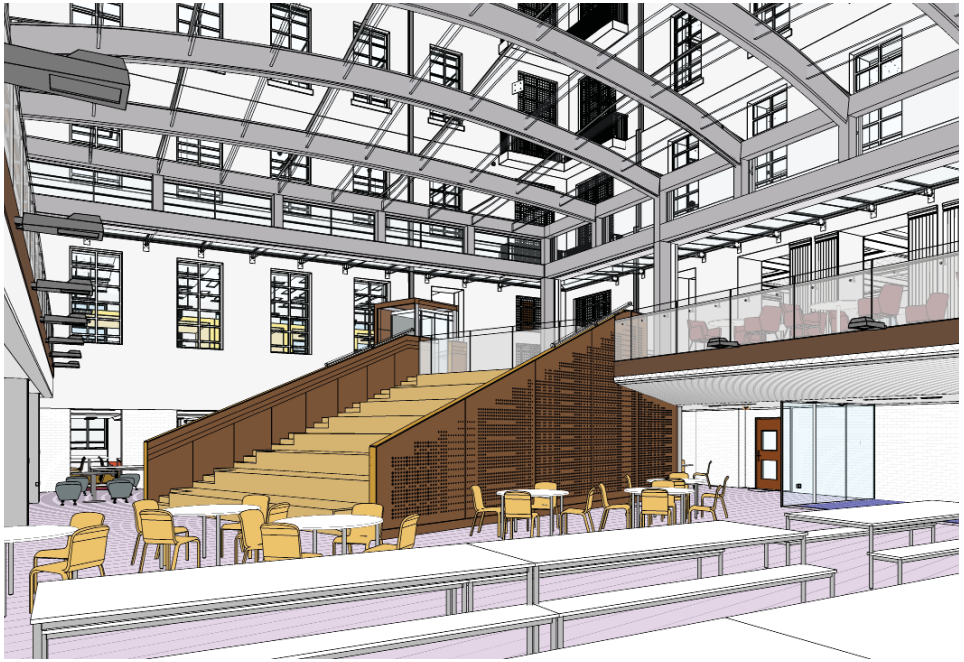
Please note:

1) Bezel to be finished in RAL 9010 white

Type B and C - offices, seminar rooms, meeting rooms, computer room

Type G - courtyard



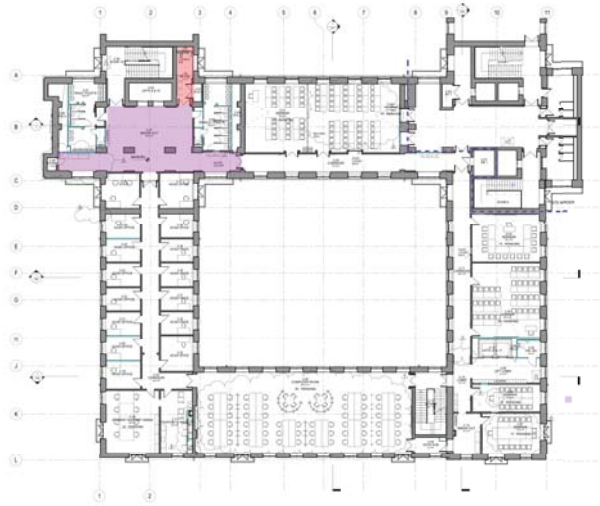


Type Z - atrium soffits

Type F - atrium soffits

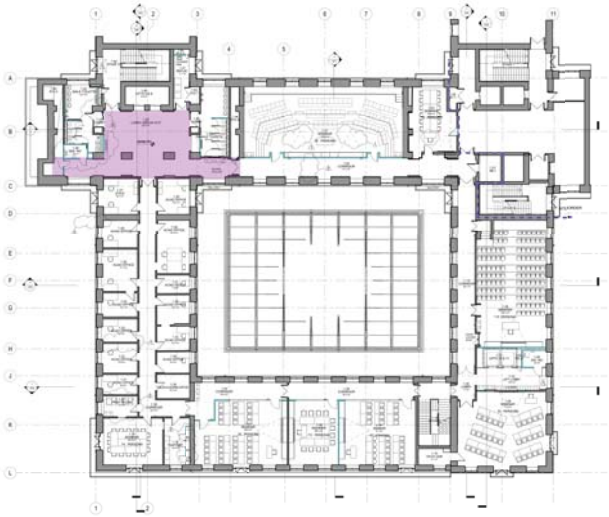
Proposed Plans

G



2nd

LG



1st

There are a few areas which will have exposed conduit runs as notes below. A mock up for exposed conduit to the lift lobbies was undertaken but following a review with the client and then feedback from Hannah Walker at Camden Planning a new ceiling complete with replicated cornices details was agreed as the better solution. The location of both instances are shown on the adjacent diagrams.

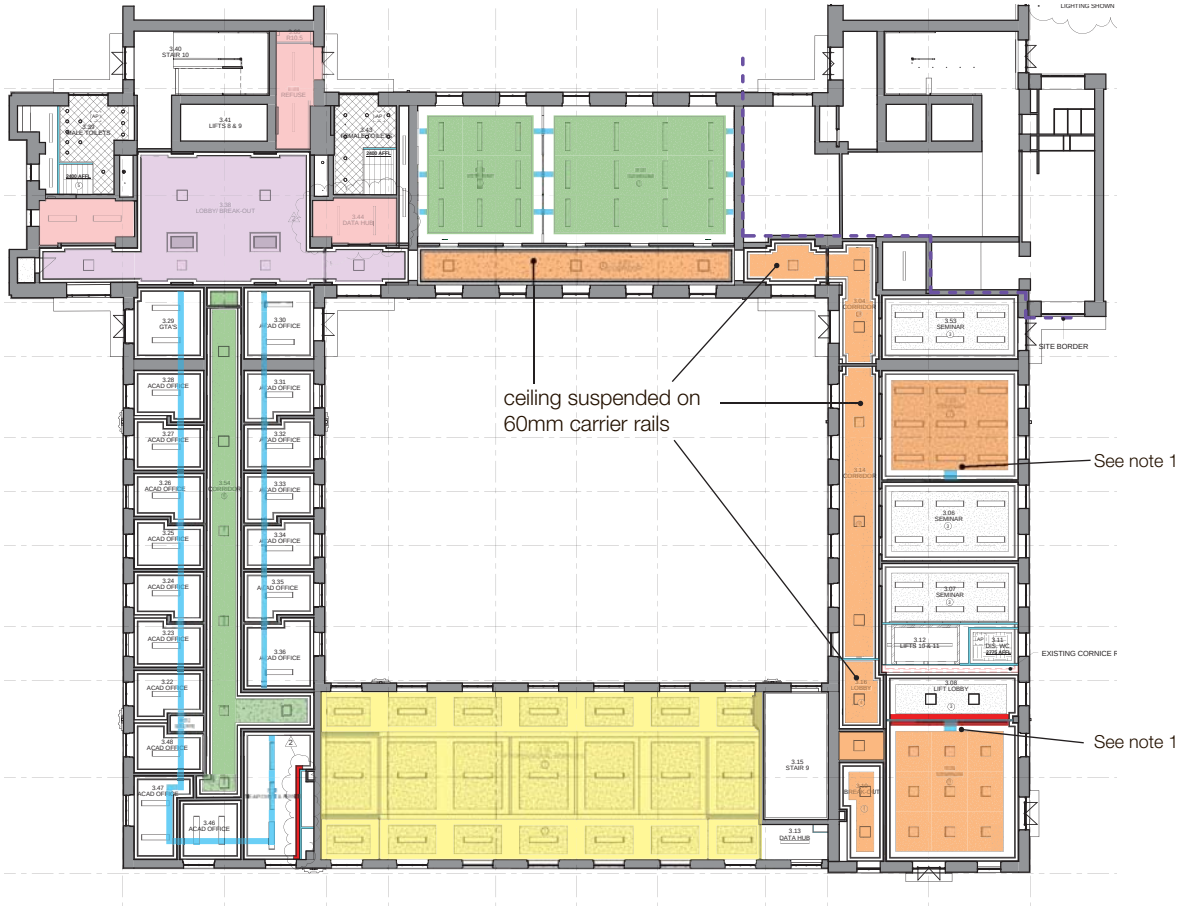
Key

exposed steel conduit fixed to existing soffit, conduit painted

new plasterboard ceiling with new cornice to match existing ceiling to conceal conduit runs to light fittings and alarms.

For third floor see page 10

Third floor - Services Concealment Strategy



At the third floor level there is insufficient plaster cover to conceal service runs (max 16mm). These diagrams show the proposed solution to conceal and distribute lighting, fire alarm and access control distribution via surface mounted routes. The toilets will have new ceilings and all services will be concealed within that void by the lower ceiling. The seminar rooms on the north and eastern side of the building will have lighting supplies fed (prewired) from the fourth floor. The locations of the feeds to these are currently on site and reflected in the lighting layout drawing. The remaining areas will have the conduit runs concealed as noted below.

Key

25mm dia steel oval conduits concealed in plasterboard bulkhead as sketch on page 11. Conduits pass from room to room below cornices

Daylight and presence sensors flush mounted on wall, fed in oval conduit. Bulkhead positioned to suit concealment of conduit junction box to ceiling rose and drop to fitting.

Note 1: Existing cornice locally and carefully chased to accept conduit supplies from wall chases into ceiling bulkhead.

25mm dia steel oval conduits fixed to existing soffit, concealed by Fellert acoustic ceiling system on 50mm aluminium framing system, unless noted otherwise. Conduits concealed between framing channels.

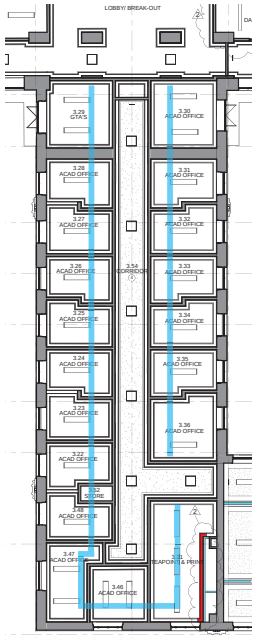
25mm dia steel oval conduits fixed to existing soffit, concealed by Fellert acoustic ceiling system on 30mm aluminium framing system. Conduits concealed between framing channels.

exposed steel conduit fixed to existing soffit, conduit painted

new plasterboard ceiling with new cornice to match existing ceiling to conceal conduit runs to light fittings and alarms, as previously agreed

lighting controls and fire alarm within painted 50 x 100 trunking to u/s of beams, 1no row per bay. Lights suspended beneath trunking. Daylight and presence sensors flush mounted on wall, fed in oval conduit recessed in existing fabric. Fire alarm sensor mounted on ceiling, fed in oval conduit from trunking conduit recessed in existing fabric and made good.

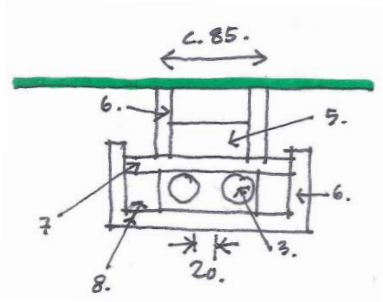
Read with details on page 12



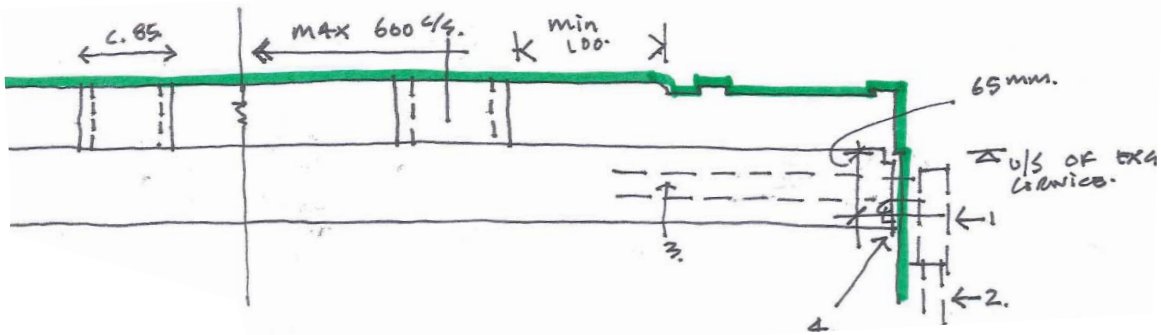
25mm dia steel oval conduits concealed in plasterboard bulkhead as sketch adjacent. Conduits pass from room to room below cornices

Daylight and presence sensors flush mounted on wall, fed in oval conduit. Bulkhead positioned to suit concealment of conduit junction box to ceiling rose and drop to fitting.

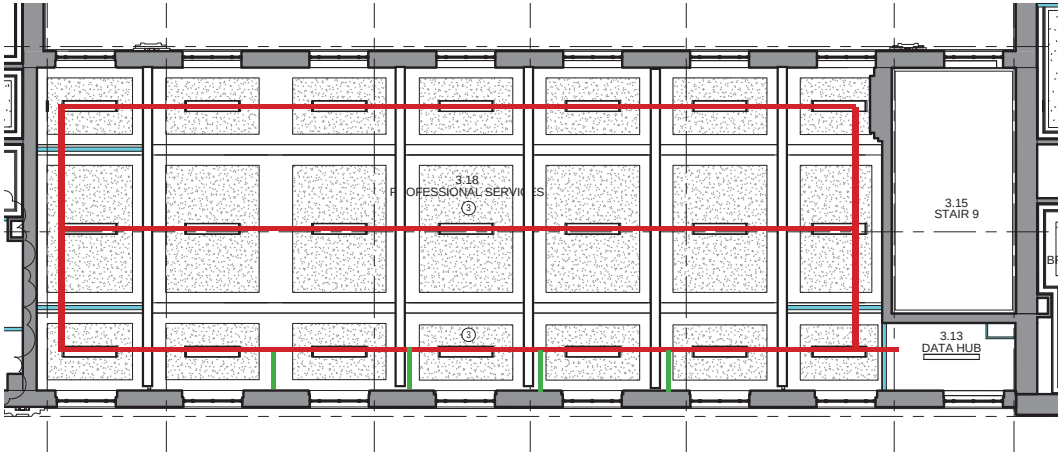
NOTES:
1. JUNCTION BOX SET OUT BELOW CORNICE
2. VERICAL CONDUIT TO SENSORS
3. HORIZONTAL CONDUIT 25mm Ø
4. SECURE BATTENS TO WALL
5. 32 x 69 PAR BATTEN.
6. 12.5mm PLBD + SKIM TO FORM BULKHEAD.
7. 18mm PLY SUBSTRATE TO CONDUIT
8. 32 x 38mm PAR SW. FRAMING.



Plasterboard Bulkhead Detail



Room 3.18



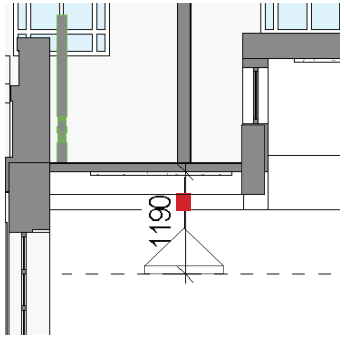
third floor RCP room 3.18 - proposed

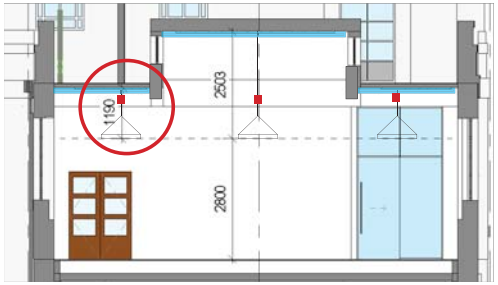
painted trunking (50 x 100 for lighting and fire alarm) installed to bottom of downstand beams

light fitting suspended on gripple wire

20mm dia painted conduit to light switches

light fitting suspended on gripple wire below 50 x 100 painted trunking





Lights suspended 2.8m above finished floor level