

01/03 Brief

The Client Brief was to create a high quality, flexible workspace, to provide a permanent home for The Rayne Foundation, a charity, who look for creative ways of tackling entrenched social issues through the arts, health, wellbeing, and education.

Current Status: The Client has commenced investigative works and initial refurbish works from taking possession in March 2018. This was, in the first instance, to enable the charity to move into a small portion of the property, the side described as 'The Townhouse', enabling the client to make informed decisions on the extent of refurbishment works.

The initial refurbishment work undertaken to 'The Townhouse' was successfully completed in June 2018, with the charity relocating into this portion of the building the following month, July 2018.

During the summer period, the Rayne Foundation, supported by c3m Studio and the procurement team, took the opportunity to complete the investigative works to evaluate the building fabric and mechanical, electrical and plumbing (MEP) services provision that existed within the building.

Points of failure were identified, requiring replacement as part of the building refurbishment proposals.

Investigations have revealed the following works are required to be completed to allow the property to be brought up to modern building occupational standards for workplace environments.

The Georgian townhouse side of the building remains the same, and the client committed to some light touch enhancements; painting, sanding of floors, new tea point, lighting.

Essential:

- Replacement of the roof to the main part of the building
- Replacement of the roof lights to the warehouse.
- Refurbishment of the existing large roof light to main atrium
- Replacement of the side widows
- Reinstatement of front door, consented in 1990.
- Revised access strategy to improve the means of escape.
- Revised access strategy for disabled access.
- Replacement spiral stair with shelter/balcony for bike storage.
- Replace all mechanical equipment with efficient new units

Desirable:

- Improve access, and environmental efficiency to plant area.
- Cycle storage provision to allow employees to cycle to work.
- Replacement of conservatory.

The site area is 205 square meters, 2260 square feet.

The existing property is approximately 350 square meters net internal area (4000sq.ft),

The removal of a later infill floor, on the second floor warehouse areas, reinstates the feel of the courtyard that existed when the building was of a light industrial use. This allows light to flood into the deep floor plate, facilitating bright and inspiring spaces.

The proximity and convenience of the location with the amenity of Fitzrovia Square Gardens, and the surrounding restaurants cafes and bars, mean that the building itself has no requirement for any cooking facilities and only will provide tea points.

The office areas are of domestic size but lofty in their appearance, and the ground floor has been designed as a flexible space, primarily for use of the charity and the charities network of other organisations who will borrow space for meetings, workshops, seminars. A new 'hub' of activity in Fitzrovia.

