

# 4

## DESIGN

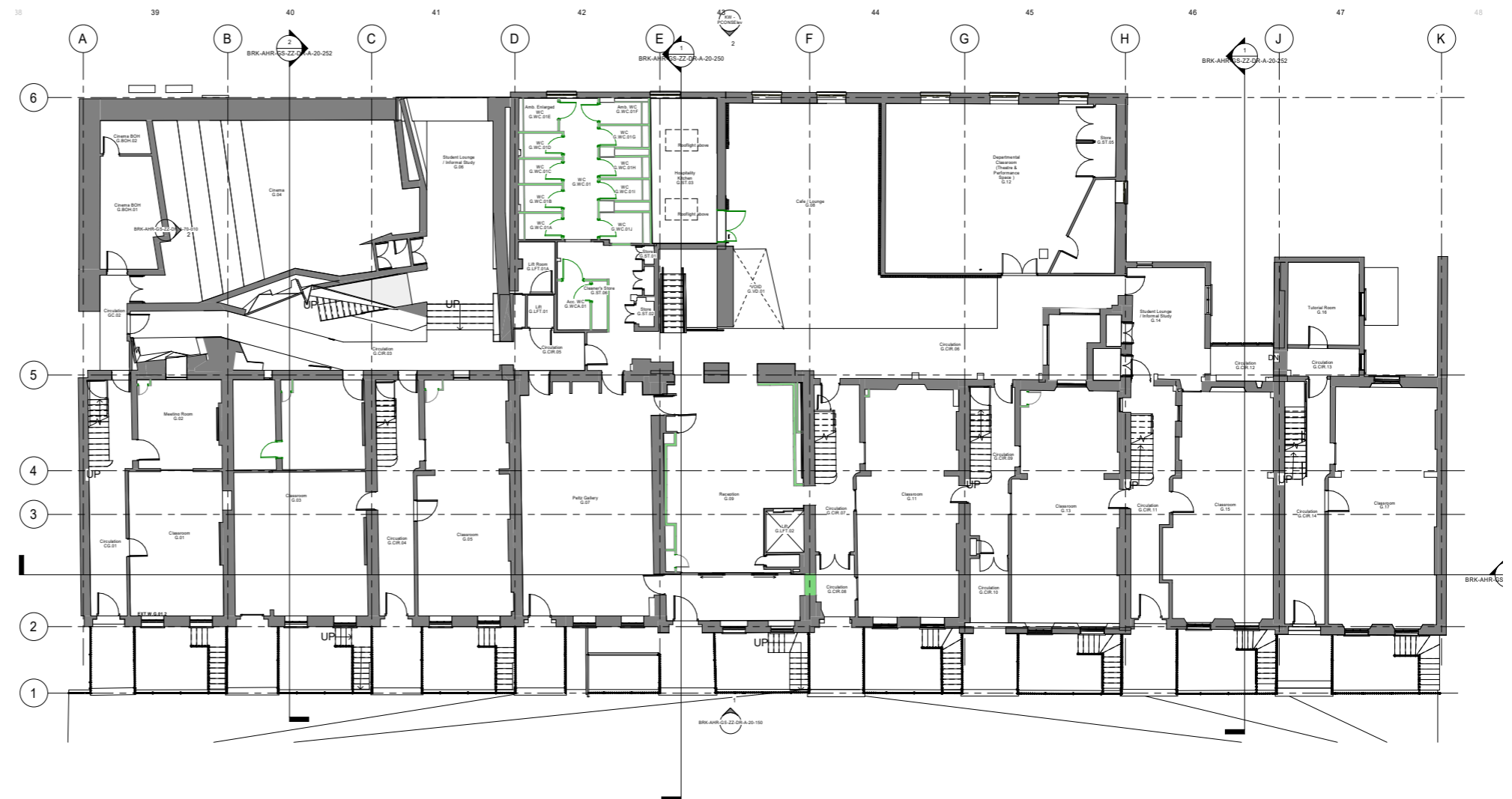
**4.1 PROPOSALS**

The following pages set out the proposed internal floor plans for each of the building levels.



**1. Planning - LEVEL 00 - Proposed**  
1 : 100

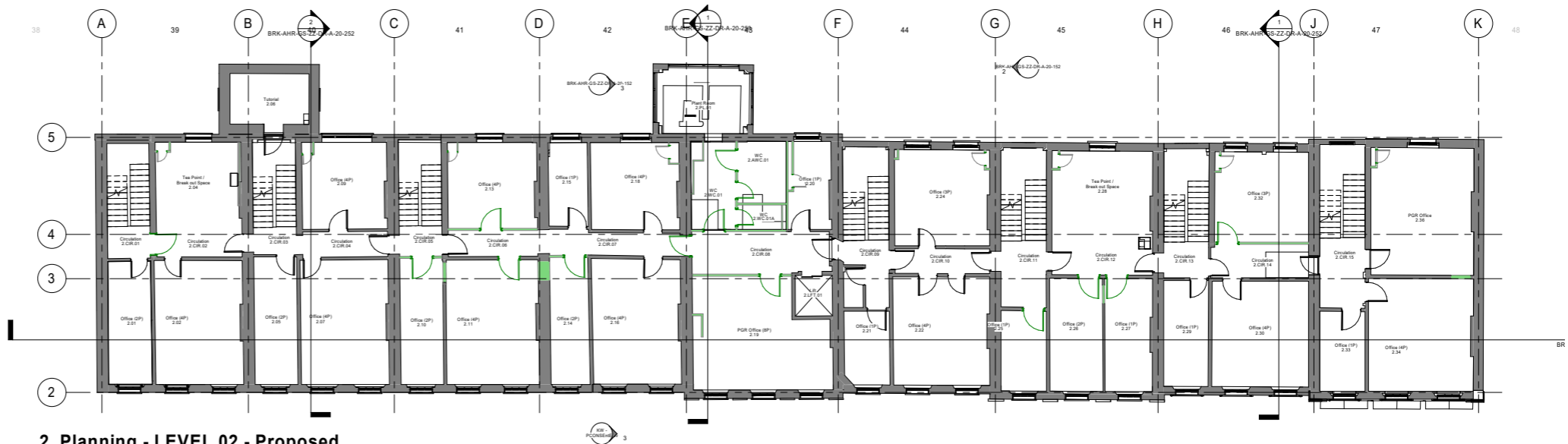
- Existing elements - fabric (walls & doors)
- Proposed elements - fabric (walls & doors)



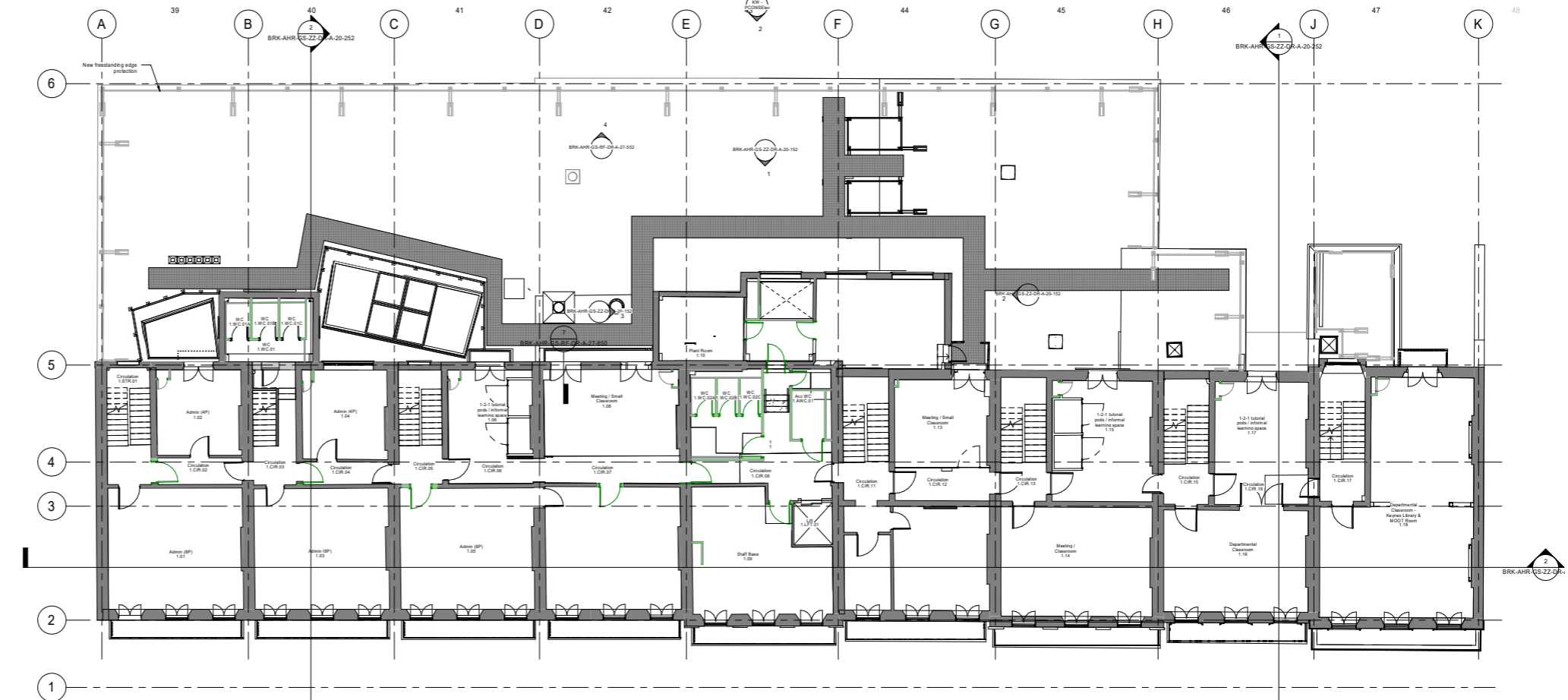
**1. Planning - LEVEL 00 - Proposed**  
1 : 100

Existing elements - fabric (walls & doors)

Proposed elements - fabric (walls & doors)

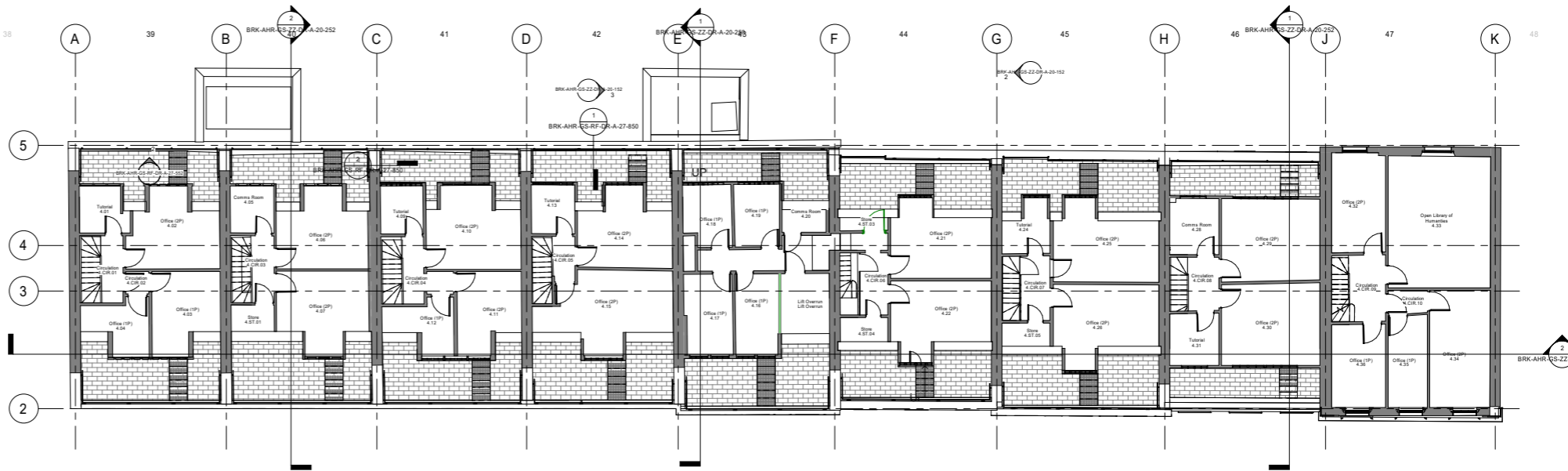


**2. Planning - LEVEL 02 - Proposed**  
1 : 100

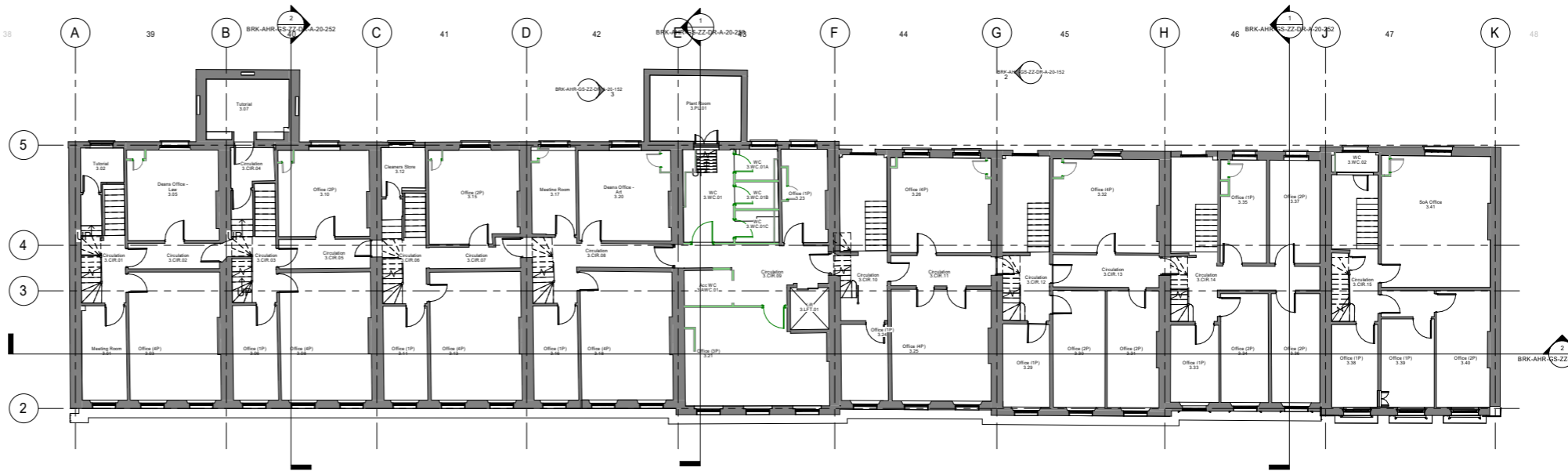


**1. Planning - Level 01 - Proposed**  
1 : 100

- Existing elements - fabric (walls & doors)
- Proposed elements - fabric (walls & doors)



**2. Planning - LEVEL 04 - Proposed**  
1 : 100



- Existing elements - fabric (walls & doors)
- Proposed elements - fabric (walls & doors)

**1. Planning - LEVEL 03 - Proposed**  
1 : 100

**4.2 VISUALS**

The interior design proposals are in development with the visuals on this and following pages illustrating the size and spatial arrangement of key rooms with indicative wall and floor treatments. Lighting design is also at an early concept stage. Consultation with the Estates team and the Schools of Arts and Law will further develop proposals at the next stage.

The images on this page illustrate our approach to improving access to the building and the de-cluttering of the reception area to improve flow. This creates a visual connection with the central circulation and the cafe directly ahead improving visitor orientation.



**ARTISTS IMPRESSION OF THE CAFE**



**ARTISTS IMPRESSION OF THE RECEPTION**



**ARTISTS IMPRESSION OF THE ENTRANCE TO THE CAFE**

At level 01 the approach taken radically improves the experience of moving through the buildings, with spaces to stop and linger rather than the current dark central corridor and as a result the original proportions of the rear rooms are once again visible.



**ARTISTS IMPRESSION OF THE LEVEL 01 MEETING ROOMS**



**ARTISTS IMPRESSION OF THE LEVEL 01 TUTORING ROOMS & PODS**



**ARTISTS IMPRESSION OF THE LEVEL 01 MEETING ROOMS**

Teaching, administration spaces and academic offices all receive a new lease of life with improved Audio visual, ICT equipment lighting and heating. Consideration of occupant well-being is driving a selection of natural materials with low VoC content in a simple palette of colours focussed on maximising natural light. Detailed acoustics and lighting design will feature at next stages but concepts include desk top task lighting to admin spaces and feature lighting to classrooms that reinforce the original room shape.



**ARTISTS IMPRESSION OF AN ACADEMIC OFFICE**



**ARTISTS IMPRESSION OF BASEMENT LEVEL ADMIN OFFICES**



**ARTISTS IMPRESSION OF A GROUND FLOOR CLASSROOM**



4.3 ENVIRONMENTAL

The proposed scheme has been reviewed and assessed by Eight Associates. A RICS SKA assessment is being targeted as an alternative to BREEAM as it is a very effective assessment tool for refurbishment projects.

				Gordon Square (4620) SKA assessment (Design Stage)			eight associates				
Targeted Measures: 78 Gateway Measures: 23 (gold) or 18 (silver) Current Target Rating: Gold  (Gold rating boundary: 78 measures; 20 gateway measures. Silver rating boundary: 52 measures; 13 gateway measures) <b>Red text = early stage considerations. Please address these items as soon as possible.</b>											
ID	Measure	Issue	Rank	Gateway Measures			Design Stage Criteria – Gordon Square	Targeted (Y / N / M)	Responsibility	Achieved	Notes
				G	S	B					
D71	Soft landings – aftercare (fine tuning, seasonal commissioning and POE)	Project Delivery	4				<ul style="list-style-type: none"><li>• Confirmation that there will be a contract/appointment to guarantee the designer and contractor return to fine–tune systems throughout the first year of occupation.</li><li>• Confirmation that there is a project team member point of contact once the project is complete to liaise with building operators and occupants to ease the handover process and allow building users and maintenance staff to ask questions about user controls.</li></ul> <b>Eight Associates to provide compliance letter template</b>	Y	Birkbeck College / Contractor		Van wants to build in a soft landings process, and have a 12 month PC maintenance regime in place. Client has a framework for some of he incumbents already (fire etc.)
D01	Energy efficient lighting	Energy & CO2	5				Specifications and/or drawings showing the following lighting levels have been met: <ul style="list-style-type: none"><li>• Areas with a general illuminance of 300 to 500 lux, shall achieve a general lighting load of less than 7 W/m2.</li><li>• Front and back-of–house circulation areas with a general illuminance of 100 lux shall achieve a general lighting load of less than 4 W/m2.</li></ul>	Y	Hydrock M&E		Yes, confirmed to be achievable.
E04	Energy efficient light fittings	Energy & CO2	6				<ul style="list-style-type: none"><li>• Written specifications/contracts stating that energy efficient light fittings will comply with the ETL criteria.</li></ul>	Y	Hydrock M&E		
D28	Thermal comfort assessment	Wellbeing	7				<ul style="list-style-type: none"><li>• Thermal comfort modelling report in accordance with CIBSE AM11.</li><li>• Confirmation that the results of this modelling are used to select a service strategy that aligns CIBSE Guide A.</li></ul> <b>Eight Associates to provide compliance letter template</b>	M	Hydrock M&E		Hydrock has already undertaken an indicative model. Hydrock needs to look into the detail on this but second bullet is a maybe.
D02	Lighting controllability	Energy & CO2	8				Drawings and specifications to include: <ul style="list-style-type: none"><li>• 60lm/circuit–watt criteria stipulated by Part L, even with lighting controls in place.</li><li>• For teaching spaces, laboratories and workshops, a minimum of 2 lighting scenes, controllable by the main entrance door, and teacher’s position (or remote control switching) where appropriate, together with manual override of automatic controls.</li><li>• Provide local task lighting to laboratories, workshops and work–desks in libraries and ICT spaces where appropriate.</li><li>• Reduce lighting levels to a maximum of 50% of its normal output in corridors and reception areas when these are not occupied.</li><li>• Automatically alter lighting levels in accordance with natural daylight levels for all window areas including window/exhibition displays, auditoria and laboratories.</li><li>• Time controls to turn off lighting out–of–hours, where appropriate.</li></ul>	Y	AHR / Hydrock M&E		Mary confirmed controllability possibly on a timer would be very useful. This measure is achievable.
E14	Efficient taps	Water	9				<ul style="list-style-type: none"><li>• Confirmation that all sanitaryware items will be sourced from the government’s Water Technology List (WTL) or EU Water Efficiency Label list.</li><li>• Confirmation that hand washing taps will be limited to 4 litres/minute up to a pressure of 5 bar +/- 0.2 bar and the tap fitting or flow controller is on the WTL or has an EU Water Efficiency Label.</li><li>• Confirmation that hand washing taps will be one of the following:<ul style="list-style-type: none"><li>– automatic shut–off taps (restricted to ≤20 seconds flow and be on the WTL)</li><li>– electronic taps (restricted to ≤20 seconds flow and be on the WTL)</li><li>– low flow screw–down/lever taps; or</li><li>– spray taps</li></ul></li></ul> <b>Eight Associates to provide compliance letter template</b>	Y	Hydrock M&E		Discussion over the functionality of taps under these conditions but Hydrock is happy to make this work.  May be using a Dyson Air Blade Wash and Dry.

**4.4 MECHANICAL & ELECTRICAL**

**Relevant Standards**

As the project covers existing buildings which are not in use as dwellings, it will be governed by approved document L2B. This sets out minimum fabric performance values for any newly constructed or renovated thermal elements, or controlled fittings which work is done upon.

All renovated elements shall be specified in line with these requirements. Services installed as part of the works shall meet the minimum efficiency and controllability requirements as set out in the Non-Domestic Building Services Compliance Guide.

**Consequential Improvements**

The refurbishment of the existing building and services do not trigger consequential improvements, however a significant investment is being made in improving the buildings energy efficiency. A list of improvement measures that are being considered is included below.

1. Upgrading heating systems more than 15 years old by the provision of new plant or improved controls
2. Upgrading cooling systems more than 15 years old by the provision of new plant or improved controls
3. Upgrading air-handling systems more than 15 years old by the provision of new plant or improved controls
4. Upgrading general lighting systems that have an average lamp efficacy of less than 40 lamp-lumens per circuit- watt and that serve areas greater than 100 m<sup>2</sup> by the provision of new luminaires or improved controls
5. Installing energy metering following the guidance given in CIBSE TM 39

The existing heating, cooling and ventilation and lighting systems onsite were largely installed as part of the major renovation works in 2006 and it is proposed that these life expired systems are to be replaced with new, highly efficient systems.

**4.5 STRUCTURAL & CIVIL**

The full Structural and Civil proposals are described within an additional report provided in support of the application.

# 5

## Access

## 5.1 INCLUSIVE DESIGN

Birkbeck College and the University of London welcome applications from anyone with specific access requirements. Our mission is to ensure that our services are accessible to all. We also respect individual choice and strive to create an inclusive, flexible and supportive environment which recognises the diversity of every individual. Our aim is to develop a proactive approach to ensure that services are accessible for all, and that we create an inclusive environment which recognises the diversity of individuals within a flexible and supportive educational framework.

The design has been developed with inclusivity in mind. The design proposals set high standards for achieving access for all building users. The Design Team will continue to adopt an inclusive design approach to the detail design stages for all external and internal spaces within the proposed scheme.

### Site Constraints and Challenges

The current building is occupied by Birkbeck College in continuous use from 8am to 10pm daily throughout the year. The building was once nine separate terraced dwellings, there are internal level differences between the houses most notably between No.s 46 and 47 where there is in excess of 400mm difference resulting in the requirement for a ramp access at each adjoining floor level.

The terrace is bound to the North, east and west by neighbouring properties with the only access to the building from the South West via Gordon Square. The nine original doorways remain, however only the main entrance into house 43 is used as a public entrance by Birkbeck. Number 43 is the main entrance to all staff, students and visitors. The remaining entrances are however able to be used in the event of a fire.

Each building has six stories with one level below ground level. From Gordon Square there are also staircases leading to the basement levels of each house however these are only accessible by staff.

Six sets of original staircases remain within the current building, however there are also three later additional staircases, two provide access from ground level to basement level only whilst the third connects level 01 to 03. Despite and perhaps because of this great number of staircases, moving around the building is a confusing and disorientating experience for new and less experienced users of the building.

The building has one existing passenger lift and one platform lift. One providing access from ground level

to basement level only and the other providing access from basement to level 03. Level 04 is not accessible via a lift and only via staircases.

At each level the nine former houses are connected by a central corridor running from stair to stair. This corridor is domestic in scale has few if any passing places and many doglegs to navigate. Building users find the corridor claustrophobic and because there are no windows challenging to locate themselves within the building.

These sorts of issues are fairly typical for properties of this age and history and Birkbeck College continues to implement management solutions to ensure Disabled users of the building aren't discriminated. However the renovation of the building offers an opportunity to significantly improve accessibility, whilst of course assessing any intervention for its potential harm to this important heritage asset.

### Proposed improvements- External Access

There is currently only limited signage to the building and the main entrance is not easily locatable. The proposals for new signage are as laid out in this document and within the submitted drawings. New signage, which is sympathetic to the historic asset would allow for the main entrance to be readily visible to all users and remove confusion as to which door way to enter.

The main entrance has an existing ramp providing wheelchair access at this level. This will be retained in the new scheme. The main entrance door is adequate in size to allow wheelchair access. This door being a traditional original door is heavy and unsuitable for powered opening, it is therefore left open when the building is in use. A second internal draught lobby is retained to enclose the building with powered accessible doors with appropriate manifestation.

The existing reception does not provide a positive impact on people arriving into the space therefore our proposals reconfigure the area to be more welcoming with improved space for meeting and waiting.

### Corridors & Passageways

The domestic nature of the building raises a number of challenges for navigation and movement by disabled users. Birkbeck College are very limited in their ability to alter internal arrangements in the buildings particularly original walls and features. However feedback from current users has highlighted some areas where alterations can improve accessibility and

the legibility of the building.

On the ground floor removing the walls and widening the corridor in key areas will improve movement and allow for passing places. On first and second floors works to straighten out the numerous doglegs in corridors will naturally improve flow and improve visibility along routes. In some key areas walls adjoining the main corridor have been removed this creates natural passing places on otherwise fairly narrow corridors.

In other areas walls are completely replaced with glass screens allowing natural light and a sense of orientation for those moving through the terrace.

### Vertical Circulation: Stairs

The scheme retains the use of the existing staircases throughout the building. All the principle teaching spaces remain on the basement, ground and first floor. To assist with accessibility to all these areas the access routes to the latterly added Ground-to-Basement stair and the existing stair in house 44 have been adjusted to improve flow. The Ground-to-Basement stair is a more modern, wider stair which being non original will be refurbished to meet the guidance in BS8300.

### Vertical Circulation: Lifts

The main existing lift is proposed to be replaced with a new car which meets current regulations. This lift continues to provide access from Ground to level 03, however level 04 will remain inaccessible via lift due to the existing low roof level. This situation is managed by Birkbeck College with only staff offices located on this level. The lift will be operable independently without requiring staff assistance. The lift car will incorporate tactile buttons, visual landing level indication, audio voice indication of landing level, emergency lighting, telephone connection and alarm system.

The surrounds to the lift doors are of contrasting colour and/or finish to ensure easy recognition by partially sighted building users. Lift controls to have single press button operation, so that users are not required to keep continuous pressure on the button for the full extent of travel. Disabled refuges to be provided to comply with BS5839-9:2011, BS9999:2009 and BS8300:2009.

An existing platform lift connects Ground and Basement levels which is to be retained.

### Visual Colour Contrast

The buildings will be decorated throughout with a colour scheme to be agreed that provides suitable

visual contrast and assists orientation and way finding for visitors and staff with limited sight. This complies with the Part M guidance for a LRV contrast of 30 points value.

### WC Facilities

There will be a range of facilities to suit all needs. Unisex WC blocks have been designed throughout the building with separate accessible WCs. The provision of fully accessible toilets have been included to comply with Part M of the Building Regulations in terms of travel distances and BS 8300 in terms of design.

All accessible WCs can be accessed directly without passing through a Male or Female WC area, as a disabled user may be assisted by a member of the opposite sex. Facilities for disabled users are to have an alarm, complying with BS 8300, linked to an external flashing and audible beacon.

### Summary

The design team and Birkbeck College have taken a pragmatic approach to improving accessibility and inclusion within the building whilst balancing the need to retain historic features and minimise the impact of any new development works. The proposal makes positive steps to improve accessibility with benefits for staff and students alike. The buildings facilities and management team have been involved throughout the process and are confident the proposals will significantly improve accessibility and help them meet the needs of students and staff.



ARCHITECTURE /  
BUILDING CONSULTANCY  
/ URBAN DESIGN &  
MASTERPLANNING  
/ ADVANCED DESIGN /  
LANDSCAPE / INTERIORS  
/ IMAGING