

4.2.1 Design Proposals - Look & Feel

Finishes

The proposed works and finishes are to be in line with the typical details and finishes that were agreed and completed in the Phase 1 works. It is proposed the high quality finish and aesthetic values achieved in the previous works will be continued through to create a coherent architectural language throughout the whole of 20 Bedford Way.

New carpet finishes will be installed throughout. Existing concrete soffits will be exposed, soffits in good condition will be retained. Soffits in poor condition will be painted or encapsulated in line with the Phase 1 details.

New suspended raft ceilings with new lighting will be installed below the concrete soffits to the workspaces. Within Level 5 where the arrangement is for an open-plan workspace, a new suspended metal ceiling tile will be installed along the line of the original corridor to carry the existing rhythm of the spaces between the cores into the refurbished proposals, as was completed in the Phase 1, Level 5 open-plan workspaces.



Typical elevation to workspace



Phase 1 finishes

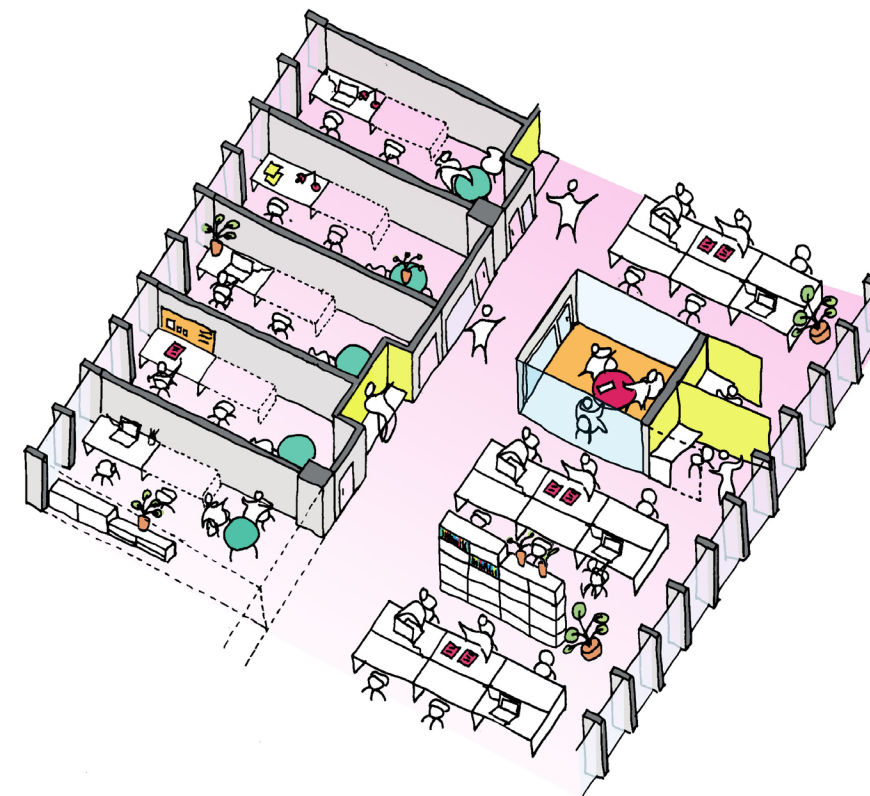
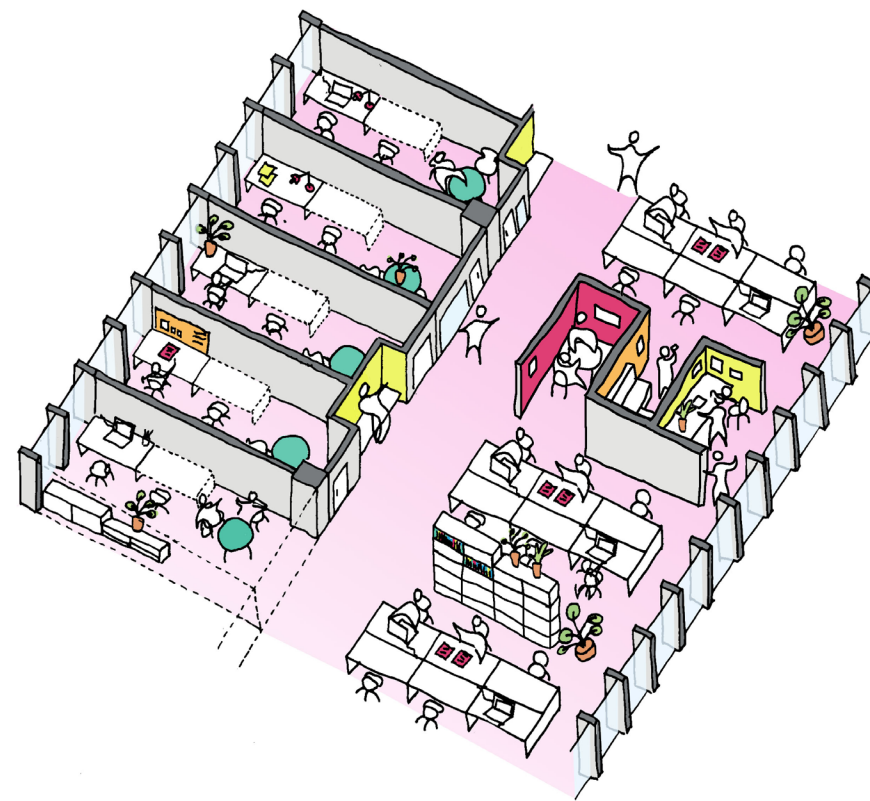


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Workspace in Zone C on Level 5

The proposals build on the flexibility and adaptability of the original building, providing a range of workspace and support spaces to suit the needs of UCL IOE staff and students. The layouts comprise of cellular offices, shared hubs, meetings rooms, focus rooms, break out and resource spaces.

Existing internal partitions, ceiling and floor finishes will be removed within the area of works of Level 5. The layouts have been re-planned to improved the thermal comfort of the refurbished area and minimise the requirement for mechanical cooling. Locating open workspace to the West facade reduces energy consumption and improves sustainability. Cellular, enclosed spaces are located on the East facade.



Sketch axonometric showing layout options for shared workspace hubs and focus space. Refer to Architon drawing package for proposed layouts.



Individual cellular office



Typical ceiling and carpet finishes to workspace, Level 5 Wing

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Doorsets to Workplace

New doors to the workspace areas and teaching spaces will be faced with graphite colour laminate and have oak lippings. Door frames to be oak and all door furniture to be stainless steel. Vision panels and ironmongery to doors will be installed to suit the door type and application.

Doors to new meeting rooms with glazed partitioning will be polyester powder coated aluminium in line with typical details from Phase 1.



Display space and seating benches punctuate walls



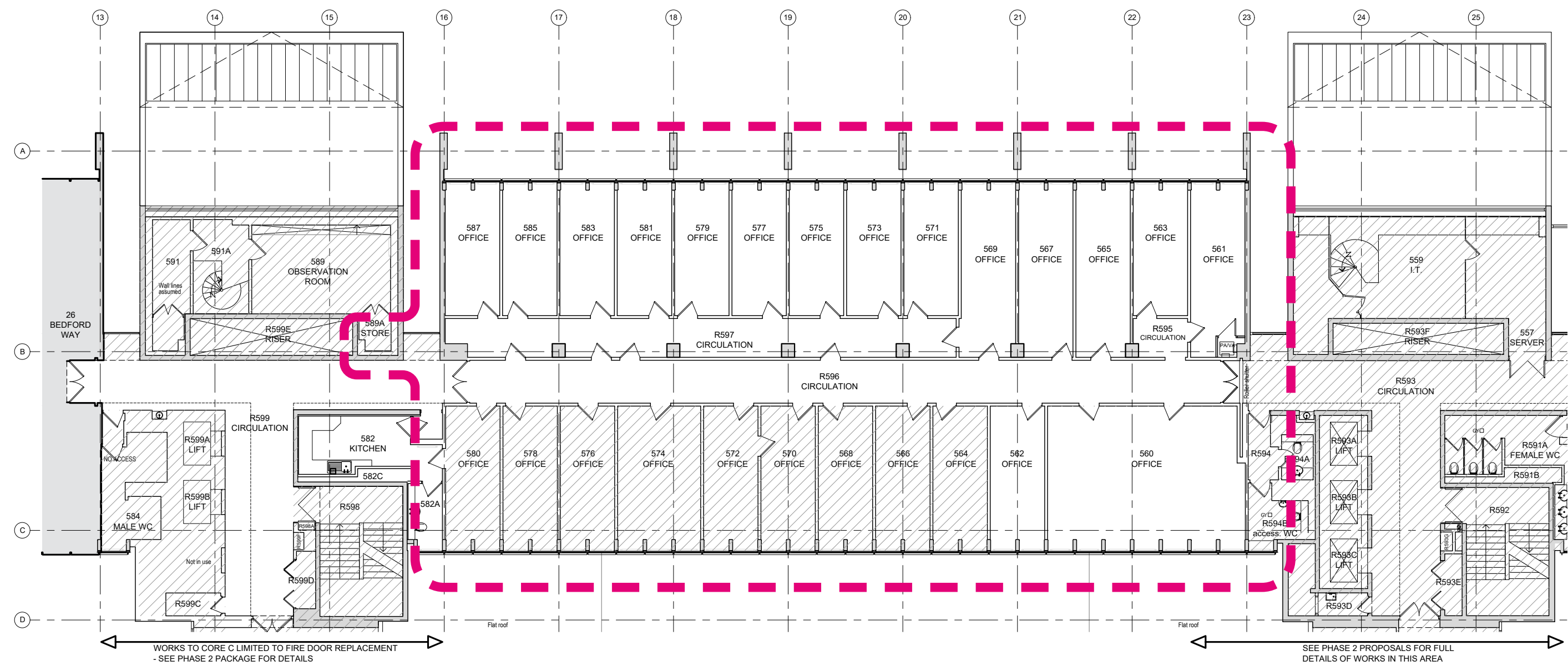
Timber framed doorsets and glazed screens to workspace



Timber framed doorsets to Phase 1

4.2.2 Design Proposals - Level 5 Zone C

Existing layout of Level 5 Zone C



Area of works

4.2.2 Design Proposals - Level 5 Zone C

Photos of the existing condition



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Proposed works:

It is proposed that the whole floor will be stripped out for a full refurbishment as open plan office and cellular office, with the provision of meeting rooms, quiet rooms, kitchenette/tea point and a WC point.

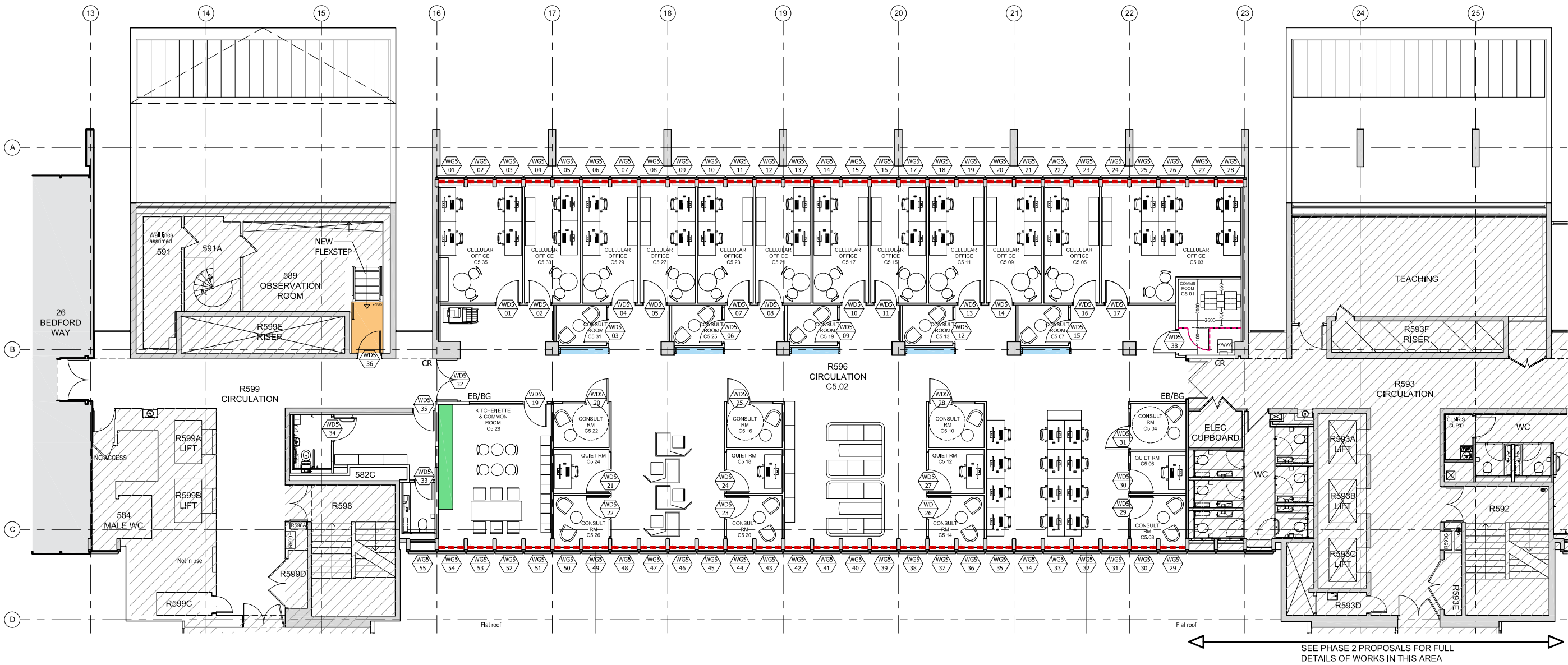
The works will be completed in the look and feel of the approved Phase 1 finish and quality, utilising the 'fin wall' detail with timber edging to main corridor spaces, floor finishes, and exposed soffits with rafts. A new floor finish will be installed throughout the areas being worked in to match that installed in Phase 1.

The existing ceiling will be removed, with exposed concrete soffit and acoustic rafts proposed throughout the office space.

It is proposed that the existing corridor that connects Core B and C through the floorplate will still be read in the architecture of the space with the use of a continuous acoustic raft with new lighting along the ceiling to define the circulation line within the open-plan layout. This is following the successful principle established in Phase 1, Level 5 Wing Works.

It is proposed that the secondary glazing system utilised in Phase 1 will be installed throughout this area of works as indicated in the drawing package.

Thermal upgrades to portions of external wall (insulation lining internally) are also proposed to supplement the secondary glazing system and bring the environmental standards and comforts up to a modern standard.



Proposed layout of Level 5 Zone C