

## 4.2.3 Design Proposals - Facade Works

### Facade Treatment

To improve the thermal comfort and acoustic performance of the external envelope a secondary glazing system is proposed. Aluminium framed sash windows, blinds and a laminate-faced low-level boxing with new radiators will be installed in front of existing external glazing to all areas identified in the proposed layout.

This installation will be as previous Phase 1 designs and approved installation principles.



Existing windows



Typical Secondary Glazing

# 5 Sustainability

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The IOE masterplan refurbishment, which includes Level 5 zone C, will be submitted together under one BREEAM Refurbishment and Fit-out 2014 (RFO) targeting a BREEAM “Excellent” rating of 75.8%. The BREEAM strategy includes a wide variety of sustainability measures including the integration of low flow water fittings, responsible sourcing of construction materials, measures to enhance site ecology, security studies, acoustic measures, and stringent sustainability criteria for the Contractor.

In terms of energy performance, the IOE is a Grade II\* listed building, however, despite this limiting factor significant efforts are being made by the design team to enhance the sustainability of the building. Key supporting measures include:

- Improving the thermal performance of the building fabric in line with heritage constraints, through the addition of secondary glazing, where consented, and internal insulation to cladding panels.
- Upgrading all major MEP systems and lighting. To comply with Building Regulations, all performance values are better or equal to Part L2B 2013 (including 2016 amendments) and Non-Domestic Building Services Compliance Guide 2013.
- Retaining connection to the Bloomsbury Heat and Power network, which includes boiler and combined heat and power plant, that has a decarbonisation plan underway.

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## **Access and Movement**

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### Inclusive Design

The Phase 2 proposals have been designed to be inclusive and accessible throughout and for people with varying needs in accordance with Approved Documents B, K and M and BS8300:2009

With the assistance of the UCL IOE's Access and Inclusion Manager, the project team are taking into consideration the broad range of needs that a truly accessible place can support including but not limited to: mobility, visual and hearing impairments, selfcare, sanitary provision, mental health, communication, learning support, gender and identity requirements.

The proposed works and facilities will complement and meet the needs of the existing community while at the same time serving a new cohesive community in the future.

### Circulation

Lift lobbies which connect circulation routes, staircases and sanitary spaces will be retained. New internal doors will be sized to accord with AD M and will have suitable vision panels and door furniture. Corridors will be at least 1500 wide and are designed to comply with AD M.

### Internal finishes, fixtures and fittings

Internal finishes will be in line with Phase 1 areas and consider visual contrast, lighting and materials for features such as walls, ceilings and floors. Fixtures and fittings, including ironmongery and controls will visually contrast with their surrounds, be usable by people with limited dexterity and reachable by those who are seated or standing.