

Higher Education / Refurbishment

Key Features:

- » Specialist refurbishment of BSU facility
- » Undertaken under strict environmental controls
- » Delivered adjacent to highly sensitive areas



This complex project for the College comprised the refurbishment of the BSU unit, located at basement level of the James Black Centre. Ultimately, we worked in partnership with the client, their consultants and our approved supply-chain in order to provide an exemplary new BSU facility for the College’s ground-breaking research.

Our brief involved the comprehensive reconfiguration of the existing layout, the delivery of complex new M&E infrastructure, services modifications and installations at mezzanine level, ground and roof plant rooms. Specialist laboratory equipment, with accommodating plant, was also installed as part of our works. At all times we complied to the ‘Code of Practice for the Housing and Care of Animals Bred, Supplied or Used for Scientific Purposes’.

Intricate contractor design portions were also intelligently coordinated by ourselves, in conjunction with our approved consultant and supplier lists. Our design responsibility covered the following critical elements:

- » Architectural: Laboratory benching, cupboards, sinks units, WHB IPS units, fixed office benching and mobile benching.
- » Services: Fire detection, alarm systems, security access control, intruder alarm with CCTV, data system, lighting control system, sprinkler fire suppression system, BEMS, Rees room temperature / humidity monitoring system, reverse osmosis water treatment / distribution system, the design of brackets and supports.
- » Structural: Steel connection details with existing.

Owing to the occupied nature of critical research facilities surrounding the site, we operated a robust duty of care system. Strict environmental controls were adopted to ensure we safeguarded the highly sensitive nature of the surrounding site. Noise and vibration were carefully considered, due to a working MRI machine on the floor above; so, we planned, agreed and programmed specific times for essential noisy works.



Client:	King’s College London
Project Value:	£3,700,000
Programme Duration:	41 weeks
Architect:	BMJ Architects
Quantity Surveyor:	Mortimer Isaacs LLP