

Design and Access Statement

in support of an application for:

Lecture Centre- Brunel University London
Kingston Ln, London, Uxbridge UB8 3PH



Introduction and Context

The lecture theatre block is a modernist/brutalist style building at the centre of the Brunel University London campus. It was built in 1965-6 by Richard Sheppard, Robson and Partners. John Heywood as the original project architect and Clarke Nicholls and Marcel as structural engineers. It was built as part of the first phase of the new campus for Brunel University.

The proposed area identified for refurbishment is on the ground floor and is located in the north east corner of the building. It sits to the left hand side of the main foyer and is approximately 70sq metres. It's currently used as an office administration area. The space is flanked by a pedestrianised walkway and overlooks a lawned concourse.

The external & internal structure of the building is a reinforced concrete frame infilled with precast shuttered concrete panels. The ground floor level facade is made up of a large area of metal framed glazing which was added in 2005.

Brief

As part of a new contract between Brunel University London and Chartwells, Compass Group (catering and hospitality contract operators) the Lecture Centre forms one part of a larger refurbishment development plan to several areas on campus.

The brief is to provide a new coffee shop facility within the Lecture Centre.

The intention is to refurbish the allocated interior within the Lecture Centre changing the space from office administration to coffee shop. The design should be sympathetic to the original building and be as non-intrusive as possible.

The key aims of the refurbishment are as follows:

- Remove the office interior elements exposing the original building where possible and repurpose the space to accommodate the coffee shop
- Form a new glazed double door access point to the front façade with disable access control
- Relocate a set of internal glazed doors into the foyer
- Form a new access controlled doorway at the rear of the space into the foyer
- Provide a dedicated coffee counter front and back bar with coffee making facilities and a limited food offer
- Create decorative framing shelving over front counter
- Introduce loose seating and tables numbering 28 covers
- Create 2 small storage areas back of house
- Provide suitable M&E & life support services to the space
- Provide suitable lighting
- Fit new vinyl floor, decorative wall finishes
- New internally fixed 'Coffee Room' signage

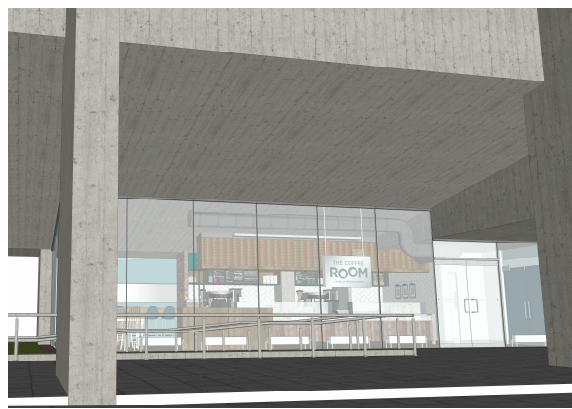
Design

The proposal has an industrial feel whilst using a natural looking colour palette and materials throughout. It features a linear counter adjacent to the glazed facade with framed copper pipe shelving over. The new design exposes much of the original buildings structural features where the office fit out had previously covered them up.

Externally, the aim is to create a space which connects the unit to the buildings within the surrounding area, many of which have retail elements to them.

To facilitate the new operation of the coffee shop we propose to form a new set of frameless glazed double doors in the front glazed facade of the existing build. These will be situated to the left of the main foyer revolving doors. These are required as the coffee shop will operate at times when the main lecture centre will be closed. The doors will have a set of barriers to each side with disable access control on one stanchion.

New branding signage will be created for the coffee shop under the name of the 'Coffee Room'. The signs will be illuminated and hung internally from the soffit on two sides of the glazed building fascia.



Internally, the aim is to create a functional catering facility which is both aesthetically and operationally well designed.

Providing easy access from internal areas within the lecture centre the proposed scheme utilises a set of existing glazed doors into the coffee shop. To ensure sufficient space into the shop and improve operation these doors are moved towards the foyer.

Form a new glazed access controlled doorway at the rear of the space into the foyer. This is to allow staff access to the store rooms at the rear.

Currently the area designated for the proposal has a small store room and security office to the rear. The intention is to utilise these spaces as two storage rooms.

A dedicated back coffee counter provides storage means for hand wash and waste disposal plus houses all coffee making facilities. Over is a set of additional storage cupboards and menu display. A linear front counter with pay points and storage offers a limited food selection. This has a decorative framing/shelving display above. Customer use recycling facilities along with condiment display is set front of house along with a limited section of tables and seating. The space will have a new decorative vinyl floor finish front of house and suitable safety flooring in staff areas. Decorative tiles paint and brick effect panels are used on wall as however all existing shuttered concrete walls and soffits will remain exposed and untouched.

All M&E and life support services will be updated to suit the new scheme and adequate lighting will be designed as part of the refurbishment.

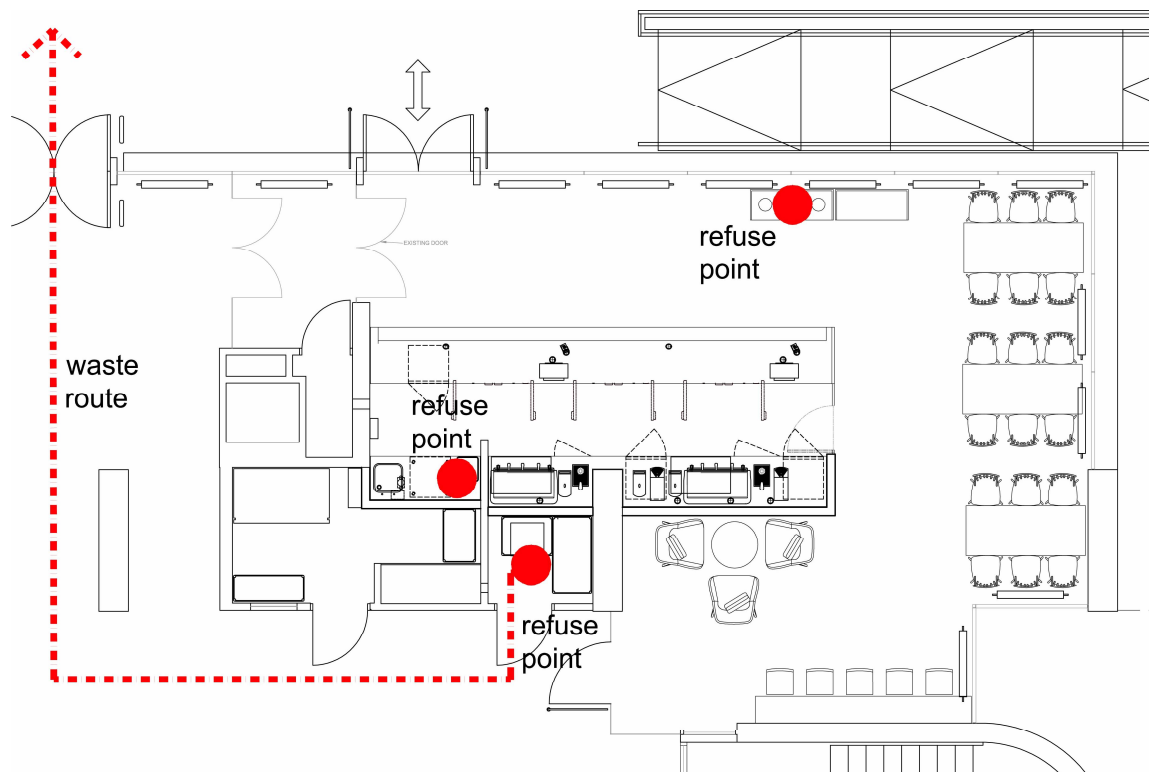
Access

The main external pedestrian access into the restaurant is through the new set of double doors on the main glazed fascia. There is also an internal glazed entrance from the foyer. A staff only glazed door will also be created. All points of entry have a level threshold throughout.

All external and internal steps within the restaurant will be compliant with the Equality Act 2010.

Refuse

Refuse points will be created for staff and public use throughout the catering facility. Waste will be decanted from these to a mobile bin back of house where it can then be taken to the buildings central bin store for the contract refuse collector to pick up at the allotted times. See waste route plan below.



Summary

In summary, the proposal will provide a new catering facility centrally in the campus and thus will improve staffing levels. The design will be sympathetic to the existing building materiality and should be reversible and non-intrusive.