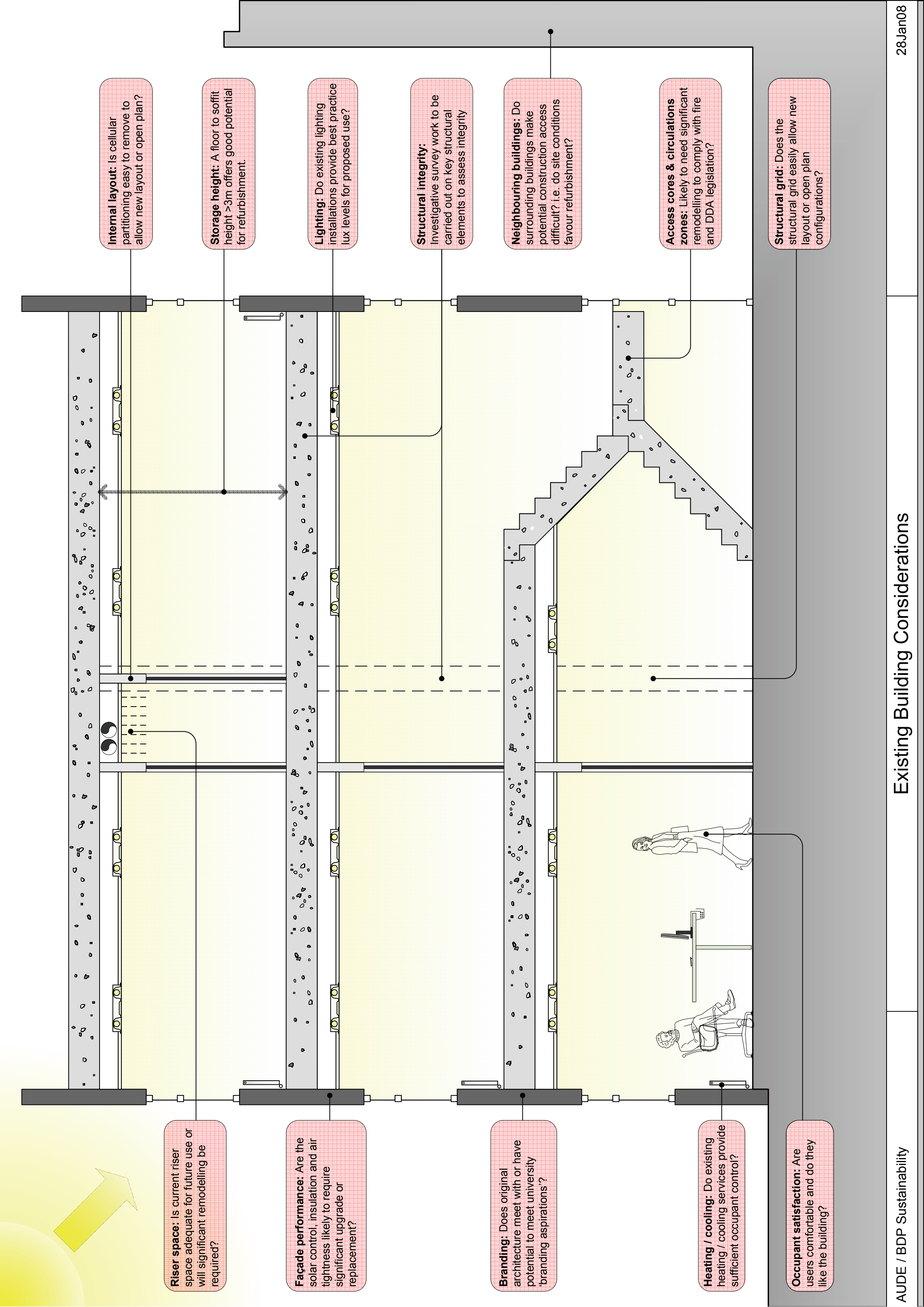




Internal layout: Is cellular partitioning easy to remove to allow new layout or open plan?

Storage height: A floor to soffit height >3m offers good potential for refurbishment.

Lighting: Do existing lighting installations provide best practice lux levels for proposed use?

Structural integrity: Investigative survey work to be carried out on key structural elements to assess integrity

Neighbouring buildings: Do surrounding buildings make potential construction access difficult? i.e. do site conditions favour refurbishment?

Access cores & circulations zones: Likely to need significant remodelling to comply with fire and DDA legislation?

Structural grid: Does the structural grid easily allow new layout or open plan configurations?

Riser space: Is current riser space adequate for future use or will significant remodelling be required?

Facade performance: Are the solar control, insulation and air tightness likely to require significant upgrade or replacement?

Branding: Does original architecture meet with or have potential to meet university 'branding aspirations'?

Heating / cooling: Do existing heating / cooling services provide sufficient occupant control?

Occupant satisfaction: Are users comfortable and do they like the building?

