

HEALTH PROFESSIONS COUNCIL

**20 and 22 – 26 STANNARY STREET
LONDON**

Stage D Project Report

February 2007

This report provides the reader with an overview of the project at RIBA stage D. The appendices include the technical and financial details.

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B Building Services Drawings/Report [Fulcrum]

C Acoustics and Noise Emissions Reports [Fleming and Barron]

D Fire Strategy Report [Bodycote/Warrington Fire Research]

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Other documents available:

Conditions Survey

Asbestos Survey

Access Report

Front cover: Proposed Street Elevation for Phases 1 and 2

Executive Statement

Team

The design development of the project commenced in October 2006 with the appointment of the following project team:

Stiles Harold Williams Studio Callaghan Davis Langdon	Client Representative Architect Quantity Surveyor
Davis Langdon Structural Engineer Fulcrum	Planning Supervisor Built M&E/Drainage Engineers
Fleming and Barron Warrington Fire Research/Bodycote Hawton Shore	Acoustic Engineer Fire consultant Party Wall Surveyor

Task

The initial task has been to define a feasible scheme which meets the projects objectives, developed from the Statement of Need, which can be delivered within the envelope of funds considered to be available. This report describes the status of the project at the close of Stage D [planning/scheme design] and before stage E [detail design] commences. The project has been broken into two phases Phase1 and Phase2.

Activity

The design team has been variously involved in:

- Developing the brief
- Interrogating the site and existing building/carrying out surveys
- Defining project elements
- Taking the design to stage D
- Designing access compliance
- Regular cost checking

The design process has been informed by a number of surveys including Geometric survey, structural surveys, access surveys (see appendices).

Project Objectives

The initial works have involved reviewing the Statement of Need and there are, in addition, some objectives derived from public consultation/access surveys.

These are summarised as follows:

- a) Operational pressure to provide a further Tribunal Room.
- b) Operational pressure to provide additional office space for registration.
- c) A need to improve disabled access to HPC with a new entrance.
- d) Public realm enhancements to comply with conservation area/planning expectations and to improve neighbour relations.
- e) A modest allowance for future expansion, subject to planning - see Phase 2.
- f) Upgrading of the fabric of the existing building to comply with current regulations and to improve performance.

Scope of the works

The project has been broken down into two Phases to allow the costs of the project to be apportioned:

- Phase 1 comprises the refurbishment works to the ground and first floors. Note exclusions in the DL report below.
- Phase 2 comprises the works to the second floor new build extension.

Scheme

The scheme design, which results from the above process and activities, is described in the design statement. It comprises the following elements.

- a) A new disabled access entrance to give full access to ambulant and wheelchair disabled to the public facilities of HPC.
- b) A new Tribunal Room/Council Chamber and associated meeting rooms and facilities on the ground floor of 22-26 Stannary Street.
- c) An additional office space for registration on the first floor of 22-26 Stannary Street. Modifications of 20 Stannary Street to improve ambulant and disabled to these offices.
- d) A roof extension, Phase 2, to meet a growing need for additional office space and to maximise the potential of 22-26 Stannary Street
- e) External hard and soft landscaping to incorporate access improvements, bin stores screening etc.

Cost Summary

A breakdown of the costs of the of the recommended scheme going forward from 01 04 2007 for Phase 1 is as follows:

	£
Construction costs	1,290,000
Fees (2007-2008 financial year)	180,000
VAT	<u>257,000</u>
Sub-total	1,727,000
(Savings)	<u>(139,500)</u>
TOTAL	<u>1,587,500</u>

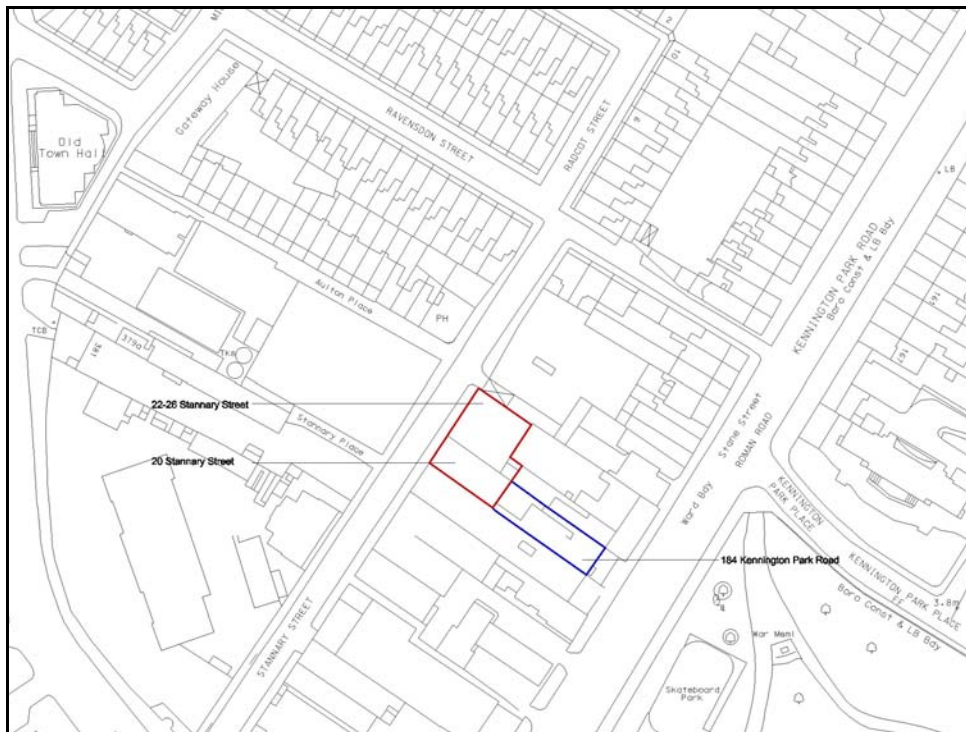
A number of exclusions to the Phase 1 total project costs Lift car, Furniture, IT etc are referred to in the full DL report and cost versus budget reconciliation (see below).

Cost Stance

The scheme is presented as a project which will deliver the necessary result by a judicious combination of refurbishment and new build extension. It should be noted that the scheme is not a comprehensive refurbishment and that some refurbishment works to the existing buildings/and Phase 2 will remain to be completed in later contracts. The project is costed accordingly [see DL report below].

The building cost estimates includes inflation to May 2007 on the basis of the attached programme.

Design Statement



1.0 Context

The building is located at 22-26 Stannary Street and 20 Stannary Street. The project is located in the London Borough of Lambeth. Lambeth are the local Authority dealing with Planning Applications and Building Control applications.

The buildings are owned by the Health Professions Council who also own the neighbouring/connecting property 184 Kennington Park Road. 20 Stannary Street links with the rear of 184 Kennington Park Road and together these properties are known as Park House. To the rear of 22-26 Stannary Street are the gardens of listed residential properties 180 and 182 Kennington Park Road. To the North on Stannary Street is a converted industrial building comprising residential live work units and office units called White Acre Mews. White Acre Mews was constructed at the same time as 22-26 Stannary Street and they share a wall.

Stannary Street is located in a conservation area. The street is much improved in recent years by building refurbishment and some streetscape/ tree planting projects. The street is also governed by an MDO which restricts additional storeys. There have been successful planning applications, by the previous owners, to modify the Ground floor openings on Stannary Street. Despite the existence of the MDO early consultation with the planners suggests that the Phase 2 proposal is worthy of an application.

2.0 Scope and Purpose of the Project

The Health Professions Council [HPC] is one of nine regulators of health care professionals. HPC is an independent organisation with all its costs funded by fees from registrants. The services HPC has to provide are rapidly increasing due to increasing number of registrants, increasing number of professions to regulate and the increasing number of Tribunals. Tribunals are "courts of law" that deal with registrants' impaired performance. 22-26 Stannary Street was purchased in July 2005 to meet the increased demand for space. The purpose of the planning application is to define the extensive refurbishment works required to upgrade 22-26 Stannary Street and to make provision for suitable accommodation, to make disability access improvements and landscaping/streetscape improvements.

22-26 Stannary Street used to be utilised by a commercial printer and the existing buildings are in need of comprehensive refurbishment including works to 20 Stannary Street to accommodate the changes.

3.0 Programme / Phasing

Finance for the project is constrained and Studio Callaghan's proposals have been broken down into two phases to allow the costs of the refurbishment to be apportioned. As a consequence the project is the subject of two planning applications, known as Phase 1 and Phase 2.

Phase 1

The works included in this phase comprise the refurbishment works to the ground and first floors, the refurbishment of the roof/parapets, the rear terrace, some external landscaping and the enabling works to Phase 2.

Phase 2

Phase 2 comprises the addition of a part storey on the second floor infilling the space between 20 Stannary Street and White Acre Mews. The use of this space will be clerical/office.

The programme rev H for the works is attached.

4.0 Functions to be Accommodated

The principal project components are the Tribunal Room, also used as a Council Chamber, and a large open plan office for registration. An access report also indicated a need for a disabled entrance onto Stannary Street, see below.

The Tribunal Room/ Council Chamber is a large room which has public access for some Council Meetings and some Tribunals. The occupancy of the Tribunal room and associated offices including members of the public will not usually be in excess of 60 persons. The registration office is a large open plan fully serviced room suitable for approximately 40 employees. The registration office is never open to the public. The use of this space will be administrative/office.

Phase 2 is to provide additional space for office /clerical use.

ROOM SCHEDULE

Ground Floor

Room No.	Room Name
RG-001	Entrance Lobby
RG-002	Meeting Room / Tribunal Officers Room
RG-003	Council Chamber / Tribunal Room
RG-004	Meeting Room / Registrant Defence
RG-005	Meeting Room / Registrant Defence
RG-006	-
RG-007	Cleaners Cupboard
RG-008	-
RG-009	Plant Room
RG-010	Male WC
RG-011	Female WC
RG-012	Main Lobby
RG-013	Disabled Toilets
RG-014	Lift
RG-015	Stairs
RG-016	Lobby
RG-017	Dustbin Room
RG-018	Meeting / Witness Room
RG-019	Meeting / Tribunal Officers Room
RG-020	Lobby

First Floor

Room No.	Room Name
R1-001	Stairs
R1-002	Lobby
R1-003	Coffee Point
R1-004	Office Area
R1-005	Printers / Photocopier Area
R1-006	Lobby
R1-007	-
R1-008	Stairs
R1-009	Office Area

Second Floor

Room No.	Room Name
R2-001	Office Space
R2-002	Office Space
R2-003	Stairs / Lobby
R2-004	Meeting Room