



CASE STUDY: University College London (UCL) (new research facility)

Assignment

University College London were looking to relocate their trial research facility and develop a major purpose-built research building. The facility conducts experiments regarding the movement of people through specifically public transport spaces. Access to people and a thriving business hub were key necessities.



Solution

The Fusion team conducted a Scouting Study to look at the possibility of reusing an existing building at Londoneast-uk, Dagenham to facilitate development of the facility in the shortest timescale. This included a review of the building fabric, size assessment and integration of the facility with regards the surrounding environment.

Challenge

Development of the facility was constrained by timing of European research funding (approximately £40m) which meant the facility plan had to be accelerated to meet with the funding window. The University had already put plans in place to establish a new build facility on other sites and therefore making Dagenham a realistic solution would prove challenging.

Verdict

The position, available space and transport links at Londoneast-uk rendered it an excellent match against UCL requirements. The project could be fast tracked by either extensively modifying an existing building or alternatively demolishing that building and establishing a new build on the same footprint.

Negotiations were undertaken on both an existing modified building basis or through a complete redevelopment. Following extensive discussion a conditional planning deal was executed to replace the existing building with a 50,000 sq ft specialist research facility that will house a full size tube station platform and carriages together with an aeroplane fuselage. Construction is scheduled for Q1 2020 and completion due late 2021/early 2022.