

We were engaged by Anglia Ruskin University (ARU) to project manage the fit-out on the third and fourth floors in the Republic Building, London. We provided aesthetic direction, feasibility space plans, fire strategy documentation, tenant fit-out guide and a performance specification to 4 tenderers.

Once the tenders were returned we provided a detailed tender comparison and subsequently negotiated the final tender sum with the preferred contractor. Oktra's concept design was creative and insightful in both instances and they were selected as ARU's preferred main contractor. The brief was subsequently developed by Oktra with the ARU project team, and they proposed designs that offered flexibility and choice for the student body.

Functionality and user experience were key elements of the brief which demanded a variety of work settings and a consistent branded experience. Oktra created an agile working environment across the two floors which would transform the way the students worked, allowing them to choose task-focused workspaces.

THE WORKSPACE CONSULTANTS

"The Workspace Consultants were our project manager on our two CAT A refurbishment projects in East London. They are our major expansion of teaching facilities in east London from our base in central London, effectively doubling our size."

Both Projects were efficiently managed by The Workspace Consultants from start to finish with their involvement throughout with the landlord, planners, main contractor and technical contractor. We did not have to deal with the third parties and were simply kept informed of progress and costs during our weekly meetings with the Workspace Consultants."

We are very pleased with the outcome of both projects and thankful to The Workspace Consultants for completing them successfully. They acted professionally throughout and safeguarded our interests. They are project managers whom I can wholeheartedly recommend."

Roger Leung - Head of Finance ARU

CLIENT NAME: ANGLIA RUSKIN UNIVERSITY | LOCATION: LONDON, 3RD FLOOR | DURATION: 12 WEEKS | SIZE: 31,500 SQFT | ACCOMMODATION TYPE: EDUCATIONAL



The final design is a modern environment filled with a variety of workspaces. High benches and soft seating promote collaborative project work, while new individual booths and quiet areas offer space for concentration. Acoustic baffles and dividers are situated throughout the floors to reduce noise transfer and create areas better suited to quiet working.

The 3rd floor was completed first and the 4th floor a year later. Navigation through the building was an important element of the project and in order to create a more intuitive layout, we cut through the slab and added an internal staircase. This opened a new circulation route through the building and took pressure away from high footfall zones.

In order for the space to accommodate the student numbers required, the design needed to encompass a significant increase in fresh-air, cooling, and in the number of toilets. The fire strategy for the building was also challenged and capacity was borrowed from other floors to enable a final occupation density of 1:3.

THE WORKSPACE CONSULTANTS

"The second project was particularly challenging as we needed to increase the occupation density from 1:8 to 1:3. There were major technical issues to surmount to satisfy building control such as additional fresh air requirements and adding new internal plant rooms; consent from various parties including the local Council was required. TWC carried out the project seamlessly on our behalf."

TWC were fully involved in the various stages of our build, including:

- RIBA Stage 1 Feasibility Planning for tender
- Architectural performance specifications
- M&E performance specifications
- Tender package and management
- Contractor interview and selection
- Contract support
- Contract administration
- Project management

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