



CASE STUDY - BERKELEY STUDIOS

Our role in this project was to produce a brief and tender document and manage the tender process, choice of contractor and construction through to practical completion and go live. The structure of the project was to have a principal contractor on a Design and Build contract to carry out all the build works. Specialist Broadcasting contractors were integrated into the project as were IT contractors for the networking and servers. The comms room was intensive with 6 large data cabinets and UPS.

The building was full of potential and unknown problems including a large mezzanine floor supported by a forest of small columns hidden in light weight partition walls. The area under this mezzanine was designed to be a newsroom so in the end the whole floor needed to be replaced with a much more substantial structure.

The other problem that we encountered was that the roof was leaking and in very poor condition. Ideally, we would have liked to completely over-clad the entire roof but we were unable to put any more load on the building. The solution here was to apply a Polyroof advanced liquid product. This gave us a leak free roof without compromising the structural capabilities of the building.



THE WORKSPACE CONSULTANTS LLP

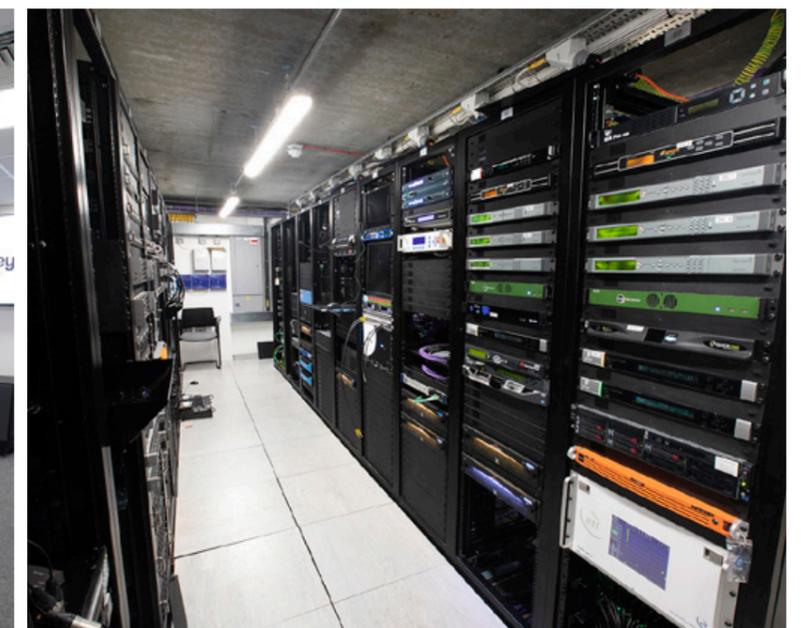
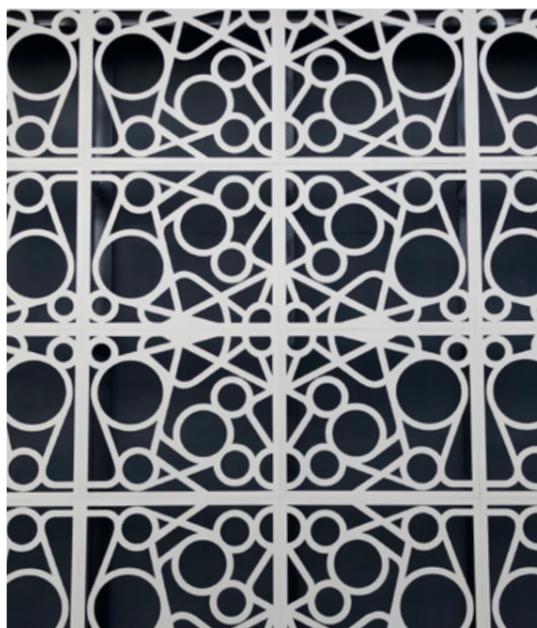
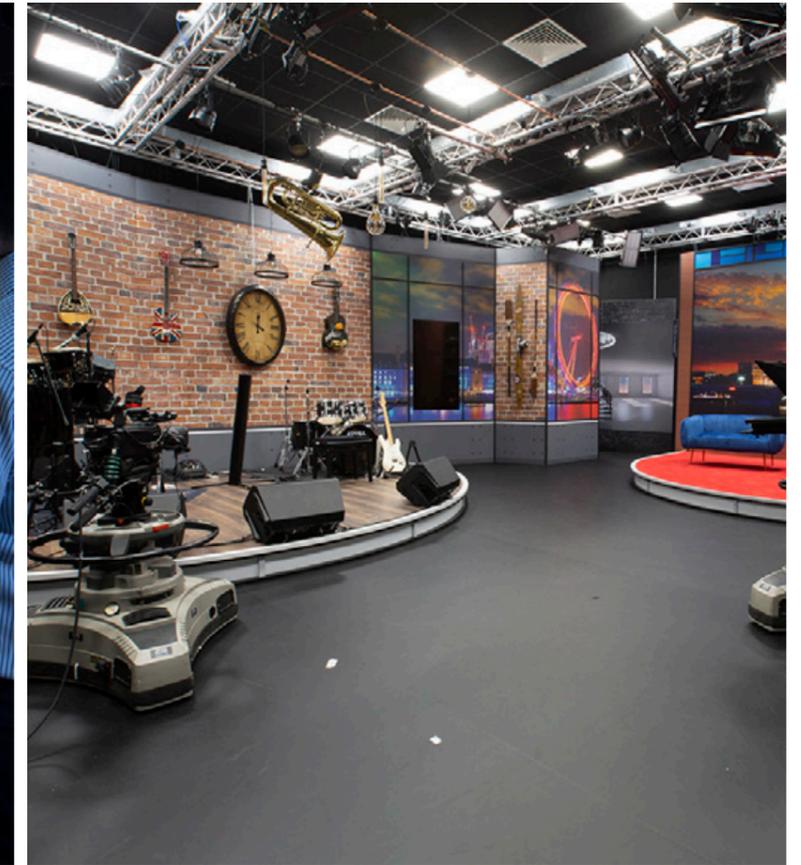


The main broadcasting focus in this case was News. As is typical in modern news studios, the working newsroom could be seen from the TV Studio through a glass wall. The wall had to be angled towards the studio in the vertical plane to prevent reflections being picked up by the cameras. The optimum angle is 7 degrees.

The tender specification included a comprehensive brief as to how the space needed to be laid out to comply with the business needs of the studio. This was created by The Workspace Consultants as part of a tender pack. We also produced a detailed performance specification. We partnered with Ridge, our M&E consultant to help with the M&E part of this specification. The specification had several sections including Architectural, Mechanical, Electrical and Environmental.

Broadcasting Cables

The sheer quantity of broadcasting cable around the building and inside the large comms room was a challenge in terms of providing enough containment and a challenge to manage a lengthy cabling install programme with specialist contractors during and intensive and complicated fit out programme. The construction contractor, Maris deserve credit for being flexible enough to manage this process whilst overcoming problems and providing construction solutions.



PROJECT:
DURATION:
SIZE:
OCCUPANCY:

Berkeley Studios, London
34 weeks
19,500sqft
Television Studios & Offices

Acoustics and Structure

One of the most important consideration in any broadcasting studio is acoustics both in terms of reverberation and noise transference. Some areas are more sensitive than others with the Studios themselves being the most sensitive areas. The specification called for a Noise Rating of 25 (NR25)

Noise Rating commonly refers to noise from mechanical plant but in this case, we were very careful to specify NR25 in the environmental section as well. This was to ensure the design dealt with noise from outside. The location meant that this was particularly important. The solution was to line the Studio walls and ceiling with 3 sheets thick of 15mm Soundblock Plasterboard. The structural engineer calculated that the steelwork would only just support the weight. The other planned load for the existing steel beams were the lighting rigs. These had to be designed to be supported on light weight columns to avoid load on the building.

