

10 Point Checklist for New Social Space

Here at Streetspace our team of designers create highly successful break out social spaces for the education environment throughout the UK. From all of the interesting projects, buildings and people we have been privileged to work with we have condensed some of the essentials you need to consider when creating a new covered space.

Work through this simple checklist to see if you can find a suitable location - or to ensure the space you are already considering is appropriate.

- Once you have worked through the activities that you will be using the new space for, look for opportunities to enclose an outdoor area close to the appropriate zone or zones.
- Consider how the proposed space will be accessed and ensure that any existing building escape routes can be maintained. These can often be incorporated within the new structure design in accordance with Building Regulations. Our knowledgeable team will always advise on such implications from the initial proposal stage.
- It is well worth considering the covered space potential of any courtyards you have available as they will often have the advantage of minimal external glazing requirements.
- To make the new structure interface as uncomplicated as possible, try to select potential sections of the existing building with flat surfaces, simple cladding fabric and straight architectural lines.
- Be aware of potential impact that the proposed space may have on existing rooms through loss of natural light or ventilation. The new space will have to comply with Building Regulations for the respective use-class and experienced design using advanced glazing, façade and air handling systems will be specified to achieve this.
- Remember that depending on the final use-class definition your existing paved surfaces can be cleaned and sealed for the enclosed space if minimum project costs are top priority. Our resin bound flooring system option provides a very cost effective and great looking covering using your existing external surfaces.
- From a Planning Permission perspective it is advisable to avoid those locations that could be considered to have an adversely high visual impact on neighbouring properties or the public realm.
- A careful study of existing rainwater gutter and downpipe arrangements should be carried out, as the functionality of these will need to be fully maintained within the new structure design.
- Surface water drainage will need to be factored in with allowance for strip drains and soakaways to channel any surface water away from the proposed structure and surrounding paved surfaces.
- Consider the capacity and location of your building electrical capacity to maintain heating and cooling within specified temperatures for the use class. There are a number of options for this and the most suitable will be considered in light of Dynamic Thermal Modelling of the proposed space.

We hope this exercise has been helpful to you and would be very pleased to answer any queries you may have by phone or email – whichever is easiest! If you would like to get a budget cost for any of the areas you have identified, simply complete our free budget cost calculator here:

www.streetspacegroup.co.uk/free-budget-cost-calculator

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