Project Brief:

The project comprised of damp remediation and redecoration of the vaults on the lower ground floor of the Imperial College Business School, located on the South Kensington Campus. The vaults consist of twenty bookable breakout spaces used by students and visitors for conferences, career events and executive education programmes, plus one vault which is used for catering to support the Forum Café.

The scope of this project was for vaults 0-10 only and entailed the following works:

- Installation of a Type C Cavity Drain Membrane system applied to the existing building fabric, including walls, floor and soffit. The cavity allows moisture to be drained away to installed drainage channels and sump pumps that are connected to existing drainage systems.
- Installation of new electrical distribution boards and circuits
- New data cabling and data points, including wi-fi units.
- New lighting and heating panels
- Redecoration and installation of new floor tiling.

The project aimed to meet the high demand for breakout space through the provision of consistently available vaults throughout the academic year and during the holidays, finished to a comfortable, clean and professional standard. The improved vaults provide vital and comfort controlled space for student use with controllable temperatures, improved lighting levels and a healthier environment through the mitigation of damp issues.

Project Review

The newly installed water management system has made a huge difference to the end users, the vaults are now bright and well decorated, providing great spaces to study and meet colleagues. Previously it was common for at least 2-3 vaults to be closed due to damp and water ingress, it is now a pleasure to have all vaults consistently open and ready for use.

Afrey Edes, Head of Faculty Services, Imperial College Business School

Project Facts:

Project Manager: Arcadis Project Management  
Senior Supplier: Francisco Villegas-Ruiz, Imperial College Estates Development & Projects  
Project Cost: £774,000  
Stage A to Stage L Duration: December 2015—September 2016

For further information please contact Estates Development & Projects edp-information@imperial.ac.uk