315 Geological Society
Feasibility Study

David Kohn Architects
November 2021

For the Geological Society London

Revision	Date	Issue
*	19th November 2021	Draft Issue ahead of Client Meeting
A	30th November 2021	Final Issue

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1.01 Report

David Kohn Architects was appointed by the Geological Society London in August 2021 to carry out a Feasibility Study in accordance with RIBA Work Stages 0-1 (Strategic Definition, Preparation and Brief) in relation to the reconfiguring of the society's home at Burlington House. This report summarises the findings of the initial study and advises to the potential reorganisation of the Geological Society at Burlington House. The report also estimates the associated costs for undertaking the work, to assist the client in deciding how to proceed in negotiations with the freeholder.

1.02 Key Dates

06.08.21 DKA Appointed
15.09.21 Briefing Meeting and Site Visit
06.10.21 Presentation to Courtyard Societies
12.11.21 Draft Submission
22.11.21 Client Meeting with Report Presentation
24.11.21 David Kohn Presentation to Council
30.11.21 Issue of Final Report

1.03 Background

This report forms part of a larger process currently being undertaken by the Geological Society London, as part of their efforts to find a solution to their increasingly unaffordable rent.

1.04 Client Brief

The Geological Society London's brief is to investigate options for the reconfiguration of the society's accommodation in Burlington House, in order to understand the viability of reducing the footprint of the society and the introduction of a second tenant. A brief describing the minimum spatial requirements of the Geological Society has been prepared prior to this report, and provides the basis for the design developed here.

1.05 Site

The site, Burlington House, has a long history dating back to 1664. First a country home, the house has become established as the home of the Courtyard Societies and the Royal Academy, and is today a cultural and academic hub in the centre of London. The specific arrangement of Learned Societies gathered in Burlington House is unique in Britain, and likely the world.

1.06 Analysis

We have compared the existing use to the client's essential space requirements. The analysis demonstrates that the Geological Society could effectively reduce their footprint within the building to approximately 33% of the existing area.

1.07 Options

David Kohn Architects propose three feasibility options for the Geological Society, each with its own associated secondary tenant, of varying compatibility. These are summarised as follows:

- Arts Institution;
- Educational Institution;
- Learned Society/Societies.

The three options also vary the spaces in Burlington House retained by the Geological Society and make proposals for their reorganisation in order to better perform to the Geological Societies stated goals.

1.08 Budget

For all the proposed options, an accompanying budget outlines the expected cost of their construction, based on £3,500/m² to £6,000/m² rates. Based on these rates it is estimated that the reorganisation and refurbishment of the Geological Society's retained area would be in the region of £2m - 3.5m. All estimated costs exclude VAT, contingency, fees, surveys and insurance. These rates were benchmarked against similar projects by Gleeds Cost Management.

1.08 Comparison

The three feasibility options are compared against one another using a set of key relevant features and figures.

1.09 Procurement and Risks

Quality and cost are key concerns of the client, as such it is recommended that the project is procured via a traditional lump sum contract. The primary risks at this stage are as follows:

- Costs: To be reviewed by a QS;
- Planning: Limit works to conservation area;
- Freeholder Permissions: Feasibility functions as an element of a presentation to government.
- Lift: Consultants/Suppliers to advise on install;
- Programme: Likely to vary as project is further developed and defined.
- Survey: Further surveys to confirm structural assumptions about building.

1.10 Team

The consultants required for a project of this scale are advised in the report.

1.11 Programme

A project programme sets out the anticipated phases of the project from RIBA Stages 2 (Concept Design) to RIBA Stage 6 (handover). It is expected to complete the works in early 2025.

1.12 Next Steps

The client will need to consider the options presented, and consider the potential costs of the project alongside the costs of the lease and move, weighed against the risks . Three clear paths are presented: either the Client takes forward the project to the Government by themselves, the Client employs David Kohn Architects to present the report to Government or the Client commissions the next stages of the project.

1.13 Appendix

The appendix provides additional information on:

- Planning Context: The local planning authority is located within Westminster City Council. Cork Street is situated within the West End ward and the Mayfair Conservation Area. Cork Street galleries are also afforded protection as a Special Policy Area;
- Briefing Questionnaire: a copy of the briefing document prepared by the client is ;
- Precedents: A selection of relevant projects completed by DKA is presented.

Geological Society Library, Burlington House

2 Background

2.01 Background

The feasibility report completed by David Kohn Architects is part of a larger process organised by the Geological Society. This process addresses the imminent requirement upon the society to adapt to the steadily increasing rent s upon the society's accommodation in Burlington House.

The complete process, known as the 'Relocation Options Process', is illustrated on the opposite page. Simultaneous to the work completed by David Kohn Architects

2.02 Save Burlington House Campaign

The first is the ongoing public relations campaign organised between the Society of Astronomy, Society , The Linnean Society and The Geological Society, known as the 'Save Burlington House' campaign. This process is being undertaken in collaboration with April Six, a London based PR firm.

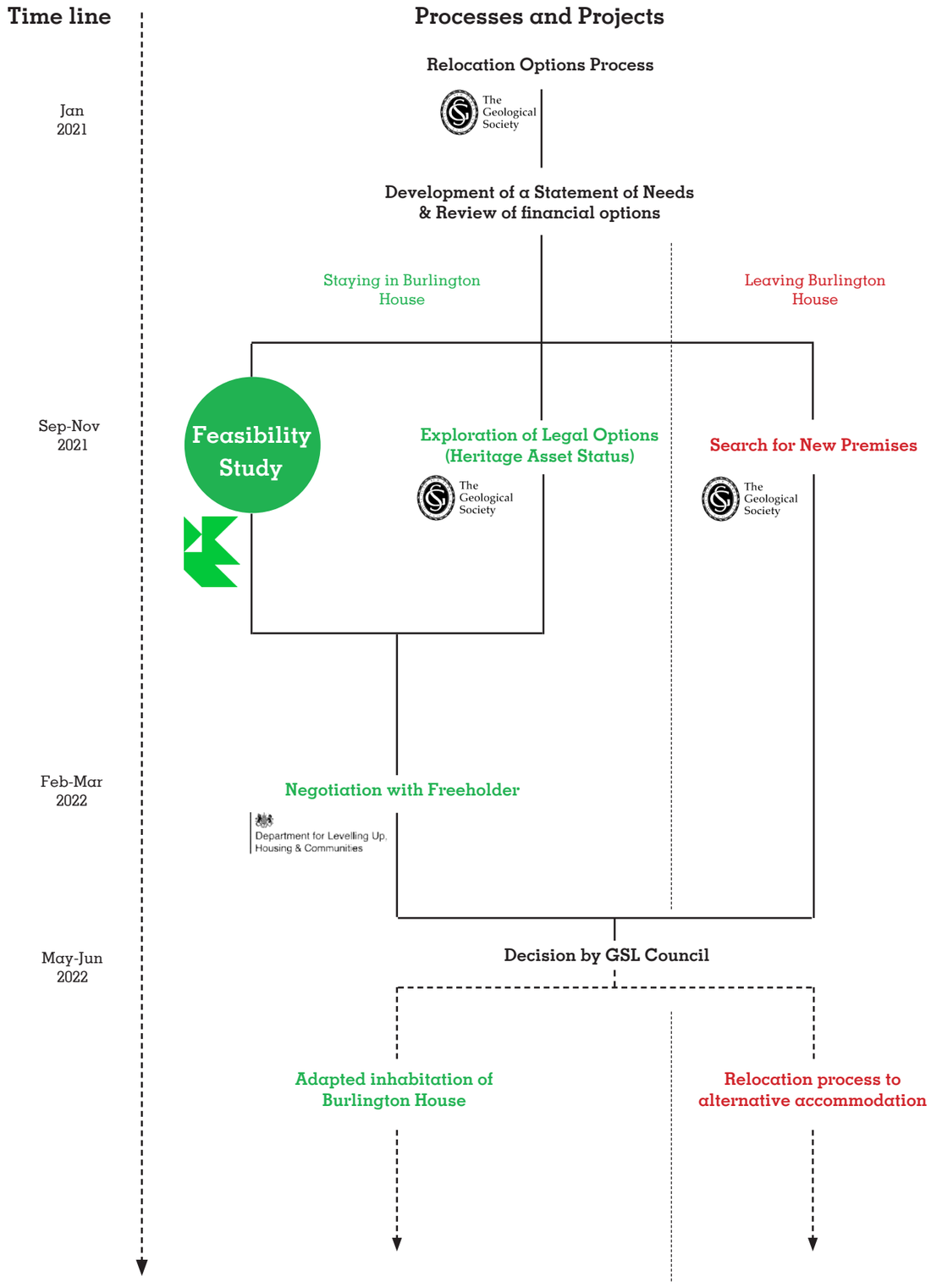
2.03 Search for New Premises

Second is the ongoing search being conducted internally by the Geological Society for alternative places of accommodation, as a last resort for the Geological Society, should negotiations with Government prove unsuccessful.

2.04 Next Steps

The next steps of all the current processes are also illustrated opposite, and outlined in more detail at the end of the report.

2.05 Outline of Relocation Options Process



3.01 Brief Summary

To reconfigure the accommodation at Burlington House to provide additional income from alternative uses, whilst maintaining an affordable home for the Geological Society

3.02 Programmatic Requirements

A summary of the minimum programmatic requirements ('Summary of essential requirements for a re-located GSL headquarters in London' can be found in Appendix D: Client Brief) for the society's effective function was provided by GSL, compiled as part of their process of finding an alternative home for the society:

Staff:

- Working Area: Open plan in a team-sharing hot-desk arrangement (c. 16 workstations). Exec. Secretary's office (small room with space for two visitors).
- Reception: Desk and lobby with comfortable chairs for visitors.
- Office facilities: Mail/ print space; IT server room; kitchen & small dining area; cloakroom & storage cupboard; office storage (stationary, stackable chairs & demountable tables from meeting rooms, etc).

Meeting Spaces:

- Large meeting room: Meeting room with excellent IT and live-streaming infrastructure; mobile partitions capable of being split into 2+ smaller rooms for meetings, exhibition, etc. Burlington House Council Room is 600 sq ft; Buckland Room 342 sq ft.
- Small meeting rooms: Two small staff breakout/meeting/conference call rooms (for 2 to 6 people) with excellent IT infrastructure.

Library:

- Main library: Area with reception desk and 2 desks for users; doubles up as Fellow's touchdown area.
- Library staff office: For 4 people, with additional shelving etc. Ideally, integrated with (but partitioned off from) the main library, so no need to have a separate library reception desk.
- Archivist work & storage area: Includes specialist camera and scanning equipment.
- Map room: Contents of map room at Burlington House weigh c. 33 tonnes; therefore, probably on ground floor or basement.
- Archive room
- Rolling storage rooms: Two rooms at c. 230 sq ft/room as per Burlington House rolling storage. Probably ground floor or basement due to load.

The above assumes that:
Most of the Burlington House Library's contents are transferred to a purpose-built offsite storage facility which may be at the GSL's Publishing House in Bath

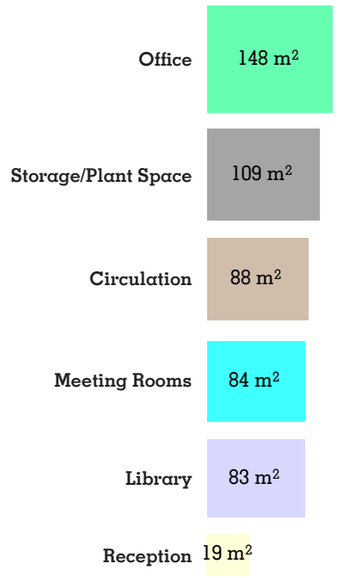
The library contents that will be retained in the re-located Library will comprise: most of the maps, the top tier valuable heritage material, and some intermediate tier material (e.g. books not available as ebooks).

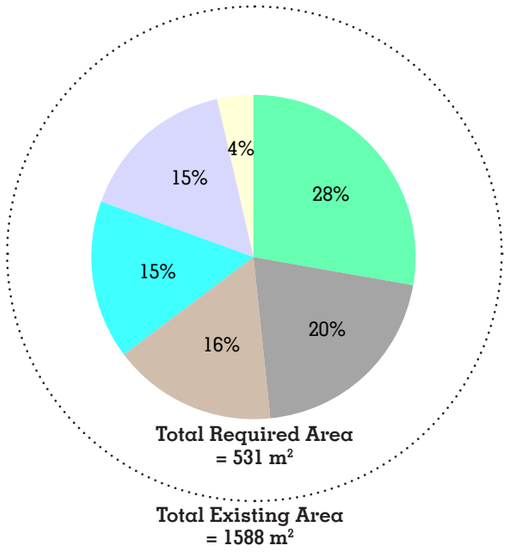
3.03 Additional Uses

In addition to the minimum requirements for the society, the study should investigate the possibility of introducing an additional tenant or tenants into the site, presenting options for how this might coexist with the Geological Society within Burlington House.

Based upon the total area available in the site and the specification of area for the Geological Society, the area dedicated to this additional programme can be assumed to amount to approximately 1000m^2.

3.04 Brief Diagram





~500 m^2
(~5365 sq ft)

Geological Society Required Area

*Geological society required programme sourced from document 'Summary of essential requirements for a re-located GSL headquarters in London' which can be found in Appendix D: Client Brief

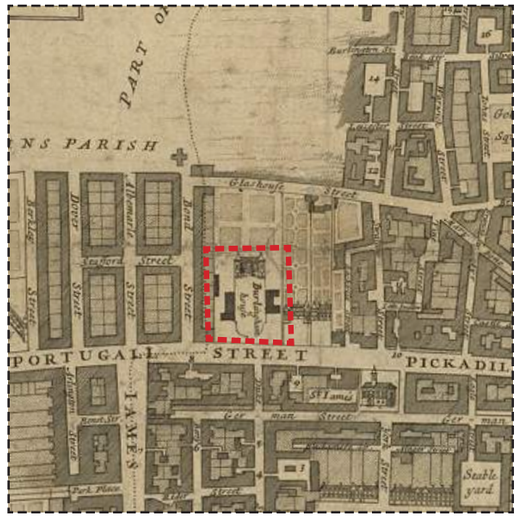
4.01 Location

The Geological Society is located within Burlington House on Piccadilly. The nearest tube station is Green Park.

4.02 Address

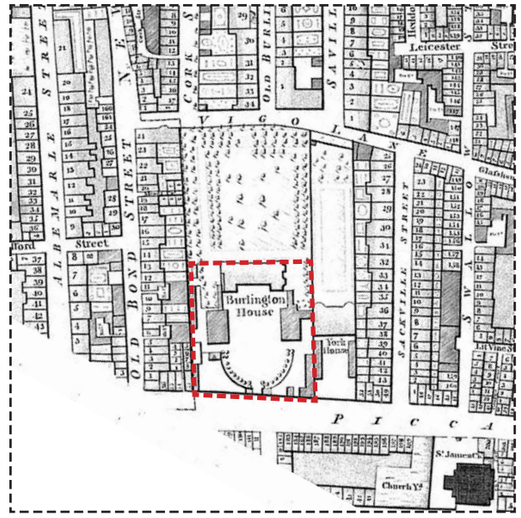
The Geological Society
Burlington House
Piccadilly
London W1J 0BG, UK

Map of London showing location of Burlington House on Piccadilly.



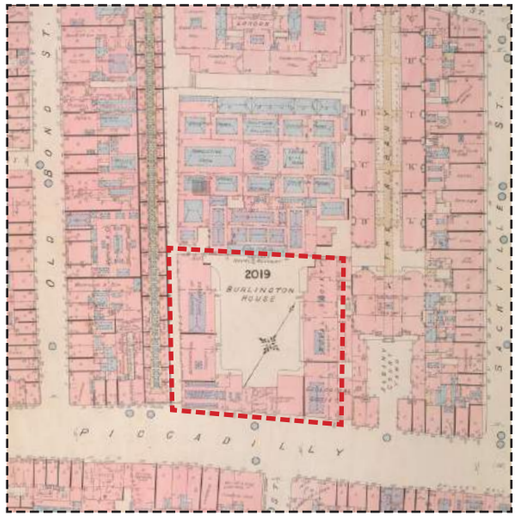
4.03 1724 Map

Plan of London from 1724 with Burlington House highlighted. Burlington House was a private residence at this time.



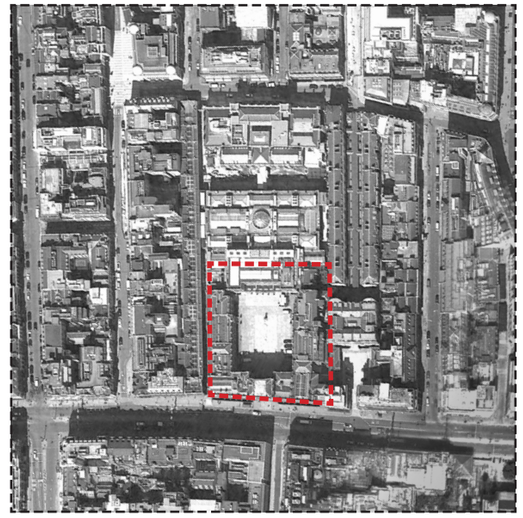
4.04 1796 Map

Plan of London from 1796 with Burlington House highlighted. Burlington House was a private residence at this time.



4.05 1896 Map

Insurance plan of London from 1889 with Burlington House highlighted. The Geological Society is designated on this drawing.



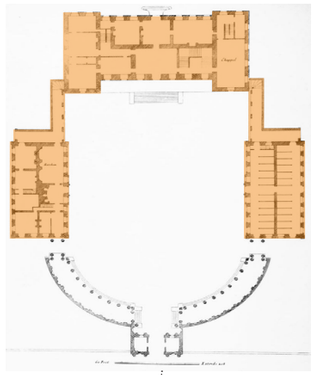
4.06 2020 Aerial View.

Aerial view of Burlington House with the Courtyard Societies highlighted.

4.03 Burlington House

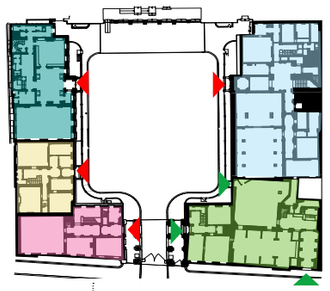
The house was one of the earliest of a number of very large private residences built on the north side of Piccadilly, previously a country lane, from the 1660s onwards. The first version was begun by Sir John Denham in about 1664. It was a red-brick double-pile hip-roofed mansion with a recessed centre, typical of the style of the time, or perhaps even a little old fashioned. Denham may have acted as his own architect, or he may have employed Hugh May, who certainly became involved in the construction after the house was sold in an incomplete state in 1667 to Richard Boyle, the first Earl of Burlington, from whom it derives its name.

1815-18



1874

2021



Drawing Key:

- Linnean Society
- Astronomical Society
- Society of Antiquaries
- Royal Academy
- Geological Society
- Royal Society of Chemistry (previously Chemical Society)
- Private Residence

1854-73 — Burlington House Redevelopment
Burlington House is extended and redeveloped to accommodate the courtyard societies

1873 — Moving In
Society of Antiquaries, The Geological Society, Royal Society of Chemistry, Royal Astronomical Society and The Linnean Society move into their new quarters at Burlington House, drawn together from various properties across London.

1873-1996 — Agreement with Government
The Courtyard Societies inhabit their quarters, rent-free, for over a century.

1996 — Government Review
Government decides to transfer the freehold responsibility to the occupiers of Burlington House, either to the RA, an independent trust, a third party, or to the societies themselves.

2004-5 — The Burlington House Case
The Burlington House Case is heard at the High Court, resulting in no verdict,

2005 — Current Lease
A tenancy agreement is reached between HM Government and The Courtyard Societies regarding the terms of their inhabitation over the next 80 Years

2010-15 — Exponential Rent Increases
The proposed rent increases go ahead as planned, with year on year increases of up to 3000%

2015 — End of First Lease Duration

2015-20 — Uncertain Future
All Societies are being forced to consider the possibility of moving from Burlington house, or radically altering the way they inhabit their premises

2025 — End of Second Lease Duration

1860

1955

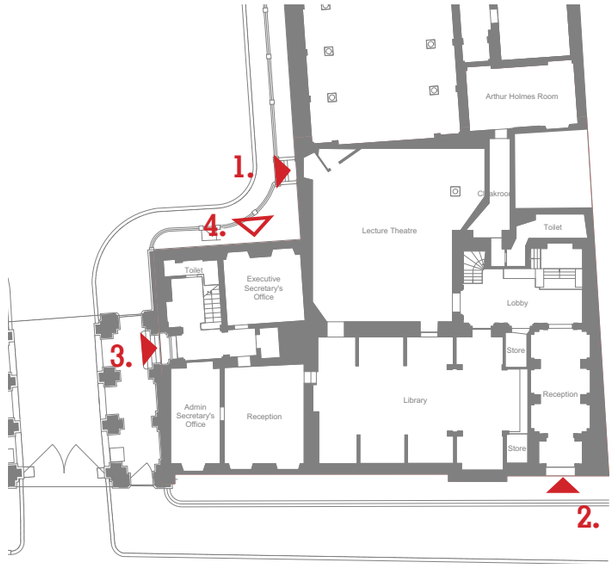
2021

4.04 Burlington House: Site Photos

A selection of photographs taken within the Burlington House courtyard, illustrating the repetitive facades, and the numerous arched doorways to the learned societies within.

4.04 Burlington House, Four Doorways

The Geological Society occupies a unique and privileged position amongst the courtyard societies: while the other institutions have only one or two points of access into their accommodation, the Geological Society has four. This is the result of a reshuffling of the resident Societies at the time of the Royal Societies departure: The Geological Society took ownership of the ground floor of the former Chemical Society accommodation, as the chemists moved to the former Royal Society quarters as the Royal Society of Chemistry.



Burlington House Ground Floor Plan illustrating the location of the four entrances

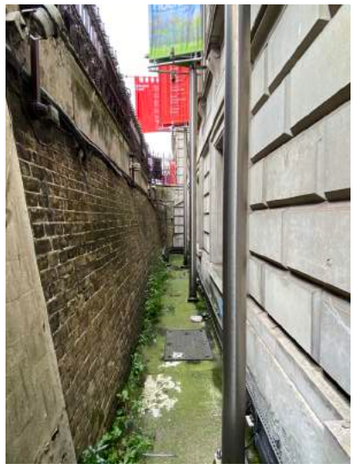
1.Burlington House Courtyard Entrance

2. Piccadilly Entrance

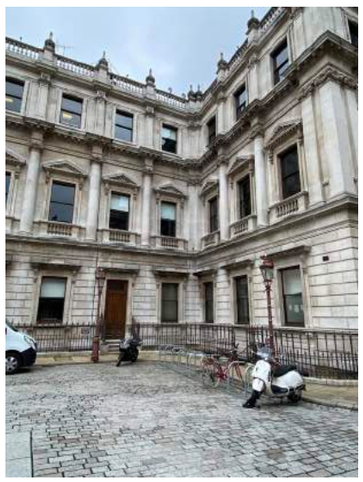
3. Archway Entrance

4. Basement Entrance

5. Light well



6. Light well along Piccadilly



7. View from the courtyard

8. View of archway

8. View from Piccadilly

4.05 The Courtyard Societies

The Current arrangement of the Courtyard Societies at Burlington House comprises five organisations: The Geological Society, The Society of Antiquaries London, The Linnean Society, the Royal Astronomical Society, and the Royal Society of Chemistry.

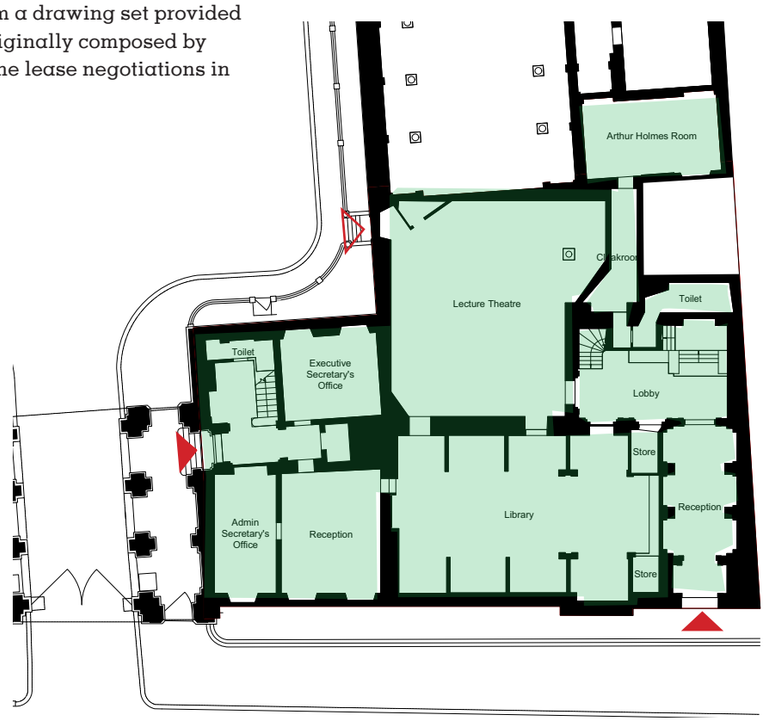
While at first glance this arrangement may appear as five equal partners, the various organisations have some significant differences in membership numbers and available funds. Their respective portions of Burlington House are also varied, with the Royal Society of Chemistry inhabiting almost double the area of the Linnean Society and the Royal Astronomical Society. The Geological Society is the second largest society in terms of area occupied.

The Courtyard Societies

	Area Occupied	Membership /Fellowship	Net Income (2020)	Funds
The Geological Society of London, A learned society based in the United Kingdom. It is the oldest national Geological Society in the world and the largest in Europe with more than 12,000 Fellows.	~1600 m^2 *(17222 sq ft)*	~11,700	~£440k	£10.4m
The Society of Antiquaries of London A learned society "charged by its Royal Charter of 1751 with 'the encouragement, advancement and furtherance of the study and knowledge of the antiquities and history of this and other countries'."	~1200 m^2 *(12916 sq ft)*	~3000	~£300k	?
The Linnean Society of London The world's oldest active society devoted to natural history. Founded in 1788 by Sir James Edward Smith (1759–1828), the Society takes its name from the Swedish naturalist Carl Linnaeus.	~1050 m^2 *(11302 sq ft)*	~3000	~£830k (~£750k before investment gains)	£8.3m
The Royal Astronomical Society A learned society and charity that encourages and promotes the study of astronomy, solar-system science, geophysics and closely related branches of science.	~940 m^2 *(10118 sq ft)*	~4000	~£1m	£21,2m (of which 9.4m is in heritage assets)
The Royal Society of Chemistry A learned society (professional association) in the United Kingdom with the goal of "advancing the chemical sciences". At its inception, the Society had a combined membership of 34,000 in the UK and a further 8,000 abroad.	~2000 m^2 *(21527 sq ft)*	~45000	£9.2m (£1.6m before investment gains)	£98m

4.06 Existing Plans

These plans are adapted from a drawing set provided by the Geological Society, originally composed by Plowman Craven as part of the lease negotiations in 2004.



Ground Floor

Second Floor

Basement

First Floor

5.01 Current Space Allocation

The current space allocation of The Geological Society at Burlington House is weighted primarily in favour of meeting rooms, followed by office space and library space.

The lecture theatre, situated on the ground floor, occupies a large area yet is relatively inflexible in its use: it could be repurposed into an alternative function in order to improve the efficiency of the accommodation.

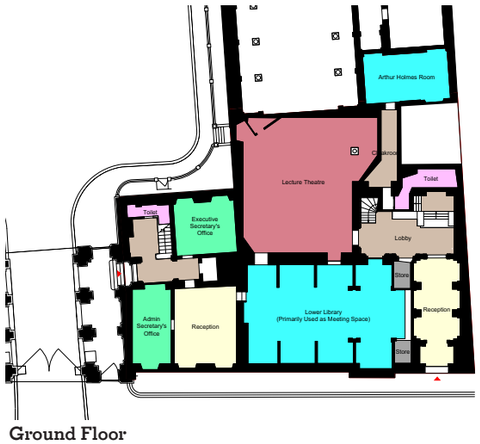
Meeting rooms are spread throughout the accommodation, often situated as ancillary rooms to larger spaces. The most significant is the Council Room, connected to the library and with excellent views over Piccadilly.

There are two spaces assigned as libraries in the Geological Society accommodation, with multiple other spaces functioning in service of the main libraries. The lower library is primarily used as a meeting space, especially during lecture events when it serves as a reception/break out space for guests.

5.02 Programme Analysis

The current amount of space occupied by the library within Burlington House is significantly larger than the allocation set out by the brief. This raises the possibility of potentially drastically reducing the footprint of the Geological Society within the site, and introducing another tenant that can result in the rent being shared.

Very generally, there is a requirement for more flexible and inventive uses of spaces, moving on from the restrictive notion that a space may have a single assigned programme. For instance, the upper library has the potential to host a wide selection of potential uses such as lectures, events and social occasions.



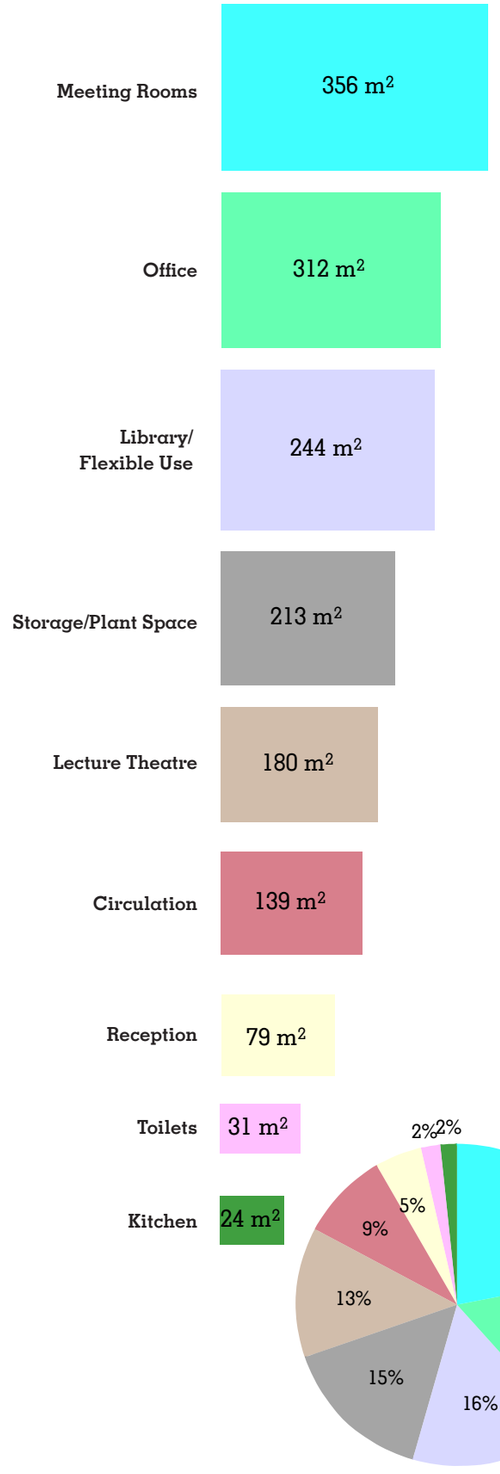
Ground Floor

Second Floor

Basement

First Floor

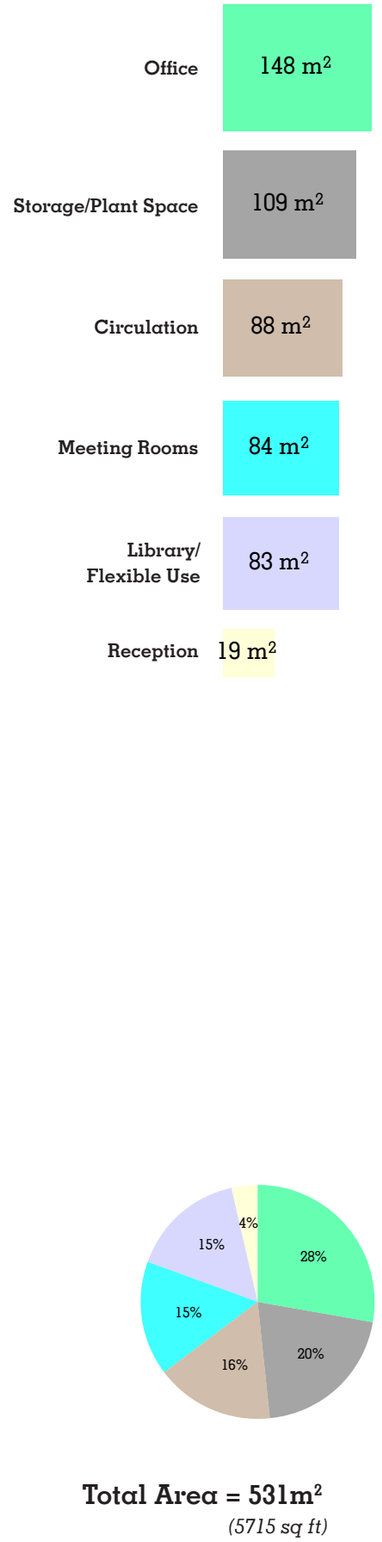
Existing



Total Area = 1588m²

(17093 sq ft)

Brief

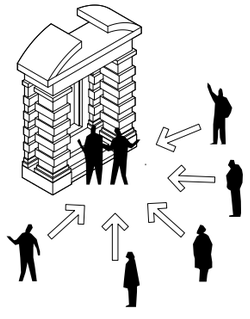


Total Area = 531m²

(5715 sq ft)

5.03 Site Opportunities

1. Global City Location
Positioned in Central London, the Geological Society is readily available to its intended global audience and membership.



2. Rich and Appealing Architecture
Burlington House is architecturally a meaningful and highly respected home for the Geological Society.

Royal Academy of Arts

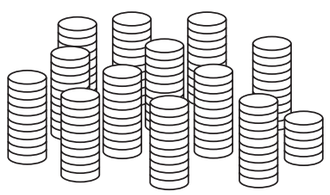
CHRISTIE'S

Sotheby's

3. Prestigious Cultural Institutions
Several nearby large artistic institutions offer the possibility of meaningful and exciting collaboration.

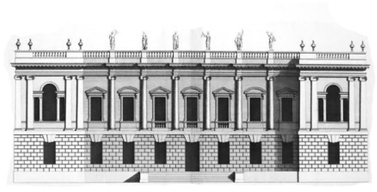
4. Potential for Collaboration
The unique collocation of The Courtyard Societies offers the prospect of productive collaboration and synergy.

5. Shared History and Heritage.
The Courtyard Societies as a collective body form a convincing identity for the inhabitants of Burlington House, with real historical significance



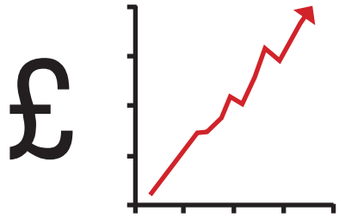
6. Possibility of Major Funding.
The position of the courtyard societies would be convincing as a cause for a major backer such as the Heritage Lottery Fund.

5.04 Site Constraints



1. Grade 2* Listed Building
The site is a grade 2* listed building, resulting in potentially restrictive protections for both the exterior and interior of the building.

2. Freeholder Negotiation
The freeholder of the site, the Department for Levelling Up, Housing and Communities will need to be constructively engaged for the project to succeed.



3. Increasingly Unaffordable Rents
The yearly expenditure of the Geological Society on rent is currently unaffordable, a situation that will only worsen over the coming years.

SOCIETY OF ANTIQUARIES OF LONDON

Royal Astronomical Society

LINNEAN SOCIETY

ROYAL SOCIETY OF CHEMISTRY

The Geological Society

4. Negotiation Between Societies
Meaningful and efficient collaboration between the societies would be required for a long term, sustainable future at Burlington House.

5. Restrictive Lease
The current lease of the site does not permit the tenant to sublet any part of the site. This feasibility study presupposes a renegotiation of the Lease would be required.

6. Accessibility
The current Geological Society accommodation is not fully accessible across all floors. A lift may need to be installed in order to rectify this.

5.05 Hierarchy of Spaces

The current spaces of the Geological Society were documented during the site visit conducted by DKA on 17/09/21. On these pages the spaces are split into a hierarchy in order to better distinguish the proposed options over the following pages.

Very Desirable


1. Main Library


2. Council Room


3. Main Lobby/Staircase


4. Lower Library


5. Fellows Room


6. Lyell Room

Moderately Desirable

7. Reception Spaces

8. Executive Secretary's Office

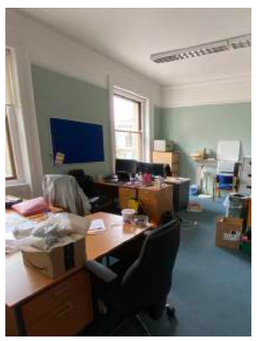
9. Arthur Holmes Room

10. William Buckland Room


11. Map Room

Undesirable


12. Upper Storage Space


13. Upper Office Space


14. Basement Storage


15. Lecture Theatre

5.06 Geological Society, Purpose, Vision, Mission and Values, 2021

The Geological society purpose, vision, mission and values, as formulated and approved in September 2021. The table across the page illustrates ways that these goals and ideals can be translated into institutional practices, and how these practices can be supported and advanced through the architecture of the Geological Society accommodation.

A1. Mission
To support Earth scientists, grow interest in the natural world, and connect science, the profession and society

A2. Purpose
Advancing and sharing knowledge of planet Earth and beyond for the benefit of humanity

A3. Vision
To be an inclusive and thriving Earth science community advancing knowledge, addressing global challenges, and inspiring future generations.

A4. Values
- Collaborative
- Equitable, diverse and inclusive
- Highest standards of service
- Pursuing excellence in all we do
- Leading and embracing change

5.07 Goals and Aspirations

An important part of the feasibility study is to get a clear understanding of the goals the Geological Society has as an institution, the strategies and programs in place at an institutional level to achieve these goals, and the potential ways that these can be achieved through the architectural design of the Geological Society's home at Burlington House.

The Geological Society

Institution	Architecture
B1. Identity A clear identity, rigorous and professional planning and a strategy that sets out The Geological Society as an institution	-
B2. Events Festivals, exhibitions and events that present geoscience to the discipline and pubic	**C1. A monument to the history of geoscience, and a home for the future of the discipline.**
B3. Professional Development Continuous professional development, seminars and conventions that bring the discipline together.	**C2. An industry hub, with inspiring spaces for meetings, lectures and gathering.**
B4. Licensure Rigorous and professional standards setting for licensure and fellowship.	**C.3 High quality and functional office space.**
B5. Publishing Clear identity and publishing presence within industry and academia.	-
B6. Outreach Exhibitions, public lectures and engagement with schools.	**C.4 Open, easily accessible and public-facing premises**
7. Business Clear business planning and financial strategy.	**C.5 Permanent, stable tenure in a recognisable location**

5.08 Flexible Use

The accommodation for the Geological Society is required to provide for a wide variety of demands and functions. A selection of the key programmes or uses are presented below. The development of a successful home for the Geological Society should prioritise flexibility in its spaces in order to provide for all of these functions efficiently, possibly even within a single space.

Lectures

Lectures and presentations are regular instalments in the programme of the Geological Society, and can offer opportunity to engage and attract interest from individuals and groups outside the society, while simultaneously providing a regular and engaging set of events for existing members.

Educational Outreach:

By providing for regular and varied engagement with educational groups, the Geological Society can further its goal of promoting the earth sciences. Extending invitations to schools across the country, the Geological Society can address issues of diversity, engaging individuals who may previously have never been exposed to the earth sciences.

Exhibitions

This Summer and Autumn, the Geological Society organised a significant exhibition in the courtyard of Burlington House: Spacescapes, Postcards From Our Solar System. The success of this event and the interest it generated is surely reason enough to make such exhibitions a regular instalment in the calendar of the society, and welcoming the public into the building is surely the next step.

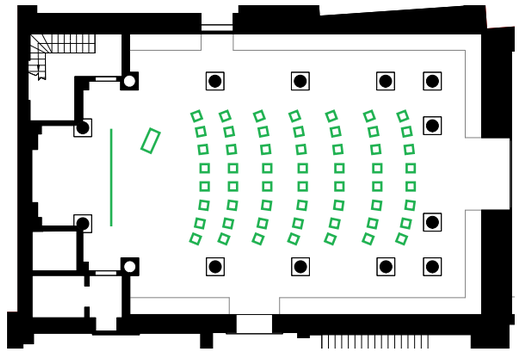
Working

New and evolving strategies and arrangements for working together including remote working, hot desking and should all be incorporated into the vision of the Geological Society's home and headquarters. By engaging and promoting contemporary working patterns the Geological Society will foster motivation and positive attitudes amongst its staff.

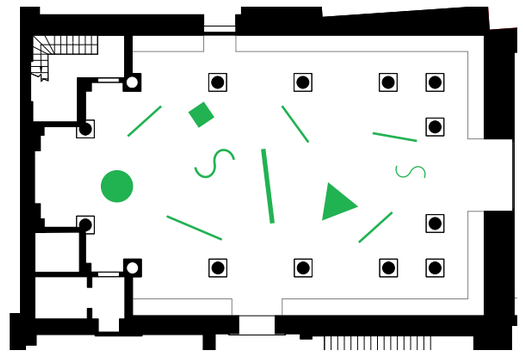
Conferences

Conferences, gatherings and meetings are a key engagement strategy between the Geological Society and it's professional or corporate supporters and partners. Regularly hosting conferences and professional meetings at Burlington House will serve to further strength and develop this important relationship.

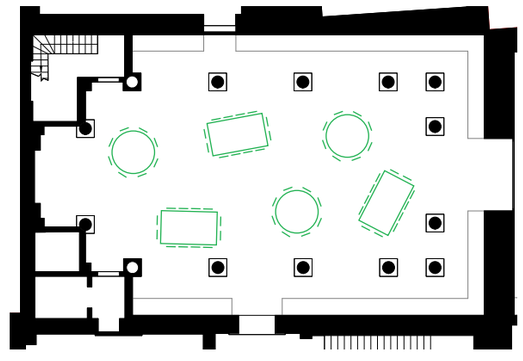
5.10 Examples of Flexible Uses



1. A lecture could take place in the main library



2. The upper library could also provide an amazing backdrop for an exhibition



3. While not hosting an event, the main library could provide workspaces for GSL staff.

6.01 Option Overview

Three options are proposed for the reorganisation of the Geological Society at Burlington House.

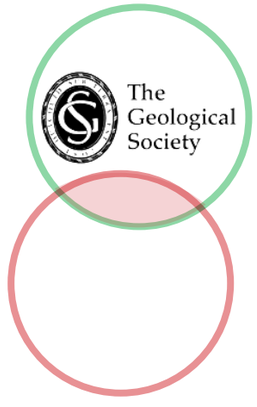
These options are proposed in the following pages of the report, each one providing a different set of the rooms to be occupied by the Geological Society.

The first two options propose one additional tenant, and the third option proposes two additional tenants.

We have proposed three different potential institutions, which might be approached as new tenants of Burlington House, alongside the Geological Society. These potential tenants could be accommodated within any of the three feasibility options.

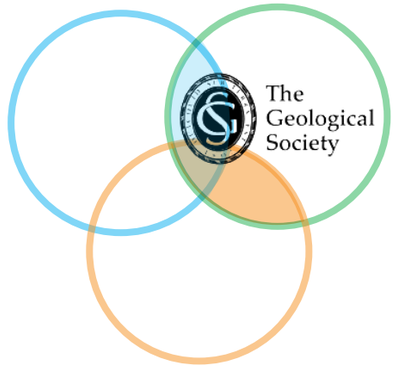
The arrow along the bottom of the page indicates the potential for collaboration between the Geological Society and the additional tenants, based upon the compatibility of the new institution.

Option 1&2



One Additional Tenant

Option 3



Two Additional Tenants

Potential New Tenants

Arts Institution

CHRISTIE'S

Royal Academy of Arts

Sotheby's

An artistic institution such as a gallery or an auction house could inhabit some of the ground floor spaces of the Geological Society's accommodation.

Educational Institution

UCL

ual: university of the arts london

UNIVERSITY OF WESTMINSTER

An educational institution moving into the upper stories of the Geological Society's current accommodation could share some key spaces with the Geological Society.

Learned Society/Societies

IOP Institute of Physics

PhilSoc The Philological Society

RSAA Royal Society for Asian Affairs

A new Learned Society, or even multiple Learned Societies, could move into the Geological Society's current accommodation, inhabiting the spaces alongside the Geological Society and sharing multiple spaces throughout the building.

Increased potential for collaboration

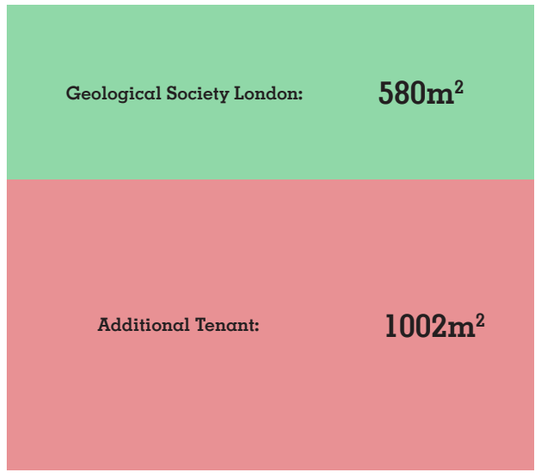
6.02 Option 1: Overview

In Option 1, an arts institution is imagined to inhabit the basement and the ground floor, with offices situated in the map room and adjacent spaces. The Geological Society maintains the use of its Upper Library and Council Room, with access through the historical lobby and staircase.

This arrangement results in the preservation of the Society's most valuable and significant historical spaces, while vastly reducing its footprint in Burlington House.
The secondary tenant is allocated to the basement and the ground floor of the current accommodation, utilising the core that originally belonged to the Chemical Society before its amalgamation into the Royal Society of Chemistry.

The primary drawback of option 1 is the requirement for a lift to be installed, as the existing lift is not allocated to the Geological Society. The most suitable position for this would be the light well that is positioned behind the main staircase. In the Royal Society of Chemistry's accommodation there is a lift recently installed in a similar situation that sets a potential planning precedent for this.

6.03 Option 1: Area Division



6.04 Option 1: Geological Society Key Spaces

1. Council Room

2. Upper library

3. Lobby Space

6.05 Option 1: Plans

The floor plans for the first of the three options are presented here.

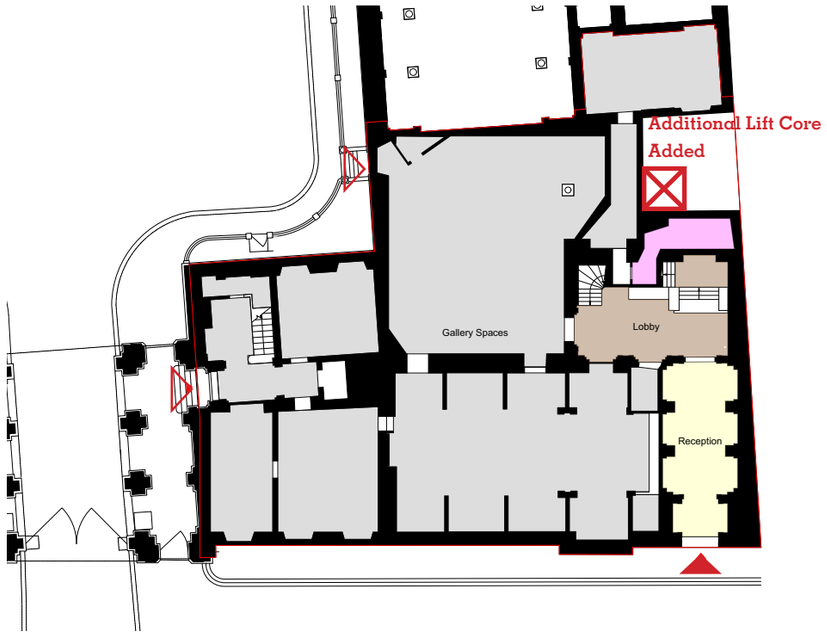
6.06 Option 1: Area Schedule

Programme	Area (Brief)	Area (Proposed)
Staff Offices	148 m²	149 m²
Storage	109 m²	50 m²
Meeting Rooms	83 m²	46 m²
Library	84 m²	111 m²
Reception	19 m²	615 m²
Circulation	88 m²	615 m²
Total	**531 m²**	**580 m²**

6.07 Option 1: Drawing Key

Drawing Key

- Library
- Office
- Storage
- Meeting Rooms
- Circulation
- Reception
- Toilets
- Kitchen



Ground Floor

Basement

Second Floor

First Floor

6.08 Option 2: Overview

Option 2 draws from the historical quarters of the chemical society, prior to its amalgamation into the Royal Society of Chemistry and move to the current position in the courtyard.

The proposal suggests that the Geological Society retains its lecture theatre, and lower library. The lower library would be converted into a multifunctional space that could host events and lectures in the evening, while retaining its original purpose during the day.

Additionally, Option 2 is the only one of the options presented that offers a meaningfully open plan office space, one of the desired qualities in the brief presented by the Geological Society. By removing the raked floor and permanent seating of the lecture theatre, the space could be opened up for this much more flexible use.

Accessible circulation between floors is possible by means of the existing lift core.

6.09 Option 2: Area Division

Additional Tenant:	1008m²
Geological Society London:	588m²

6.10 Option 2: Geological Society Key Spaces

1. Lecture theatre converted to office space

2. Lower Library

3. Map Room

2. Second Floor Level

1. First Floor Level

0. Ground Floor Level

-1. Basement Level

6.11 Option 2: Plans

The floor plans for the second of the three options are presented here.

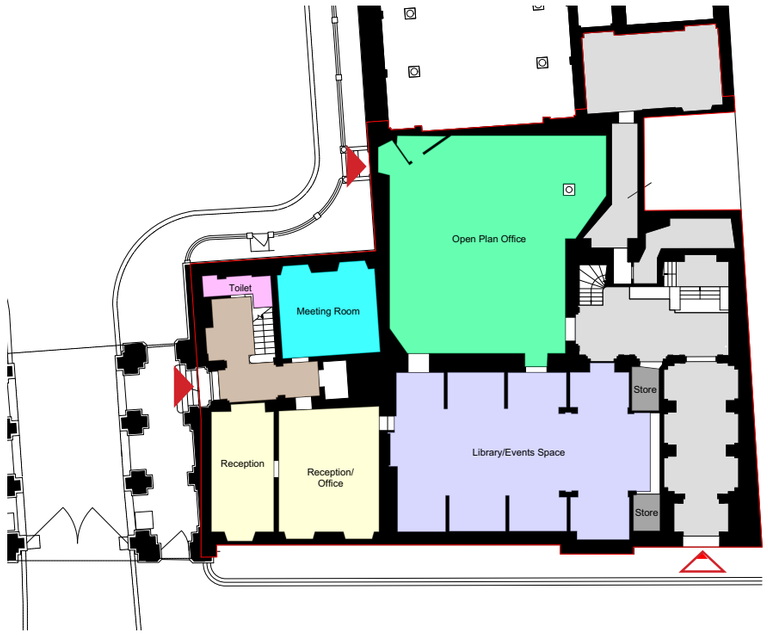
6.12 Option 2: Area Schedule

Programme	Area (Brief)	Area (Proposed)
Staff Offices	148 m²	139 m²
Storage	109 m²	108 m²
Meeting Rooms	83 m²	106 m²
Library	84 m²	128 m²
Reception	19 m²	69 m²
Circulation	88 m²	37 m²
Total	**531 m²**	**586 m²**

6.13 Option 2: Drawing Key

Drawing Key

- Library
- Office
- Storage
- Meeting Rooms
- Circulation
- Reception
- Toilets
- Kitchen



Ground Floor

Basement

Second Floor

First Floor

6.14 Option 3

Option 3 proposes a three-way division of the Current Geological Society accommodation, installing two additional tenants into the building.

The Geological Society withdraws to the first floor, maintaining ownership of the Library and Council Room and the courtyard entrance.

The first of the additional tenants takes ownership of the main lobby and staircase, inhabiting the basement spaces and the upper offices, while the second additional tenant utilises the entrance door in to the lecture theatre.

This arrangement, with three institutions all being afforded a home in Burlington House instead of one, is arguably an intensification of the original aims of the Courtyard Societies. Should the additional tenants be selected based upon their compatibility with the Geological Society, a close collaboration between all the tenants would come to define the space, fostering an environment of research and learning.

6.15 Option 3: Area Division

Geological Society London:	590m^2
Additional Tenant 1:	316m^2
Additional Tenant 2:	682m^2

6.16 Option 3: Geological Society Key Spaces

1. Upper library

2. Council Room

3. Reception spaces

2. Second Floor Level

1. First Floor Level

0. Ground Floor Level

-1. Basement Level

6.17 Option 3 Plans

The floor plans for the third of the three options are presented here.

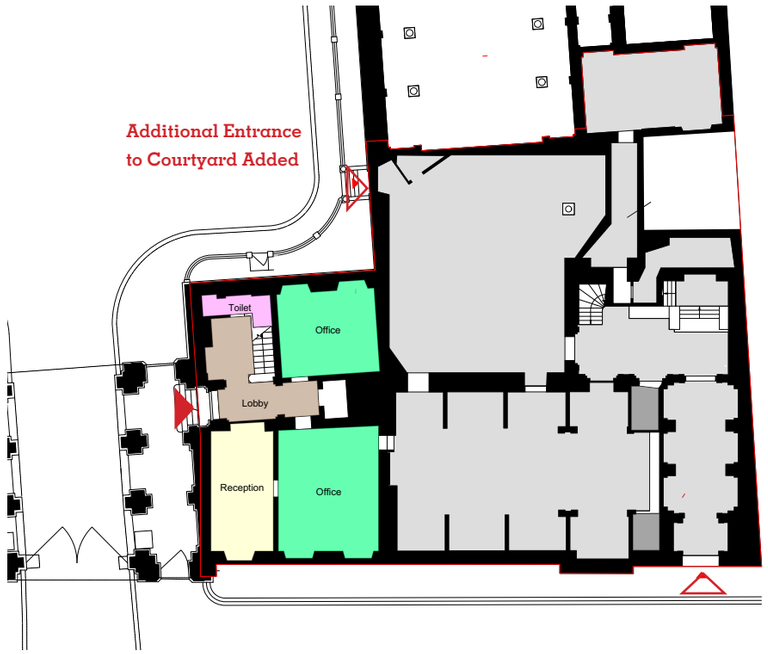
6.18 Option 3 Area Schedule

Programme	Area (Brief)	Area (Proposed)
Staff Offices	148 m²	147 m²
Storage	109 m²	107 m²
Meeting Rooms	83 m²	112 m²
Library	84 m²	141 m²
Reception	19 m²	27 m²
Circulation	88 m²	56 m²
Total	**531 m²**	**589 m²**

6.19 Option 3: Drawing Key

Drawing Key

- Library
- Office
- Storage
- Meeting Rooms
- Circulation
- Reception
- Toilets
- Kitchen



Ground Floor

Basement

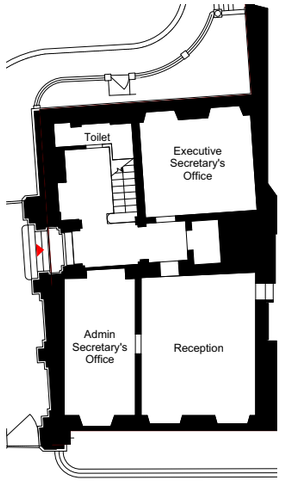
Second Floor

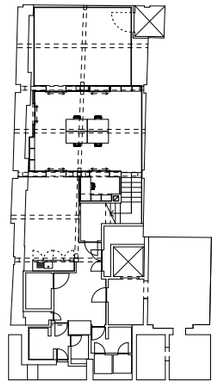
First Floor

6.20 New Tenant Examples

6.21 Arts Institution

An art dealership such as Christie's or Sotheby's would benefit from the generous rooms and ceiling heights of Burlington House. The current reception of the Geological Society could be converted into a successful gallery space.

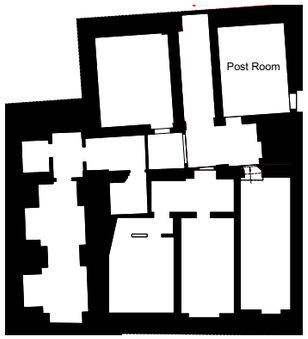


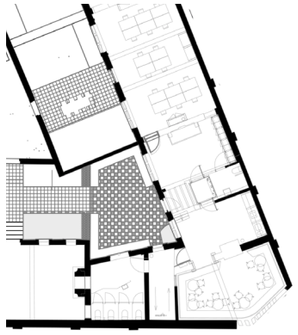


Thomas Dane Gallery, London - DKA
Series of galleries and meeting spaces.

6.22 Educational Body

For an Educational Body, the numerous small storage spaces in the basement of the Geological Society would function effectively as study spaces, hot-desking office spaces and tutorial rooms.

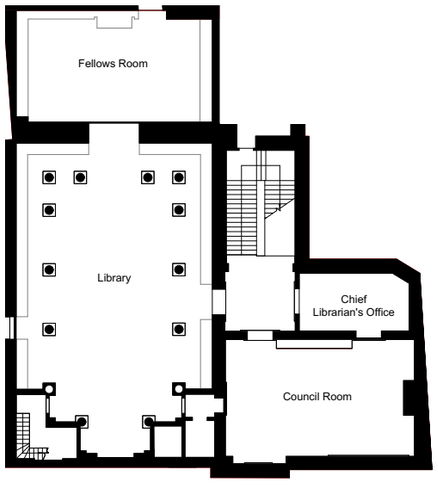


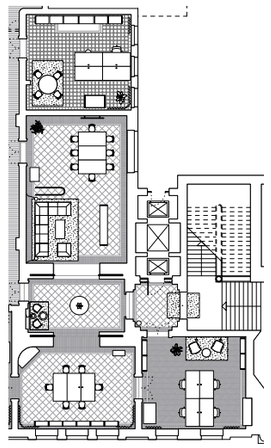


Hasselt Beguinage, Hasselt - DKA with Bouvenbouw
Historical nunnery converted into an architectural school.

6.23 Additional Learned Society

Either the Geological Society, or another similar body, would benefit from the revitalisation and reconfiguration of the spaces in Burlington House, in order to better adapt them to the requirements of a contemporary Learned Society.





Euroboden Headquarters, Berlin - DKA
Multipurpose, open-plan office and meeting spaces.

6.24 Internal and International Connectivity

As part of the Geological Society's desire to engage with global issues, an adoption of contemporary advancements in communications technologies is essential to a well designed home. David Kohn Architects would develop successful and efficient strategies for connectivity across all of the options proposed in the report. The headquarters of the Geological Society in London could become a hub of global communication.

The complete renovation of the Geological Society's premises would allow new network cables to be installed in every key space, allowing super-fast internet connection for virtual meetings and events.

There would be no limitation placed upon the possibilities for connections between the Geological Society and its partners around the world. Live links could be arranged between international observatories such as ALMA in Chile, or to research projects situated around the world.

ALMA Telescope Array, Chile

6.25 Examples of Innovative Connectivity

Turner Prize Exhibition, David Kohn Architects

As part of David Kohn Architect's design for the exhibition of the Turner Prize nominees in 2017, an interactive table was designed, seamlessly integrating computers and related hardware into an elegantly designed piece of furniture.

A Room for London, David Kohn Architects with Fiona Banner

David Kohn Architects design for A Room for London included a live broadcast link from the performance space on the roof to the Queen Elizabeth Hall below, connecting the two spaces effectively. Inventive and innovatively designed technological solutions could form the backbone of the Geological Society's strategy for connectivity and communications.

7.01 Budget Overview

A budget is calculated for each of the three feasibility options and presented here. These budgets are estimated based on approximate prices per square metre, and should be ratified by a quantity surveyor at the soonest opportunity, should the project proceed.

These budgets calculate the capital cost of the works to the Geological Society, outlined previously within the option overviews. They do not account for the ongoing maintenance costs of the building, or account for the variable expense of rent. This budget should be combined with other relevant figures in order to get a holistic picture of the financial implications of each option.

7.02 Notes on Calculation

Gleeds Cost Management provided high level advice to assist in the budget calculations. The cost per square metre rates were benchmarked against similar projects (in Westminster, and Grade II listed renovations), giving a range from £4,500-6,000/m^2. These rates are based on current day prices, and therefore do not account for inflation against the anticipated programme. We would recommend a cost consultant was appointed if the feasibility options were to be pursued further, and can provide a contact at Gleeds.

All estimates exclude the following:
- VAT;
- Contingency;
- Design Team Fees;
- Surveys & Insurances.

7.03 Budget Estimation

Budget estimated based on an average proposal area of 585m^2.
The budget range of £4,500-£6,000 would include for internal fit out of the spaces.

Option 1

Area	Cost Rate	Construction Cost
586 m^2	£ 4,500 - 6,000 /m^2	£ 2,637,000 - 3,516,000
	New Core	£ 500,000
	Total	£ 3,137,000 - 4,016,000

Option 2

Area	Cost Rate	Construction Cost
580 m^2	£ 4,500 - 6,000 /m^2	£ 2,610,000 - 3,480,000

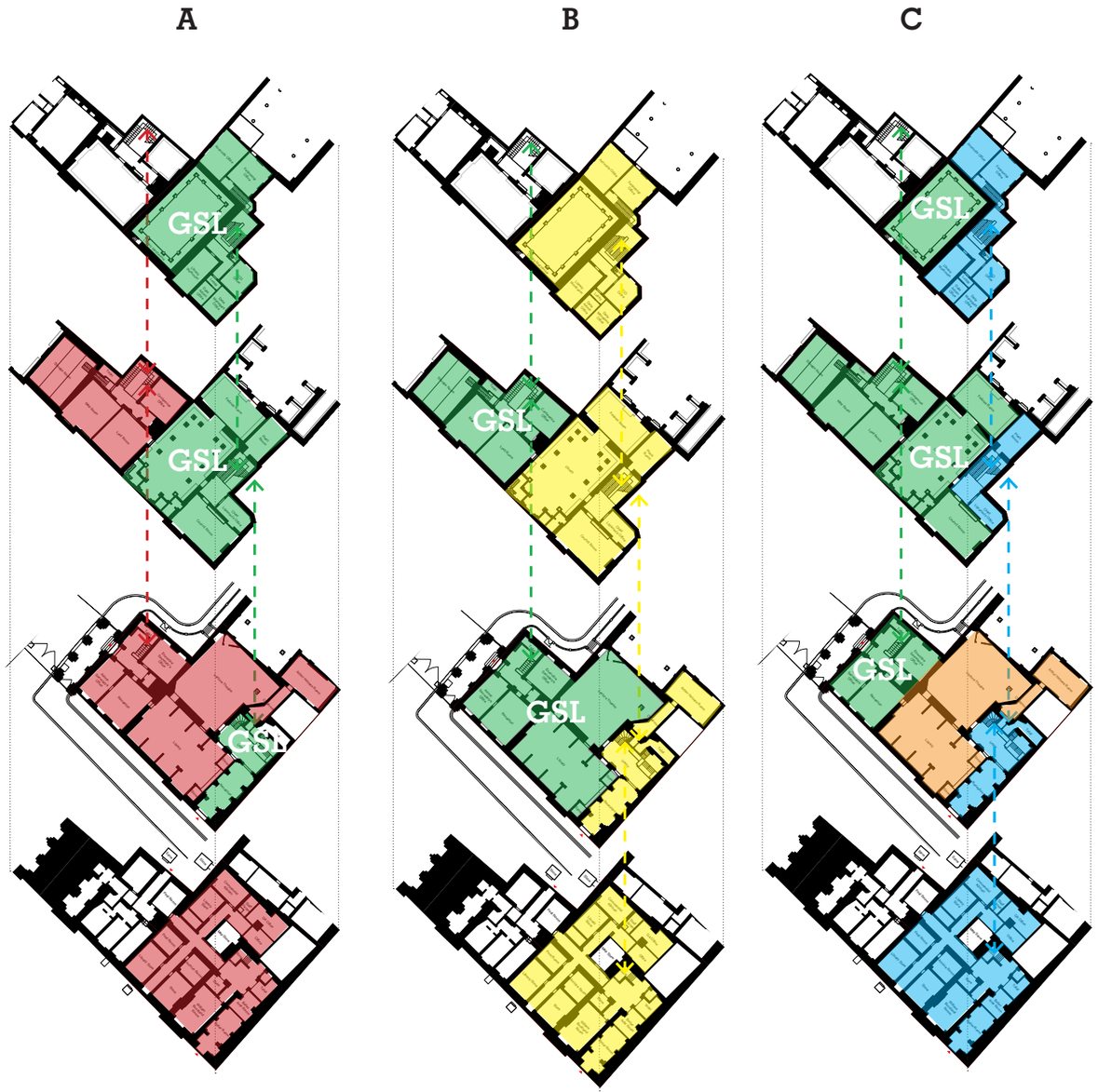
Option 3

Area	Cost Rate	Construction Cost
589 m^2	£ 4,500 - 6,000 /m^2	£ 2,650,500 - 3,534,000

8.01 Comparison

Here the three options are presented simultaneously, in order to consider their relative strengths and weakness against a standard set of qualifiers. All three options are nearly equal in terms of the quantum of their area, yet they vary the specific rooms that would be occupied by the Geological Society.

	A	B	C
Key Spaces	Upper Library, Council Room, Lobby	Lower Library, Lecture theatre, Map Room	Upper Library, Council Room, Reception Spaces
Budget	£3.13-4.01m	£2.61-3.48m	£2.65-3.53m
Area	586 m^2	580 m^2	589 m^2
Percentage of Existing Footprint	37%	36%	39%
Lift Required?	Yes	No	No
Entrance	Piccadilly	Archway/ Courtyard	Archway



9.01 Procurement Strategies
The project priorities and procurement strategy should reflect the specific client requirements and the given parameters for the project. The basic criteria for any building project is:

- Time certainty;
- Quality certainty;
- Cost certainty,

It is not possible to prioritise all three criteria, therefore it is necessary to consider which are most important. The different types of construction contract available allow a differing degree of control over the three criteria:

9.02 Traditional Contracts
- The employer has control over each stage of design and the final outcome;
- Good level of quality control;
- A sequential process;
- Good cost certainty.

9.03 Design & Build Contracts
- Contractor responsible for the design and build of the project;
- Good cost certainty;
- Construction works can be started early therefore can be quick;
- Lack of client control over detailed design means quality control can suffer.

9.04 Management Contracting & Construction Management
- Good for very complex buildings with a high degree of client input / management;
- Fast track as works are completed in 'packages'.

9.05 Procurement Conclusion
Given the nature of this project, the physical context and the brief requirements, we recommend that in order to deliver a successful scheme the priorities should be on achieving high quality design and construction with a high level of cost control. **To achieve this we would advise using a traditional contract.**

9.06 Risks
The key project risks at RIBA Stages 0-1 (Strategic Definition and Preparation & Briefing) as follows:

9.07 Negotiation with Freeholder
All proposals would require permission to be gained from the landlord / freeholder. Previous unsuccessful attempts to engage with the freeholder.

9.08 Lack of Accurate Survey
Abortive design work or unforeseen construction issues due to insufficient information about the existing buildings. A detailed structural survey of the building will mitigate this risk.

9.09 Cost Uncertainty
Costs are based on average rates, we advise that these should be verified by a qualified quantity surveyor before proceeding with works.

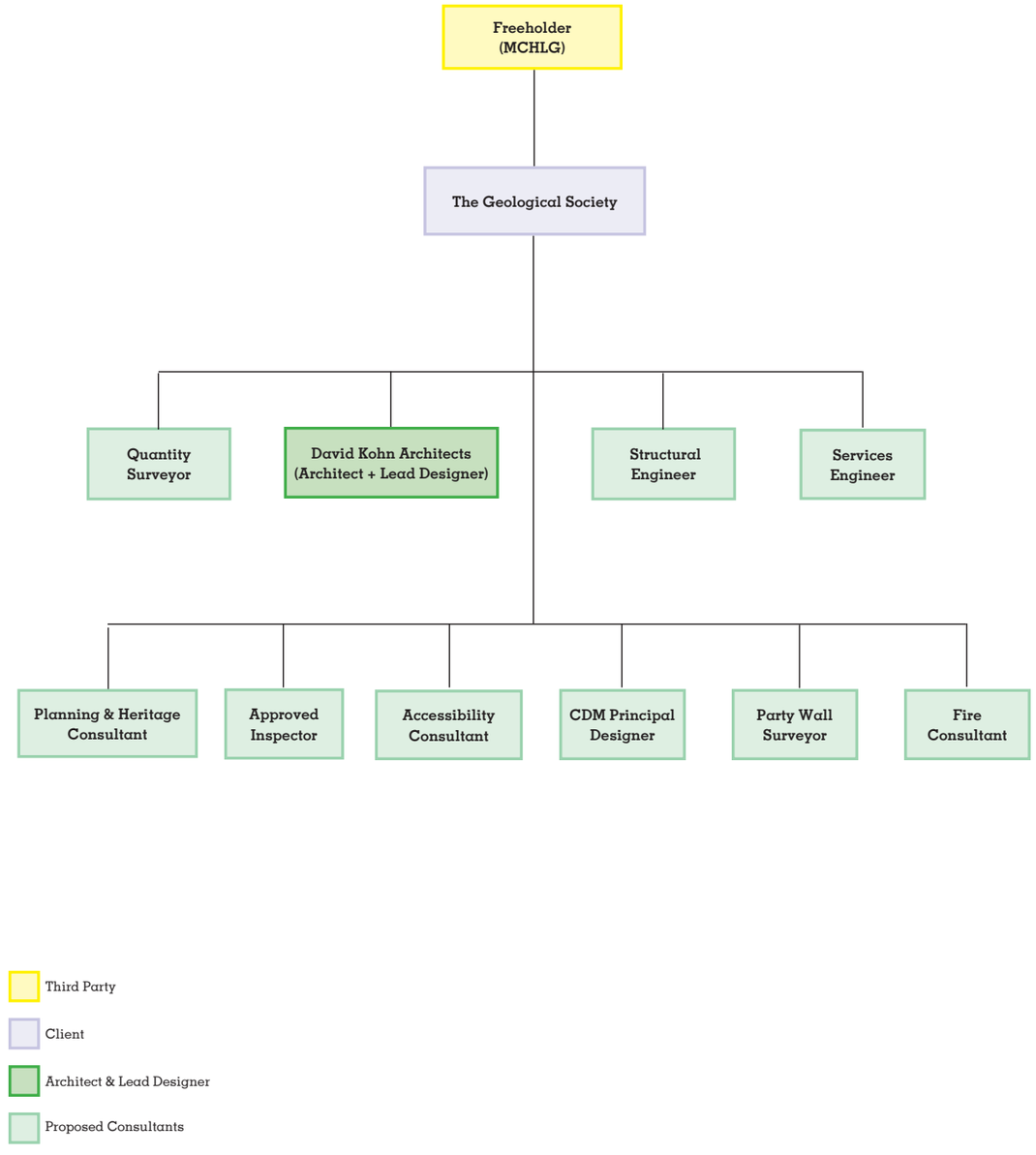
9.10 Planning
There is a risk that the scheme does not achieve planning on the first attempt. This can be mitigated by reducing works to the existing building, to limit impact to the conservation area. The site's grade 2* listing increases risk, but can be negotiated with the services of a planning and heritage consultant.

9.11 Uncertainty over Programme
Due to the project being at a very early stage, assumptions have to be made about cost and programme. These will become more certain as the project moves forward and other professionals are appointed to the project.

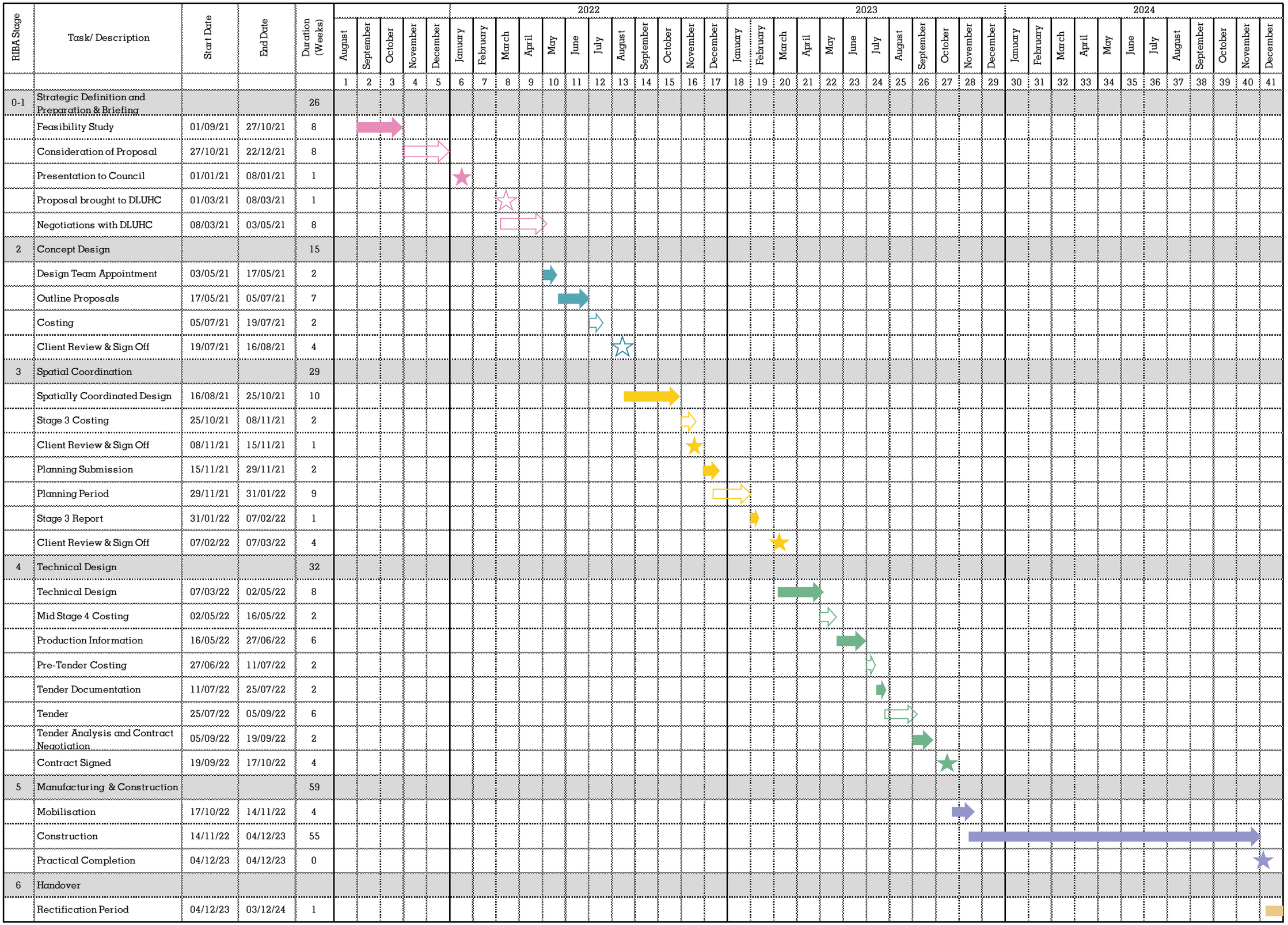
9.12 Construction Inflation
Supply chain issues that can lead to delays and price hikes, particularly after the current Coronavirus pandemic and the ongoing uncertainty related to Brexit.

10.01 Team Organogramme
The project will require a range of different disciplines to deliver with mitigated risk to the client. The proposed team is set out below.

It is recommended that the client directly appoints all consultants, but that David Kohn Architects are the primary contact, and will lead the design team through all phases.



RIBA Stage	Task/ Description	Start Date	End Date	Duration (Weeks)
0-1	Strategic Definition and Preparation & Briefing			26
	Feasibility Study	01/09/21	27/10/21	8
	Consideration of Proposal	27/10/21	22/12/21	8
	Presentation to Council	01/01/21	08/01/21	1
	Proposal brought to DLUHC	01/03/21	08/03/21	1
	Negotiations with DLUHC	08/03/21	03/05/21	8
2	Concept Design			15
	Design Team Appointment	03/05/21	17/05/21	2
	Outline Proposals	17/05/21	05/07/21	7
	Costing	05/07/21	19/07/21	2
	Client Review & Sign Off	19/07/21	16/08/21	4
3	Spatial Coordination			29
	Spatially Coordinated Design	16/08/21	25/10/21	10
	Stage 3 Costing	25/10/21	08/11/21	2
	Client Review & Sign Off	08/11/21	15/11/21	1
	Planning Submission	15/11/21	29/11/21	2
	Planning Period	29/11/21	31/01/22	9
	Stage 3 Report	31/01/22	07/02/22	1
	Client Review & Sign Off	07/02/22	07/03/22	4
4	Technical Design			32
	Technical Design	07/03/22	02/05/22	8
	Mid Stage 4 Costing	02/05/22	16/05/22	2
	Production Information	16/05/22	27/06/22	6
	Pre-Tender Costing	27/06/22	11/07/22	2
	Tender Documentation	11/07/22	25/07/22	2
	Tender	25/07/22	05/09/22	6
	Tender Analysis and Contract Negotiation	05/09/22	19/09/22	2
	Contract Signed	19/09/22	17/10/22	4
5	Manufacturing & Construction			59
	Mobilisation	17/10/22	14/11/22	4
	Construction	14/11/22	04/12/23	55
	Practical Completion	04/12/23	04/12/23	0
6	Handover			
	Rectification Period	04/12/23	03/12/24	1



12.01 Next Steps

After the completion of the feasibility report and the subsequent presentation at the Council Meeting, there are several options for continued collaboration between DKA and the Geological Society.

12.02 Negotiation Support

As an additional service and a continuation of the work undertaken as part of this feasibility report, DKA could be commissioned to assist in the presentation of this report to Government. DKA could outline the vision of the report in order to add further enthusiasm and emphasis of the work's potential.

12.03 Further Development

Should the Geological Society feel confident in one of the options presented in this report, and subject to positive discussions with the landlord, DKA could be commissioned to continue developing the scheme, working up the design in line with RIBA Stages 2-3, and submitting a planning application.

12.04 Alternative Location

In the unfortunate scenario that the negotiations with Government do not prove constructive, and the Geological Society must vacate their premises at Burlington House, DKA could conduct a further feasibility study. This could involve either searching for a potential new home of the Geological Society, or developing a scheme for the conversion or construction of a preselected site.

"In his opening speech, my hon. Friend the Member for East Worthing and Shoreham mentioned the fact that there would be a restriction stopping the societies from having, for example, a coffee shop. I am sure that restriction is in place now, ***but it would be open to us to enter into discussions as to whether we could make changes of use, or to see whether there are other opportunities that could be pursued for commercial purposes. It is important to engender a conversation and get that discussion under way."***

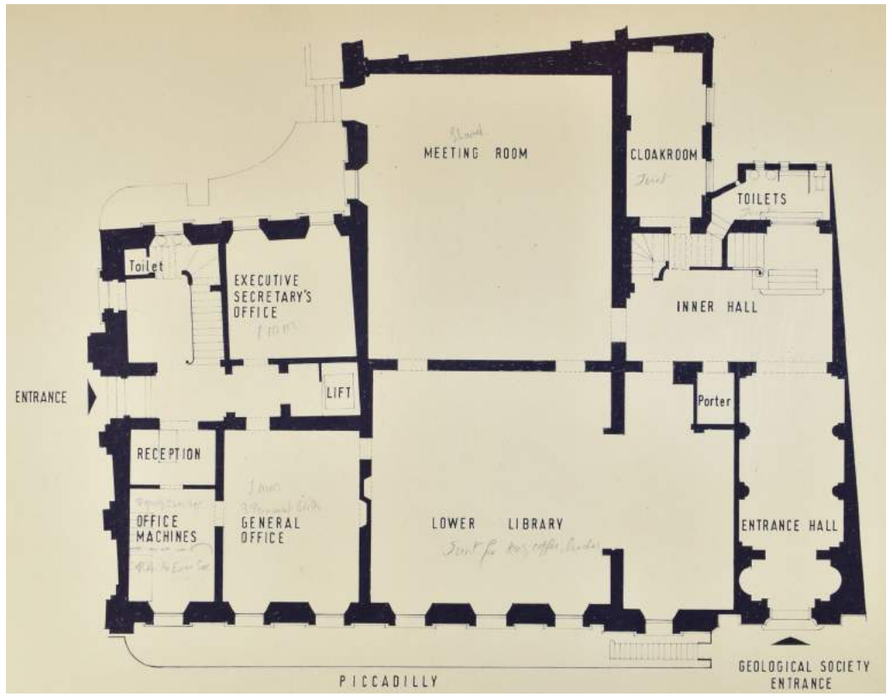
- Eddie Hughes, The Parliamentary Under-Secretary of State for Housing, Communities and Local Government.
During Debate:
Learned Societies at Burlington House
Volume 696: debated on Tuesday 8 June 2021

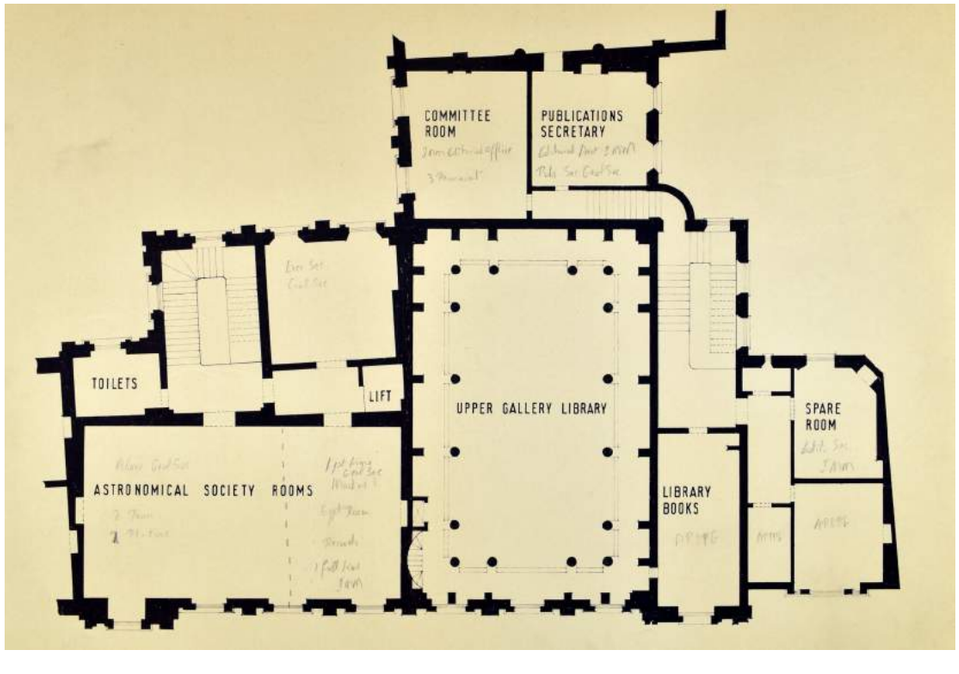
13 Appendix

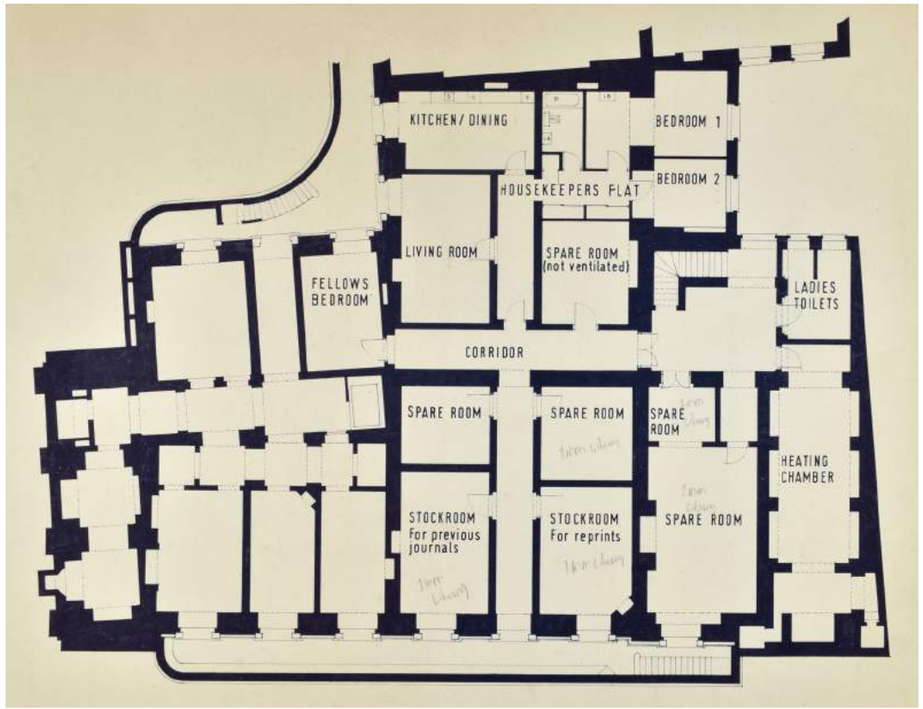
A Historical Drawings 60
B Precedents 62
C Client Brief 68

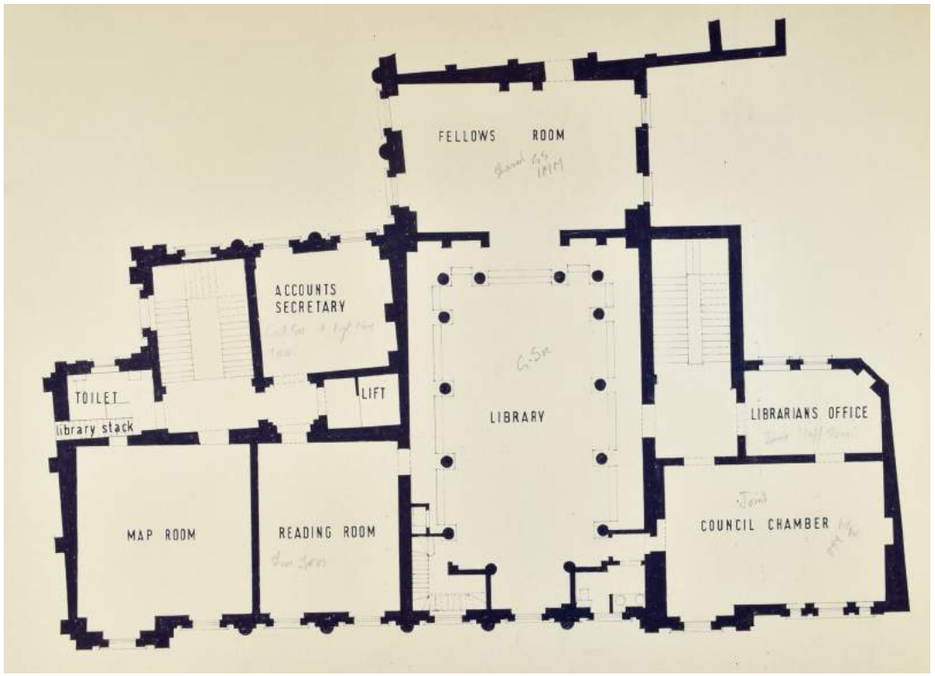
A.01 Historical Drawings

Drawings of the Geological Society at Burlington House c.1972-1975.
Sourced from Caroline Lam, Geological Society Archivist.







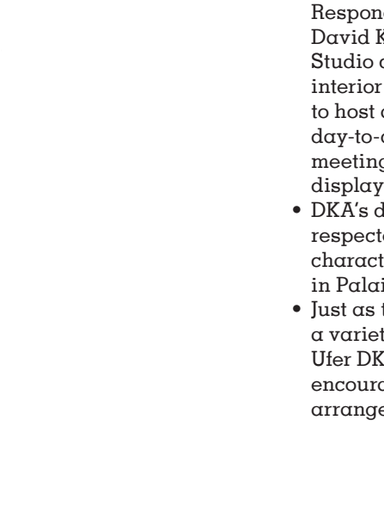


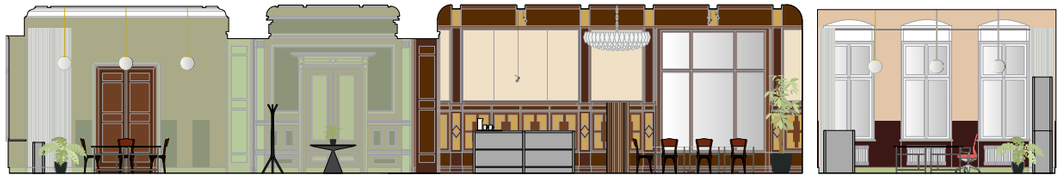
B.01 Tempelhofer Ufer

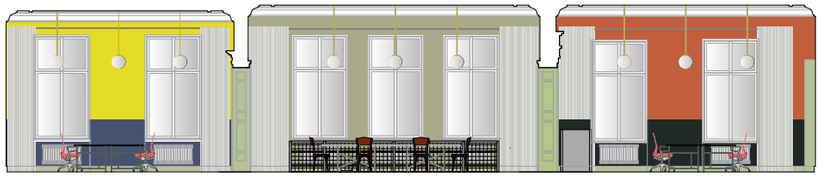
Location:	Berlin, Germany
Client:	Euroboden GmbH
Dates:	September 2010 - April 2012
Collaborator:	Nord Studio
Planning Issues:	Listed Building

Key Points:

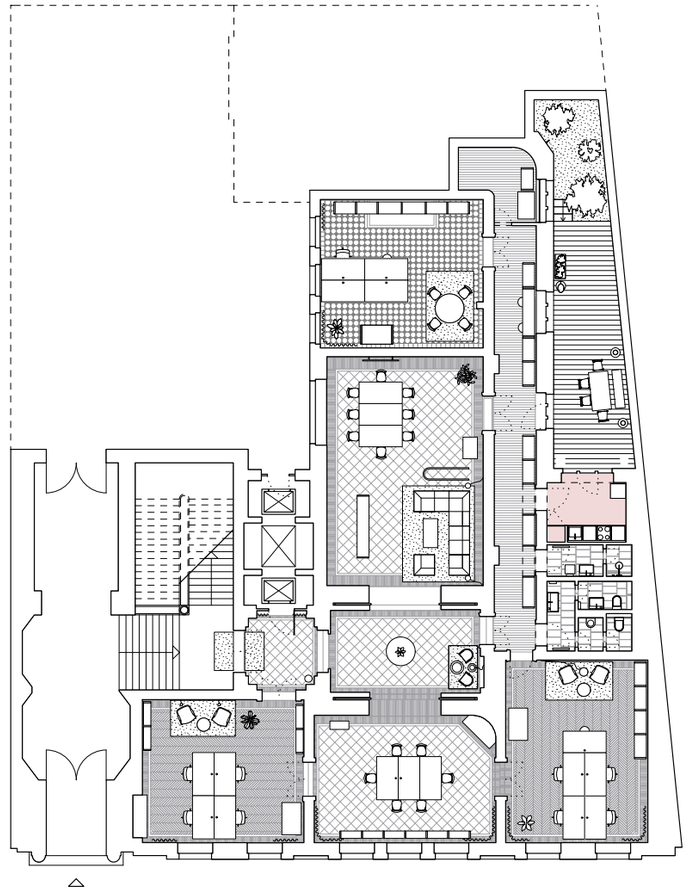
- The chosen site on Tempelhofer Ufer in Berlin-Kreuzberg is the principal floor of the landmark Palais Eger. Responding to Euroboden's brief, David Kohn Architects and Nord Studio captured the character of the interior to create flexible spaces able to host a wide variety of events – from day-to-day desk-based work and meetings to public events and displays.
- DKA's design solution grew from and respected the unique and distinctive character of each of the listed rooms in Palais Eger.
- Just as the historic interiors permitted a variety of purposes, at Tempelhofer Ufer DKA and Nord have sought to encourage a loose, flexible arrangement.







Internal Elevations



Ground Floor Plan

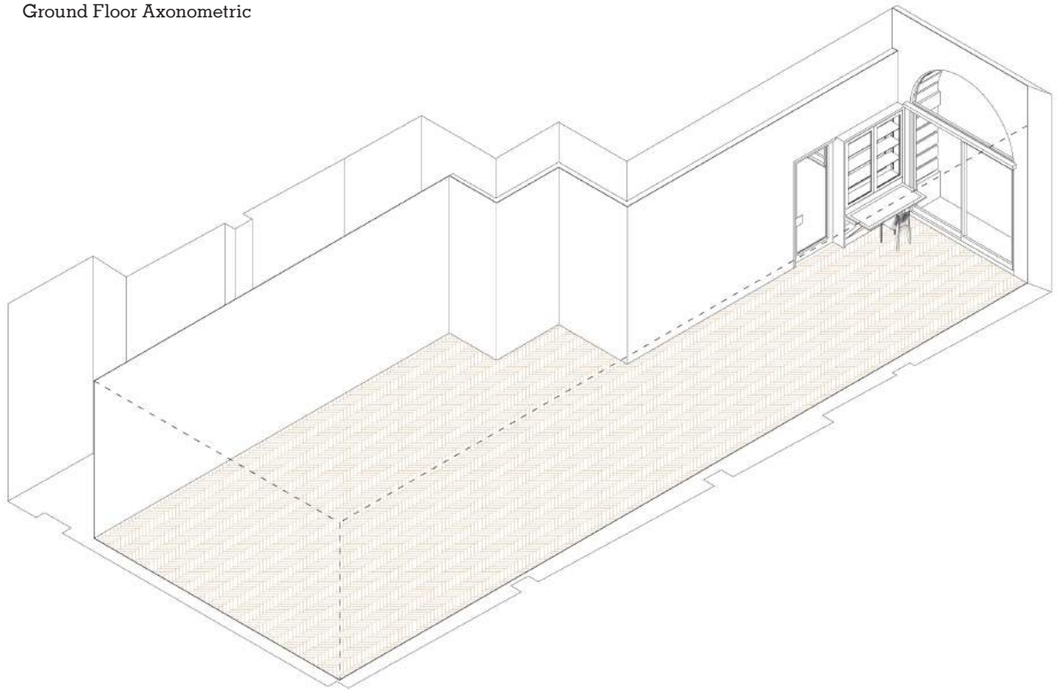
B.02 Thomas Dane Gallery

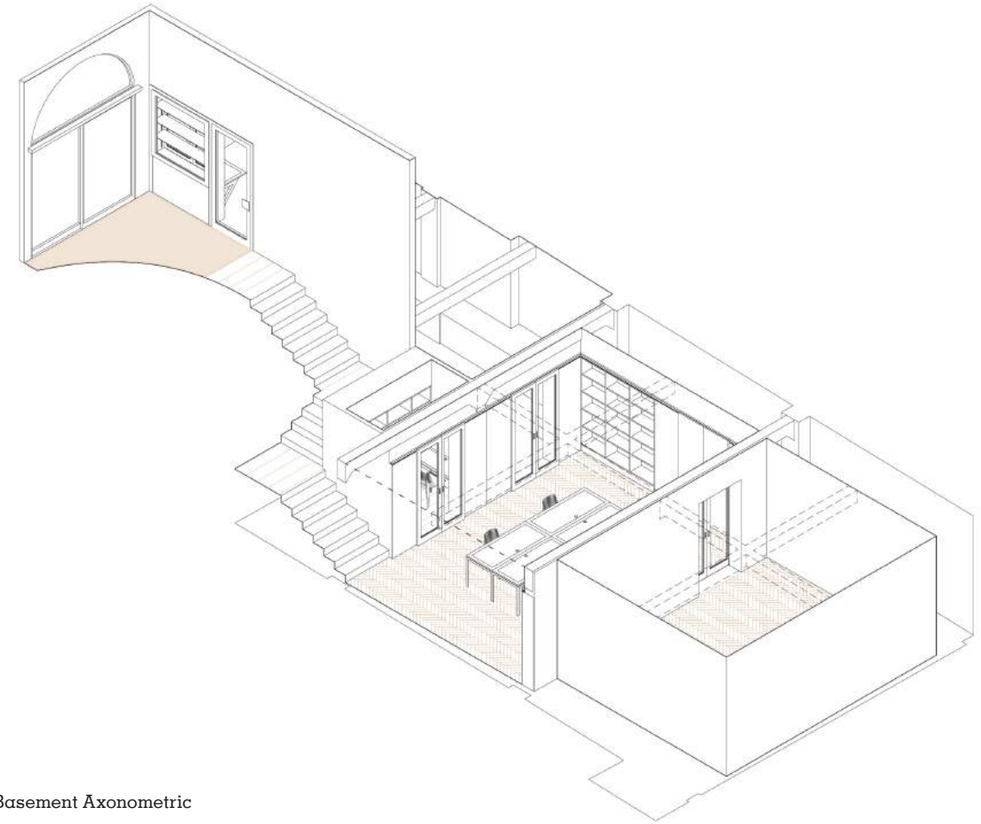
Location:	London
Client:	Thomas Dane Associates
Dates:	March 2011 - October 2011
Area:	230m2
Construction Cost:	£296,000
Rate:	£1290/m2
Construction Period:	10 weeks
Procurement:	2-Stage Tender
Contractor:	WORK Ltd
Services Engineer:	Mendick Waring
Structural Engineer:	Alan Baxter Associates
Quantity Surveyor:	Jackson Coles
Planning Issues:	Listed Building Consent

Key Points:

- The previous fit-out concealed all aspects of the existing structure. Through engaging a Contractor at an early stage to carry out demolition works, the shell of the Listed building's interior was exposed, aiding the design process and supporting the decision to expose the ceiling structure.
- A beautifully detailed was proposed for the entrance lobby, to mediate between the antique language of St James's outside and the new contemporary art gallery inside.
- DKA proposed that the open-plan basement be split into three rooms, providing a high-quality office and library, a private viewing gallery for key buyers, and a back-of-house space for packing and unpacking art.

Ground Floor Axonometric





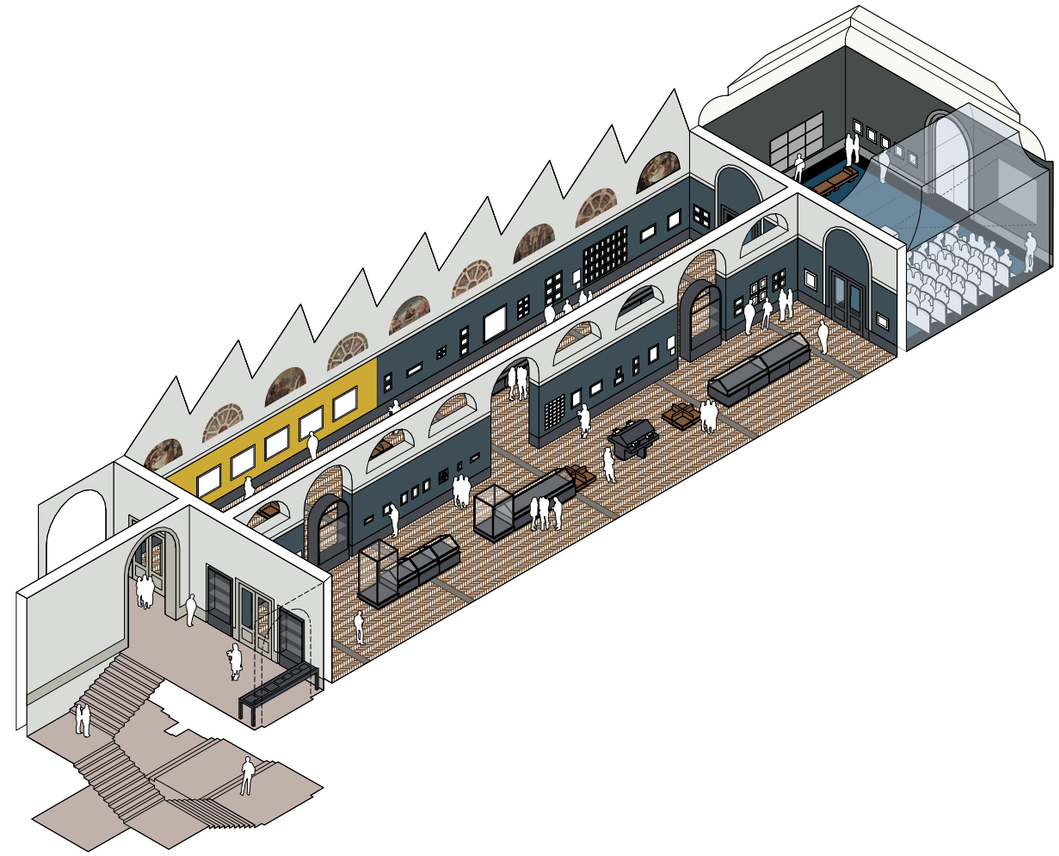
Basement Axonometric

B.03 V&A Photography Gallery

Location:	London
Client:	V&A
Dates:	February 2007 - March 2008
Construction Period:	14 weeks
Procurement:	Traditional, Competitive Tender
Planning Issues:	Change of Use

Key Points:

- Situated within the City of Westminster's East Marylebone Special Policy Area, change of use had to be secured from sui generis wholesale showroom to A1 use as a commercial art gallery.
- Occupying the ground floor and basement of a modest 1950's building, the galleries are firmly in the tradition of the "white cube", albeit with a strong connection to the public realm outside.
- Meticulous detailing was required to ensure all services were integrated into the architecture and disappeared into the background.
- The project was delivered in two phases. In 2010 the Client appointed David Kohn Architects to extend the gallery into the basement with the addition of a private viewing gallery.



C.01 Essential Requirements

This documents was provided by the Geological Society to outline their minimum requirements. These were prepared on the basis of the society moving to a new location.

Summary of essential requirements for a re-located GSL headquarters in London

Detailed summary Essential requirements for a re-located GSL HQ in London		
Function	**Notes**	**Area (sq ft)**
STAFF (excluding library staff and other facilities)		
Working area	Open plan in a team-sharing hot-desk arrangement (c. 16 workstations). Exec. Secretary's office (small room with space for two visitors).	1,100
Reception	Desk and lobby with comfortable chairs for visitors.	200
Office facilities	Mail/ print space; IT server room; kitchen & small dining area; cloakroom & storage cupboard; office storage (stationary, stackable chairs & demountable tables from meeting rooms, etc).	700
	Sub-total	2,000
MEETING SPACES		
Large meeting room	Meeting room with excellent IT and live-streaming infrastructure; mobile partitions capable of being split into 2+ smaller rooms for meetings, exhibition, etc. Burlington House Council Room is 600 sq ft; Buckland Room 342 sq ft.	650
Small meeting rooms	Two small staff breakout/meeting/conference call rooms (for 2 to 6 people) with excellent IT infrastructure.	250
	Sub-total	900
LIBRARY		
Main library	Area with reception desk and 2 desks for users; doubles up as Fellow's touchdown area. For comparison, the Exec. Secretary's office at Burlington House is 310 sq ft.	350
Library staff office	For 4 people, with additional shelving etc. Ideally, integrated with (but partitioned off from) the main library, so no need to have a separate library reception desk. Library staff room at Burlington House is 306 sq ft.	350
Archivist work & storage area	Includes specialist camera and scanning equipment.	150
Map room	Contents of map room at Burlington House weigh c. 33 tonnes; therefore, probably on ground floor or basement. Map room at Burlington House is 518 sq ft.	400
Archive room	Archive room at Burlington House is c. 150 sq ft.	150
Rolling storage rooms	Two rooms at c. 230 sq ft/room as per Burlington House rolling storage. Probably ground floor or basement due to load.	450
NOTE	The above assumes that: • Most of the Burlington House Library's contents are transferred to a purpose-built storage facility at GSL's Publishing House in Bath. • The library contents that will be retained in the re-located Library will comprise: most of the maps, the top tier valuable heritage material, and some intermediate tier material (e.g. books not available as ebooks).	
	Sub-total	1,850
ADDITIONAL SPACES		

Corridor space	c. 20 % of floor area used, i.e. about 16% of the total floor area.	950
Toilets	Assume toilets are in a common part of the building and therefore excluded from this summary.	0
	Sub-total	950

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