

Fusion, Vision – 10-12 Whitworth Street

Wst 06 Functional Adaptation Strategy Study

#Mainer Associates | 20 April 2026

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Revision Record

Version	RIBA Stage	Revision Comments/Notes	Date	Prepared by	Company
1	Concept Design	For CE Statement	20/04/2026	BS	Mainer
2	Technical Design				

1.0 FUNCTIONAL ADAPTATION STRATEGY

The following parties contributed to the RIBA Stage 2 Strategy:

Project Manager / QS:	Rhomco
Principal Contractor:	TBC
Architect:	Corstorphine and Wright
Sustainability / BREEAM:	Ensphere
M&E Designer:	Amber
Civil + Structural Engineer:	Shear Design

During RIBA Stage 2 the client and design team collaborated in order to provide recommendations for measures to be incorporated, in the proposed development, to facilitate future adaptation. These recommendations, presented below, involved consideration of:

1. The potential for major refurbishment, including replacing the façade
2. Design aspects that facilitate the replacement of all major plant within the life of the building
3. The degree of adaptability of the internal environment to accommodate changes in working practices
4. The degree of adaptability of the internal physical space and external shell to accommodate change in-use
5. The extent of accessibility to local services, such as local power, data infrastructure etc.

A review of measures implemented during RIBA Stage 4 is also presented.

The following parties contributed to the RIBA Stage 4 Review:

[ADD MAIN CONTRACTOR, PLUS DESIGN TEAM FROM STAGE 4, PLUS CLIENT / DEVELOPER]

Functional Adaptation Measure Recommendations	Measures Recommended at RIBA Stage 2 (Y/N)	Implemented RIBA Stage 4 (Y/N)	Implemented in As-Built (Y/N)
Multiple/alternative building uses and area functions – related to structural design			
Concrete minimising internal loadbearing elements (ie. Load bearing walls limited to those around the core)	Y		
Structural design to allow for additional floors (where possible)	Y (in lightweight construction)		
Façade treatments able to be removed without affecting structural integrity	Y		
Oversized plant room / plant deck to accommodate different future servicing	?		
Office floor decks designed to accommodate loading out of fit out materials / fork lifts / mewps.	N/A		
COMMENTS / CLARIFICATIONS – Plant requirements to be refined at next stage.			
Multiple/alternative building uses and area functions - related to design details			
Open plan areas available to become cellular	Y		
Flexible partitions	Y		
Slab to accommodate access equipment for high level refurbishment (ie. Riser cupboards)	Y		
Use of suspended ceilings to enable services to be rerouted	Yes in certain areas.		
Use of lightweight partition systems that are easily deconstructed to enable reconfiguration without major works	Y		
Bolted rather than welded joints to enable easy disassembly	Y		
COMMENTS / CLARIFICATIONS – ALL 'N' responses must be justified as a minimum			
Routes and methods for major plant replacement			
Plant sized such that it can be manoeuvred through permanent openings i.e., doors (or open plant deck)	Yes, together with removable louvres in façade,		
Modular plant so individual sections can be removed or repaired as required (ie. Condensers / AHU's)	Y		
Panels in the floors/walls so that plant can be removed without affecting the structure (ie. Raised access floors, suspended ceilings, riser cupboards, etc)	Y		
Space around building to allow access for future changes/refurbishment activities (ie. Fire access track)	2.7m zone around back of building		

Plant decking appropriate for future plant changes	Y		
Lifting Beams / Hoists to facilitate moving plant, OR open plant deck above office space.	Y		
Internal plant located on the perimeter with vehicular access (plant deck above office space.)	Y		
External Plant (ie. Condensers) are located on the perimeter with vehicular access.	ASHPs are located on the tower roof		
Gravel areas left adjacent to property, ready for future installation of sprinkler tanks	No, as sprinkler tanks are internal to the building		
COMMENTS / CLARIFICATIONS – ALL 'N' responses must be justified as a minimum			
Accessibility for local plant and service distribution routes			
Use of suspended ceilings which enable services to be rerouted	Yes to general circulation routes		
Service drops from roof void making rearrangement of services not intrusive	Y		
Raised access flooring installed so that local plant/services can be removed without intrusive works	n/a		
Riser cupboards installed in the walls so that local plant/services can be removed without intrusive works	Y		
Specification of services to allow for future expansion e.g., facilities for additional connections on distribution boards (ie. Spare LV panel added for future installation of PV)	Yes, spare ways included in panels		
Cable / duct sizing to allow for additional future capacity	Y		
Service runs with access	Yes to general circulation routes		
Additional duct runs added for future EV charging installation	No, as there is not any on-site parking		
Gravel areas left adjacent to property, ready for future installation of sprinkler tanks	No, as sprinkler tanks are internal to the building		
COMMENTS / CLARIFICATIONS – ALL 'N' responses must be justified as a minimum			
The potential for the building to be extended, horizontally and/or vertically			
Power connections allow for additional capacity without intrusive works (25% spare LV capacity)	Yes but capacity limited by the on-site sub-station		
Data connections to allow for additional capacity without intrusive works	Y		
Water connections to allow for additional capacity without intrusive works	Yes but capacity limited by the incoming site infrastructure		

Drainage connections to allow for additional capacity without intrusive works	TBC		
Cladding with an appropriate installation sequence to allow for any extension from the proposals without excessive deconstruction.	Y		
Structural allowance to enable vertical expansion	N		
Space for horizontal expansion to the north/south/east/west (ie. Portal frames at gable ends) – where site constraints allow	N – building already maximised space on site		
Structural allowances to enable incorporation of mezzanine	N/A to this type of building		
Structural allowances to enable incorporation of future racking	N/A to this type of building		
Structural allowances to enable incorporation of future sprinkler installation	N/A – already installed		
Structural allowances to enable incorporation of future PV installation on roof	Y		
COMMENTS / CLARIFICATIONS – ALL 'N' responses must be justified as a minimum			

2.0 DISASSEMBLY GUIDE

Functional Adaptation Measure Recommendations	Measures Recommended at RIBA Stage 2 (Y/N)	Implemented RIBA Stage 4 (Y/N)	Implemented in As-Built (Y/N)
Routes and methods for removal of major plant			
Plant sized such that it can be manoeuvred through permanent openings i.e., doors	Y – to be developed		
Modular plant so individual sections can be removed or repaired as required	Y		
Panels in the floors/walls so that plant can be removed without affecting the structure	Y		
Space around building to allow access for future changes/refurbishment activities	N – space on site is limited		
Plant decking appropriate for future plant changes	N/A to a building of this type		
Internal plant located on the perimeter with vehicular access (plant deck usually above office space.)	TBC		
External Plant (ie. Condensers) are located on the perimeter with vehicular access.	Y		
COMMENTS / CLARIFICATIONS – ALL 'N' responses must be justified as a minimum			
Routes and methods for durability for less frequent maintenance, repair, or replacement			
More durable construction materials used, that can last for the lifespan of the building (ie. Confidex guarantees)	Y		
Stainless Steel exterior panels to protect from rusting	External metalwork to be suitable for outside use.		
Frequent cleaning of building materials to prevent dirt/wear build-up	Y via BMU		
Bollards, and other exterior protection to protect external panels from damage	N		
Fences to keep out intruders and protect against malicious damage	Y to back of building.		
Grass/Weed control products used to prevent from growing through concrete/causing cracks in concrete	Y		
Insulated water pipes to prevent winter freezing	Y		
Sufficient manoeuvrability space for vehicles to prevent damage to building (ie. Vehicle tracking / turning circles)	Y pull in bay on Whitworth Street		
Space around building to allow access for MEWPs to access the	Y		

roof or to clean guttering (ie. Fire access track)			
Stairs / CAT ladder / Ships ladder (delete as appropriate) to access plant deck for plant maintenance	Y		
Stairs / CAT ladder / Ships ladder (delete as appropriate) to access roof for maintenance	Y		
COMMENTS / CLARIFICATIONS – ALL 'N' responses must be justified as a minimum			
Exposed or non-permanent connections to allow for replacements if necessary			
Non-Welded pipework connections	TBC		
Electrical/Pipework components in an accessible location for ease of maintenance	Y		
Use of IPS panelling in sanitaryware spaces to provide access to pipework / cisterns / etc.	Y – access in bathroom pods from behind the mirror		
COMMENTS / CLARIFICATIONS – ALL 'N' responses must be justified as a minimum			
Layered building systems so certain components can be removed/replaced when necessary			
Non-structural façade treatments used so can be replaced without impacting structural integrity of the building	Y – façade to be in panels		
Modular services to enable one or more to be removed without impacting other connections	Y		
Open plan office spaces or use of partition walls to enable easy removal of certain areas	Y		
Carpets not to be used in entrance/lobby areas to prevent dirt/moisture entering	Y		
Use of barrier matting at entrances to prevent dirt/moisture entering	Y		
COMMENTS / CLARIFICATIONS – ALL 'N' responses must be justified as a minimum			
Routes and methods for standardisation of building components			
Standard plant room components for ease of finding replacement parts	Y		
Standard-size windows and doors for ease of finding replacement parts	Y		
Standard size cladding panels for ease of finding replacement parts	Y		
Standard types of connections can be separated and reused more easily	Y – to be developed with the Contractor		
Standard modular elements used so they can be slotted together or taken apart to promote	Y – to be developed with the Contractor		

disassembly and flexible environments			
COMMENTS / CLARIFICATIONS – ALL 'N' responses must be justified as a minimum			