MARLOW FILM STUDIOS

DESIGN AND ACCESS STATEMENT

May 2022

Marlow Film Studios

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Masterplanners: **Prior + Partners**

Concept Architects: **WilkinsonEyre**

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PREFACE

A VISION FOR THE FUTURE

The British film and TV industry stands as one of this country's great ongoing success stories.

In 2021, £5.1 billion was spent on film and television production here, up nearly 30% from the previous, pre-pandemic record. With the great majority of that spend coming from overseas and going to studios close to Marlow.

The combination of our rich cultural heritage, our world-leading facilities, our deep pool of talent and supportive Government policies, both national and local, has made the UK, and southern Buckinghamshire in particular, the premier destination for many film makers at the highest level.

In a time when so much is uncertain, the benefits to the economy, to jobs and to our international status are self-evident. In an era when global households become increasingly connected to high speed broadband, and preferring UK made content, these benefits have a clear route to future expansion.

But that very success also presents challenges.

Productions, that are eager to come here, are having to relocate abroad. Simply because they can't all be accommodated. Demand for well-placed specialist space and human resources increasingly outstrips what's available and even what's planned.

Our record of seizing this market, spectacular as it is, must be even better and have the room to be better. The creation of new career pathways and life chances is a substantial opportunity, within reach which we must not let slip.

Marlow Film Studios will be a major force in addressing this, meeting the industry's increasing very specific needs, while setting new standards for film studio design. It will be an unashamedly inspiring place to work, create, educate and learn, for a celebrated and award-winning workforce.

It will provide a welcoming environment delivering a workplace focused on its occupants' health and well-being, providing strong bonds to nature alongside active mobility options and amenities.

The goal is to positively influence the local economy and contribute to the area's culture. It will create a hub for skills, technology, and creative people, as well as for social and community life – for both the film industry and neighbours.

This proposal is also aligned with the community's ambitions for public infrastructure improvements, recreational opportunities and increased biodiversity.

It is the right idea, at the right time, in the right place.

Robert Laycock
CEO Marlow Film Studios.

CHAPTERS

CONTENTS

CONTENTS

8.0 LANDSCAPE

9.0 SUSTAINABILITY

7.0 ARCHITECTURE

7.16 INTRODUCTION

7.16.1 OVERVIEW

This report illustrates the steps taken to appraise the context for the proposed development and how the design approach takes that context into account. This section also explains the evolution, rationale and specific environmental considerations that have informed the design proposals.

Consideration of the concept, building form, facade materials and related roofscape for each building type is also discussed along with discourse on the main elements of the overall design approach which has been applied to realise a high quality and inclusive design. Related access considerations are also addressed.

WilkinsonEyre was appointed, following an architectural design competition, in May 2021 to develop the architectural design of the buildings across the proposed development. WilkinsonEyre's appointment followed the initial development of the client's brief and subsequent outline Masterplan prepared by a multi-disciplinary team led by masterplanners Prior+Partners, through a series of rigorous civil engineering, urban and landscape design iterations.

The brief called for the development of the site with a Film and TV studio complex with stated aspirations from the client that the buildings, and development as a whole, should be of high quality design and the best of its type, resulting in the creation of a flagship for the British Film Industry, reflecting the UK's global leading position in the film industry.

An open dialogue has been had from the outset between all members of the Design Team further informing and developing the Masterplan. In particular, this has focused on building adjacencies, landscape, screening, energy use, building plant and sustainability to ensure that the emerging strategies for the buildings were not at odds with the Applicant's aspirations.

SITE

The high quality masterplan reflects and acknowledges the scarcity of development land in Buckinghamshire that is capable of accommodating a scheme of this proposed critical mass.

As discussed in previous chapters, the site is largely open, bounded by quite differing conditions: a dual carriageway on its western boundary, rural roads on the north and east and open countryside with a number of sections of open water along the southern boundary. Each boundary condition presents slightly different challenges when integrating a new development of the scale and density of that proposed.

Furthermore, the site has a number of significant constraints from its proximity to an Area of Outstanding Natural Beauty (AONB), being set within the Greenbelt and overlooked by Winter Hill.

It is relatively well screened by the existing trees and the level changes at the site perimeter. Views into the site have been carefully considered and mitigation measures taken, in order to reduce the visual impact of the development. Particular focus has been given to the views from the higher ground of Winter Hill to the south, Bloom Wood to the north, and the Public Right of Way that runs east/west across the southern end of the site.

In particular, careful consideration has been given to those routes used by the public that cross the site and the visual impact the development will have for those using these routes due to the close proximity to the buildings and activities around them.

There is an opportunity to truly integrate the development with its surroundings by using landscape as a key design component across the development.

Figure 7.1 Early design aspiration

7.17 ARCHITECTURAL DESIGN

Masterplan

WilkinsonEyre has worked with masterplanners Prior + Partners, taking forward the clear and well-developed material produced. The architectural approach has included a number of key areas of focus. These can be summarised as:

- **Views into Site**

One of the key challenges for the development is the visual impact of the proposed scheme. The buildings are large and densely located in their arrangement. There are publicly accessible roads that edge the site and routes accessible to the public - either as pedestrians or in vehicles - that pass through the site. An existing, well-established natural screening from mature trees around the site is proposed to be augmented with good landscape design that increases the planting and adjusts the ground level, at the perimeter in particular. The use of bunds that help with the screening and reduce the perceived mass and height of the larger buildings.

- **Controlled Perimeter**

The very nature of the activities to be undertaken on site mean that a good level of security and visual privacy is required. A subtle approach will be taken to the security at the perimeter of the site with landscaping that adjusts the topography of the ground using devices such as 'ha-ha's, swales and densely planted screening with carefully selected species, all with the aim of reducing the perception of an overly defensive appearance on the perimeter.

- **Design Grain and Hierarchy**

The masterplan has a dense feel, which responds to the requirement of having a studio that has a creative and collaborative zeitgeist. The buildings have different hierarchy and scale interspersed with outdoor space and well-designed landscaping to reduce the uniformity of the layout and create a more contextual design.

- **Articulating the Grid**

The proposed layout is a product of the required proximities between and the amount of accommodation to be fitted onto the site. We have sought to 'soften' the very rectilinear arrangement where possible by introducing curves into the arrangement of the buildings, particularly along the Public Right of Way that runs east-west across the site.

- **Mitigation of Scale**

A key design challenge has been to reduce the perceived scale of the buildings and in particular that of the sound stage. This has been achieved by strategically positioning the lower scale buildings to help screen the larger buildings, particularly along the perimeter of the site and where the public get close to the buildings. Additionally, pitched roof forms have been used for many of the offices and workshops, to act as a geometric counterpoint to the rectilinear sound stages. This also helps to reduce the perceived scale of the buildings, giving them a more 'domestic' feel.

- **Roofscape**

Regarding distance views into the site, particularly the elevated views from the high ground to the south, careful consideration has been given to the appearance of the buildings and in particular their 'fifth' elevation: their roof. We propose extensive use of green planted roofs and darker colours and natural, self-finish materials for the cladding of the buildings. Breaking away from the more traditional light/metallic appearance of most industrial development buildings helps the development blend better with the darker hues of the surrounding landscape. The development's appearance is also strengthened by the interspersing the large flat roof of the sound stages with the pitched roofs of the office buildings.

- **Integrated Landscape**

A key component to the successful integration of the scheme into its context will be the well-designed and coordinated landscape scheme. This will help place the development with the surrounding countryside. The perception and appearance of the scheme will be greatly improved with extensive planting both between and, on the buildings. This is not just the provision of planted green roofs but also the provision of landscaped terraces at the upper levels and strategic 'greening' to the facades development.

The architectural design has also promoted the following ideas in the development as a whole:

- Variation in the width of gaps between buildings by pushing some together and pulling some apart;
- Creating vistas, pedestrian only routes and spaces for people to dwell;
- Creating a hierarchy between the buildings;
- Positioning buildings that provide amenity accommodation that, by their nature have a good level of activity around them, throughout the development.

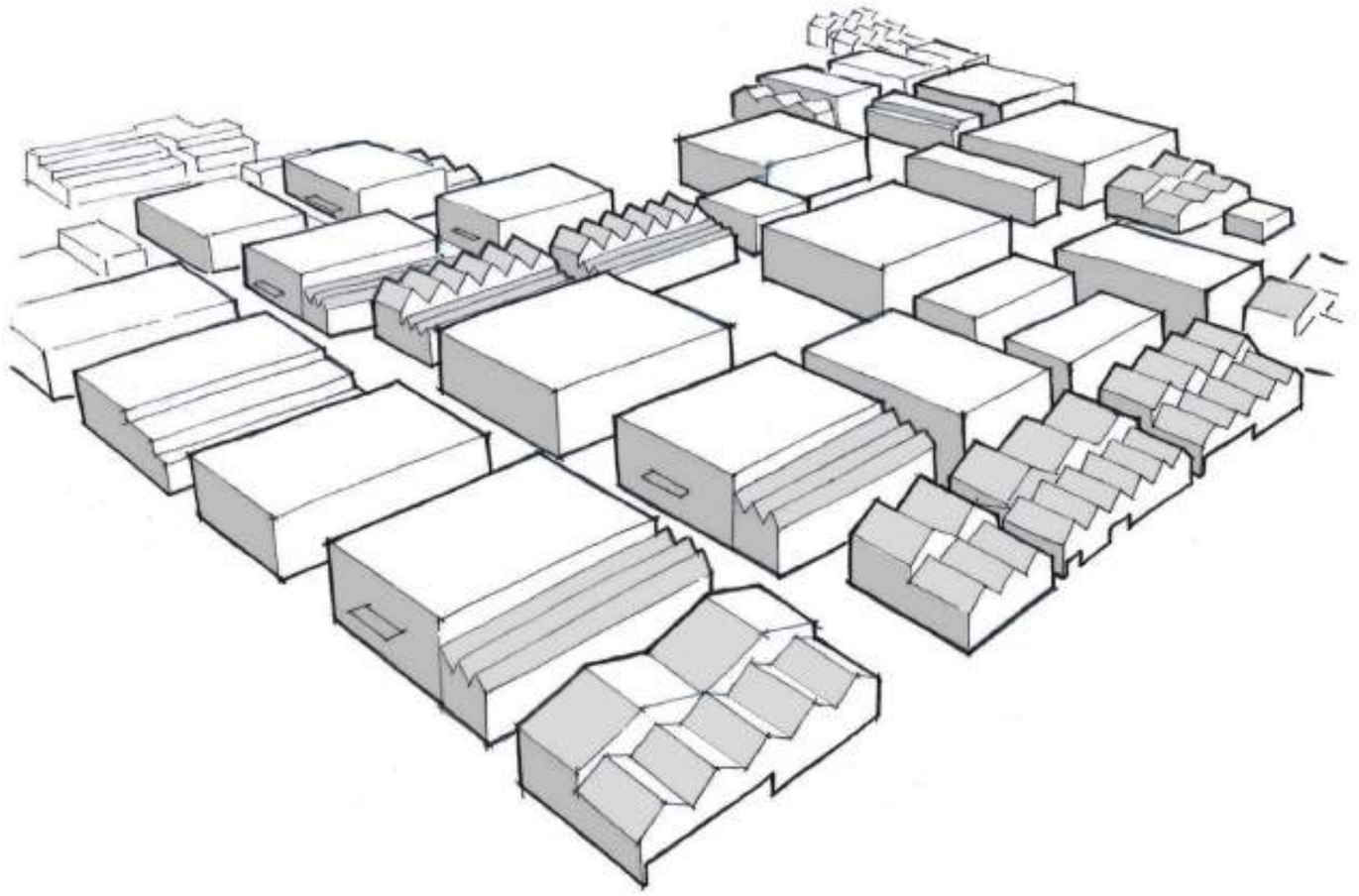


Figure 7.2 Concept Sketch

7.18 DESIGN EVOLUTION

The design of the buildings has evolved through a number of iterations, reflecting and anticipating the very specific requirements of the occupiers, and also finding a rational and cohesive arrangement that reflects the needs for the smaller scale workshop and offices to be located close to and between the sound stages. Where possible, the smaller scale buildings have been located to screen and mitigate the scale of the larger buildings.

This has resulted in the creation of terraces in the pitched roof buildings edging the northern and southern boundaries of the development, providing a visual rhythm that acts as a counterpoint to the large rectilinear sound stages. An alternative pitched roof form is used for those buildings that are orientated north-south by way of a 'sawtooth' roof arrangement, whereas into the centre of the development a number of the workshop/office buildings have flat roofs. The development as a whole has been considered as a an overall cohesive composition with visual interest created by the juxtaposition of the different forms.

The scheme as a whole has been modelled both physically and digitally and tested in numerous views to ensure the cohesive and visually interesting composition proposed.

BUILDING FORM AND MASSING

The form and scale of the buildings are a direct result of the functions that go on in these buildings. The single storey sound stages are arrayed across the site with the smaller, supporting workshops and offices grouped close by to form a cluster of buildings that are required to be located together to form film production units. This group of buildings often have an outdoor space associated with it that is referred to as a 'Unit Base' that gets occupied as and when a film is in production. Sound stages range in size with those with larger footprints tending to be taller in height. In a number of instances smaller sound stages have been joined to increase their efficiency.

The workshop and offices are 2 and 3 storey buildings often with double height ground floors allowing for the activities that occur at the lower level. Upper levels are articulated with a range of roof forms to create variety and visual interest across the site by way of juxtaposition with the sound stages. This also creates the opportunity for a more 'studio' type, creative work environment at the upper levels. These upper levels tend to be extensively articulated with set back upper floors, terraces and balconies. Extensive use of timber to the interiors and, in places, as part of the cladding strategy will help give the buildings a warm crafted appearance.

A number of distinctive individual buildings have been provided that will help create particular points of focus across the development. Of note is the sequence of buildings set around an outdoor space that form the Entrance Square into the development; the Studio Hub is a sculpted HQ building that houses offices, cafés/restaurants and exhibition space located at the southern end of the main pedestrian access that runs north-south across the site; two multi-storey carparks that are similar in height and scale to the sound stages and the Culture and Skills Academy that is located on its own plot to the south of the main development. Across the site there are also a number of stand-alone single storey buildings that house various amenities for those who work on the site.

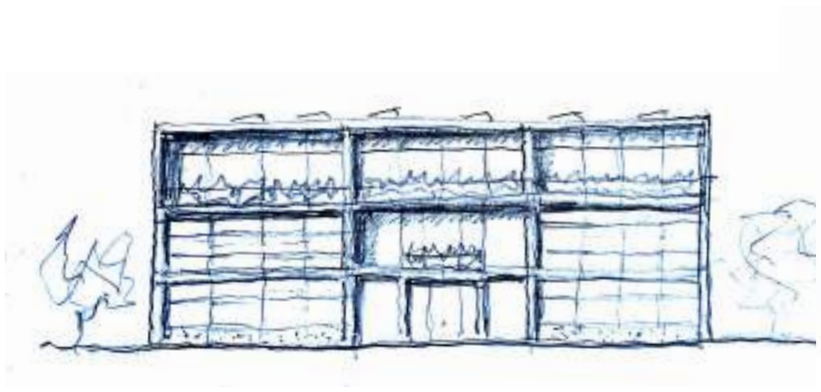
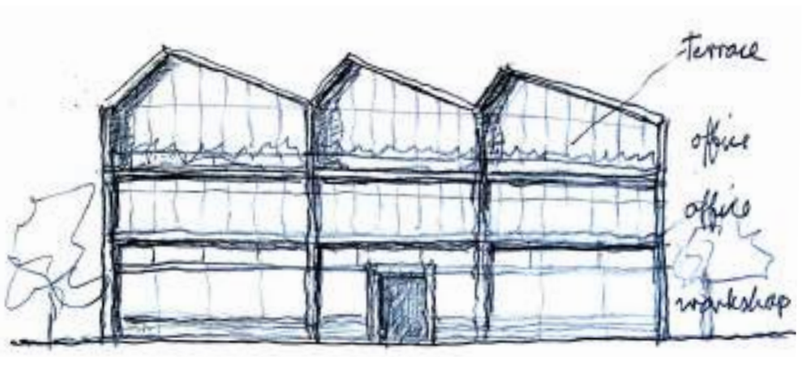


Figure 7.3 Early Concept Sketches for Workshops and Offices by the late Chris Wilkinson



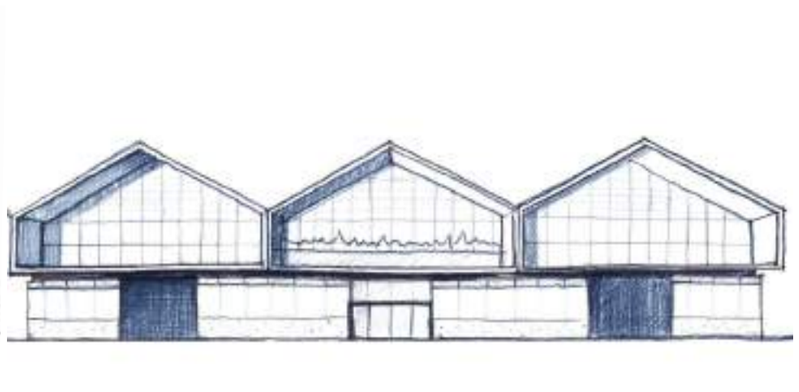


Figure 7.4 Current Design Sketches for Workshops and Offices

7.19 BUILDING TYPOLOGIES

WilkinsonEyre have established a strategy and a design approach across the development as a whole. There are a number of different building typologies configured across the site – all as required in the clients brief and as reflected on the Masterplan.

The grouping of buildings and their proximity to one another is a functional requirement of the activities that take place in each of them and how these activities support the filmmaking process. The filming mostly takes place inside the sound stages, which require the activities undertaken in the workshops and offices - such as building film sets, designing and making costumes - to be located close by in order to maximise working efficiencies.

The following pages set out our proposed approach to the architectural design for each building type.

Figure 7.5 Typology Key

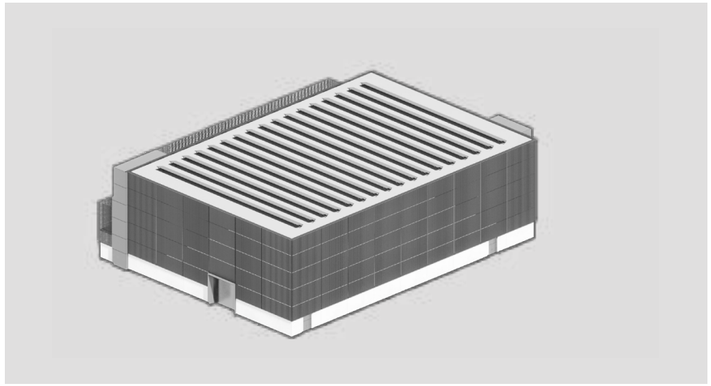


Figure 7.6 Sound Stage Type A

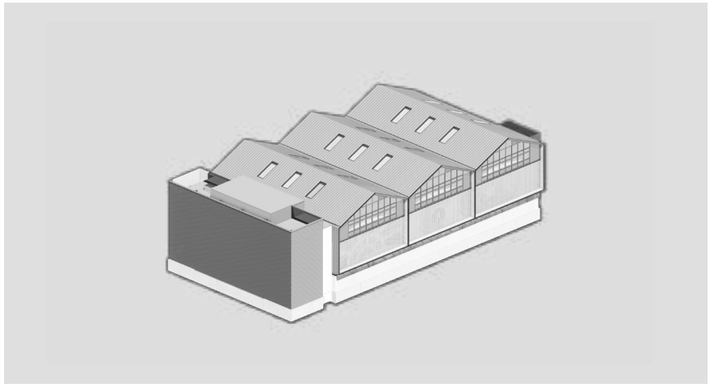


Figure 7.7 Digital Sound Stage Type F

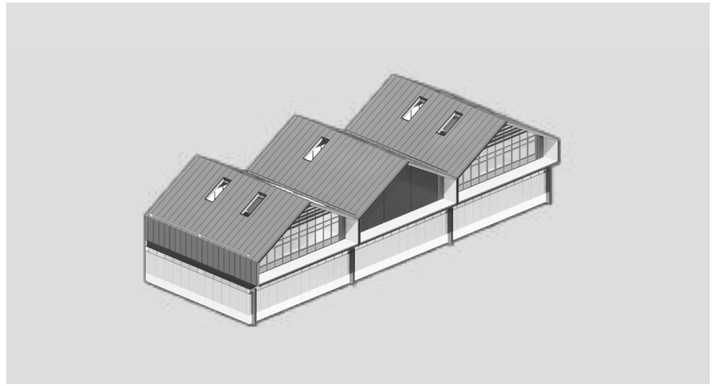


Figure 7.8 Offices & Workshops Type 1

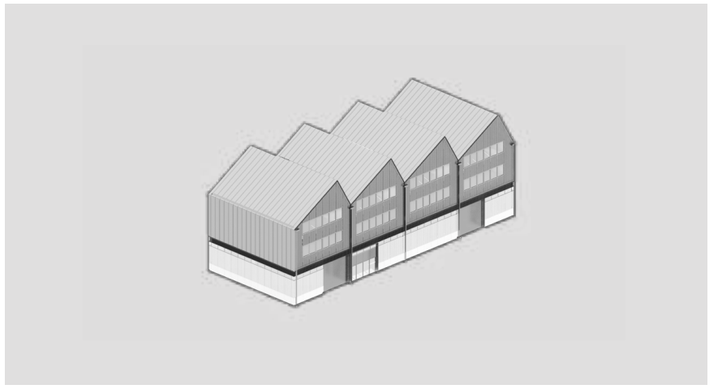


Figure 7.9 Offices & Workshops Type 2

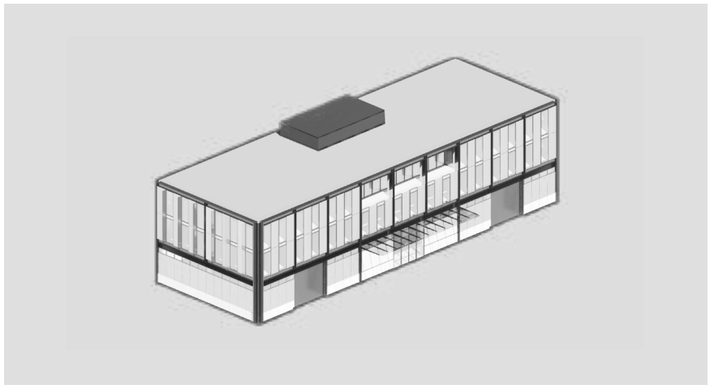


Figure 7.10 Offices & Workshops Type 3

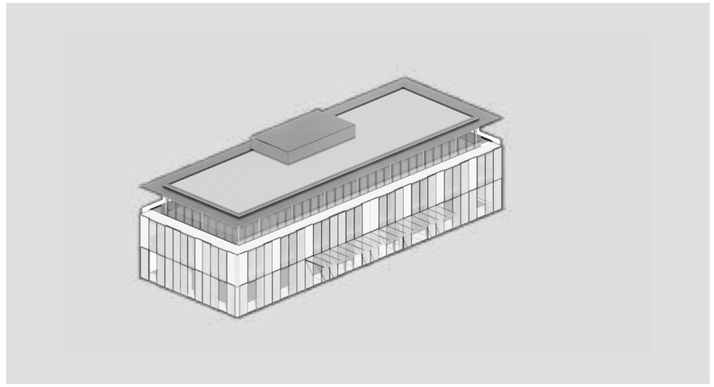


Figure 7.11 Offices & Workshops Type 4

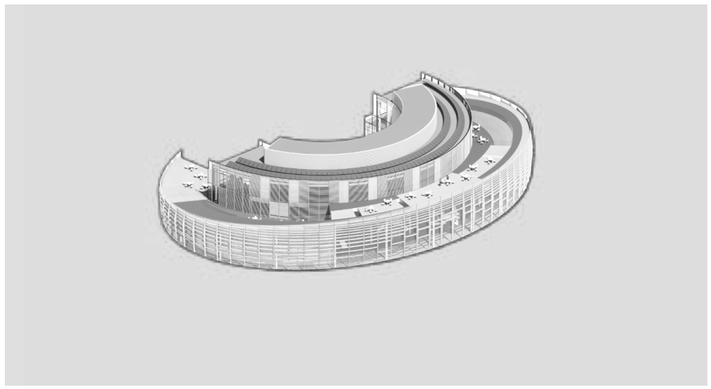


Figure 7.12 Studio Hub

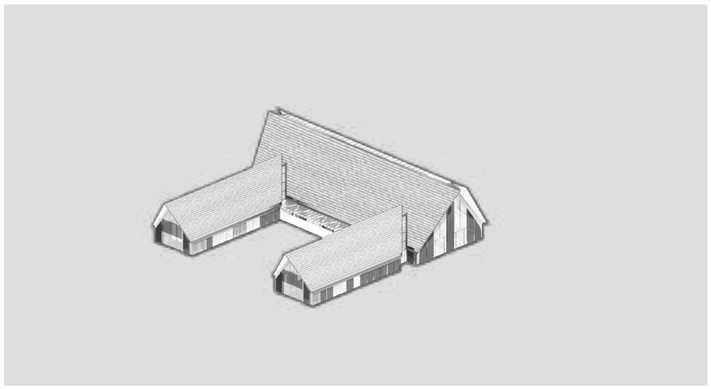


Figure 7.13 Culture and Skills Academy

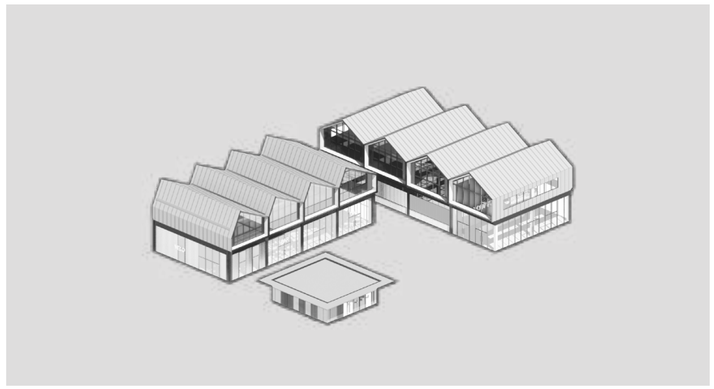


Figure 7.14 Entrance Square

7.20 SITE-WIDE FACADE STRATEGY

Workshop and Offices

The scheme introduces a hierarchy of facade treatments with certain elevations having an enhanced level of architectural treatment. These tend to be located towards the perimeter of the site where the buildings are facing outwards. These facades are more expressive and have greater articulation and glazing.

Sound Stages

To those with sensitive views and where the fire strategy allows for, full-height, ground-planted climbers are introduced to help mitigate the visual impact of these facades at the perimeter.

The image on the right shows our facade strategy:

Red & orange - Primary facades
Yellow - Standard facade
Green - Planted facade

Figure 7.15 Facade Type Key

Figure 7.16 Sound Stage Typical Facade

Figure 7.17 Sound Stage Green Facade

Figure 7.18 Offices & Workshop Primary Facade

Figure 7.19 Offices & Workshop Standard Facade

7.21 SOUND STAGES

The large span sound stages are the biggest buildings on the site and being 'black box spaces' have few openings and no fenestration. We propose a number of approaches to these buildings which will be arranged across the site with the smaller-scale workshops and offices positioned around them.

Focus will be given to the materiality and modularisation of the facades. We propose to break the large areas of metal cladding with careful modularisation, use of different cladding types and profiles, areas with alternative materials, bold graphics and accents of colour. Consideration has been given to reduce the impact of the sound stages on the perimeter of the development. In some areas, extensive climbing planting on the facades will be utilised, with creepers and vines growing on a specialist cable system attached to the building or overspilling from the planted roofs. This strategy will be integrated with the overall landscape scheme.

The access/escape stairs that give access to the upper levels and roof will sit outside the footprint of the building to help break up the long facades. These will be clad in metal, coloured as part of the overall 'wayfinding' strategy for the development.

All sound stages will have large flat roofs, and these will be used as part of the water management scheme for the site utilising 'blue roof' systems that will retain rainwater for use throughout the development. As discussed before, the roofs will be planted to encourage biodiversity and to reduce the visual impact of the buildings from a distance. Furthermore, the roofs will provide sites for installing photovoltaic cells for the generation of electricity, to supplement that used across the site.

Figure 7.20 Sound Stage Typical Facade

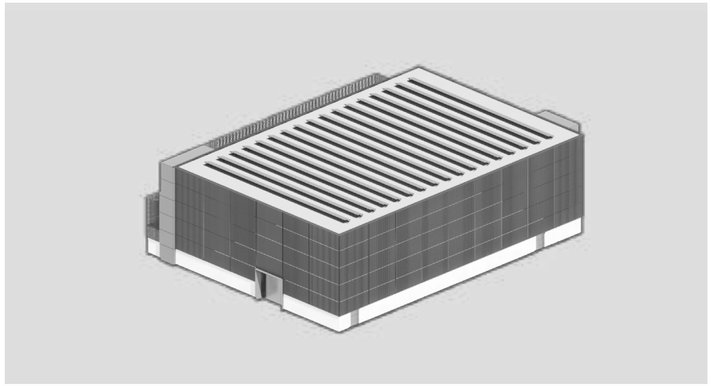


Figure 7.21 Type A

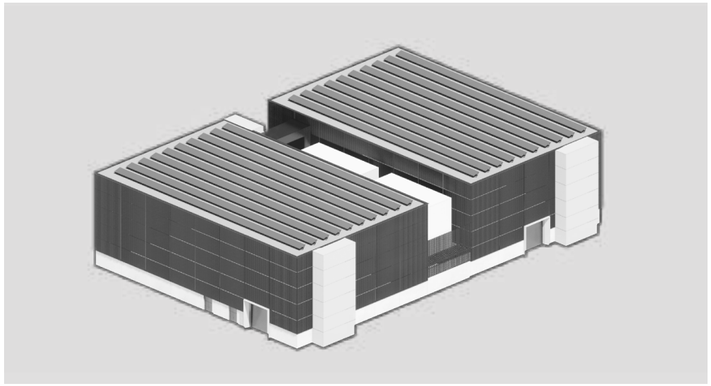


Figure 7.22 Type A1

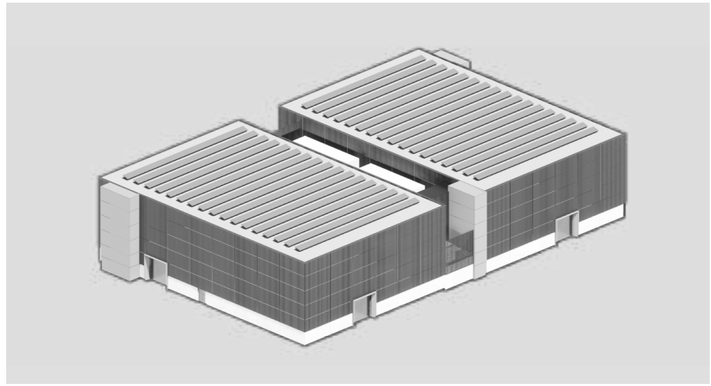


Figure 7.23 Type AA

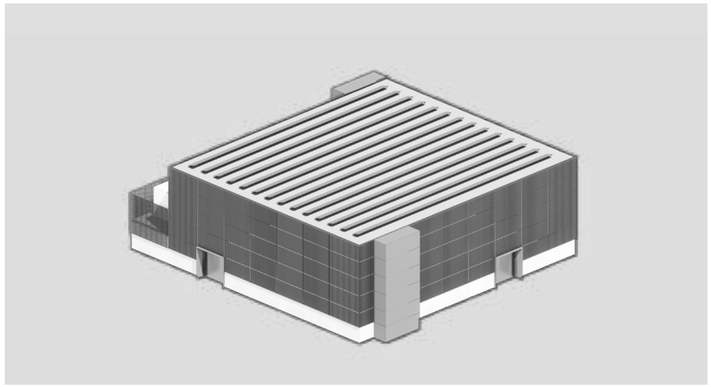


Figure 7.24 Type B

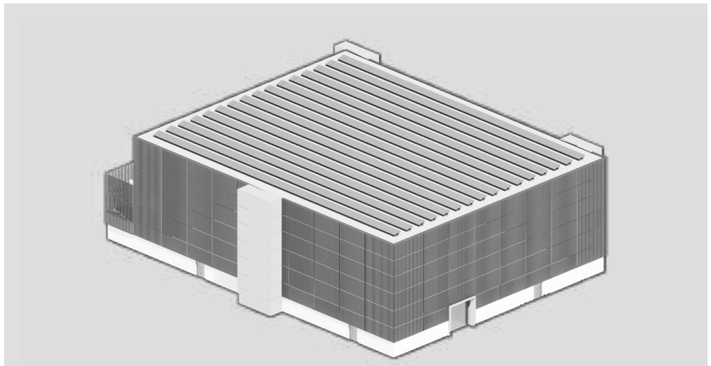


Figure 7.25 Type C

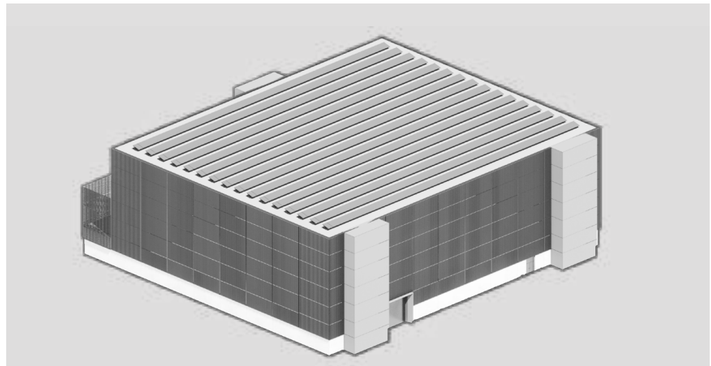


Figure 7.26 Type C1

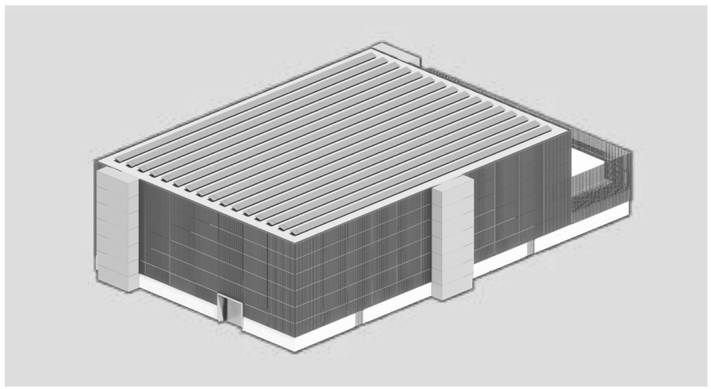


Figure 7.27 Type D

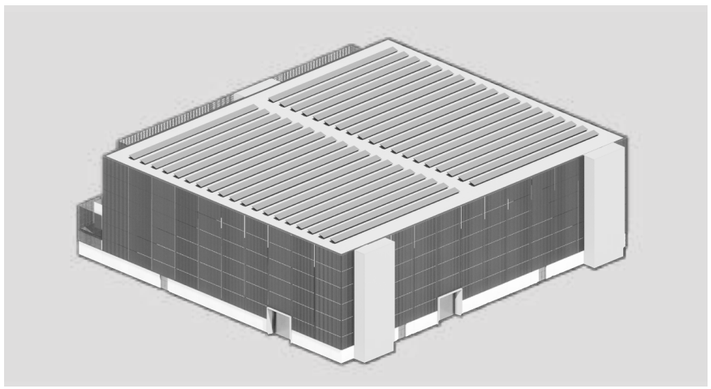


Figure 7.28 Type E

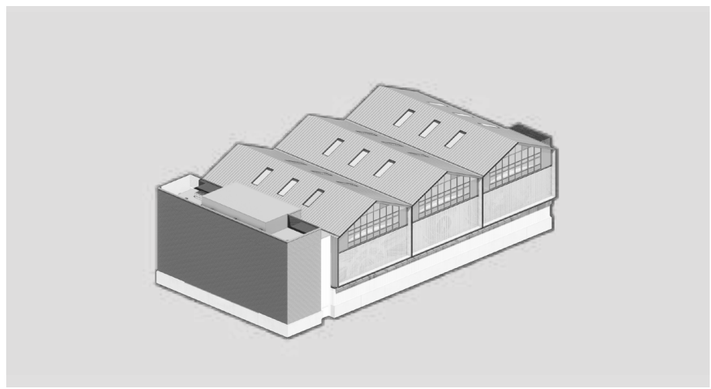


Figure 7.29 Type F

TYPICAL PLANS

The ground floor plan consists of a large column-free space where filming takes place. It is accessed by two large industrial doors, known as ‘elephant doors’, and smaller escape and access doors.

A block of supporting accommodation is typically located on one edge of the plan. This generally houses mechanical and electrical equipment to support the functioning of the stage, along with toilet accommodation.

There are two staircases, both of which access the gantry at high level. The gantry is a network of walkways that allow for stage sets, lighting and general rigging to be assembled and hung from.

The roof plan shows an array of photovoltaic (PV) cells with a green roof underneath. The roof is accessed through the stair cores.

The plans for all sound stages include the adaptability to deal with future demands of productions, whether they are traditional handmade sets or created digitally. The ancillary service space and servicing strategy within these structures is capable of providing present and future needs in a flexible way, to include server rooms and digital interconnect.

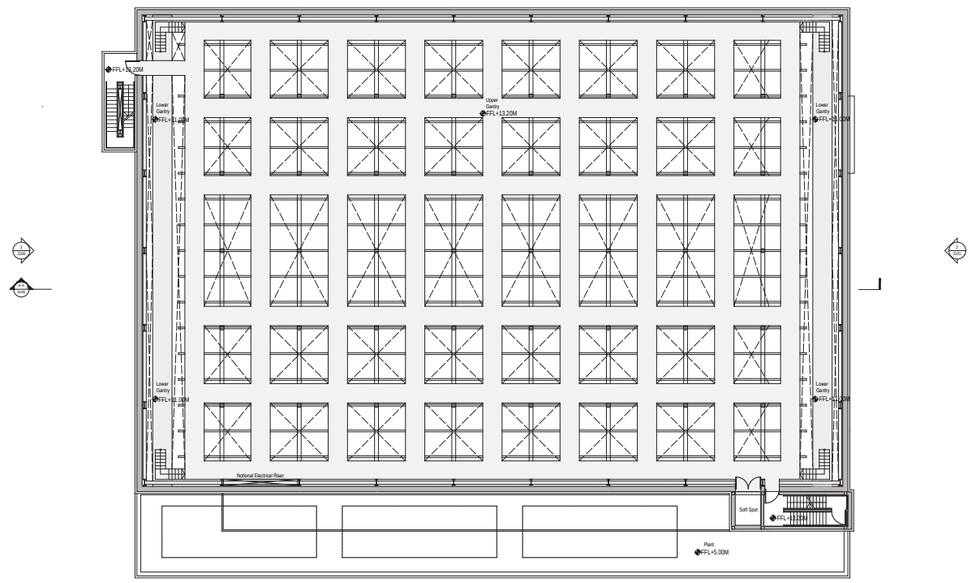


Figure 7.30 Sound Stage Gantry Level

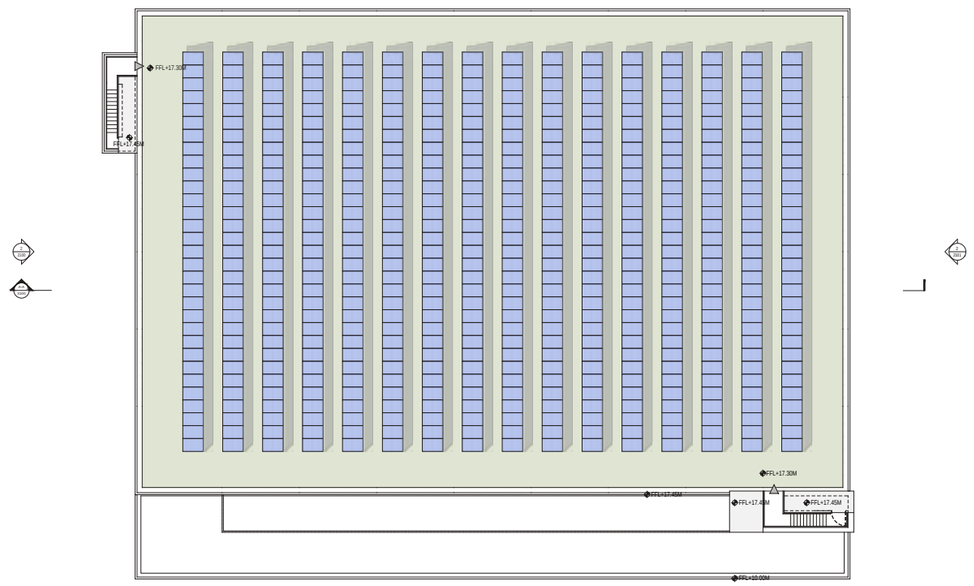


Figure 7.31 Sound Stage Roof Plan

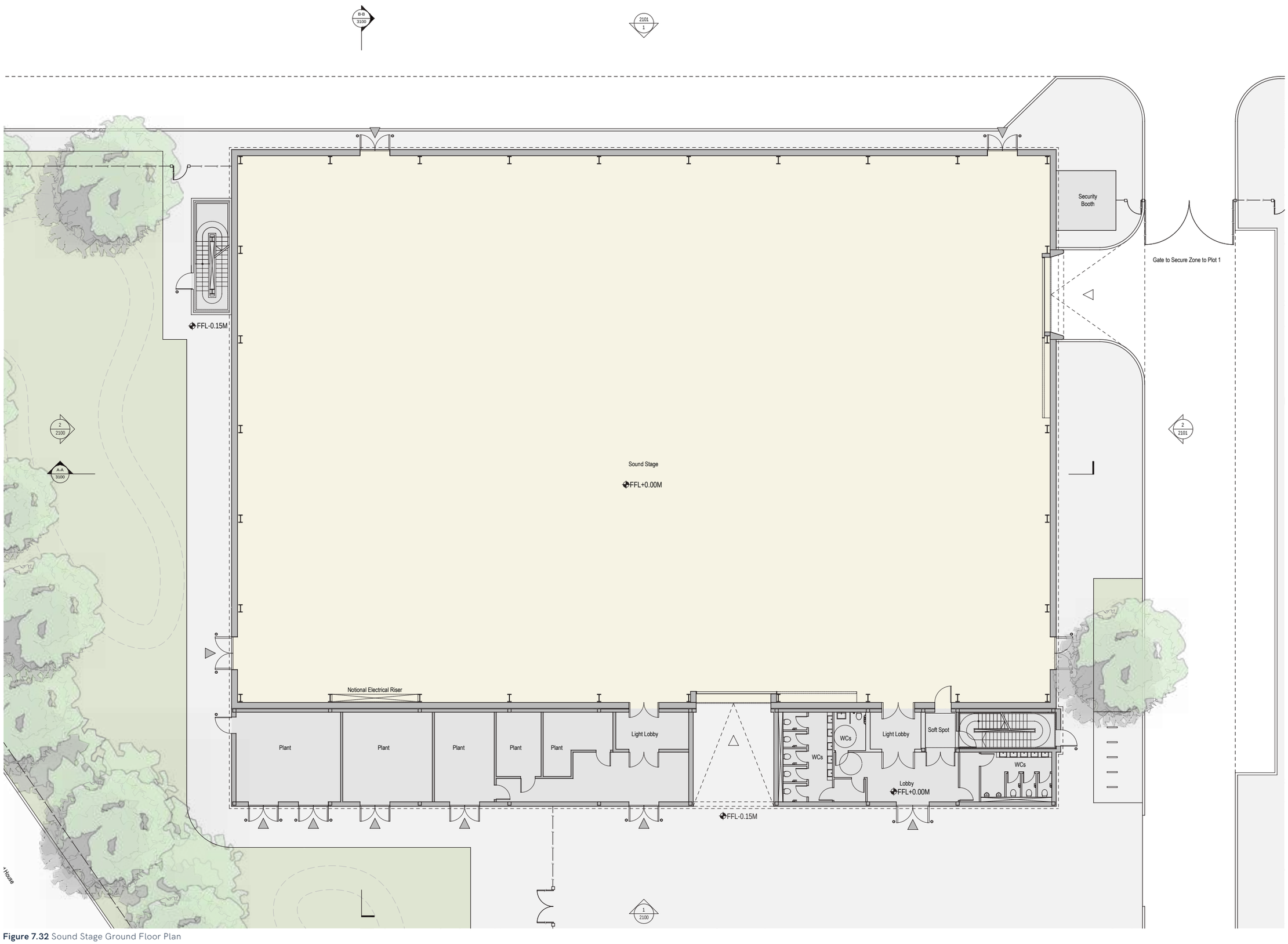


Figure 7.32 Sound Stage Ground Floor Plan

FACADE DETAILS

Buildings Envelope Materiality

1. Fair faced concrete
2. Metal profiled cladding
3. Metal profile flashing
4. Metal doors
5. Perforated metal profiled screen
6. Translucent cladding
7. Glazed Curtain walling, glazed doors
8. Glazed and metal clerestory windows
9. Glazed Curtain walling
10. Glazed and metal insulated Curtain walling
11. Glazed Curtain walling with integrated mesh shading
12. Glazed and timber insulated Curtain walling with timber shading
13. Timber brise-soleil
14. Metal brise-soleil
15. Metal louvre panels
16. Timber cladding to soffit and reveals
17. Metal standing seam cladding
18. Tiled roof
19. Green roof
20. Metal weather louvres
21. Roof lights
22. Glass vertical fins
23. Glass balustrade

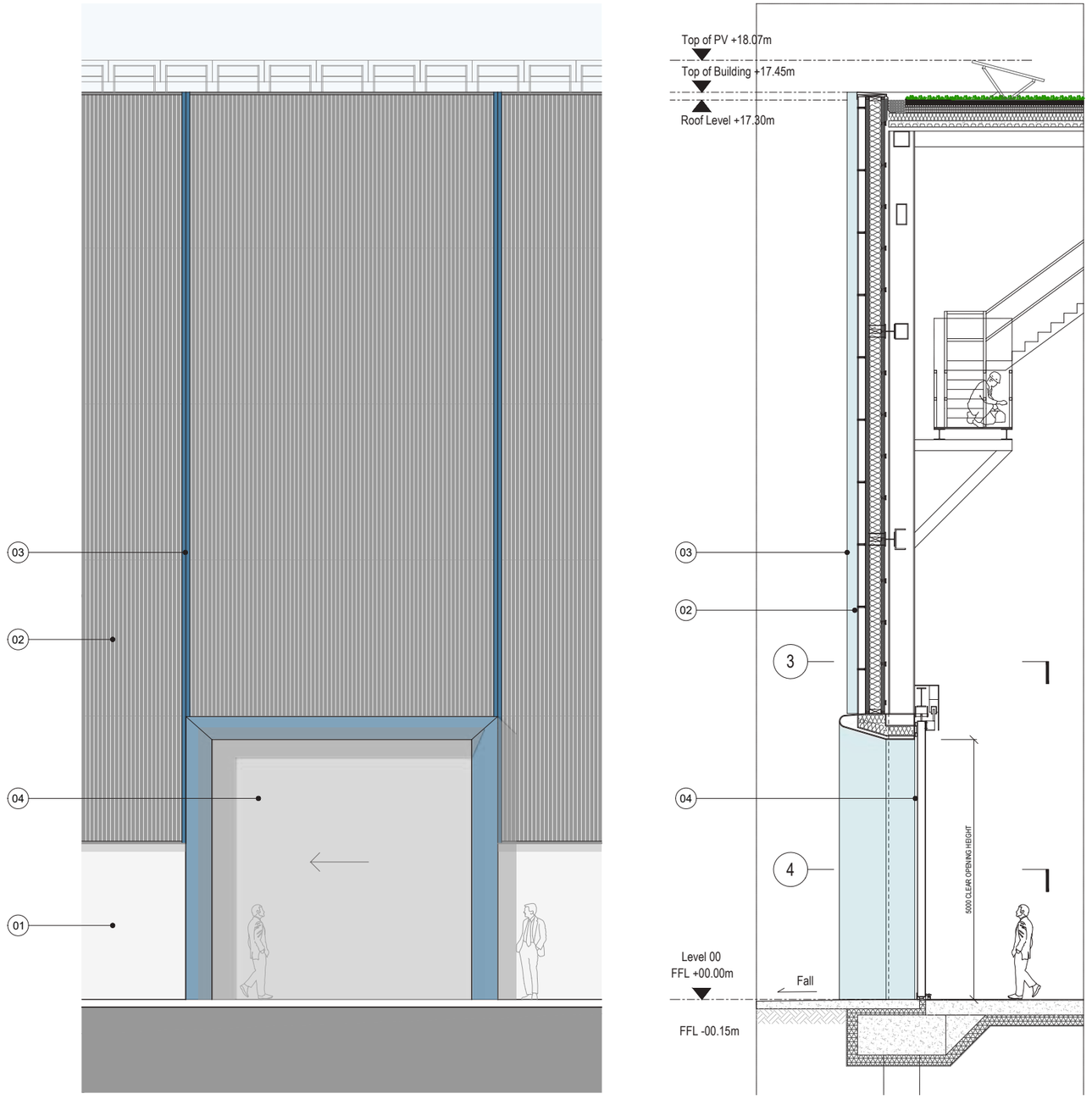


Figure 7.33 Sound Stage Typical Facade Details

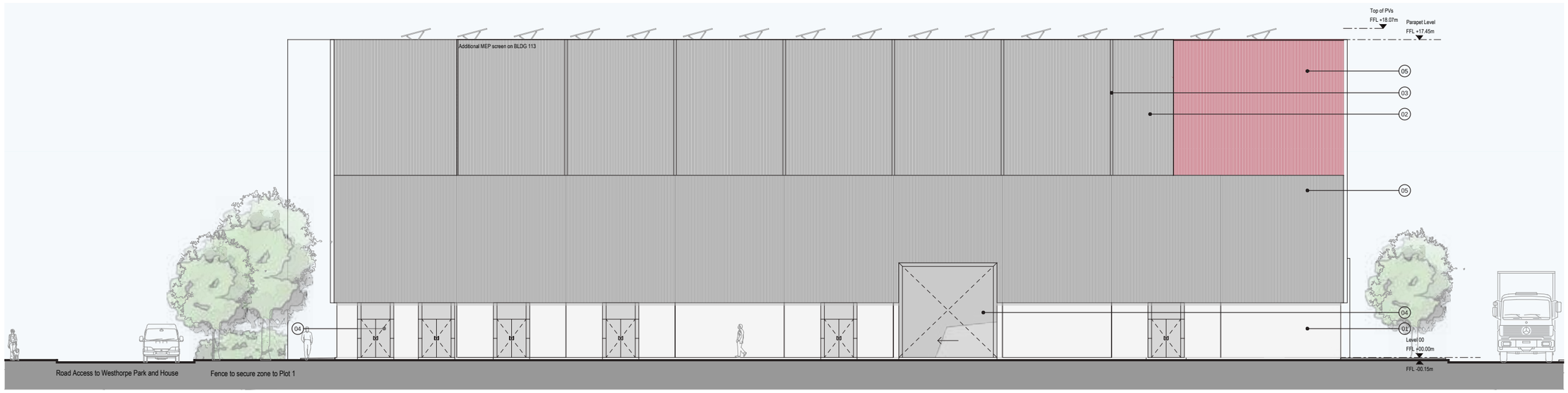


Figure 7.34 Sound Stage Typical Elevations

7.21.1 DIGITAL SOUND STAGE

There is one Digital Sound Stage to the southern end of the site (plot 2B). This is where filming takes place with the aid of 270 degree curved digital screens. The sizes and requirements of these spaces are determined by a particular market demand: a large column-free space with high vertical clearances to allow for maximum flexibility when it comes to set design and filming.

The facades are soundproofed, windowless and have two large 'elephant doors'. These doors allow for large props and sets that are fabricated in the workshops to be moved in and out of the sound stages. Stage sets are generally hung from the roof trusses rather than supported from ground, therefore access is required at 'gantry' level for this to happen. The access staircases are external so as not to hinder internal floor space. There are two external staircases, one of which is within the thermal line, while the other is clad in a perforated panel to allow viewing of the staircase externally.

Above the sound stage lies an office space which supports the Digital Sound Stage below. This is accessed through the support space; apart from a lobby for the offices, the support space generally contains the mechanical and electrical equipment required.

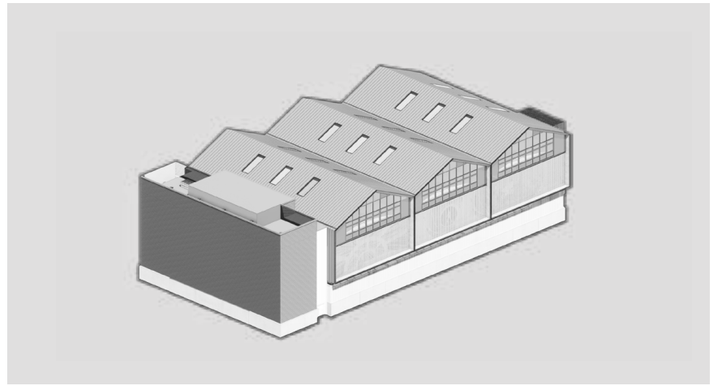


Figure 7.35 Axonometric View

Figure 7.36 Digital Sound Stage View from the South West

Figure 7.37 Digital Sound Stage Primary Facade View

PLANS

The ground floor plan consists of a large column free space where filming takes place. It is accessed by two large elephant doors and smaller escape and access doors.

There is a block of support space along one edge that houses the mechanical and electrical equipment to support the functioning of the stage. This is where the toilet blocks are located.

There are two staircases and one lift, all allow access to the large flexible office floor space at level 1.

The roof plan has a series of roof lights to bring in light into the deep part of the floor plate.

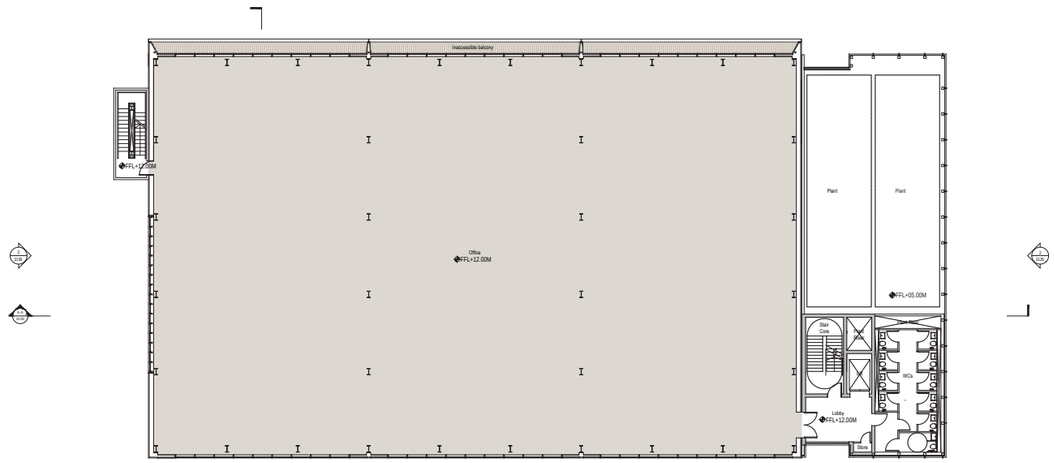


Figure 7.38 Sound Stage First Floor Plan

Figure 7.39 Sound Stage Roof Plan

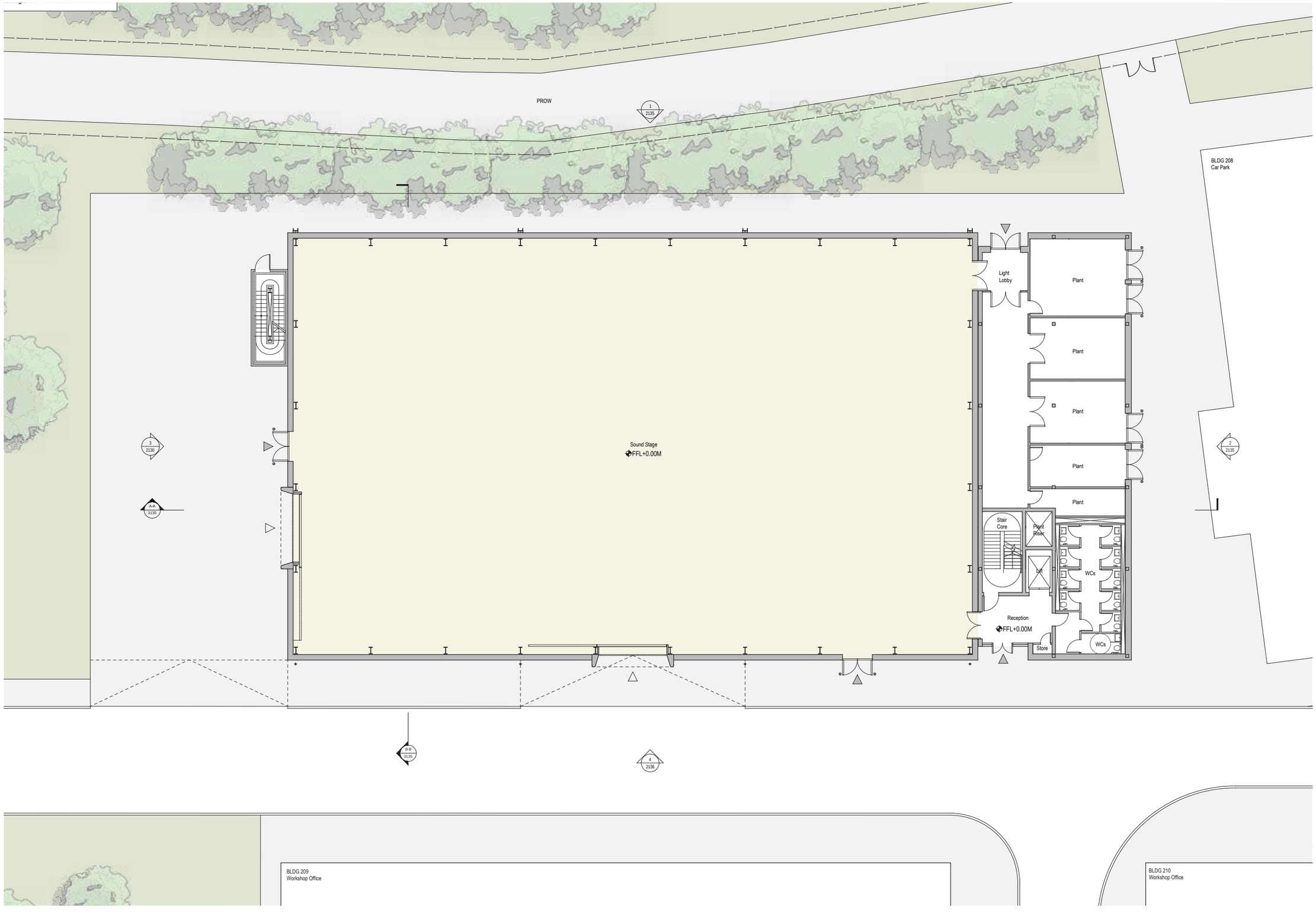
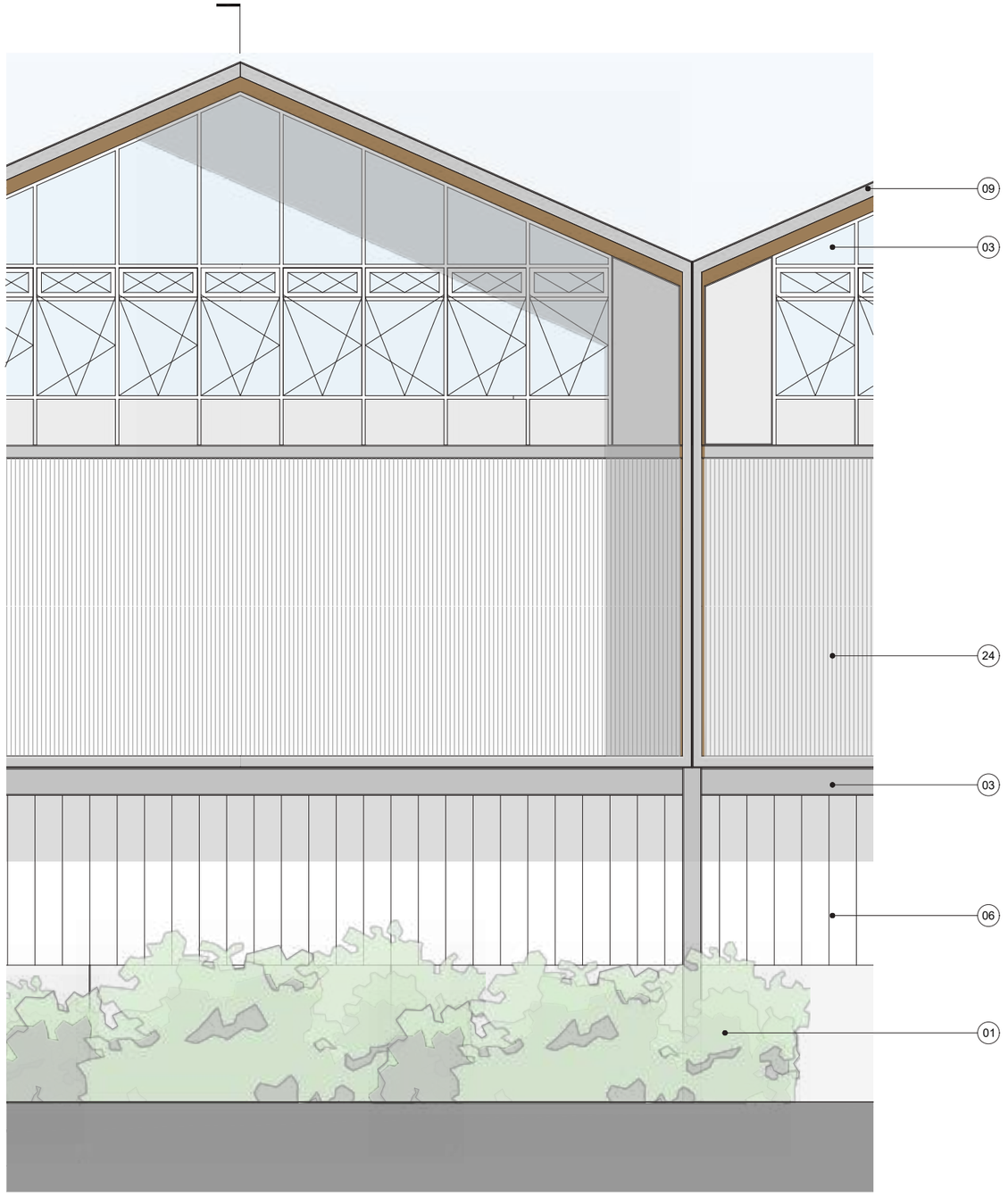


Figure 7.40 Sound Stage Ground Floor Plan

FACADE DETAILS

Buildings Envelope Materiality

1. Fair faced concrete
2. Metal profiled cladding
3. Metal profile flashing
4. Metal doors
5. Perforated metal profiled screen
6. Translucent cladding
7. Glazed Curtain walling, glazed doors
8. Glazed and metal clerestory windows
9. Glazed Curtain walling
10. Glazed and metal insulated Curtain walling
11. Glazed Curtain walling with integrated mesh shading
12. Glazed and timber insulated Curtain walling with timber shading
13. Timber brise-soleil
14. Metal brise-soleil
15. Metal louvre panels
16. Timber cladding to soffit and reveals
17. Metal standing seam cladding
18. Tiled roof
19. Green roof
20. Metal weather louvres
21. Roof lights
22. Glass vertical fins
23. Glass balustrade



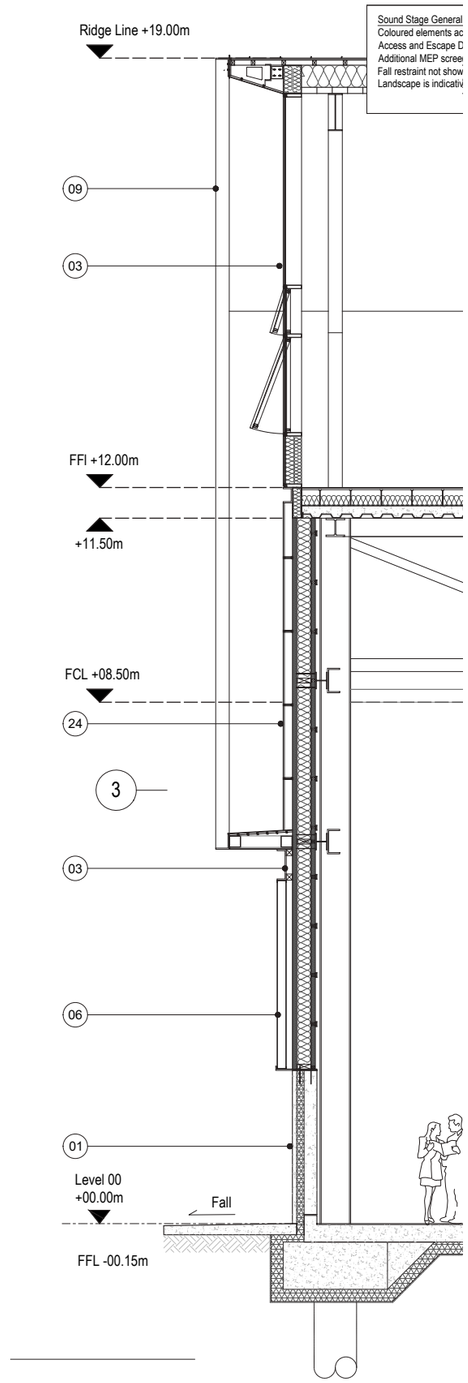


Figure 7.41 Digital Sound Stage Facade Details

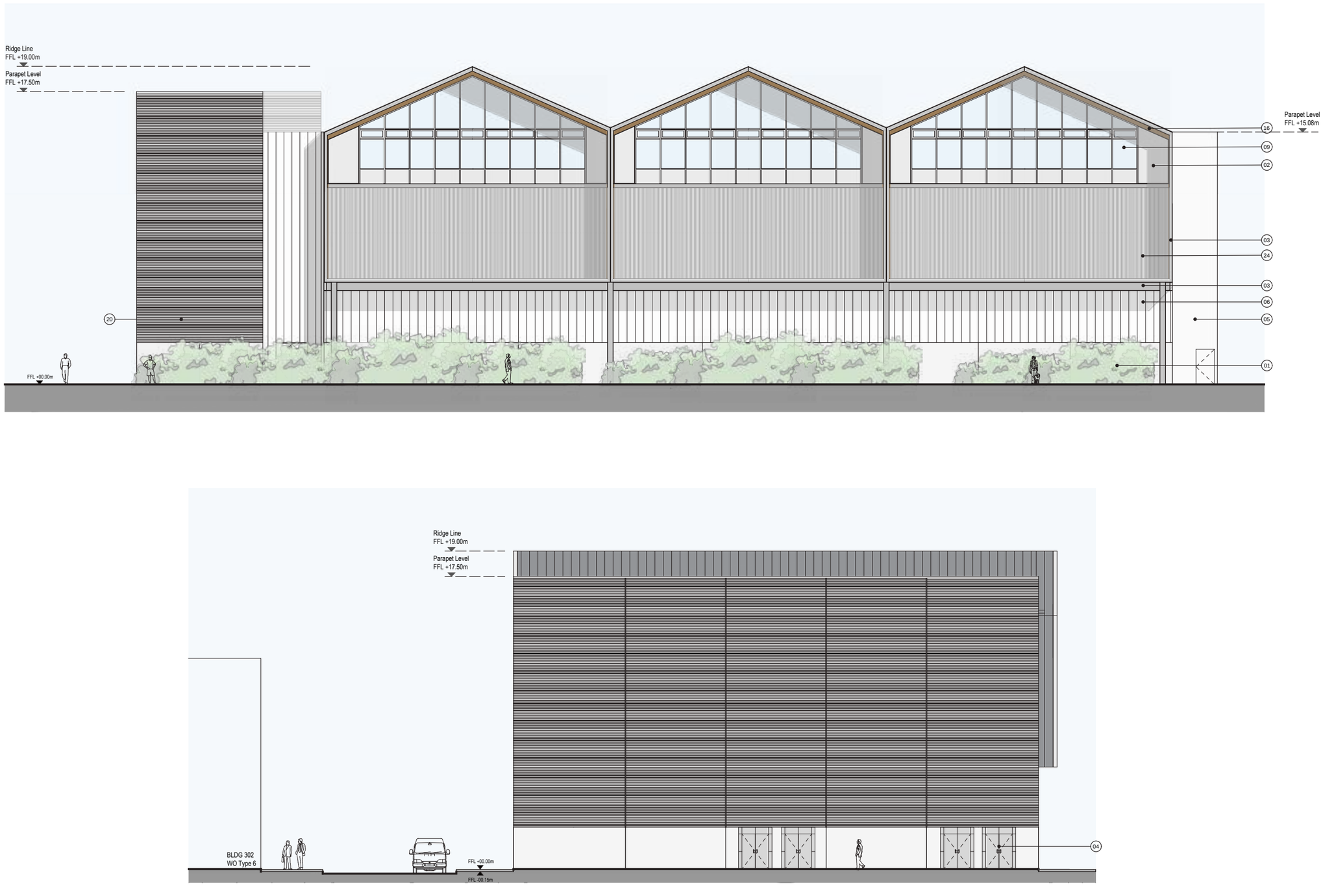


Figure 7.42 Sound Stage Typical Elevations

7.22 WORKSHOPS & OFFICES

WORKSHOPS

These building types are much smaller in scale than the sound stages and are organised as ground floor workshops with a further level of workshop, or office above. All workshop buildings have one level of office accommodation at their upper level. The ground floor will generally house the heavier industry type workshop activities requiring machine tools and lifting for the assembling of film sets while on the first floor, activities are more likely to be smaller in scale, such as costume and small prop making.

Due to the nature of the activities housed, there will be few windows and openings on ground floor. Large panellised doors will provide access for materials and the large objects constructed within to be taken out easily. A fair-faced concrete plinth will provide a robust base and a continuous clerestory will provide daylight at high level for the workspace. A mix of profiled cladding and translucent cast glass panels will make up the zone in-between. The first floor workshop level will be more open with greater areas of glazed fenestration, that can be opened where possible to provide natural ventilation.
Other design characteristics for workshops will be:

- Extensive use of pitched roofs
- Extensive use of self finish materials such as pre-cast concrete and timber
- Where appropriate, translucent areas will offer the opportunity to bring diffuse light into the internal work-space and, when dark outside, a glow as light spills out.

The pitched roof form is proposed as a counterpoint to the large rectilinear forms of the sound stage and is seen as a way to mitigate the scale of the larger buildings and give them a distinctive character.

Furthermore, the pitched roof form offers interesting architectural opportunities for bringing light into the 'loft' type spaces created at the upper levels. Terraces are proposed to some buildings, offering breakout space for the building occupiers.

We foresee the use of timber within the workshops, not only as a cladding and lining but as a potential structural system. This use of timber throughout the buildings will be key to help achieve a low-embodied carbon approach.

Careful attention has been given to the cladding detailing of the blank facades at ground floor and the use of wayfinding strategies, such as bold graphics, to provide attractive building envelopes.

OFFICES

The smaller scale of the office buildings, like the workshops, will be used to lessen the visual impact of the larger sound stages by placing them strategically close to them. The offices will be clad with a palette of warm, self-finished materials. This is partly as a response to the local vernacular materials found in Marlow and its surroundings.

The offices will be more open with greater areas of fenestration than the workshops, to provide good levels of daylight into the workspace and views out.

The mostly pitched roof forms to the offices will provide exciting workspace, that stands out from the norm, and help foster a creative environment.

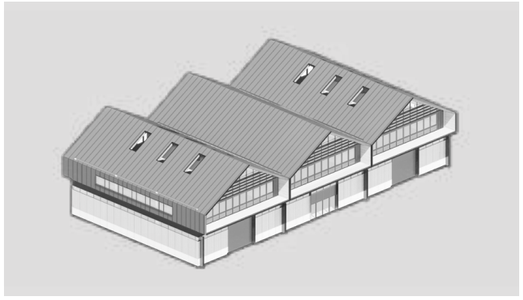


Figure 7.43 Type 1A

Figure 7.44 Type 1B

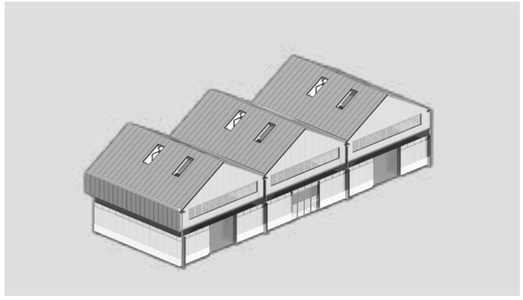


Figure 7.45 Type 1C

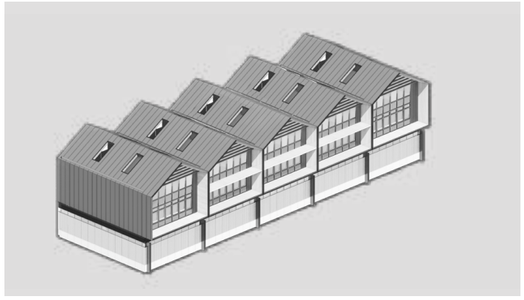


Figure 7.46 Type 1D

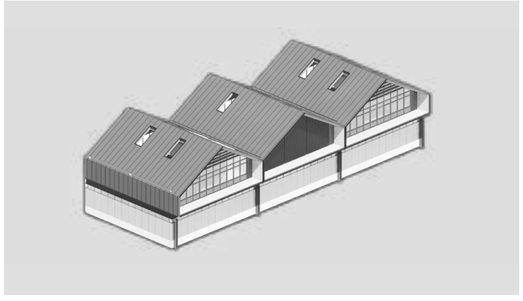


Figure 7.47 Type 1E

Figure 7.48 Type 2A

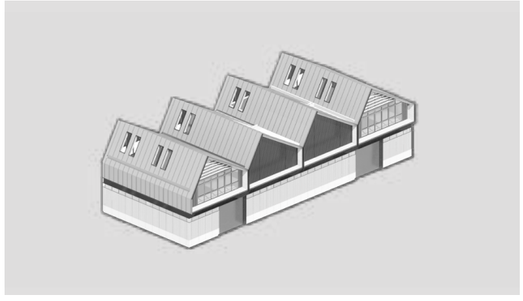


Figure 7.49 Type 2B

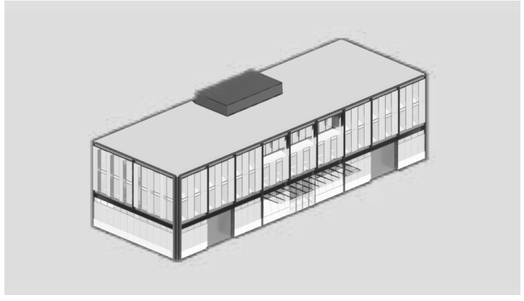


Figure 7.50 Type 3A

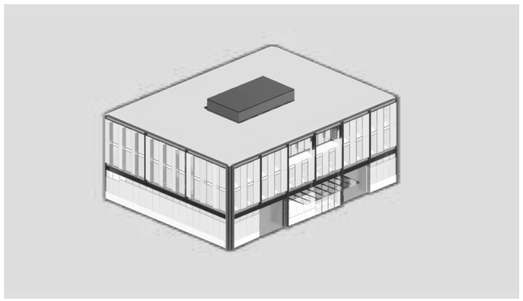


Figure 7.51 Type 3B

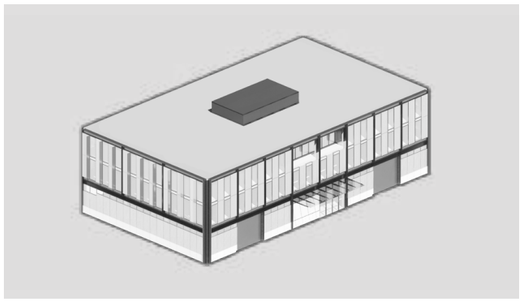


Figure 7.52 Type 3C

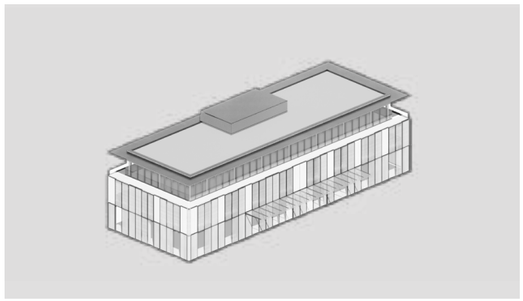


Figure 7.53 Type 4A

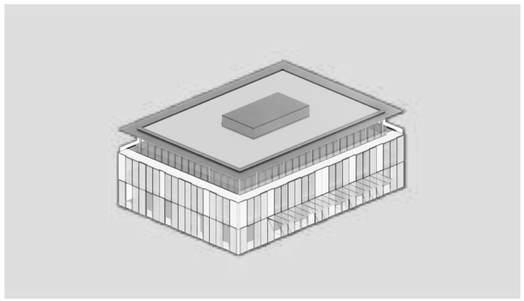


Figure 7.54 Type 4B

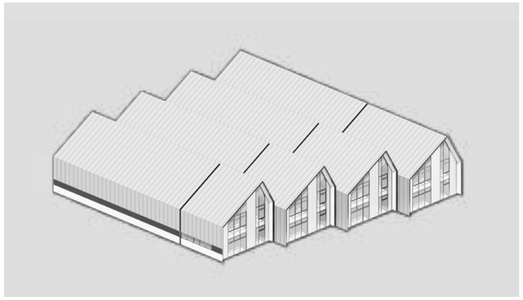


Figure 7.55 Type 6

7.22.1 WORKSHOPS & OFFICE TYPE 1

Type 1 is a mixed-used workshop and office building with a distinctive and unique multi pitched roof form utilised to break down the massing, reduce its height impact and create 'loft style' spaces. The pitched roof form takes its cues from both more domestic buildings in Marlow and the barns that surround it.
The building is orientated east west, an overhang shades the glazing on the upper level and creates the opportunity for an external terrace for amenity. These typologies are generally located on the north and south boundaries.

This building type consists of either 2 or 3 storeys. The various workshop typologies generally have workshops at ground floor and offices on top with large lifts. Some of the sub-types have an additional floor, this is flexible space that can be used as either office or workshop depending on the demands of the tenant. The footprint, height and number of floors vary along with the positioning of doors, as defined in the drawings.

The facades directly respond to the requirements of the programme. The ground floor workshops which are used for set building, due to their sensitive nature, require privacy. The facades are generally solid metal panelling, except for a concrete clad base on ground level, to make them more robust. On Upper levels, there is a clerestory window to bring in light and ventilation. We have also incorporated translucent panelling at lower level to bring natural light in and create a zone of activity along the streetscape.
Above the ground floor, workshop structures are a mix of standing seam cladding and roofing, along with windows, curtain walling and skylights. We have also provided solar shading where appropriate to reinforce our sustainability strategy.

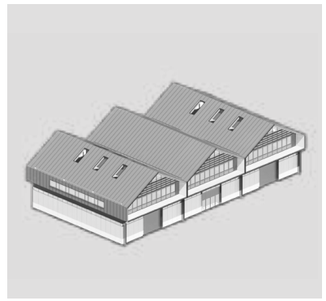


Figure 7.56 Type 1A

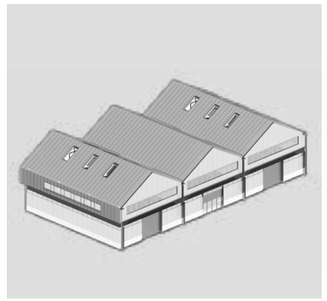


Figure 7.57 Type 1B

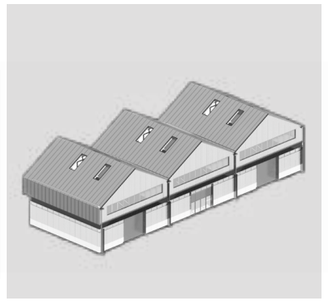


Figure 7.58 Type 1C

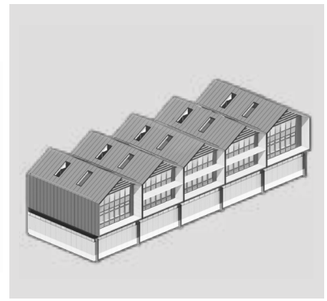


Figure 7.59 Type 1D

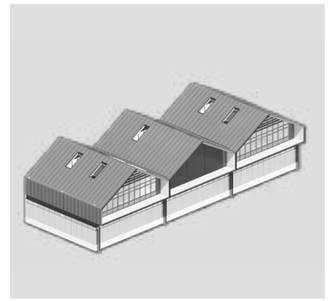


Figure 7.60 Type 1E

Figure 7.61 Workshop & Office Standard Facade View

Figure 7.62 Workshop & Office Primary Facade View

TYPICAL PLANS

The ground floor workshops are large open plan spaces which are accessed by a series of openings; two elephant doors to allow for large stage sets to be moved in and out. There are smaller double doors and escape doors for staff access. For the offices and workshops above, these are accessed through a ground floor lobby and through the central core. The workshops can be subdivided into smaller units if required.

The office space on the second floor is a large flexible space that can be subdivided into multiple tenancies where required. Staff will have access to a balcony, providing some amenity.

The roof plan shows a series of roof lights which provide light into the deep part of the floorplate.

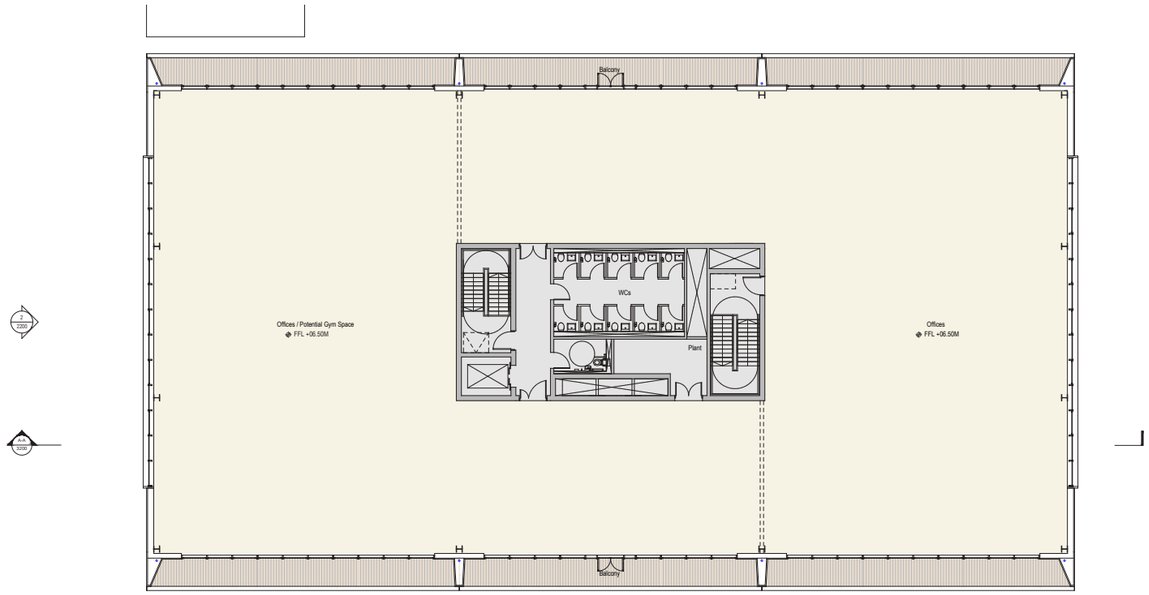


Figure 7.63 Workshop & Office First Floor Plan

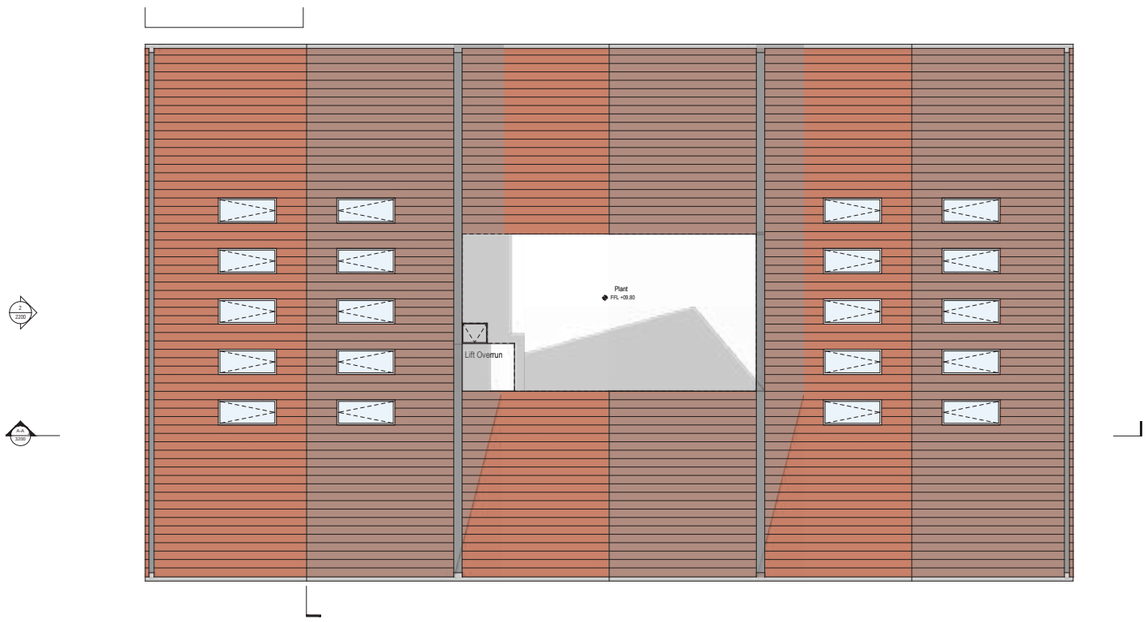


Figure 7.64 Workshop & Office Roof Plan

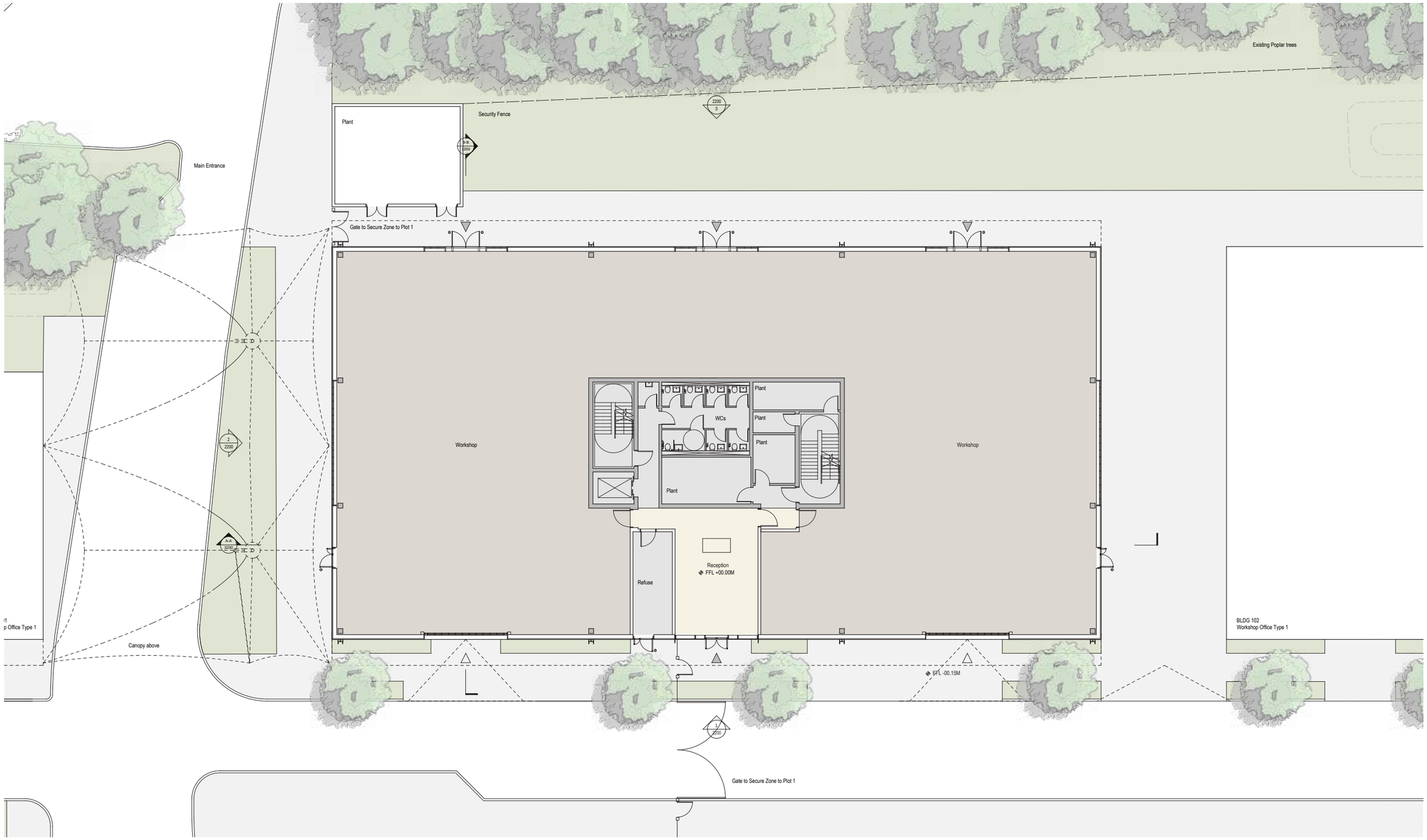
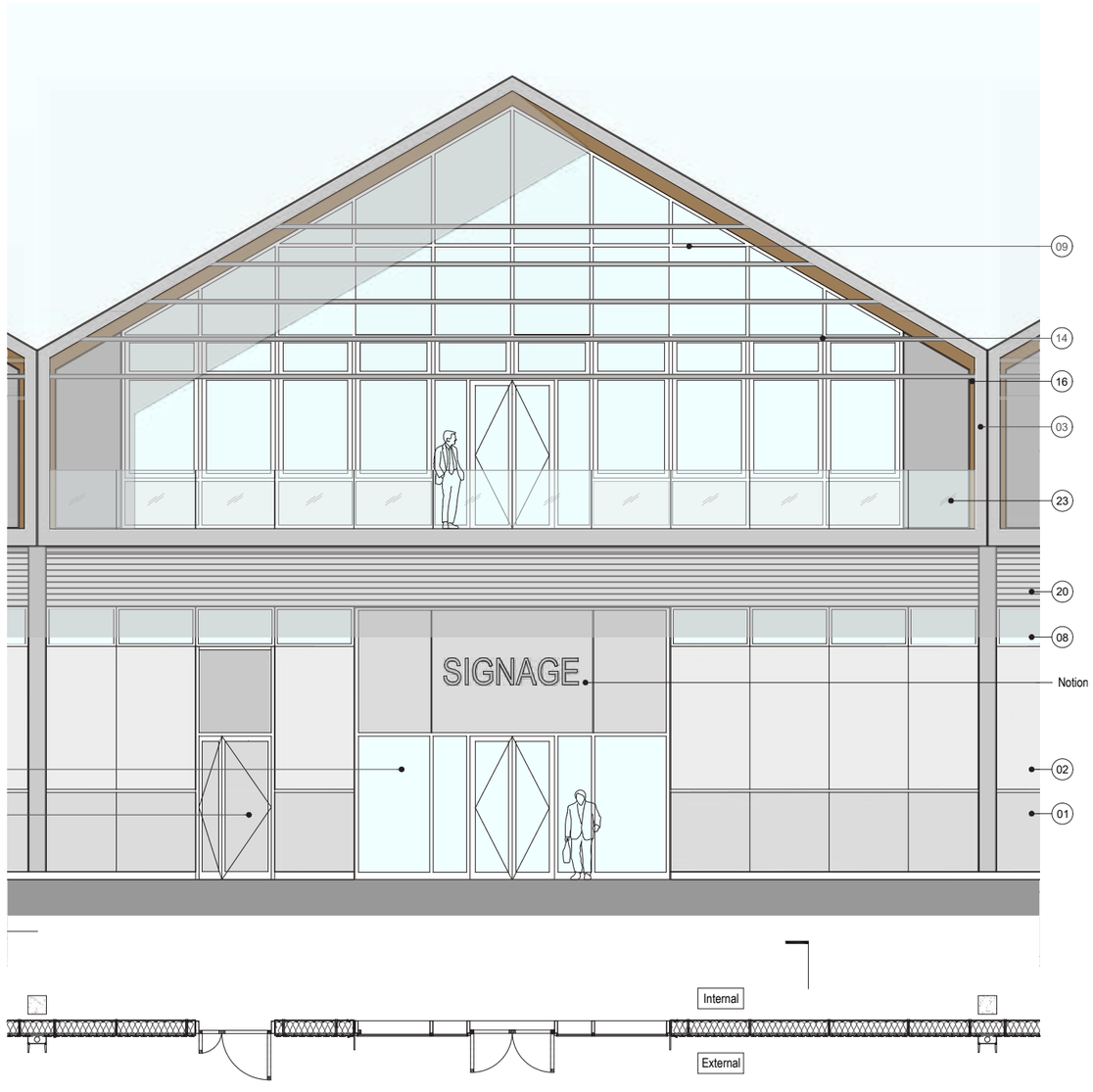


Figure 7.65 Workshop & Office Ground Floor Plan

FACADE DETAILS

Buildings Envelope Materiality

1. Fair faced concrete
2. Metal profiled cladding
3. Metal profile flashing
4. Metal doors
5. Perforated metal profiled screen
6. Translucent cladding
7. Glazed Curtain walling, glazed doors
8. Glazed and metal clerestory windows
9. Glazed Curtain walling
10. Glazed and metal insulated Curtain walling
11. Glazed Curtain walling with integrated mesh shading
12. Glazed and timber insulated Curtain walling with timber shading
13. Timber brise-soleil
14. Metal brise-soleil
15. Metal louvre panels
16. Timber cladding to soffit and reveals
17. Metal standing seam cladding
18. Tiled roof
19. Green roof
20. Metal weather louvres
21. Roof lights
22. Glass vertical fins
23. Glass balustrade



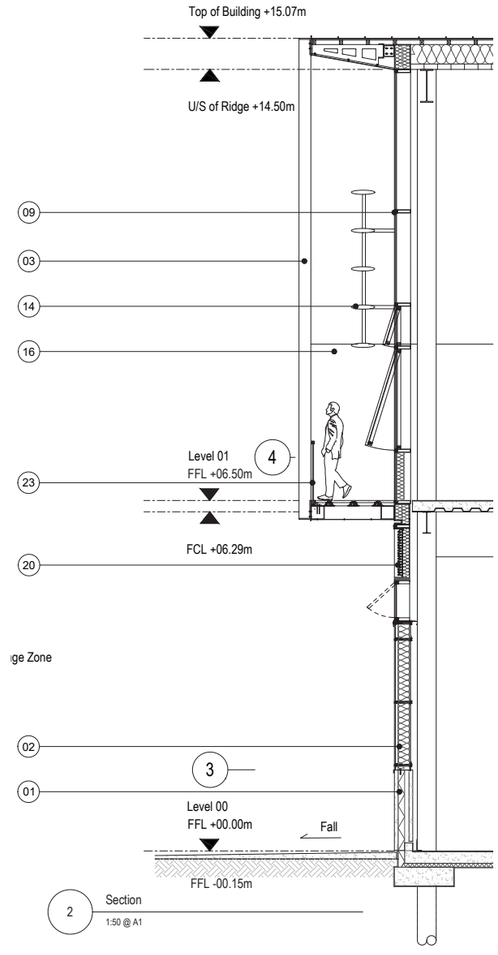


Figure 7.66 Workshop & Office Typical Facade Details

Figure 7.67 Workshop & Office Typical Elevations

7.22.2 WORKSHOPS & OFFICE TYPE 2

Type 2 is a mixed-used workshop and office building with a distinctive and unique 'sawtooth' roof form utilised to break down the massing, reduce its height impact and create 'loft style' spaces.

This type is orientated north-south, with north facing skylights on the roof to bring in indirect sunlight. A small overhang on the primary facade, along with brise-soleil, assists in shading the glazing.

This building type consists of either 2 or 3 storeys. The various workshop typologies are generally set up the same way; ground floor is utilised for workshops, the top-level offices.

Some of the sub-types have an additional floor, this is flex spaces that can be used as either office or workshop depending on the demands of the tenant.

The facades directly respond to the requirements of the programme. The ground floor workshops which are used for set building or making costumes are sensitive in their nature and require privacy. The facades are generally solid metal panelling except for at low level, where they are concrete clad for robustness. At high level there is a clerestory window to bring in light and ventilation. We have also incorporated translucent panelling at lower level to bring in light and create a zone of activity along the streetscape.

Above the ground floor workshop cladding, it is proposed a mix of standing seam cladding and roofing, along with windows, curtain walling and skylights.

Figure 7.68 Type 2A

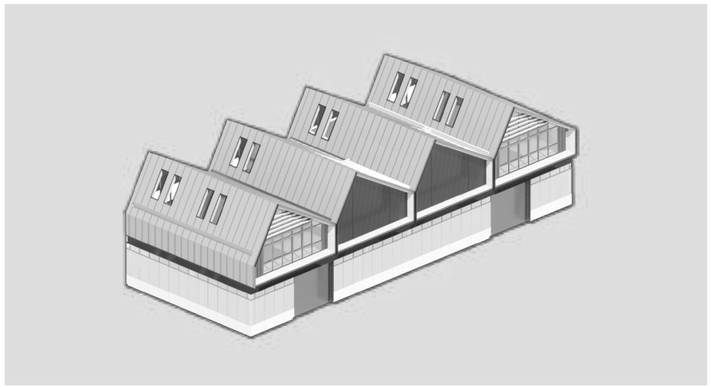


Figure 7.69 Type 2B

Figure 7.70 Workshop & Office Standard Facade View

Figure 7.71 Workshop & Office Primary Facade View

TYPICAL PLANS

The ground floor workshops are large open plan spaces which are accessed by a series of openings; two elephant doors to allow for large stage sets to be moved in and out. There are smaller double door and escape doors for staff access. For the offices and workshops over, they are accessed through a ground floor lobby and through the central core. The workshops can be subdivided into smaller units if required.

The office space on the second floor is a large flexible space that can be subdivided into multiple tenancies if required. The staff has access to a balcony, providing some amenity.

The roof plan has a series of roof lights to bring in light into the deep part of the floor plate.

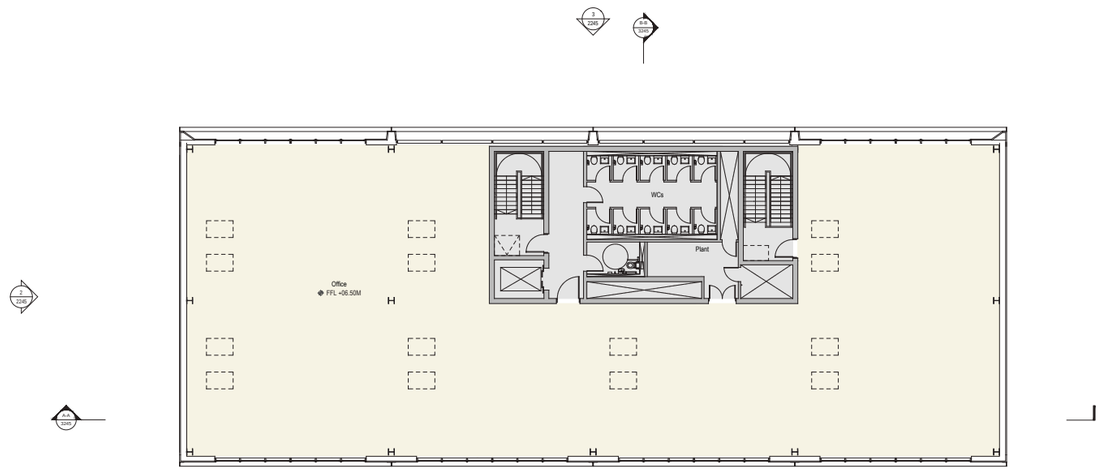


Figure 7.72 Workshop & Office First Floor Plan

Figure 7.73 Workshop & Office Roof Plan

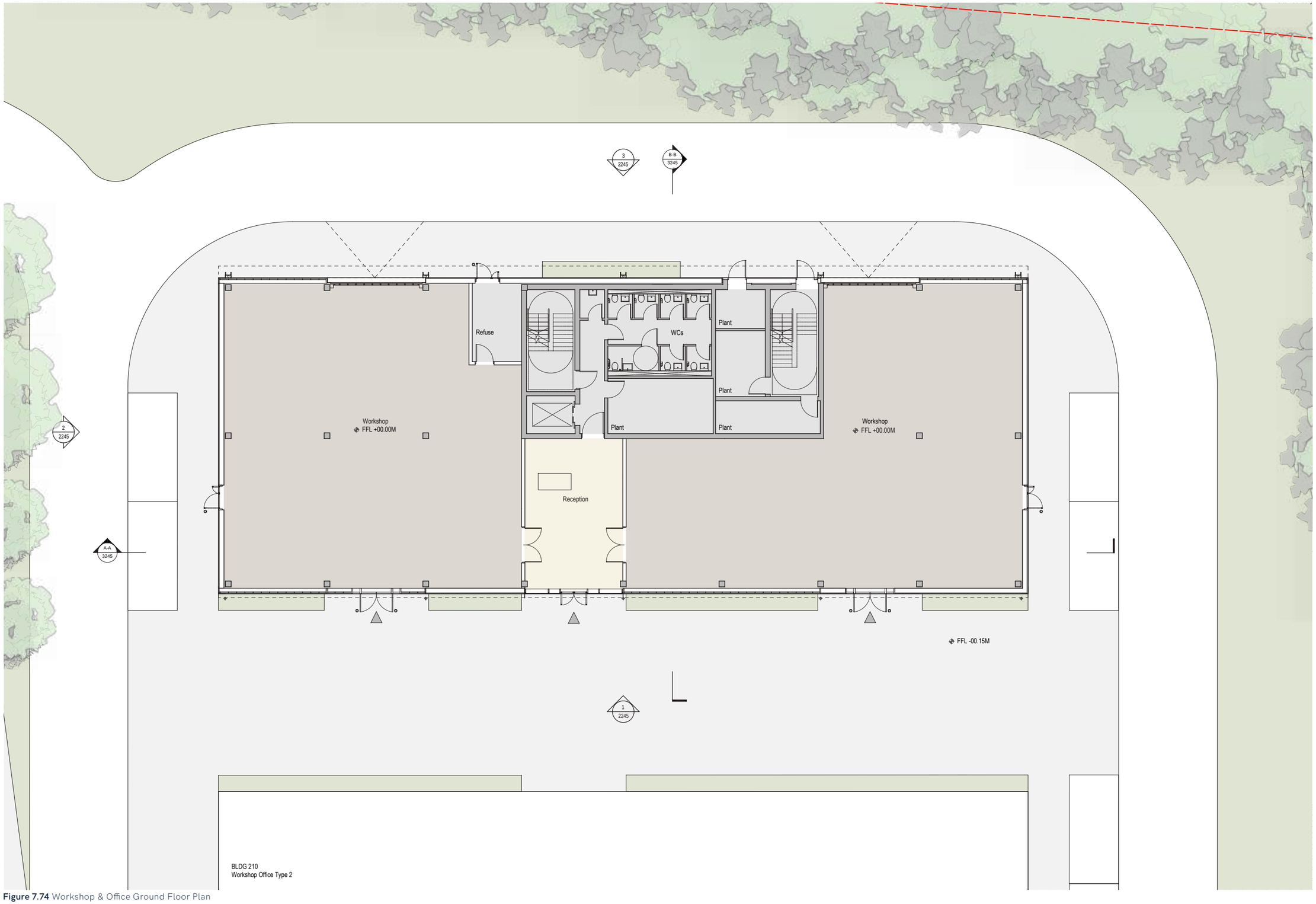


Figure 7.74 Workshop & Office Ground Floor Plan

FACADE DETAILS

Buildings Envelope Materiality

1. Fair faced concrete
2. Metal profiled cladding
3. Metal profile flashing
4. Metal doors
5. Perforated metal profiled screen
6. Translucent cladding
7. Glazed Curtain walling, glazed doors
8. Glazed and metal clerestory windows
9. Glazed Curtain walling
10. Glazed and metal insulated Curtain walling
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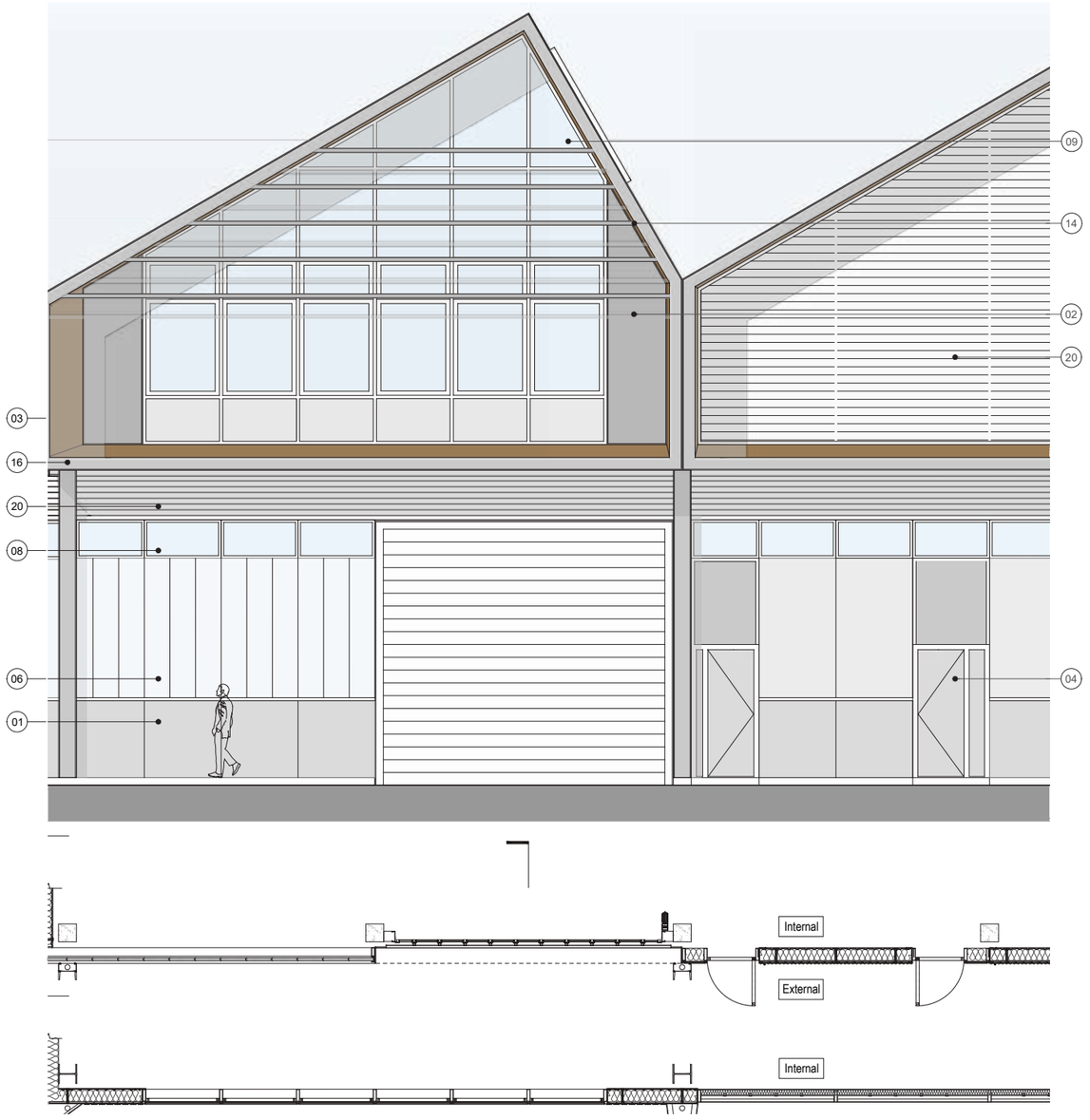
12. Glazed and timber insulated Curtain walling with timber shading
13. Timber brise-soleil
14. Metal brise-soleil
15. Metal louvre panels
16. Timber cladding to soffit and reveals
17. Metal standing seam cladding
18. Tiled roof
19. Green roof
20. Metal weather louvres
21. Roof lights
22. Glass vertical fins
23. Glass balustrade



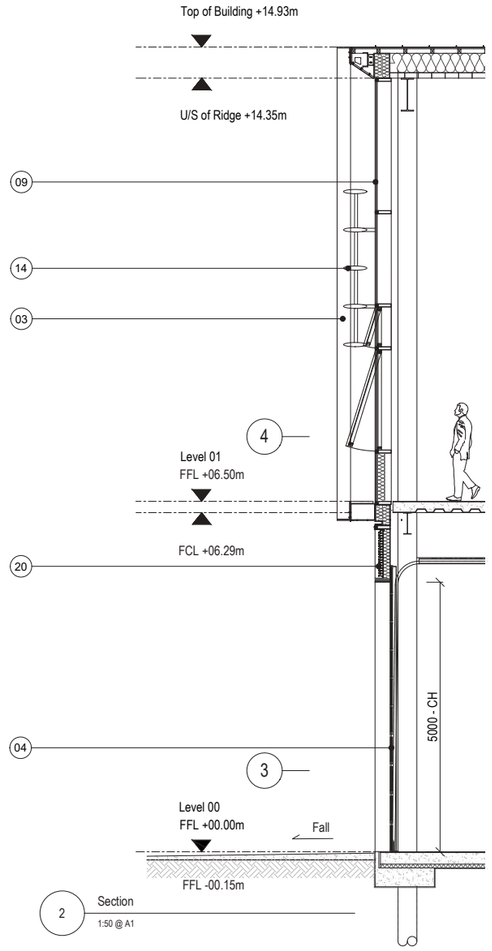


Figure 7.75 Workshop & Office Typical Facade Details

Figure 7.76 Workshop & Office Typical Elevations

7.22.3 WORKSHOPS & OFFICE TYPE 3

Type 3 is a mixed-used workshop and office building which has a simple rectilinear, modular form. The building utilises a distinctive cladding arrangement that assists in breaking down the massing.

This building type is 3 storeys. The ground floor is utilised as workshop, level 1 is 'flex' space designed to be either office or workshop, and Level 2 is office space.

The facades directly respond to the requirements of the program. The ground floor workshops which are used for set building and costumes are sensitive in their nature and require privacy. The facades are generally solid metal panelling except for low level which are concrete clad for robustness. At high level there is a clerestory window to bring in light and ventilation. We have also incorporated translucent panelling at lower level to bring in light and create zone of activity along the streetscape.

The upper floors present approximately 50% solid metal cladding and 50% glazed, organized in a hit-and-miss arrangement.

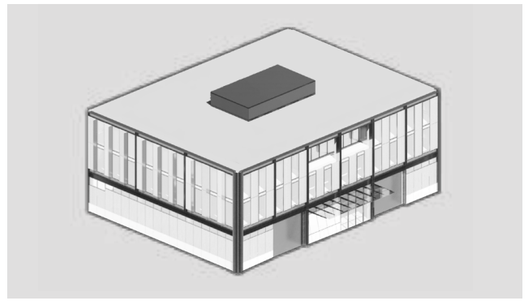


Figure 7.77 Type 3A

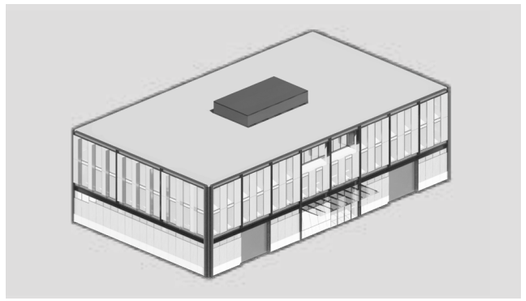


Figure 7.78 Type 3B

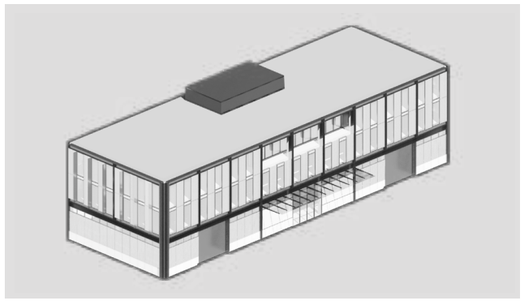


Figure 7.79 Type 3C

Figure 7.80 Workshop & Office Standard Facade View

Figure 7.81 Workshop & Office Primary Facade View

TYPICAL PLANS

The ground floor workshops are large open plan spaces which are accessed by a series of openings; two elephant doors to allow for large stage sets to be moved in and out. There are smaller double door and escape doors for staff access. For the offices and workshops over, these are accessed through a ground floor lobby and through the central core. The workshops can be subdivided into smaller units if required.

The office space on the second floor is a large flexible space that can be subdivided into multiple tenancies if required. The staff has access to a balcony, providing some amenity.

The roof can be accessed for access and maintenance only via the core.

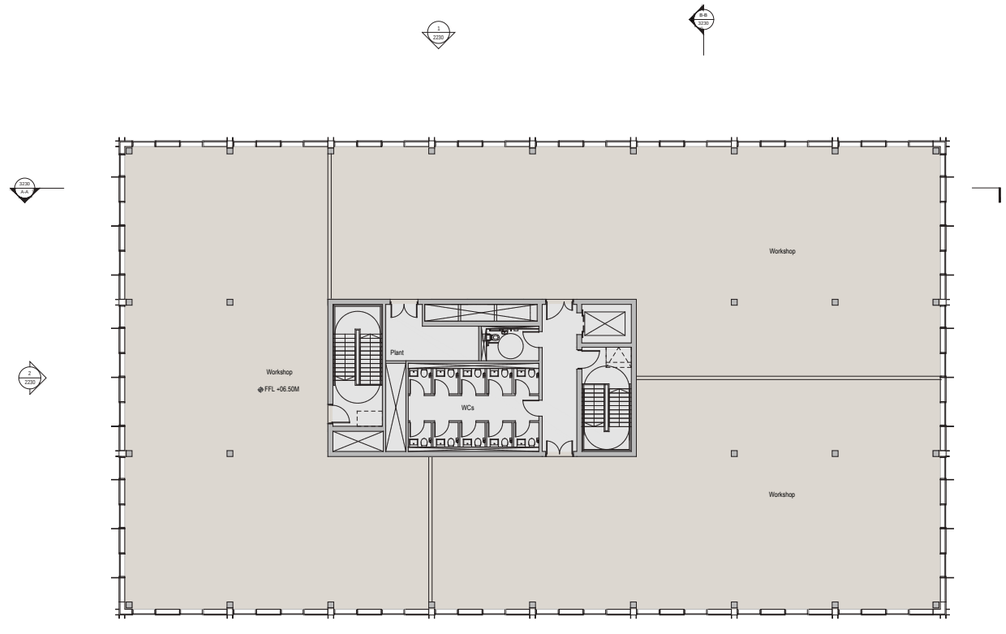


Figure 7.82 Workshop & Office First Floor Plan

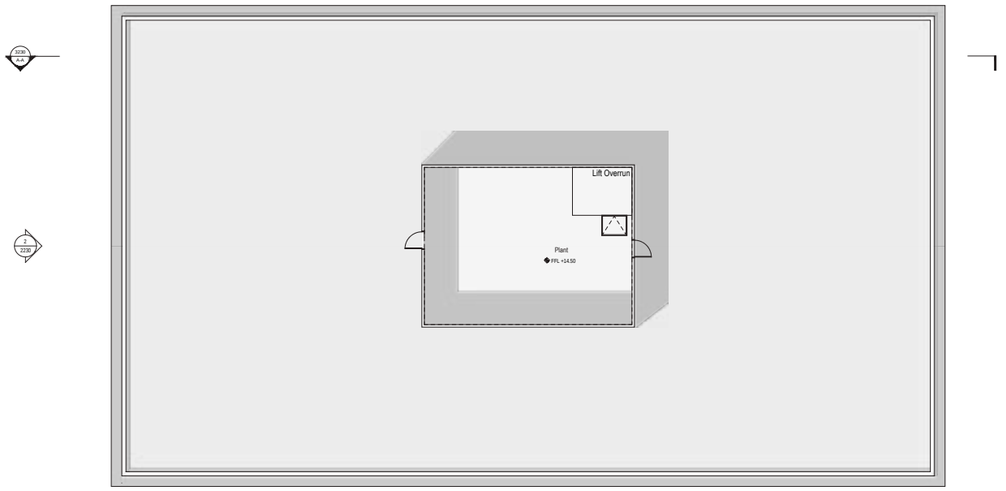


Figure 7.83 Workshop & Office Roof Plan

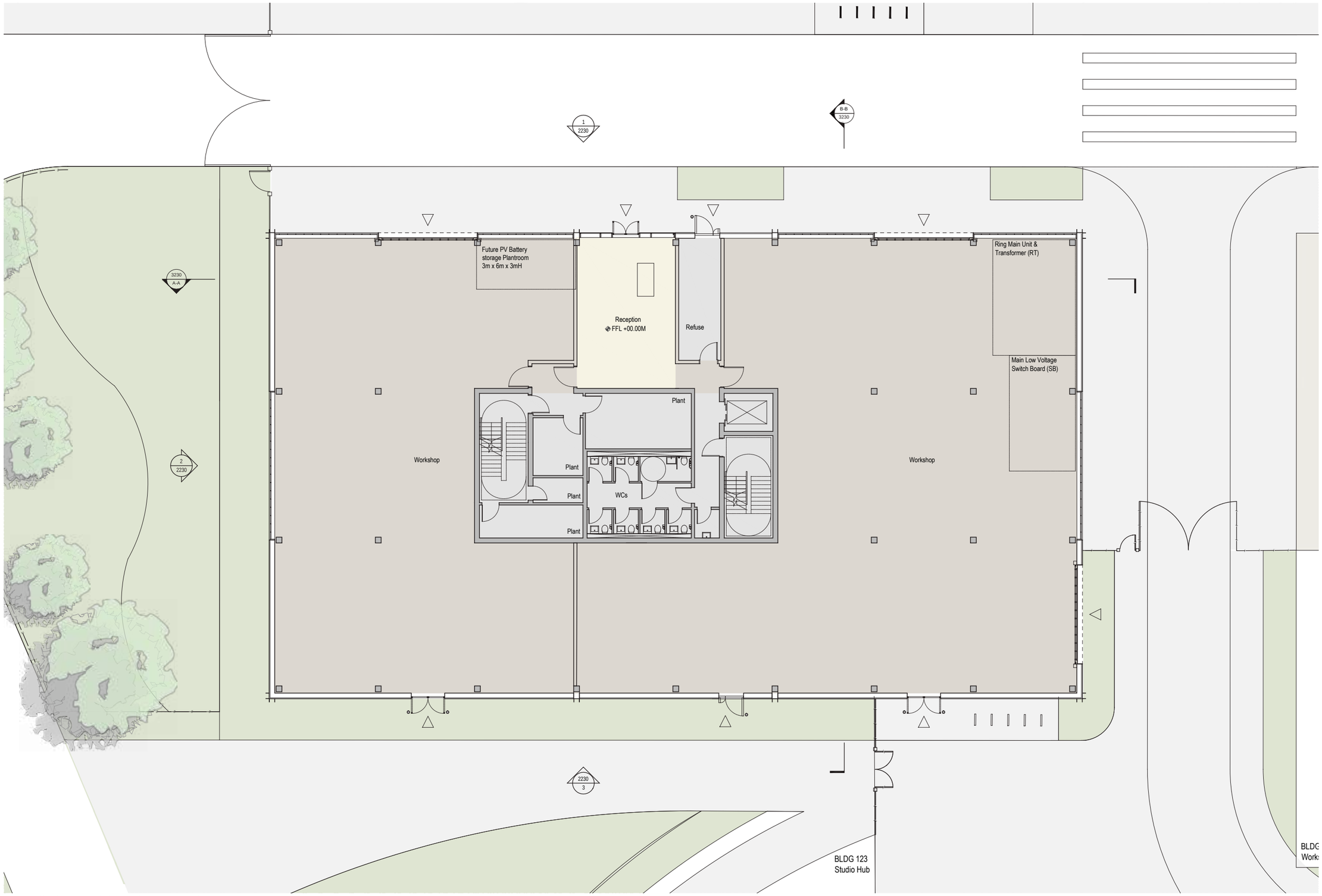


Figure 7.84 Workshop & Office Ground Floor Plan

FACADE DETAILS

Buildings Envelope Materiality

1. Fair faced concrete
2. Metal profiled cladding
3. Metal profile flashing
4. Metal doors
5. Perforated metal profiled screen
6. Translucent cladding
7. Glazed Curtain walling, glazed doors
8. Glazed and metal clerestory windows
9. Glazed Curtain walling
10. Glazed and metal insulated Curtain walling
11. Glazed Curtain walling with integrated mesh shading
12. Glazed and timber insulated Curtain walling with timber shading
13. Timber brise-soleil
14. Metal brise-soleil
15. Metal louvre panels
16. Timber cladding to soffit and reveals
17. Metal standing seam cladding
18. Tiled roof
19. Green roof
20. Metal weather louvres
21. Roof lights
22. Glass vertical fins
23. Glass balustrade

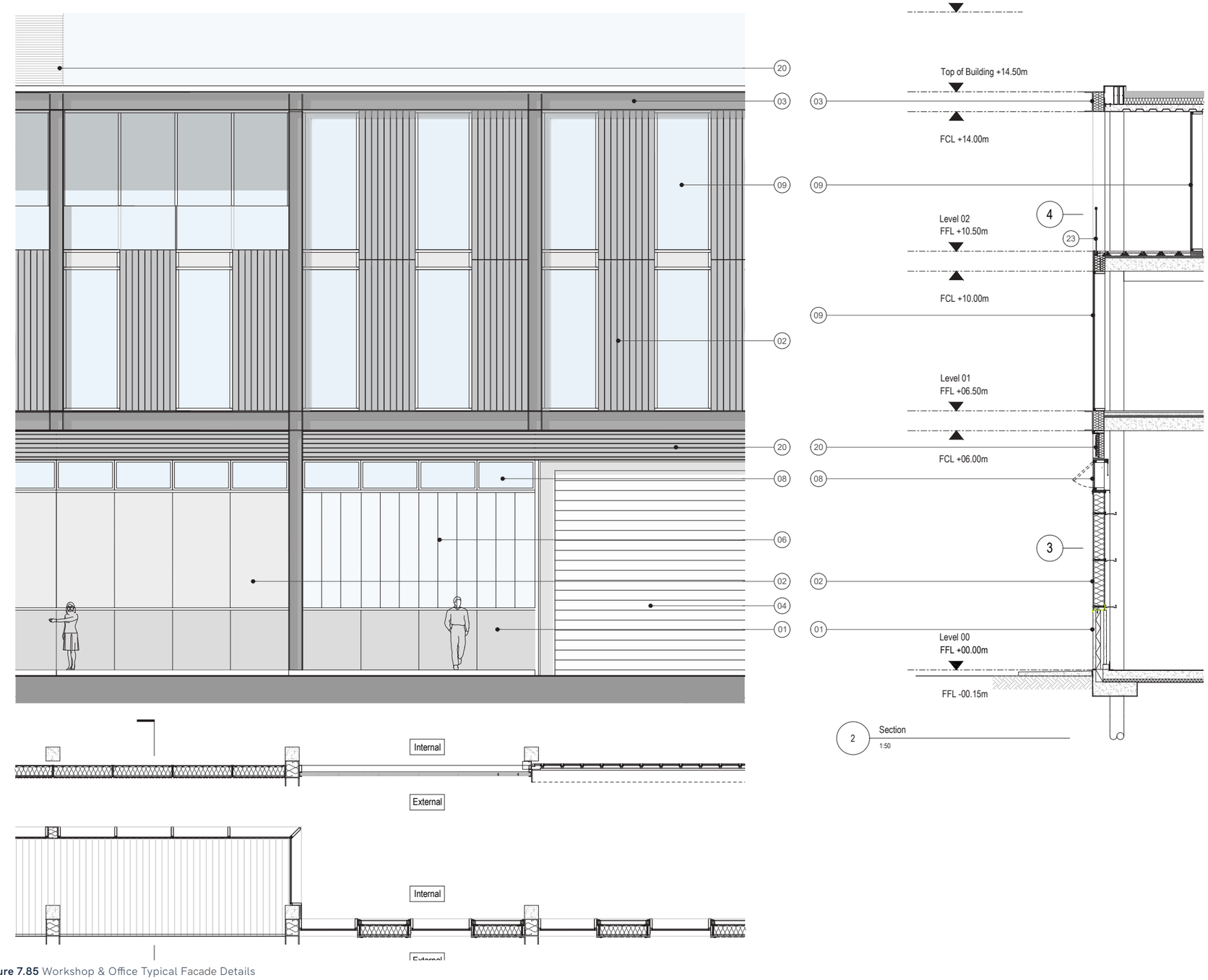


Figure 7.85 Workshop & Office Typical Facade Details

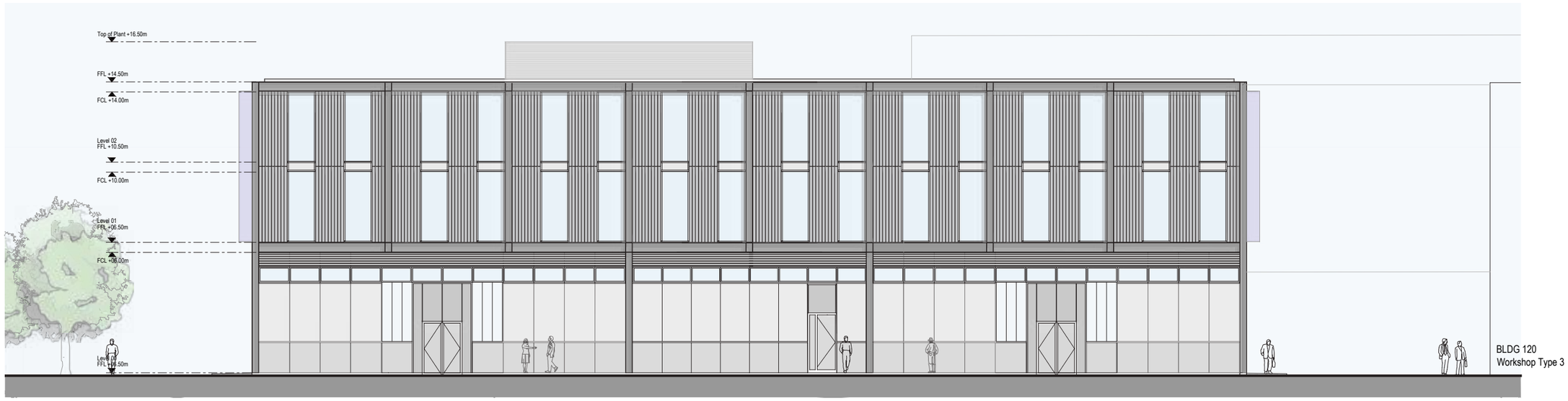


Figure 7.86 Workshop & Office Typical Elevations