



THE PROPOSAL

TO BE READ WITH REFERENCE TO THE CONSENTED *OLD VINYL FACTORY PLANNING SUMMARY*, THE *OLD VINYL FACTORY PLANNING STATEMENT*, THE *OLD VINYL FACTORY DEVELOPMENT SPECIFICATION*, THE *OLD VINYL FACTORY DESIGN AND ACCESS STATEMENT*, AND THE *OLD VINYL FACTORY PARAMETER PLANS*.

4.0

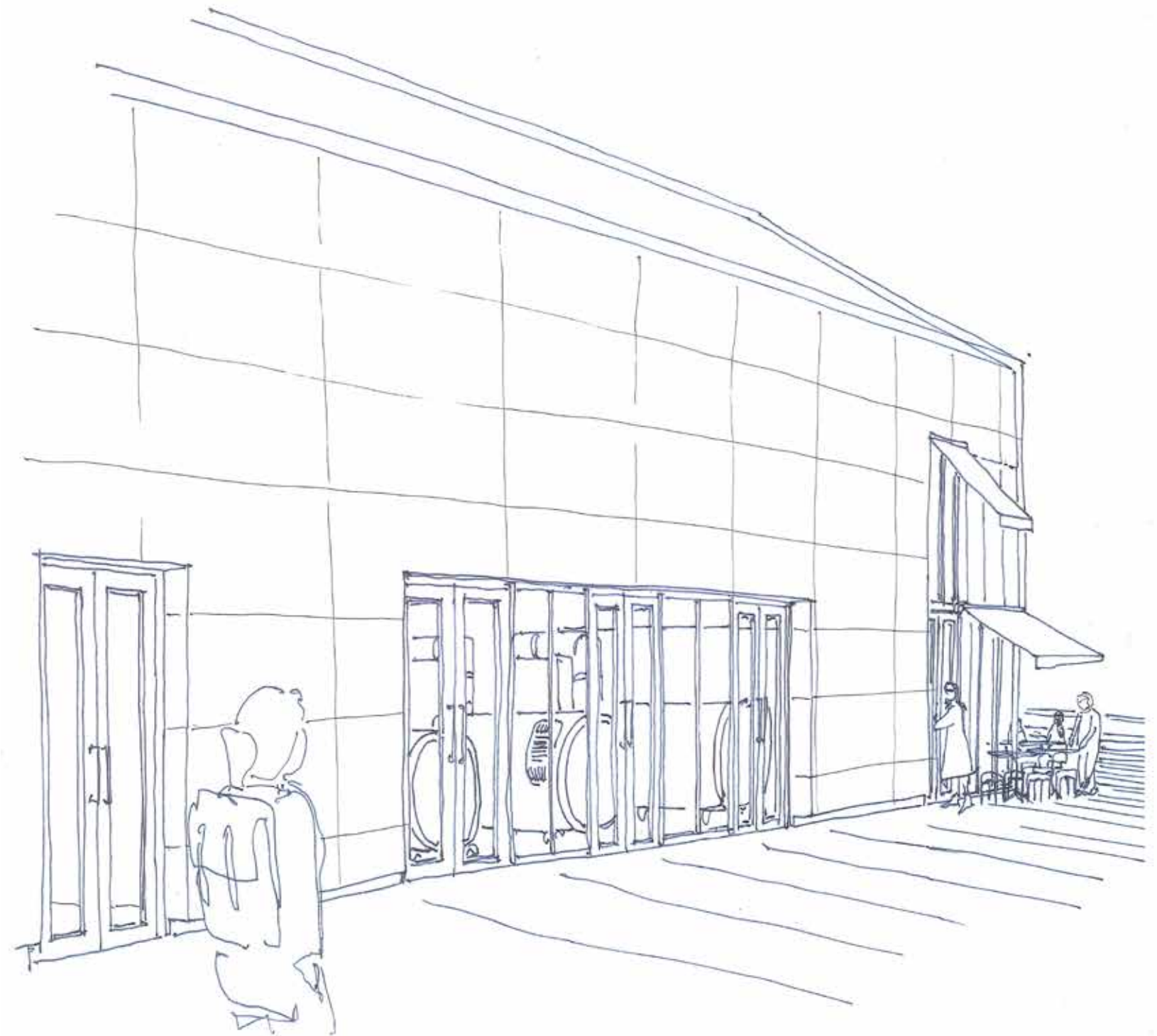
THE PROPOSAL

4.1 GROUND LEVEL EXPERIENCE

The Powerhouse hosts the new energy centre for the site, in continuity to its historical role as an energy provider. A new extension is proposed, on the south side of the existing building, to take in all the plant requirements, leaving the main hall available for public use.

The new structure, with large openings to The Groove, exposes the contemporary machinery. In the corner between The Groove and The Powerhouse Lane, a particularly important meeting point within the site, for its visibility, openness and orientation, it houses a brand new cafe that connects with the existing building.

The main hall lends itself to becoming an events space for music and other productions, or a buoyant restaurant, making the most of its fine detailing and grandiose internal space.



Right: Illustrative sketch showing the energy centre and the cafe seen from the Groove

On the other page: Illustrative sketch of the Powerhouse



4.0

THE PROPOSAL

4.1.1 Active Frontage

The Old Vinyl Factory Masterplan encourages providing active frontage towards surrounding streets to create an attractive setting and increase public safety and natural surveillance. This was to be delivered across the site as consented in Parameter Plan 05, and according to the following definition:

Note:

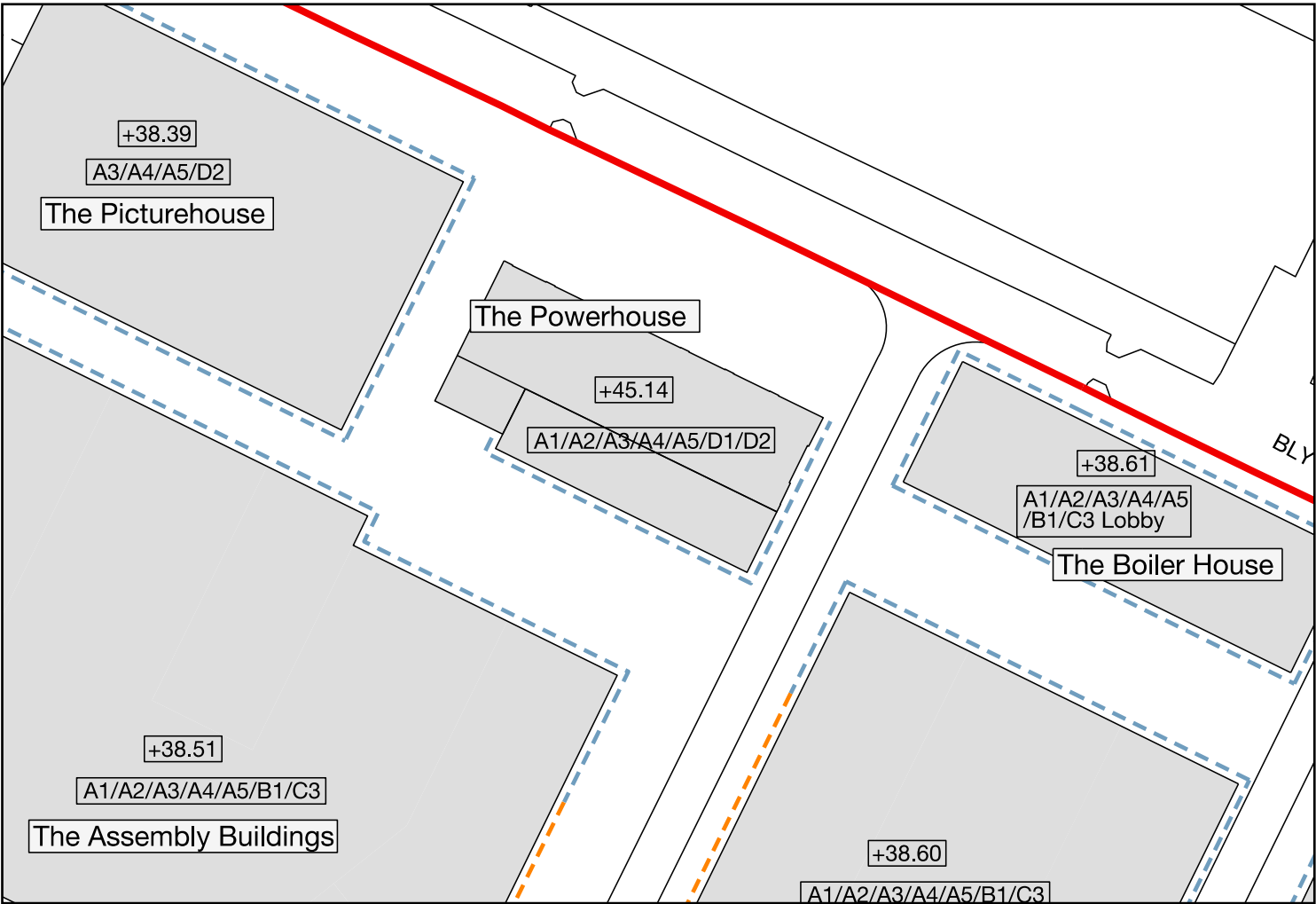
3. ‘Active frontage’ will include no less than 80% of active uses and no more than 10 consecutive metres of inactive uses. Active uses is defined as the predominantly* visually permeable facade at ground level that is occupied by A1, A2, A3, A4, A5, B1, D1, D2 uses and/or Car Park pedestrian entrance.

*The word predominantly is used to allow for structural piers, solid fenestration and other elements of the facade which may not be visually permeable.

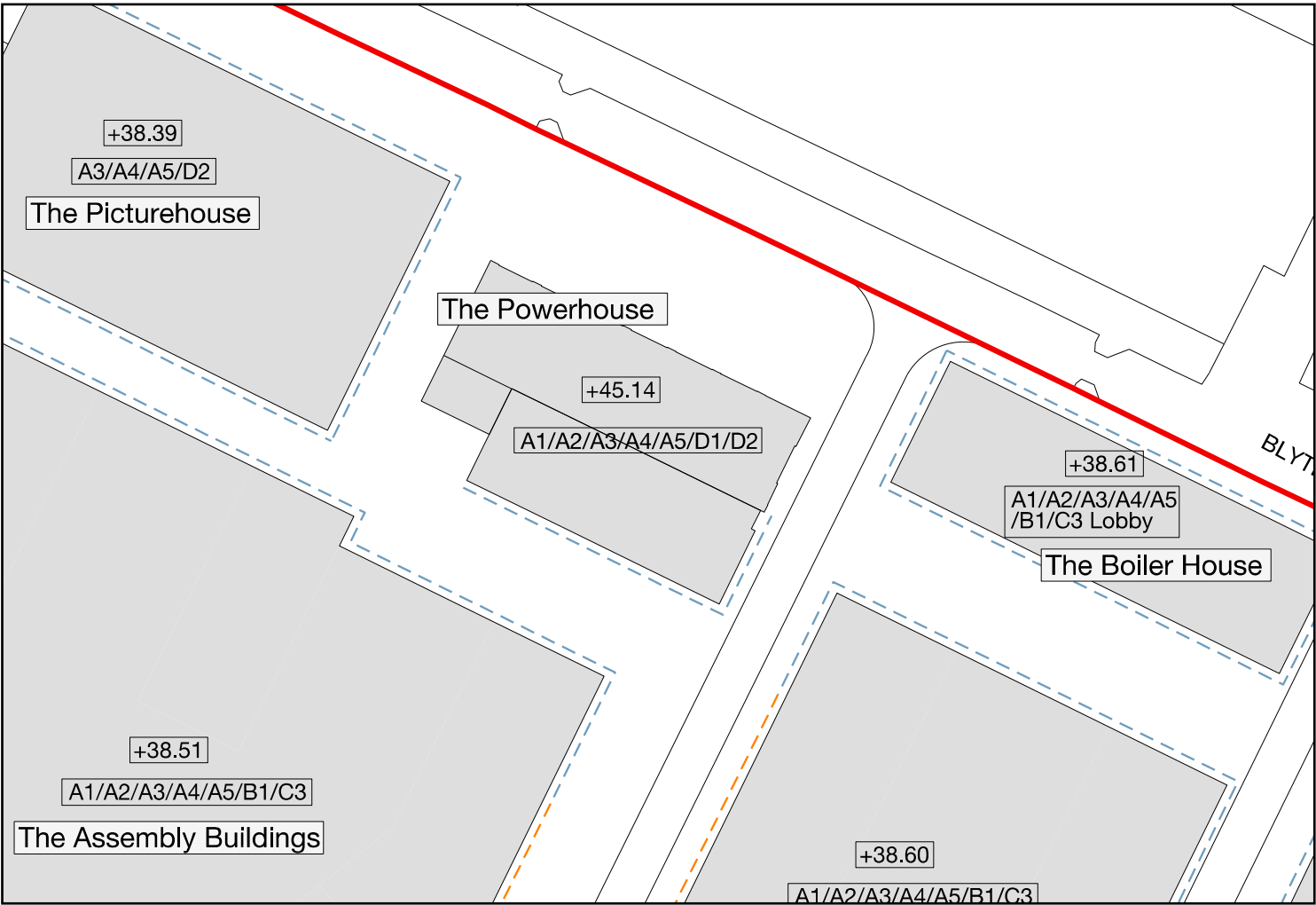
(Note on the consented Parameter Plan 05, submitted with *The Old Vinyl Factory Design and Access Statement*.)

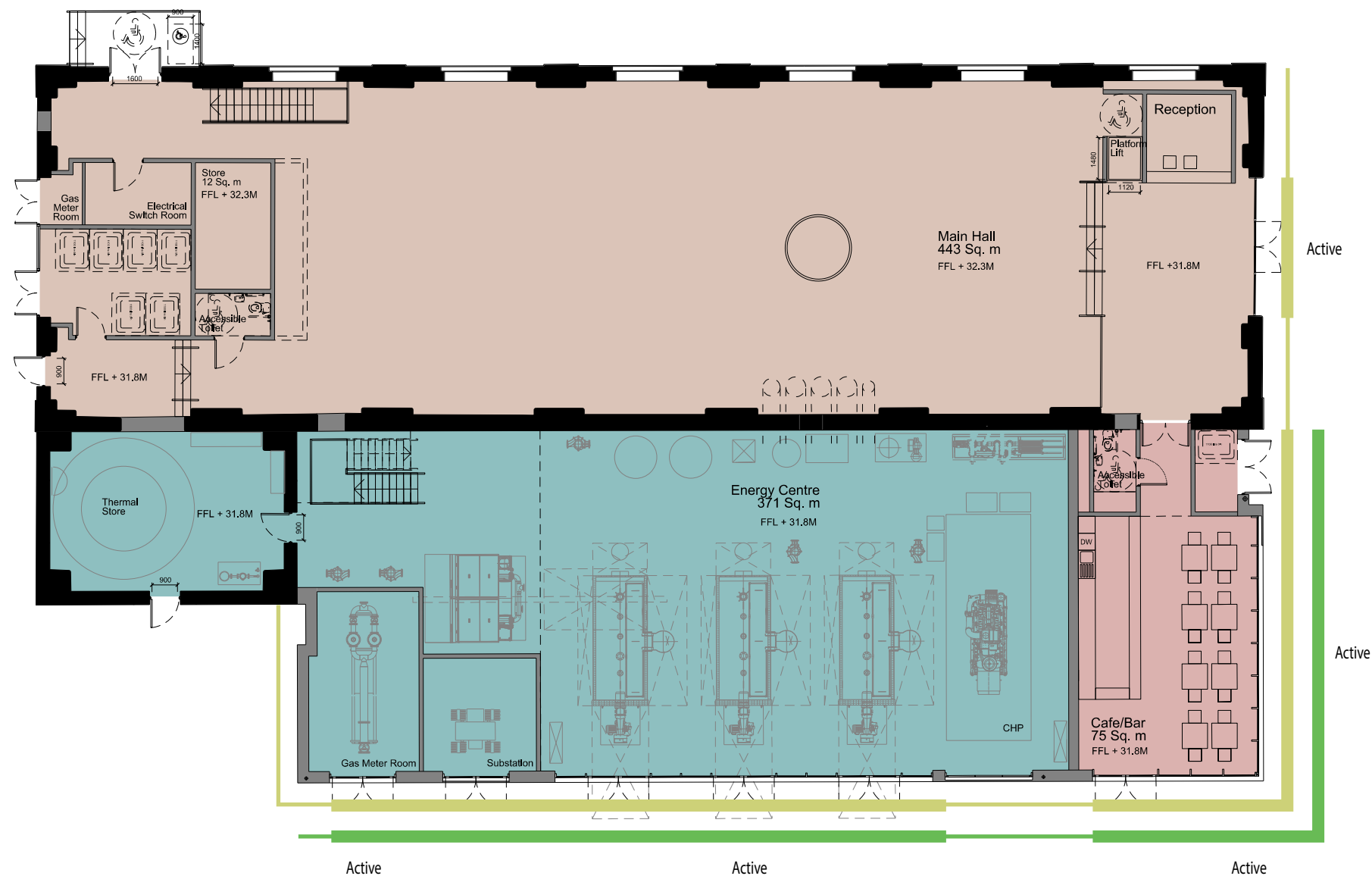
Right: The Powerhouse ground floor uses as indicated in the consented Parameter Plan 05 (top) and in the revised Parameter Plan 05 (bottom) (Not to scale)

Consented Parameter Plan 05

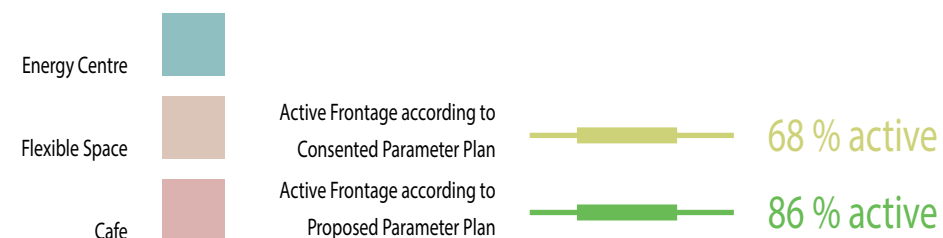


Revised Parameter Plan 05





Ground Floor Plan



As mentioned previously, the ground floor of the Powerhouse new extension hosts an energy centre and a cafe. The energy centre's machinery will be exposed by large glazed openings where possible. In this way, what is usually concealed from the public, will be shown proudly as a celebration of the spirit of the machine.

The cafe will be surrounded by large double height glazing, right in the corner between the Groove and Powerhouse Lane, making the most of its south - east orientation, and becoming an important meeting point of the development.

The Powerhouse existing building will provide a very distinctive ground level experience. The surrounding landscape (explained in more detail in Section 5.0 of this Design and Access Statement), will help frame this locally listed building, making it stand out proudly, with its slender and dominant chimney, its elegant arched entrance and generous steel framed windows.

The design of the energy centre has been driven by the desire to maximize the active frontage. However there are elements which cannot be glazed, for technical reasons.

The consented Parameter Plan 05, identifying the ground floor active uses, includes the main facade of the Powerhouse existing building, which is to be kept as is, and the west facade of the extension, which for practical reasons cannot be designed to be visually permeable. Therefore this plan has been revised to include only the two main elevations of the new extension. The current proposal is providing approximately 86% of active frontage, compared to 68% provision according to the consented scheme.

Left: Plan showing the active frontage (Not to scale)

4.0

THE PROPOSAL

4.2 INTERIOR SPACE

4.2.1 Main Hall

With this proposal, the Powerhouse main hall will be opened to the public, for the first time in its history. It consists of a large open space, finely detailed, and full of potential to become a key element in The Old Vinyl Factory cultural life.

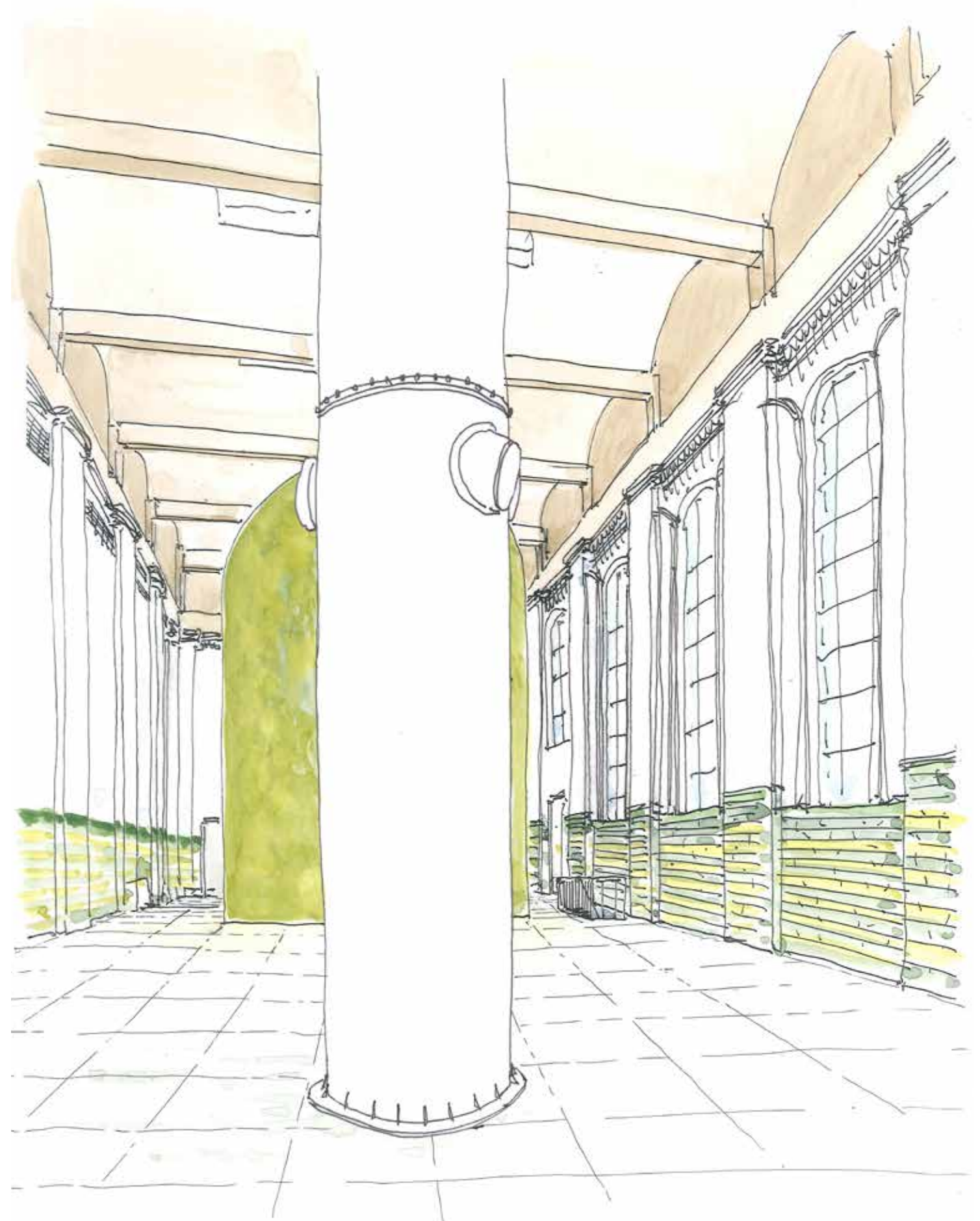
The main hall provides the flexibility of a large and generous open space, and the charisma of an historical industrial building. Potential tenants will easily be able to adapt the space to use as a music and performance venue, or a lively restaurant.

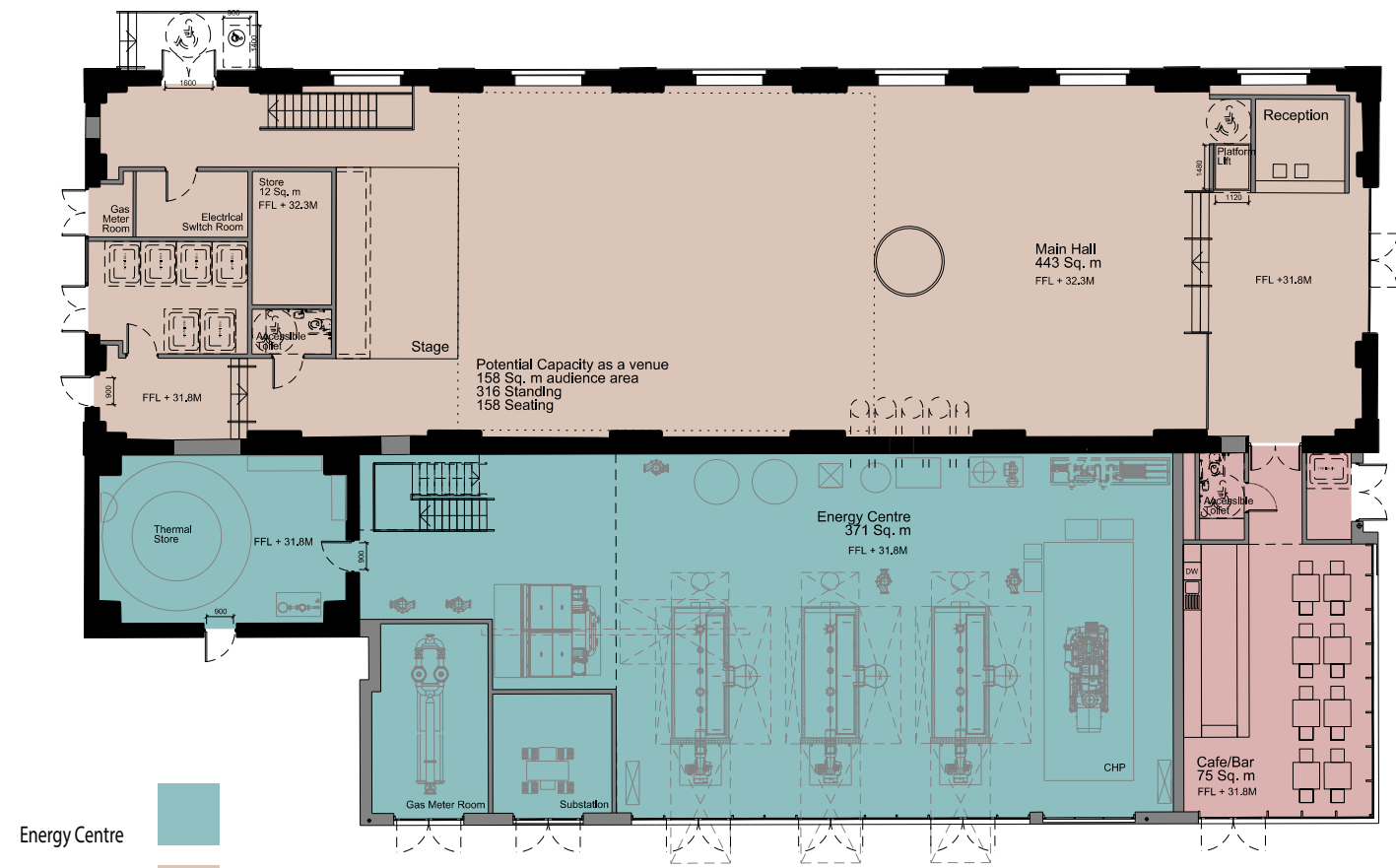
The introduction of two internal volumes for reception and servicing increases this space flexibility, without compromising its spacial quality. With this solution, the plant, storage and other back of house needs of a venue or a restaurant are covered, within a visually enclosed and adequately ventilated space.

The proposed volumes are treated as independent structures that sit within the existing space.

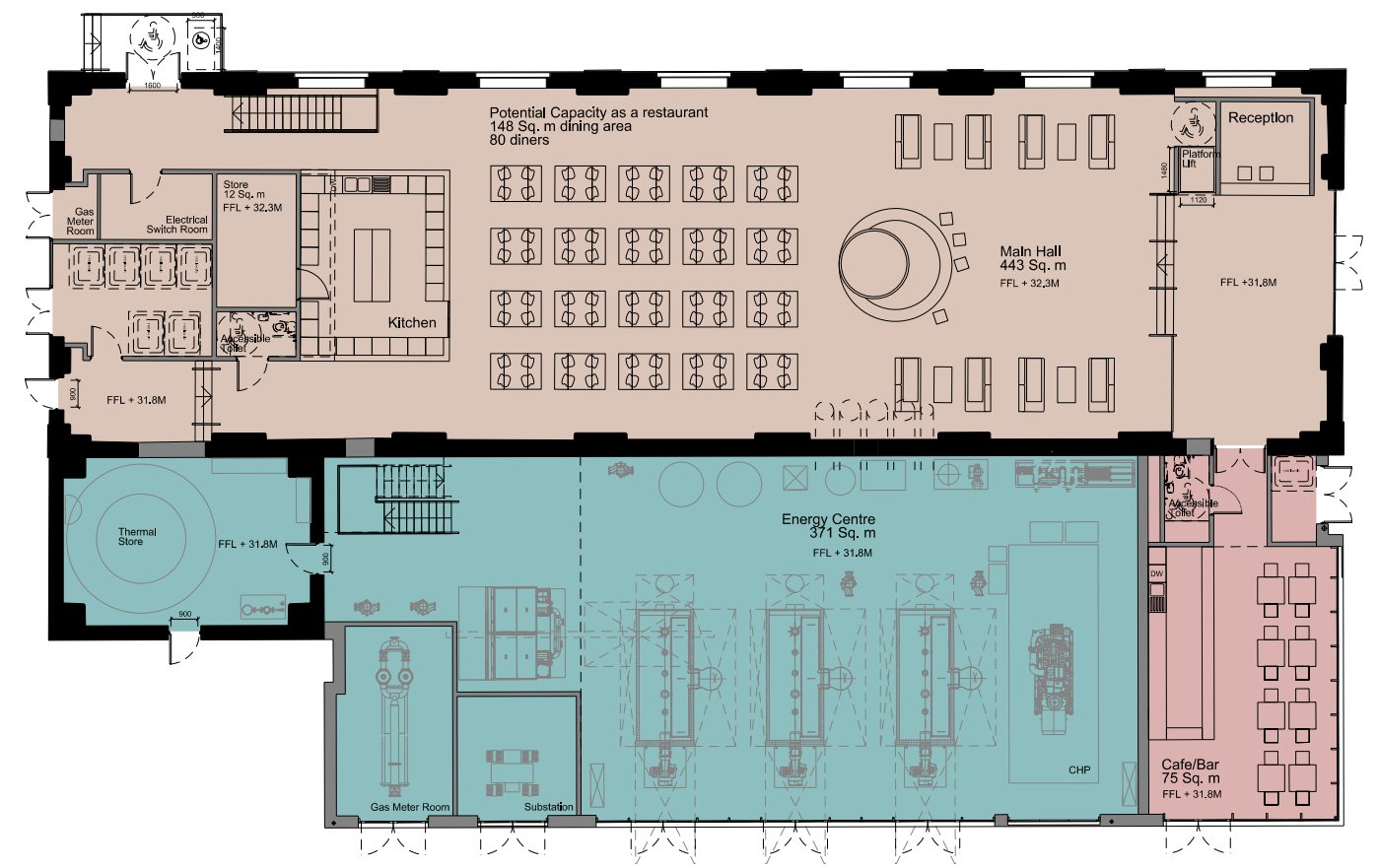
The largest volume, on the west side of the building, also plays an important aesthetic role within the main hall, adding a contemporary twist to it and a visual focal point. Its front elevation, reminiscent of a stage scenery, can also be appropriated in different ways, depending on the use of the surrounding space.

Right: Illustrative sketch of an internal view of the main hall
On the other page: Top Left - Ground floor main hall layout as a music venue; Top Right - Ground floor main hall layout as a restaurant ;
Bottom - Internal view of model showing the proposed internal volume (Not to scale)

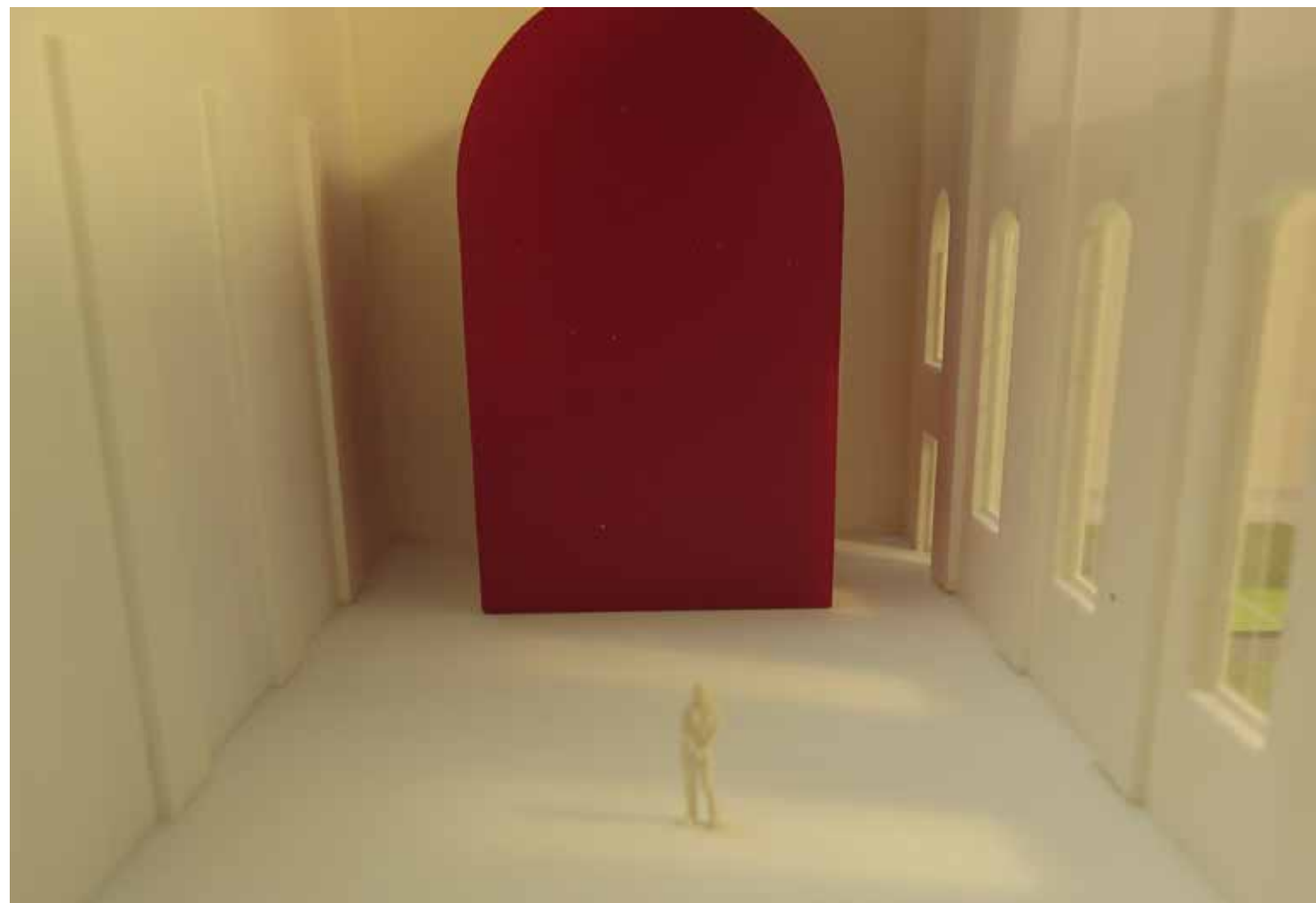




Ground Floor Plan - Venue



Ground Floor Plan - Restaurant



4.0

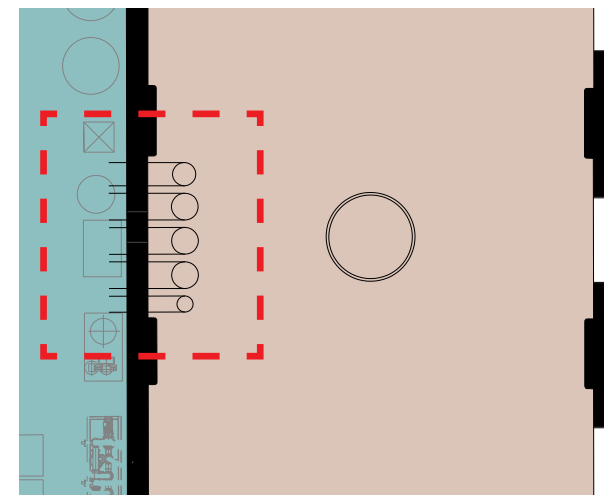
THE PROPOSAL

4.2.2 Exposed Flues Ductwork

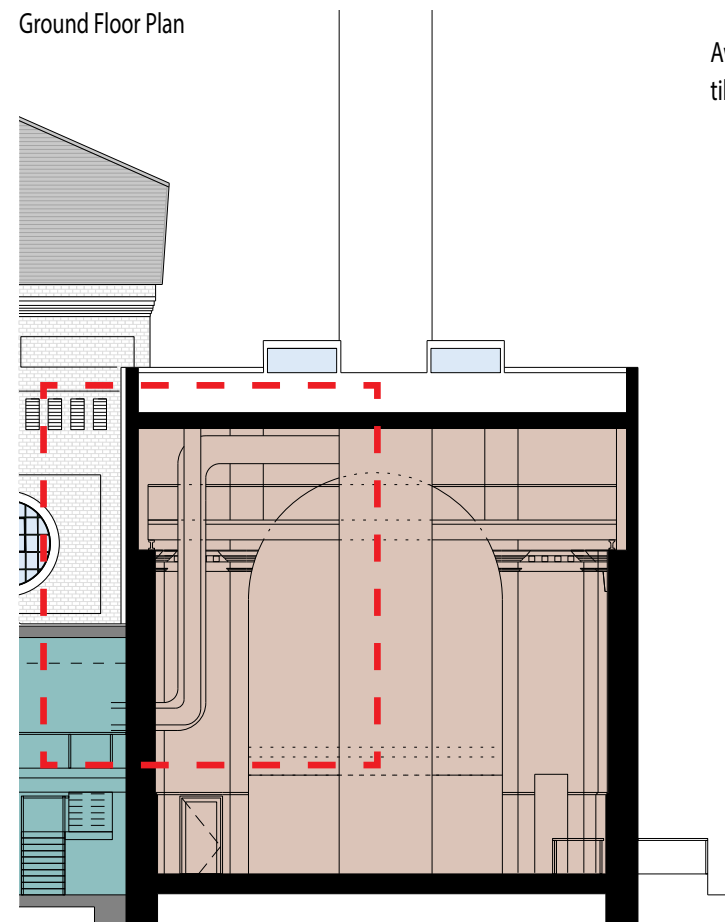
Although the energy centre will be functioning mostly within the new extension, the chimney in the main hall is still necessary to safely extract the flues at high level.

The five required ducts will connect with the main hall at 4 m height, through the south parting wall of the existing building. They will then travel up the wall, without compromising the existing cornice and pilars, and connect with the chimney at high level, above the cornice and within the space of the ceiling bay.

The drawings opposite illustrate the design intent, however the detailed design of this ductwork will be resolved by a specialist chimney designer at a later stage.



Ground Floor Plan



Cross Section

Connection with chimney at high level

Away from existing cornices and pilars

Away from existing tiling details

4 m



Right: Plan, cross section and sketch showing how flues from energy centre connect to chimney in main hall (Not to scale)



4.2.3 Cafe

The cafe located in the south-east corner of the new extension has all the potential to become a key meeting point within The Old Vinyl Factory site, for its privileged orientation, location and exposure. Also, by having direct connection to the main hall, it multiplies and diversifies its opportunities of use.

Left: Illustrative sketch showing internal view of the cafe