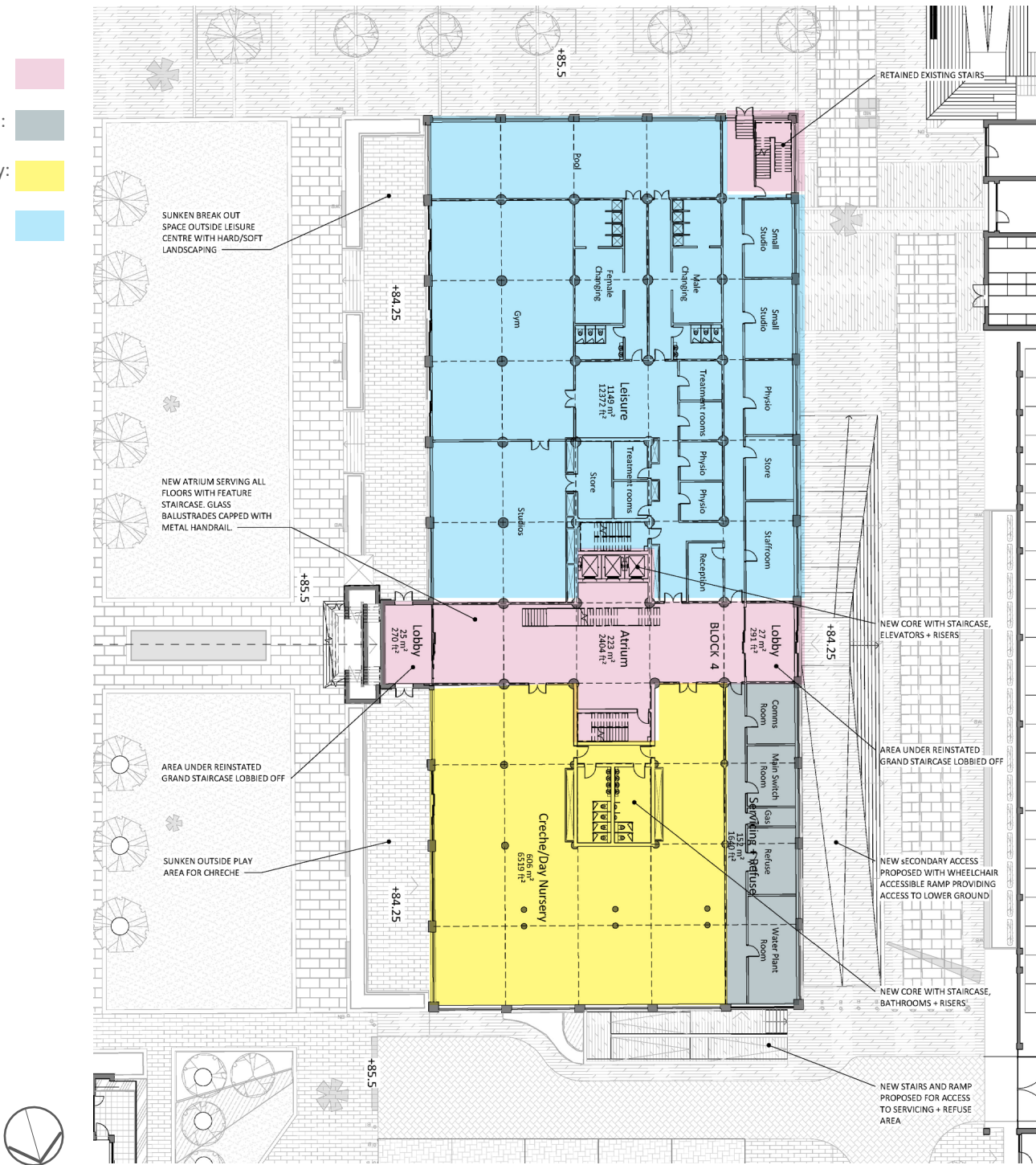


Proposed Design

Ground Floor

- KEY:
- Atrium: [Pink Box]
 - Servicing / BoH: [Grey Box]
 - Creche/Nursery: [Yellow Box]
 - Leisure: [Blue Box]



Proposed Design

Internal Circulation

The original 1920's design featured a grand entrance stair on the eastern façade leading from the recreation grounds, which was partly demolished during the construction of the 1930's factory building. Our intent is to reinstate the stair, which will connect the existing external level to the entrance level (Upper ground) and will serve as the primary entrance to the office reception. The arrangement of the stair and entrance will be similar to that in the photograph below.

Internally, the scheme introduces a feature stair and lift core within a central Atrium providing the main vertical circulation for the varied uses proposed within the building and lending flexibility as to the future subdivision of the building.

The stair and lift will be set centrally within a new opening within the slab, connecting all floors.

The proposed atrium stair construction will be a contemporary blend of glass treads and metal runners in order to create an open and light environment. The perimeter

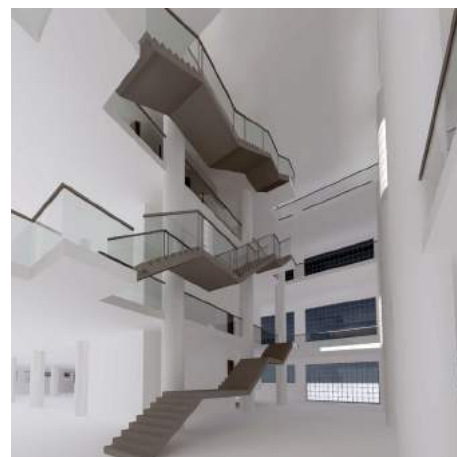
The light weight structure will also minimise the visual impact internally, allowing tenants to read the open office floorplate. The lifts, which provide access to all floors, will also provide panoramic views of the space when moving up through the building.



Proposed public street scene east of Production Hall



Existing roof above Production Hall



Proposed atrium space

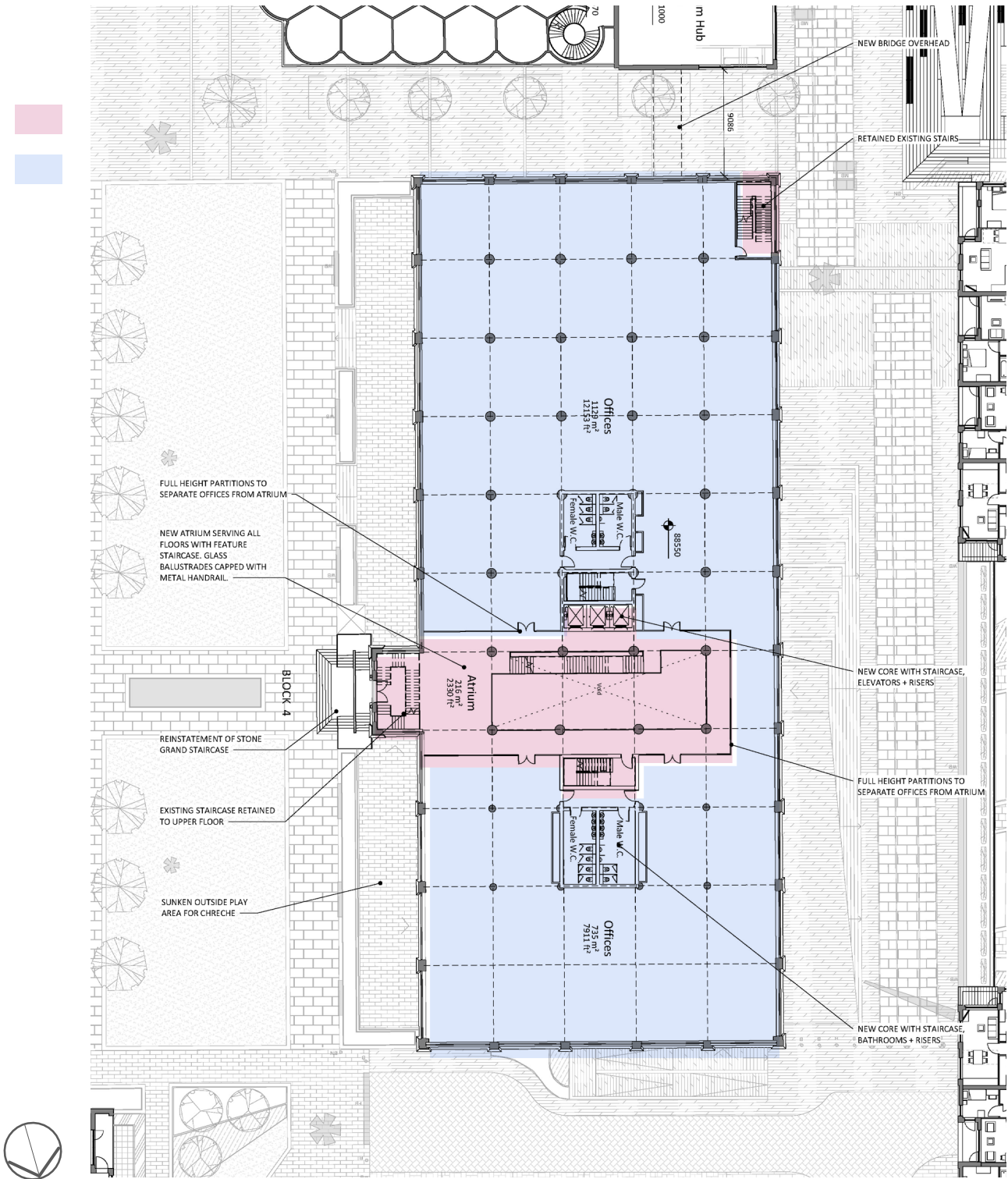
Proposed Design

First floor

KEY:

Atrium:

Office:



Proposed Design

Second Floor

The offices on the second floor will be separated from the atrium by glazed walls which will block the noise from the atrium and allow two potentially separate office spaces on the same floor.

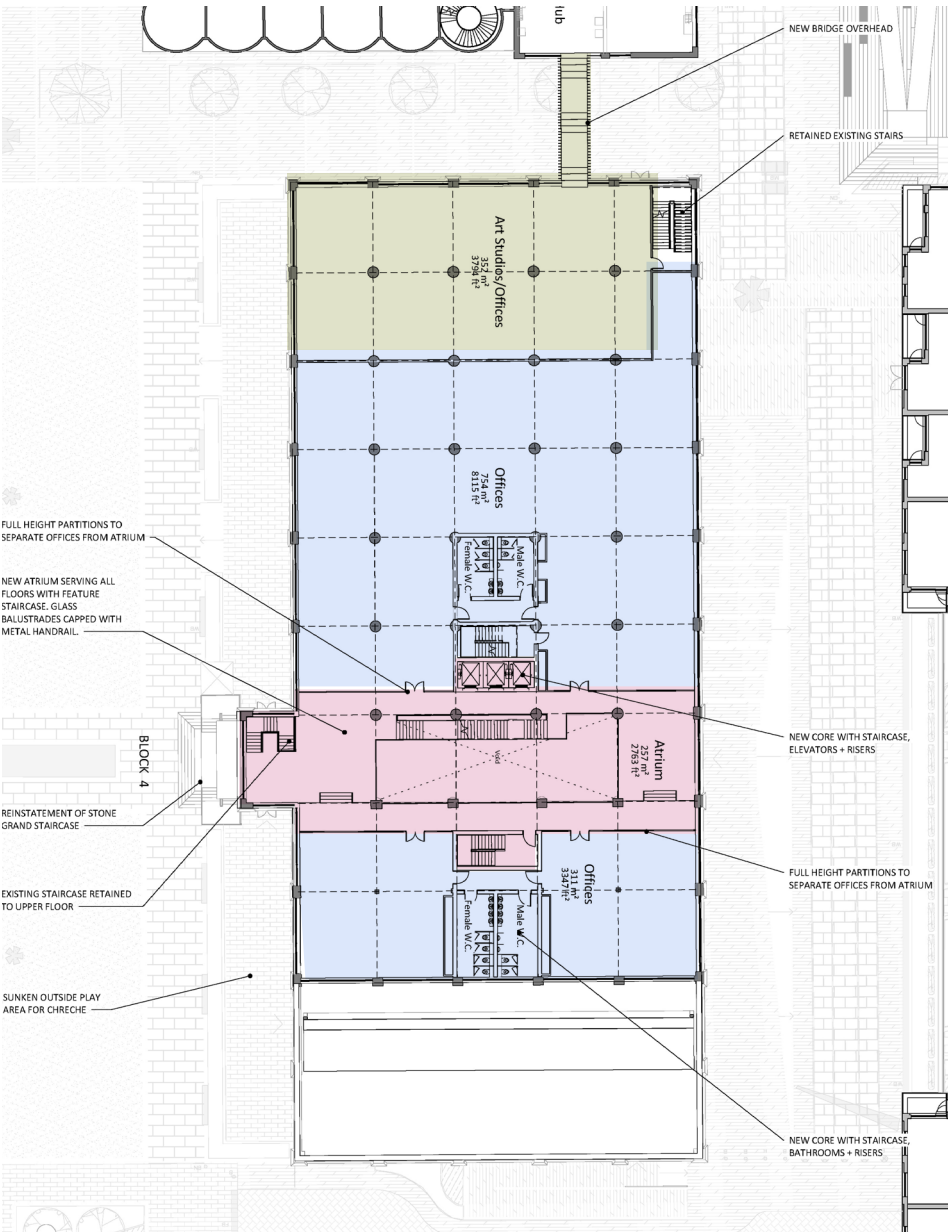
Art studios provide a space separate from the art centre to give resident artists an area to work. These art studios are linked to the art centre by a glass bridge giving this space the potential to also be used as an extension to the art centre if more space is required.



Current condition of the Production Hall



Listed building renovated by ColladoCollins



Proposed Design

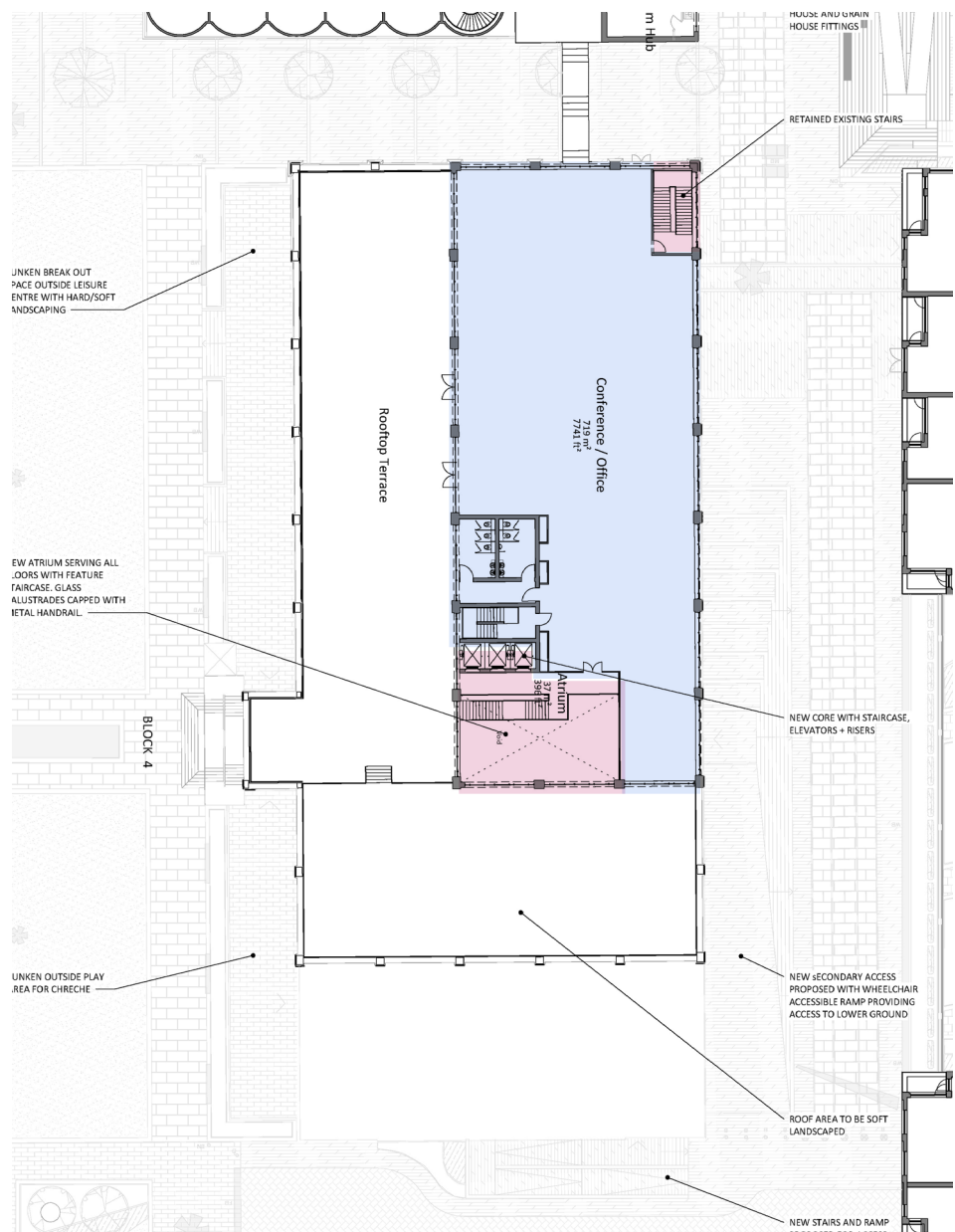
Third Floor

KEY:

Atrium:

Office:

Art Studios:



Proposed Design

Façade Restoration

There are three major elements to the Production Hall’s façade which are replicated around the building:

- Vertical piers;
- Windows;
- The aprons below each window.

The vertical piers (01) which form the main structural frame of the building are being retained. Our scheme proposes to repair and repaint the concrete and rendered elements externally. Internally the building will receive an insulated lining in order to improve thermal efficiency. The lining will be painted white in order to provide the impression of the original internal design.

Many of the Production Hall’s original windows have been replaced with PVC, irregular spaced metal Crittal or have been removed and filled in, diluting the original vision of de Soissons. Our proposal draws upon the original window design whilst adapting it to integrate the increased thickness of a double glazed panel (03). As in the original de Soissons design, the windows on the upper floors are to have fifteen vertical mullions and seven horizontal transoms. The windows are to have opening elements which will enable the office workspace and crèche to be mixed mode ventilation.

The present appearance of the Production Hall is dominated by the retrofitted green galvanised panels, introduced in the 1960s. Historical photographs show Louis de Soissons’ original design of the Upper Ground windows being larger vertically than the windows on the other upper floors. Our proposal is to reinstate this proportion, establishing a consistent sill height internally as well as allowing more light into the upper ground floor. In addition we propose to reinstate the original feature glazed tiles (04) and the painted white brick (02) which clad the horizontal dividing panels between the windows.

The design of the bridge link between Blocks 4 and 5 is inspired by that of the Royal Opera House in Covent Garden. This link will add a very modern twist to a building that precedes the creation of Welwyn Garden City. The purpose is to give the Art Centre the capacity to expand from Block 5 in to 4 should demand for space be greater than initially anticipated.

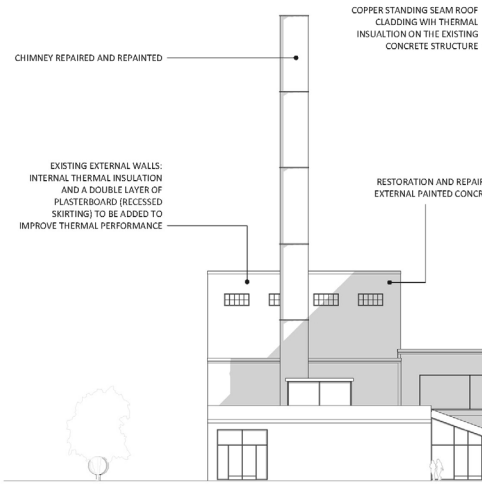
Concept & Precedent visuals for the Proposed link between the Production Hall and the Grain House



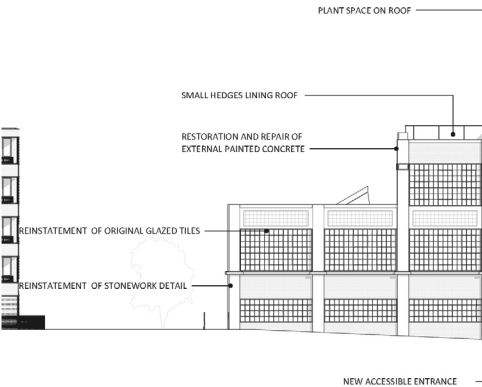
Covent Garden Royal Opera House glazed link



Covent Garden Royal Opera House glazed link



1 Block 4+5 - East Elevation
1 : 200 @A1



2 Block 4+5 - West Elevation
1 : 200 @A1

Proposed Design

KEY:

Atrium:

