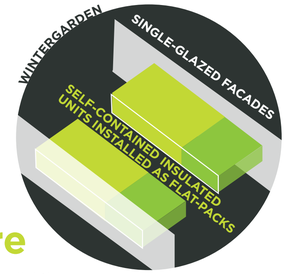


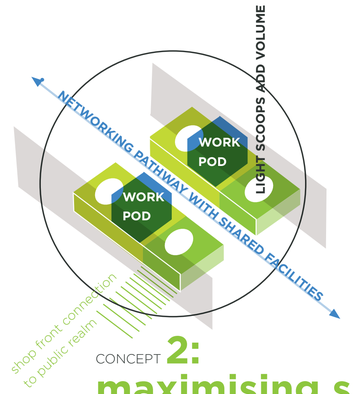

CONCEPT **1:**

## enclosure

**Touch the flyover structure lightly**

**Form an overall enclosure with single glazing**

**Construct flexible single-storey workspaces which arrive as flat packs**




CONCEPT **2:**

## maximising space

**Use roofs of workspaces to allow an upper level**

Add light scoops to workspaces to add volume

**Maximise total rentable work space by provision of upper workpods**

CONCEPT **3:**

## connection & collaboration

**Use the central networking pathway to provide shared facilities as well as circulation**

Integrate collaboration spaces along the pathway and around the light scoops

**Connect to the public realm at both levels**

Our proposed intervention **CONNECTS** into existing networks and is **PERMEABLE** to the public realm.

The creative workspaces provide the facilities and support to enable new businesses to be **PROSPEROUS**.

The design has a recognisable identity. It is **DISTINCTIVE** and helps the area have a **COMPETITIVE** edge.




**KEY TO PLANS:**

A: CREATIVE WORKSPACE (ONE BAY MODULE)
B: CREATIVE WORKSPACE (TWO BAY MODULE)
C: WORK-POD

1. Phase 1 deliveries
2. Phase 1 entrance area with lift
3. Site manager's office
4. Shared materials storage and workshop
5. Seating steps with power & data
6. WCs
7. Accessible WC
8. Store
9. Kitchenette
10. Wash-up area
11. Phase 2 lower entrance area with lift and cafe
12. Phase 2 deliveries and parking
13. Phase 2 lower entrance area with lift
14. 'Lampshade' light scoop with benches in informal breakout area
15. Phase 2 bridge link with lampshades
16. Phase 2 upper entrance with lift

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LANGSTAFF DAY ARCHITECTS

## PLAN OF OCCUPATION

Langstaff Day Architects have partnered with Meanwhile Space CIC, the pioneering social enterprise and advisory organisation that has been the market leader in 'meanwhile uses' since 2009. Meanwhile Space have experience in the development and the operational management of similar award winning quality projects. They bring a fresh and innovative brand that will fit well with the aims of the Silvertown Flyover project and a dynamic creative network of over 11000 members of their forum, newsletter and social media outlets.

### PROJECT AIMS:

1. to establish a successful and supportive new **enterprise cluster** appealing to a **wide and varied demographic**
2. to create a **place-responsive** architectural and operational identity
3. to facilitate **community activity** and **local diversity**
4. to cater for the demand for visible, low cost, low risk space that allows the **opportunity of failure** for new businesses, which can then grow and feed in to the existing workspace offer

### METHODOLOGY:

The elements necessary to develop a successful sustainable plan of occupation are:
1. an understanding of what's happening locally already
2. experience of using and adapting buildings
3. an understanding of demand, including phase 2 learning from phase 1
4. a clear vision of what the project will achieve
5. the ability to collaborate
6. a deliverable and flexible operations plan

**OPERATIONAL APPROACH**

- provide staff presence
- provide back office resourcing
- be responsive to tenants' needs
- organise and promote activities to attract potential tenants

DUTIES, TOOLS, TASKS:

- Project management and reporting
- Financial controls
- Tenant administration and legals
- Tenant mentoring
- Marketing and promotion
- Events management
- Facilities management – service contracts and maintenance
- Partner and stakeholder relations

### ENGAGEMENT PROCESS:

- Engage directly with local organisations who could become partners or collaborators
- Host open days and workshops (in an empty space) to engage with potential tenants
- Use findings to inform the way the space is developed (eg. the proportion of smaller to larger studio spaces), the finance model and the application process
- Open application round, as the spaces are being constructed, comprising an online application form, scoring using key criteria and an interview process

CRITERIA FOR TENANT SELECTION:
1. **NEED** - How much the business will benefit from renting the space
2. **CAPACITY** - Confidence in the ability to keep up with rent and to build business
3. **BUSINESS IDEA** - High-quality products, services or ideas
4. **LOCAL-NESS** - Demonstrable contributions to the local area in growing the existing business and/or employment opportunities
5. **COMMITMENT TO THE VALUES OF THE PROJECT** – Willingness to share skills and to be part of the community in the space

## TENANT BUSINESS SUPPORT

Meanwhile Space would work with Newham Council to run a competitive tender process to select a business support partner. Experience shows this is best undertaken once the tenant makeup and requirements are understood, at a point further on in the project development. The organisation would be in place by the time of the phase 1 launch.

The business support brief would:

- establish the number of hours of business support to be delivered
- include consultancy around criteria for rent subsidy awards against outputs of job creation, access to funding, attendance at CPD and promotional events etc
- outline a range of required approaches including bespoke one-to-one coaching and masterclasses by speakers chosen by tenants
- require the facilitation of regular open studios with sales and promotional opportunities, social events, and signposting to other local events, facilities, services and opportunities

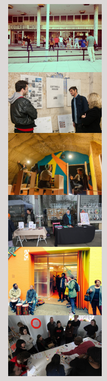
In addition, we would introduce Loomio, an online tool for collaborative decision-making which would encourage an appropriate level of self-management by the tenants as well as promoting communication and fostering a sense of community.

**MEANWHILE SPACE CASE STUDY:**
**Blue House Yard**

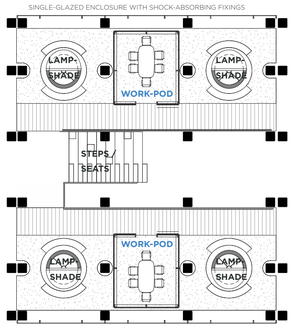
- on track to full occupancy, launch party 15 June
- we are gaining relevant insight into the local rental appetite and clustering of businesses, as well as a waiting list of potential tenants.
- working with GLA and Haringey Council
- site comprises a car park and a building
- new spaces are being made for local creatives and start up enterprises who want to make, do and sell from the site for 4-5 years

The model involves:

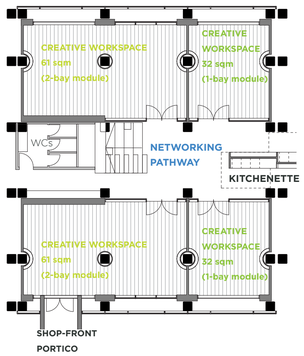
- 9 two storey timber worksheds – storage above and visible work / retail space below
- A new café housed in a double decker bus
- Raised planter "micro-allotments"
- Space for cultural events and pitches for occasional markets
- An open access wood and metal workshop
- Studios / office spaces for rent



meanwhile SPACE



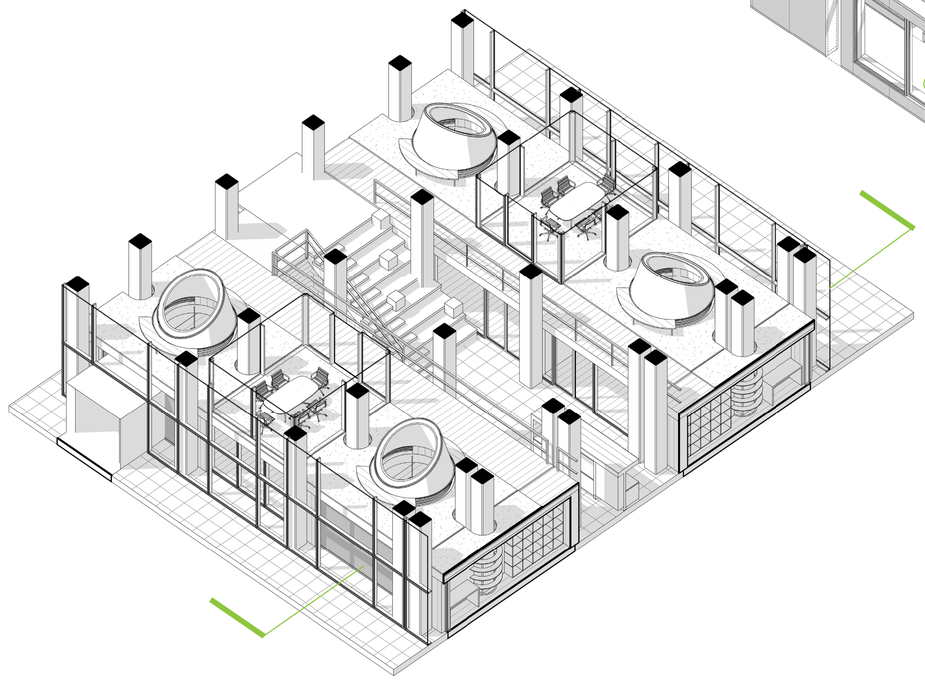

UPPER PLAN EXTRACT

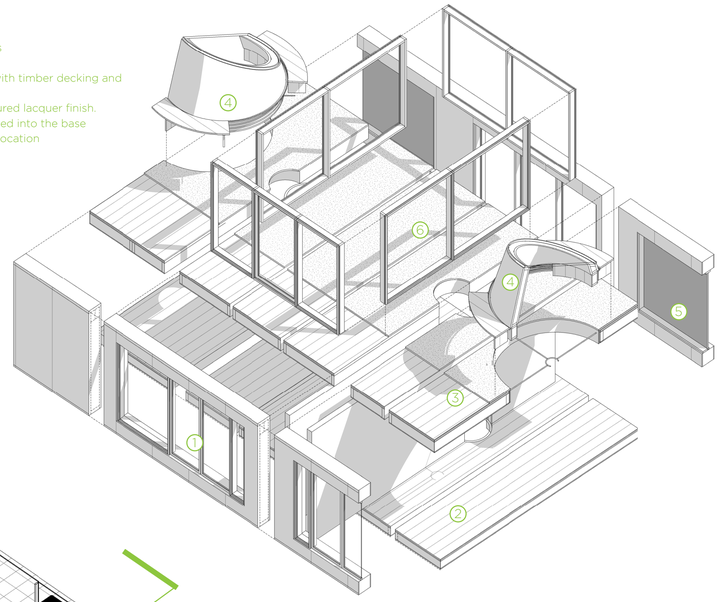



LOWER PLAN EXTRACT

**KEY TO THE KIT OF PARTS:**

1. Insulated structural timber cassette wall panels with precut openings for lockable doors and glazed screens
2. Insulated structural timber cassette floor panels with epoxy paint finish
3. Insulated structural timber cassette roof panels with precut and trimmed openings to receive lampshade, with timber decking and astroturf finish
4. Prefabricated lampshade with insulated timber core clad inside and out with exterior grade ply with a coloured lacquer finish. Lightweight polycarbonate rooflight over, and ventilation grills, timber benches and LED uplighters integrated into the base
5. External openings precut to receive glazed screen, metal shutter or shopfront-style portico, depending on location
6. Glazed partitioning system creating lightweight workpod at upper level







**Economy of means**

We seek **to touch the structure of the existing flyover only lightly**. A single glazed cladding system, with shock absorbing fixings to accommodate vibrations, will enclose the façades to create **a tempered wintergarden** environment. The glazing will reduce noise and pollution and form a secure line to the enclosed space. **This approach avoids the need to condition and upgrade the entire environment under the flyover**

.

The creative workspaces themselves are proposed as **modular flat-packs** constructed of simple insulated timber cassette units which provide cost-effective, robust containers with ample available wall space for the workshops. By keeping these lower than the flyover, they are **economical** and **enable a second storey** to be introduced. Being thermally self-sufficient and airtight, **they do all the hard work themselves**. Shop-front 'porticoes' can be built in to the units providing opportunity for retail units or pop-ups to protrude out from under the flyover where the development faces the public realm.

**Collaborative space**

A repeated light scoop feature provides top light and **a sense of volume** to the workspaces and forms a **recognisable 'lampshade' design motif** for the development. Constructed of polycarbonate and insulated timber, these can be made cost-effectively, and furniture can be clustered around them at upper levels. The upper levels contain 'work-pods' amongst **a landscape of breakout and collaboration space**. The work-pods can be used as meeting rooms or rentable office space.

The **central networking pathway** gives access to both levels and **is more than circulation**. It is an area for informal gatherings and incidental meetings. It contains shared facilities such as the WCs, open kitchenettes, wash-up areas, storage and stepped seating areas with integrated power and data.

**Connectivity and identity**

The networking pathway is conceived so it can **extend into the landscape** and **connect into existing routes** around the Siemens Crystal, overcoming level differences, potentially containing kiosks and shelters. The 'lampshades' can also carry into the streets and paths around the area, a distinctive **design motif** incorporated in to the design of street furniture, wayfinding posts, lighting columns and signage for local businesses.

**Implementation**

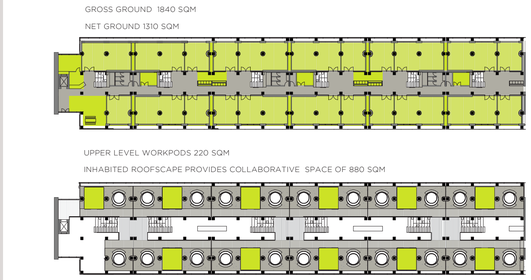
The construction can be phased, the wintergarden established first using the single glazing to enclose the facade and then the modular units rolled out in two main phases to create **a vibrant new destination** for the Royal Docks.

LANGSTAFF ARCHITECTS DAY

## MAXIMISING EFFICIENCY

### AREA

The flat pack modules are thermally self sufficient and airtight. The height of the prefabricated modules are single storey to minimise their envelope. This enables the roof of the workspaces to be used by taking advantage of the available volume under the flyover. This maximises net lettable area as well as creating a collaborative landscape at the upper level.




PHASE ONE AREA DIAGRAMS SHOWING MAXIMISED NET LETTABLE AREA

### PROCESS:

Creating a flat-pack system allows us to take advantage of **economies of scale**, produce factory level **quality of finish** despite the difficult and dirty site location, and capitalise on a **fast construction programme**, increasing efficiency and reducing costs.

The proposed design and delivery process would be as follows:

**DEVELOP** DESIGN

↓

**PROTOTYPE** ONE UNIT:
Build prototype adjacent to Siemens Crystal to use as marketing and promotional suite

↓

**REFINE** DESIGN
Based on lessons of prototype

↓

**ROLL OUT** PHASE ONE
Proportion of one-bay to two-bay modules based on workshops and market research

↓

**REFLECT** ON PHASE ONE
Evaluate demand based on business type and take-up of Phase One provision

↓

**DELIVER** PHASE TWO
Balance one to two bay modules. Provide pop-up / retail spaces onto public realm

### TARGET ELEMENTAL COSTS:

| ELEMENT: | ENCLOSURE |
|---|---|
| DESCRIPTION: | Single glazed facade with shock absorbing fixings and opening vents at high level |
| TARGET COST: | £300 per sqm facade |
| PHASE ONE: | £385 000 |
| PHASE TWO: | £620 000 |

| ELEMENT: | NETWORKING PATHWAY |
|---|---|
| DESCRIPTION: | Seating stairs, WCs, kitchenettes & wash-up, storage, circulation and lifts |
| TARGET COST: | £100 per sqm site area |
| PHASE ONE: | £185 000 |
| PHASE TWO: | £300 000 |

| ELEMENT: | SERVICES & DRAINAGE |
|---|---|
| DESCRIPTION: | M&E provision based on mixed mode ventilation system (predominantly passive) |
| TARGET COST: | £475 per sqm site area |
| PHASE ONE: | £875 000 |
| PHASE TWO: | £1.43 mil |

| ELEMENT: | FLAT-PACK MODULES |
|---|---|
| DESCRIPTION: | Timber cassette envelope panels with integrated glazed panels, doors, 'lampshade' light scoop, glazed workpods and external finishes and fittings |
| TARGET COST £/SQM: | 1100 per sqm floor area |
| PHASE ONE: | £1.35 mil |
| PHASE TWO: | £2.18 mil |

### LETTABLE WORKSPACE PROVISION:

| MODULE | AREA | PHASE 1 | PHASE 2 | PHASE 1 area | PHASE 2 area |
|---|---|---|---|---|---|
| A | 32 sqm | 11 units | 18 units | 671 sqm | 1098 sqm |
| B | 61 sqm | 11 units | 17 units | 352 sqm | 544 sqm |
| C | 20 sqm | 11 units | 18 units | 220 sqm | 400 sqm |