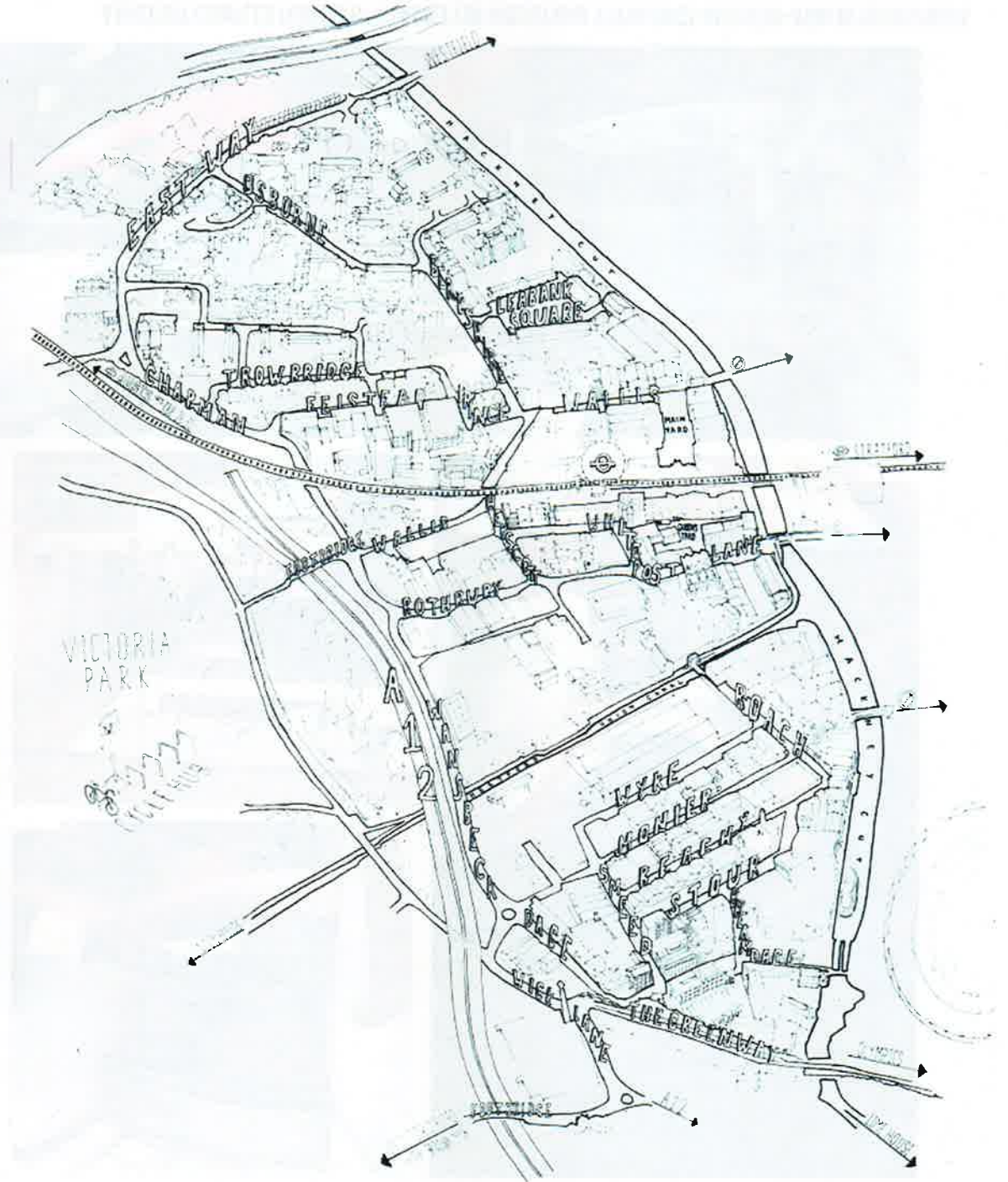


AN AREA COMPARABLE TO HARINGEY WAREHOUSE DISTRICT:



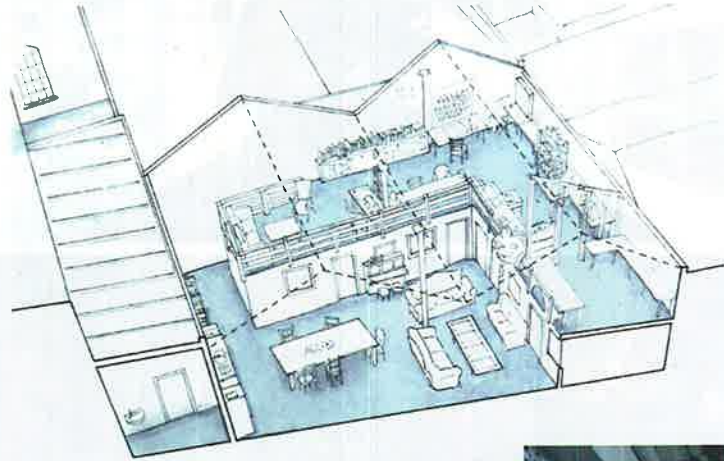
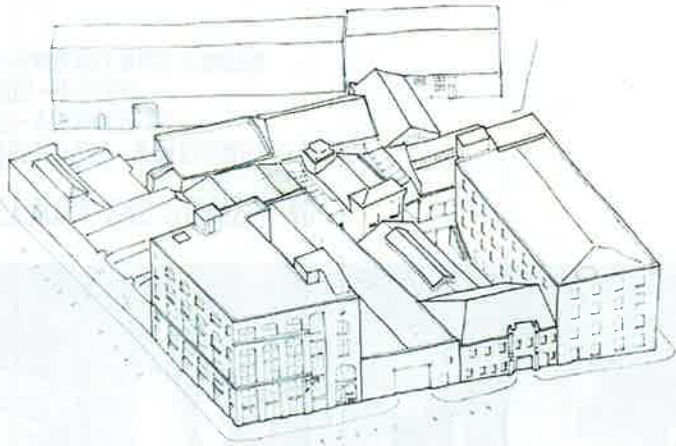
HACKNEY WICK AND FISH ISLAND

TYPE OF WORKSPACE - WORKHOME / STUDIOS

ARCHITECT - VERNACULAR

DATE - 1980S - PRESENT

LOCATION - HACKNEY WICK, LONDON



A FACTORY COMPLEX FORMED BY A VARIETY OF INDUSTRIAL TYPOLOGIES AND SEMI-PUBLIC YARD SPACES

2009
£3,000 pcm

2010

2011

2012
£3,400 pcm

2013
£3,800 pcm

1

+TIM

DESIGNER/MAKER/FABRI-
CATION

+KATHY

+LIZ

PLACEMENT,
CLASSIFIED
BOUGHT A HOUSE
TOGETHER
DALSTON

+SOPHIE

CLASSICAL
COMPOSER,
ACTOR
LEFT FOR FREE
APARTMENT
SOUTHBANK

+JON

4 MONTHS
WORKING IN LOS
ANGELES

SOPHIE

2

+JON

FILM PRODUCTION &
CREATURE EFFECTS

PEDRO

+JON

RETURN FROM
LA
DIDN'T WANT TO
MOVE TO
DALSTON WITH
FRIENDS

JON

3

+MARTIN

PAINTER

+ROB

COMPUTER
PROGRAMMER

MEL

VISA
EXPIRED,
RETURN TO
ARGENTINA

COULDN'T
PAY RENT
WENT TO SAN
FRANCISCO

+EVA

PHOTOGRAPHER

+PHIL

ANIMATOR

DIDN'T
GET ON
MOVED TO
WHITE POST
LANE

PHIL

4

+ZAZZIE

CIRCUS/
PERFORMANCE
& PERSONAL
TRAINER, DANCE
CHOREOGRAPHER

+EMMA

FASHION
DESIGNER

+HAIDEE

INTERIOR
ACCESSORIES
DESIGNER

LEFT
TO MOVE
IN WITH
BOYFRIEND

+RICHARD

ARCHITECTURE
STUDENT

HAIDEE
RICHARD

5

+CHLOE

WENT
TO LIVE IN
ARGENTINA

+CHOUF

ROBIN HOOD TAX
SHORT STAY
WHILE DOING UP
HIS BOAT

+MEL

PAINTER

MOVED
ON TO
BOAT

+DOM

PAINTER

+ARILD

SOUND
DESIGNER

LEFT
TO MOVE
IN WITH
GIRLFRIEND

+AMMY

SCULPTOR

AMMY

6

+MARION

CLOTHES DESIGNER

ZAZZIE

WENT
TO LIVE IN
ARGENTINA

MEL

WENT
TRAVELLING

ARILD

MOVED
INTO
CAMPER
VAN

ARILD

[TEMP]

TEMPORARY
CURTAINED AREA
FOR GUEST AND
SHORT STAYS

+TASH

CLOTHING
BUYER

+IAN & NAIA

CARPENTER & ARCHITECT

WENT
TO HONG
KONG WITH
CLOTHING
CO

+KIRAN

FEMALE RIGHTS
ACTIVIST

MOVED
BACK TO
HOUSE IN
SPAIN

+NICK

FILM EDITOR

WENT
TO LIVE IN
ARGENTINA

+PEDRO

PHOTOGRAPHER

COULDN'T
PAY RENT
MOVED TO
BRIGHTON

+KEEDA

BURLESQUE
PERFORMER
(SHORT STAY)

MOVED
TO
BRISTOL

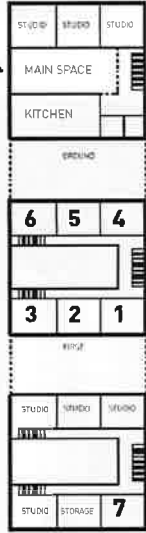
+DAN

FREE LANCE
FILM EDITOR

DAN

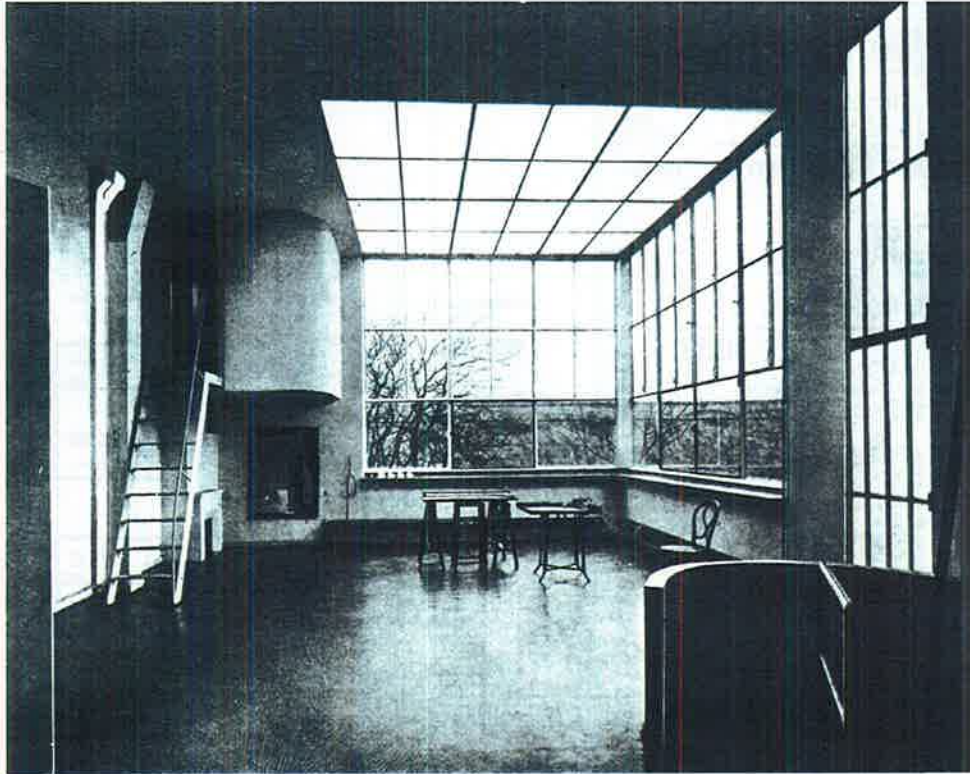
7

ROOM No7
COLLECTIVE
BUILD



STUDIO CULTURE IS PASSED ON BY OVERLAPPING AND INTERRELATED TENURES

ALTERNATIVE LIVE/WORK TYPOLOGIES:



KING'S WHARF

TYPE OF WORKSPACE - MULTI-FUNCTIONAL SPACE
ARCHITECT - STEPHEN DAVY
PETER SMITH ARCHITECTS
DATE - 2001
LOCATION - HACKNEY, LONDON

THE MODERN EQUIVALENT OF THE 'GENTLEMAN ARTIST'S' STUDIO. THE TYPOLOGY HAS LIMITED APPLICATION AS WORKSPACE. IN ADDITION INDIVIDUAL UNITS DO NOT BENEFIT FROM THE SYNERGIES OF WAREHOUSE LIVING.



OZENFANT'S ATELIER

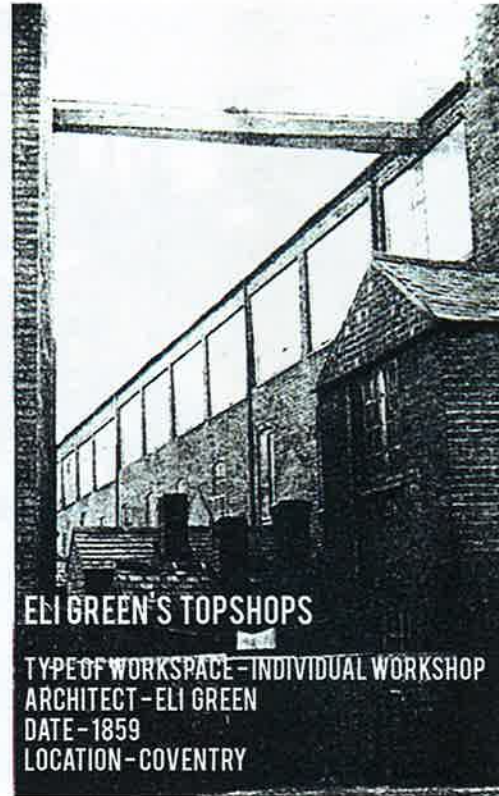
TYPE OF WORKSPACE - STUDIO
ARCHITECT - LE CORBUSIER
DATE - 1922
LOCATION - PARIS

THE 'GENTLEMAN ARTIST'S' STUDIO. IN TERMS OF DENSITY AND AFFORDABILITY, THIS TYPOLOGY HAS LIMITED APPLICATION IN THE CONTEXT OF HARINGEY WAREHOUSE DISTRICT. NEVERTHELESS, IT CAN SET A PRECEDENT FOR QUALITY OF SPACE AND LIGHT





The Brook Street (front), Barry Street (left) and Vernon Street 'triangle', July 29, 1970

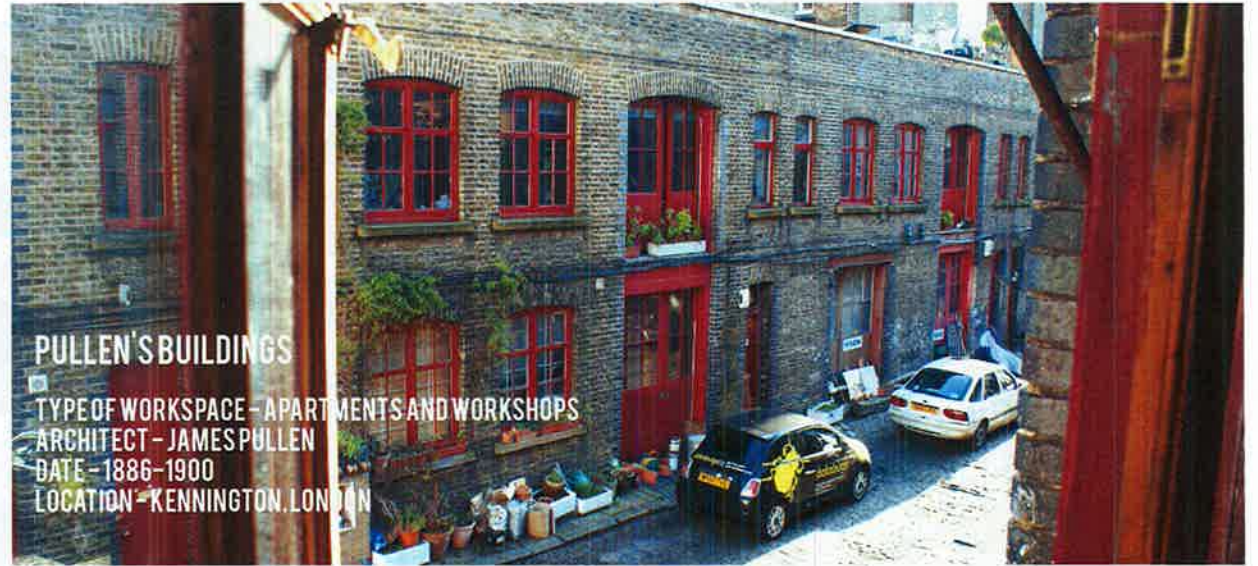


BUILT IN THE TRADITION OF THE VICTORIAN 'MODEL VILLAGE' BUT WITH CLOSER INTEGRATION OF LIVING AND WORKING.

INDIVIDUAL RIBBON WEAVING 'TOPSHOPS', POWERED BY A CENTRAL STEAM ENGINE, WERE LOCATED ABOVE WORKERS COTTAGES, PROVIDING AN ALTERNATIVE TO THE FACTORY.

ELI GREEN'S TOPSHOPS

**TYPE OF WORKSPACE - INDIVIDUAL WORKSHOP
ARCHITECT - ELI GREEN
DATE - 1859
LOCATION - COVENTRY**



YARDHOUSE

TYPE OF WORKSPACE - AFFORDABLE WORKSPACE
ARCHITECT - ASSEMBLE
DATE - 2013
LOCATION - STRATFORD, LONDON

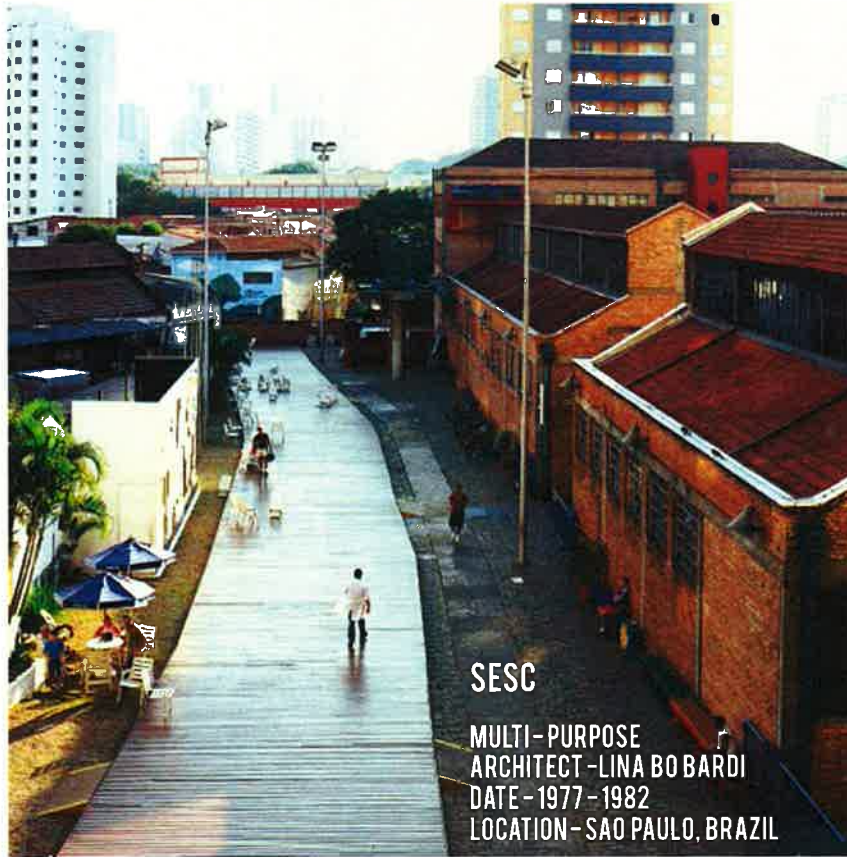




BLACKHORSE WORKSHOP
TYPE OF WORKSPACE - OPEN ACCESS WOOD AND METAL WORKSHOP
ARCHITECT - ASSEMBLE
DATE - 2013
LOCATION - WALTHAMSTOW, LONDON



EXAMPLES OF MIXED-USE REGENERATION IN EX-INDUSTRIAL URBAN AREAS

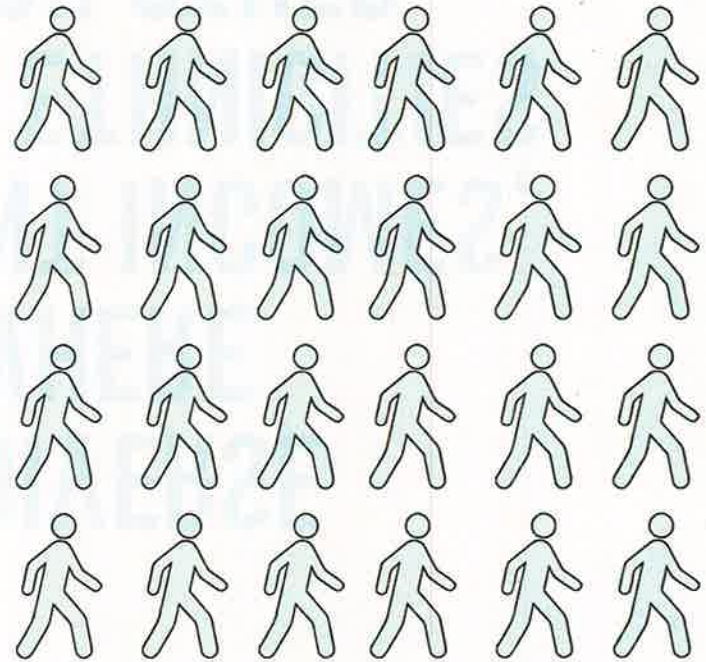
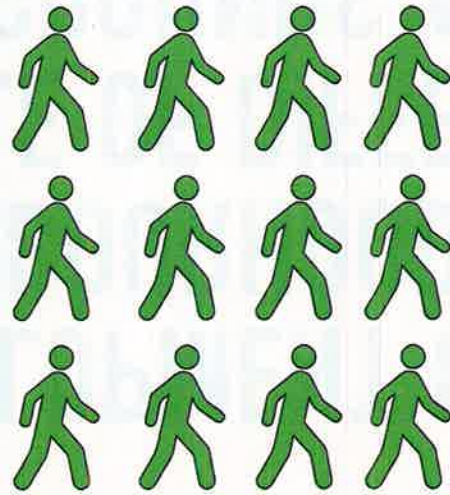
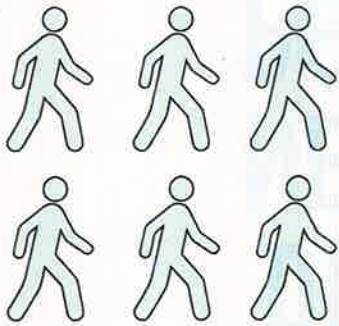


**WE ASKED
OURSELVES...**

**HOW DO WE CREATE A PROPOSAL
WHICH ENCOURAGES THE :**

**'DEVELOPMENT OF DIVERSE
NEIGHBOURHOODS WHERE
PEOPLE OF DIFFERENT INCOMES,
BACKGROUNDS AND ETHNICITIES
LIVE ALONGSIDE EACH OTHER
IN HARMONIOUS, SUCCESSFUL
COMMUNITIES.'**

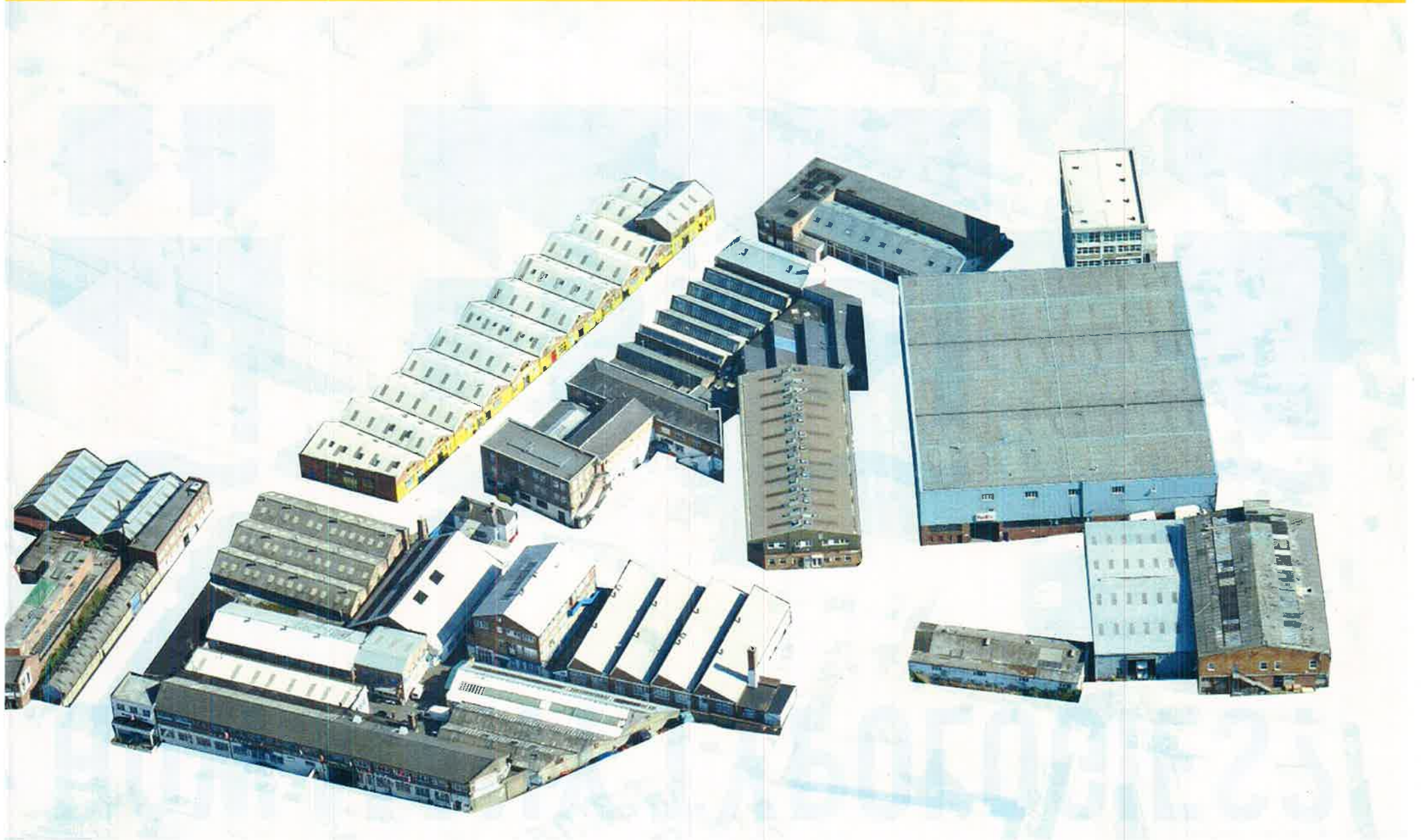
IDEAL STUDIO SIZE?



HOW MANY TYPOLOGIES?



MAKE A FACTORY COMPLEX?



**HOW DO WE MAKE
IT VIABLE?**



**INNOVATIVE HOUSING PRODUCT MEETS DEMAND OTHERWISE
UNSATISFIED WITH CURRENT MARKET OFFERINGS**



COST EFFECTIVE BUILD MODEL



LANDMARK BUILDINGS TO ACCOMMODATE PRIVATE RENTED SECTOR

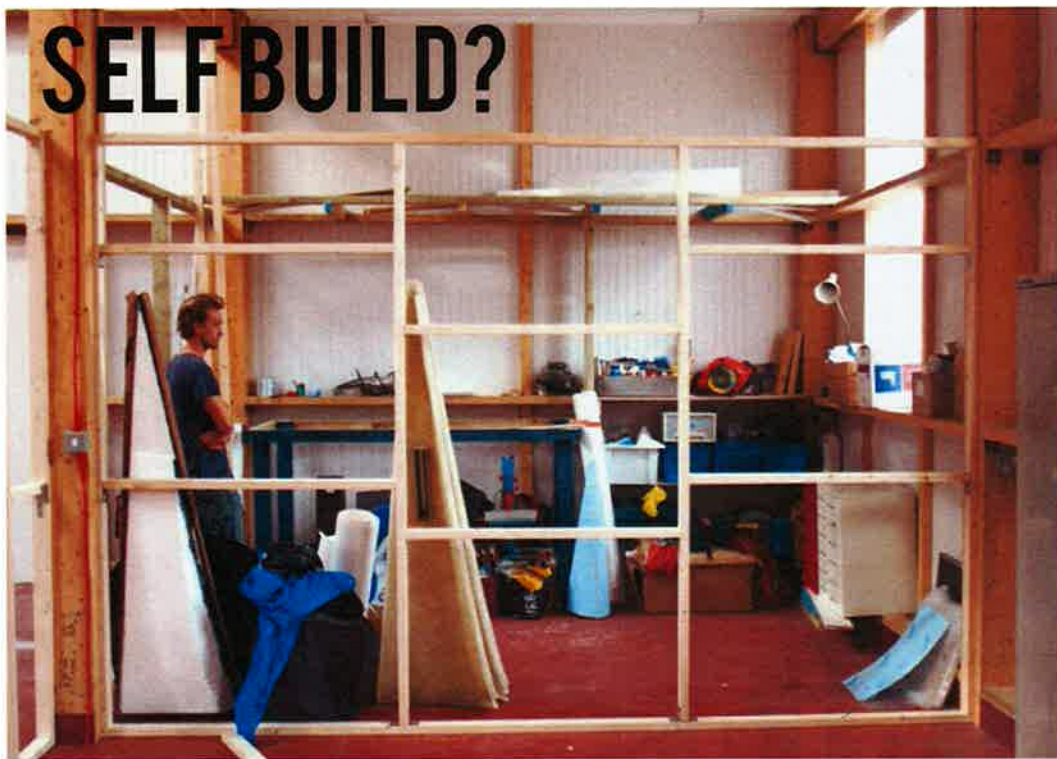


**RE-INTRODUCTION AND INTENSIFICATION OF EMPLOYMENT SPACE TO
CREATE VIBRANT, SUCCESSFUL COMMUNITY**

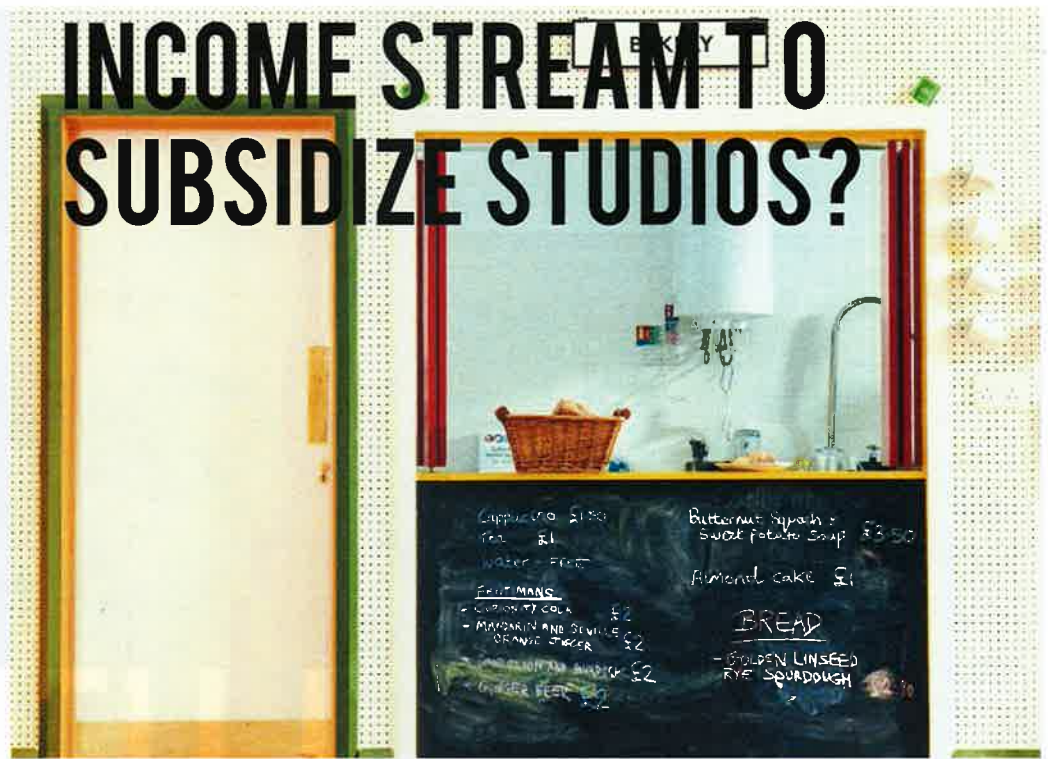


**SPONSOR IS TARGETING LONG TERM INVESTMENT YIELD RATHER
THAN SHORT TERM CAPITAL APPRECIATION**

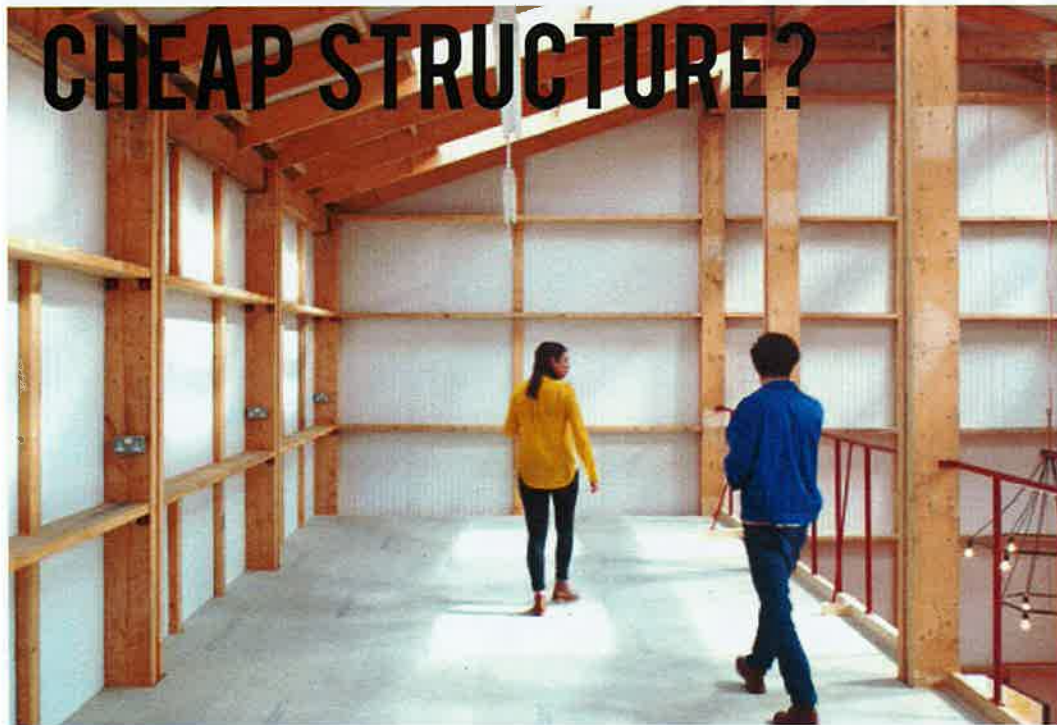
SELF BUILD?



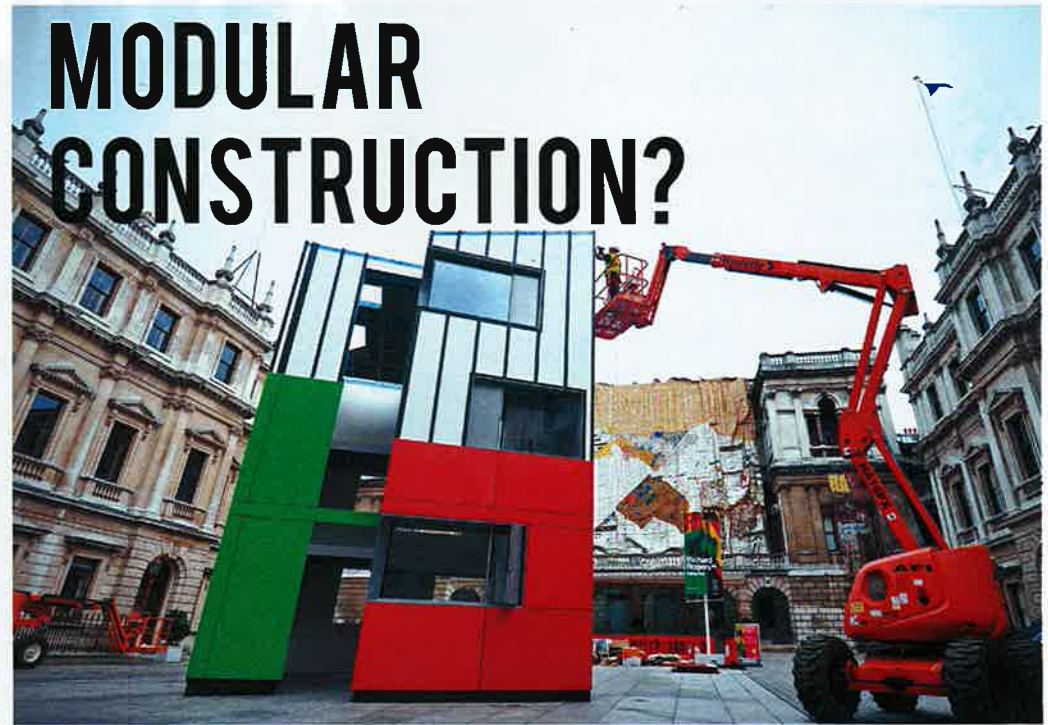
INCOME STREAM TO SUBSIDIZE STUDIOS?



CHEAP STRUCTURE?



MODULAR CONSTRUCTION?



VIABILITY

Target rents

Low cost/affordable rent

£500-600 per calendar month

Commercial

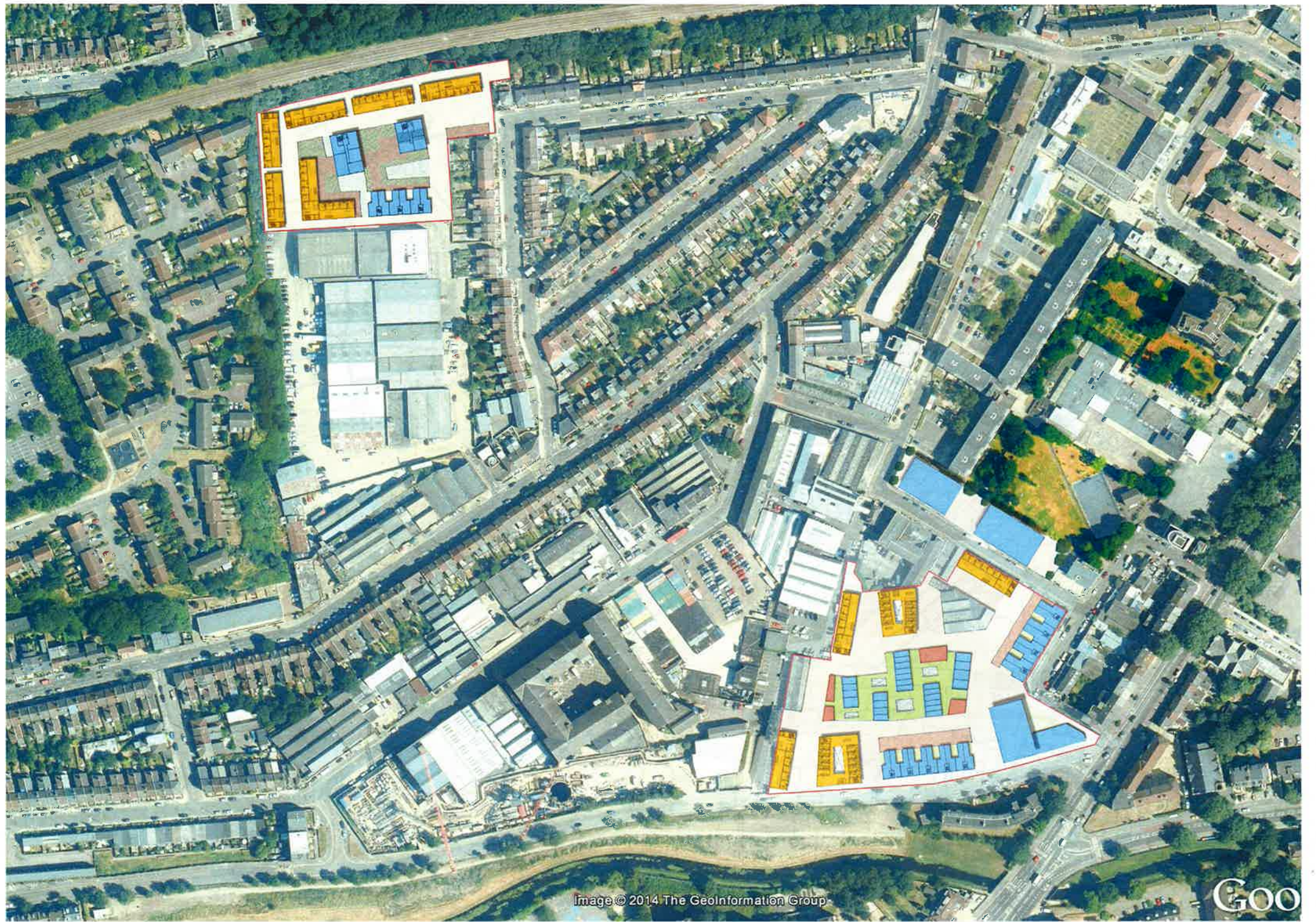
£11-12 per sq ft

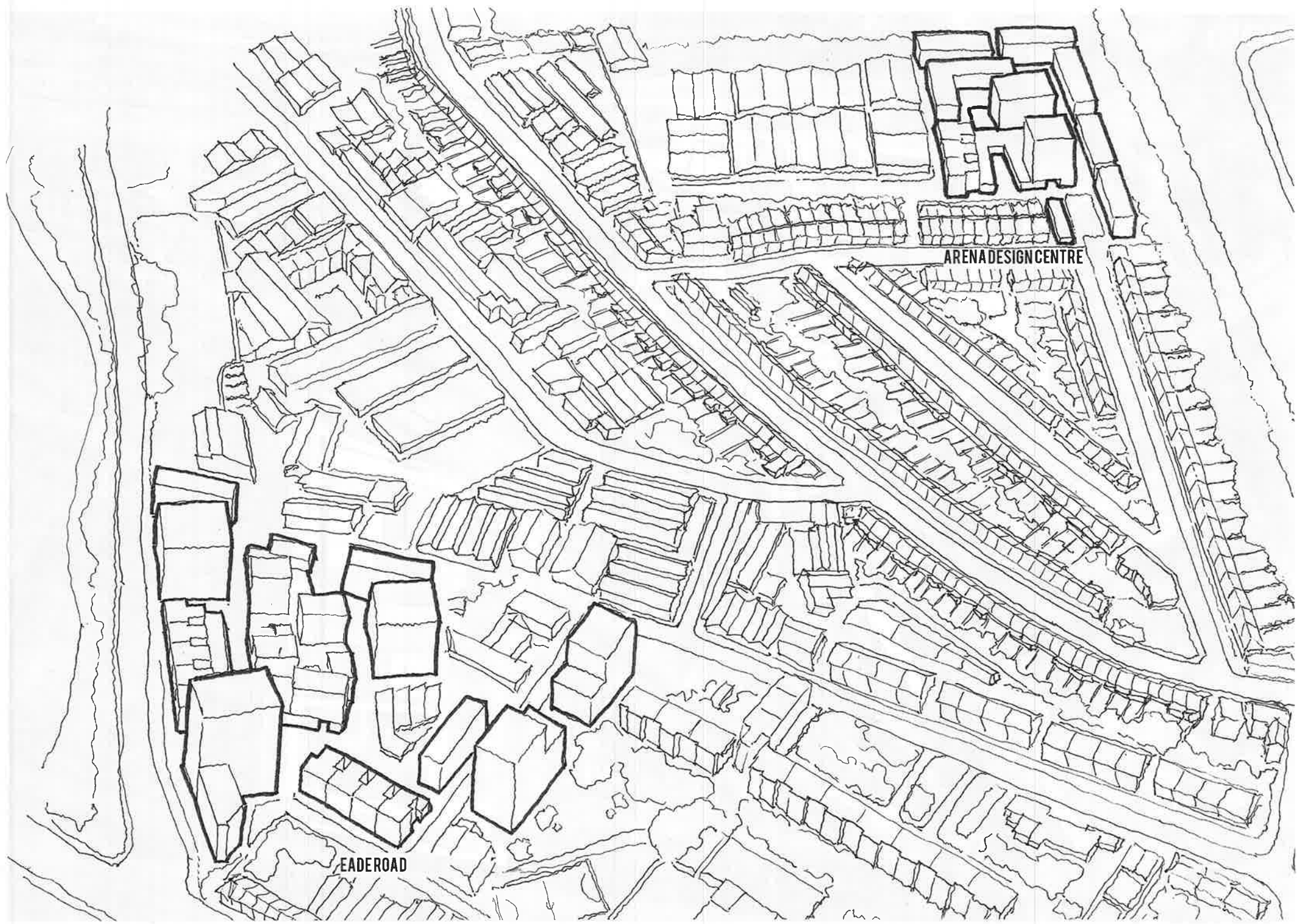
Private residential

£1,300 – £2,200 per calendar month

	Existing Sites (approx.)	Indicative Proposed Scheme (approx.)
Arena Design Centre		
Total area (sq. ft.)	85,000	168,000
<i>of which commercial</i>	<i>11,000</i>	<i>18,000</i>
Number of residents	c.200	300 - 400
Eade Road		
Total area (sq. ft.)	160,000	410,000
<i>of which commercial</i>	<i>[]</i>	<i>41,500</i>
Number of residents	c.400	700 – 1,000
	Arena Design Centre	Eade Road
Profit on Cost	21 - 24%	19 - 23%

EMERGING MASTERPLAN...

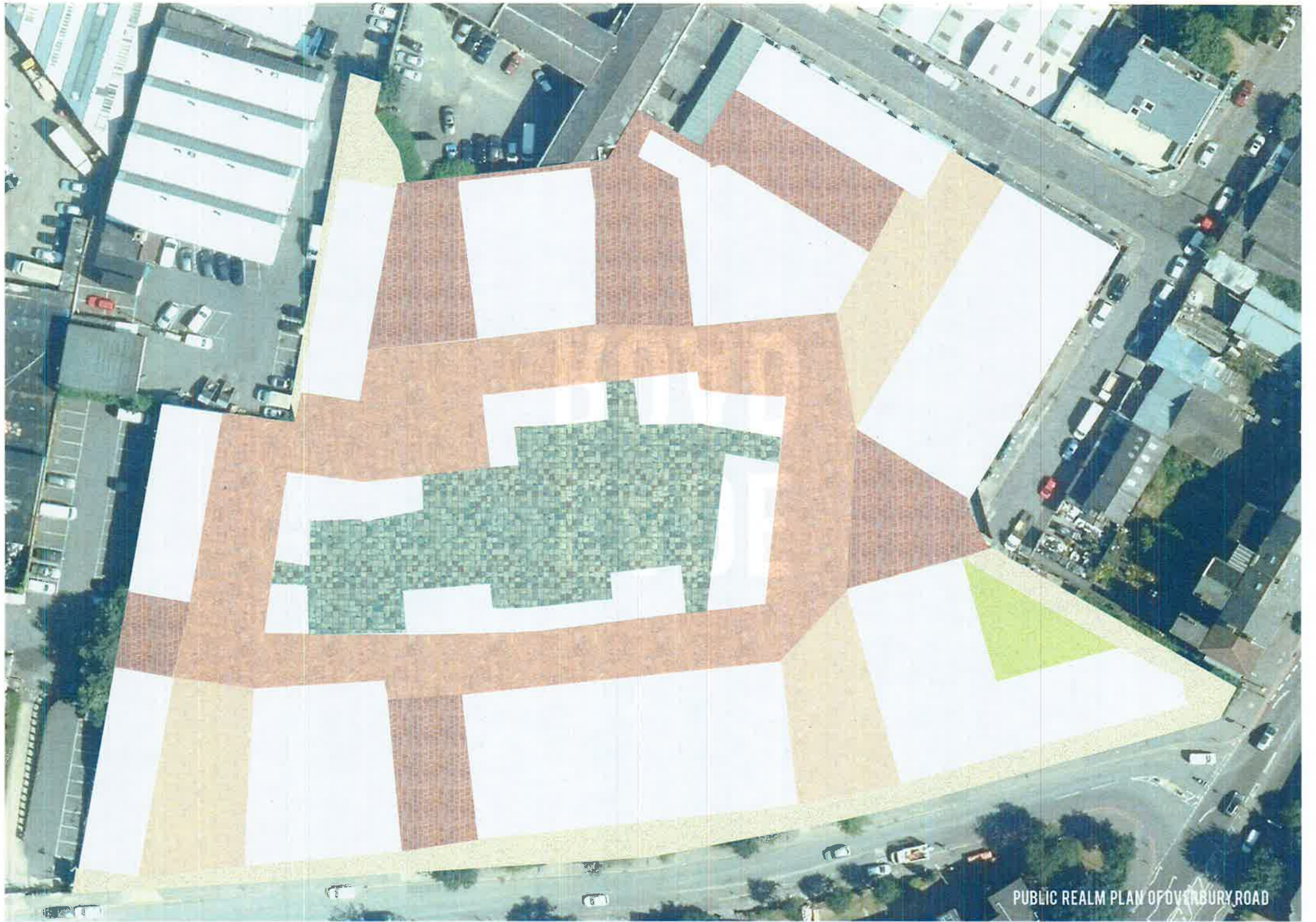




ARENA DESIGN CENTRE

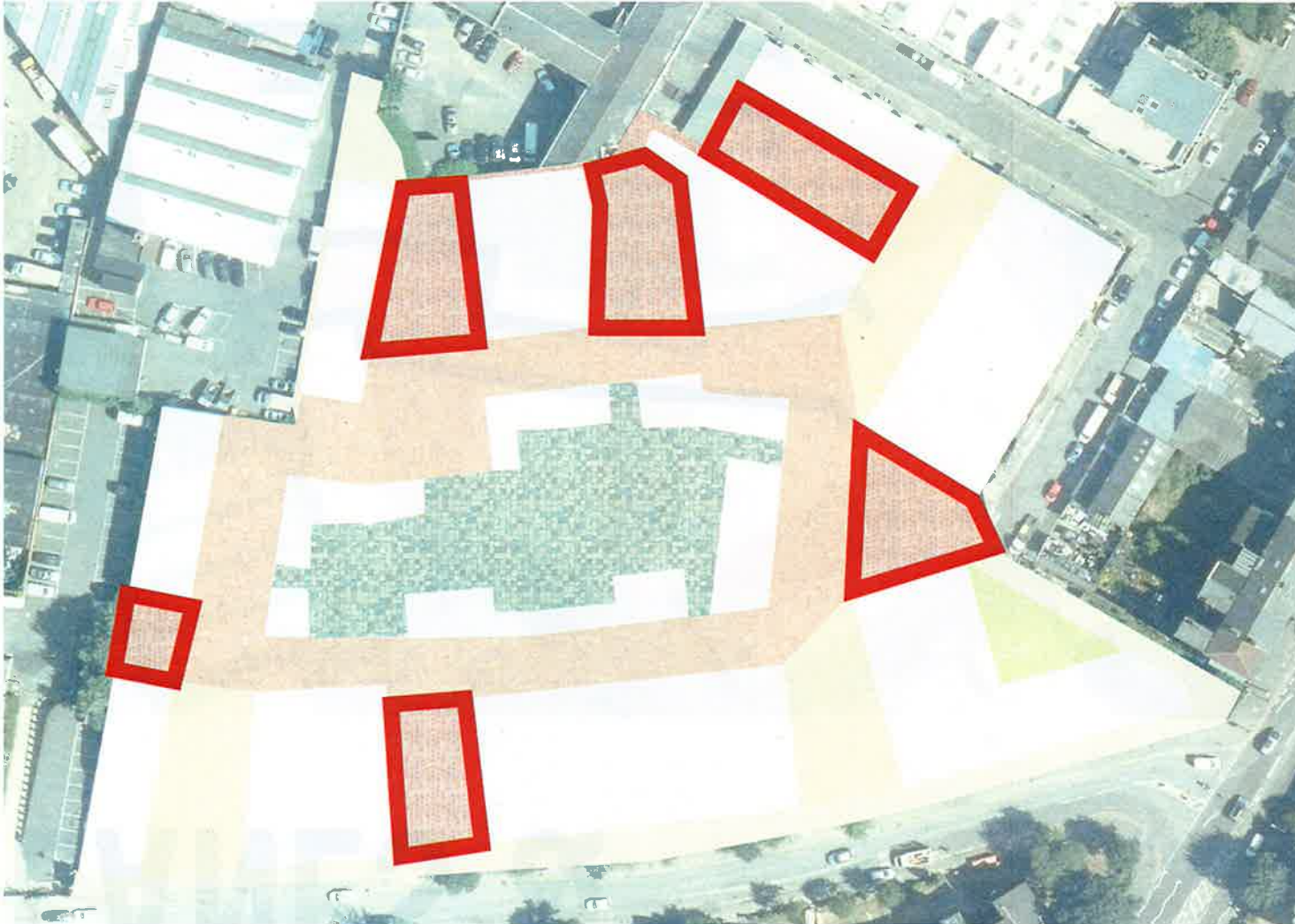
EADER ROAD

**EADE
ROAD**



PUBLIC REALM PLAN OF OVERBURY ROAD

YARDS &



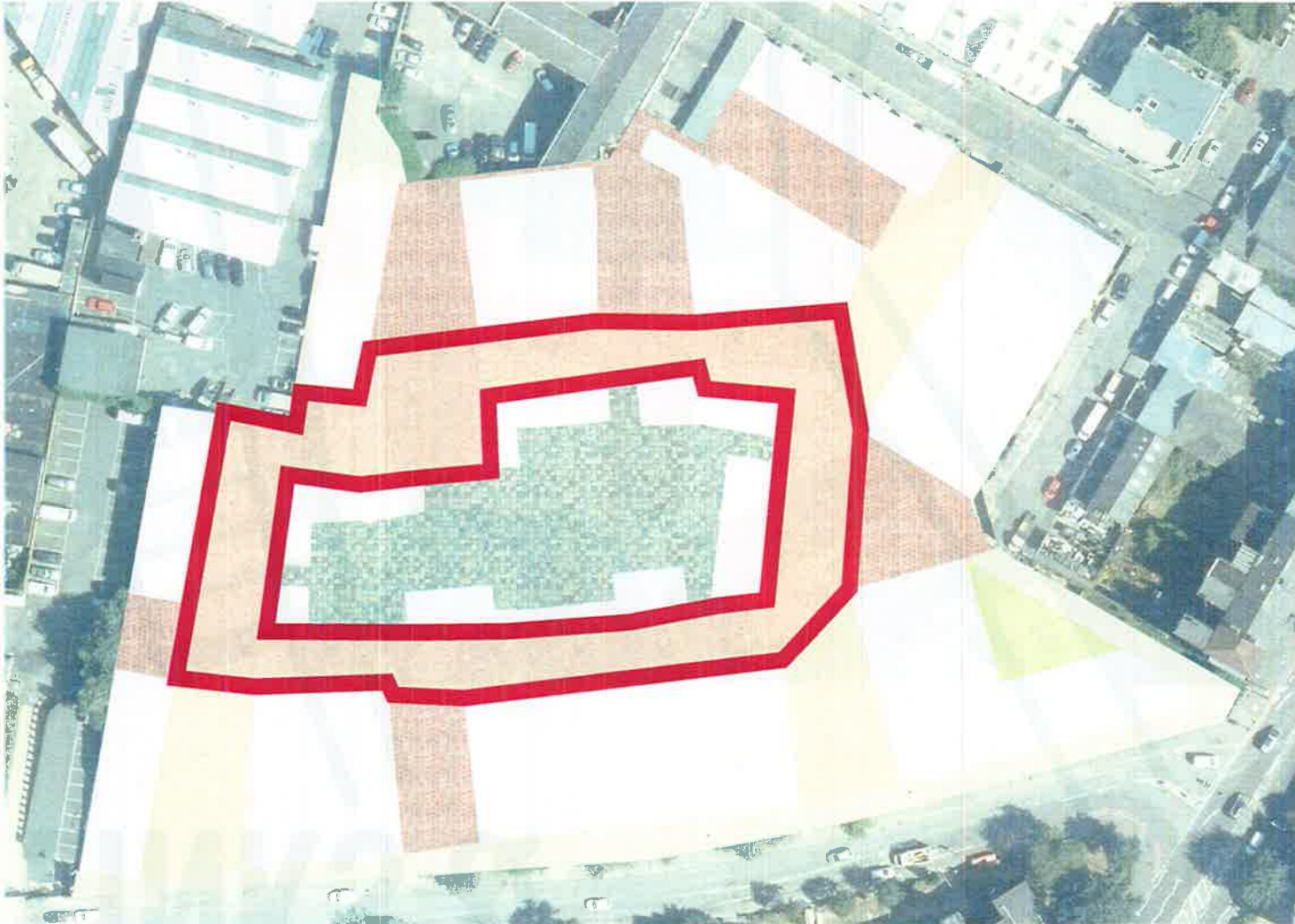
YARDS ARE HARD-WORKING SPACES FOR MAKING AND GATHERING. EACH YARD IS ASSOCIATED WITH A LIVE/WORK TYPOLOGY. SEMI-PRIVATE IN NATURE, SOME LEVEL OF CONTROL OVER ACCESS CAN BE INTRODUCED IF REQUIRED

LINKS &



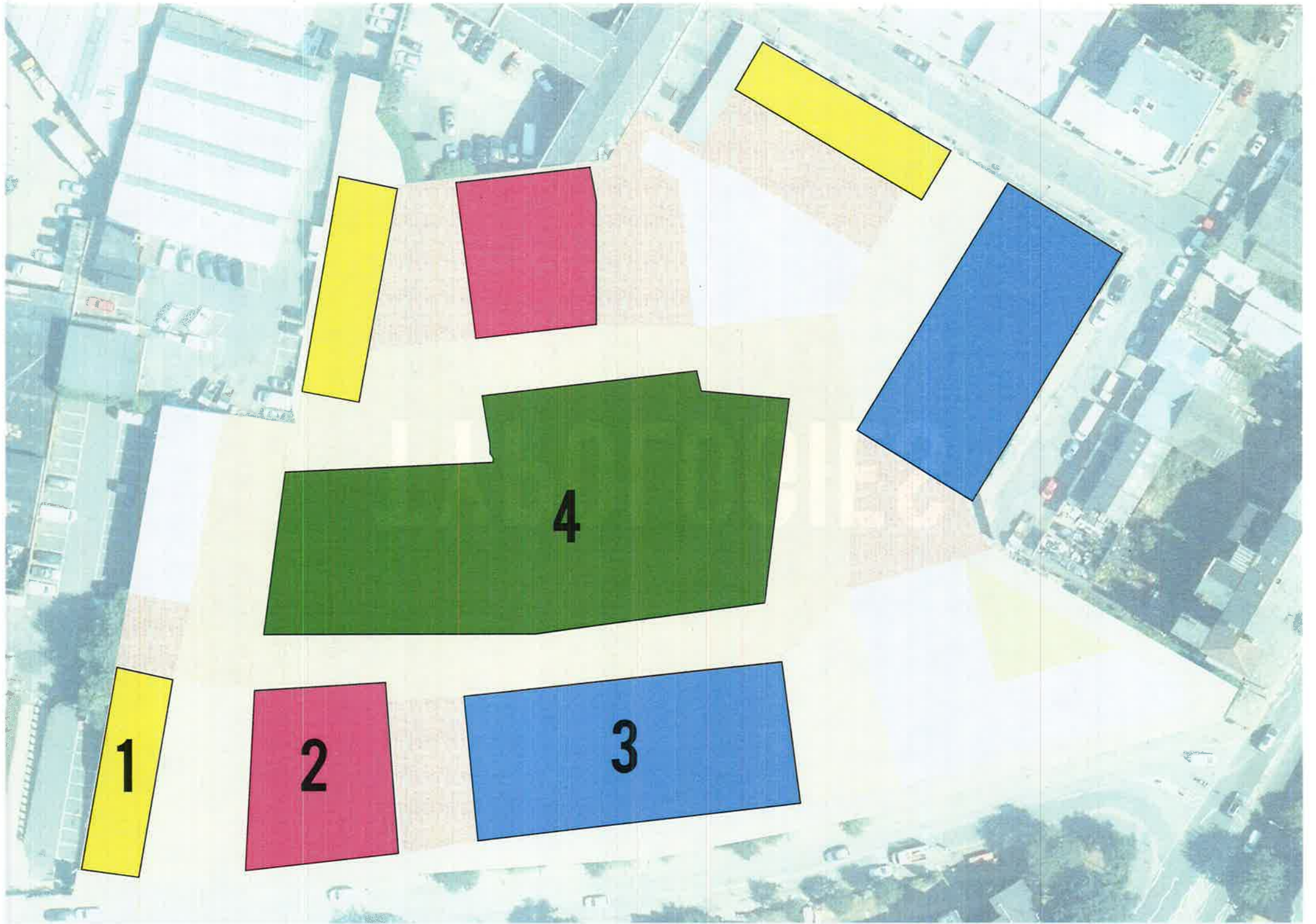
LINKS CONNECT TO THE SURROUNDING AREA - OPENING UP TEWKESBURY ROAD OPEN SPACE AND INTRODUCING THE POTENTIAL FOR A FUTURE LINK BETWEEN TIVERTON ROAD AND DEAD ROAD

FORM A CIRCUIT



THESE ELEMENTS FORM A CIRCUIT
AROUND A CENTRAL PLOT, INVITING
PEOPLE TO PERAMBULATE AROUND THE
SITE AND INTO THE COVERED SPACE AT
THE CENTRE.

TYPOLOGIES



1

2

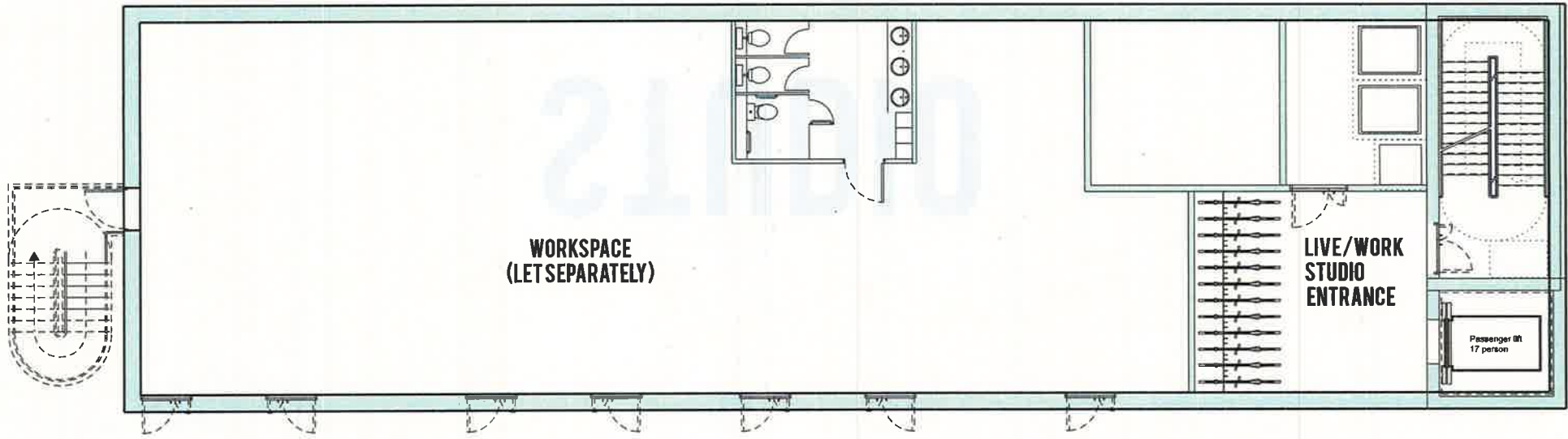
3

4

A faint, light-colored architectural floor plan is visible in the background, showing various rooms and structural elements. The plan is centered and occupies most of the page's width.

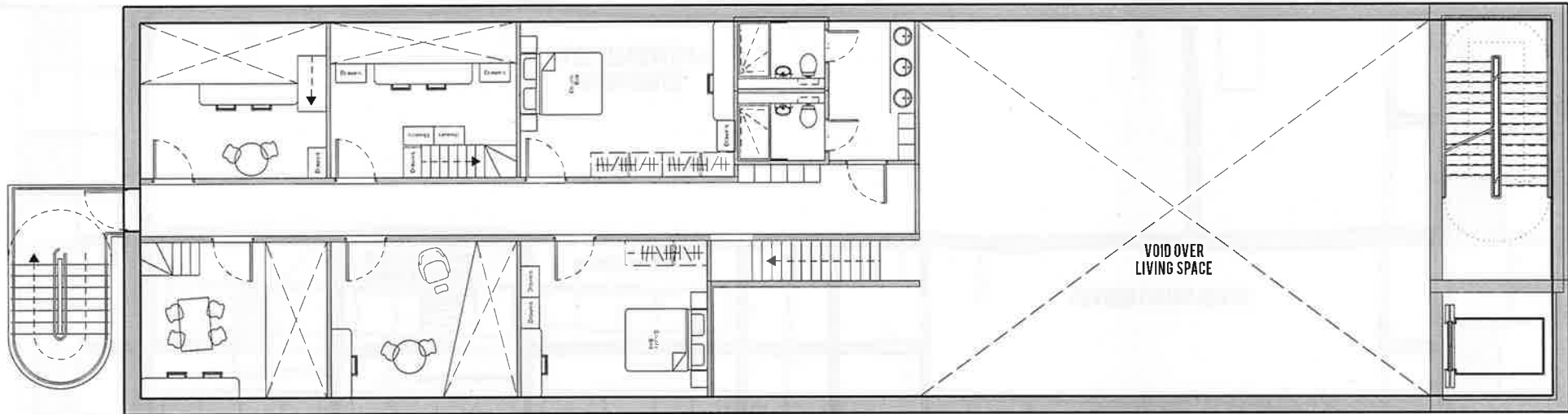
STUDIO

TYOLOGY 1

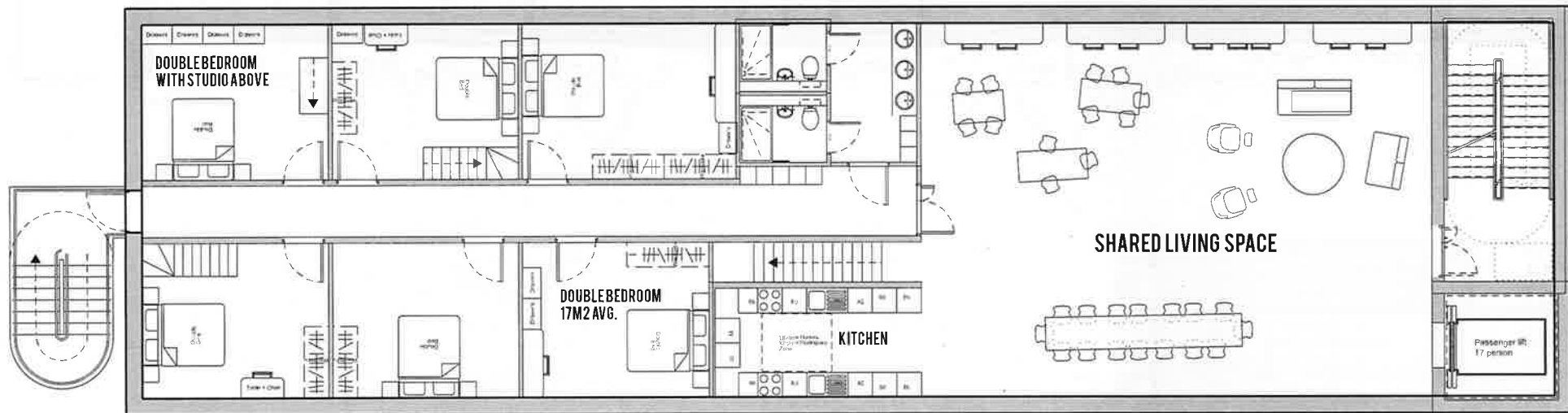


GROUND FLOOR

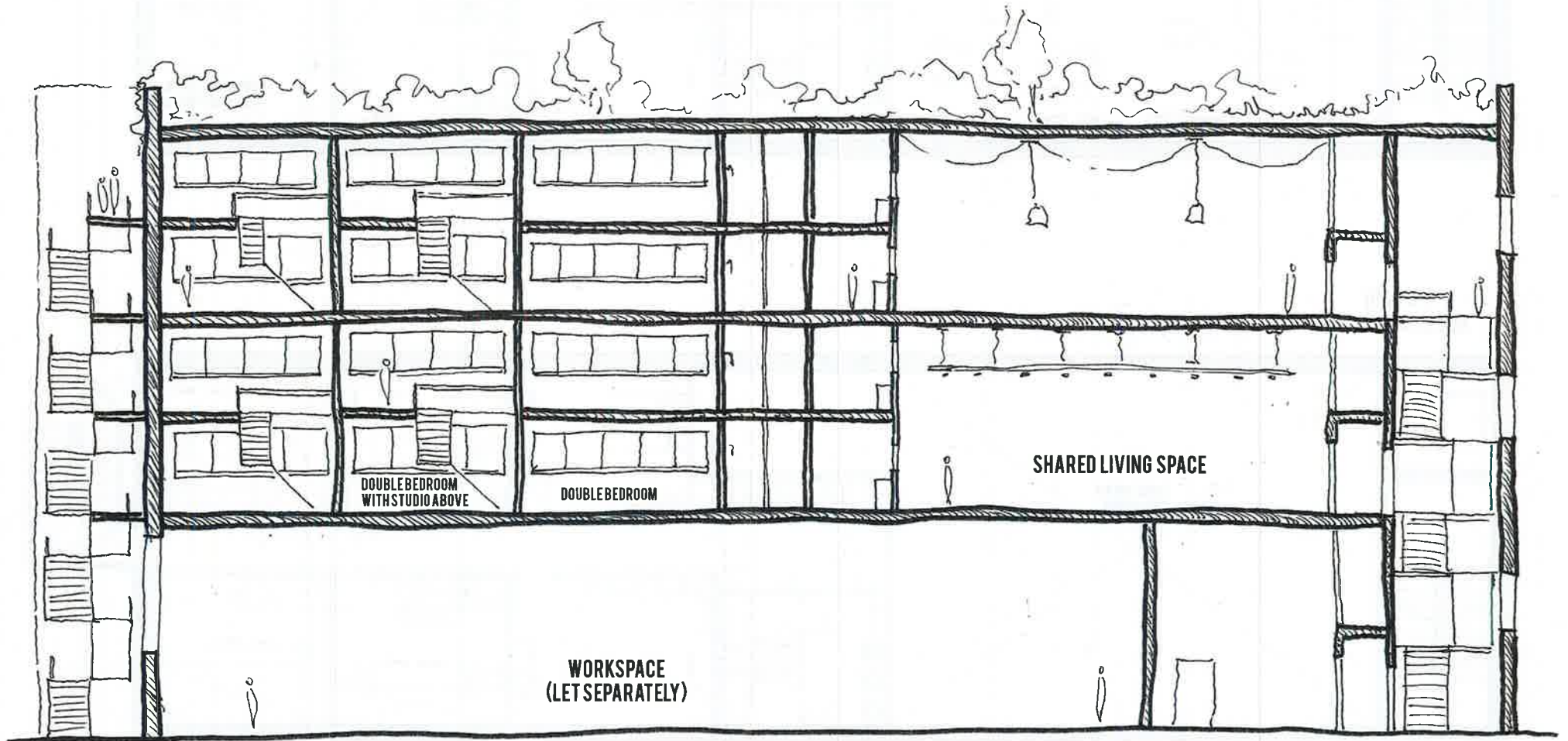
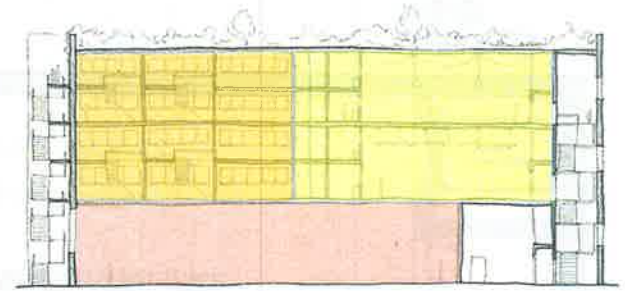




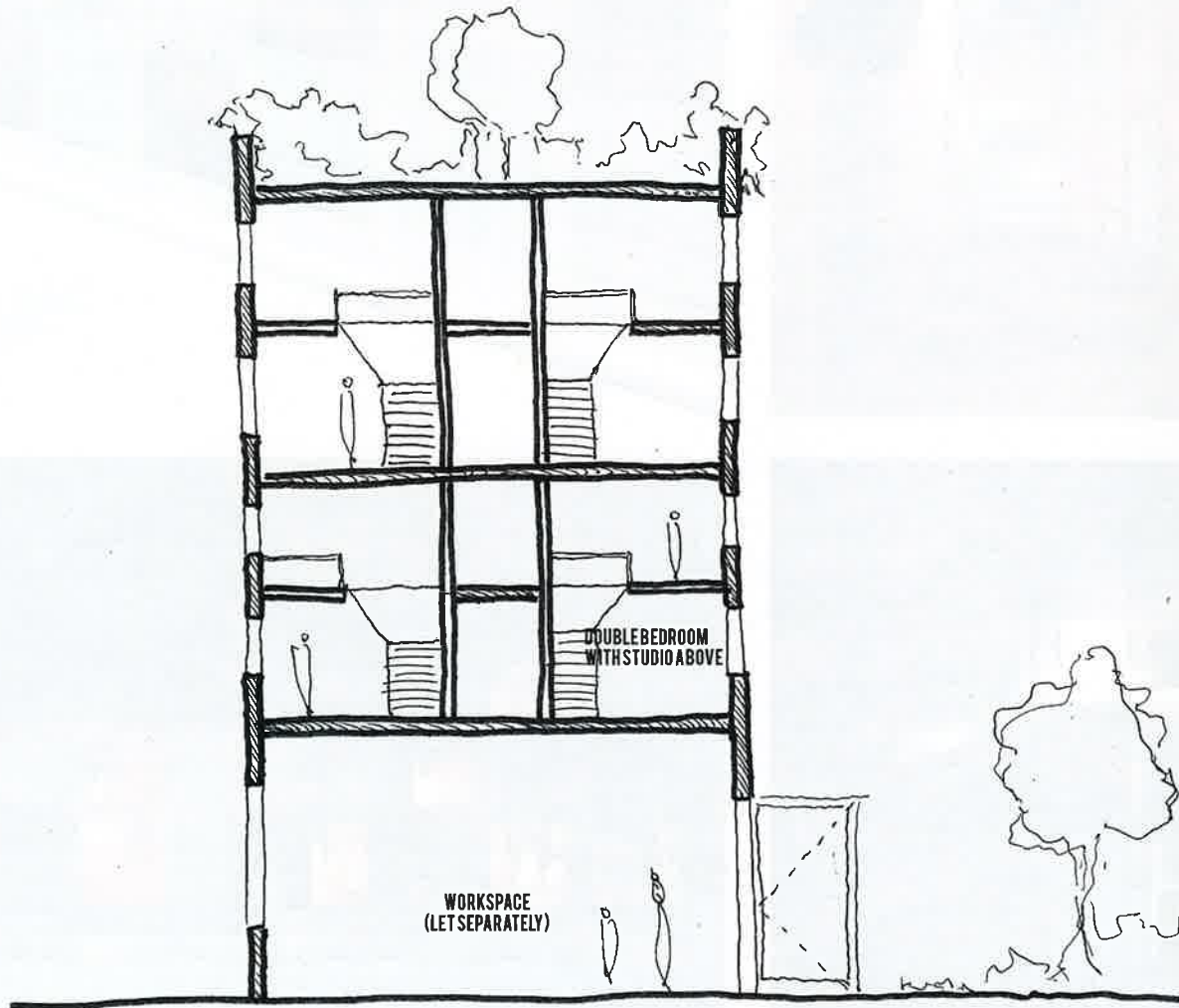
**UPPER FLOOR
(02 & 04)**



**LOWER FLOOR
(01 & 03)**



LONGSECTION



SHORT SECTION

