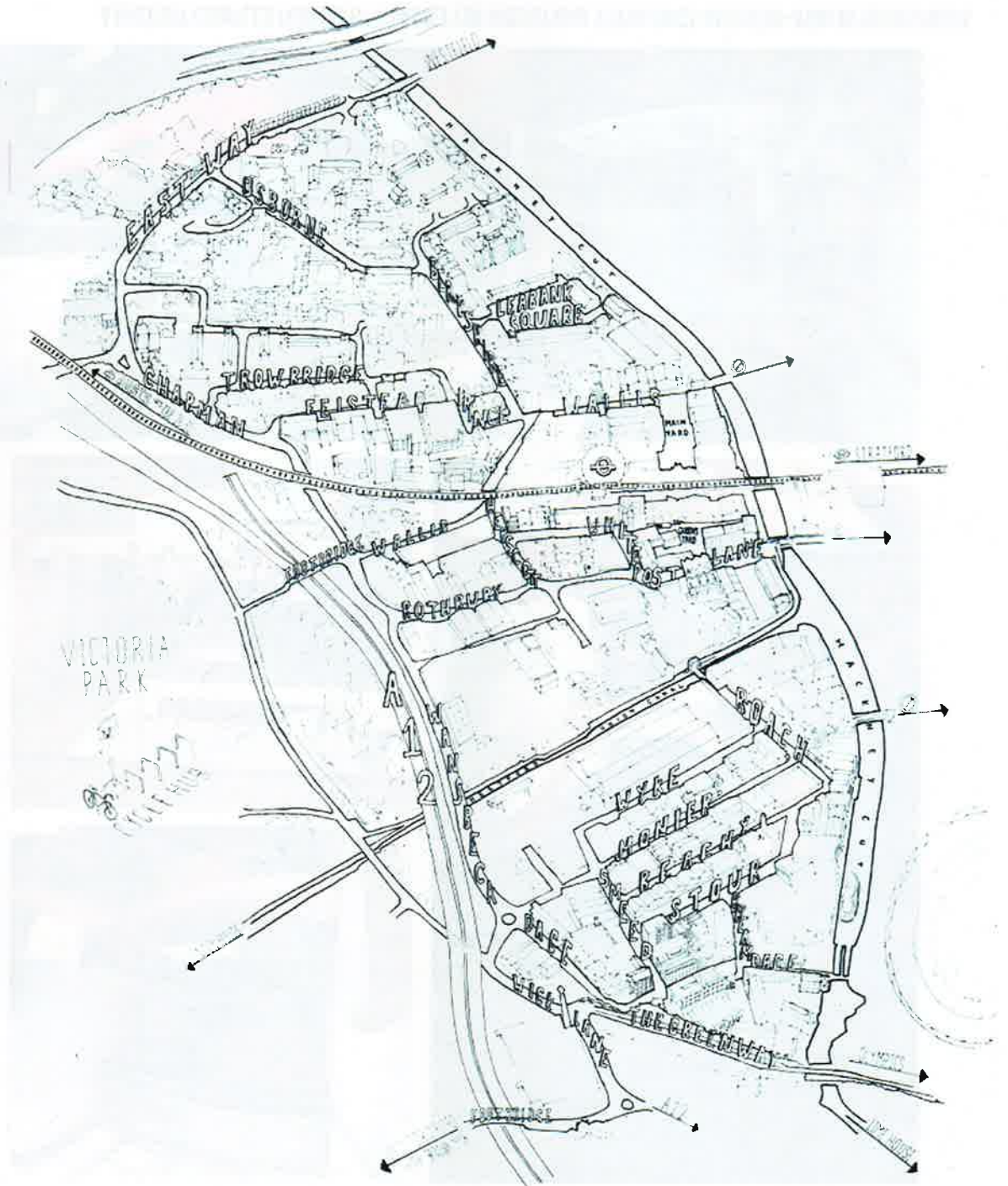
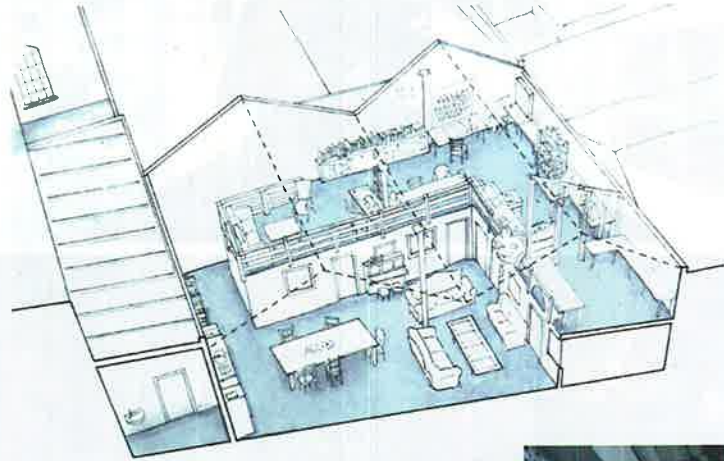
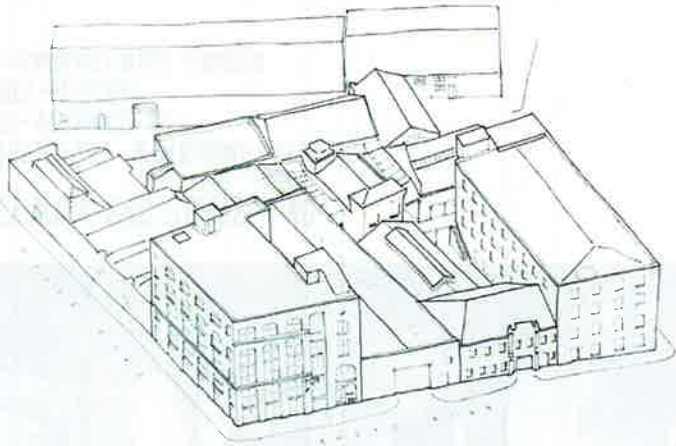


AN AREA COMPARABLE TO HARINGEY WAREHOUSE DISTRICT:



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

LEFT TO MOVE
IN WITH
GIRLFRIEND

+AMMY

SOUND
DESIGNER
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

WENT TO HONG
KONG WITH
CLOTHING
CO

+IAN & NAIA

CARPENTER & ARCHITECT

MOVED BACK TO
HOUSE IN
SPAIN

+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 +DAN

BURLESQUE
PERFORMER
(SHORT STAY)

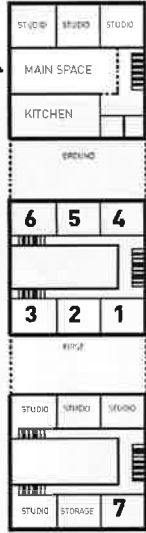
MOVED TO
BRISTOL

FREE LANCE
FILM EDITOR

DAN

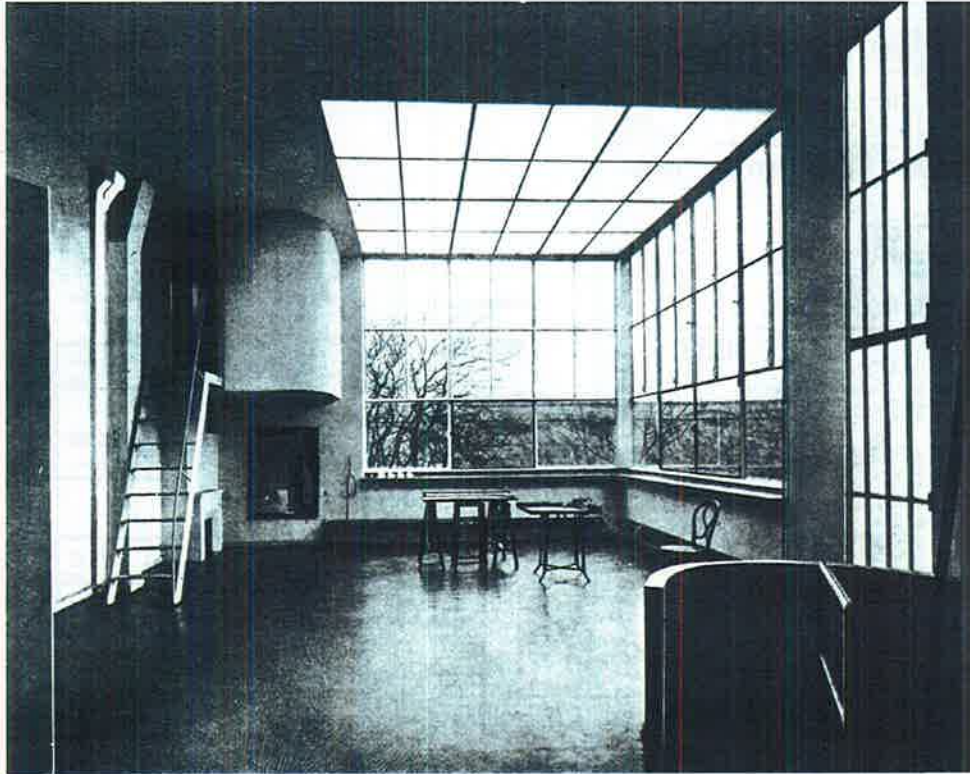
7

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

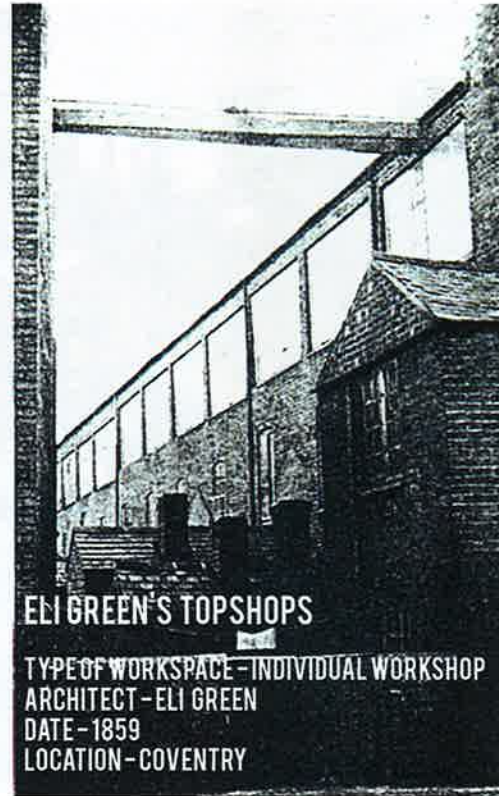
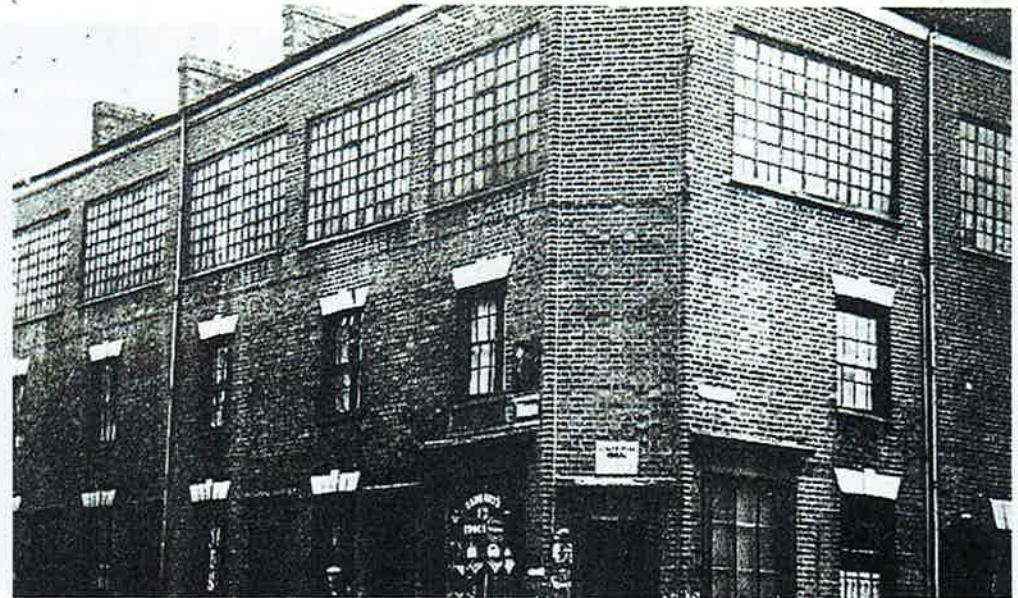
**TYPE OF WORKSPACE - STUDIO
ARCHITECT - LE CORBUSIER
DATE - 1922
LOCATION - PARIS**

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 26, 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**



FOUR STOREY APARTMENT BUILDING
ACCESSED FROM THE STREET
BACK-TO-BACK WITH TWO STOREY
WORKSHOPS ACCESSED FROM A YARD



PULLEN'S BUILDINGS
TYPE OF WORKSPACE - APARTMENTS AND WORKSHOPS
ARCHITECT - JAMES PULLEN
DATE - 1886-1900
LOCATION - KENNINGTON, LONDON

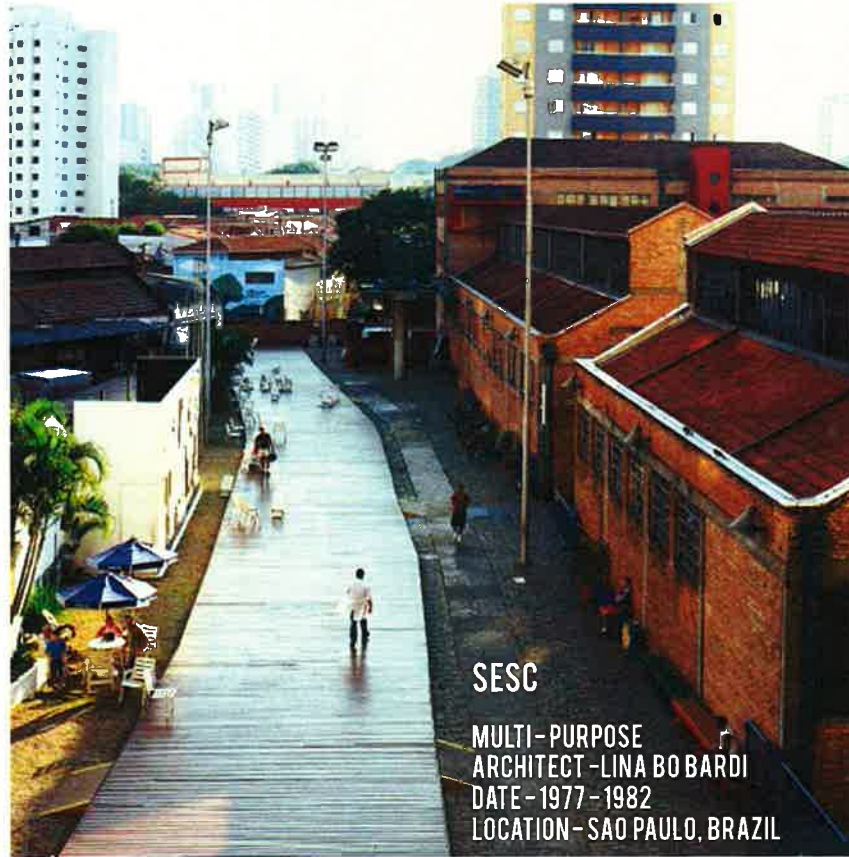
YARDHOUSE

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





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

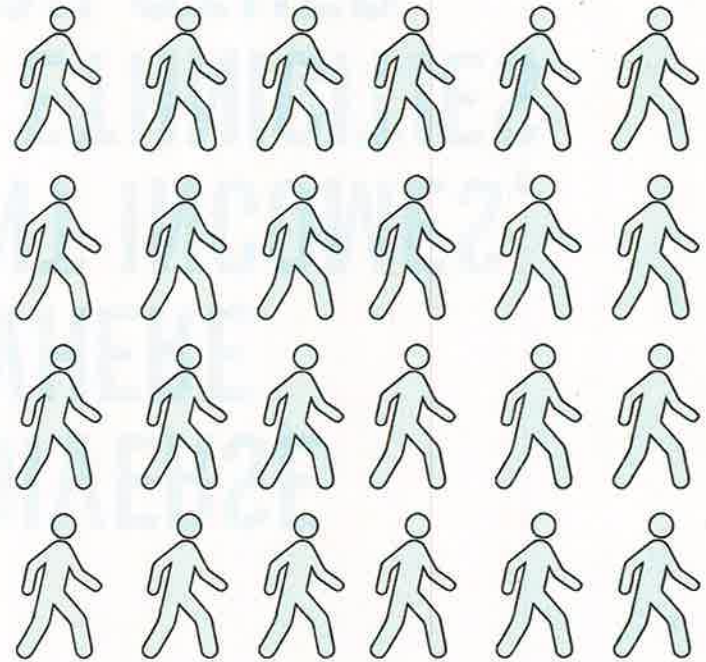
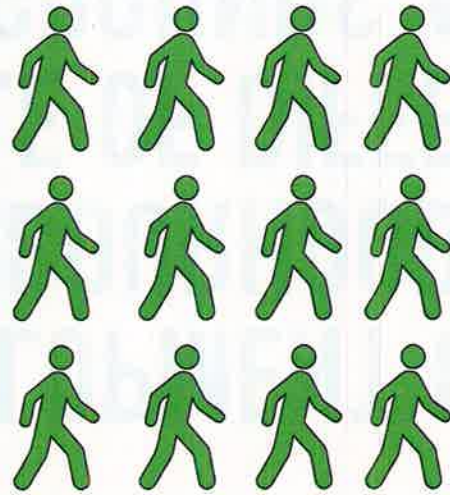
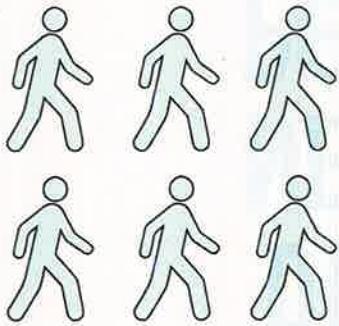


**WE ASKED
OURSELVES...**

**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.'**

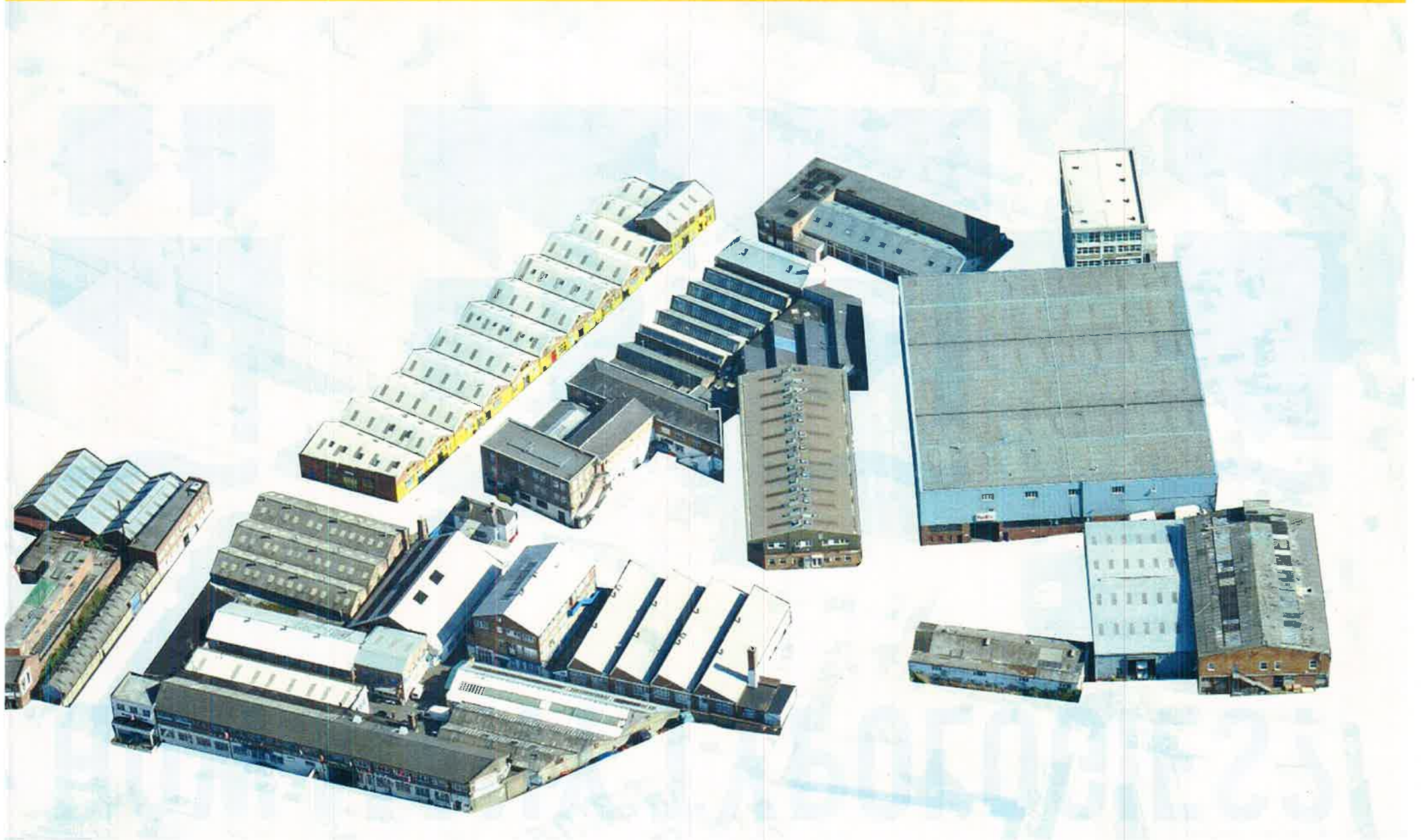
IDEAL STUDIO SIZE?



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

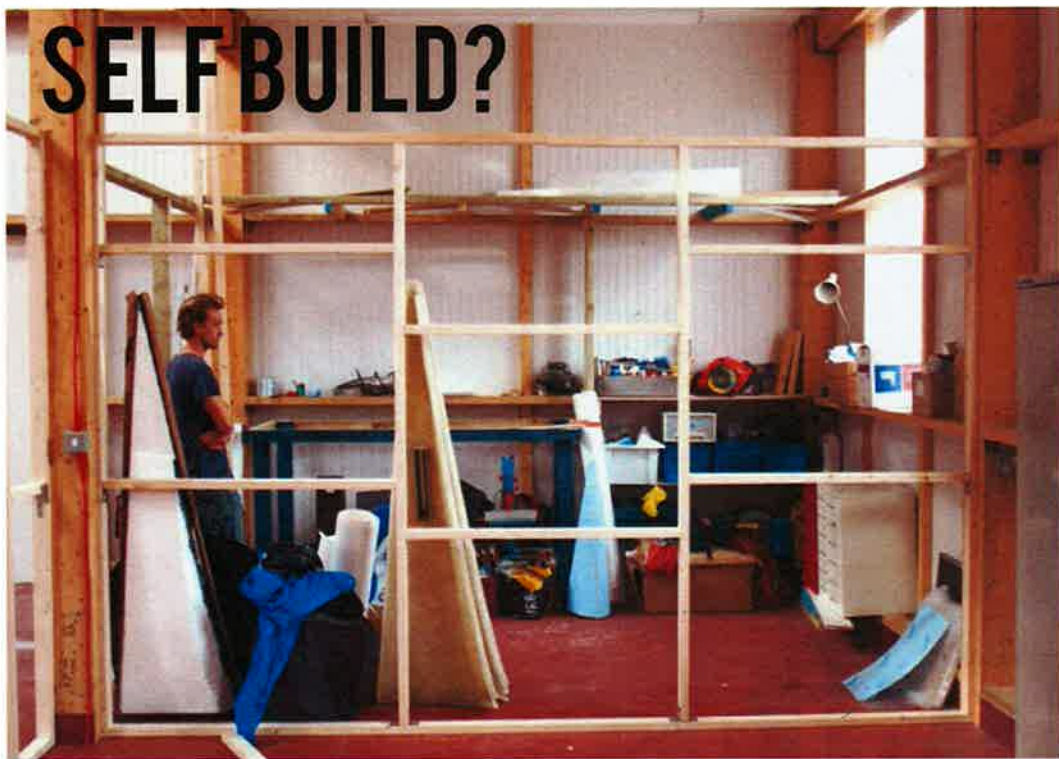


**RE-INTRODUCTION AND INTENSIFICATION OF EMPLOYMENT SPACE TO
CREATE VIBRANT, SUCCESSFUL COMMUNITY**



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

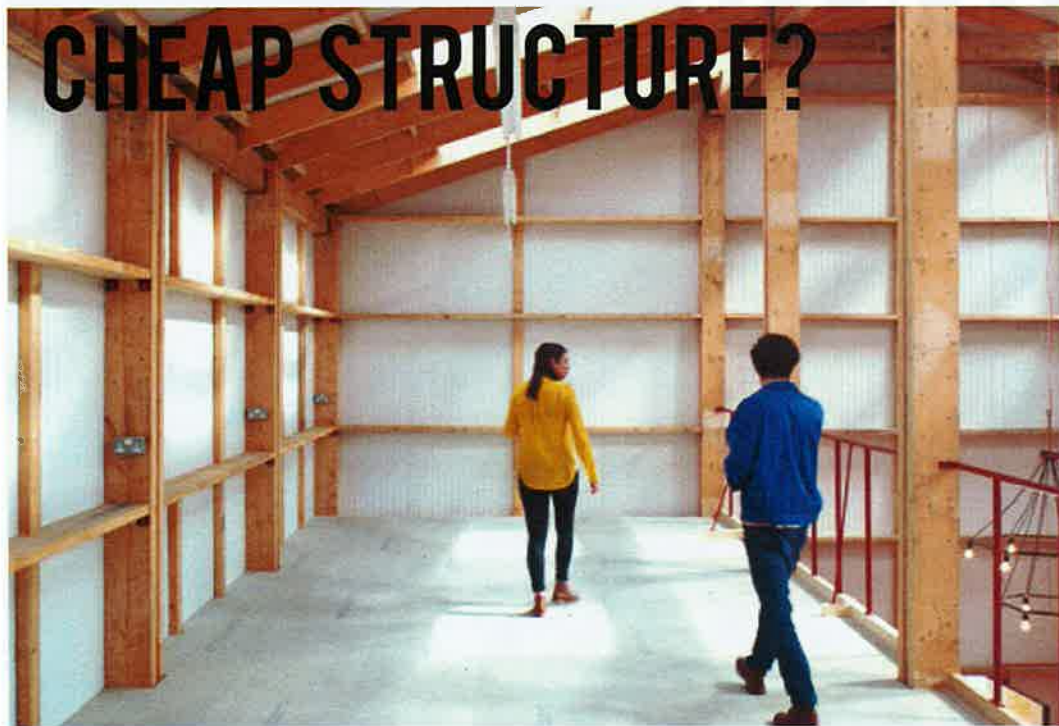
SELF BUILD?



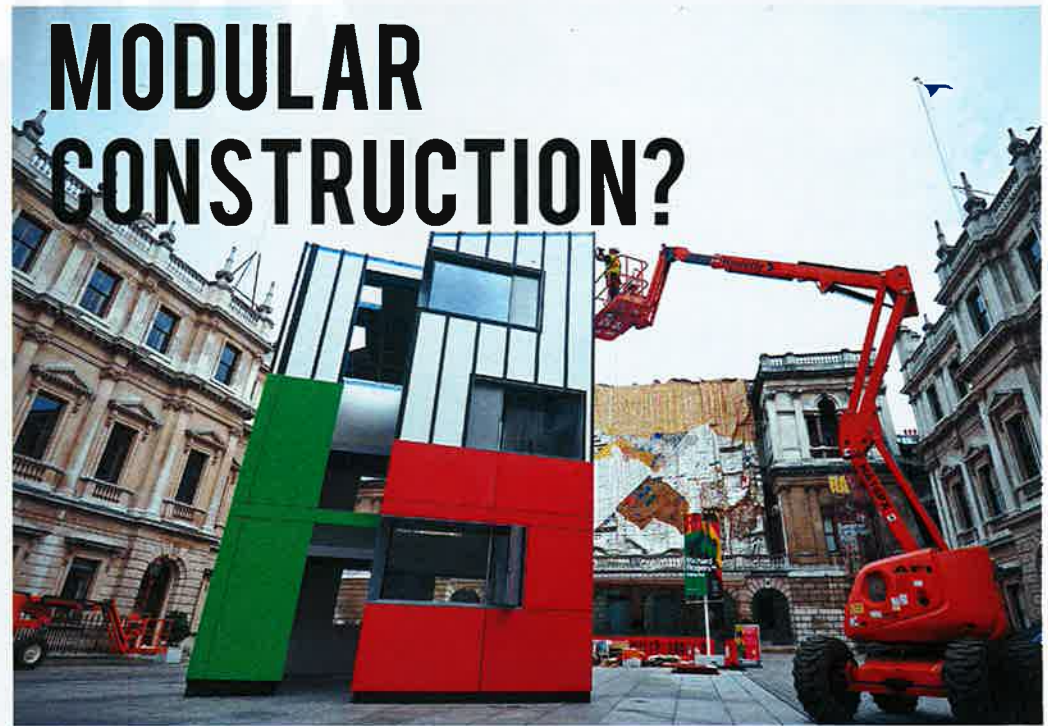
INCOME STREAM TO SUBSIDIZE STUDIOS?



CHEAP STRUCTURE?



MODULAR CONSTRUCTION?



VIABILITY

Target rents

Low cost/affordable rent

£500-600 per calendar month

Commercial

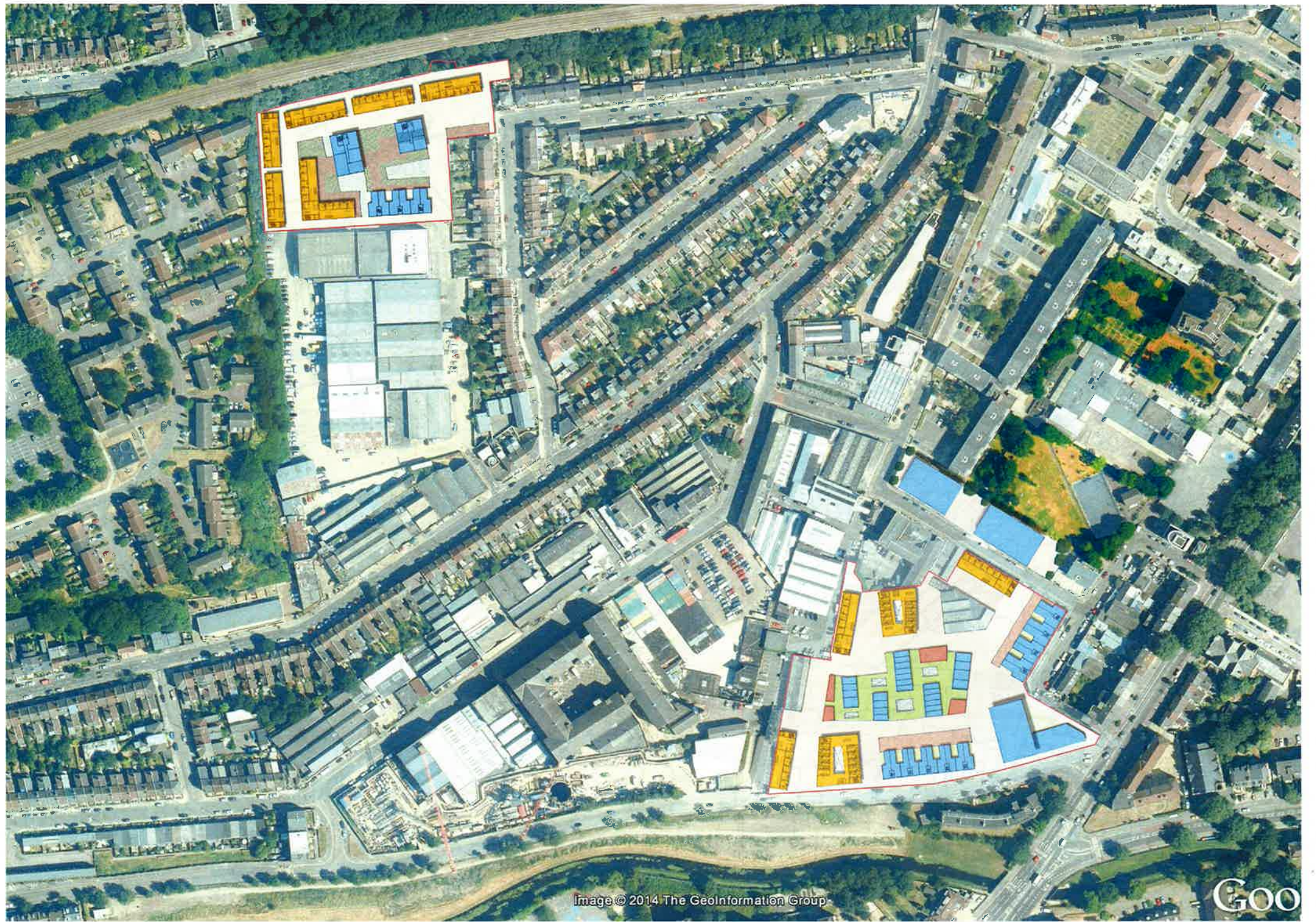
£11-12 per sq ft

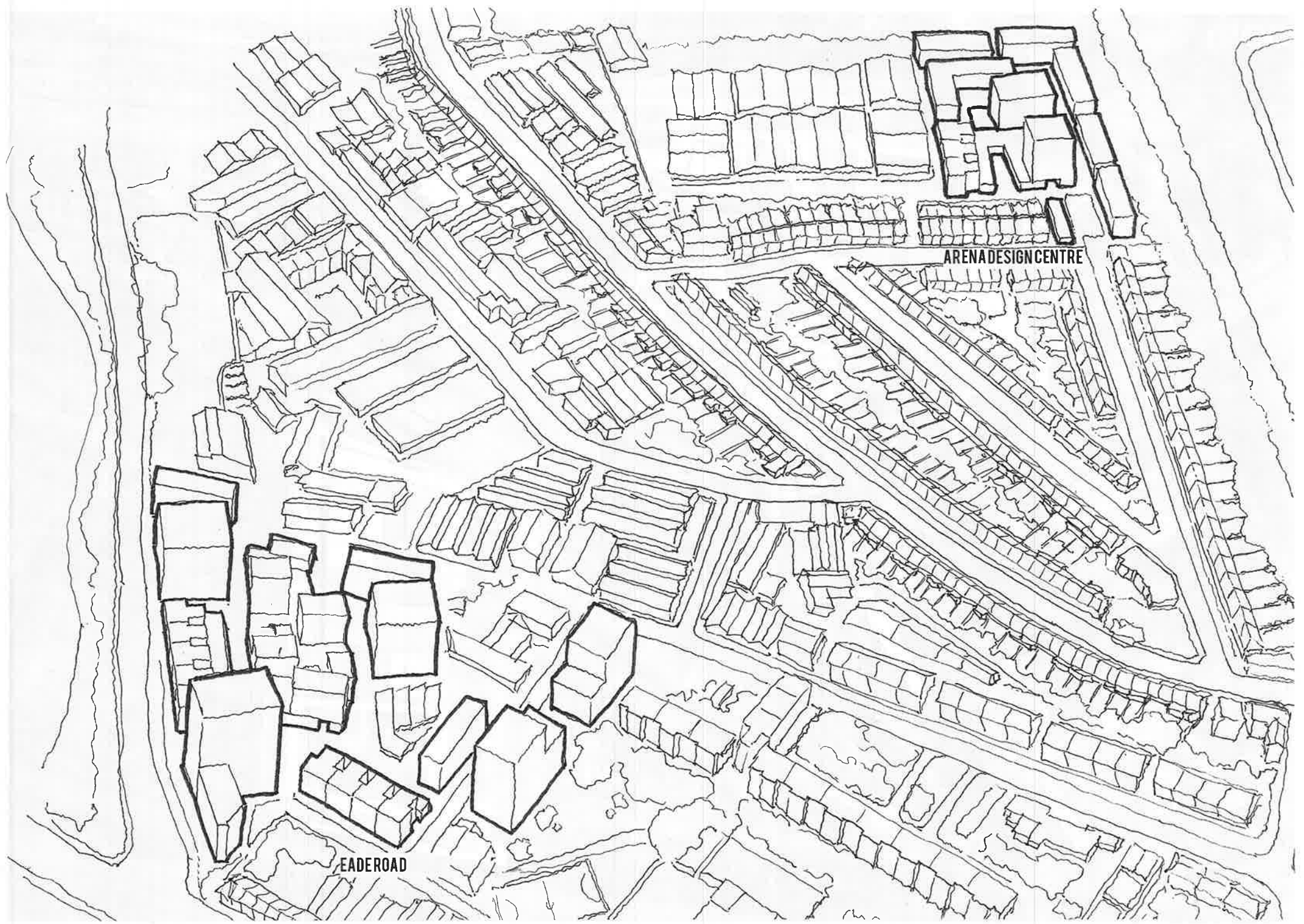
Private residential

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

EMERGING MASTERPLAN...

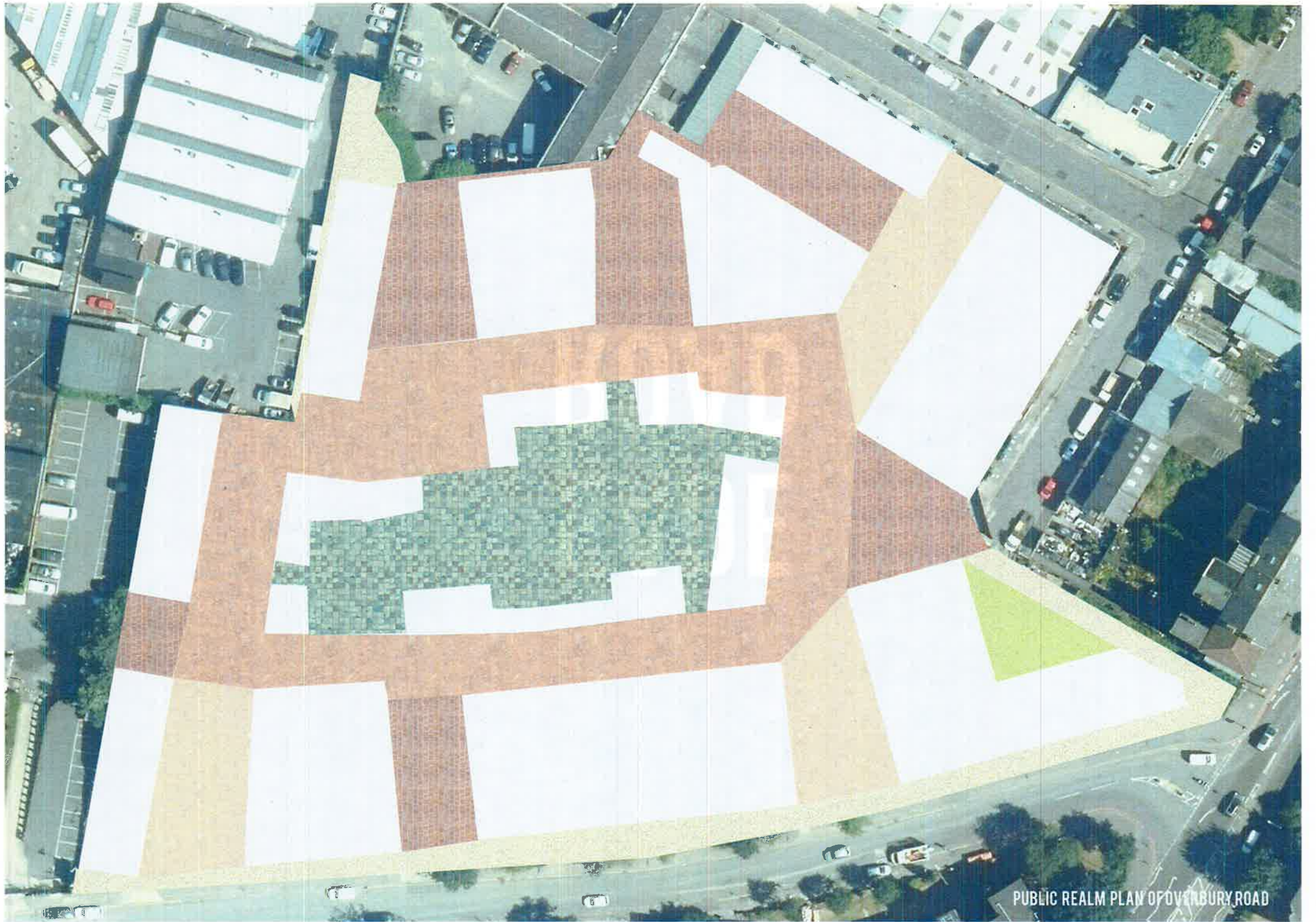




ARENA DESIGN CENTRE

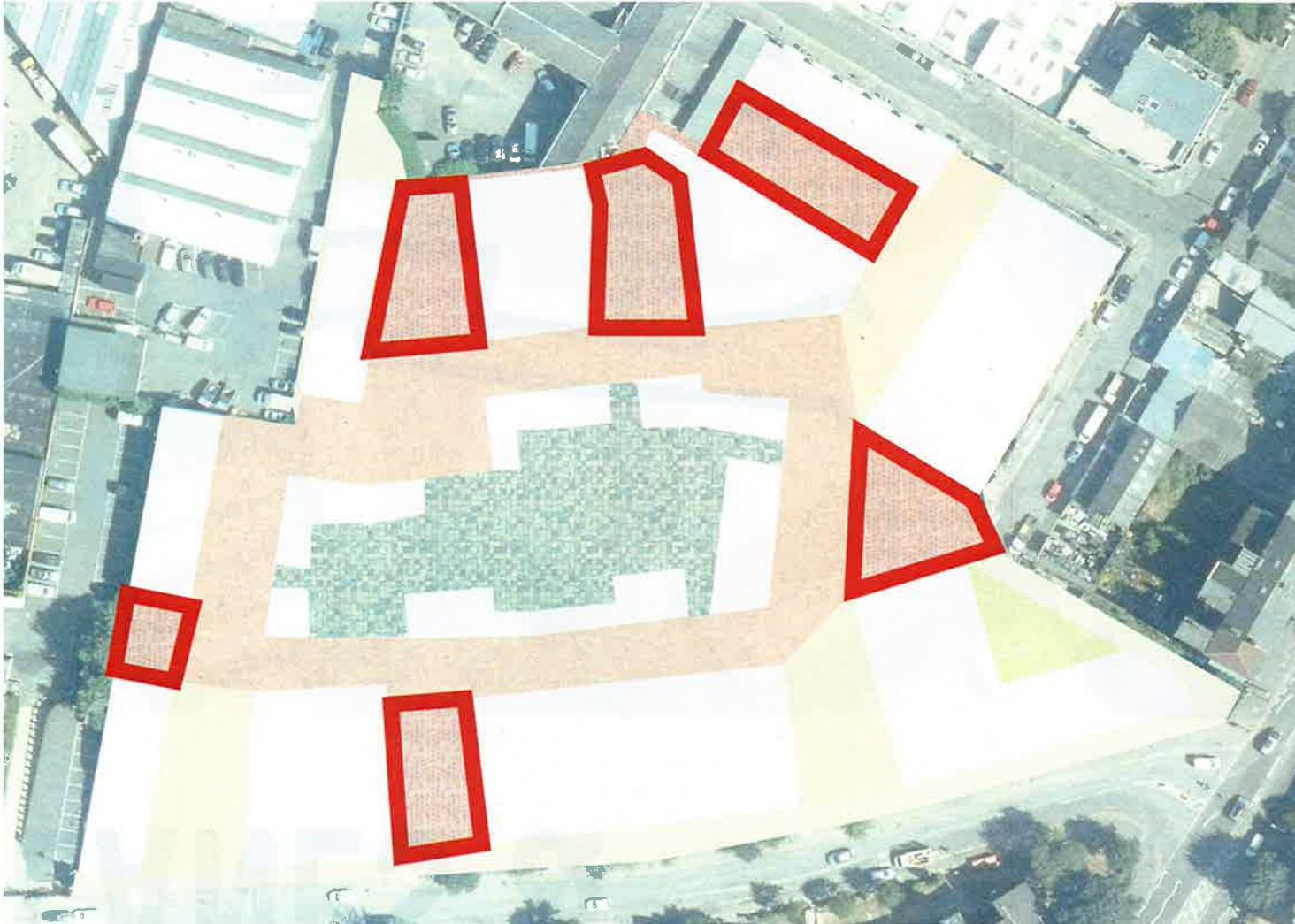
EADER ROAD

**EADE
ROAD**



PUBLIC REALM PLAN OF OVERBURY ROAD

YARDS &



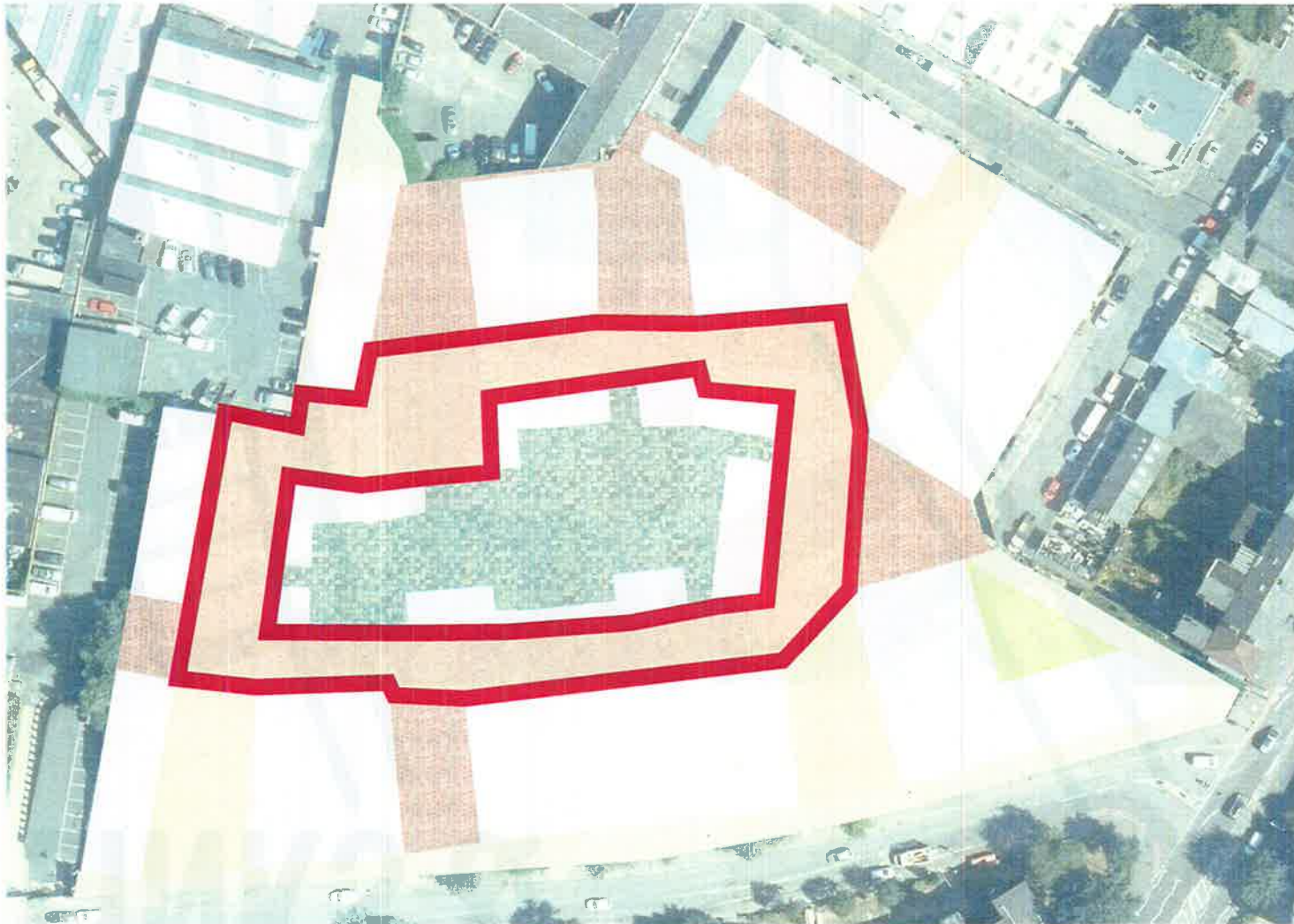
YARDS ARE HARD-WORKING SPACES FOR MAKING AND GATHERING. EACH YARD IS ASSOCIATED WITH A LIVE/WORK TYPOLOGY. SEMI-PRIVATE IN NATURE, SOME LEVEL OF CONTROL OVER ACCESS CAN BE INTRODUCED IF REQUIRED

LINKS &



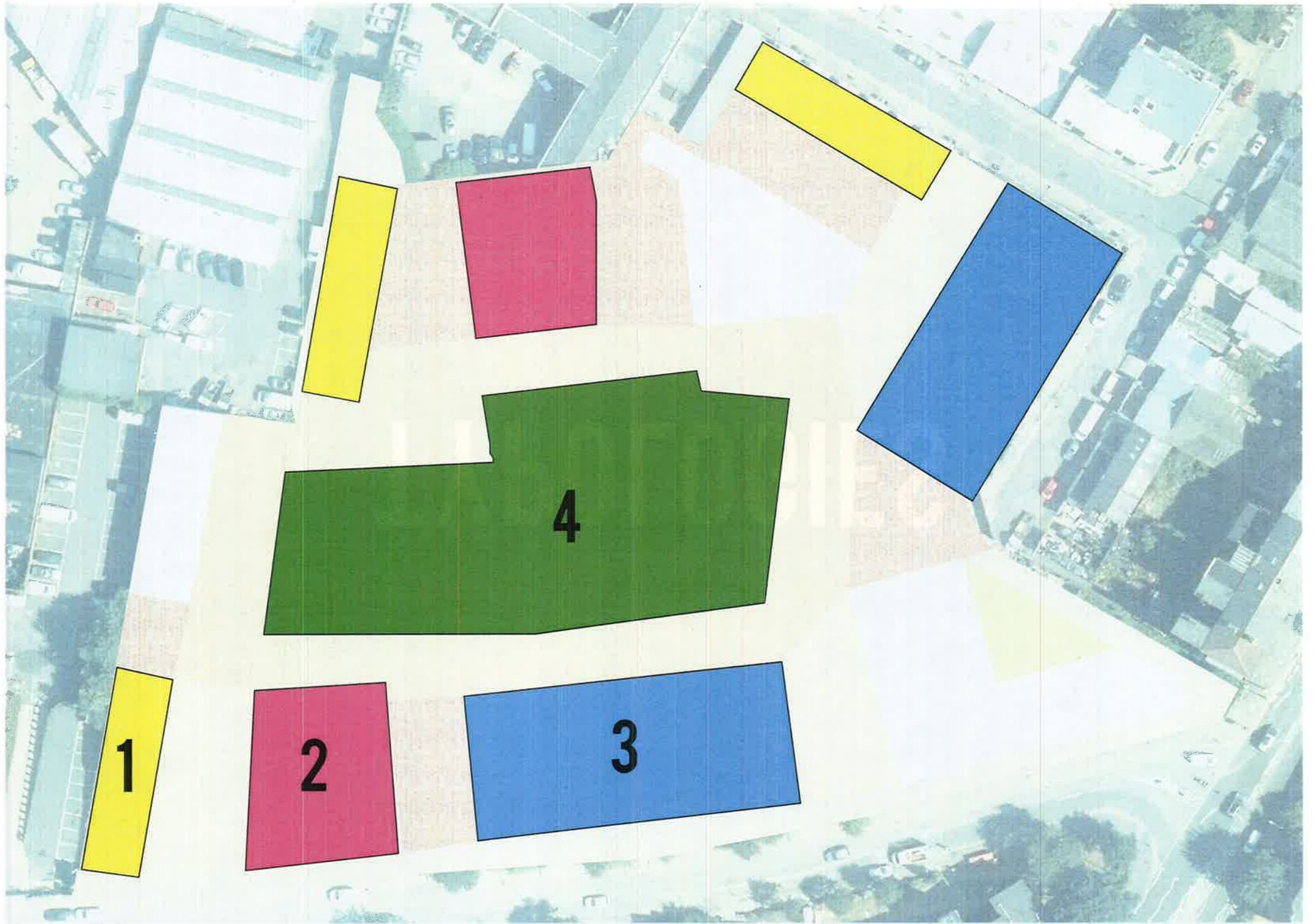
LINKS CONNECT TO THE SURROUNDING AREA - OPENING UP TEWKESBURY ROAD OPEN SPACE AND INTRODUCING THE POTENTIAL FOR A FUTURE LINK BETWEEN TIVERTON ROAD AND DEAD ROAD

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

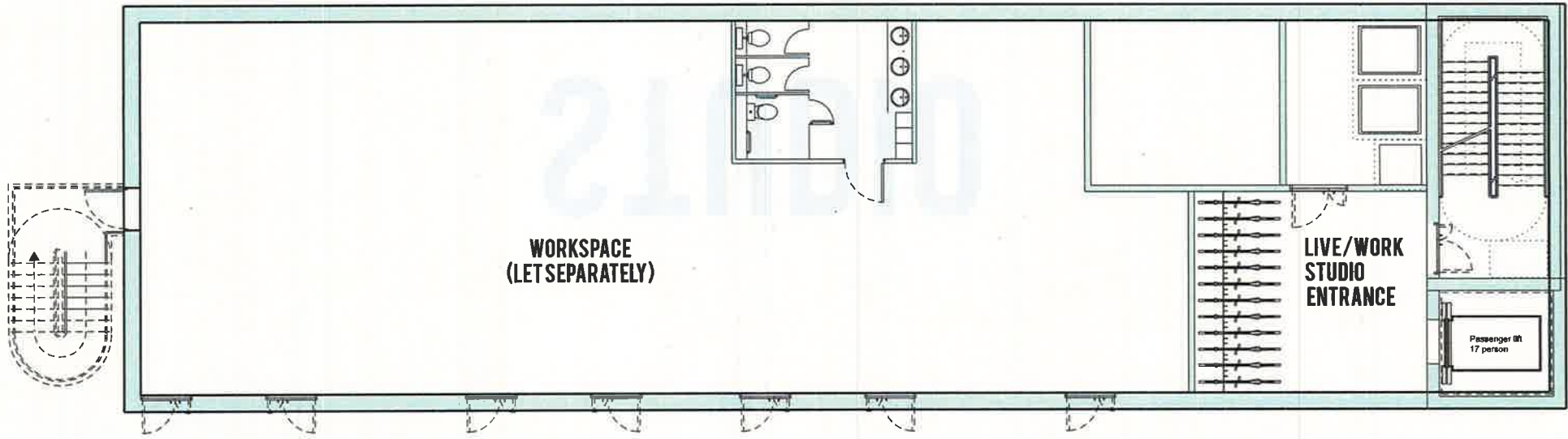
3

4

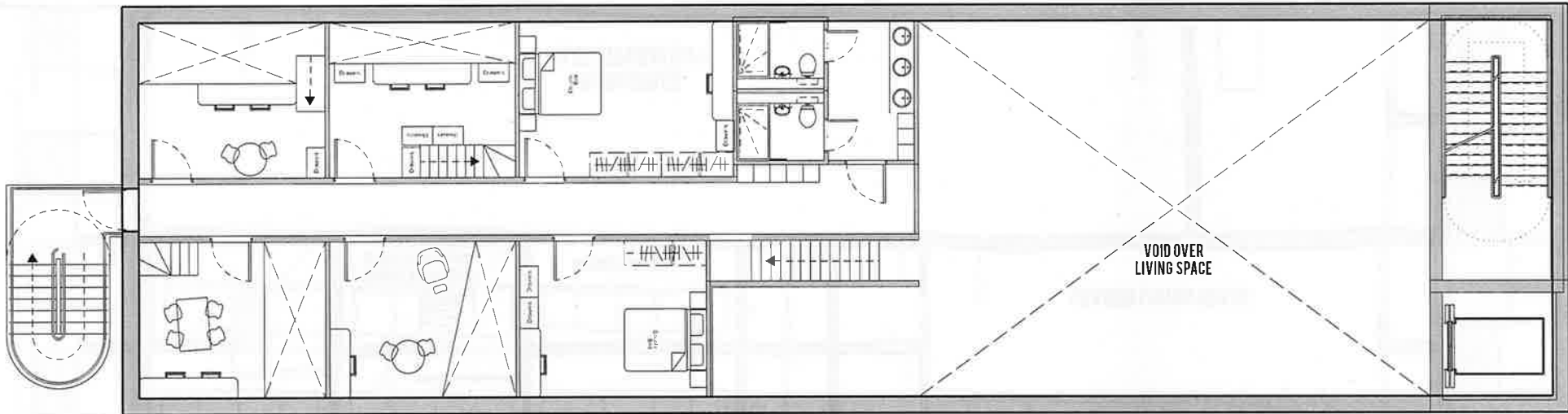
The background of the entire page is a solid, bright yellow color. Overlaid on this background is a very faint, light-colored architectural floor plan. The plan shows various rooms, corridors, and structural elements, but the lines are thin and the overall appearance is that of a watermark or a light print. The word 'STUDIO' is prominently displayed in the center of the page, enclosed in a white rectangular border. Below it, the words 'TYPOLOGY 1' are written in a clean, white, sans-serif font.

STUDIO

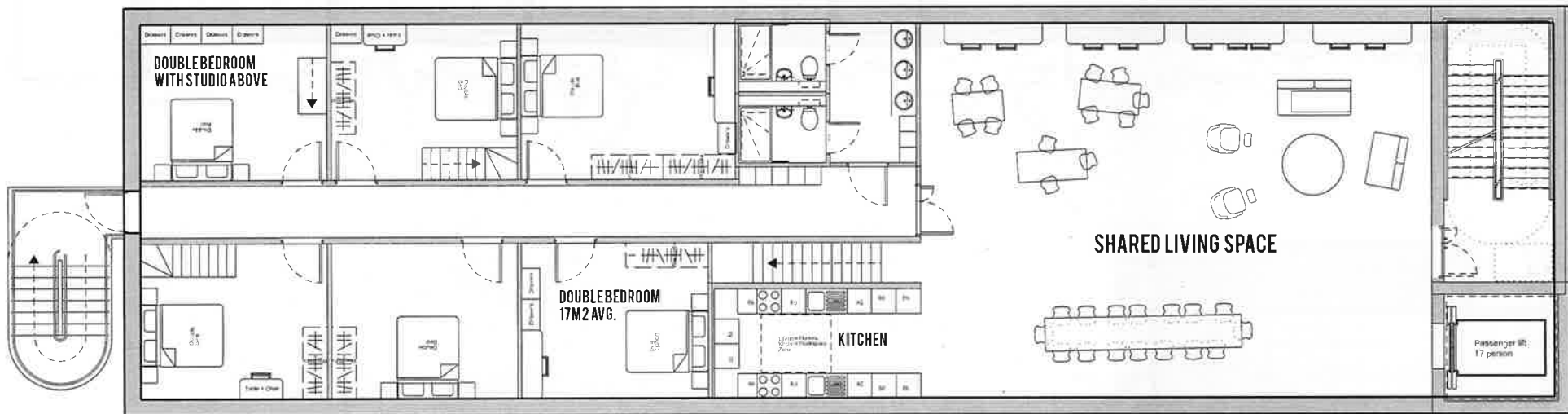
TYPOLOGY 1



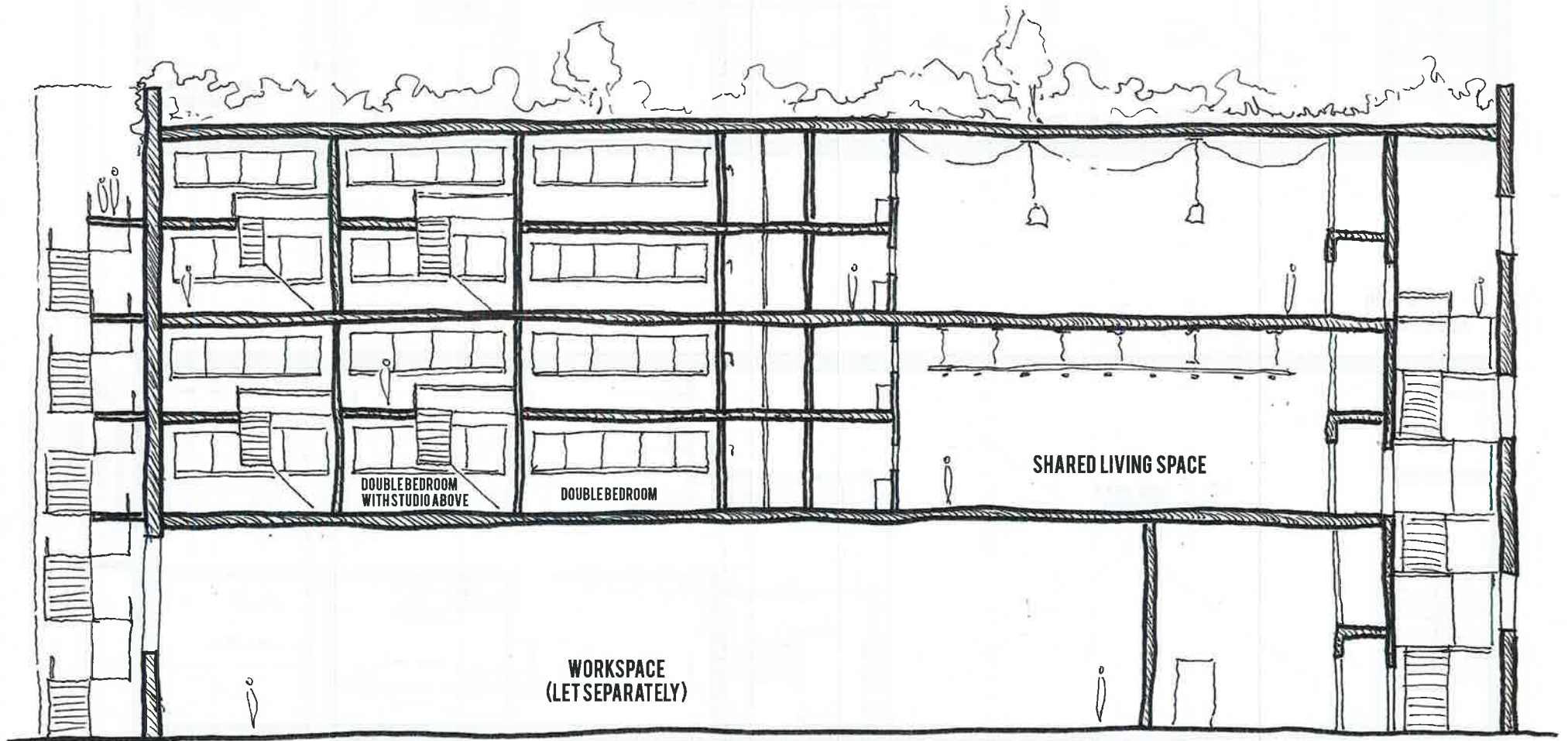
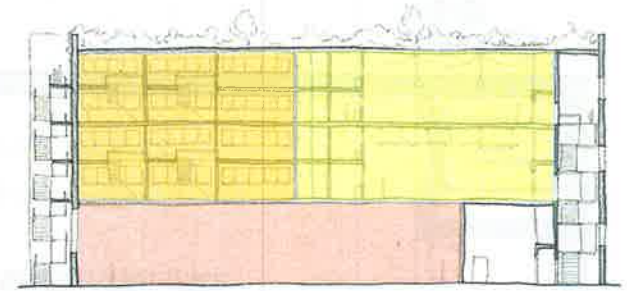
GROUND FLOOR



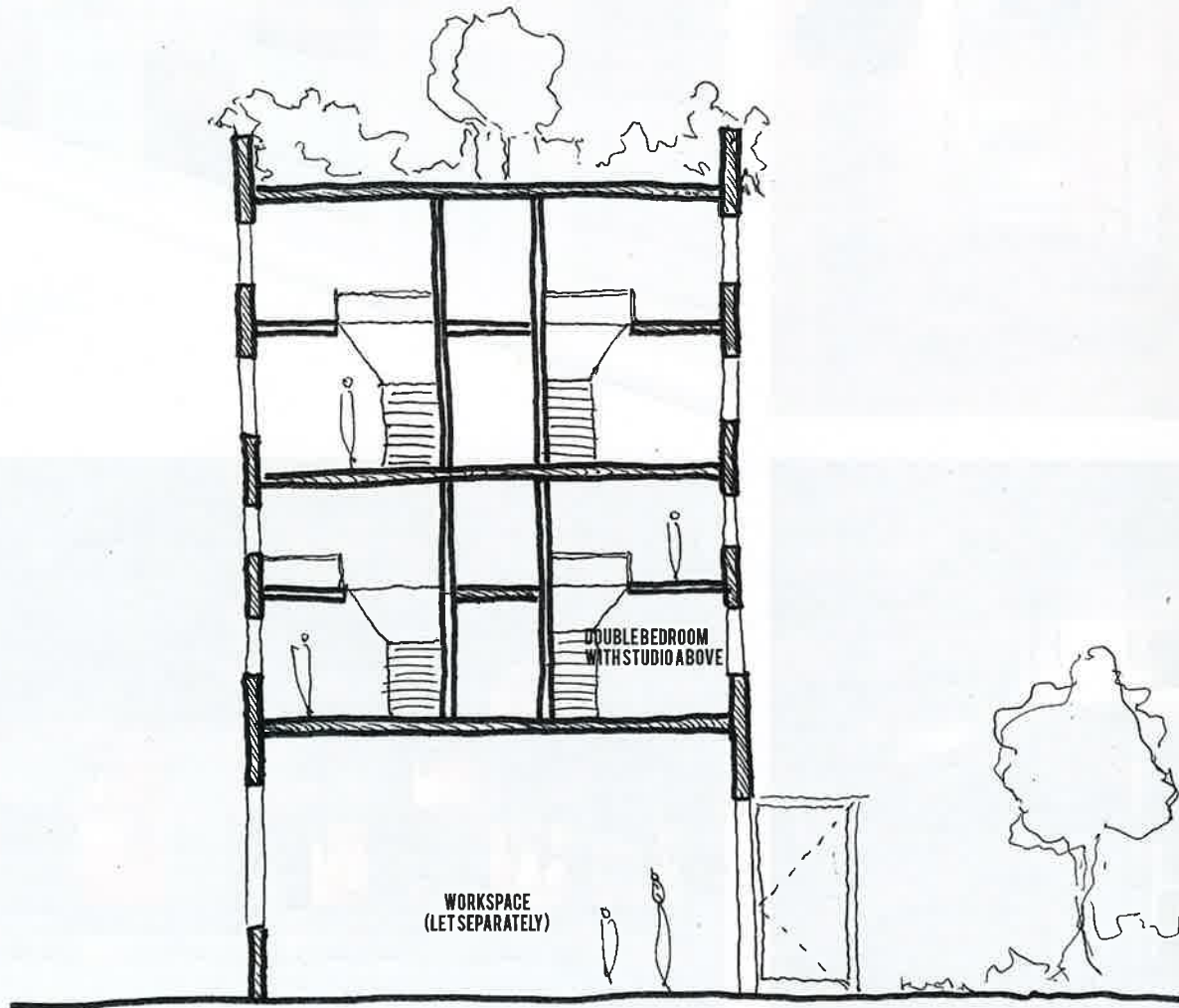
**UPPER FLOOR
(02 & 04)**



**LOWER FLOOR
(01 & 03)**



LONGSECTION



SHORT SECTION

