

APPROACH

WHAT MAKES A GOOD THEATRE?

Theatres tend to be functionally complex buildings with exacting requirements. These relate to sightlines and acoustic properties, sophisticated technical systems and stage machinery, as well as particular environmental conditions.

Key to the new theatre operation in the Falkirk HQ and Arts Centre are:

- A significant presence in the town centre to aid visibility and place-making in Falkirk
- Welcoming public areas for both daytime and evening economy
- Accessibility and appeal to a wide demographic
- An auditorium which creates a sense of contact and intimacy and which promotes the essential rapport between audience and the performers
- Main stage level with loading bay for economic transit of goods in and out
- Service bay that can function during anti-social hours without disturbing neighbours

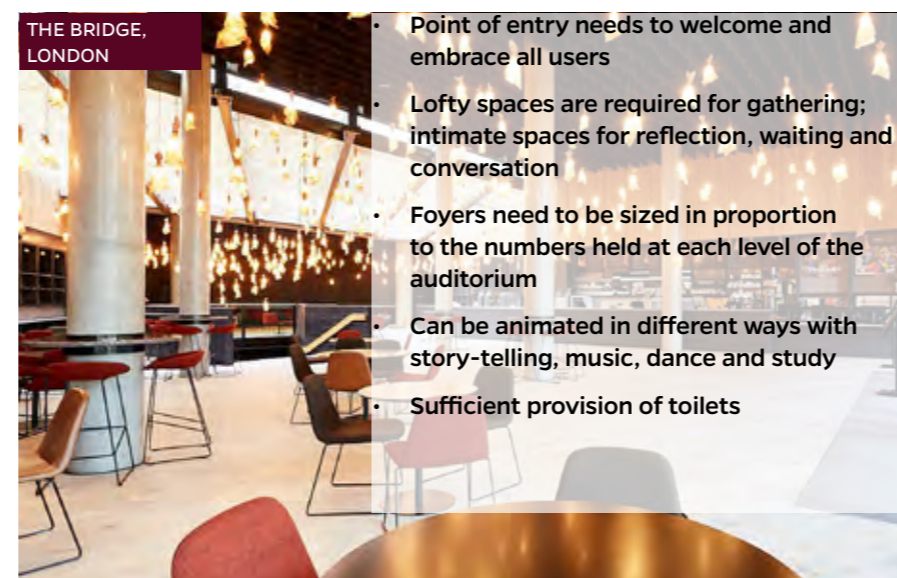
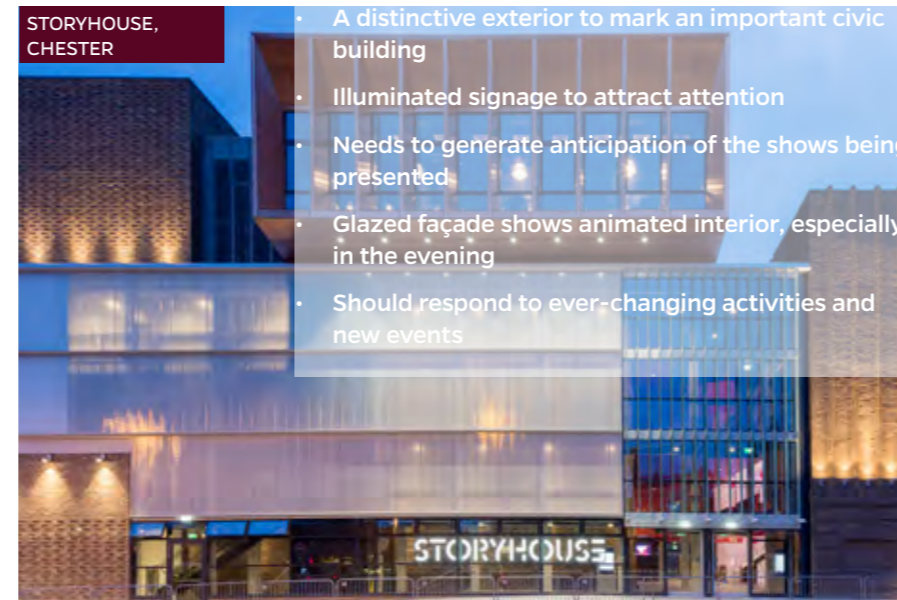
Arts buildings tend to have many constituencies to satisfy, with high expectations of design quality and 'impact'. These buildings frequently demand a disproportionate effort compared with other familiar building types and everyone involved needs to be aware of this.

KEY CRITERIA

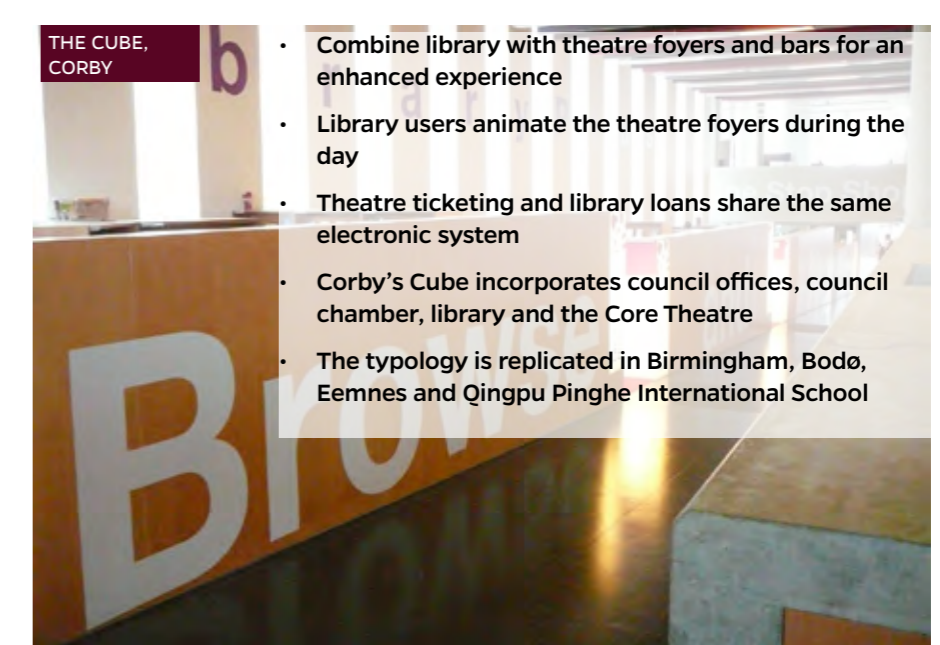
Criteria to help assess if a site can support a sustainable theatre operation:

- Fit to site: sufficient area to accommodate the theatre with suitable adjacencies
- Efficiencies: building footprint that is economic in area and operational processes
- Street presence: ability to assert its identity within the streetscape as prominent public facility
- Public areas with sufficient daylight and sunlight to make these appealing spaces to inhabit with potential overspill into outdoors areas
- Servicing of the stage: enabling level access from truck to stage and back, acknowledging out-of-hours operation and potential noise nuisance
- Impact of Falkirk: supportive, dynamic and sustainable place-making in the town

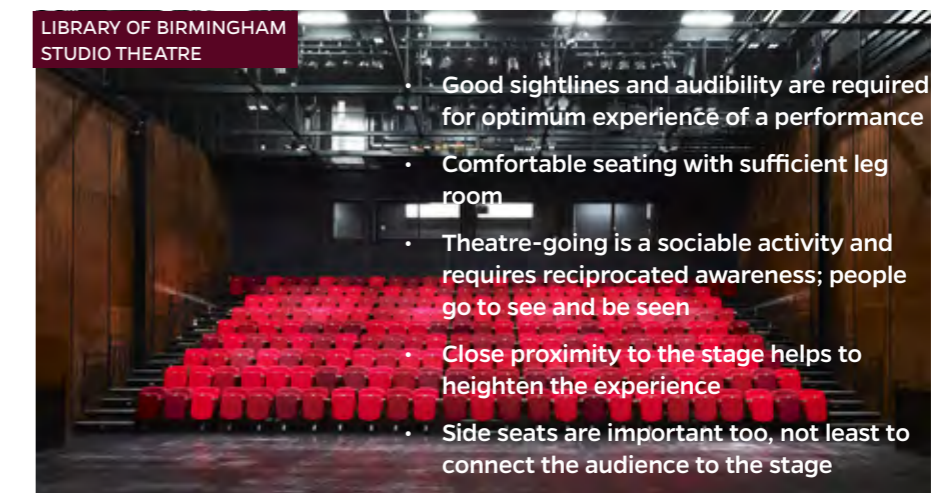
STREET PRESENCE



LIBRARY THEATRE COMBINATION



AUDITORIUM



- Needs to be everyone's favourite space adapting to individual users
- Retractable seating speeds up change-over between events
- An extensive technical infrastructure supports the widest range of potential uses
- Decorative wall linings for ambient illuminated events can be masked with curtains for a neutral performance space
- Sufficient storage allows the room to be cleared for largest flat floor area

APPROACH

WHAT MAKES A GOOD OFFICE?

“Society is suffering from a loneliness epidemic. Technology was supposed to connect us, but in some ways has driven us further apart—a good workplace, however, can bring people back together.”

RETHINKING THE WORKPLACE- IT’S PURPOSE

- The office of the future will play a key role in supporting what a remote location can not.
- There will be an importance on maintaining and supporting ‘meaningful human connection’. Offices should be designed for fostering good relationships between people, both working and socially.
- This will see a new more dynamic workplace emerge; a place that supports collaboration and the coming together of people to interact and connect.
- Not just with each other but also to the business; creating a strong image and brand experience will be ever more important, supporting attraction and retention of employees.
- The variety of spaces within the workplace will need to support a much smarter, more dynamic and agile way of working offering equality of choice for all.
- Space to meet and network supplemented with space to take video-conferencing.

THE OFFICE WILL BE

- A destination that staff will want to be and need to go to, supporting connection with their teams and colleagues.
- It will provide greater choice for employees, supporting more flexible, smarter ways of working for the how, when and where of work.
- We expect the workplace to be growing with digital collaboration tools, as virtual communications becomes ever more important to stay connected with dispersed teams.

TURBO-CHARGED TRENDS

But the workplace is unlikely to revert back to pre-March 2020 standards. People will expect the workplace to be a whole lot more than a desk to sit at from 9-5. The workplace was already starting to embrace quality experiences, the demand for a socially and environmentally conscious building and cutting edge tech. The trajectory just got steeper and these trends have been turbo-charged.



TELLING THE STORY

We live in uncertain times and people crave a place where they can feel part of a something bigger. As a wave of new and innovative businesses strive to stand out from their competitors, demand is high for workplace with a bold identity. With the rise of social media and technology, storytelling plays a vital role in evolving creating a more dynamic, authentic and interactive space. If you can make the building stand out, people will feel part of something greater, start talking and spreading the stories.

DESTINATION

In London especially, the office ‘communities’ are distinct due to the inherent attributes of the site. (ie Canary Wharf is the Financial district / Old Street is Technology, Media and Telecommunications). This gives a clearer understanding of the potential end user and allows a more tailored approach to the building.

Nova is directly adjacent to Victoria station and the transport infrastructure encourages vibrancy, movement and global connection. There is an evident focus on creating a welcoming public realm with greenspace, amenities and free WiFi.



We look forward to building on LEO’s track record as the provider of choice for luxury serviced office accommodation in London’s most prominent address.”

Beth Hampson, LEO (Nova occupant)

HISTORY

The most successful projects celebrate the history and translate it in the building fabric, the marketing and the use of all the spaces. People find it easy to relate to the past - they may have memories of the original building or be interested in it’s meaning.

A great number of buildings in the King’s Cross development have been retained, sensitively incorporating the new and championing the importance of a lively public realm. The innovative industrial and engineering past is celebrated by highlighting the next revolution changing the workplace – technology.



“The perfect mix of grittiness and shininess, simultaneously a symbol of London’s industrial and engineering past and the creative present”

PHILOSOPHY

The most prominent workplace trends at the moment are wellbeing and people-centred spaces. Many office buildings are focussing on the requirements of the likely end user and aligning the design and branding to their culture.

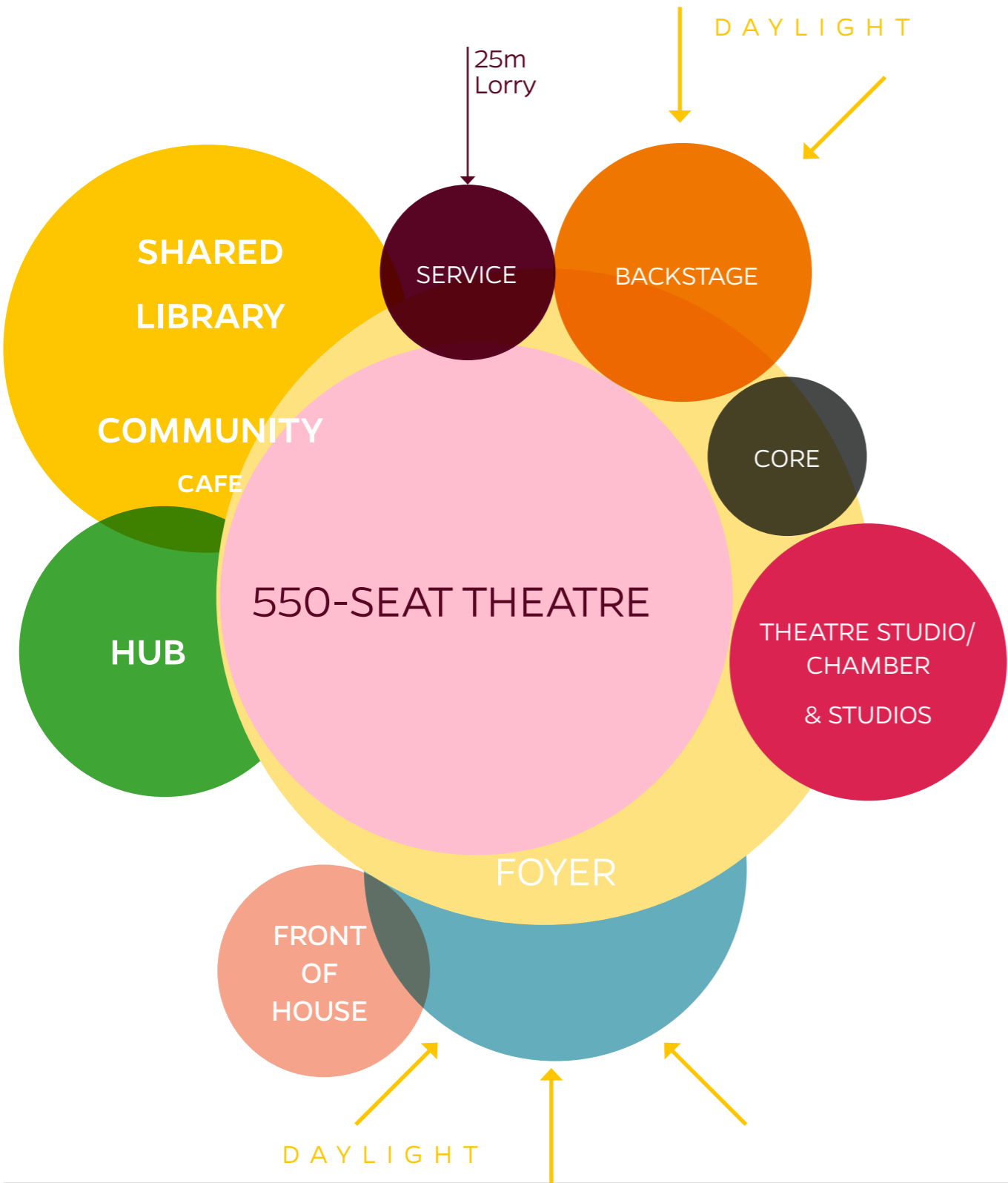
White Collar Factory is in the heart of Tech City with an aim to attract innovative and creative maker industries. ‘White Collar’ suggests that the building is designed to suit the people who inhabit it. The building has a robust and innovative industrial ‘Factory’ aesthetic which encourages the users not to be precious and to adapt it to suit their needs.



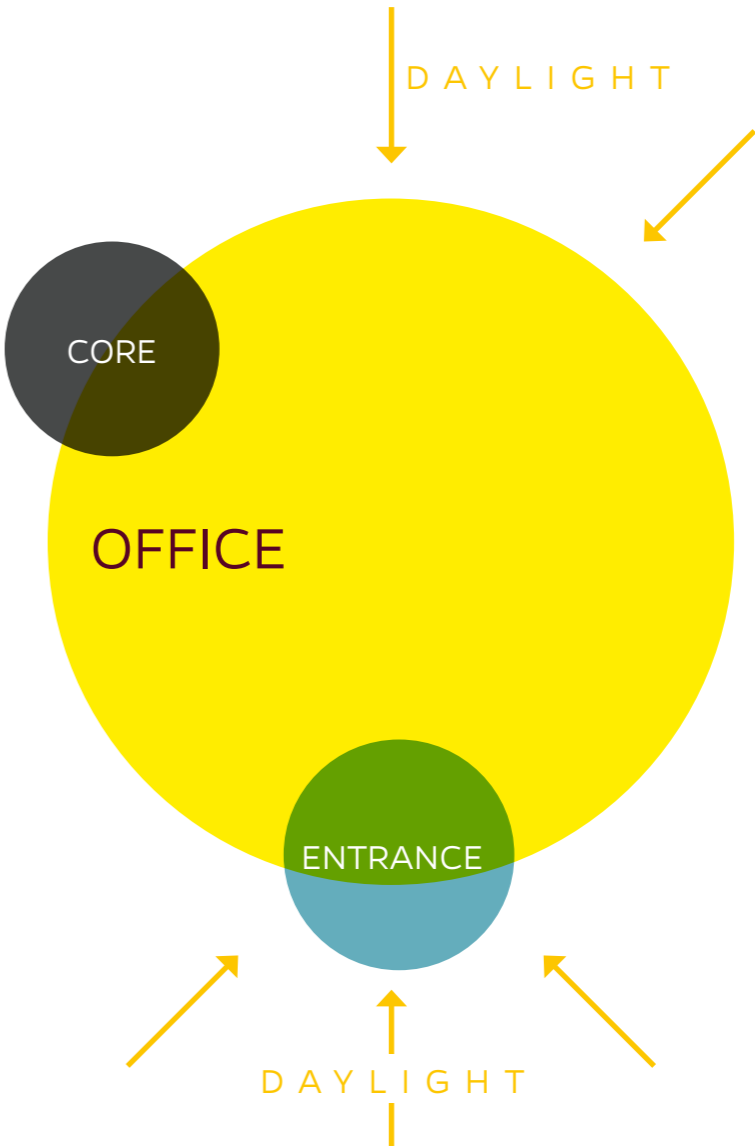
WHITE COLLAR FACTORY

CONCEPTUAL RELATIONSHIPS FOR THE USES - OPTION A

THEATRE, LIBRARY & HUB LAYOUT CONCEPT

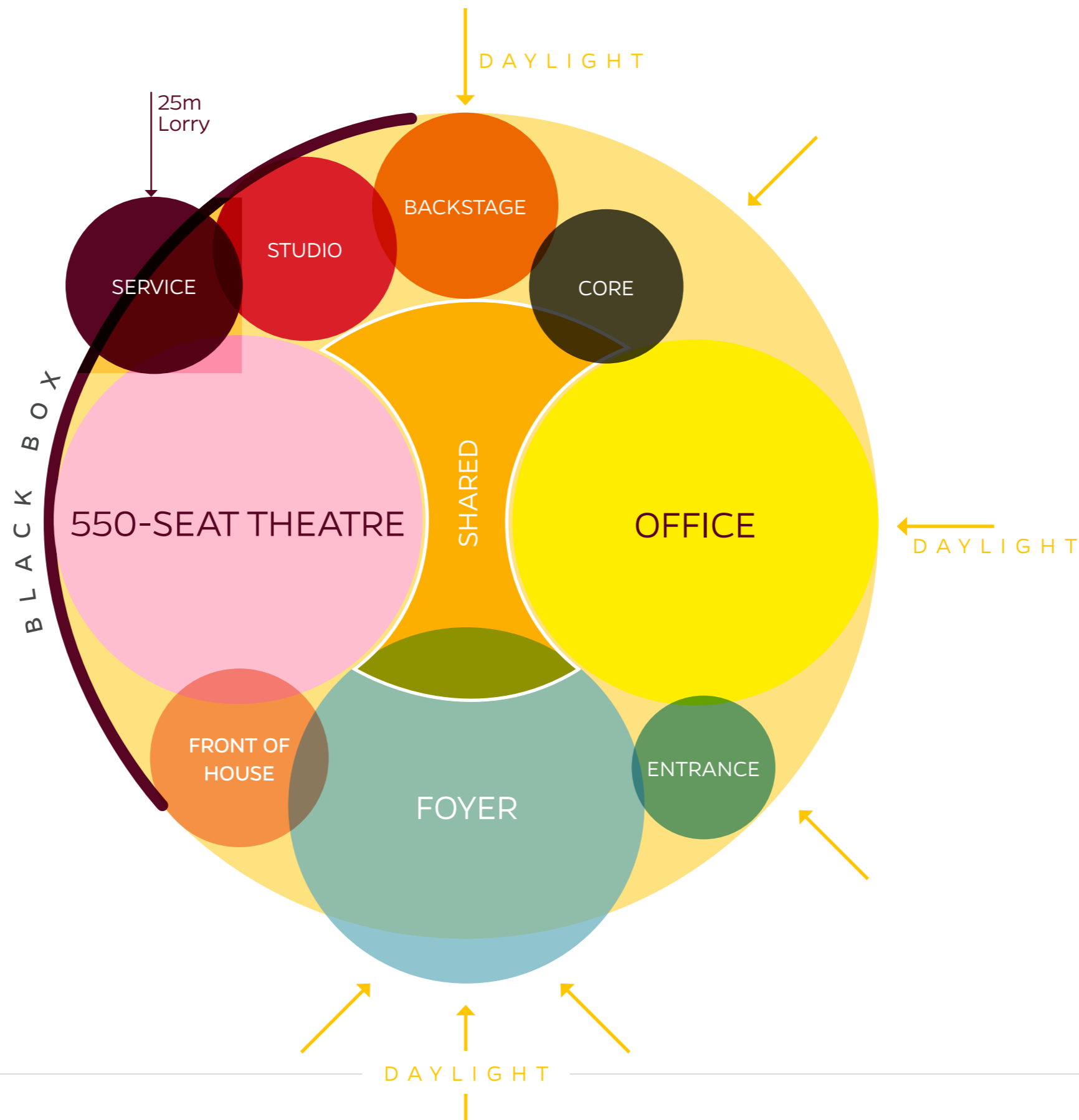


OFFICE LAYOUT CONCEPT



CONCEPTUAL RELATIONSHIPS FOR THE USES - OPTION B

COMBINED
LAYOUT CONCEPT

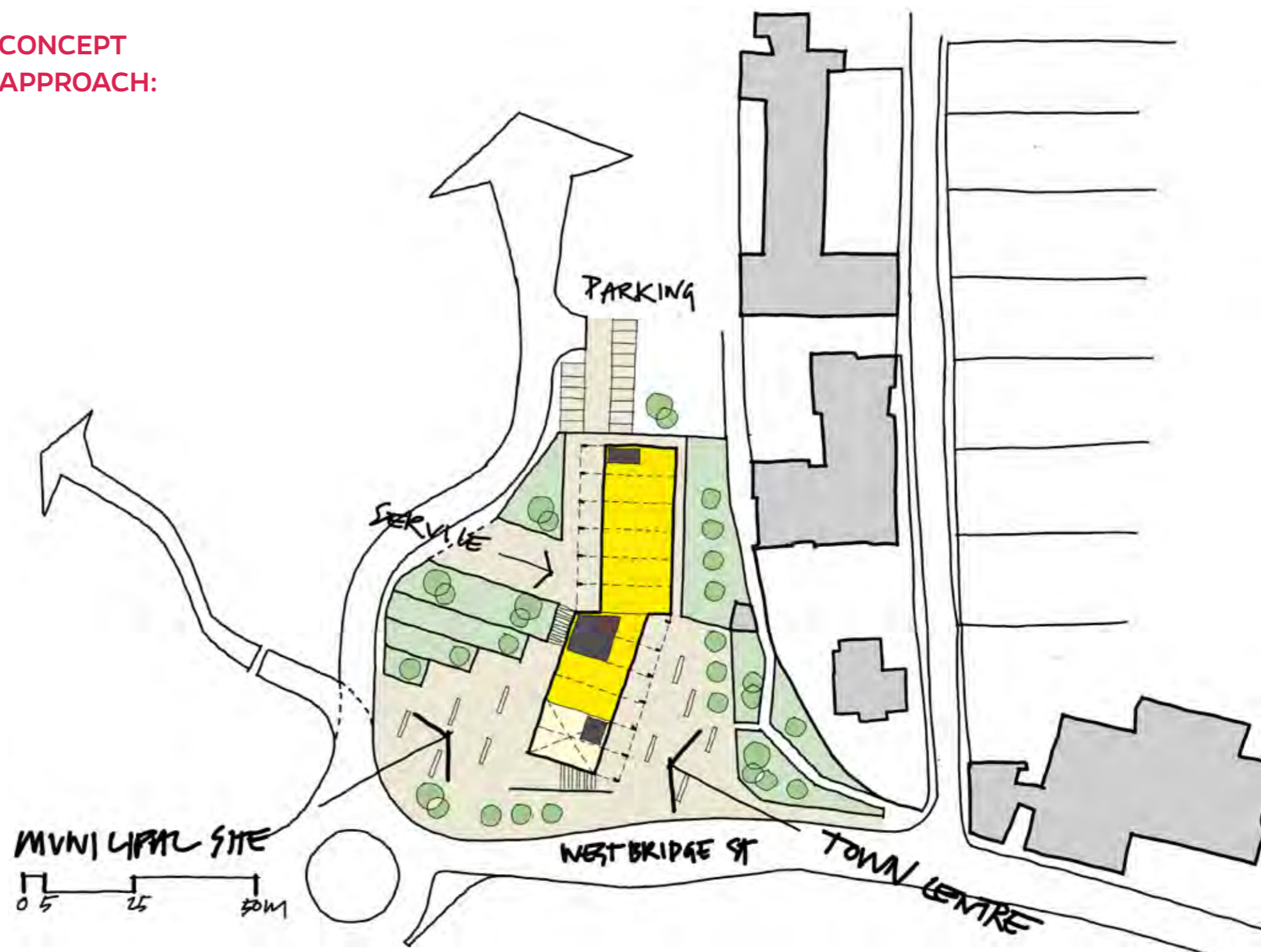


CONCEPTUAL APPROACH

OPTION A: CONCEPTUAL APPROACH: MUNICIPAL SITE

The kinked linear building is orientation north south with the main entrances, public areas and member zones pushed to the front of the site. This allows for the creation of an enhanced public realm on two levels addressing West Bridge Street. It also creates two distinct areas of the building - public and private with the more boho spaces such as the building support zones located to the north away from the primary facade.

To act as a visual draw and to address the town centre the main entrance to the office is located to the eastern edge facing West Bridge Street connected to the lower level via a lobby void to the western access. The staff entrance is direct to the central core with access from an indicative parking area to the north.

CONCEPT
APPROACH:

OPTION A: CONCEPTUAL APPROACH: COCKBURN / HIGH STREET

The main cultural and front of house arts elements are located with a primary position to the High Street with the Studios creating a vibrant street frontage. The Studio theatre can be accessed directly at street level which is ideal for use as the council chamber.

The High Street entrance naturally falls at the junction between the main theatre and studio. Moving this entry to the building opposite Lint Riggs on the High Street was investigated but would present inefficient use of space and would result in an additional gross area for circulation, which would have a knock-on effect on costs.

The hub also located to the high street provides direct access and street presence. This space is more cellular, so consideration should be given to its relocation on the upper levels. Due to pressure on areas this will require a review in due course.

The theatre & upper cafe sits with a strong presence and primary entrance on the corner creating a gateway icon for the town. The primary foyer is located at the lower level with larger cafe area which will also be accessed via a feature stair & entrance.

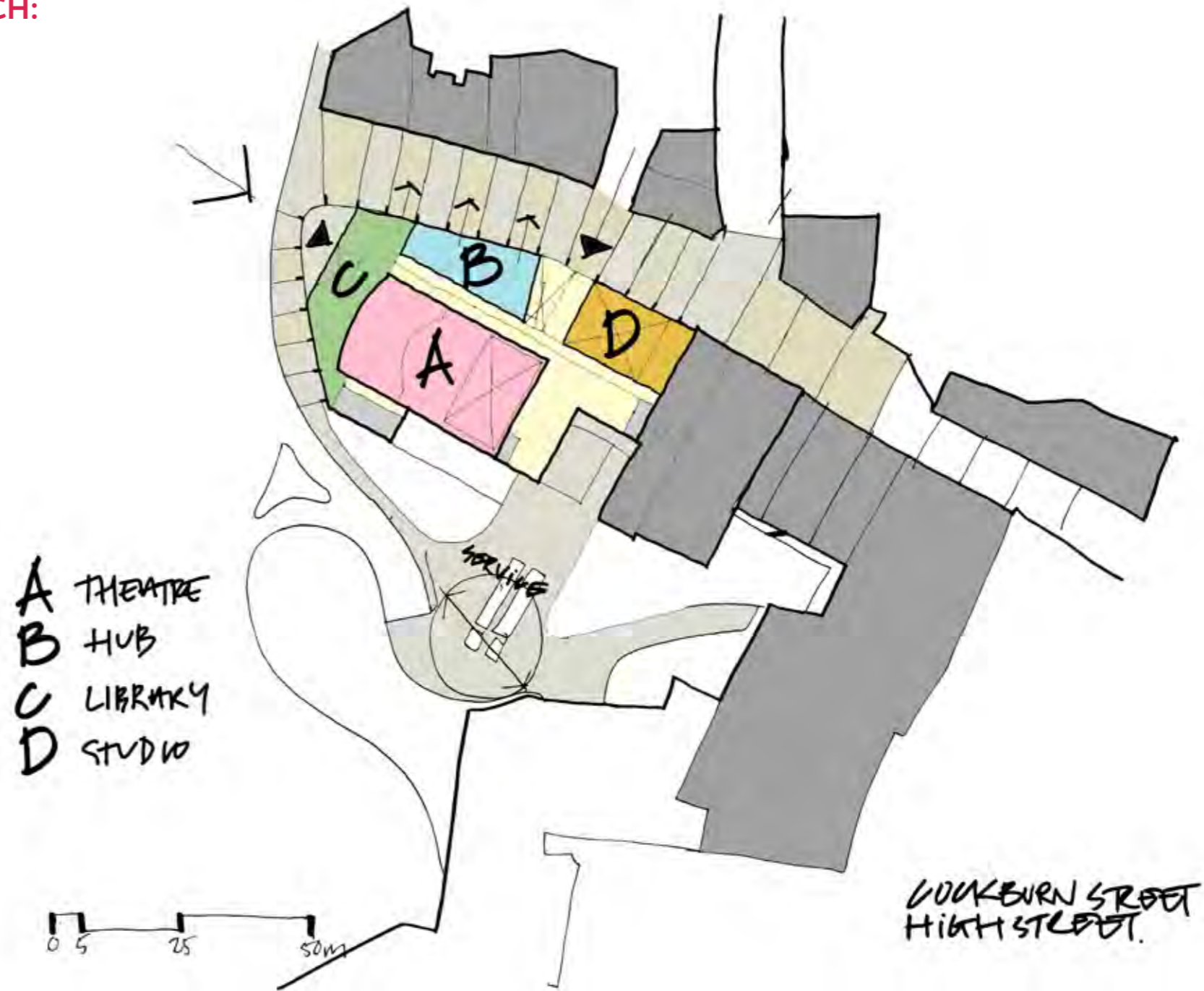
Surrounding the theatre are the various studio and ancillary spaces supporting the theatre functions, with HGV service access directly from Cockburn Street at the south at the lower level.

The library function extends over three levels and will act as the gel between all other functions in the creation of an invigorated, mixed-use environment.

There is further opportunity for future development to the south making best use of orientation and natural light.



CONCEPT
APPROACH:



CONCEPTUAL APPROACH

OPTION B: CONCEPTUAL APPROACH: COCKBURN / HIGH STREET

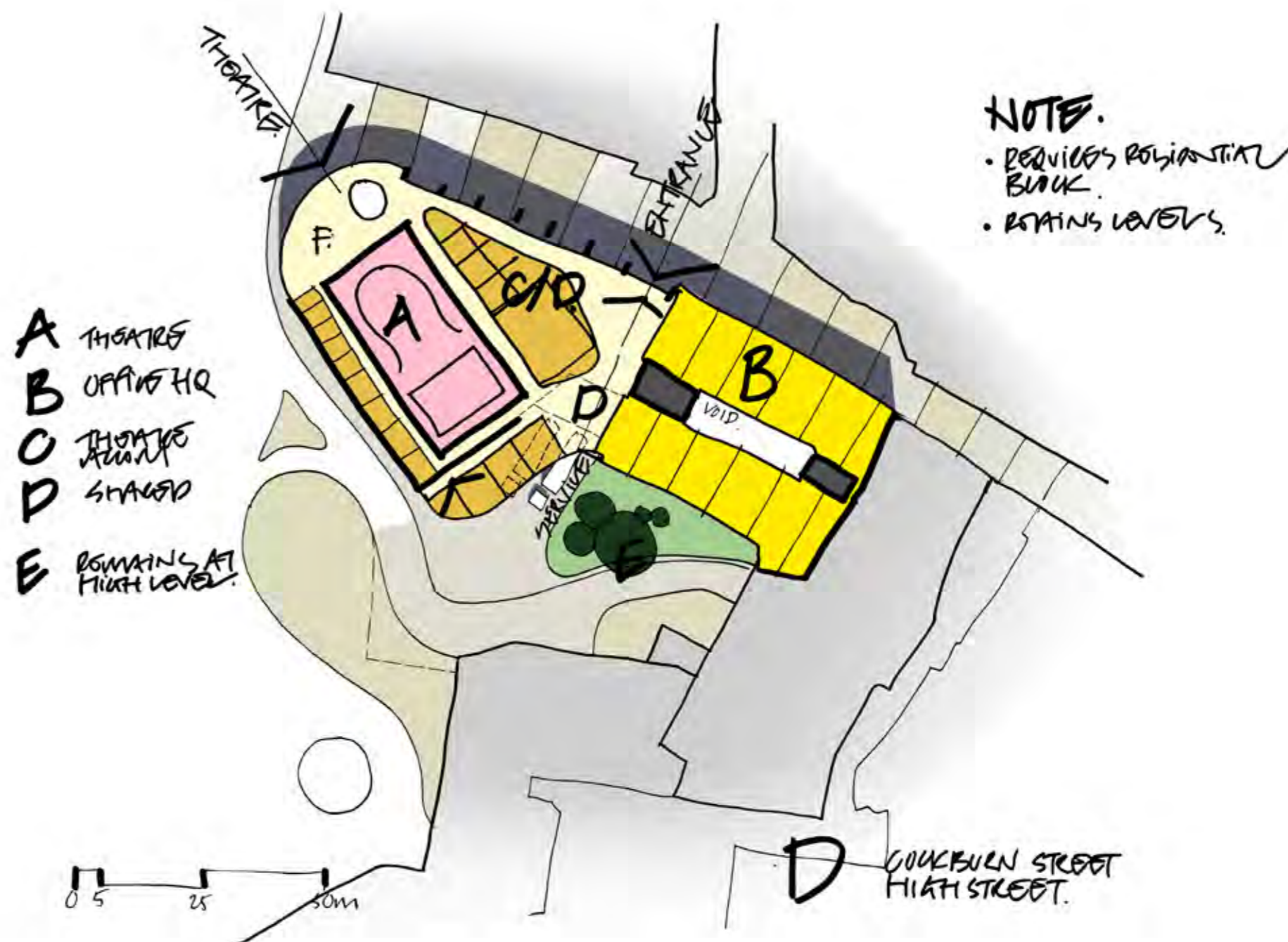
The main cultural and arts elements are pushed to the front of the site addressing West Bridge Street, The High Street and Cockburn Street. The theatre sits with a strong presence on the corner, offering direct access to the high street and creating a gateway icon for the town.

Surrounding the theatre are the various studio and ancillary spaces supporting the theatre functions, with HGV service access at lower level directly from Cockburn Street at the south.

The office HQ accommodation is located along the eastern edge of the site benefiting from the change in site levels allowing direct access to the high street while maximising natural light from the south.

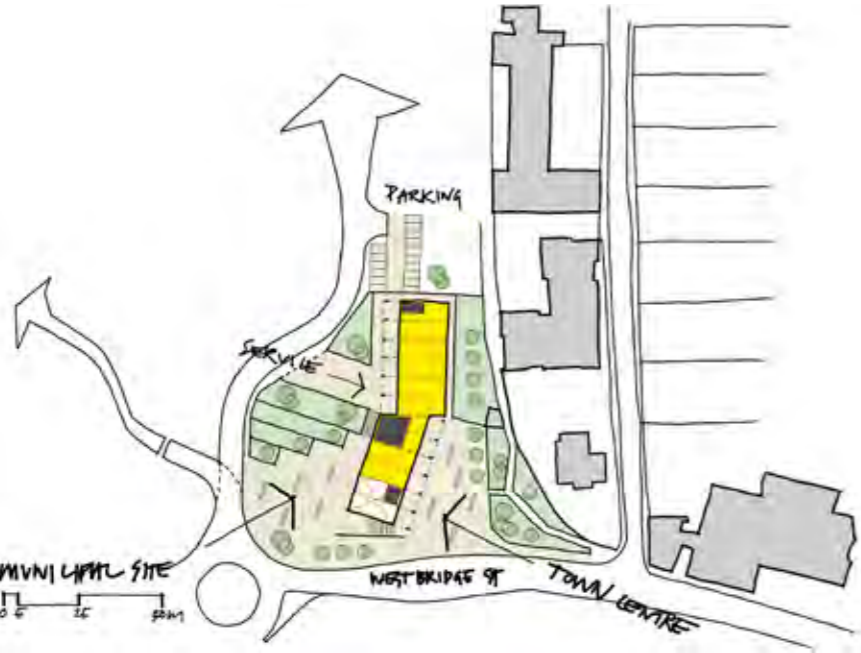
Both the office and theatre share a primary circulation space connected by library and cafe, creating an invigorated and mixed-use environment.

CONCEPT APPROACH:



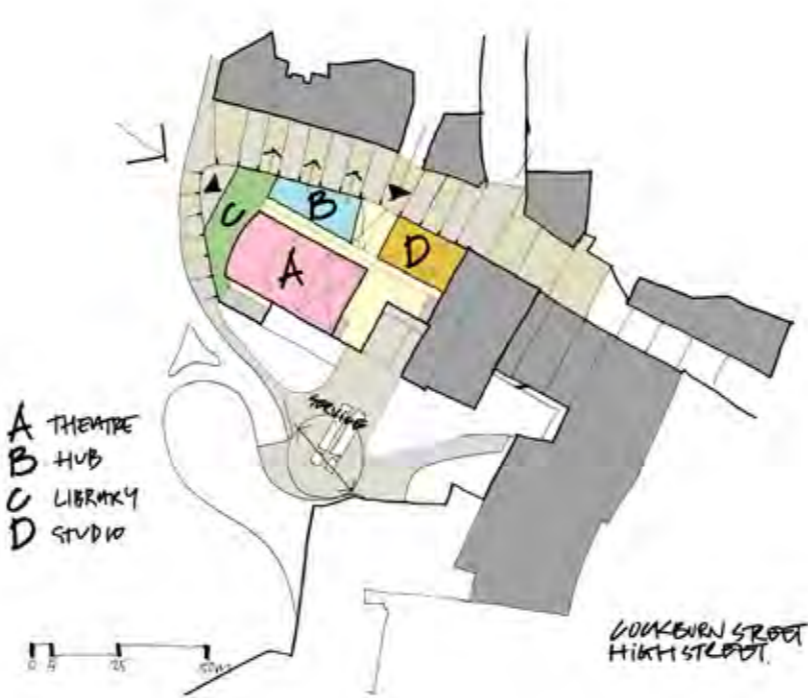
CONCEPTUAL APPROACH
CONCEPT SUMMARY

OPTION A - MUNICIPAL SITE



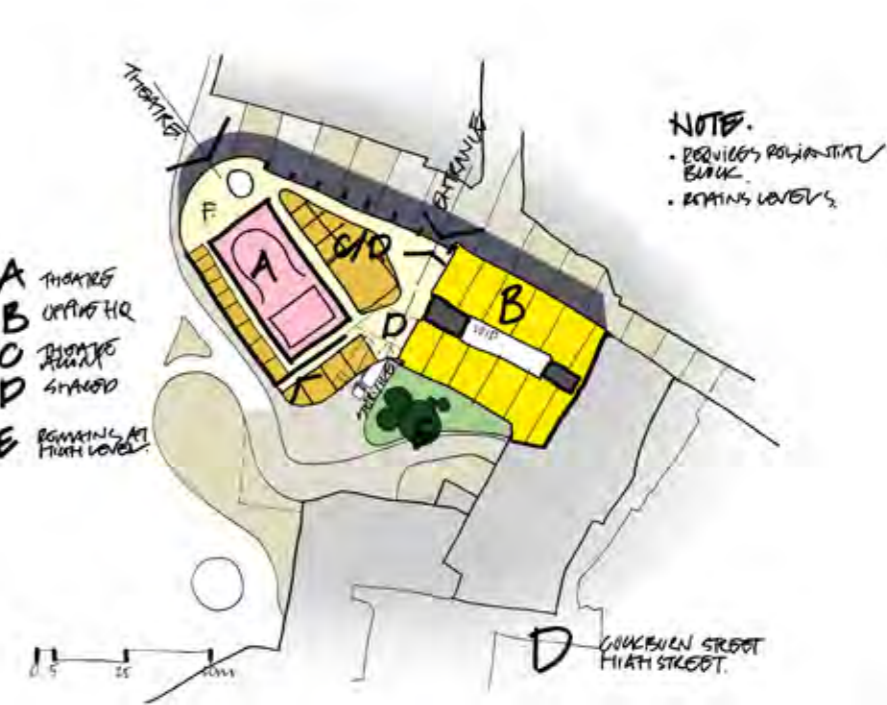
PROS
<ul style="list-style-type: none">• Large site offering flexibility to the design• Opportunity to create gateway building to the town• Opens up site for redevelopment• Good road connections & area for parking• Set within landscaped environment• Open site and good orientation• Opportunity to create “iconic” gateway building
CONS
<ul style="list-style-type: none">• Remote from primary public transport connections & TC• Poor pedestrian access• Limited regeneration potential to the wider town• Reduces available land for redevelopment• Structural retention required due to sloping site• Lack of connection to town heritage• Level changes across site• Roundabout required to improve traffic flow

OPTION A - COCKBURN STREET



PROS
<ul style="list-style-type: none">• Prominent location at entrance to town centre• Excellent connections to public transport• Connection to pedestrian areas• Opportunity to create gateway building• Ability to regenerate town centre• Changing levels across site work well with auditorium and servicing to rear• Strong connections to heritage• Removal of under utilised and long-standing vacant retail units• Potential expansion and construction set down areas to east• Smaller footprint required
CONS
<ul style="list-style-type: none">• Complex site levels require structural retention• Service lift required to service studios on different levels• Multiple ownerships of existing plots

OPTION B - COCKBURN STREET



PROS
<ul style="list-style-type: none">• Prominent location at entrance to town centre• Excellent connections to public transport• Connection to pedestrian areas• Opportunity to create gateway building• Ability to regenerate town centre• Changing levels across site work well with auditorium• Strong connections to heritage• Economies of shared facilities and adjacencies• Removal of under utilised and long-standing vacant retail units• Potential expansion and construction set down areas to east
CONS
<ul style="list-style-type: none">• Complex site levels require structural retention• Service lift required to service studios on different levels• Multiple ownerships of existing plots



CONCEPTUAL APPROACH: DEVELOPMENT MONTAGE - OPTION B



SUMMARY OF OPTIONS

As can be seen both sites offers various challenges and benefits for the new facilities. From the Municipal Buildings site offering simplicity from a land acquisition perspective and Cockburn Street located on a prominent corner creating a gateway at a key arrival point. Each of these sites offer the immediate potential to develop an exciting and successful Separate HQ / Theatre Arts Centre development or Combined Theatre Arts Centre facility.



SECTION 03

Development Options to be taken forward

Option A - Separate Facilities

Option B - Combined Facility



Option A Separate Facilities

Municipal Buildings
Cockburn / High Street

DEVELOPMENT OPTIONS

OPTION A - MUNICIPAL SITE

Based on analysis detailed earlier in the report the existing Municipal Buildings site can be successfully adapted to fit the new Falkirk Council HQ. The following points illustrate the opportunities and constraints offered in developing this site:

SERVICING

- Excellent – sufficient space to explore options;
- Large area for car parking available

OFFICE ORIENTATION

- Good - aligned to North / south Axis, reducing direct solar gain from the south, East/West elevations will require solar shading for morning and afternoon light

STREET PRESENCE

- Remote location offset by prominent presence to West Bridge St.

FIT TO SITE

- Ample space to explore options
- Site rises up from main road, will likely required retaining elements.
- Opens up remainder of site for redevelopment

EFFICIENCIES

- Prominent street position
- Distinct separate public entrances for office over two levels.

IMPACT ON FALKIRK

- Significant civic present but leaves High Street unchanged with reduced impact on town centre regeneration



DEVELOPMENT OPTIONS

OPTION A - MUNICIPAL SITE

