

+ 25.000

+ 23.000

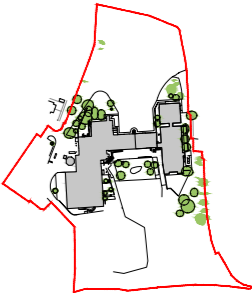
+ 23.000

+ 26.000

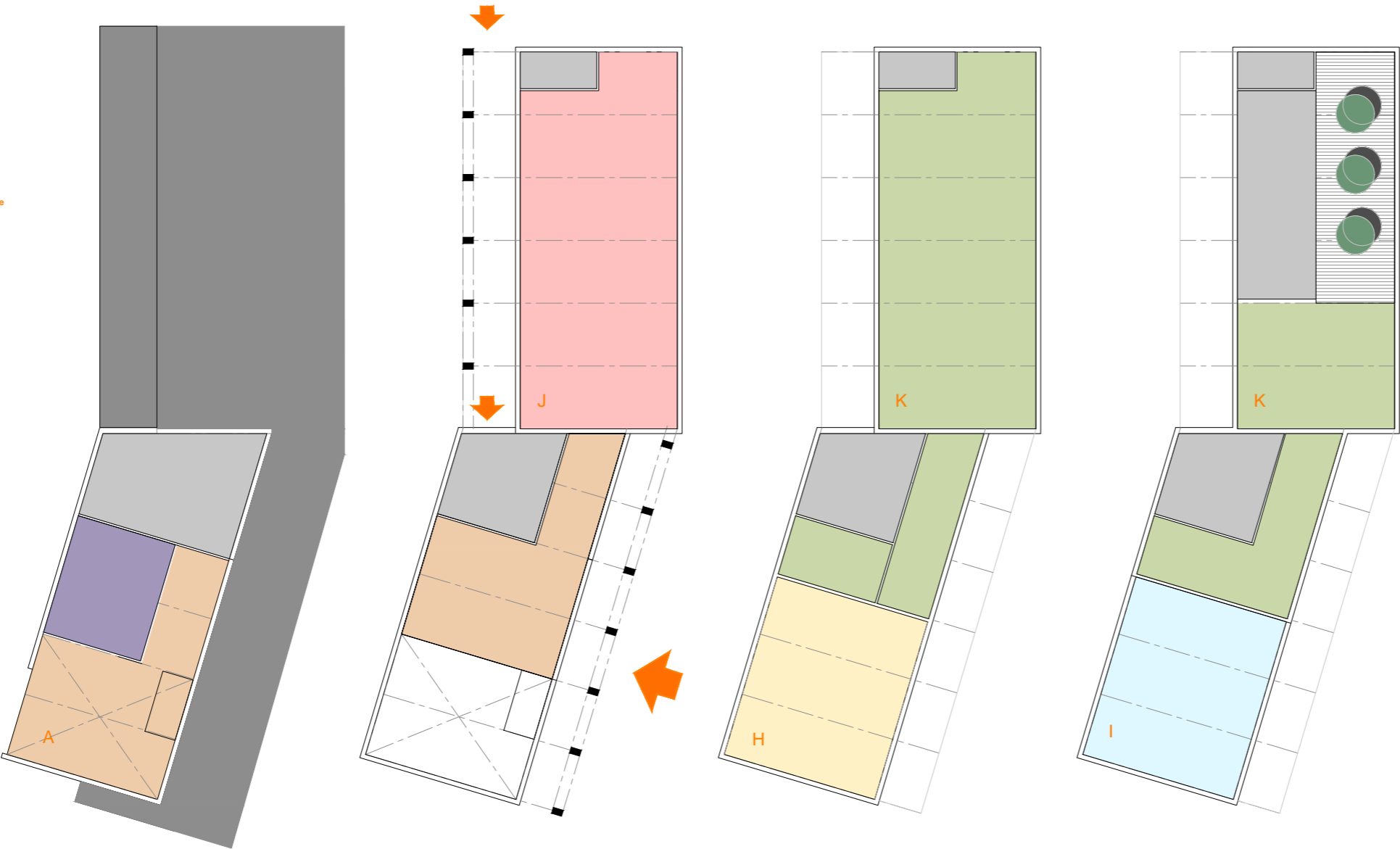
+ 28.000

+ 30.000





INDICATIVE FLOOR PLANS



Lower Ground _ GIA: 515m²

Ground _ GIA: 880m²

First _ GIA: 1055m²

Second_GIA: 700m²

KEY:

- Core/Vertical Circulation/Plant
- Total Building Work Zone
- Total Building Support Zone
- Total Senior Management Zone
- Total Members Zone
- Public Meeting Spaces
- Shared Public Areas

0 5 10 15 20 25 1:250@a1

OPTION A - MUNICIPAL SITE





DEVELOPMENT OPTIONS

OPTION A - COCKBURN / HIGH STREET

Based on analysis detailed earlier in the report the site located between Cockburn and High Street can be successfully adapted to fit the new Falkirk Council Theatre & Arts Centre to include the Central Hub & Library. The following points illustrate the opportunities and constraints offered in developing this site:

THEATRE SERVICING

- Servicing from rear at lower level off shared access road into Howgate service area

STREET PRESENCE

- Excellent position on prominent corner site; transformative of this area.
- Fly tower diminished by lower stage but sufficiently prominent to act as beacon

FIT TO SITE

- Complex site constraints; changes in level work well with auditorium
- Numerous level changes internally to move from Cockburn St up to High St
- Tight site, limiting expansion opportunities for council offices or partner space

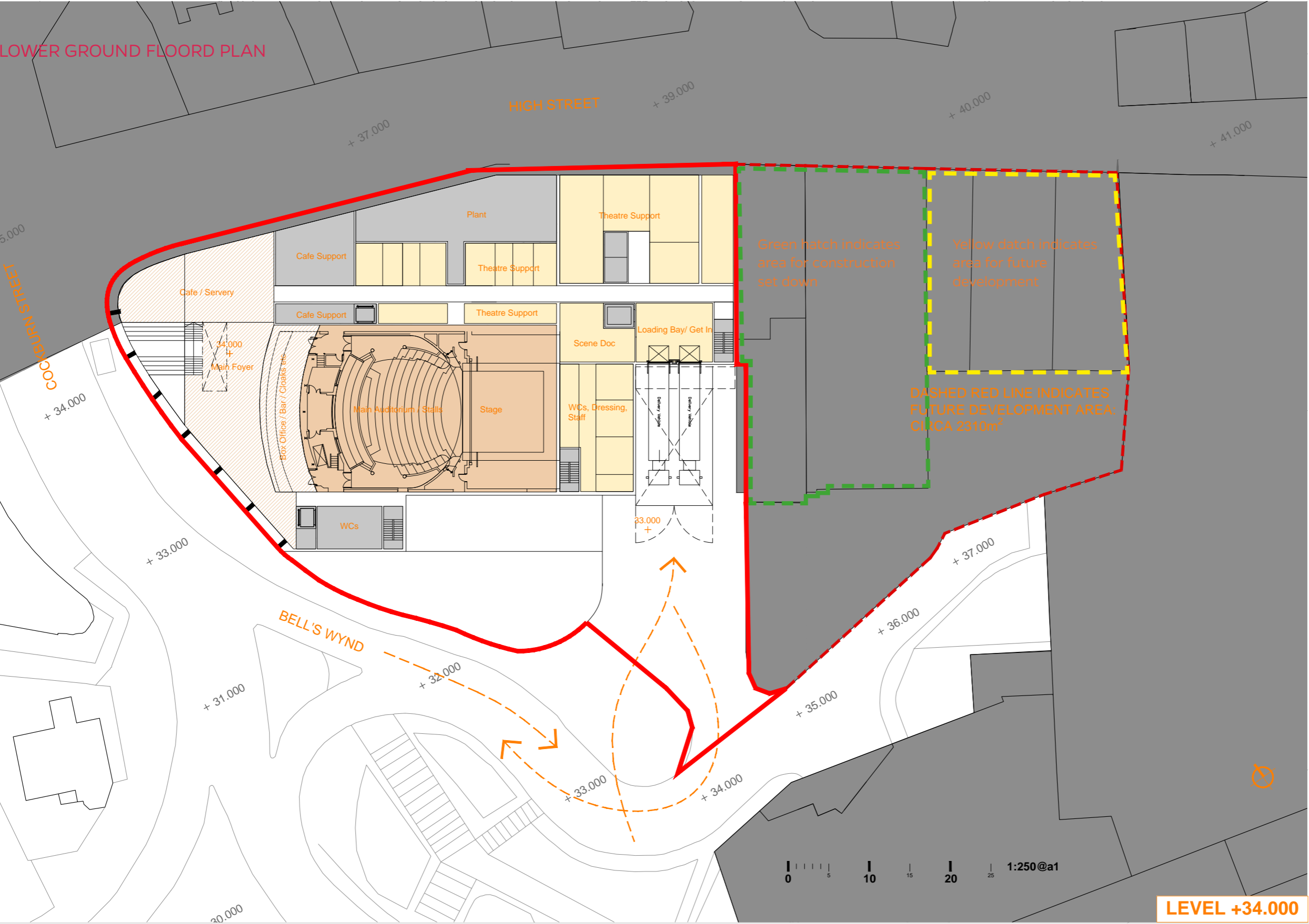
EFFICIENCIES

- Challenges of site planning are likely to produce an interesting design solution;
- A service lift will be required to manage stages on different levels
- Distinct separate entrances for studios/hub & chamber and theatre

IMPACT ON FALKIRK

- Excellent position at end of High Street but well embedded in town centre





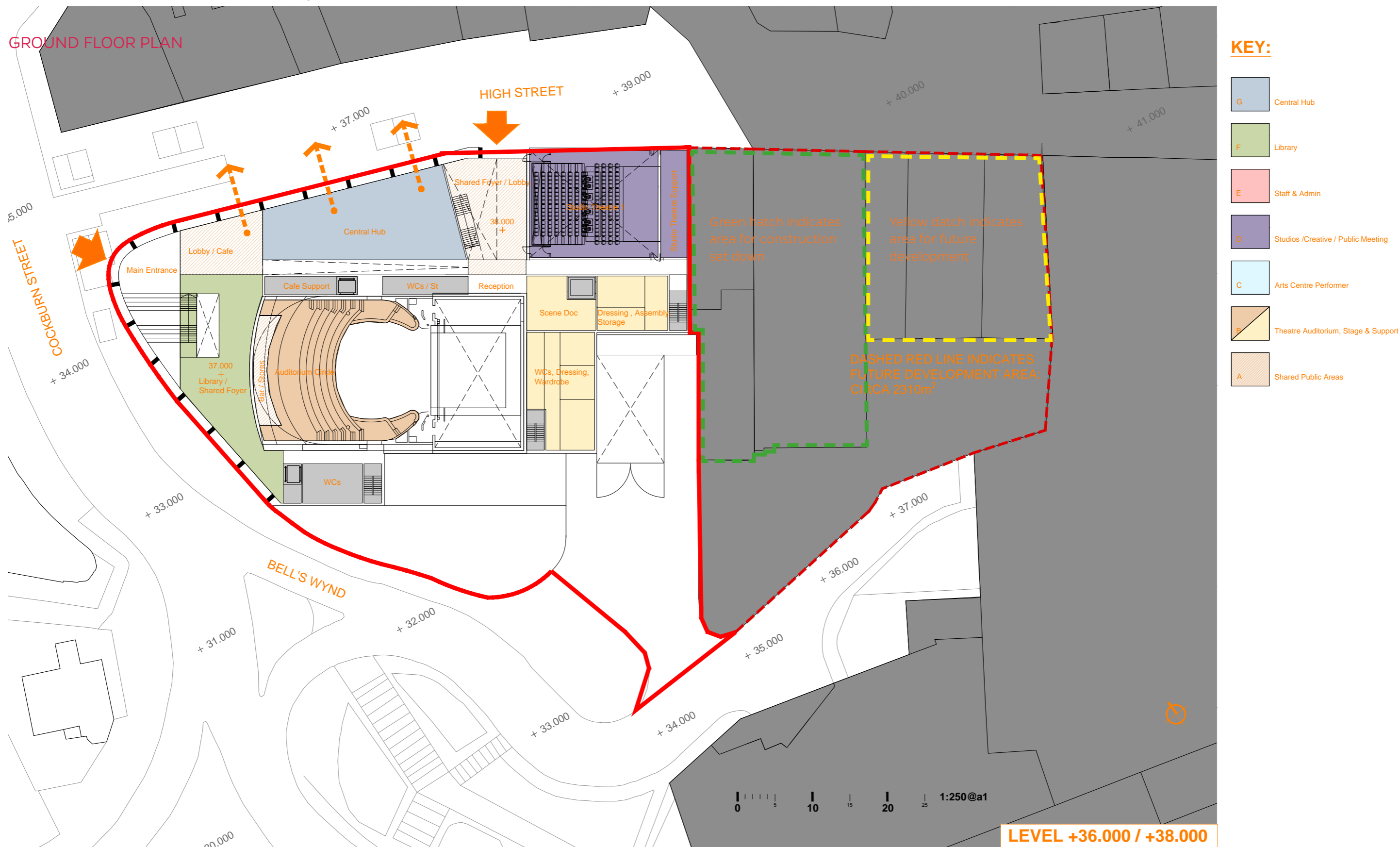
KEY:

- G Central Hub
- F Library
- E Staff & Admin
- D Studios /Creative / Public Meeting
- C Arts Centre Performer
- B Theatre Auditorium, Stage & Support
- A Shared Public Areas

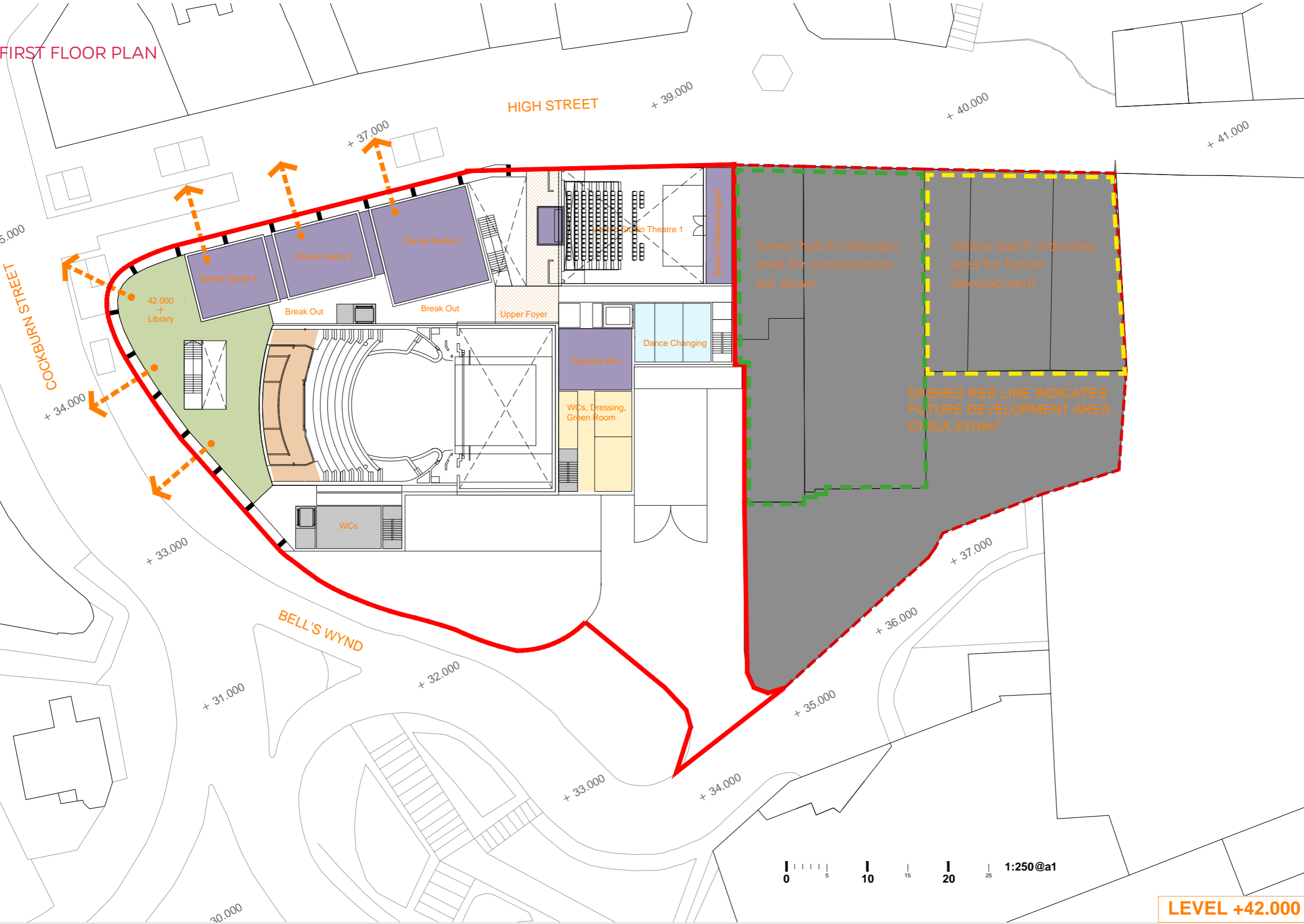
DEVELOPMENT OPTIONS

OPTION A - COCKBURN / HIGH STREET

GROUND FLOOR PLAN



FIRST FLOOR PLAN



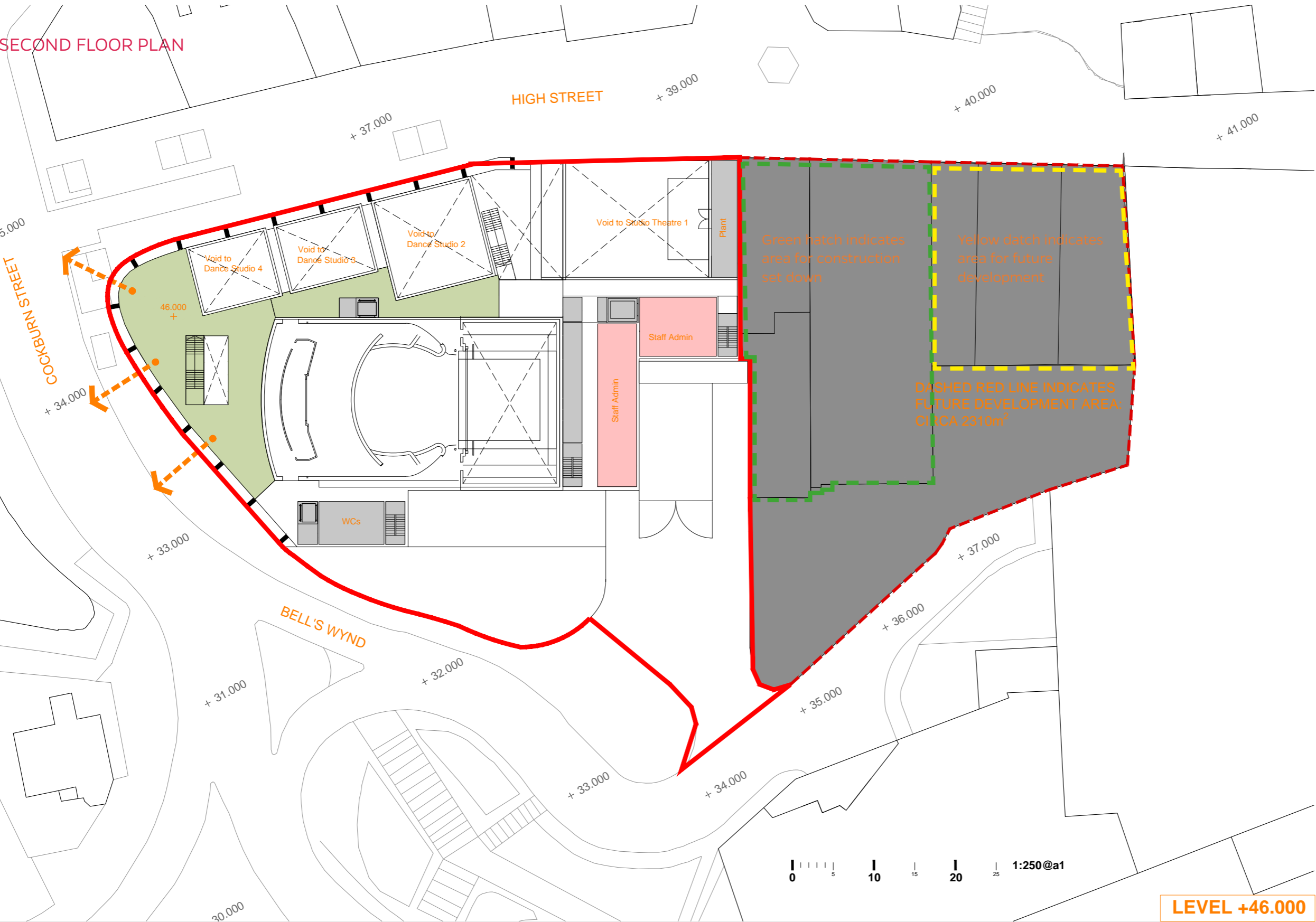
KEY:

- G Central Hub
- F Library
- E Staff & Admin
- D Studios /Creative / Public Meeting
- C Arts Centre Performer
- B Theatre Auditorium, Stage & Support
- A Shared Public Areas

LEVEL +42.000

DEVELOPMENT OPTIONS
OPTION A - COCKBURN / HIGH STREET

SECOND FLOOR PLAN



KEY:

- G Central Hub
- F Library
- E Staff & Admin
- D Studios /Creative / Public Meeting
- C Arts Centre Performer
- B Theatre Auditorium, Stage & Support
- A Shared Public Areas



OPTION A - COCKBURN / HIGH STREET







DEVELOPMENT OPTIONS

OPTION B - COCKBURN / HIGH STREET

Based on analysis detailed earlier in the report the site located between Cockburn and High Street can be successfully adapted to fit the new Falkirk Council HQ and Arts Centre. The following points illustrate the opportunities and constraints offered in developing this site:

THEATRE SERVICING

- Servicing from rear at lower level off shared access road into Howgate service area

OFFICE ORIENTATION

- Restricted - Office split level due to change in levels of site
- Large Southern elevation will require solar shading
- Limited height to high street to respect existing historic datum

STREET PRESENCE

- Excellent position on prominent corner site; transformative of this area.
- Fly tower diminished by lower stage but sufficiently prominent to act as beacon

FIT TO SITE

- Complex site constraints; changes in level work well with auditorium
- Opportunity to expand to east for construction set down and future development

EFFICIENCIES

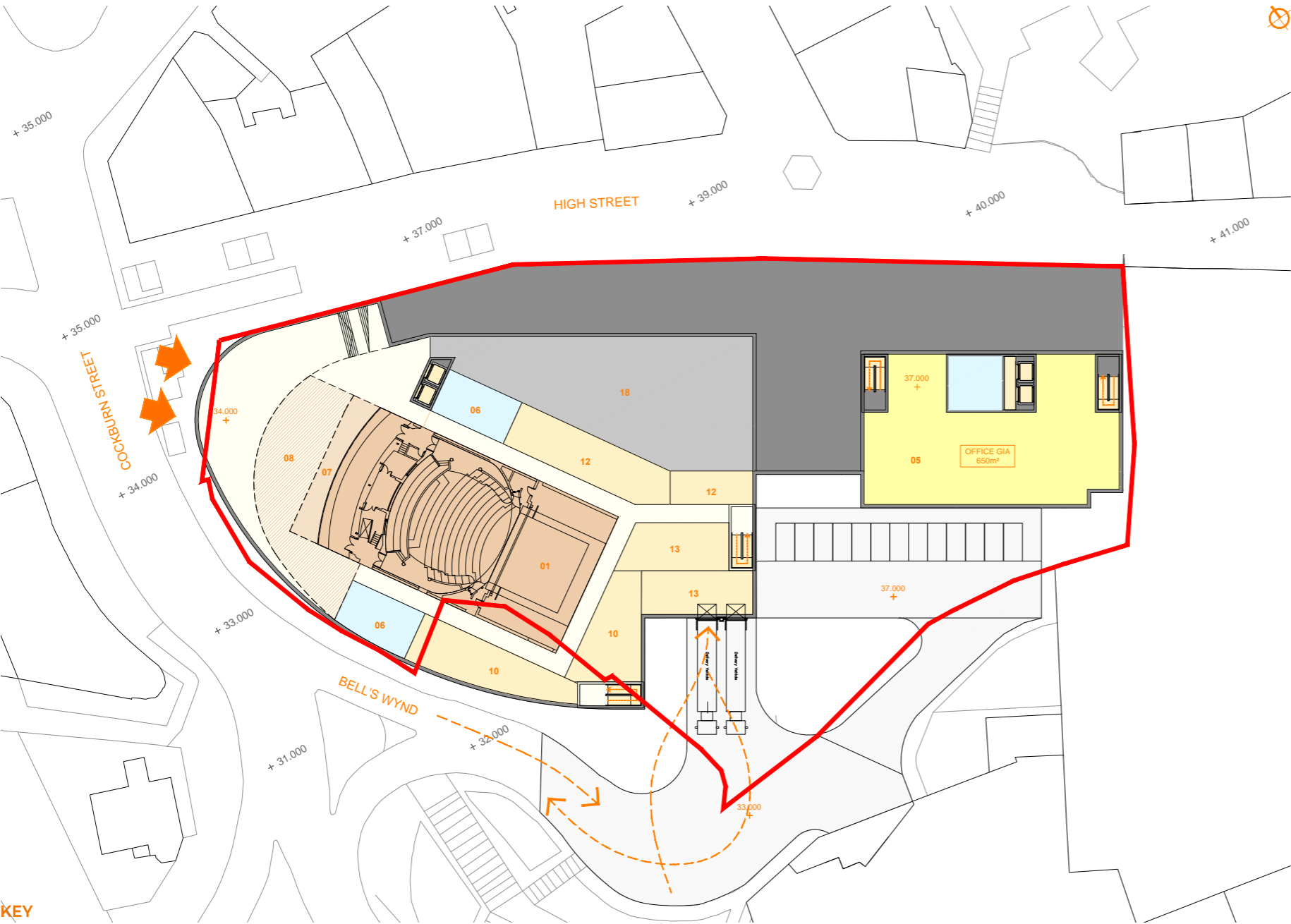
- Challenges of site planning are likely to produce an interesting design solution;
- A service lift will be required to manage stages on different levels
- Distinct separate entrances for office and theatre

IMPACT ON FALKIRK

- Excellent position at end of High Street but well embedded in town centre

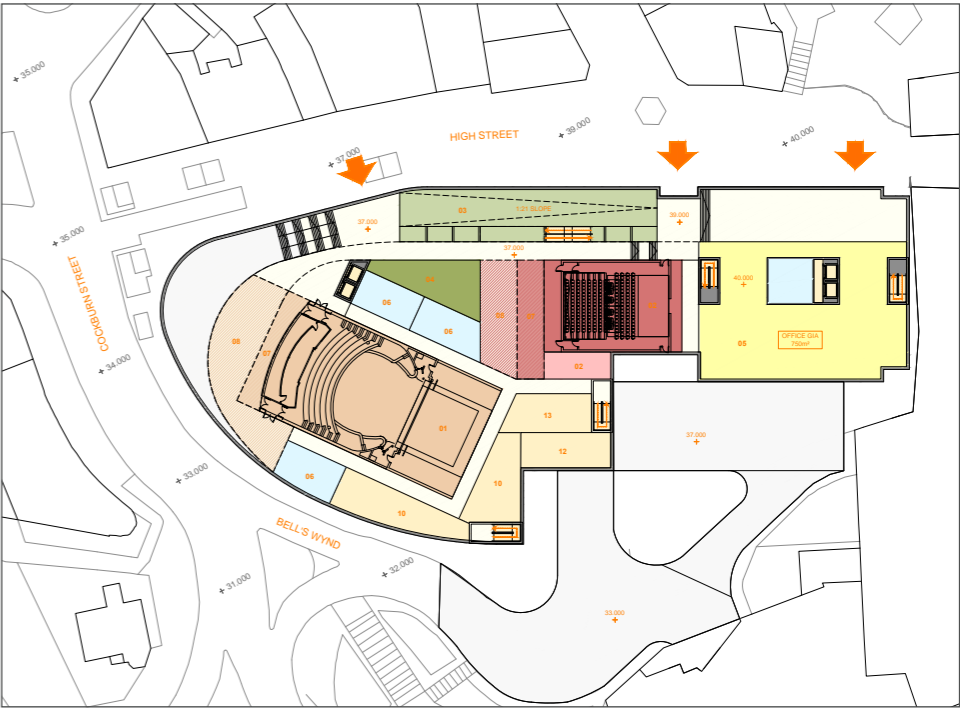


GROUND FLOOR PLAN



- KEY**
- | | |
|------------------------------|--------------------------------------|
| 1. Auditorium Stalls & Stage | 10. Dressing & Stage Staff Room |
| 2. Studio Theatre & Storage | 11. Dance Studio Changing & Shower |
| 3. Library Accommodation | 12. Storage/Workshop |
| 4. Café & Kitchen | 13. Loading Bay & Scene Dock/Storage |
| 5. HQ Office | 14. Seminar Room |
| 6. Shared Toilets | 15. Meeting Room |
| 7. Dedicated Foyer | 16. IT Training |
| 8. Shared Foyer | 17. Admin |
| 9. Dance Studio & Storage | 18. Plant |

FIRST FLOOR PLAN



SECOND FLOOR PLAN

