



HaworthTompkins

Woolwich Creative District Suite B

Design and Access Statement

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EXECUTIVE SUMMARY



Existing Building 19 North Range

This application is the re-submission of the previously consented application 18/2334/L for the temporary construction of a link building between B17 and B19. This application seeks to extend the duration of the original temporary consent to September 2028 due to the unforeseen events of the 2020 Covid-19 pandemic. Delays to the programme and construction of the consented scheme have significantly impacted the wider project's viability as part of Woolwich Works and so an extension of time equal to the delay is sought.

Since the original application there has been no change to the overall design or strategy of the Link pavilion hence the drawings and report submitted are the same drawings from the original application. We include as appendices to this report relevant approved conditions relating to the Link and Lean-to. This resubmission is only concerned with Suite 1B.1 and therefore reference to 1B.2 may be ignored for the purposes of this application.

The following report presents the temporary planning proposals and Listed building consent applications for a temporary place-making show which is intended to occupy the listed Buildings 17, 18 and 19 which will form part of the creation of a new creative district at the Royal Arsenal, Woolwich. This application is referred to as "Suite B" and it is to be considered in conjunction with the wider masterplan vision for the creative district site and in particular "Suite A" which outlines the detailed planning permission applications for Building 17, 18 and 19.

The proposals outlined in this report specifically include;

- Suite B1- a temporary link building structure between buildings 17, 18 and 19 which will form the show entrance and box office, where patrons will be admitted at staggered times taking place over a limited period of time and will provide a covered link between the buildings during the show.
- Suite B2- the show infrastructure fit-out for Building 19 which will include; toilets, cloakrooms, a ground floor bar (related to the show), a mezzanine floor for the temporary show and offices and ancillary accommodation within the north range of Building 19.

The client brief for the link building is that the temporary planning permission is for a 7 year period to September 2028. The temporary show is to be for a 750 capacity audience with 130 dedicated staff. The land use considerations have been considered under a separate application which includes the shell and core works to facilitate this. The brief is that the show opening times are estimated to be 8am to 1am on show days with 6 special events

a year which will run until 3am. The show itself is expected to run from 7pm to 10pm with matinée performances from 3pm to 6pm. The internal capacity for the ancillary spaces to be located in the north range is to be up to 150 people with 50 permanent office staff.

The site is located within the Royal Arsenal Conservation area in the Royal Borough of Greenwich which includes several Grade II listed buildings, three Grade II* buildings and one Grade I listed building. All three buildings (Building 17, 18 and 19) are Grade II listed and were originally part of the former Royal Arsenal Complex.

During the design process so far, the Royal Borough of Greenwich Conservation Officer, Historic England and the Royal Borough of Greenwich Planning Officer have been consulted. There have also been public consultations held as part of the wider Woolwich Creative District pre-planning consultation which took place between 13-28 March 2018. This consultation has been broadly positive and proved highly beneficial to the development of the design. The current proposals address the main points of concern which were outlined in the formal feedback and public comments received.

The layout for the proposals are orientated so that the link building's main entrance is on axis to the approach along Major Draper Street from the new Elizabeth Line Woolwich station due to open in December 2018. The box office, queuing area, cloakroom and toilet configuration ensures patrons arriving can be processed quickly into Building 19 causing the least amount of noise and disturbance on the adjacent streets. The open mezzanine floor for the show in Building 19 is to be located below the southern dual pitch of the main range. The mezzanine is designed to be open with balustrade height guarding and held off the main listed structure ensuring that the main range retains its original open volume. The offices and ancillary use of the north range ensures the back of house entrance and deliveries are serviced from the existing car park. The internal layouts have been developed to enable the building to become for the first time, fully accessible.

Great care has been taken to develop an architectural language and material palette for the link building that acknowledges the significance of the adjacent Grade 2 listed industrial buildings whilst announcing itself as a convivial and welcoming destination building. The approach to the interior fit out for Building 19 is that the interventions are intended to be non-invasive and reversible.



CLIENT BRIEF

The link building is to be designed for year round use but as a low tech external shelter with no heating. As such the envelop has been designed with no specific thermal performance targets and is intended to be exempt from Part L Building Regulations. However, as outlined in the "Suite A" application the envelops for the upgraded Buildings 17, 18 and 19 are to be designed in-accordance with current Building Regulations.

The immersive theatre show will include live and recorded performances, a micro cinema, karaoke, room hire, daytime events, evening parties, ancillary offices, workshops for production departments, production space and theatrical, schools and training workshops and the sale of food and beverage within the show bar. These are all integral elements of the performance experience; they are not standalone elements that can be accessed by the public other than as part of the performance.

The internal capacity for the show is estimated to be up to 750 people with 130 dedicated staff. A key aspect for the place-making show is extensive local community collaboration through; creating jobs for the local community, internships and apprenticeships, volunteer roles, school group initiatives, community outreach programmes and local art group partnerships. The internal capacity for the ancillary spaces is to be up to 150 people with 50 permanent office staff. The venue opening times are estimated to be 8am to 1am on show days with 20 special events a year which will run until 3am. The show itself is expected to run from 7pm to 10pm

The extraordinary listed industrial spaces provide unique site specific spaces. This is a key asset of the existing venue and must be exploited to the full in the immersive theatre experience. The external facade of the temporary link building is to be translucent to allow a "lantern" like convivial atmosphere during evening performances. The external and internal floor surfaces are to be non-slip, head wearing, maintainable and suitable for heels.

Acoustic isolation in-accordance with criteria set by the appointed acoustician shall ensure that background music can not be audible from outside the link building. The "Suite A" application outlines how the upgraded envelops for Buildings 17, 18 and 19 are designed to ensure complete acoustic isolation.

The WC provision is to be in-accordance with the requirements as set out in the British Standard and the Association of British Theatre Technicians guidance document.



PRE-PLANNING CONSULTATION PROCESS

18/2334/L Pre-app Process

Prior to the submission of this temporary Planning and Listed Building consent application, consultation has taken place with the Royal Borough of Greenwich Planning, Historic England and the Royal Borough of Greenwich Conservation Officer, as well as public consultations with local residents. During these consultations a number of concerns were raised. These are summarised below;

- the dark rendered north elevation facade of the temporary link building appeared too plain. This is a prominent elevation for residents.
- how 24 hour access to the services covered by the temporary link building will be achieved?
- with one street lamp being removed to facilitate the temporary link building what is the resolution to removal of street lighting and maintenance of safe levels of illumination?
- with Cartridge Place closed to facilitate the temporary link building how will access to the motorcycle parking bay be maintained?
- how will the tenants of Building 19's waste be stored?
- with Cartridge Place closed to facilitate the temporary link building how will pedestrian access to the Clipper and Building 45 be maintained?

In response to these comments, a number of changes have been made that are now included within the proposals as submitted.

The facade treatment for the north elevation has been reconsidered. The proposals now show a translucent polycarbonate cladding in keeping with the south elevation. This has the effect of visually lightening the mass and creates the "lantern" like convivial atmosphere during evening performances on the north face as well as on the primary southern entrance.

Services access to each existing service cover will be maintained by access hatches in the temporary link building floor so that each existing service cover can be accessed 24hrs. There are some services which are adjacent to Building 17 which are located within 3 service area pockets these can be accessed via access doors within the temporary link building walls.

The two street lamps which needs to be removed to facilitate the temporary link building

is to be set aside and reinstated when the temporary link building is removed. Whilst the temporary link building is in place safe levels of illumination will be achieved by the uplighting of the link building.

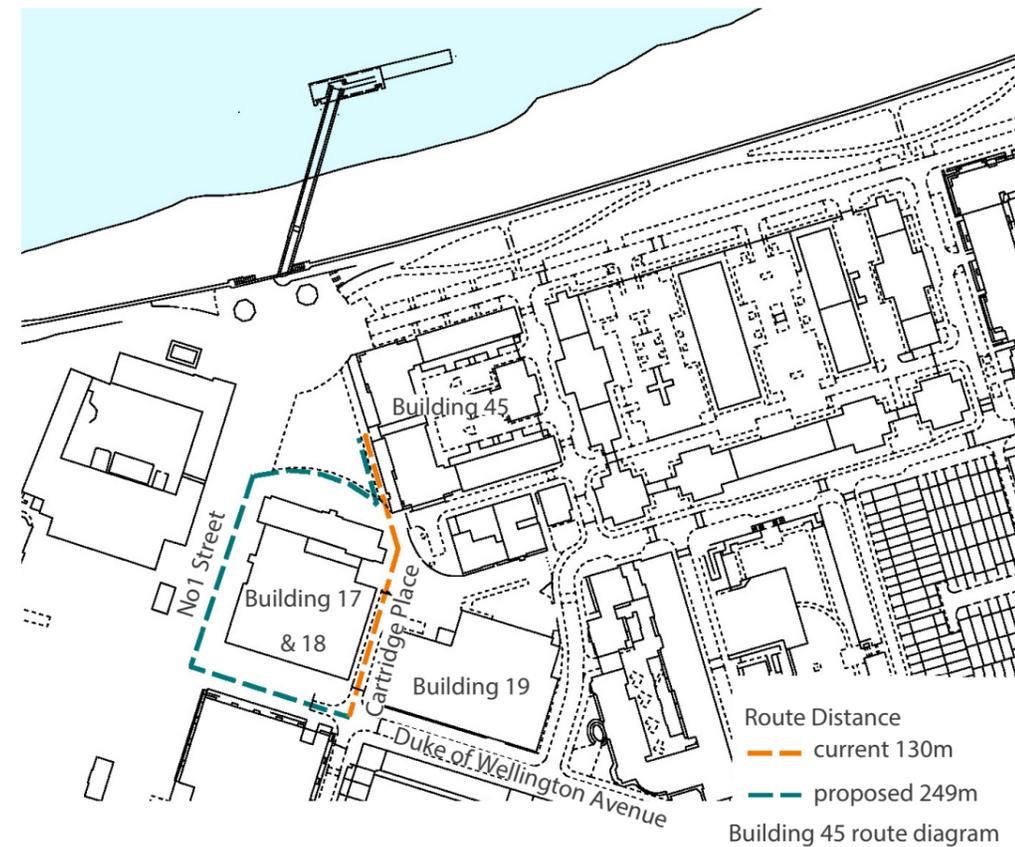
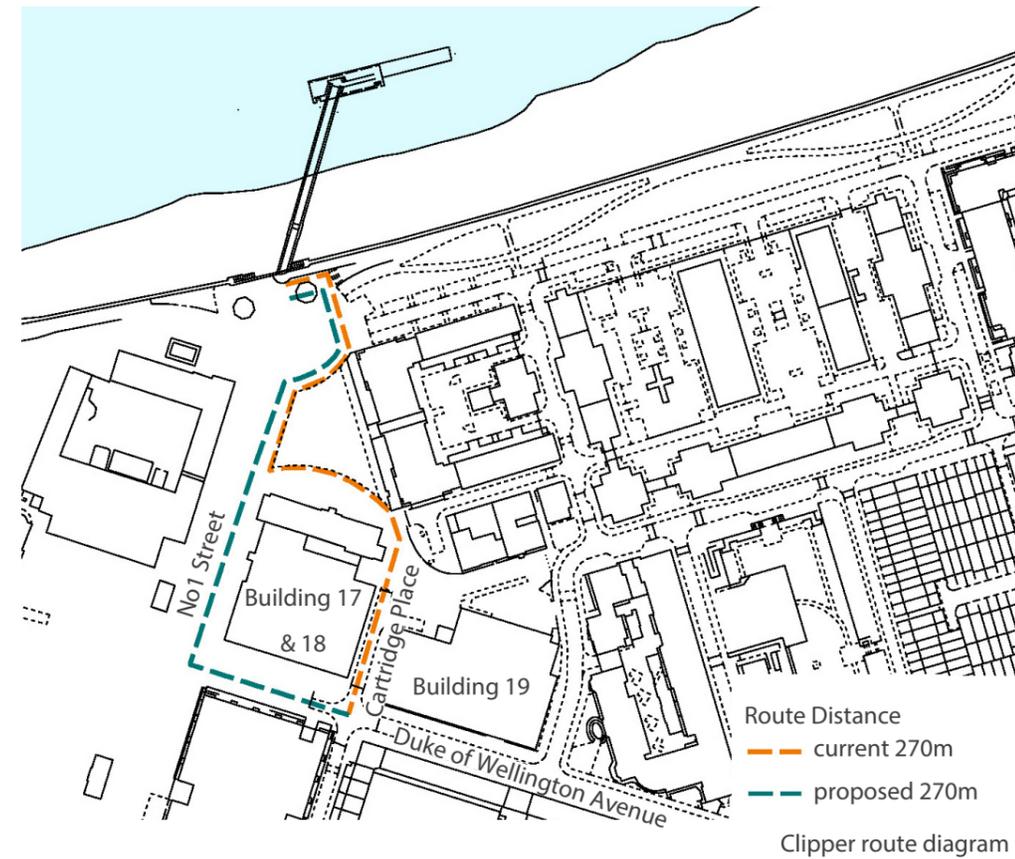
The site layout has been adjusted to facilitate relocated motorcycle parking, the same size as the current provision. The proposed access will be via Carriage Street.

An analysis of the impact on pedestrian traffic flow by closing Carriage Place has been undertaken. This illustrates that the travel distance from the Clipper to the top of Carriage Place via the Duke of Wellington Avenue and No1 Street is the same if one walked along Carriage Place (see Clipper route diagram opposite) and that the additional travel distance from Building 45 to the top of Carriage Place via the Duke of Wellington Avenue and No1 Street is only 119m (see Building 45 route diagram opposite).

18/2334/L Condition Consultation

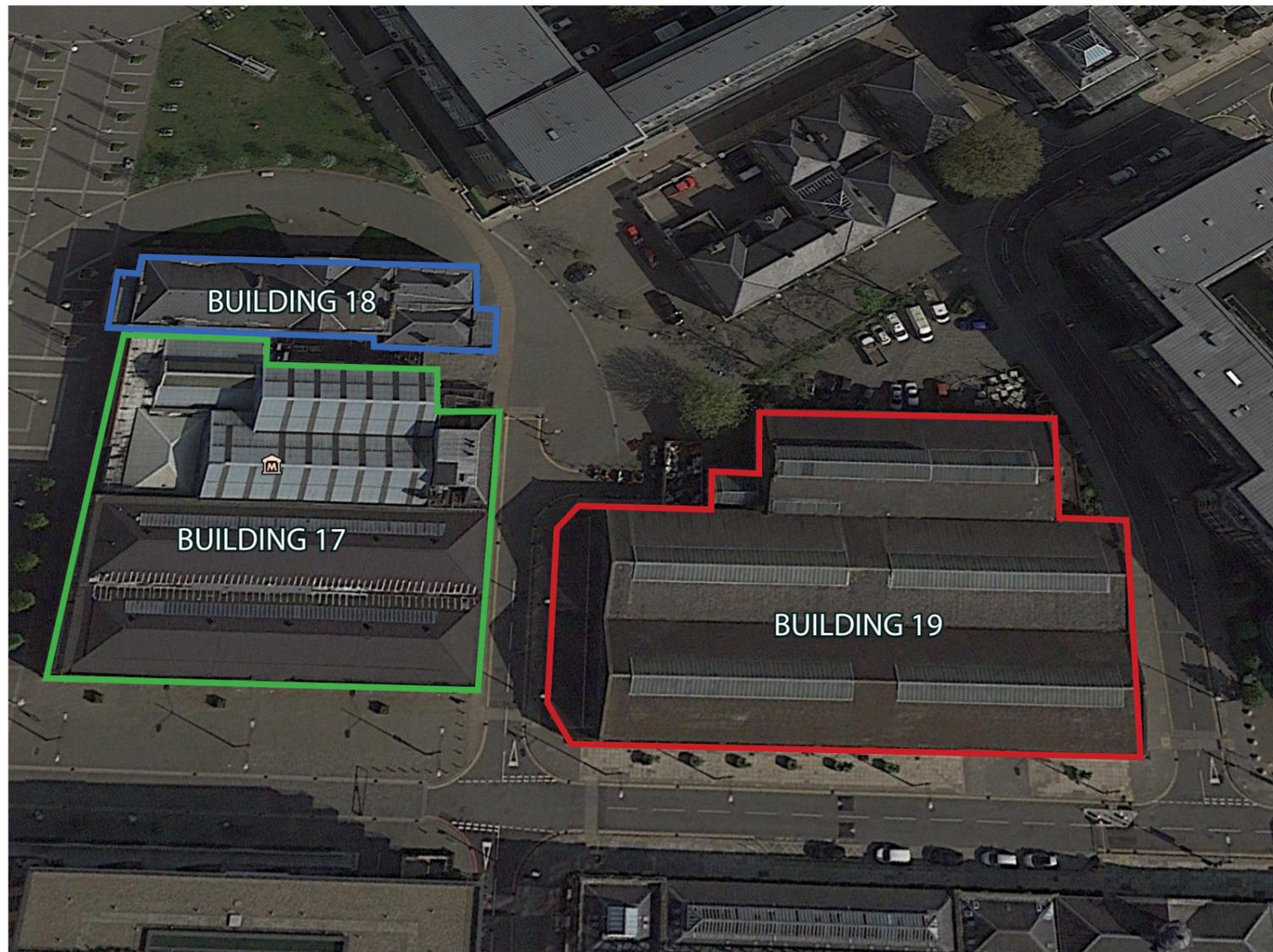
Following the consent of the previous application two consultations were made with the conservation case officer at Royal Borough of Greenwich Planning in order to understand the requirements for discharging conditions relating to Building 19. A number of technical solutions were tabled and discussed. The resulting applications were submitted and approved and are included as appendices to this report. The meetings are summarised below;

- 29th November 2018 to discuss condition 4 Timber Brick Flooring and 5 Floor Strengthening
- 1st October 2019 to discuss condition 6 Mezzanine Fixings



DESIGN PROPOSALS

Context & Heritage



Existing aerial photo of the site

Located within the Royal Arsenal Conservation area in the Royal Borough of Greenwich all three buildings (Building 17, 18 and 19) are Grade II listed heritage assets and originally formed part of the former Royal Arsenal Complex.

Building 19 (the former 'Carriage Inspection Shed') was constructed in the nineteenth century and although its exterior has seen many additions (principally a lean-to C20th machine room to the west, boiler house to the west of the north range and block of latrines to the east) the interior has had little alteration except a mezzanine floor which was added to the north range in the 1990s. Building 19 originally formed part of the Royal Carriage Department responsible for the design and manufacture of the wooden carriages for moving guns and cannons and was designed to work in tandem with Building 10 ('The Royal Carriage Factory') which it connected to via rail tracks. Original cast-iron columns and gables with wrought-iron girder rails run around the perimeter of the two main ranges and carry overhead traveling cranes. Steel roof trusses with wrought-iron tie rods span each of the three ranges and the existing floor is in places woodblock.

Building 17 (the former 'Paper Cartridge Factory') was constructed between 1855-56. Over the course of the following century Building 17 gained numerous additions and outbuildings around its periphery. Most recently it was altered and developed between 1999 and 2000 to house the Royal Artillery Museum. Externally, the historic elevations hint at the large-scale factory process that once took place inside. Internally, the building has retained original features including some tapering octagonal piers with flared caps and holes for the line shafting. However, some original important features have been lost due to alterations.

Building 18 (the former 'Laboratory Offices') was constructed in 1855-6 to serve as offices. It was extended to the east and west in the late nineteenth century as the demand on the building grew. In 1999-2000 it was converted to provide office space for the Royal Artillery Museum. Externally the existing facades are important surviving examples of the Royal Arsenal Complex. Internally the building retains a number of original features including a dog-leg staircase with ornate cast-iron balusters.

The design for the temporary link building seeks to provide a sensitive pavilion between all three buildings acknowledging the Grade II listed status of the late nineteenth- century industrial architecture it abuts. The orientation of the link building's main entrance acknowledges the pedestrian approach from the South along Major Draper Street from the new Elizabeth Line Woolwich station due to open early 2022. The approach to the interior fit out for Building 19 is that in respect to the Listed building the interventions are intended to be non-invasive and reversible.

A separate flood risk assessment is submitted in support of this application.



Photo of Building 17- 2017



Photo of Building 17- 2017



Photo of Building 18- 2015



Photo of Building 19- 2015