



YORK DIGITAL MEDIA & ARTS CENTRE OPTION 5

13.10.2014

SUBMISSION BY

MACCREANOR LAVINGTON | ROBERT LOADER ARCHITECTS
ALAN BAXTER | JACKSON COLE

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1. INTRODUCTION

DOCUMENT PRODUCED BY

Maccreeanor Lavington and Robert Loader Architects

FOR THE CITY OF YORK WITH CONSULTANT TEAM:

Alan Baxter: Structural Engineer

Jackson Coles: Cost Consultant

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This report has been prepared for the City of York Council to examine the feasibility of an Option 5 to retain the structure of the existing North Annex, add a new second floor and build a new extension on the Hutments site.

This report should be read in conjunction with the previous report, 'York Digital Media and Arts Centre and Guildhall Complex 10.03.2014 Final', and also the other consultants' specialist reports for Option 5:

- Structural Engineer's Report – Alan Baxter and Associates
- Cost Consultant's Report – Jackson Coles

Exclusions, etc:

In the course of the study, doubts as to the accuracy of the Atkins survey have appeared where checks of levels do not correlate with survey elevations. This may cast doubt on the relationship of the proposed new build elevation with the retained riverside corner block.

Proposals for the rebuilding of the South Range, and the renovation of the Guildhall and the main Council Chambers building are as shown in the previous report noted above.



Robert Loader Architects

MaccreeanorLavington



2. SUMMARY

2.1 PREFACE

This report follows earlier proposals that considered a replacement for the existing North Annex and a further side extension on the Hutments site.

A level of uncertainty remains over the previous proposals in planning terms. Feedback from consultation with English Heritage indicated concern with regard to their bulk - that they screen the view of the rear facades of the buildings facing Lendal.

Additionally, and of further consequence, these proposals were not successful in receiving a positive response for further funded development in the application to the Heritage Lottery Fund last April.

Consequently, Option 5, presented here, is put forward as a route that is achievable without outside funding, and which minimises planning risks.

2.1 SUMMARY POINTS

The principal findings from the Option 5 studies for the Digital Media and Arts Centre are:

- The above ground structure of the two storey rear extension of the North Annex is capable of carrying a further floor.
- It is not yet known if the foundations are also adequate to carry the increased loads of another floor.
- The upper floor and roof extension of the North Annex will provide good office space.
- The low ceiling height of the lower ground cafe and office spaces are a 'negative'.
- The high ceiling heights of the UG/1st floor cafe and office spaces are glorious, but maintaining level access to the upper floor of the new building will require a much larger volume of building than normal.
- The north end of the existing North Annex building, combined with the difficult boundary conditions with the Post Office does not provide suitable space for necessary ancillary uses such as an electrical sub-station and refuse storage and disposal.
- The main Council Chambers building is to be converted to co-working spaces as set out in the previous report. The Guildhall is to be refurbished and equipped for A/V presentations.
- As included in the previous report, the South Range is proposed to be rebuilt to provide an independent two-storey restaurant that extends into the Atkinson Block, and that also provides essential ancillary space (wcs) that will allow the Guildhall to be considered for a much wider range of uses.
- The overall net floor area for DMAC use is 1,522m² and remains consistent with demand forecast by Science City York.
- The new lift in the North Annex extension significantly improves accessibility around the complex with only a few of the oldest rooms still not step-free.

3.1 NORTH ANNEX: ROOF EXTENSION & NEW BUILD HUTMENTS SITE (OPTION 5)

The Retained North Annex

The North Annex of the York Council Chambers was built in the early 1900s and is listed Grade II. The North Annex comprises two parts: a tall, stone-faced, three-storey block beside the river, and a long two-storey, brick rear extension that runs back towards Lendal. Previous studies for the redevelopment of this site have considered both the complete replacement of the two-storey rear extension with a new four-storey building, and also the retention and renovation of the two-storey brick block. In its current condition the North Annex has severe limitations in accessibility.

- This study retains the previous site circulation proposals that link the Hutments area back to Mansion House Yard by a new link through the lower floor of the North Annex.
- These proposals retain the principal structure of the North Annex two-storey rear extension. It has an inner steel framework with supporting columns from ground to first. The roof is supported by steel trusses spanning between the outer masonry walls. Initial analysis by Alan Baxter & Associates indicates that the external walls have sufficient capacity to carry a further floor, but uncertainty remains over the capacity of the foundations. This point will require further excavation and analysis.
- It may be possible to re-use the existing roof structure for the new second floor, or a new roof structure may be proposed. Insulation and ventilation to be installed in the roof space.
- Window cill levels in the north-west elevation of the North Annex are generally high, and it is proposed to drop these to form doorways and lowered windows. This will have a considerable impact on the brickwork of the listed building, and will need to be carried out with care. New double-glazed steel-framed doors and windows are to be installed.
- The existing stair in the riverfront block is to be removed and infilled. Access and escape stairs will be the existing north stair in the Council Chambers and the new stair in the new extension. A new lift will be installed within the existing North Annex rear extension.
- The north end of the North Annex (closest to Lendal) has a complex boundary with the Post Office, and is not well-suited to access for ancillary requirements such as an electrical sub-station or refuse storage and disposal. In this study, these are relocated into the existing garages behind Mansion House, but there may be other, competing uses for these spaces. Therefore, it cannot be said that these proposals for the North Annex are fully self-sufficient in operation.

The Glazed Access Gallery and New Building on the Hutments Site

A glazed three-storey access gallery is proposed to provide access to the workspaces within the upper floors of the North Annex, and to link to the

upper floors of the new building on the Hutments site. It will cover the pedestrian route down to the building entrance, and provide shelter at the edge of the new public space on the site of the removed hutments. It will be visible from Lendal Bridge to identify the DMAC.

- The gallery is to provide an environmental buffer-zone to minimise heat loss from the original building fabric of the North Annex - minimally heated, but positioned to benefit from passive solar gain.
- A circulation stair for the North Annex and Gallery is located by the wall of the new building.
- The new three-storey building on the Hutments site is proposed as a cafe on lower and upper ground/first floors, and as office on the second floor. Previous studies showed a ground level cafe in this location as well as an A3 unit in the lower level of the North Annex in order to form an extension of Jamie's and give this businesses access to riverfront views. This option has not been included here, but it would be possible.
- A lift and internal stair are located to serve the two floors of the Cafe. The upper floor will offer an inset terrace.
- The proposed new structure is concrete-framed with cross-beams to give column-free floor space.

Floor Levels

Floor levels will be fixed approximately as existing within the North Annex.

- The exception is the UG/1st floor of the riverside corner block. This floor will be raised approximately 900mm in order to align with the floor in the main Council Chambers building.
- The lower ground floor will be raised by approximately 200mm to take it above the Level 101 Flood Level (100 year event plus climate change).
- The original use of the upper floor of the rear of the North Annex is believed to have been a gymnasium for sport. Consequently, there is a high floor - floor height between the first and second floors (4.XXm). In contrast, the floor - floor height from Lower to Upper Ground is only 2.XXm.
- While the high ceilings of the UG/1st floor will be perceived as generous and valuable, the low ceilings of the lower ground floor may make office space feel rather compressed. This will be exacerbated on the lower ground floor by the absence of windows on the boundary with Jamie's/ Lendal Cellars. An appropriate conclusion would be that this area is retained for low-value (plant) space, or that, after suitable agreement, it may form an extension to the restaurant use currently in Jamie's yard. This would then allow reasonable light from all three sides into this part of the building. On the UG/1st floor there are three existing windows overlooking the yard of Jamie's Italian/ Lendal Cellars.
- Although the cafe need not be linked to the Gallery or North Annex at

the UG/1st floor, a concern for future flexibility of use has led to the floor levels carrying through. However, this does mean that the lower ground level of the cafe has a relatively low ceiling, but, in contrast, the UG/1st level of the cafe will be glorious.

AREAS

The proposed DMAC Option 5 scheme would provide 1,156m² of office and co-working space with an additional 366m² of meeting, project and break-out space. This correlates with the 24-month projected demand in the SCY survey.

4.1 BASEMENT

COUNCIL CHAMBERS

Proposals for the basement of the Council Chambers are similar to the previous report:

- Due to the high risk of flooding there are few permanent uses that can take place in the basement of the Council Chambers. Measures are in place to pump out flood water which, to date, have been successful, but are proposed to be automated. Current uses include low value storage and boiler plant.
- It is also likely that a significant volume of space will be required for rainwater storage (at least equivalent to two of the empty rooms). This will be considered at a later stage (when storage capacities are calculated) against the alternative of underground storage and the strong possibility of disturbing archaeological remains.
- The long term expectation is for higher floods above ceiling level, which may well expose weaknesses in the current defences.
- In order to effectively use this existing space, it is proposed to construct water-proof rooms-within-rooms to house the new plant at this level.
- Nevertheless, the generous tiled floor hall could be considered as an informal break-out space. The existing stairwell is currently infilled as a fire-precaution, but re-opening this could transform the quality of the entrance space. A second visual link through the floor of the break-out space on the south side of the building would emphasise the spatial connection from the existing building entrance on the north side down to the lower terrace at river level on the south side. These proposals will require further appropriate fire precautions to the rooms that currently open on to the lower stair area.



4. DIGITAL MEDIA AND ARTS CENTRE

4.2 LOWER GROUND FLOOR

NORTH ANNEX

The lower ground of the North Annex floor will contain:

- Plant room.
- Lift.
- DMAC office space (177m² NIA).
- A connection through the North Annex to lead back to Common Hall Yard, which will improve accessibility to the riverfront public space.
- The entrance to the DMAC.
- WCs and shower.
- A connection to DMAC areas in the Council Chambers building.
- Cycle storage.

NEW BUILDING ON THE HUTMENTS SITE

The lower ground level of the Hutments site building will contain:

- Cafe (81m² NIA).
- Covered outdoor space
- Internal stair and lift.
- Escape stair from Gallery.

Proposals for the Council Chambers, Guildhall and South Range are similar to the previous report.



4. DIGITAL MEDIA AND ARTS CENTRE

4.3 UPPER GROUND/ FIRST FLOOR

NORTH ANNEX

The upper ground/ first floor level of the North annex will contain:

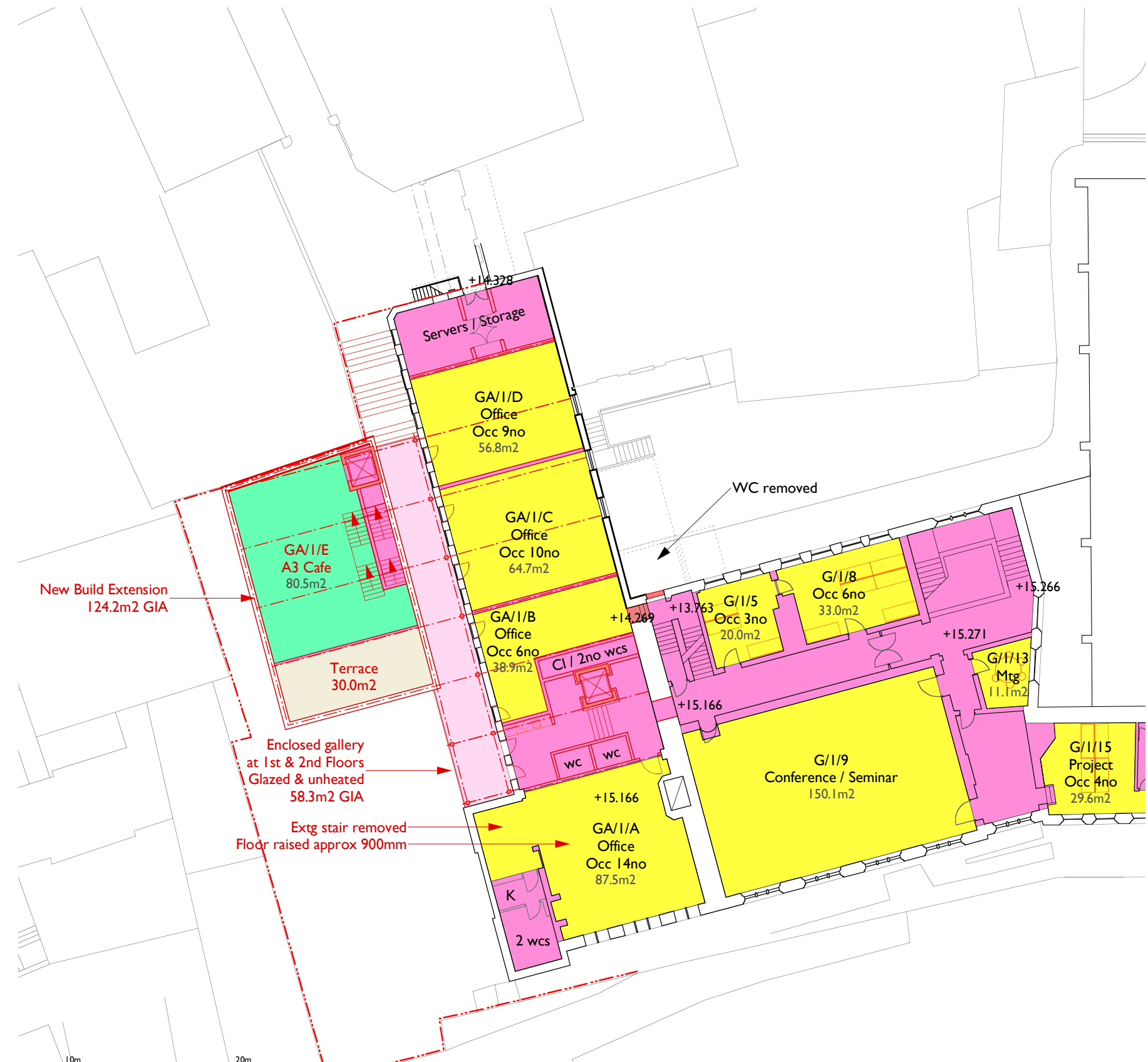
- DMAC office space (248m² NIA).
- Lift with access at two levels.
- Gas and electrical inlets.
- Server room.
- WCs and tea point.
- A connection to DMAC office space within the Council Chambers building.

NEW BUILDING ON THE HUTMENTS SITE

The upper ground/ first floor level of the Hutments site building will contain:

- Cafe (81m² NIA).
- Terrace (30m² NIA).
- Internal stair and lift.
- Escape stair from Gallery.

Proposals for the Council Chambers, Guildhall and South Range are similar to the previous report.



4. DIGITAL MEDIA AND ARTS CENTRE

4.4 SECOND FLOOR

NORTH ANNEX EXTENSION

The second floor extension of the North Annex will contain:

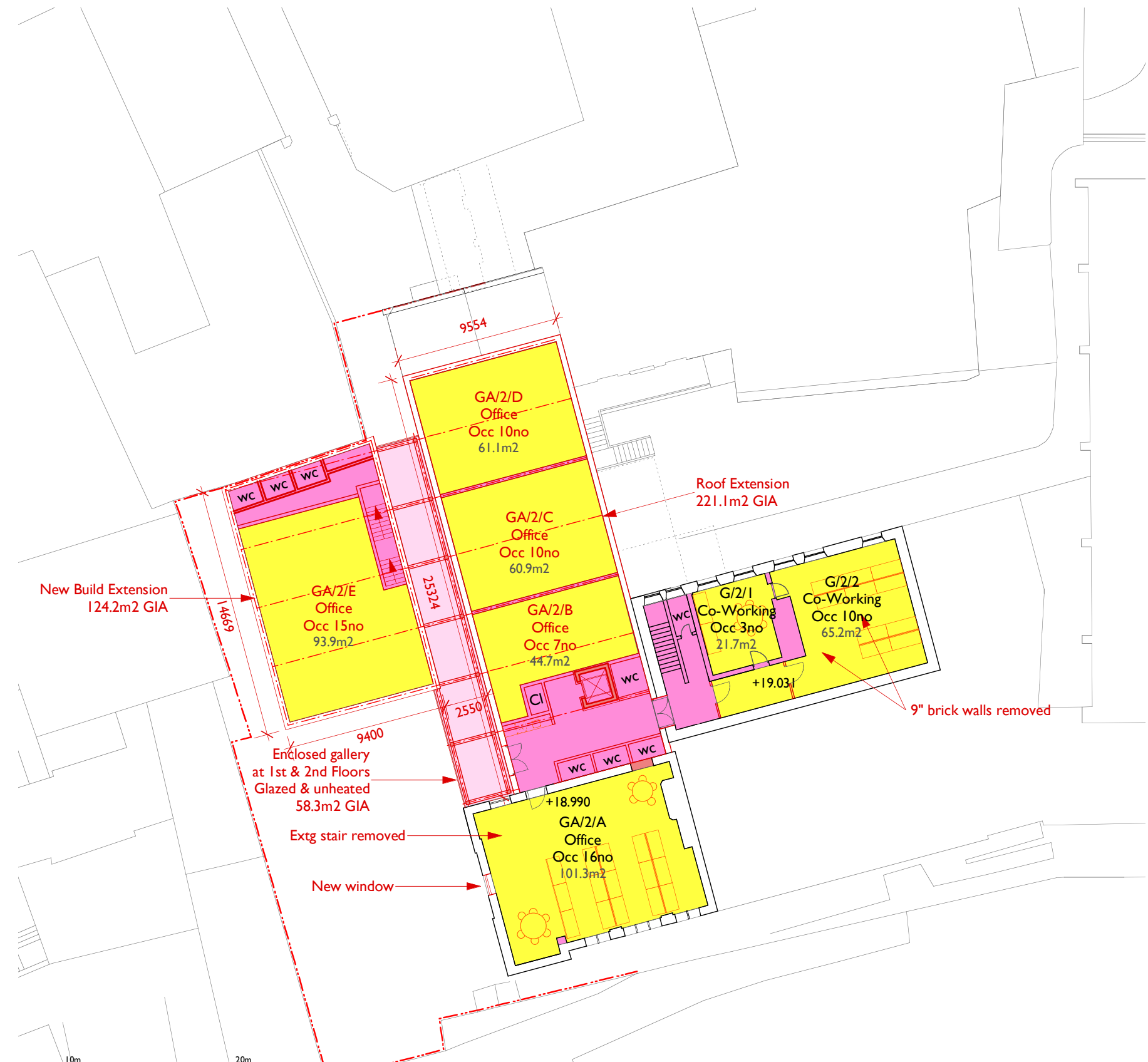
- DMAC office space (268m² NIA).
- Lift.
- Access Gallery.
- WCs and tea point.
- A connection to DMAC office space within the Council Chambers building.

NEW BUILDING ON THE HUTMENTS SITE

The second floor of the Hutments site building will contain:

- DMAC office space (268m² NIA).
- WCs.
- Escape stair from Gallery.

Proposals for the Council Chambers are similar to the previous report.



4. DIGITAL MEDIA AND ARTS CENTRE

4.5 SUMMARY OF LETTABLE FLOOR AREAS FOR OPTION 5

DMACG OPTION 5 Schedule of Accommodation	TOTAL GIA	EXISTING RETAINED RENOVATED DMAC GIA	NEW BUILD PH 1B, GLAZED GALLERY & 2nd FL NORTH ANNEX A3/B1 GIA	A3 LETTABLE (INCL GUILDHALL) NIA	EXISTING RETAINED RENOVATED SOUTH RANGE & GUILDHALL GIA	NEW BUILD SOUTH RANGE & GUILDHALL A3 RESTAURANT GIA	NOT RENTED	OFFICE/ PROJECT RENTABLE NIA	MEETING/ CONFERENCE/ BREAK-OUT RENTABLE NIA	OFFICE OCCUPANCY	m2/person
30 SEPTEMBER 2014											
Basement											
CYCLE STORE							35.2		possible?		
CYCLE STORE							34.2		possible?		
VULNERABLE STORAGE							12.0				
VULNERABLE STORAGE							20.9				
COUNCIL CHAMBERS BREAK-OUT G/B/20									61.2	6	10.2
Basement Sub-Total	412.7	412.7					102.3		61.2		
Lower Ground Floor											
NEW NORTH ANNEX CYCLE STORE							29.8				
COUNCIL CHAMBERS PORTER'S LODGE G/G/15								10.3		1	10.3
COUNCIL CHAMBERS CO-WORKING G/G/6								28.4		4	7.1
COUNCIL CHAMBERS CO-WORKING G/G/9								35.1		5	7.0
COUNCIL CHAMBERS CO-WORKING G/G/10								34.7		5	6.9
COUNCIL CHAMBERS CO-WORKING G/G/5								49.2		8	6.2
COUNCIL CHAMBERS CO-WORKING G/G/4								30.7		5	6.1
EXTG OFFICE GA/G/A (RETAINED RIVERSIDE BLOCK)								83.8		15	5.6
EXTG OFFICE GA/G/B (RETAINED NORTH ANNEX)								93.4		15	6.2
EXTG BREAKOUT (COUNCIL CHAMBERS)									23.1		
EXTG MEETING (COUNCIL CHAMBERS)									16.4		
EXTG PROJECT ROOM (COUNCIL CHAMBERS)									25.0		
EXTG MEETING (COUNCIL CHAMBERS)									49.1		
NEW PH 1B: CAFE				81.2							
SOUTH RANGE + ATKINSON RESTAURANT				198.9	130.9	113.9					
GUILDHALL				403.3	403.3						
GUILDHALL WCs				31.4		31.4					
LG Sub-Total	1619.1	846.3	93.3	714.8	534.2	145.3	29.8	365.6	113.7	58	6.3
Upper Ground/ First Floor											
COUNCIL CHAMBERS CO-WORKING G/1/5								20.0		3	6.7
COUNCIL CHAMBERS CO-WORKING G/1/8								33.0		6	5.5
EXTG OFFICE GA/1/A (RETAINED RIVERSIDE BLOCK)								87.5		14	6.3
EXTG OFFICE GA/1/B (RETAINED NORTH ANNEX)								38.9		6	6.5
EXTG OFFICE GA/1/C (RETAINED NORTH ANNEX)								64.7		10	6.5
EXTG OFFICE GA/1/D (RETAINED NORTH ANNEX)								56.8		9	6.3
EXTG MEETING (COUNCIL CHAMBERS)									11.1		
EXTG PROJECT ROOM (COUNCIL CHAMBERS)									29.6		
COUNCIL CHAMBERS/ DMAC CONFERENCE									150.1		
NEW PH 1B: CAFE				80.5							
SOUTH RANGE + ATKINSON RESTAURANT				258.0	80.0	178.1					
GUILDHALL MINSTRELS GALLERY				45.0		45.0					
UG/1st Fl Sub-Total	1215.2	771.1	182.4	383.5	80.0	223.1		300.9	190.8	48	6.3
Second Floor											
COUNCIL CHAMBERS CO-WORKING G/2/1								21.7		3	7.2
COUNCIL CHAMBERS CO-WORKING G/2/2								65.2		10	6.5
EXTG OFFICE GA/2/A (RETAINED RIVERSIDE BLOCK)								101.3		16	6.3
NEW NORTH ANNEX: OFFICE GA/2/B								44.7		9	5.0
NEW NORTH ANNEX: OFFICE GA/2/C								41.1		6	6.9
NEW NORTH ANNEX: OFFICE GA/2/D								60.9		10	6.1
NEW PH 1B: OFFICE GA/2/E								61.1		10	6.1
								93.9		15	6.3
2nd Fl Sub-Total	621.3	217.8	403.5					489.9		79	6.2
TOTALS	3868.3	2247.9	679.2	1098.3	614.2	368.4	132.1	1156.4	365.6	185	6.3
OFFICE SPACE NIA									1522.0		
GRAND TOTAL A3 & B1 NIA									2620.3		

DRAWINGS

LAYOUTS AS PROPOSED: Ph 1 Rebuilt North Annex & South Range

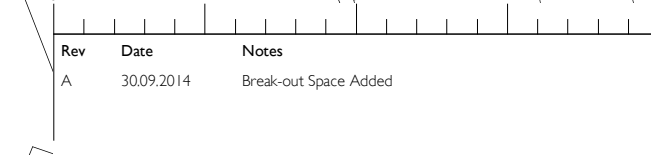
Basement Plan	DMACG PR 093A
Lower Ground Plan	DMACG PR 103C
Upper Ground/ First Plan	DMACG PR 113C
Second Floor Plan	DMACG PR 123C

ELEVATIONS AS PROPOSED

Elevation Study	DMACG PR 208A
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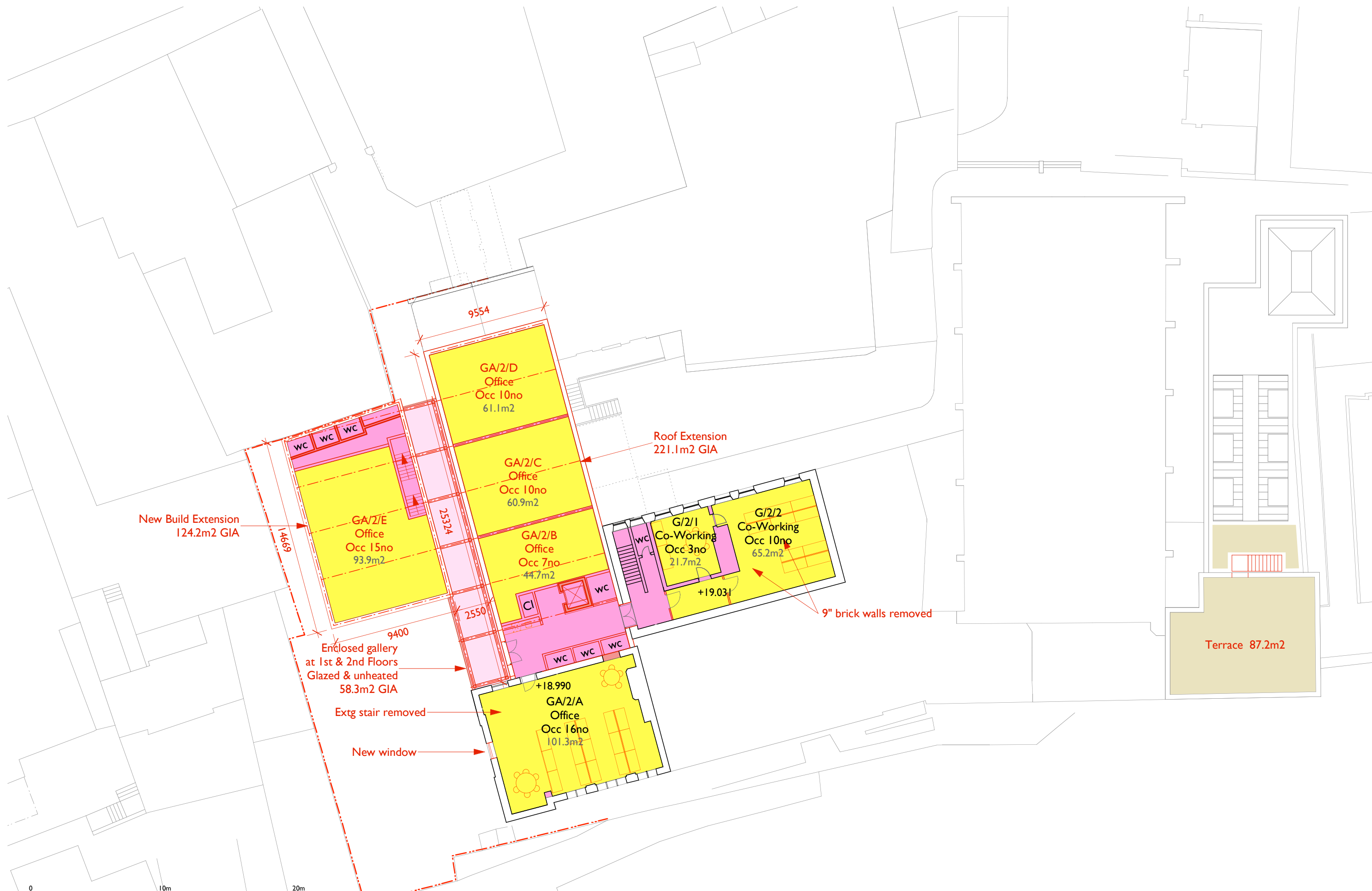
SECTIONS AS PROPOSED

Cross Section through North Annex	DMACG PR 209A
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Rev A	Date 30.09.2014	Notes Break-out Space Added	<p>1. This drawing remains the copyright of the architect. 2. Do not scale from this drawing. All dimensions to be checked on site prior to commencement of works. Contractor to report back any discrepancies with site dimensions.</p>	<p>Architect ROBERT LOADER RIBA ARB 52 Pymers Mead London SE21 8NH</p>	<p>Contact t: 0794 880 1144 e: studio@gardenrow.net</p>	<p>Project YORK DIGITAL MEDIA and ARTS CENTRE & GUILDHALL</p>	<p>Drawing Title OPTION 5 Basement AS PROPOSED</p>	<p>Drawing Status FOR INFORMATION</p>	<p>Job DMACG</p>	<p>Drawing No PR 093</p>	<p>Rev A</p>
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Scale: 1:250 @ A3



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Architect
ROBERT LOADER RIBA ARB
 52 Pymers Mead
 London SE21 8NH

Contact
 t: 0794 880 1144
 e: studio@gardenrow.net

Project
YORK DIGITAL MEDIA and ARTS CENTRE & GUILDHALL

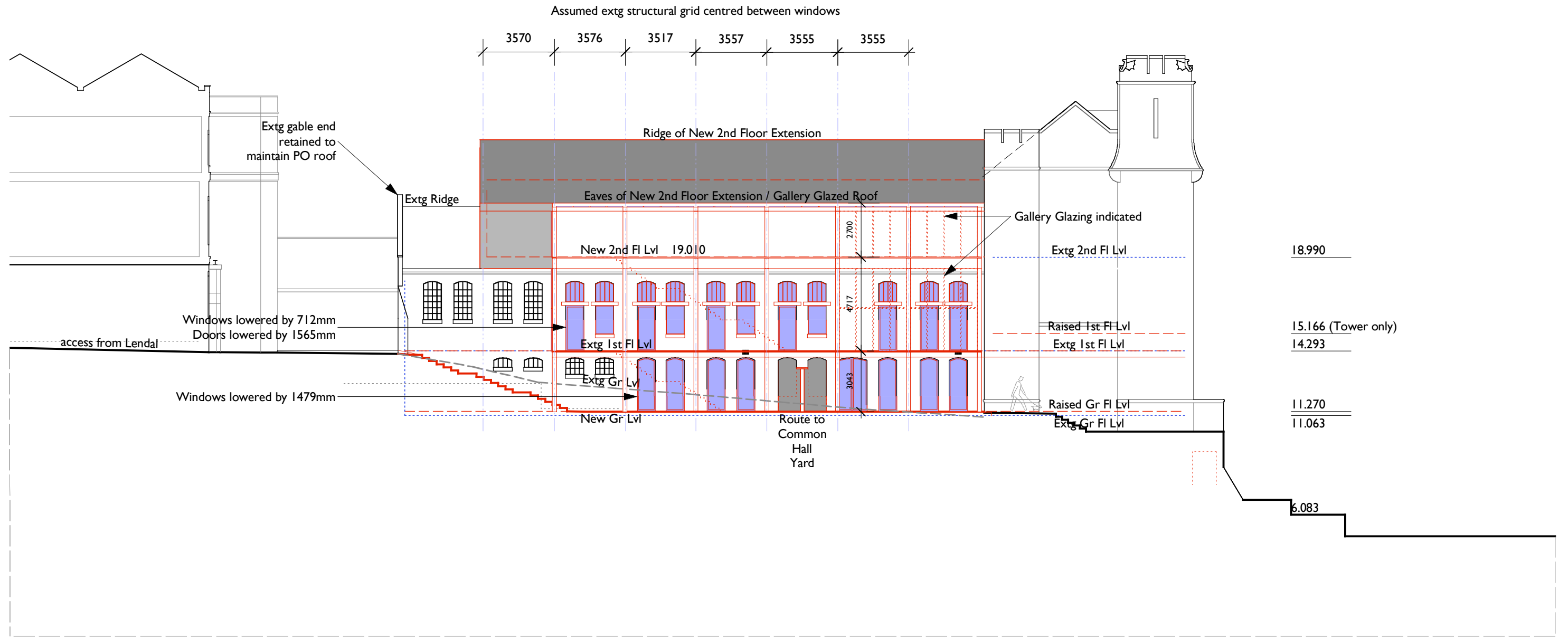
Drawing Title
OPTION 5 Second Floor
 AS PROPOSED

Drawing Status
FOR INFORMATION
 Scale: 1:250 @ A3

Job
DMACG PR 123

Drawing No
PR 123

Revision
C



Rev	Date	Notes
A	26.09.2014	Escape stair relocated. Two storey Cafe.

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Architect
ROBERT LOADER RIBA ARB
 52 Pymers Mead
 London SE21 8NH

Contact
 t: 0794 880 1144
 e: studio@gardenrow.net

Project
York DMAC & Guildhall

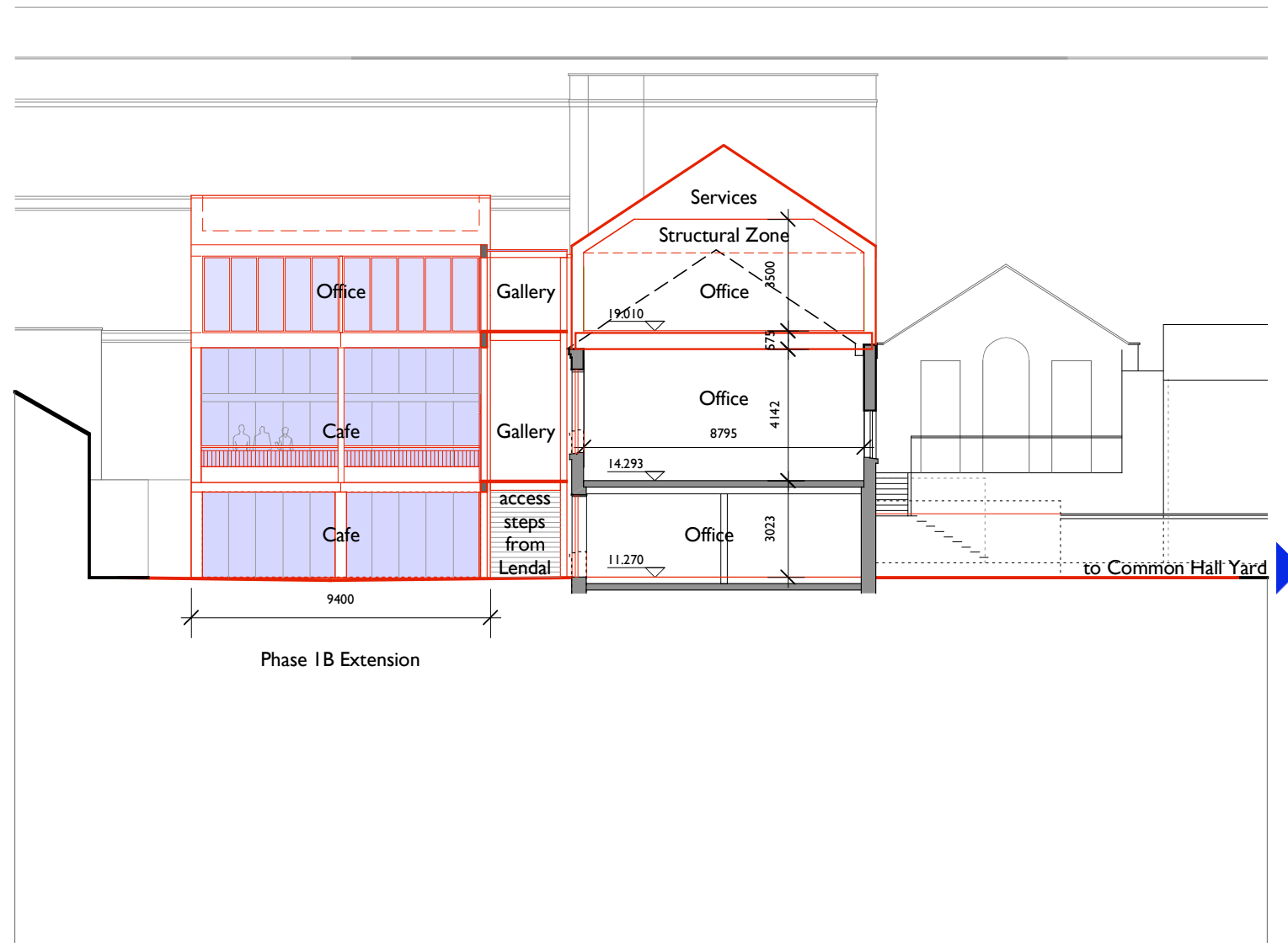
Drawing Title
NORTH ANNEX OPTION 5
NW ELEVATION STUDY
 AS PROPOSED

Drawing Status
PRELIMINARY
 Scale: 1:200 @ A3

Job
DMACG

Drawing No
PR 208

Revision
A



Rev	Date	Notes
A	26.09.2014	Escape stair relocated. Two storey Cafe.

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Architect

ROBERT LOADER RIBA ARB
 52 Pymers Mead
 London SE21 8NH

Contact

t: 0794 880 1144
 e: studio@gardenrow.net

Project

York DMAC & Guildhall

Drawing Title

**NORTH ANNEX OPTION 5
 CROSS-SECTION STUDY**
 AS PROPOSED

Drawing Status

PRELIMINARY
 Scale: 1:200 @ A3

Job

DMACG

Drawing No

PR 209

Revision

A