

# UPMO CAMPUS - Phase 1: New Performing Arts Hub

PLANNING DOCUMENT

March 2019





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# 1.0 INTRODUCTION

This Development Description for the new UPMO Campus - Phase 1: New Performing Arts Hub for adults with learning difficulties and autism has been prepared by CROPKA architects on behalf of Upward Mobility Ltd.

This document forms part of the planning application for change of use to the existing industrial warehouse with associated offices at 7 Swanfield, Edinburgh, EH6 5RX.

It is intended to supplement the formal information by summarising the functional requirements of the brief, as well as providing architect's reasoning for change to building's fabric and addition of new signage.

## 1.1 PROJECT DESCRIPTION

The planned UpMo Performing Arts Hub will bring a new use to the currently unoccupied existing warehouse by providing new facilities for adults with learning difficulties and autism to develop their life skills through music, drama, art and other expressive and physical activities. The Performing Arts Hub is intended as first in a series of new facilities for support services with learning opportunities. It is envisaged that in the coming years the UpMo Campus will encompass a wide number of buildings scattered across entire Leith area.

The project will deliver a range of collaboration, performance, teaching and personal care spaces. A detailed description of the brief as well as of the proposed alterations to the building's envelope is shown in section 4.0 Proposed design.

## 1.2 PROJECT TEAM





## 2.0 UPMO

Upward Mobility is an Edinburgh based charity that provides support, learning opportunities and other services for young people and adults with additional support needs. Their core belief is that every person in society should be given the opportunities they need to develop their potential and play an equal, inclusive and rewarding role in their communities. The company combines support services tailored to the individual through a wide curriculum of creative workshops, educational activities and vocational programmes.

Formed just over 10 years ago, the UPMO project has grown from very humble beginnings to become a highly respected and thriving operation serving clients from across Edinburgh and the Lothians. Currently, 140 students attend the project and it employs about 90 staff. UPMO continues to grow and coupled with the sale of their current premises at St Margaret's House in Meadowbank there is a need to find larger purpose designed accommodation. The intention is to relocate to a number of different buildings across Leith creating a 'campus' that better integrates with the local community. The first of these facilities will be at Swanfield.

The new new facility will give an even wider group the opportunity to build confidence, use imagination and develop life skills through music, drama, art and other expressive activities. The company aims to become a vital part of the Leith community.







# 3.0 SITE CONTEXT AND EXISTING BUILDING

Aerial Photograph of Site



### 3.1 LOCATION

The site is located in the North East of Edinburgh in Leith, approximately 1.5 miles from the city centre. Swanfield, which lies off Bonnington Road, is a small industrial development with trade counter operators and light industrial/business units.

Most of the existing buildings in the direct proximity to the site are single storey industrial/business units. To the north west of the estate, at the corner of Burlington Street and Bangor Road building height rises to two storeys. Around the perimeter of the estate, building heights vary considerably but are predominantly stone built traditional four storey high tenements, more modern three storey residential blocks, and to the south, the larger five storey high Leith Community Treatment Centre and nearby Bethany Christian Trust offices.

The area is well served by public transport. Cycle route number 10 runs in the vicinity as well as the Water of Leith Walkway.

### 3.2 SITE AND EXISTING BUILDING

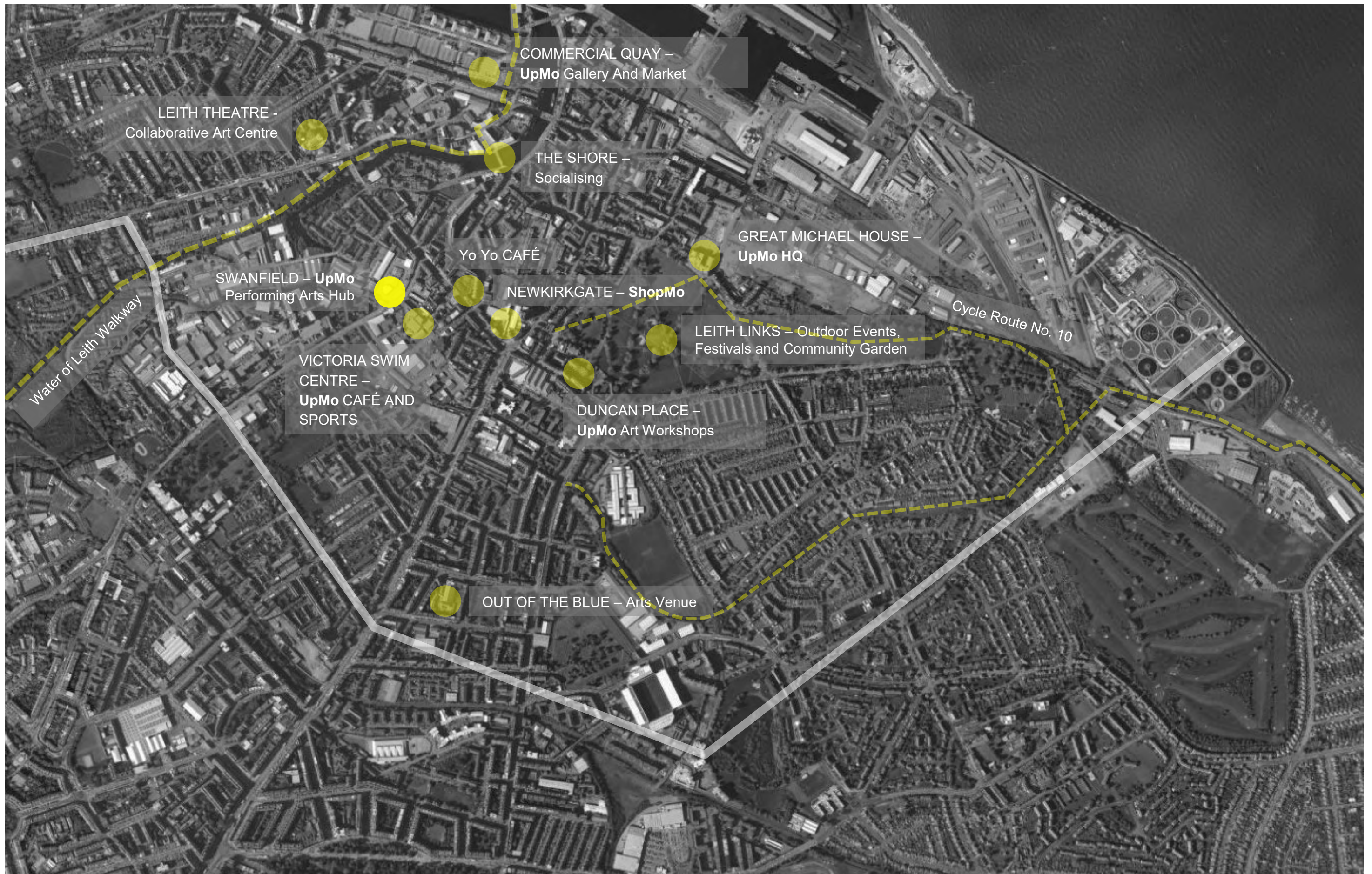
The existing building is a modern stand-alone industrial warehouse with two storey offices and associated service yard/parking facilities. The industrial element is of steel frame construction with grey insulated profiled cladding at high level and traditional red brickwork to dado level topped with a dark blue soldier course. The office accommodation is of full height red brick construction with dark blue brick detailing. The roof is of typical low pitched profiled metal cladding with integrated translucent roof panels.

All external doors, windows, roller shutters and accent flashings to the eaves and external corners of the metal cladding have been finished in a strong blue colour. Vehicle access is provided by way of a 3.5m x 5m electric up and over door.

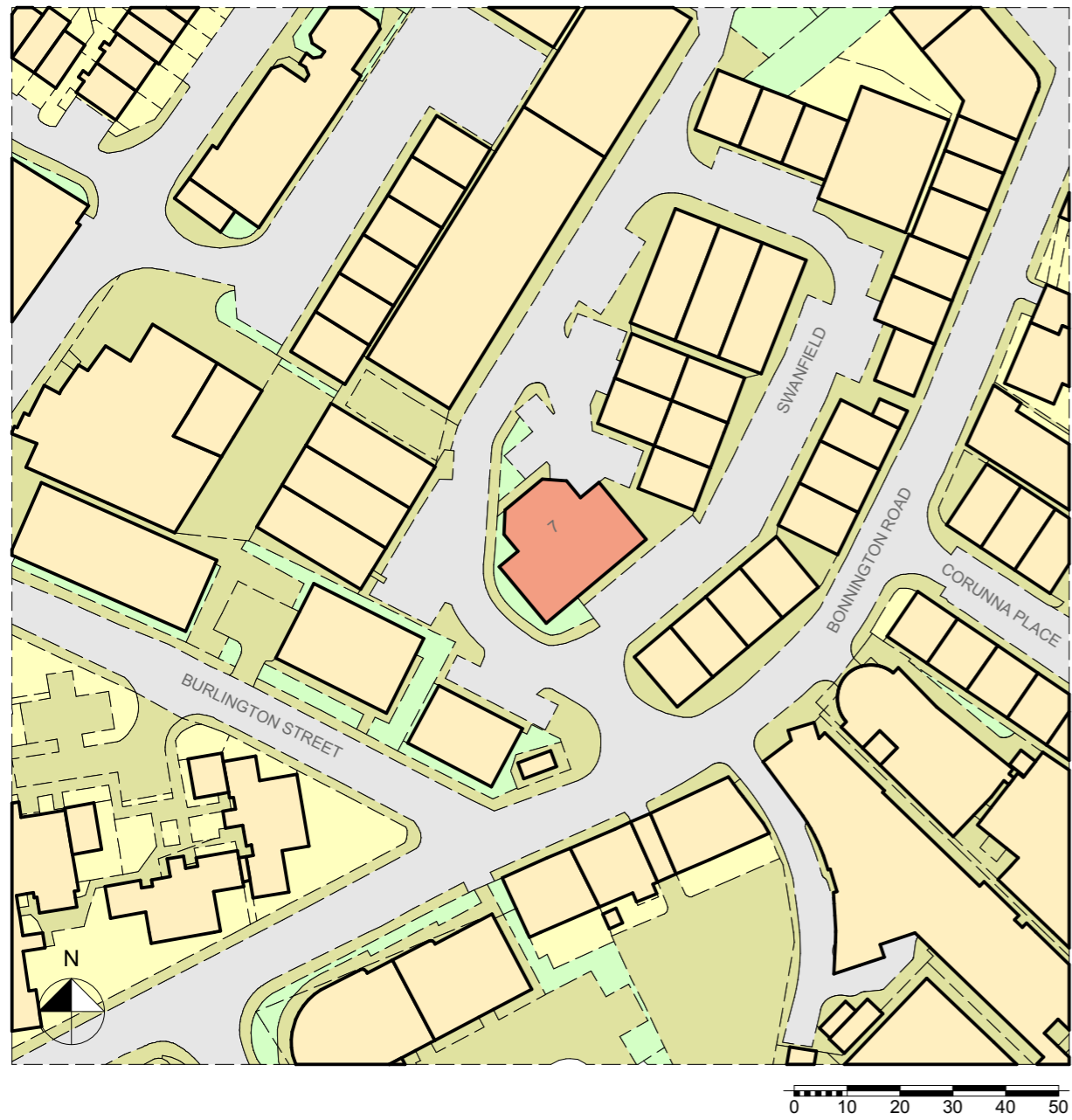
The two storey section to the front of the building have been arranged to provide a mixture of open plan and cellular office accommodation.

The current building has a mix of Use Classes 4, 5 and 6 according to Town and Country Planning (Use Classes) Scotland Order 1997 (as amended) - granted in 2001 (Ref: 01/03871/FUL). The unit contains office, general industry, storage and distribution spaces.

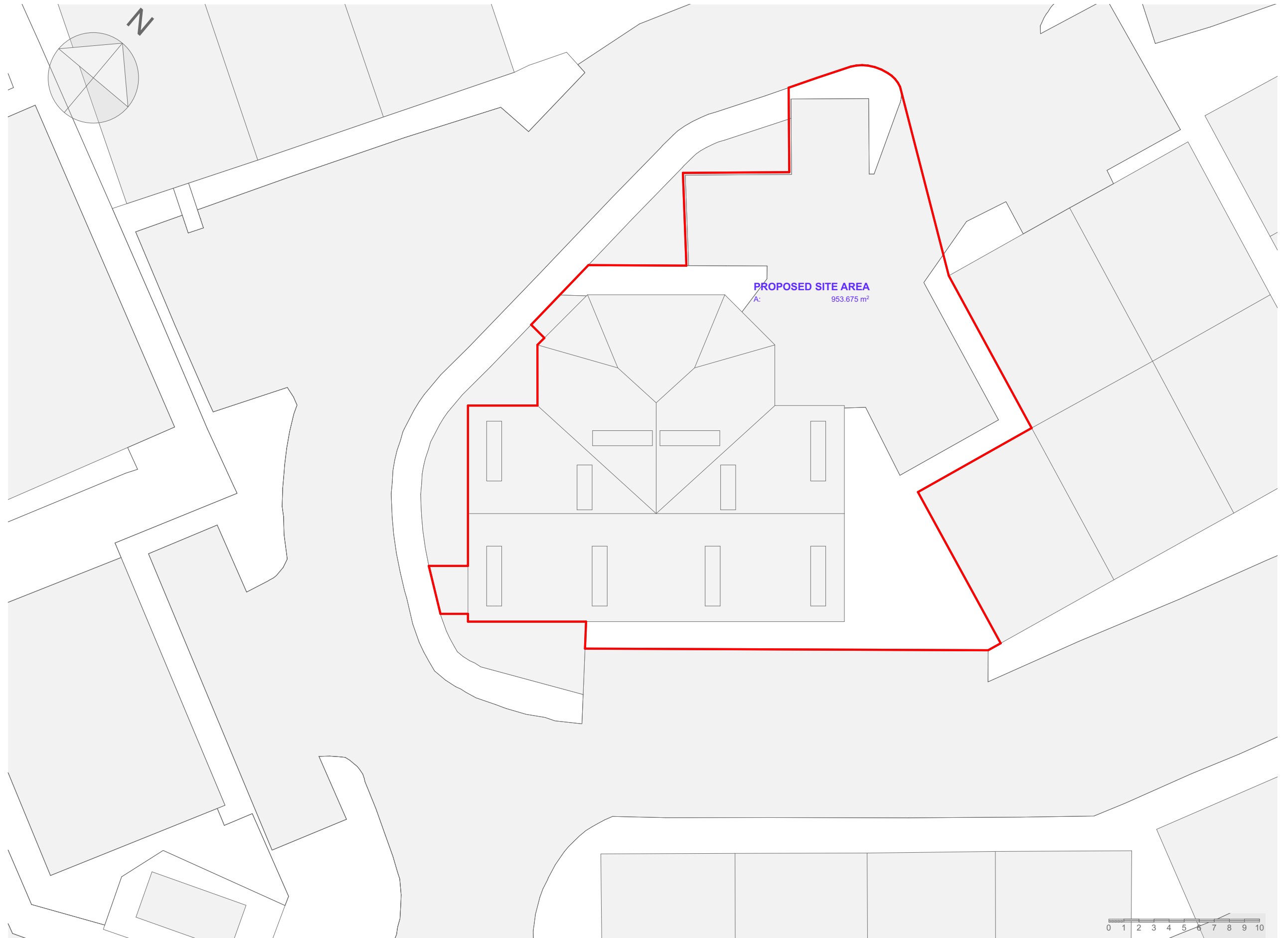
Wider site context and the future UpMo Campus



Location Plan



Site Plan



Site Photos



## 4.0 PROPOSED DESIGN

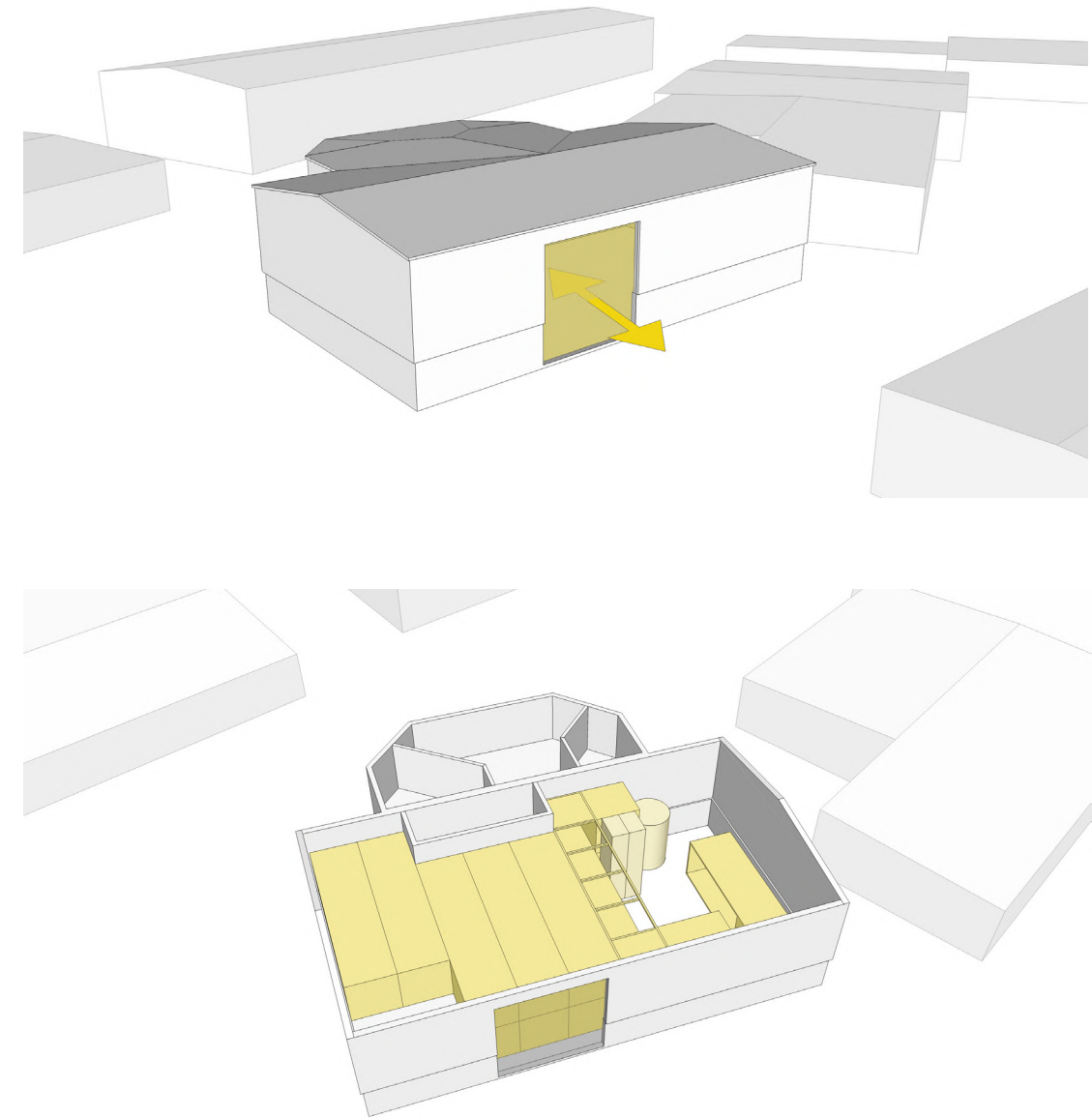
The building is to be converted into a new hub for adults with learning difficulties and autism (Class 10: Non-residential institution). Change of use involves alterations to both interior and exterior of the building.

Following types of building functions are intended:

- flexible spaces for creative arts workshops
- spaces for music workshops
- flexible spaces for dance workshops
- community cafeteria with internal and external facilities
- flexible drama workshop including a mobile stage
- personal care facilities
- management office

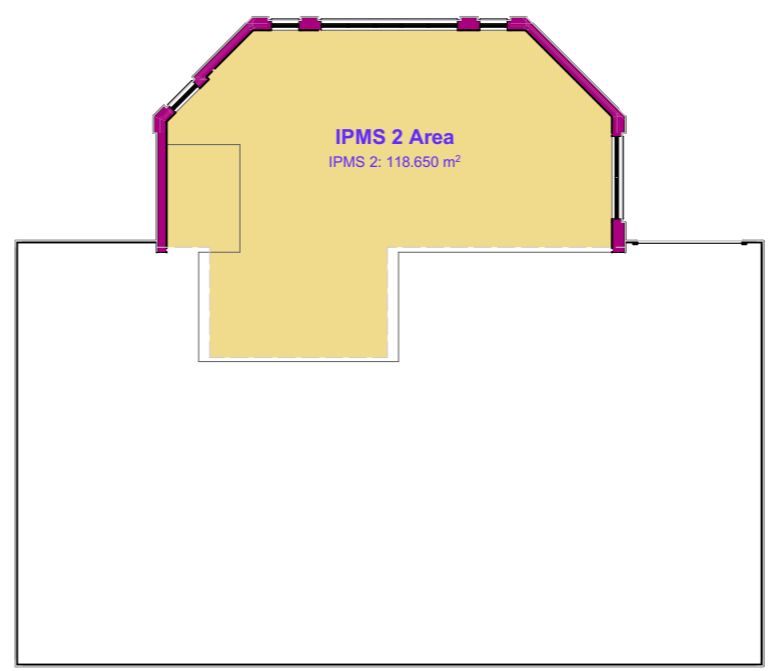
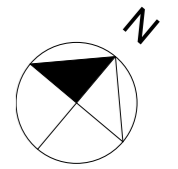
Changes to the exterior of the existing building are intended to be minimal, are limited to a new two storey high glazed opening in the south facade. This is to maximize use of daylight and to provide a visual link between exterior and interior spaces giving passers-by a glimpse into the creative environment and work of the UpMo students. Colour of the glazing frame is to match the existing grey/blue brick decorative horizontal strips.

New workshop spaces in the warehouse will be formed using second hand shipping containers. The containers inside of the building will be exposed as much as possible to clearly communicate the sustainable, creative and innovative character of the design. A visual link from the exterior to the containers will be provided through the large new glazing described above.

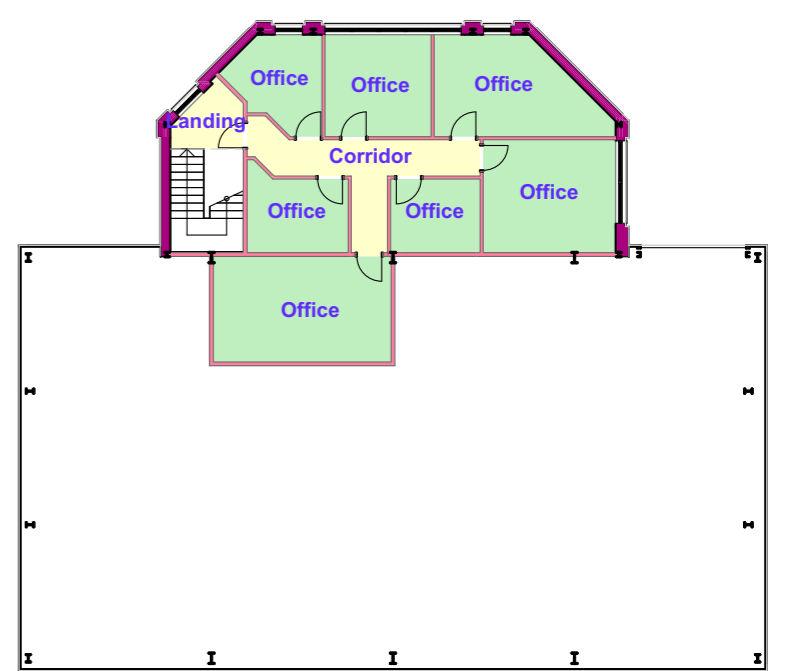


**IPMS Component Area Schedule (Existing)**

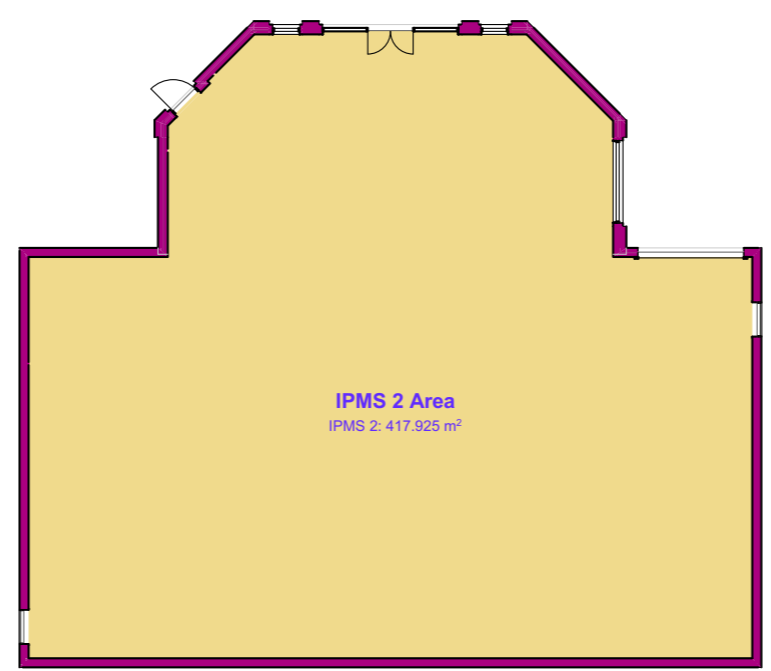
00_094 IPMS_Component-Area_Schedule (Existing)				
Zone Number	Zone Name	IPMS Ref.	Component	Zone Area
<b>Ground_Floor</b>				
	Cl	D	Hygiene Areas	1.33
	Disabled	D	Hygiene Areas	2.84
	Electrical	C	Technical Services	4.59
	Female	D	Hygiene Areas	4.47
	Hall	E	Circulation Areas	6.39 <sup>5</sup>
	Kitchen	D	Hygiene Areas	3.60 <sup>5</sup>
	Lobby	E	Circulation Areas	6.04
	Male	D	Hygiene Areas	4.31 <sup>5</sup>
	Office	G	Workspace	73.13
	Reception	E	Circulation Areas	17.04
	Sh	D	Hygiene Areas	2.23
	Stair	A1	Vertical Penetrations	7.20
	Warehouse	G	Workspace	273.58
				<b>406.76<sup>5</sup> m<sup>2</sup></b>
<b>First_Floor</b>				
	Corridor	E	Circulation Areas	12.83
	Landing	E	Circulation Areas	4.08
	Office	G	Workspace	89.13 <sup>5</sup>
				<b>106.04<sup>5</sup> m<sup>2</sup></b>
				<b>512.81 m<sup>2</sup></b>



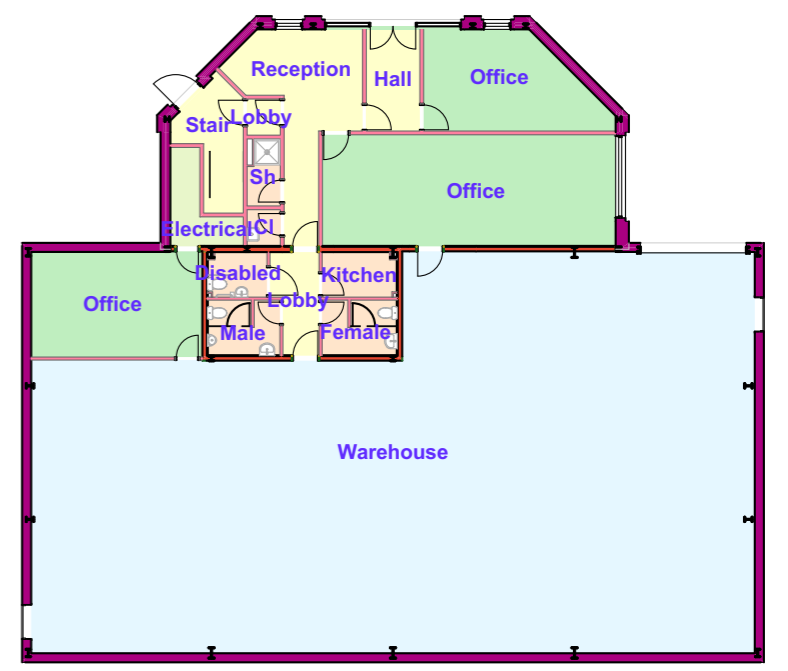
**IPMS Area (Existing) - Ground Floor**



**Component Area (Existing) - Ground Floor**



**IPMS Area (Existing) - First Floor**



**Component Area (Existing) - First Floor**

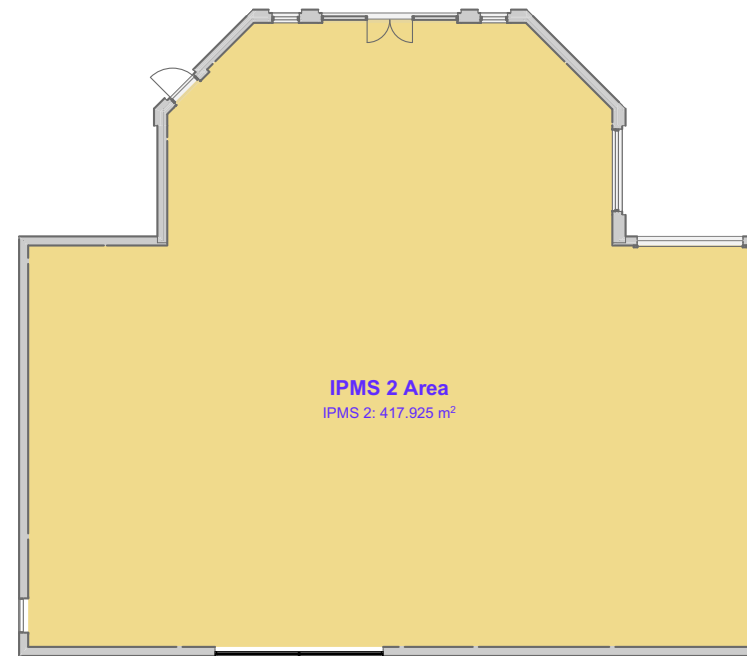


**IPMS Component Area Schedule (Proposed)**

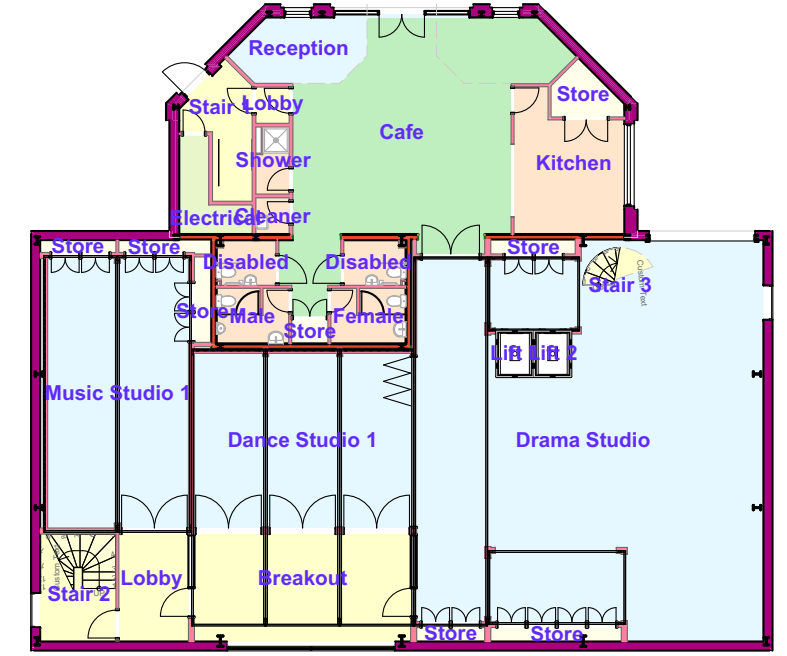
**00\_990 IPMS Component Area Schedule**

Zone Number	Zone Name	IPMS Ref.	Component	Zone Area
<b>Ground_Floor</b>				
GF-01-00	Cafe	F	Amenities	56.78 <sup>5</sup>
GF-01-01	Disabled	D	Hygiene Areas	2.97
GF-01-02	Female	D	Hygiene Areas	4.47
GF-01-03	Store	H	Other Areas	0.97
GF-01-04	Male	D	Hygiene Areas	4.31 <sup>5</sup>
GF-01-05	Disabled	D	Hygiene Areas	2.84
GF-01-06	Cleaner	D	Hygiene Areas	1.33
GF-01-07	Shower	D	Hygiene Areas	2.23
GF-01-09	Reception	F	Amenities	8.88 <sup>5</sup>
GF-02-00	Kitchen	D	Hygiene Areas	15.04 <sup>5</sup>
GF-02-01	Store	H	Other Areas	3.14
GF-03-00	Stair 1	E	Circulation Areas	7.20
GF-03-01	Lobby	E	Circulation Areas	1.31 <sup>5</sup>
GF-03-02	Electrical	C	Technical Services	4.59
GF-04-00	Drama Studio	G	Workspace	134.03
GF-04-01	Lift 1	A1	Vertical Penetrations	1.68 <sup>5</sup>
GF-04-02	Lift 2	A1	Vertical Penetrations	1.68 <sup>5</sup>
GF-04-03	Stair 3	A1	Vertical Penetrations	1.82 <sup>5</sup>
GF-04-04	Store	H	Other Areas	1.33
GF-04-05	Store	H	Other Areas	1.98
GF-04-06	Store	H	Other Areas	1.03 <sup>5</sup>
GF-06-00	Dance Studio 1	G	Workspace	38.97
GF-07-00	Music Studio 1	G	Workspace	39.69 <sup>5</sup>
GF-07-01	Store	H	Other Areas	1.02
GF-07-02	Store	H	Other Areas	1.29 <sup>5</sup>
GF-07-03	Store	H	Other Areas	1.56 <sup>5</sup>
GF-08-00	Breakout	E	Circulation Areas	22.81
GF-08-01	Lobby	E	Circulation Areas	17.06 <sup>5</sup>
GF-09-00	Stair 2	E	Circulation Areas	17.06 <sup>5</sup>
				<b>399.13 m<sup>2</sup></b>

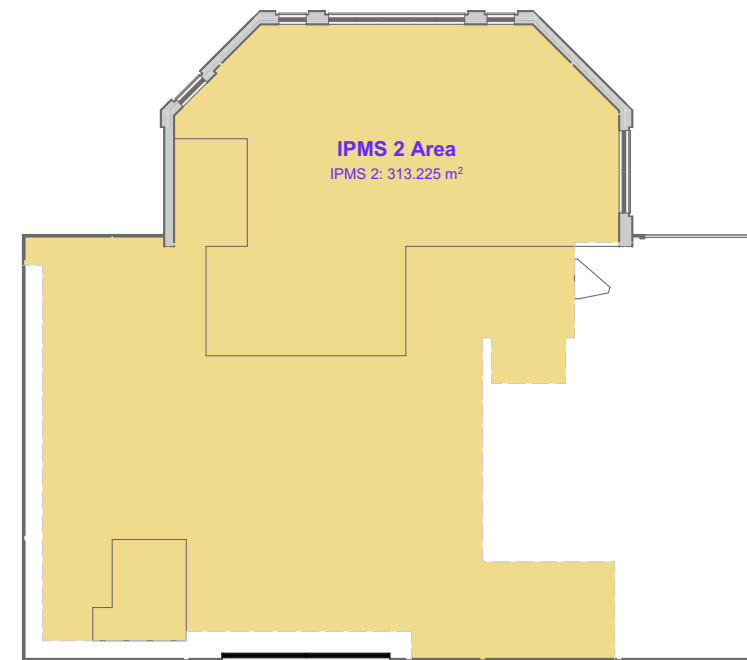
Zone Number	Zone Name	IPMS Ref.	Component	Zone Area
<b>First_Floor</b>				
01-01-00	Chill Out	F	Amenities	55.51
01-01-01	Disabled	D	Hygiene Areas	2.83 <sup>5</sup>
01-01-02	Personal Care	D	Hygiene Areas	14.92
01-01-03	Cleaner	D	Hygiene Areas	0.68
01-01-04	Female	D	Hygiene Areas	4.08 <sup>5</sup>
01-01-05	Male	D	Hygiene Areas	4.08 <sup>5</sup>
01-01-06	Store	H	Other Areas	1.01 <sup>5</sup>
01-02-00	Training Kitchen	G	Workspace	17.95
01-02-01	Store	H	Other Areas	2.46 <sup>5</sup>
01-03-00	Stair 1	E	Circulation Areas	10.09
01-04-00	Gallery	G	Workspace	35.22 <sup>5</sup>
01-04-01	Lift 1	A1	Vertical Penetrations	1.80
01-04-02	Lift 2	A1	Vertical Penetrations	1.80
01-04-03	Stair 3	A1	Vertical Penetrations	3.41 <sup>5</sup>
01-04-04	Store	H	Other Areas	1.35 <sup>5</sup>
01-04-05	Store	H	Other Areas	1.28
01-05-00	Office	G	Workspace	9.31 <sup>5</sup>
01-05-01	Store	H	Other Areas	2.46
01-06-00	Dance Studio 2	G	Workspace	39.24 <sup>5</sup>
01-07-00	Music Studio 2	G	Workspace	39.70
01-07-01	Store	H	Other Areas	1.35 <sup>5</sup>
01-07-02	Store	H	Other Areas	1.15 <sup>5</sup>
01-07-03	Store	H	Other Areas	2.72 <sup>5</sup>
01-08-00	Breakout	E	Circulation Areas	21.39 <sup>5</sup>
01-09-00	Stair 2	E	Circulation Areas	8.57
				<b>284.42<sup>5</sup> m<sup>2</sup></b>
				<b>683.55<sup>5</sup> m<sup>2</sup></b>



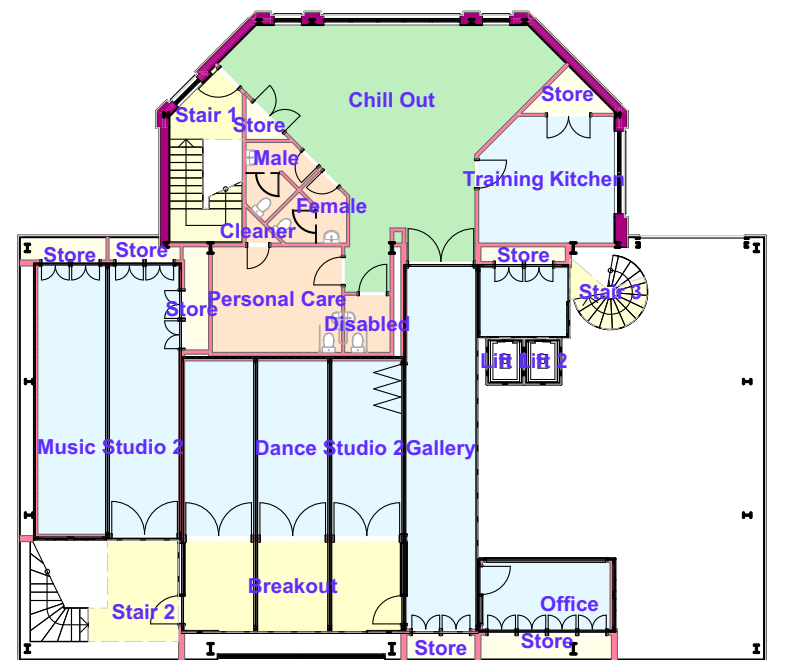
**IPMS Area (Existing) - Ground Floor**



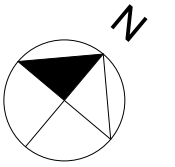
**Component Area (Existing) - Ground Floor**



**IPMS Area (Existing) - First Floor**



**Component Area (Existing) - First Floor**

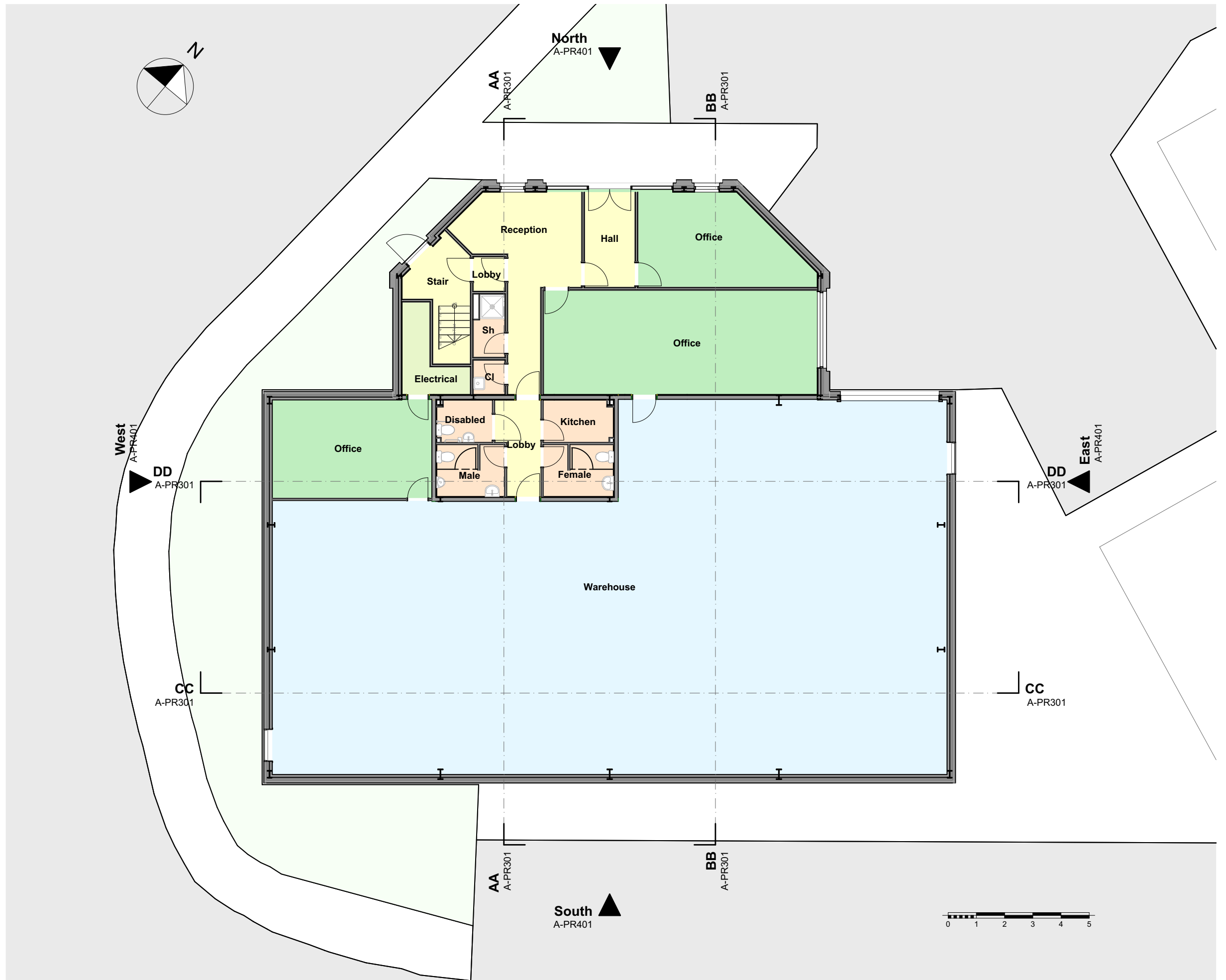




View from Bonnington Road



**Architectural Drawings - Existing Ground Floor Plan**



### **Architectural Drawings - Proposed Ground Floor Plan**

The ground floor entrance opens directly into the reception and cafe area with adjacent kitchen and restroom facilities.

Within the former double height warehouse reused shipping container create a set of different room layouts accommodating the main stage and various performance studios.

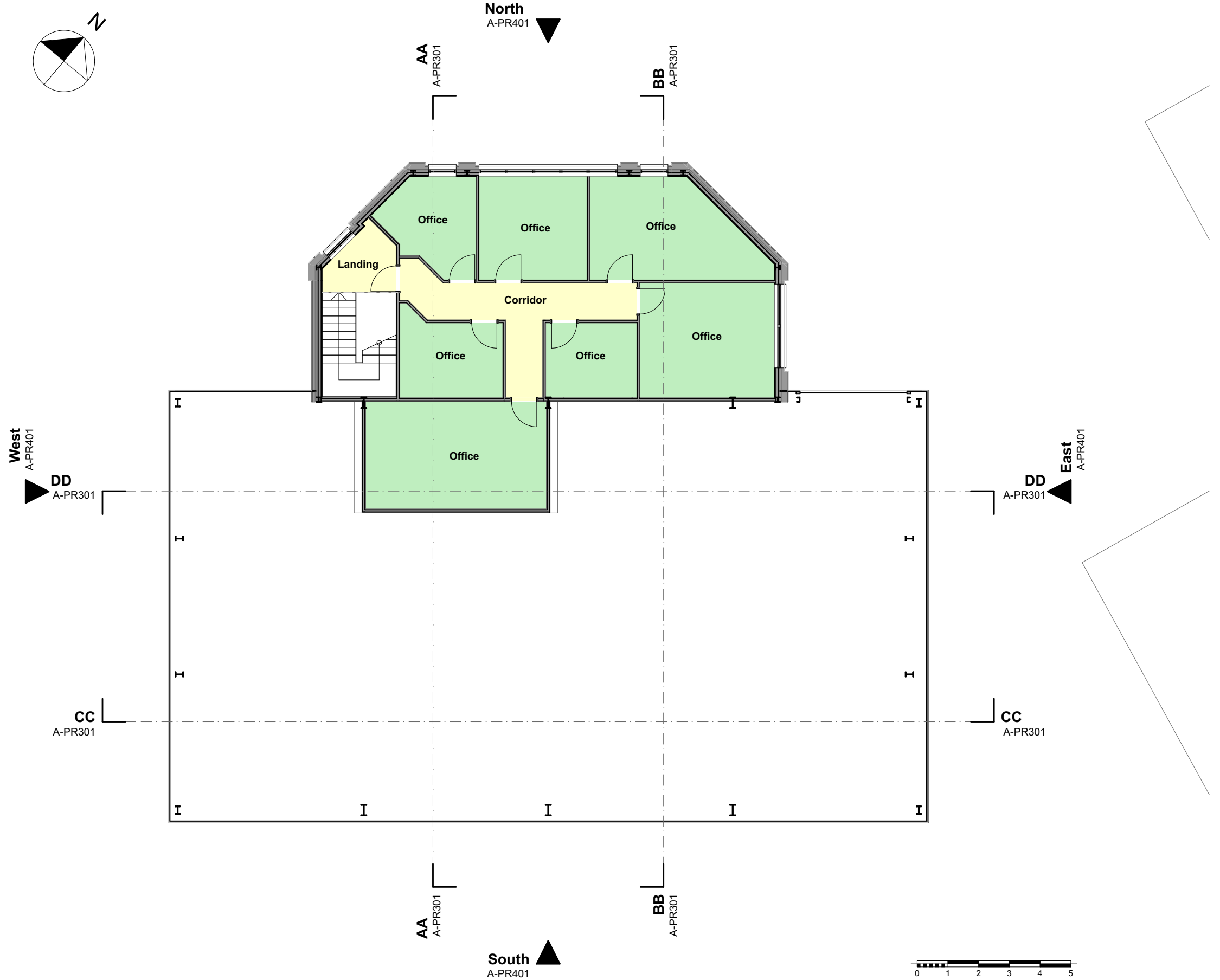
On the south facade the new window opening will offer a visual connection from the exterior to the breakout spaces of the studios and provide natural light.

Three stairs and two disabled platform lifts connect the ground floor to the upper level.



**Architectural Drawings - Existing First Floor Plan**





### **Architectural Drawings - Proposed First Floor Plan**

Situated on the first floor level are a chill out area with adjacent training kitchen (for cooking workshops) and toilet facilities and personal care room in the former office space.

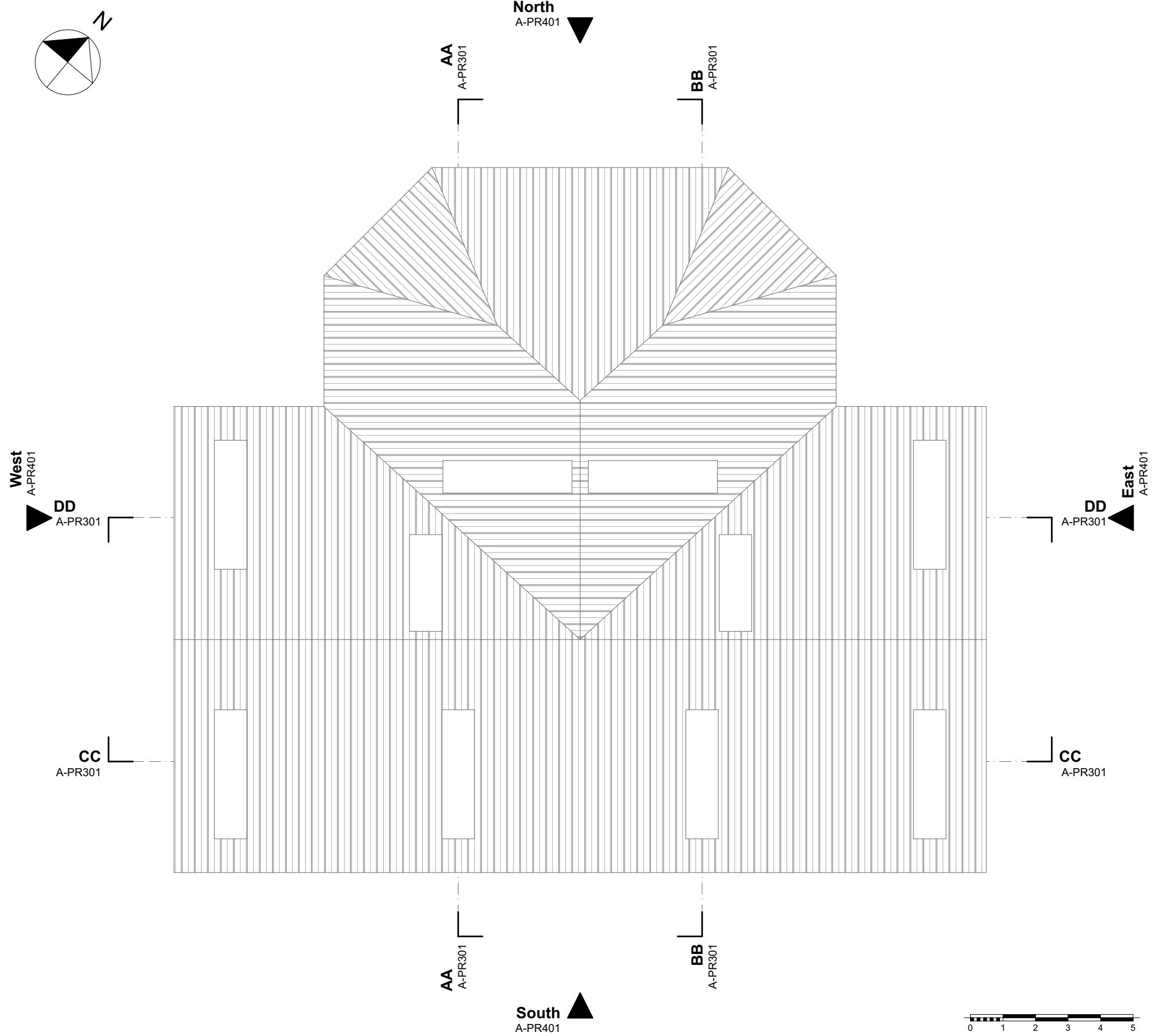
The second level of the stacked shipping container houses additional performance spaces and the management office.

To the south, a break out space is lit via the new window opening.

In the eastern part of the main hall the double height space can be experienced from the gallery that functions both as circulation area and terrace for special performances in the drama area below.

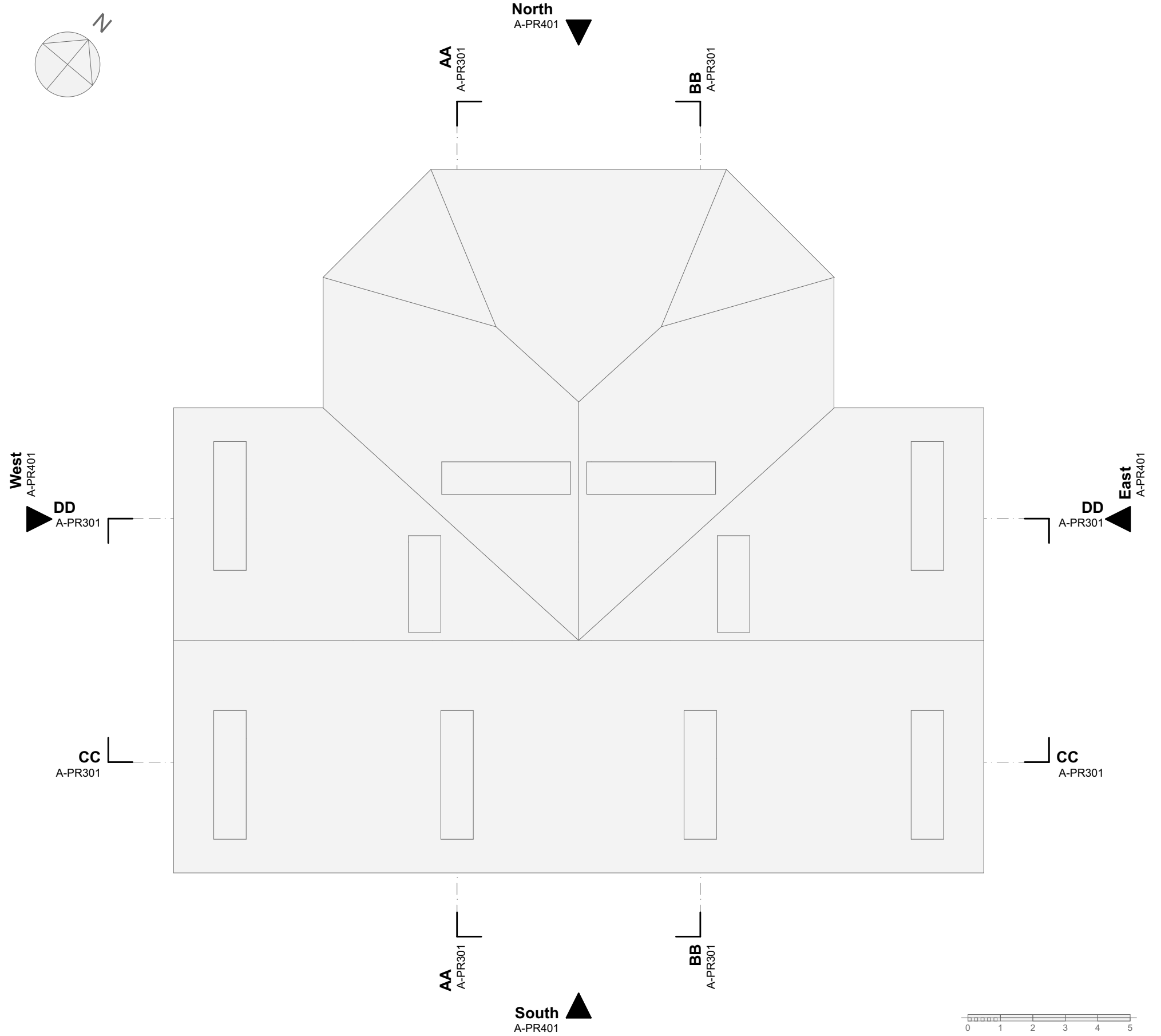


**Architectural Drawings - Existing Roof Plan**



**Architectural Drawings - Proposed Roof Plan**

Existing roof to be retained.



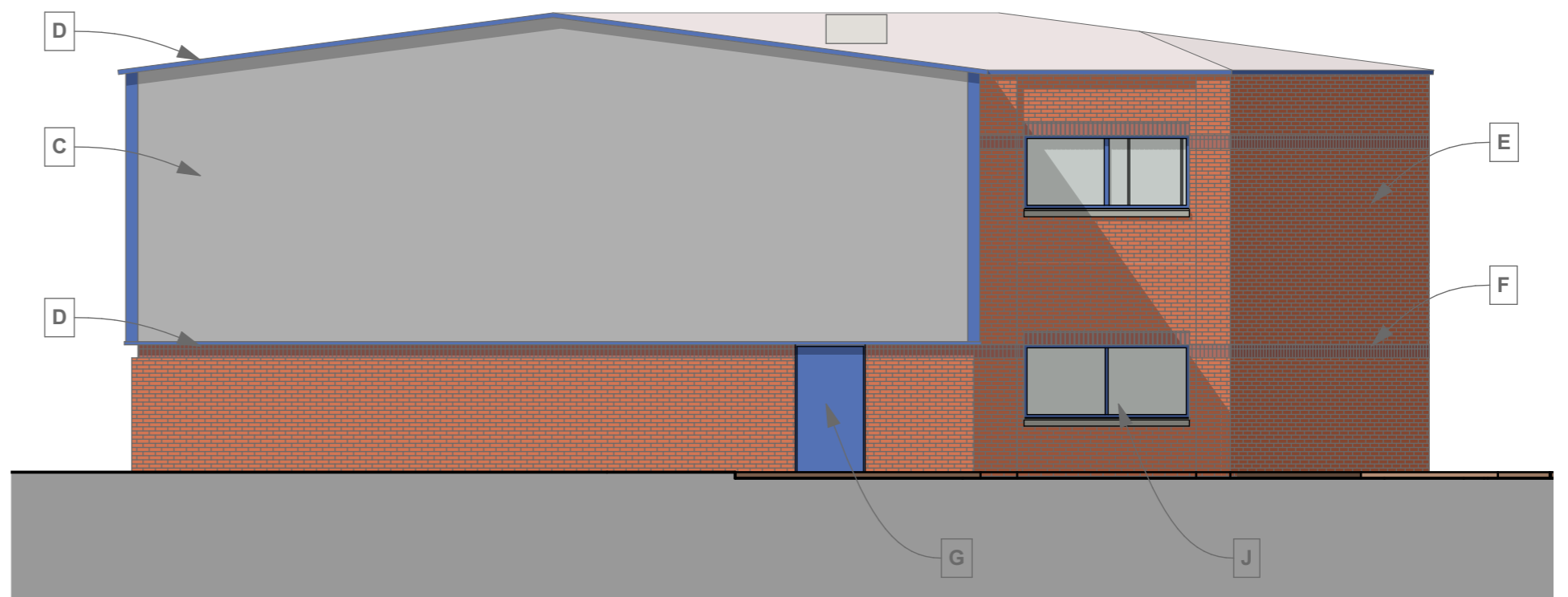
**Architectural Drawings - Existing Elevations**

**Materials Legend**

- A** New dark gray aluminium framed feature window. Clear glazing
- B** New signage (blue and red) with static white backlighting
- C** Existing insulated profiled metal cladding (gray)
- D** Existing flashing and rainwater goods (blue)
- E** Existing brick wall (red)
- F** Existing brick soldier course (blue)
- G** Existing timber door (blue)
- H** Existing aluminium framed glazed door (blue)
- J** Existing aluminium framed window (blue)
- K** Existing roller shutter door (blue)



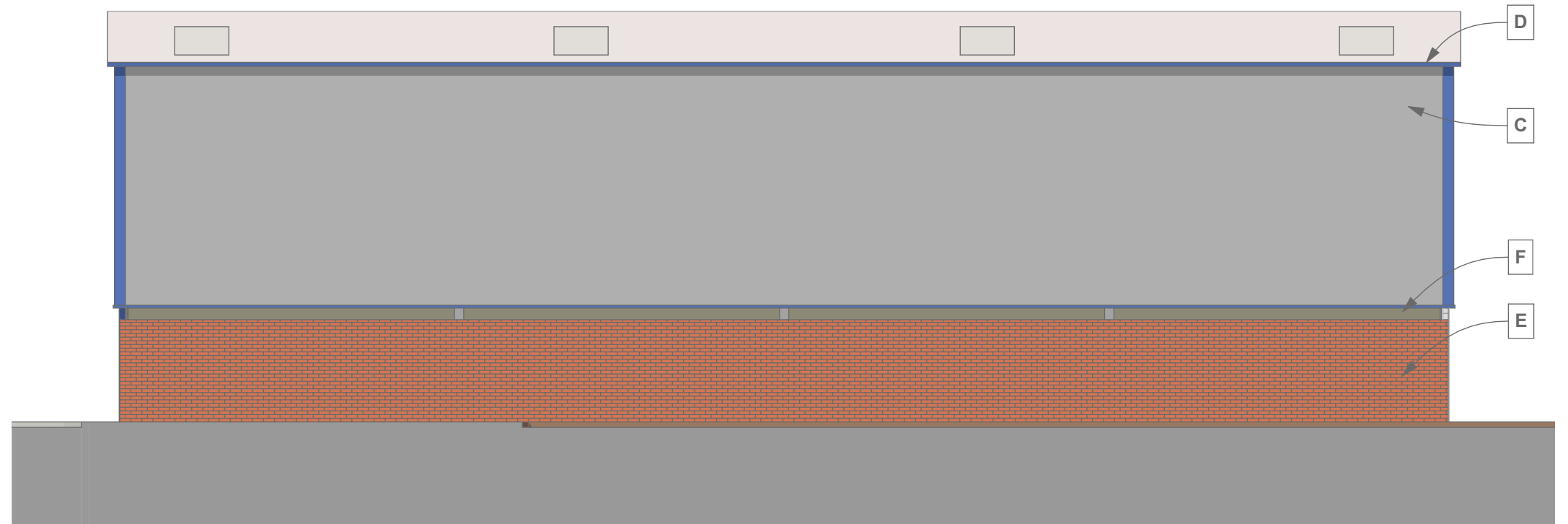
**Existing North Elevations**



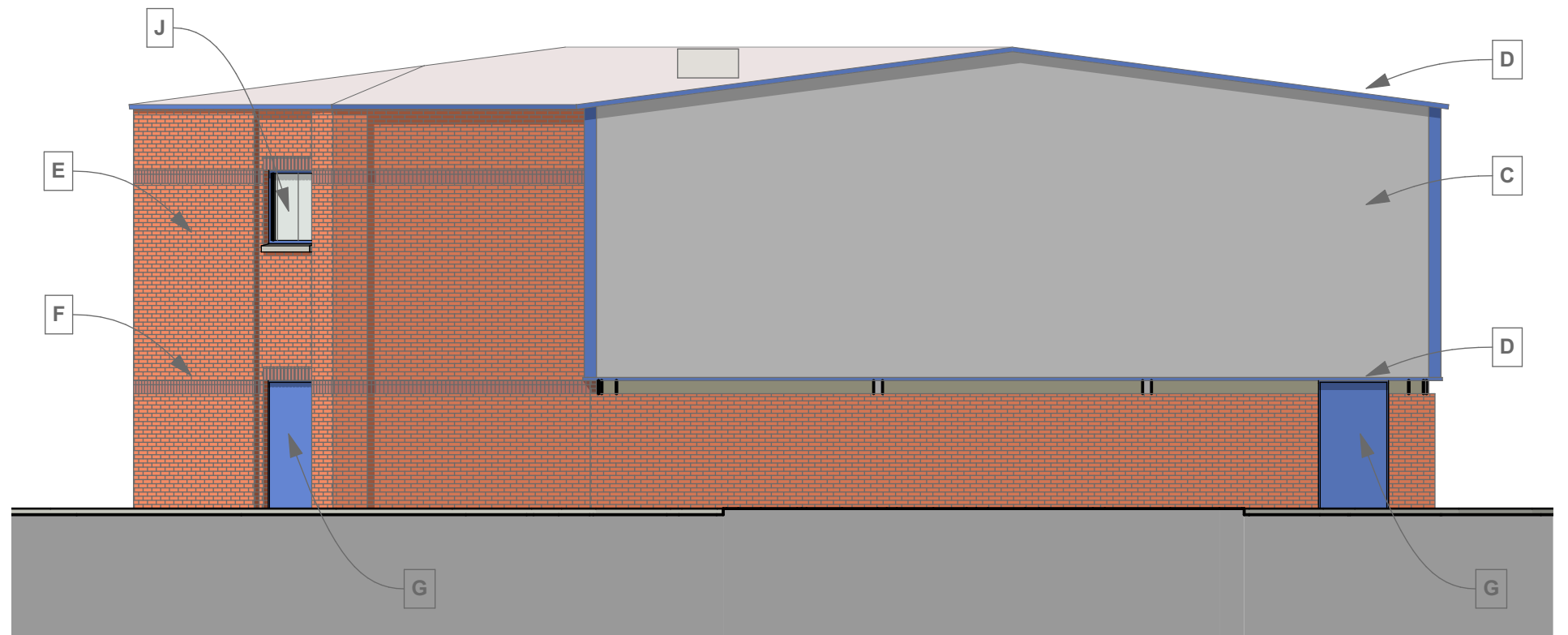
**Existing East Elevations**



Architectural Drawings - Existing Elevations



Existing South Elevations

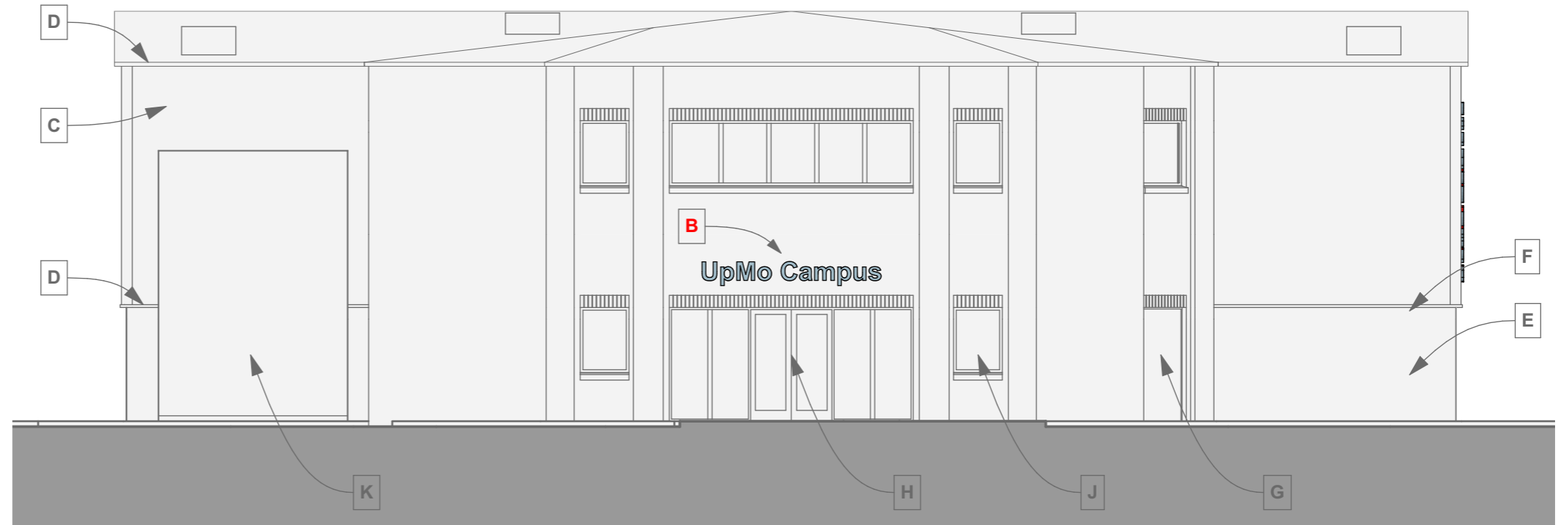


Existing West Elevations

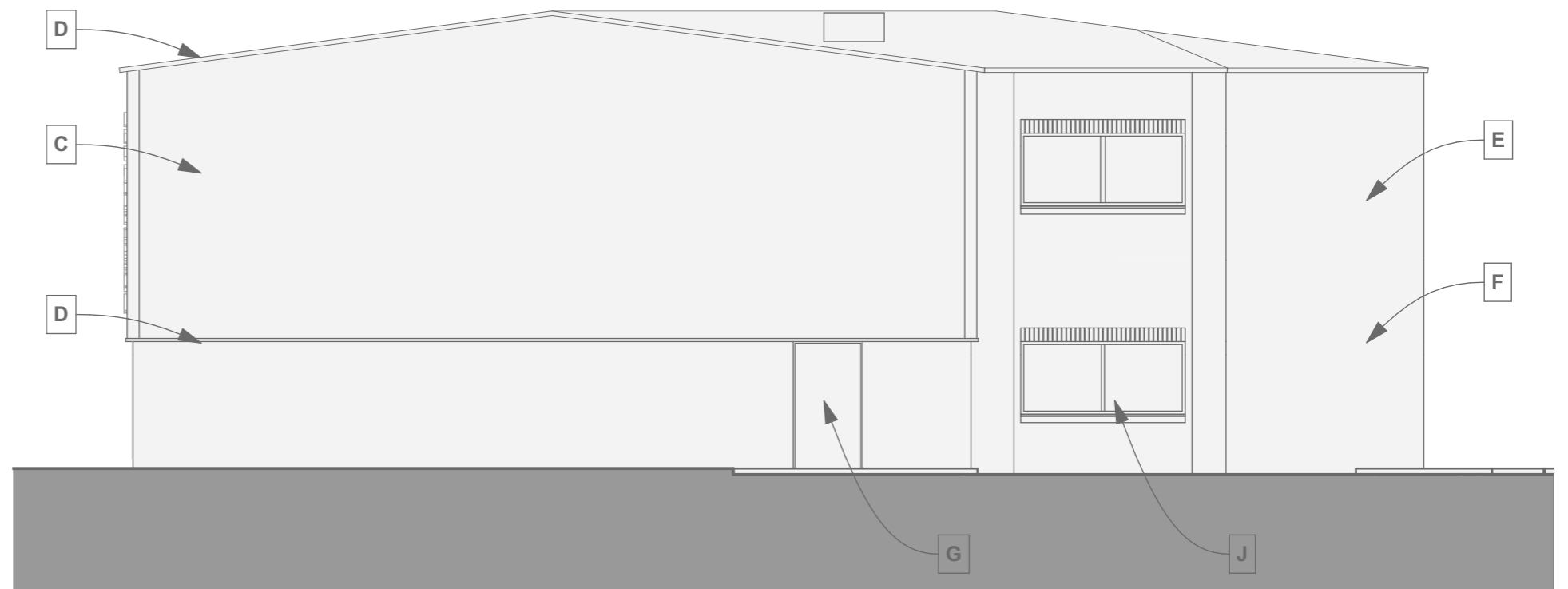
### Architectural Drawings - Proposed Elevations

#### Materials Legend

- A** New dark gray aluminium framed feature window. Clear glazing
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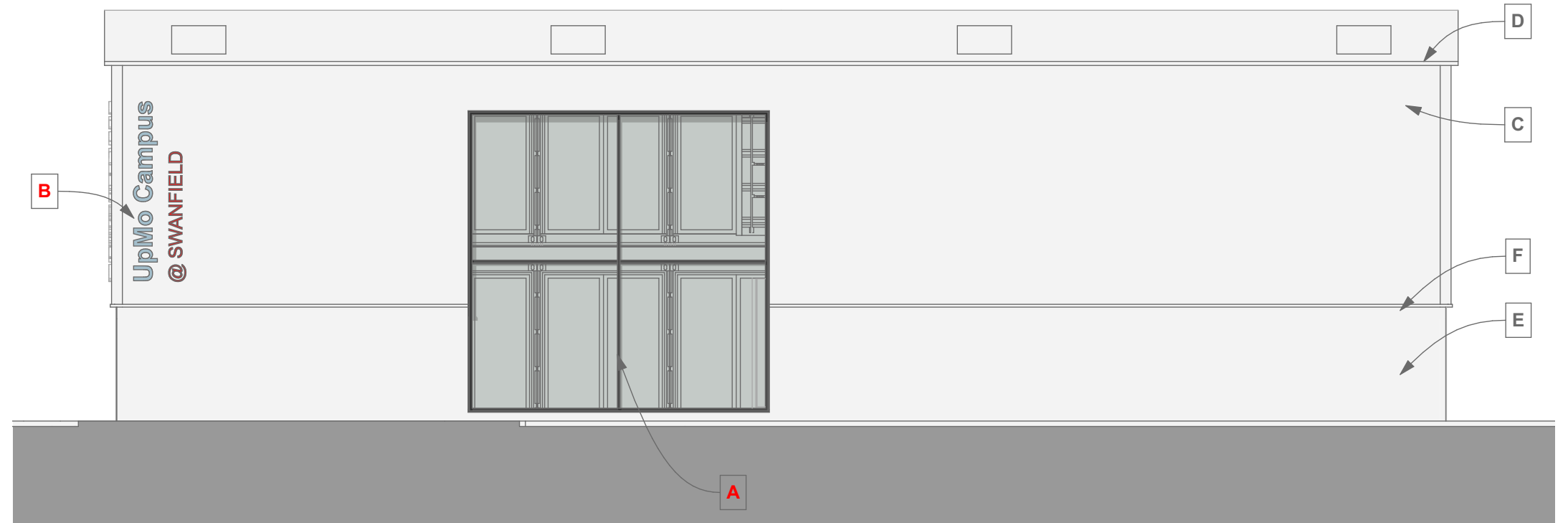


Proposed North Elevations

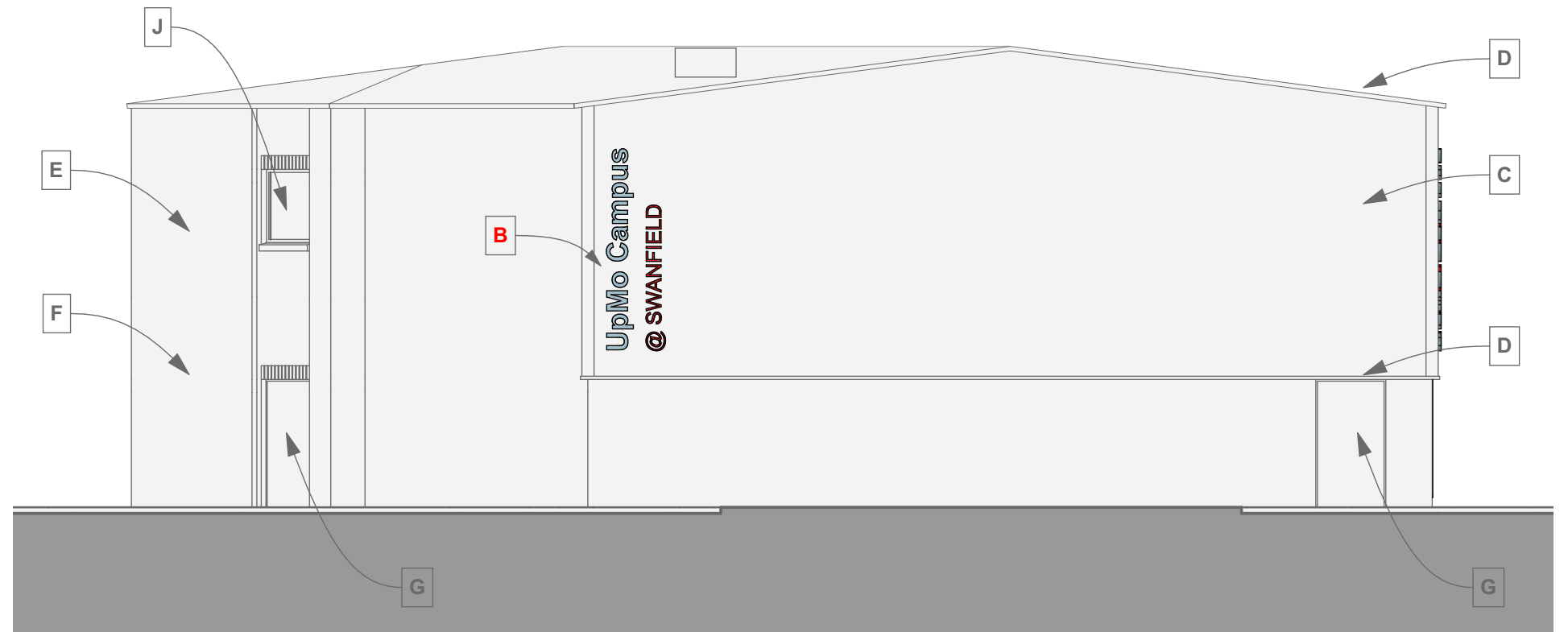


Proposed East Elevations

Architectural Drawings - Proposed Elevations

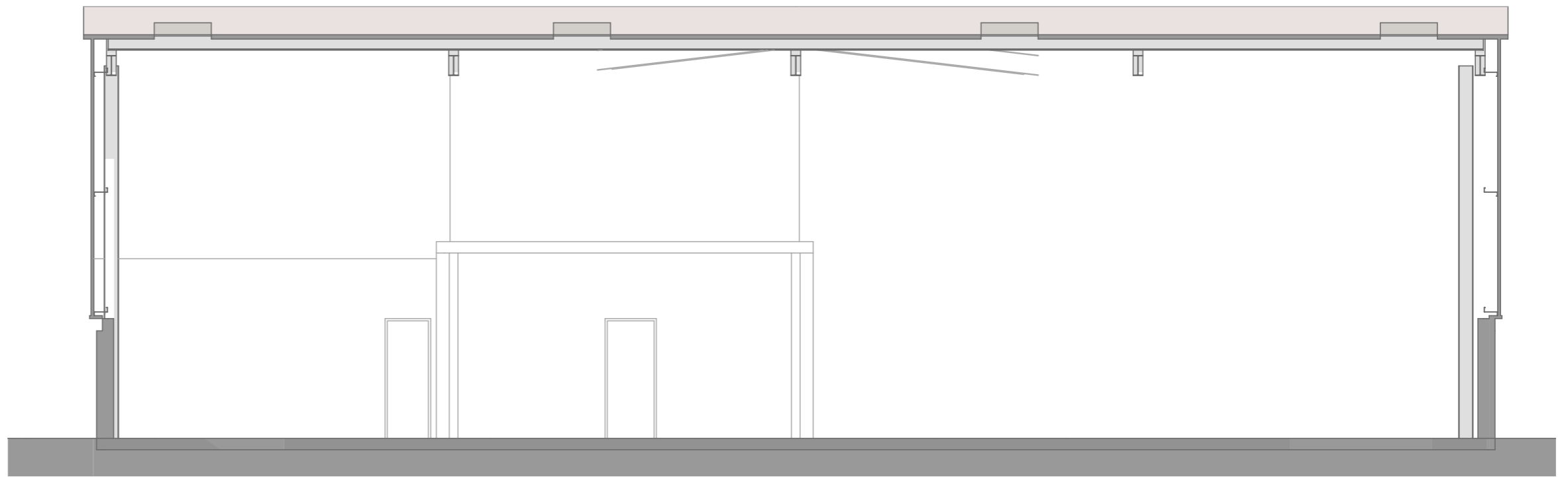


Proposed South Elevations

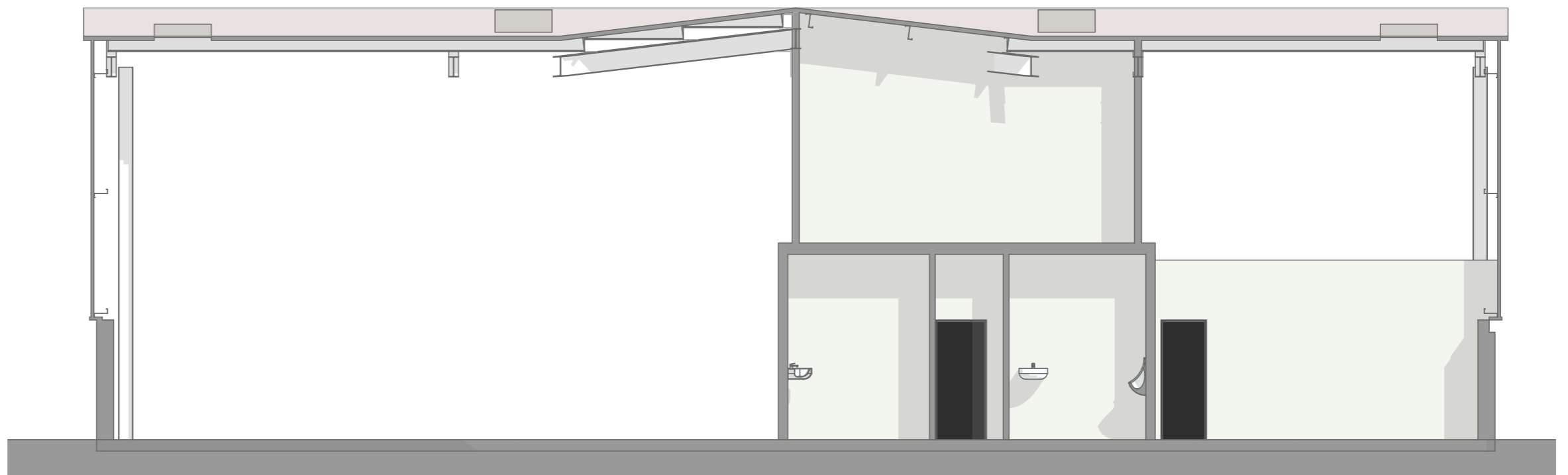


Proposed West Elevations

Architectural Drawings - Existing Sections

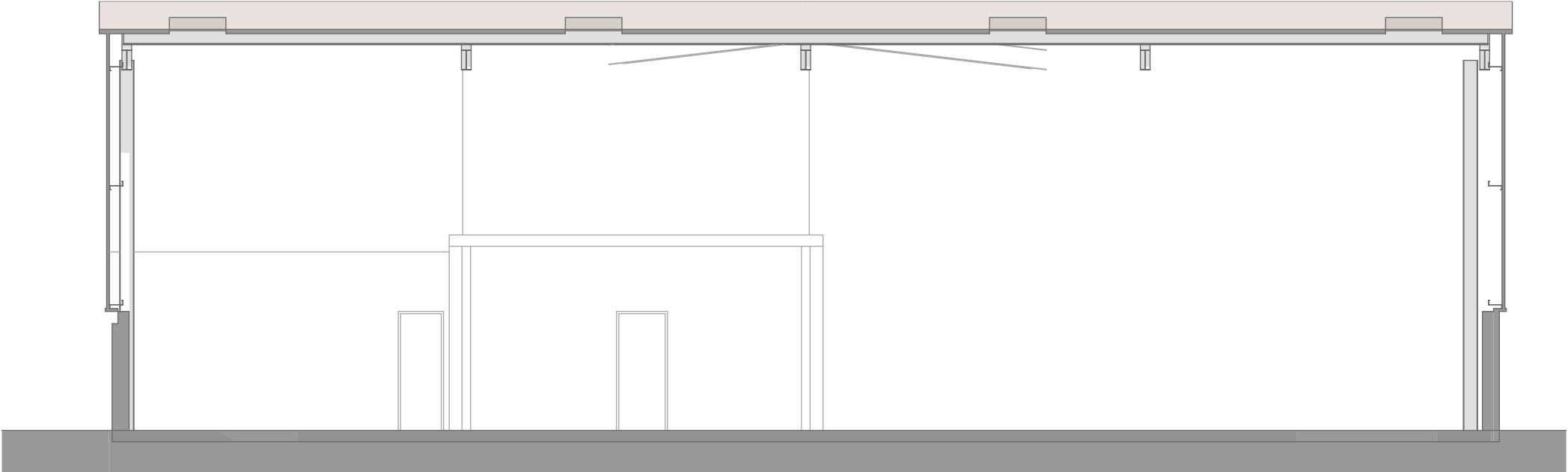


Existing Section AA



Existing Section BB

Existing Section CC



Existing Section DD



Architectural Drawings - Proposed Sections



Proposed Section AA



Proposed Section BB



Proposed Section CC



Proposed Section DD

