



ROUNDHOUSE CAMPUS

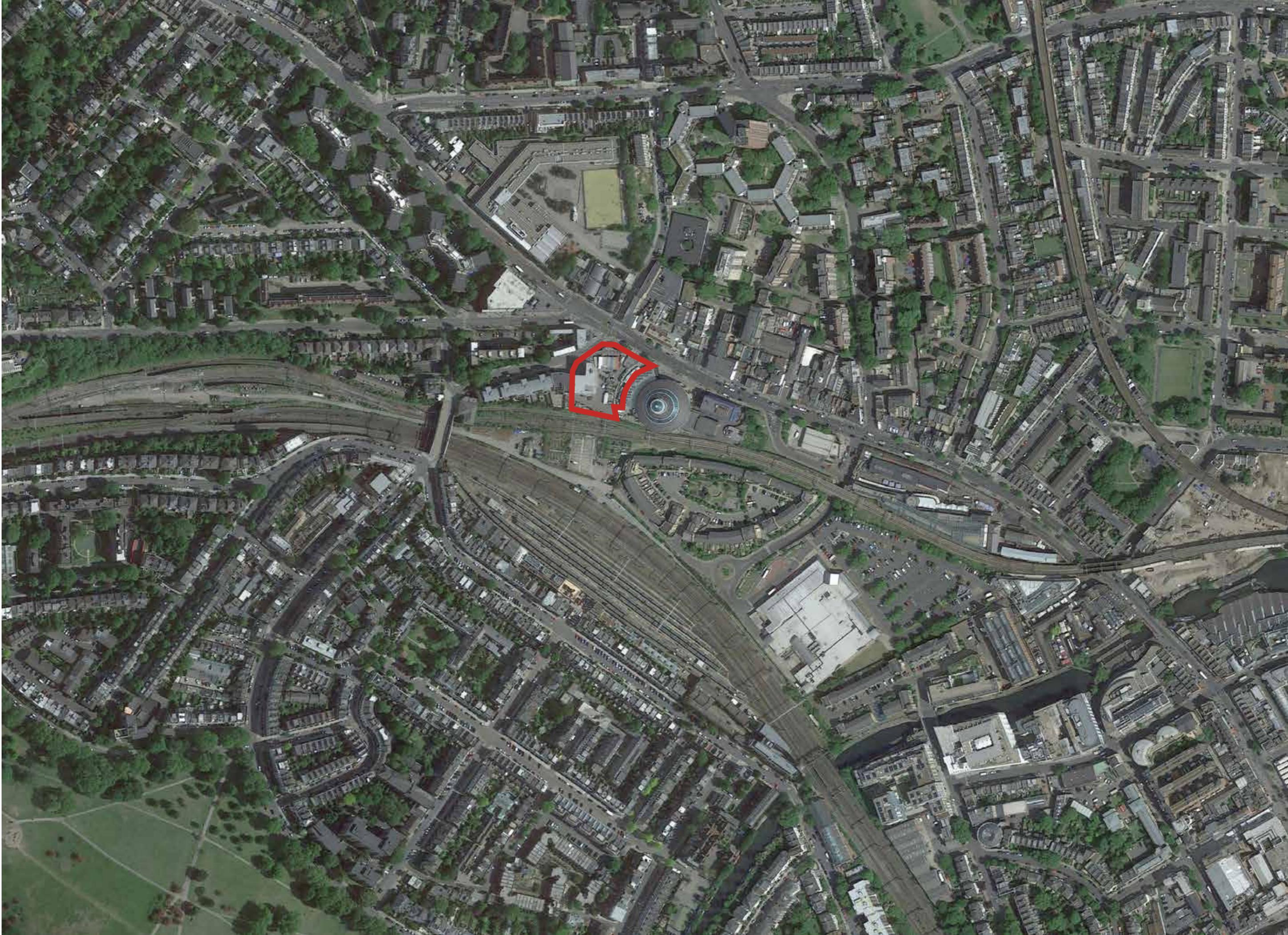
DESIGN AND ACCESS STATEMENT

JANUARY 2017

Allies and Morrison

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1 INTRODUCTION

1 INTRODUCTION

1.1 ABOUT THE PROJECT

The Roundhouse was constructed in 1846 and opened in 1847 as a train shed adjacent to the main line into King's Cross, but used for much of the next century as a warehouse. In 1966 – fifty years ago – it was taken over as an arts venue. Its iconic circular form, and extraordinary legacy of arts events, has made it one of the best-known names in London, and one of the most famous venues in the world.

At the heart of all the Roundhouse's activities lies its mission to work with young people, using the arts to develop skills, open doors and transform lives. The Roundhouse's acclaimed artistic programme, and the commercial plan that underpins its success, all serve this vision.

This charitable mission was the basis for a major redevelopment of the main Roundhouse building in 2006. The building was by then severely dilapidated. Along with comprehensive regeneration of the building fabric and main space, the undercroft at street level was converted to provide studios for young people, and an extension was constructed to house bars, office space and a studio theatre. In the last ten years, the Roundhouse has continued to expand its work, becoming a hub for the north London community, and an arts venue of global renown, while its creative learning and charitable programmes have reached more than 30,000 young people.

More recently, when the Roundhouse needed to move out of its office premises in Chalk Farm, a container office building was constructed on the Roundhouse service yard, to the west of the main building. This was designed not only to house Roundhouse staff on site, but also to create an income stream through hiring out office space, thereby attracting other cultural organisations onto the site, to build on the Roundhouse's growing reputation as a centre of cultural excellence.

In 2015, the Roundhouse commissioned Allies and Morrison to assist in a wide-ranging investigation

of the organisation's ongoing space needs. The Roundhouse's creative learning programme is severely hampered by the limitations of its current premises, while the large service yard to the west of the main building clearly offered an opportunity to resolve this challenge. The current application is the result of that investigation. It proposes a comprehensive plan for the Roundhouse campus that:

- Provides new studios for the Roundhouse's work with young people and a centre for creative entrepreneurs aged 18-30 years old
- Creates additional office space to bring more organisations to the site and underpin the Roundhouse's commercial security
- Rationalises the campus, separating public areas from service yard and creating distinct areas for goods and waste handling
- Resolves the site's previous piecemeal development into a coherent urban and architectural vision
- Addresses the public space around the Roundhouse site, strengthening visual links between the campus and Chalk Farm Road

The campus project contains three interlinked strands:

- A storey-height extension to the container building, to generate rental income from new office space
- A new studio building, containing three new studios for the creative learning programme, along with start-up offices for young creative entrepreneurs
- A campus plan that rationalises the complex uses of the services, defines public areas, and streamlines, storage, waste and goods handling

This application aims to develop the site for the long term benefit of the Roundhouse, local community and

young people.

This Design and Access Statement has been prepared by Allies and Morrison Architects on behalf of the Roundhouse Trust. The format and content of this statement has been based upon the guidance supplied by CABE in their publication "Design and Access Statements – How to write, read and use them" and Section 3 of DCLG Circular 01/2006. The purpose of the statement is to illustrate how the design of the buildings has developed leading up to the planning application and to describe the design thinking behind the submitted scheme. The statement is split into three sections as follows:

1.1.2 Site Context and Analysis

This section sets out the site specific parameters which have guided the design proposals.

1.1.3 Design Objectives

This section summarises the key principles established for the new studios and workspace as a result of the context analysis and briefing process.

1.1.4 Proposed Scheme

This section describes the new buildings as proposed. This statement should be read in conjunction with the Planning Statement, together with the application drawings and the following specialist reports:

- Sustainability Review and Construction Statement (for new Campus Building)
- Statement of Sustainability (for modification to Container Building)
- Energy Statement (for modification to Container Building)
- Daylight Sunlight Assessment (for modification to Container Building)



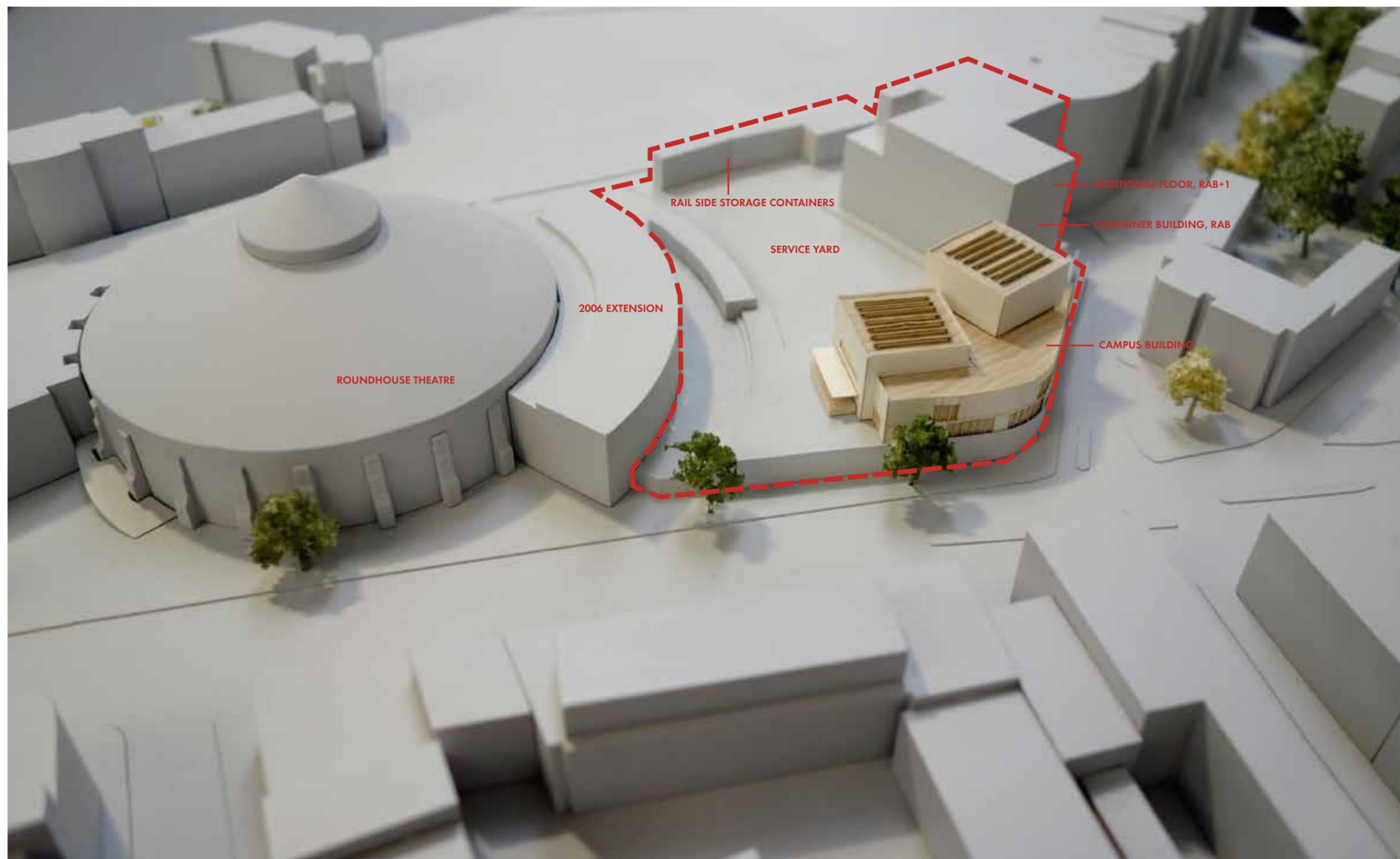
Original Roundhouse building



The 2006 Extension



Container Building, RAB



Scope of application

1.2 DESCRIPTION OF THE DEVELOPMENT

1.2.1 Container Building (RAB+1)

The container office building (RAB) constructed in 2015 is divided into three zones:

- Two storeys of offices for the Roundhouse team
- Two storeys of commercially rented office, currently occupied by a music publishing firm
- One storey of container storage at ground level to house the Roundhouse seating system and other technical equipment

The container building has clearly demonstrated the potential of using the Roundhouse's reputation to bring other cultural organisations to the site. There is a strong appetite among cultural businesses to be housed on campus. The possibilities for connections between arts businesses seem very exciting, with great benefit to Camden's arts and business ecology. Meanwhile, the Roundhouse, which receives limited public funding and yet achieves an extraordinarily high level of activity and success in its charitable mission, benefits from the financial strength of rental income.

The current proposal therefore aims to increase the height of the container building by one storey, creating 468 sq m of new office space. The new storey extension will exactly match the design of the current building. The attached daylight study indicates the lack of any significant impact on neighbours.

The ensuing rental income will contribute to the sustainability and financial stability of the Roundhouse and its core mission/ charitable goals.



View of Container Building from Regent's Park Road



View of Container Building from Service Yard

1.2.2 The Campus Building

The Roundhouse's current premises include small rehearsal spaces, housed in the undercroft beneath the main stage. However, these are located around the heavy brick structure that supports the main building. Room dimensions are constricted, therefore, typically only providing small rehearsal and practice rooms. Heights are limited. The Roundhouse 'Sackler Space' is larger, but using it for creative learning purposes makes it unavailable for performance. At present, therefore, the Roundhouse site lacks any space appropriate for much of the creative learning programme. The Roundhouse is a renowned circus venue, for example, but has no studio high enough to develop circus skills.

Also, noise bleed from the Main Space into the smaller rehearsal spaces means rehearsal and practice opportunities are very constrained, often being interrupted by sound checks and shows in the Main Space. This is another driver for needing additional studio space.

The new Campus Building will therefore provide three new studios for creative learning work:

- Studio A will provide an acoustically separated space large enough for bands and groups to rehearse in, or for use as a broadcast and recording studio
- Studio B, of the same dimension but with extra height, will provide sufficient acoustic volume for choir and other large group work
- Studio C will be set up as a specialist circus studio, with enough height for aerial work

At ground floor level, meanwhile, the studios will be surrounded by 353 sq m of flexible office space. This will allow for development of a Roundhouse centre for creative entrepreneurs, where start-up creative businesses can be based, with facilities for meetings and office work. The centre for creative entrepreneurs will provide a bridge for young people between the Roundhouse's creative learning programmes,

and working in the cultural industries. It will be a networking centre for young people, and will build still further on the Roundhouse's potential as a creative hub.

The Campus Building is located at the north side of the Roundhouse campus, between the container building and the 2006 extension. Its north elevation will follow the perimeter of the campus.

The Campus Building will therefore play a key role in shaping the site and the various uses:

- Its design will link the disparate architectural forms of the container building and 2006 extension
- Its layout will clarify the campus plan, providing clear definition between the service yard and the public areas accessed from the Roundhouse bars
- It will provide the Roundhouse with a street elevation to replace the current degraded elevation of timber fences and advertising hoardings. This will both link the Roundhouse operation more closely with Chalk Farm, and animate the degraded street frontage of Chalk Farm Road



Need for an improved street elevation to replace current degraded hoardings



Another view of showing dilapidated hoardings and unsightly containers



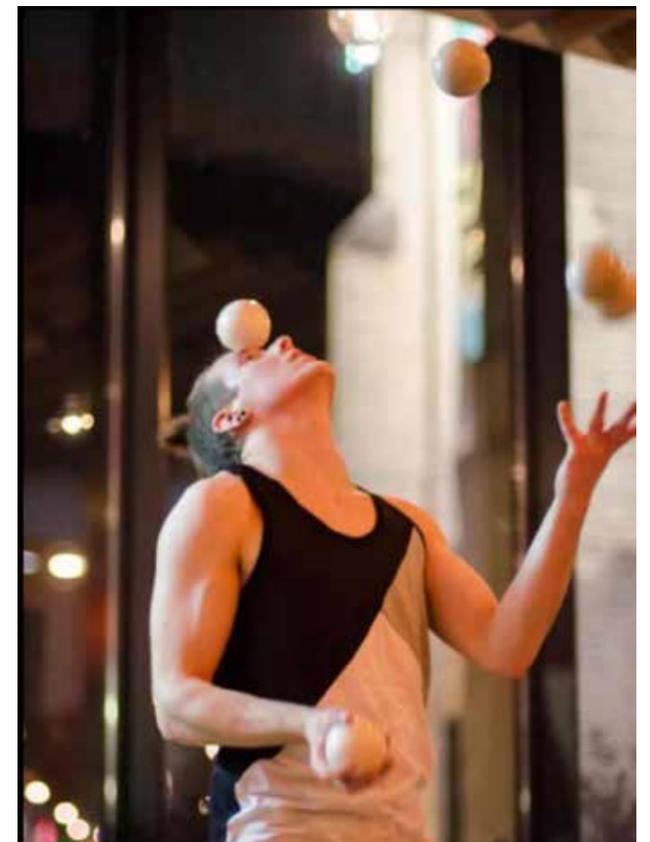
Need for additional, flexible office space



View of site for proposed Campus Building



Need for a new music training and broadcast studios



Need for a new circus training studio

2 SITE CONTEXT AND ANALYSIS

2 SITE CONTEXT AND ANALYSIS

2.1 STRATEGIC CONTEXT AND SITE HISTORY

The main railway lines into King's Cross and St Pancras were cut through Chalk Farm and Camden Town in the 1840s. They were built on an embankment that raised them approximately 4m above street level, allowing side streets to be bridged. The Roundhouse, built to serve these lines, was therefore constructed with its main floor at railway level, approximately 4m above pavement level. The Roundhouse service yard is also located at railway level, raised above the street by a listed stock brick retaining wall.

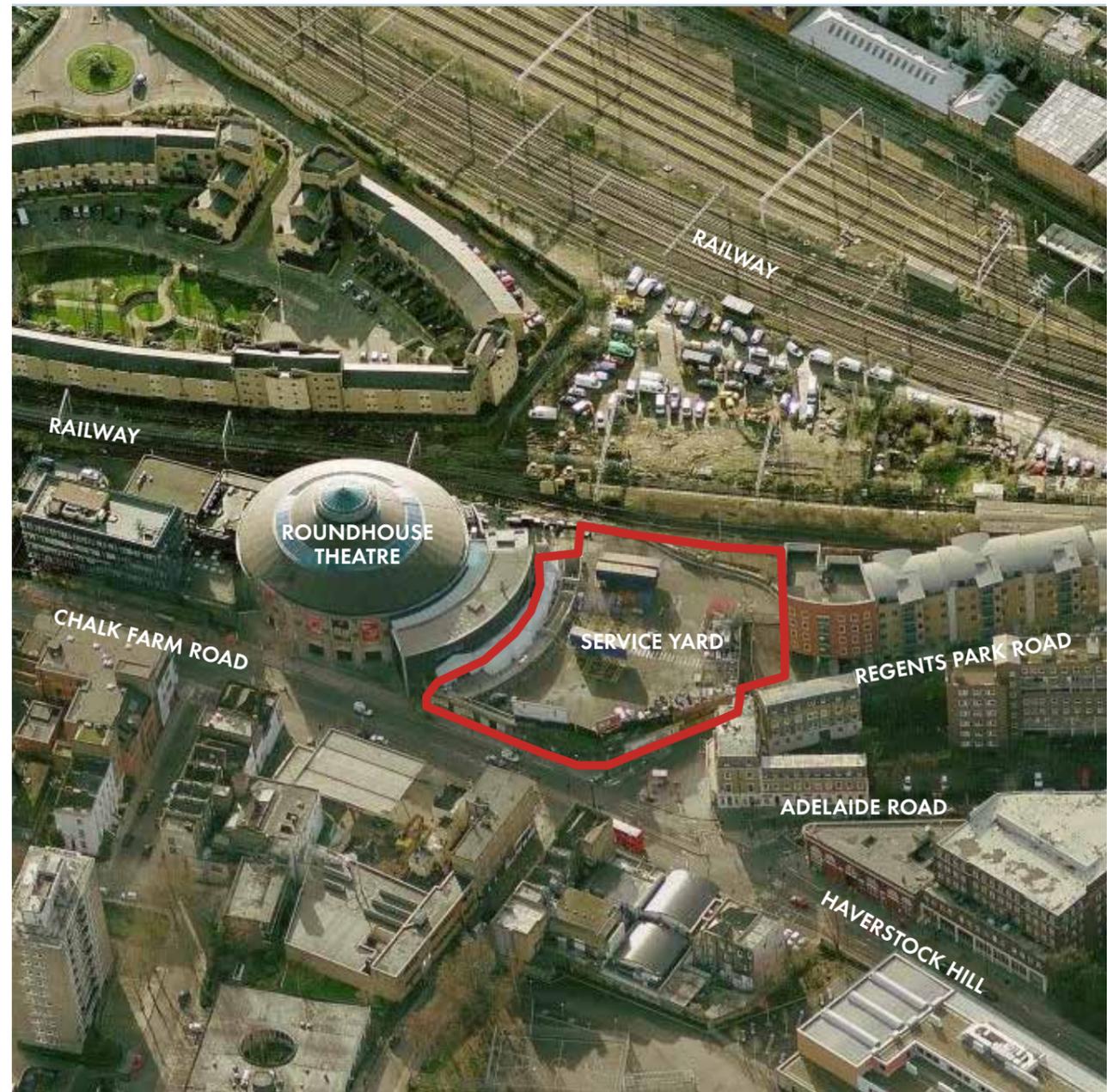
Recently restored, this retaining wall fronts onto Chalk Farm Road and Regent's Park Road. Being within the curtilage of the listed Roundhouse building, it is protected and has great quality and personality, matching the brick and industrial construction of the Roundhouse itself. It must be noted, however, that while it is a well-known local feature, it offers no activity or animation to the street, and – at present – prevents passers-by from glimpsing the activity of the Roundhouse campus. The only public point of access into the Roundhouse's 'world' is through the building itself.

This lack of visibility is less the result of the wall itself, than of the various structures that currently stand above it. Comprising high timber palisades and two advertising hoardings, these degrade the public realm at the north end of Chalk Farm Road, and prevent the Roundhouse providing any animation to the neighbouring public space. In cityscape terms, this space is of great importance and potential. The junction of Chalk Farm Road and Haverstock Hill represents the point where Camden Town ends and Hampstead begins. It is – potentially – an important urban node at the foot of Haverstock Hill, at the point where a number of side streets emerge. Currently, however, it has the appearance of a busy traffic junction, with no significant building elevations to address it.

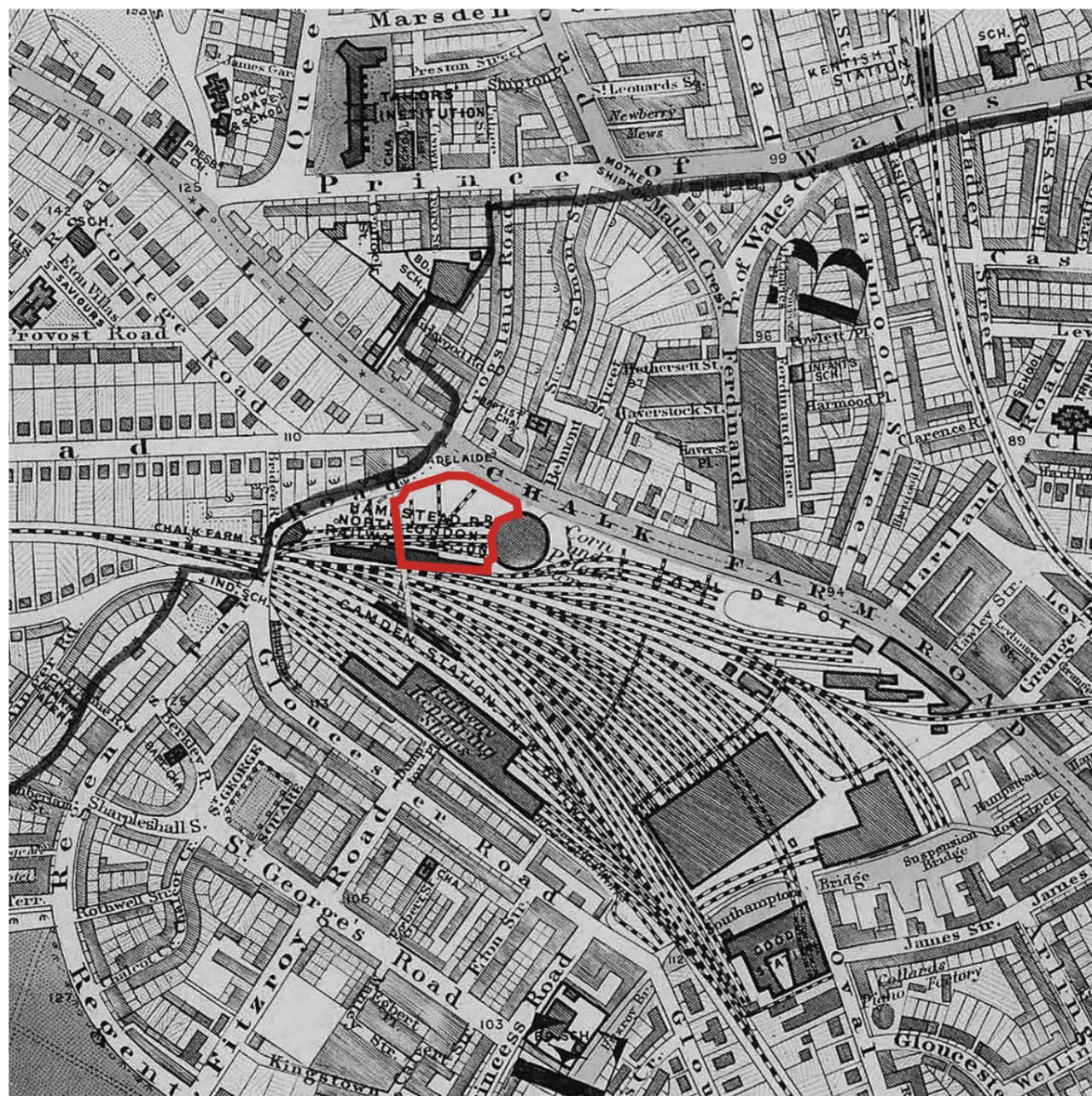
When the Roundhouse was first taken over for arts use

in 1966, the raised service yard was inhabited with toilets and temporary offices. The refurbishment of 2006 added a permanent extension that followed the wall of the Roundhouse itself. The rest of the campus was retained as a service yard to sustain the venue's busy service operation.

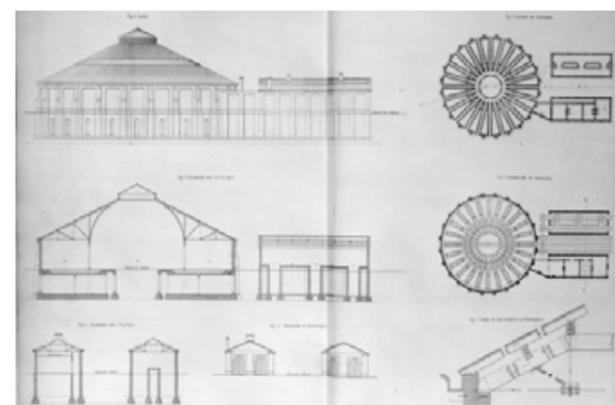
It is important to stress the level of activity within the service yard. For large shows, touring vehicles and tour coaches fill the area. During the annual Apple Festival, a temporary village of offices, toilets and dressing rooms is constructed within it. Around this, the service yard has developed piecemeal to satisfy the Roundhouse's storage need (in particular, to house removable seating that allows the venue to switch between standing concerts and seated shows), and its busy waste and goods operation. It provides blue badge parking, and offers a primary audience escape route. Space is also set aside, adjacent to the main bars, for outside food and drink service. In summer, meanwhile, the whole service yard is converted to a highly successful 'beach', attracting more than 40,000, mainly local, visitors each season.



Birdseye view of the site looking South



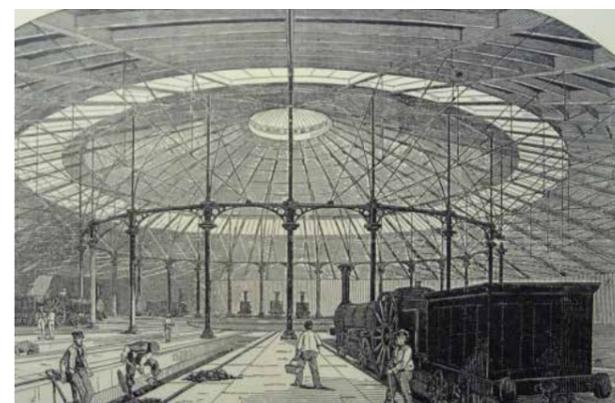
Historic plan from 1891 showing railway lines on the site for access to the Roundhouse



Drawings of original Roundhouse, 1840's



View of site from the now closed Hampstead Rd North Train Station



View of Roundhouse interior in the 1850's



View of Roundhouse and campus from Haverstock Hill in the 1950's



Roundhouse site was used as a liquor warehouse from 1870s - 1950s



Rolling Stones at Roundhouse, March 1971

2.2 SITE DESCRIPTION AND URBAN FORM

The campus is generally flat, raised approximately 1m above the level of the railways and the Roundhouse main floor. It is bounded on the south by the railway tracks, to the north by the retaining wall described above, and to the east, by the curving elevation of the Roundhouse's 2006 extension. The public bars in this extension offer the only public access to the campus, in the extreme north-east corner.

The container building occupies the western part of the site, bridging over the vehicle access which ramps up from Regent's Park Road.

Other than the container building, the site is occupied by storage containers and technical equipment, along with the barrel storage and waste skips that serve the Roundhouse's front of house operation. The north edge of the site, above the retaining wall, is edged with dilapidated timber fencing, and with two illuminated advertising hoardings facing towards Haverstock Hill.

2.3 VEHICLE AND PEDESTRIAN ACCESS

As described above, vehicle access to the site is in the south-west corner. Vehicles then follow the perimeter of the railway tracks to access the Roundhouse loading bay, adjacent to the stage. Vehicle access to the site is controlled by security staff housed in the new container building.

Pedestrian visitors access the container building by the same route off Regent's Park Road.

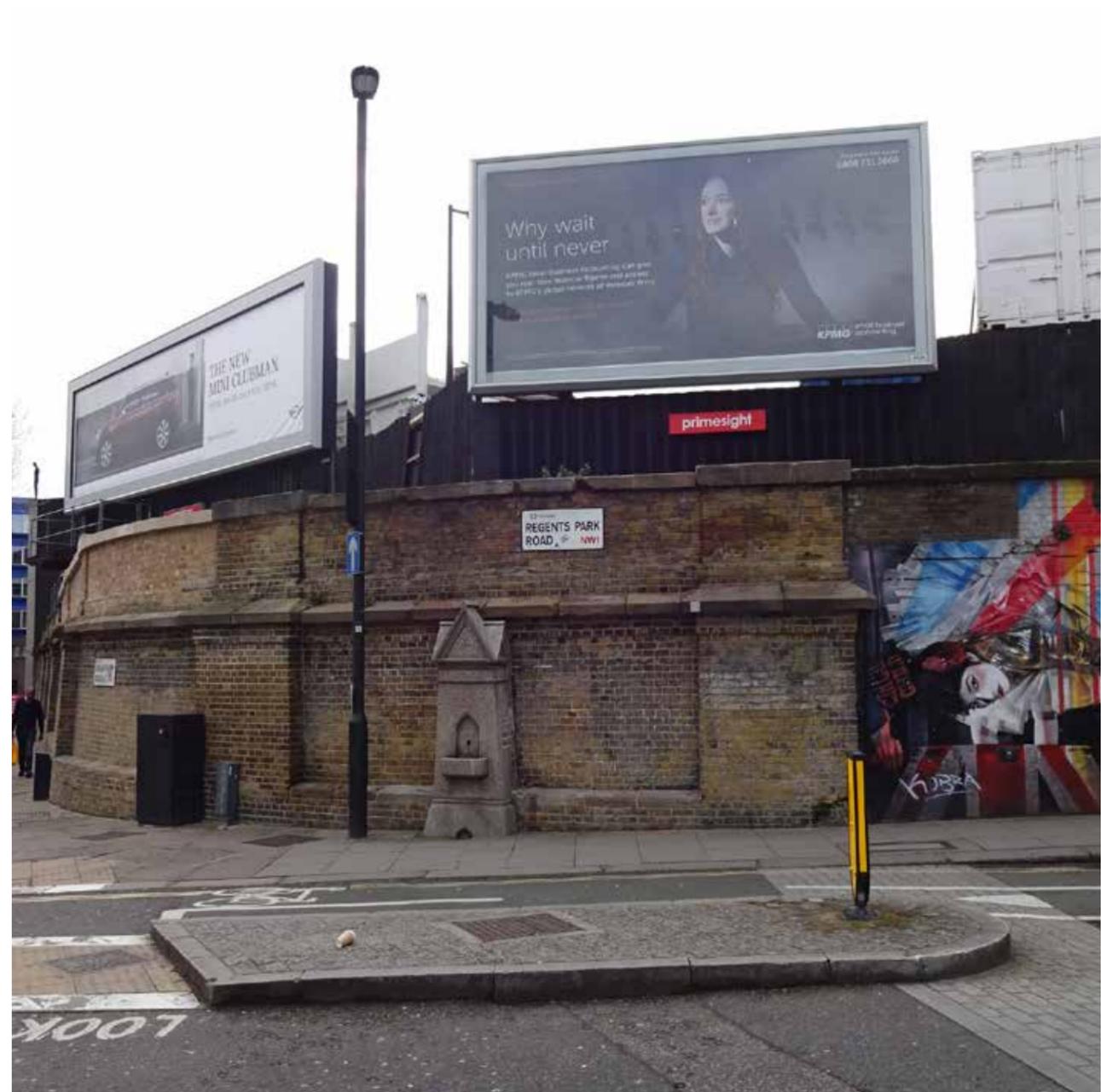
Meanwhile, Roundhouse audiences can access the public part of the site through the main bars, as described above. The north-east corner of the site is therefore given over to public use, with a temporary catering tent and summer bar. A removable Heras fence provides security between public and private areas of the site.



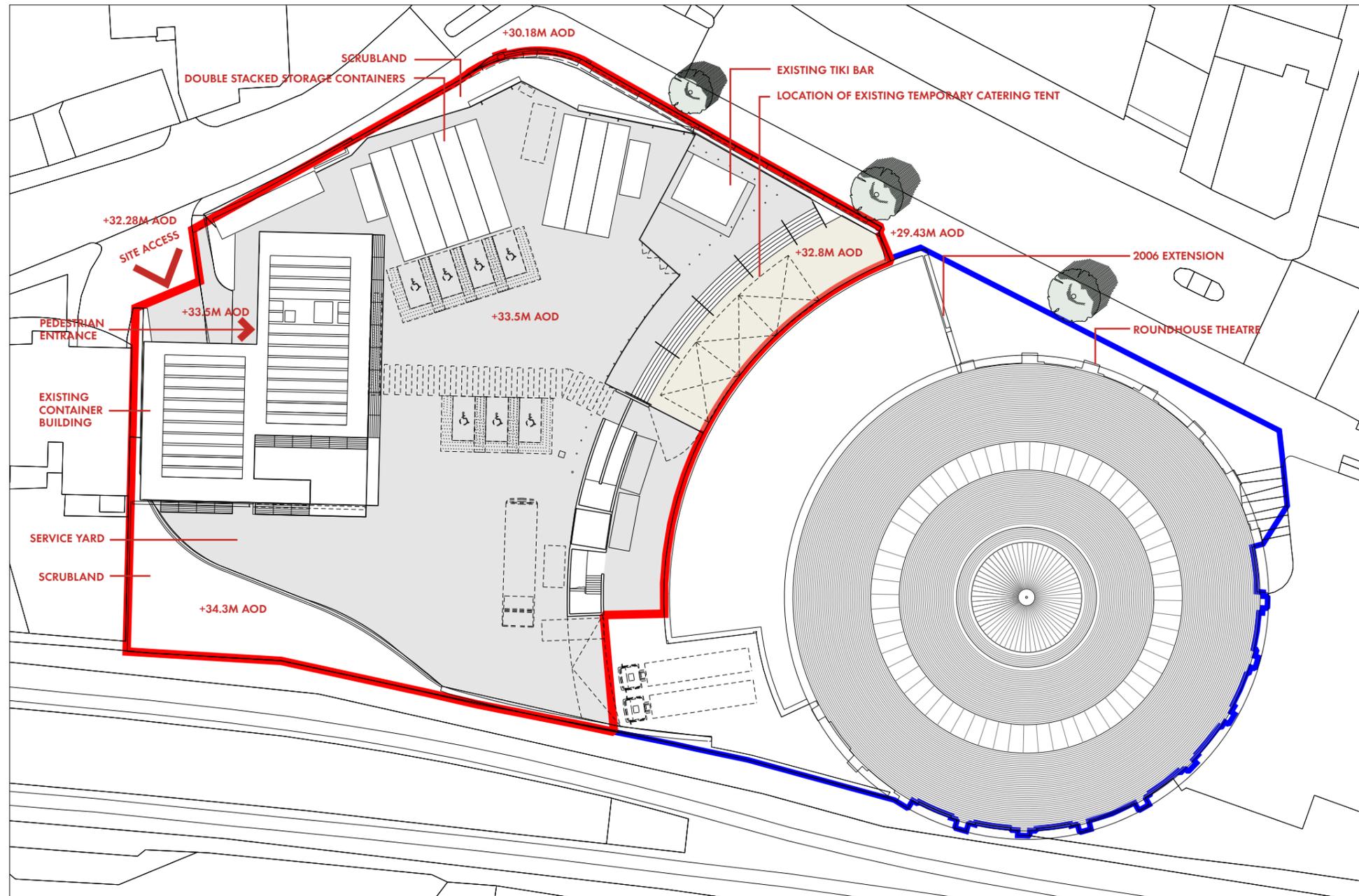
View of site along Chalk Farm Road



View of site along Regent's Park Road



Brick retaining wall with advertisement billboards and dilapidated fencing



Existing site plan



Existing vehicle access to Service Yard



View of existing Service Yard with Container Building



View of Roundhouse and extension from Service Yard

2.4 CONSULTATION

The Roundhouse campus is fully controlled by the Roundhouse, and largely invisible from outside. The key drivers for its development, therefore, have been internal, through a detailed analysis of the servicing need and operation. Daylight studies show that the proposals have little impact on neighbours.

However, a consultation session with local neighbours was held to share ideas and obtain feedback.

Allies and Morrison presented the proposals to local residents and businesses on 19th May 2016 at 6.30pm.

Project Director, Paddy Dillon ran through a Powerpoint slide show, explaining the reasons behind the development, the design evolution, design drawings and 3D visualisations.

Approximately 35 properties in the Chalk Farm Road and Regent's Park Road areas were notified by letter.

Minutes of the session were kept by Roundhouse, and can be found in the appendix section of the Planning Statement.

The scheme was presented to Historic England on 20th April 2016. Their positive response is referenced in the Heritage Statement later in this document, and their letter is an appendix item to the Planning Statement.

Contact has also been made with Network Rail to cover the technical requirements of work adjacent to the railway lines.

2.5 CONSTRAINTS AND OPPORTUNITIES

The Roundhouse Campus Plan identifies the possibility of development that can significantly enhance the Roundhouse's creative learning programme for young people, and underpin its commercial stability.

This development will further constrict the space available for the technical and servicing operation, however. It has therefore been essential to view the proposals not as further piecemeal construction, but to place them within the context of a holistic campus plan. This:

- Identifies the appropriate sites for development
- Rationalises the overall campus layout so as to provide a streamlined operation and clear distinction between public and private areas

The campus plan has also allowed significant public benefits to be defined. At present, the campus has no visual link with Chalk Farm Road, being blocked from it by the hoardings on top of the listed retaining wall along its north perimeter. The campus plan identifies two significant opportunities:

- By sweeping away the fence and hoardings, visual links can be made between Chalk Farm Road and the campus, allowing the Roundhouse operation to be more widely seen and appreciated.
- Conversely, the degraded south side of Chalk Farm Road can be replaced by active frontage, located above the retaining wall, that animates the important junction of Chalk Farm Road and Haverstock Hill

One final opportunity should be stressed. Gradual development of the Roundhouse site has resulted in three very different, and in some ways conflicting, structures:

- The Roundhouse itself, a nineteenth century structure of stock brick, with heavy buttresses and a

slate roof

- The 2006 extension, a modern design with black metal cladding
- The 2015 container office building

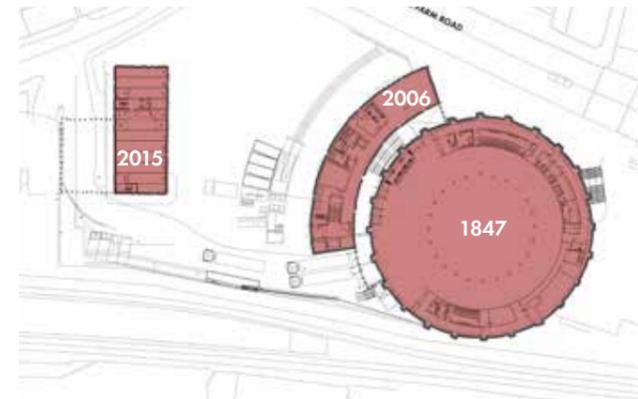
In offering a plan for the campus, the current proposals aim to unify these disparate structures with a new building whose massing and material interposes a degree of coherence to the campus as a whole.



Need to organise and rationalise the service yard



Need to sweep away fences and containers to create visual link



Aim to unite separate buildings into a cohesive campus

2.6 DESIGN OBJECTIVES

From the above, the following design objectives can be defined:

- To provide office and studio spaces to enable the Roundhouse vision to be developed and realised
- To create a holistic design for the campus that offers high quality public space and serves a busy technical operation safely and efficiently
- To enhance connections between the Roundhouse campus and Chalk Farm Road, so as to make the Roundhouse more visible and to animate Chalk Farm Road
- To unite the separate buildings west of the Roundhouse into a coherent campus
- To capture the unique spirit and personality of the Roundhouse organisation



Provide acoustically sealed rehearsal and broadcasting studios



Facilitate existing Roundhouse events and activities



Solve current storage and operational difficulties



Provide a circus rehearsal studio



Embrace and enhance the spirit of the existing Roundhouse

3 PROPOSED SCHEME

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3.1 DESIGN EVOLUTION

As noted above, the Campus Project began with an open-minded exploration of the pressures on the Roundhouse, and the opportunities for expanding creative learning and other activities that might be triggered by creating more space. From the outset, therefore, the project was driven directly by the needs of the organisation, not by a specific desire to make a new building. Opportunities were explored within existing structures, as well as across different parts of the site. Three constant themes emerged:

- To develop promising strands of its creative learning programme, particularly circus, the Roundhouse needed new studio space
- The income from renting out space to appropriate partners was essential to securing the organisation's financial stability
- New partners on site suggested the possibility of a vibrant campus, with the Roundhouse as a cultural hub and focus
- The service yard was badly in need of reorganisation, particularly in light of the new container building, which was then under construction

From early on, it became clear that the Roundhouse needed a coherent masterplan for the campus.

Two possible development areas were then identified.

The southern perimeter of the site, adjoining the railway tracks, had the apparent advantage of avoiding new construction adjacent to the Chalk Farm Road retaining wall. However:

- The southern edge of the site is also the main vehicle circulation route into the site and across to the Scene Dock, so construction here would need to be raised up at least two storeys above ground level. Heavy vehicle circulation would then be difficult, while entrances and stair / lift cores would be located immediately adjacent to vehicle manoeuvring areas

- Tall construction next to high voltage rail lines would be difficult
- Views from neighbouring residential blocks might be compromised
- The principal audience escape route from the Roundhouse passes through this area

This part of the site was therefore quite quickly ruled out.

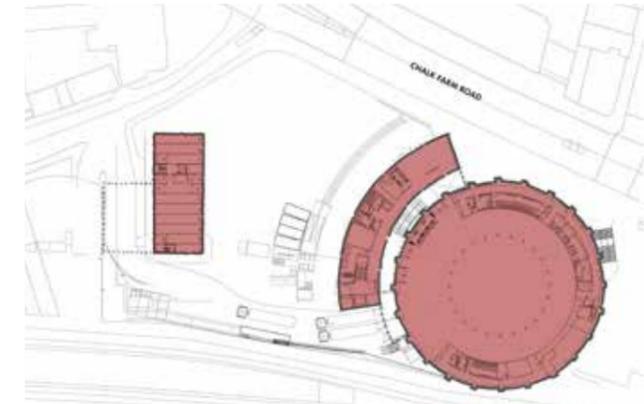
Far more promising was the northern perimeter of the site. This:

- Created a link between the container building and the Roundhouse extension
- Created the possibility of a new elevation above the retaining wall, replacing the degraded timber fence and advertising hoardings that currently face Chalk Farm Road
- Created the possibility of a clear distinction between public space and the busy service yard

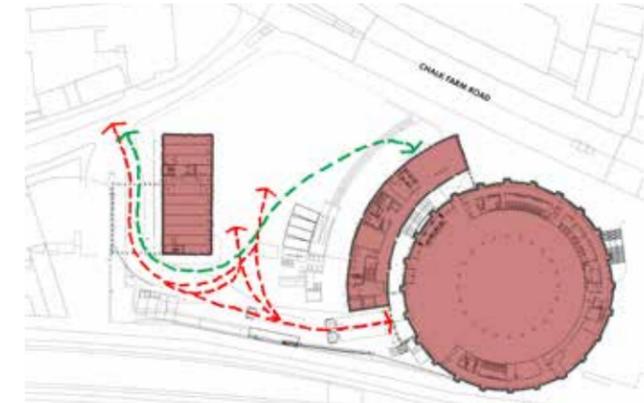
The design strategy for the identified site aimed to fulfil a primary design objective of using the new development to unify the existing buildings on site and to animate the Roundhouse's public face. It was based on three clear principles:

- Clear geometric blocks were derived from the module of the container building. These would contain the large studio volumes
- They should be stepped down from west to east, to create legible steps between the height of the container building, and the height of the Roundhouse extension
- A new street frontage wrapping around the street wall would then contain office space
- A new summer bar, replacing the temporary Tiki bar, would provide a public face towards Torquil's Bar

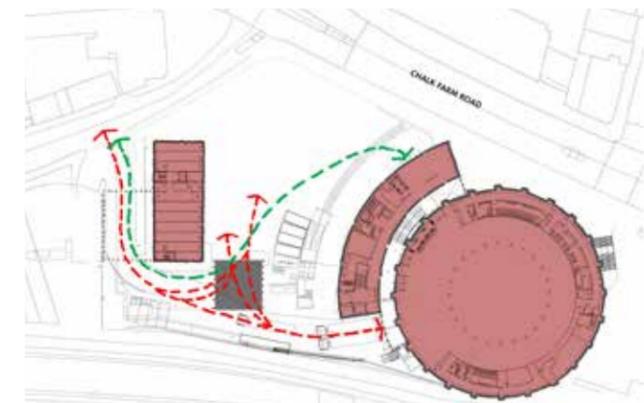
The first iteration of this scheme, presented to planners on 20th January 2016, proposed two storeys of office accommodation, with studios above. A roof terrace above the offices could be accessed from the studios. The current advertising hoardings were replaced with a single advertising hoarding designed into the north elevation of



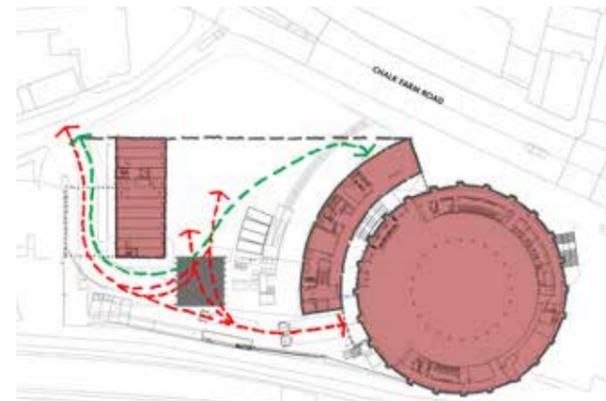
01 - Cleared site



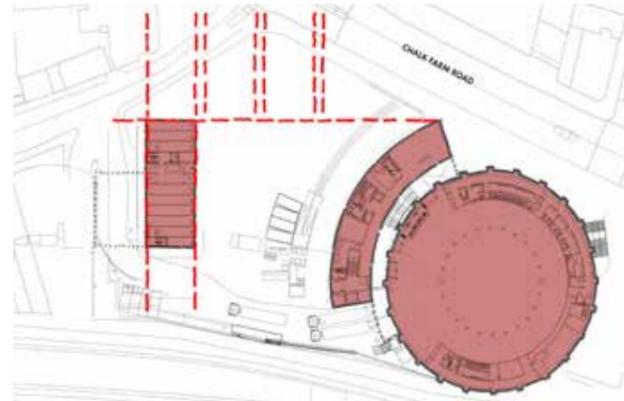
02 - Site access and egress routes



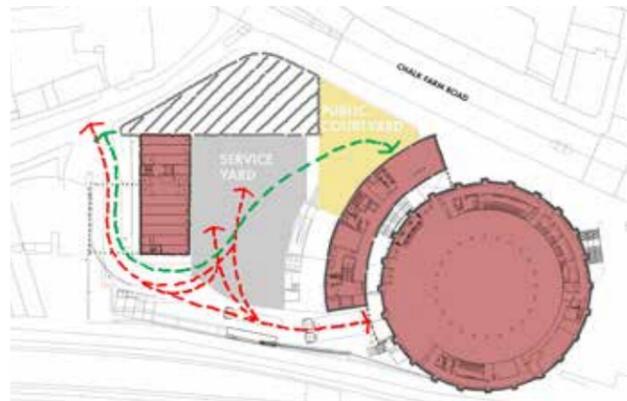
03 - Not feasible to build Campus Building on southern side of site



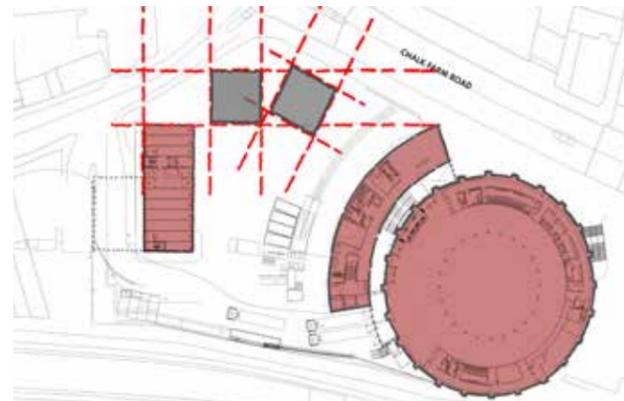
04 - Northern side of site is prime location for new Campus Building



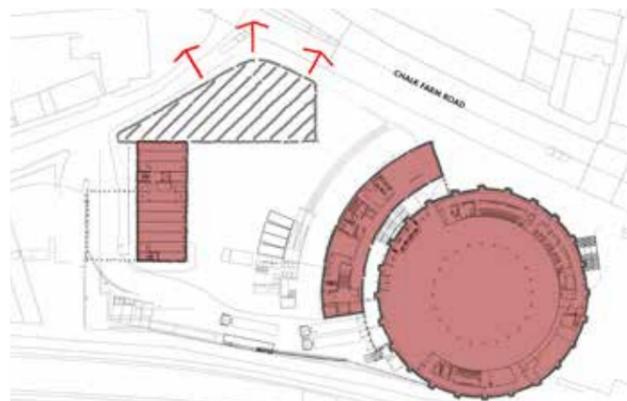
07 - Grid set up by existing Container Building



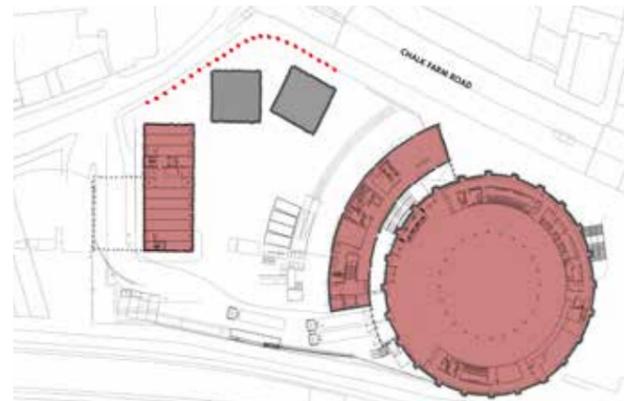
05 - Clear separation between uses and routes



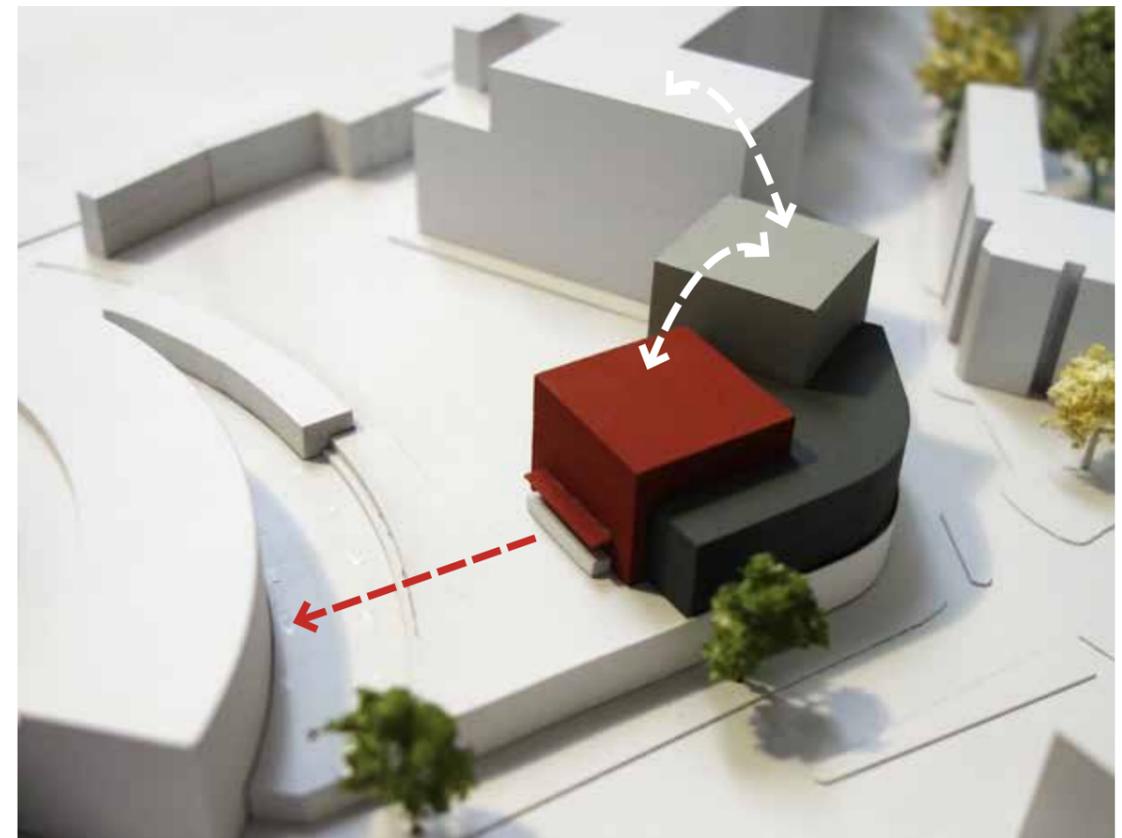
08 - Grid turns to address street geometry



06 - Campus Building will address important urban junction



09 - Street wrap to address urban junction



10 - Studios step down from top of extended Container Building, RAB+1 with Tiki bar addressing public courtyard and Torquils bar inside

the larger studio.

Planners approved the idea of a holistic campus plan for the Roundhouse, and appreciated the principles behind the scheme. They expressed two concerns, however:

- While recognising the value of office space to the Roundhouse, and the significant contribution it could make to the Roundhouse's own activities, to its financial stability, and to the young people who would benefit from expanded training programmes, and while appreciating the principles behind the scheme, planners expressed concerns about the resulting height of the scheme in relation to long views of the Roundhouse down Haverstock Hill. While these are not specifically protected in any Conservation Area Plan, planners thought it important to take them into account in assessing the setting of the Roundhouse itself.

- They were glad to see the removal of the current advertising hoardings, but retained some reservations about the presence of any hoarding at all

As a result of this meeting, significant changes were made to the scheme:

- 275 sq m of office area were omitted. While seriously reducing the project's financial benefits to the Roundhouse, this allowed both studio blocks to be lowered, reducing their impact on Haverstock Hill views of the Roundhouse itself.

- The advertising hoarding was omitted.

The resulting scheme was re-presented to planners on 16th February 2016. Planners expressed support for the scheme, which was subsequently confirmed by letter.

They also noted that, in their view, an "iconic" design in this location might allow a relaxation of their views on massing. If the building was "iconic", then the views down Haverstock Hill would be considered of less significance. In response, the Roundhouse noted:

- That the Roundhouse itself is an icon. Its studio annexe should not try to upstage it

- That the Roundhouse's very limited resources did not allow for the design and construction of a large "iconic" design

- That the very specific constraints of site and brief meant that the design objectives listed above could best be achieved through a more sensitive and contextual approach

On 20th April 2016, the unchanged scheme was presented to Historic England, who expressed full support, confirmed by letter.

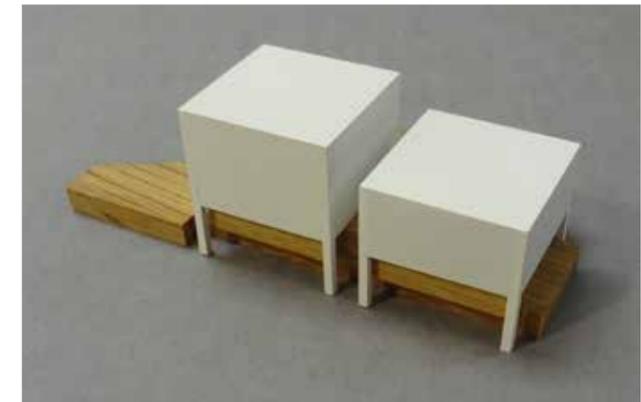
Some changes have been made subsequent to these presentations:

- The east (lower) studio block has been rotated to align with the retaining wall. This improves its relationship with the Roundhouse itself, and with the public space adjoining Torquil's bar.

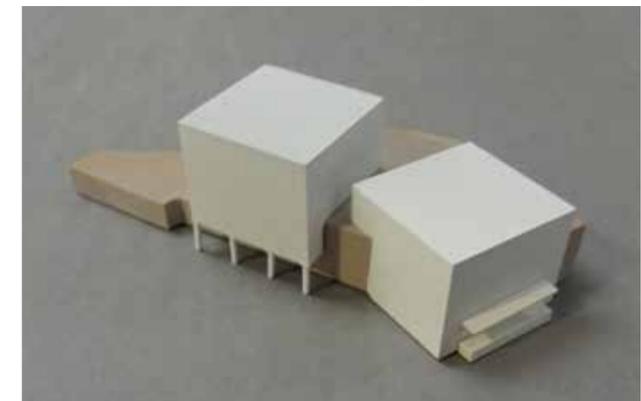
- New Campus Building has been reduced in size to separate it from the Container Building and allow for ramped access to the campus.

- Levels and elevation details have been finalised.

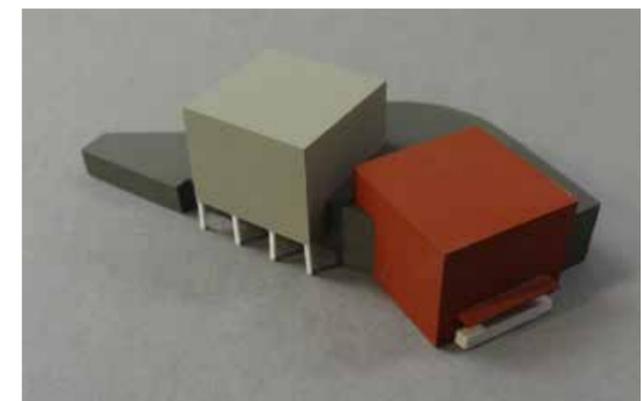
- Some modifications have been made to the west end of the Campus Building, so as to provide a separate entrance when the RAB is closed, and to accommodate a screened plant area on the flat roof above.



Model 1 - Orthogonal plan



Model 2 - Kinked plan



Model 3 - Colour and materiality



Early design ideas



Final design, as described later in document



Image of evolving design model

3.2 USE

The various elements of the Campus Project will be used as follows:

- The storey-height extension to the container building will provide additional office space. This will be rented out on a commercial basis, providing a vital income stream for the organisation. The main rental partner in the container building at present is a music publishing company. The Roundhouse will seek tenants from the cultural sector, to foster the notion of the Roundhouse as a cultural hub, creating a focus of arts activity and employment in Chalk Farm.

- The Campus Building will contain studios to allow expansion of the Roundhouse's creative learning programme. The three studios will enable the Roundhouse to develop a programme of activities that include circus, choirs, rehearsals, recording, and radio broadcast. The Campus Building will also contain 353 sq m of flexible office space. This may, in time, become part of the Roundhouse's own office accommodation. Initially, it will be rented out to young creative entrepreneurs to create a bridge between training programmes and professional work within the cultural sector.

- The studio spaces for running the creative projects for young people will be open from 10am to 10pm. The office space for creative entrepreneurs, aged 18-30 will be open from 8am to 12 midnighnt.

- The storage accommodation along the south perimeter of the site will rationalise and replace storage containers currently located on the site of the proposed Campus Building.



Youth circus training programme



Music rehearsal and broadcast programme



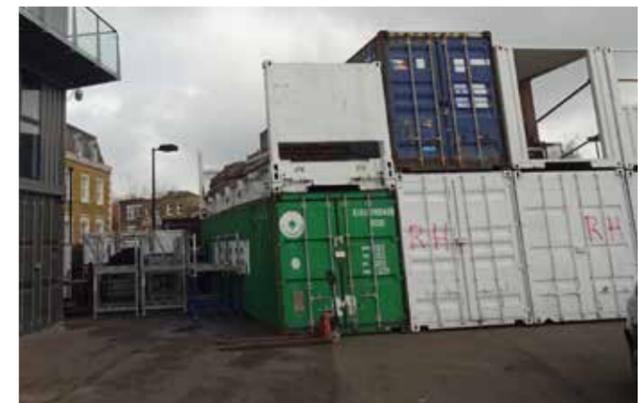
Youth outreach programme



Summer beach event



Summer beach event



Existing Storage containers to be replaced and relocated

3.3 AMOUNT OF DEVELOPMENT

The resulting interlinked developments are balanced across the site to maximise development opportunities, and together provide a holistic plan for the campus:

- The storey-height extension to the container building will provide 468 sq m of office space. The building mass of the proposed additional floor has been tailored to fit local constraints. The height of the proposed additional floor relates to the height of the adjacent 'Circa' apartment building on Regent's Park Road, reflects the southern building line of this building and is indented in plan to minimise its impact on the north side. The base on which the proposed additional structure will be built is to be unaffected, so no existing employment or amenity space will be displaced. The storey extension itself will provide additional employment.

- The Campus Building will provide accommodation as follows:

Studios: 3 no. studios providing 631 sqm of new studio and breakout space for the Roundhouse's programme of work with young people. The new studios are expected to reach as many as 1,000 young people over the next few years.

Flexible office space: 353 sqm of office space.

- The Rail Side Storage Area will provide 307 sq m of storage space



View of model

Site Development Area (Redline)	3481 sqm
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Campus Building	GEA (sqm)	GIA (sqm)
Ground Floor	536	479
First Floor	483	437
Second Floor	114	68
Third Floor	50	0
Fourth Floor	27	0

RAB+1		
Fifth Floor	497	468

Rail Side Storage		
Ground Floor	170	163
First Floor	150	144

Total New Development	2027	1759
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B1 (sqm)	D1 (sqm)
353	126
0	437
0	68
0	0
0	0

468	0
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163	0
144	0

1128	631
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Area Schedule

3.4 LAYOUT

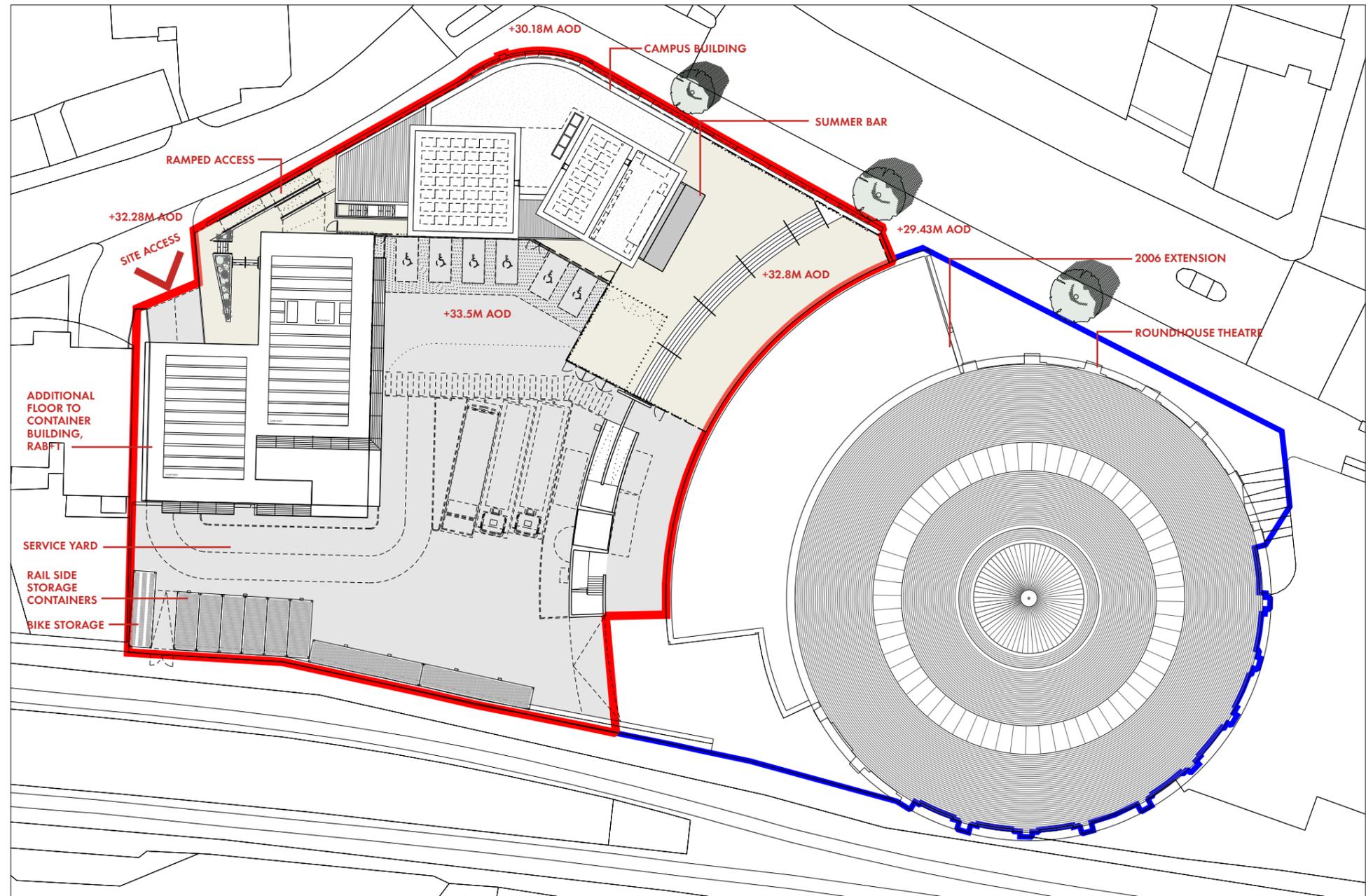
The layout of the Container Building extension matches the existing fourth floor of the Container Building.

The Campus Building is laid out along the northern perimeter of the site. To the south it will provide a new boundary to the service yard. To the north and east it is bounded by the existing site perimeter, whose dilapidated fence and advertising hoardings will be replaced by a new elevation to Chalk Farm Road. To the west, it will replace the temporary Tiki bar with a new summer bar facing the Roundhouse extension.

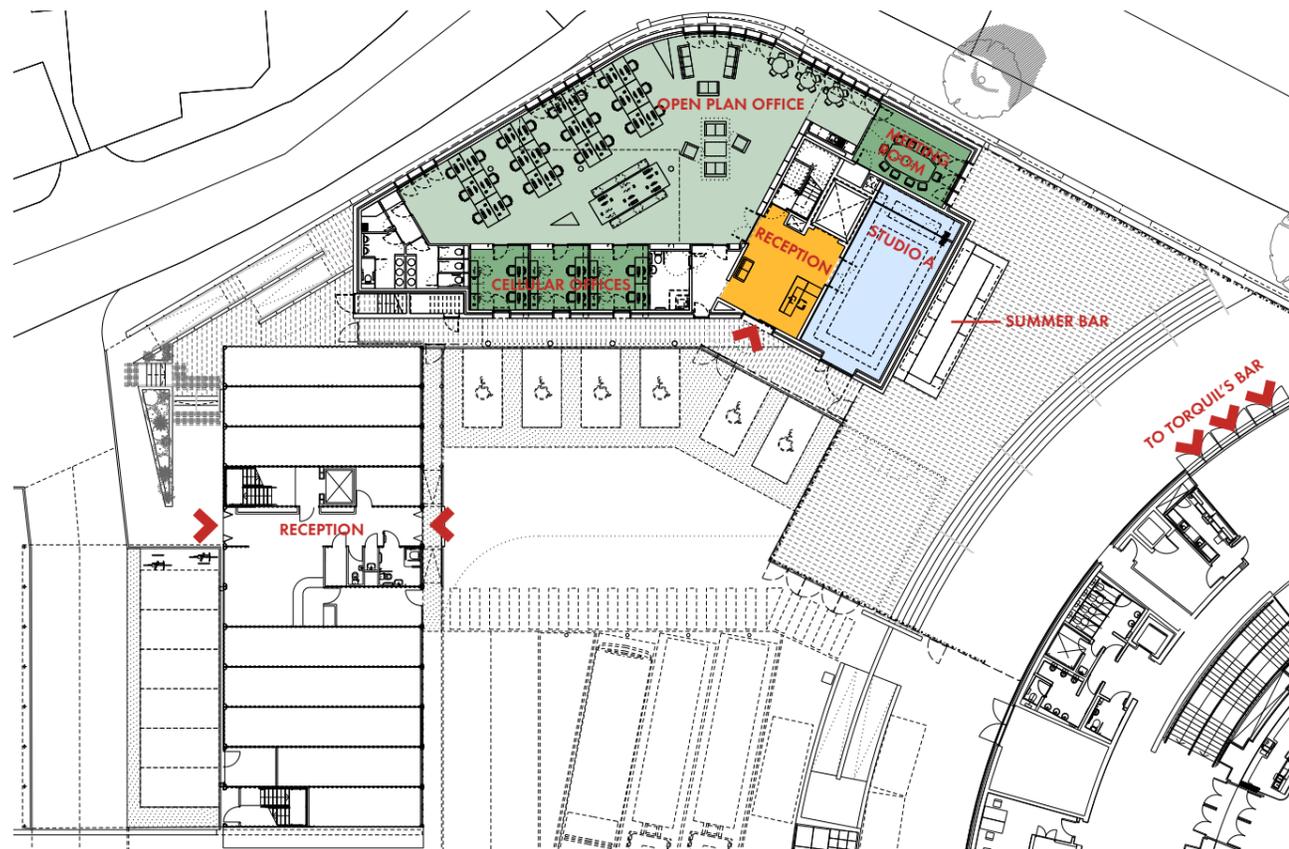
A clear delineation is therefore created between the public space between Torquil's Bar and the new summer bar; and the service yard. A removable fence will reinforce this separation as a security boundary.

The entrance to the Campus Building will be from the service yard side via a ramped access route and fenced colonnade under the west studio block. This creates a safe, accessible route for pedestrians from the street. Also, a safe route to the Container Building entrance is formed using removable bollards, and with the Roundhouse itself using a zebra crossing.

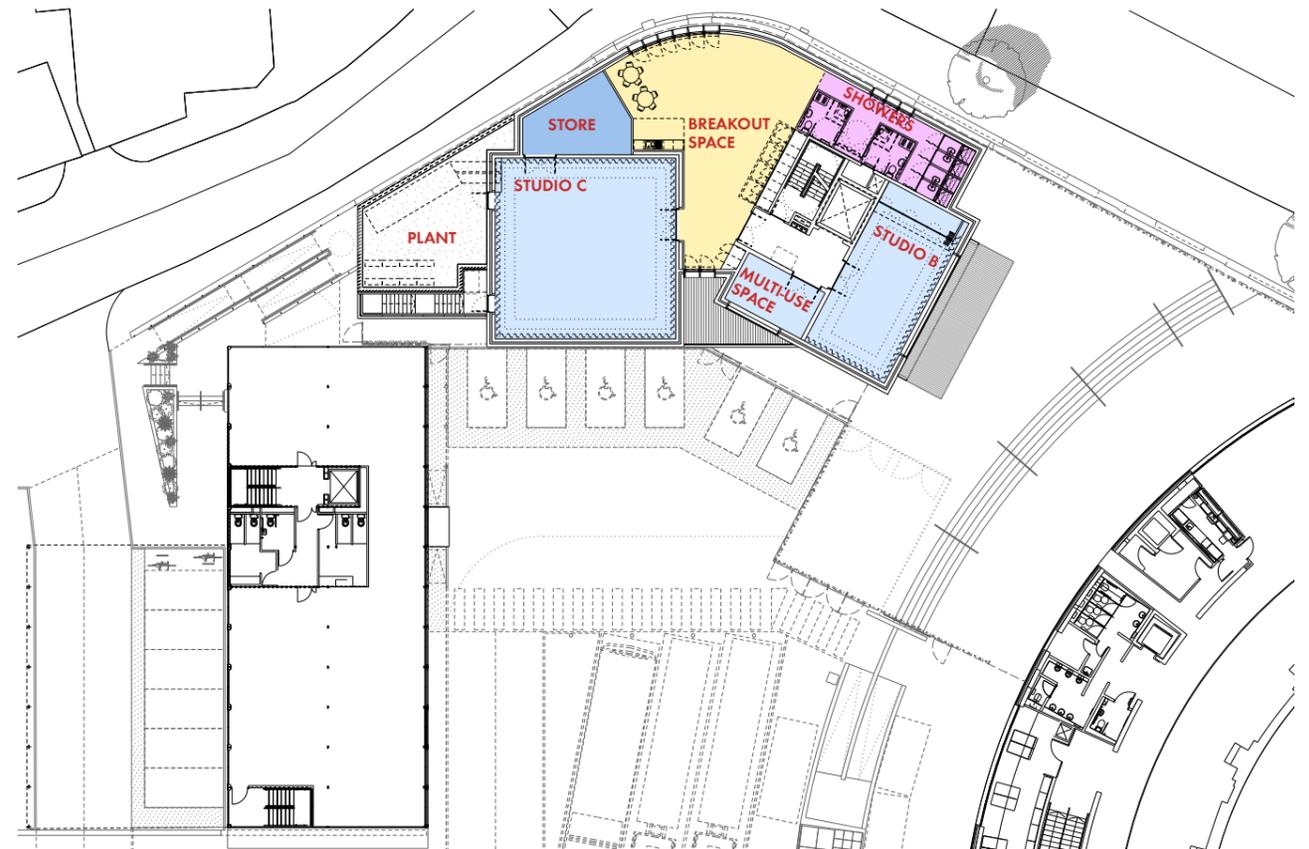
The storage area is laid out along the south perimeter of the campus. This allows easy access for delivery vehicles, and focuses vehicle movement along the south perimeter, well away from public areas.



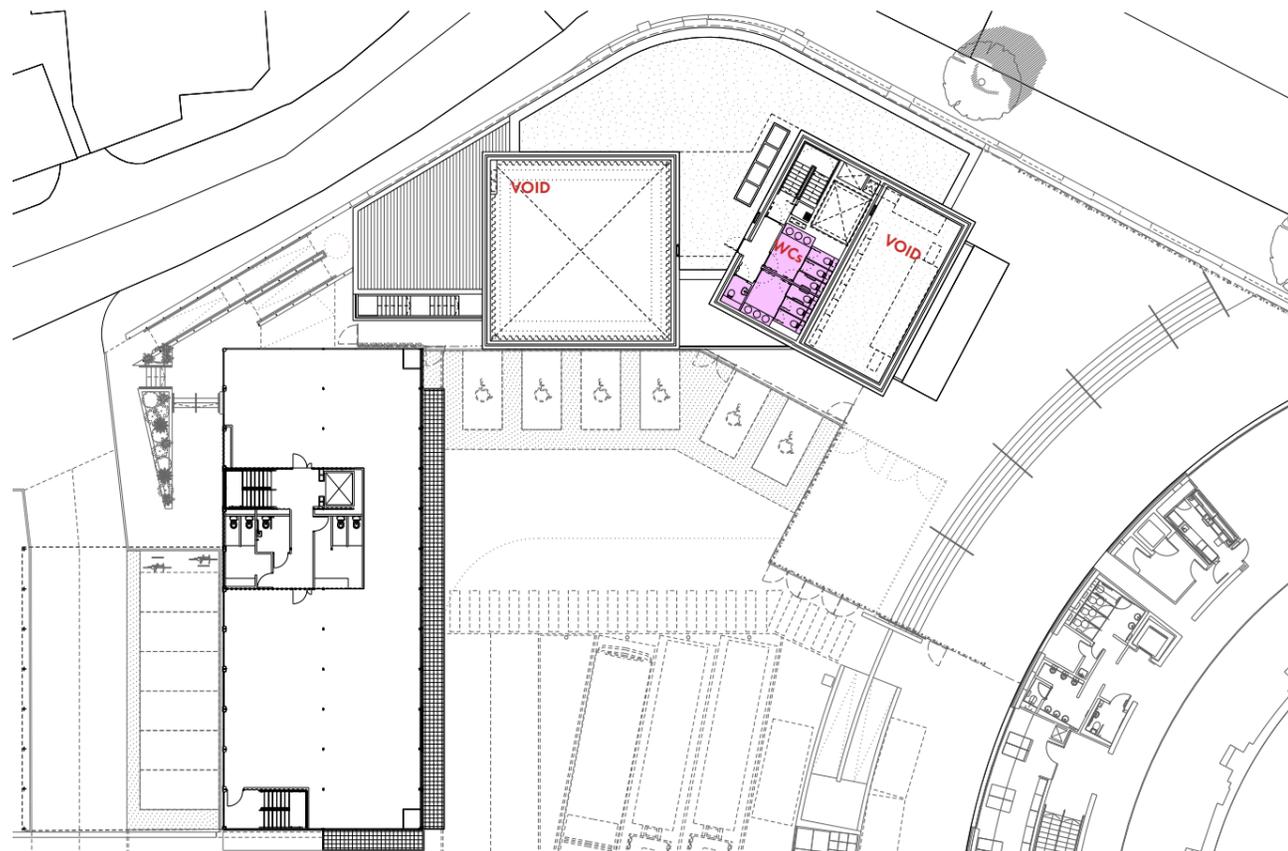
Proposed site layout plan



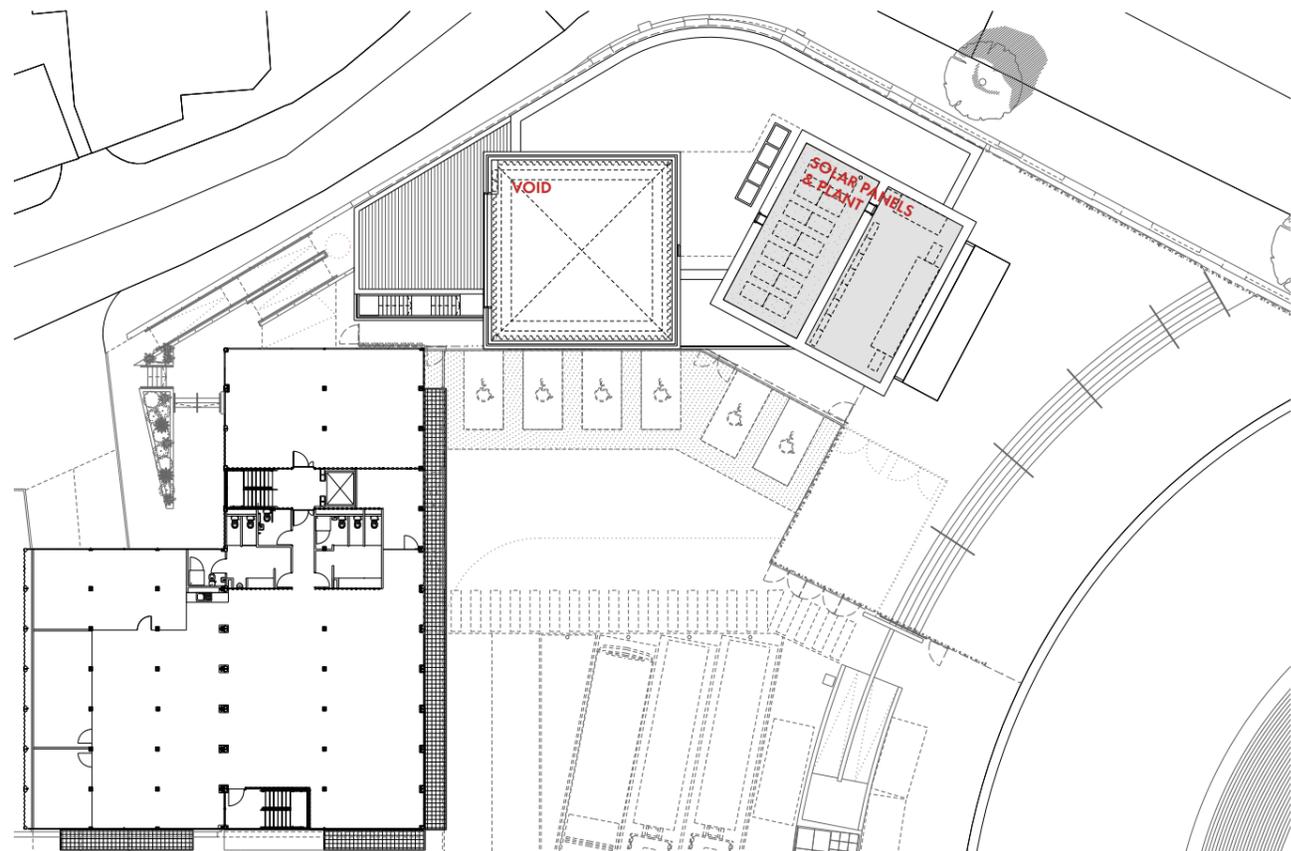
Ground floor plan



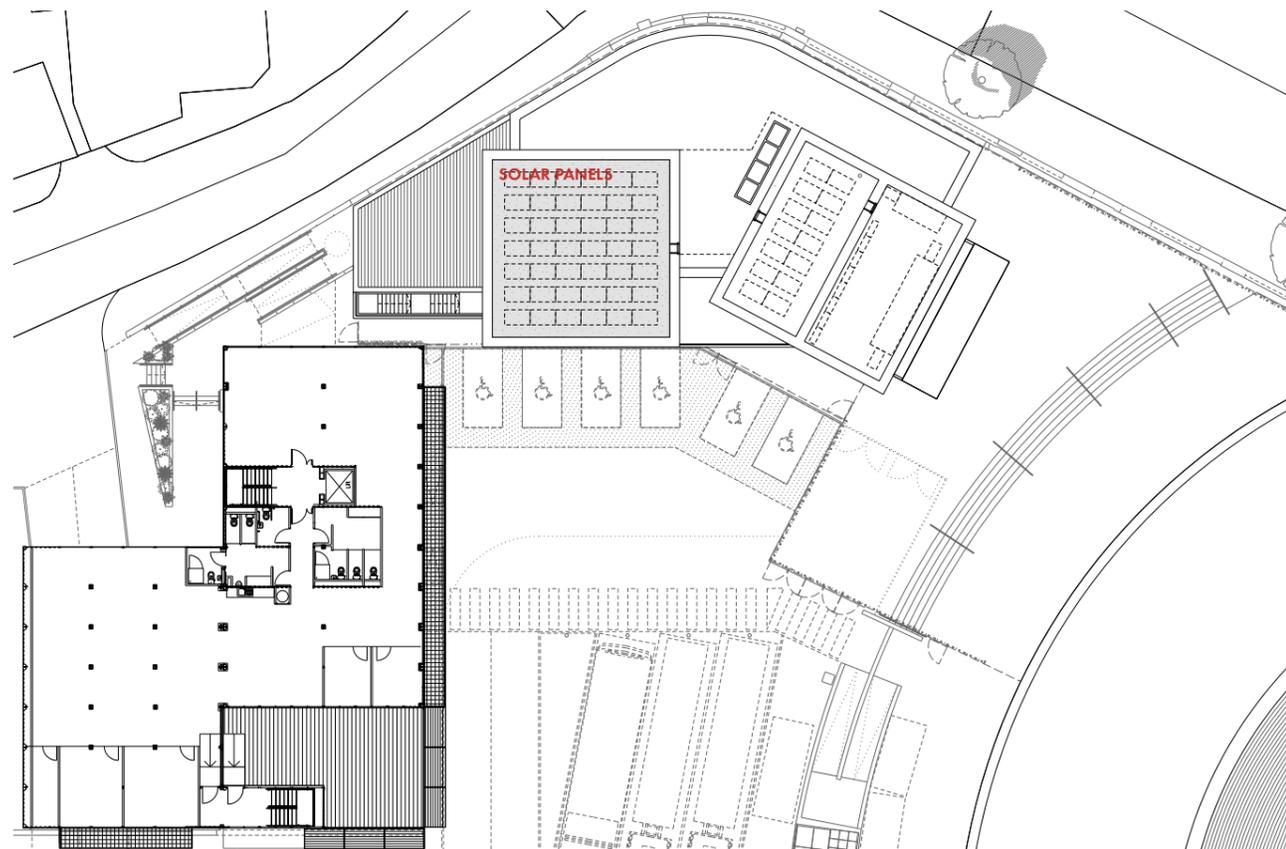
First floor plan



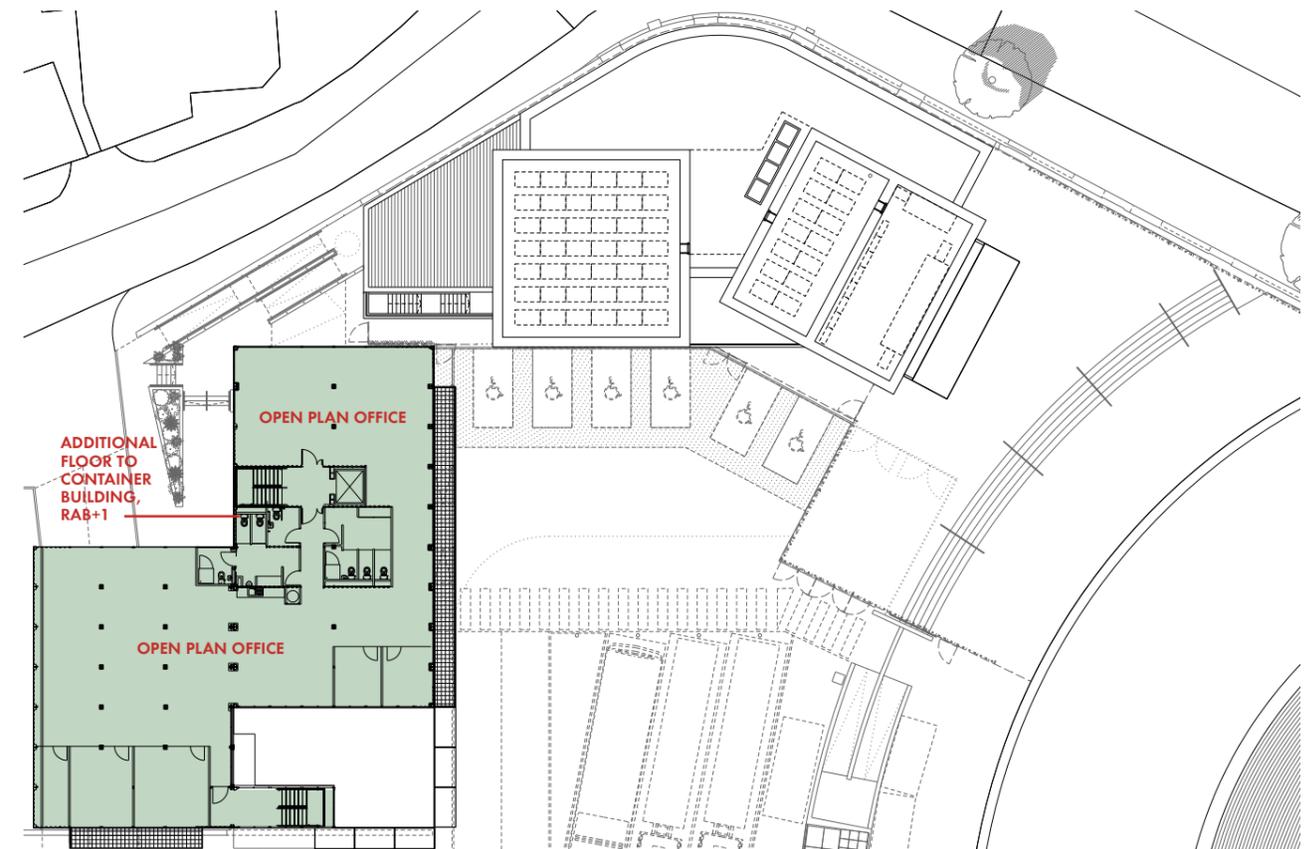
Second floor plan



Third floor plan



Fourth floor plan



Fifth floor plan