

## 8.0 Meanwhile Use



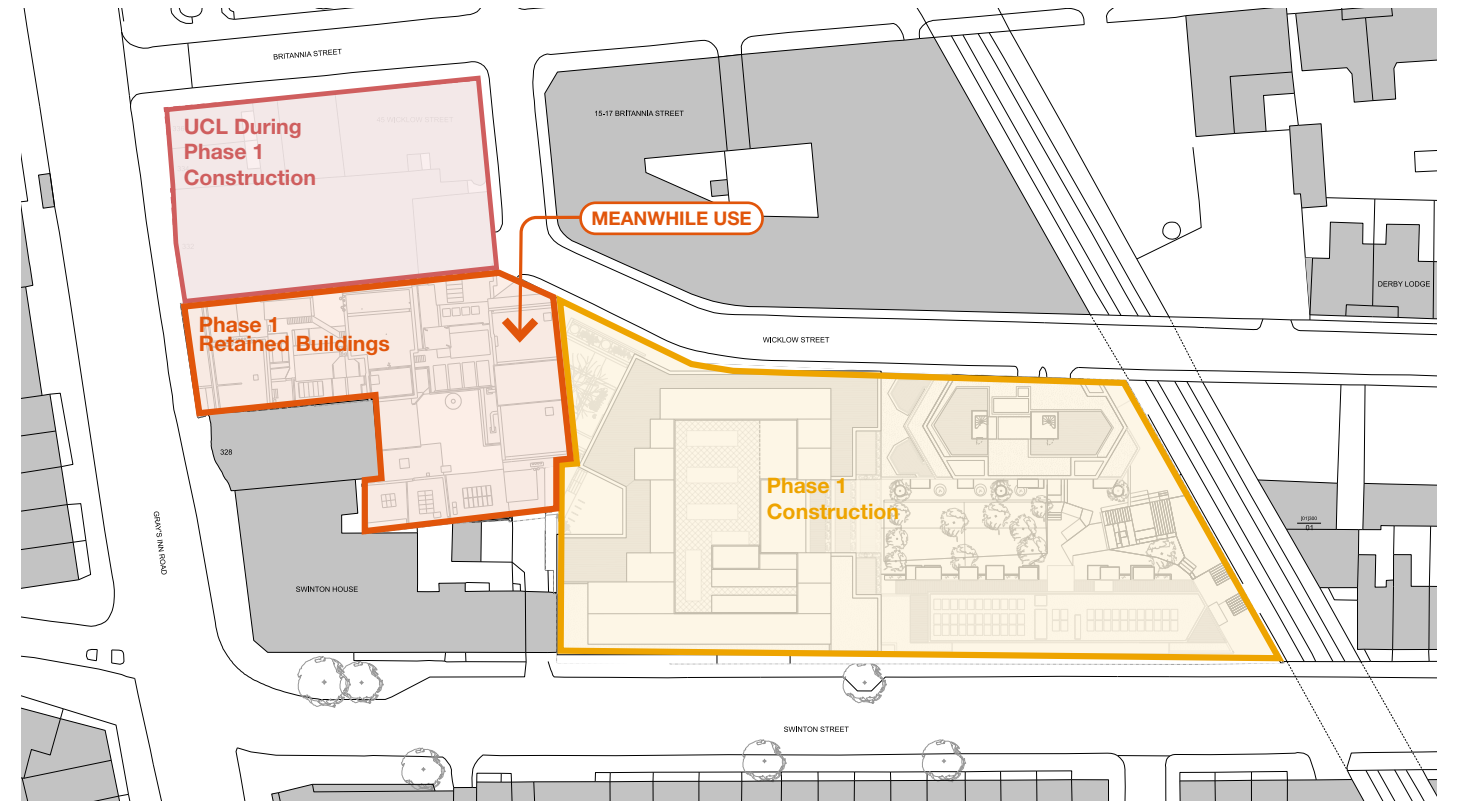
# 8.0 Meanwhile Use

## 8.1 Construction Phasing & Opportunity for Meanwhile Use

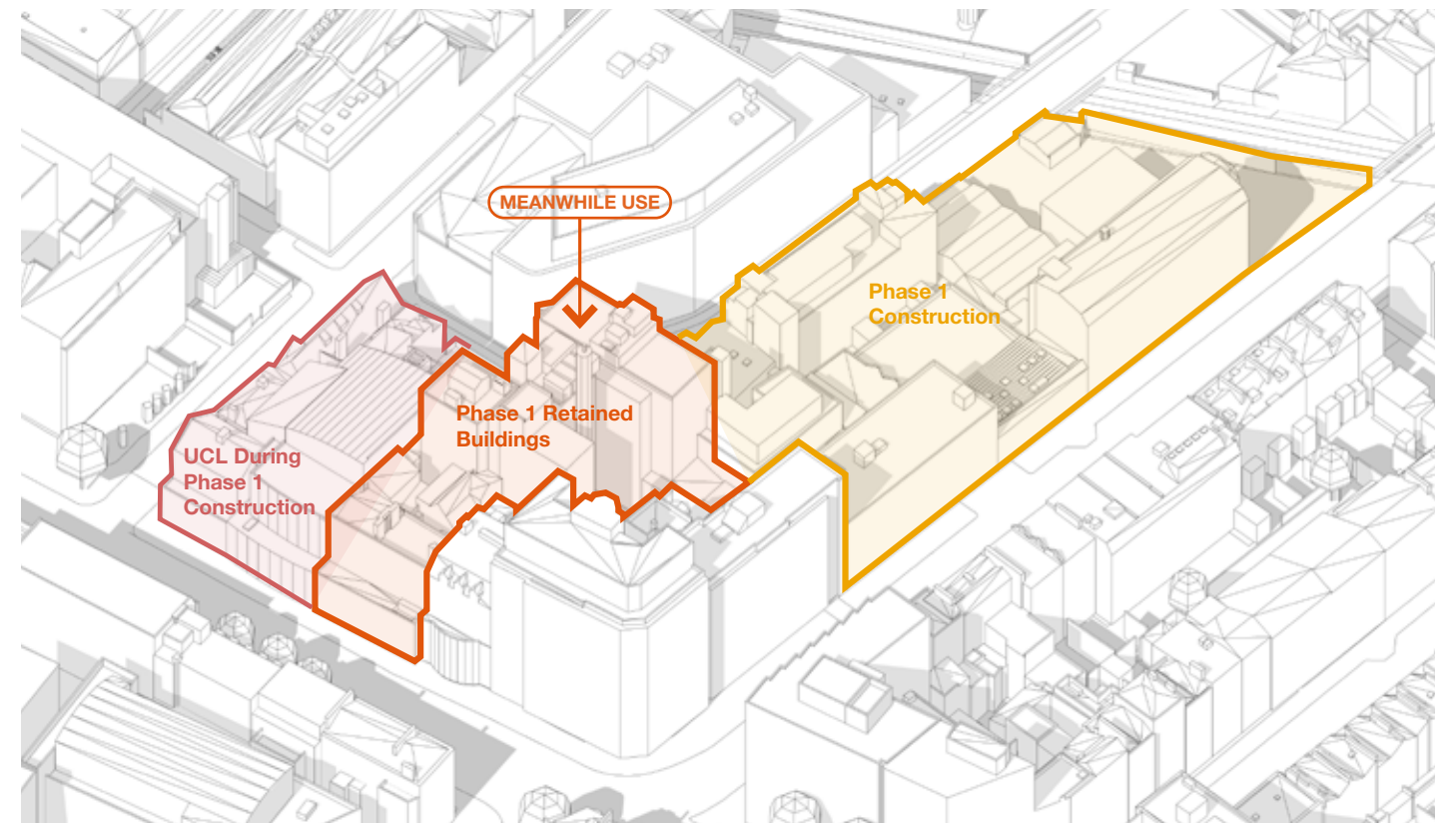
### Utilising the Retained Buildings

The retained buildings that sit between UCL's Gray's Inn Rd premises and Swinton House will in part be used for construction site offices. There is the opportunity for additional areas of vacant space within these buildings to accommodate affordable workspace as a meanwhile use for the duration of phase 1 construction.

This will provide continued activation to the Gray's Inn Rd frontage during phase 1 construction and offer affordable workspace for creative, start ups and small businesses within London's Knowledge Quarter and on the door step of Kings Cross and St Pancras Stations.



Site Plan



Axonometric



## 8.0 Meanwhile Use

### 8.2 Affordable Workspace Precedents & Potential Operators

#### Use Precedents and Suitability

In close proximity to the masterplan development there are precedents of affordable workspace operators taking meanwhile use area. The location and character of the buildings retained during phase 1 make them a desirable candidate for this use. The future operator would likely undertake an interior soft strip with minimal intervention and additions to the internal space. Re purposed products and materials are often used for these light touch fit outs. These are then returned back into the circular economy once the meanwhile use has completed its life cycle.

#### Potential Operators

Camden Collective are an affordable workspace operator that have experience in providing meanwhile use within the Borough of Camden. Photos of their Temperance Hospital meanwhile use workspace before and after are shown on this page.



Camden Collectives Temperance Hospital Workspace - Before



Tea Building Shoreditch - Adaptive reuse office space by AHMM Architects



Camden Collective's Temperance Hospital Workspace - After

# 8.0 Meanwhile Use

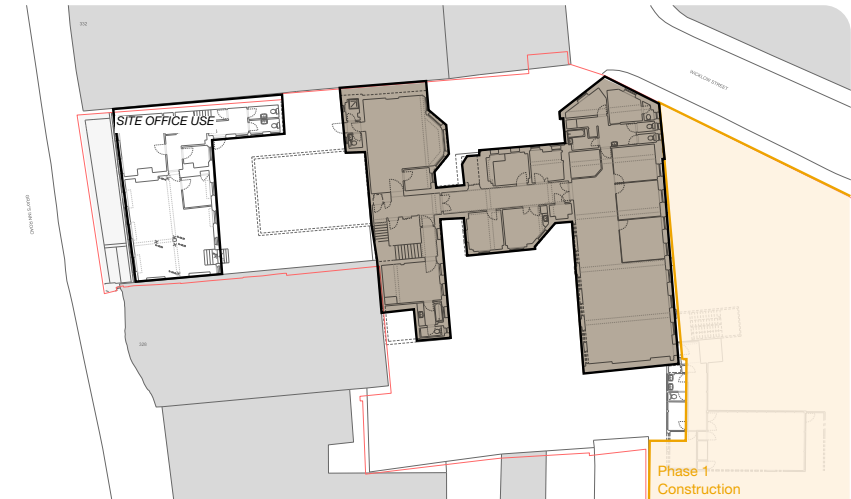
## 8.3 Occupancy within the Retained Buildings

### Occupancy and Access

Construction offices will occupy the lower levels of the retained buildings and be accessed from Wicklow Street. The affordable workspace will be accessed from Gray's Inn Rd ground floor. This level will accommodate front of house reception, some cycle storage and provide access to the lifts and stairs. The workspace will occupy the second, third and fourth levels of the Eastern building as shown on the plans, right.



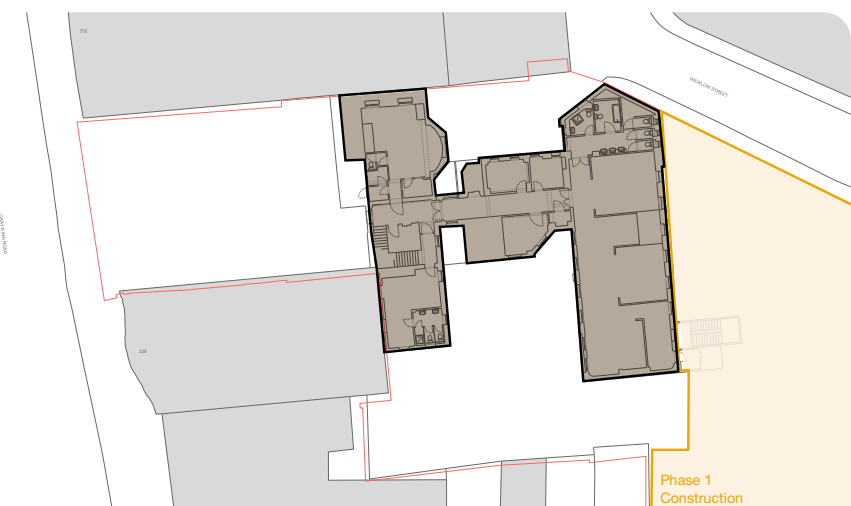
Wicklow Street Ground Floor



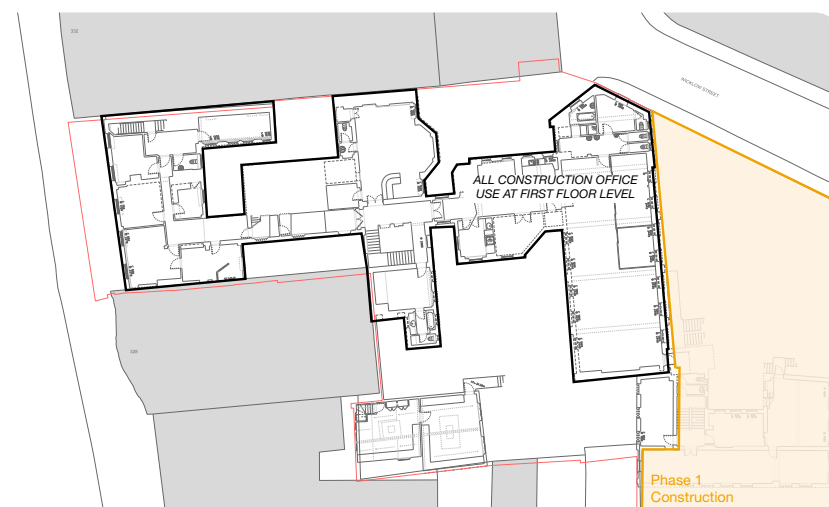
Second Floor Plan



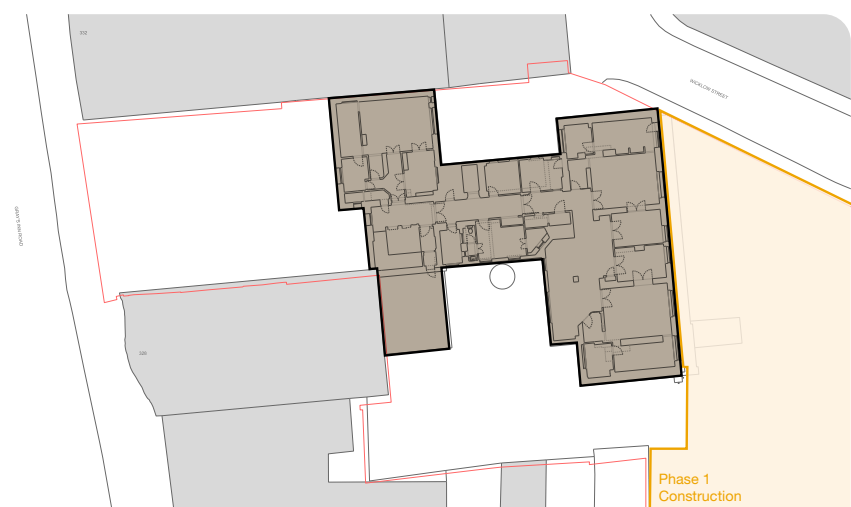
Gray's Inn Road & Swinton Street Ground Floor



Third Floor Plan



First Floor Plan



Forth Floor Plan

- KEY**
- Affordable Workspace Use
  - Phase 1 Construction
  - Construction Offices Use



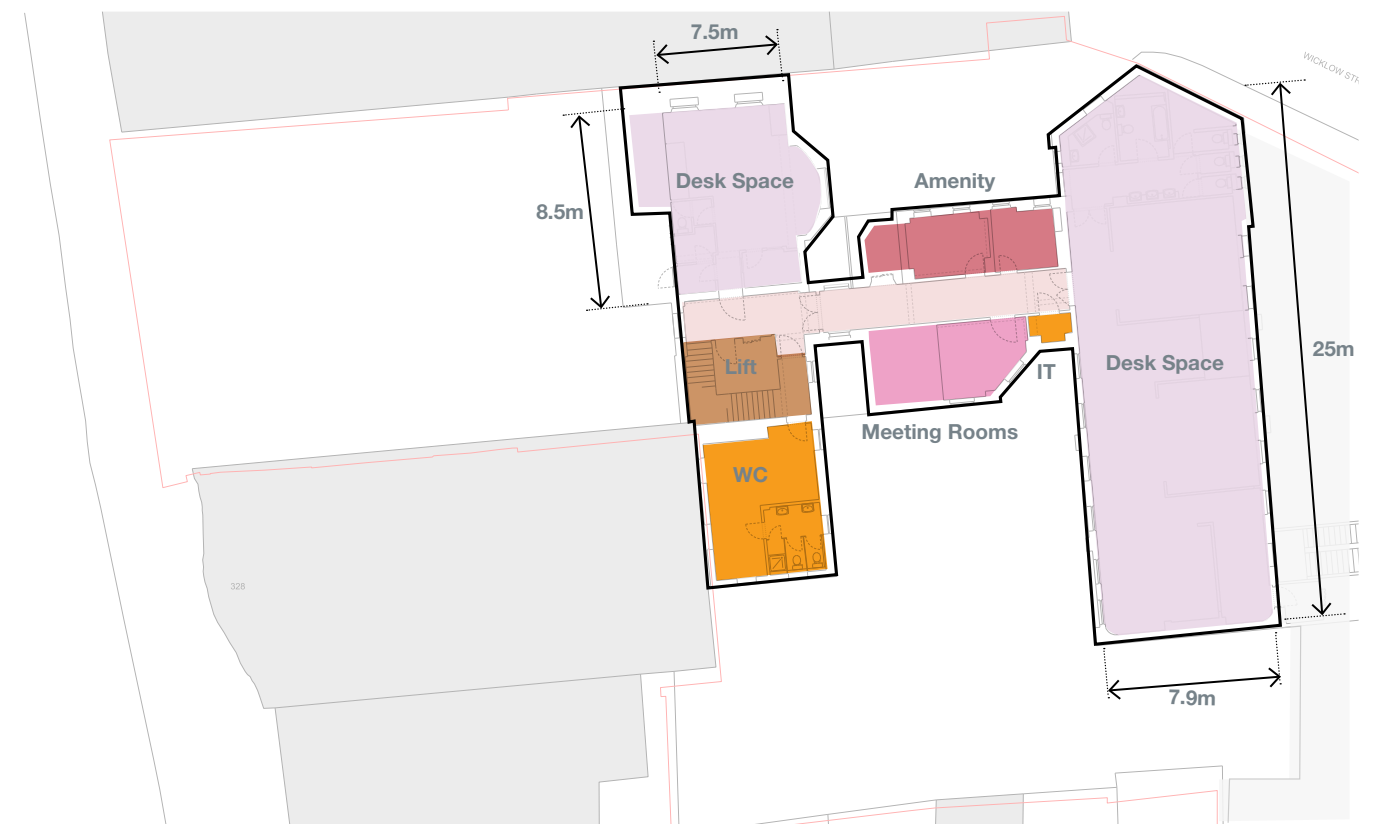
# 8.0 Meanwhile Use

## 8.4 Adaptability of the Building Fabric

### Retained Building Fabric Adaptability

Gray's Inn Road is a prime address with a character frontage. The second, third and fourth floors plates are shallow with frequent windows and well suited to boutique office space desk layout. This page shows an example of how the buildings might be space planned by an affordable workspace operator.

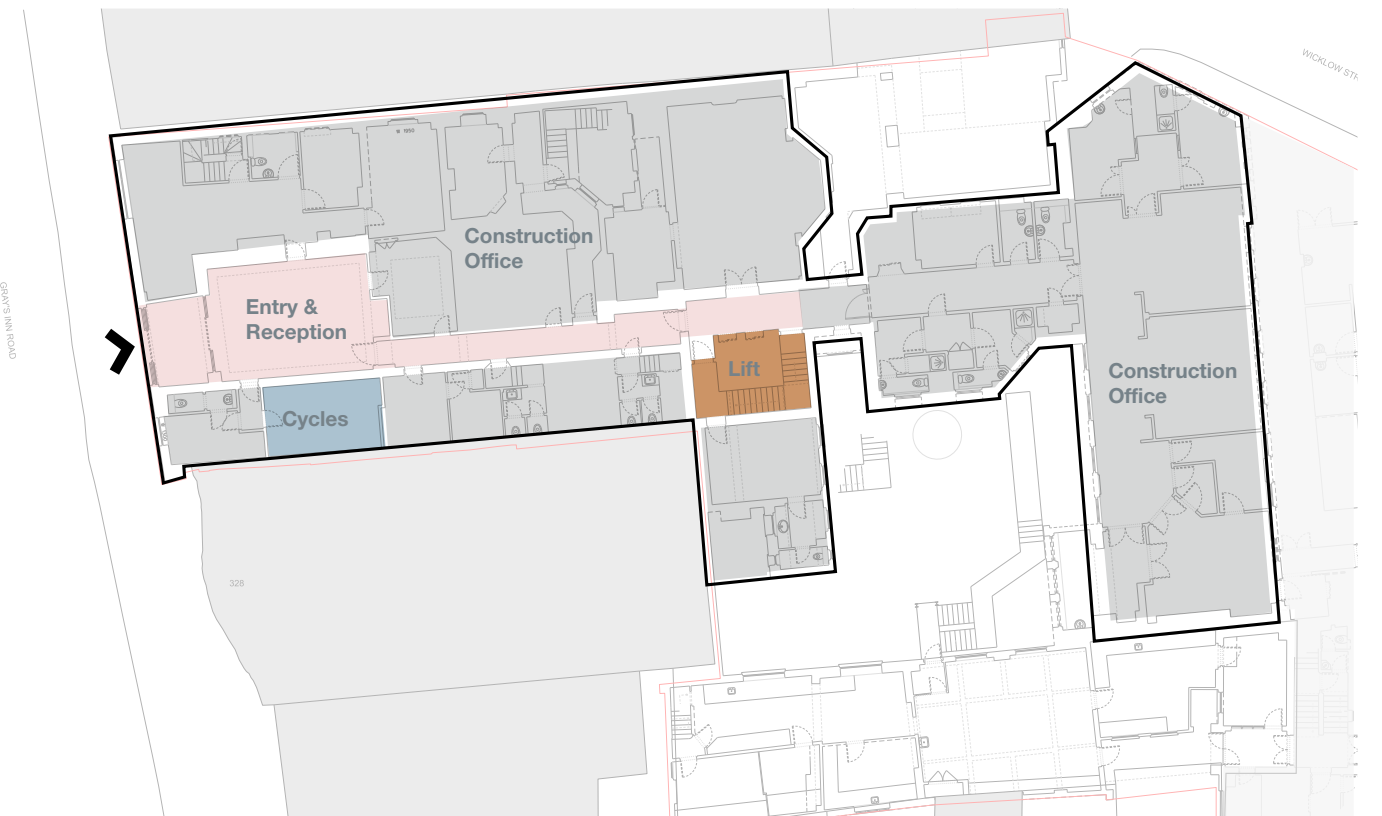
- KEY**
- Desk Space
  - Reception and Circulation
  - Lift and Stairs
  - WCs and FM
  - Meeting Rooms
  - Amenity and Breakout
  - Cycle Storage
  - Construction Office (No Affordable Workspace Access)



Typical Workspace Level (Third Floor)



Gray's Inn Rd Retained Facade Affordable Workspace Entrance



Gray's Inn Rd Ground Level

# 8.0 Meanwhile Use

## 8.5 Areas

### Meanwhile Use Area

The area of the proposed affordable workspace meanwhile use is outlined below along with the area of the construction offices and the total retained building area which both uses occupy.

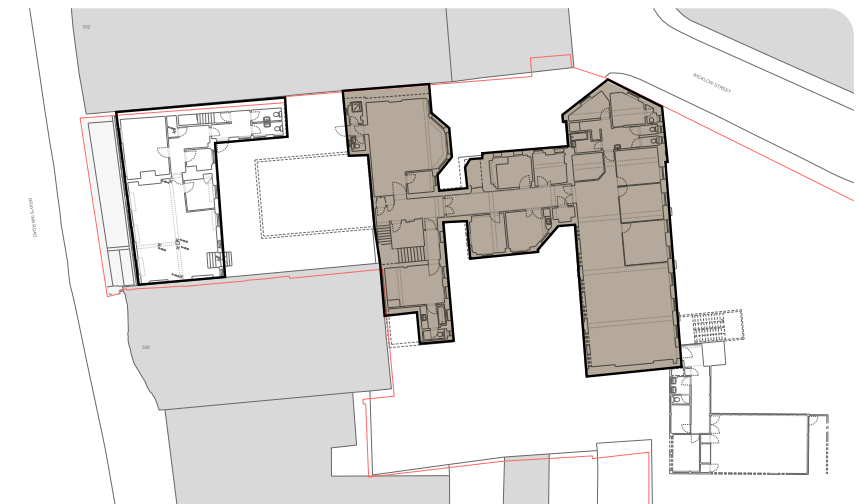
### Affordable Workspace

Level	Office Use GIA
Basement	-
Wicklow GF	-
Swinton GF	126 m <sup>2</sup>
First Floor	-
Second Floor	413 m <sup>2</sup>
Third Floor	437 m <sup>2</sup>
Fourth Floor	477 m <sup>2</sup>
<b>Total</b>	<b>1,453 m<sup>2</sup></b>

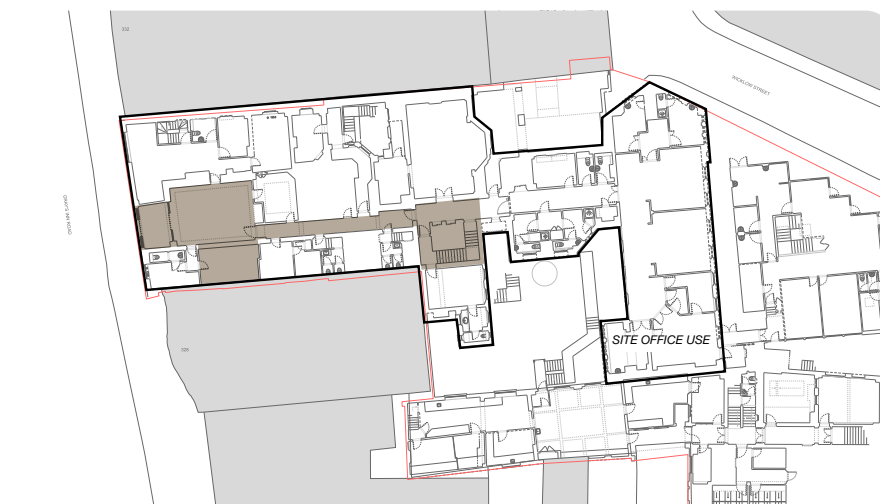
\* Access & Cycles Storage Only



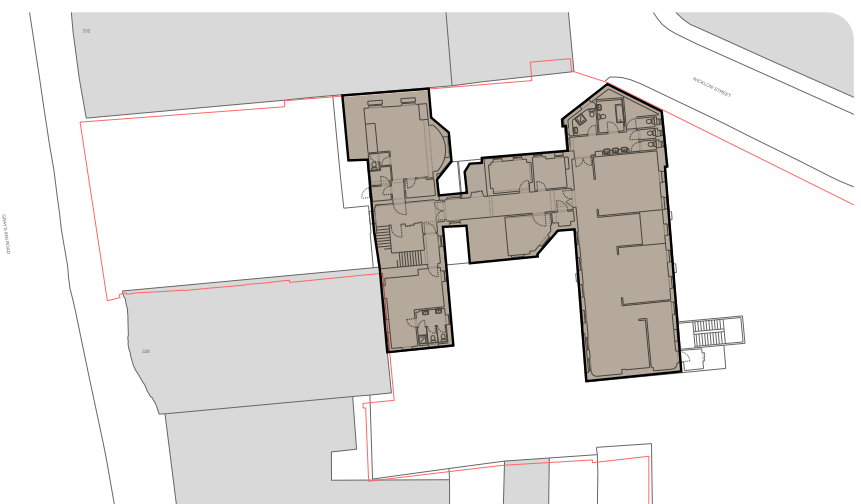
Wicklow Street Ground Floor



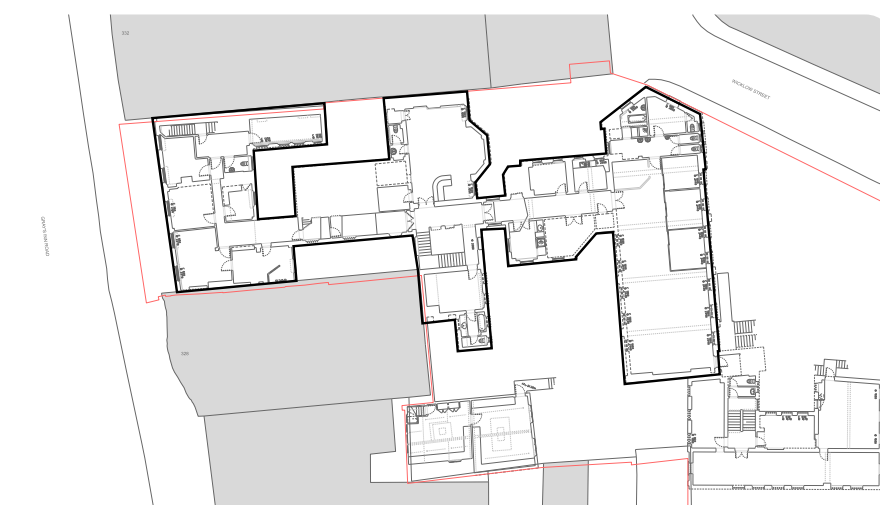
Second Floor Plan



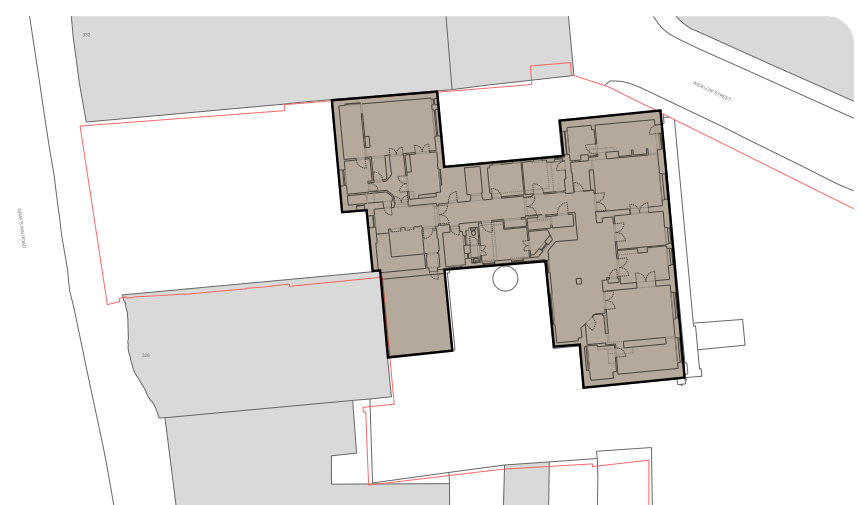
Gray's Inn Road & Swinton Street Ground Floor



Third Floor Plan



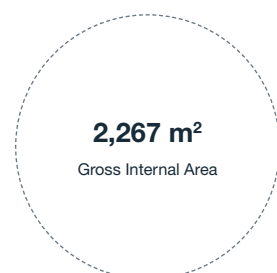
First Floor Plan



Fourth Floor Plan



**Total Area**  
Retained Buildings



**Additional Area**  
Construction Office

This page is intentionally left blank.