

3.0 EXISTING WAREHOUSE LIVING ANALYSIS

3.1 WHAT IS WAREHOUSE LIVING

Warehouse living is a form of co-living and co-working that focuses on the collective. This emphasis is revealed in the spatial layouts of the units which often have a generous, double height communal space, off which private bedrooms are located. The relationship to the industrial architecture of the warehouses, from which they have organically grown, is important. The industrial material palette, the varied sections, open plan spaces have facilitated the opportunistic spatial arrangements. The tenants are very creative, and find the architectural qualities of the warehouses inspiring and accommodating to their work needs.

The exact spatial arrangements in every unit is unique, but certain principles can be extracted to explain the fundamental programmatic relationships in a warehouse living unit, as shown in the adjacent diagram.

EXISTING WAREHOUSE LIVING (WHL)

The existing warehouses accommodate 18 Warehouse Living units, six Commercial units and one Residential unit. Warehouse living is a form of co-living and co-working.

The existing Warehouse Living units include a total of 3230m², including 55 bedrooms, ranging from 3-13 bedrooms per unit. The sanitary facilities are shared and there is an average of 1 shower/bath and 1 wc per 5 residents.

The tenants are artists, graphic designers, musicians, fashion designers and other creatives.

There is a need for better quality workspace and Warehouse Living to cater for the creative community which is an integral part of the local community.

Sometimes there are dedicated work spaces within warehouse living units, in other cases the work spaces are shared with the living spaces. The flexibility accommodates different user's needs. For example some professions it is preferred to work from a laptop on a sofa, other professions require studio spaces and specialist equipment.



Interior view of a warehouse living unit at Omega Works

WHL CONSTRAINTS

There are many ways that the warehouse living units could be improved:

- Some rooms don't have adequate natural light
- Compromised fire escape strategy
- Lack of storage
- Poor quality external spaces
- Thermal control is poor in the units
- Acoustic control is poor in the units
- There is insufficient cycle storage
- Refuse strategy to be improved
- Roofs are leaking
- General security to be improved
- Poorly located shared bathrooms
- Inefficient circulation
- No accessible units
- Structural repairs required
- The communities could benefit from shared facilities between units such as maker's facilities

WHL OPPORTUNITIES

We would like to learn from and improve upon existing constraints:

- The varied sections and double height spaces, where the communal living and working areas tend to be located, celebrate collectivity
- The generous open plan spaces create flexibility for different occupants, some working on laptops, others requiring maker space
- The industrial material palette of raw exposed surfaces creates an inspiring backdrop for creativity
- Varied sizes of units, creating different offers to suit different needs and preferences
- Opportunity to ensure all units comply with building regulations
- Opportunity to rethink adjacencies
- Opportunity to create accessible units
- Opportunity to create new external spaces

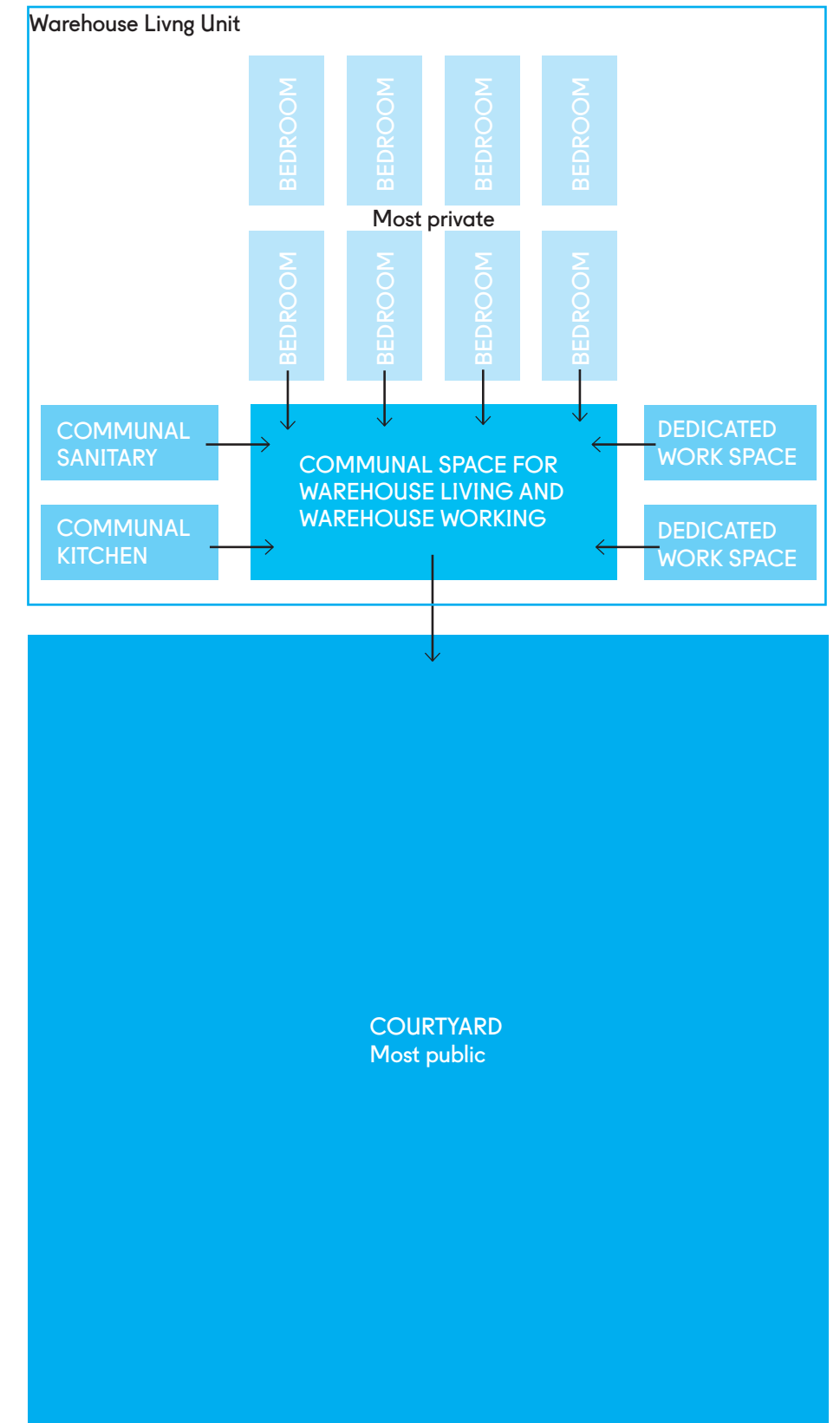
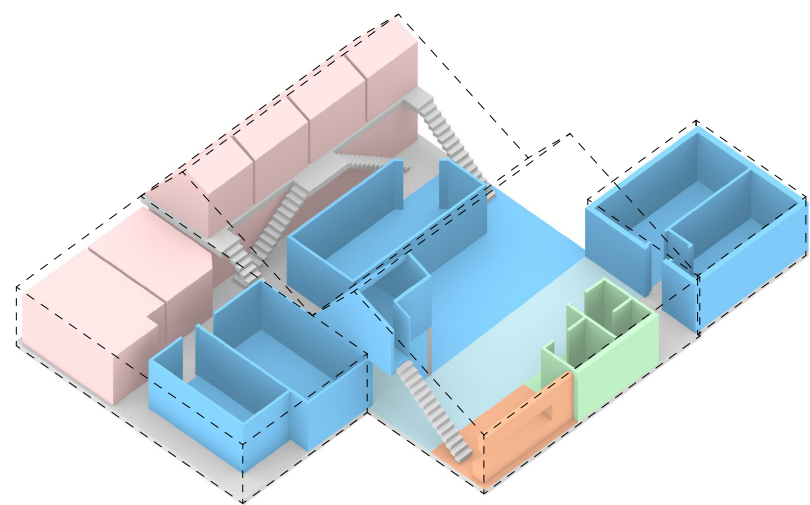


Diagram showing programmatic relationships in a warehouse living unit

3.2 EXISTING CONDITION AND PRECEDENTS

This is a summary of our research of the existing warehouse living units. The intention is to learn from, enhance and improve upon the existing conditions. This chapter explains how the WHL design parameters were calculated.

Existing Warehouse Living Unit C at Omega Works A



- Opportunities
- Floor to ceiling height is 3.5m in central living and working area
 - Trusses and skylights create industrial quality and offer lots of light
 - A range of different sized communal spaces
- Issues
- Services are accessed across the communal areas
 - Some bedrooms in the upper level are compromised spaces
 - Lack of coherence of arrangement

Bedrooms

Working

Living

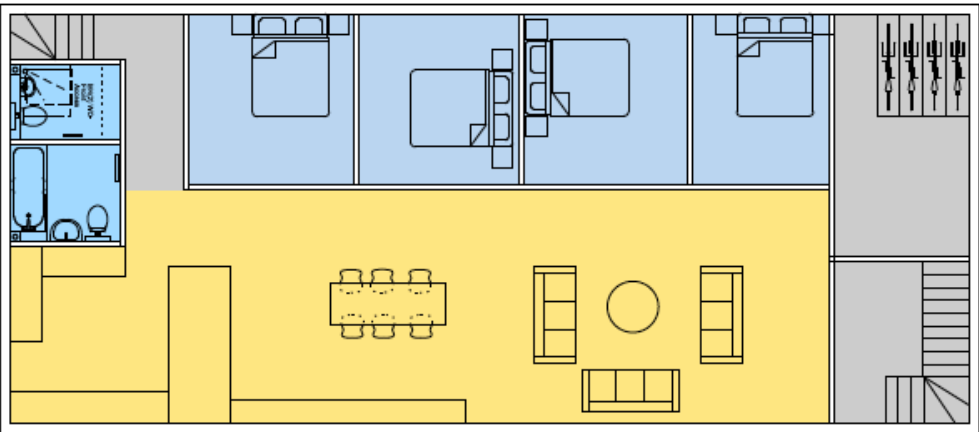
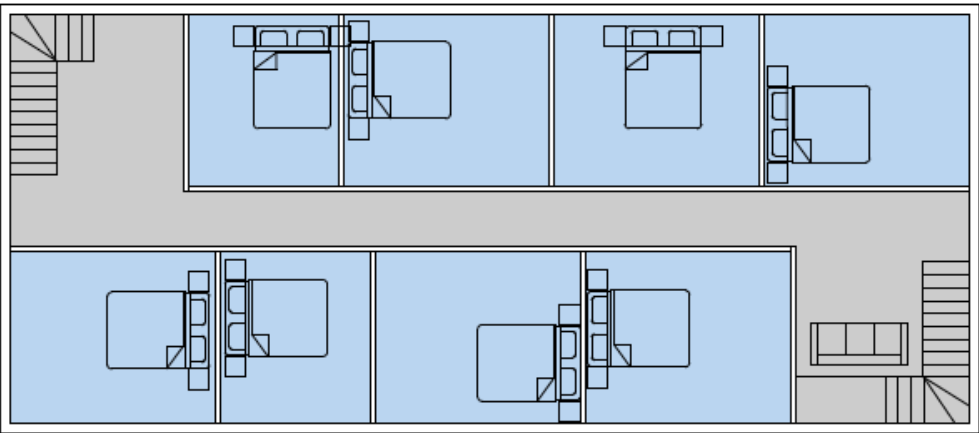
Kitchen

Bathroom

Circulation

	FLOOR	NO. BEDROOMS	NO. BATHROOMS	BED AREA	LIVE/WORK	BED/LIVE/WORK
				sqm	sqm	sqm
UNIT C	1F	4	2	73.23	262.151	
	2F	4		41.902	11.289	
SUBTOTAL		8	2	115.132	273.44	
RATIO PER PERSON (8)			0.25	14.3915	34.18	48.5715

Precedent by Studio Egret West Architects for research on Warehouse Living Principles.



Warehouse [overbury road]

NIA: 300 sqm
Number of bedrooms: 12
Average bedroom: 12 sqm
Communal Living space: 70 sqm

Area per Bedroom: 25 sqm