

# HAGGERSTON BATHS

Our proposed scheme attempts to create a unique destination hub combining commercial offices, studios and workshop spaces, retail shops and “pop ups”, cafes and food areas, and community and exhibition spaces. We will create this positive community environment while giving careful consideration to the physical interaction between the spaces and remaining respectful to the key heritage elements of the original building. We intend to use the building as a place for community interaction, ensuring that the site will retain its important link with the community by providing spaces for a variety of activities, education, sport and art.

The front section of the building facing Whiston Road will be retained and restored to its original condition. This part of the building will serve as the main public entrance and link many of the building's functions. Through this entrance,

access the main pool hall which will be comprehensively refurbished to provide a space for a café and food stands, and will also provide community space for a number of different uses. The East Wing will be refurbished and extended towards Laburnum Street to provide spaces for different types of retail units, as well as for an art gallery and exhibition space. To the West Wing, the former laundry building will be converted into a sympathetic new office building of approximately 30,000 square feet, and will retain the historic chimney as well as the corresponding portion of the original façade. A glass link will be introduced to soften the transition between the older refurbished portion of the building and the newer redeveloped portion, providing a neutral dividing line between the two parts of the building as well as allowing daylight to filter down to the lower floors.



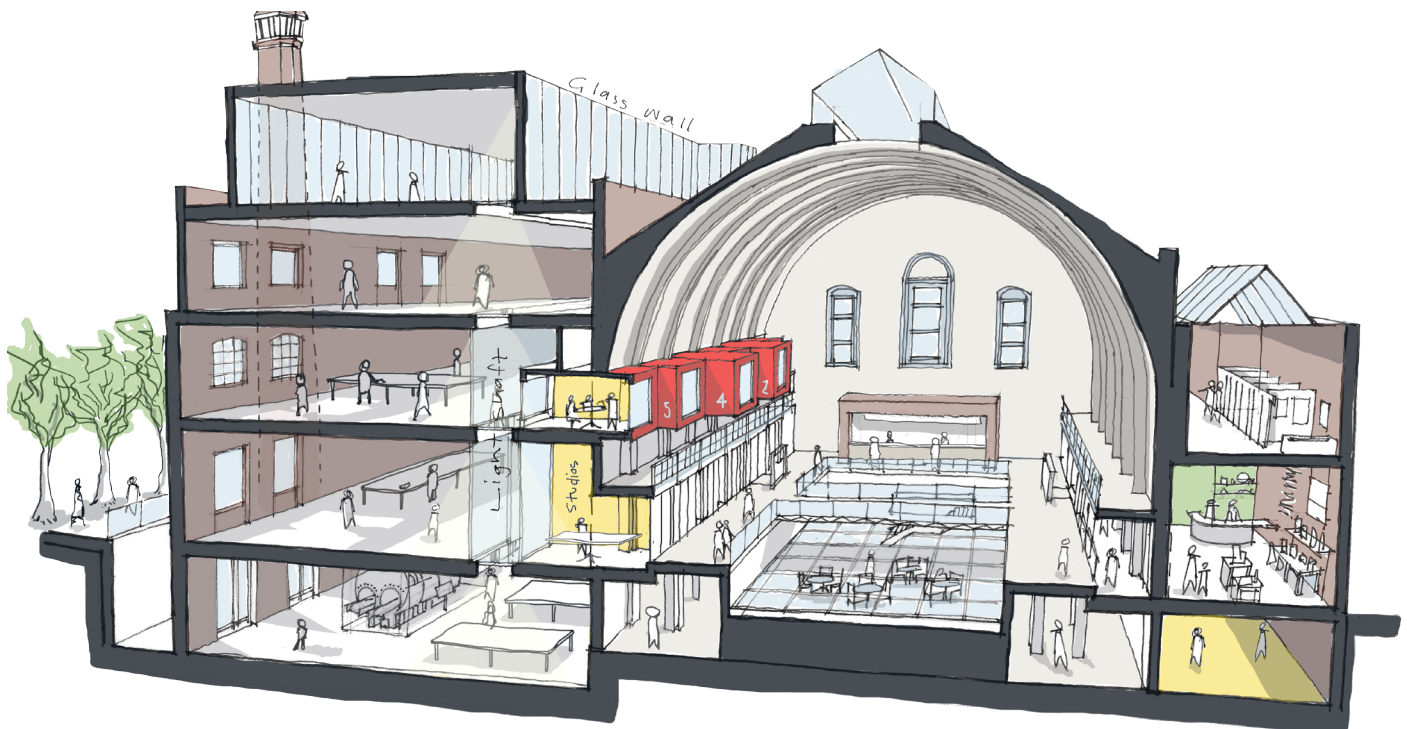
John Martin Robinson  
Historical Architectural Consultant



Aerial



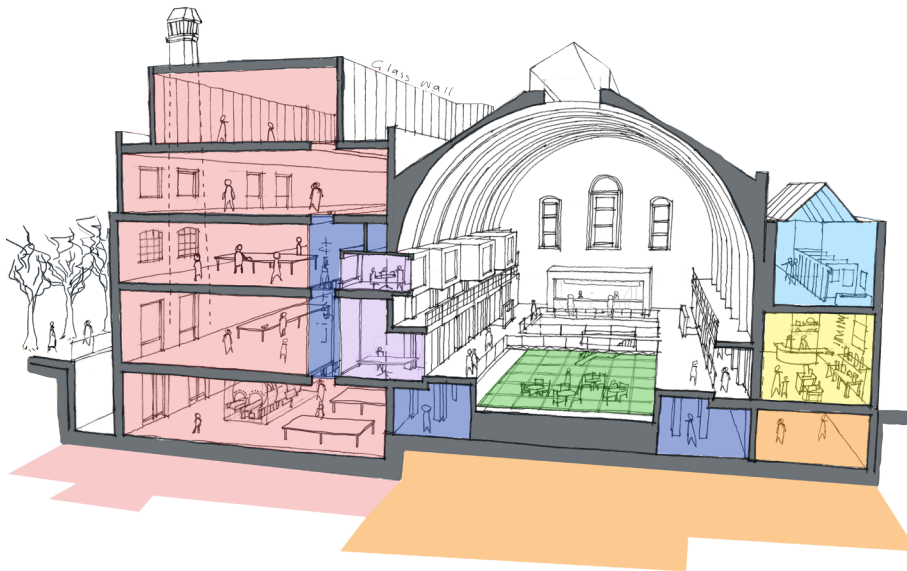
Facade



Cross Section

## Office/Studios

The proposal includes plans for approximately 30,000 square feet of office space, studios and workshops. We have our own in-house serviced office business that will allow the larger office floors to be split into many smaller units, perfect for small and medium sized businesses to be rented out on a short or long term basis, thus allowing flexibility of occupation. We hope that many of the tenants will come from the local community. Below is the type of office space we envisage for the building, including meeting rooms, common spaces and lounges, flexible “hot desks”, and small dedicated offices suited for small businesses.



Key:

- Exhibition/Gallery
- Food/Retail
- Community/Education
- Cafe'/Restaurant
- Circulation
- Studios/Workshops
- Offices

## Retail

The proposal includes plans for retail areas and cafés and restaurants. We have recently run our own “box-park type” outdoor market on another project location (River House Yard) that combined food and beverage outlets with live music in the centre of Belfast. Similarly, we hope that we can attract and house a number of independent, local retailers and food and beverage vendors to help create a real link between the building and the local community.



## Community/Exhibition

The areas around the pool structure and under the front entrance building will house additional artisan studios, community and education space, building services, a cycle store and other general community and gallery spaces. We have spoken with Shoreditch Trust, which is interested in occupying excess workshop and studio space in our building to support their various community projects.

