

The United Warehouse

A catalyst for the revitalisation of Derby

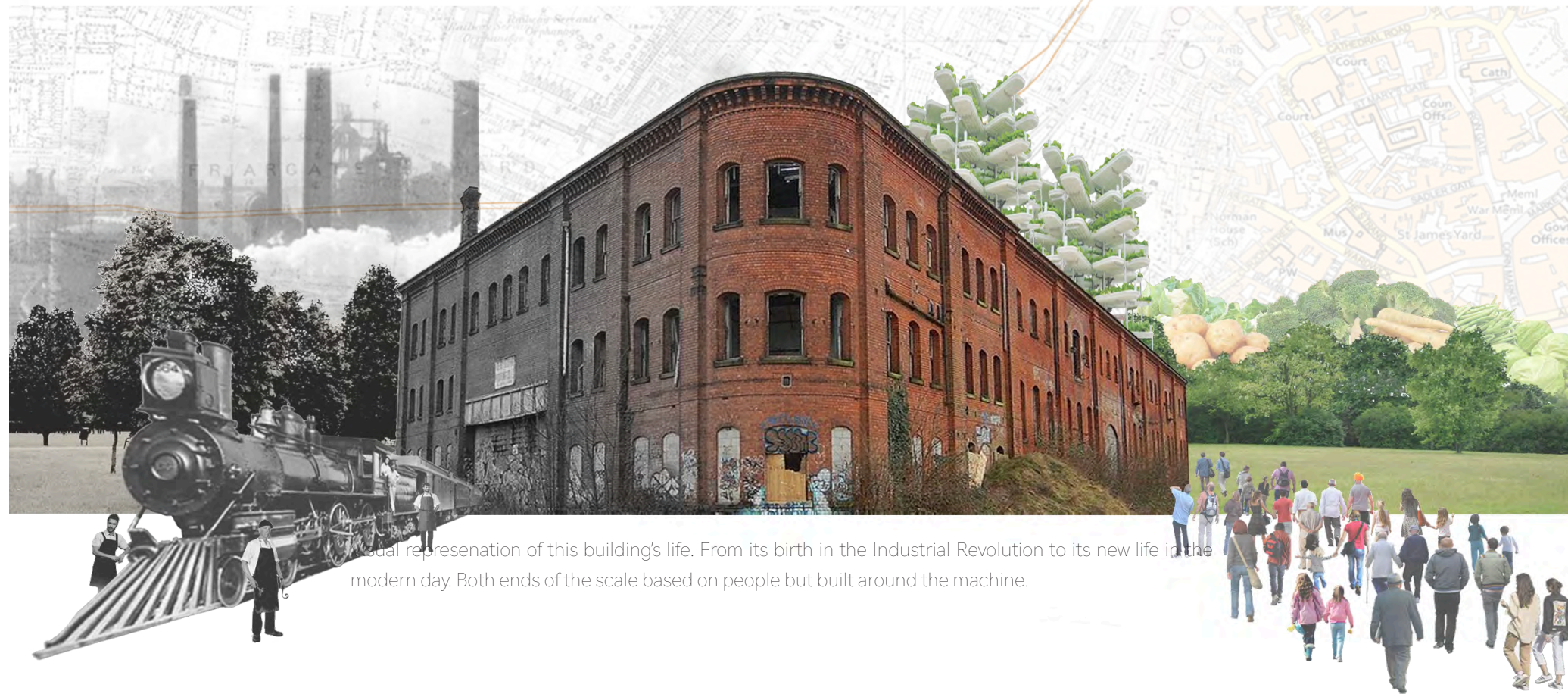


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BPY
DESIGN

BRIEF

Having to find a building that accommodated a solution to a problem in this world, led this project to The Bonded Warehouse, Derby. This building came with its own problems, however the main problem was found within the surrounding area of the building.



Visual representation of this building's life. From its birth in the Industrial Revolution to its new life in the modern day. Both ends of the scale based on people but built around the machine.

HISTORY

Built in 1878, the Bonded Warehouse stored cargo trains and their goods before they were then distributed around the country. This building was known for playing a major part in the Industrial Revolution, putting the Midlands on the map.



THE BUILDING
The hub that brings everything together and houses the activities within.



GROWTH
The function of the building; giving function to the building and purpose to those who work there.



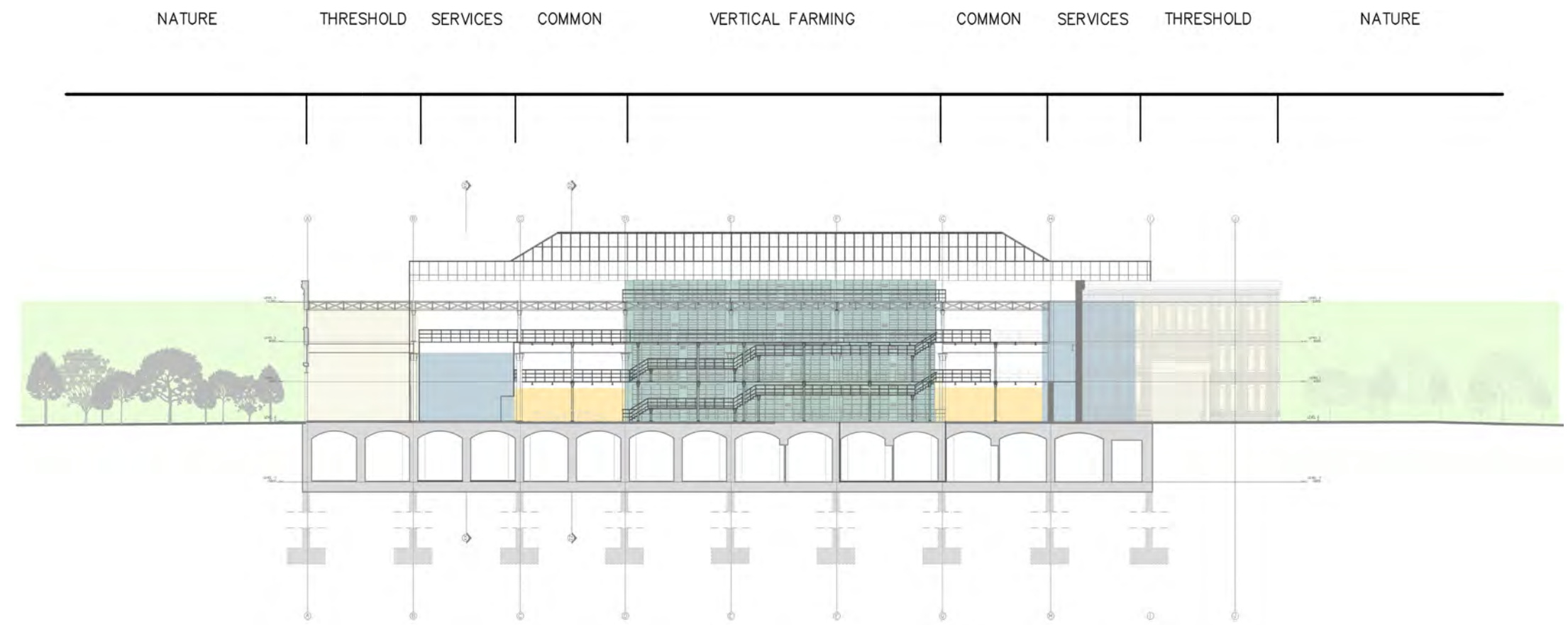
PEOPLE
The catalyst that makes it all happen. The working hands that bring things together.



FOOD
The central point of it all. The focus point that brings people together.



COMMUNITY
The surrounding people that we wish to serve. Providing for their needs and offering what we can.



SPACIAL ARRANGMENT

INFOGRAPHIC SECTION CC (NOT TO SCALE)

Demonstration of the zones through which users will experience different services. The timeline shows the parallels that are present through this journey, such as the journey from the built up city of Derby, into the natural surroundings of the building and then into the space which at the heart of, is nature.

CONCEPT

This building was once seen as hub for community and culture within this area of Derby, providing jobs and purpose and a livelihood for those who interacted with the building. However, this has been lost to the adaptations of our society's norms and values; the Bonded Warehouse now stands a ruin, an eyesore for those who still live around its site.

Through this project, I aim to reinvent the building to sit more in line with the values of today's Derby, feeding the needs of the people and giving to the surrounding community something that is believed to be missing. I plan to adaptively reuse this building to create a centre for interaction between the diverse ranges of backgrounds, ages, lifestyles, religions, races and subcultures that make up the Friar Gate area.



CLIENT: DERBY CITY COUNCIL

In response to their post Covid 'Recovery Plan' for the city, this building will rekindle the growth rate that Derby once new, be it financially, economically and even environmentally.



USER: RESIDENTS OF DERBY

As presented prior, there is a deep need for aid amongst the people of Derby. This building will provide support, community network and a safe space for those who need it.



SOUTH ELEVATION
SITE SECTION
NOT TO SCALE
THE BONDED WAREHOUSE, DERBY

SITE

Whilst the building and its immediate surroundings are at the mercy of the elements and local vandals, there is little attraction or pride to be had in being associated with the building.

For what was once an epicentre for community action and social interaction, is now laid ruin, slowly disassociating itself from its surrounding city and its people.

As shown in the site plan, there is a bridge to be built between the two extremes of terrain with the building at the heart of it.

SITE VISIT PHOTOS
Showing current public access route through site.

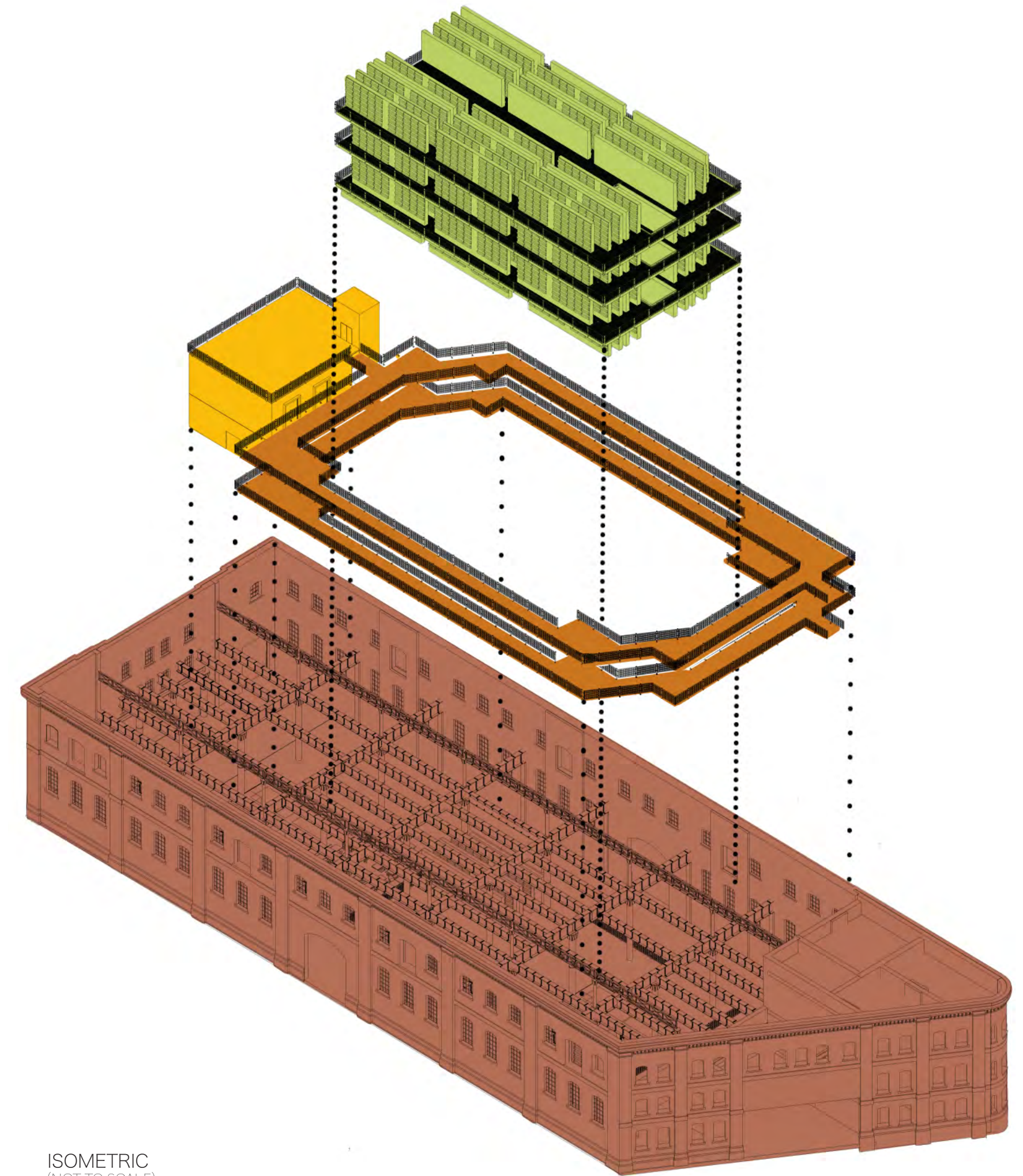


SITE PLAN
FRIAR GATE AREA, DERBY
SCALE @ 1:10,000
Demonstrating the environmental divide between the immediate and the distant surroundings.



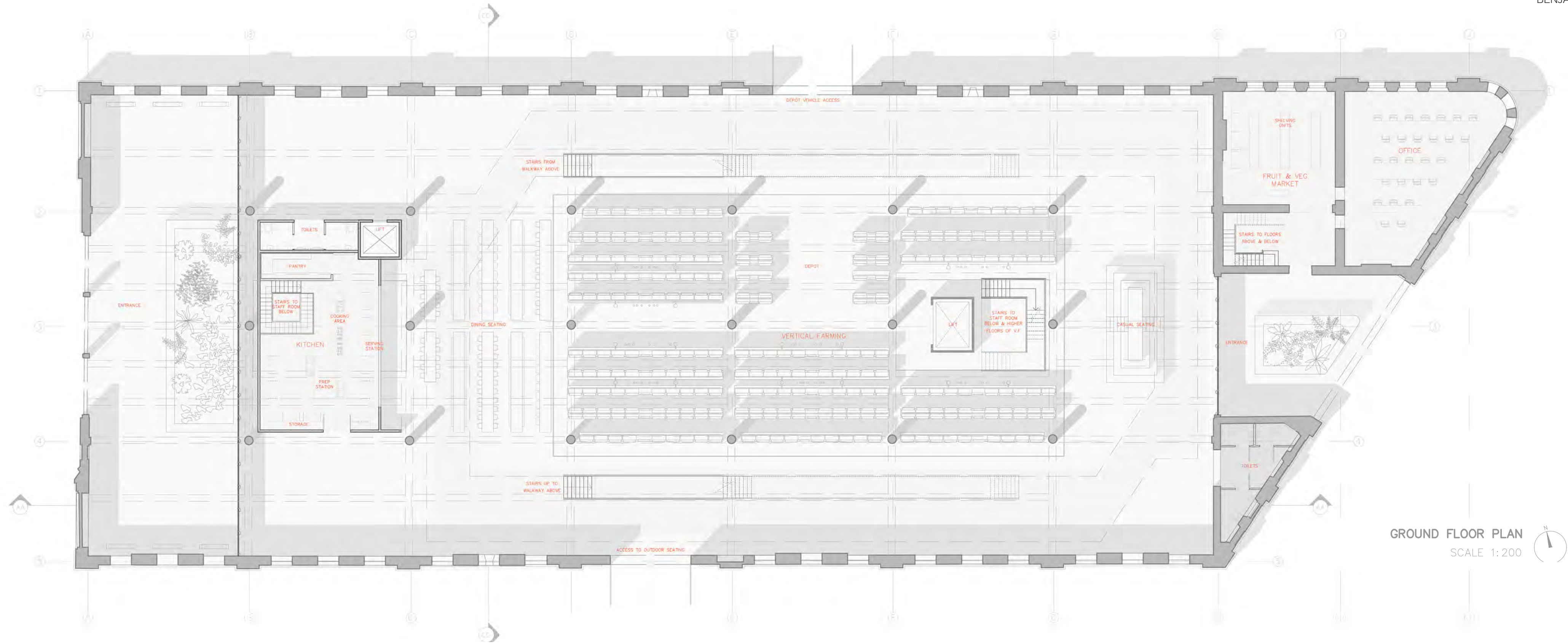
I believe that food can be a valuable focal point for this. The building will become a food production centre, utilising the modern-day technology of vertical farming to grow vegetables. This fits well with the idea that this building was first designed around the scale of the machine, not humans.

The food could then be distributed out across Derby, if not further; providing jobs and purpose to the building as well as the surrounding people once more. Part of the building will become a large scale community kitchen, meaning the goods produced within the building can then be turned into meals, again, providing jobs. This will be the selling point for the building, cheap/free food is naturally an attractive concept to students, homeless people, secondary schools and so many more of the demographics found within this area. The rest of the building will then be given to make space for that interaction between all of these groups of people, encouraging conversation and unity.



ISOMETRIC
(NOT TO SCALE)
Presenting the design approach of intervention and the way in which the existing building is respected as well as adapted to suit its new function.

- THE EXISTING BUILDING
- WALKWAYS
- SERVICES
- VERTICAL FARMING

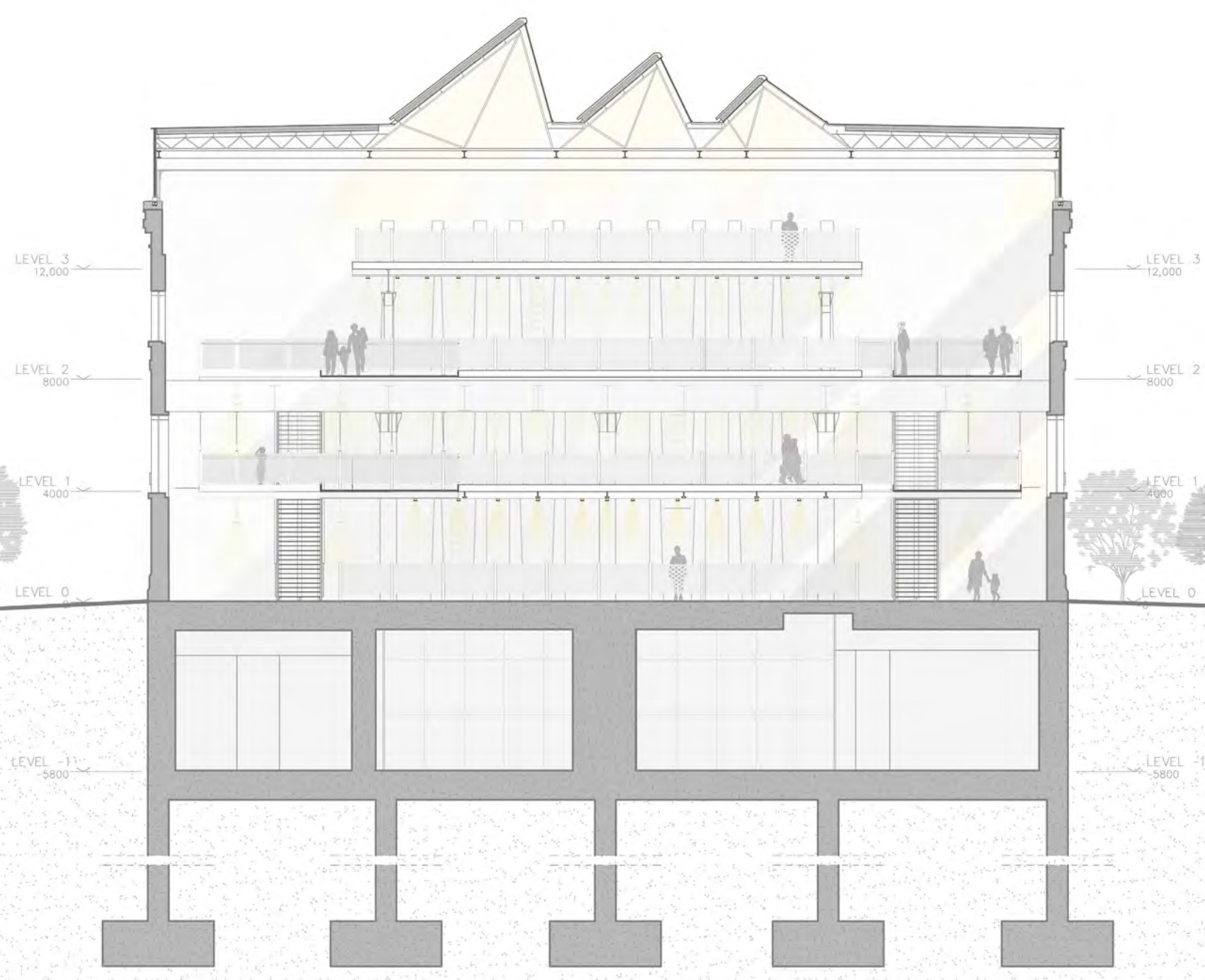


GROUND FLOOR PLAN
SCALE 1:200

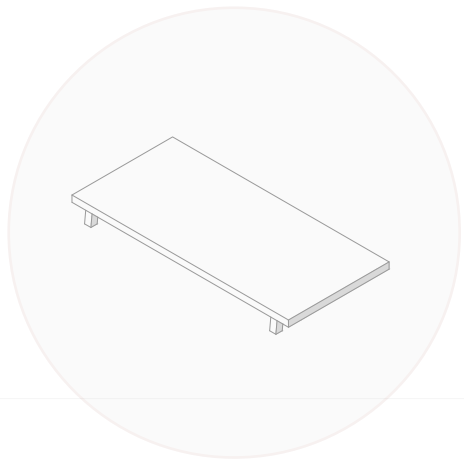


NEW ROOF JUNCTION

SECTION @ 1:100
The point of connection between the old and the new to ensure the new roof is anchored efficiently whilst protecting and aiding the structure of the existing walls.
To pay homage to the architecture of the Industrial Revolution, the new roof will be of a sawtooth formation.
This design will allow for a greater access to natural light, with the different angled windows catching the varying height of the sun throughout the year.



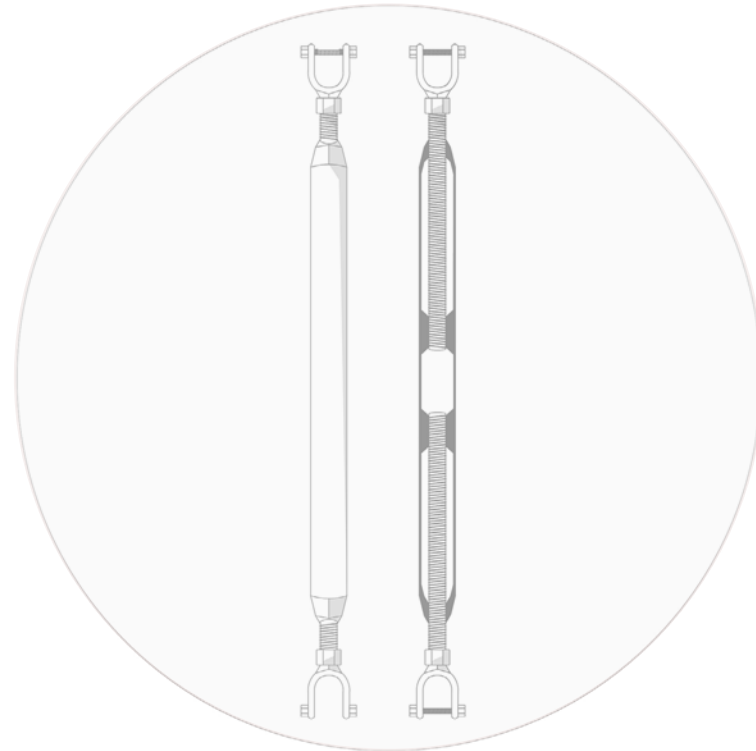
SECTION BB
SCALE 1:200



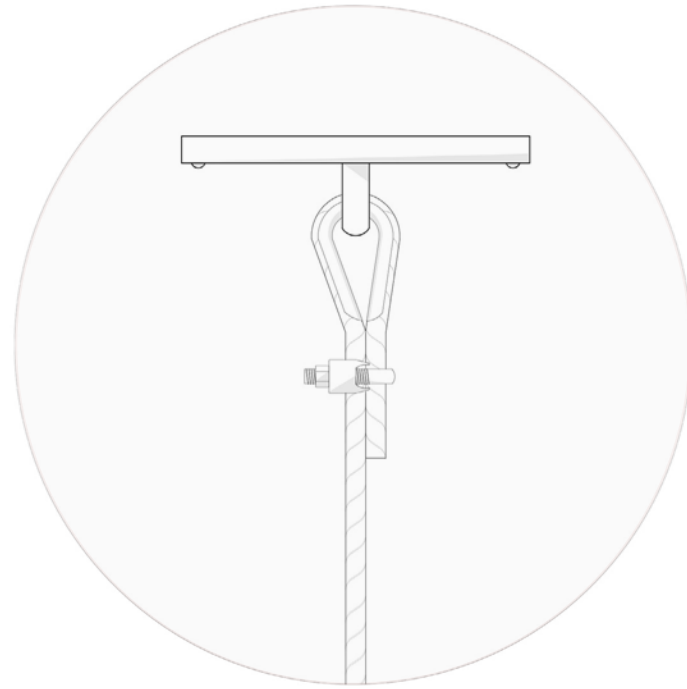
DINING SEATING

ISOMETRIC (NOT TO SCALE)

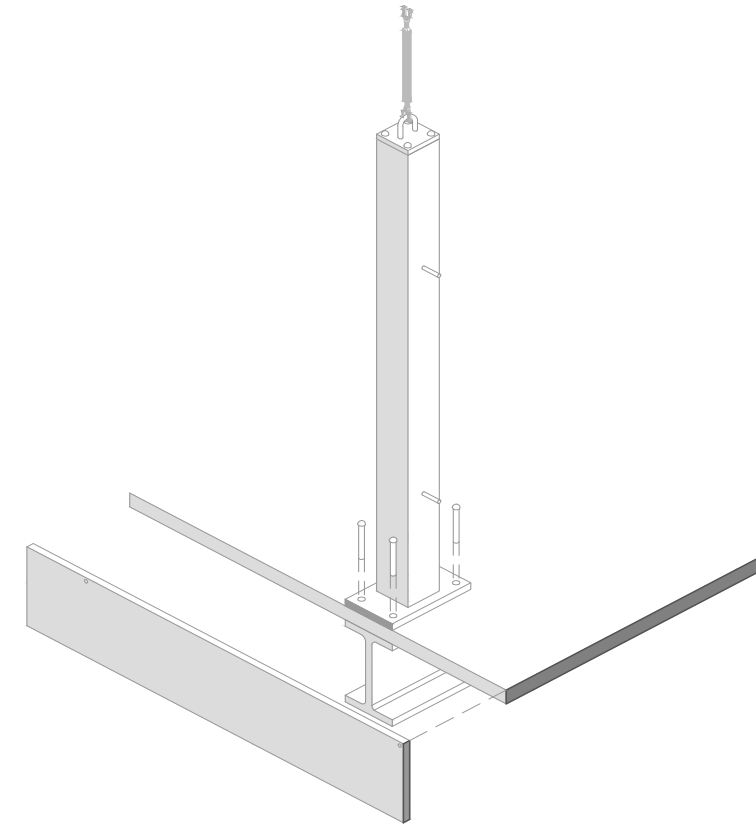
In the dining area, these varied tables and chairs arrangement allows for people of different traditions to not have to conform to a 'normal' manner - whilst also exposing people who are unfamiliar to new traditions and cultures.



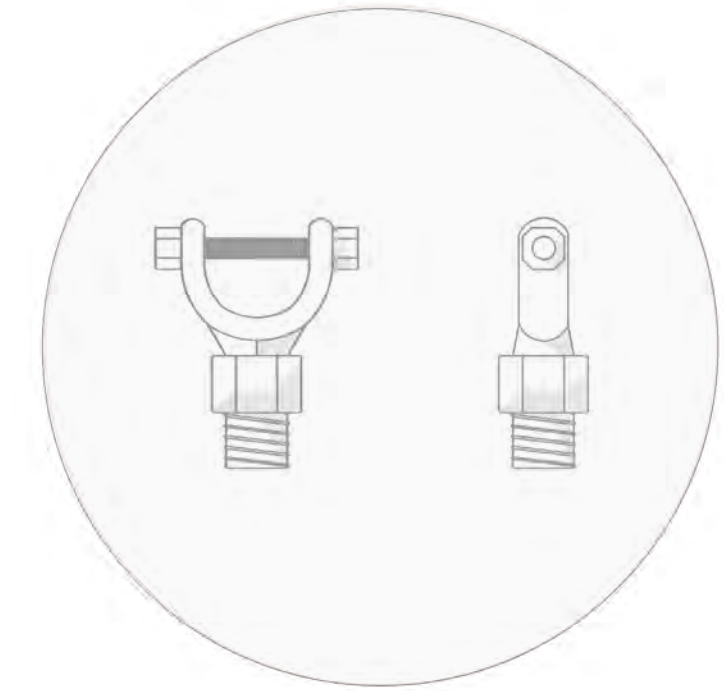
ATTACHEMENT 2 @ 1:20
This acts as a tension adapter, allowing the tautness of the wire to be adjusted.



ATTACHEMENT 3 @ 1:5
The dominant anchor point, a steel plate that will be bolted onto the existing steel I-beam overhead.



STEEL WIRE MAINSTAY
ISOMETRIC OF ASSEMBLY (NOT TO SCALE)
To structurally support the first floor walkway, these wire attachments will suspend from the existing I-beam above at 8000mm from GF.

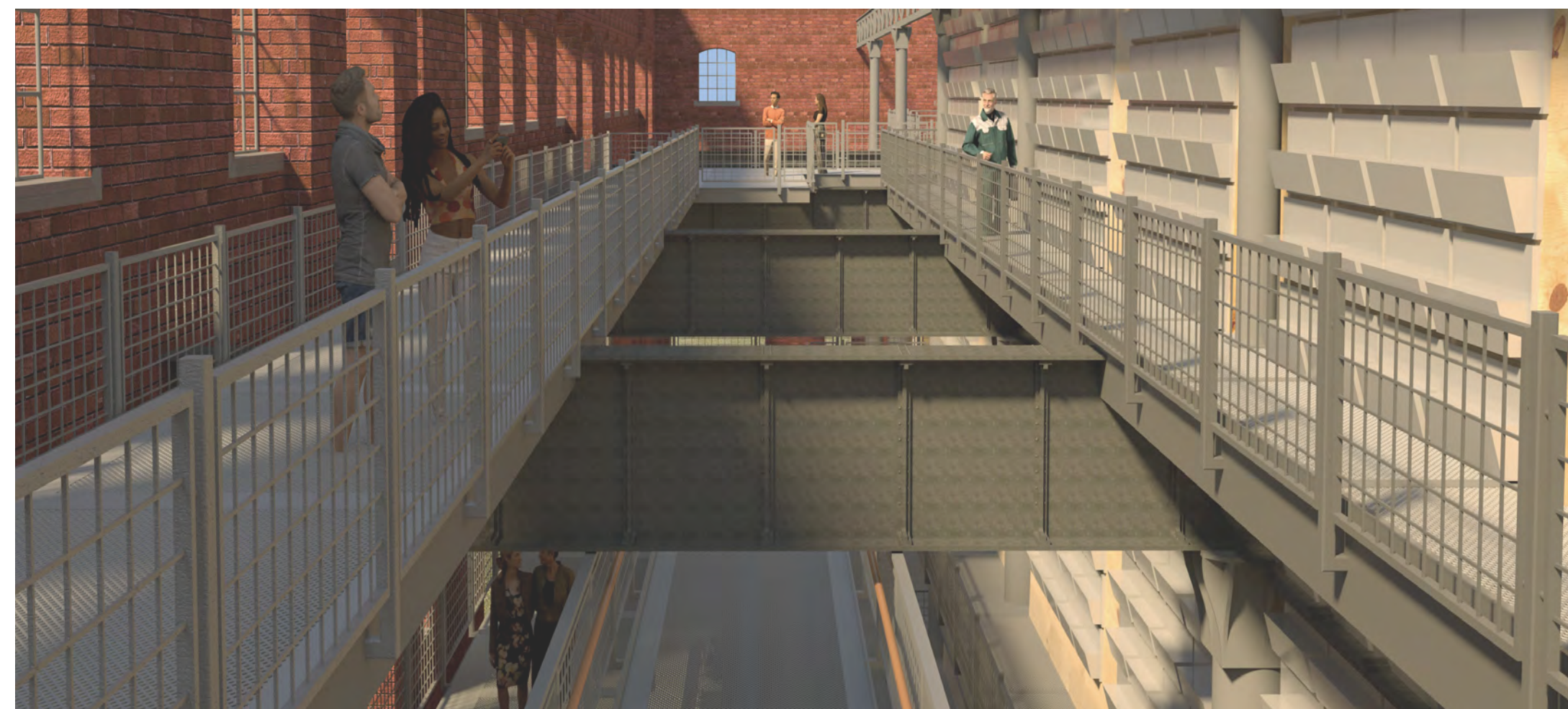


ATTACHEMENT 1 @ 1:5
The initial and final point of contact between the steel wire and the anchor points at each end.





GROUND FLOOR Secondary entrance to food bank and casual seating.



SECOND FLOOR WALKWAY Showing the partnership between the old and the new elements.



GROUND FLOOR Entrance out to exterior seating space.

GROUND FLOOR Showing the layout of the dining seating

VISUALS

Throughout the building, the vertical farming features within the various spaces, showing its importance within the project. This demonstrates the idea of Industrial Functionism and how the function of the building takes priority over everything else but unlike most cases of such, here, that main function then stems out into the rest of the building's motion.



SOUTH ELEVATION Entrance out to exterior seating space.