

MANCHESTER SCHOOL OF ARCHITECTURE



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THE TETLEY



MSA
LIVE 21

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Partners

This project, undertaken by students of Manchester School of Architecture, is related to an Art déco Art Gallery situated in the central town of Leeds, UK. The project group consists of six students from March 1 and seven students from BA1 and BA2.

Our collaborator, Samantha Fish is part of the Senior Mgmt. team and Head of Commercial & Visitor Experience at The Tetley.

The Tetley is a contemporary art gallery in the art déco headquarters of the former Tetley Brewery in central Leeds. That hosts galleries, Bar & Kitchen, events. The old headquarter was refurbished in 2013 and rehoused by an existing contemporary art space operating in Leeds, called Project Space Leeds and then renamed as The Tetley. Our 'Mixed Space' team focused on the ground floor of The Tetley, to rethink how this space can be best used to maximise the space, increase revenue and create a contemporary, creative environment.

Meanwhile, we were very pleased to welcome Jamie Wallace and Jee Liu, cofounder of WallaceLiu and they held a lecture with us, introduced their project-Chongqing Industrial Museum that based on an old factory site. They have great insight towards old building renovation and dealing with needs and outcomes from our client and local manufacturer.

And we would like to thank Becky, Dan, Julie and Rebecca for their support during the MSA Live project. And also, the hard work and contributions of all group members.

Agenda

MIXED SPACE

The project can be separated into two stages, the former stage is before the 10th of May, and in two months the MArch students had meetings with Sam from The Tetley, understood the needs, issues and made initial survives of the site.

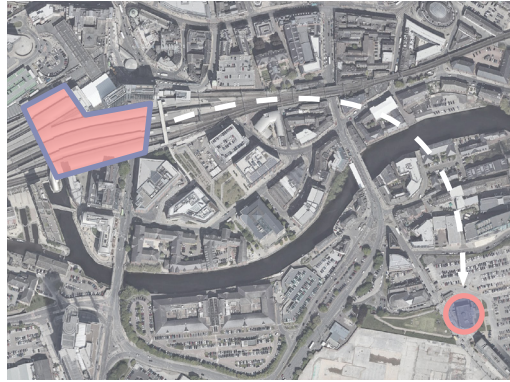
Between the 10th of May and 21st of May, we had ten days to undertake Event actions with the help of BA students. The action weeks were separated into two. During the first week, we were introducing the basic site condition to the new BA group members, making ice-breaker events so the new members can get familiar with each other and quickly understand the site. At the start of this project, students were asked to imagine the potential users of the building exploring their possible activities and their actions within the space of The Tetley building. Later, there are introductory sessions held by March students about how comics can be used to express the feeling of the space to the visitors. On the 14th of May, we were lucky to have Jamie Wallace and Jee Liu come to discuss their renovation project, Chongqing Industrial Museum in China and they also provided unique insights into our project.

The project at the second week is more about considering the earlier imaginations into the ground floor of The Tetley. The team shared their progress with Sam from The Tetley and got feedbacks. In the following days, students were separated into groups and each of the group picks one part of the ground floor of The Tetley. The design was based on the stories students made from the first week, including the event space, the lobby and reception, the bar and restaurant and outdoor green space.

Our final outcome is to reorganise the original plan and design each area in detail according to the behaviours of different family groups, children and the elderly, so as to ensure that the entire ground floor can serve customers well. We also established 3D models to explain the imagination of the transformed spatial perspective was expressed through a variety of forms.

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TETLEY



SITE LOCATION & the future of The Tetley

the site is located next to the Leeds city centre, within 15 mins walk from Leeds railway station

The Tetley is a contemporary art gallery located on the Hunslet Road, based to the south of the centre of Leeds, England, on the site of the former Tetley's Brewery. The gallery was part of a multimillion-pound redevelopment of the former site of the Tetley Brewery in Leeds. The owners, Carlsberg-Tetley has ceased ale and beer production at the site in 2011, and most of the buildings on the land were razed and the site given over to a new housing development. However, the historic original headquarters of Tetley's was retained to provide commercial office space and, in 2013, space to rehouse an existing contemporary art space operating in Leeds, called Project Space Leeds. Upon its move into the former Tetley headquarters, Project Space Leeds was renamed The Tetley.

Leeds has received a huge boost in funding to build the UK's largest city centre park, along with an impressive new River Aire footbridge. Vastint acquired 8.1 hectares of land including the former Tetley Brewery site in Leeds South Bank in 2016. The site is close to the city's retail and financial quarters; and Leeds station, the River Aire waterfront and the vibrant Calls area are also close by. Working in close consultation with Leeds City Council's Planning Department and other stakeholders, Vastint plans to redevelop the site to create a vibrant, well connected and sustainable mixed-use neighbourhood.

The design proposes a vibrant development in the centre of the South Bank with a generously sized urban park at its heart. Aire Park, a 2 hectares (4.9 acres) new public open space and redevelopment, is now being planned for the site surrounding the Tetley as part of the regeneration of the South Bank of Leeds. The aim of the scheme is to support the expansion of the city core, providing a vital link connecting the city centre with the Tetley and its creative neighbours, through to the education district and the communities to the south. Planning permission for the first phase of Aire Park was granted in December 2018. The first phase is 6.6 hectares and sits between Crown Point Road to the south, Waterloo Street to the north, Meadow Lane to the east with the Tetley building at its centre.

Leeds City Council is set to receive £18.604 million from the 'Get Building Fund', part of a £52.6 million bid to the government by the West Yorkshire Combined Authority (WYCA). Of this funding, £8.6 million has been allocated towards a new park in the city centre, located at the former Tetley Brewery site and to support the installation of a new River Aire footbridge from Sovereign Square linking the park to Leeds Station. Work will be underway to transform road space at Meadow Lane and Crown Point Road into green space to allow for active travel through South Bank and space for pedestrians.



WEEK One

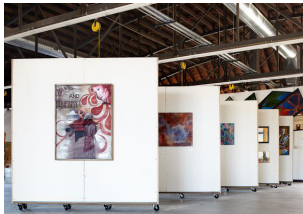
CASE STUDY



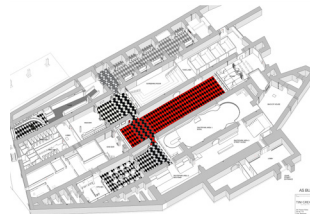
Because of the limited seatings and congested size of the restaurant and bar, extension projects have been studied and analyzed through sketching on plan and sections and testing of the spatial attributes. Our direction is moving toward to create an extension to the existing Tetley building so as to expand the bar and restaurant, serve as an extra event space, a transitional zone that connects the outdoor and indoor areas.



A child-friendly and accessible environment is paramount to the future Tetley as a cultural hub and exhibition space. Design of kindergarden, furnitures for children and children playground have been researched. Attention has been made especially on the safety and monitoring of the kids. We hope to provide a space that family can share and relax in between the restaurant and the event spaces, making the children play area as one of the focal points of the ground floor.

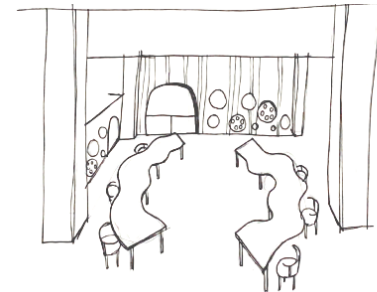
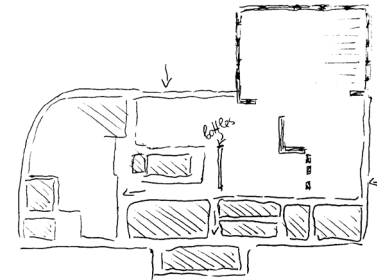
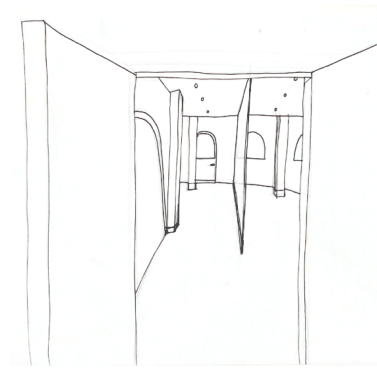
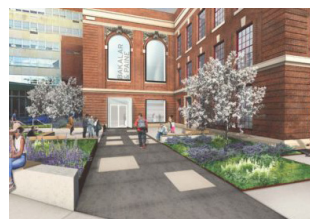


For event space, we have looked at some flexible and fluid space designs, by using movable wall or detachable partition. In such way, it allows us to accommodate different functions in different period of time, and fully utilise the space by allowing various functions to take place within a same designated space. One of our concerns is the storage area, whether it is larger enough to store these additional walls.



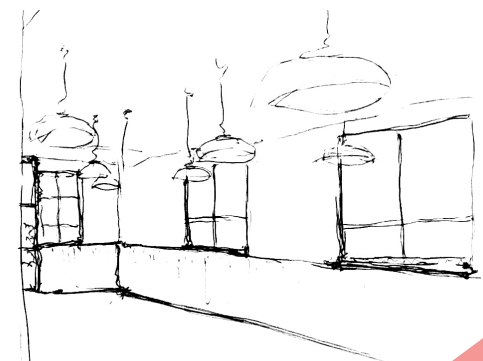
By looking at the House of Vans in London, it has facilitated us to challenge the brief and redefine the function of the building. A diversity of activities, workshop and exhibition are planned to be provided in the future Tetley, incorporating with the aim of the redevelopment scheme of South Bank Leeds and providing a new journey and experience to the visitors.

The usage and design of the outdoor area and the outdoor terrace of the Tetley will thus be reconsidered and modified, especially when the Tetley will be become a part of the urban park in South Bank Leeds. Landscape ideas have been found and discussed.



INITIAL SKETCH

Quick sketches have been made by BA students in response to the case studies and initial concept ideas. In these sketches, we have started to consider the spatial relationship among functions and existing components. Main focus have been put on the refurbishment of restaurant, event space, children playground, and relocating some of the functions in this stage.

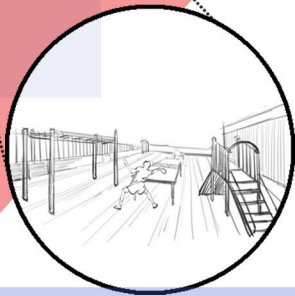
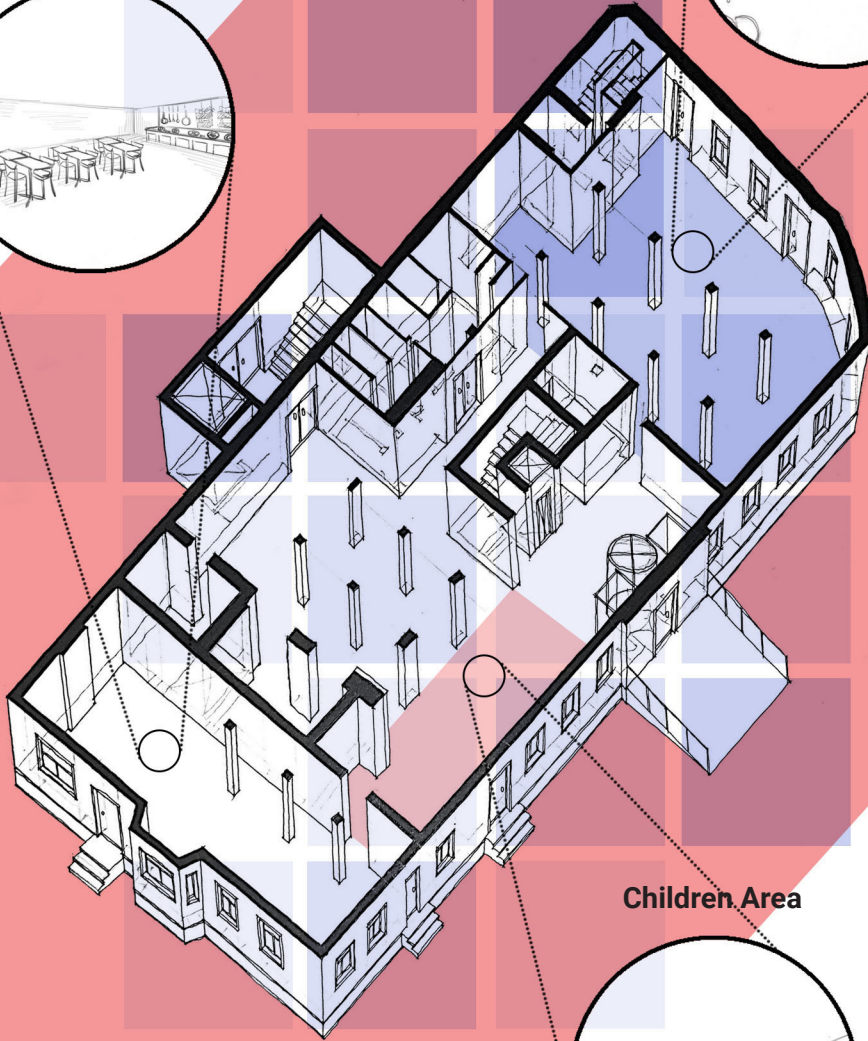
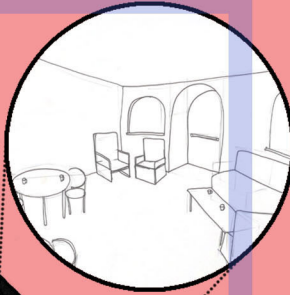
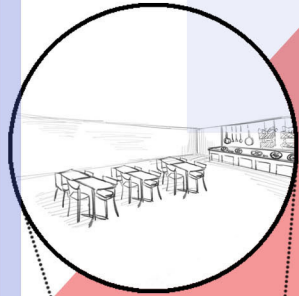


Restaurant Space

Bank Space

Children Area

CONCEPT
DESIGN



Undergraduates created a story about a family trip to The Tetley to show their original spatial concept design. The concept was to attract family members to visit the Tetley and have a great travel experience as the initial way to design the space. 'The whole place conveys the atmosphere which is preserved until this day- authentic, artistic and, at the same time, cooperative. The place contains spaces that can create connections between people, can make them more involved and engaged in the process'. (Prat of story)



According to the story, the old men came to the Tetley Art Exhibition Center by virtue of the scene in their memory. The design of The Tetley's art exhibition space will also reflect on the elderly population in the future and provide a better access to the Tetley. There, in every visit of mine, I find myself in a different actuality of new art. I would compare it to going on an adventure, not knowing what I will find. Perhaps something peculiar?



Older people could be also a focus of the initial design concept. The BA students created a story about the connection between the history of The Tetley and the memories of older people to experience different space between old and new. 'Passing through my memories and the ground floor foyer I go up into the unknown spaces. Unknown, simply because of the constantly renewed reality of the same upper floors'.



"After my occasional adventures on the upper floors of the Tetley, I always go back to the ground, where I immerse myself in the warm atmosphere, the restaurant, or even the bar".



The undergraduates have created a story for the children's activity space, designed to attract children to visit and play at The Tetley. This story may be the future of The Tetley, where children can have a lot of fun. Similarly, the activity space for children will also be designed to accompany parents, so that parents can take care of their children more conveniently. One part of the story is that 'The space here is The Tetley allows me to explore and wondering around, where I pass by many interesting modern art installations. The open kitchen in the restaurant provided a chance for parents and children to cook and enjoy their food together'.



The artist's activity space is also a theme of our concept design. The stories created by the undergraduates for the artists reflect the form, variety and creativity of the space, as well as the light and color of the space in the The Tetley. 'My time at the The Tetley is spent engaging the public with any subject through any medium. The space allows for the translation of the intangible into tangible form, acting as a canvas for my work, a stage upon which stories can be told'.

CHONGQING INDUSTRIAL MUSEUM

Wallace Liu has introduced their adaptive reuse project in Chongqing, China, a building that has been created amongst the remaining structures of a former steel factory. We are inspired by them and found some of the ideas and concepts that are relevant or can be applied to our scheme!

Questions from students:

Question 01: Such an exhibition, how do you create a movement order for the users to prevent visitors from getting lost in such big space but at the same they don't feel restricted in your exhibition space?

Question 02: In this project, did you do anything to strengthen the existing columns to support the new steel structure as the columns seem to be deteriorating and in worst condition?

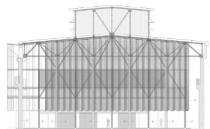
Question 03: Is there any particular reason for using perforated metal panel for the facade? Why not other material like polycarbonate? Is the facade for ventilation, solar shading or simply aesthetic reason?

Question 04: Our project is at the Tetley in Leeds, a former brewery factory, any suggestion on how to deal with the historical background when you reuse it?

Question 05: There are some industrial and architectural heritage conservation projects that are not successful in China, a country that is heavily influenced by commercialisation, but your design has greatly integrated between two, how do you conserve the historical and cultural values of a building with the prevalent trend of commercialisation?



Evolve '...before the museum does not have a proper lifespan to it, it just can't evolve with time, the style and rooms are fixed.. we want something more than that and allow the building to...'



'...the fact in China very often, the exhibitions are so organised and restricted to certain type of information...that's not...'

Inter-changeable

'Jee and I are interested in the idea of **grey space**...an undefined loose, it does not clearly have a function...but to encourage a variety of activities to occur around the building.'

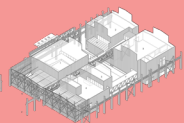


'I would sometime make analogy between the proper a good film where you just leave the cinema and you were ended up with your own...'

Imagination *Understanding of The Narrative*

'...rather than a Disney or a typical Hollywood production where you just go in and watch a film you would exactly be told what to film what to think...somehow the audience and visitor can explore their...'

Own Manner, Own Sequence in Public Space.'



Hierarchy

'Our approach to conservation which is not rigorously, or to obsessively keep all the patina... It is necessary to repair, new coating should happen, to give the overall space ...'

'All of the actions are about **Counterbalance'**

'We want to encourage **Learning Exploration**

as much as possible and reduce the rigorous learning which is to be told to what to think'

INSPIRATION

IDEAS

DAY 2 GUEST SPEAKER

'WALLACE LIU'



'Jee and I enjoying the fact that you have the kind of drama in this historical structure, the kind of space, the structural elements, the building component that you wouldn't be able to do today...'

'...it's not about carefully restore the old building, it was about how we add new things to ...'

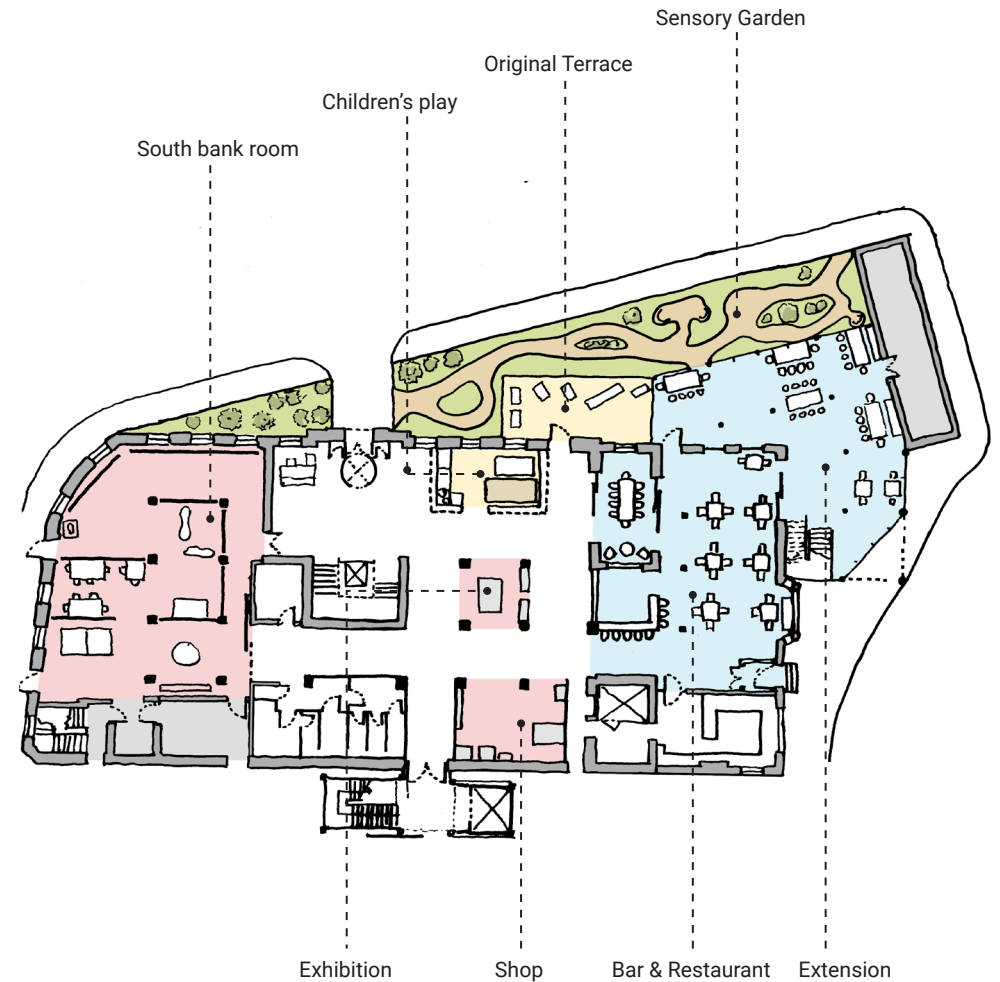
Increase Drama

'...have we even make it better?'



WEEK *two*

During the first week, the team members completed the overall concept design. Starting from the second week, each team member will pay more attention to the design of the space and pay more attention to the details and the needs of the users. In this week, our team refined The Tetley's ground floor into several spaces, which are Events Space, Reception & Shop Area, Children Area, Restaurant&Bar, Extension Area, And Landscape&Rooftop Landscape. Each BA student was assigned their task to further explore this space and complete the final result.



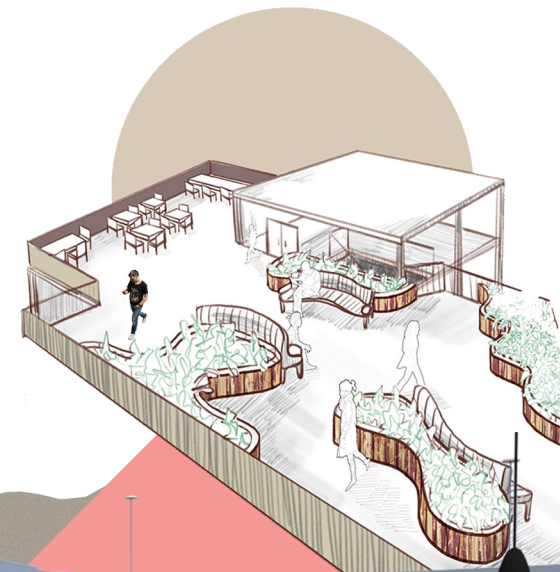


After passing through the entrance of The Tetley, the reception originally placed on the left was reorganised to the right of the entrance, so that there would be a more complete space in the whole ground floor to set up the Children Area, Exhibition Area and Shop Area. There is no clear demarcation between the three areas, and the flexible routes perfectly connects the three areas, attracting more people to enter the space. The South Bank Room, which is now located on the right side of the entrance, used to be a large space for various activities, but during the periods when there are no activities, it is left unused. In the latest plan, movable lightweight walls are used in this space.

By moving the walls, the original large space can be divided into smaller spaces of different scales for planning a richer variety of events, while the original large event space can be restored. Restaurant and Bar is the key point of the design, in the existing planning, Restaurant and Bar by a wall was separated into two independent regions, there is not a strong connection to each other, but in the new design, considering the difference between Bar and Restaurant business hours, reduced the partition between the two regions as far as possible, let this two area have more interaction, At The same time, it also ensures that customers can quickly see the location of the Restaurant and Bar when they enter The Tetley.

Also considered in the concept design is the landscaping that integrates with the terrace and the design of the roof garden. Sensory Garden is designed in the space between the entrance to the site and the existing terrace. The setting of the garden lessens the influence of the city road on the terrace, while also providing a place for guests to relax. At the same time, a roof garden is set on the roof of the original restaurant. People can reach this area through the stairs, making the space of the whole ground floor more abundant.

In addition, in this design, we try to expand the restaurant to the northwest, expand the dining area of the restaurant, and form a combination of the old and new design.



ABOUT

Each year the MSA Live (formerly Events) programme unites M Arch. year 01 with B Arch. year 01 and 02 and M Land. Arch 01 in mixed-year teams to undertake live projects with external partners to create social impact.

LIVE PROJECTS

All MSA Live projects are live. A live project is where an educational organisation and an external partner develop a brief, timescale, and outcome for their mutual benefit.

SOCIAL IMPACT

All MSA Live projects have social impact. Social impact is the effect an organization's actions have on the well-being of a community. Our agendas are set by our external collaborators.

EXTERNAL PARTNERS

MSA LIVE projects work with many organisations: charities, community groups, social enterprises, community interest companies, researchers, practitioners and educators.

STUDENT-LED

Our MSA masters students take the lead in the project conception, brief development, delivery and co-ordination of a small project. Other cohorts join for an eventful 2 weeks of activities at the end of the academic year.

KNOWLEDGE TRANSFER

Working in teams within and across year groups and courses; MSA students participate in peer to peer learning. In addition, collaborators, participants and students engage in the transfer of tangible and intellectual property, expertise, learning and skills.

LARGE SCALE

This year approximately 600 students from 4 cohorts in MSA will work on 42 projects with partners.

QUESTIONS

For questions about MSA Live 21 contact MSA Live Lead: Becky Sobell:
b.sobell@mmu.ac.uk

BLOG

live.msa.ac.uk/2021

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