

The Boathouse, Guildford,
Millbrook



Guildford Design Awards Entry:
New Public Building

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Location

The Boathouse Guildford
Millbrook, Guildford,
Surrey, GU1 3XJ

Client

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The Boathouse, Guildford is operated by Soulspace; an independent, community-led members' club and coworking space. Built on the site of a previously decaying mixed-use boat hire building. In its new guise, it remains a mixed-use building with work/event spaces (for Soulspace members and for private hire) and a public cafe.

It is ideally located on bank of the river Wey and has been designed to sit subtly within the landscape along the tow path, and to take advantage of the tranquil views of the river banks and meadow.

The Boathouse is accessed from the north east through Millbrook car park, which slopes downward towards the river. In the occurrence of a major flood from the river, all habitable internal spaces have been designed to withstand a flood of up to 1.2m from the river bank level, allowing the building to remain fully functional.

The front façade facing the Millbrook car park has been designed to resemble a traditional Victorian boathouse with exposed oak window surrounds and large format gable overhangs. Entering via the main front entrance curved steps, you are greeted with a beautiful split-level staircase, leading up to the Soulspace reception area. However, the rear elevation fronting the riverside path, has been designed to look 'softer' and with its numerous balconies and endeavours to echo the traditional appearance of a late nineteenth or early twentieth century boathouse.

Soulspace have a mixture of member only work and event spaces on the lower/upper ground and first floors. At upper ground floor level, there is a fully accessible public cafe overlooking the river Wey. Public visitors to the cafe can enter via a set of timber stairs up to the balcony and into the cafe, from the rear elevation facing the river Wey.



The lower ground floor level connects to the river bank, with an open vehicular access area and 'boat room', which is a multipurpose space for classes and to store boats for hire. Along the river bank there is also a boat house cafe terrace and garden deck located along the river front, and a private Soulspace members garden.

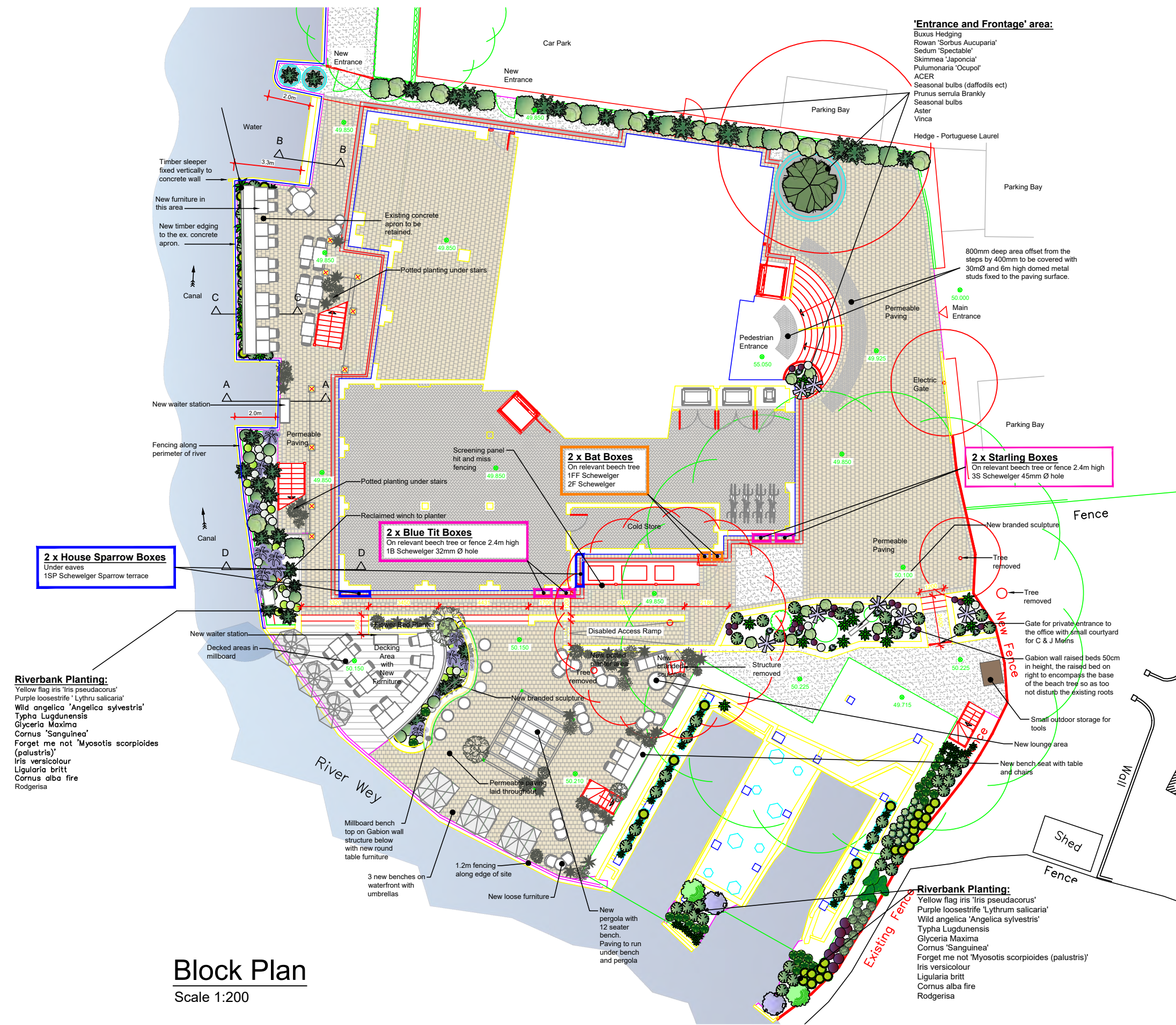
Due to the Boathouse's proximity to the river bank it is constructed on a network of concrete ground beams supported by a large number of deep bore piles that reach some considerable distance into the ground. The habitable lower ground floor structure is essentially a waterproof concrete box built to resist a water level rise of 1.2m which means it is basically an 'over ground' basement. This level is encased in a raised in-situ concrete frame that provides the base for the elevated upper ground floor level. This level of the building contains the Cafe Bar, Kitchens and the first tier of office accommodation with its ancillary toilets and is constructed from a steel frame with lightweight timber infill panels encased in a blanket of premium hand cut brickwork which all sit on the raised concrete slab.



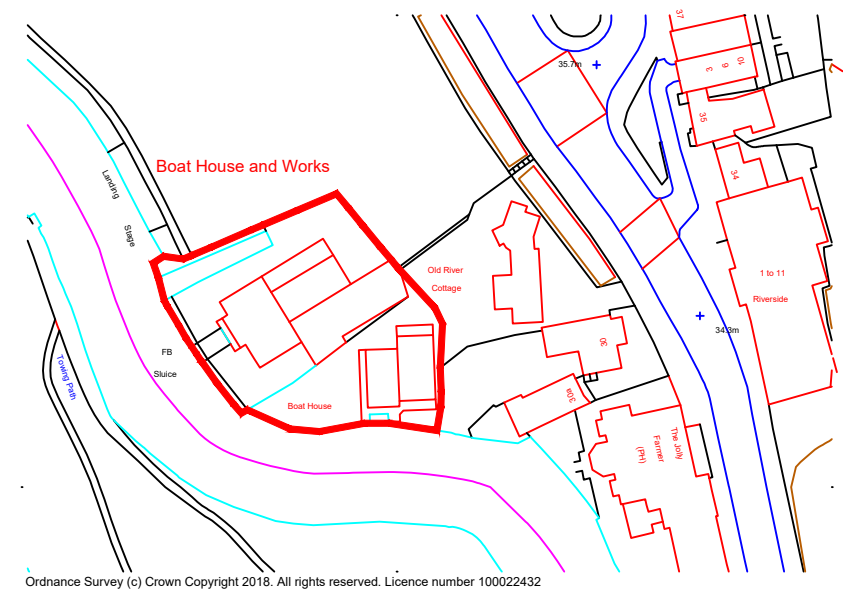
The top level of the building is made from a deck of precast concrete planks supported within the steel frame and topped off with a traditionally built hand cut wooden roof structure capped in locally sourced handmade roof tiles. The various dormer windows are clad in lead and the windows themselves are constructed in painted hardwood with bare oak surrounds to give the building its 'traditional' boathouse look. The oak balconies that face the river are built from untreated oak to further enhance the building's traditional look. The upper storey of the building contains the remaining office accommodation along with an events hall and ancillary toilets.

The external landscaping of the site has also been heavily constrained by the requirement to make the building heavily resistant to the inevitable regular flooding that's its closeness to the river will produce. All the paving and floor finishes around the building have been designed with highly permeable materials and surface water drainage systems installed to store and slowly dispel large amounts of the rain and flood water.

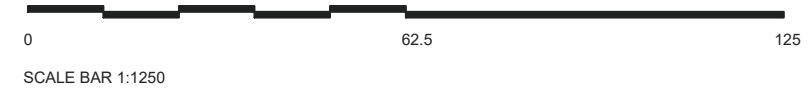
The building's energy consumption has been rigorously constrained by the use of a large number of solar voltaic panels, hidden behind the roofs ridge line, which are used to power the building's sustainable heating system which consists of three large air source heat pumps. The whole design of the building's services and internal decorations have all been strongly lead by an environmental and ecological mind set with renewables and recycling at its heart.



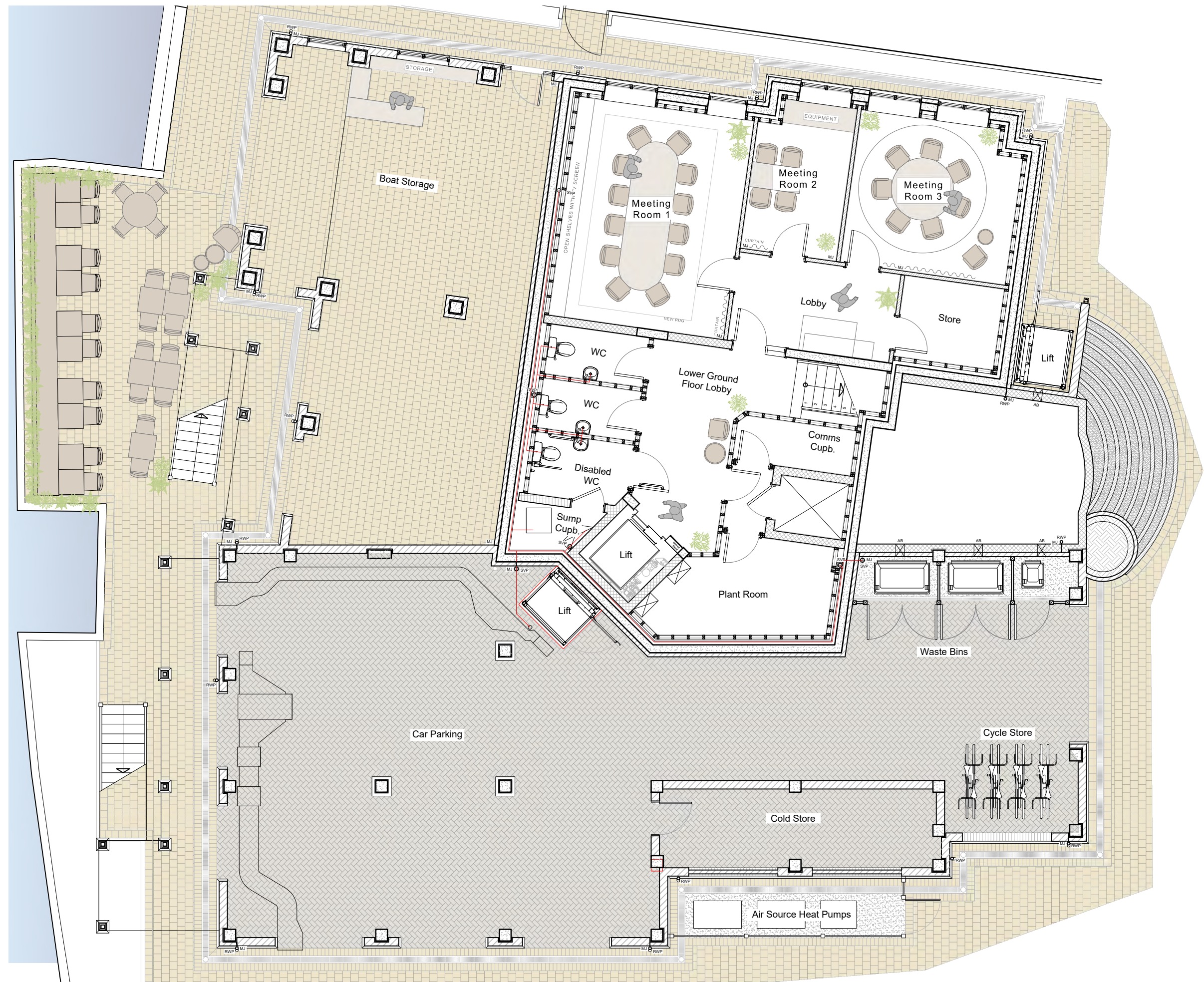
Block Plan
Scale 1:200



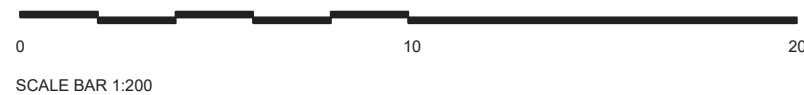
Location Plan
Scale 1:1250



GENERAL NOTE: SETTING OUT TO BE AGREED ON SITE WITH THE PROJECT SUPERVISOR. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE GENERAL CONTRACTOR. DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE PROJECT SUPERVISOR.



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| Rev | Date | Revision | Comment | By |
|-----|------|----------|-------------------------|----|
| 1 | | | Lower Ground Floor Plan | |

Drawn by: NC
Scale: 1:100

Checked by: NC

Soulspace
Millbrook, Guildford
Surrey, GU1 3XJ

Guildford
Boat House

18-1724
201

Mitchell Evans
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Godalming
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01483 453 453

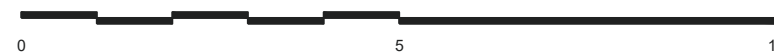


Upper Ground Floor Plan

Scale 1:100



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SCALE BAR 1:100



| Rev | Date | Revision | Comment | By |
|-----|------|----------|-------------------------|----|
| | | | Upper Ground Floor Plan | |

Drawn by: NC
Scale: 1:100
Checked by: NC

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First Floor Plan

Scale 1:100

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SCALE BAR 1:100



Rev Date Revision Comment By Upper Ground Floor Plan

Drawn by: NC Checked by: NC
Scale: 1:100

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Front Elevation (East)
Scale 1:100



Side Elevation (North)
Scale 1:100



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SCALE BAR 1:100

Drawn by: NC
Scale: 1:100
Checked by: NC

Rear Elevation (West)
Scale 1:100



Side Elevation (South)
Scale 1:100



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SCALE BAR 1:100

Drawn by: NC
Scale: 1:100
Checked by: NC