



CANOLFAN  
S4C  
YR EGIN



# Llyfryn Tenantiaid Tenant Brochure



Prifysgol Cymru  
Y Drindod Dewi Sant  
University of Wales  
Trinity Saint David

S4C

## Vision

### The Egin Cluster

The Egin Cluster provides dynamic spaces in which the creative industry of Wales will thrive. It will initiate, develop, produce and export creative and digital content for the domestic, national and international market. It will provide work for the local community; employment in a high value, high growth sector; industry-ready talent; innovation projects; and commercial opportunities to encourage economic growth.

The cluster will include a network of partnerships between private companies, public funded organisations, local authorities, government, and education. Activities will include skills development, knowledge transfer, cross sector innovation, business and cultural events, and public engagement opportunities. Its focus is to unite the creative and digital economy, encourage the use of the Welsh language within professional, business and social contexts, and contribute towards a quality driven, sustainable economy in South West Wales.

The Egin Cluster is vital to the University's focus on employability and the SA1 Partnership objectives. With the SA1 project it will deliver an ecosystem in which the potential of education, learning, and research is united to support viable economic regeneration.

Informed by policy, research and the strategic direction of industry panels in Wales and the UK, the Cluster will assist a sector that is highly dependent on technology and a skilled, reactive workforce. It will focus on:

- Skills: providing new talent and professional development
- Finance: facilitating access to commissioners, investors, and grant providers
- Commercialisation: helping

organisations in analysing and accessing new markets with products or services

- Distribution & Marketing: enabling education, training and networking to encourage new distribution strategies
- Competitiveness: offering innovation opportunities for new products and improved processes, encouraging productivity with high quality outputs that can compete on the UK and global markets.
- Technology-led Innovation: inspiring collaboration between academia, content (including television) and digital technology - innovation that can work with other priority sectors in Wales – improving communication, marketing and efficiency.

### Canolfan S4C Yr Egin

Yr Egin is the physical infrastructure required to launch and support the delivery of the Egin Cluster. Located on the University's Carmarthen campus, it is a building that will house a range of creative and digital companies together with a number of cultural organisations. Yr Egin will be a commercially managed facility, supporting commercial business activities. S4C is a legally committed anchor tenant: an essential high profile organisation bringing visibility to the Egin Cluster.

The building is structured to enable a 'community of practice'; a pool of professionals that will include start-ups, SME's and freelancers. This co-location facility will strengthen the creative economy of Wales, acting as a central meeting point for regional talent – sharing knowledge and skills that, in turn, increase productivity, promote collaboration and encourage new ideas.

Yr Egin will also incorporate facilities for public use: a distinguished café sourcing local produce and local talent; a flexible 'front of house' events area called

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## Vision

'the Heart-Space'; and a 120 capacity auditorium hosting a program of business, industry and entertainment events.

### Welsh Language

The 2011 Census states that, for the first time, the percentage of Welsh speakers has fallen to under half in Carmarthenshire. However, it still has the highest number of Welsh speakers in Wales and is a key area for the future maintenance and promotion of the language.

Yr Egin is seen as a catalyst for the regeneration of the Welsh language in West Wales. By having S4C in the area, and by normalising the Welsh language in a business environment, Yr Egin will be an example of best practice: demonstrating how an economic growth area can have a positive impact on the status of the language in both a social and professional capacity.

By opening an office in Carmarthen, S4C will become one of a number of national institutions based on the University of Wales Trinity Saint David's campus - joining Theatr Genedlaethol Cymru (The National

Theatre of Wales), Y Ganolfan Dysgu Cymraeg Genedlaethol (The National Centre for the Learning of Welsh), and Y Coleg Cymraeg Cenedlaethol (The National Welsh College). It will be an opportunity for leading organisations to share resources and collaborate on a range of exciting Welsh language projects in future years. The knowledge and expertise of this language cluster will be essential in fulfilling the bilingual ambition of the Egin Cluster.

Given the increasing demand for a bilingual workforce to meet business and customer needs, this language cluster could be viewed as an opportunity to service the demand for confident and professional linguistic skills. Through its Welsh Language Services Centre - Llwybrau - the University already offers a range of 'Welsh in the Workplace' modules and is in a position to offer bespoke courses to Egin tenants and organisations across the county. Yr Egin will also encourage young talent to learn or improve their Welsh language skills, thus supporting their quest for a fulfilling, sustainable career within the creative industries in Wales.

## Site Facilities

Canolfan S4C Yr Egin is located on the Carmarthen campus of the University of Wales Trinity Saint David.

The centre forms part of a three building cluster, separated from the main campus by College Road. This creates a media village adjacent to the campus providing facilities and services to support the Egin Cluster.

The centre is accessed via a new relief road – to be opened during 2018 - which is being built to connect the site with the A40. This improved access brings tenants direct to the centre where generous parking provision is made to the rear of the site.

Pedestrian access is provided via a public terrace which connects the buildings to the campus.

## Site Context



## Site Map



## Building Interior

The interior of Canolfan S4C Yr Egin is designed to provide a strong identity to the spaces and facilities contained within.

Using colour and signage, the building is 'coded' to help the user to navigate between public, semi-public and private spaces.

Colour is used to differentiate function, so the cafe is distinct from the auditorium for example. These simple applications provide a distinct palette of information and identity throughout the interior.

An artist's impressions of the key spaces are provided below.

### Ground Floor



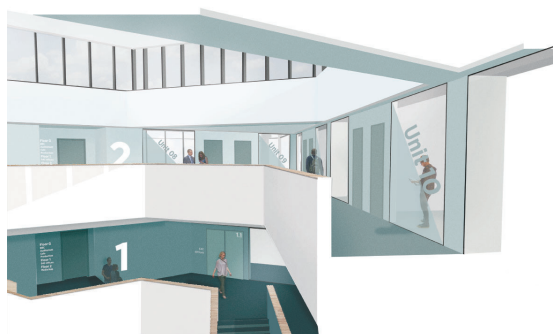
The Heart-Space provides a focus at the centre of the building, orientating visitors and tenants and visually connecting the floors of the building.

### First Floor



The first floor accommodates S4C, connecting the public on the ground floor with commercial tenants on the second floor. The circulation system is designed to provide access and views onto each floor from a central atrium.

### Second Floor



The second floor provides cellularised and open plan tenant units around a shared informal meeting zone. This top lit environment overlooks the Heart-Space connecting tenants with the activity taking place at ground level.

## Facilities

The Auditorium, the café-bistro and Heart-Space will transform Canolfan S4C Yr Egin from an office block into a co-working community of entrepreneurs, from start-ups to the established. They will provide a social space for tenants to engage in a relaxed and spontaneous way, forming a new social and cultural offer for Carmarthen and the county.

### Auditorium



The Centre will hold cultural, educational, business and creative events to inspire new ideas and encourage collaboration.

It will also offer producers and entrepreneurs an opportunity to promote their products to the public and to realise the needs of their target audience.

The sound proof auditorium will include a high quality sound and AV system with comfortable retractable seating holding 120 people.

It will cater for small scale outside broadcast productions, pre-recorded productions, immersive theatre, small scale entertainment performances, films and TV screenings, Q&A sessions, and conferences.

It will include digital infrastructure for seamless 'live' connectivity and live streaming services.

### Heart Space



The Heart-Space will compliment the auditorium. It will be an informal 'front of house' area for hospitality or hosting small entertainment events, either exclusively or as an extension of auditorium events. It will also host temporary exhibitions, workshops, masterclasses and lunch time talks or performances, and even outside broadcast productions – an open plan alternative to the closed off auditorium.

Building users will benefit from the use of this space to meet and chat outside of the office environment and to relax in the creative focus of the centre.

To remain flexible, the space will not have a permanent stage. A projector and screen will allow visual presentations, either as part of an event or as a daily visual backdrop (for example, marketing the work of Canolfan S4C Yr Egin tenants or providing visual inspiration for tenants and students).

## Facilities

The ground floor also contains two other facilities, accessible for use by tenants, industry and the public.

The cafe bistro is the face of the building, visible from the entrance, adjacent to reception, providing a welcoming arrival destination and offering food and drink throughout the day and into the evening.

### Post-production Facilities



The post-production facilities are more industry focused, located deeper into the plan, accessible from the Heart-Space at the centre of the building. These facilities, by their very nature, are enclosed environments, focused on providing industry and tenants with state of the art edit suites and studio environments, with their own reception and operations team.

On site studio and post-production facilities will provide a convenient and cost-effective solution to tenants and regional producers. The provision of such facilities will see commissioning, production and post-production all under one roof.

These post-production facilities will be run by the industry for the industry, providing technical expertise and state of the art equipment.

### Cafe Bistro



The cafe bistro is a key facility within the building intended to provide tenants, community and visitors with a balanced food and drink offer throughout the day.

The café bistro menu will include ingredients and products from regional food producers and will focus on food provenance and regional specialities. It will offer a daily changing menu to suit all tastes and budgets, from early breakfast through to early evening.

The relaxed informal environment of the cafe will define Yr Egin, spreading out from the entrance of the building through to the Heart-Space. This also extends into the evenings and weekends where catering for events and conferences hosted by the centre will be provided by the cafe events team.

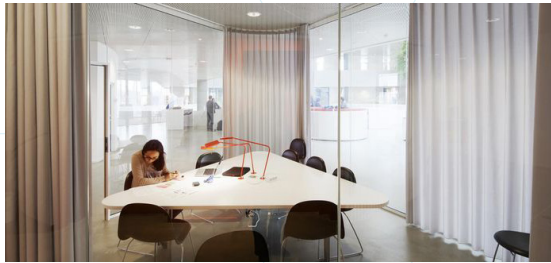
## Tenant Facilities

All tenant accommodation comes with a range of add on facilities, which are accessible throughout the building.

This includes access to WCs and showers, refreshment stations, informal meeting clusters and bookable meeting facilities. This also includes access to an industry network which forms the 'community of

practice'. This will manifest itself in the form of networking events, CPD seminars, industry previews, screenings and much more, stimulating creativity, encouraging debate and advancing industry knowledge.

### Meeting Spaces



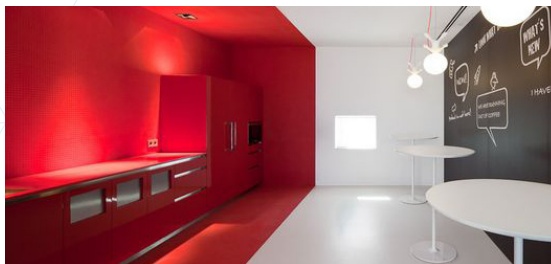
The ethos of the building is for informal meeting and exchange of ideas. The interior circulation has been designed to provide break out spaces and informal meeting areas. For more private meetings bookable meeting spaces are on the second floor with video conferencing facilities.

### WC's & Showers



WCs and showers are provided on each level of the building within the service core. Located adjacent to the lift, these private facilities allow tenants to shower and change close to their work environment.

### Refreshment stations



Refreshment stations are located on each level close to tenant accommodation. These facilities are part of the tenant package and are provided to encourage interaction between tenants within the building.

### Networking & CPD



There will be a range of professional events organised within the building for tenants, industry professionals and the general public. This will encourage networking, improve knowledge exchange and develop community engagement. Tenants will be encouraged to attend and contribute to the programme and content of events.



## Building Plans

The ground floor of the building contains all the public facilities previously described. On arrival at the building the reception is flanked on either side by the cafe bistro and S4C welcome zone.

Passing into the centre of the plan you enter the Heart-Space, set within a triple height volume, which links all floors via a

surrounding stair case.

To the north is the lift core, toilets and showers, adjacent to access for the auditorium and associated technical spaces.

To the south is the entrance to the production facilities which include tenant office spaces.

### Ground Floor



## Building Plans

The first floor of the building is fully tenanted by S4C. Their presence at the centre of the building acts as a link between the public at ground floor and the industry at second floor.

The generous circulation route around the Heart-Space provides for areas of informal meeting and ideas exchange, making this

floor level accessible to all tenants, rather than the preserve of S4C alone.

The service core to the north contains a lift, WCs, showers and a tea point. The space to the south of the auditorium is the server room, which provides all tenants with generous IT provision.

### First Floor



## Building Plans

The second floor of the building is compartmentalised into tenant units. These vary in size depending on requirements, and are flexible enough to be adapted to suit the changing needs of an individual organisation or groups of independent workers.

The south of the building contains an incubator unit, a flexible workspace environment for fledging start ups, or independent freelancers in need of short or medium term office space. This open plan floor plate is located adjacent to meeting rooms with further open plan meeting clusters provided within the circulation route.

### Second Floor

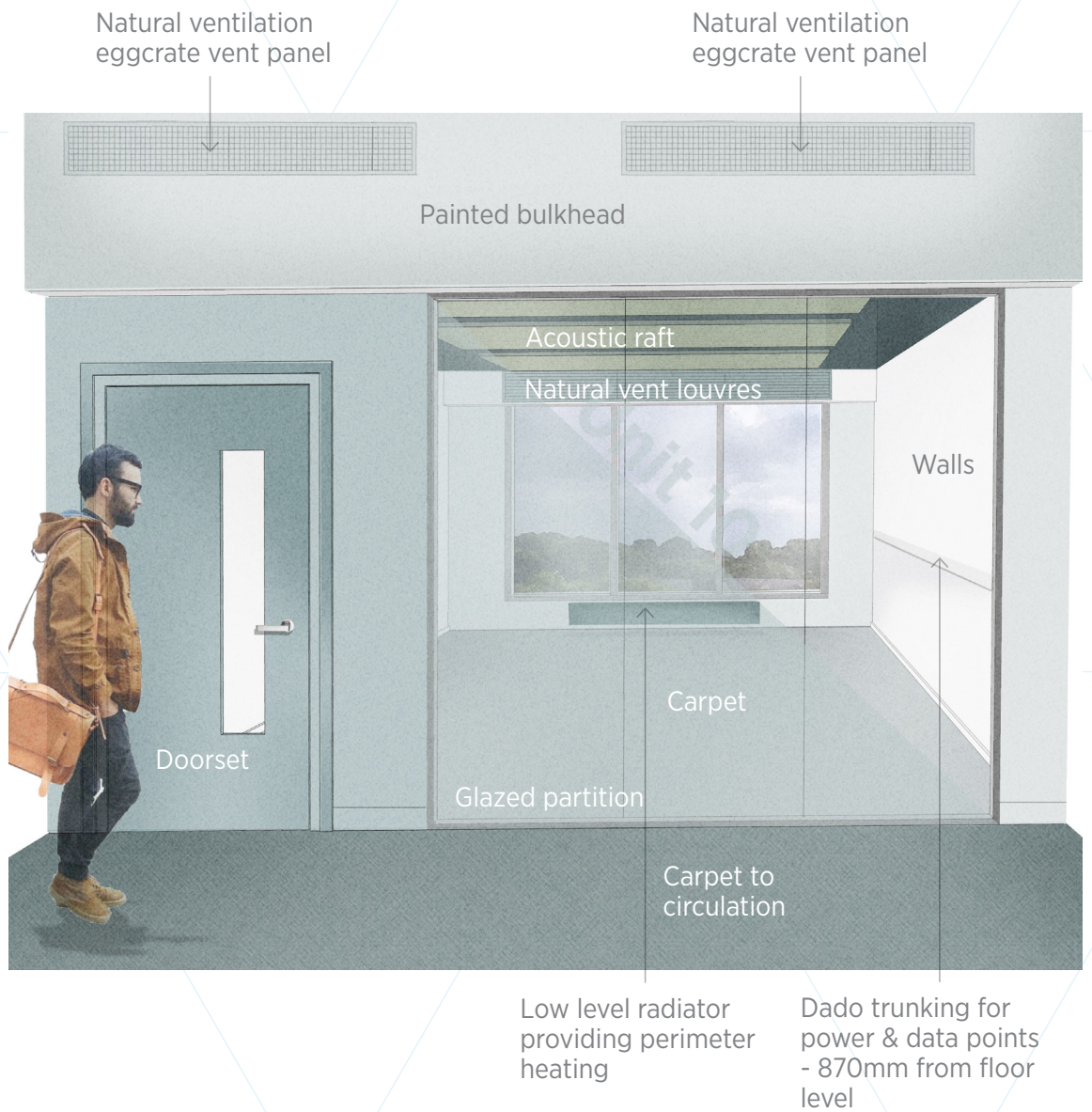


Due to the passive ventilation design of the building there are restrictions on how the tenant spaces can be compartmentalised.

## Tenant Spaces

### Tenant spaces

The visual below provides a look-and-feel of the second floor tenant spaces. The image should be read in conjunction with the materials palette overleaf.



## Materials

### Walls

Internal walls to be painted with matt emulsion - colour to be off white



### Ceilings

Ceilings to have perforated acoustic raft fixed to concrete soffit. Concrete soffit and walls above acoustic raft to be painted a dark tone - teal.



### Floor finish

The specified carpet is Forbo Tessera Layout & Outline range. A range of colours are available.

- 2106 humbug
- 2117 surf
- 2125 tonic
- 2105 aniseed
- 2122 drench
- 2108 calcium



### Glazed partitions

Glazed partitions are supplied by Planet Partitioning



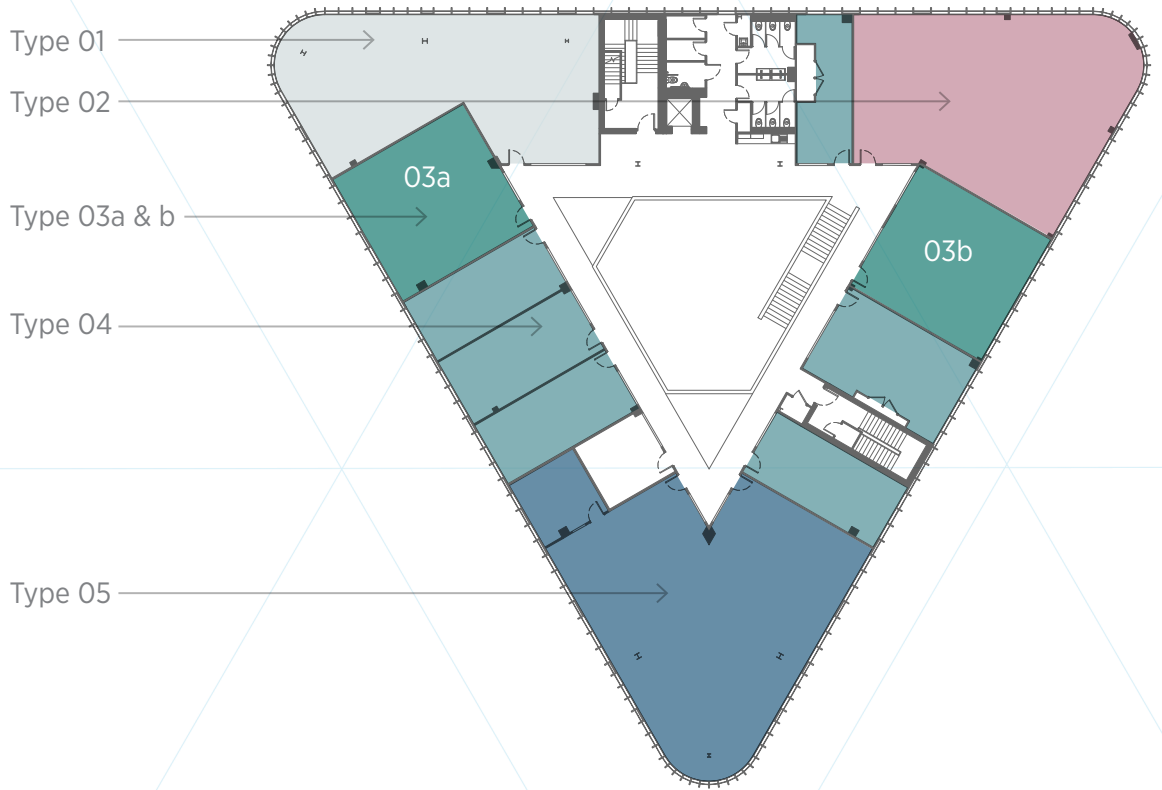
### Doors

Supplied by Leaderflush Shapland Designer Range

Ironmongery is supplied by Laidlaw Orbis (800 range)



## Power and Data Provision



Power & data provision - Part M compliant with outboard rockers. Cat 6a data cabling.

### Type 01

- 26no. power sockets
- 7no. floor boxes
- 13no. twin data outlets

### Type 02

- 36no. power sockets
- 16no. floor boxes
- 18no. twin data outlets

### Type 03a

- 12no. power sockets
- 4no. floor boxes
- 6no. twin data outlets

### Type 03b

- 16no. power sockets
- 4no. floor boxes
- 8no. twin data outlets

### Type 04

- 8no. power sockets
- 2no. floor boxes
- 4no. twin data outlets

### Type 05

- 30no. power sockets
- 13no. floor boxes
- 5no. twin data outlets

## Connectivity, IT and Security

### Tenant connectivity

Yr Egin will provide tenants and visitors with a number of options to work, collaborate and stay connected in an “always” on world.

The core offering to each tenant will include a connected office space. In addition the landlord will provide standard guest Wi-Fi services throughout all tenant owned areas and public access areas. UWTSD can also offer bespoke services to each tenant around the additional requirements they may have, from providing dedicated bandwidth and connectivity options, to a full managed service for all of their IT requirements including support and procurement of equipment.

To ensure Yr Egin tenants and guests are able to best utilise Wi-Fi services throughout the building, there is a wireless code of connectivity to which each tenant

needs to comply. This will ensure that there is little to no interference between each tenants Wi-Fi services.

The University is also currently working with telecommunications industry partners to ensure that any issues in achieving the “connected” vision are resolved prior to lease negotiations taking place

### Security

A security strategy / installation has been developed as part of the base build.

A building management strategy which will include a detailed security strategy will be developed.

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## Disclaimer

The Tenant Brochure provides an overview of the building layout, the facilities contained within, the initial brand concept and a look and feel of how the interior spaces will be finished.

Although the visual images within the brochure provide a flavour of the interior design, it is worth noting that at this stage the materials and finishes may be subject to change. This is due to the type of construction contract in place.

The contract is Design & Build (D&B) and whilst the manual includes references/ images to materials and products specified by the design team, the final specifications (which should be equal or better) have yet to be confirmed by the Contractor.



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## Appendix 01 - Heads of Terms Agreement