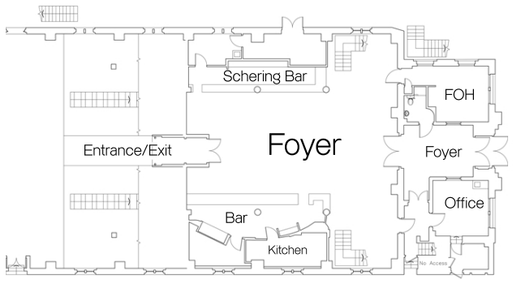
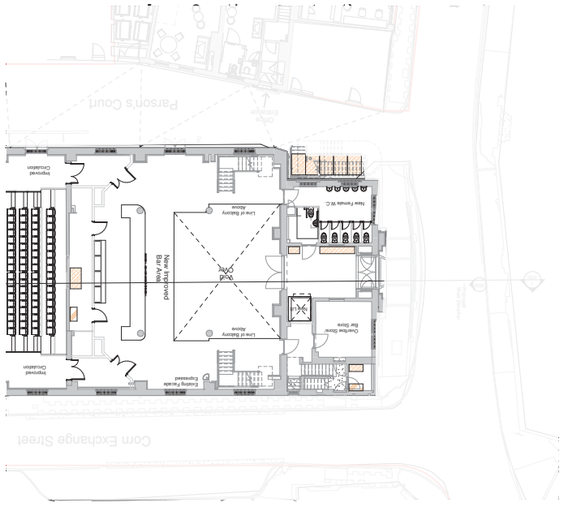
# 4.8 Design Development

## Ground Floor Arrangement



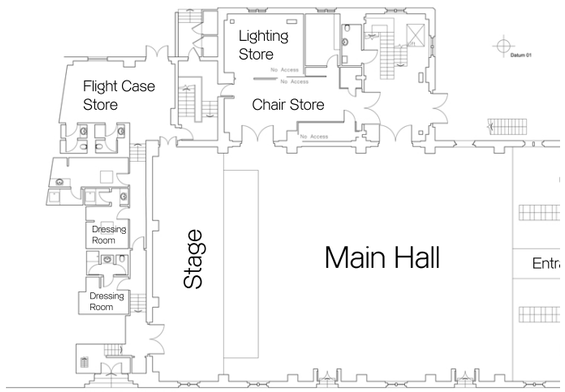

### Existing Entrance Layout Issues

- It was identified that the existing layout specifically in the entrance bar area was performing very inefficiently. People waiting at the bar, would back onto one another, blocking the existing entrance into the main auditorium.
- The backbar areas have become cluttered with stock and are spatially inefficient. They are also blocking users for seeing the beautiful existing brickwork.



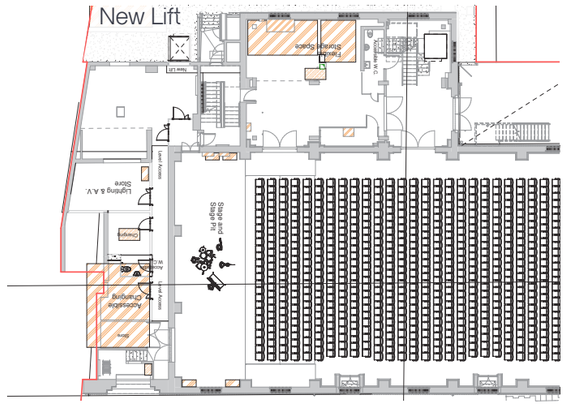
### Proposed Entrance Solution

- Two new winged entrances, with the removal of the central entrance into auditorium should help with efficiency of entrance and exits.
- It will also help with reducing congestion around the main bar. The improved efficiency of the bar will allow for an increased bar sales and revenue for the Corn Exchange. (see table). The overall bar length has increased.
- New storage space provided and along with ground floor toilets and improved access Accessible W.C.




### Existing Back Stage Provision Issues

- Current staff dressing room provisions are dimly lit and unappealing to performers using the rooms. They also present an accessibility challenge (as shown in the section below), with non-level access.
- Disabled users cannot enter directly onto the stage from current dressing rooms. The capacity of the space requires a significant alteration of the current area for the improved works on the building.

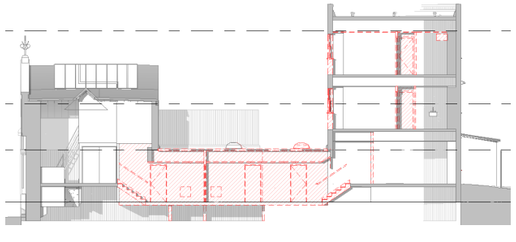



### Proposed Infill Solution

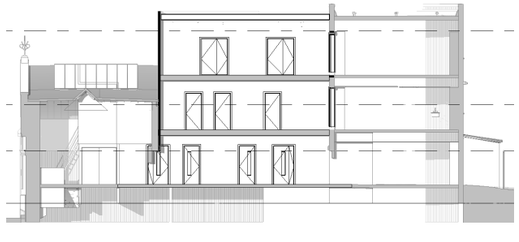
- New proposed improved performers dressing rooms, with level access infill area. Removal of stepped down arrival into dressing rooms, with overall net increase in dressing room space.
- New lift (shown in proposed plan) to allow disabled users to first and second floor levels. Increased area allocated to plant space for improved heating and cooling of Corn Exchange.

| Zone | Existing Length ($m^2$) | Proposed Length ($m^2$) |
|---|---|---|
| Corn Exchange | 10.44 | 7.96 |
| Parsons Court | 0 | 2.79 |
| **Totals** | **10.44** | **10.75** |

**Existing V Proposed Bar Lengths**



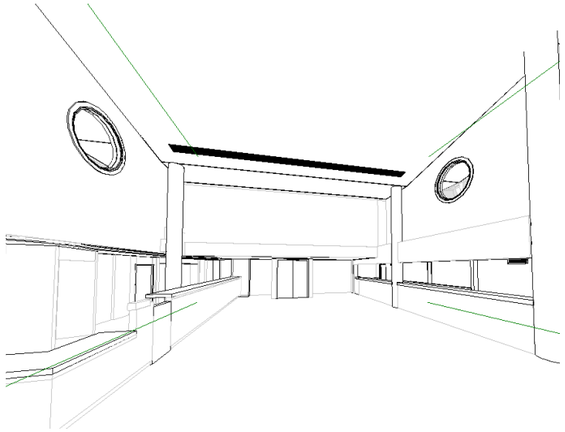
**Existing Performer Dress Area**



**Proposed Infill Dress Area**

# 4.8 Design Development

## Mezzanine and Back Bar



### Existing Atrium Space

Existing atrium area enclosed, with small portholes from mezzanine level. Larger atrium area compared to proposed..

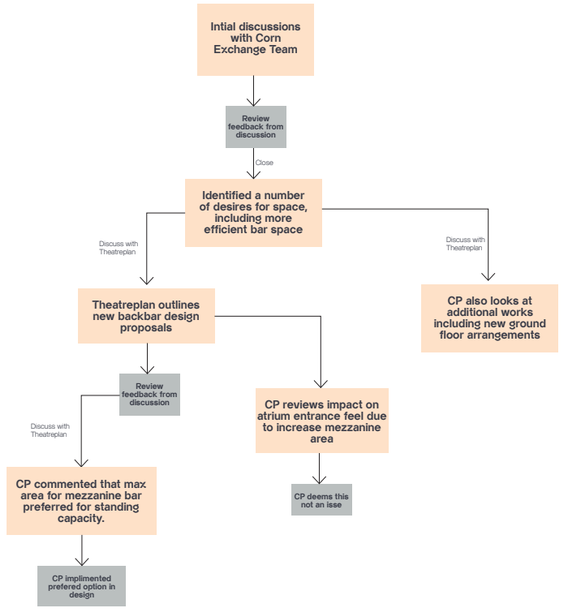


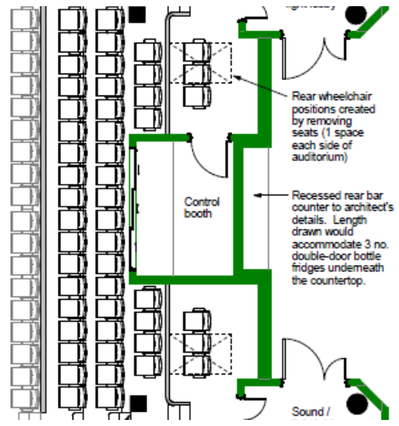
### Proposed Atrium Space

Side walls removed and original brickwork revealed. New balcony bar area extends out further, however as the space has been opened up this is not an issue.

It will also help with reducing congestion around the main bar. Although the overall length of existing v proposed bar is reduced, the efficiency of the bar will allow for an increased bar sales and revenue for the Corn Exchange. (see table on previous page).

New storage areas provided and ground floor toilets improved.

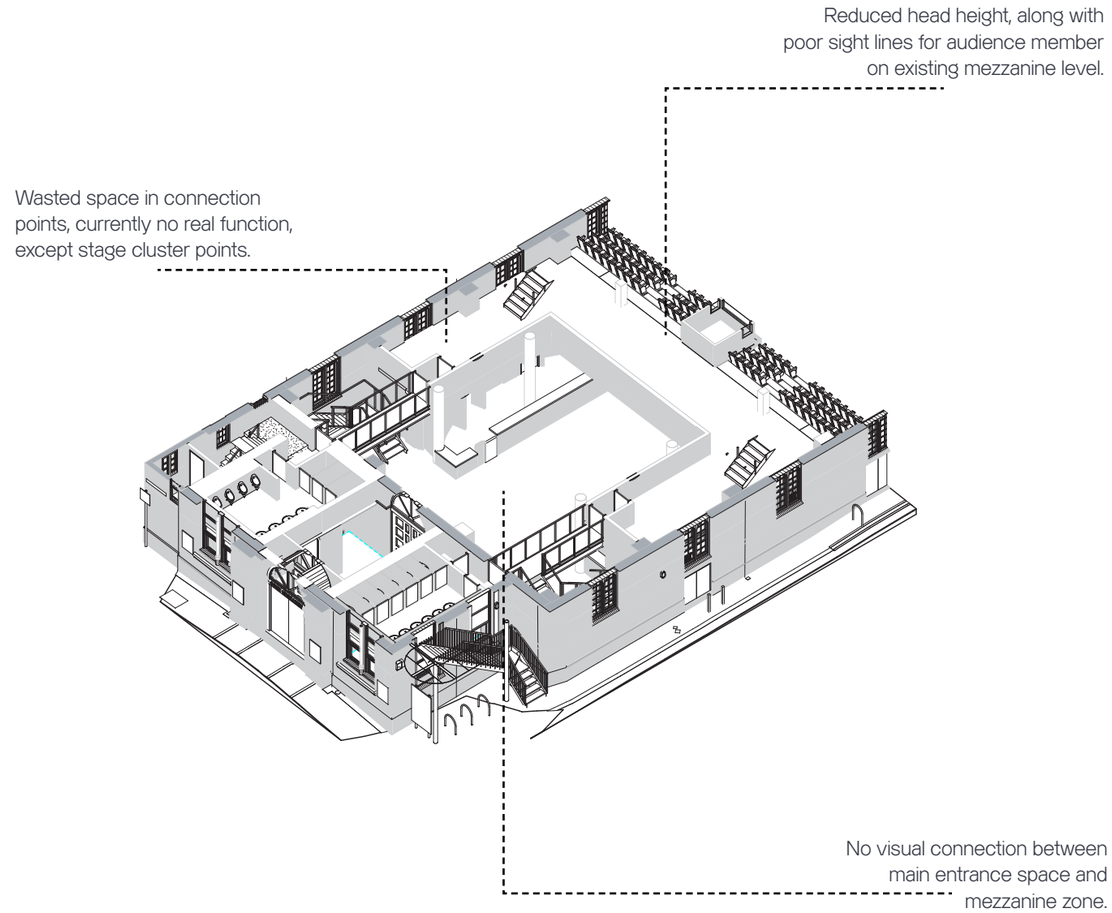



### Proposed Back Bar Solution

Recessed back bar area allows for 3 fridges to be placed in space behind. Configuration allows for wheelchair locations

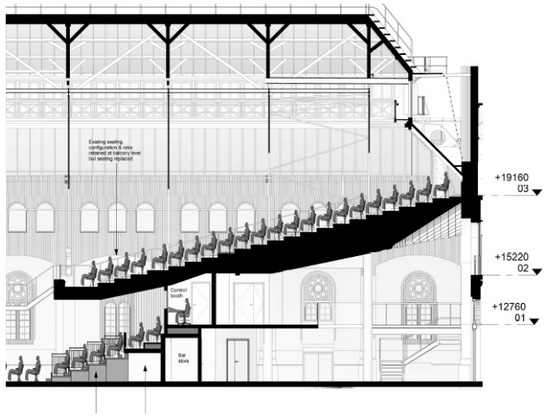
Theatre Plan suggested a Platform lift, but this was discounted as it took up large amount of room with additional bar storage.



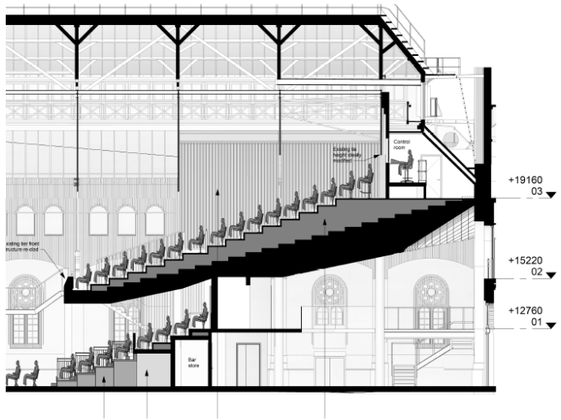

### Existing Mezzanine and Back Bar Issues

# 4.8 Design Development

## Reraking of Seating




**Retaining Existing Raking**




**Proposed Reraking**

### Re-raking of Seating Discussion

We discussed the implications of reraking of the seating, which Theatreplan advised would have a positive impact on the sightlines for users in the Corn Exchange. Currently there are massively restricted views for many seats in the venue.  84 tickets are even sold as having 'no view of the stage.'. Fundamentally this option would be too expensive for the benefit it presents, so CP advised to keep the existing.

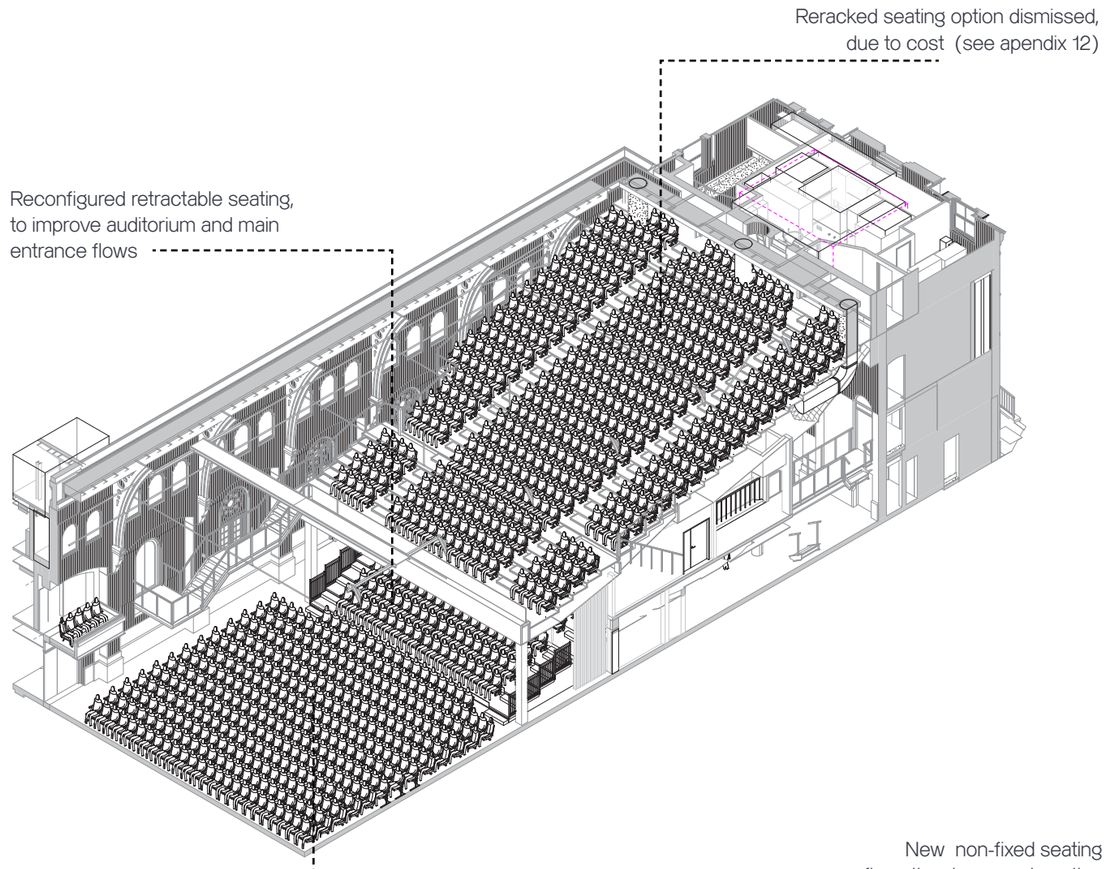
### Design Development Overview

Theatreplan also suggested that a new rear wall of the auditorium to create space for a control room behind (and to eliminate the restricted height seating rows to the rear). The thinking was that this wall would essentially be a screen following the arch profile (with the spaces behind formed as enclosed boxes).

This option was dismissed again due to the cost of replacing of this seating. Additionally Theatreplan informed CP that the seated capacity would be reduced by improving the sightlines, which is not desirable for the venue and doesn't follow the initial brief.

### New Lobbied third floor zone

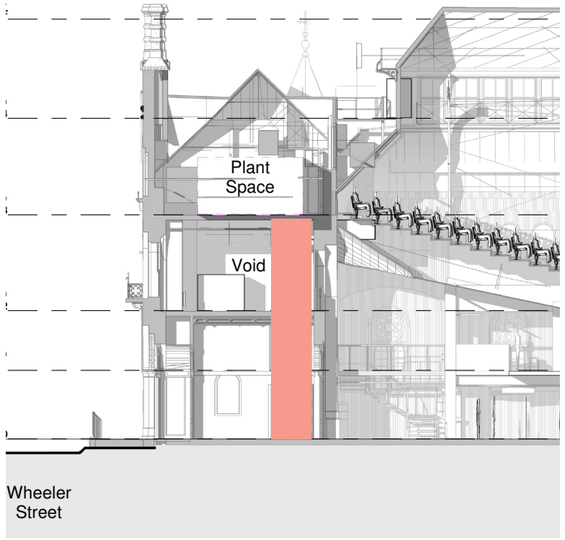
Theatreplan's re-raking option creates a new acoustic wall to further aid accessibility for disabled users by creating a new lobby.




**Overview of Retractable Seating Works**

# 4.8 Design Development

## Accessibility Improvements

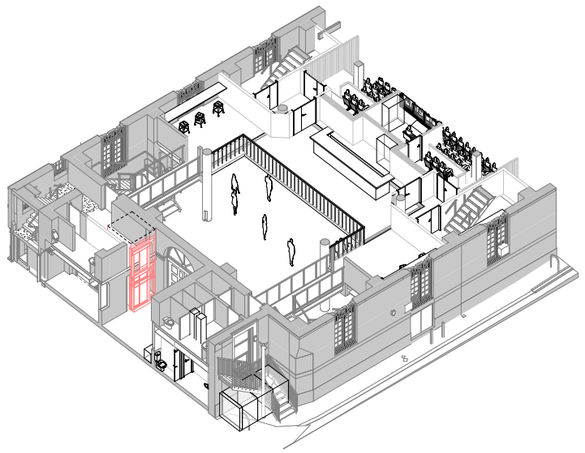



**New Access lift**

### Design Development Overview

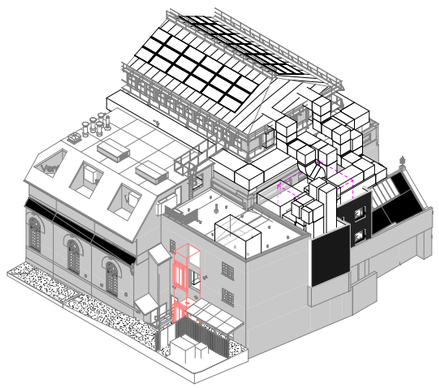
After discussions with Corn Exchange staff, they identified that the venue is poorly design for Disabled Users, lacking in suitable seating and access points/ level surfaces. CP also engaged with an accessibility officer who raised a number of useful points, including the potential penalties that could be issued if accessibility in the venue and wider development was not addressed correctly.

New passenger lifts have been provided as detailed below, along with level surface and easier access to stage and backstage spaces I the venue. Additional Disabled user seating positions have been added in the newly configured Theatre Plan seating (see Appendix 12.)



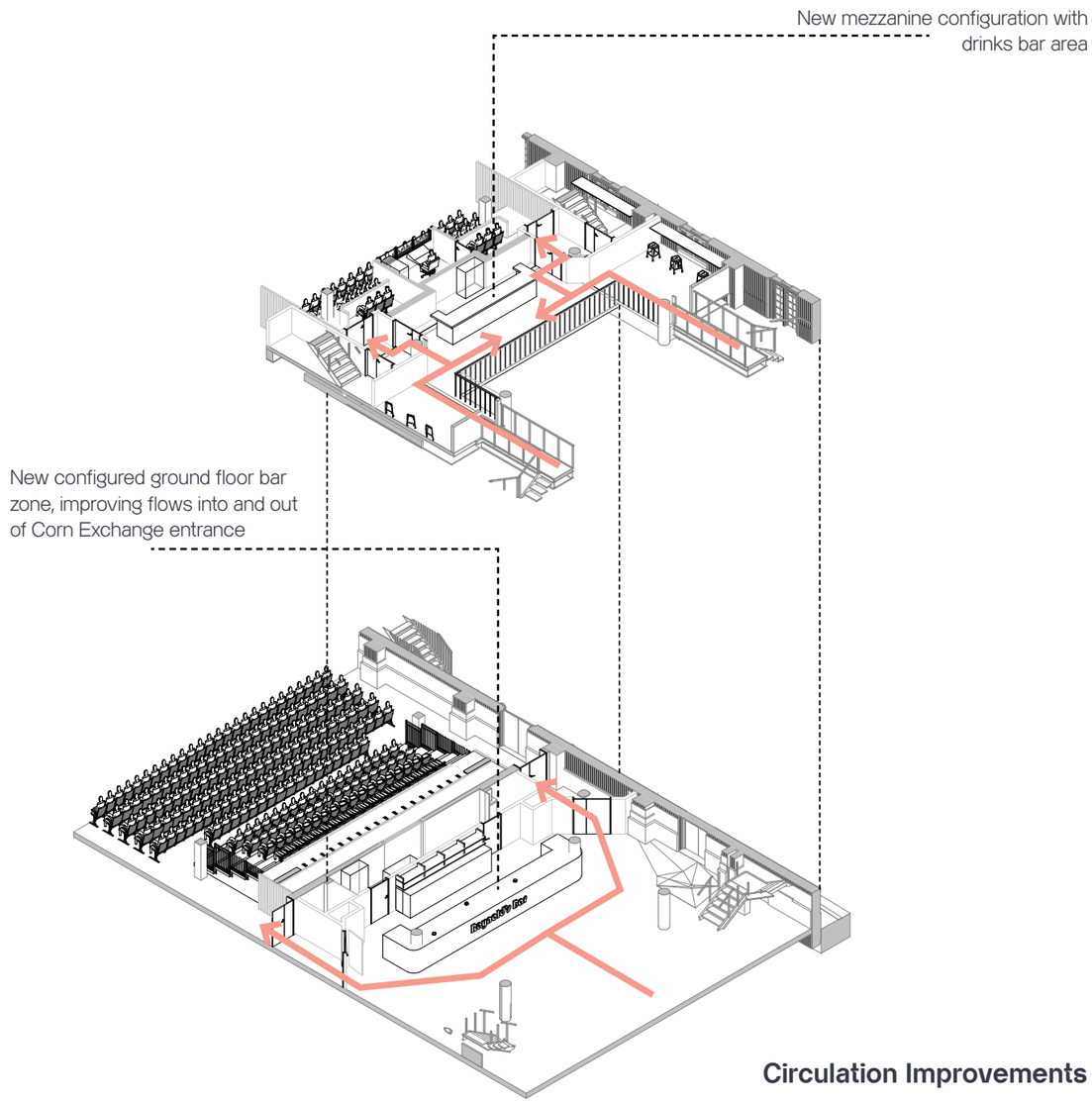
**Front of venue lift**

A number of new lifts have been proposed for the Corn Exchange to improve accessibility for Disabled users in the building. The first location is by the main entrance lobby. This will take users up to the mezzanine level, to utilize the new bar and additional disabled seating positions.



**Rear lift**

Additionally, to the rear of the Corn Exchange, a new lift provision has been positioned to assist with taking disabled users up to the first and second floors. They will be able to access change and toilet facilities, along with new proposed common room areas.




**Circulation Improvements**

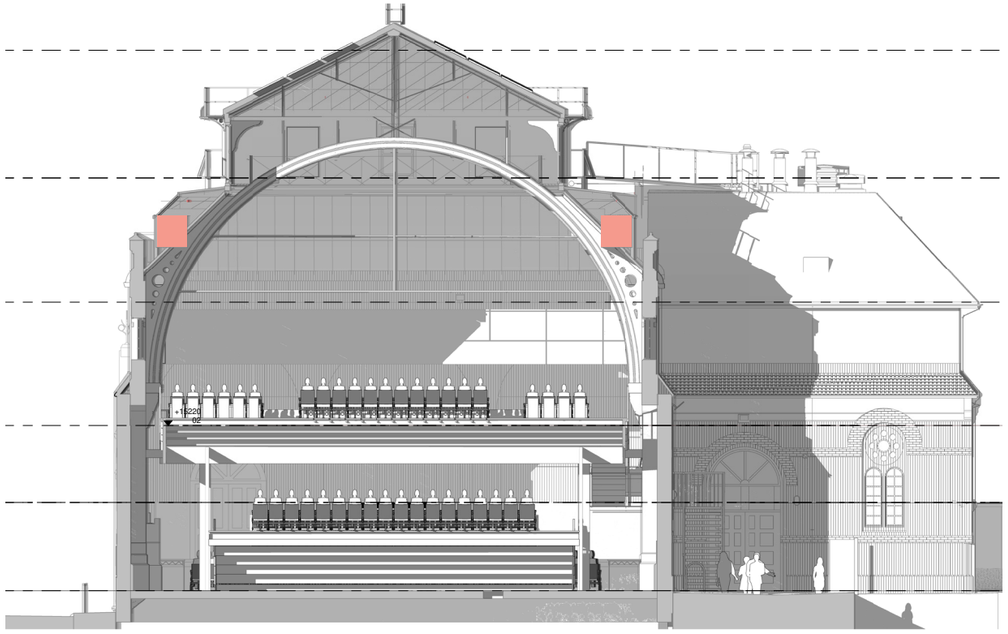
### Design Development Overview

Accessibility to the mezzanine level currently is not possible for disabled users in the building. The new lifts (as identified on this page) allow disabled users to reach the mezzanine level, where there are new seating provisions in the auditorium and access to the new mezzanine bar.

Additionally at ground floor improvements to the spatial layout enables a greater flow rate of people entering and leaving the auditorium and venue.

# 4.8 Design Development

## MEP Plant Locations

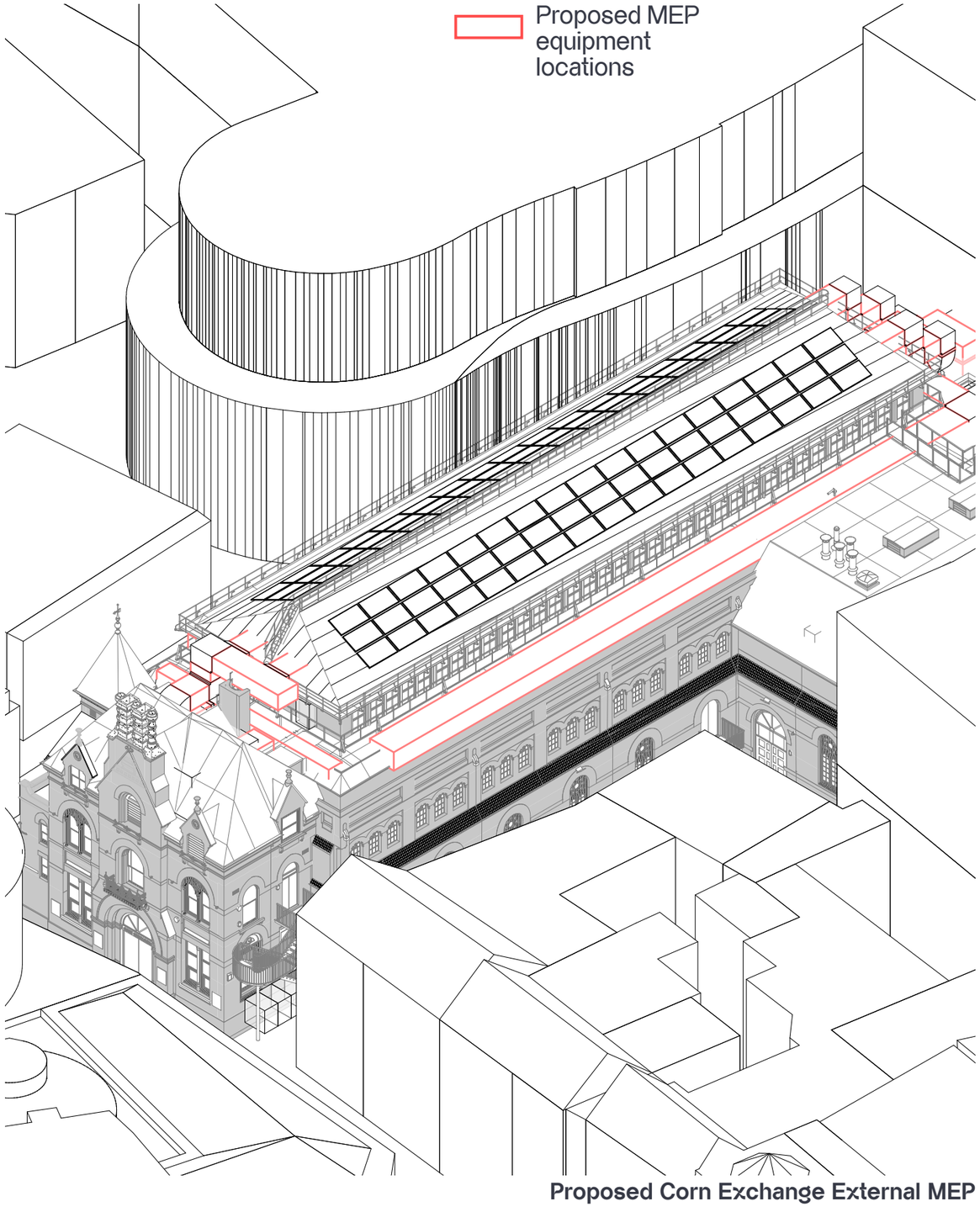


**Proposed Auditorium Ducts**

### Design Development Overview

This page identifies the MEP plant equipment locations for the Corn Exchange, including Infill at Levels 02 to the roof, along with roof space in the front truss of the Corn Exchange roof build up.

A number of workshops took place between CP and Max Fordham, to try and find a solution for the current issues regarding heating, cooling and ventilation. It was identified that the Corn Exchange is performing very inefficiently and that a new completely remodelled MEP system would need to be designed. This is where Max Fordham suggested utilising spaces for ducts through the main auditorium and down into the space. (See appendix 5 for Max Fordham's full MEP strategy.) CP then implemented Max Fordham's strategy into the proposals.



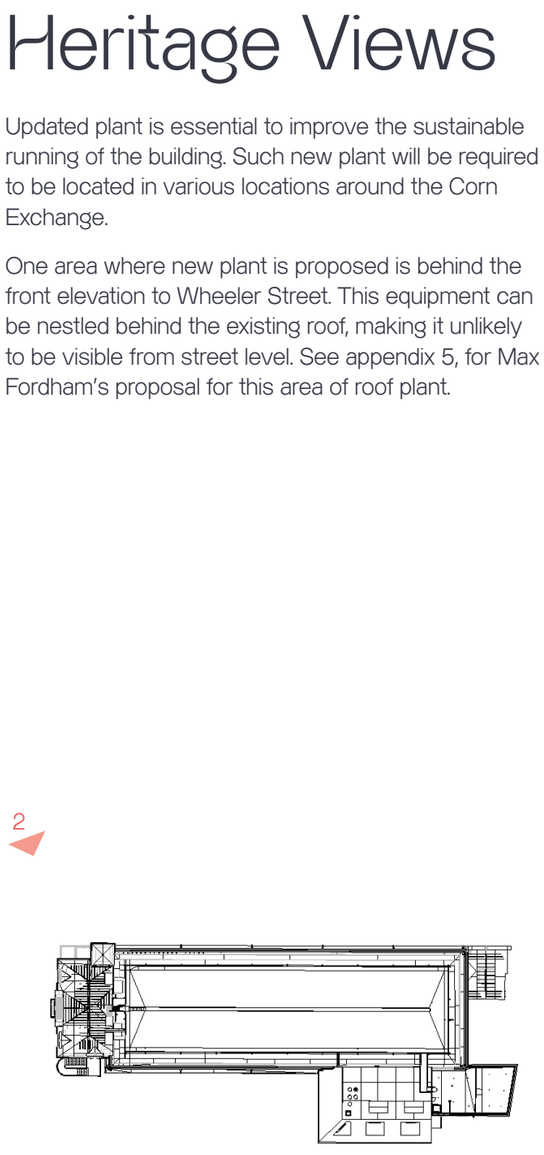

**Proposed Corn Exchange External MEP**

# 4.8 Design Development

## Heritage Views

Updated plant is essential to improve the sustainable running of the building. Such new plant will be required to be located in various locations around the Corn Exchange.

One area where new plant is proposed is behind the front elevation to Wheeler Street. This equipment can be nestled behind the existing roof, making it unlikely to be visible from street level. See appendix 5, for Max Fordham's proposal for this area of roof plant.






View along Corn Exchange Street (1)



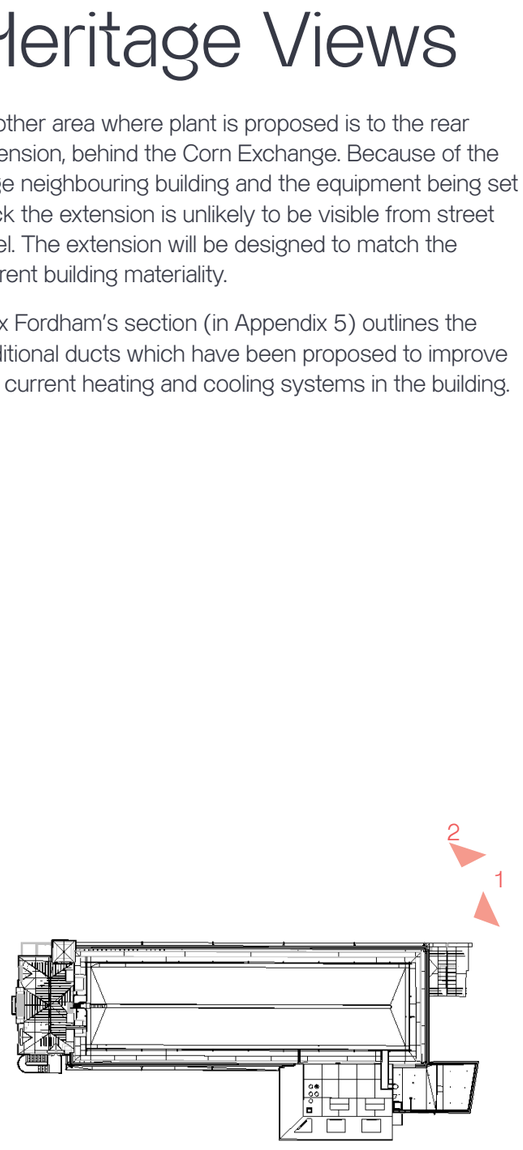
View along Wheeler Street (2)

# 4.8 Design Development

## Heritage Views

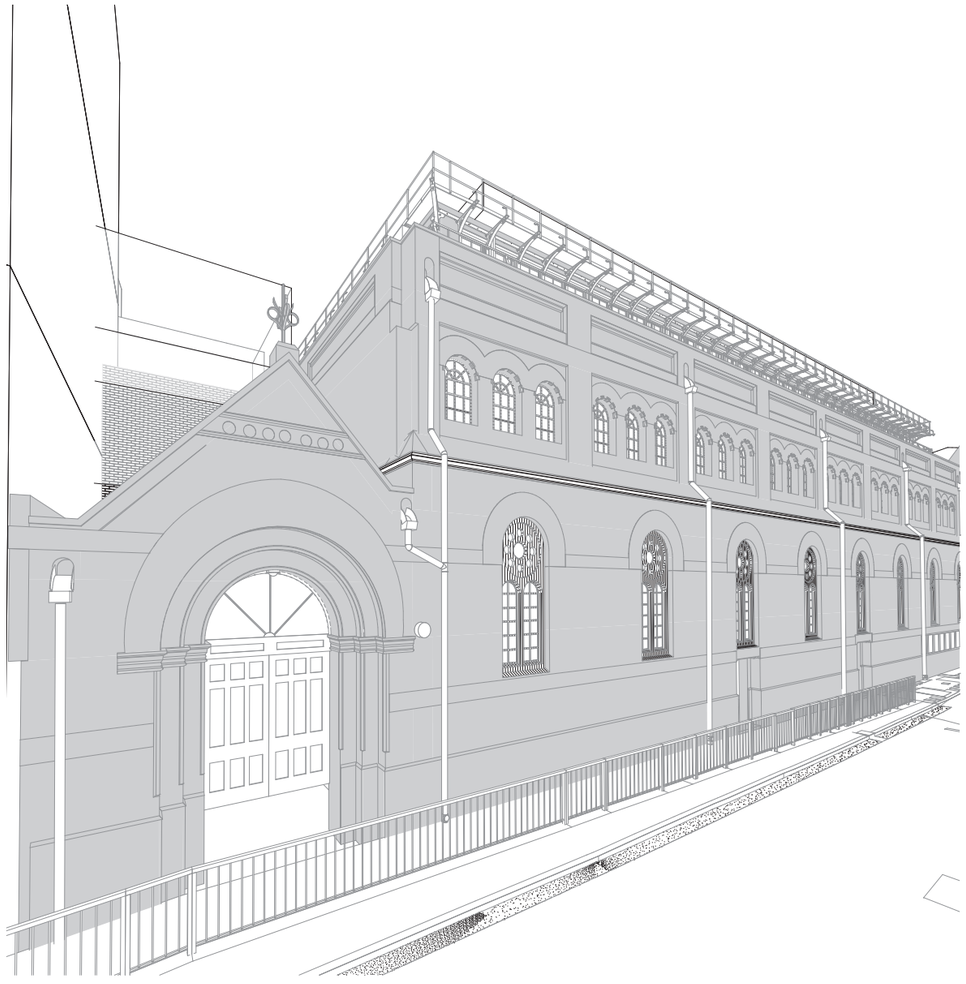
Another area where plant is proposed is to the rear extension, behind the Corn Exchange. Because of the large neighbouring building and the equipment being set back the extension is unlikely to be visible from street level. The extension will be designed to match the current building materiality.

Max Fordham's section (in Appendix 5) outlines the additional ducts which have been proposed to improve the current heating and cooling systems in the building.






View along Corn Exchange Street (1)

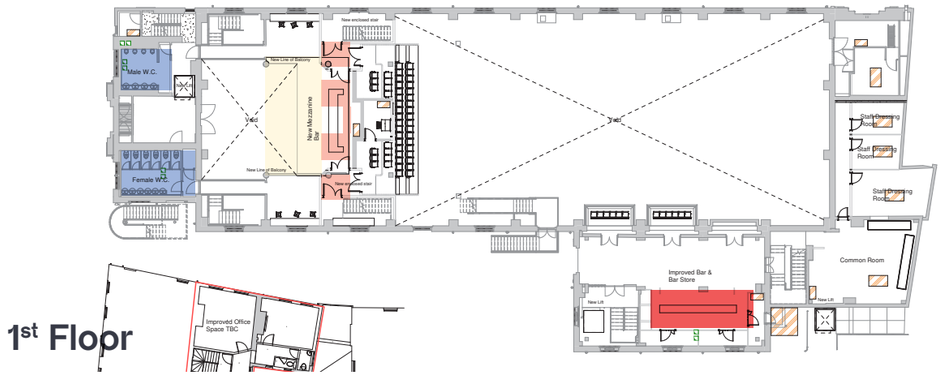


Elevated View along Wheeler Street (2)

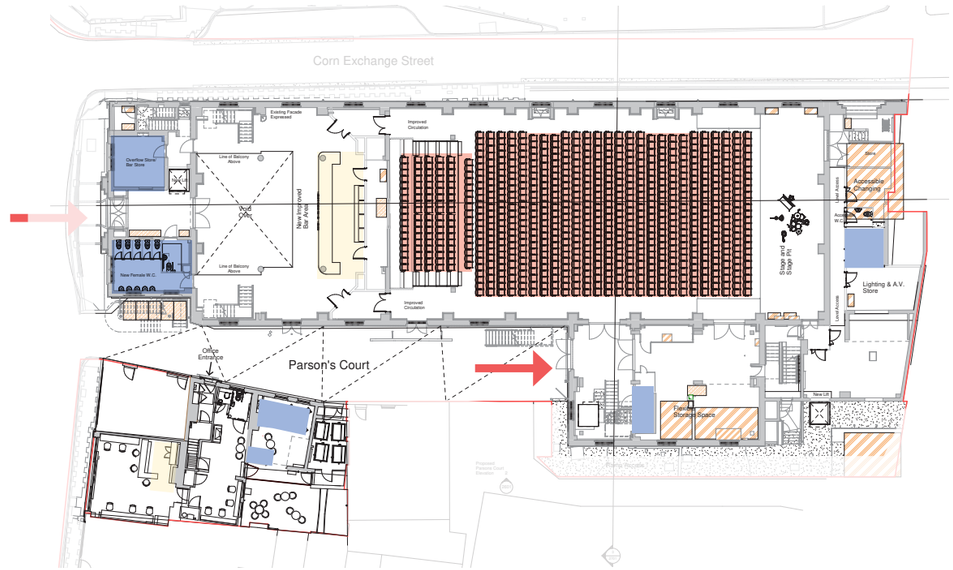
# 4.9 Design Outline

### Theatre plan Suggestions:

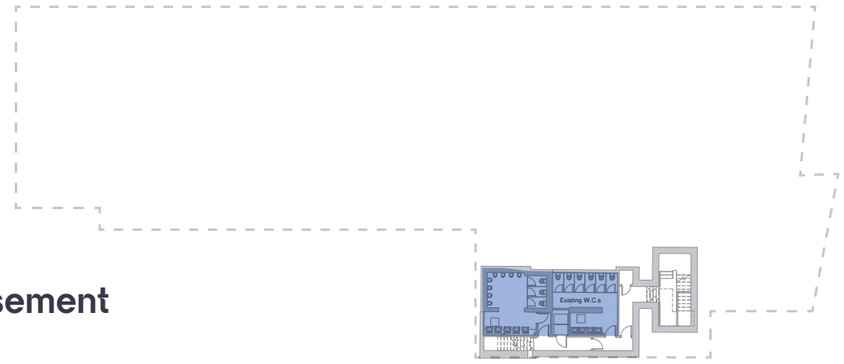
- Theatre Plan suggest improved flat floor seating options which include fixed position and moveable seating, all to meet current guidance for theatre plan design.
- Seating capacity count at 1294, with head height issues at the rear of the stalls are designed out (albeit that the ceiling height remains modest at the rear of the stalls).
- The advised standing capacity is 1606. This is based on 1060 people standing in the stalls and 546 seated elsewhere. The number of people standing allows 0.3m$^2$ per person and is in line with the recommendations in Technical Standards for Places of Entertainment.
- Creating two lobbied mezzanine level zones to meet fire recommendations from Arup (see Arup Fire Stage 2 Report in Appendix 11) Newly configured sound technician booth area in mezzanine bar area.
- Providing additional wheelchair user locations to meet Equalities Act. Rear wheelchair positions created by removing seats (1 space each side of auditorium)
- Improved bar arrangement to increase flow efficiency through Corn Exchange entrance lobby (Entrance A) and new entrance B through Parsons Court.
- New improved retractable seating configuration through two-winged entrance and exit points. This will result in improved circulation into and out of the Corn Exchange.




1st Floor




Ground Floor



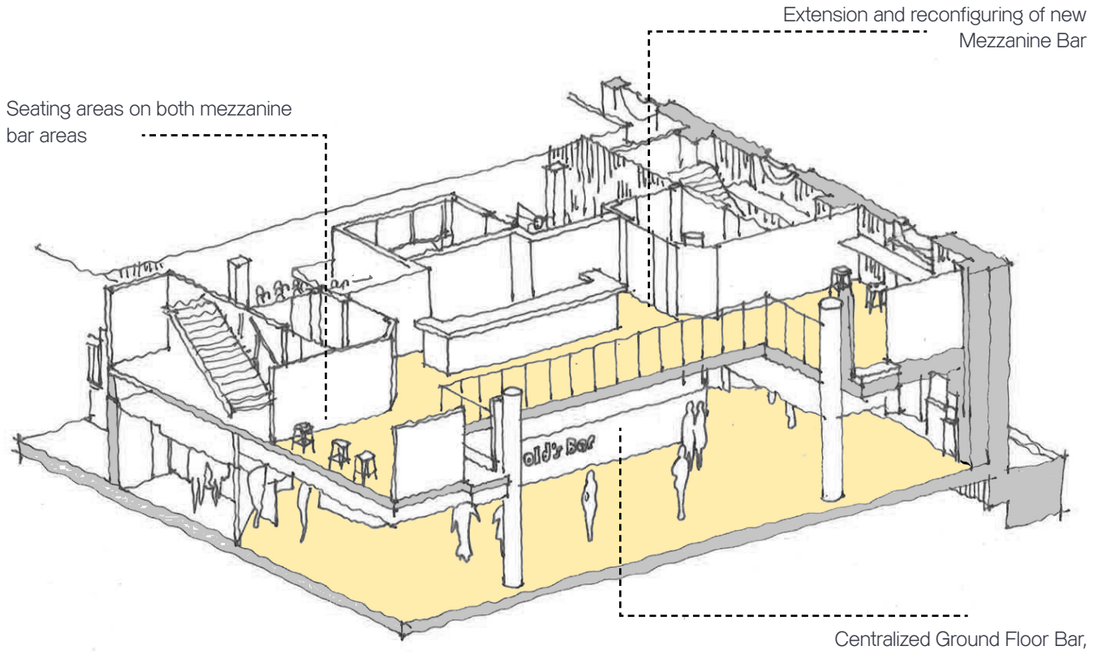

Basement

Bar
WC
Seating
Entrances
Possible Members Bar

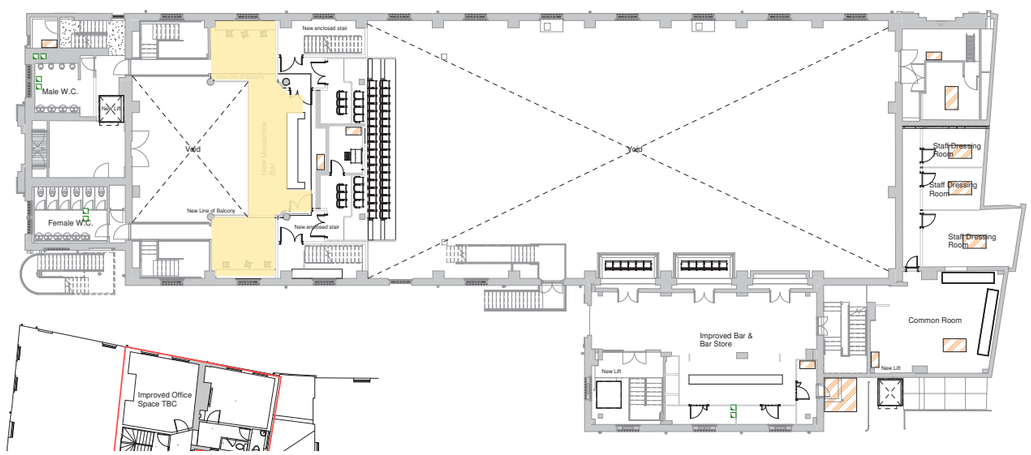
# 4.9 Design Outline

## Bar Upgrade and Additional Space

New ground floor and mezzanine level bars will dramatically transform this underutilised and inefficient space within the Corn Exchange, increasing visitor numbers, along with boosting bar and ticket sales.




**Proposed ground and mezzanine level bars**




**Proposed ground and mezzanine level bars**



**Upgraded Ground Floor Bar Area**



**Current Ground Floor Bar Area**

### Transformation of the space

The configuration of the current Corn Exchange ground floor and mezzanine zones, knocking through the current blockwork walls, will reveal the beautiful, listed brickwork behind. It will create a much more spacious and open feel to transform the arrival experience for visitors to the Corn Exchange. The underutilised space of the mezzanine level will be transformed, creating a new destination for customers to enjoy the space and performance.