BRITTEN PEARS
ARTS

Britten Pears Building
RIBA 3 REPORT
January 2025

de matos ryan

Contents

A Sustainable and Creative Campus at Snape Maltings

Our founders Benjamin Britten and Peter Pears believed in the power of the arts to connect and be useful to communities. Their vision for Snape Maltings as a Creative Campus is a magnet for visitors, audiences and artists from around the world and we want to make sure it can have an even more vital and sustainable future.

Our Capital Programme will mean that existing buildings will be fit for purpose, efficient and help the organisation to achieve its mission. Not only will these works help more people enjoy our sites, as visitors, audience members or artists and performers, but they will help protect the future of this organisation, safeguarding existing jobs and creating new ones. We are enormously grateful for the support we have already received for the project and we still have money to raise, but these planning applications are an important step towards realising our plans.

Andrew Comben, BPA Chief Executive

Britten Pears Arts - Britten Pears Building

1. Introduction

1.1. Capital Works Program

De Matos Ryan Architects have been engaged by Britten Pears Arts to develop proposals for a Capital Works program of projects along with a wider consultant team.

The primary goals of the works are to improve accessibility and sustainability to the BPA collection of historic buildings across the sites in the Snape and Aldeburgh area. As such there is a series of fabric and plant improvements proposed, alongside alterations to create level access and improvements for all access requirements.

BPA have previously issued the ESC with a document titled "Proposed Scope of Capital Program" which detailed these workstreams for each building.

These works have been broken down into a series of workstreams to suit their separate locations within the Snape Maltings site, as well as some of the sites in Aldeburgh. The workstreams are as listed adjacent.

Britten Pears Arts - Britten Pears Building

1.2. Capital Works Locations and Scope

Snape Maltings Concert Hall (CH)

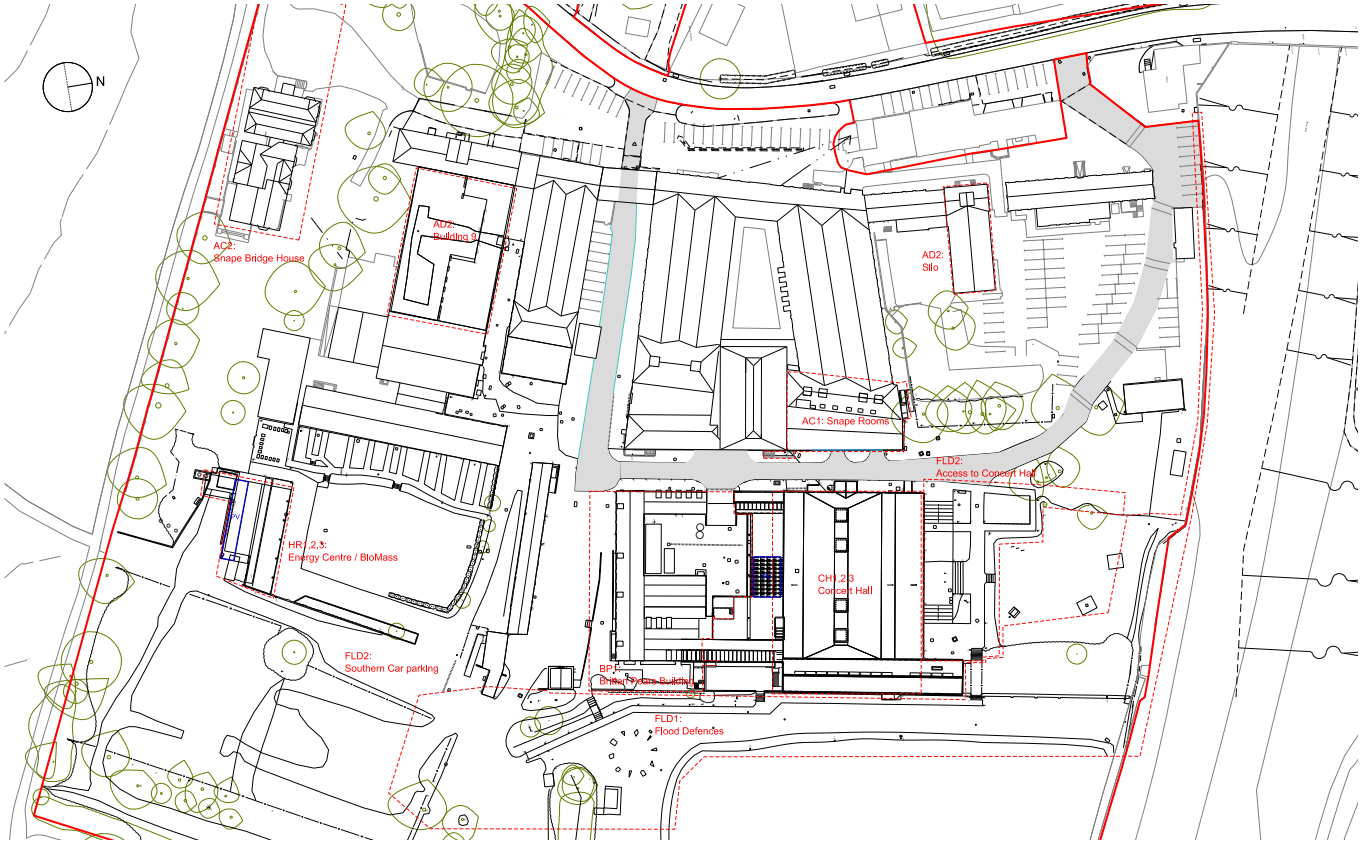
CH1 Acoustic Treatment to Concert Hall incl installation of acoustic baffles
CH1 Technical Equipment Upgrades
CH1 New hearing loop
CH1 Roof replacement (East, South & West)

CH2 Ventilation improvements including replacement of the existing circulation fan
CH2 New Accessible Lift FoH / Additional signage
CH2 Refurbishment of FoH WCs
CH2 Finishing kitchen in River View Restaurant
CH2 Refurbishment to 2nr existing lifts
CH2 Fabric repairs / Brickwork replacement
CH2 Discovery centre creation

CH3 New Seating (incl adaptation for wheelchair users) & Handrails

Britten Pears Building (BP)

BP1 Complete strip out and full internal refurbishment including remodelling and new MEPH services. Sprinkler tank relocation, new windows, wall removal and formation of new lift tower, 4 floor lift and associated ground / roof works.
BP1 Transform Peter Pears Recital room into flexible studio. Bleacher seating replacement. Remove old technical room to create accessible seating. New lighting system, sound and video infrastructure include permanent lighting and AV control position.
BP1 General Access improvements - new entrance ramp and passenger and equipment lift to all floors.
BP1 Conversion of first floor practice rooms into 6 larger multifunction studios / break out spaces.
BP1 New convening facilities, an accessible top floor multi-purpose activity space (currently the Cranbrook Room).
BP1 External landscaping alterations including steps, ramps and kitchen terrace area.



Accommodation (AC)

AC1 Snape Rooms - form 10 bedrooms facility from Ground Floor of Building 20 (The Early Music Shop) and first floor of Building 19 (HRM office).

AC2 Snape Bridge House - improving internal and external accessiblity

AC3 Elizabeth Court - create new ensuite bathrooms and improving internal and external accessiblity.

AC4 Red Studio - improve access and general condition.
AC4 Cosy Nook - improve access and general condition.
AC4 Home Reach - improve access and general condition.

Heating and Renewables (HR)

HR1 Consolidation of Energy Centre's biomass boiler, reconfigure pipework to service music buildings (Concert Hall, Hoffmann Building and Britten Pears Building). Removal of redundant biomass boiler.

HR2 Improved flue arrangements to the existing biomass boiler
HR2 New Photovoltaic panels on south facing roof slopes.

HR3 The Red House – New gas fired modular boilers
HR3 Site wide Building Management System

Flood risk reduction and associated landscaping

FLD1 Flood risk reduction and associated landscaping
FLD2 Car Park hedgerows / improvements.

FLD 2 Access improvements to Concert Hall

Additional Needs (AD)

AD1 Red House Exhibition Link and exhibition upgrade
AD2 Silo Building Works and Demolition

1.3. Consultant Team

The core members of the consultant team are listed on this page. This team was assembled by BPA and first met in a Kick off meeting on site at the end of April 2024. By this time, Untitled Practice (UP) had already been working with BPA on the Flood Defences and Landscaping workstreams for a number of months due to the accelerated program that WMA were working to at that time.

de matos ryan

Architect / Lead Consultant / Principle Designer (CDM + BR)

UP

Landscape Architects

GT GARDINER &THEOBALD

Project Manager

PRICE & MYERS

Structural and Civil Engineering

Bristow

Cost Consultant

Ingleton Wood

Services Design / Sustainability

BIDWELLS

Planning and Heritage

CHARCOALBLUE THEATRICAL INNOVATION ESTD 2004

Acoustics and Theatre Technical

thelandscapepartnership

Arboriculturalist

abrehart ecology Ltd

Ecologist

AVAL CONSULTING GROUP

Transport Consultant

ÜNEK

Access Consultant

1.4. Planning Engagement

An initial round of pre-application engagement commenced with Planning and Design and Heritage Officers with the submission of initial proposals in June and an on-site meeting was held in July. A further pre-application enquiry was submitted in August and was subject to further discussion and engagement throughout the Autumn with the formal Pre Application meeting held on 02.10.2024 and the written response was received on 20.11.2024.

A separate meeting was held on 16.10.2024 with Historic England and the ESC Conservation team to review the Concert Hall works, which do not form part of this application.

A planning and Listed Building Consent application was lodged for this project in December 2024, and is due to be determined in February 2025

As part of the early engagement with ESC, BPA issued the below document titled "Proposed Scope of Capital Program" which detailed the full capital works for all buildings.

2. Snape Maltings Site

2.1. History

Between the mid 19th century and mid 20th century the great extent of the development on the site took place. The majority of these buildings make up five distinct maltings, and the industrial process can still be read in the arrangement of buildings on the site. From road and former railway in the west towards marsh and river in the east ran the production line of barley granary, steep, turning floor, kiln and malt granary.

Maltings activity stopped on the site in 1965, and in 1967 Arup's Concert Hall opened in one of the converted maltings buildings to provide a permanent home for the Aldeburgh Festival set up in 1948 by Benjamin Britten together with Peter Pears. A further conversion of a barley store in 1979 formed the Britten Pears Building. In the 1970s the Craft Shop, art gallery and tea room opened on the site followed in 1991 by the conversion of further buildings into the House and Garden retail outlet. In 1997 and 1999 a concert hall foyer and restaurant were developed. Between 2005 and 2009 the latest development involved the conversion and reconstruction of a number of building to provide rehearsal and performance spaces in the Hoffmann Building, as well as conversion of a range of buildings into residential units.

As part of these Capital Works, Bidwells has prepared a Heritage Statement and Impact Assessment to analyse, in detail, the historic context and significance of the site and the impacts of the proposed development. This work has been used to shape and evolve the proposals to ensure that the benefits of the scheme are realised in a way that ensures that minimises harm to the historic interest of the site

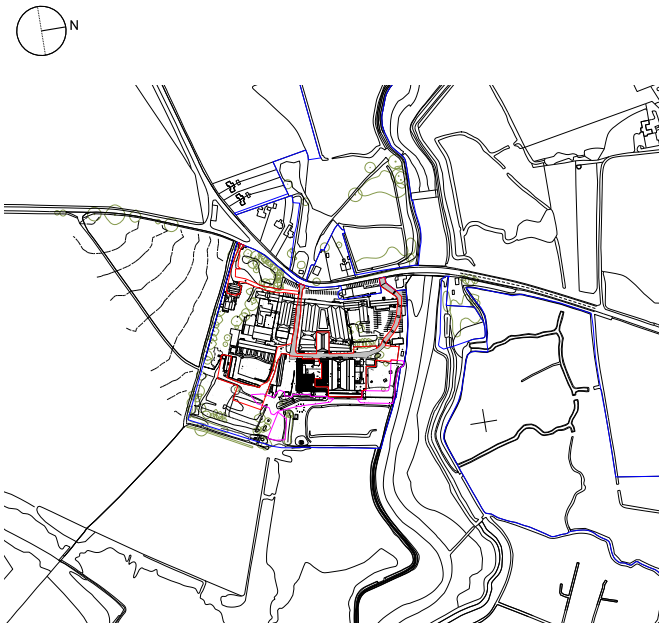
Britten Pears Arts - Britten Pears Building

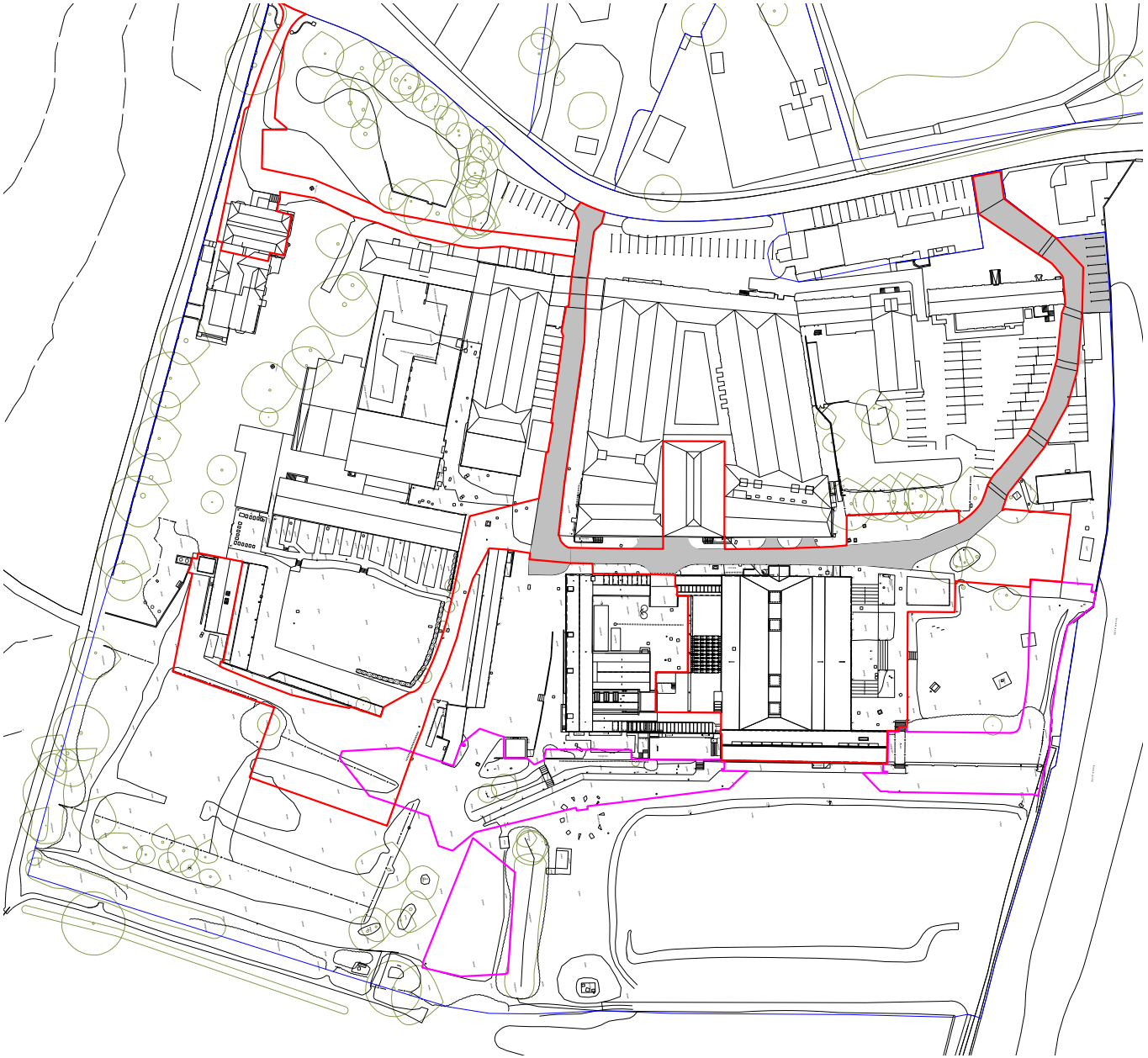
2.2. Location

The existing site plan redline includes the entrance roadway to and from the highway, as adjacent.

The area ringed with a purple outline denotes the zone where the WMA (Water Management Authority) are delivering the improvements to the site flood defences. This site is Flood Cell 6, one of the cells that make up the overall plan for the flood defences to the Alde and Ore lower estuary. The WMA are undertaking the works via their Permitted Development rights, and so do not fall into any of the planning applications being submitted by this consultant team for the Capital Works projects. However, a Listed Building Consent has been granted for the connection to the northern end of the Concert Hall with the new flood wall structures.

While the flood defences fall outside of the Capital Works planning applications, the design work has been coordinated with the new external landscaping to the Britten Pears Building as part of an overall site strategy and specification for finishes and accessibility.





The Britten Pears Building is located on the Eastern edge of the collection of buildings at Snape Maltings. It is linked to the Concert Hall at its North Eastern corner, and shares a service yard with the Concert Hall, which is accessed via the central vehicular route through the middle of the Maltings site.

The aerial photos adjacent note the locations of the River Alde and Snape Bridge to the far North, and the Concert Hall directly North of the application building. The application building is ringed in red.

3. Proposed Works

3.1. Outline Scope of Works

No significant works have been undertaken in the Britten Pears Building since it was converted in 1979 other than improvement works to create the Trask Artists' Cafe designed by Haworth Tompkins and carried out in 2010.

The Capital Works program aims to improve accessibility and sustainability across the BPA buildings. In this building, the intent is to modernise the facilities completely, by providing level access to all building areas for the first time, and by adapting the spaces to be fit for the purposes of the music program and its range of community outreach courses and events.

The works intended are explained in detail in the following pages, but in summary they include:

Complete strip out and full internal refurbishment including remodelling and new MEPH services including toilets (excluding stairs, Trask Café / kitchen and Recital Room flooring). Sprinkler tank relocation, wall removal and formation of new lift tower, 4 floor lift and associated ground / roof works.

Thermal upgrades to fabric to reduce energy consumption.

Transform Peter Pears Recital room into flexible studio. Bleacher seating refurbishment. Remove old technical room to create accessible seating areas. New lighting system, sound and video infrastructure including permanent lighting and AV control position. New wheelchair positions to the upper level and improved wheelchair access to the lower level.

Installation of a backstage Technical AV infrastructure throughout the building.

General Access improvements - new entrance ramp and passenger and equipment lift to all floors. The replacement and automation of the entrance doors.

Conversion of first floor practice rooms into 6 larger multifunction studios / break out spaces.

New convening facilities, and an accessible top floor multi-purpose activity space (currently the Cranbrook Room).

External landscaping alterations including steps, ramps and terrace area.

Where materials need to be stripped out, the intent is to salvage them for re-use as furniture or other applications where possible, as part of the wider sustainability strategy.

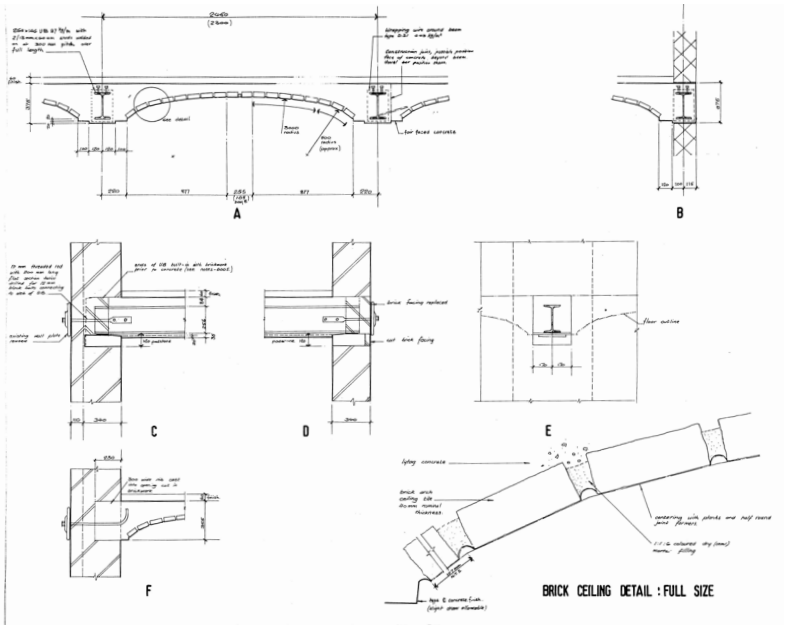
3.2. Building History

Peter Pears began teaching at Snape with short holiday study courses starting in 1972. In 1975 an appeal was launched to raise money to convert former grain stores into a centre for teaching, lecturing and practice rooms. The teaching program continued to grow and building work commenced in 1977. The fundraising appeal was re launched as a national memorial campaign following Britten's death, and the building was opened by the Queen Mother on 28th April 1979.

The designs for the new facilities began life as a feasibility study by Arup in 1971 for the extension to the works of the Concert Hall. The brief for what became the Britten Pears School Building was originally part of a much wider aspiration to develop the store buildings along with what has now become the Hoffmann development site (completed 2009)

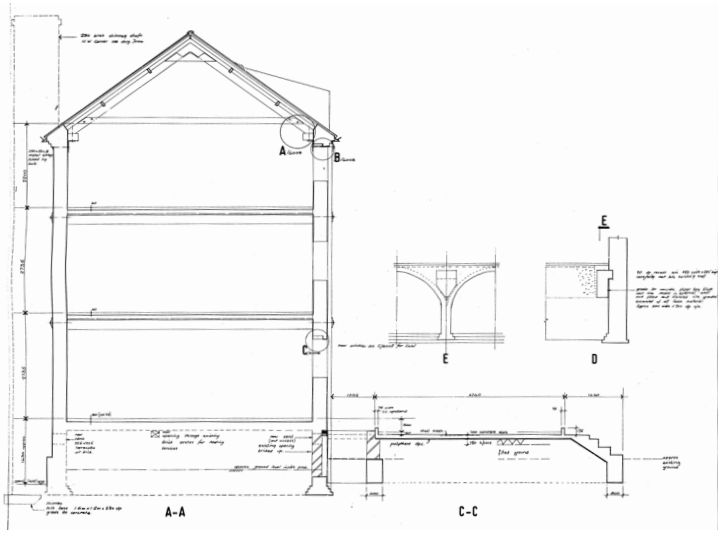
The brief consolidated to focus on teaching space provision, and the design was developed by Arup to include the demolition of the large lean-to store structure to the south of the main linear store building. The remaining building was stripped back to the brick outer walls, and new concrete floor slabs and stair cores were constructed, along with a new roof structure. A purpose built recital room was built to the north of the building. The wardens flat was retained to the north east of the building. This has since been demolished and replaced by the Haworth Tompkins designed Trask Cafe, completed in 2010.

Photos showing the vaulted brick soffits of the concrete floor slabs



ARUP details of the vaulted brick soffits of the concrete floor slabs

Britten Pears Arts - Britten Pears Building



ARUP cross section through the proposed design

3.3. Building History cont.

Artist impressions taken from Arup 1971 Feasibility report for extensions to the Concert Hall. At the time, the brief did not include the school of music, and instead called for exhibition space, a multi-purpose rehearsal space and a library

Photos taken of the site prior to the building works in 1977-79 for the conversion of the building into the music school

Photos showing the building condition circa 2005, prior to Trask Cafe works

3.4. Schedule of Repair Works

BPA commissioned a condition report prior to the commencement of design work on this building. This report scheduled a series of suggested maintenance and repair works that should be undertaken. A summary of the works that fall outside of the proposed project works is as below:

Replace broken roof tiles. Re-bed loose tiles
Remove debris and vegetation from gutters
Remove excessive biological growth from tiles and flat roofs.
Check box gutter linings
Check surface gullies condition and construction
Check existing copings
Investigate damp to staircore base wall

Items which are not described on the drawings within this planning application, but which may well need to form part of the CWP and scope of these works are as follows:

Review access, construction and condition of barrel vaults and grilles
Review dormer construction and potential rainwater ingress

Hutton + Rostron
Environmental Investigations Limited

Snape Maltings: Britten-Pears Building

Site note 8 for 14–15 and 26–28 October 2021 and 7 March 2022, job no. 437.72

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3.5. Opening Up Investigations

During the design development of our proposals, we have collated a good set of record drawings which explain the existing fabric and services to the building.

However, some initial opening up has already been undertaken. This has included some lifting of floor finishes to determine the floor build up which was not defined on record drawings.

In addition, some exploratory work has been undertaken into service areas/ voids and below ground spaces to determine service runs.

Site investigation has been undertaken in the service yard to provide information for the new below ground structure for the lift shaft and new location of the sprinkler tank. This has been undertaken by Listers. They undertook boreholes, dynamic prop tests, hand dug pits and TRL tests.

Further opening up is expected to be necessary as part of a R+D Asbestos survey inline with the proposed scope of demolition. There is an existing Asbestos Management Report which ran some tests on suspected material in the building, which confirmed the second floor pitched soffit was an ACM and the boiler house plant installation comprised some ACMs. Some areas were not accessible at the time of this management report such as high level areas in the Recital Room and within electrical boards, and so further investigation will be undertaken to inspect these areas.

3.6. Scale of Development

The proposals include a small amount of extension to the building, which is in the form of the new lift tower. In addition, there is a new external area which is covered; the cloister.

The adjacent area schedules capture the NIA, GIA and GEA of the existing and proposed conditions.

The increase in GIA between existing and proposed is marginal on the upper floor levels due to the loss of GIA due to the internal thermal upgrades around the external wall perimeter.

NET INTERNAL FLOOR AREA

Existing

Ground Floor		
xR.0.1	Entry Lobby	5 sq.m
xR.0.3	Stairs	13 sq.m
xR.0.4	Stevenson Snug	28 sq.m
xR.0.5	Trask Cafe	119 sq.m
xR.0.6	Bar	11 sq.m
xR.0.7	Kitchen	14 sq.m
xR.0.8	Corridor	8 sq.m
xR.0.9	Corridor	15 sq.m
xR.0.10	Piano Store	6 sq.m
xR.0.11	Store	IN CONCERT HALL
xR.0.12	Recital Auditorium	135 sq.m
	Lobby	3 sq.m
	Sound Control	5 sq.m
	Lobby	3 sq.m
R.0.13	Foyer	94 sq.m
R.0.14	Reception	10 sq.m
R.0.15	Lift Lobby	15 sq.m
R.0.16	Grieve room	18 sq.m
R.0.18	Stairs	12 sq.m
R.0.19	Toilets Lobby	12 sq.m
R.0.20	AWC	3 sq.m
R.0.21	MWC	20 sq.m
R.0.22	Store	3 sq.m
R.0.23	FWC	14 sq.m
TOTAL		**566 sq.m**
GIA		**574 sq.m**
GEA		**621 sq.m**

First Floor		
	Corridor 1	22 sq.m
	Corridor 2	19 sq.m
	Servaes Room	29 sq.m
	Store	9 sq.m
	Practice Room 6	11 sq.m
	Stairs 1	10 sq.m
	Practice Room 1	11 sq.m
	Store	9 sq.m
	Practice Room 2	12 sq.m
	Store	10 sq.m
	Practice Room 3	10 sq.m
	Store	10 sq.m
	Practice Room 4	11 sq.m
	Store	10 sq.m
	Practice Room 5	10 sq.m
	Stairs 2	10 sq.m
	Hesse Room	29 sq.m
TOTAL		**232 sq.m**
GIA		**252 sq.m**
GEA		**289 sq.m**

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Second Floor		
	The Lord Balfour Collection	37 sq.m
	Cranbrook Room	93 sq.m
	Stair 2 Lobby	4 sq.m
	Stairs 2	5 sq.m
	Aronowitz Room	26 sq.m
	Store	8 sq.m
	Stairs 1	5 sq.m
	Stair 1 Lobby	4 sq.m
	Holst Library	59 sq.m
TOTAL		**241 sq.m**
GIA		**252 sq.m**
GEA		**289 sq.m**

NET INTERNAL FLOOR AREA

Proposed

Ground Floor		
R.0.1	Entrance	5 sq.m
R.0.2	Lobby	8 sq.m
R.0.3	Stairs	13 sq.m
R.0.4	Conference	9 sq.m
R.0.5	Trask Cafe	94 sq.m
R.0.6	Bar	11 sq.m
R.0.7	Kitchen	14 sq.m
R.0.8	Corridor	8 sq.m
R.0.9	Corridor	15 sq.m
R.0.10	Piano Store	6 sq.m
R.0.11	Store	IN CONCERT HALL
R.0.12	Recital Auditorium	147 sq.m
R.0.13	Foyer	73 sq.m
R.0.14	Office	10 sq.m
R.0.15	Lift Lobby	15 sq.m
R.0.16	Meeting	9 sq.m
R.0.17	Store	8 sq.m
R.0.18	Stairs	12 sq.m
R.0.19	Toilets Lobby	9 sq.m
R.0.20	AWC	4 sq.m
R.0.21	MWC	19 sq.m
R.0.22	Cleaners Room	2 sq.m
R.0.23	FWC	20 sq.m
TOTAL		**511 sq.m**
	External spaces	
R.0.24	Service Yard	85 sq.m
R.0.25	Bin store	55 sq.m
R.0.26	Cloister	33 sq.m
GIA		**586 sq.m** ^
GEA		**647 sq.m**

First Floor		
R.1.1	Lift Lobby	13 sq.m
R.1.2	Corridor	20 sq.m
R.1.3	Corridor	5 sq.m
R.1.4	Hesse Studio	26 sq.m
R.1.5	Stairs	10 sq.m
R.1.6	Music Room	19 sq.m
R.1.7	Store	10 sq.m
R.1.8	Music Room	19 sq.m
R.1.9	Music Room	20 sq.m
R.1.10	Music Room	19 sq.m
R.1.11	Stairs	10 sq.m
R.1.12	Music Room	18 sq.m
R.1.13	Corridor	6 sq.m
R.1.14	Servaes Studio	27 sq.m
TOTAL		**222 sq.m**
GIA		**256 sq.m** *
GEA		**315 sq.m**

Second Floor		
R.2.1	Lift Lobby	12 sq.m
R.2.2	Store	7 sq.m
R.2.3	Cranbrook Room	93 sq.m
R.2.4	Lobby	8 sq.m
R.2.5	Store	8 sq.m
R.2.6	Corridor	5 sq.m
R.2.7	Stairs	5 sq.m
R.2.8	Studio	23 sq.m
R.2.9	Corridor	5 sq.m
R.2.10	Stairs	5 sq.m
R.2.12	N.G WCS	14 sq.m
R.2.13	Library	34 sq.m
TOTAL		**166 sq.m**
GIA		**256 sq.m** *
GEA		**315 sq.m**

^ 12m2 increase from existing due to addition of lift core, but loss of GIA due to thermal lining to external walls, but not in WCs
* 4m2 increase from existing due to addition of lift core, but loss of GIA due to thermal lining to external walls

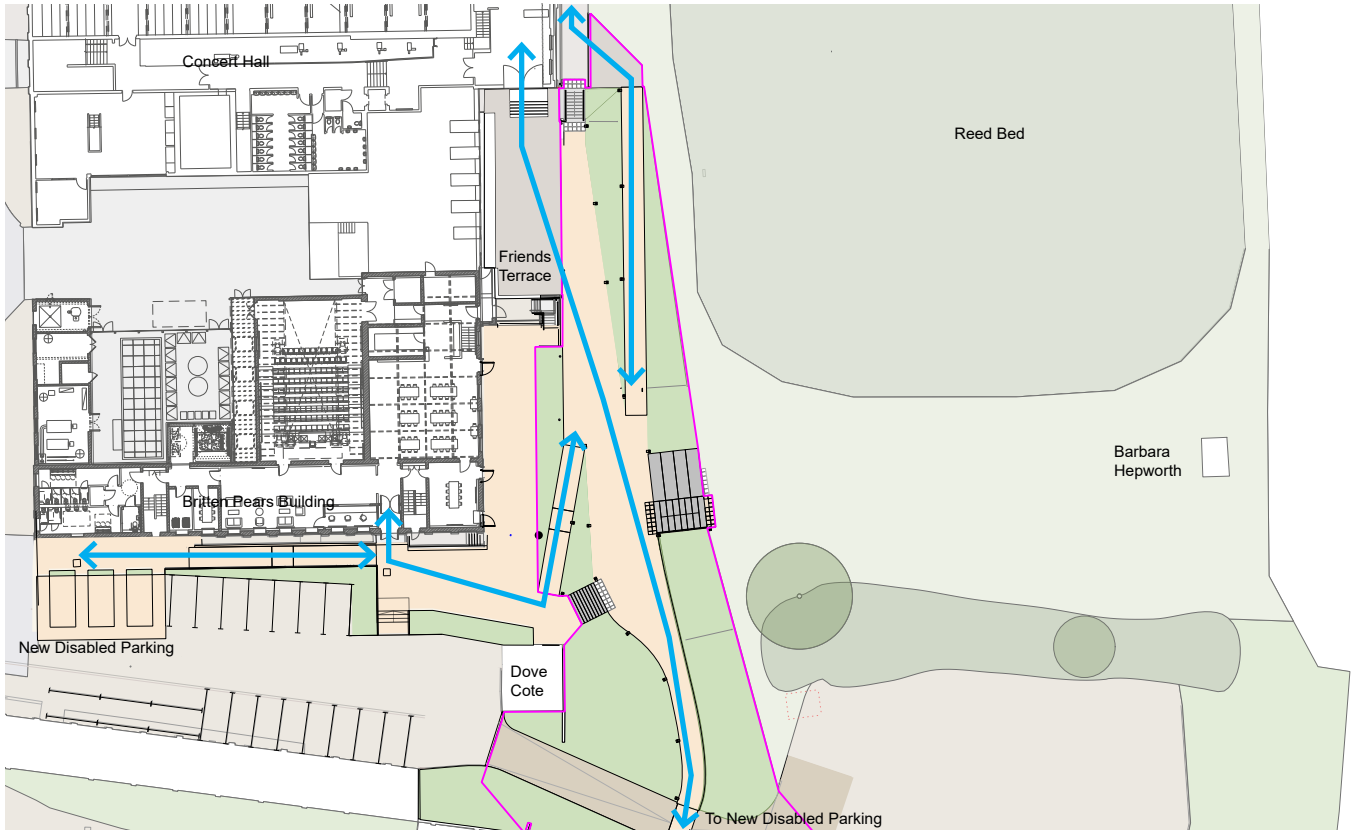
3.7. Detailed Proposals

3.7.1. Building Approach and Parking

The existing building approach is over loose gravel ground in a geogrid which is not suitable for wheelchair use or users with mobility or visual impairments. The proposed works aim to replace this construction with a bound surface, along with handrails to the ramped route and the stepped route.

Cars do not have formal spaces to park in, much like the rest of the site. However some formalisation of the end of the parking area and the commencement of the footway is crucial to ensure the pedestrian approach to the building is maintained.

The proposals replan the parking area to provide 3no new Blue Badge accessible parking spaces at the end of the ramp, and define a clear boundary between the public footway zone and the vehicular area using planting.



Adjacent;
Top: visuals showing the newly surfaced and pedestrian route from 3no. newly formed blue badge bays New planting beds control and define the boundary between pedestrian and vehicle zones, and improve the frontage of the existing Dove Cote to the Eastern end of the parking area.
Bottom: The landscaping works local to the Britten Pears Building which form part of this application will link into the wider landscaping works on site which are within the Water Management Alliance's Flood defence improvement works. As part of that scope, new accessible routes will be established from the South to the North of the site to improve connections between the venue buildings and parking area, and the wider landscape of the Maltings.

3.7.2. External Areas

The external terrace is not a publicly accessible area, however it is not maximised by BPA staff as a resource. The desire is for this to become a space for convening and informal meetings by installing improved planting and surfacing, seating and cover to this area, and provide a kitchen garden which the cafe staff can use for herb growing and use in the kitchen.

The flood defence works will alter the sloped banking directly beyond the planted edge of the terrace, so the proposals are to plant up the side that faces this building for improved outlook, and to resurface the area with the same bound gravel finish as the main approach landscaping.

3.7.3. External Materials and Details

The proposed new landscaping surface dressing is to use bound gravel in a mix that is sympathetic with the existing aggregate found around the site in the concrete and loose gravel finishes.

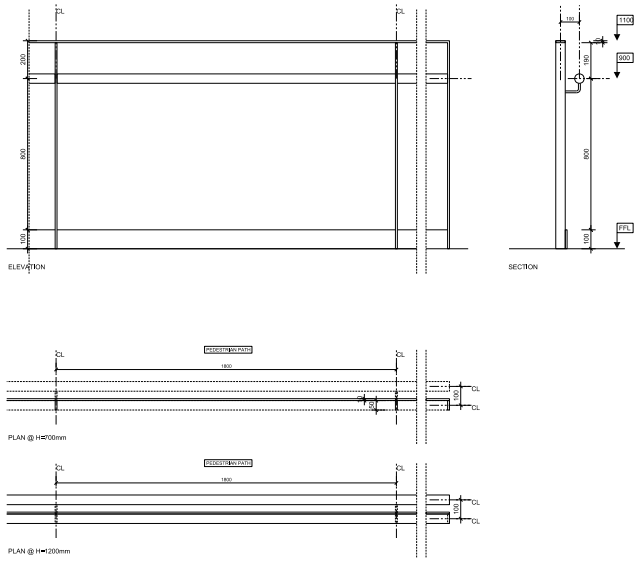
For the stepped route, this will be in precast concrete to match the flood defences stepped routes.

The handrails and guardings will be steel construction with a powdercoated paint finish.

Testing samples of gravel options and step materials on site against existing loose gravel and concrete with exposed aggregate

Options of gravel aggregate specification being considered

Precedent example of gravel walkway with stone/precast stepped routes and planted zones



Proposed detail of handrail to sloping approach to the main entrance door

3.7.4. Fabric upgrade and insulation

The roof construction features 70mm deep common rafters over the purlins, which support the tiling battens. There is no sarking. There is a sheet membrane below tiling.

Internally to rooms, the ceiling has a stipple coated finish which has been tested and is confirmed to contain asbestos. So any future fixings into this surface are not suitable, thus rewiring and installing any mechanical ventilation will be difficult. The proposal is to remove the ceiling finishes by a registered ACM contractor to all of the second floor level.

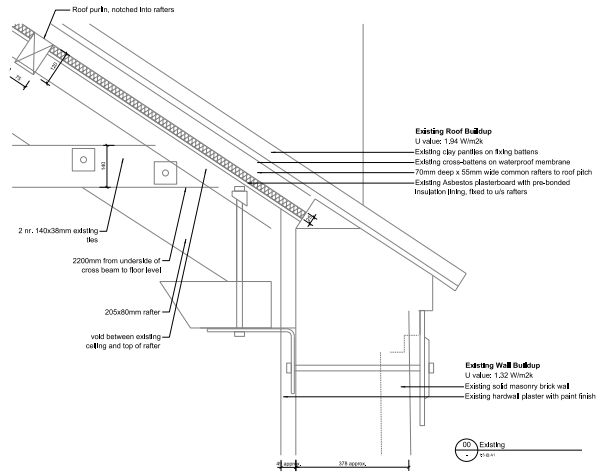
The clay pantile roof coverings are planned to remain in place as they are largely in good condition.

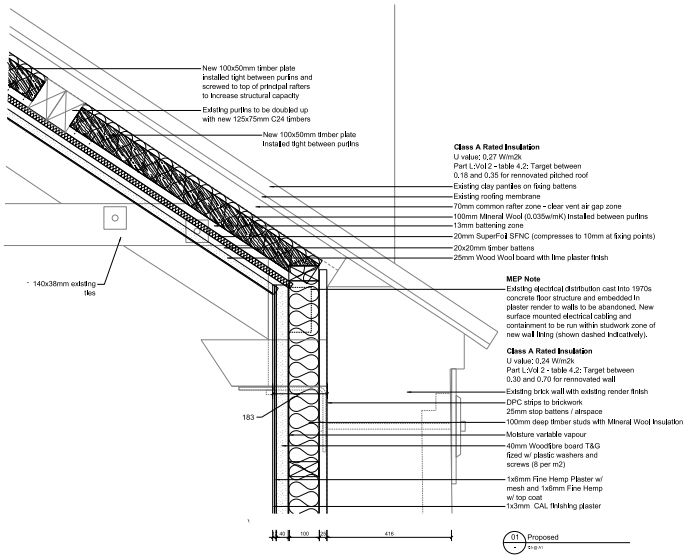
The 70mm common rafter zone is the primary depth where insulation can be added from below. In addition, the purlin zone has circa 100mm clear zone to the top of the primary rafters where further insulation build up can be added.

The existing roof construction has been calculated to perform to 1.94 U-value, which triggers the need to renovate as per Table D1 in Part L Vol 2. The target improved performance range is listed in Table 4.2 to be between 0.35 and 0.18. The proposed new roof build up detail is calculated to deliver 0.27 U value, which is better than the threshold minimum.

This build up conceals the purlins from view internally, as this becomes an insulation zone, and the purlins are under-clad with Superfoil quilt to reduce thermal bridging.

Additional insulation could be added, to further improve on the overall thermal performance down to 0.18, but that would increase the depth of the construction and mean the primary rafters are concealed further, which would move away from the exposed structure character of the existing space.





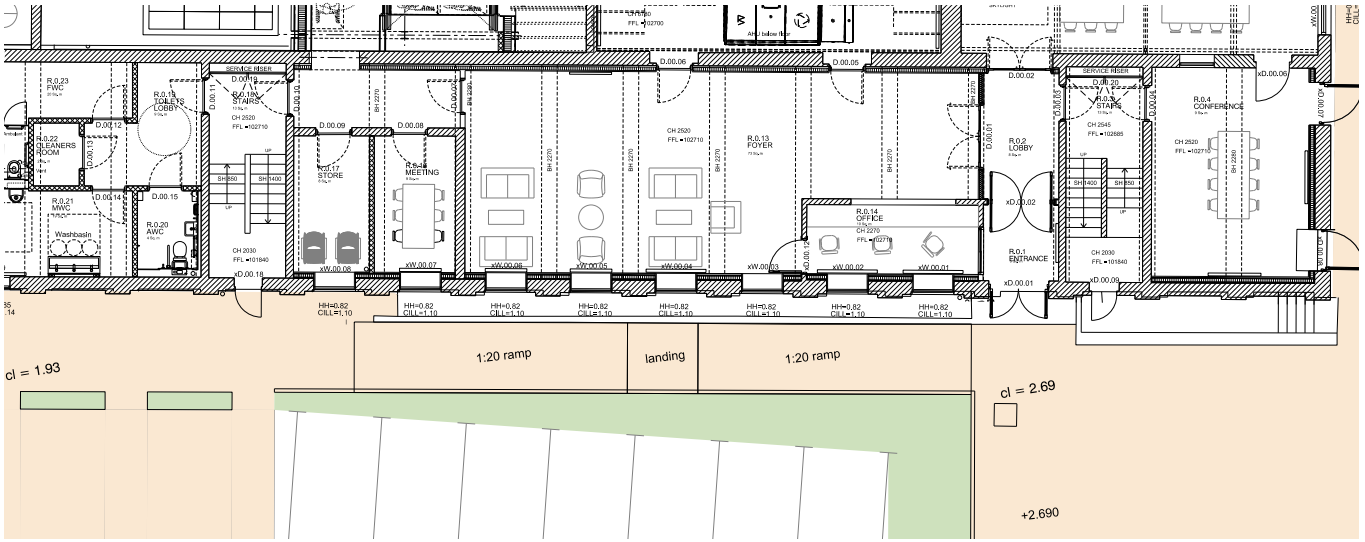
3.7.5. Entrance Foyer

The is not seen as a welcoming space for visitors or staff. The brief is to improve the overall appearance of the space with improved lighting and furniture and fittings.

Some storage and meeting provision is suggested within the existing room that was built in 2010 by Haworth Tompkins Architects.

The removal of the sound and light lobbies to the Recital Room mean acoustic control during performances will need to be considered as the designs develop. An additional lobby line is suggested to give the option of further acoustic control to the Trask Cafe if in concurrent use. Some of the options being considered look to remove the existing reception booth completely, and reposition this to the far side of the foyer to free up windows for the entrance sequence which is pushed to the darker side of the space currently.

The existing entrance doors will be automated and the leafs replaced for lighter units to ensure the automation mechanisms work efficiently.



3.7.6. Practice Rooms

The existing run of practice rooms on first floor are quite small spaces measuring 11m2 and are only suitable for 1 or 2 person rehearsals, so inflexible for a lot of the uses of the Music Program. They perform well in terms of acoustic isolation, as the layout features a store between each room.

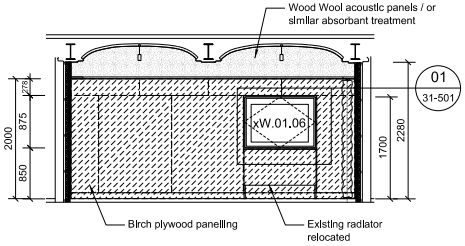
The proposal is to remove the stores and extend the rooms to be double the width, taking every other non-load-bearing wall down and lining with an acoustic liner wall against the retained walls. This will deliver spaces double the size and of much more use for small groups.

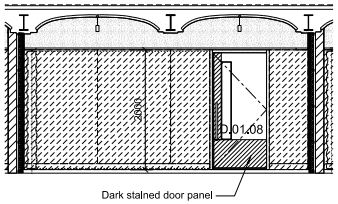
The existing timber floor and sub floor will be removed to enable a new floor construction - see section 3.7.10. The new floor finish will be timber floor, similar to the existing. The brick soffit will be retained.

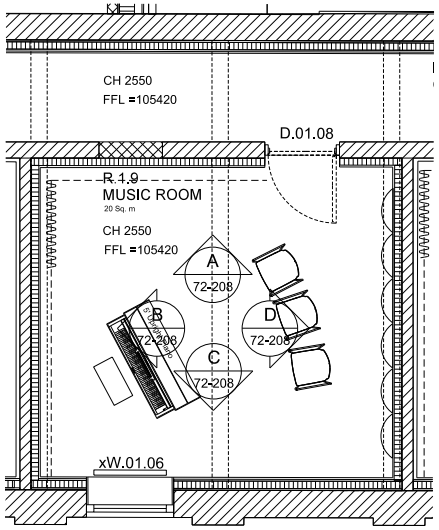
New curtains will be installed to continue the provision of adjustable attenuation in the space for varied acoustics.

1no storage space will be retained in this area, to support these spaces for stacking chairs and music stands.

The entrance doors to the rooms will be removed and replaced with modern units with vision panels to suit safeguarding and accessibility requirements. The existing door blanks are being reviewed for their suitability to be re-purposed as desks or shelving in these or other spaces.







3.7.7. Cranbrook Room

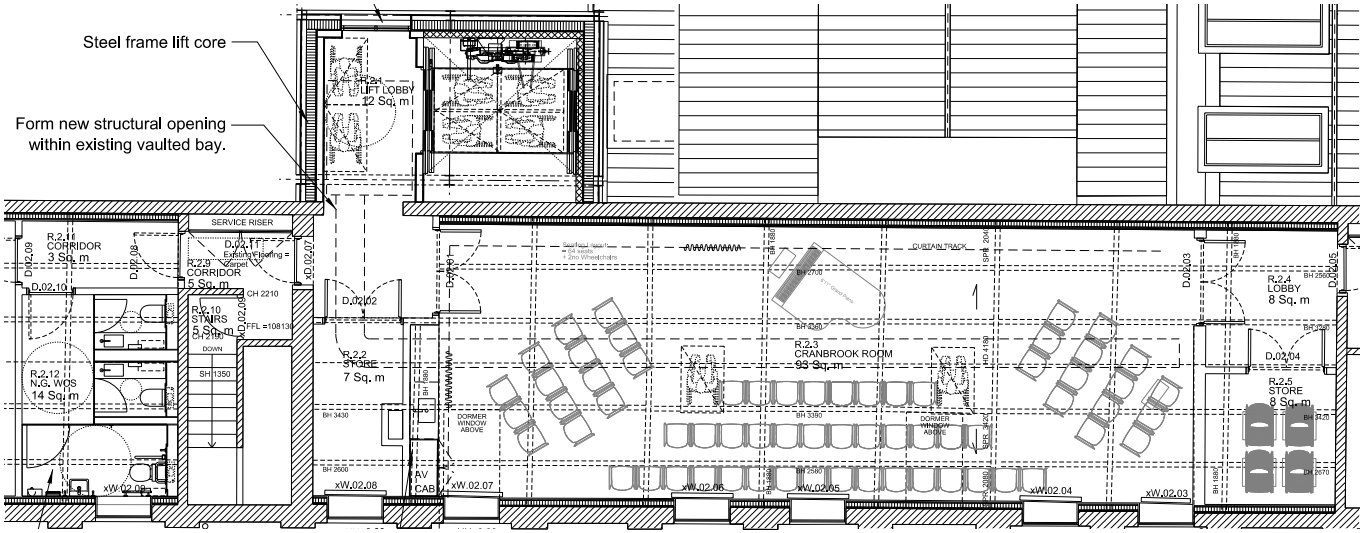
This is room is currently use as a group rehearsal space. It is located on the second floor level at the top of the building. The brief is to make this a more accessible and flexible performance space for the music program and wider BPA events planning.

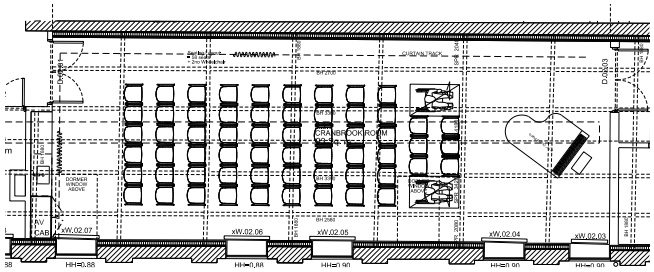
The new lift core will provide step free access and egress from the space, along with the 2 stair cores at either end. A new store room will support the space for stacking chairs.

A new plant area is needed to house a AHU which will serve the room which currently has no ventilation system. The ventilation will be supplied via a textile duct at high level in the apex of the roof structure. The AHU plant space will be provided by the lift core at be at high level above the top landing.

A kitchenette will support the space for when it is used by groups for day long workshops. This can be closed off when the room is set up for a performance. The joinery will feature a knee recess and worktop height to suit wheelchair use.

A new suite of WCs is to be provided at this level of the building, to avoid visitors having to descend to the ground floor when using this space. These are non gendered super loo cubicles, to provide some range to the offer of sanitary facilities in this building.

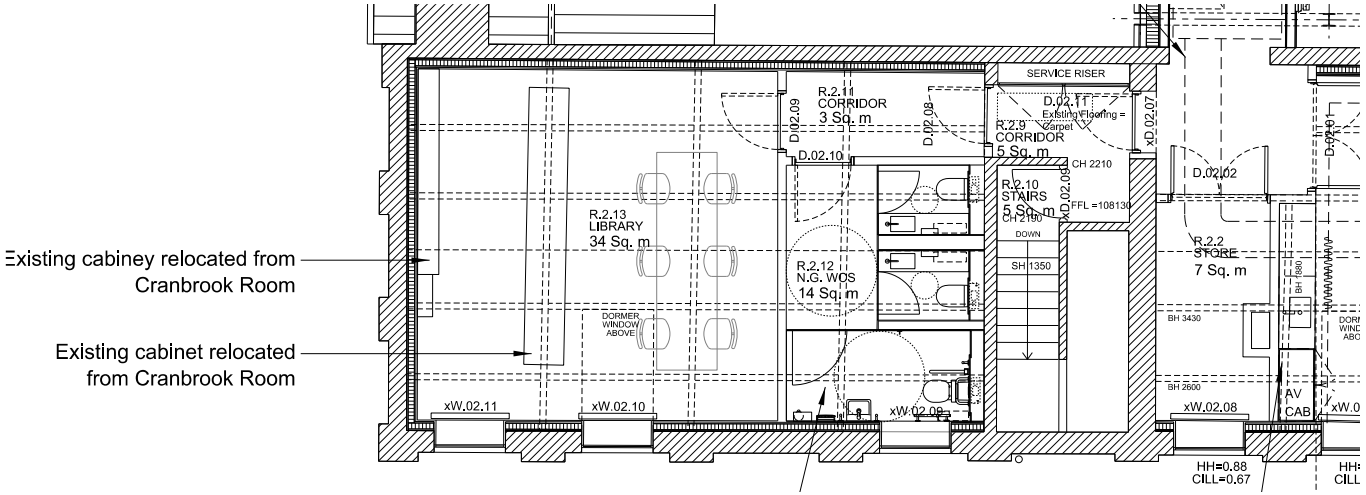




3.7.8. Library

The library space is currently an archive with simple shelving units. A great deal of the information stored here can be moved to the Archive at The Red House. The brief is to move the collection cabinets that currently sit in the Cranbrook room, into this library space so they are secure.

Then provide working spaces and meeting facilities in this room to offer more convening areas for staff to utilise..



3.7.9. Alterations to existing floor zones

The building has undergone acoustic testing during RIBA 2 design stage. The results showed that the noise transfer between rooms horizontally and between floor levels vertically is quite poor and would benefit from improvement.

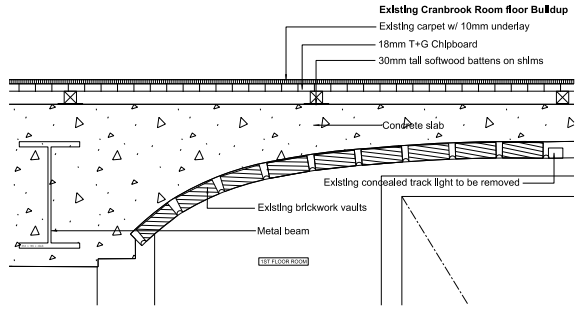
The ARUP scheme allowed a 60mm floor finishes zone above the concrete structural slab. We have opened up these zones on first and second floor to understand what the existing condition is, and what the best course of action is to deliver improved acoustic isolation for the new performance and practice spaces.

Generally, 60mm is not a great deal of space to deliver a high performing acoustic isolation system, so the proposal is to remove all existing flooring and lay a new dense mineral wool sub-floor so that each space in the new layout can have a floating floor zone that is isolated from the walls and the structural deck below.

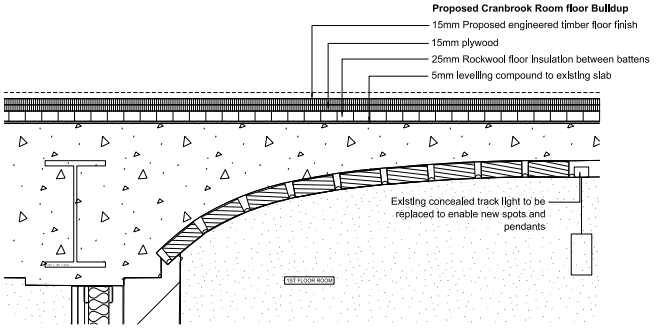
New walls will have isolation strips to their base and head rails, to isolate these from the structural frame and slabs, and the same again to the abutment with the floor construction.

This approach will be taken across the first and second floors.

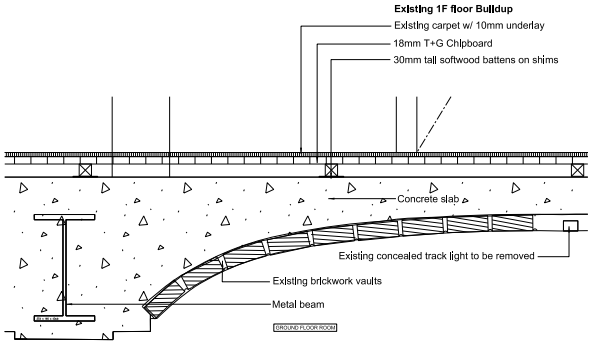
At ground floor, the intent is to retain the existing construction as the thermal performance is above that of Table D1 in Part L Vol 2.



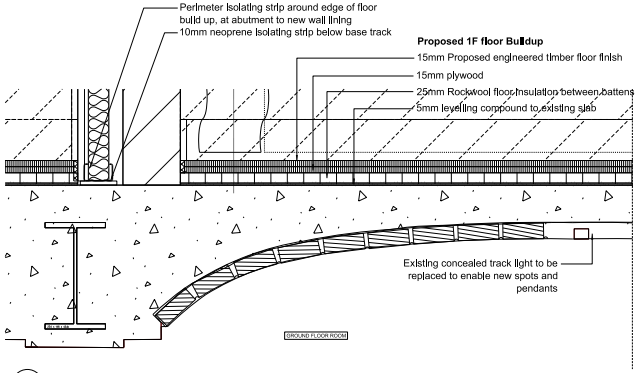
01 2F Cranbrook room . Existing build up



03 2F Cranbrook room . Proposed build up



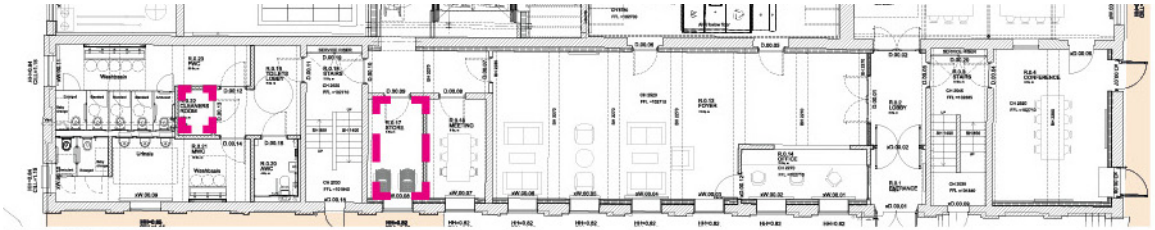
02 1F . Existing Build Up floor



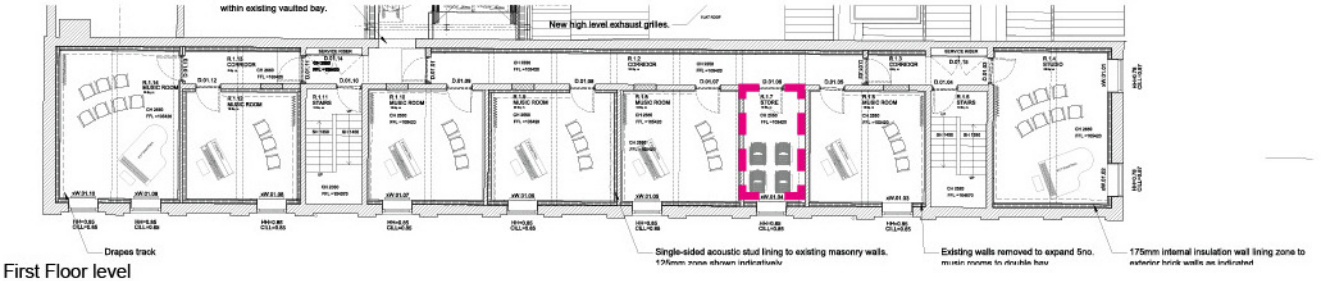
04 1F . Proposed Build Up floor

3.7.10. Breakout and Storage Spaces

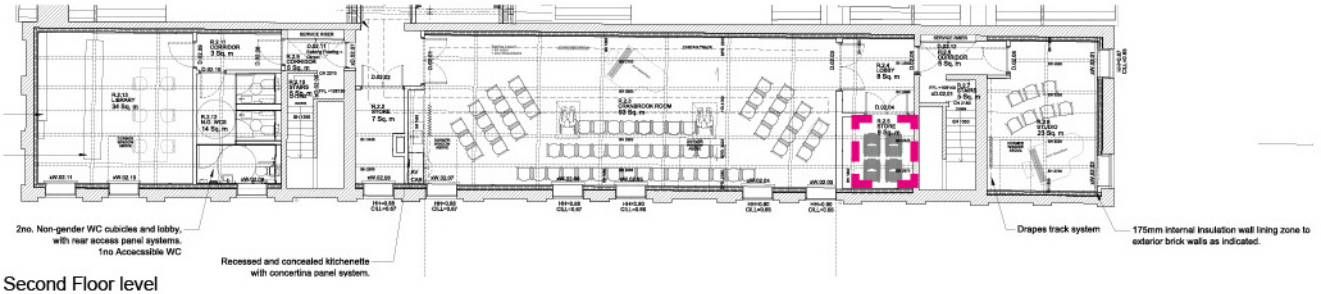
New storage facilities are planned across the building to ensure all the practice and performing areas are supported.



Ground Floor level



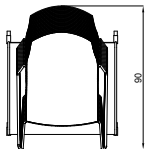
First Floor level

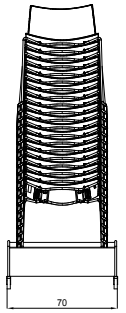


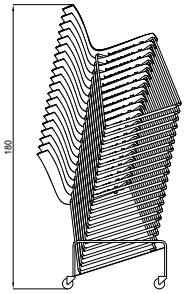
Second Floor level

Howe 40/4 stacking conference chair

stacks 40 high on a dolly (metal/veneer)
25 on dolly (upholstered)







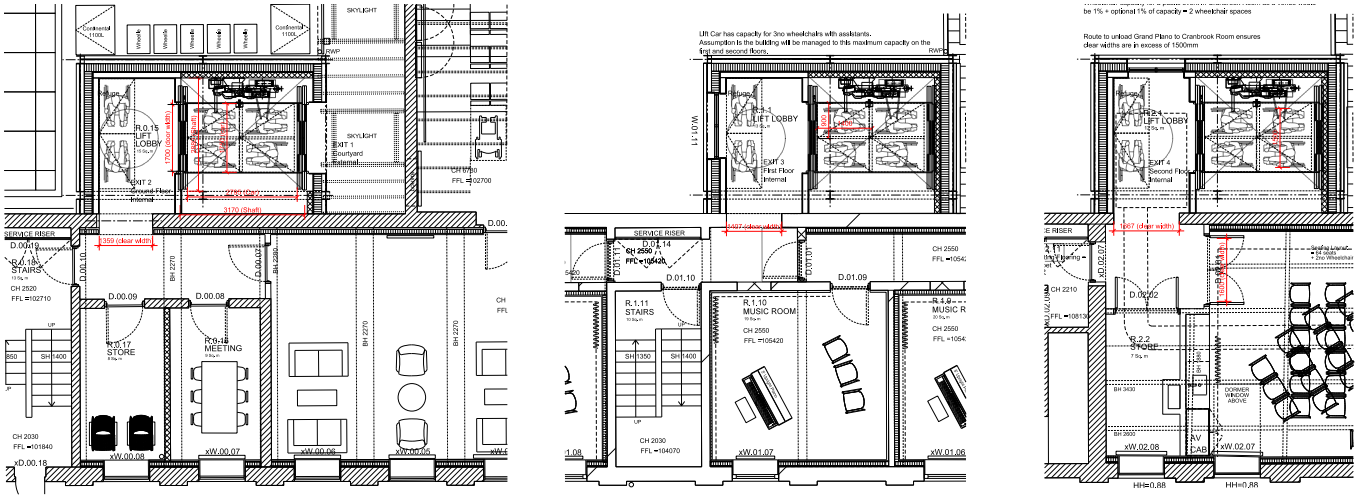
3.7.11.New Passenger Lift

The proposed layouts indicate a new passenger lift to move large items around the building, and to provide step free access to all levels.

It is located adjacent to the western stair core to provide good coverage to the existing circulation spaces and for its external massing to be unobtrusive and for ease of access.

The unit will need to be in the order of a 27 person / 2500 Kg unit (weight to be confirmed). The intent is for this lift to be designed as an evacuation lift, and will have a second power supply provided to meet BS 9999. The electrical load of the lift installation will be in the order of 100a, three phase.

The intent for the new lift core is to have simple exposed structural finishes. It will be a steel frame construction with composite metal soffit concrete deck. It will have a cavity wall construction external to this, and windows to the lobby area on the western side with frosted glass to bring some daylight into the darker circulation areas of the building due to the single aspect of the lower floors.



Typical Floor level plans, showing new lobby space to staircase

3.7.12. Pre Application Stage Design

The design that was presented in the Pre Application Advice stage is presented on this page for reference. A meeting was held with ESC officers on 13.11.2024 to review the developed design approach presented on the following pages, which was welcomed as an improved design.

3.7.13. Lift massing design development

Following the Pre Application engagement with ESC, we reviewed the lift massing and materiality to investigate the most appropriate design for the Listed Building and the wider Maltings site, while delivering the technical requirements needed to ensure the system best serves the renovated school building.

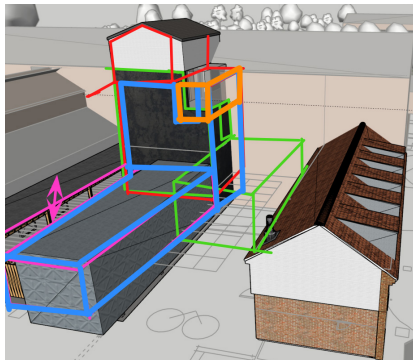
The key design constraint was that the lift tower has to be taller than the original school building ridge line, due to the lift overrun requirements at the top of the shaft. This meant there was no chance to be subordinate to the original building. Our feeling is that this means the new massing silhouette needs to try and feel sympathetic to the roofscape of the site as a concession of this situation.

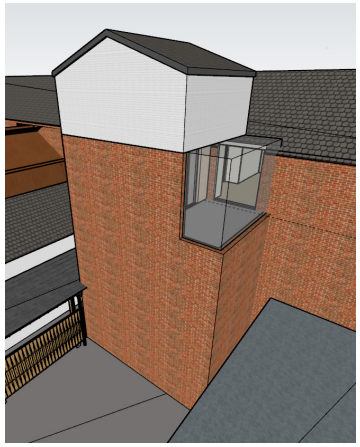
Initially we looked at keeping the roof plane shallow and the ridge as low as possible, but this led to the pitch profile to be rotated 90deg away from the natural direction of the typical winch boxes of the roofscape of the maltings.

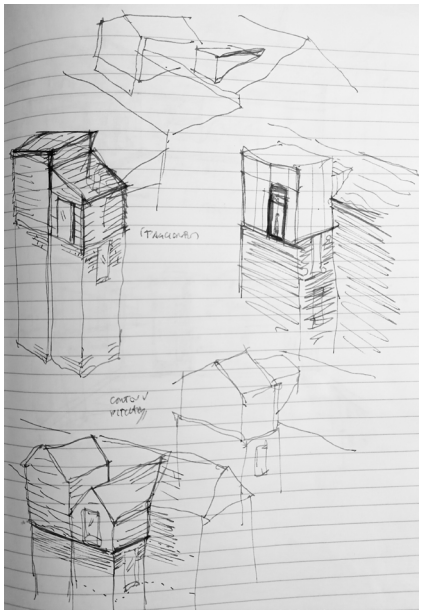
At this stage we investigated flat roofs and alternate materials for the core, looking at brickwork, metal cladding, and white painted timber weatherboard. We also reviewed how fenestration could be best incorporated to provide some daylight into the building and views out.

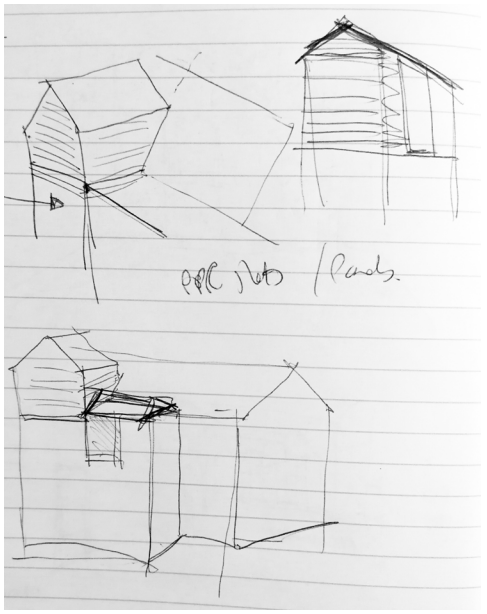
None of these options looked natural in the site context, despite any material use. We therefore elected to rotate the roof to be perpendicular to the school building, and steepen the pitch so the massing closer referenced the winch towers of many of the maltings buildings.

We investigated a number of iterations to break down the massing into smaller modules or roof pitches, but our conclusions, which are presented on the following pages, are that a simple massing is strongest, with a feature fenestration element and modern materials and detailing to set it apart from the

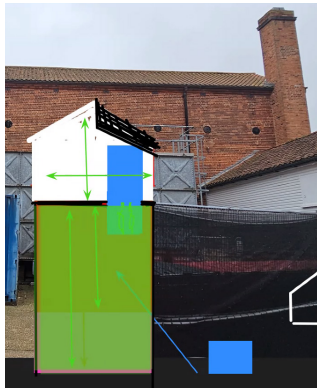


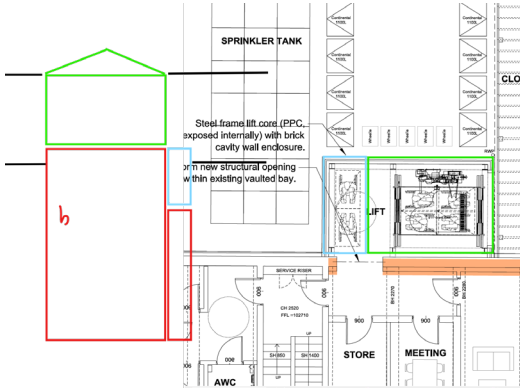


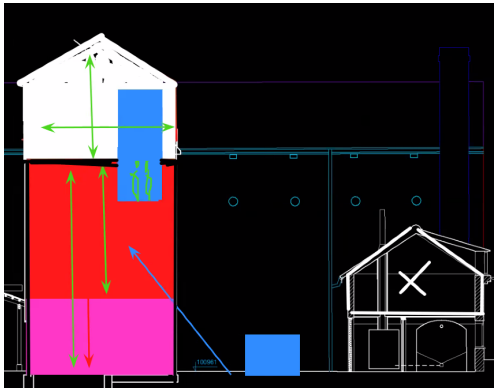




Elevations from a reference planning application in the ESC district which was consented at Long Shop Museum in Leiston, for a new lift and stair core structure against a listed building. This design took the approach of a distinct and modern design for the new element, rather than trying to appear as an original part of the historic building.





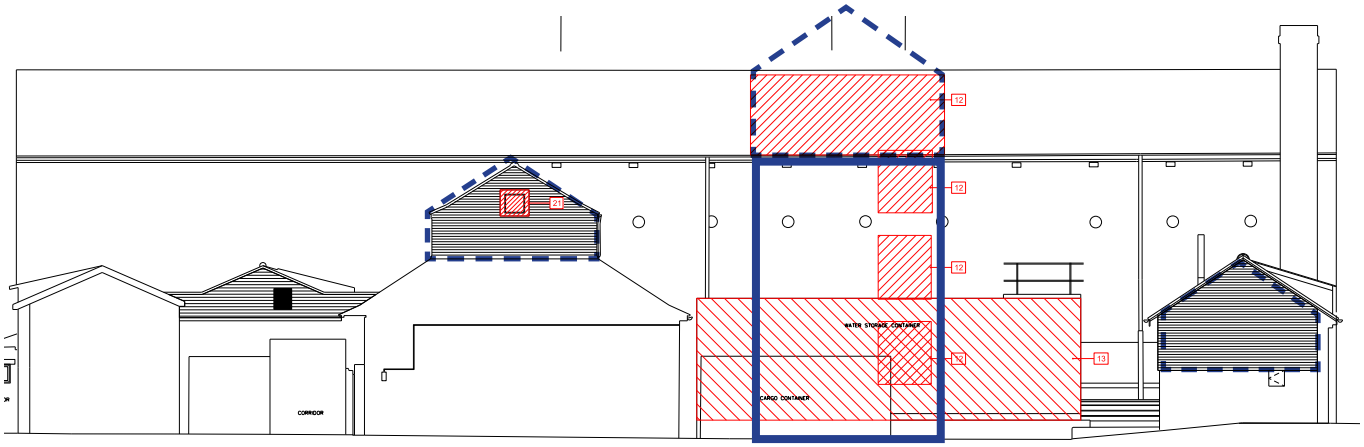


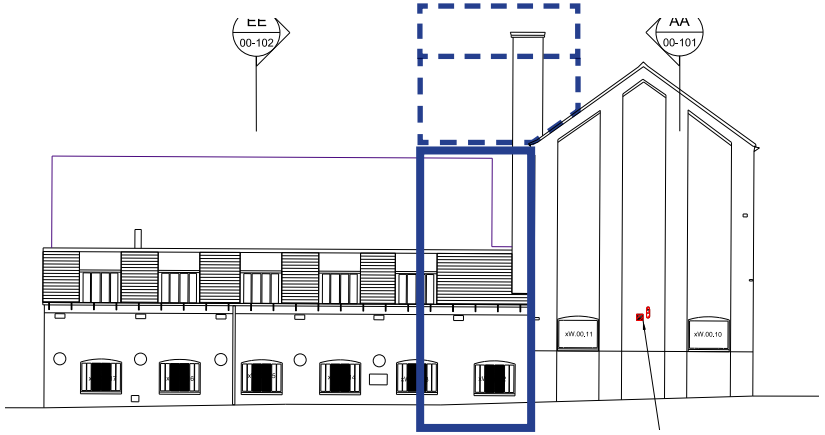
3.7.14. Concept Massing Proposal

The concept proposal for the massing is to present a simple form that reflects the lucam roof features around the maltings site, and the forms within the service yard of the Boiler House and the Recital Room, which both present a gable end of very similar proportions and materiality.

Typical of these was a roof plane running perpendicular to the main roof, and then simple openings on one or often two sides, to enable communication with workers below, but also more importantly to pass items out so they could be lowered to below. Therefore we propose some openings punched into this form, to provide views out and daylight in.

The roof planes of these boxes always ran into the main building roof a fair amount, and in some cases the lucarne ridge lines were higher than the main building roof, see image below from the Hoffmann site prior to the redesign in the late 2000's.





3.7.15. Materiality

The Maltings site features a strong character of materials across the roof plans, walls and fenestration. Commonalities are slate or pantiles roofs, with some corrugated sheeting still remaining. Soft red bricks are the dominant wall material, with painted timber weatherboarding used in feature elements. Where metalwork appears, it is painted black externally and internally, including rainwater goods. There are some metallic feature elements which diverge from this, notably the Dove Cote in corten, and the Sprinkler tank in galvanised steel.

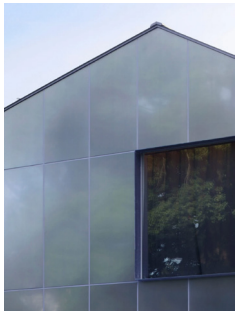
A palette of options is presented on this page which picks up the existing materials on site, alongside some new materials which we feel would work well within the existing setting due to their simple and raw nature, often reflecting the historic industrial use.

Roof coverings and external soffits
Slate tiles, Clay pantiles, Corrugated Sheet, Timber soffits

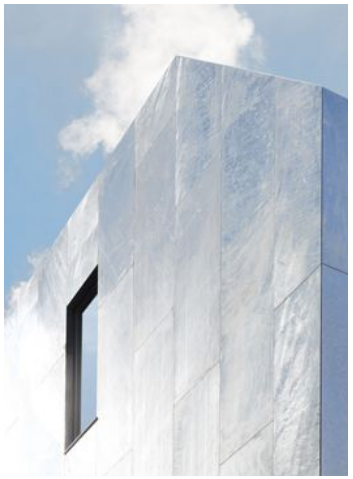



Window openings

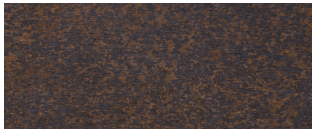


White and reflective cladding
Galvanised steel flat sheet and corrugated sheet. White painted weatherboard



Dark weathered metal cladding
Pre oxidised copper. Corten steel, Galvanised Sprinkler tank



Masonry - soft red bricks

3.7.16. Design proposal

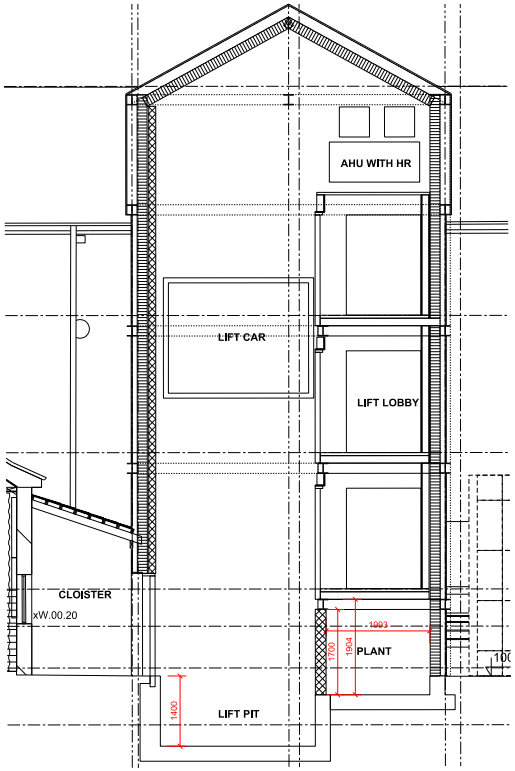
The developed design proposal suggests a new lucam within the Maltings roofscape. While familiar in geometry, it is distinctly modern with galvanised sheet steel cladding to the upper form, and darker weather metal cladding to the lower section to create a backgrounded volume. The expressed external structure will be light to match the tone of the upper volume, to enhance the impression of support to this geometry.

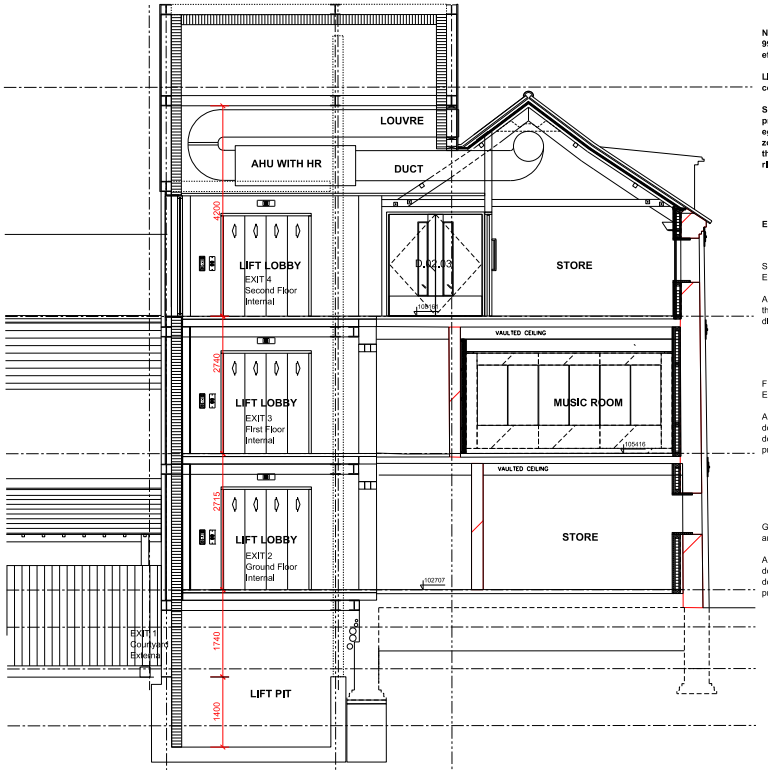
As users will be delivered at the top floor of this new lift tower, they will be afforded rare views across the Concert Hall roofscape and beyond. To take advantage of this opportunity, and create a celebratory welcome to the new public venue of the Cranbrook Room at this level, we have proposed a feature viewing window at the second floor of the lift lobby, looking North.

A the first floor level, we propose a secondary viewing window looking West, towards the Hoffmann building.

Both of these windows provide the benefit of natural daylight into the single aspect building, which is crucial on the first floor where the circulation spaces are currently lit only by artificial sources.

When viewed from the Barbara Hepworth lawn and the reedbeds beyond, the new lift tower roof and massing aims to be reflective and light against the existing roofscape of the Maltings.





New lift to be designed as an Evacuation Lift in accordance with BS 9999. This includes dual power supplies and appropriate cause and effect and control procedures

Lift to be lobbied from all other rooms so it is a protected fire compartment to ensure accessibility is protected during a fire event.

Suggested Cause and Effect for client review is for lift to be programmed to rise to Second floor to collect and users needing to egress at this level, and then descend to the service yard if the alarm zoning determines this egress route is safe, with ground floor level as the backup option for egress to the front of the building. It should then rise to first floor level to evacuate any users on this level

Egress Route for Users with Mobility Impairments

Second Floor occupants will evacuate via the new Evacuation Lift

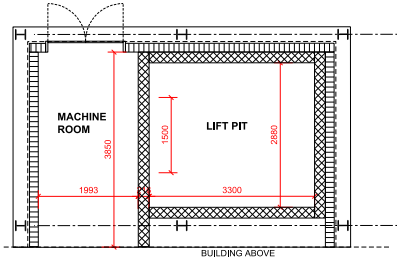
A carry down procedure is likely to be impractical at this level of the building due to the vertical travel distance

First Floor occupants will evacuate via the new Evacuation Lift.

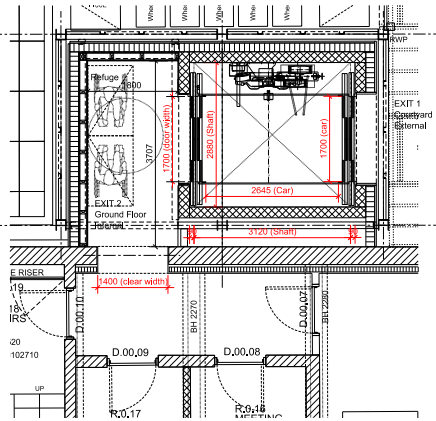
Alternate route would be via 2 stair cores to external doors - this will require a managed egress via a carry down procedure. Therefore a refuge position will be provided at this level

Ground Floor occupants will evacuate via the Foyer and through the front door.

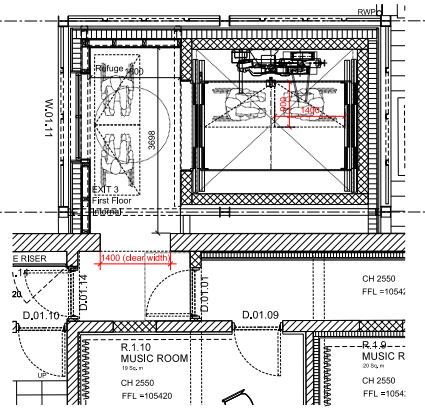
Alternate route would be via 2 stair cores to external doors - this will require a managed egress via a carry down procedure. Therefore a refuge position will be provided at this level



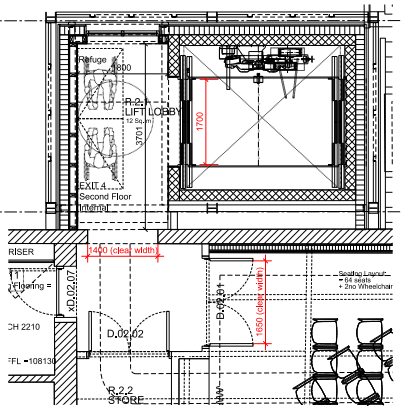
Lift Car has capacity for 3no wheelchairs with assistants.
Assumption is the building will be managed to this maximum capacity on the first and second floors.

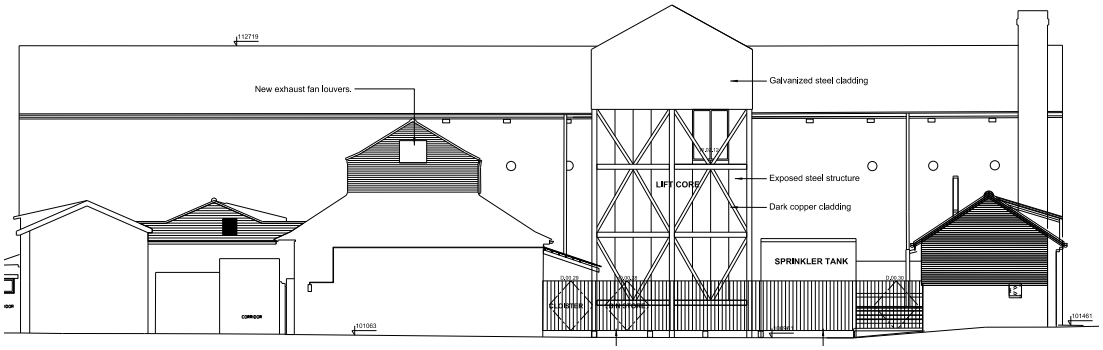


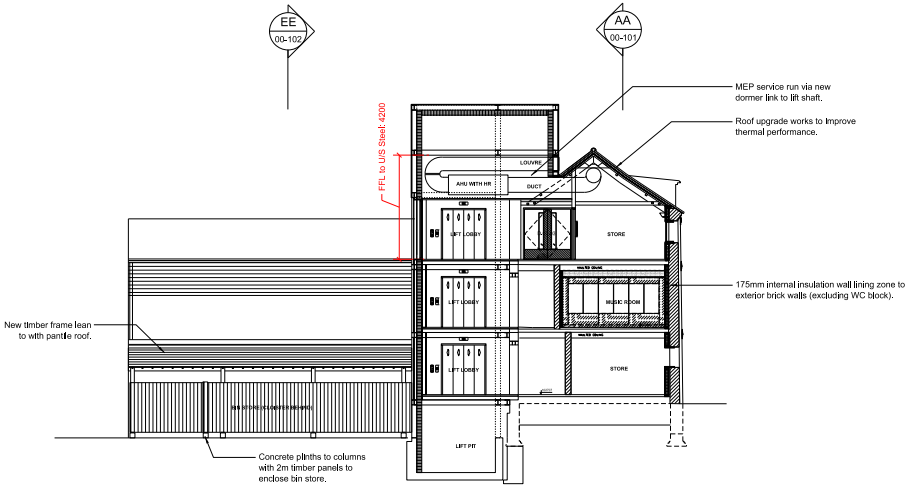
Evac Strategy for Cranbrook Room to be reviewed.
Wheelchair capacity for a public event in Cranbrook Room as a venue would be 1% + optional 1% of capacity = 2 wheelchair spaces

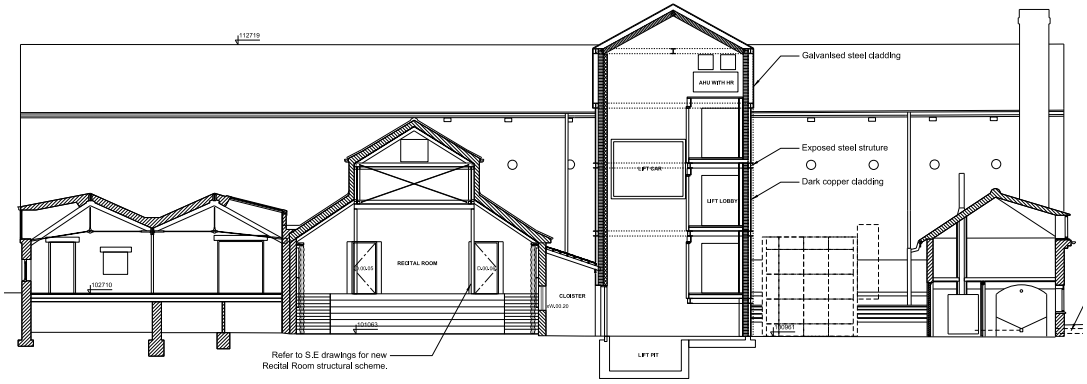


Route to unload Grand Piano to Cranbrook Room ensures clear widths are in excess of 1500mm




112719
New exhaust fan louvers.
Galvanized steel cladding
LIFT CORE
Exposed steel structure
Dark copper cladding
SPRINKLER TANK
CORRIDOR
CLOISTER
101063
101461


EE
00-102
AA
00-101
MEP service run via new dormer link to lift shaft.
Roof upgrade works to improve thermal performance.
FFL to U/S Steel +200
LOUVRE
AHU WITH HR
DUCT
LIFT LOBBY
STORE
RECITAL ROOM
175mm internal insulation wall lining zone to exterior brick walls (excluding WC block).
New timber frame lean to with pantile roof.
LIFT PIT
Concrete plinths to columns with 2m timber panels to enclose bin store.


112719
Galvanised steel cladding
AHU WITH HR
Exposed steel struture
LIFT CAR
Dark copper cladding
LIFT LOBBY
RECITAL ROOM
102710
CLOISTER
104063
LIFT PIT
Refer to S.E drawings for new Recital Room structural scheme.

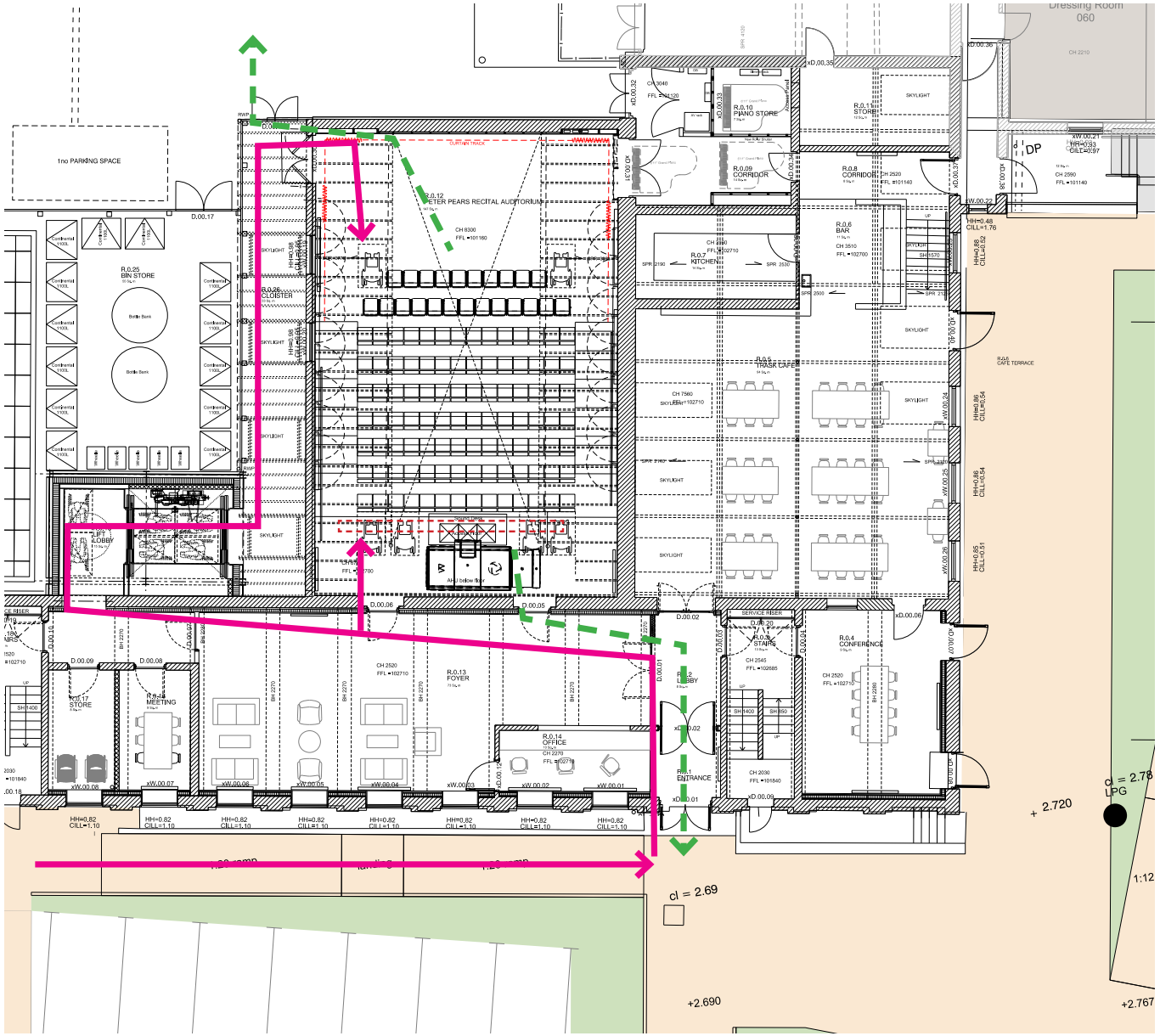
3.7.17. Event Access Strategy

The new passenger lift will improve on the existing arrangements for step free access to the lower level of the Recital Room. The chair lift that was installed in 2010 has since been removed from the Trask Cafe, and only the rails remain, which will be removed.

The new lift will allow up to 3 wheelchairs to be moved at the same time, or 27 persons, so a much better provision for the building. It will also allow instruments to be moved around the building without the need for disassembly.

Access to the Recital Room will be possible via the external exit at service yard level. A new covered route will be provided from this point to the Recital Room side door via a cloister with rooflights in its pitched roof to allow daylight into the route and into the Recital Room via the side windows, which is useful for school groups.

Visual of route from external exit of lift, via cloister, to Recital Room side door

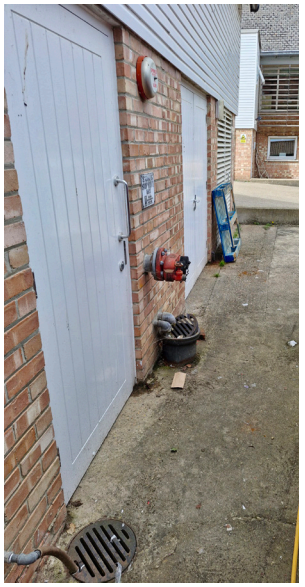


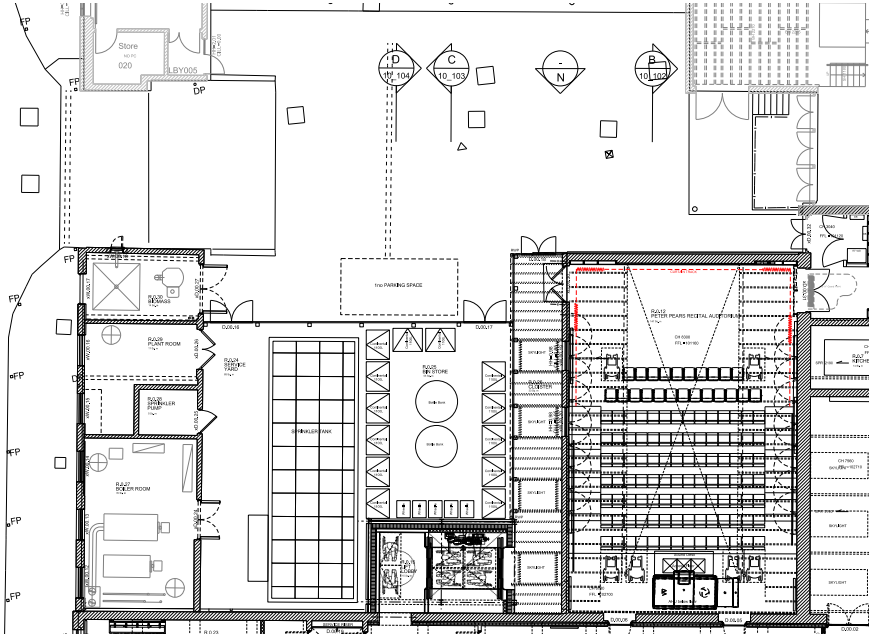
3.7.18. Service Yard

The sprinkler tank is 136m3 and made up of 90no. 1.2 x.1.2m modules. It has been inspected for asbestos and non was found. However it is coming to the end of its service life of 25 years, so it is unlikely we can relocate it and still receive a warranty for use. So it would be sensible to procure a new tank as part of the works. It is assumed the sprinkler system to the concert hall must be retained for insurance purposes, and that it will need a secondary means of power, which the existing tank does not benefit from.

There is an ad hoc refuse store area in the yard that houses 13no. 1100 litre bins and 5 wheelie bins and 2 bottle banks. There is a need to rehouse these in a visually appealing way to avoid views from the recital room.

The new lift is being designed to provide evacuation in a fire event. Therefore the new bin store compound needs to be isolated from the new cloister egress route via a fire rated partition wall to ensure there is no risk from a fire event within the bin store itself jeapodising egress from the bulding.





3.7.19. Sprinkler Tank

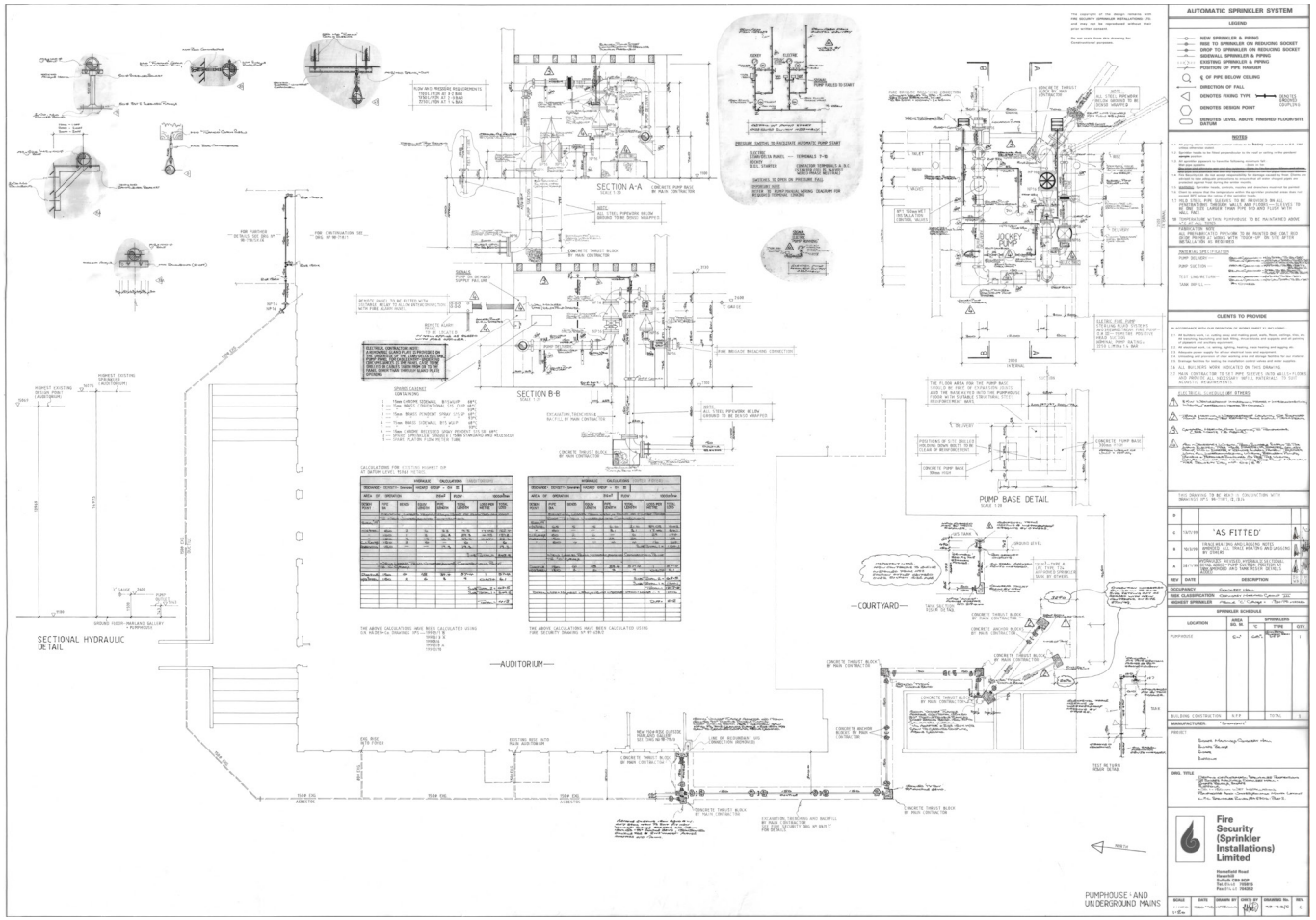
The Sprinkler system was first installed in 1969 during the re-construction after the fire in the Concert Hall. The original pipework ran to a tank located in the current Winch Gallery. When this area was re-developed in the late 90s to create the current Winch Gallery wing with staff offices, recording studio, lift and WCs, the old tank was removed and the current tank was installed in the service yard. At this stage the electric pump system was installed in the boiler house building to serve the system, with the fire brigade inlet. Adaptations to the below ground pipework were undertaken to connect to the retained sections of pipe as shown on the adjacent drawings of the 90s installation.

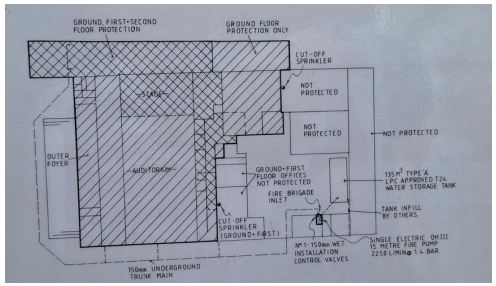
There is no secondary power provision to the pumpset at present, which a modern sprinkler would require. A modern installation would also require 2 pumpsets to be present, to cater for mechanical failure.

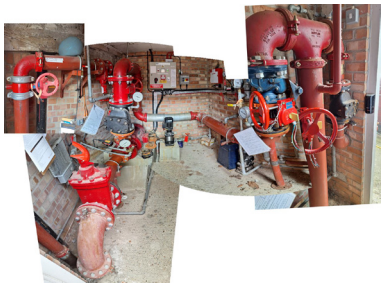
It is understood to be a property protection system rather than a life safety system.

The system is currently going through its 25 year inspection to check pipe bore conditions and head performance. This is outside of the scope of the CWP but may have a bearing on the project if access is needed during the Concert Hall works within that workstream.

It is not feasibly to install a biofuel generator or Battery power back up within the boilerhouse for the sprinkler tank to provide a secondary power source in the event of failure. However within this workstream the proposal is to provide a diverse route from the main electrical panel in the boilerhouse. This will not bring the system up to the latest regulations of BS12845, but willl improve the system resiliance.







3.7.20. Recital Room Existing condition and briefing

ROOM FUNCTION / USES

There are no proposed changes to the room use. It is to remain as flexible as possible and still provide a space for many functions to be held.

The room is to be used for almost all possible functions. With the seating deployed these range from conferences, acoustic recitals, amplified music. With the seating retracted these include; full symphony orchestra rehearsals, band performance with loose seating encircling, various flat floor performance arrangements, community group activities.

The licence capacity for the room is 175 based on the fire escape routes. The bleacher seating provides 114 seats, with additional rows on the flat floor. The briefed aim is a target of 150 with a similar stage size (small recital)

BLEACHER SEATING + FLOOR

The bleacher seating wheel bearings have leaked their lubricant onto the floor, and so need maintenance to get it moving again. Currently it is left in the deployed position to ensure it can be used for seating.

The radiators to side wall mean there is a need for the balustrade along the wall edge, which in turn clashes with the acoustic panel deployment. Part of the proposals are to adapt the existing tiering to aim to remove the need for this balustrading.

The timber floor is to be retained to avoid unnecessary waste to suit the sustainability strategy. It has been affected in the past by flood water ingress from the courtyard, but returned to solid condition soon after.

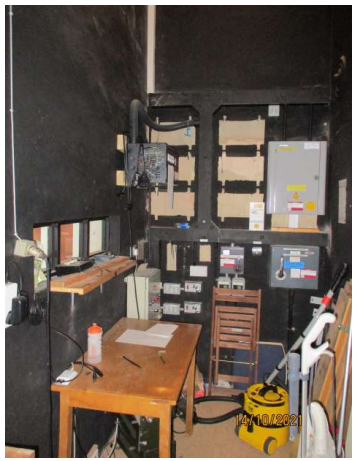
ACOUSTICS

The acoustic panels to the walls are adjustable, but they are not regularly used in any varied manner.

That is likely due to staff not being briefing in how to best utilise these panels, and also due to their clashing with fabric and stepped gangway clearances.

The room has undergone acoustic testing as part of the design development, and it is proposed that the wall panels are deployed in their reverse state, with curved timber plywood side exposed, for the baseline acoustic performance.

A high level drape track exists in the clerestory volume of the roof. This has a box to retract into, so it is completely cloaked acoustically when not deployed. The proposals seek to replace the drape track and install a new motor to automate its deployment and enable more variety to the room acoustic.



Photos of the existing Room. Red dotted line denotes the zone of demolition to remove the existing projection booth along with the sound and light lobbies

WINDOWS

The 2no windows on the western elevation are useful for daylight rather than view out. Some functions benefit from natural lighting such as rehearsal and school groups. The view out is poor but will be improved with the screening of the bin area from sight-lines. New rooflights in the cloister roof will ensure daylight and sky view are still possible from within the space.

Blackout is partly delivered via ad hoc timber panels which are put over the windows. They are clunky and new blackout blinds would be preferred. True 100% blackout is not really needed however. Part of the proposals seek to install removable purpose built shutters to these windows to provide proper blackout which all users can operate.

VENTING

The existing venting system is rarely used in the last 20 years. It has been tested and it is very noisy when on full duty and not suitable for a performance space. The system comprises extract ducts which run at low level in the basement vaults, to the southern facade. The extract grilles to the space are located behind the bleacher seating system. Access to the ducts to clean them is restricted as it is via a panel externally on the western facade of the room. The supply is at high level via 2no fans linked to grilles located in the gable ends of the roof.

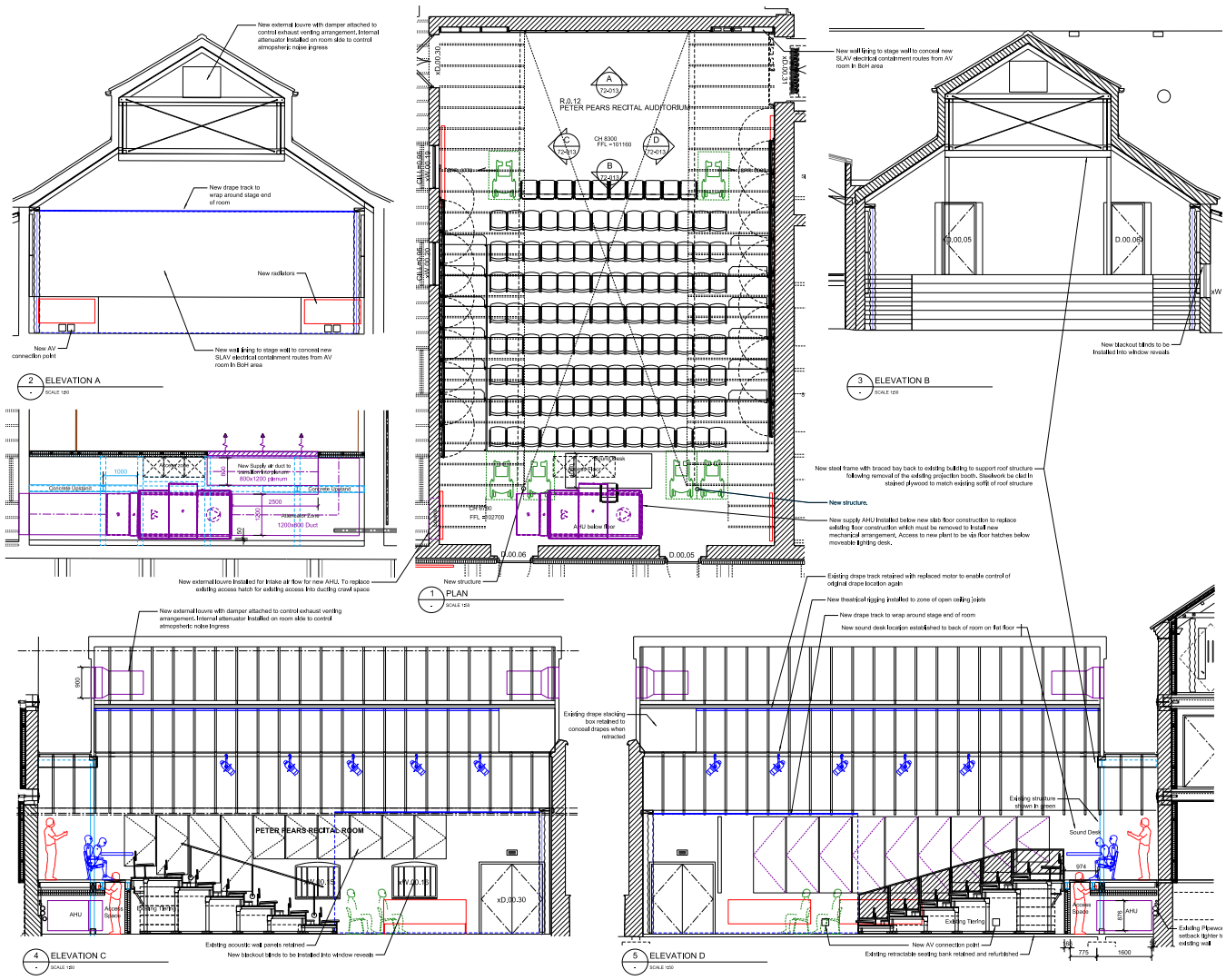
So instead of using the vent system, building users tend to open windows/ doors to bring in fresh air. Therefore the room also relies on radiators for heating.

The proposals seek to reverse the existing arrangement, so supply will be at low level, and extract at high level via the existing supply location, through enlarged external grilles. This is possible due to the demolition of the projection booth and the floor slab in this area, so a new AHU can be installed below the floor.

STAGE LIGHTING

The existing system is simple and limited. It comprises 2no scaff bars that act as supports for lighting/AV. They are original from 1979 and are not powered. There are some sockets in the eaves of the roof space void beyond the bar ends.

The proposal is for the whole room to be re-wired with a new lighting system infrastructure installed back to new dimming racks and AV equipment.



Proposals to the Recital Room

PROJECTION

The control was originally intended for projection. This is not used. Instead a fixed projector position was established from one of the scaff bars.

A fixed projector position would be suitable for the re-fit, with the option to rotate to project onto side walls if possible. 99% of the time the projection will be on the back/stage wall however.

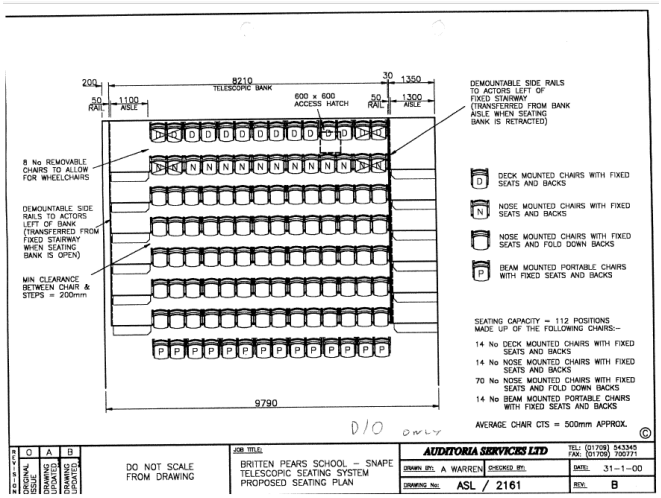
CONTROL POSITION / SOUND DESK

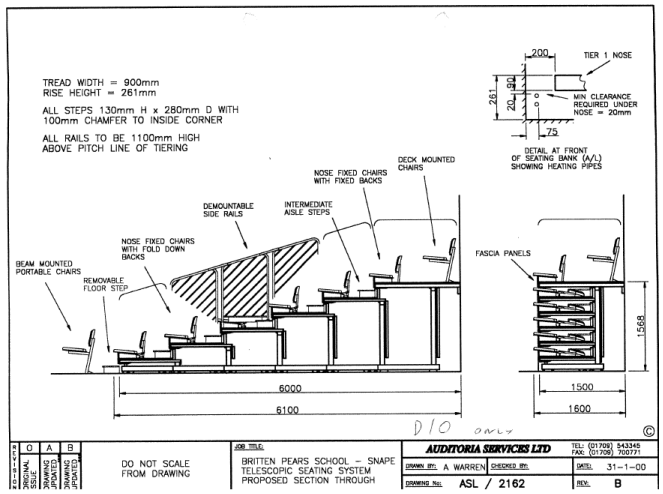
The control room is not used for this function. It is just a store at present.

BPA are proposing to have a fixed control/sound desk at the back of the seating area between wheelchair positions, where the existing projection booth is being removed.

Structural alterations to remove control booth will mean the simplest approach will require 2no columns to replace the load bearing masonry wall of the booth. These will be positioned towards the edge of the seating layout to minimise the impact to the sight lines

The tiering was repaired by Auditoria Services in January 2025. They replaced the motors which had failed, and the system is now running well again. No further works are planned to these, other than to move them forward to enable the construction works to the rear of the room.





Record drawings of the retractable tiering from supplier. Note that the actual access point installed was via the fixed stepped gangway side, as per photo adjacent, and not via a panel in the top flat deck as per drawing. Drawing date is December 2000, making the tiering 25 years old.

Photos taken during repair works to the tiering conducted in Jan 2025.

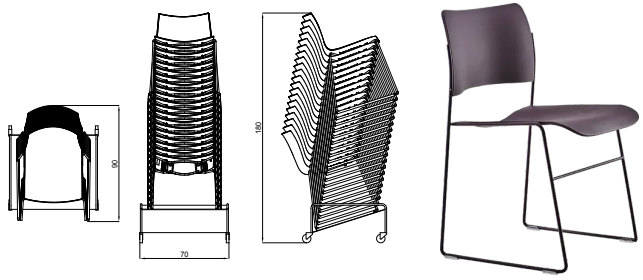
Photo of the room taken in 1981, 2 years after opening. Note the lack of acoustic wall panels and retractable seating

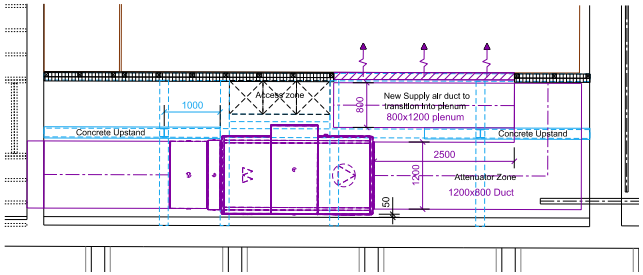
The Recital Room ventilation system is being removed and replaced with a new AHU which will be located below the new floor construction of the higher floor area, which is replacing the existing projection booth and sound and light lobbies,

This installation has an impact on the maximum stage size for the same number of seats, due to the fact the AHU and ducts will occupy more space than the existing projection booth, and so the retractable seating bank must move into the room to enable this plant zone.

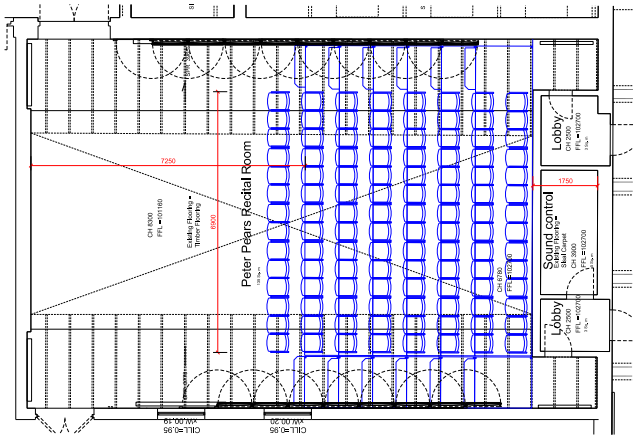
The drawings adjacent show the proposed layout including this new plant zone below the floor, and the potential seating capactiy for a given stage size. While it is possible to increase the capacity of the room by adding rows of seating to the flat floor, this descreases the stage size. Each row of chairs is 14 long, so with each additional row there is a gain of 14 seats, but a reduction of stage size by circa 900mm. The proposed layout adjacent shows an increase of only 1 row to deliver 126 seats, which is still a suitable recital stage size. For lectures an additional row could be added to increase the capacity to 140.

Consideration has been given to what type of seating would best deliver this flexiblity. A high density stacking chair would allow a whole row to stack on one compact trolley, unlike the existing flat floor seating which takes up considerable space in the piano store.





Sub floor plant area arrangement with new AHU and ductwork to serve room.



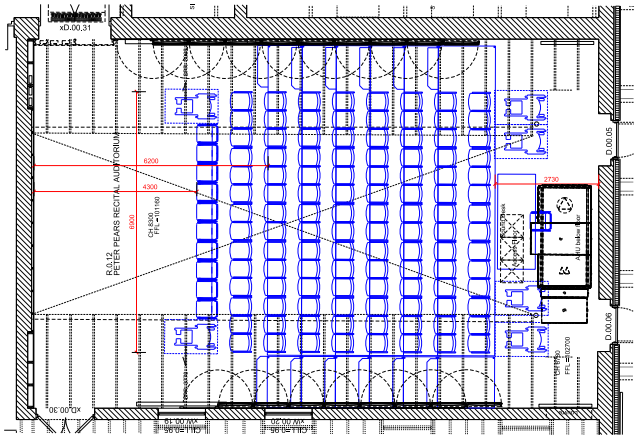
1 EXISTING LAYOUT

14 seats per row
7 rows on tiering
1 row loose chair bank on flat floor
8 rows total

112 seats total

Stage size to front of tiering = 7.25 x 6.9m
(assumes 98 seat capacity)

Wheelchair access to top of tiering only



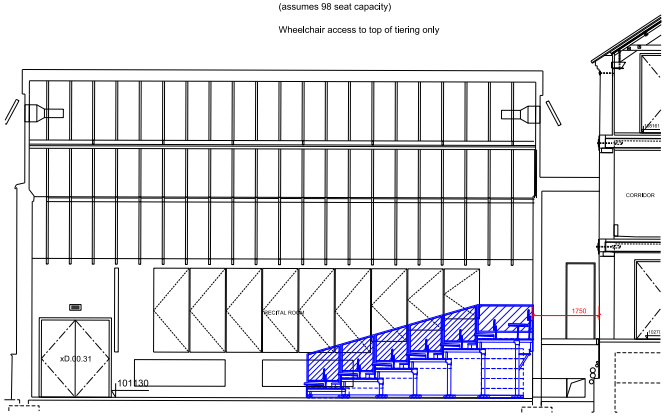
2 PROPOSED LAYOUT

As existing
1no additional row on flat floor

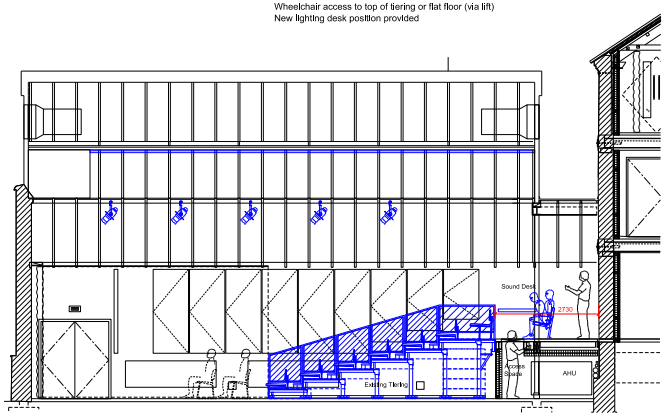
126 seats total max

Stage size to front of tiering = 6.2 x 6.9m
(assumes 98 seat capacity)

Wheelchair access to top of tiering or flat floor (via lift)
New lighting desk position provided

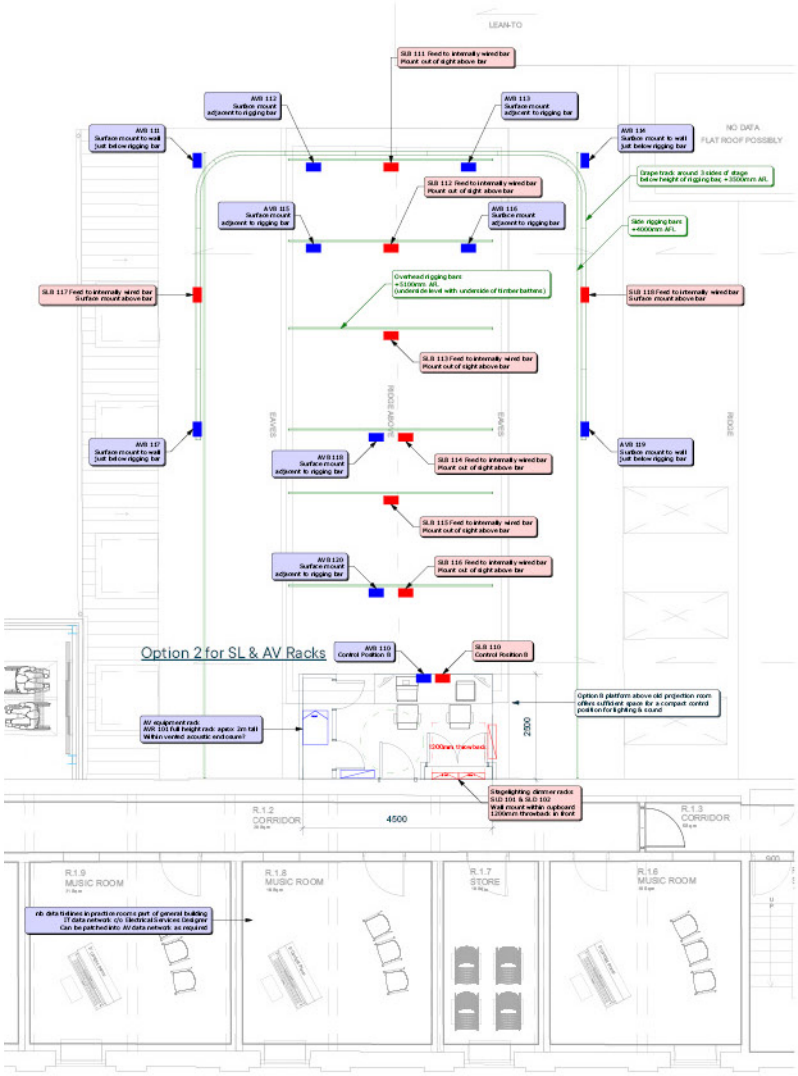


5 EXISTING SECTION



5 PROPOSED SECTION

Existing and Proposed seating and stage zone due to new AHU installation



Proposed new SLAV system to the Recital Room

Views of the revised room layout - tiering deployed

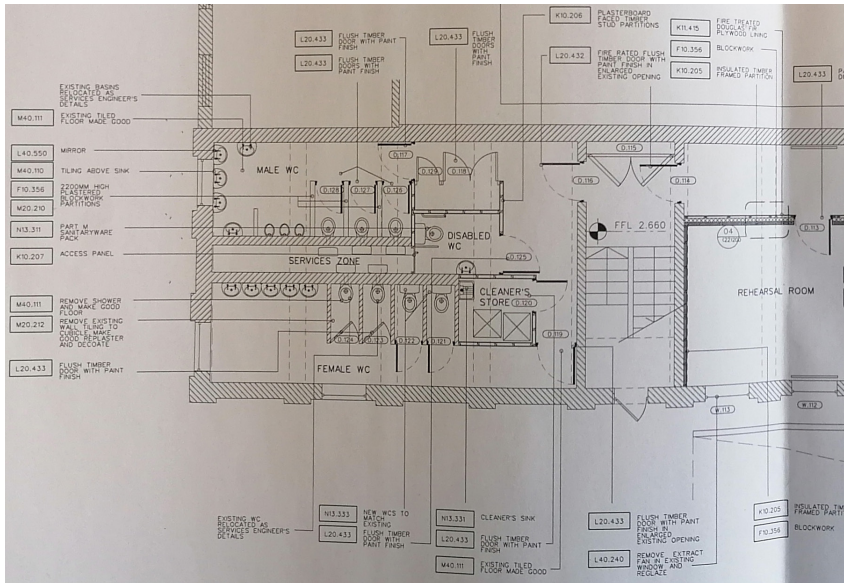
Views of the revised room layout - tiering retracted

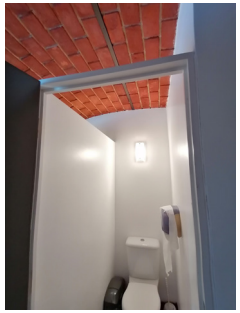
3.7.21. Existing Sanitary Provision

The WCs underwent some minor changes in 2010, as noted on the adjacent drawing, but in general they have remained the same since the 1979 ARUP works.

The cubicle depths are not generous, failing to deliver the 450mm dia turning circle clear of the inward opening door swing, and so use of them is challenging. There are no enlarged or ambulant cubicles. There is 1no Accessible WC which was constructed in 2010.

There are no Sanitary provisions in any other areas or levels of the building





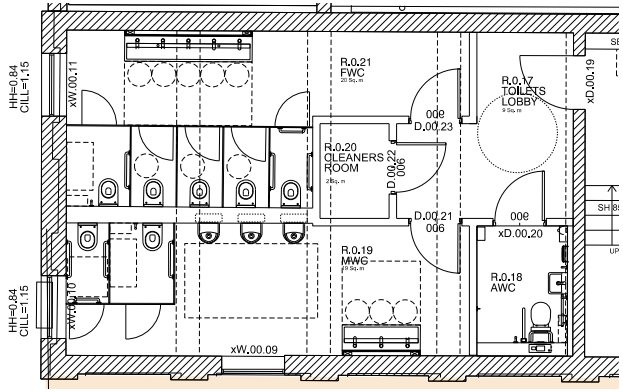
3.7.22. Proposed Sanitary Provision

The proposal is to remove the service void between the Male and Female spaces, and instead re-plan the area to provide a more accessible provision of cubicles to suit modern requirements. An IPS approach will be installed for services access. The 1no Accessible WC provision will be retained, but moved to suit the layout change.

The ceiling finishes will remain unchanged, and the painted concrete screed to MWC and mosaic tiles to FWC are to be removed and replaced with new ceramic tiling. The plastered blockwork walls will need to be demolished, but new dividing walls between spaces will use this material approach. Cubicles will use a mix of neutral tones to suit the existing materiality of the building.

Proposed Cubicle and IPS system and range of finishes possible

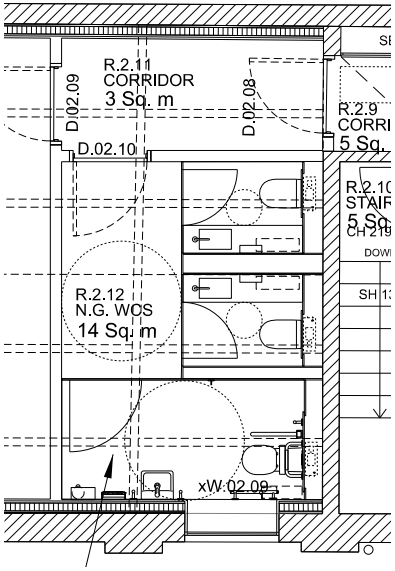
Proposed Female WC



Proposed Ground Floor Arrangement

Proposed Male WC

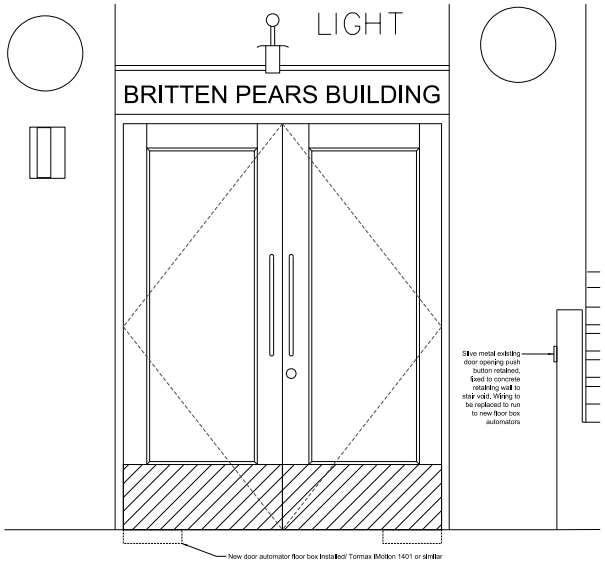
In addition to the gendered provision at ground floor level, a new non gendered set of cubicles will be provided on the second floor level of the building to support the proposed public use of the Cranbrook Room as a performance venue. This provision will include 2no cubicles and 1no Accessible WC space.



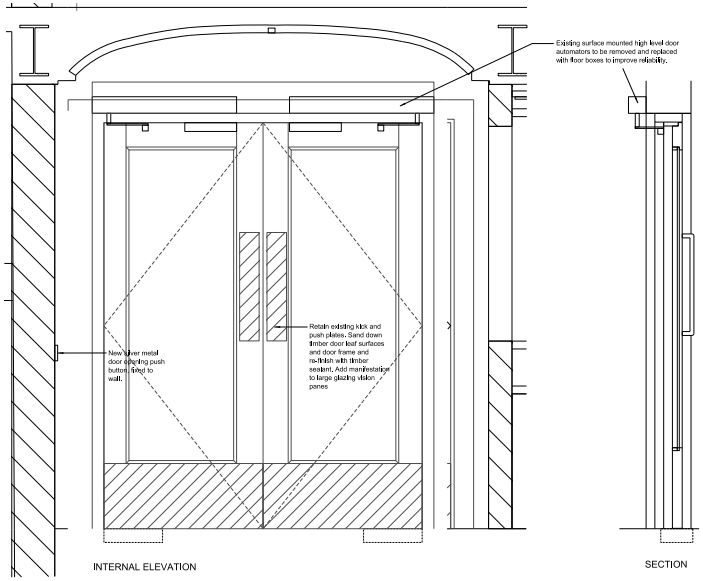
Proposed Second Floor Arrangement

3.7.23. Entrance Doorset

The existing entrance doors were installed in 2010. The automation system is unreliable and the proposals seek to refurbish this doorset with new floor box automators and to refinish the existing timber leafs to extend their life as the frames and joints are sound.

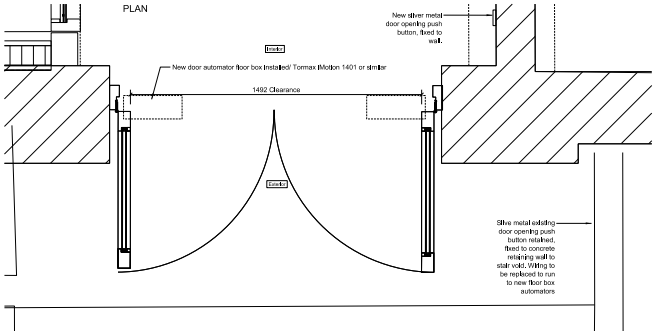


EXTERNAL ELEVATION



INTERNAL ELEVATION

SECTION



Existing door
Nr. xD.00.01
Main Entrance

Schedule of works as follows:

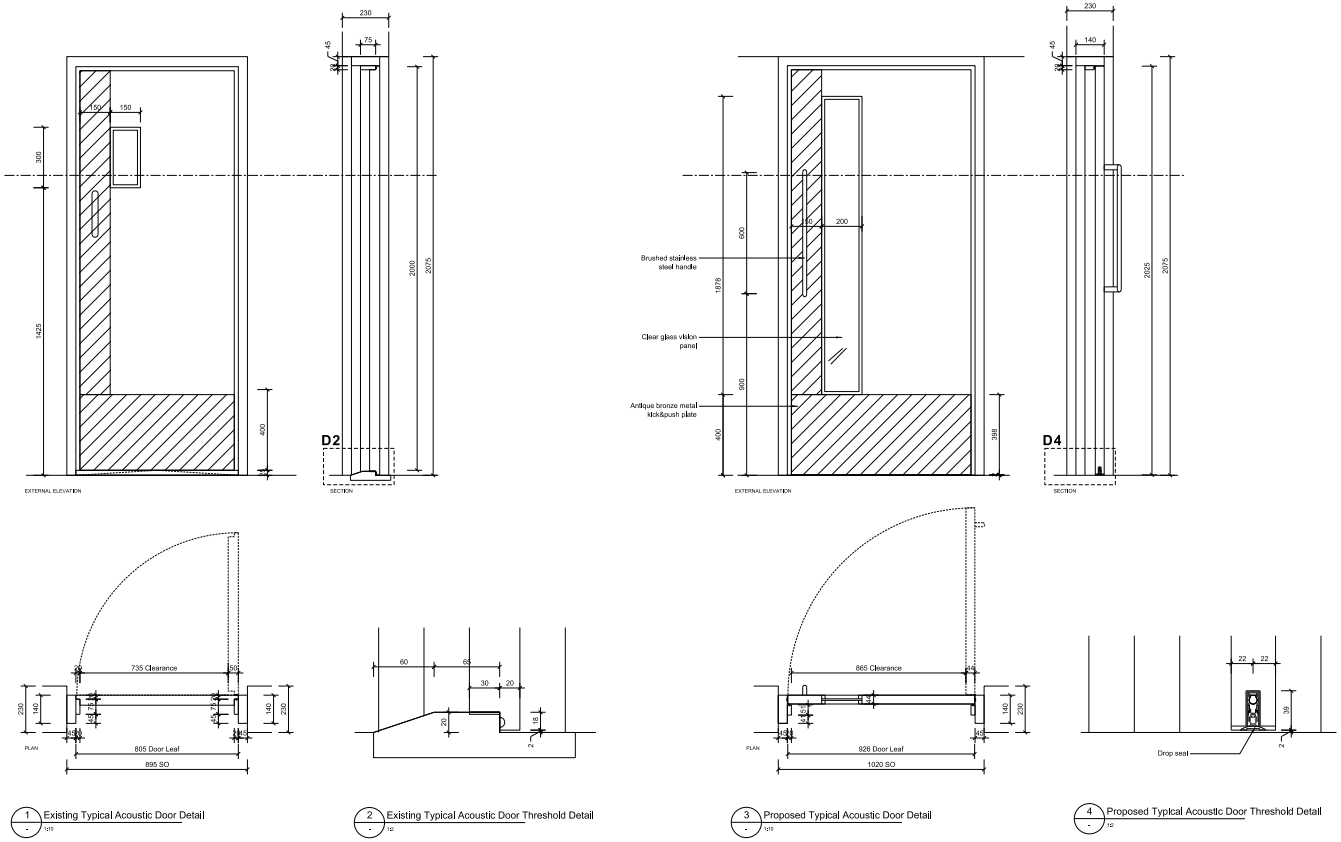
. Retain handles, push plates and kick plates
. Retain external Push button, new internal push button
. New automated floor box spring to be installed
. Renovate and re-finish existing door frame
. Existing high level door operators to be removed

3.7.24. Typical Room Doors

The typical internal door to practice rooms in the building are narrow and have an acoustic frame detail at their base. They also have only small vision panels. These factors combine to restrict their accessibility and are impractical for safeguarding guidelines.

The proposals seek to strip out the existing doorsets, to save the door blanks for future joinery installations where possible, and to create wider doorway at a lower height to suit new room fit outs and to deliver a stronger acoustic detail at the head where the existing frame abuts the brick slip soffit.

The new door leafs and frames will provide a minimum 825mm clear opening, and deliver tall vision panels. The threshold detail will use a drop seal to provide acoustic performance, so a level threshold can be maintained.

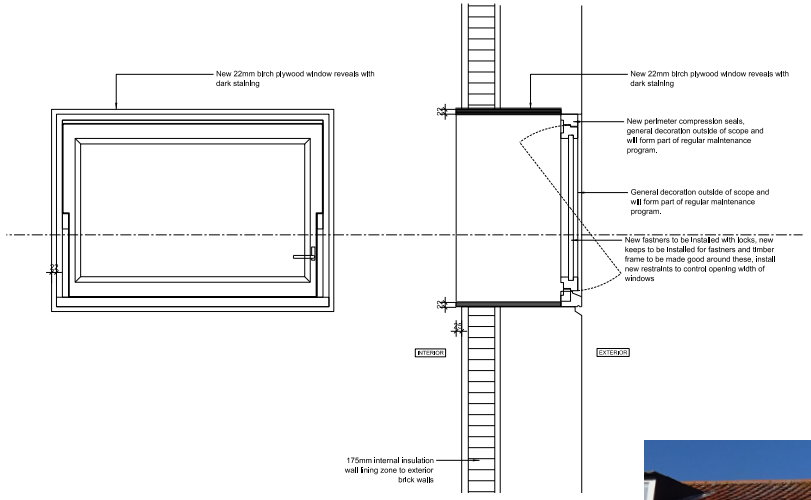


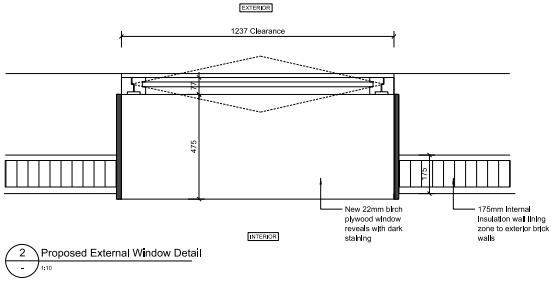
3.7.25. Windows

The existing windows are timber framed and painted white. A feature of the Maltings site is that the windows are often painted an off white colour which varies around the buildings on site from pale peach to light grey.

It is suggested that the building would benefit from changing the window frame colour to something less vibrant. The windows are redecorated on a standard cycle of years, and changing the colour will be considered when the next cycle is up, rather than part of this capital works.

Most of the windows are in good working order, with double glazed units added in the past 10 years. Some units have failing keeps for the handle fasteners, so these will be replaced. Some units are missing compression seals or the seals have failed over time, so replacement seals will be installed as part of a typical maintenance procedure.





2 Proposed External Window Detail 1:10

3.7.26. Fire Strategy

There is a separate report that details the fire strategy for the building which is one of the submitted documents for this application, so please refer to this for more detailed information

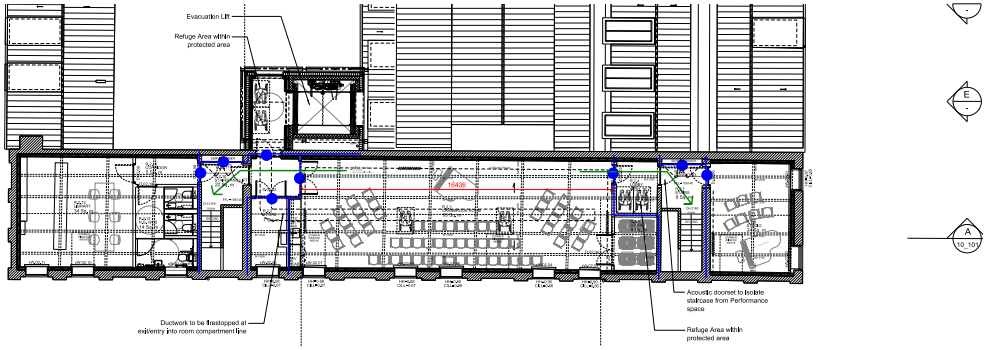
The alterations to the existing historic listed building fabric as part of the fire strategy include removing doorsets to upgrade them to fire rated constructions, adding lobbies to both of the existing staircores so they are fully protected escape routes, and constructing a new evacuation lift to serve all levels of the building. In addition, new Emergency Voice Communication points will be added to refuges spaces to support the evacuation procedure in a fire event.

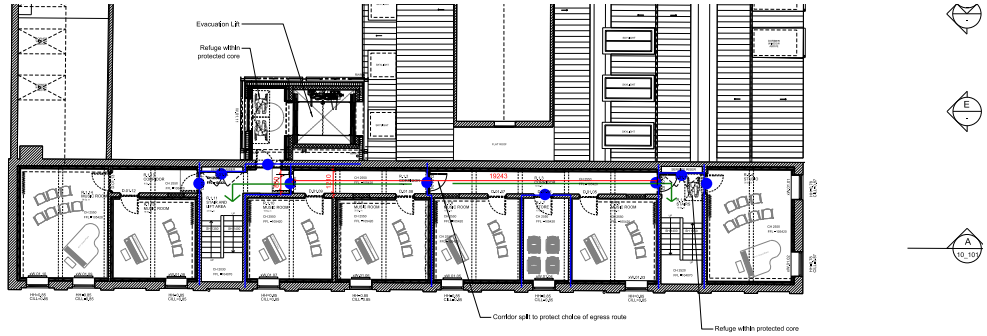
A meeting was held with the wider BPA team on 05.02.2025 to review the site wide fire strategy and fire fighting in general. During this meeting we reviewed the approach to carry down procedures on the site in the various buildings.

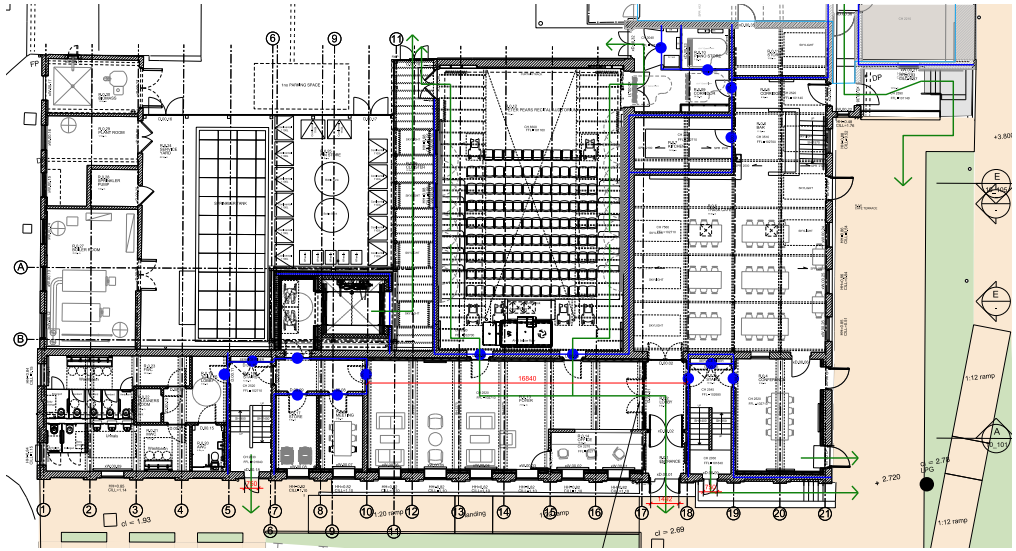
Ushering is a mostly volunteer staffed activity, and they are mostly older in age, which means they are not well suited to being trained up in the carry down procedure. Training is done, and typically done as preparation for the festival or bigger periods, close to the time, but the knowledge is lost from event to event depending on the attendance of the volunteers. It is suggested that BPA management should review the accessibility offer provided in venues where carry down is the egress method, and check if staffing needs to be reviewed.

The reasons for this are that while the new lift is going to be availabe for use as part of a managed egress strategy, there is still the requirement for a secondary means of egress, which will be via the protected stair cores, which requires a carry down method for mobility impaired users. As such, BPA need to be confident their staffing will be able to deliver this for each and every event they hold in the building.

Further to this, they need to understand the implications of how individual users will occupy the building and if they need to review staffing of the reception foyer area on a more permanent basis. Outside of event times, there is no permanent staff located in the building. It is currently hired out with access provided via a key code. Therefore any emergency within the building would need to be alerted to BPA staff via a manual call out from the building or finding a member of staff on campus as there is no intercom system in the building at present. BPA to review their current management arrangements for emergency events in the building. The proposals can install intercoms to the refuges that call out to a remote station not located in the building, but this target desitination and overall strategy should be agreed.







FD60s

FD30s

60min compartment line

30min compartment line

Egress route - primary

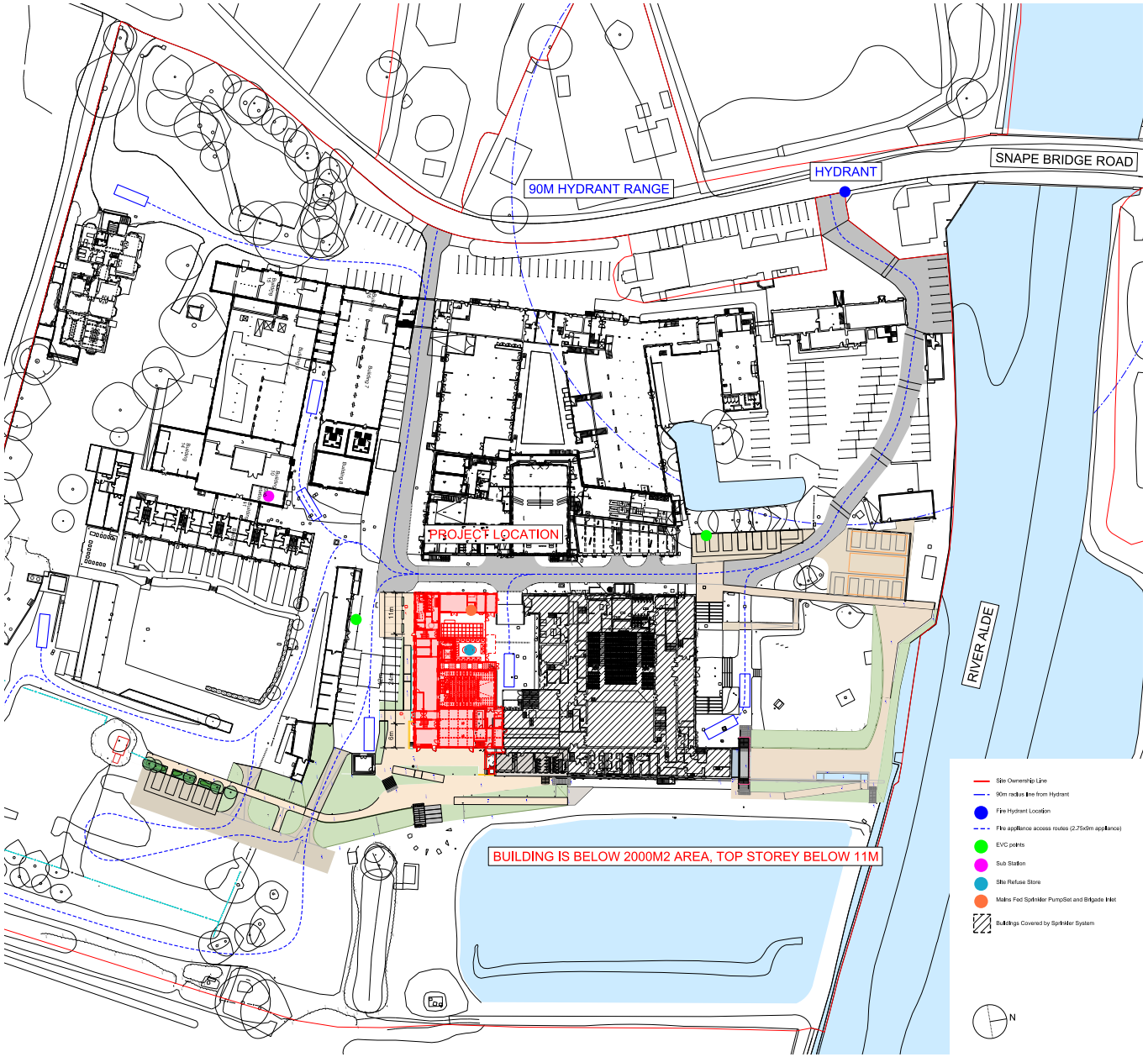
Egress route - alternate

The adjacent drawing records the review of the wider site fire fighting access and strategy, with a focus on the BP building.

Generally the building is well accessed around its perimeter and is below 11m in height for a fire appliance to serve. It is beyond 100m from the site fire hydrant, so it is expected the Fire Brigade would need either refill from the Sprinkler pump inlet, or drive off to the hydrant.

The team have contacted the local Fire Brigade for their engagement on their understanding of the site and how they feel fire fighting is best delivered to each building. This will be reported on in the next design phase.

Existing mains fed hydrant at North Western corner of the site at main vehicle entrace route



A fire risk assessment was conducted for the existing building 2022. It included an action plan for works to be carried out to resolve issues raised in the report. The tracker adjacent tracks these actions and record where BPA have already actioned these items, and where the CWP will action others within the scope of works to the BP Building.

FIRE RISK ASSESSMENT REPORTS - SUMMARY OF ACTIONS

	REQUIRES IMPROVEMENT	FURTHER ACTION
Britten Pears Building	Electrical sub-panels doors require hazard signage	
Britten Pears Building	Bin store unsecured potential fireload	
Britten Pears Building	Radient Bar heaters are a high risk cause of ignition	
Britten Pears Building		Trask Kitchen shutter not maintained or serviced
Britten Pears Building	CoSHH storage areas with no hazard warning signs	
Britten Pears Building	Means of escape signage missing	
Britten Pears Building	Fire door construction missing seals	
Britten Pears Building	Ductwork fire dampers to be checked, and maintained	
Britten Pears Building	Trask Kitchen entry door cannot close due to cable	
Britten Pears Building	Grieve Room door to have closer fitted	
Britten Pears Building	Store room vent grilles are not fire rated	
Britten Pears Building	Fire doors to be signed to avoid being blocked	
Britten Pears Building		Emergency Lighting not maintained to BS5266

Capital Works Program Notes by PD 04/02/2025	
Workstream Impacted	**Notes**
BP1	Doors to be replaced within works, including new signage
	Bin store to be enclosed in locked compound as part of proposed works
	No proposal to replace these at RIBA 3, but could be included within RIBA 4 proposals
	No works proposed to this item in CWP.
	Signage to be added to new storage areas as part of CWP. Items to be stored to be listed by BPA during RIBA 4 so specification can be written for tender
	new signage to be included within CWP proposals to suit updated fire strategy for egress
	All doors to be replaced within the CWP works
	Limited ductwork being retained. Where retained, existing ductwork can be reviewd within CWP if agreed. To be reviewed, not part of scope at present
	No works proposed to this item in CWP.
	To be included within CWP.
	Doors being removed/replaced as part of the works.
	Signage to be installed to new fire doors to prevent blocking
	All new lighting to be installed as part of the works

3.8. MEPH Strategy

3.8.1. Existing Systems

Project Brief

Complete strip out and full internal refurbishment including remodelling and new MEPH services. Sprinkler tank relocation, wall removal and formation of new lift tower, 4 floor lift and associated ground / roof works. The Trask Café and kitchen have been recently refurbished and are not included in these works.

Existing Mechanical

Existing heating and domestic water services are provided from the Britten Pears plantroom to this building and additionally to Trask Café, Riverside Café and Concert Hall. The external heating pipework and cabling runs from the Britten Pears plantroom and serves the loading bay pump/plantroom. Two external cold water services also run externally in parallel with the heating pipework and cabling. These are located in the position of the proposed lift extension and will require diversion.

Various pipework runs are located below the Britten Pears building which are to be replaced as part of the whole building refurbishment. There are existing service risers to the two staircases. Outside of the service risers, the existing services are generally surface mounted and there is limited headroom in many areas. Services to the ground floor WC area emanate from the floor including drainage connections to below.

Consideration is being given to thermal upgrades to the building fabric, to the external walls. This should also consider the potential knock-on effect to risk of overheating performance – this de-couples thermal mass from the room space. Ventilation to rooms is currently natural by openable windows, which offer limited acoustic separation between spaces or between inside to outside.

Cooling is not to be provided to the Britten Pears building, however condenser space to be allocated on sketches at Stage 2.

The sprinkler tank is approx. 135m3 and over 25 years old, and due its 25 year system inspection. The tank is a sectional galvanised steel tank located externally on structural steels. The existing tank configuration is 10 panels long, 3 panels wide x 3 panels high. It is understood that the sprinkler tank originally included a passive cooling loop which is no longer in service. The tank has a mains water infill. Sprinkler pump and ancillary plant is located to the Britten Pears plantroom area. The sprinkler pumps do not have a back up/ secondary power supply.

The Peter Pears Recital room is currently used as a recital/performance space, however, suffers from excessive noise from ventilation plant and general poor performance of the existing ventilation plant. The existing arrangement is two supply fans at high level (intakes to gable end louvres/flaps) and extract fan believed to be below the building. This is the reverse of a displacement ventilation system. Heating is provided by radiators served from a heating circuit from the loading bay plant/pump room. There are no existing drainage or domestic water services serving this area, there however may be services passing through. The occupancy is advised to be 150 people plus 10 performers. This area does not appear to currently have sprinkler protection.

The Cranbrook Room is currently served by natural ventilation by openable windows, together with heating by radiators and surface mounted pipework. The heating is reported to be intrusively noisy. Mechanical ventilation is desirable to suit the planned change in space use for longer durations and for public music recital.

Existing Electrical

The existing incoming electrical switchgear is located within the boiler room. The electrical services distribute from the boiler room to riser cupboards located within the stairwells. A rising bus-bar is present, and distribution boards are located within the riser cupboards at each level. Existing containment systems appear to be in-situ conduits and recessed track lighting.

The majority of lighting is spotlights on tracks with surface 2D fluorescent fittings to WCs and stairwells. Emergency lighting is provided by mini static central systems located within the riser cupboards. External lighting / car park lighting is also controlled from the risers.

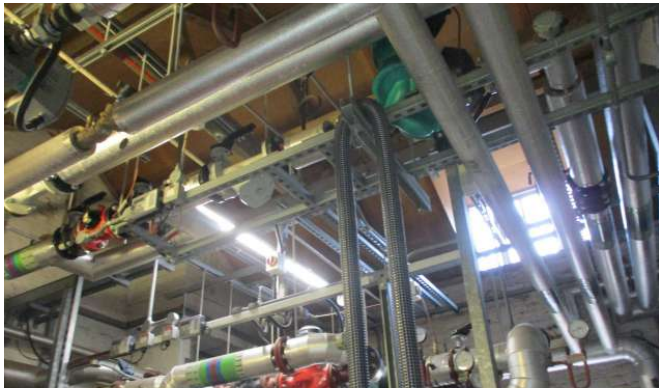
The fire alarm system includes an ADT MZX Addressable panel located at the reception desk. A powered access door is present at the main entrance and would be retained.

Toilet alarms supplies are located within riser cupboards.

Site Energy Strategy

As part of the wider Snape Maltings Planning application, an Energy Statement will be submitted to explain the overall strategy for energy provision and consumption by the buildings on this campus. That planning application will explain the intended extension to the existing District Heating Network. Those works do not form part of this planning application however, and should been seen in isolation from one another.

The following section of the report explains the proposed services installations to within the Britten Pears Building, as proposed by this Planning and Listed Building Consent application.



3.8.2. Ventilation

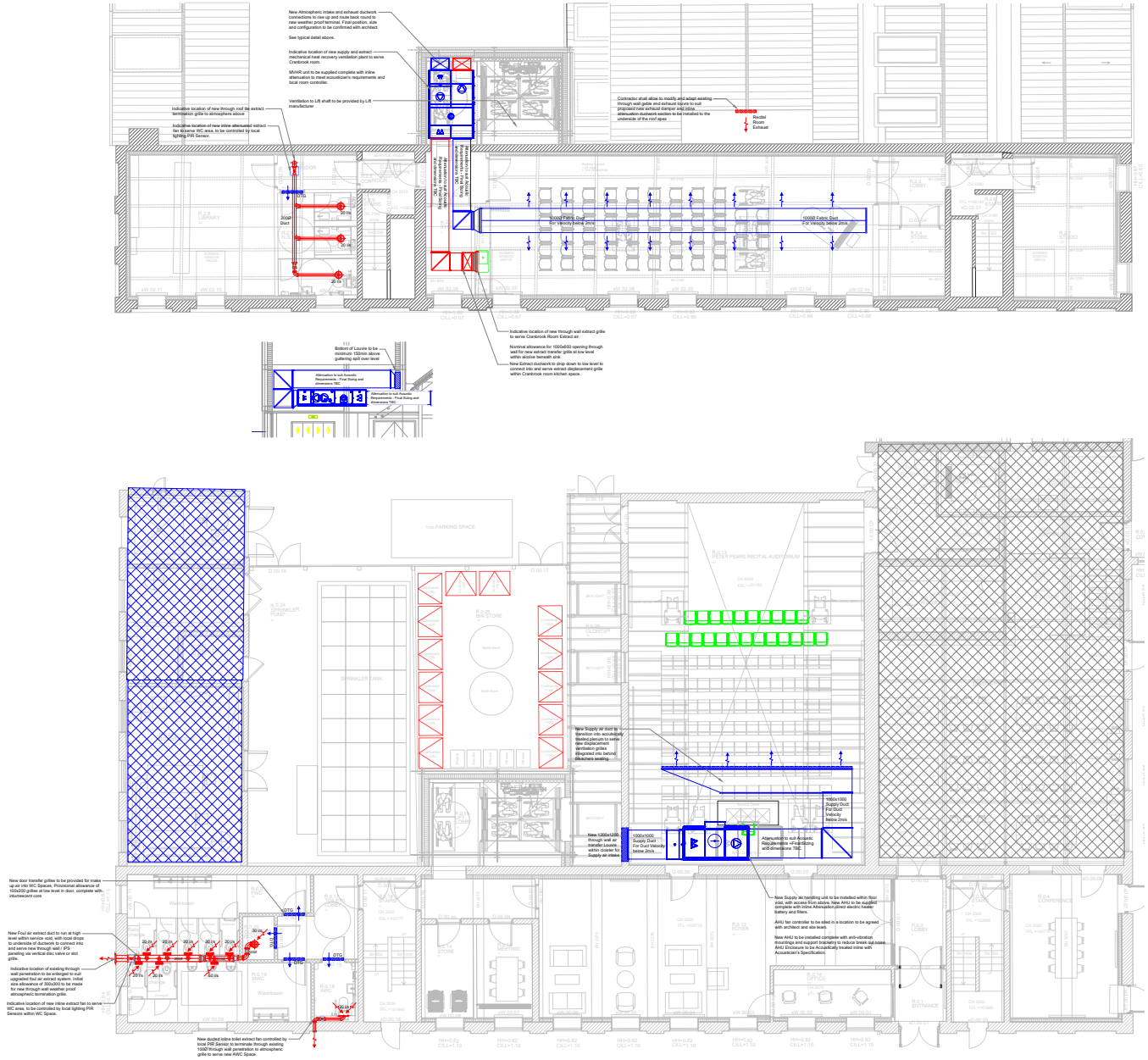
The existing means of Natural Ventilation will largely be retained throughout the areas of work. However for the Peter Pear Auditorium and the Cranbrook suite where mechanical supply and extract ventilation is required, heat recovery air handling units will be used where possible to maximise heat recovery from the extract air. The mechanical ventilation units will be decentralised to provide resilience to the building.

Mechanical ventilation shall be supplied with direct electric heating batteries, to tamper the supply air temperature into the rooms. Displacement ventilation shall be utilised where possible.

The re-planned WC block will be fitted with a new extract duct system and fan for the removal of odours and moisture within the spaces. This intends to re-use the existing external wall penetrations where possible, and enlarge them where required on the western elevation. The internal ductwork will be routed as per the existing arrangement which is fixed below the arched brick vaults. The second floor WC block extract system will vent to atmosphere via a tile vent.

The Recital Room mechanical system will connect to atmosphere by enlarging an existing service access panel in the side elevation of the room, and installing an external louvre. The extract system will utilise the existing openings at high level in the roof gable ends, and enlarge these to suit the design of the new system, The fan will be maintained via new floor access panels in the newly constructed entrance level structural floor deck which replaces the existing projection booth.

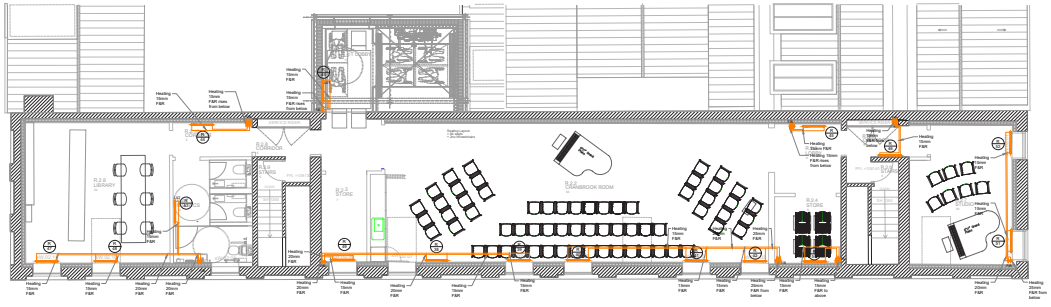
The Cranbrook Room will be fed by a new MVHR unit located at high level in the new lift core, to isolate the acoustic fan noise from the music room and to ensure useable floor space in the main building is not taken up with plant. The room will be fed by a textile sock duct running the length of the room sitting just below the apex of the exposed roof structure. Extract will be taken at low level below the sink of the new kitchenette space. The atmosphere side ducts and connections will be in the new lift core facade, facing the existing pitched roof so grilles are discrete on the least visible facade of the new massing.

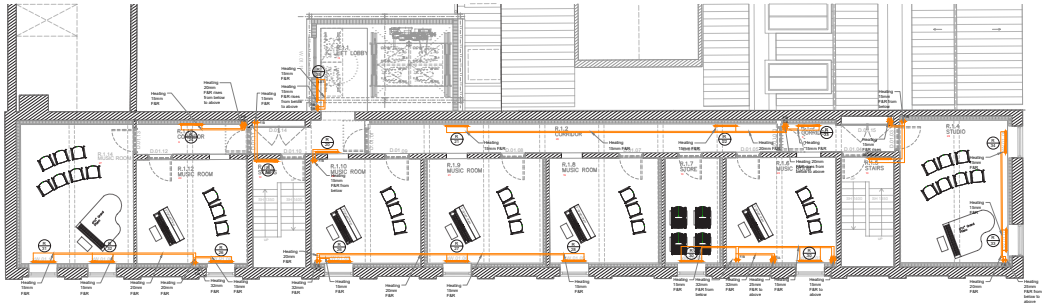


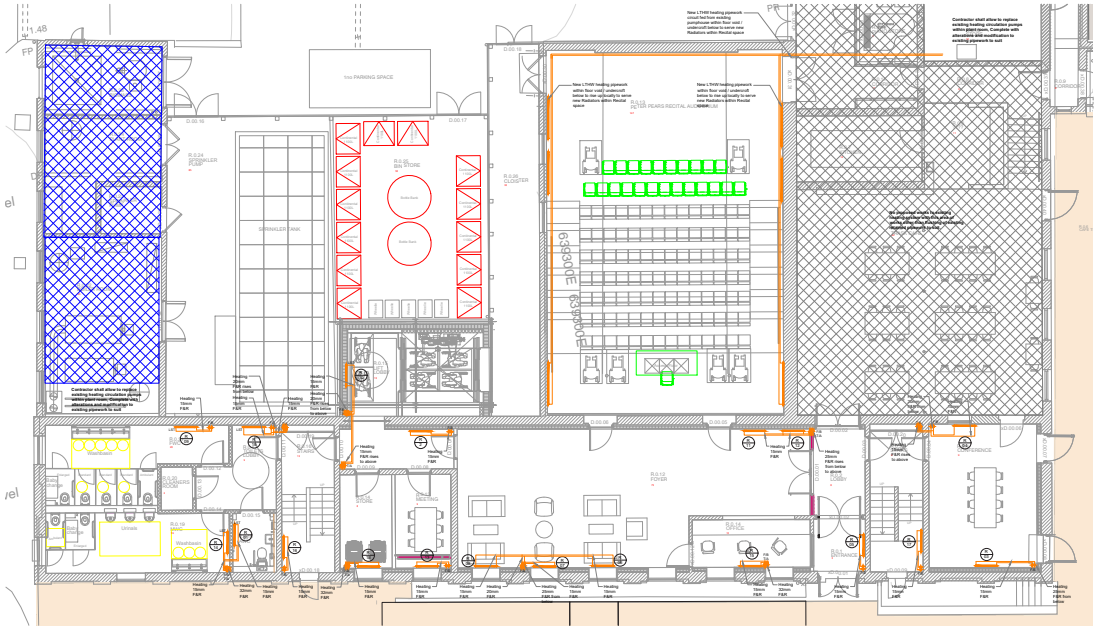
3.8.3. Heating

All heating to the spaces will follow the existing installation principles, but allowance has been made for the replacement of the existing LTHW heating installation within the area of works for new pipework and heat emitters. All new internal heating pipework shall be installed in steel and fully insulated with mineral wall silver foil faced insulation wrapped in isogenopak finish or boxed into the new thermal wall lining build up to external walls.

Within the undercroft space beneath the building, it is proposed that the existing heating pipework is stripped out and replaced with new pipe in pipe heating pipework looped in individual branches fed from a central manifold. This will offer the site a solution that would enable the heating pipework to be protected from the effects of corrosion in the damp conditions within the undercroft crawl spaces.







LEGEND:
T/A - TO ABOVE
F/B - FROM BELOW
F/R - FLOW & RETURN
P/W - PIPEWORK

NOTE:
Heating Pipework routes shown are indicative only and subject to coordination and agreement of final routes on site.

LEGEND:

Area of Hatching Denotes: Area of Works form part of separate work and funding stream refer to other design information packs

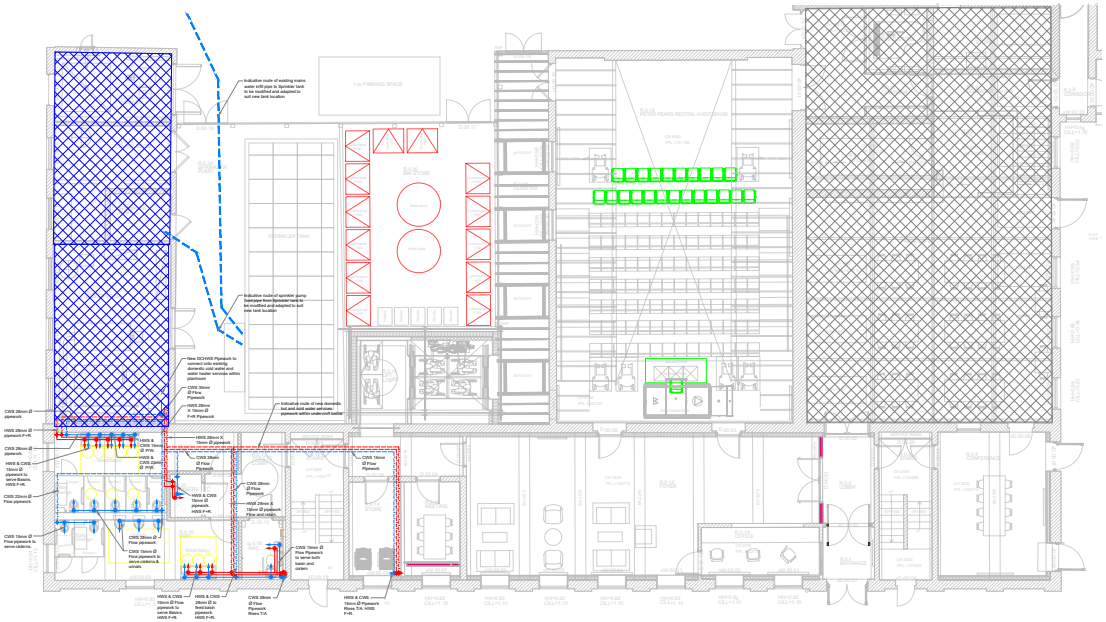
Area of Hatching Denotes: Outside of scope of works for the project, however contractor shall note and make allowance to protect maintain and where necessary modify existing services to maintain service continuity where affected by refurbishment within the areas of works.

3.8.4. Domestic Pipework

It is proposed that all domestic hot and cold water supplies within the WC's are isolated, capped off and stripped out. New domestic hot and cold water services shall serve the WCs. The existing domestic water supplies shall be cut back to a suitable location for reconnection to serve the new sanitary ware outlets

All new pipework shall be in copper and fully insulated with mineral wall silver foil faced insulation and identified accordingly.

A new vertical riser for pipework will be established to serve the second floor additional provision of WC and kitchenette, and will be concealed internally in the building via new wall linings or additional boxing if needed.



LEGEND:

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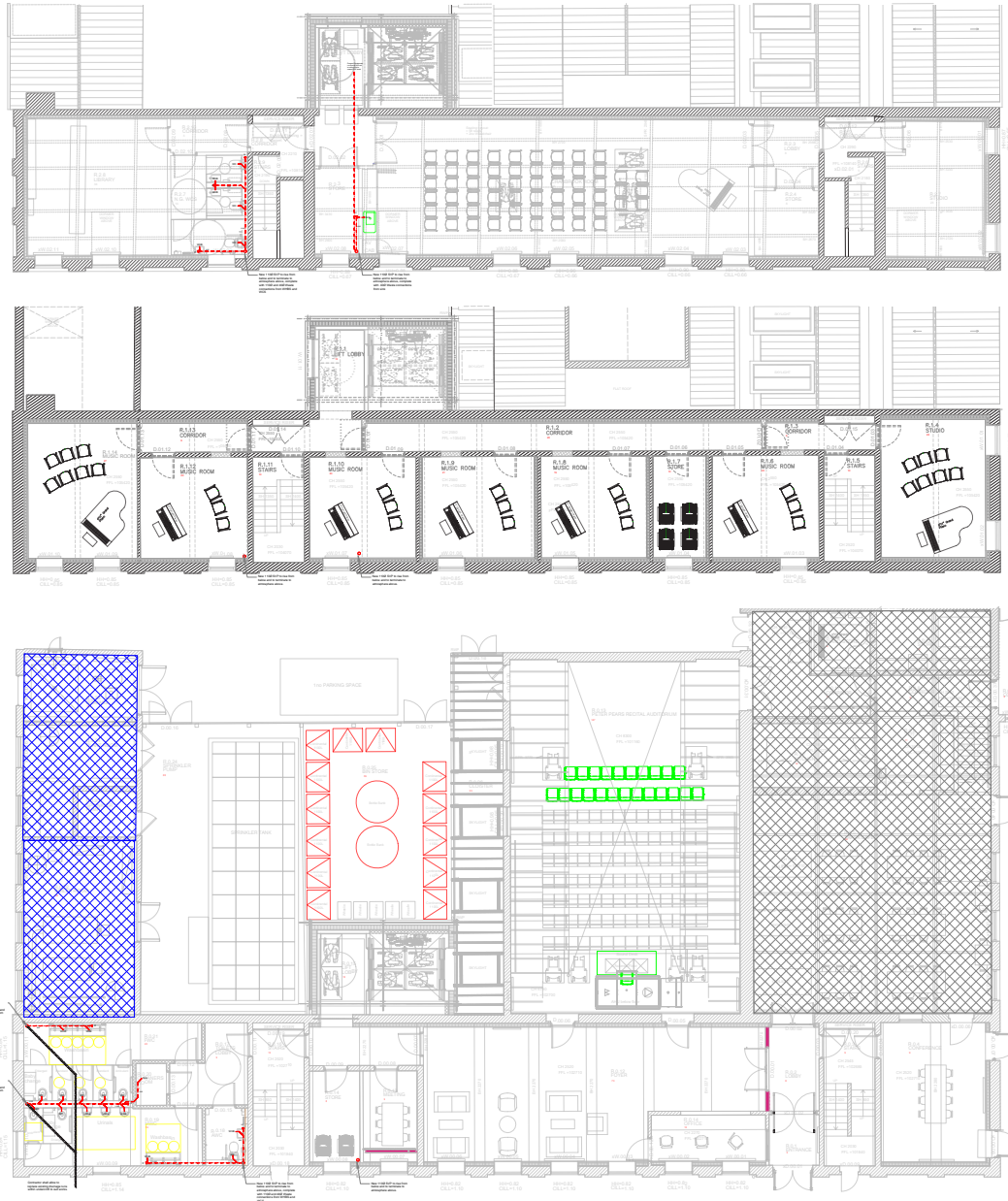
Area of Hatching Denotes: Outside of scope of works for the project, however contractor shall note and make allowance to protect maintain and where necessary modify existing services to maintain service continuity where affected by refurbishment within the areas of works.

3.8.5. Above Ground Drainage

All existing above ground drainage pipework within the WCs shall be isolated, drained and stripped out. New above ground drainage pipework shall be installed within the WCs to suit the new layout.

The system will be easily maintainable, including rodding access as required, and designed to meet the requirements of BSEN 12056. The pipework will be HDPE with the vertical drops run in acoustic pipework. Pipes and stacks will generally be concealed from view. Access will be provided at all changes of direction via either the WC IPS panel systems or via access panels in adjacent spaces.

Two new vertical drainage drops are required to serve the upper floor of the building where new WCs and a Kitchenette are located, along with a new MVHR which will require a condensate drain point.



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Area of Hatching Denotes: Outside of scope of works for the project, however contractor shall note and make allowance to protect maintain and where necessary modify existing services to maintain service continuity where affected by refurbishment within the areas of works.

NOTE:

ALL DRAINAGE STACKS TO BE ACOUSTIC TYPE

ALL RAINWATER DRAINAGE DESIGN TO BE CONFIRMED BY ARCHITECT

3.8.6. LV distribution and Primary Containment

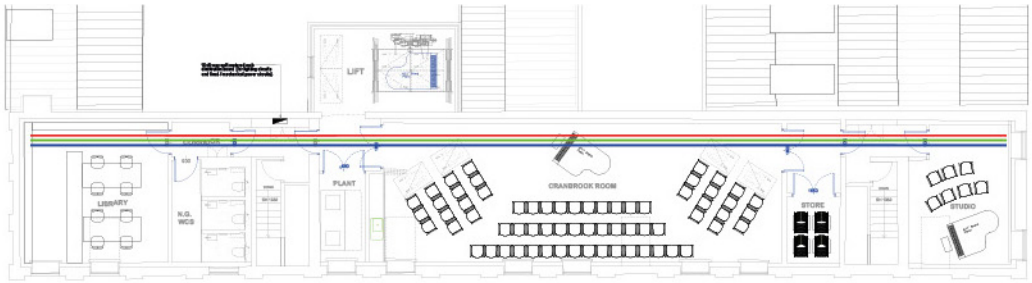
The existing incoming electrical switchgear is past it's economic life and should be replaced with a new MCCB Panel board. New distribution boards shall be provided within the risers to serve the lighting and small power needs of the building. The distribution boards will be provided with RCD circuit breakers as required to comply with BS7671:2018.

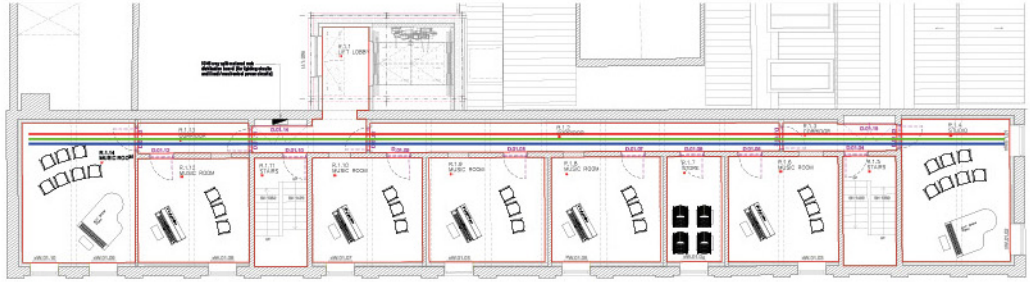
Energy sub-meters shall be installed to allow energy consumption of lighting, power and mechanical loads to be monitored.

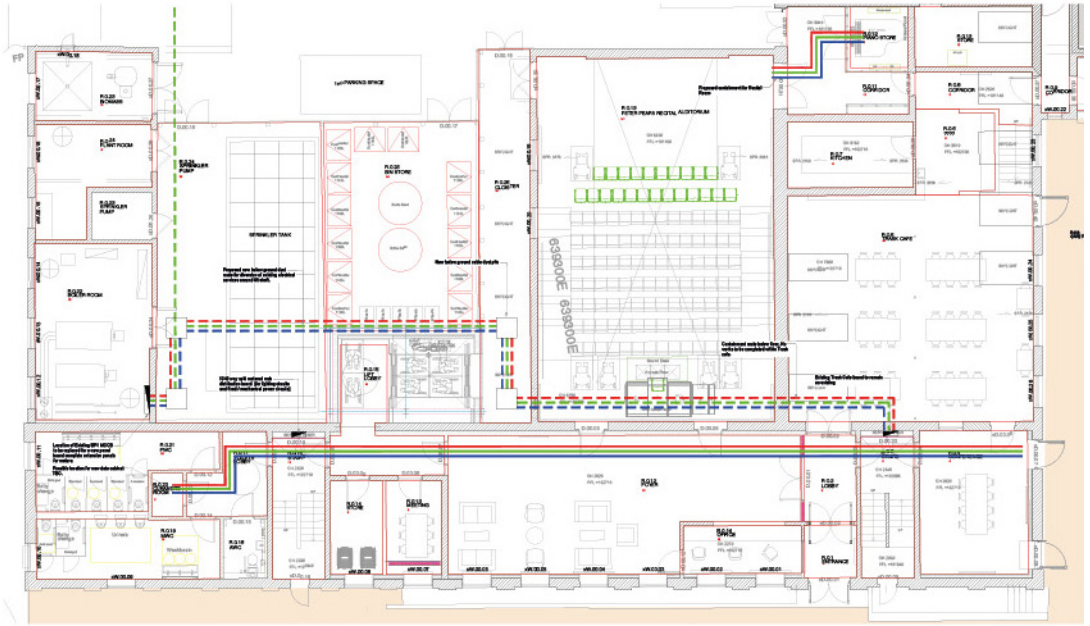
The new mains distribution system will be in accordance with BS7671:2018. As the Trask Café area is not included in these works, temporary electrical supplies will be required to maintain services in the area. Building wide systems within this area such as fire alarm / emergency lighting / access control / PA will require further investigation to ensure continuity of service during the works. Although this area is outside of the works, there will be a requirement to install building wide systems in this area.

New surge protection unit equipment will be assessed and provided to the existing main low voltage switch panel and sub distribution boards.

A new surface primary containment system shall be installed as indicated on associated sketches. Secondary containment systems shall be installed flush where possible. A new below ground ducting route has been proposed, linking the boiler room to the service area below the recital room. This will provide cable routes around the new lift structure.







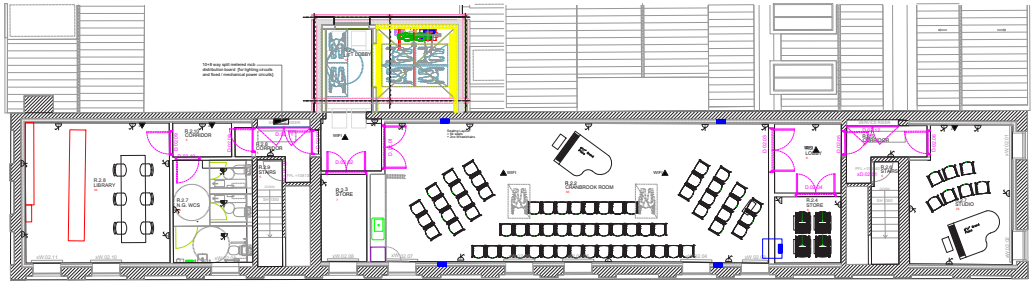
3.8.7. Small Power and Data Systems, AV and Accessibility

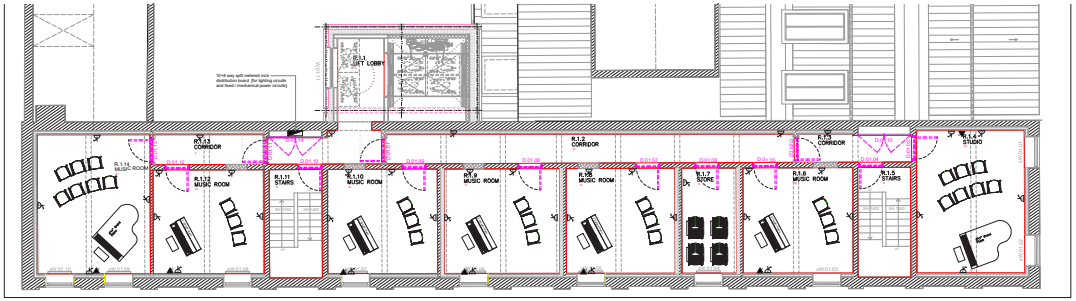
New power supplies will be provided to suit the new mechanical services layout. These will be fed directly from the lighting and small power distribution boards with the exception of larger plant that will be fed from main control panels.

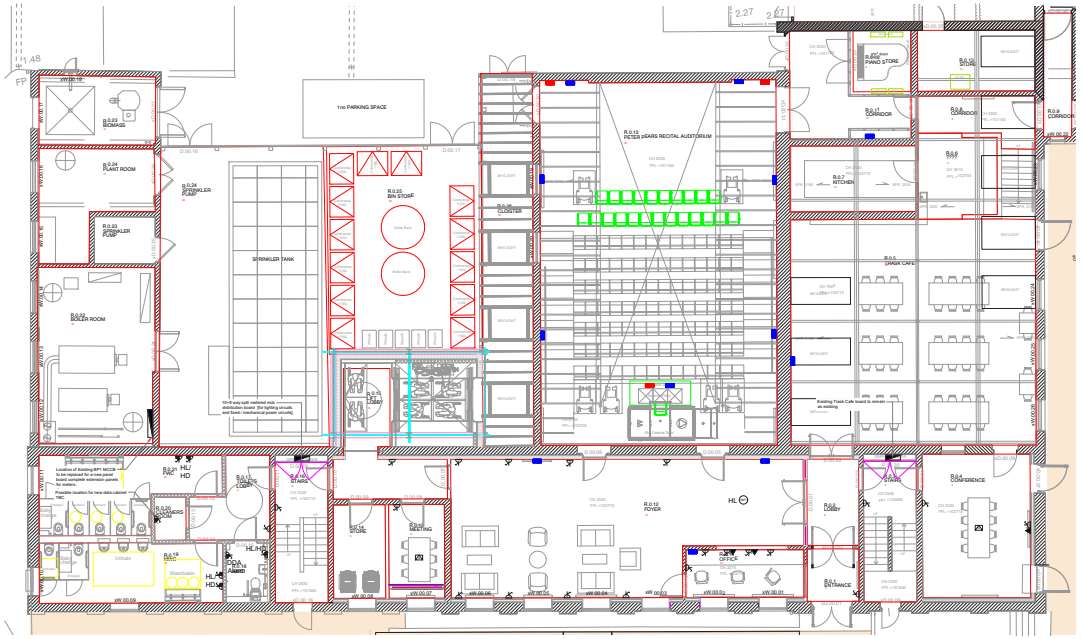
The areas of work shall be provided with a structured installation to suit its needs. Data / voice cabling shall be carried out using CAT6 LSF cabling to RJ45 outlet plates. Outlets shall be provided to include Wi Fi coverage, a survey will be required for final requirements. Data outlets shall be provided throughout the building wired to a new data cabinet, the new cabinet will be linked to the main comms room.

The AV systems within the spaces are to be further developed during the stage 4 design including but not limited to stage lighting, speakers, microphones and input plates throughout the floor. The recital hall shall have new technical equipment installations, refer to Charcoal Blue stage 2 information, new containment and electrical / data shall be provided to suit the requirements.

A mixture of portable and hard-wired induction loop systems shall be provided; further requirements shall be reviewed during the design process. A disabled alarm installation will be provided to all the disabled toilets. This comprises pull cords, reset units and over door indicator lights. A refuge alarm installation will be provided to the building in compliance with the fire consultant's report, the outstations shall be fully compatible with the existing system.







3.8.8. Fire and Security Systems

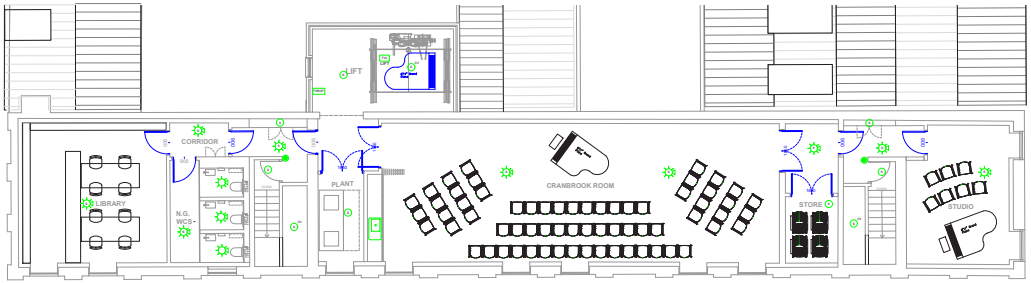
The existing analogue addressable fire alarm system shall be modified to suit the new layout with a minimum category L1 fire detection and alarm system to BS5839-1:2017. A new addressable fire alarm system shall be installed throughout the building and shall be networked to the site wide system.

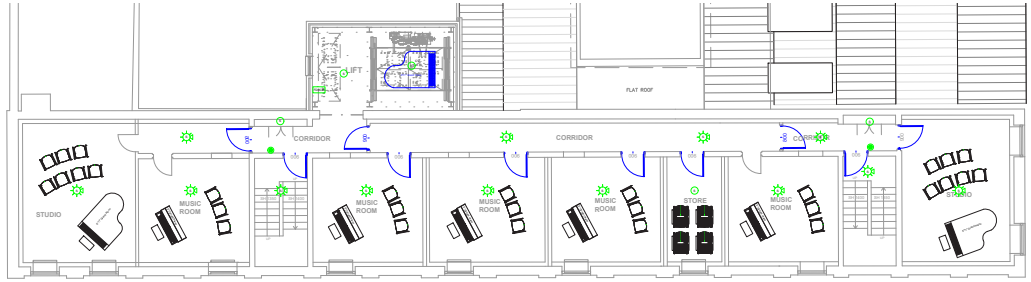
The existing CCTV system shall remain as it exists with all of the works to be completed and the CCTV to remain functional during the works.

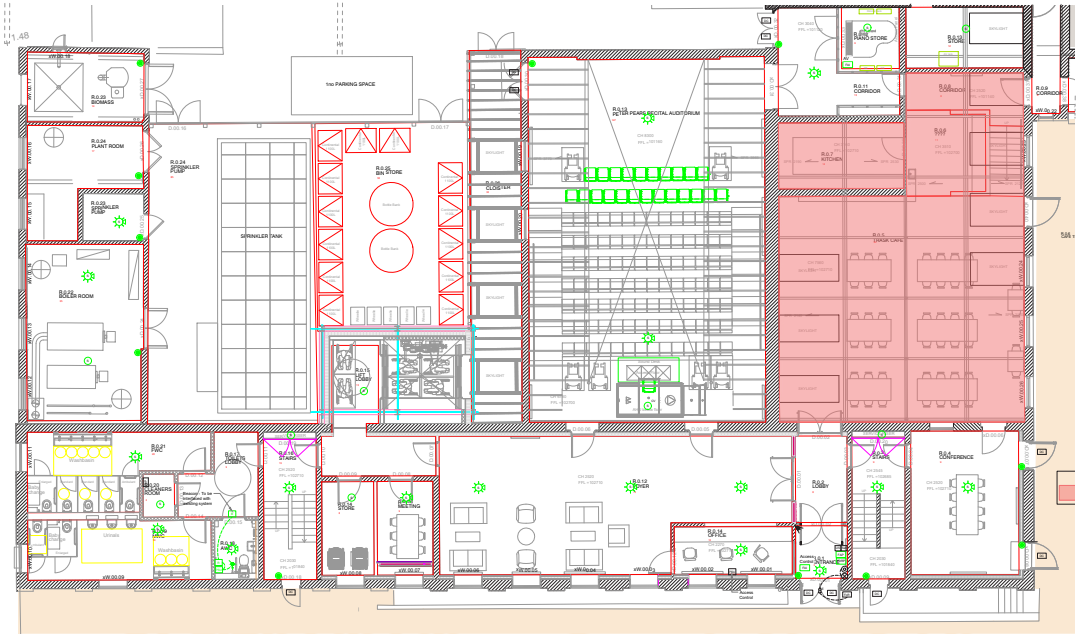
New access control and Security alarm works will be carried out by the Clients preferred supplier. The entrance doorsets will be provided with new powered access.

The sprinkler tank which serves the Concert Hall will require relocation to a new position to suit the new lift installation. This will require a new tank installation with storage volume in the region of 135m3 -180m3. The tank will need to be sectional, with structural base and supports to structural engineer's details. The tank will require repositioning of all pipework including mains water infill, sprinkler outlet pipework. The lack of secondary/back up power supply to the sprinkler is to be rectified. All sprinkler works will need to be designed and specified by a sprinkler specialist.

The new lift will also function as an evacuation lift. This will require an alternative supply in compliance with BS9999. A new standby generator is proposed for the lift. The lift shall be supplied via an ASCO automatic changeover switch to ensure continuity of supply.







3.8.9. Lighting

LIGHTING

DALI dimmable LED lighting is proposed throughout with Dimmer racks and controls used within the Recital theatre. The lighting installation will be in accordance with CIBSE Lighting Guides and SLL Code for Lighting 2012. Lighting shall be designed with an average efficacy of no less than 120 lumens per circuit watt.

Lighting will be controlled with manual switches, passive infra detectors and scene setting plates in accordance with regulations and standards.
In WC areas and stores the lighting will be LED bulkhead or downlight luminaires and will be controlled via occupancy sensors.

In the office/workspace areas, the lighting will be LED type controlled via momentary switching and absence detection.

The lighting to escape routes throughout the building will be controlled via occupancy sensors, as per the existing strategy.

Emergency lighting shall be provided throughout the area of works comprising of standalone and integral LED manual/self-test emergency luminaires in accordance with BS5266. Batteries will have autonomy of at least three hours. The testing of emergency luminaries will be key-switched facility where required manually.

3.9. Conclusions

This Design and Access Statement sought to explain the scope of works that is proposed in the Britten Pears Building at Snape Maltings. We have detailed out the various alterations to the Listed Building and where fabric is being removed, replaced or upgraded, and provided assurances and reasoning in each instance.

The proposals have been designed to deliver substantial benefits for the accessibility, sustainability and usability of the building. The aim is to deliver huge value to musicians, visitors and staff and enhance the role of the building within the wider Snape Maltings complex and its contribution to Snape as a major cultural attraction to East Suffolk, whilst protecting the historic interest and significance of the building.

"The Snape Maltings site is one of change, adaptation and evolution. The on-going re-use of redundant structures gives the maltings site vibrancy and secures its long-term survival"

Snape Maltings Conservation Area Appraisal, 2014