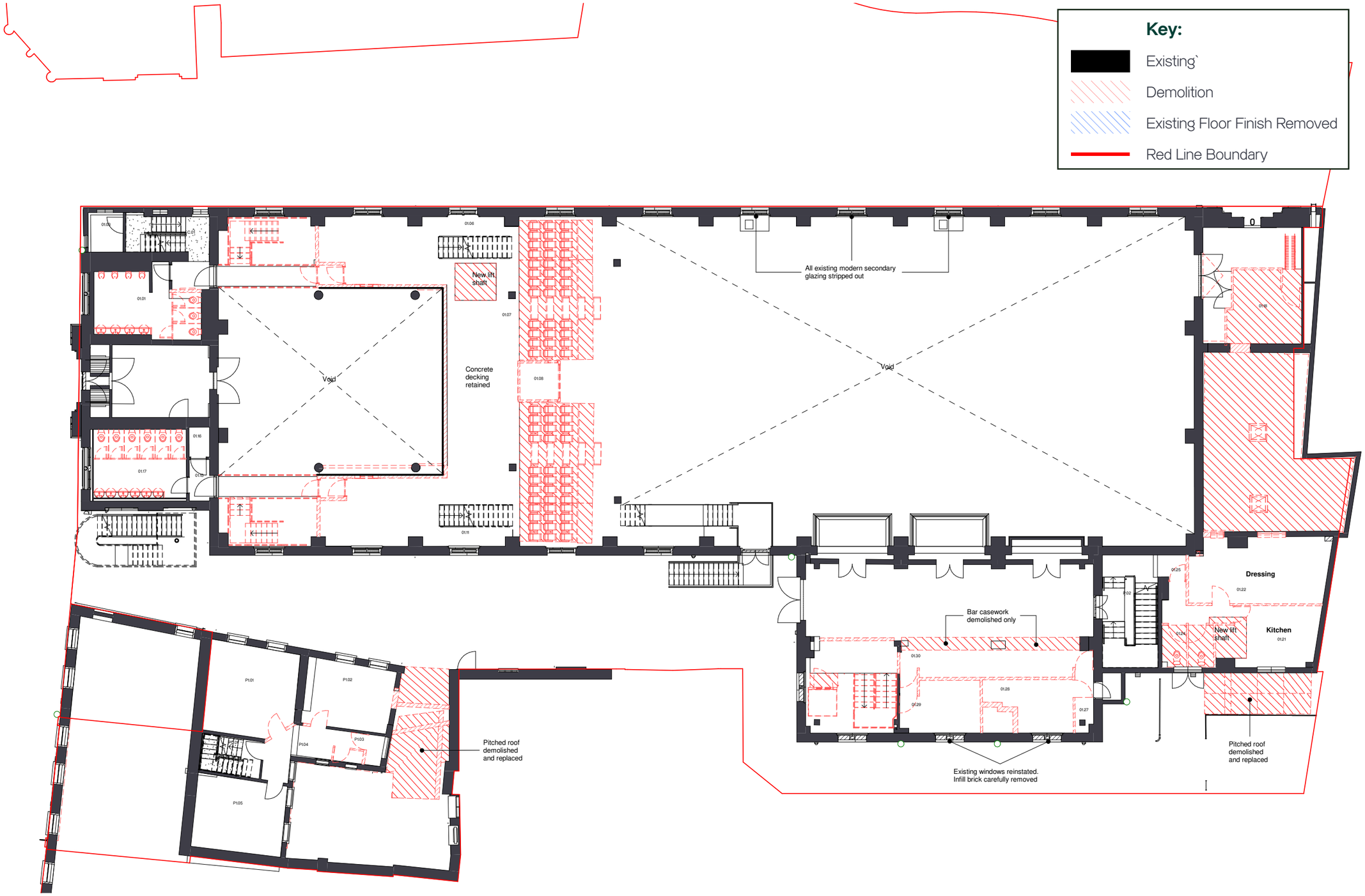
4.2 Plans

Ground Floor



4.2 Demolition Plans

First Floor



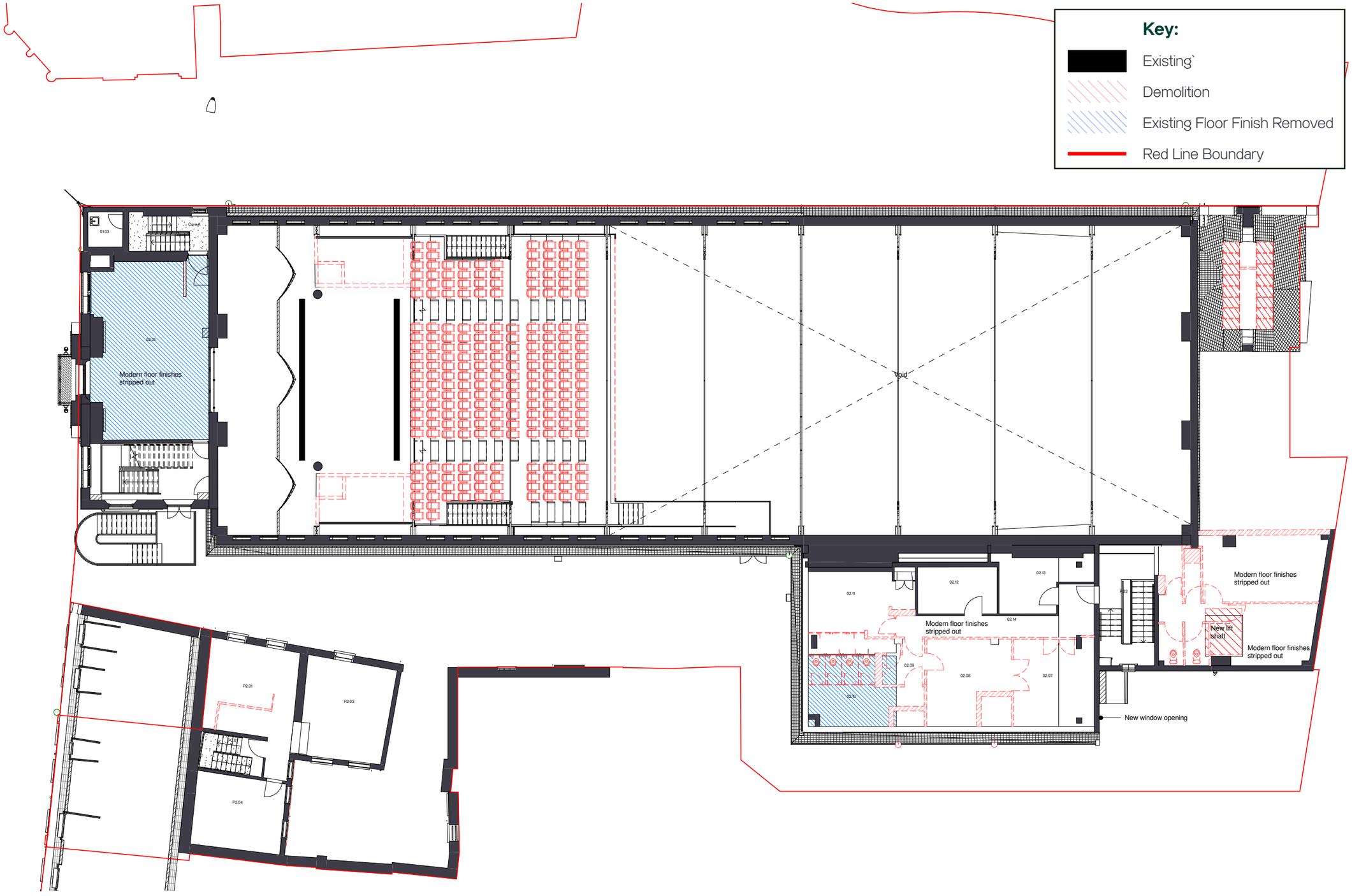
4.2 Plans

First Floor



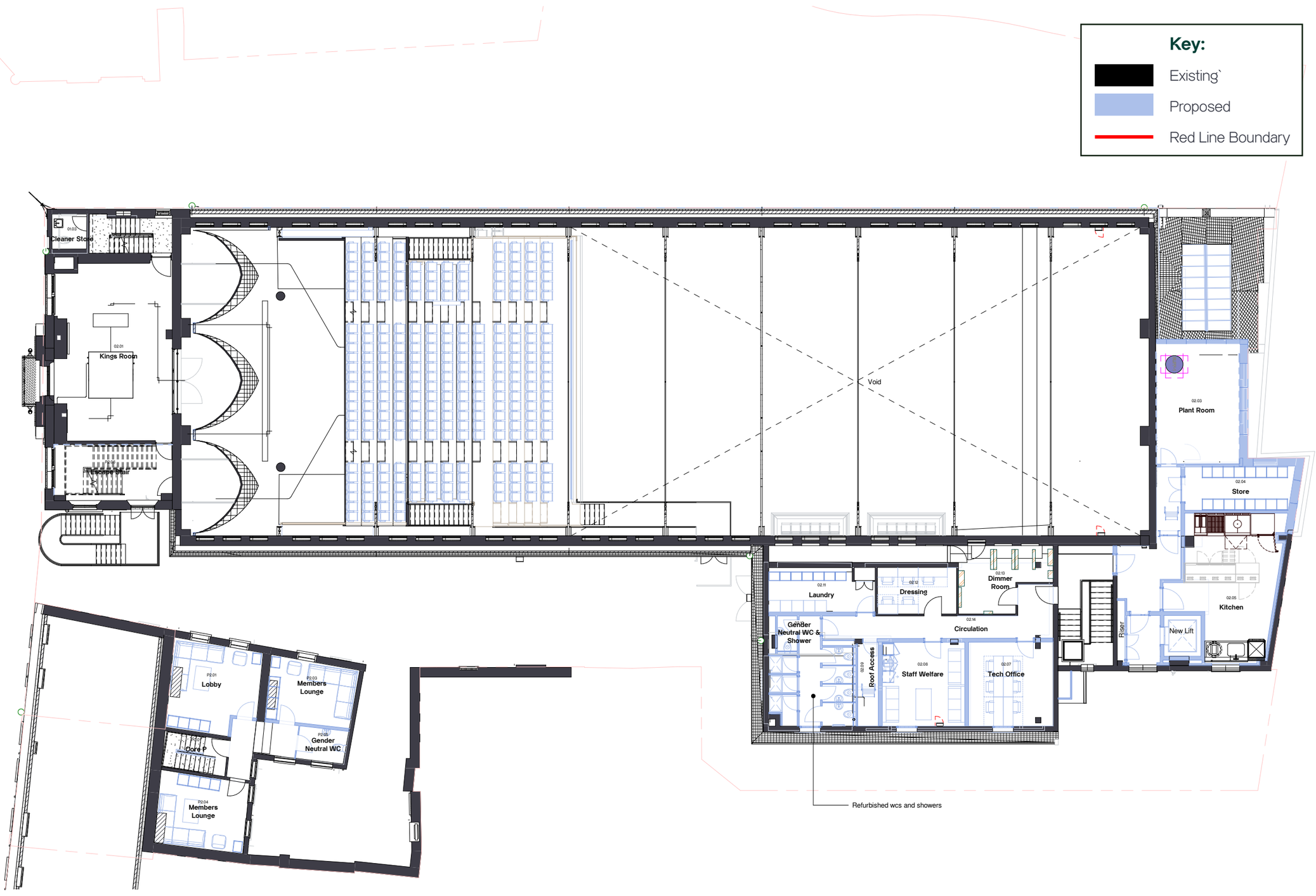
4.2 Demolition Plans

Second Floor



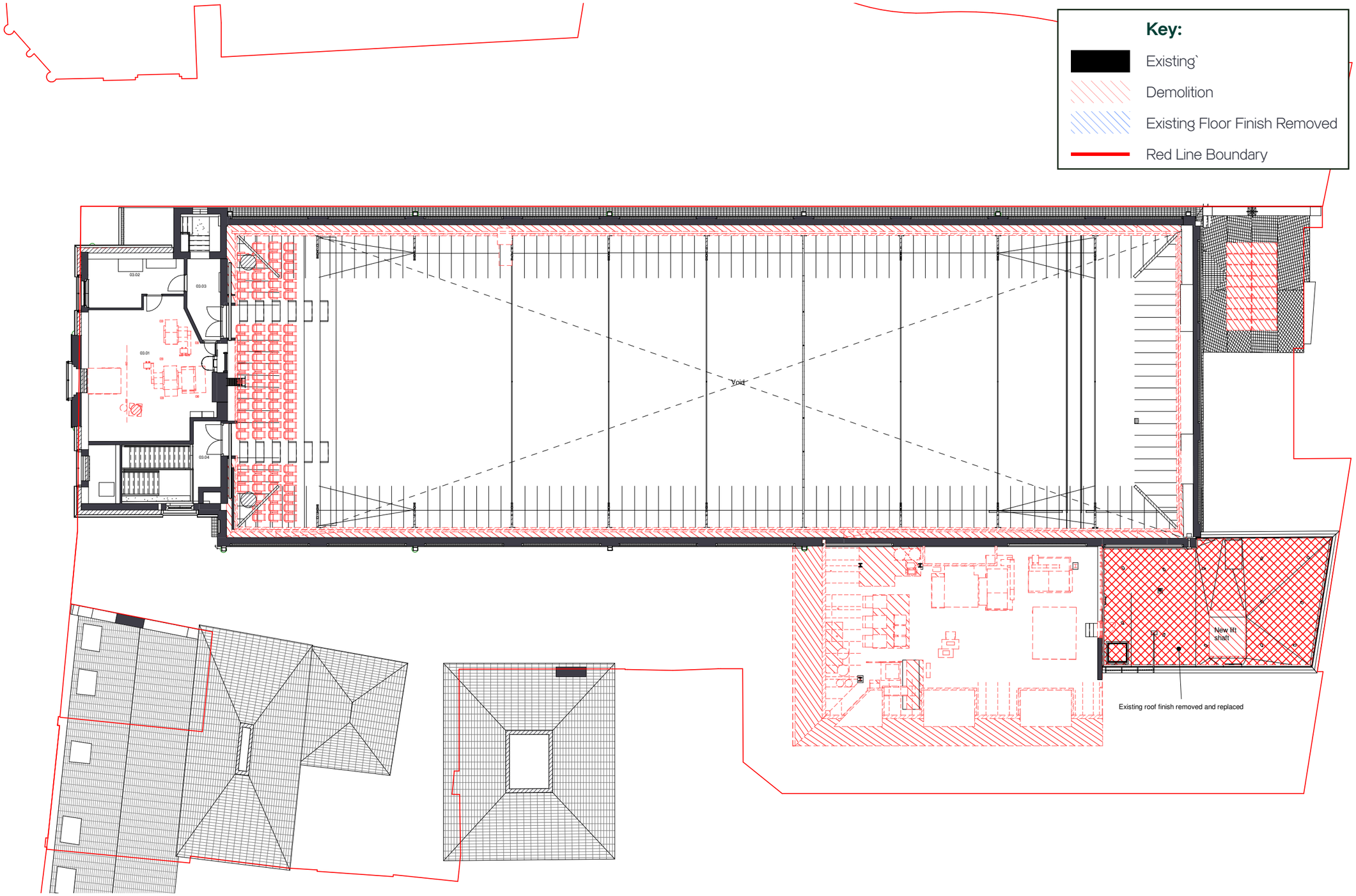
4.2 Plans

Second Floor



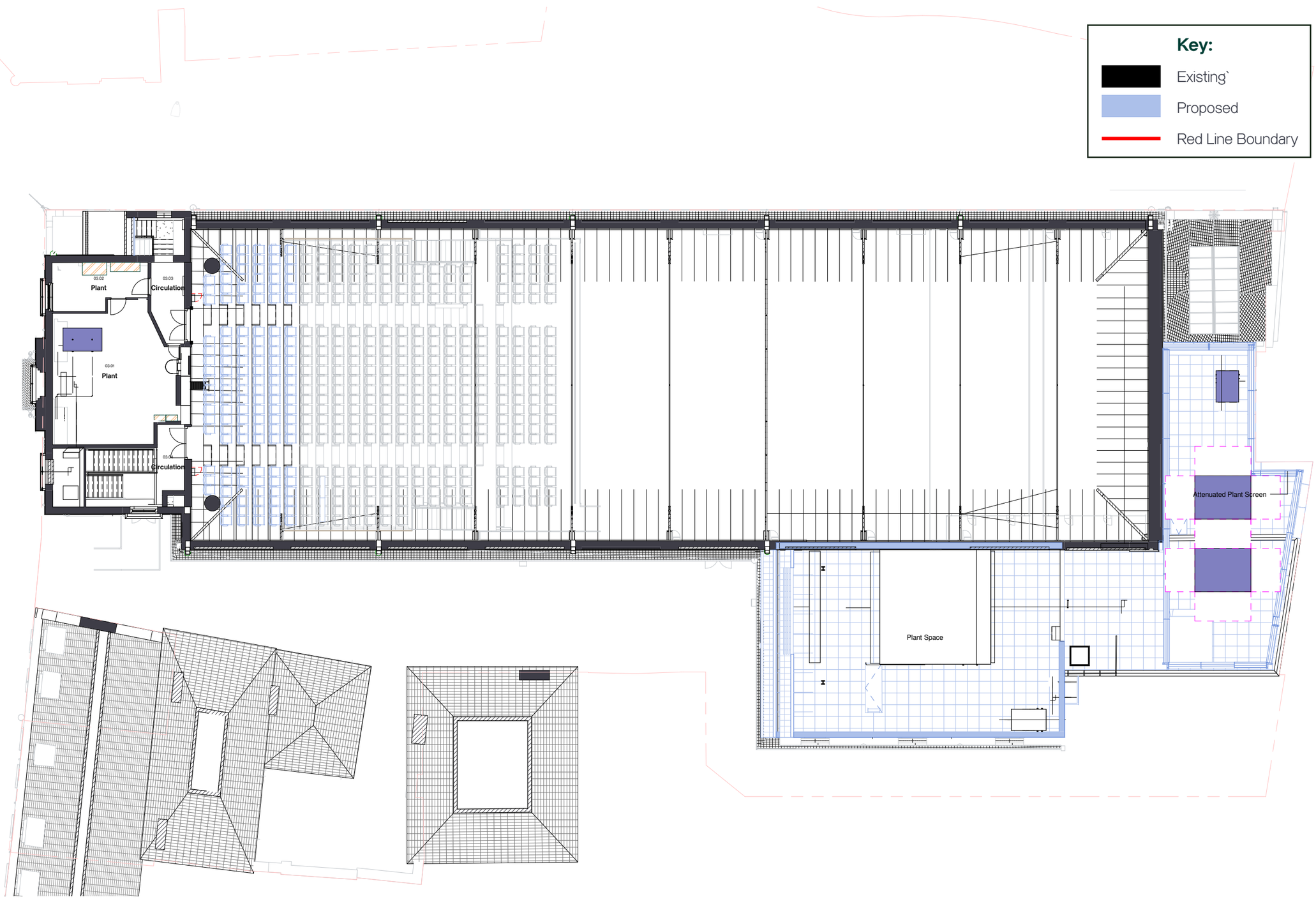
4.2 Demolition Plans

Third Floor



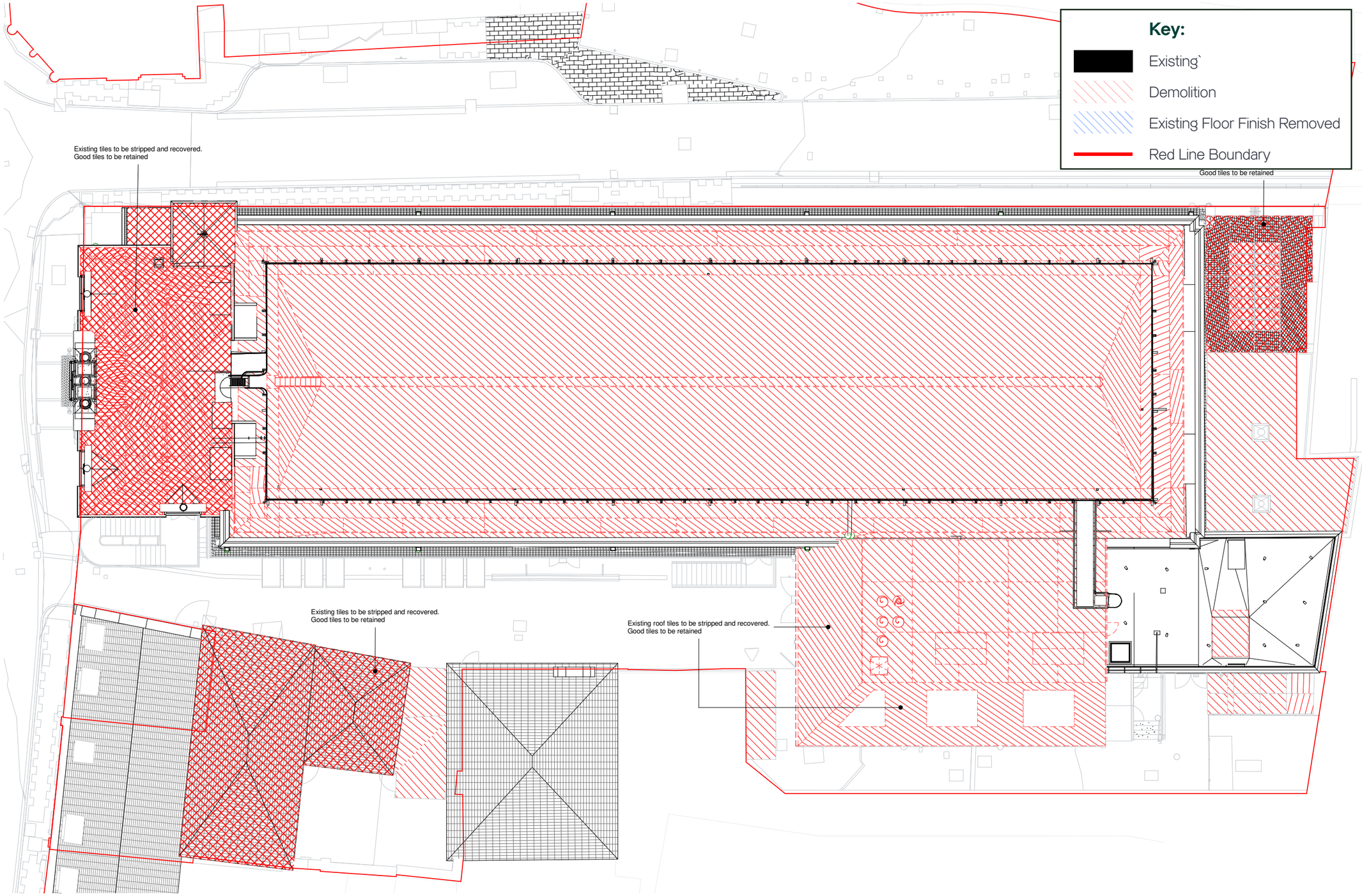
4.2 Plans

Third Floor



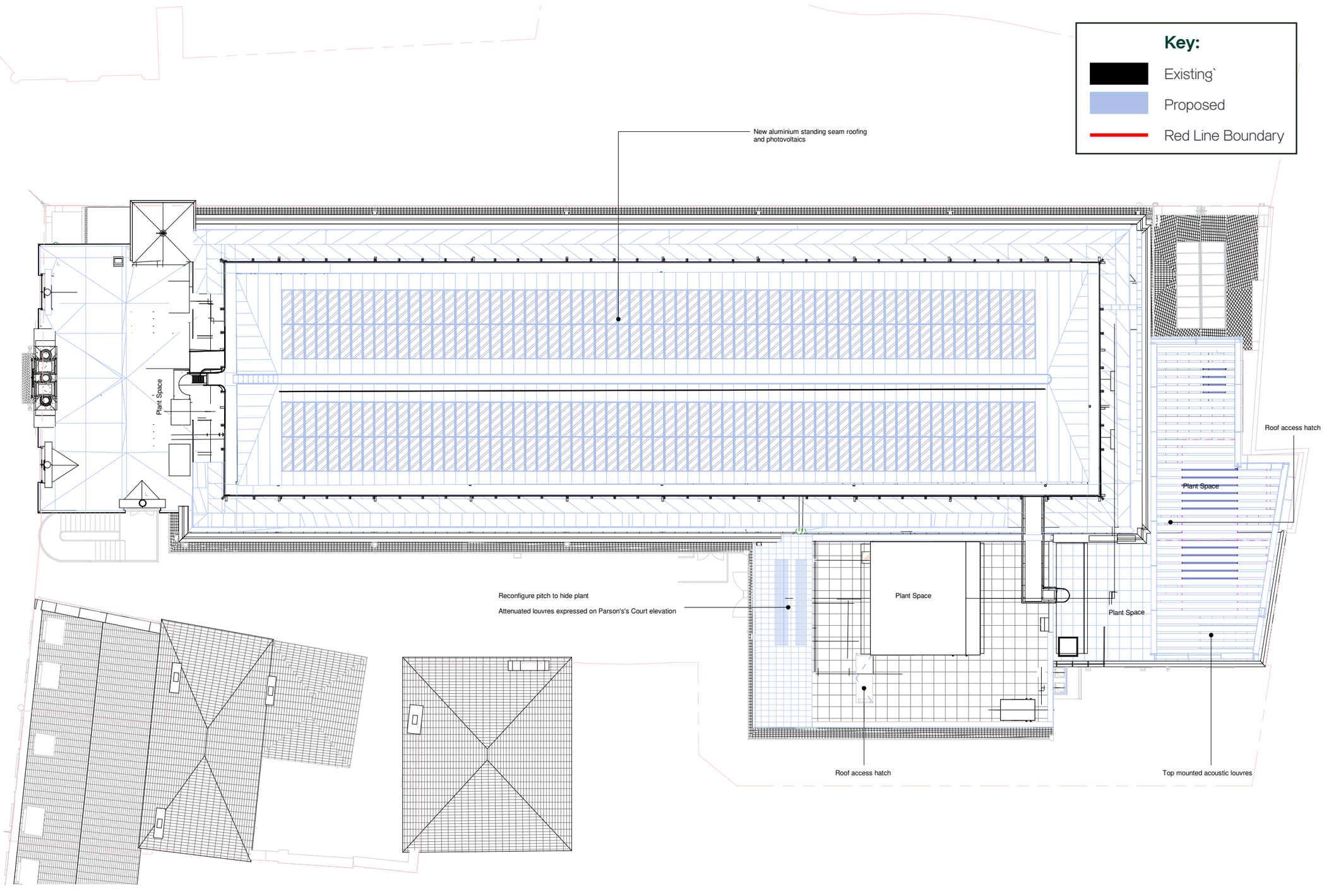
4.2 Demolition Plans

Roof



4.2 Plans

Roof



4.3 Accessibility and Inclusivity

Improved access for all

One of the key aims of the works to the Corn Exchange is to make this key cultural venue accessible to as many residents, visitors and performers as practicable within the constraints of this listed heritage asset . As noted above the current venue suffers from various level changes, both front and back of house. This means non-able bodied persons are not able to perform at the Corn Exchange and visitors have limited locations to view shows from.

Toilets

The proposals include additional female and wheelchair accessible toilets. New female WC's will be located on the ground floor whilst accessible WC's will be located at both ground and first floor level - accessed via a lift.

Lifts

The proposals include a total of three lifts, two more than currently provided. These lifts will provide access to a far greater proportion of the Corn Exchange.

The front of house lift will provide access to the parterre, mezzanine bar and newly created wheelchair viewing locations.

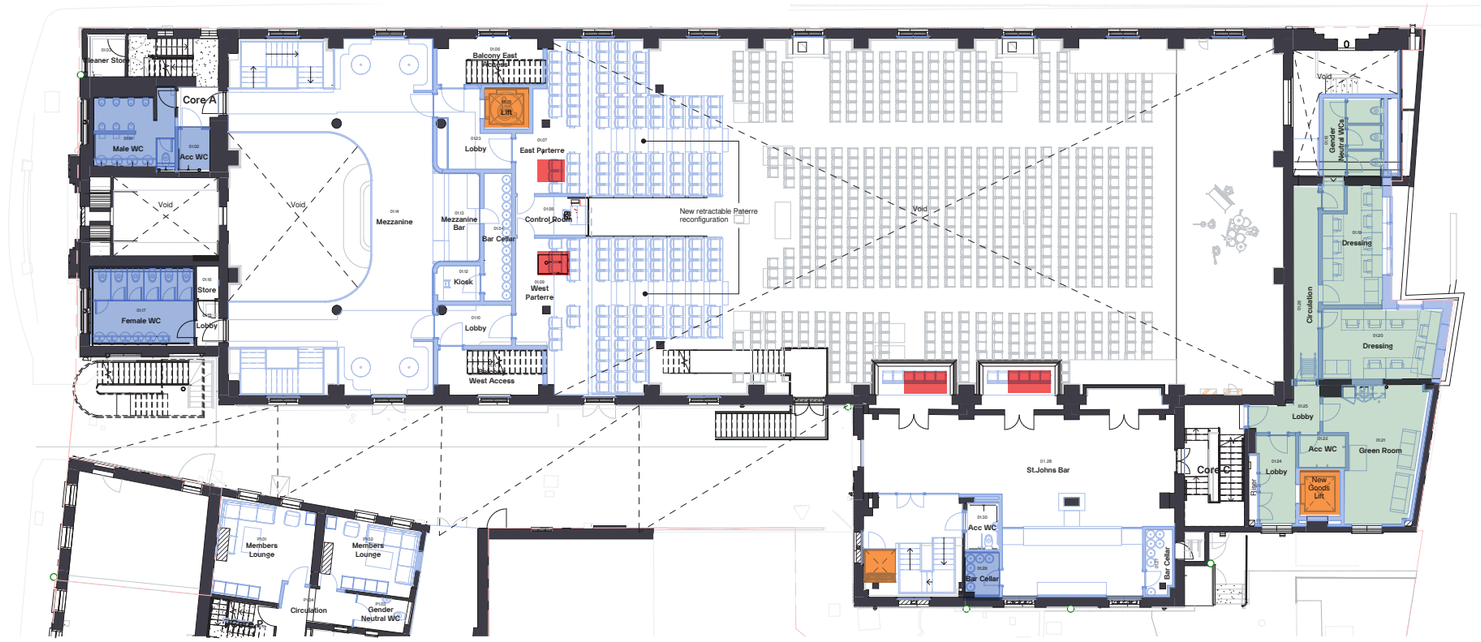
The lift currently providing access to St. John's Bar will be replaced like for like and a new goods lift will be provided back of house. This will aid equipment being moved around the venue as well as improving access to staff and performer facilities.

Wheelchair positions

The number and location wheelchair accessible seats will be expanded and improved. 1% of the occupancy will be provided as wheelchair accessible locations. New locations on the parterre will provide positions with a direct view of the stage.

Back of House

The proposals will make all of the back of house spaces accessible. A wheelchair accessible dressing room with WC and shower facilities will also be provided.



First Floor Level



Ground Floor Level

4.3 Accessibility and Inclusivity

Improved access to auditorium

Ground floor access

During seated events, the auditorium is accessed via two wing loobies on either side of the foyer bar. These routes pass beneath and behind the retractable seating, converging into a central corridor that opens into the main auditorium. From here, visitors can disperse to their seats along two aisles between the seating blocks.

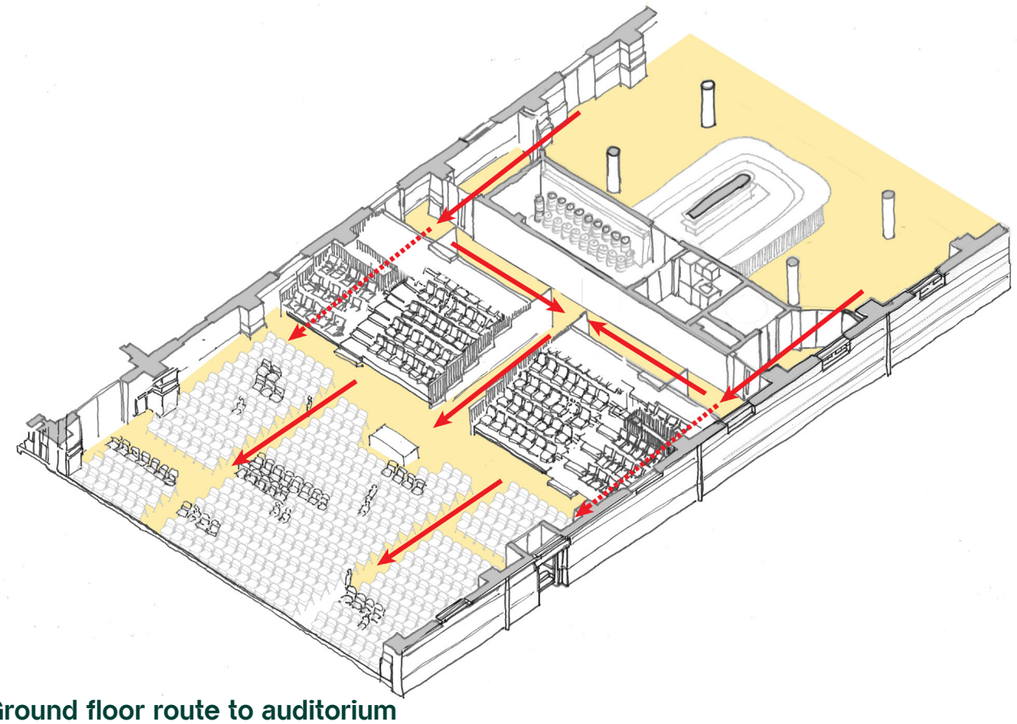
For standing events, the retractable seating is fully stowed within the rear corridor, while the smaller modular seating elements are retracted and stored within the central corridor. This arrangement creates a more direct and fluid movement from the foyer bar into the main auditorium via the wing lobbies along the perimeter walls.

Mezzanine level access

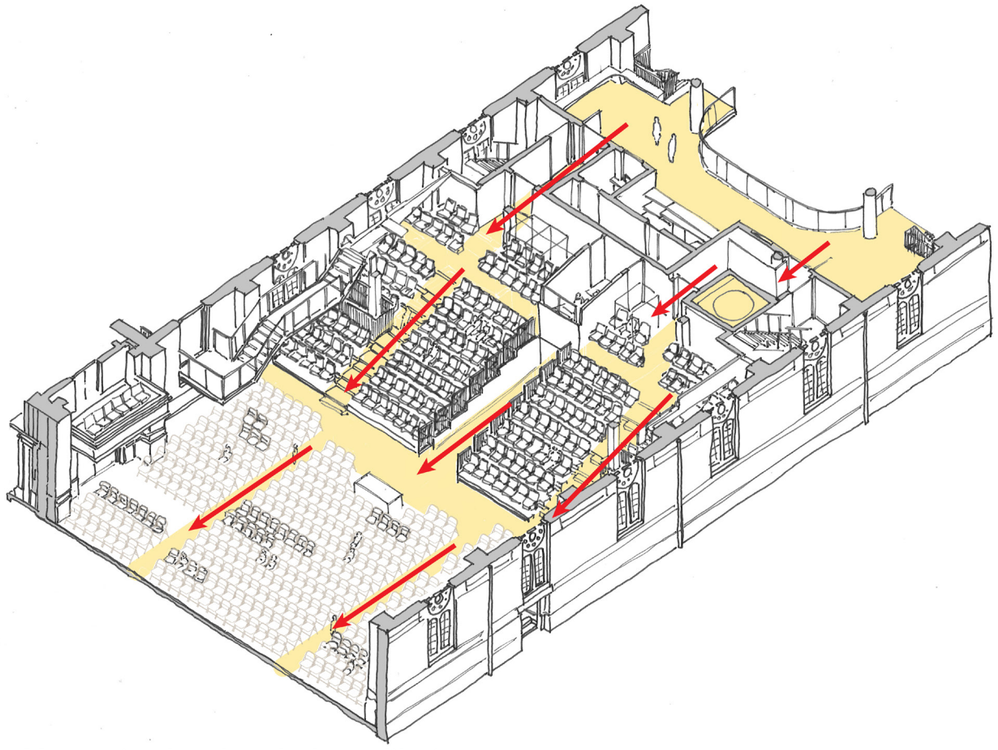
Similar to the ground floor, the mezzanine parterre is accessed via doors on either side of the mezzanine bar, separated within the auditorium by the centrally positioned light control room.

During seated events, the retractable seating allows access to the auditorium's flat floor, aligned with the two aisles between the seating blocks. For standing events, when the seating is stowed, the parterre is gated off with no access to the area below.

The parterre also provides additional vantage points for wheelchair users, served by a lift located at the east end. The centrally located light control room can be accessed from either side and, in the event of an emergency, is available for public evacuation only.



Ground floor route to auditorium



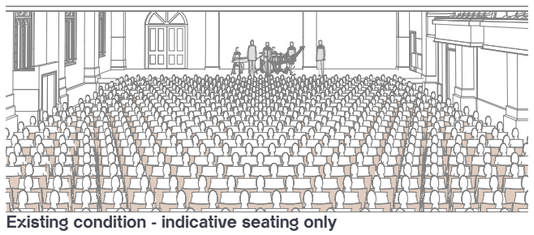
Mezzanine level route to auditorium

4.3 Accessibility and Inclusivity

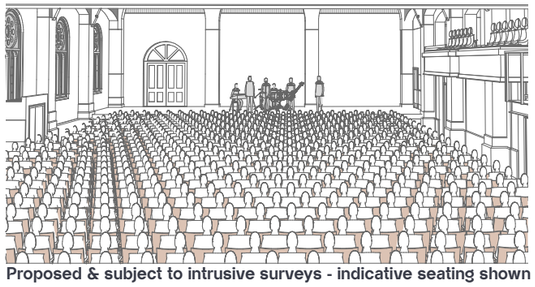
Improved Sightlines

In addition to wheelchair spaces at flat-floor auditorium level and within the side boxes, new positions at parterre level provide greater choice and improved viewing. These elevated locations sit closer to the stage centre, offering better sightlines and a safer, more comfortable experience during standing events, away from the busiest areas.

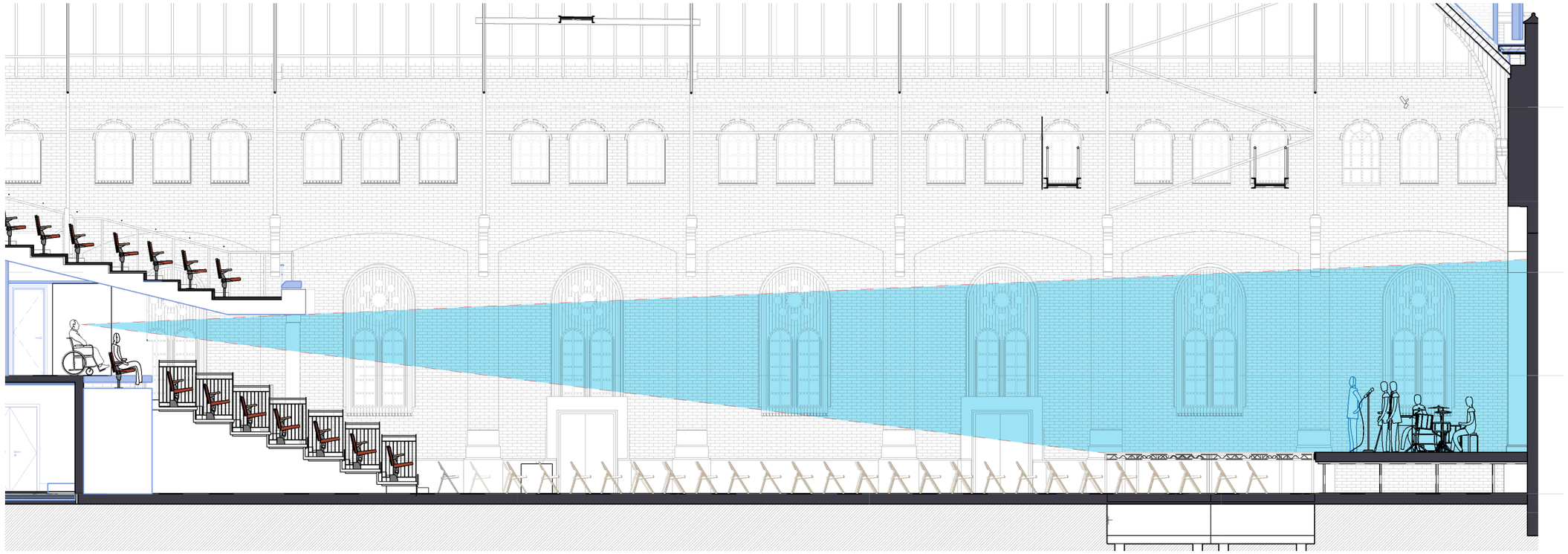
Previously, this area was inaccessible to wheelchair users, and seating provided little or no view of the stage. The proposals address this by reducing the depth of the balcony overhang, which currently creates a restrictive 'letterbox' effect. Although the upward sightline remains partially limited by the balcony, the reduced ceiling depth significantly improves visibility. The view from the penultimate row now feels far less enclosed, and forward rows progressively benefit from clearer sightlines.



Existing condition - indicative seating only



Proposed & subject to intrusive surveys - indicative seating shown



Improved sightlines at parterre level

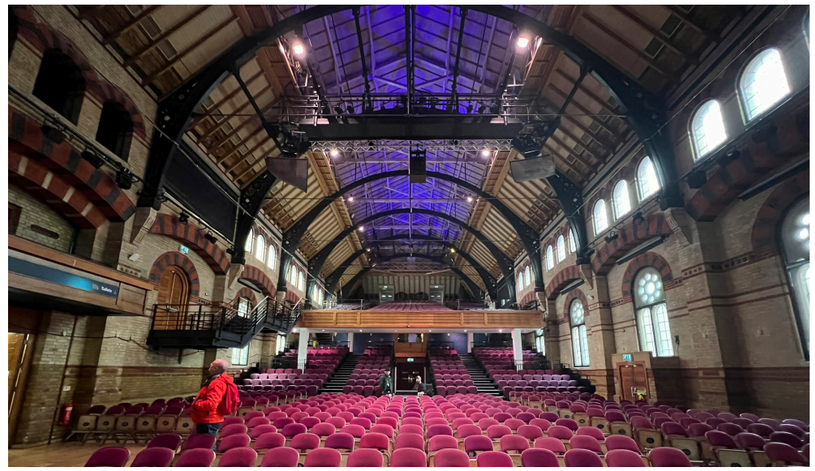
4.4 Auditorium and Foyer
Sympatheic interventions

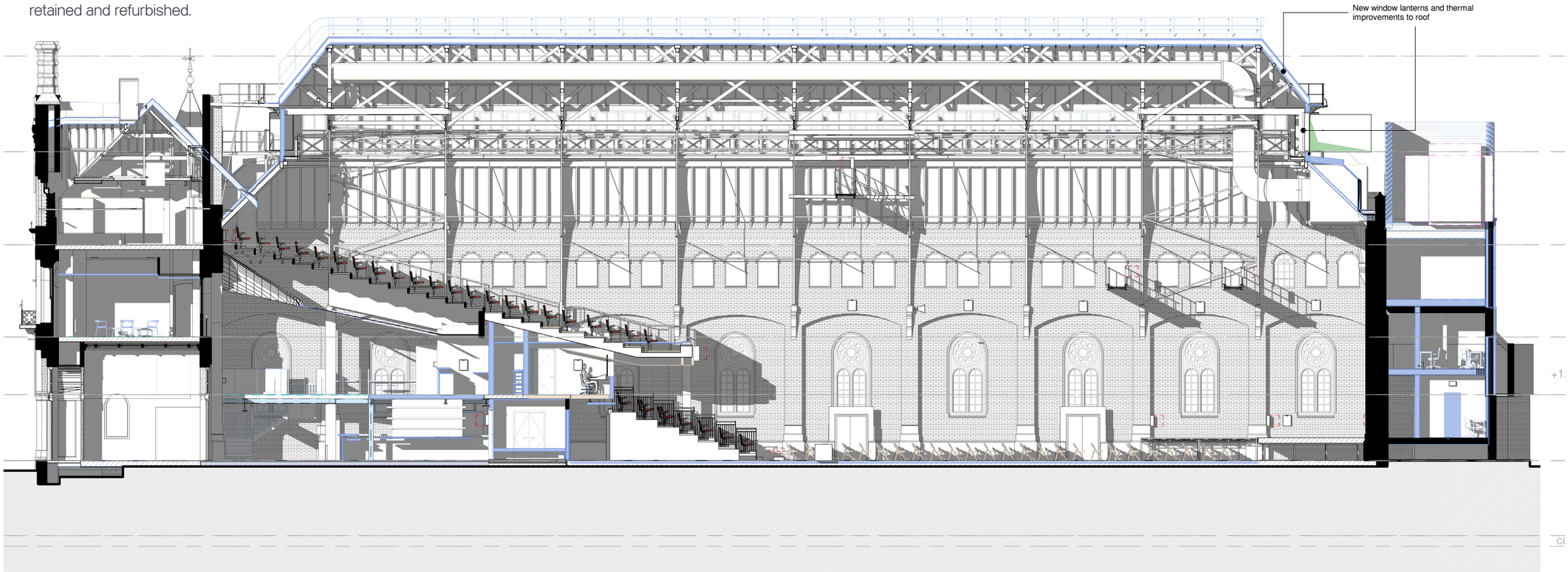
The main aim of the refurbishment and renovation works is to expose a greater amount of the original heritage features of the Corn Exchange. During the conversion of the Corn Exchange in the 1980's quite significant extents of the external walls have been hidden from view internally.

- Feature brickwork walls will be exposed, cleaned and repaired where required.
- Paintings to sarking boards and murals to back of house stairs will be protected during construction and then cleaned to be on display in the future.
- New ventilation ductwork has been carefully weaved through the roof trusses with the internal appearance of the auditorium remaining as existing.
- Timber flooring in the main auditorium will be retained and refurbished.









4.4 Auditorium and Foyer

Acoustic Interventions

To improve the acoustic performance of the main auditorium the design team, led by Max Fordham, have undertaken a series of acoustic surveys to assess the current reverberation times of the space and the appropriateness for a variety of events.

These surveys have led to Max Fordham advising the design team to introduce a series of bass traps.

What are bass traps?

Bass traps treatments are constructed with rigid mineral wool and absorb more low-end frequencies in a room. Bass Traps are a very cost effective manner in which to treat a room. Bass Traps have a profile ranging from 101mm - 177mm and up, which are perfect for tightening up low frequencies that may distort the listening experience.

The thickness of the profile of the bass trap panels forces the sound waves to travel further inside of the panel, which is why it is considered bass trapping.

Visual appearance

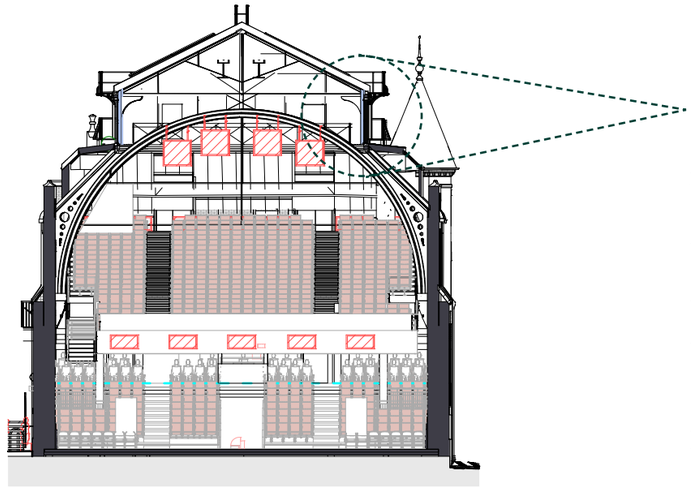
Bass traps are formed from cross banded layers of plywood and filled with dense acoustic insulation. This construction is then wrapped in fabric. This gives many options for the visual appearance of the bass traps proposed to be installed in the Corn Exchange.

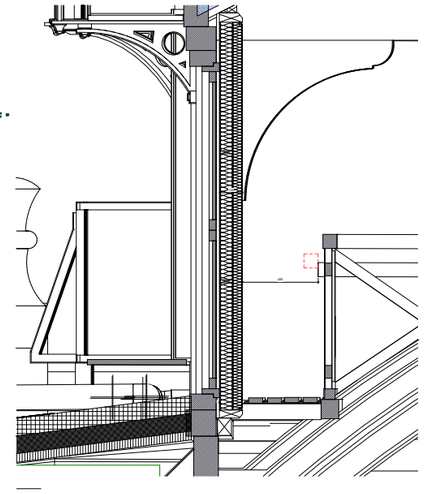
Quantity

The required area of Bass Traps is influenced by many factors and will have a significant impact on the acoustic quality of the space. We are therefore committed to carrying out detailed testing at RIBA Stage 4.

Glazing Infill

High level glazing is proposed to be retained and infilled, with 120mm of mineral wool insulation. Currently the single glazing allows low frequencies to pass through. This new build up will absorb the same frequencies and help with the acoustic issues, not worsen them, inside the venue. (See detail on page opposite and in drawing pack submitted as part of this application.)

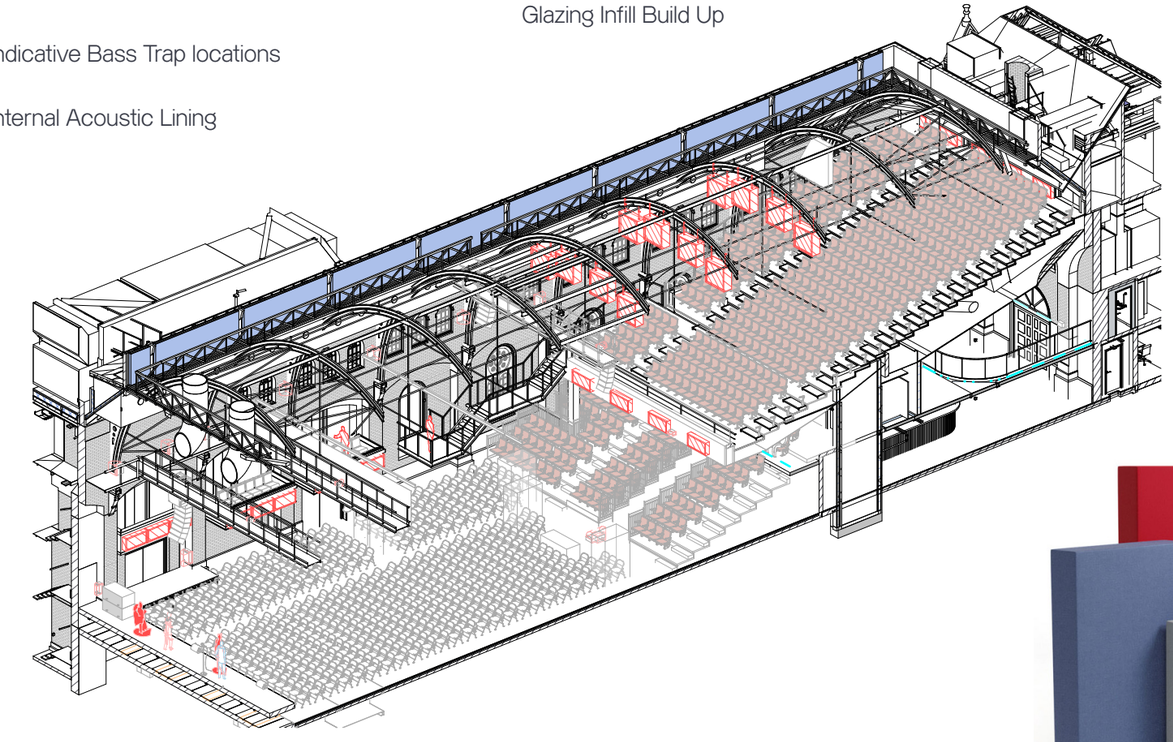




Glazing Infill Build Up

Indicative Bass Trap locations

Internal Acoustic Lining





Bass Trap examples - available in any colour

4.4 Auditorium and Foyer

Revitalised foyer

The Corn Exchange suffers from relatively small foyer space in comparison to the size of the auditorium and the number of visitors to the venue. Were the venue being designed as a purpose built performance space the foyer would be much larger.

This presents a challenge to the Corn Exchange as a balance between the following factors needs to be considered when proposing changes to the foyer;

Usable bar length

This impact how many people can get to the bar, the number of taps and the number of bar staff that can operate in the space.

Dwell space

The foyer needs to act as a space that allows people to dwell, have conversations, discuss the gig after the show and generally occupy the space once they've got a drink from the bar.

Circulation

The foyer is also a key circulation space, sitting directly off the main entrance, the majority of visitors are going to pass through this space to enter the auditorium.

Allowing that movement to happen around the bar and through the dwell space is critical.

Design Response

Working with Blue Horizon Ventures, expert theatre consultants who help transform commercial resilience, the bar layouts on the right have been developed.

A horseshoe shoe shaped bar provides a central focus to the space, unlocking the ability to have two entrances into the auditorium flanking the bar.

The staircases up to the mezzanine have been reconfigured to keep circulation away from the bar. These stairs lead up to a new mezzanine bar, a smaller offer but very visible from the main entrance.

It is felt that these layouts find a balance between usable bar length, dwell space and circulation and therefore optimise the available space with the Corn Exchange.

Proposed Foyer Features

Visitors are greeted with a striking horseshoe shaped bar on entering the space, feature lighting above and around the bar will add to the ambiance.

On either side of the foyer the staircases have been reconfigured to keep circulation away from the bar. These lead you up to the mezzanine level.

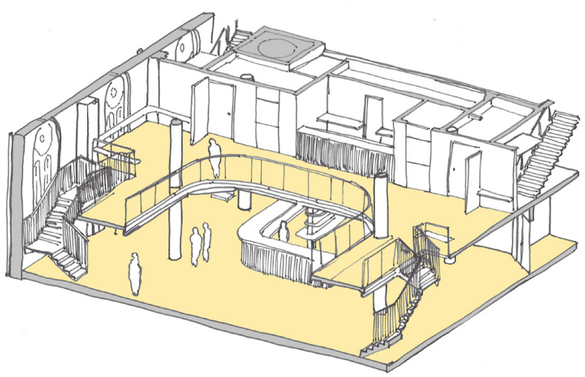
Above the ground floor bar a new mezzanine level bar will be visible, giving visitors a choice of where to grab a drink. The double height space is defined by a generous balcony, deliberately cantilevered from the columns to provide space for visitors to pause whilst maintaining circulation to the toilets.

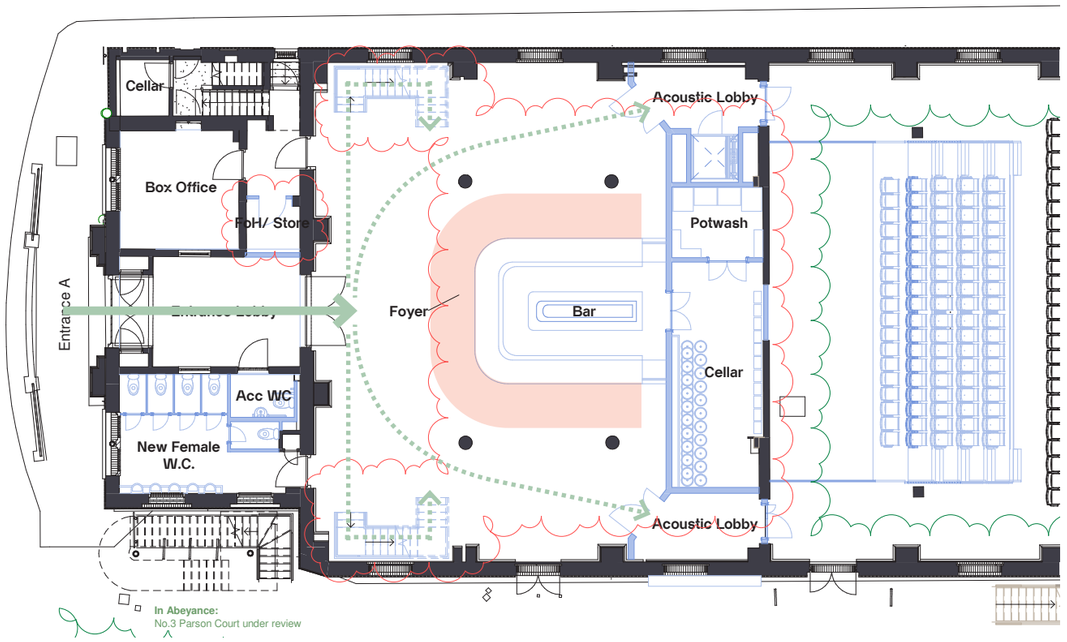
Accompanying the mezzanine bar a kiosk selling sweet and savoury snacks, ice creams etc. is proposed. Adjacent to these are two spaces with booth seating and space to perch.

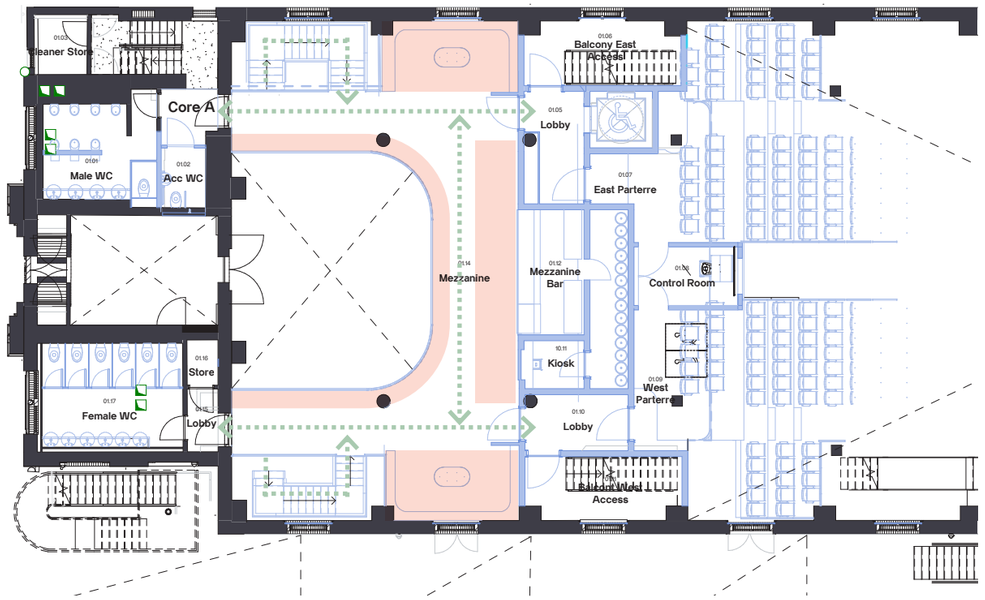
The reconfiguration of the foyer allows the bar to be served by an appropriately sized cellar, pot wash and re-heat kitchen. The mezzanine bar too has a cellar space, deliberately positioned above the ground floor cellar to allow drinks lines to serve both bars.

These works also allow two acoustic lobbies to be formed on either side of the building, creating two routes into the auditorium.

The proposed works collectively will improve the visitor experience and build on the past success of Cambridge Corn Exchange.







4.4 Auditorium and Foyer

Bar Lengths and Cellar Space

Ground Floor Bar

A new horseshoe configuration maintains access along both sides of the perimeter, allowing queuing within the foyer without impeding access to the auditorium. Though the usable bar length is 0.1m shorter than existing, circulation, efficiency, and staff operation are greatly improved. Dwell space is increased and storage rationalised into a single 26sqm room, replacing 3–4 smaller stores.

Mezzanine Bar

A new mezzanine bar provides 5.3m of additional bar length and a 13.9sqm cellar, stacked above the ground floor for efficient servicing. Combined, the two levels increase overall bar length and cellar capacity.

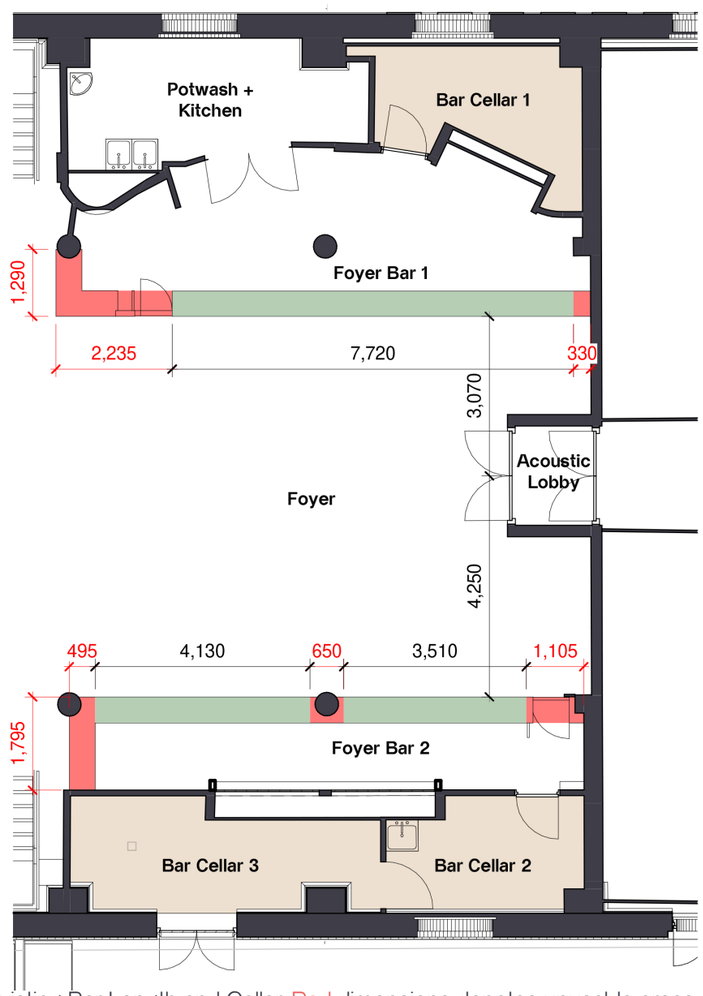
St John's Bar

Bar length and cellar are slightly reduced, improving room capacity and resolving inefficiencies while retaining full functionality.

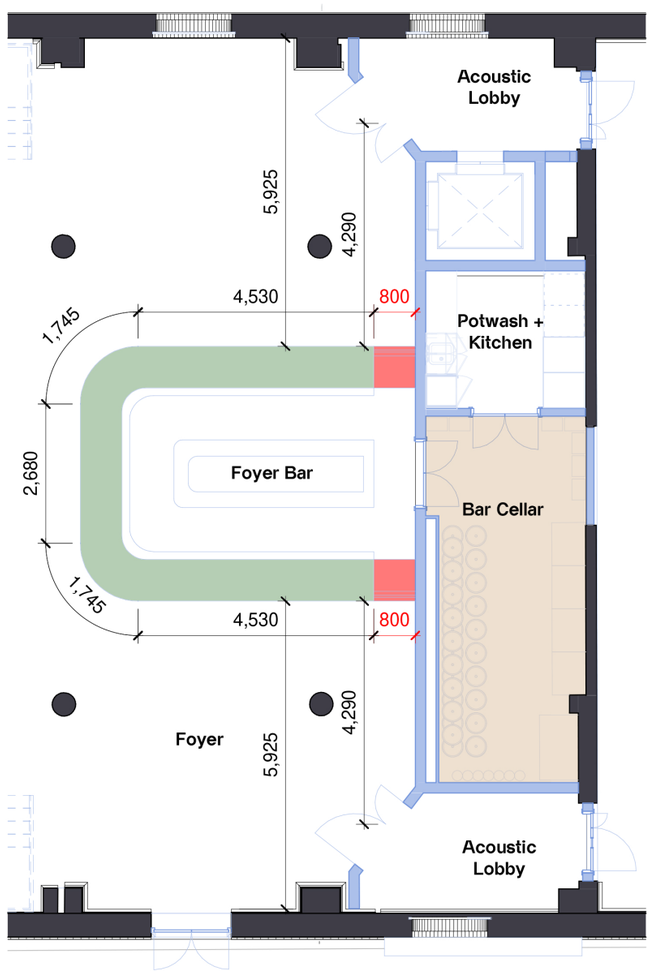
No. 3 Parsons Court

Two new bars (8.1m total) with basement cellar and keg hatch from Parsons Court. This activates the courtyard, supporting spill-out use and stronger links with the Corn Exchange.

Zone	Existing Areas			Proposed Areas			Difference	
	Total Bar Length (m)	Useable Bar Length (m)	Storage Area (m^2)	Total Bar Length (m)	Useable Bar Length (m)	Storage Area (m^2)	Useable Bar Length (m)	Storage Area (m^2)
Ground Floor Bar	23.26	15.36	30.43	16.83	15.23	26	-0.1	-4.4
Mezzanine Bar	0	0	0	5.52	5.32	13.89	5.3	13.9
St.Johns Bar	9	7.52	9.97	8.6	5.88	6.85	-1.6	-3.1
No.3 Parsons Court	n/a		21.1 (n/a)	10.13	8.14	10.8	8.1	10.8
Totals	**32.26**		**40.4**	**41.08**		**46.74**		
Total Difference							**11.7**	**17.1**



Existing Bar Length and Cellar. Red dimensions denotes unusable areas



Proposed Bar Length and Cellar

4.4 Auditorium and Foyer

Revitalised foyer

