



Issue 01: 28.02.2015

RED BRICK BUILDING | GLASTONBURY

Proposed Conversion Works to Building C - Design & Access Statement (Document 01)

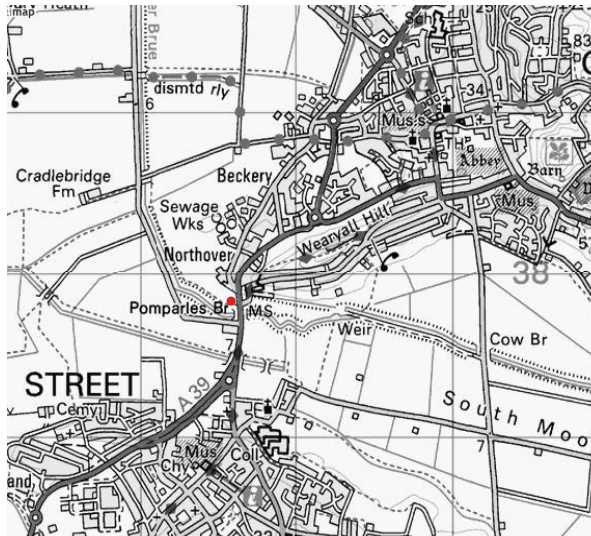
352_B01 RBB Building C - D&A

RED BRICK BUILDING
COMMUNITY • ARTS • EDUCATION • ENTERPRISE

CDAA
CHRIS DONOGHUE ARCHITECTS
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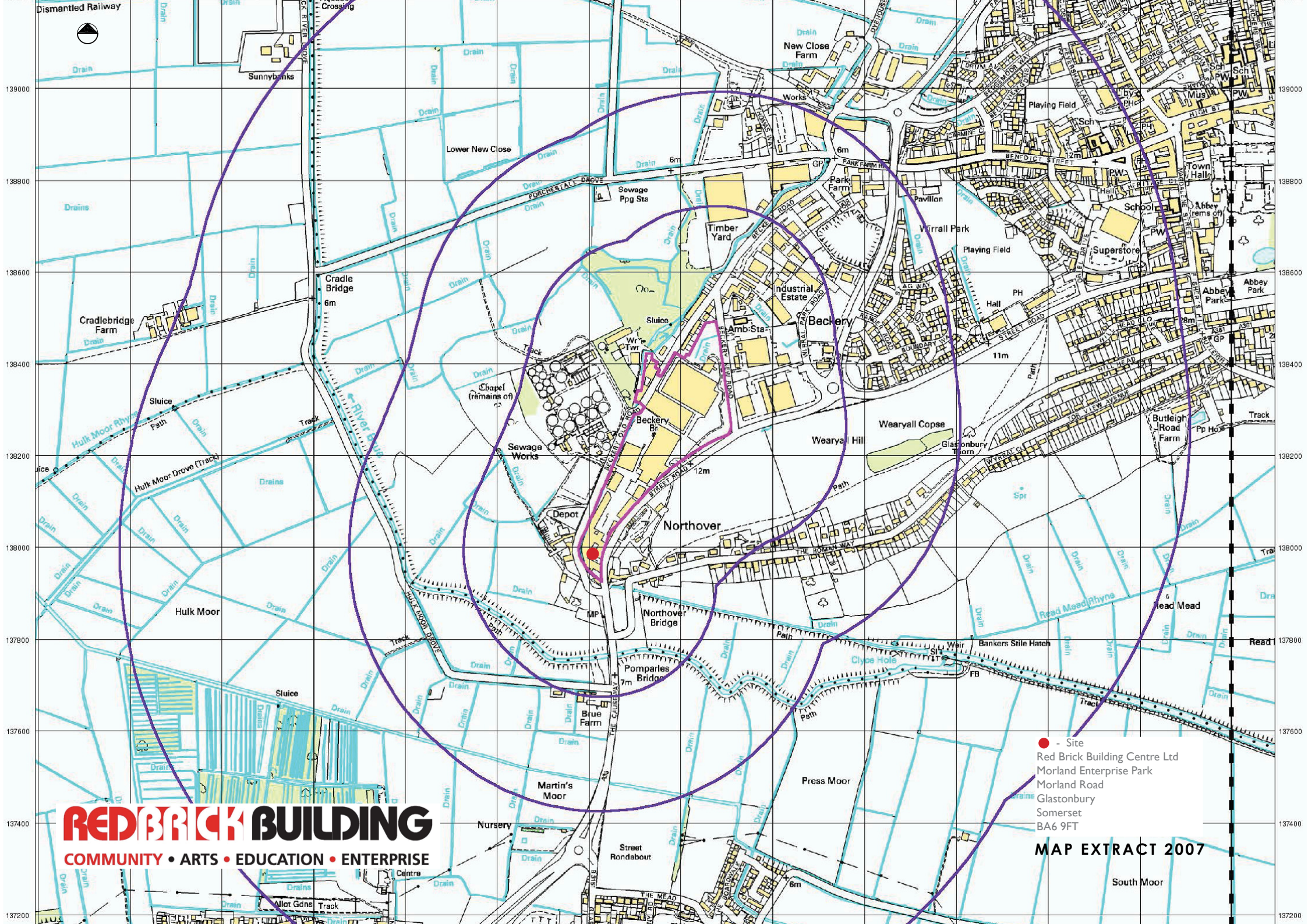
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● - Site
Red Brick Building Centre Ltd
Morland Enterprise Park
Morland Road
Glastonbury
Somerset
BA6 9FT
MAP EXTRACT 2007

1.0 Site Context & Background

1.1 Site Location

The Red Brick Building Centre is located within the Morland Enterprise Park in Northover, which is located off the A39 equidistant between the towns of Glastonbury and Street.

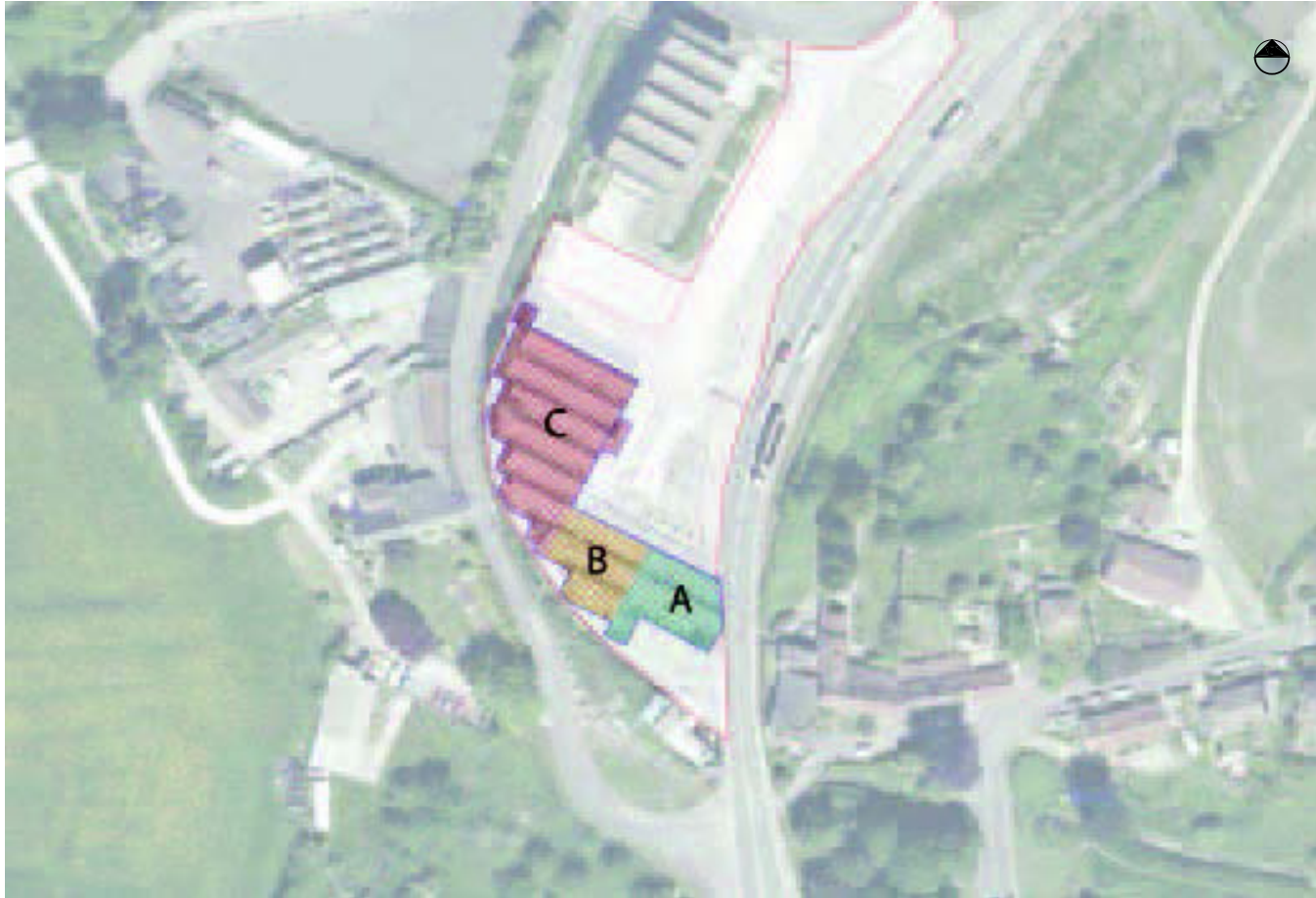
The towns sit within the heart of the Somerset Levels, which is famous for its peat farms. Consequently numerous rivers, rhynes and drainage ditches sub-divided the agricultural landscape into a tapestry of fields, primarily used for grazing.

The Red Brick Building Centre's demise comprises of a large linear formed island site, orientated north-south, bounded on the eastern boundary by the A39, to the south and west the Mill Stream, which runs parallel to Beckery Old Road and to the north lies the Morland Enterprise Park, which comprises a mix of light industrial units including Topps Tiles, Screw Fix, Howdens alongside leisure uses, such as the recently extended Premier Inn and Brewers Fayre.

The Red Brick Building comprises of three interconnected former industrial buildings referred to as; Building's, A, B & C.

Building's A & B were saved from demolition in 2008 and after several years of hard work and support from the community, Building's A & B was refurbished and put back into community use in January 2013.

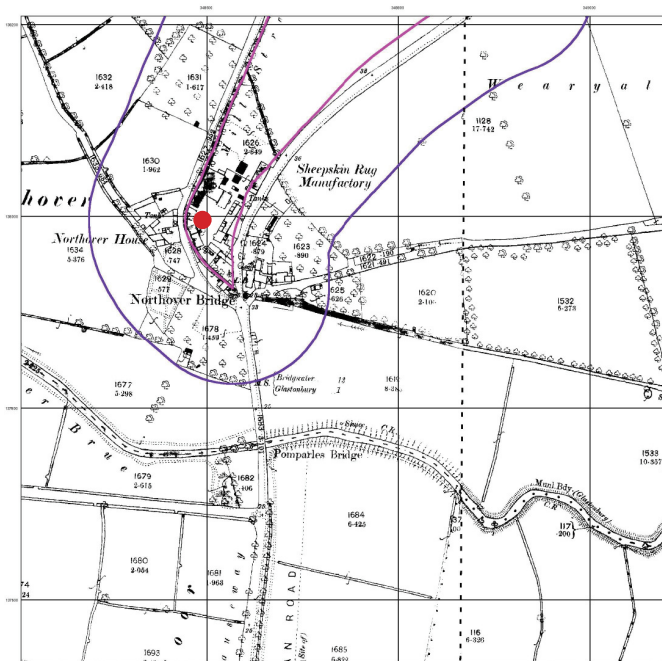
Building C is the next phase of the building's regeneration.



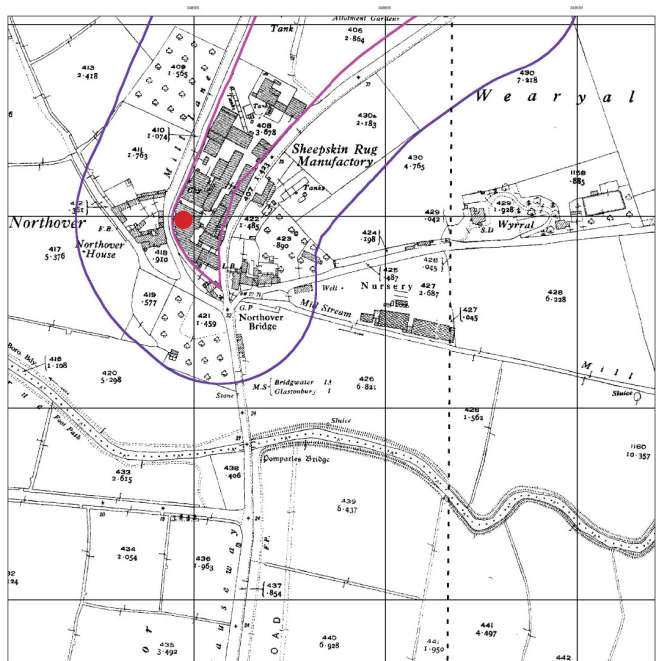
Aerial Photo (Red Brick Building Centre; Building's A & B Complete & Occupied, Building C - Application Site)

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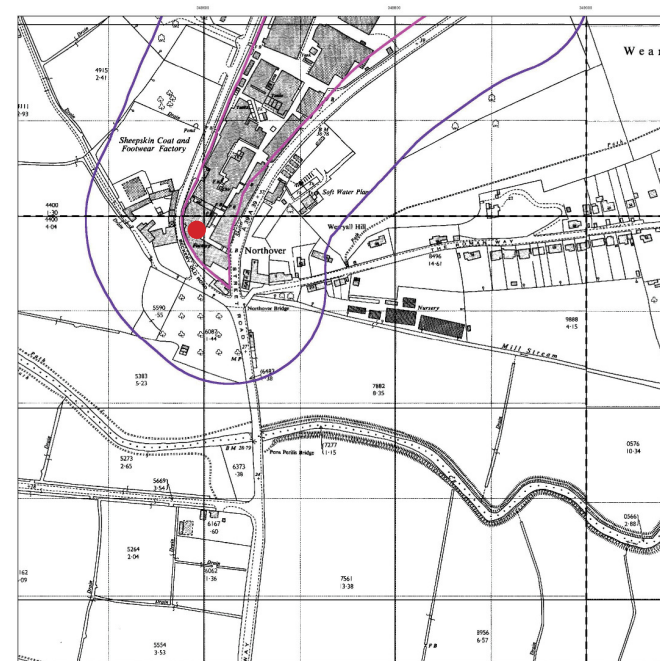
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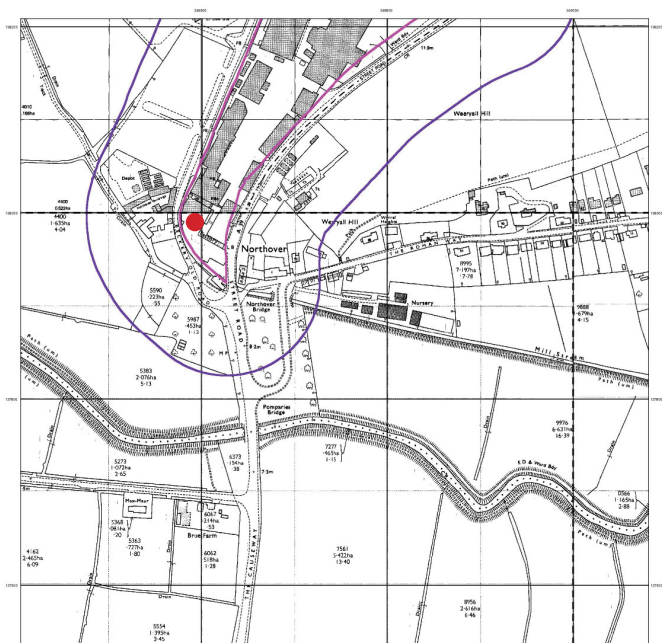
Map extract 1886



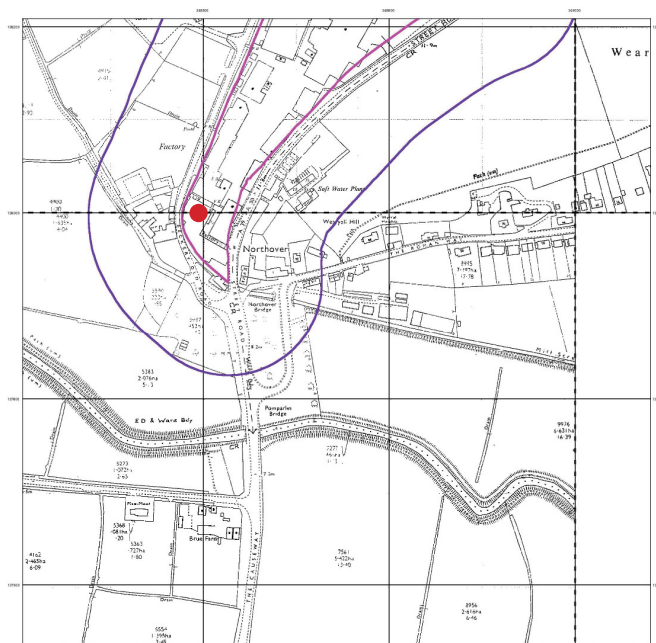
Map extract 1930



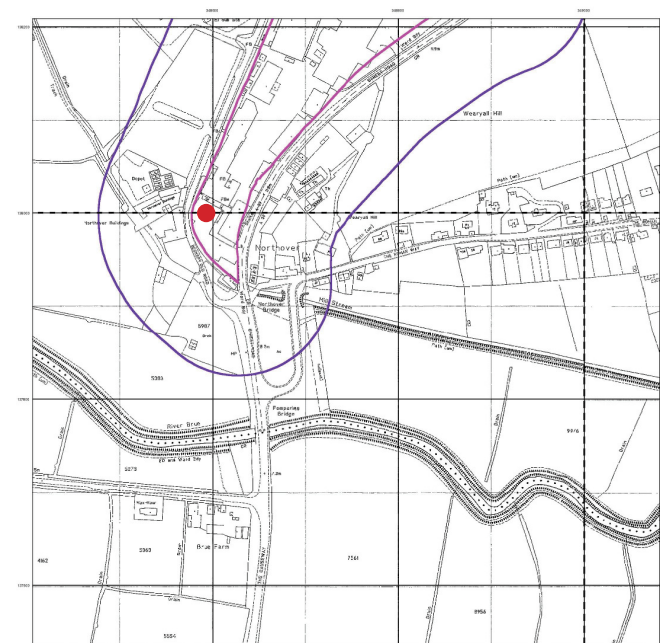
Map extract 1968



Map extract 1976-1992



Map extract 1986-1991



Map extract 1995

1.0 Site Context & Background



Morland Tannery / Fleeces being processed on site



Morland Tannery / Clothing being manufactured on site

1.2 Former Uses on Site

You can see from the historic map extracts overleaf, that a thriving Tannery business has been in operation on the Northover site for centuries, dating back to mid 1800's.

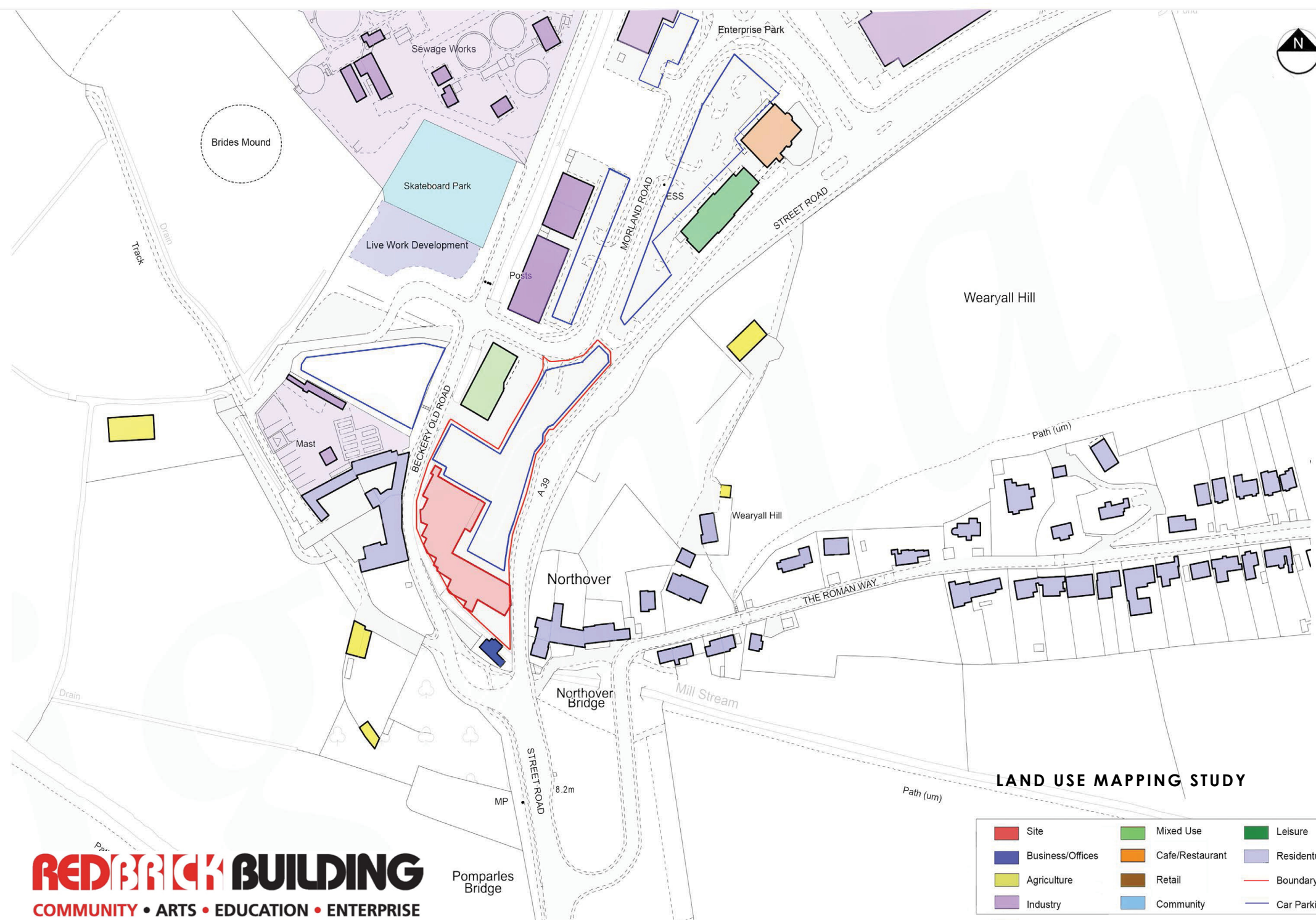
Morlands sheepskin business was established in 1822 in Street. By the 1860's the business needed larger premises and moved to a Tannery at Northover in Glastonbury. In 1870 a new partnership between James Clark, his son William, and John Morland, James's son-in-law, was formed, bringing new capital into the business. The combined firm; Clark, Son & Morland went into production in 1871 with sixty-five employees. In 1906 Morland's introduced sheepskin motor rugs and footmuffs for passengers in motor cars and by 1919 Morland's slippers were in production.

During the Second World War Morland's made boots for the Air Ministry. The technical advances implemented to meet Ministry specifications lead to improvements in the quality and appearance of the products which lead to an increasing demand from the civilian market once peace had been declared. The market demanded a greater range of styles and colours and the business grew in the post war years, Morlands and A.J. Bailey and Co became one of Glastonbury's largest employers.

However, in a changing market and under pressure from foreign manufacturers Clark, Son and Morland Ltd went into receivership in 1982. A new company under the direction of Bailey's was set up to make lines formerly made by Morland's but this itself closed for business in 1992 and tanning ceased on site and the industrial buildings fell into disuse.

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LAND USE MAPPING STUDY

Site	Mixed Use	Leisure
Business/Offices	Cafe/Restaurant	Residential
Agriculture	Retail	Boundary Line
Industry	Community	Car Parking

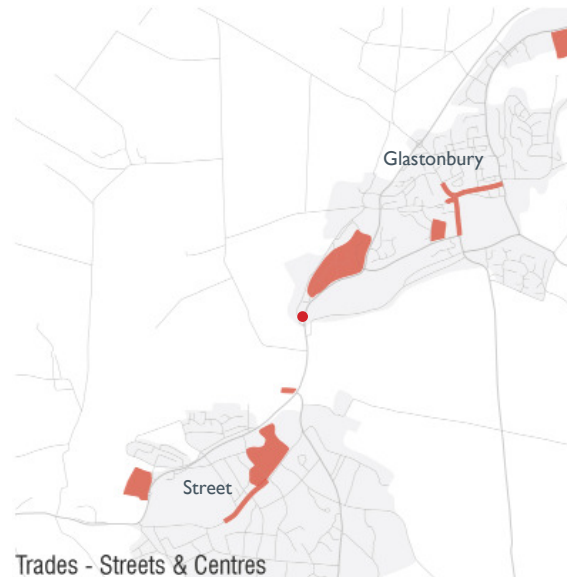
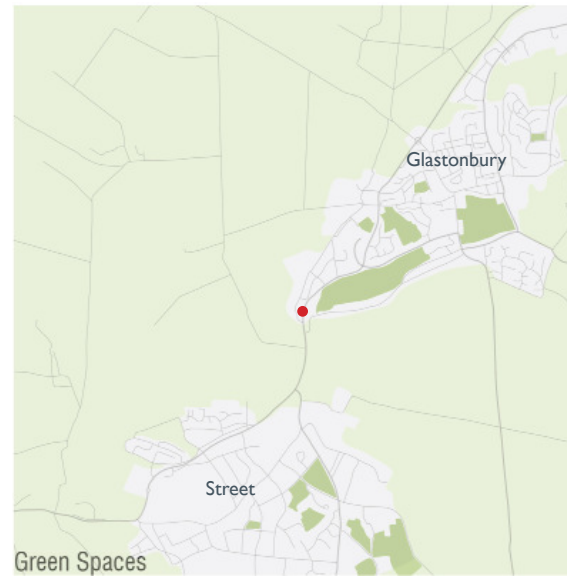
1.0 Site Context & Background

1.3 Surrounding Land Uses

The diagram overleaf highlights the proposed site and surrounding land uses, which generally comprise a mix of light industrial units and associated grade level parking within the Morlands Enterprise Park including; Topps Tiles, Screw Fix and Howdens alongside leisure uses, such as the recently extended Premier Inn and Brewers Fayre. Beyond the Morland's site, there is a sewage treatment works to the north west, and a coal distribution centre to the west. There is limited surrounding residential use, with a few agricultural and private residential properties located on Beckery Old Road (Northover Farmhouse) and a low density linear arrangement of homes extending east, either side of The Roman Way.

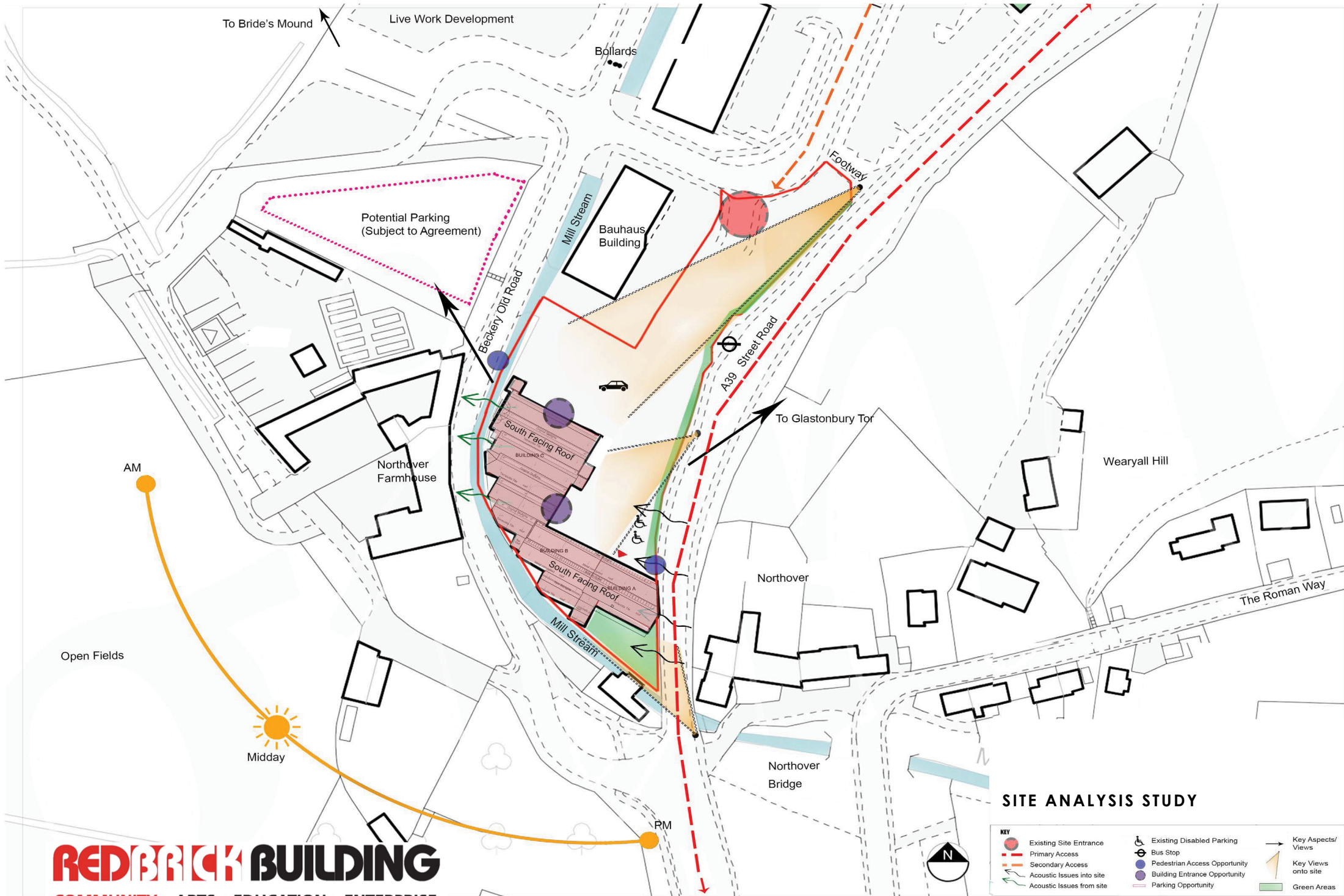
Within the nearby towns of Glastonbury and Street, high streets provide a focus for local economy, both towns have thriving town centres, with additional out-of town provision. Both towns have strong relationships with surrounding agricultural land. In addition, numerous parks, gardens and open spaces provide amenity space for the community.

The A39 provides primary vehicular connection between Glastonbury and Street, with the principle pedestrian routes and Sustrans National Cycling routes identified in dashed line, which runs along Beckery Old Road which passes along the western boundary of the site, which combined with the Local Bus service which utilises the A39 enables a range of sustainable transport links between the towns and the Red Brick Building Centre.



Proposed Conversion Works to Building C - Design & Access Statement

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1.0 Site Context & Background

1.4 Site Analysis

The diagram overleaf highlights the proposed site edged in red and identifies the principle influences from the local environs, which have been taken into consideration when assessing the re-development of Building C.

The proposed site is prominently located on the western side of the A39 Street Road, with high visibility into the existing site's forecourt from the carriageway, with the distinctive saw-tooth roof profile of the former tannery providing a clearly recognisable silhouette.

The proximity of the A39 does influence the acoustic setting of the buildings, however the relatively un-used Beckery Old Road in conjunction with the Mill Stream to the west provide a tranquil contrast with far reaching views to open countryside and towards Bride's Mound to the north west, affording a spiritual connection to this historic settlement.

Site access is provided to the north, with a Bus Stop directly adjacent to the site. There are opportunities to add secondary pedestrian site access points to improve accessibility, whilst rationalise on-site parking, which dominates the building entrance.

The existing saw-tooth roof provides large areas of inclined roof orientated due south, which provides opportunities to harness solar energy and promote sustainability.

There is limited access to open space and the stream due to the layout of the building, with opportunities to enhance soft landscaping across the site to improve community amenity.



Site Plan (Red Brick Building Centre; Building's A & B Complete & Occupied, Building C - Application Site 'Red')



Building C Primary Elevation (Saw-tooth Roof)



Building C Forecourt dominated by parking

Proposed Conversion Works to Building C - Design & Access Statement

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Building C - First Floor (Saw-tooth roof open to the elements above)



Building C - First Floor (Areas of collapsed Floor)



Building C - Ground Floor (Masonry Piers supporting timber beams & floor)



Building C - First Floor (Timber Trusses and 'missing' north light glazing)



Building's A & B - Northern Elevation / When Completed



Building C - Stair/Lift Tower



Building C - Northern Elevation facing the neighbouring Bauhaus Building



Building C - Eastern Elevation facing A39 (Street Road)

1.0 Site Context & Background

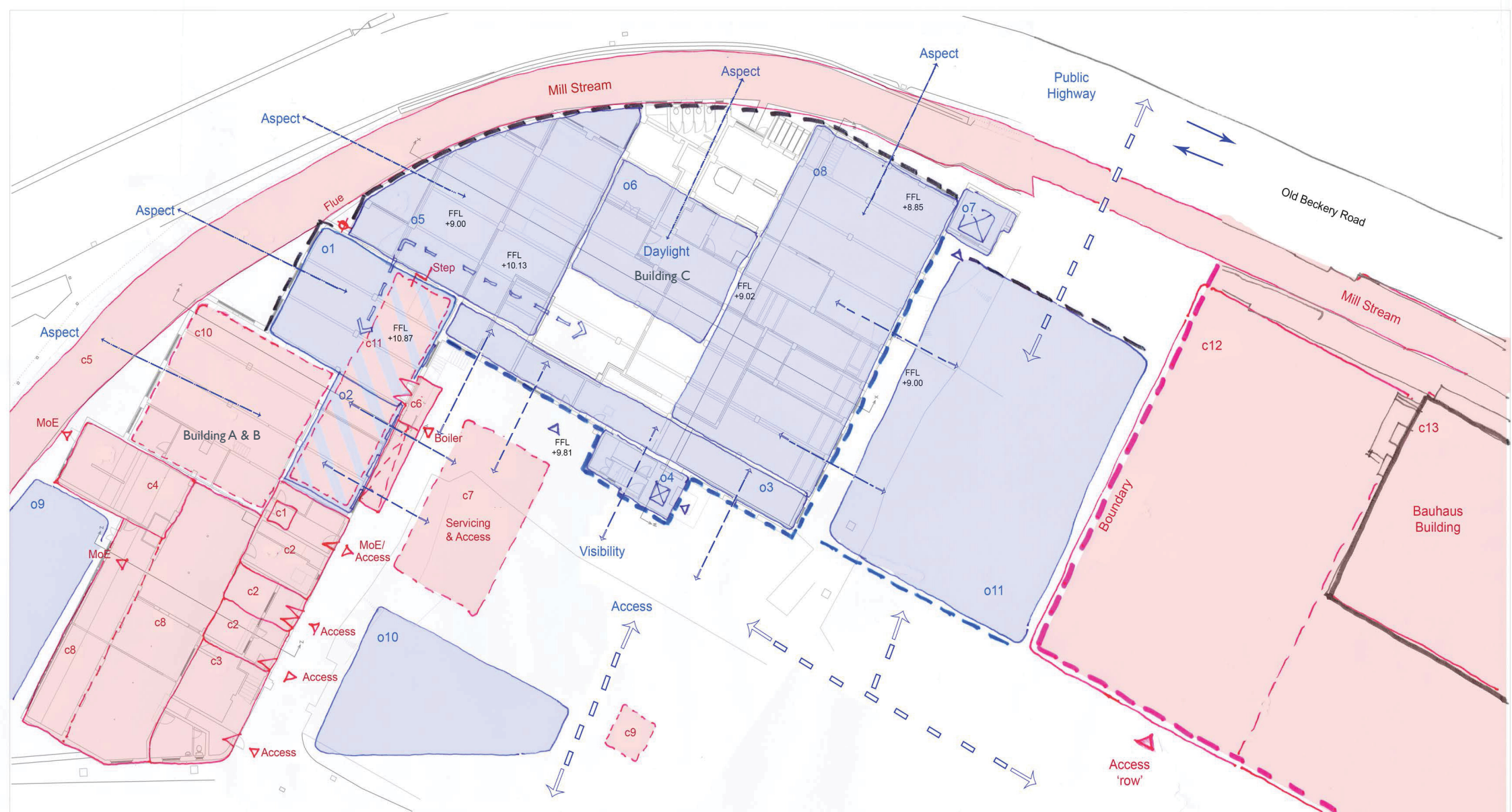
1.5 Existing Building

In January 2009 the Red Brick Building (Building's A, B & C) was rescued from demolition by the local community. The Regional Development Agency 'gifted' the site to the Red Brick Building Centre, whom set up a Provident Society to protect the building as a community asset. Following intensive work commenced in 2010 a team of primarily local volunteers and stakeholders formed Red Brick Building Ltd to manage and realise the painstaking refurbishment of Building's A & B as part of the first phase of the Red Brick's rejuvenation which finally opened its doors for business in January 2013. Within less than 12 months Building's A & B were fully occupied, with Bocabar occupying the ground floor alongside GFM radio station and a large multi-use events space offering a range of community use activities, whilst the upper floor housed a broad range of light industrial studios, artists, photographers, film makers, start-up hot desks and an open plan artisan space providing a rich tapestry of community enterprise.

This application seeks to expand the already established community use from A & B into Building C as the final phase of the Red Brick Building's conversion. Building C has been un-occupied since the mid 1980's and due to this extended period, the distinctive saw-tooth roof and external windows have all given way to significant weathering and water ingress, which has accelerated the delapidation of the building's interior. A structural survey has been undertaken which verified that the masonry structure is generally re-usable, with some strategic demolition recommended and a range of structural repairs to the roof frame, timber columns and replacement of the first floor structure, demonstrating that a refurbishment is viable - Refer to the supporting structural report for further detail.

Proposed Conversion Works to Building C - Design & Access Statement

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KEY
(C = Constraints O = Opportunities)

- c1 - Passenger life (Block A&B)
- c2 - Block A & B Entracne Lobby
- c3 - Boca Bar Kitchen
- c4 - GFM Studio
- c5 - Mill Stream
- c6 - Fire Escape & Wheelchair Access
- c7 - Service/delivery Area to Biomass Boiler
- c8 - Boca Bar
- c9 - Boca Bar Bins

- c10 - Events Space/Large Footfall
- c11 - Youth Cafe/Acoustic considerations
- c12 - Boundary to Neighbours
- c13 - Existing Bauhaus Building
- o1 - Western Portion of Events Space/Eternal Candle
- o2 - Youth Cafe/Possible Linkage to Building C
- o3 - Western Frontage to Building C to Maximise Visibility
- o4 - Reuse Existing Lift Shafts for Vertical Circulation
- o5 - Open Space to South of Building C, Good aspect & Height
- o6 - Possible Atrium - Daylight for Deep Plan sSpace at Ground

- o7 - Reuse Existing Left Shafts for Vertical Circulation
- o8 - Norther Frontage to Building C / Good aspect & Light
- o9 - Garden Ease Access for Community or Relocate
- o10 - Oversized Footway Area Could Create Parking
- o11 - Site Area to North Could Provide Link to Beckery Old Roa - Buffer to Bauhaus/parking

— Built Constraints	→ Aspect/Views	△ Access
- - - Usage Constrains	⇄ Access/Links	— Primary Facade
▽ Access Points	→ Visibility	- - - Secondary Facade

OPPORTUNITIES & CONSTRAINTS

2.0 Design Principles & Concepts

2.1 Opportunities & Constraints

To realise the potential re-use of Building C, it was critical to assess the surrounding influences, constraints and opportunities particularly the Buildings re-connection and integration with the now occupied Building's A & B. The diagram overleaf illustrates the primary interface opportunities in **Blue** and the constraints in **Pink**. The principle opportunities identified were;

- Enhance visibility into Building C to create activity
- Create a cohesive connection into Building's A & B
- Maximise aspect and daylight via rooflights and views
- Provide access to the Mill Stream as an amenity
- Expand community use, floor area for event spaces
- Create a new common building entrance point at the connection between Building's B & C
- Enhance the site wide appearance and landscape
- Enhancing the strong saw-tooth roof and facade to self promote the community use activities within

The primary constraints relate to maintaining the existing usage and activities within Building's A & B. The principle constraints identified were;

- Considering the site boundary to the North with the neighbouring Bauhaus building
- Maintain serviceability to the bio-mass boiler and pellet feeders which are located at the base of Building B
- Maintain the existing area for community use space
- Maintain compliant fire exit strategy from event space
- Consider the established existing front door leading into Building A and providing site wide legibility



Existing Ground Floor Plan - Building's A, B & C

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2.0 Design Principles & Concepts

2.2 Layout Strategy

Ground Floor Concept

The over arching aim of the proposed conversion is to maintain as much of the existing building fabric both externally and internally as possible, to preserve the distinctive industrial character of the former Tannery, with strategic elements re-built where repair is simply unviable, allowing for modest contemporary additions. These are located at the western end of the new street (in place of the former WC block) and the south-western corner of Building C, where the existing structure is significantly dilapidated, replaced by a new curved 2 storey extension providing a coherent connection between the building's two wings.

The internal re-configuration of Building C, includes the insertion of a new central 'street' or atrium which denotes the building's primary entrance point from the carpark, whilst enables pedestrian access right through the building to a decked garden overlooking the Mill Stream to the west. The central atrium is double storey, enabling daylight to flood deep into the building's interior from replaced rooflights above, with secondary corridors running perpendicular to the street, providing access to a series of new light industrial studio units (shaded pink). The original full height brick arched openings at ground floor are opened out on the building's primary elevations (East & North) to ease access and enhance visibility of the activities within.

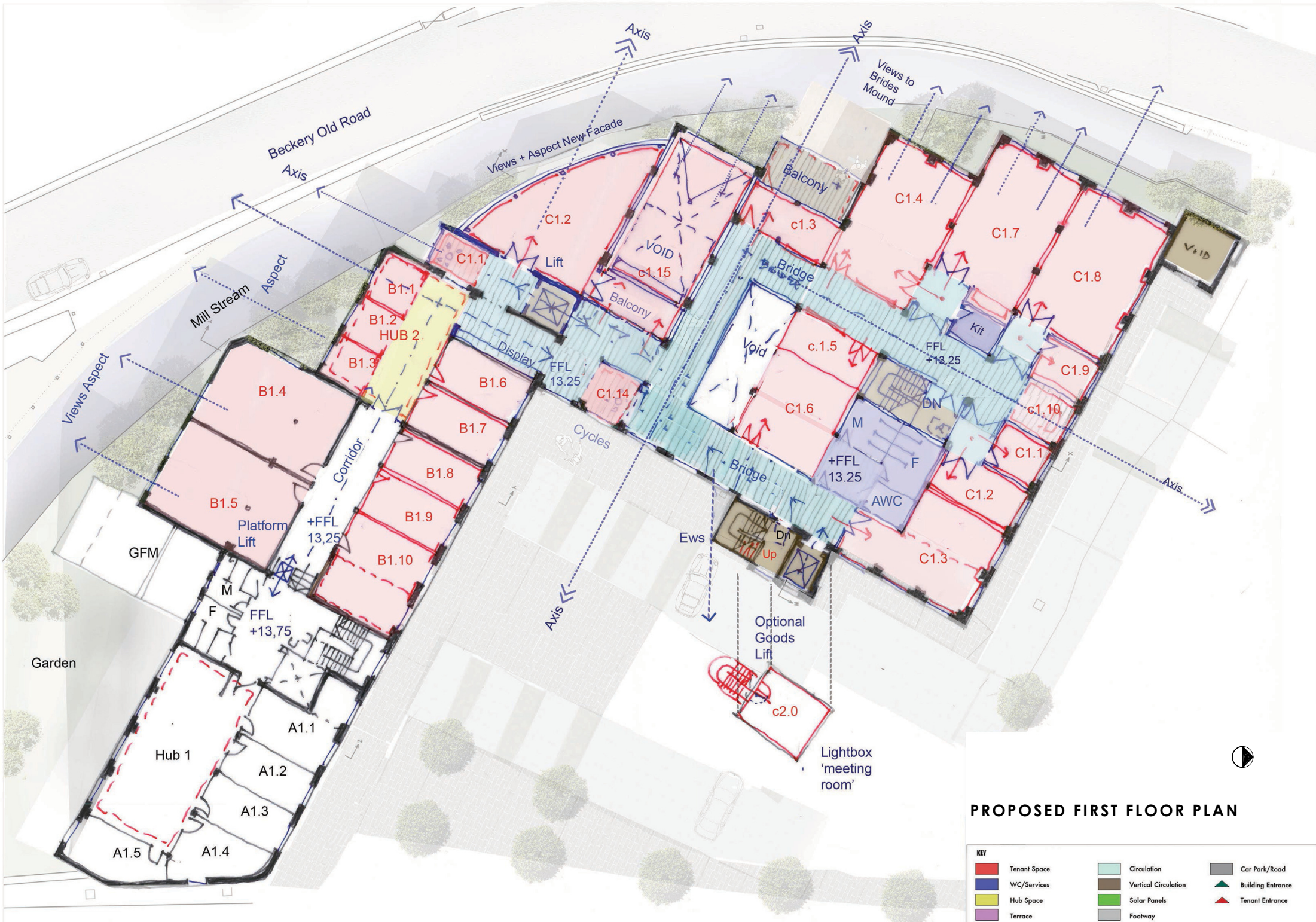
Within Building's A & B, a new corridor is formed adjacent to the retained events space and provides direct connectivity from the Bocabar (out-of hours entrance) and the new main Building Entrance, ensuring visitors pass via a new common reception point when accessing the facilities.



Proposed Ground Floor Axonometric View

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PROPOSED FIRST FLOOR PLAN

KEY		
■	Tenant Space	■ Circulation
■	WC/Services	■ Vertical Circulation
■	Hub Space	■ Solar Panels
■	Terrace	■ Footway
■	Car Park/Road	▲ Building Entrance
▲	Tenant Entrance	

2.0 Design Principles & Concepts

2.2 Layout Strategy

First Floor

The upper level is accessed via a refurbished stair and replacement lift located within the existing brick stair and lift 'Tower' located on the building's eastern elevation, whilst a secondary egress stair is centrally located to afford building escape, whilst a new connection stair and lift is proposed at the interface between Building's B & C to resolve the internal level changes and to provide ease of movement throughout the Building on both ground and first floors.

A series of open walkways arranged around a central atrium serve the new light industrial studio units (shaded pink) with ancillary WC's, tenant kitchenette and accessible AWC's (shaded blue) proposed centrally for tenant use. Two large community use studio's are located to the south eastern corner, housed in and adjacent to the new curved 2 storey extension. The new curved open plan unit, replaces the existing artisan workspace which is sub-divided to enable the central corridor through building B to be extended into Building C. The second space has been designed as a flexible use performance space arranged over both floors, with retractable bleacher seating accessible from ground and balcony level enabling a range of community events, seminars, lectures and small performances to be accommodated within the facility.

To cap the retained masonry stair 'tower' a translucent glazed box 'meeting room' has been proposed, occupying a space which originally housed a water tank. It is considered the box will denote the buildings' conversion and enhance the retained saw-toothed roofed profile of the building to create a memorable silhouette.



Proposed First Floor Axonometric View

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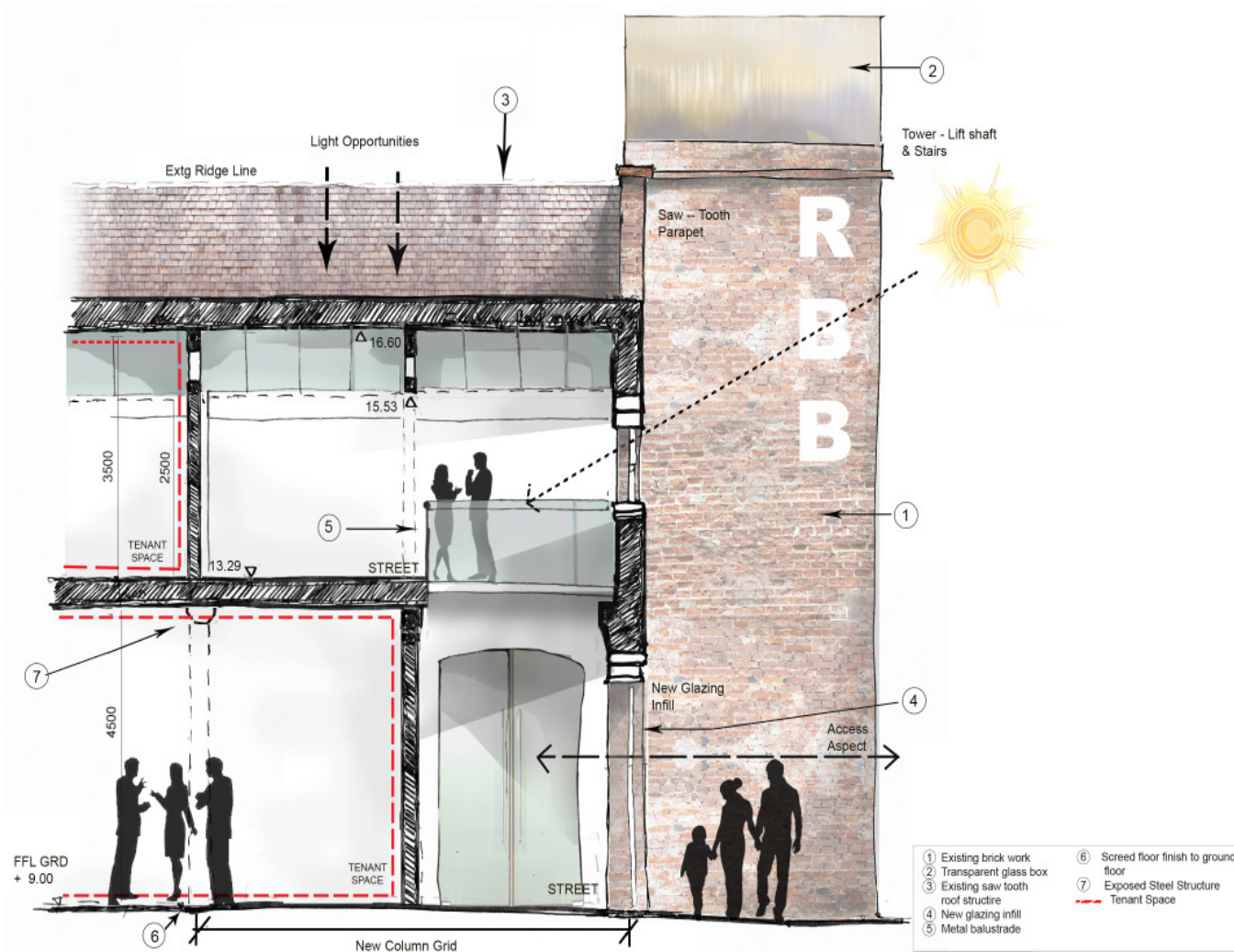
2.0 Design Principles & Concepts

2.3 Facade Study & Materials

The structural condition survey undertaken concluded that although the building appears significantly dilapidated, the general masonry external structure is sound, with local cracking, pitting and masonry repairs including re-pointing required across the facades. To the rear there are two exceptions the existing WC core which shows signs of settlement and subsidence and the south western open end of the building, which is constructed from a mix of concrete and steel, both of which are non-repairable. These conclusions enabled the design team to maintain the recognisable exterior facades of the former tannery building, including the rhythm of the distinctive saw-tooth roof and expressed masonry stair and lift 'tower' which used to support a large cast iron water tank.

Original large span, full height brick arched openings at ground floor level of both the north and eastern elevations are to be opened out to enable ease of access and enhanced visibility of the activity within, whilst provide enhanced passive surveillance to the building's exterior spaces.

The existing saw-toothed roof structure will be repaired, and new highly insulated metal sheet roofing will be installed to the south facing roofs to afford the installation of a large photo voltaic array (PV). The existing north facing roof glazing which is all missing, will be replaced with high performance double glazing to provide both thermal enclosure, whilst optimise day light to the building's interior. Finally, a translucent glazed box 'meeting room' has been proposed to cap the existing stair and lift tower to denote the building's new lease of life and afford views towards the Tor.



Proposed Part Short Section (Through Eastern Facade)

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Community Support for Events currently held in Building's A & B



Building's A& B - Completed with soft landscaping to enhance local ecology



An example of the numerous Craft Activities held on site



Talks, Seminars, Exhibitions and Workshop are all held on site



Youth Cafe and Open Mic Nights for young people

2.0 Design Principles & Concepts

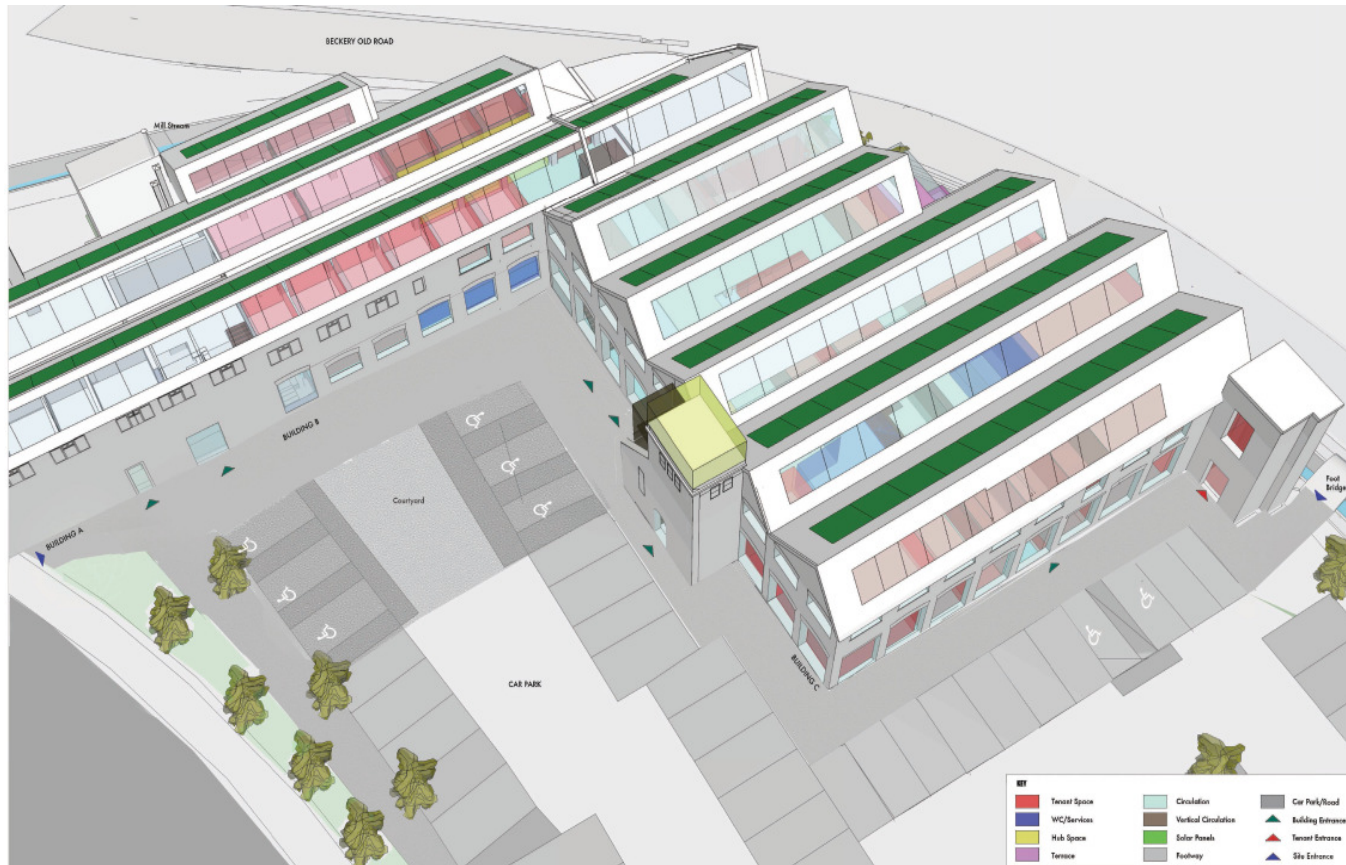
2.4 Sustainability & Community Use

Sustainability

The refurbishment proposals to Building C seek to build upon the sustainable initiatives undertaken to date on Building's A & B. A recent PV array has been installed on the south facing roofs of A & B, which generates 30kw of electricity which is already greatly reducing the building's running costs. It is proposed to expand this PV array across onto the south facing roof's of Building C, to double the amount of on-site renewables, driving down consumption. The existing building's bio-mass boiler was designed and installed to allow for expansion to provide heating and hot water to Building C. The necessary flue, wood chip store and pellet feeders are all already in operation minimising any necessary building system modifications. Life cycle costings and reuse of salvaged materials has been factored into the scheme to minimise waste and energy consumption.

Community Use

Building's A & B are fully occupied with a mix of tenants and boasts a waiting list of over 60 separate expressions of interest. The Red Brick house an open plan artisan studio, a film/photography studio, 6 offices, 2 artists studios and a business enterprise area with 10 hot desks. There are currently 54 tenants ranging from small charities, business start-up's, Glastonbury FM, artists and community support workers and an active youth cafe. There is an one event space and studio, which are available to hire to the public and offer a broad range of courses including; keep fit, dance, art and textile classes, conferences, meetings, lectures, theatre and music. To support the mix of tenant and site wide visitors, the building benefits from the award winning Bocabar (café/restaurant/bar), which creates a lively atmosphere and resource for the community.



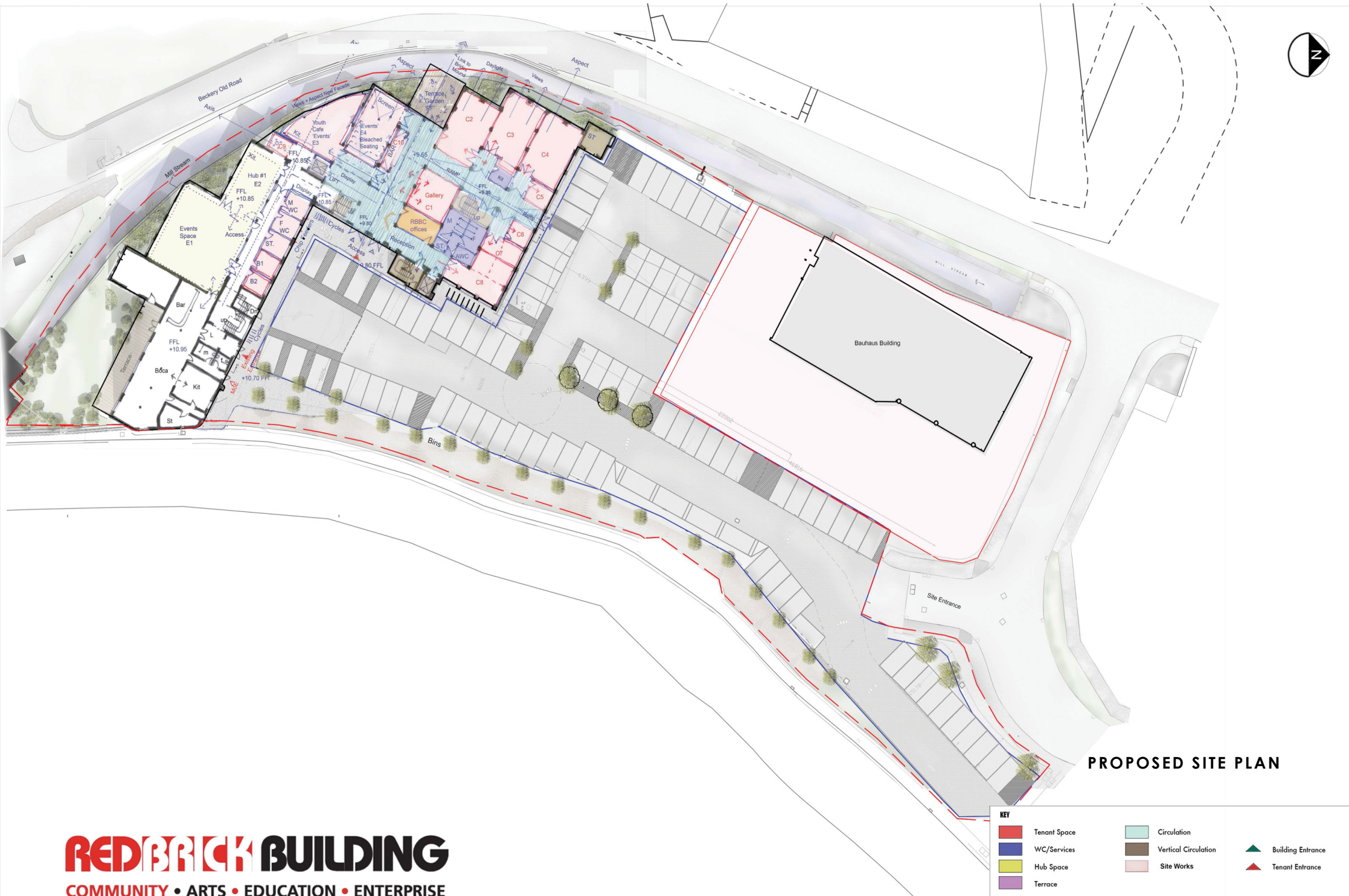
Typical Photo voltaic Roof Mounted Solar Panels



Bio-mass Boiler (Existing Boiler supplies A&B)

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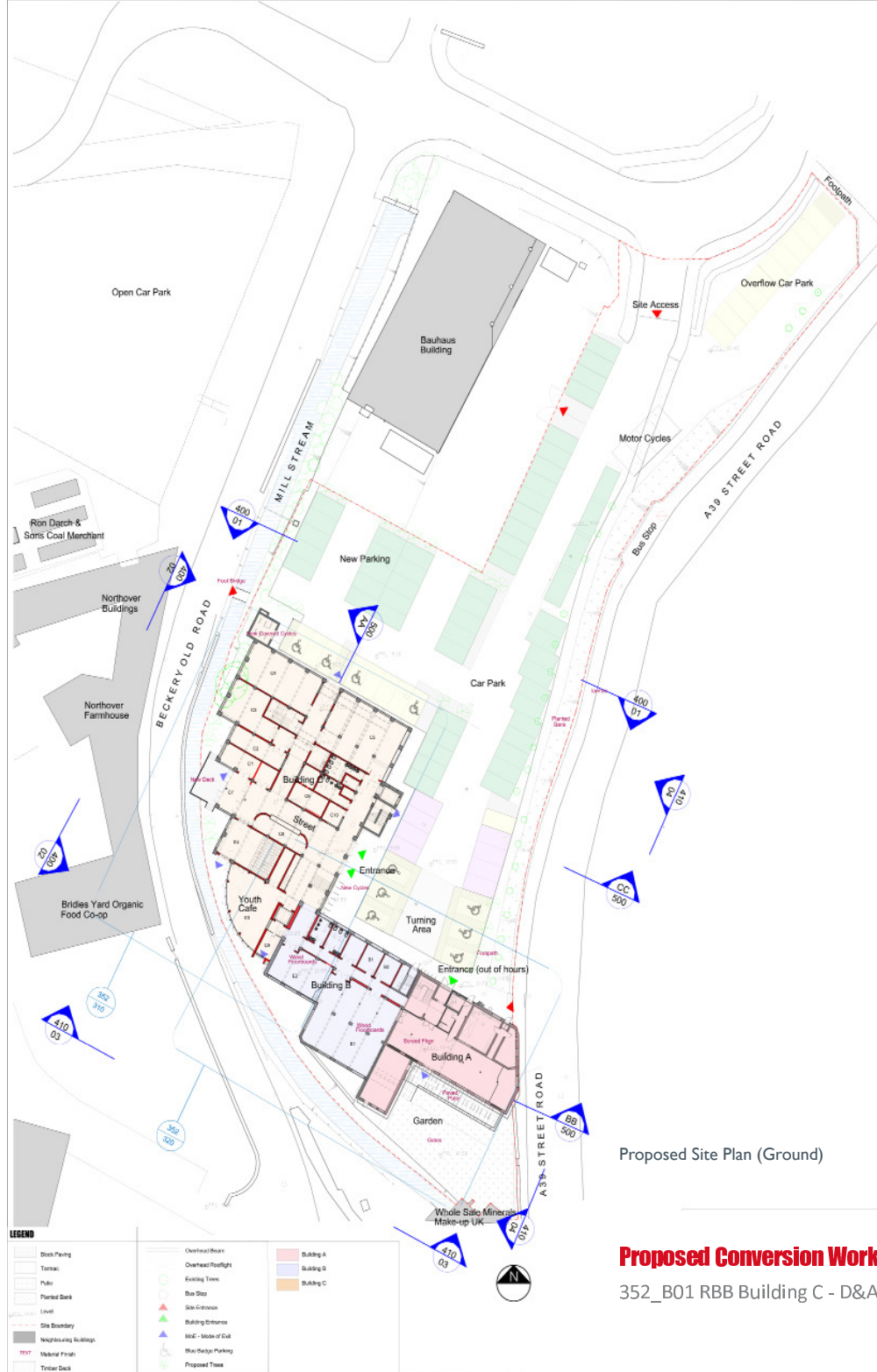
3.0 Site Strategy, Parking & Access

3.1 Site Layout

The proposed site layout seeks to enhance and enliven the external landscape by the provision of a mix of hard and soft landscaping. Following the approval gained for the site in 2010, the Red Brick Building Centre undertook the associated drainage and soft planting works along the site's eastern boundary and installed the site access route, installing kerbing, footways and compacted gravel to the roadways, however the porous macadam finishes have yet to be installed due to the envisaged refurbishment works to Building C as now proposed.

The site wide proposals therefore seek to coordinate the completion of these works, whilst take the opportunity to rationalise new parking, footways, and planting to create a welcoming arrival space outside the building's main entrances. To the southern end of the parking area, it is proposed to locate the DDA spaces on a porous block paved shared surface, which can be used for events, whilst enable day-to-day parking to be pushed back creating some external amenity space for the community. In addition, it is proposed to create a new pedestrian access points, one from the western footpath to the A39, subject to detail and agreement from the Highways Authority to ease access for pedestrians approaching from the south. A second access point to allow for future connectivity to the west via a new optional footbridge across the Mill Stream to Old Beckery Road to enable the re-development works to link with future plans to develop the industrial sites to the west.

A tree lined footway leads from the parking areas towards the main entrances, along with trees and planted breaks in the parking layout to provide visual interest and ecological habitat and support sustainable drainage.



Proposed Site Plan (Ground)

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PROPOSED PARKING LAYOUT

Parking Table

Zone 1 = 10	Zone 4 = 30	Total = 93 Max turning circle radius = 4.6m
Zone 2 = 33	Zone 5 (deck) = /	
Zone 3 = 20	Overflow = /	

	Building A + B		Parking/Grade Level		Cycles		Deliveries
	Building C		Disabled Parking		Building Entrance		Paved Area
	Bauhaus Building		Deck Level Parking		Bus stop		Decking
	Roads		Overflow Parking		Site Boundary		
	Footpath		Bank		Kerb line		

3.0 Site Strategy, Parking & Access

3.2 Parking Strategy

The parking table opposite compares the originally consented, as existing in use and proposed allocation for on-site car parking, disabled allocation (DDA Spaces), cyclists and motorcycles as illustrated within the proposals.

The layout opposite illustrates that 6No. DDA spaces are proposed at the southern end of the parking area, close to the main entrances, set-out on a splay to create enhanced manoeuvring space. These spaces are set upon porous block paving to create an external 'square' as a shared surface. The rest of the site provides 80 further standard car parking spaces, with 4 dedicated motor cycle bays and 30 cycle spaces, 12 of which are secured and covered. Existing cycle racks are provided outside the entrance of Building's A & B, these will be retained and further racks provided adjacent the proposed Building C entrance.

We have assessed the parking provision against the relevant parking standards, noting the zone for the application area is 'B' - Mid Population. The area table opposite illustrates the 'use' split across the existing building and proposed within Building C, which has informed the parking ratio's adopted. We have allowed for an over-flow of 4No. spaces to serve the multi-use performance space and event spaces, which allows for peak usage to ease pressure experienced on site when events are scheduled concurrently.

Public transport links are provided via the existing Bus Stop on the A39, and the cycle way along Old Beckery Road. The proposals also include additional site access points for pedestrians to ease accessibility to promote access by foot.

CAR, M/CYCLE & CYCLE PARKING SCHEDULE TO USE CLASS

Use Class	Parking Requirements:	NUMBER OF REQUIRED SPACES				PROPOSED SPACES	Ratio: 1 : 20 Car Spaces
		Parking Standards (Ratio's)	Existing Planning Application (2010)	Existing Building in-use (A,B,C)	Minimum requirement to suit proposed areas (A,B,C)		
A3	Cafe (inc kitchen etc)	1s/30m2	-	-	8	8	0
B1	Offices	1s/40m2	-	-	53	53	2
B1C	Light Industry	1s/25m2 - 1s/85m2 (1/25 used)	-	-	-	-	-
D2 (figures based on 1s/25m2)	Assembly + Leisure	1s/25m2 - 1s/85m2 (1/25 used)	-	-	16	16	1
	Theatre (performance space)	1s/12 seats (72 Proposed)	-	-	6	9	-
	TOTAL		52	54	82	86	4

Use Class	Cycling Requirements:	NUMBER OF REQUIRED SPACES				PROPOSED SPACES	
		Cycling Standards	Existing Planning Application (2010)	Existing Building in-use (A,B,C)	Minimum Requirement to suit proposed areas (A,B,C)		
A3	Cafe (inc kitchen etc)	1s/30m2	-	-	11	11	
B1	Offices	1s/250m2	-	-	9	9	
B1C	Light Industry	1s/250m2	-	-	-	-	
D2	Assembly + Leisure	1s/400m2	-	-	1	10	
	TOTAL		5	5	21	30	

Proposed Parking Schedules (Cars & Cycles)

GROSS INTERNAL AREAS / USE CLASS

Use Class	Type of Use	Existing Planning Application (m2)	Existing Built (A,B,C) (m2)	Proposed (A,B,C) (m2)	Notes
A3	Cafe (inc kitchen etc)	222	200	220	
B1	Offices	1645	425	1191	
B1C	Light Industry	490	-	-	
D2	Assembly + Leisure	132	360	380	
B1	Auxiliary Amenities (Inc. Storage)	-	29	149	
B1	Horizontal Circulation	-	95	952	
B1	Vertical Circulation	-	51	61	
	GIA TOTAL	2489	1128	2569	Exclude: Walls, Voids and Structure
	GEA EXCL VOIDS	-	-	2743	Including Walls & Structure, excluding voids
B1	TOTAL STRUCTURE (WALLS)	-	-	176	

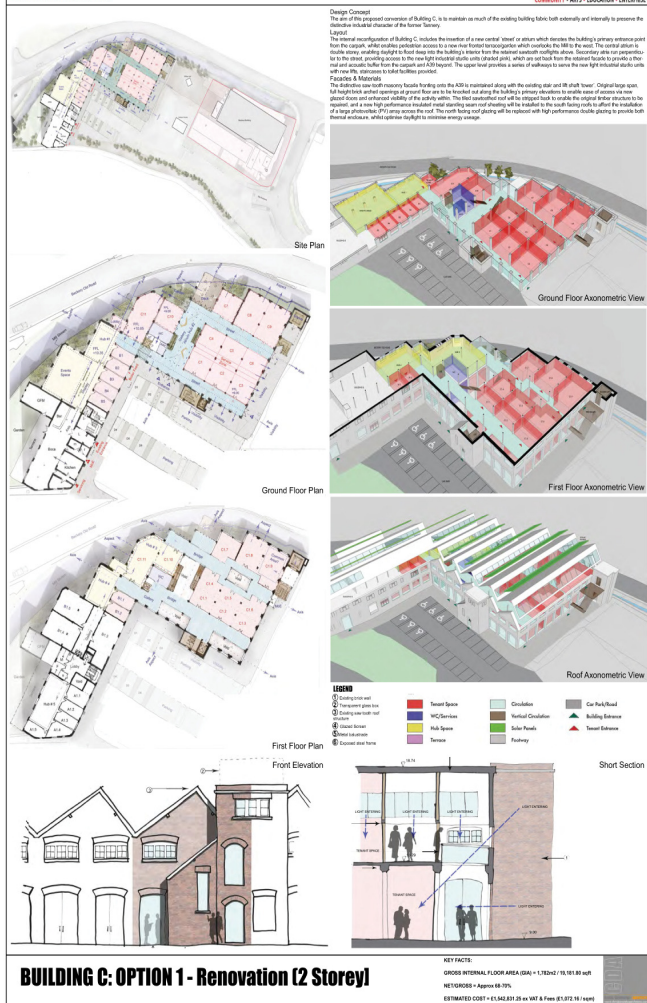
GROSS INTERNAL AREAS / USE CLASS TOTALS

Use Class	Type of Use	Total Area
A3	Cafe	220
B1	Offices	2129
B1C	Light Industry	-
D2	Assembly	380

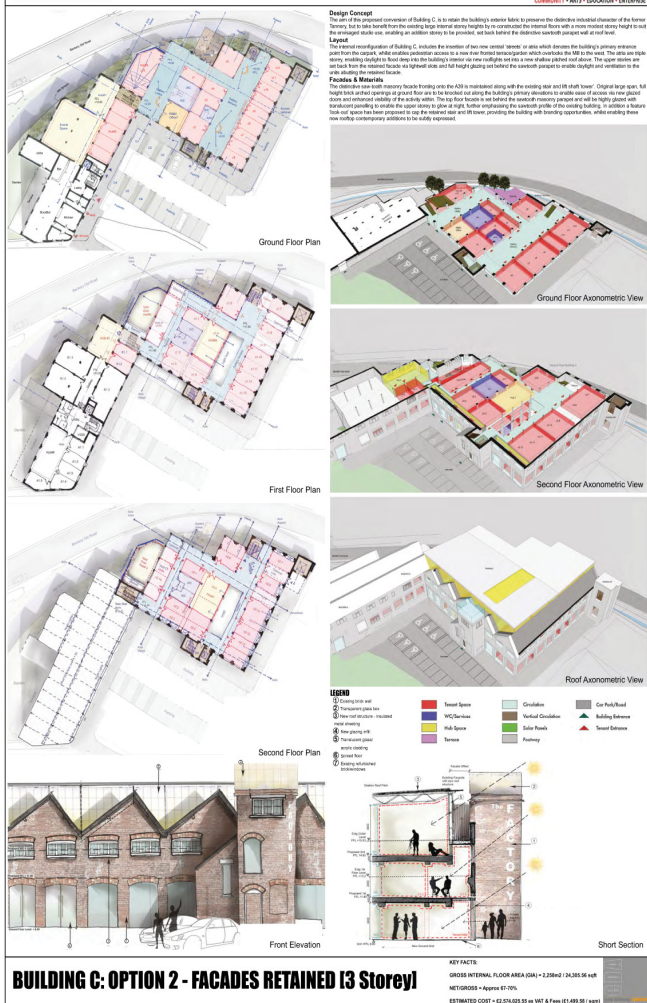
Proposed Area Schedules (By Use Class Existing & Proposed)

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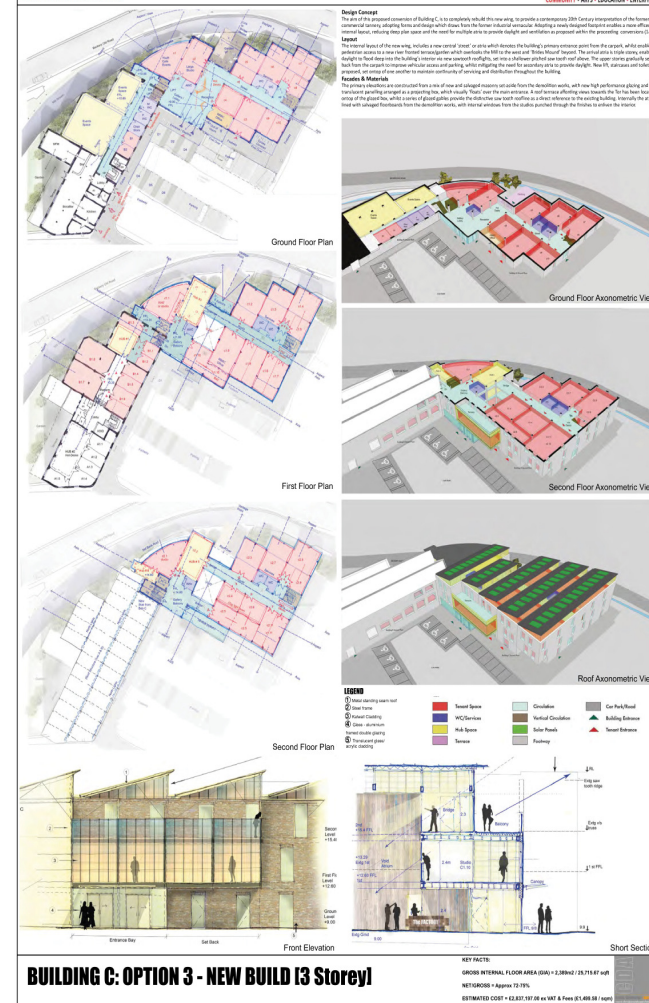
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Feasibility Option I - Full Renovation (Exterior & Interior)



Feasibility Option 2 - Part Renovation (Exterior only / New Internals)



Feasibility Option 3 - Full New Build

4.0 Consultations

4.1 Feasibility Study & Consultations

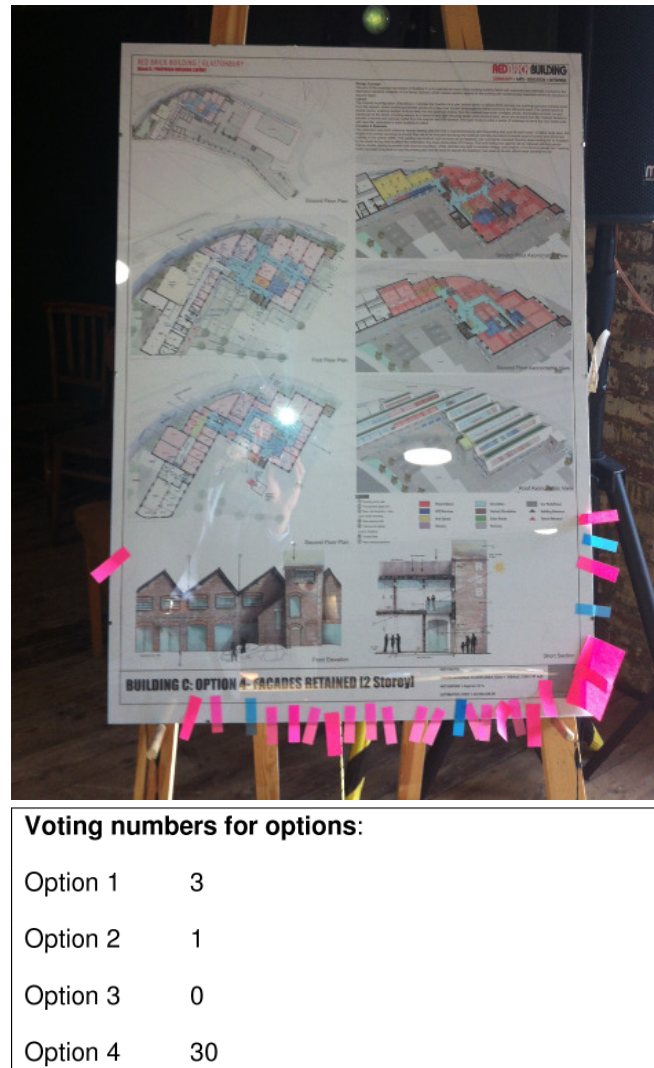
CDA was appointed by the RBBC in August 2014 to prepare a feasibility study for the re-development of Building C to complete the site wide refurbishment works. The brief requested we review three distinct options whilst a separate stand-alone structural condition survey was undertaken by the Engineers to assess the commercial viability of each refurbishment strategy. Three options was considered;

- Option 1 - Refurbish both Exterior and interior fabric
- Option 2 - Refurbish Exterior with new build interior
- Option 3 - Complete new build

The options prepared included an increasing degree of new build intervention, alongside costings and structural appraisals for each scheme. The 3 Options were presented to the tenants and Stakeholders in October 2014 where it was concluded that a scheme which retained as much of the existing building fabric was deemed preferable to maintain the unique character of the building and recognise the importance of the former tannery to the local community.

Feedback gained from these consultations together with further input offered by Clark's as part of an 'Open Space' event hosted by the RBBC on 10th October, led to the preparation of a fourth Option - The Golden Option, which pulled together successful aspects from the proceeding options, whilst focused on retaining the primary structural fabric both internal and externally where viable, with only strategic new build to ease connection with Building's A&B.

The conclusion of the feasibility study culminated with a public consultation event held on 29th November 2014, which was extremely well attended. A number of visitors voted for their preferred scheme and Option 4 proved to be a clear winner as illustrated.



Public Vote of Support for Option 4 / Feedback recorded from votes

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Feasibility Option 4 - Renovated External & Part New and refurbished interior



Public Consultation (Display of all Four Design Options)



Stakeholder Consultation Meetings



Tenant Consultation Meetings



Public Consultation (Architectural Presentation of Feasibility Study Options)

4.0 Consultations

4.2 Outcomes & Selection

Feasibility Decision Process

	Overall build cost	Overall Build time	Overall Risk of unknown Building Issues	Funding Opportunities	Private Investment	Risk of empty rooms	Share Investment	Public Consultation	Rental Income	Flexibility	Atmosphere	Meets our objectives and original vision	Overall Score
	3 Low 1 High	3 Short 1 Long	1 High 3 Low	3 High 1 Low	3 High 1 Low	3 Low 1 High	3 Low 1 High	3 Highest Support/ 1 Lowest	3 High 1 Low	3 High 1 Low	3 High 1 Low	3 high 1 low	
	3	1	1	3	3	1	3	3	3	3	1	3	28
	2	2	2	2	2	2	3	3	2	1	2	3	21
	1	2	2	2	2	2	1	3	2	2	2	3	25
	1	3	3	1	3	1	1	1	1	3	3	2	24
	3	1	1	3	1	3	3	3	3	2	3	3	29

Selection Matrix prepared by RBBC Board



Open Space with Clarks Group Strategy Team

10th October 2014 11am-3pm



Open Space Workshop with Clark's



Nearly six years on from the original occupation to save one of the once disused and derelict Morlands Factory buildings from demolition and to protect the heritage of one of the largest local employers for over a century. We are ready to embark on the next phase of the Red Brick Building Development.

The first phase has exceeded all expectation, engaging hundreds of volunteers from the local and wider community who came to help rebuild the building. Now, over 50 volunteers help with the ongoing day to day running. The project is fully tenanted and offers an exciting and creative environment supporting Arts, Enterprise and Education.



To deal with the ever increasing demand for more space, we applied for and won feasibility funding from the Homes and Communities (A government department aimed at supporting community lead projects). This funding allowed us to employ a team of professionals; Architects, structural engineers and quantities surveyors to establish the current state of the west wing (Building C) of the Red Brick Building which has been open to the elements for many years. Over the last three months three options have been developed from the results of the investigative work carried out. Option 1 Repair, renovate and recycle the current structure. Option 2 Keep the existing facade and totally demolish and replace the internal structure. Option 3 Totally demolish and rebuild. We will be holding an open public consultation on **Saturday 29th November between 11am and 3pm in the community space at the Red Brick Building** to show the community the three options and to record their views and preferences.

If you haven't yet been to the building but you have been curious please pop in. Your opinion is important to us!

Poster for Public Consultation

The RBBC team coordinated a series of Consultation Events during the course of October and November 2014, to draw out as much feedback from the Tenant's, Stakeholders and the Local Community as possible to ensure the proposed works to Building C would be in the interests of the Local Community and supported by them as patrons, possible stakeholders and potential building users.

The feedback received was staggering with a raft of ideas for possible internal uses, new public areas, art galleries, performance spaces and alike, all of which we as a design team needed to consider and rationalise into a considered final design to maintain flexibility of use at the for front to realise the diversity of use and vibrancy of the building.

Sum 60 or more expressions of interest have also been received, which we have also been mapped out across the proposed re-development plans to consider how we can deliver the space requirements of each possible new Tenant.

To facilitate the principle ideas brought out through consultation, we developed 'The Golden Option' to address these needs, with the inclusion of a small multi-use double height performance space, additional event space and a central 'street /gallery' area to enable greater engagement and use by the community.

To conclude the selection process, the RBBC team draw up a scoring matrix which assessed each scheme against the projects's core values, whilst consider viability and flexibility and Option 4 again came out as the most favourable and forms the basis for this application.

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Transport Assessment

The detailed proposals set out the on site parking provision and enhancements to the site's access for both the east and west to improve access via sustainable modes of transport. There are no proposed changes to public highways or similar and the parking layout illustrated across the site follows the principles as previously approved across the entire site.

A share access is provided through the site to the neighbouring Bauhaus Building directly to the north of Building C, this will be maintained as part of legal agreement between both land-owners to ensure our clients neighbours site can be accessed in the future.

External Lighting

External lighting will be provided to the external parking areas in accordance with CIBSE guidance to ensure minimum lighting levels are achieved via highways compliant lighting fixtures to minimise lighting spill or glow. It is intended to commission a lighting supplier to prepare an external lighting strategy as part of the detailed design phase of the works which will be submitted for review as part of our Building Regulations Application.

Ventilation & Extraction

Passive ventilation methods will be employed throughout with opening vents at roof level, integrated into the glazing. Where dedicated extract is required this will be concealed and terminate at roof level in accordance with legislation.

Crime Prevention

The proposed design and layout has been considered carefully with the RBBC on site management team, such that opportunities for passive surveillance is provided at all building entrance points and that the external areas will be well lit, adopting a layout which mitigates concealed spaces. The interior has been considered in terms of providing lines of sight from the reception area and the building will be managed such that the out of hours events are controlled via separate entrance points to ensure all visitors to the building pass the main reception.

The design and internal layout has been developed following the principles of 'Secure by Design' guidance, and will be reviewed with the local Police force's Architectural Liaison Officer as required prior to developing the detailed design to ensure any site specific issues are suitably addressed.

Noise

The existing building's A & B maintain a strict Noise Abatement Policy which is applicable to all tenanted spaces and enforced by the on site RBBC management team. The proposed works simply extend the remit of this policy to ensure the acoustic amenity afforded to the site's neighbours to the south west is not effected.

Where glazing is specified, an double glazing will be used with ventilation provided via roof level vents to mitigate acoustic transference at ground level.

Ground Condition / Contamination

Integrale were originally appointed in 2007 by Urban Splash to prepare a desktop study across the entire Morland's site, which included the now renamed - Red Brick Building.

Our client arranged for the detailed ground conditions report to be re-assigned for our use as part of this project to inform our resultant proposals. Our Civil & Structural Engineers have reviewed the report and considered local bore log's and advised that due to the negligible proposed new build works, and retention and re-use proposed of an existing structure which has been on site since the that ground contaminants is unlikely. Furthermore, SWRDA undertook an extensive site de-contamination exercise prior to the site being offered for redevelopment.

A full R&D Asbestos Survey has been undertaken throughout Building C and concluded that very little Asbestos remained on site other than the fibre cement verge boards which will be removed and disposed of prior to works commencing in accordance with legislation.



Condition Survey & Civils

KB2 Consulting Engineers were appointed in August 2014 to prepare a Structural Condition Survey of the Building to inform the Feasibility Study undertaken. KB2 continue to support the design team being responsible for the civils and structural designs in relation to the proposals. KB2 have commissioned foul and storm water surveys to verify their findings and design assumption to inform the proposed connections into the existing mains systems as originally installed as part of the site's original consent in 2010.

The Condition Survey of Building C concluded that the building has suffered from many years of widespread water ingress, which has lead to degradation of much of the timber and steelwork used in the building's construction. Whilst some of the building fabric is considered to be structurally adequate much of the building's timber, steel and concrete structure is inadequate and unsafe. The primary masonry structure however, is in better condition, with some local settlement and areas of spawling evident across the facades, however it is considered that masonry repairs would be commercially viable along with timber repairs/replacement.



Flood Risk Assessment

Clive Onions was appointed to prepare a site wide FRA assessment based upon the proposed works to Building C in the context of the original consent for the re-development of the entire site in 2010.

The site is generally within Flood Zone 1, with the western portion on the fringe of Flood Zone 3. The ground floor level proposed is well in excess of 1:200 year predicted flood levels and there are no residential uses proposed within the building mitigating any risk to building users, therefore the proposed conversion works are considered of low flood risk.

Surface water run-off connects back into the existing storm water drainage system, which should be improved by the proposals which include permeable finishes in conjunction with areas of soft landscaping to assist dissipate surface water. Roof level surface water collection will be directed to the mains as per the existing arrangements due to the retention of the general roof configuration and guttering.



5.0 Technical Considerations

A number of specialists have been consulted as part of the Application and where applicable supporting statements have been prepared and are submitted as appendices to the main application. These are summarised below;

Ecology

The original consented application in 2010 included a Bat Survey as undertaken by Serc, this report has recently been brought up to date as requested during our pre-application discussions and the detailed findings of the Bat and Bird Roost Survey's are included as separate appendices.

First Ecology undertook the new survey's in February 2015, and concluded the following;

Bats - No evidence of habitation, however due to the building's condition the environment for roosting could be possible. Further assessment as required will be undertaken prior to construction works proceeding and First Ecology will be retained to complete their assessments.

Birds - There is evidence of nesting birds (pigeons). It is recommended that works are scheduled to avoid recognised nesting period and nests should be inspected prior to the commencement of the works to.



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CDA

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