

Site Opportunities Plan

LOCATION/ ACCESS

- Located in the heart of Penzance – good connections
- Thriving café and bar culture in the area could link to events at MusicAbility and use mutual promotion when appropriate.
- Use the strategic node where five important pedestrian routes meet to promote MusicAbility and connect with other performing and visual arts venues – The Acorn Theatre, The Exchange, Penlee Park Outdoor Theatre, Penlee House, Morrab Gardens bandstand and Morrab Library.
- Good location for routes connecting to Morrab Road, Morrab Gardens and down to The Prom and within close proximity to the principle Town Centre Streets – Chapel Street and Market Jew Street
- Within easy walking distance of several car parks, Green Market parking within a few 100 metres
- Promote best vehicular access along St Marys Terrace (for visitors unable to access the venue via other means)
- Reintroduce a working water fountain for the community

ARCHITECTURE/ SITE OPPORTUNITIES

- Grade II listed building within Penzance Conservation Area – new development to protect the building and the area's important characteristics
- Historic building does not necessarily restrict contemporary design – adjacent to newly refurbished 360 building
- Development needs to be mindful of the diverse neighbourhood (Retail, Arts, Commercial and Residential)
- Utilise space for on site parking/ particularly for users with limited mobility
- Have a specialist approach to Acoustics and other issues which may affect the Residential Community (due to the proximity of Park Court and other housing)
- Make the most of the limited available site to offer a distinct design
- Important to maintain important view points towards and from existing building – opportunity for sea view down St Marys Terrace
- Surrounding Architectural styles – principally early to late 19th Century with notable mid to late 20th Century buildings including PZ 360 and Park Court. Parade Street offers some interesting 'mews' style early 21st Century houses.
- Good location for visibility within the town centre
- Location of development would allow direct access and visibility from Parade Street
- Create new level entrance into building (ramped approach)
- Offers an opportunity to build links with other important performing and visual arts venues – The Acorn Theatre, The Exchange, Penlee Park Outdoor Theatre, Penlee House, Morrab Gardens bandstand, Morrab Library and Jubilee Pool.
- Opportunity to promote ecology on site through a 'Green Roof' or areas of natural planting
- Promote a fully sustainable build approach. New build to have limited environmental impact
- Originally the building would have been rendered – should it be returned to this?



Building Opportunities Plan

- Make the venue a long term sustainable option for accessible live classical music delivered by top quality performers
- Venue for public events alongside its use for rehearsals and community music making.
- Sustainable approaches to Heating, Ventilation and Electricity supply and a considered lighting scheme

EXISTING BUILDING

- Existing Building to have limited contemporary intervention to retain its mid 19th Century appearance
- Conserve the Important historical assets of the building both internally and externally
- All areas of the proposed and existing building accessible for all, meeting everyone's needs.
- Upgrade and modernise all existing rooms and ensure that both the existing and new buildings fully comply with fire safety requirements.
- Improve thermal, acoustic qualities of the existing windows to ensure minimal impact on surrounding residents
- Sound proofing to rooms as appropriate
- Change of Use planning application includes reconfiguring the ground floor spaces to create an accessible Therapy Room and a Multi-Function / Education Room which can be subdivided to create a smaller room. This will be incorporated into the long term proposition

NEW BUILD

- Extension to be designed on sustainable principles
- Make best use of the site opportunities for redevelopment by respecting the existing building
- Ensure that new interventions have an appropriate subservience to the existing.
- Tradition of performance spaces/ cinemas/ concert hall have curved frontages or on a corner location
- Opportunities for views along St Marys Terrace. Conscious of not creating overlooking of surrounding residents.
- Lift needs to be able to transfer large musical instruments, including a grand piano

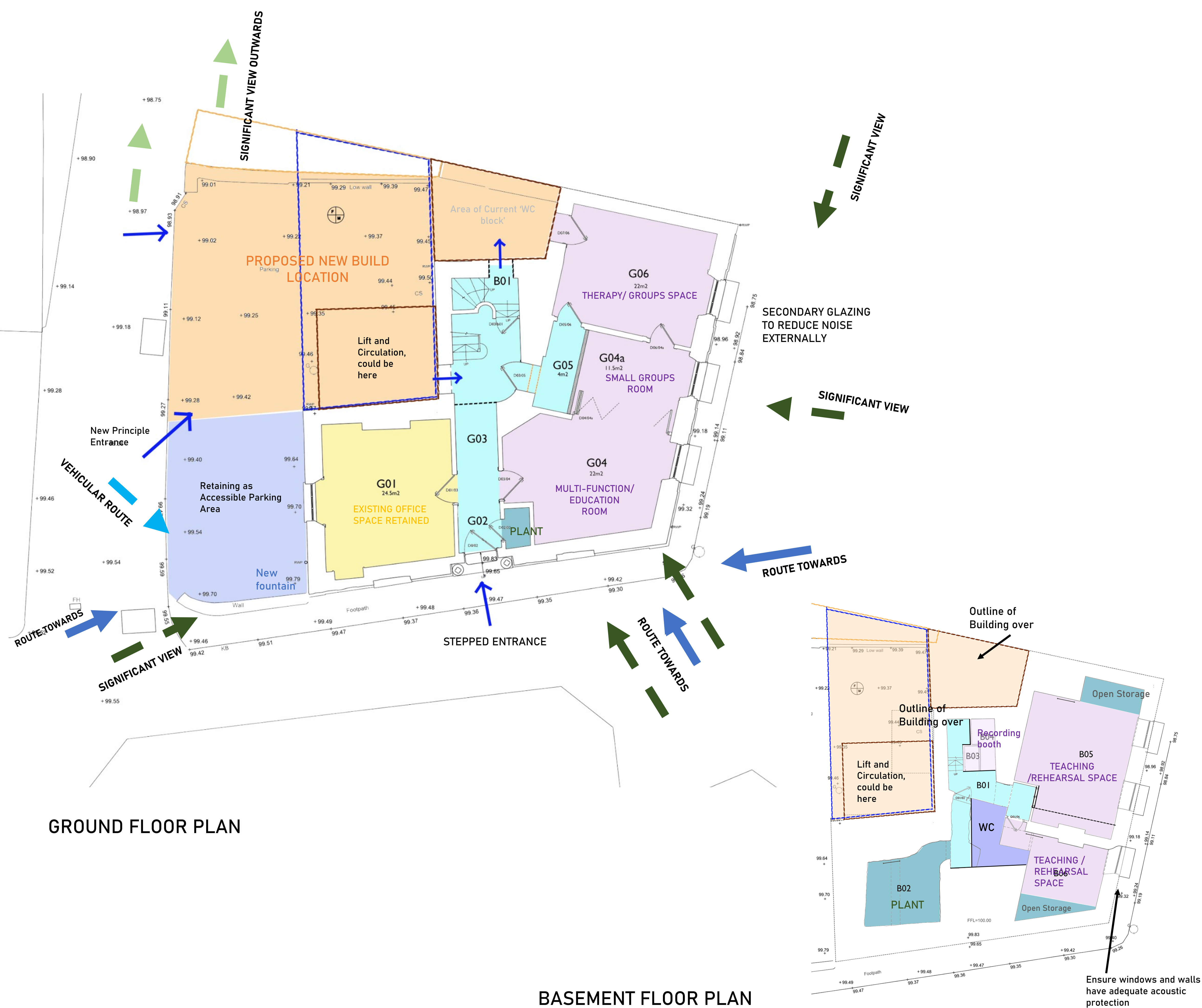
GROUND FLOOR

- Provide a welcoming point of entrance for all visitors. Allow separate entrance routes if people wish to be discrete
- Include ramped and stepped approach to new main entrance and lift access to all floors.
- Replace the existing WC facilities and kitchen space, with new facilities
- Glazed main lobby space – welcoming entrance
- Demolishing the 'modern' additions to the building and using the space together with the existing parking area to create new facilities and a public-facing entrance

- Creating a visible connectivity with The Acorn Theatre

BASEMENT

- Area under the location of the 'cottage' could be investigated.
- Provide WC facilities
- Access via new steps and lift from new build
- Utilise the rooms for teaching and rehearsing with a small recording studio linked to other spaces.



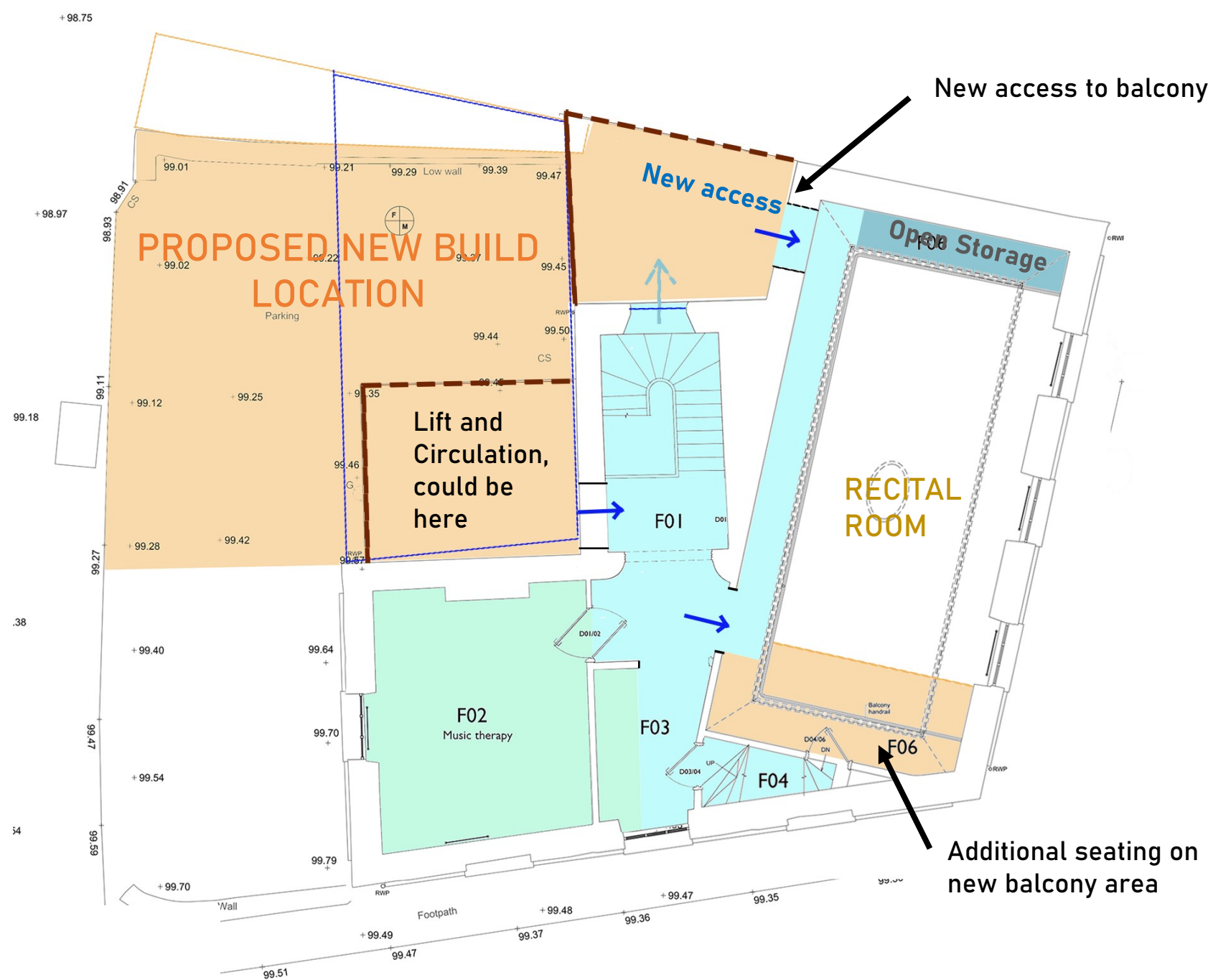
Building Opportunities Plan

FIRST FLOOR

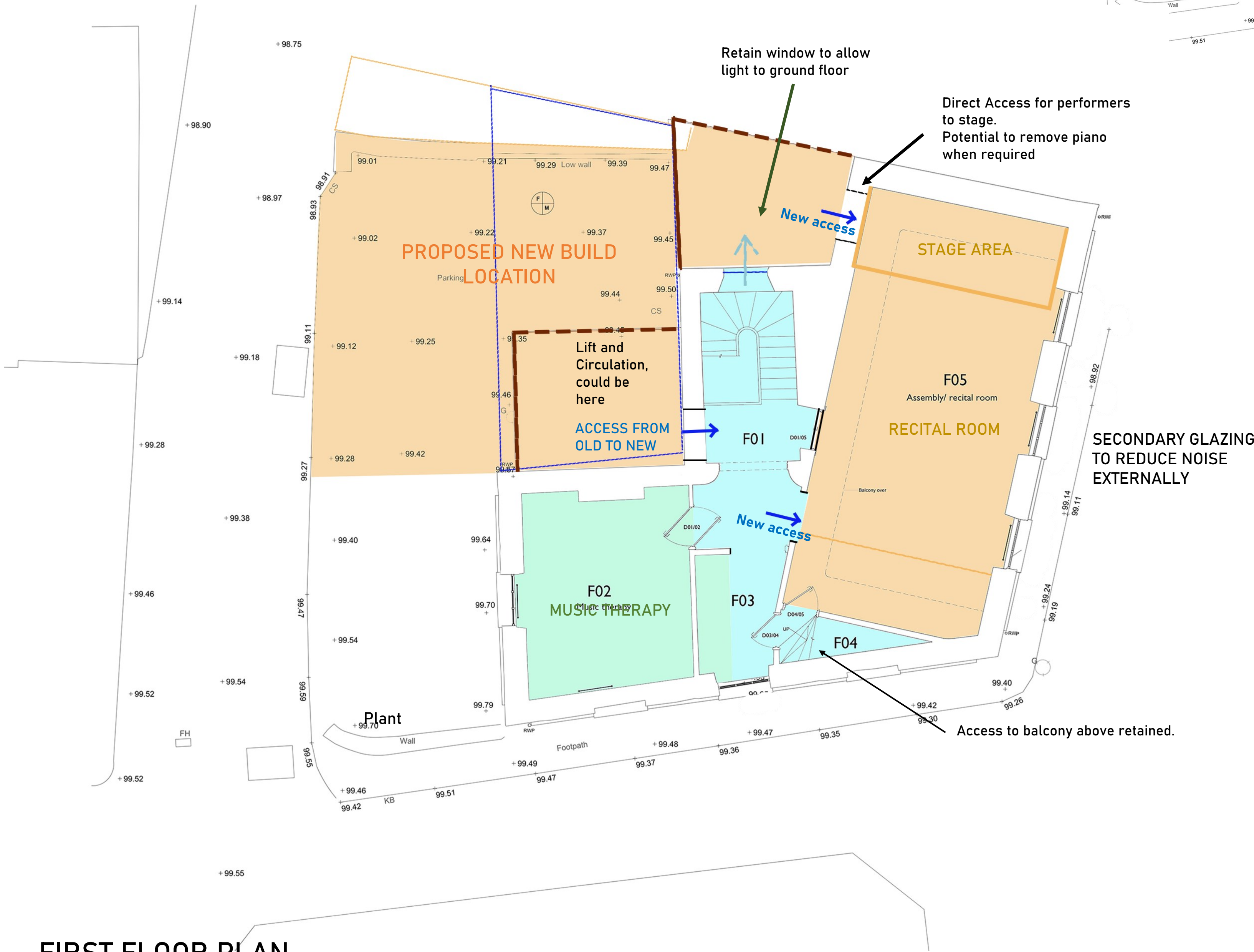
- Make considerate improvements to the Recital Room including;
- New access away from staircase
- Potentially new access to balcony – increase size of balcony to allow capacity of 80 people to be accommodated in the room
- Secondary glazing to ensure increased thermal and acoustic properties
- New sound, lighting and ventilation to improve enjoyment of performances
- Direct access via new steps and lift to first floor.
- Stage area which can be easily dismantled as required with direct access from 'backstage'. Potential for piano to be moved here as required
- Additional space for gathering during public events on the first floor, together with catering and WC facilities
- Coordination of interaction with existing roofs to allow full access to all parts of the existing building
- Make use of existing 'long window' on staircase to provide lighting to all levels in the 'backstage' area.
- Allow for views from first floor new space towards coast, while maintaining local residents' privacy

BALCONY

- Repair and structurally improve existing balcony
- Provide a limited extension to allow increase in numbers (this would need to be fully accessed by a structural engineer). Balcony could be a modern intervention which shows the original features (glazed balustrade)
- New access from back of building over stage section of balcony
- Would require new roof arrangement over staircase roof



BALCONY FLOOR PLAN



FIRST FLOOR PLAN