

CONCORDIA THEATRE : UPGRADE & EXPANSION

STOCKWELL HEAD HINCKLEY LEICESTER LE10 1RE

DESIGN AND ACCESS STATEMENT



keith williams architects



July 2026

	page
Introduction + Overview	3
Summary of the Application	4
Client + Consultant Team	5
Overview of the Architect	6
Architectural Vision	7
Summary of Site History	8
Planning and Heritage Context	9
Site Context	12
Main Elements of the Proposed Development	15
Consultation	16
PROPOSALS BY AREA	
• Auditorium Building	17
• Bar Building & Workshop Building	19
• The Forecourt Area & The Yard Area	20
• The Staff Car Park Area	21
• Area Schedule	21
TECHNICAL CONSIDERATIONS	
• Materiality and Detail	22
• Services and Car Parking	25
• Environment Trees and Ecology	26
• Flood Risk and SudS	26
• Sustainability & Energy	27
• Noise	28
• Future Landscape Proposals	28
• Accessibility	29
APPLICATION PACK	30
Appendices	
Heritage Report	32
Architect's Proposed Drawings	38
Architect's As Existing Drawings	55



Hinckley Concordia Theatre buildings when is use as the
Moore Eady and Murcott Goode Ltd Hosiery Factory

CONCORDIA THEATRE : Design and Access Statement

INTRODUCTION AND OVERVIEW

INTRODUCTION AND OVERVIEW

The Concordia Theatre in Hinckley town centre, is a highly successful, highly-regarded 400-seat volunteer-run community theatre. It is currently home to 9 independent theatre groups including Broughton Astley Drama Society, Hinckley Concordia Amateur Operatic Society, NTP Drama, NTP Studio, Pantomime Company, Stanley Opera, The Community Guild, The Tinhatters and Concordia Youth Theatre.

Originally opened in 1972 inside a converted post-war hosiery and knitwear factory, it hosts a diverse variety of live musical theatre, pantomimes, dramas, and concerts put on by local amateur societies. The Concordia Theatre is owned and run by Hinckley Concordia Association (HCA), a registered charity and is a very important cultural and community asset for the town and the wider locale.

Its estate comprises three 19th century former hosiery manufacturing buildings, originally used by Moore Eady and Murcott Goode Ltd, along with associated external yards and parking spaces, located at the junction of Stockwell Head and Council Road in Hinckley town centre.

The theatre complex was converted from the former hosiery factories some 50+ years ago, opening in 1972.

Key facilities include a 398 seat auditorium, rehearsal rooms, a studio theatre, public foyers, coffee lounge and separate bar areas. In addition, there are scenery workshops and storage spaces.

The auditorium is set on the first floor level within the building facing onto Stockwell Head.

Further alterations have been made over time, including the addition of wing spaces to either side of the main stage. The building was also extended in 2008 to incorporate new public access staircases and lifts, in addition to improving foyer areas to the public. The auditorium, however, has not been significantly altered since the opening night, November 1972.

The Concordia Theatre and its land sits within the Hinckley Town Centre Conservation Area and is noted as an Important Local Building. The buildings are not recorded as statutorily listed in Historic England's national register.

Recognising that the auditorium, much of the services installation and a good proportion of the building fabric required modernisation, in 2024 Hinckley Concordia Association (HCA) appointed Keith Williams Architects (KWA) to undertake an initial feasibility study. This study set out a strategic vision and high-level masterplan for the Concordia's modernisation under the HCA's objective Project 2030+.

Subsequently in October 2025 (KWA) were appointed as architect and lead consultant to take forward that work supported by a specialist consultant team, including engineers, access and fire specialists, biodiversity & ecology consultants and a cost consultant. The KWA led team has now advanced specific proposals for the upgrade of the theatre building and stagehouse, the public realm and parking areas, which have been generated by the history of the site and its context.

The finalised designs form the core of this application to Hinckley & Bosworth Borough Council for planning and conservation area consent.



Aerial View of Concordia Theatre from Stockwell Head with service area in prominent location

CONCORDIA THEATRE : Design and Access Statement INTRODUCTION AND OVERVIEW

SUMMARY OF THE APPLICATION

The application can be summarised in the following statement:

“Planning and conservation area consent sought for the refurbishment and remodelling of the Hinckley Concordia Theatre building complex including 254m² nett new floor area. Upward extension and rearward expansion of stagehouse, new external ambulatories and fire escapes, main building roof (with pv) replacement, remodelled gable end façade, removal of render to expose brickwork and replacement of windows to Stockwell Head building. Enhanced public realm including new public forecourt space and site wide accessibility improvements.”

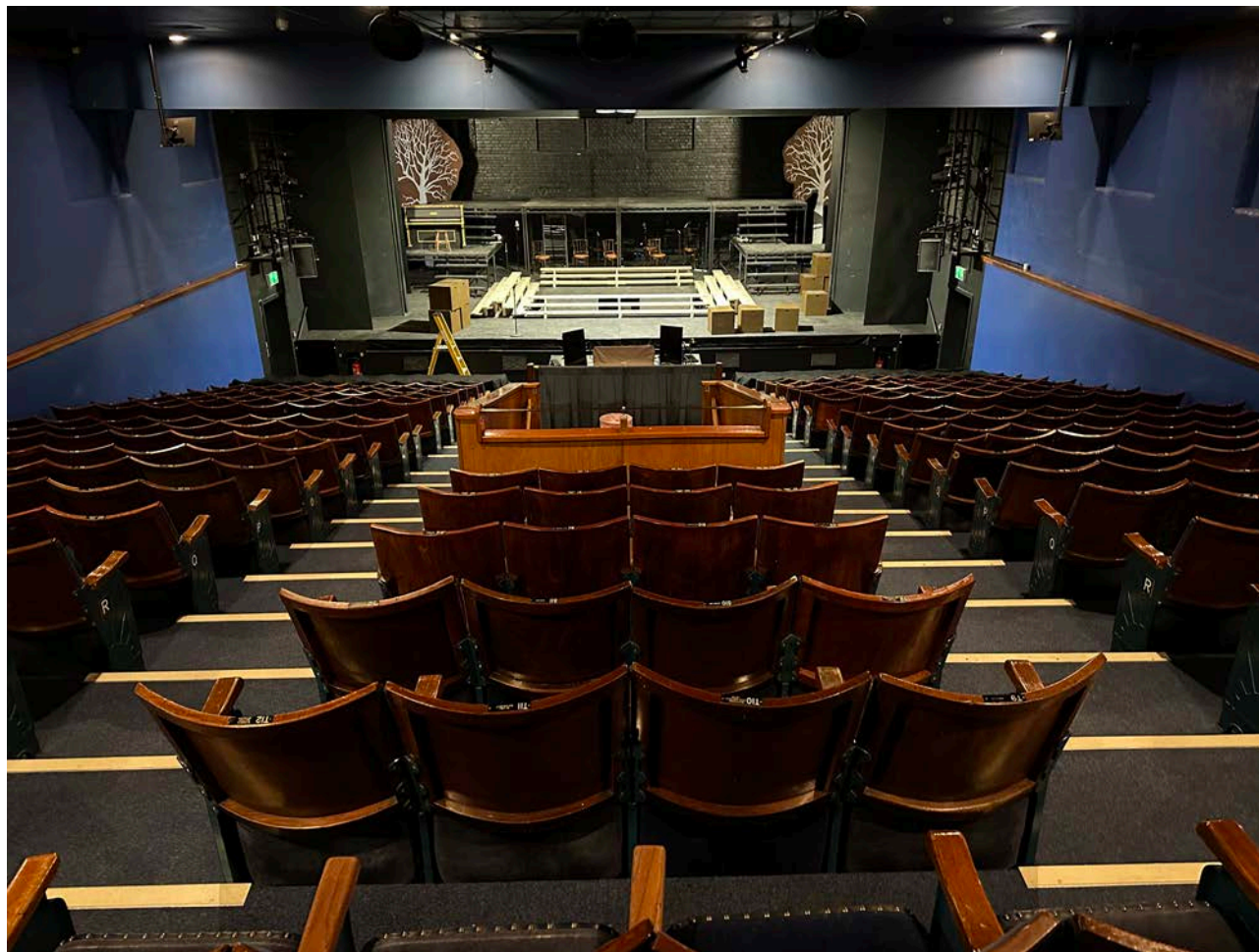
This report seeks to support an application which provides for a long term road map of incremental development on the Concordia Theatre site which, when complete, will provide the following enhancements to this much valued cultural institution.

- Significantly enhance the visitor experience in terms of comfort particularly in the reworked auditorium space.
- Greatly enhance accessibility both in the public spaces but also back of house where access for performers can be provided for the very first time.
- Secure the fabric of the building by increasing the quality of the later theatre adaptations and enhancing the Concordia’s ability to keep producing high quality theatre..
- Preserve and enhance the heritage value of the site with sensitive modern interventions and sympathetic restoration of parts of the existing buildings.
- Provide a more outward looking theatre which engages with the town in a positive fashion and becomes a more obvious town asset.
- Improve the public realm and accessibility through public realm enhancements providing a public meeting space for all to share.

The development of the site will be managed in a way protecting its commercial and technical operations long into the future whilst positively contributing to the vibrancy of cultural life in Hinckley.

The analysis and description of the works for which permission is being sought in the following pages aims to make the need for change and the benefits clear.

“...many elements of the building fabric and internal services are at or toward the end of their useful life...”



Existing auditorium space at end of life

CONCORDIA THEATRE : Design and Access Statement

CLIENT & CONSULTANT TEAM

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CONCORDIA THEATRE : Design and Access Statement INTRODUCTION AND OVERVIEW

OVERVIEW OF THE ARCHITECT

Keith Williams Architects is a multi-award winning architectural firm and one of the UK's leading architectural design practices with a reputation for the creation of innovative, high quality, sustainable buildings in sensitive urban and historic contexts. The firm is particularly noted for its leading specialisation in the design and delivery of cultural buildings including theatre, music and performing arts buildings.

Recipient of more than 40 major design and construction awards, Keith Williams Architects has twice been longlisted for the Stirling Prize, was nominated for the RIAI Triennial Gold Medal 2017 and has twice won the prestigious BD Public Building Architect of the Year Award. The firm's work has been published worldwide.

www.keithwilliamsarchitects.com



Marlowe Theatre Canterbury



unicorn theatre, tooley street, london



athlone civic centre ireland



unicorn theatre, tooley street, london



restoration and expansion of the former tooley street fire station, london

CONCORDIA THEATRE : Design and Access Statement

VISION STATEMENT

ARCHITECTURAL VISION

These proposals which will transform the Concordia Theatre and its immediate environs, have been carefully evolved taking into account the history, heritage and context of site, the theatre and its remaining buildings.

The Concordia Theatre will be upgraded making it fit for purpose during the years ahead. The proposals follow a concept of renewal which respects the robust character of the two existing flanking buildings, maintaining or retrieving their architectural qualities, whilst transforming the centre building containing the auditorium, the original character of which has been much eroded over time.

The designs propose a bold but contextually appropriate architectural treatment to the centre auditorium building's exterior driven in part by the industrial heritage of the site.

The existing tarmacked car parking and service areas will be upgraded, landscape treatment and biodiversity improved, and a new public forecourt transforming the setting of Concordia's auditorium building will provide a new accessible public congregation space and entrance for theatre goers.

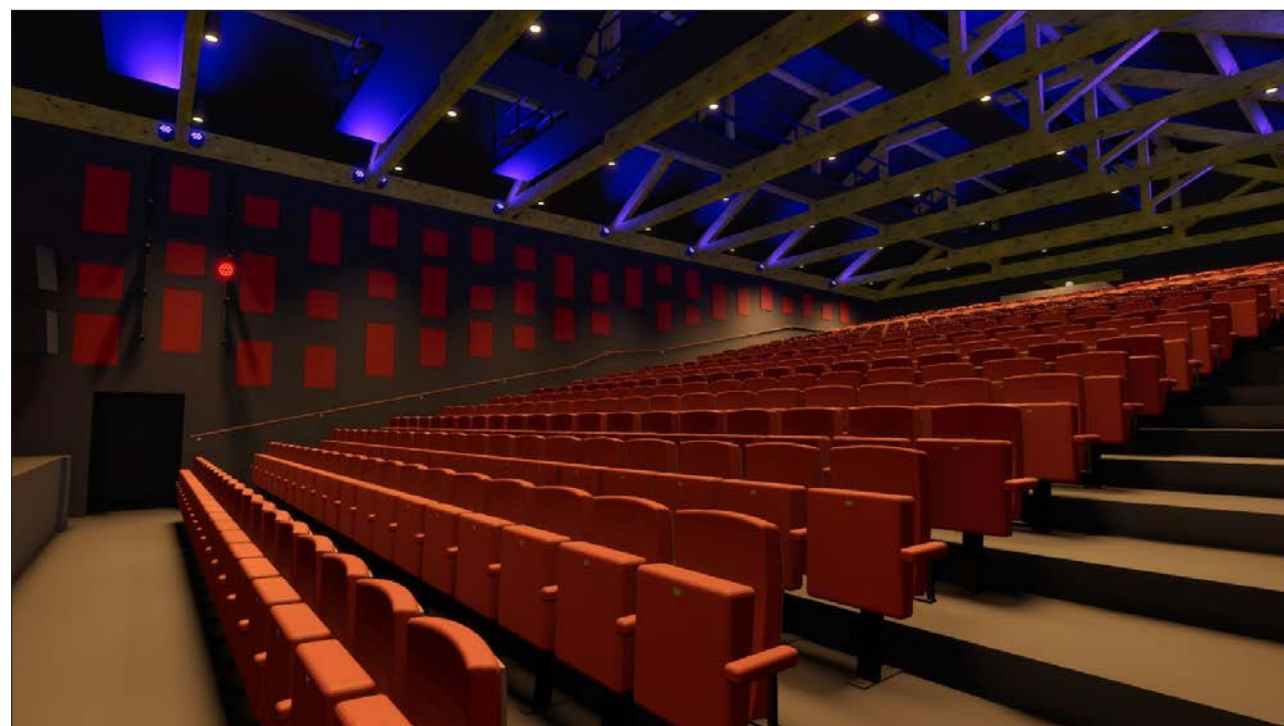
The likely impact to the listed buildings in the vicinity has been carefully considered and is regarded as very low and will certainly do no harm to either their fabric or settings.

The proposals adhere to the key principles defining the Hinckley Town Centre Conservation Area and will ensure that its character will be both preserved and enhanced.

The carefully evolved approach to scale, form, proportion and materiality will further strengthen the proposals to achieve a holistic approach to the Concordia estate as a whole, whilst setting up the key centre building as a new landmark within Hinckley Town Centre, finally giving the Concordia the prominence it needs as one of the town's key cultural assets.



Concordia Theatre from Stockwell Head showing proposed facade treatment and the new public forecourt

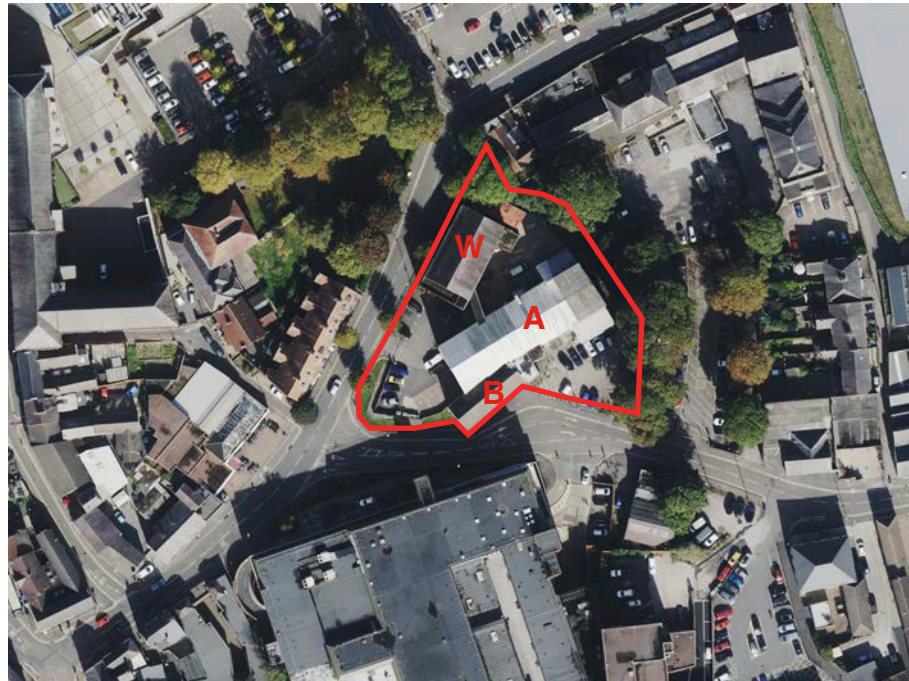


Concept for upgraded main theatre (image : Hinckley Concordia Association)



CONCORDIA THEATRE : Design and Access Statement

INTRODUCTION AND OVERVIEW



Site overview in 2026 showing the three main Concordia Theatre buildings

Key

- B Bar building - Pre 1886
- A Auditorium Building - Pre 1901
- W Workshop Building - Pre 1923

SUMMARY SITE HISTORY

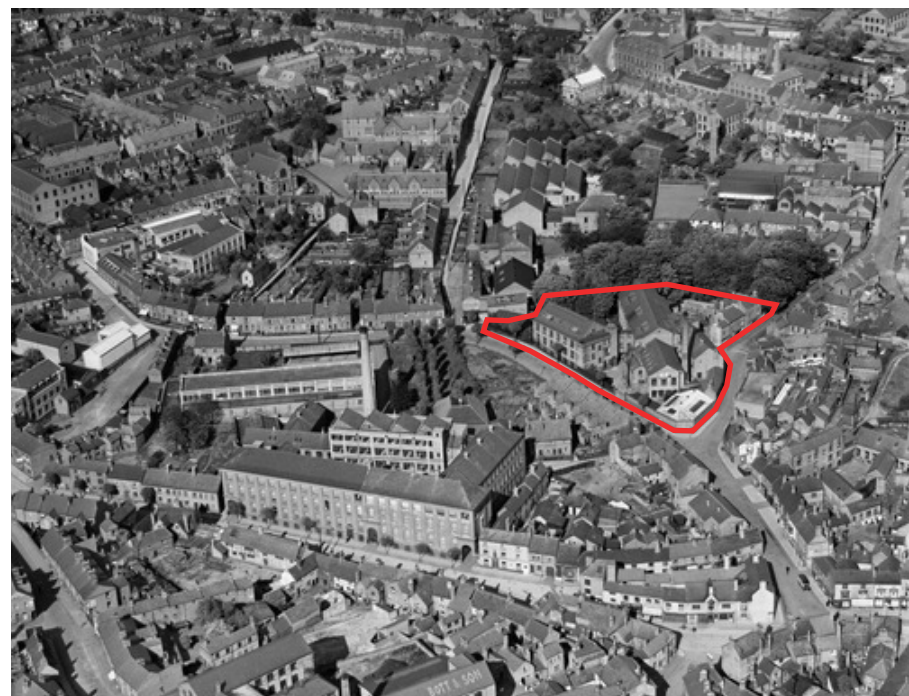
In preparing proposals we have looked back at the history of the site and the genesis of the buildings which the theatre now inhabits. The site is very much tied to the industrial past of Hinckley as it developed as a manufacturing base for the hosiery industry, and was the manufacturing base in the town for Moore Eady and Murcott Goode Ltd. Each building that remains on the site can be placed in a timeline of development as capacity was expanded.

As noted in the Heritage Report in the appendix to this document, the order of site development seems to be as follows:

- By 1886 the main Building B now the Concordia's "Bar Building" facing onto Stockwell Head, seems to be in place, noting references the former Workhouse in the adjacent area now Council Road. (note: Hinckley's Workhouse was opened on London Road in 1838 some distance away so it is assumed though not verified that there was an earlier institution in the vicinity)
- In the period to 1901 the site is extended to include Building A the current "Auditorium Building" but as yet Council Road does not exist. Various other smaller buildings are on the site but none of these now remain.
- The construction of Council Road at some point prior to 1906 would have opened up the western flank of the site and removed the last vestiges of the workhouse structures.
- The final major building, "Building W" on the site now the Concordia's "Workshop Building" was constructed by 1923 and the site had achieved its maximum capacity.

Subsequently the site consolidated and land was purchased to form the link around the rear of what is now the Auditorium Building (A). However the business uses of the site diminished until the last remaining original buildings consisted of the three building that Concordia occupies today. We understand that ownership was acquired by Concordia in stages in the late 1960s. early 1970s including land deals connected with the construction of the Britannia Centre opposite. The 3 buildings A,B & W were adapted to theatre use in an ad-hoc manner until they formed the Concordia complex as seen today.

A more detailed analysis and record of the site's history is set out in the Appendix and photographs of the existing condition are set out on the pages that follow.



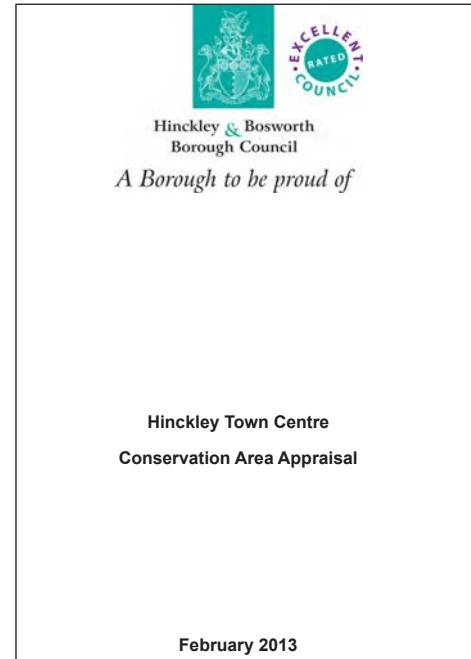
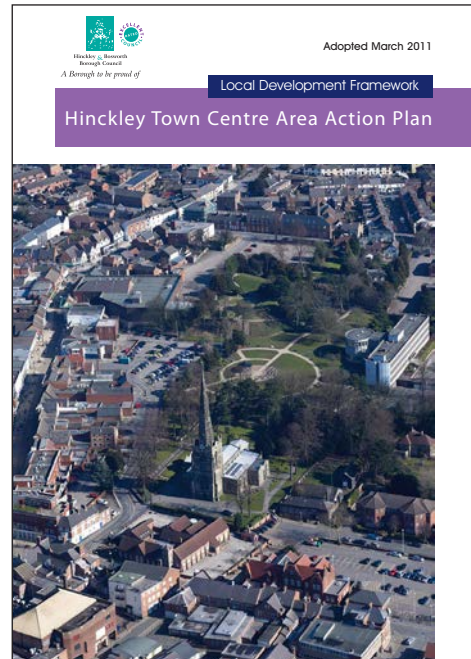
Site overview 1934 at full extent
Many buildings now demolished



Ariel view circa 1937
The three main buildings clearly identifiable

CONCORDIA THEATRE : Design and Access Statement

PLANNING CONTEXT



Referenced Hinckley Documents



Extract from the Hinckley Town Centre Conservation Area Appraisal Map Adopted showing the Concordia Theatre

Key:

- Conservation Area Boundary
- Listed Buildings
- Important Local Buildings
- Scheduled Monument
- Weak Area / Building
- Key Spaces
- Public Houses (Past & Present)
- Jitties and Yards (Past & Present)
- Granite Kerbs
- Important Trees
- Site of Zion Chapel
- Views to be Protected

PLANNING AND HERITAGE CONTEXT

Discussions with HBBC planning authority officers has been held on two occasions during 2026 and these conversations have contributed to the development of the project particularly with regard to consideration of the heritage preservation on the site and a general desire to improve the public realm.

These issues can be traced back to policy statements contained within the **Hinckley Town Centre Area Action Plan**.

There is a general reference to the importance of the site as follows :

4.21 The Concordia Theatre, which is situated off Stockwell Head offers a wide variety of plays, musicals and comedy shows and is a strong asset for the town. The auditorium seats about 400 people with a bar and a coffee lounge. It is however in need of modernisation and improvements to public facilities, including the public realm around the theatre area. Parking facilities are desired to support this facility.

There are also wider objectives stated to enhance the public realm and improve visitor experiences with more clearly identifiable landmarks. Noting the following:

4.16 The quality of the public realm and pedestrian environment has declined and whilst improvements have occurred at Argents Mead and Regent Street, there is a need to enhance the overall appearance and image of the town centre. The town centre contains attractive open spaces which are largely hidden from public view but contribute to its character and distinctiveness. Whilst the town centre contains a number of high quality buildings, there are also a number of poor and under-utilised buildings and a limited number of distinctive landmark buildings. The town centre also lacks public art.

As part of the approach to this town centre block, the proposals are intended to address a number of these issues, including the potential for the Concordia to form a key urban marker in the wider Hinckley townscape.

8.7 There have been a number of issues identified with this site. A key issue is that the site provides an important gateway for those entering the town centre from the northeast. The site has seen poor development fronting Stockwell Head and New Buildings, which contrasts with historic buildings and character along Baptist Walk. New developments should respect the setting and character of these historic buildings.

In more general terms there is no change to the type of use or level of activity of use on the site aside from the future forecourt public space.

The site sits within the boundary of the Hinckley Town Centre Conservation Area and is noted as terminating a protected view along Stockwell Head. Part of the existing building is noted as an "important Local Building" but the stagehouse is pointedly not included in that assessment.

CONCORDIA THEATRE : Design and Access Statement

PLANNING CONTEXT



View down Stockwell Head showing disjointed elevation

The historic nature of the site and the buildings which remain, have been carefully considered within these proposals. As described in the heritage assessment, it is paramount that the various additions and adaptations which the Concordia has made to date and which have served the theatre well, are now more fully integrated into the architecture of the building complex helping to preserve and maintain the character of the existing historic buildings whilst also establishing a local landmark through a series of contemporary, yet sympathetic insertions.

From a Heritage perspective, the Council have recorded their view that whilst the Concordia Theatre is a significant asset to the town, the nature of the building development has had a detrimental impact on the heritage preservation aspect of the site and note....

16.4 Towards the western end of Stockwell Head a large C19th former factory has been converted into Hinckley's Concordia theatre which visually closes the street. Recent changes to the appearance of the building including rendering elevations, and the sheet metal extension, have come close to destroying a very fine nineteenth century façade. The adjoining car park has a magnificent avenue of mature trees. These should be retained and could form part of an improved landscaped area incorporating car parking and other public facilities.

The proposals will rectify the current assessment status and upgrade the Concordia complex as far as possible such that its becomes worthy in architectural, heritage, townscape and contextual terms of its prominent location.

Again, the more detailed assessment of each component part of the building complex is outlined in the separate Heritage Report appended to this document.

There are a couple of listed buildings nearby, namely the Atkins Building and the Unitarian Chapel, with many others designated as important local building as part of the conservation area. There are few direct visual connections to the listed buildings but where they might occur the visual consolidation of the site is likely to improve and relationships to these heritage structures and cause no detrimental harm.

We have also assessed the relationship with St Mary's church which is some way distant and it is unlikely that there is any visual impact here even with the additional height of the fly tower when viewed from ground level in the church grounds. A section demonstrating this is included in the planning pack.



Illustration of proposal along Stockwell Head

CONCORDIA THEATRE : Design and Access Statement

CONTEXT STUDY

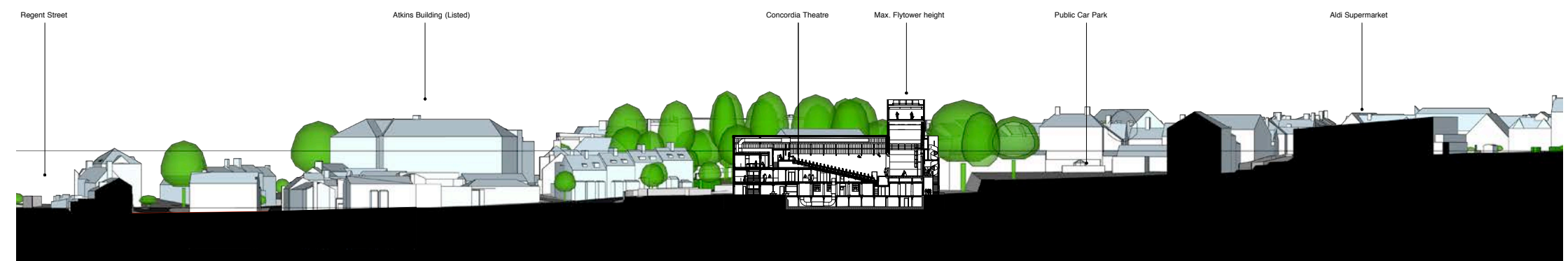
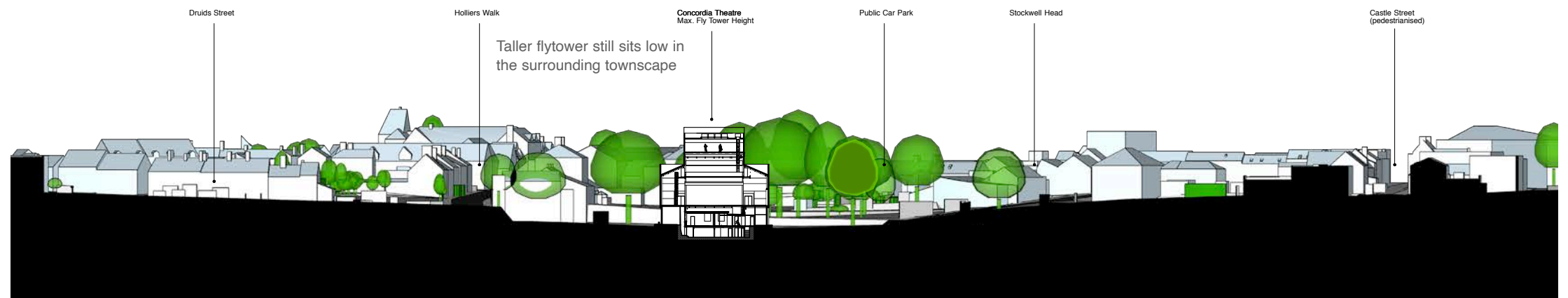
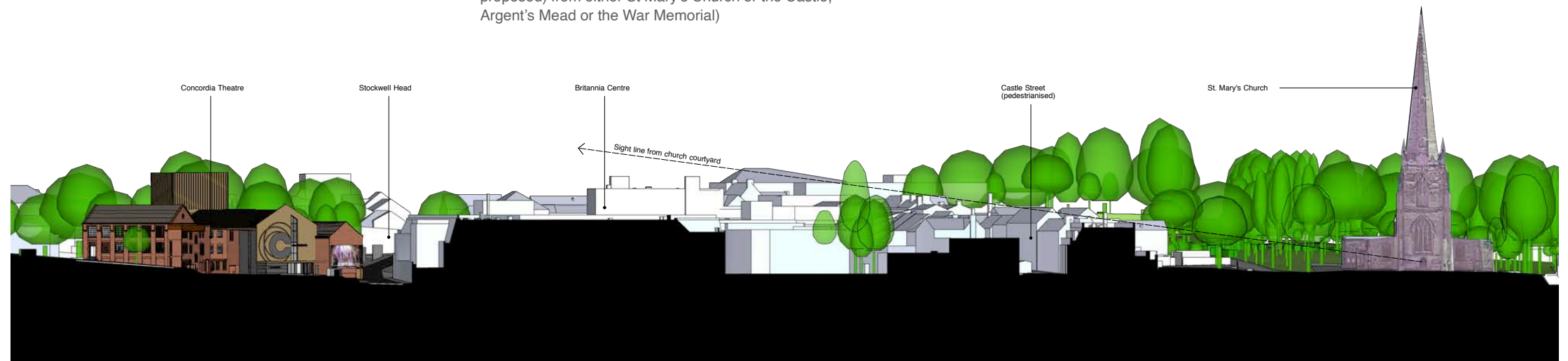


View of St Mary's Church spire from the Concordia Theatre car park through the Britannia Shopping Centre (the only place from which it is visible)

The raising of the overall height of the flytower by 7m does not have a major impact on the distant views of the site as it can be seen that the buildings sit in a "dip" in the landscape so that the top of the fly tower will be only as tall as some of the existing buildings nearby. In addition it will improve the proportion of the tower making it appear more elegant.

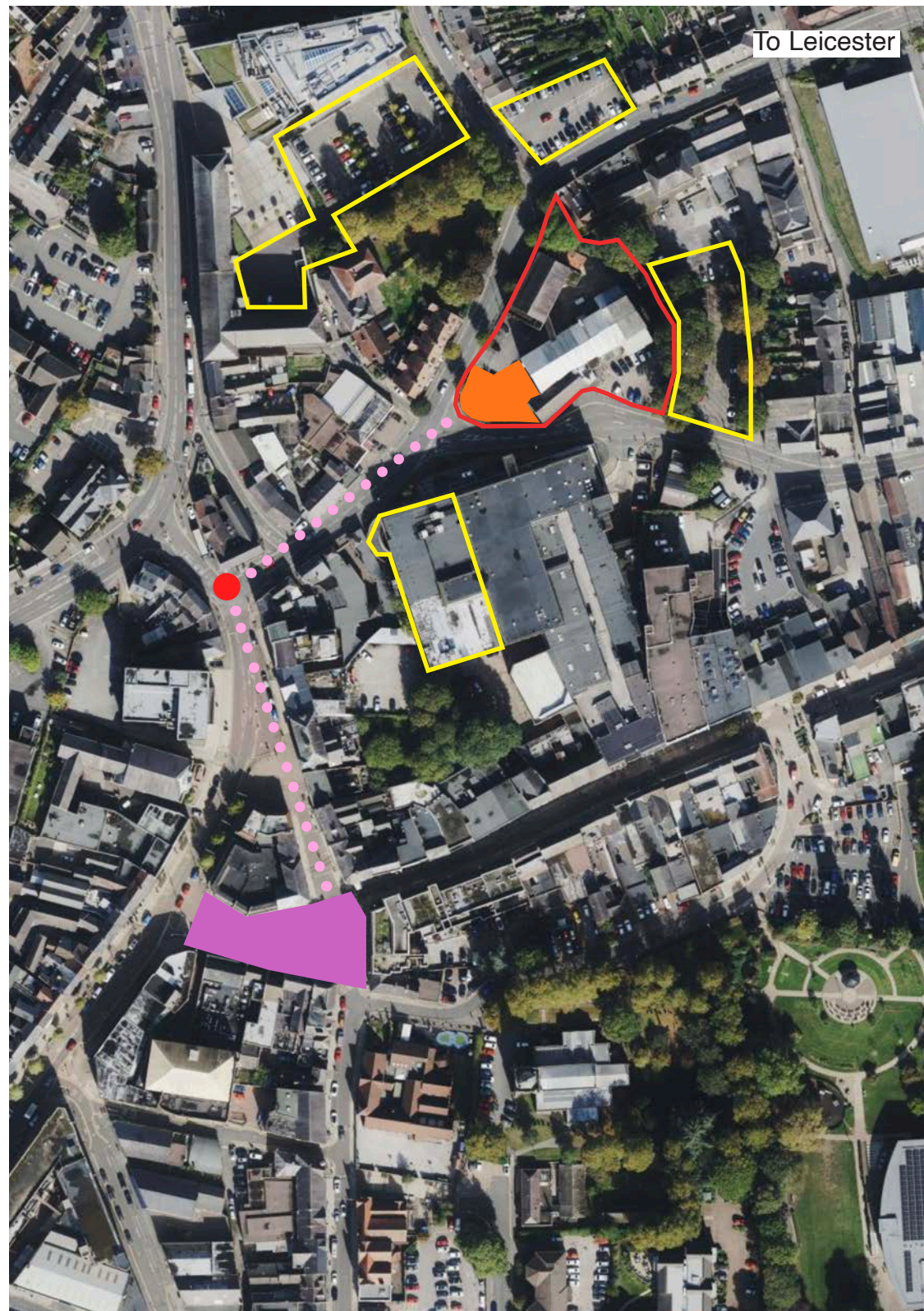
Having reviewed the sectional relationship to St Mary's Church the taller flytower will not impact upon it given the distance to the church from the Concordia and the adjacent shopping centre which sits in between and blocks any potential view.

NB it is not possible to see the flytower (existing or proposed) from either St Mary's Church or the Castle, Argent's Mead or the War Memorial)



CONCORDIA THEATRE : Design and Access Statement

PLANNING CONTEXT



- Proposed Concordia Forecourt
- Hinckley Market Sq
- Nearby Car Parks
- Visual Links
- Navigation point

SITE CONTEXT

The site of the Concordia Theatre sits at the edge of the historic core of Hinckley town centre, at the intersection between Council Road and Stockwell Head, and within the Town Centre Conservation Area,

These roads are used for local traffic avoiding the town centre pedestrianised area and for accessing North Hinckley and routes to Leicester nearby.

In terms of visibility the site is separated to the south from the town centre pedestrianised area by the Britannia shopping centre.

This site could become much more prominent in the townscape, and there is the potential for the Concordia complex to form a landmark in the townscape linking visually to active areas of the town along Stockwell Head and the Borough as marked by the red dot on the adjacent diagram. From here there are both visual and physical connections to the pedestrianised Market Place and the activity of the town centre.

Routes to and from the site are key to access for all and there are some improvements outside the site boundary where pavements are narrow or too steep that would be desirable.

The location is served by a ring of public parking facilities which can be used (depending on local management agreements) for patrons to visit the theatre in evenings or as overflow for the limited on site availability for staff and performers.



CONCORDIA THEATRE : Design and Access Statement



Concordia Theatre from Stockwell Head



Concordia Theatre from Stockwell Head/ Council Road Junction - the Main Facade to the Town Centre



Flytower, Scene Lift, HVAC and Auditorium Roof



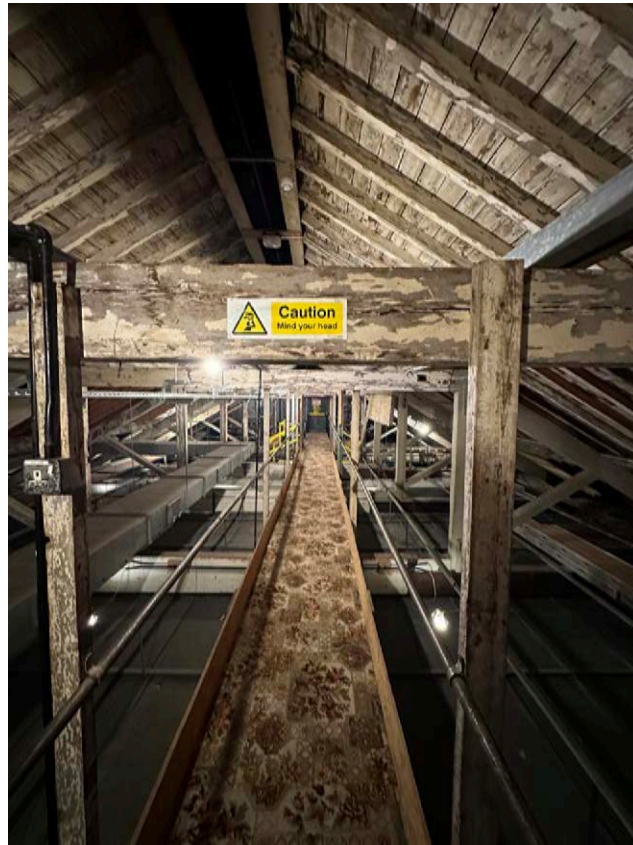
Service Yard and Disabled Persons Entrance



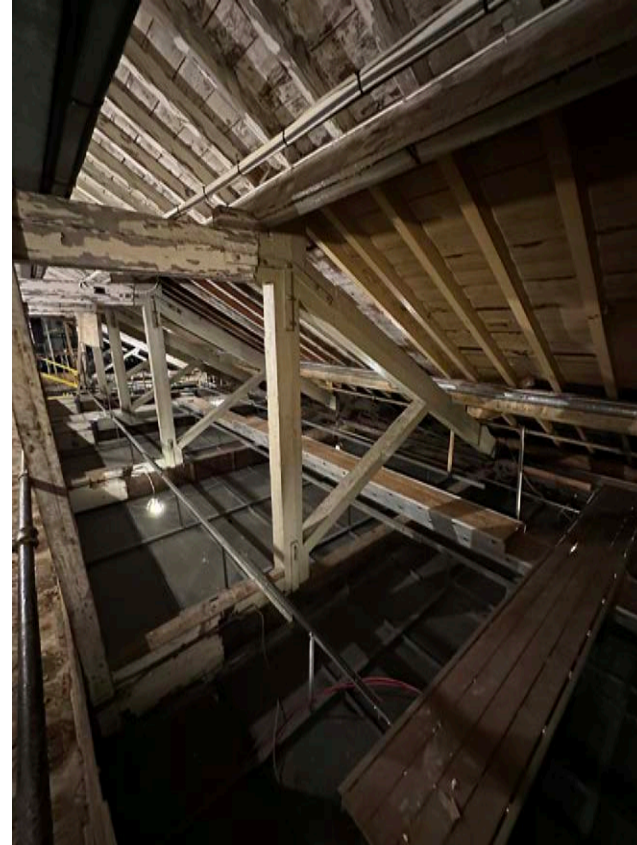
Rear of Stage, Wings and Flytower

CONCORDIA THEATRE : Design and Access Statement

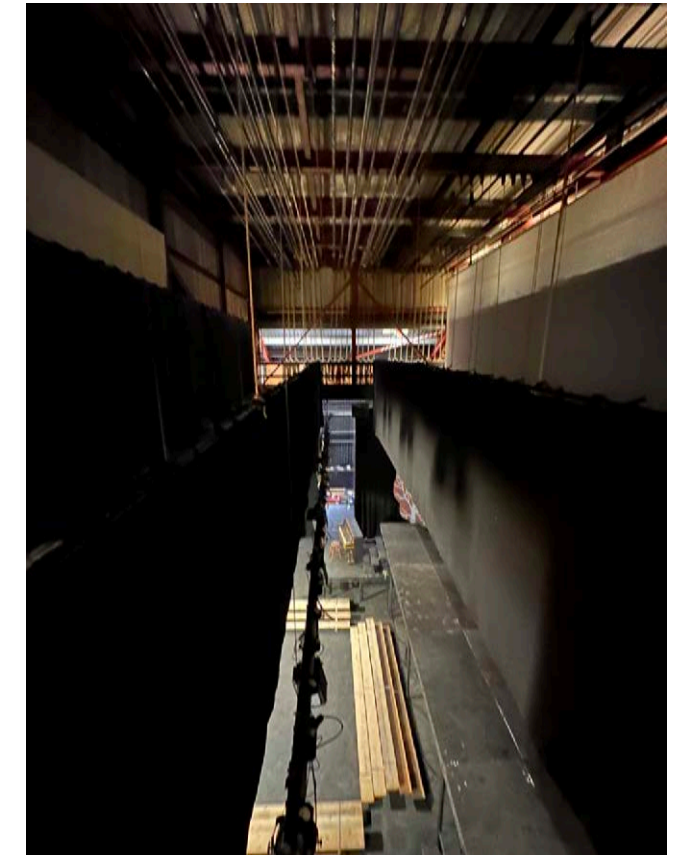
PHOTOGRAPHS OF EXISTING CONDITION (2025)



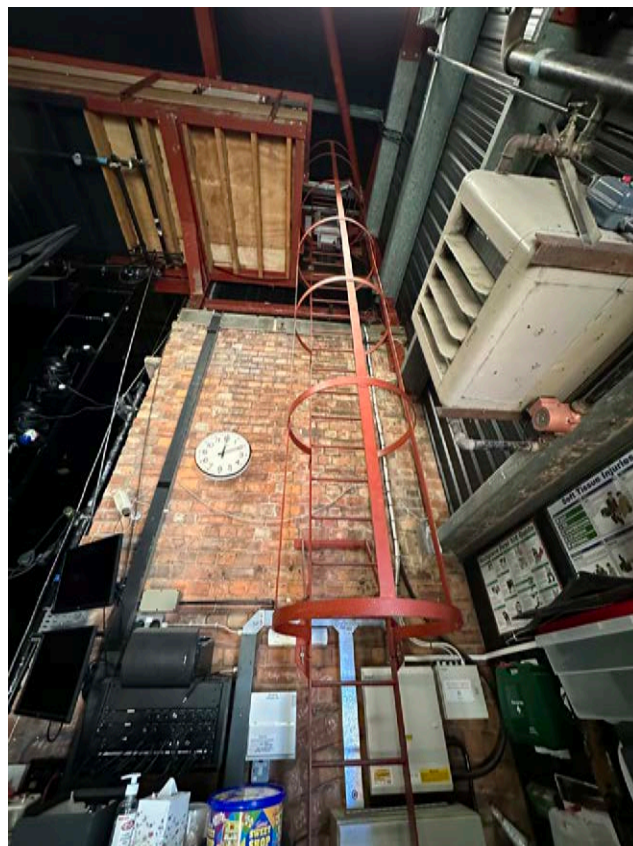
Roof space above auditorium ceiling



Control Room



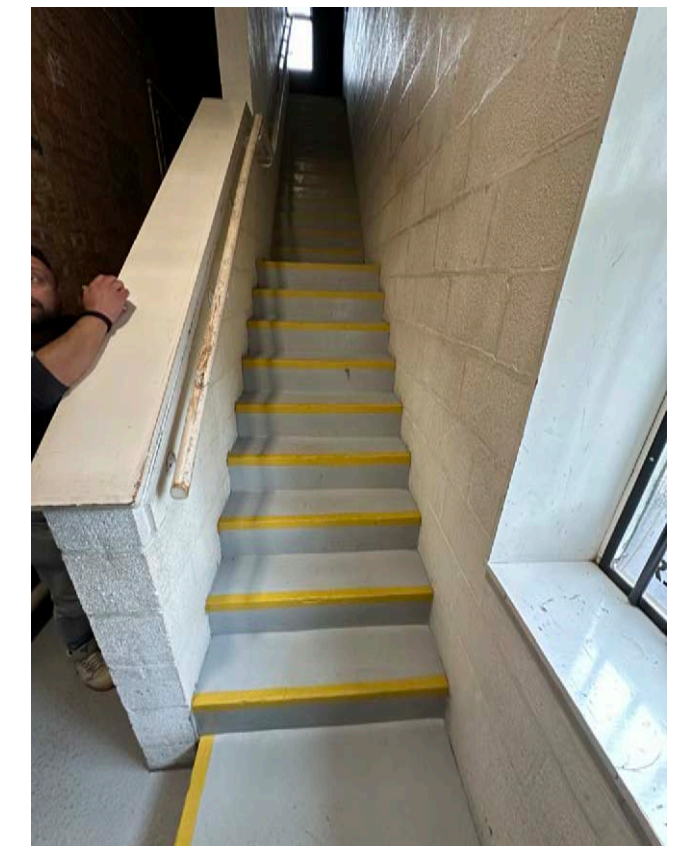
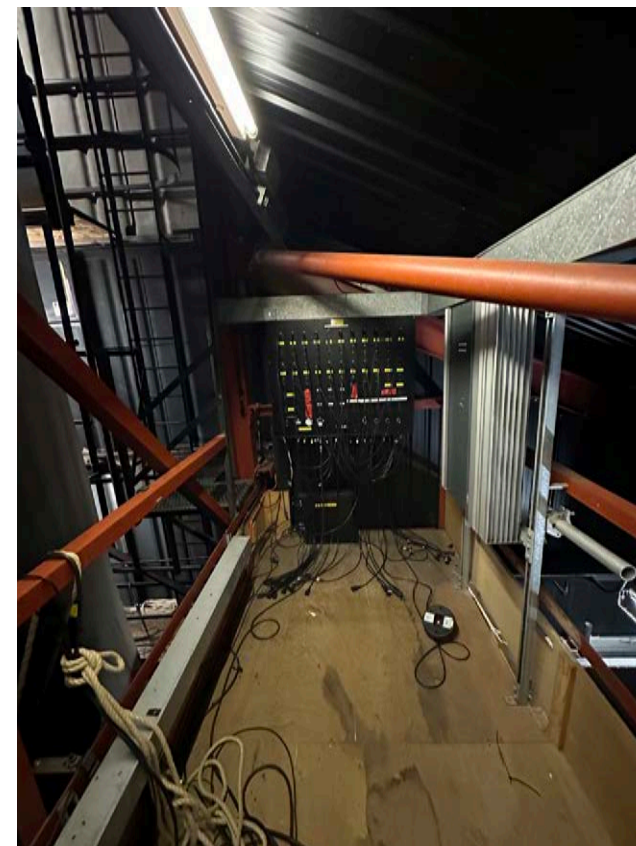
Flytower : Flying Bars & Crossover



Access to Flyfloor



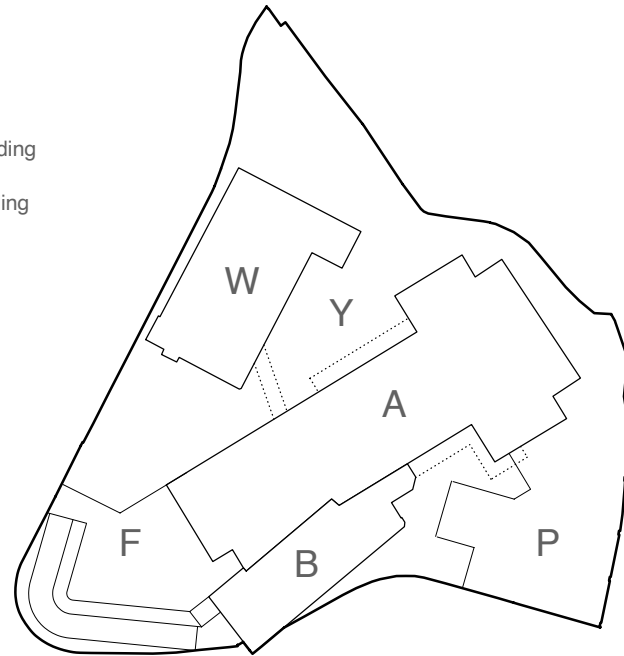
Flytower : Flyfloor & Hemps



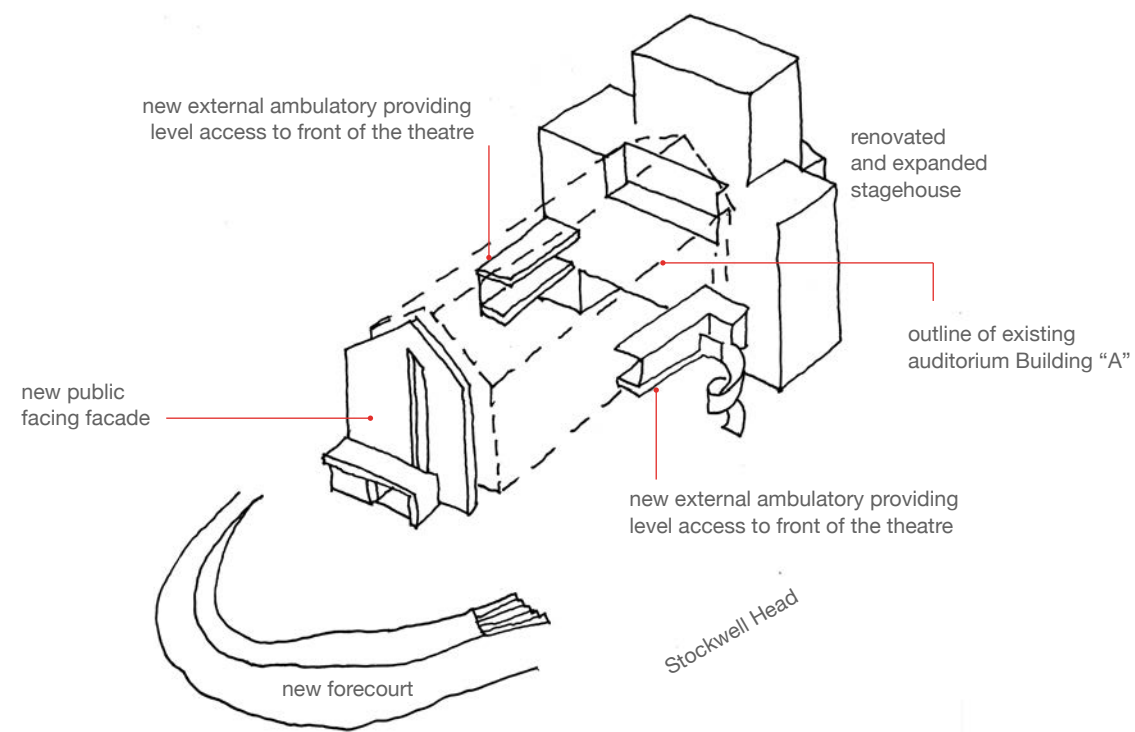
Backstage Access from Dressing Rooms to Stage Level

Key

- A** Auditorium Building
- B** Bar building
- W** Workshop Building
- F** Forecourt Area
- Y** Yard area (jitty)
- P** Staff car park



Location of main site elements



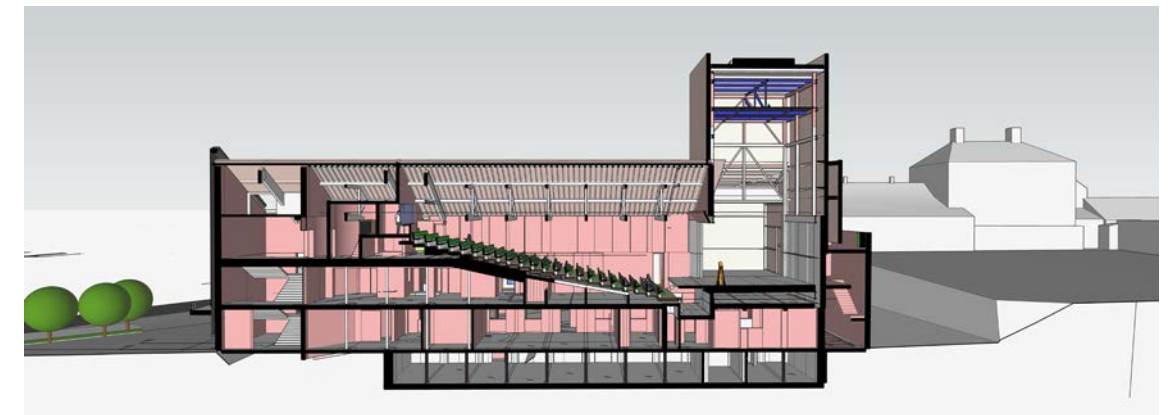
Concept Sketch of proposed interventions

MAIN ELEMENTS OF THE PROPOSED DEVELOPMENT

For the purposes of descriptions, the site has been broken down into a number of distinct areas and each building in the complex named as per the adjacent diagram. These can be identified as follows:

- The Auditorium Building (A).
- The Bar Building (B)
- The Workshop Building (W)
- The forecourt area (F)
- The yard (Y)
- The staff car park area (P)

In summary the work proposed to each of these for which permission is sought is set out on the following pages:



CONCORDIA THEATRE : Design and Access Statement

CONSULTATION

During the evolution of the proposals a number of consultations with key stakeholders have been undertaken by both the design team and the client.

Early discussions with the trustees of the theatre have helped shape the project and Concordia themselves have extended this early input to performing companies using the theatre, staff and patrons at several points during the proposal's development.

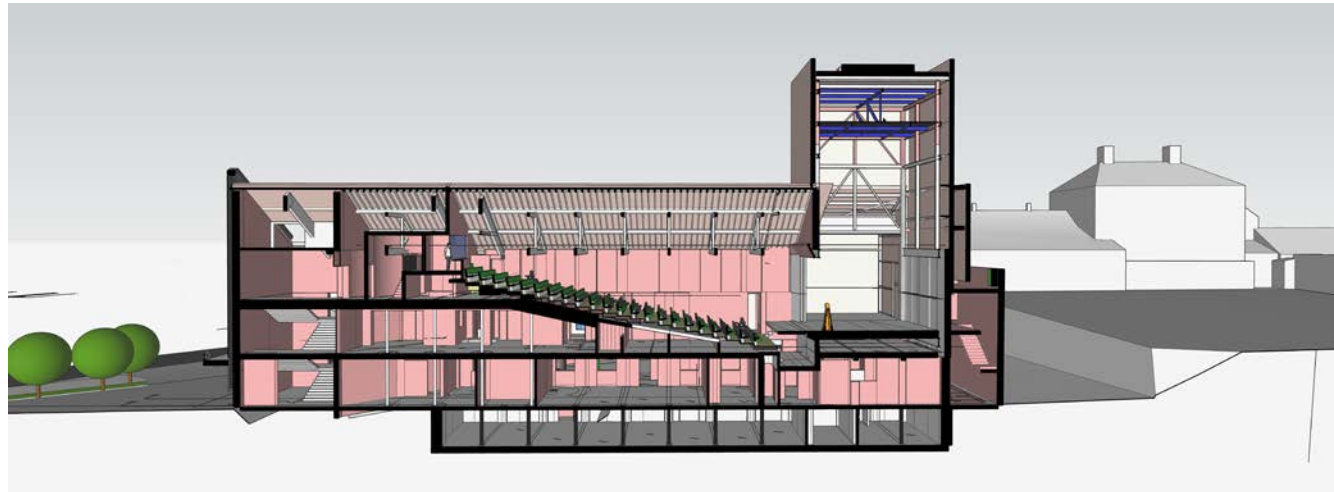
Exploratory, pre-application, meetings have been held with Hinckley Planning Department on two occasions. Both of these were attended by Chris Brown, Asst. Director Planning and Regeneration and Paul Grundy, Conservation Officer, underlining the importance of the site and the relevance of heritage issues the project raises. Meetings were held on 17th February 2026 at Hinckley Council Offices and subsequently on 26th March 2026 as a site visit where Ashleigh Gade, the likely case officer also attended. All conversations were positive and supported the long term transformative effect that the theatre redevelopment would have.

A combined design team/client team presentation was given to HBBC councillors on 30th March 2026 which ran through the main areas of development and explored the impact that the project could have on the wider development of the town centre. The project was greeted enthusiastically and support from those attending was apparent. It was subsequently announced that the mayor had chosen the Concordia as an organisation to support in fundraising efforts.

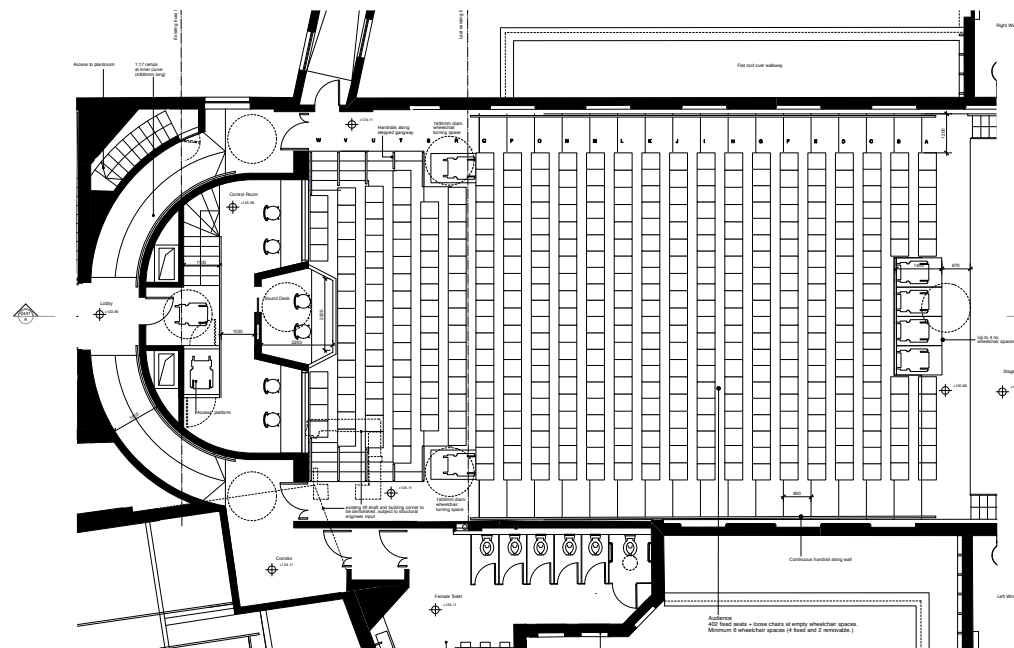
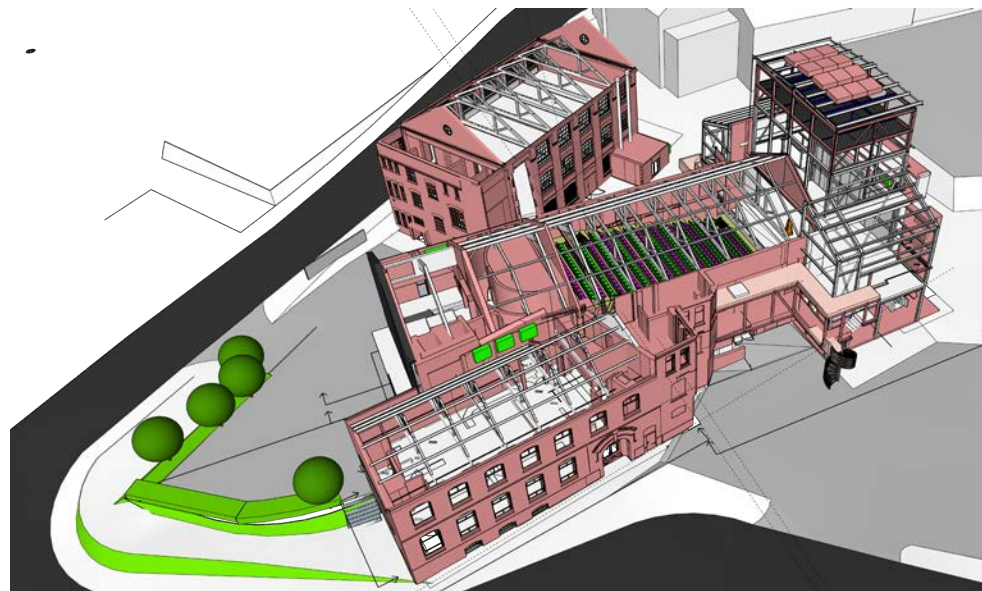


Concept for upgraded main theatre (image : Hinckley Concordia Association)

CONCORDIA THEATRE : Design and Access Statement PROPOSALS BY AREA



Proposed auditorium section



Proposed auditorium plan

THE AUDITORIUM BUILDING “A”

The original brick and pitched roof Auditorium Building “A” has been extensively modified over time.

Key facilities include a 398 seat auditorium, rehearsal rooms, a studio theatre, public foyers, coffee lounge and separate bar areas. In addition, there are scenery workshop and storage spaces. The auditorium is set on the first floor level within the building facing onto Stockwell Head.

Alterations have been made over time, including the addition of wing spaces to either side of the main stage. The building was also extended in 2008 to incorporate new public access staircases and lifts, in addition to improving foyer areas to the public. The auditorium, however, has not been significantly altered since the opening night, November 1972. The blue metal clad stagehouse was built in stages from 1972 onward and is clearly now in poor condition and something of an eyesore.

Under these proposals, the building is to be modified internally to provide a significantly improved visitor experience. The comfort and access to the auditorium is to be enhanced although the overall seat count is to remain broadly similar to that which exists today at 400. To facilitate this there are to be two new access corridors, ambulatories, provided outside the existing envelope to allow access to the front part of the auditorium (Row A). Significant internal modifications within the existing auditorium external envelope include removing the existing auditorium false ceiling and ductwork above the audience seating to reveal the historic timber roof structure.

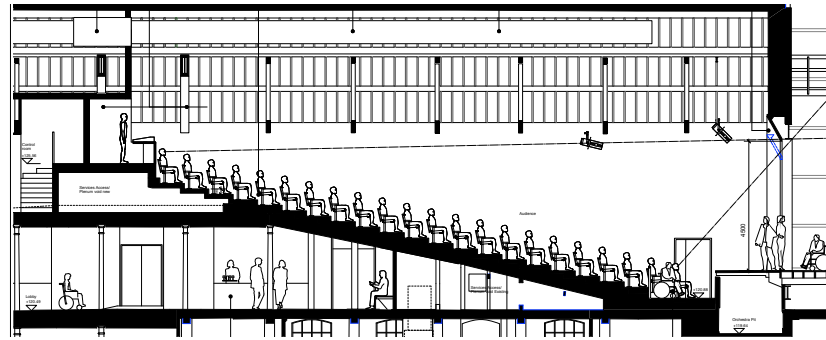
To improve the auditorium experience further, new air handling equipment is proposed at low and high level located in underutilised areas of the building which allows the current dilapidated services unit on the yard side to be removed. The equipment will be tightly integrated with the internal design. Small components of equipment such as fan coil and condenser units that have to be mounted externally will be placed in positions which are not visible from the street and screened behind louvres.

Improvements to the thermal performance of the building will require the existing pitched roof to be replaced entirely which can then be carried out in a manner consistent with the industrial aesthetic of the site as a whole. The stagehouse including the flytower will be entirely reclad and upgraded.

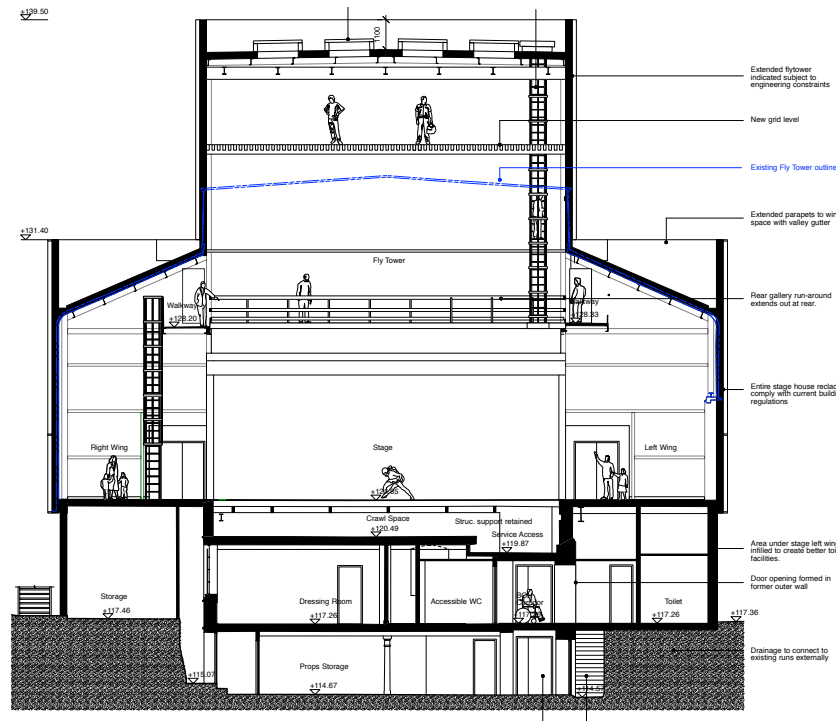
The opportunity is there to address the disjointed nature of the existing building appearance and unite the two parts of this block (Building A and Stagehouse) together. The sloped sides to the stagehouse will be suppressed behind parapets to integrate the geometry of this area more fully into the composition.

A key deliverable is to improve accessibility not only for the public with six wheelchair spaces distributed around the auditorium in accordance with best practice, but also for the actors and artists on the stage as currently there is no provision to facilitate accessibility from dressing rooms to stage. This can only be accommodated by demolishing the narrow back of house circulation and replacing it with a larger code compliant new backstage crossover, lift and stair core. This will give access to the stage for all for the first time.

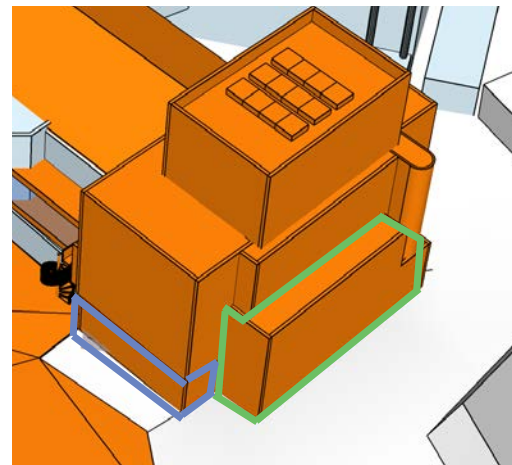
CONCORDIA THEATRE : Design and Access Statement PROPOSALS BY AREA



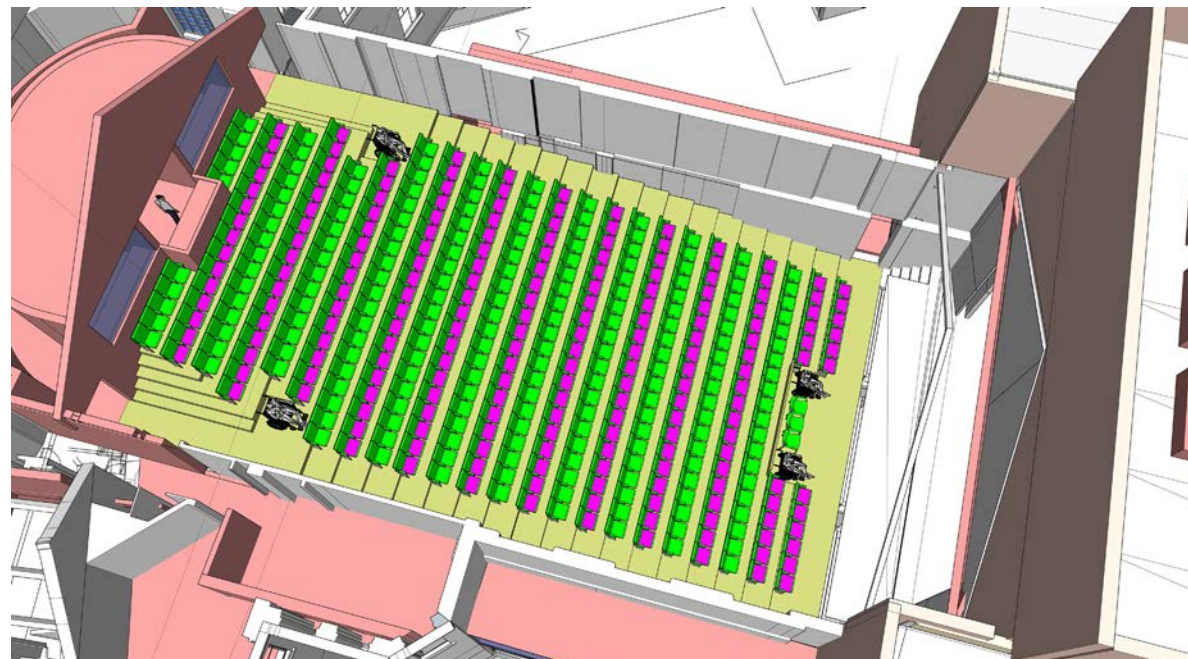
Proposed auditorium section



Tallest fly tower option with enhanced staging and roof mounted smoke vents



Diagrammatic location of rear circulation replacement (green) and undercroft infill (violet)



THE AUDITORIUM BUILDING “A” (cont)

The stagehouse theatrical functionality will be improved by increasing the height of the fly tower to enable better staging. The smoke vents currently to the rear of the space will be relocated to the roof to comply with fire regulations and a taller parapet provided to allow for regular safe access for maintenance and repair without the need to erect safety barriers at a later date.

The last component of works to Building “A” is the “end plate” which forms a new public facade to Building “A”. This will remodel the blank foyer extension facade and create a central focus to the architecture framed by the two brick gable ends to the existing buildings adjacent “B” and “W”. This will act as a landmark and focal point within the cluster of buildings on the approach from the town centre.

The new facade will also include a level entrance, repositioned box office/entrance draught lobby and will also provide the necessary overhang to provide shelter for both ambulant and wheelchair bound users.

The material for the facade will be tonally similar to the cladding proposed for the ambulatories and stagehouse, but will be an aluminium powder coated mesh. This material will make a symbolic reference to the grid mesh of woven fabric that was once produced on the site.

By cladding this facade in similar metal cladding to the roof and stage house Building A will look and feel more homogeneous whilst also being able to project more forcefully the presence of the theatre towards the town centre, whilst standing distinct from its two brick neighbours Buildings A & W which frame it.

Matters of detail will have an impact on terms of overall appearance and some of this is subject to technical development during later stages of design however it is clear that by increasing the insulation values to current levels will most likely increase roof and wall thicknesses by up to 350mm.

The drawings therefore show the bulk of the building increasing in places to reflect this so, by example, the ridge of this main block is 350mm higher than exists already.

CONCORDIA THEATRE : Design and Access Statement PROPOSALS BY AREA



Illustration of three gable ends and new central facade and entrance

THE BAR BUILDING “B”

The Bar Building will not be changing in function. Its original brick construction was over-rendered and the later minor adaptations made by the theatre over time have degraded its contribution to the conservation area as a whole. Permission is being sought to remove the render finish and restore the brickwork. This will in turn require the replacement of the current poor quality windows with more appropriate metal framed “industrial” double glazed windows. Primarily intended to improve the thermal performance (as an offset for the loss of cement render) this will further improve its visual impact on the conservation area and in the HBBC designated preserved views.

Adaptations to the roof where a connection to auditorium building is required, will be within the roof space but to enable headroom a small area of flat roof will be introduced which sits behind existing brick parapets and is therefore not visible from street level. There will be some limited plant and equipment required for enhanced cooling but this will also be located between the ridges of this and the auditorium block Building “A” and therefore out of sight from street level.

Where the small top floor office space is to be converted to patrons toilets then it is likely some or all of the existing windows will need to be obscured. At this stage all the windows are shown to be bricked up in a manner similar to previously blocked windows, analogous perhaps to the “Window Tax” effect.

THE WORKSHOP BUILDING “W”

This building is in general, outside the scope of the project. It is the most well preserved of the buildings on the site, and whilst no significant adaptations are proposed, its character and setting will be improved as part of the wider interventions.



Main elevation to Stockwell Head unified by material choices

CONCORDIA THEATRE : Design and Access Statement PROPOSALS BY AREA

THE FORECOURT AREA

As part of this application a new public forecourt is proposed in front of the main remodelled facade of the Auditorium Building “A”. The forecourt will face the town approach at the junction between Stockwell Head and Council Road.

Currently, this area is very defensive in character, enclosed by fences and brick walls, and used primarily for servicing with bin stores. It is also the only level access and entry point to the theatre for disabled persons who must pass through the parking and service yard to the entrance doors. There are disabled access parking places, but these can only be accessed “by appointment”.

There are also concerns over the width of pavements and steepness of public pavement outside the site which were reinforced by access consultant’s analysis and reporting.

In the proposals the area has been rethought and remodelled. A new pedestrian only paved forecourt area fronting the Auditorium Building “A” will be provided giving access to the new box office, draft lobby and level entrance to the theatre. Stepped and 1:21 gradient ramped routes to and from the forecourt will allow better access and pedestrian flow to and from the town.

This open and welcoming pedestrian space will help open up the Concordia to the town centre both physically and visibly, offer a new congregation space for theatre goers before and after the show and could even be used for staging small outdoor events and performances.

THE YARD AREA

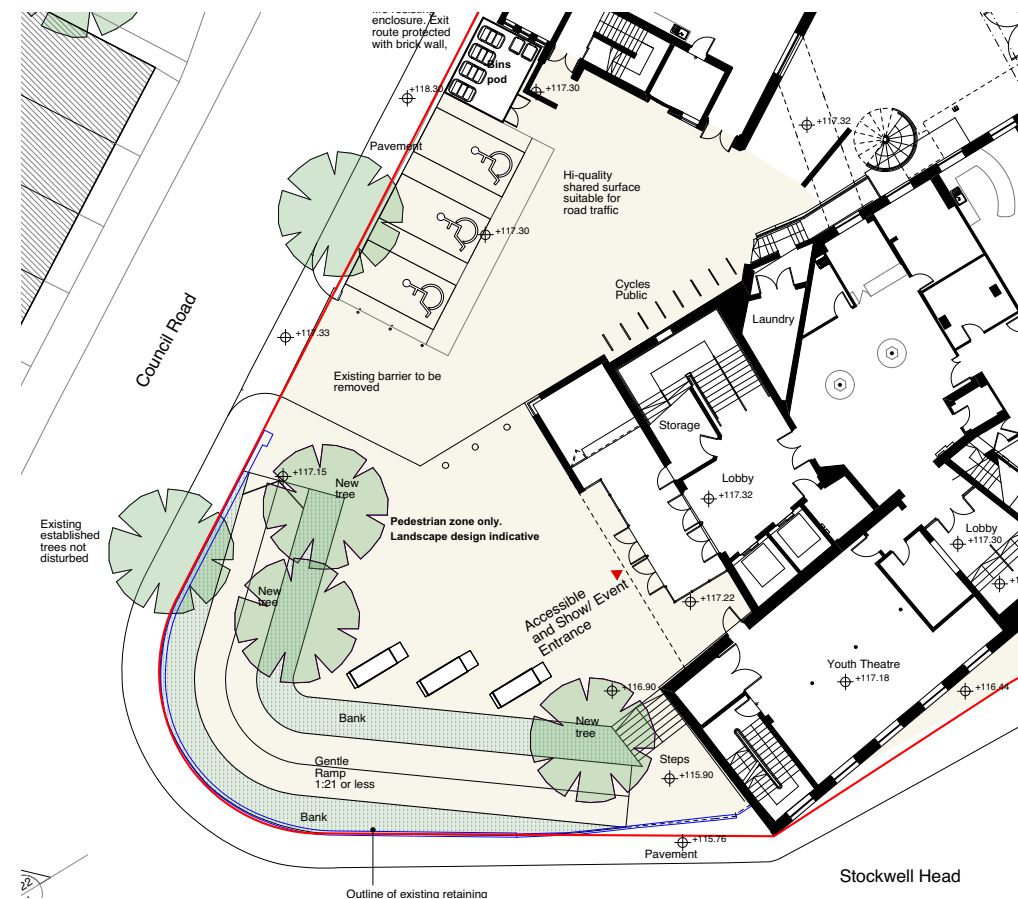
This is the space between the Auditorium Building “A” and the Workshop Building “B”. It is inherently part of the working space where sets and equipment are trundled around and exchanged between the ground floor workshops and the first level stage area. There is consequently a large external scene lift here for that purpose which is to remain in its currently location but will be replaced as it is near the end of its useful life.

This space is identified in the Conservation Area Plan as an historic “jitty” and will be retained as such in the masterplan. There will be some adaptation in that one of the two glazed auditorium ambulatories will be installed at high level on columns as a gallery level to the north-west elevation of the Auditorium Building “A”. Daylight will be derived from the glazing to the ambulatories but the view may be obscured for privacy reasons..A spiral escape stair will drop down to street level which will be clad with solid balustrades of matching metal so as to make it a sculptural object in the space.

The hard landscape proposals to this area will be workmanlike and robust befitting its industrial heritage as a workspace.



Access friendly ramp and forecourt



Forecourt provided public realm at key intersection

keith williams architects



CONCORDIA THEATRE : Design and Access Statement TECHNICAL CONSIDERATIONS

MATERIALITY AND DETAIL

The entire building complex at one time would have been very much aesthetically coherent with solid brickwork and pitched roof construction with spectacular timber roof trusses in the main buildings forming the original industrial architecture. Whilst built for practical purposes aspects of the buildings were detailed in a way which suggested pride in their construction.

It is evident that this qualitative element has deteriorated over the recent past. These proposals layout a holistic overview of how the materiality and detail can help re-unify the whole site and present the theatre complex as a whole in a more outward facing manner.

Our approach is one of retrieving as far as possible the original buildings Buildings “A” and “B” whilst retaining Building “W” in its current condition, with a sympathetic overlay of consistent new materials to reinforce the architectural concept for the transformation of the complex, whilst also celebrating the Concordia and the cultural vibrancy that it generates.

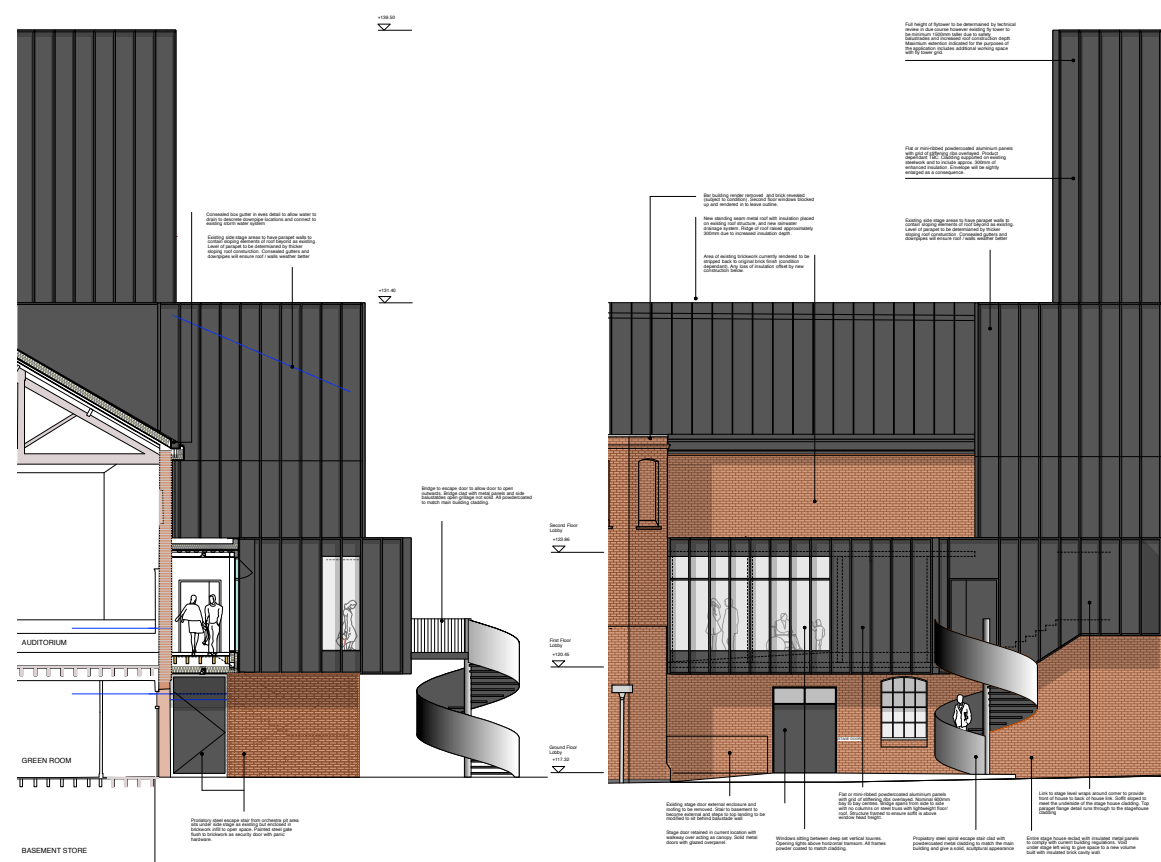
Building “A” : a simplification of materials to restored or new brick finish at the base with dark bronze semi-industrial ribbed metal cladding of a consistent powder coated colour above will restore the simple visual consistency of old.

Building “B” : removal of the render to the original brickwork (excluding the 2008 foyer extension which is render over blockwork) and replacement of the existing windows with double glazed industrial metal framed windows to match those that would have been historically present.

The approach is to retrieve Building “B” by returning its state to the original brickwork and retaining Building “W” so that they frame the beating heart of the Concordia, the Auditorium Building “A” as the centrepiece of the triptych of buildings on the site.



Sketch Idea for bridge



Detailed bridge construction

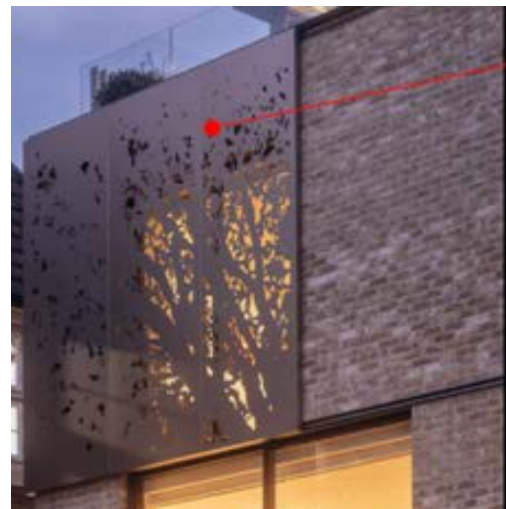


Proposed town facing entrance

CONCORDIA THEATRE : Design and Access Statement



Mesh derived from the former use as hosiery manufacturing where weave important.



Ideas for metal cladding components - end plate



Ribbed metal panelling at Hallé Orchestra Manchester



Ideas for metal cladding components - main cladding

MATERIALITY AND DETAIL (cont)

Building “A” which has been extensively modified and expanded and has lost much of its original character save for the internal roof trusses which remain above the auditorium, will be given a new character which will meld the red brick remnants of its industrial past with a new contemporary treatment of dark bronze metal cladding to the roof and stagehouse along with dark bronze mesh to the new western central town facing facade.

The intention is to use the materiality to celebrate architecturally the importance of the Auditorium Building “A”, the central of the Concordia’s activities and the central building of the three on the site as the “special building”, framed by the two remaining brick and slate roofed buildings “B” and “W”.

As stated earlier, the material for the facade will be tonally similar to the cladding proposed for the ambulatories and stagehouse, but will be an aluminium powder coated mesh. This material will make a symbolic reference to the grid mesh of woven fabric that was once produced on the site.

For reference a sheet of exemplar material images from other buildings and indicative rendering of the completed project have been supplied as a benchmark.



Study from Stockwell Head showing new ambulatory and metal cladding to flytower