



DRAFT

THE BIRMINGHAM & MIDLAND INSTITUTE

THE FUTURE OF THE INSTITUTE

This Report should be read in conjunction with the Roadmap Steering Committee Report dated 17th March 2021 and reference should be made to the building plans. The re-purposing is based on an improved business model, whereby commercial activity pays and supports the charitable activities and educational objectives.

The Institute, when first created in Ratcliff Place and Paradise Street was a hive of educational activity, improving the lives of people through education, especially night classes that enabled the working man and woman to better themselves. Many educational establishments in the city were born from that initial activity at the Institute, including the Royal Birmingham Conservatoire and Aston University. In recent years the Institute has lost its way and the decline of the building, through lack of capital investment, has almost been a metaphor for that decline.

Whilst the obvious objective is to upgrade the premises and provide a much better quality of environment and services. The important outcome of this is that we are able to offer improved services to our members, attract hundreds, if not thousands, of new members and also make it an important destination for commercial use of our facilities. The income from this latter focus will better enable us to deliver our educational and cultural programme and indeed expand it to a scale not seen in recent years.

As part of the disposition of 93-95 Cornwall Street we will lose the former staff offices on the ground floor and rooms 14 and 16 on the first floor and rooms 21 & 22 on the second floor, as well as the toilet facilities.

TOILETS

Toilets are located in 93-95 Cornwall Street and therefore locations must be found for new facilities on all floors, but these can just be single toilet cubicles, rather than a suite of toilets. GF.15, GF.16 GF.16 & GF.18 are possibilities.

BASEMENT

1. Kitchen (BF.03) & Store (BF.04)

This is located next to the Galley and beneath the Dickens Room. A refurbished kitchen is an imperative, with clear access from Margaret Street for supplies with the ability to cook

hot food. This would then cater for events and could become a venue for other events, such as formal dinners in the Dickens Room.

2. Gallery Room (BF.05)

- a) Upgraded as a Members' facility that is also commercially available.
- b) Natural lighting from Margaret Street to be re-instated.
- c) Re-name to honour a person with BMI connection

3. BMI Bindery (BF.06 & BF.07)

This is a separate project that is ongoing, but would see a bindery in the Institute that would act as a learning resource, as well as primary role as a bindery; which would also be able to conserve the Institute's library collection.

4. John Lee Theatre (BF.02)

The John Lee Theatre is very under-utilised, and it is suggested that the area is used to create a Library extension: *The John Lee Library Extension*. Part of the area may also be utilised for additional toilet facilities.

GROUND FLOOR

5. Exterior

Railings to be restored to green (pre-WWII)

6. Vestibule (GF.30)

- a) The signage to be replaced with heritage signs.
- b) Entrance doors to be upgraded

7. Reception (GF.29)

- a) Carpet to be removed
- b) Counter re-instated
- c) Fireplace Re-instated in the Jacobean style (the architecture of the building)
- d) Large Presidents' Honours Board to be located above fireplace
- e) Current entrance to rest of Institute filled in
- f) Former staff offices at rear to become Administration Office with access to Woodward Room maintained

8. Tea Room (GF.23 – GF28)

- a) Area formerly occupied by the Birmingham College to have partitions removed and re-purposed to the BMI Tea Room with access to a small suite of toilets at the far end. Inspiration for what the Tea Room might look like:



Fig.1. – What the new Tea Room might look like

- a) Counter at the far-end on right
- b) Entrance door to be upgraded to something more aesthetically pleasing
- c) Entrance to the rest of the Institute to be gained through the re-opened arch, which was the original access
- d) GF.21 to be utilised as single cubicle toilets x 3 (inc. Disabled)
- e) This is critical. The Birmingham & Edgbaston Debating Society used to meet at the BMI, but now meet at Edgbaston Golf Club, as their debates are preceded by dinner.
- f) Name in honour of a former BMI President
- g) Creating a WOW space

9. Staircase & Hallway (GF.13 & GF.14)

- a) Lighter and better lit
- b) Viewing windows to the John Lee area, as the corridor is at the top of the room

10. Woodward Room (GF.10)

To be re-purposed as the Book Shop

11. Midland Ancestors (GF.09)

Ideally re-located elsewhere in the building so that this can become easily accessed commercial space

12. Library (GF.04 & BF.01)

- a) The current access to the library, via the area in 95 Cornwall Street will cease, so alternative access is needed
- b) The John Lee Theatre is re-purposed as the access to the Library, with ramp access and a staircase to access the current library through the wall.
- c) Due to the height of the room, it could have a gallery, accessed via spiral staircase and would have a WOW factor. All books elsewhere in the Institute to be concentrated in the Library extension and no books to be located elsewhere.

d) Creating a WOW space



Fig. 2. Indicative of gallery accessed by spiral staircase

13. Lift

A new lift is an imperative, that stops on all floors

MEZZANINE FLOOR

14. Hot Desk Lounge MF.12 (currently BMI Café)

Repurposed as Hot-Desking/Working area



Fig. 3. - Example Hot-desking setup

15. Green Room (MF.07)

Recently re-furbished (following the fire in 2019). This should be utilised as an area for prep area before going onto the stage in the Lyttelton Theatre

FIRST FLOOR

16. Dickens Room (FF.21)

- Suspended ceiling to be removed to reveal original barrel-vaulted ceiling
- Full-immersion font to be removed

- c) To become the premier non-lecture event and exhibition space/dining area

17. John Peek Room (FF.22)

- a) To be refurbished
- b) Ability to open partition to join with the Dickens Room to be re-instated

18. Lyttelton Theatre (FF.10)

- a) Improved access from the left of the theatre (from FF.09) to be investigated. The current access, appearing under the projection room (SF.09) with a height of six-feet is poor.
- b) Improved seating
- c) Improved decoration
- d) Improved air circulation/heating which is environmentally friendly
- e) Large screen
- f) Improved stage
- g) Better projection facilities and improved sound (SF.09)
- h) Improved lighting
- i) Ability to broadcast and record lectures/performances
- j) Creating a WOW space

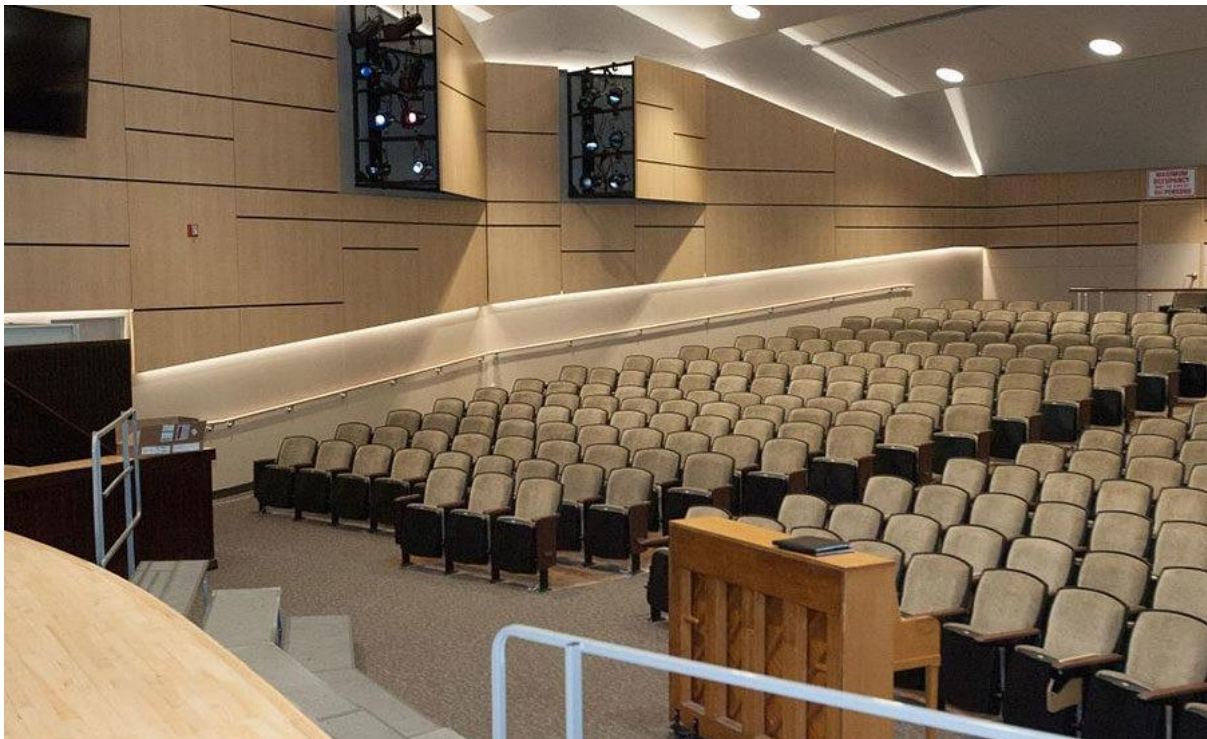


Fig 4. How the theatre might look

19. Mullins Room (Member's Room – FF.07)

- a) General redecorating
- b) Increases in number of wingback chairs to around 30 + table for each 4 chairs

20. Former Administrator's Office (FF.08)

To be knocked through to increase the Members' Room. Contents to be transferred to Admin Office at the back of Reception.

21. Ryland Room (FF.13)

Used as Room Hire

SECOND FLOOR

22. Main Hall (TF.02)

- a) To have central skylight installed
- b) Re-name to honour a person with BMI connection
- c) create a WOW space



Fig. 5 – Hall with central roof light

23. Kitchen (TF.04)

Retained

24. Book Shop (TF.06)

Used as central store for tables, chairs, etc, etc to remove clutter from all other rooms in the Institute

25. Room 30 (SF.11)

Re-name to honour a person with BMI connection

26. Room 31 (SF.14)

Re-name to honour a person with BMI connection

27. Room 32 (SF.15)

Re-name to honour a person with BMI connection

Former Flat (TF.10 – TF.17)

Remove partitioning and re-purpose for commercial office space – maybe Midland Ancestors?

Re-name to honour a person with BMI connection

ROOF

Remove redundant Plant

Install Photo-voltaic cells to generate energy for the Institute

Consider an Apiary on the smaller area

SUMMARY

This is not an exhaustive list of all the things to be done, but it is a focussed look at the areas for re-purposing. The condition report (February 2020) looked at all areas and identified work need to be done, which was essentially re-decoration, carpeting, curtains etc for each room. At the same time, there are all of the infrastructure works such as re-wiring and adequate LED lighting throughout.

Ultimately, the purpose of this massive project is to provide a quality environment and cultural programme for the members and for the wider demographic in Birmingham and the Midlands counties (remember that 40% of our membership does not live in Birmingham). The enhanced services that the Institute can offer, will render it the prime destination for surrounding businesses to use for room hire, day schools and commercial activity.

Stephen Hartland

Chairman

Roadmap Steering Committee

17th March 2021