

EXISTING SCHEME

View from Cyprus Road



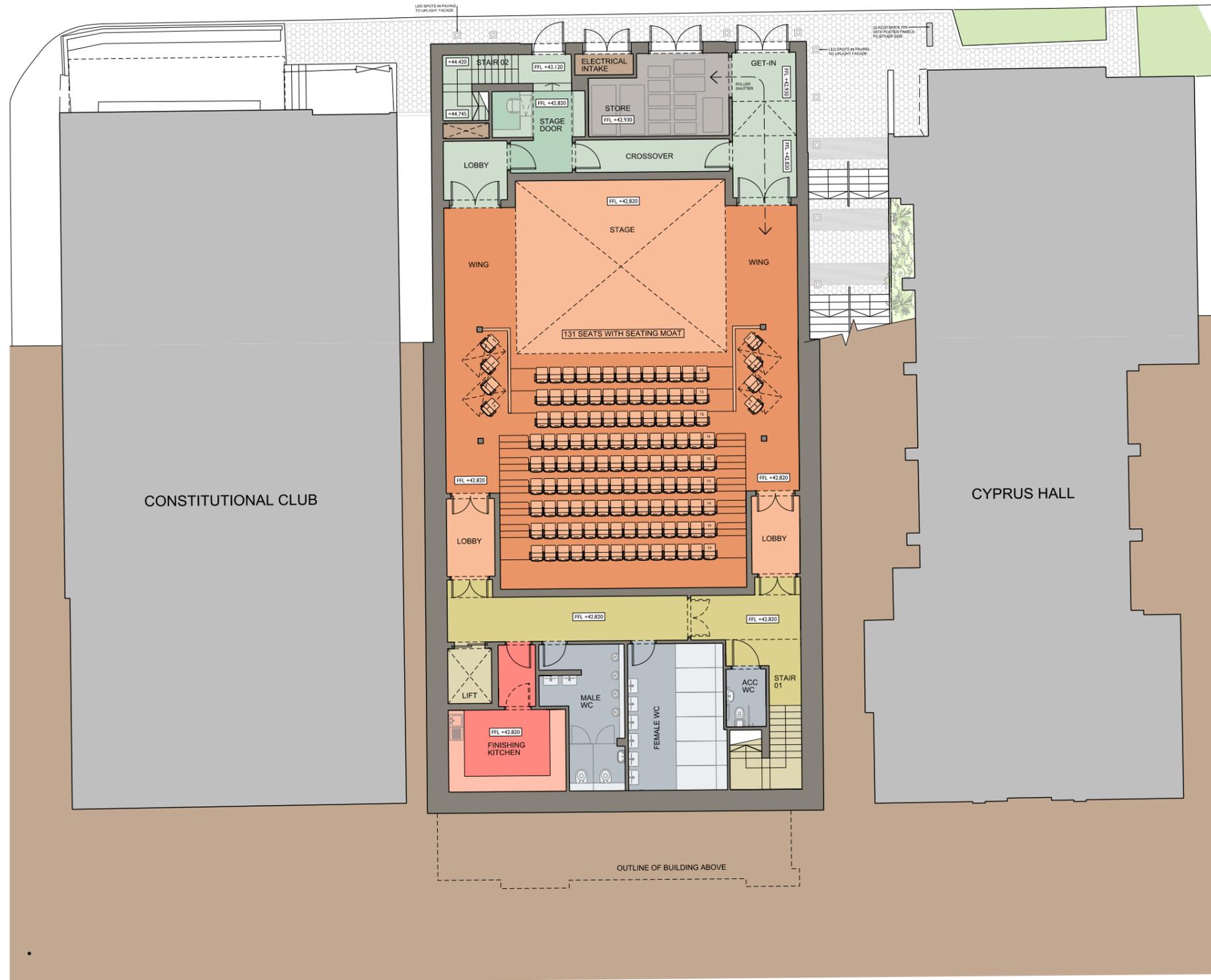
EXISTING SCHEME

Lower Ground Floor Plan

Lower Ground Floor

Accommodation:

- Auditorium stalls
- Stage
- Audience cross-over and access
- Passenger lift
- Sound and light lobbies
- Audience WCs
- Finishing kitchen
- Escape stair / backstage circulation
- Occasional stage door
- Get-in / technical deliveries
- Furniture / rostra storage
- Reworking of the entrance path between the Beehive and Cyprus Hall



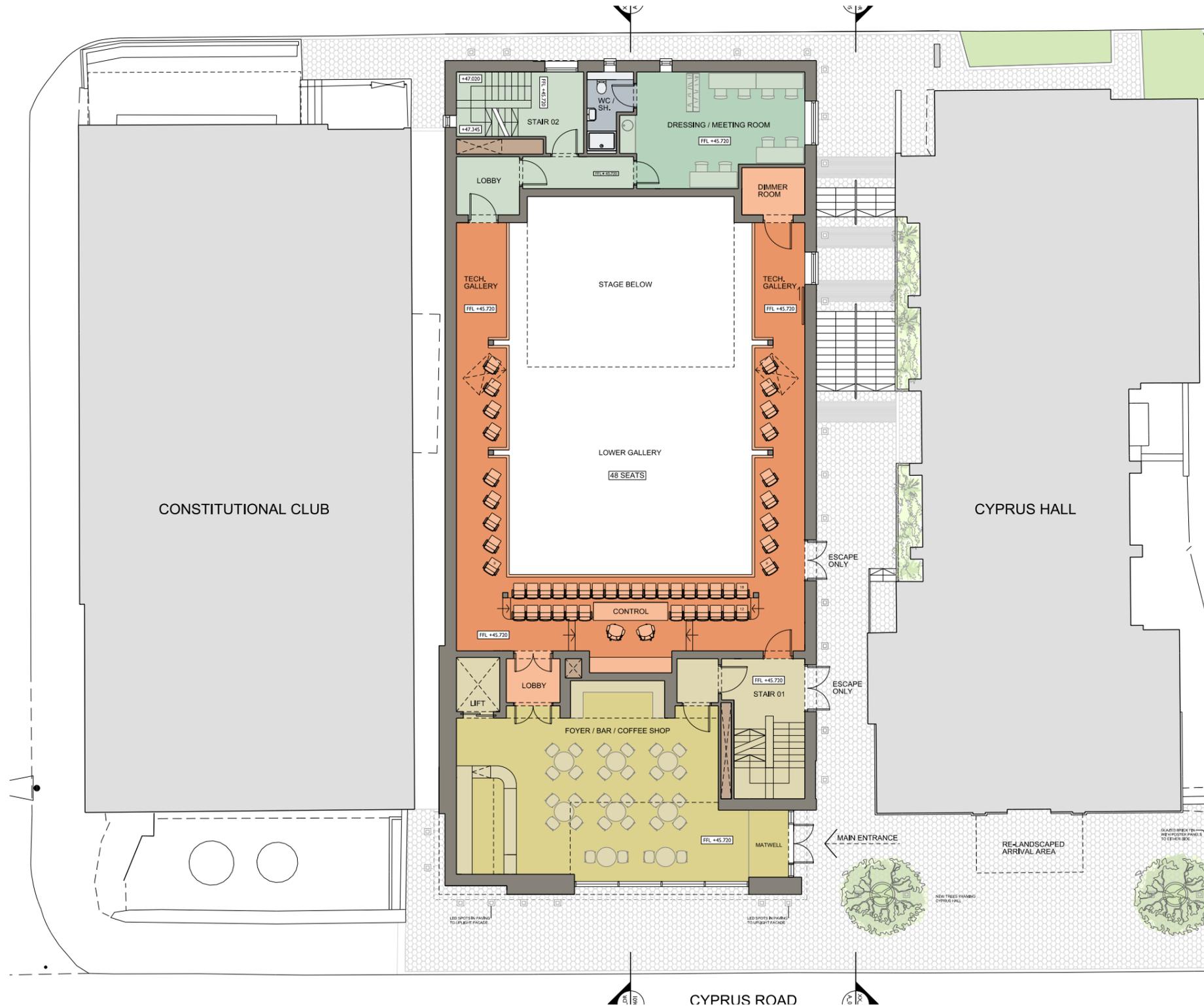
EXISTING SCHEME

Upper Ground Floor Plan

Upper Ground Floor

Accommodation:

- Main Entrance - from Cyprus Road
- Auditorium Lower Gallery
- Audience Access stair
- Entrance Foyer
- Small café/bar
- Passenger lift
- Sound and light lobbies
- Escape stair / backstage circulation
- Dressing Room - doubles as a meeting room
- Reworking of entrance path between the Beehive and Cyprus Hall



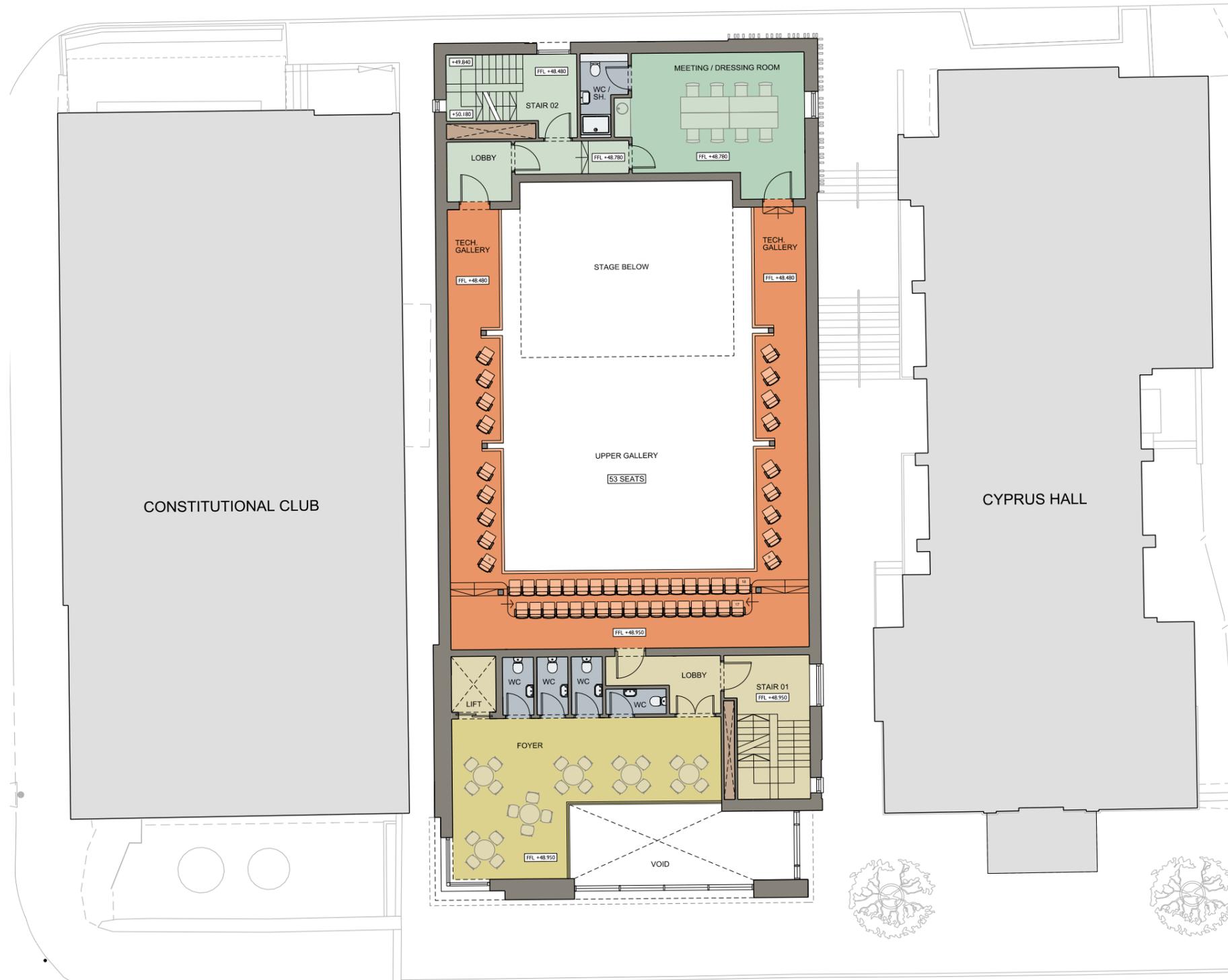
EXISTING SCHEME

First Floor Plan

First Floor

Accommodation:

- Auditorium Upper Gallery
- Audience Access stair
- Gallery Foyer
- Audience WCs
- Passenger lift
- Sound and light lobby
- Escape stair / backstage circulation
- Dressing Room - doubles as a meeting room



EXISTING SCHEME

Second Floor Plan

Second Floor Plan

Accommodation:

- Rehearsal / Dance Studio
- Large meeting room
- Audience access stair
- Passenger lift
- Dressing room and associated accessible WC / shower room
- Office
- Store
- Escape stair / backstage circulation
- Rooftop plant deck



Long Term Vision

View from south-east corner - *Indicative*



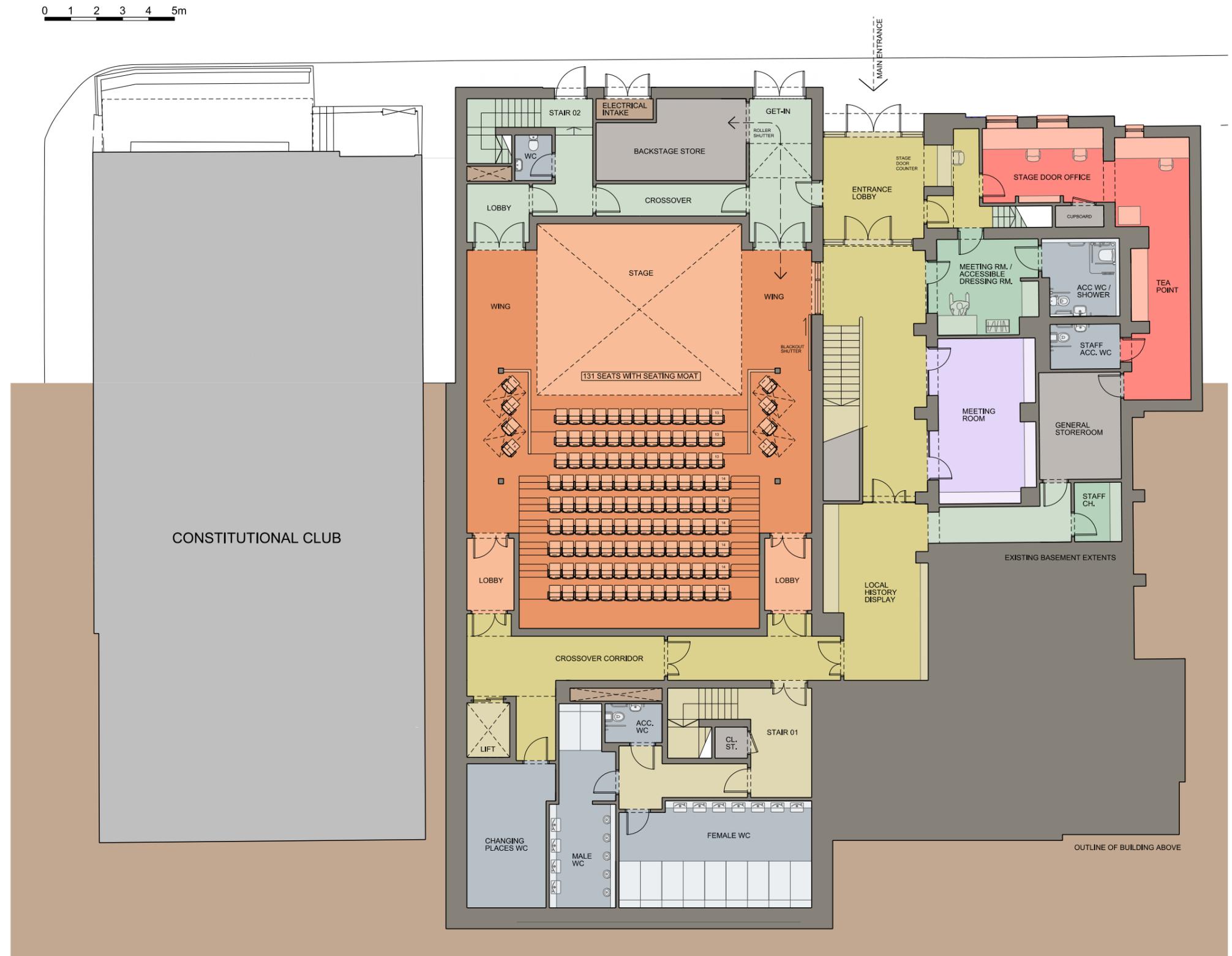
Long Term Vision (Phase 3)

Lower Ground Floor Plan

The long term (Phase 3) vision colonises the spaces underneath Cyprus Hall to provide additional accommodation for the Beehive Centre. A new atrium links the two building volumes, providing a fully accessible route into the building from the Cyprus Road Car Park.

Key Accommodation:

- Auditorium Stalls- seating capacity of 131 to 202 (depending upon stage depth and seating configuration- see seating capacities study on later pages).
- Atrium linking the 2 building volumes- the new Beehive block and the refurbished structure of Cyprus Hall. The atrium is accessed from the Cyprus Road Car Park at this level. It includes a display of local historical artefacts (from the Burgess Hill Museum, currently located in the back room of Cyprus Hall).
- Audience WCs, including Changing Places WC. N.B. In phases 1 & 2, the Changing Places WC is initially fitted out as a staff office.
- 2 meeting rooms- one of which can be used as an accessible dressing room when required (with associated accessible WC / shower)
- Get-In and Storage
- Stage Door Office and Stage Door / Box Office counter. N.B. The Stage Door counter is relocated in Phase 3 (in Phases 1/ & 2 it is located alongside Stair 02). The office is decanted out of the space which becomes the Changing Places WC in Phase 3.
- Accessible WC for office staff.
- Staff changing (for kitchen staff etc.)
- Backstage WC (formerly the Stage Door counter position in Phases 1 & 2).
- Lift



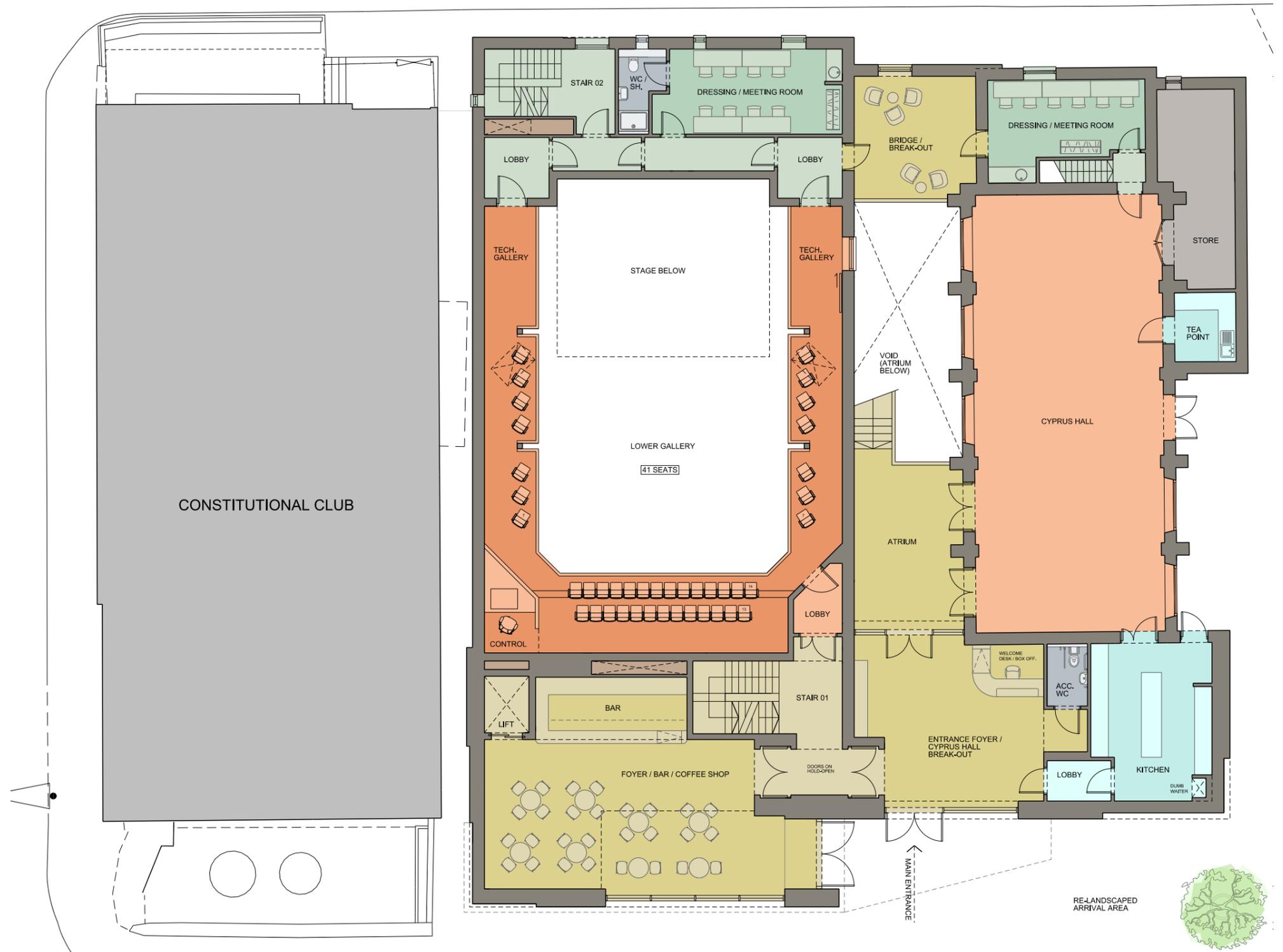
Long Term Vision (Phase 3)

Upper Ground Floor Plan

The long term (Phase 3) vision rebuilds the front portion of Cyprus Hall. A new atrium links the two building volumes so that the new auditorium and existing Cyprus Hall space may benefit from one another - sharing facilities as part of a single venue which is greater than the sum of its parts.

Key Accommodation:

- Auditorium Lower Gallery- seating capacity of 41 to 45 (depending upon seating configuration- see seating capacities study on later pages).
- Auditorium control position
- Entrance Foyer / atrium linking the 2 building volumes- the new Beehive block and the refurbished structure of Cyprus Hall. It forms the 'front door' off Cyprus Road, with a small welcome desk (which can also act as a box office when required).
- Foyer with café / bar operation - daytime and evening use.
- Kitchen- serving the café and catering to functions in Cyprus Hall and the auditorium. A dumb waiter links the kitchen with the meeting room above.
- Front of house accessible WC.
- Refurbished Cyprus Hall (flat floor variable use space) with dedicated tea point / kitchenette and store.
- 2 no. dressing rooms (which double up as meeting rooms when required).
- Back of house breakout space
- Lift.



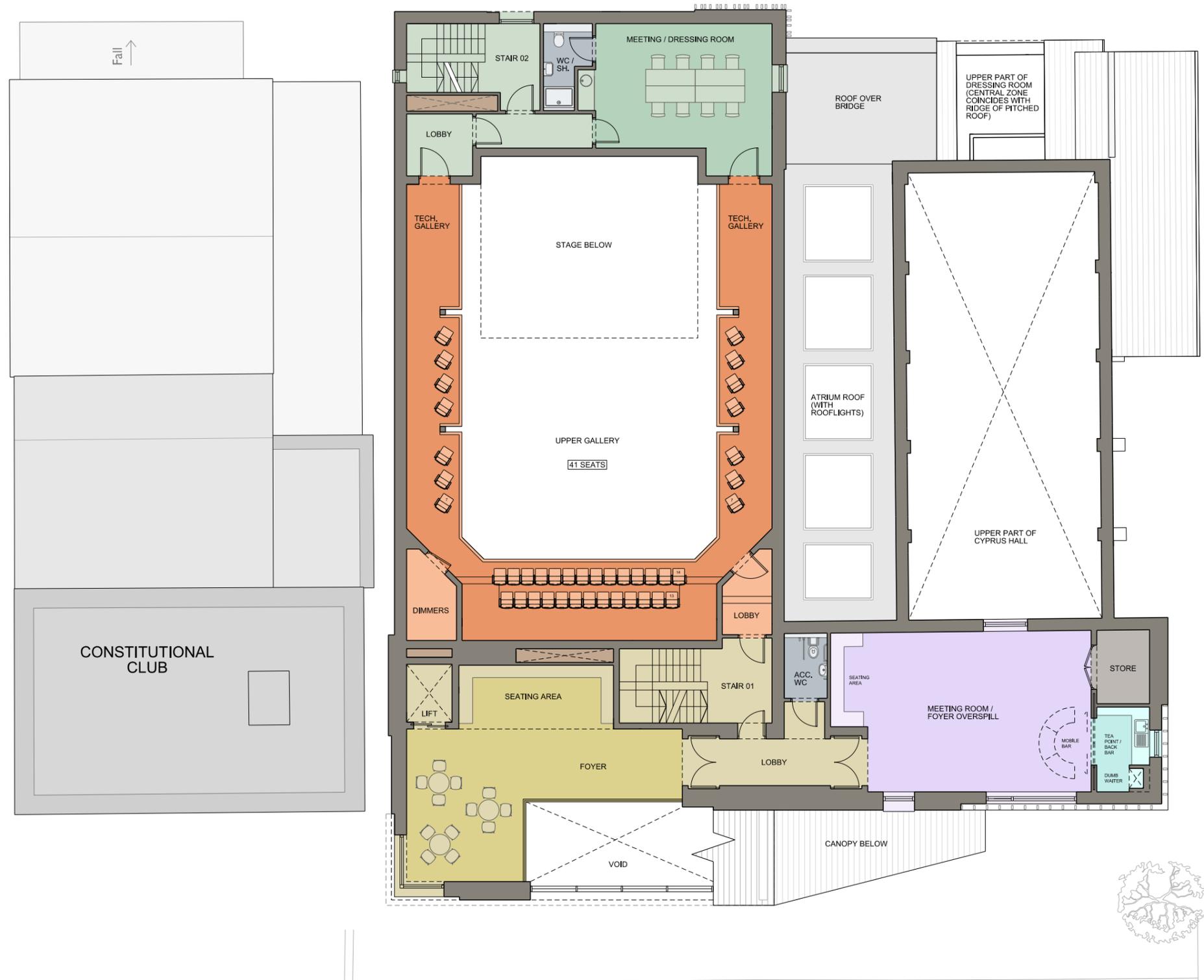
Long Term Vision (Phase 3)

First Floor Plan

The long term (Phase 3) vision rebuilds the front portion of Cyprus Hall. At first floor level, this creates a generous meeting room, which doubles up as additional foyer space.

Key Accommodation:

- Auditorium Upper Gallery- seating capacity of 41 to 45 (depending upon seating configuration- see seating capacities study on later pages).
- Foyer space with built-in seating area. While the plan on the right shows some loose tables and chairs, the foyer space could alternatively be set up with an informal meeting table in the south-west corner (with freestanding acoustic/privacy screening when required). This upper foyer level gives views down into the café space below.
- Large meeting room in the rebuilt front portion of Cyprus Hall. This doubles up as additional foyer space (with the lobby doors on hold-open in this scenario). It could also be used as a VIP room when required. The meeting room incorporates a dedicated store to allow for flexible use of the space. The meeting room kitchenette can also be used as the back bar for a mobile bar counter (e.g. for drinks receptions etc.). A dumb waiter links this tea point with the main kitchen below.
- Accessible WC
- En suite dressing room (which doubles up as an additional meeting room when required).
- Dimmer room
- Lift



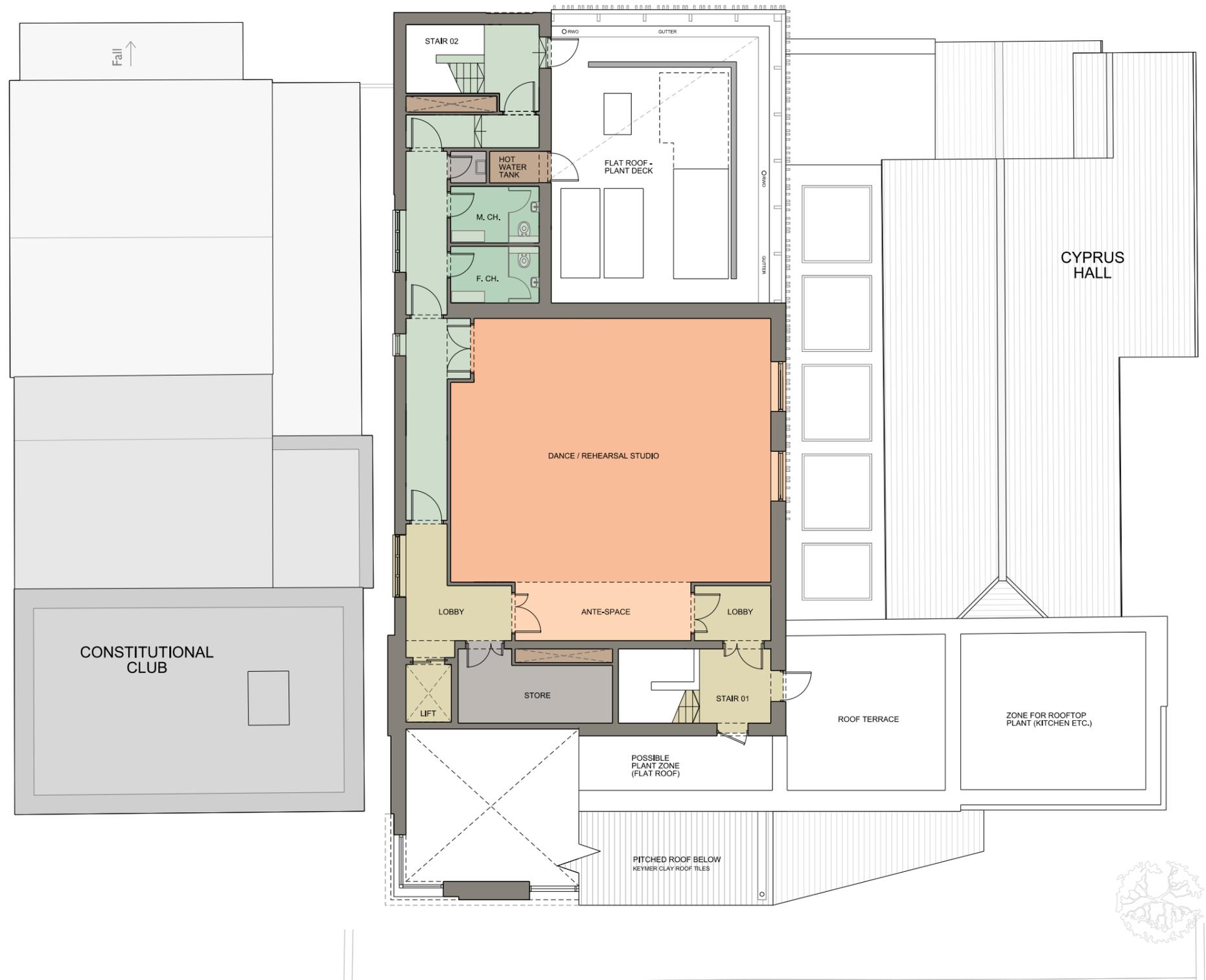
Long Term Vision (Phase 3)

Second Floor Plan

The majority of the second floor works are completed in Phase 2. The Phase 3 works will, however, incorporate a roof terrace over the rebuilt front portion of Cyprus Hall.

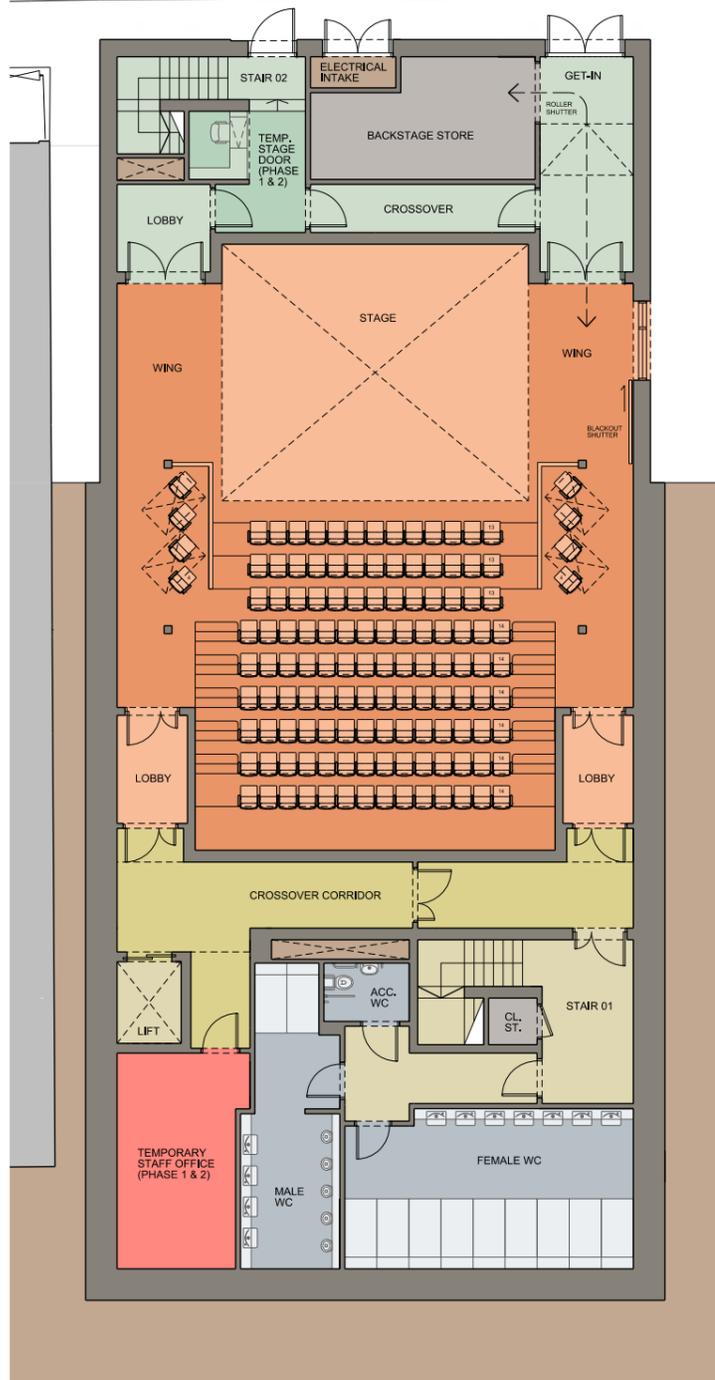
Key Accommodation:

- Dance / rehearsal studio with sprung floor. This space also doubles up as a large meeting room or subdividable temporary dressing room for large shows such as the annual pantomime.
- Dedicated changing facilities for the dance studio.
- Store
- Lift
- Roof terrace
- Plant deck

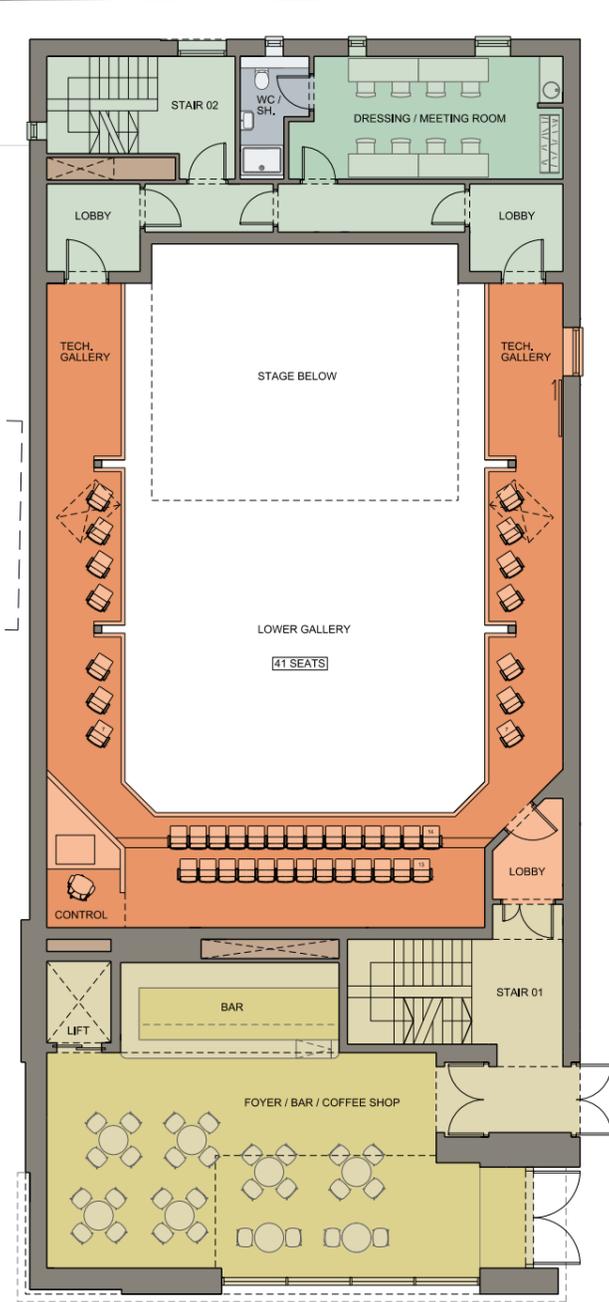


Phase 1

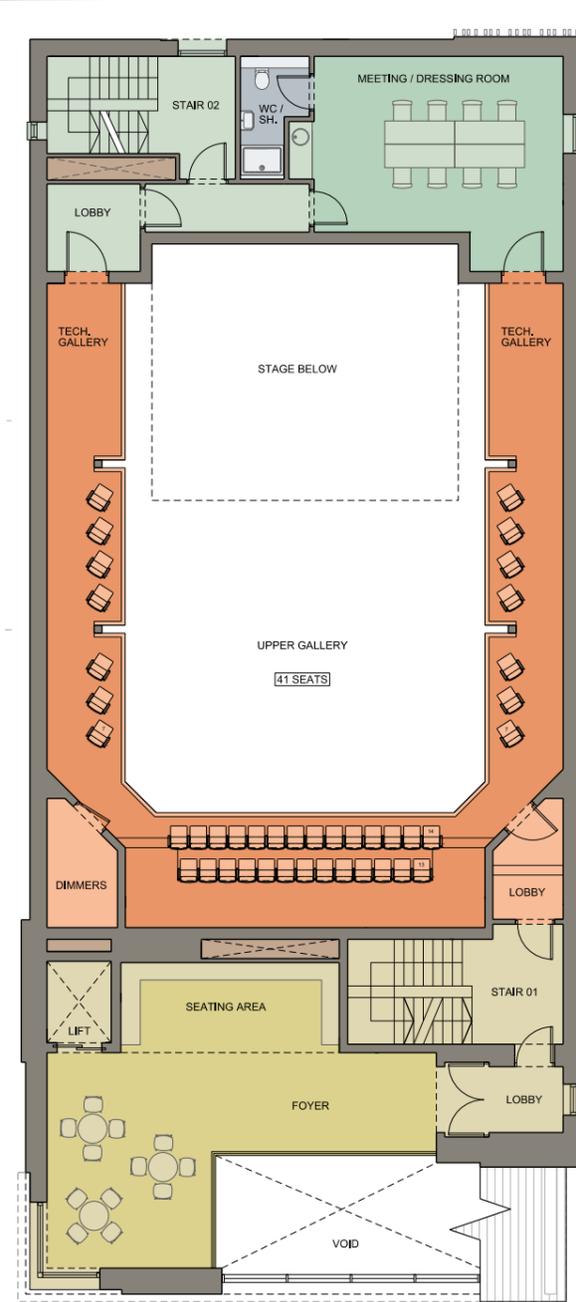
Floor Plans Showing the Accommodation Delivered in 'Phase 1'



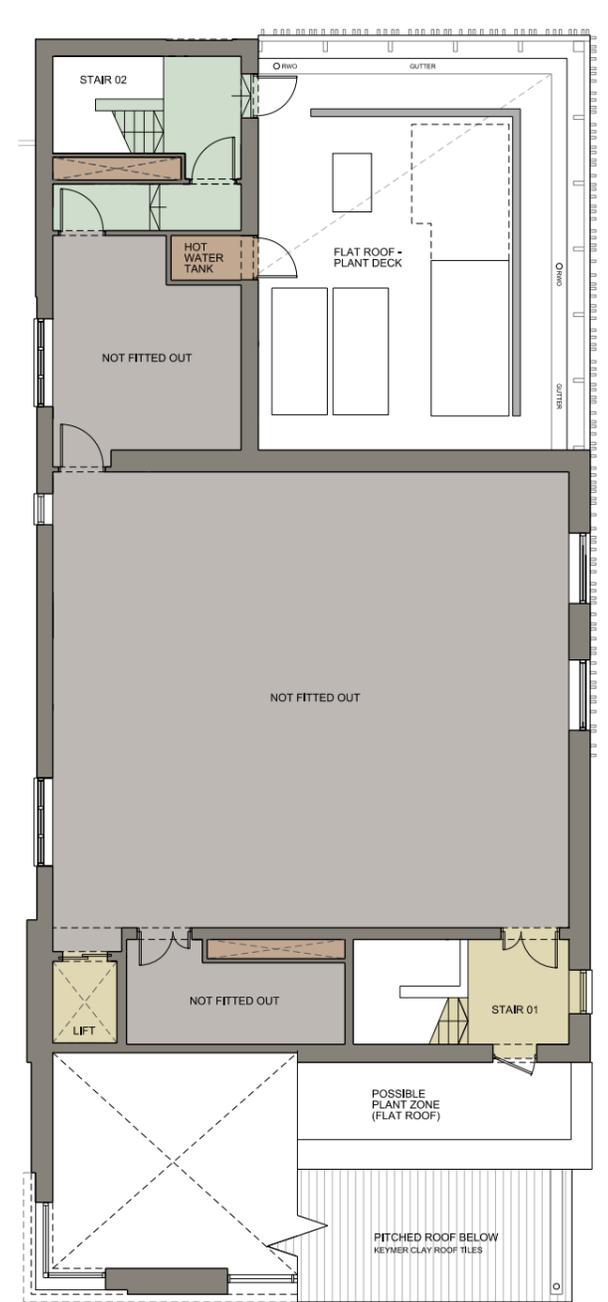
Lower Ground



Upper Ground



First Floor

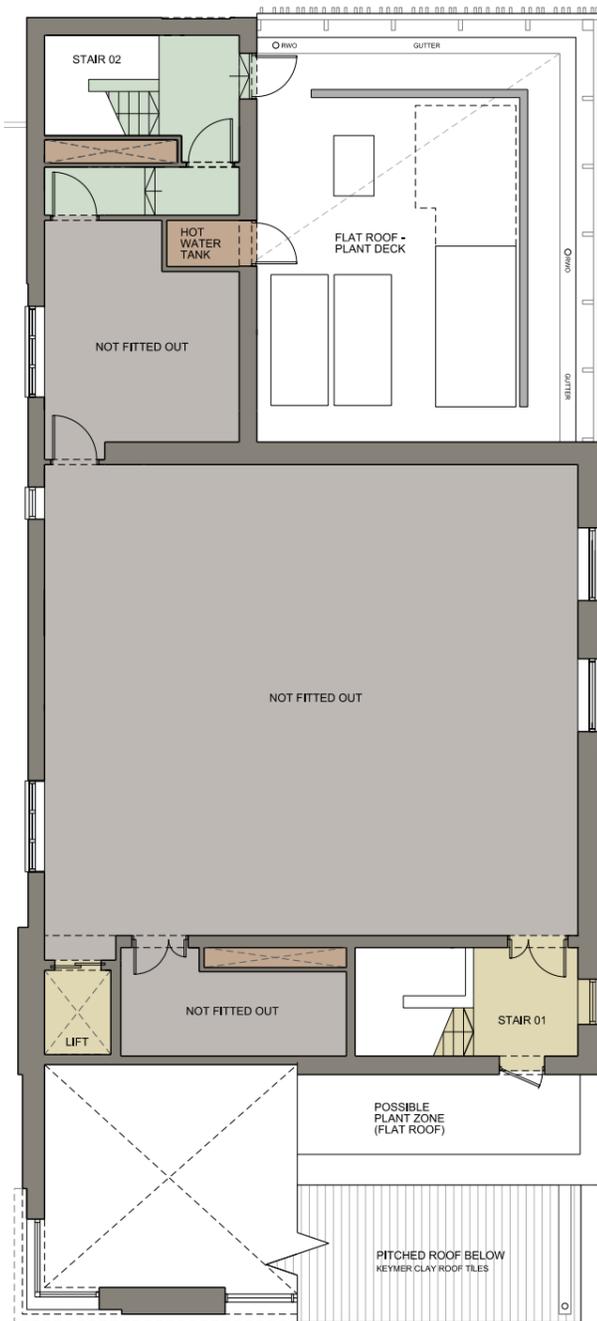


Second Floor - *Not fitted out*

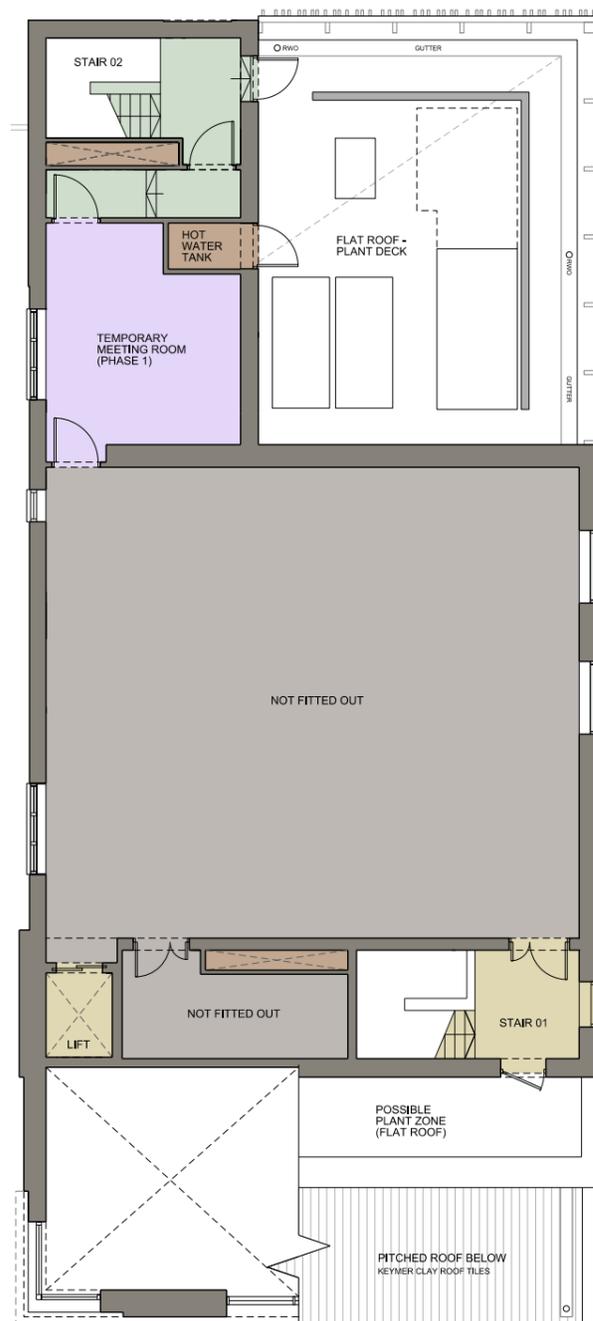
These plans essentially show the required reworking of the current scheme as Phase 1 of the longer term vision. The second floor is not fitted out during Phase 1 (shell, smoke detection / fire alarm, emergency lighting & capped off services only).

Phase 1

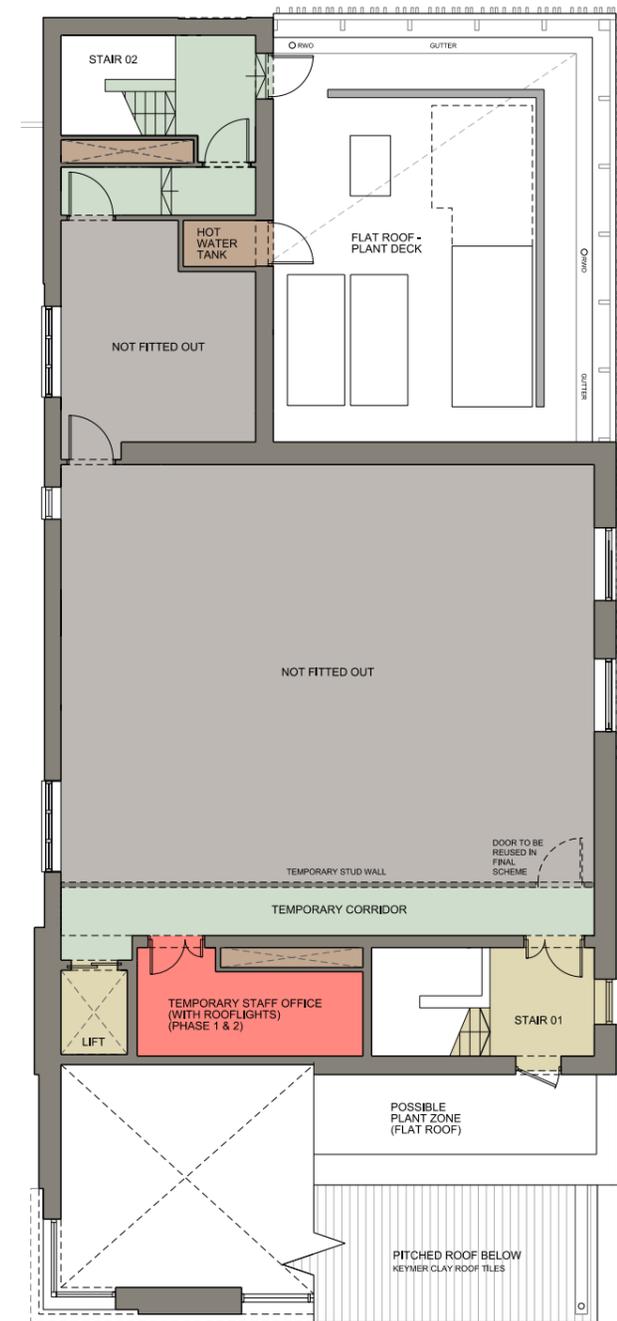
Alternative options for second floor (varying degrees of fitout)



Option A - Baseline Option (as per previous page)



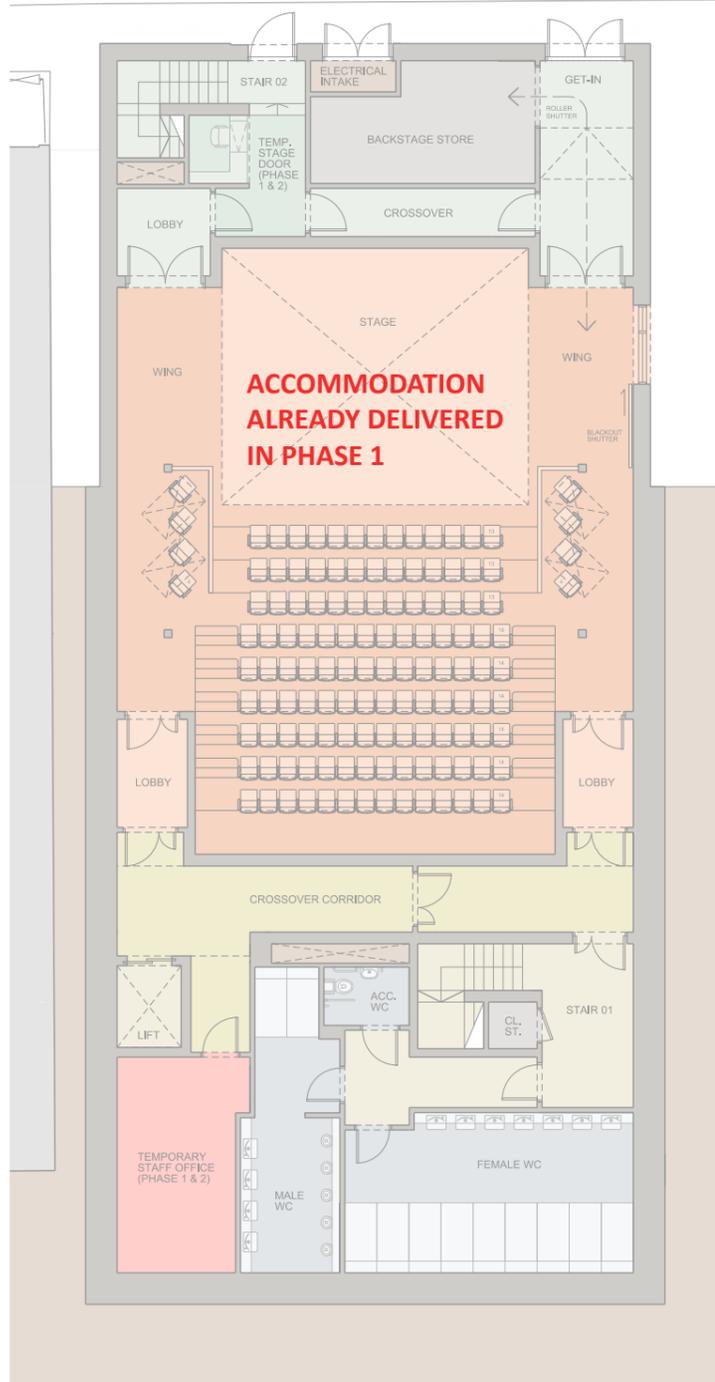
Option B - With temporary meeting room



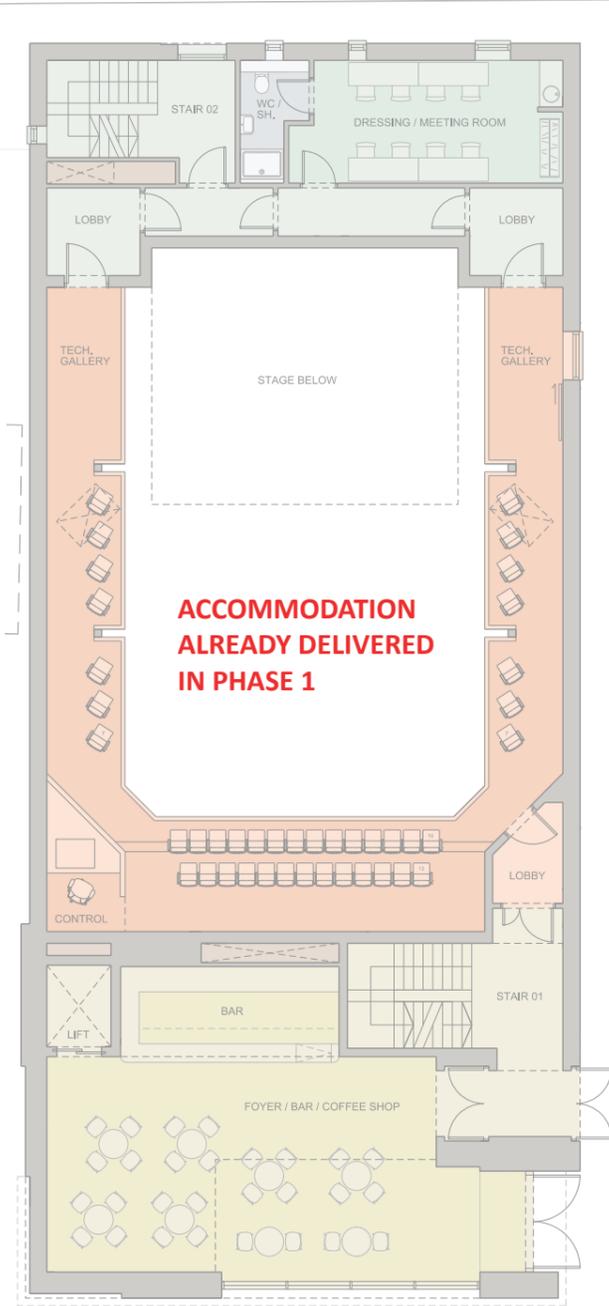
Option C - With temporary staff office (alternative to having the temporary staff office at lower ground floor level). This office would be smaller than the lower ground floor option but would have the advantage of natural light (via rooflights). Access would require the creation of a temporary corridor to avoid walking through an unfurnished space.

Phase 2 (Upper Floor Fitout)

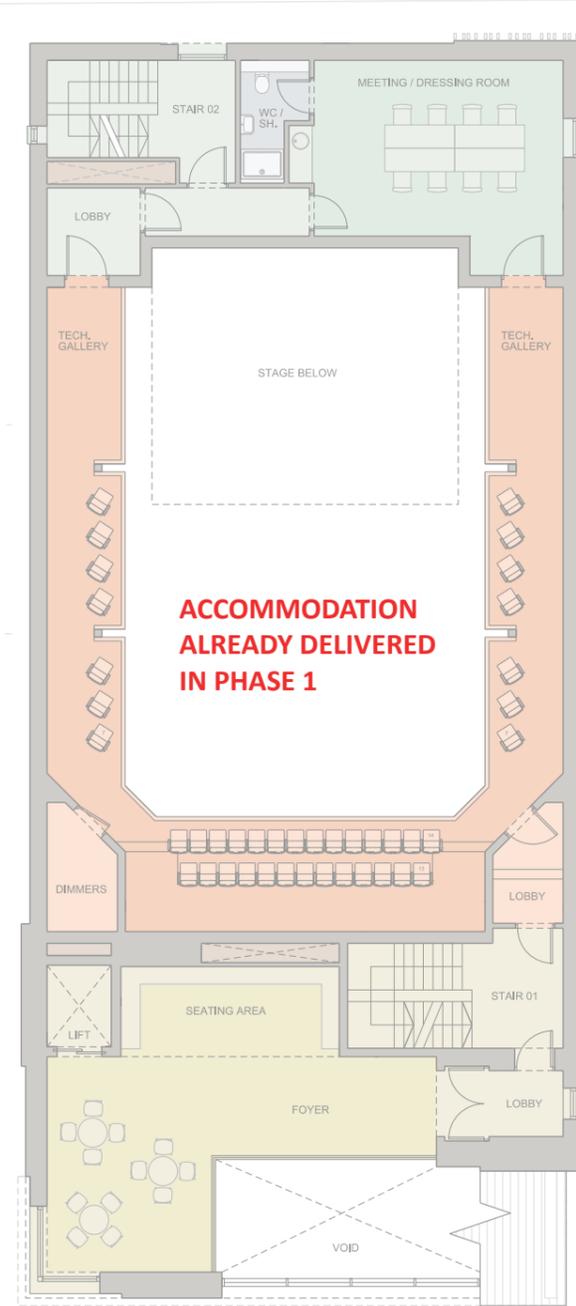
Floor Plans Showing the Accommodation Delivered in 'Phase 2'



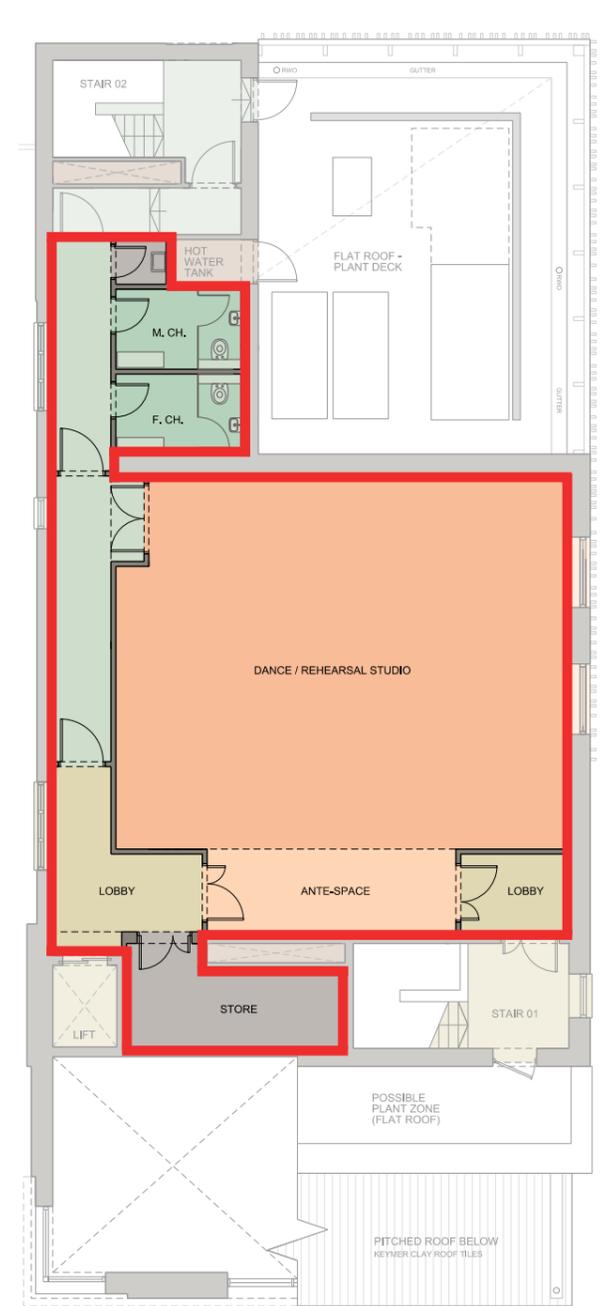
Lower Ground



Upper Ground



First Floor

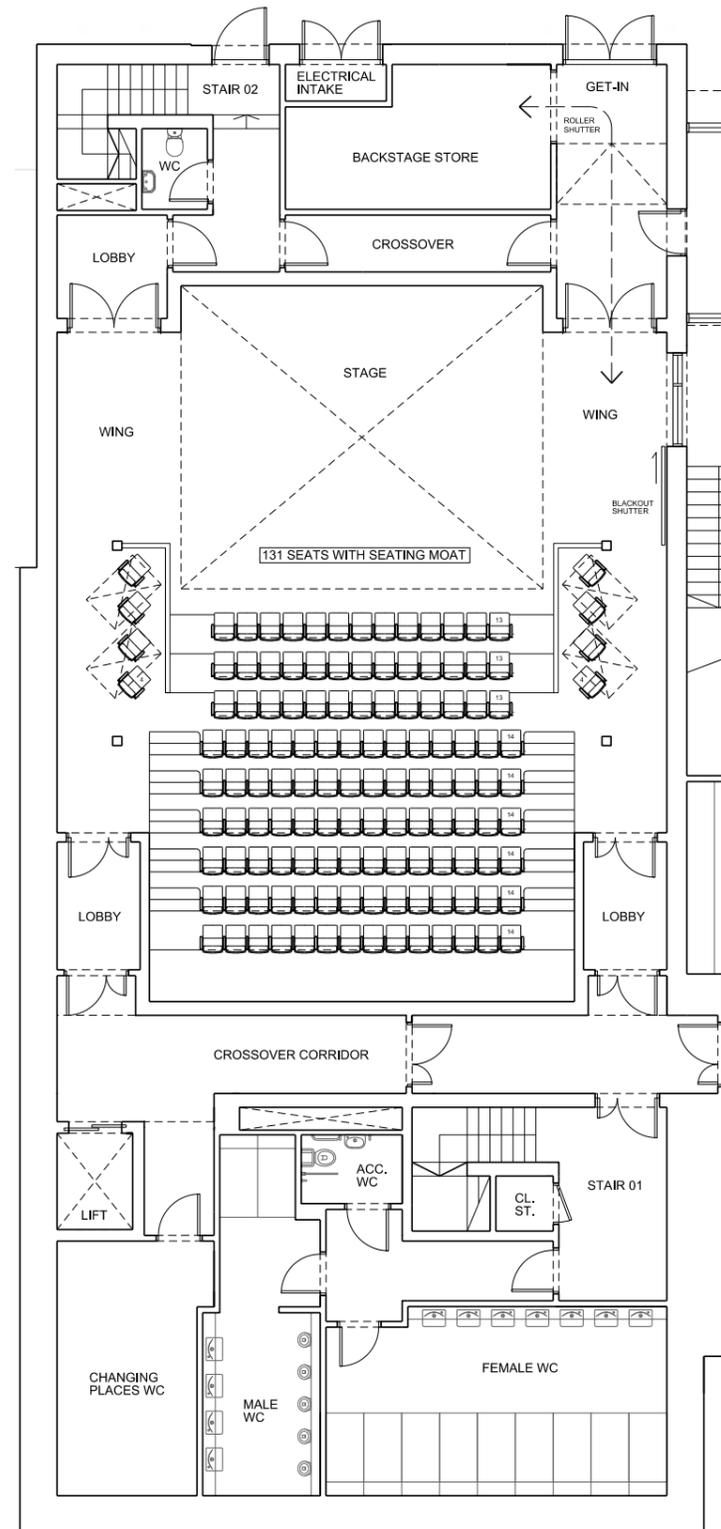


Second Floor
Fitted out during this phase

Seating capacities study

Existing Stalls Arrangement - With Seating Moat In Use

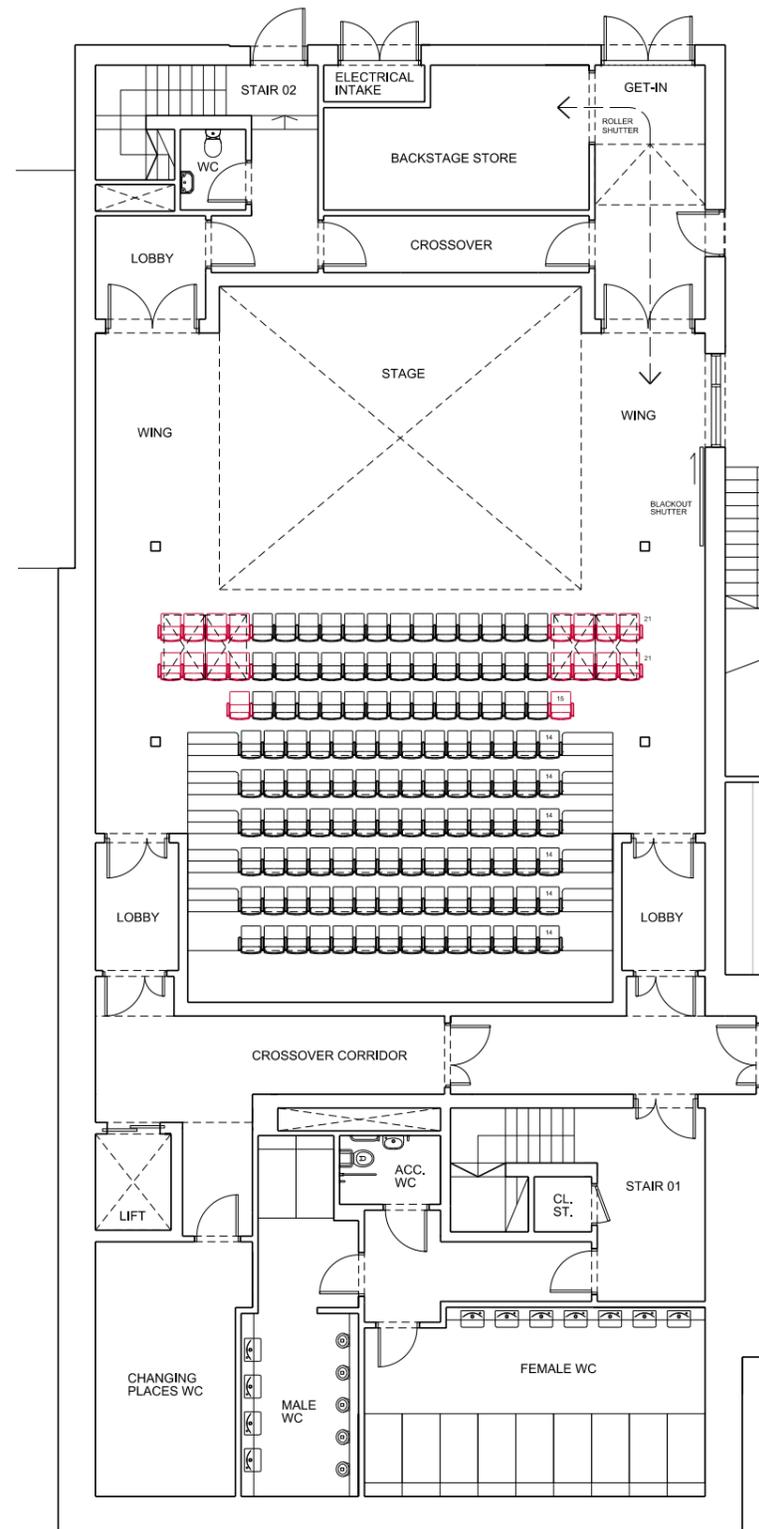
- **Full Stage Depth** of 6.6m
- Stage Width 7.885m (13.285m including wings)
- In this scenario the stage is not raised- the seating moat creates the stage riser.
- **131** Stalls seats (or 123 seats plus 4 wheelchair positions)
- Overall capacity **213** seats (or 201 seats plus 6 wheelchair positions). This is based upon a capacity of 41 seats in each of the galleries. It increases to **221** if we have 45 seats in each of the galleries (see gallery seating studies on later pages).
- **Optimal sightlines**
For performances where the maximum capacity is not required, this is the best arrangement.
- The suspension points above the stage (for lighting etc.) would be geared towards being able to accommodate this full stage depth.
- *Figures based upon flip seats for Stalls seating except in side boxes (850mm back-to-back row spacing) to achieve required seatways.*



Seating capacities study

Existing Stalls Arrangement - With Seating Moat Infilled

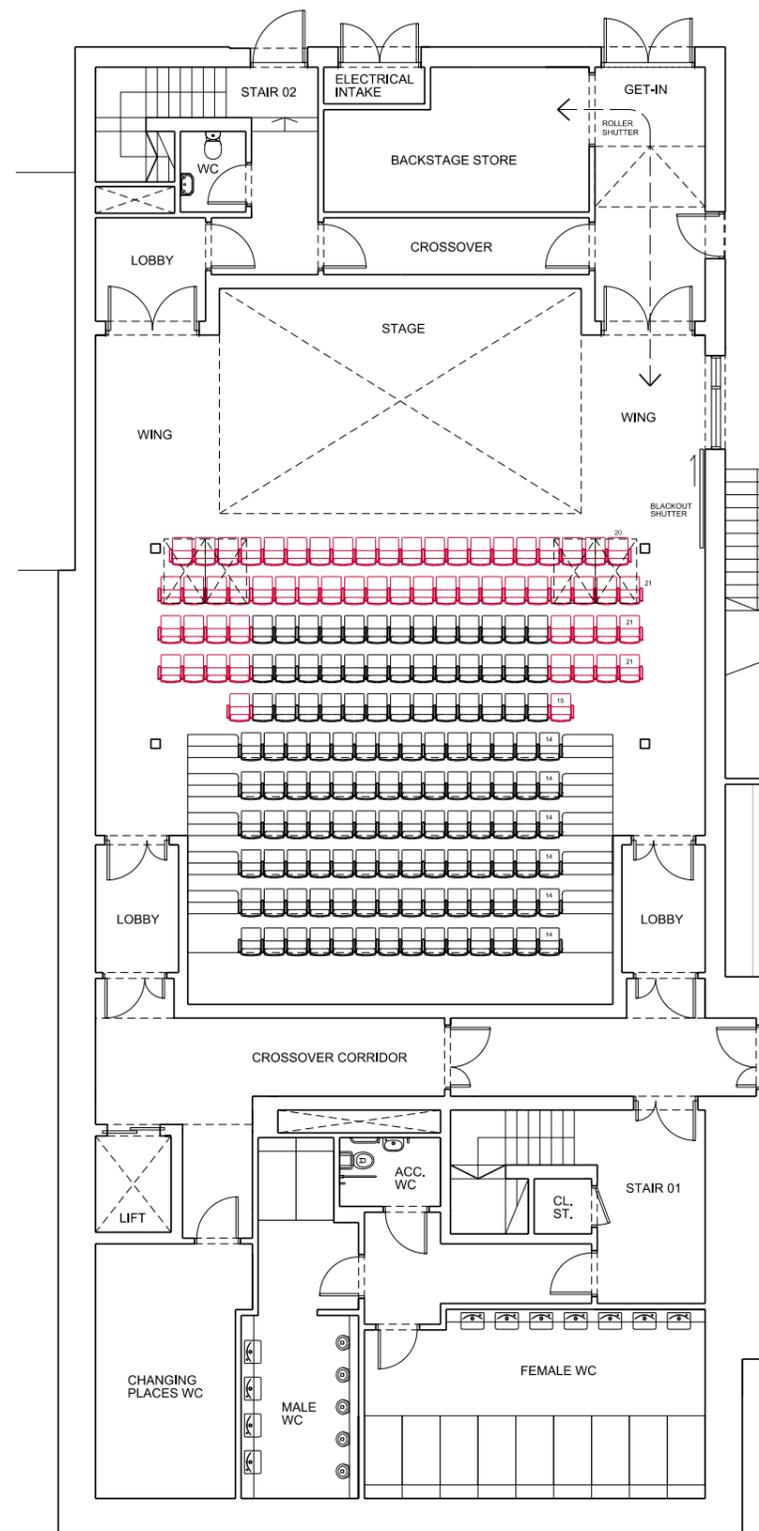
- **Full Stage Depth** of 6.6m
- Stage Width 7.885m (13.285m including wings)
- Seating moat infilled, giving a flat floor at the front of the Stalls (front 4 rows). The seating at the rear of the Stalls is still the retractable tiered seating unit.
- **141** Stalls seats (or 125 seats plus 4 wheelchair positions)
- Overall capacity **223** (or 203 seats plus 6 wheelchair positions). This is based upon a capacity of 41 seats in each of the galleries. It increases to **231** if we have 45 seats in each of the galleries (see gallery seating studies on later pages).
- **Sightlines**
Not quite as good as with the seating moat in use - but capacity is slightly increased.
- The suspension points above the stage (for lighting etc.) would be geared towards being able to accommodate this full stage depth.
- *Figures based upon flip seats for Stalls seating (850mm back-to-back row spacing) to achieve required seatways.*



Seating capacities study

Stalls Arrangement - With Seating Moat Infilled (+ 2 rows)

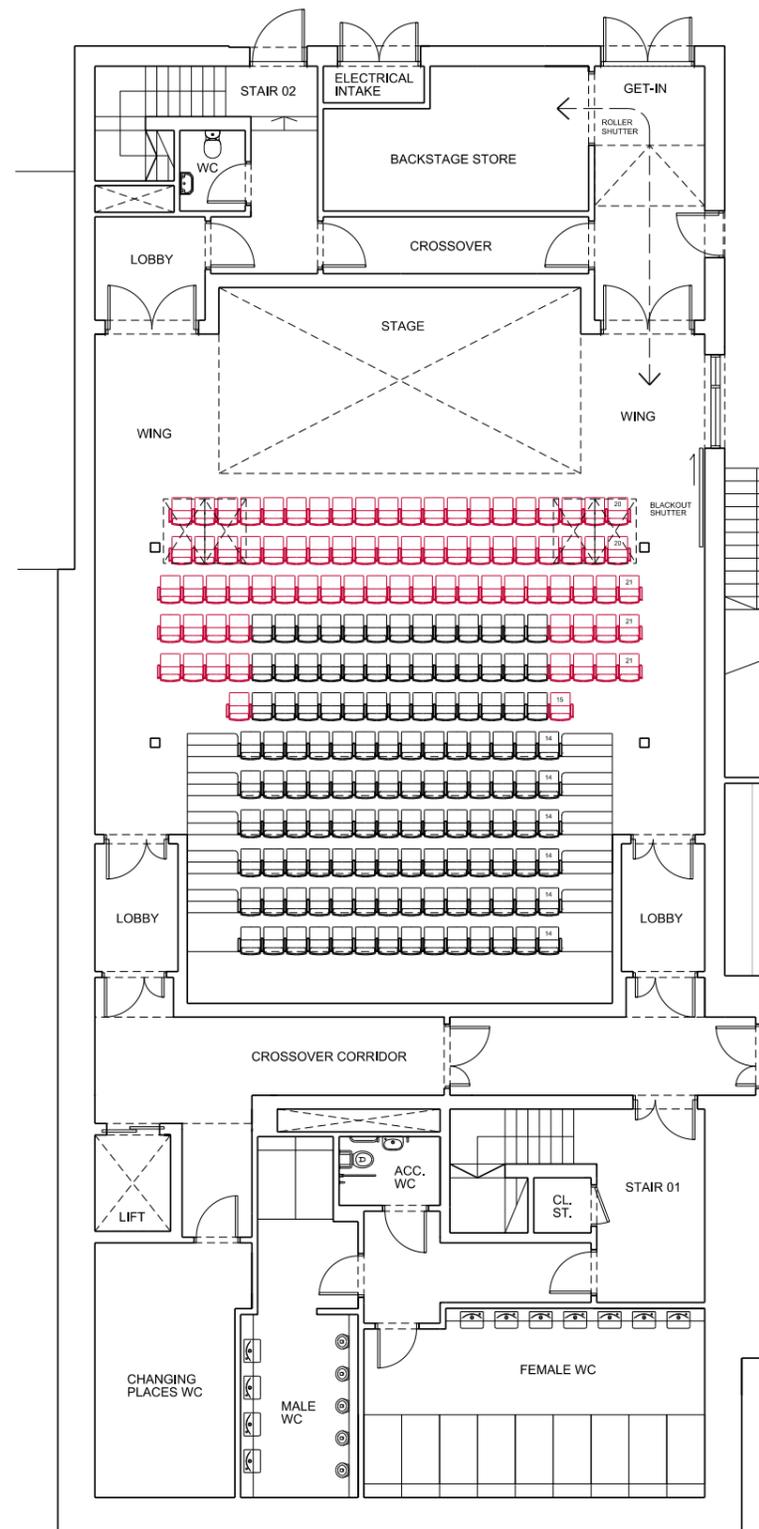
- **Reduced Stage Depth** of 4.9m
- Stage Width 7.885m (13.285m including wings)
- Seating moat infilled, giving a flat floor at the front of the Stalls (front 6 rows). The seating at the rear of the Stalls is still the retractable tiered seating unit.
- **182** Stalls seats (or 166 seats plus 4 wheelchair positions)
- Overall capacity **264** (or 244 seats plus 6 wheelchair positions). This is based upon a capacity of 41 seats in each of the galleries. It increases to **272** if we have 45 seats in each of the galleries (see gallery seating studies on later pages).
- **Sightlines**
Quality of the sightlines decreases as more rows are added to the front of the Stalls.
- This configuration is suited to stand-up comedy, folk nights, small scale productions etc. - where a deep stage and optimum sightlines are less critical. The shallow stage depth would not be suitable for larger productions.
- The additional rows and reduced stage depth would not be 'permanent' - just used for certain events which lend themselves.
- *Figures based upon flip seats for Stalls seating (850mm back-to-back row spacing) to achieve required seatways.*



Seating capacities study

Stalls Arrangement - With Seating Moat Infilled (+ 3 rows)

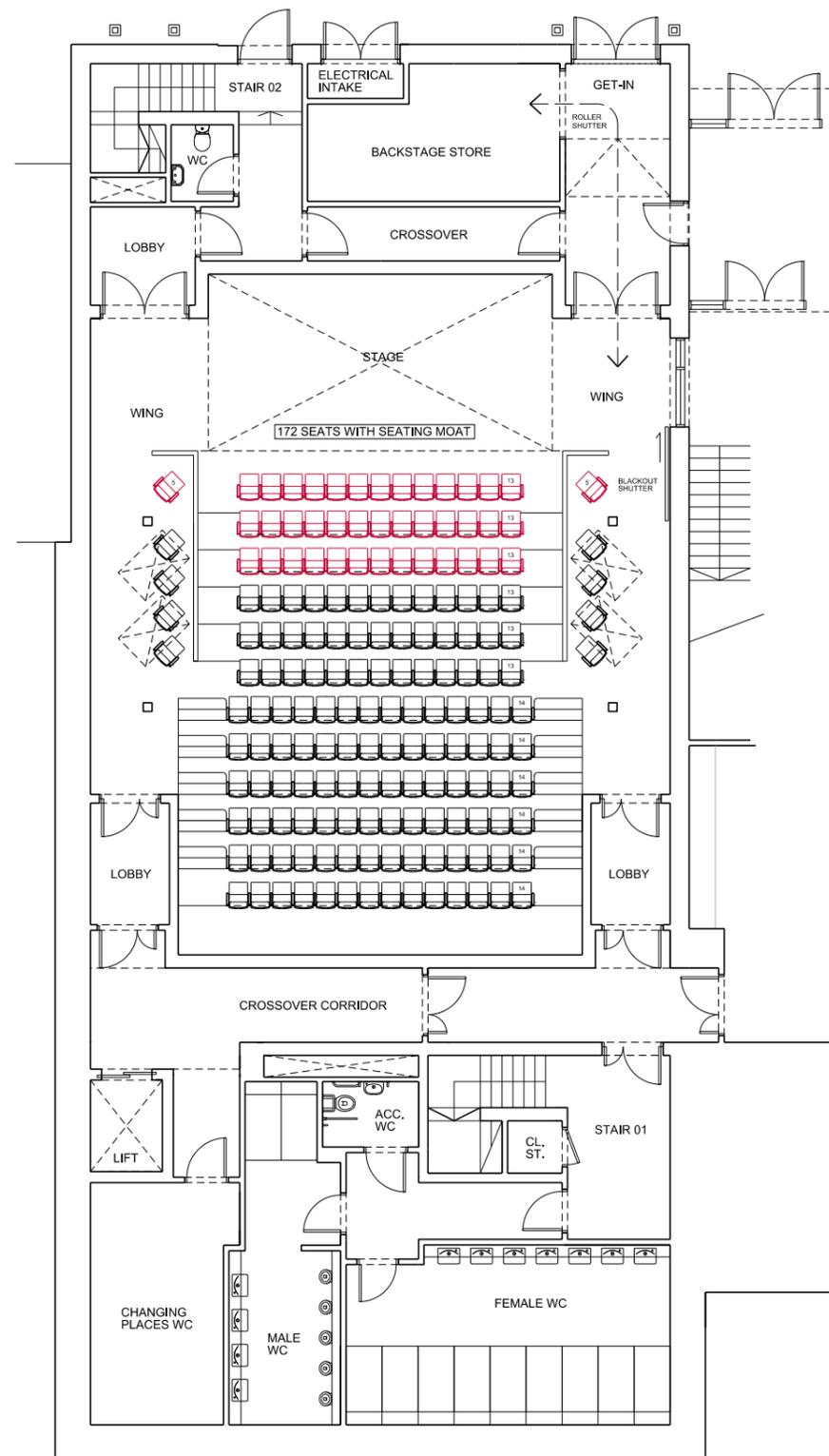
- **Reduced Stage Depth** of 4.050m
- Stage Width 7.885m (13.285m including wings)
- Seating moat infilled, giving a flat floor at the front of the Stalls (front 7 rows). The seating at the rear of the Stalls is still the retractable tiered seating unit.
- **202** Stalls seats (or 186 seats plus 4 wheelchair positions)
- Overall capacity **284** (or 264 seats plus 6 wheelchair positions). This is based upon a capacity of 41 seats in each of the galleries. It increases to **292** if we have 45 seats in each of the galleries (see gallery seating studies on later pages).
- **Sightlines**
Quality of the sightlines decreases as more rows are added to the front of the Stalls.
- This configuration is suited to stand-up comedy, folk nights, small scale productions etc. - where a deep stage and optimum sightlines are less critical. The shallow stage depth would not be suitable for larger productions.
- The additional rows and reduced stage depth would not be 'permanent' - just used for certain events which lend themselves.
- *Figures based upon flip seats for Stalls seating (850mm back-to-back row spacing) to achieve required seatways.*



Seating capacities study

Stalls Arrangement - With Seating Moat (+ 3 rows)

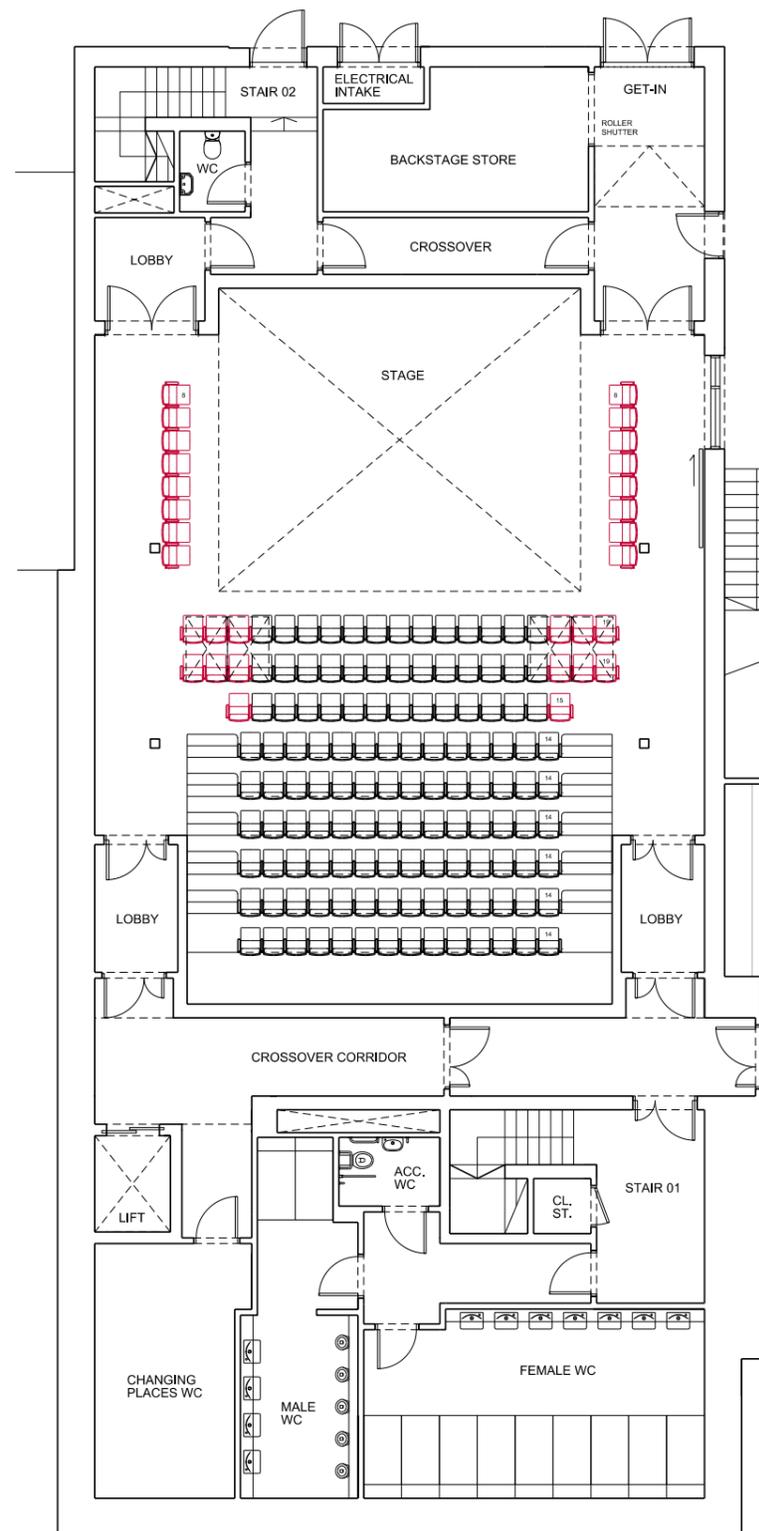
- **Reduced Stage Depth** of 4.050m
- Stage Width 7.885m (13.285m including wings)
- Larger seating moat required to allow for this configuration. This would mean slightly more excavation - but seems beneficial to allow for as much flexibility as possible. This option offers a good balance between increased capacity and sightline quality.
- **172** Stalls seats (or 164 seats plus 4 wheelchair positions)
- Overall capacity **254** (or 242 seats plus 6 wheelchair positions). This is based upon a capacity of 41 seats in each of the galleries. It increases to **262** if we have 45 seats in each of the galleries (see gallery seating studies on later pages).
- **Sightlines**
By increasing the extent of the seating moat, the additional rows do not impact upon the sightlines, which remain very good.
- This configuration is suited to stand-up comedy, folk nights, small scale productions etc.- where a deep stage is less critical. The shallow stage depth would not be suitable for larger productions.
- The additional rows and reduced stage depth would not be 'permanent' - just used for certain events which lend themselves.
- *Figures based upon flip seats for Stalls seating (850mm back-to-back row spacing) to achieve required seatways.*



Seating capacities study

Stalls Arrangement - With Seating Moat Infilled & Thrust Stage

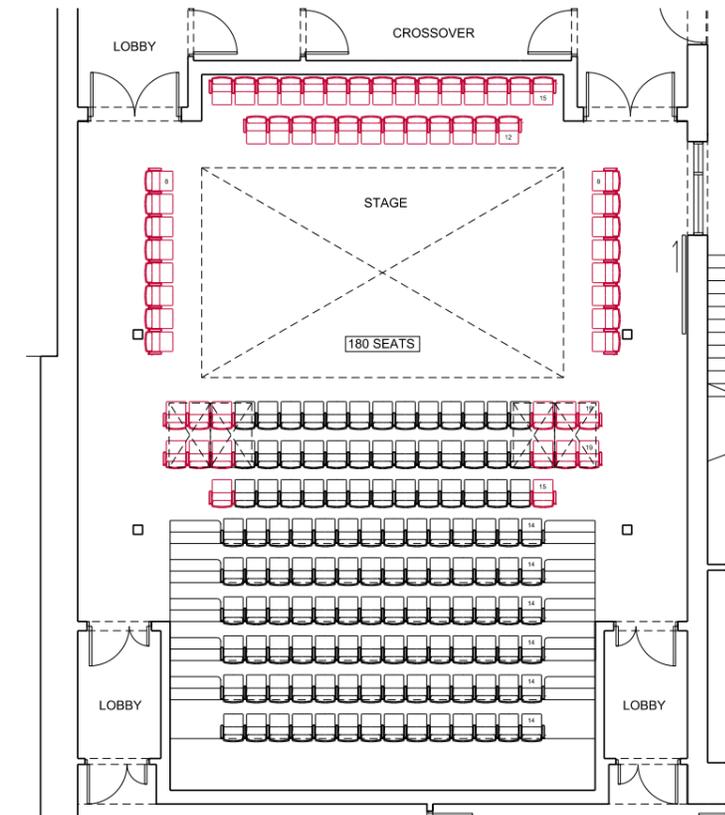
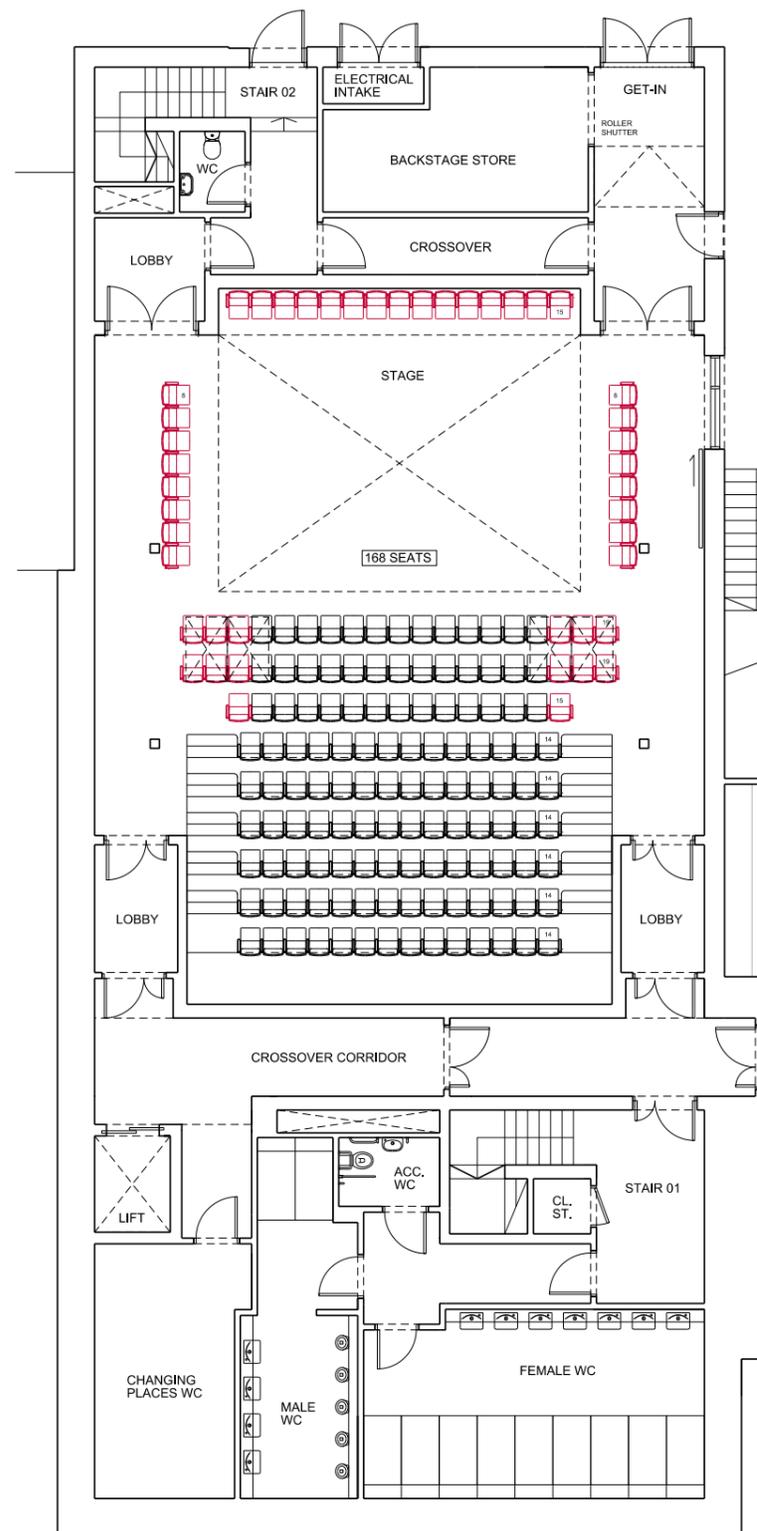
- **Full Stage Depth** of 6.6m
- Stage Width 7.885m. No wing space available as the wings are used for seating.
- Seating moat infilled, giving a flat floor at the front of the Stalls (front 4 rows). The seating at the rear of the Stalls is still the retractable tiered seating unit.
- Additional rows wrapping around the stage-theatrically intimate.
- **153** Stalls seats (or 137 seats plus 4 wheelchair positions)
- Overall capacity **235** (or 215 seats plus 6 wheelchair positions). This is based upon a capacity of 41 seats in each of the galleries. It increases to **243** if we have 45 seats in each of the galleries (see gallery seating studies on later pages).
- Subject to agreement with approved inspector- who may ask for additional space around the escape doors (potentially lose a few seats). Min. 1100mm gangway is maintained behind the seats.
- Suitable for certain performance types only - or for theatrical performances where the staging / set design etc. is geared towards a thrust stage (rather than end stage) format.
- The side seating would not be 'permanent' - just used for certain events which lend themselves to this staging configuration.
- *Figures based upon flip seats for Stalls seating (850mm back-to-back row spacing) to achieve required seatways.*



Seating capacities study

Stalls Arrangement - With Seating Moat Infilled & 'In the Round' Configuration

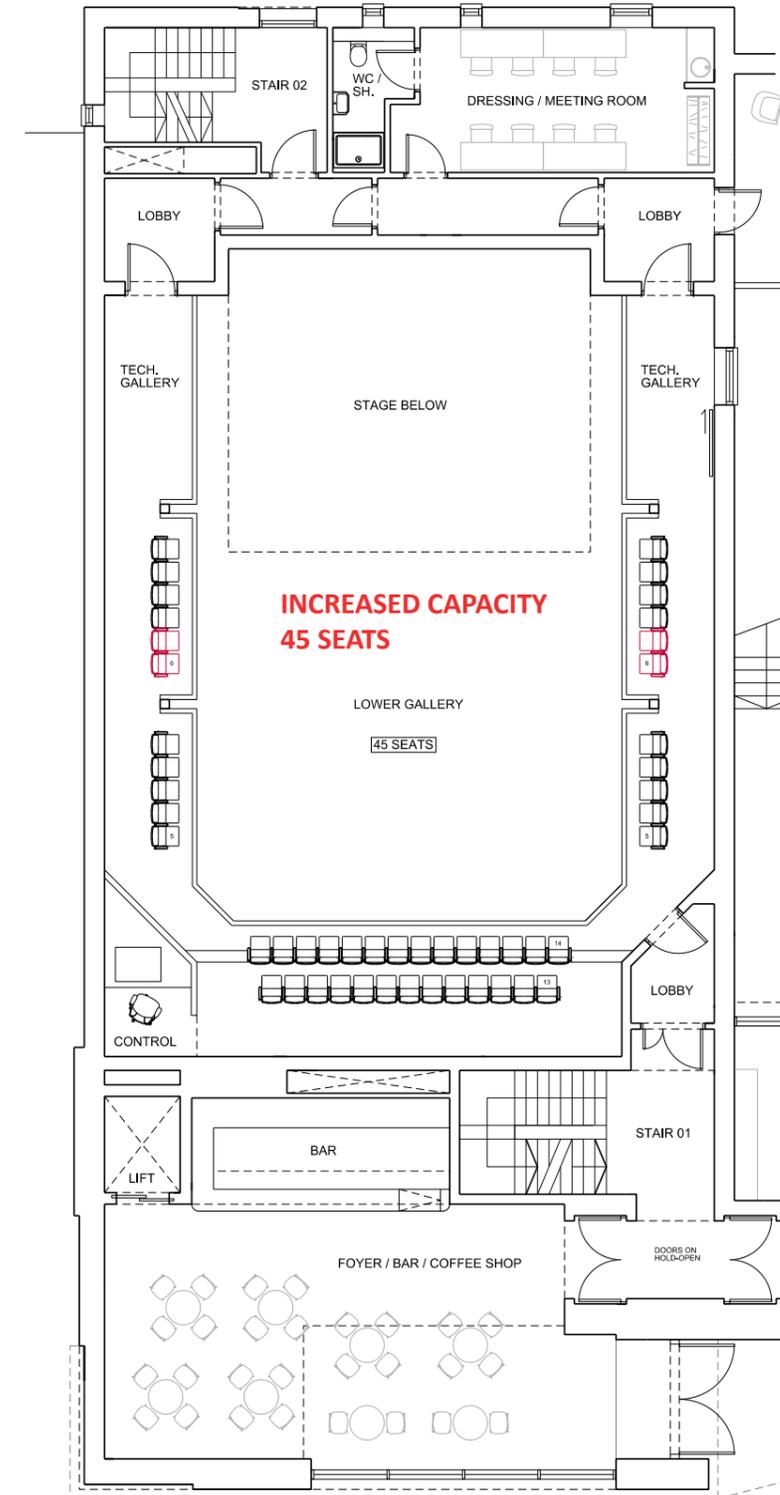
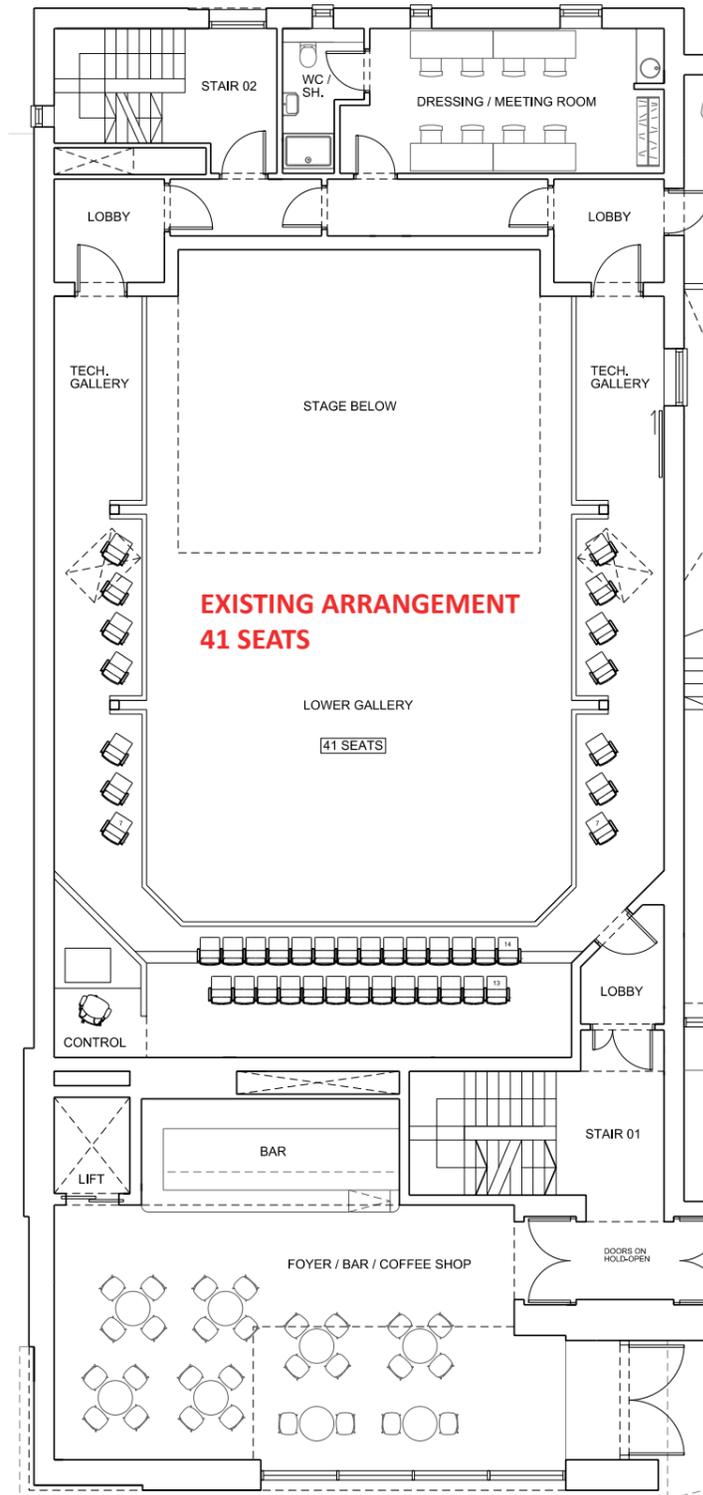
- **Reduced Stage Depth** of 5.585m or 4.565m, depending upon whether 1 row or 2 rows are added behind the stage.
- Stage Width 7.885m. No wing space available as the wings are used for seating.
- Seating moat infilled, giving a flat floor at the front of the Stalls (front 4 rows). The seating at the rear of the Stalls is still the retractable tiered seating unit.
- Additional rows wrapping around the stage- theatrically intimate.
- Subject to agreement with approved inspector- who may ask for additional space around the escape doors (potentially lose a few seats). Min. 1100mm gangway is maintained behind the seats.
- Suitable for certain performance types only - or for theatrical performances where the staging is geared towards an 'in the round' format. This typically involves minimal or no scenery / set.
- **Option with 1 row behind stage:**
 - **168** Stalls seats (or 152 seats plus 4 wheelchair positions)
 - Overall capacity **250** (or 230 seats plus 6 wheelchair positions). This is based upon a capacity of 41 seats in each of the galleries. It increases to **258** if we have 45 seats in each of the galleries (see gallery seating studies on later pages).
- **Option with 2 rows behind the stage:**
 - 12 additional seats on top of the figures noted above.
- The additional rows and reduced stage depth would not be 'permanent' - just used for certain events which lend themselves.
- *Figures based upon flip seats for Stalls seating (850mm back-to-back row spacing) to achieve required seatways.*



Seating capacities study

Lower Gallery - Potential for additional seats

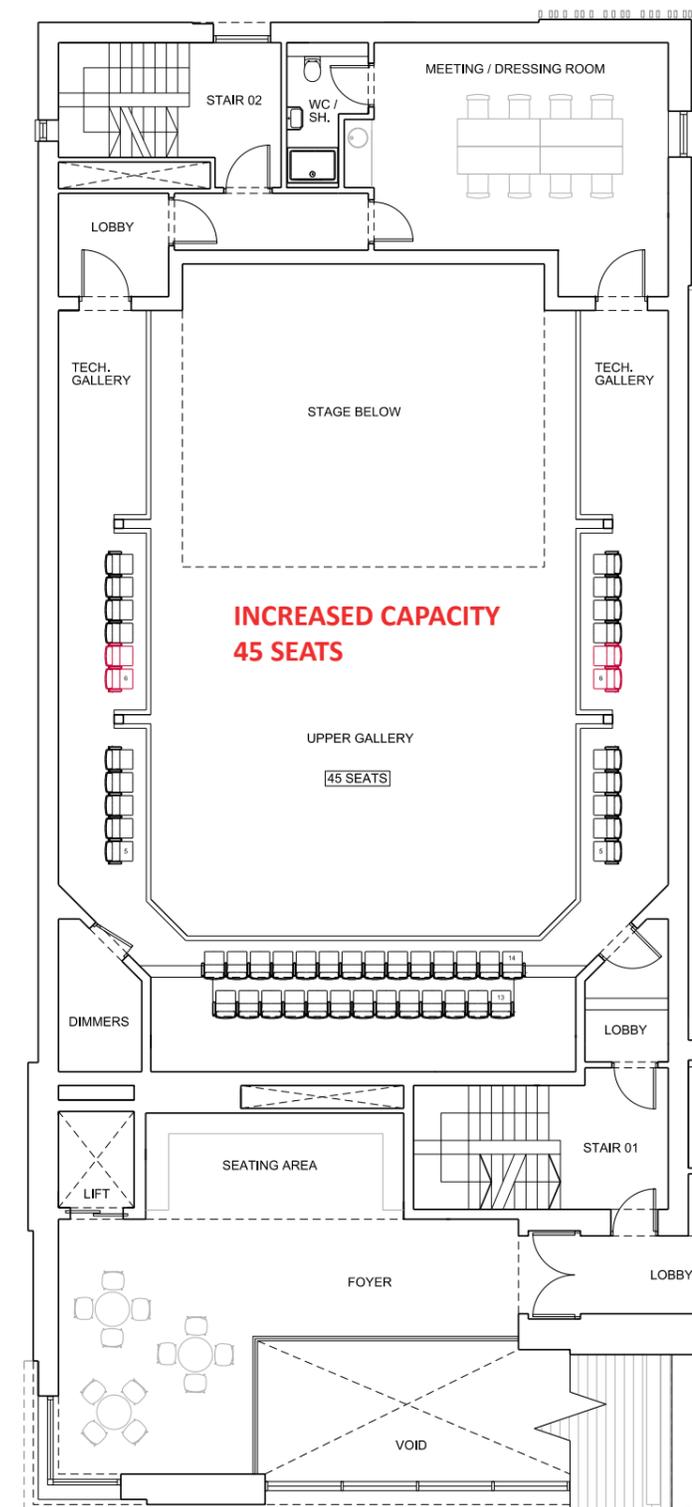
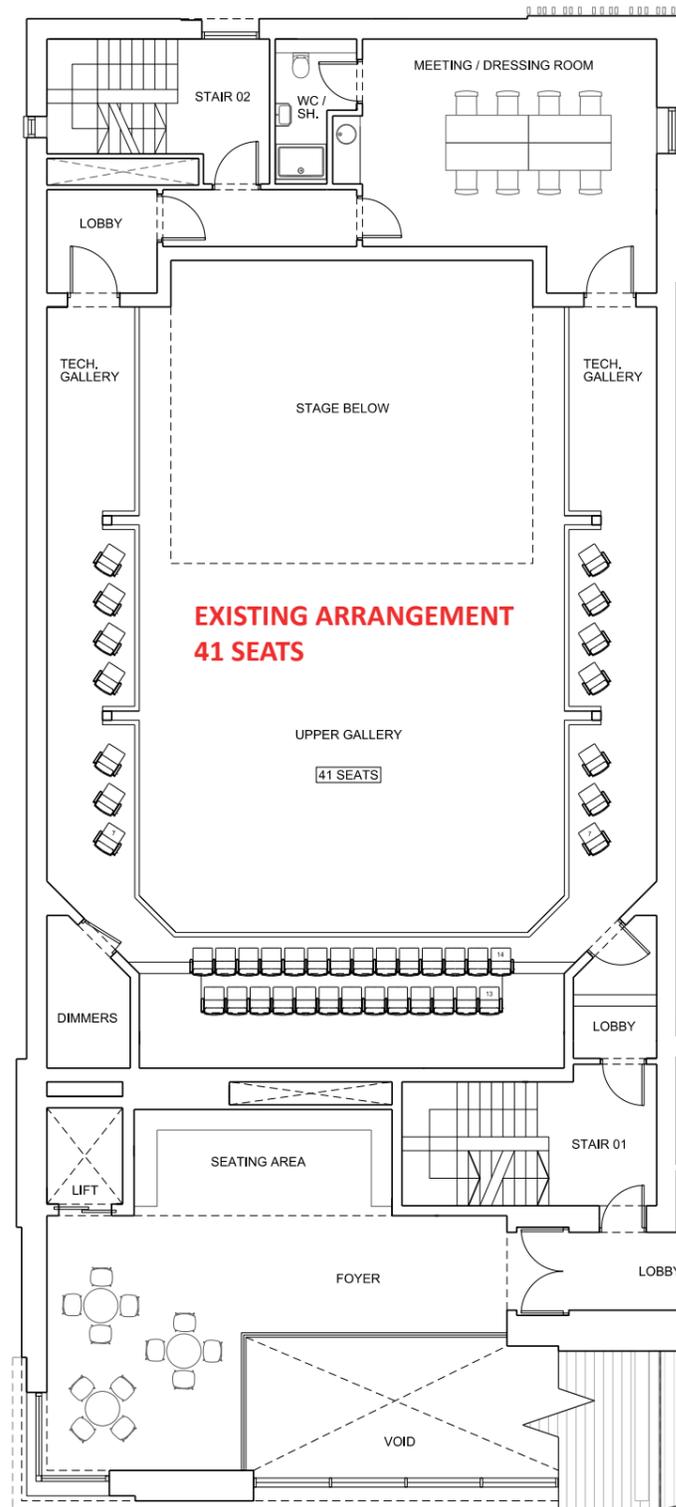
- Potential increase from 41 to 45 seats.
- The higher capacity arrangement would mean that audience members in the side galleries need to turn in their seats to face the stage.
- Side gallery seats are loose seats - so this arrangement is for certain performances only.



Seating capacities study

Upper Gallery - Potential for additional seats

- Potential increase from 41 to 45 seats.
- The higher capacity arrangement would mean that audience members in the side galleries need to turn in their seats to face the stage.
- Side gallery seats are loose seats - so this arrangement is for certain performances only.



Seating capacities study

Summary - Potential Uplift in Capacity

- Maximum Stalls Capacity = 202 seats
- Maximum Lower Gallery Capacity = 45 seats
- Maximum Upper Gallery Capacity = 45 seats
- **Maximum Overall Seated Capacity = 292 seats**

Points to note

- The WC provision is sufficient for the maximum capacity noted above.
- To avoid having to overprovide in terms of WCs and foyer space, we would recommend that in the event of simultaneous performances / functions in the main auditorium and Cyprus Hall, start/end times and interval times are staggered.
- At the maximum capacity, there are some compromises in terms of performance type - since the shallower stage depth would not be suitable for larger scale productions. However, this reduced stage depth would be appropriate for events such as stand-up comedy, lectures/conferences, folk nights / bands, and productions with a small cast and limited scenery/set requirements.
- At the absolute maximum capacities, there are some slight compromises in terms of sightlines, since these involve multiple rows on the flat floor at the front of the Stalls. Given that this scenario (and the associated reduced stage depth) is likely to apply to the less 'sightline-critical' performance/event types noted above, this is not seen as a major issue. However, increasing the extent of the seating moat may be beneficial as this would allow for up to 3 additional rows at the front of the Stalls *without* compromising sightlines. While the additional rows would not be quite as long as in the flat floor version, this solution may offer the best of both worlds - increased capacity while maintaining very good sightlines. This scenario would give a maximum Stalls capacity of 172 seats. Increasing the seating moat size would not preclude still having the 202-seat maximum capacity configuration when required - this would just be achieved by infilling the moat with rostra. The advantage of the increased seating moat size is that it would just give an additional 'in between' option, for overall capacities of up to 262 (i.e. 172 Stalls seats + up to 90 seats across the gallery levels).
- None of the configurations shown are permanent- the auditorium is flexible so that the configuration and capacity can be varied according to the particular event.
- To maintain a compact seatway between rows and maximise capacity, the configurations shown rely on flip-up theatre style seats. There may not therefore be sufficient storage capacity for full banqueting furniture in addition to these (though we will interrogate this further in Stage 4)- some or all of this may need to be hired in or stored off site. At a quick glance, the hire costs do not appear excessive.
- While the diagrams on these pages give a good idea of the capacities in different configurations, it is possible that a few seats may be lost here and there at Stage 4 during the coordination of the structure and services into the architectural design (e.g. subject to duct sizes etc.).

Time Line

Phase 1

	2020			2021				2022				2023														
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	
Preliminary Information																										
PHASE 1																										
RIBA Stage 3 Formal Update			Update																							
Non Material Amendment Planning				Amended Planning																						
Revised Planning Application				or Revised Planning Application																						
RIBA Stage 4 Technical Design				RIBA Stage 4 - Technical Design																						
Billing /Tender Docs																										
Tender Period Phase 1 Works																										
Tender Evaluation																										
Ecology Survey and Report				Ecology																						
Obtain Quotations for Demolition																										
Tender Evaluation (Demolition)																										
Commence Demolition																										
Main Contractor Lead In/Mobilisation																										
RIBA Stage 5 - Construction																										
Float/Familiarisation/Set-up																										
Phase 1 Opening																										

PHASE 1

2020

- **November:** Aedas Arts Team prepare design sketches of the revised combined proposal and supporting information for Council meeting on 23rd November .
- **December:** Subject to Council approval, Aedas spend 1 month updating the RIBA Stage 3 design drawings and documentation (This is architectural work only at this time).

2021

- **January:** submit material to support NMA (Non Material Amendment) planning application. This would be for Phase 1 – amendments to the current scheme.
- **January:** There is also the option to submit the overall scheme for planning approval at this time – if it is felt that this is the right thing to do in the context of the relationship with Cyprus Hall. Depending upon when the proposals are discussed with Cyprus Hall, an internal measured survey of Cyprus Hall will need to be undertaken at some point. From our perspective, the earlier that this can be undertaken the better - to determine exact floor levels to tie in with etc.
- **January to April:** RIBA Stage 4 - a four month period to complete the technical design information. This would be the restart of the wider design team.
- **May-June:** a two month period for Billing, assuming a traditional tender.
- **June to July:** Tendering process.
- **August:** Tender evaluation.
- (Bat survey and RBL building demolition would be undertaken at some point during the above period).
- **October:** Contractor Mobilisation (Assuming a float period/tolerance).
- **November:** Start construction on site (Phase 1) – with a cleared site.

2022

- **January – December:** Construction work of Phase 1.

2023

- **May:** Construction completed – assuming an 18 month duration on site.
- **June – July:** occupation / Soft Opening
- **August:** Formal Opening

In summary, and in simplified terms, next year is spent completing the design information and the tendering process - and getting the contractor on site (and also undertaking the demolition). It is then an 18 month build period through 2022 and into 2023 – with a float period at the end.

It may be possible to condense this time-line a little – but it is prudent to be cautious/realistic at this time. In terms of audiences, the best time to open would probably be the Autumn of 2023.

Time Line

Phases 2 and 3

	2024												2025												2026											
	Jan	Feb	Mar	Apr	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Phase 2																																				
Fit-out Upper Floor																																				
Phase 3																																				
Planning Application- if not already made																																				
RIBA Stage 4 Technical Design																																				
Billing /Tender Docs																																				
Tender Period																																				
Tender Evaluation																																				
Main Contractor Lead-In Mobilisation																																				
RIBA Stage 5 Construction																																				
Float																																				
Opening Combined Facility																																				

PHASE 2

Phase 2 – The fitting-out the upper floor etc, could happen at any suitable point after opening the first phase, to tie in with available funding.

PHASE 3

In the scenario below we have indicated the return of Cyprus Hall to the Council at a notional date – the start of 2026, and that the Council would want to be ready to start construction immediately.

2024

- **December:** Submit Planning application for the Full Scheme – if this has not been made back in 2022 . This would be a 3-4 month period.

2025

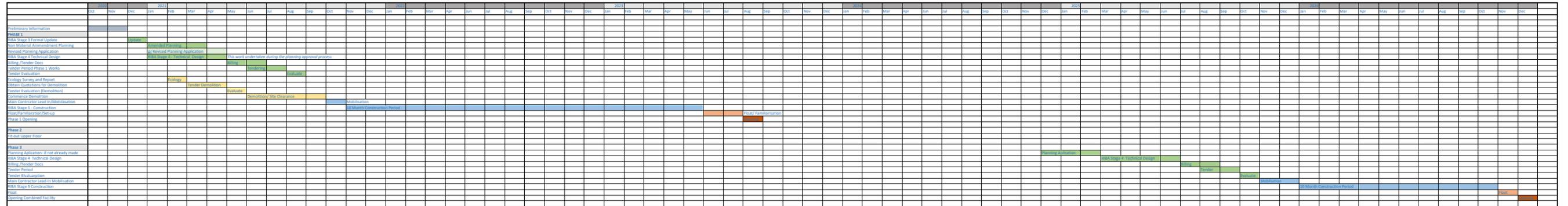
- **March – June:** RIBA Stage 4 design for Phase 2 works – a four month period. Full design team re-engaged. This is undertaken after receipt of the planning approval.
- **July- August:** Billing period.
- **August – September:** Tender process.
- **October:** Tender evaluation .
- **November – December:** Contractor Mobilisation.

2026

- **January:** Cyprus Hall returns to Burgess Hill Town Council
- **January to October:** Construction of Phase 2.
- **November:** Occupation
- **December:** Grand Opening with a Christmas Production

Time Line

Phases 1,2 and 3



PHASES 1, 2 and 3

Whilst the above time line is too small to read in detail, it does indicate the two main periods of design and construction activity related to Phases 1 and 3. It shows their respective duration and interrelationship. The overall programme shows an 18 month period between the completion of Phase 1 and the re-start of works that commence the Phase 3 process.

Phase 1

Assuming a formal re-start at the end of this year, next year (2021) is spent completing the technical design information and tendering- to get the contractor on site for the end of the year. The bat/ecology survey work is undertaken and the demolition completed and the site cleared. An 18 month build period runs through 2022 and on into 2023. The first phase would have a planned opening in the Autumn of 2023.

Phase 2

The fitting out the upper floor etc, could happen at some point after opening the first phase, to tie in with available funding. Subject to available funding coming on line it may also be undertaken within the Phase 1 period.

Phase 3.

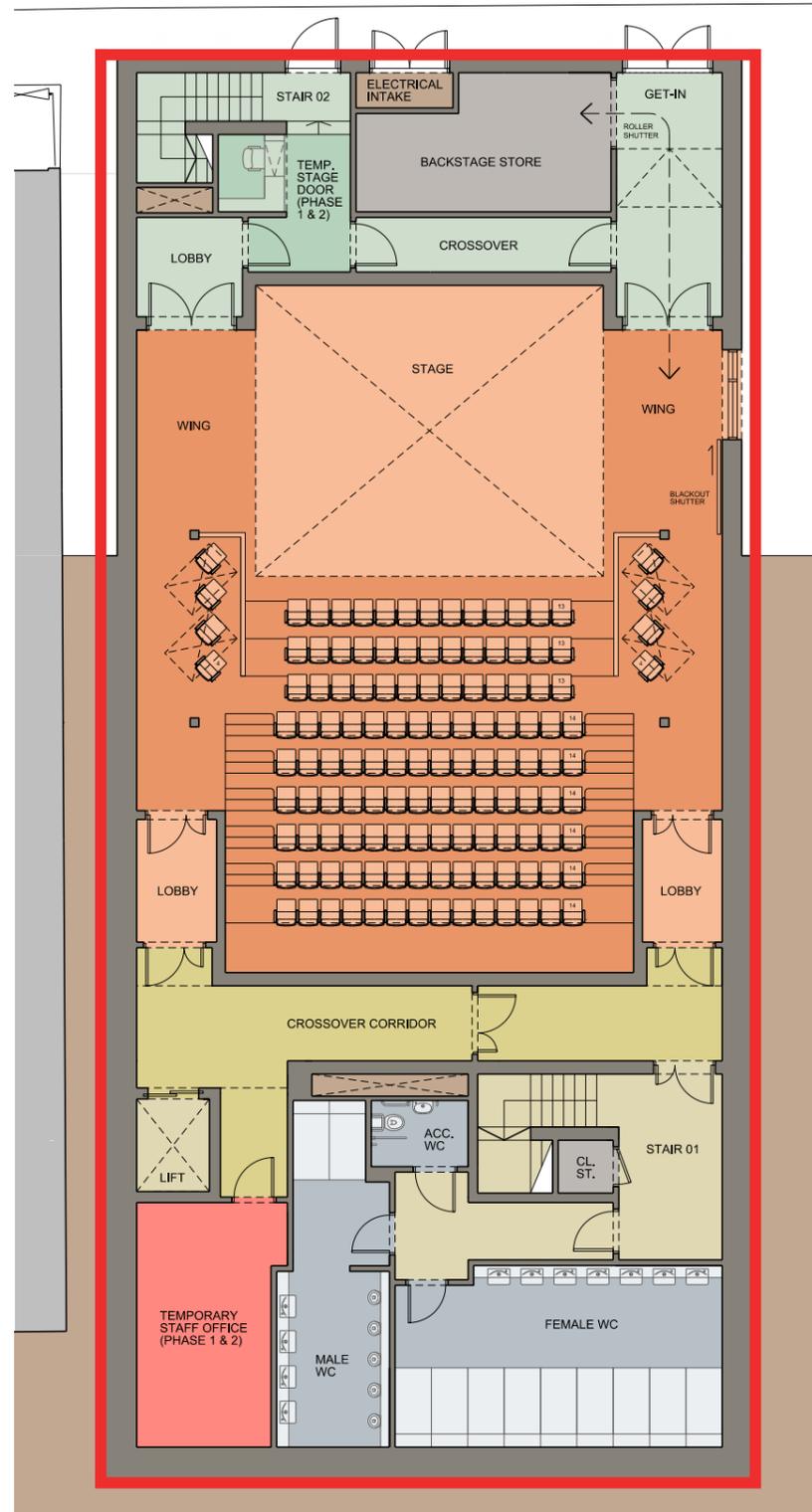
As noted, this programme anticipates that the return of Cyprus Hall to the Council is at the start of 2026 - and that the Council would wish to be ready to start construction immediately.

Completion of design work would recommence in mid 2025, to enable the tendering process and appointment of the contractor to be in place by January 2026. There would need to be some closure of the Beehive in mid-2026 to facilitate the interconnection of the two buildings. The construction would conclude in time for Christmas 2026

If Cyprus Hall were to be returned to the Council earlier for some reason then this Phase 3 period of the time line could be brought forward to suit – giving an earlier overall completion date. The Phase 3 work will be shorter in duration at say 10-12 months. Interestingly, if the complete scheme were to be built in a single phase, the overall construction period would be achievable within the 18 months construction period allocated to the first phase - delivering the whole building for the Burgess Hill community in mid 2023. Were there to be a positive discussion with the Cyprus hall lease holder- and funding available, the most time and cost effective option would, of course, be to build the whole scheme in one go.

Indicative Costs

Phase 1



PHASE 1

The first phase of construction builds the 'Beehive' component of the overall building. The upper floor and rehearsal room is built in shell form only - and is not fitted out at this time (except for smoke detection/fire alarm, emergency lighting and capped off services).

Phase One delivers:

- Auditorium
- Theatre technical fit-out (see note below)
- Foyers / café-bar
- Audience WCs
- Backstage support spaces and get-in/delivery
- BOH storage
- Two dressing rooms / flexible meeting room spaces
- Backstage WCs and shower facilities
- Temporary staff office (in what will later become the Changing Places WC)
- Temporary stage door counter
- Lift
- Second floor shell (unfurnished)
- Bin store building in the car park & covered cycle racks (planning requirement).

Phase One does not provide:

- Rehearsal room/dance studio (& associated store and changing rooms)
- Large meeting room
- Accessible dressing room
- Kitchen
- FOH storage
- Staff changing room
- Changing Places WC

The floor area delivered in Phase 1 is approximately:

Lower Ground	415m ²
Ground	279m ²
First	254m ²
Second (furnished)	46m ²
Second (shell)	198m ²

This equates to a base construction cost of circa: £4,173,000

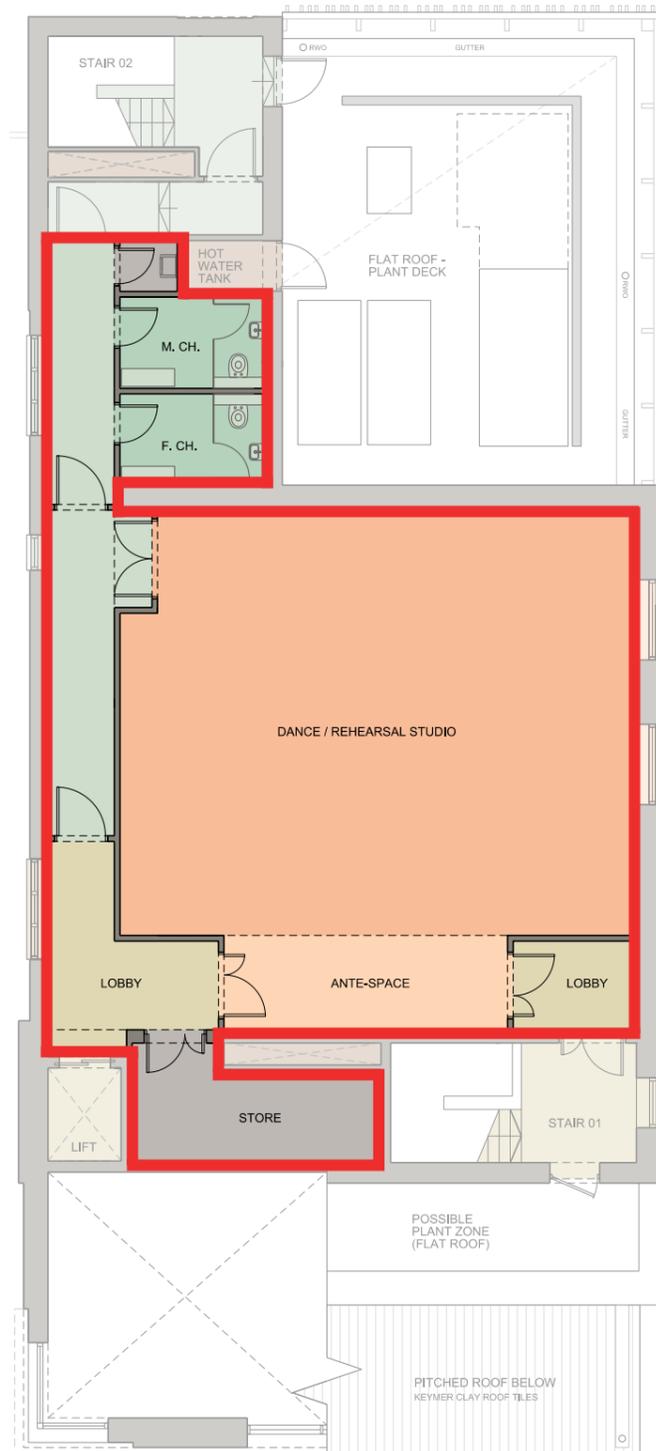
This is based on a cost of £3,750/m² (new build, fully furnished).

The figures assume that the second floor stairwells are fully fitted out but that the remainder of the accommodation is left in shell form. The £/m² rate for the second floor shell is taken at 60% in this phase (£2250/m²).

The £350,000 technical/theatre equipment fit-out of the auditorium would need to be added to this - although part of this could be deferred until Phase 2 if required (or hired-in initially if necessary).

Indicative Costs

Phase 2



PHASE 2

The second phase of construction is fairly modest and involves the fit-out (internal finishes and services) to the upper floor and rehearsal room.

Phase Two delivers:

- Rehearsal room/dance studio
- Dedicated changing rooms
- Store for the Dance Studio
- Cleaners' store

Phase Two does not provide:

- Large meeting room
- Accessible dressing room
- Kitchen
- Staff changing room
- Changing Places WC

The floor area related to Phase 2 is approximately:

Second (fit-out) 198m²

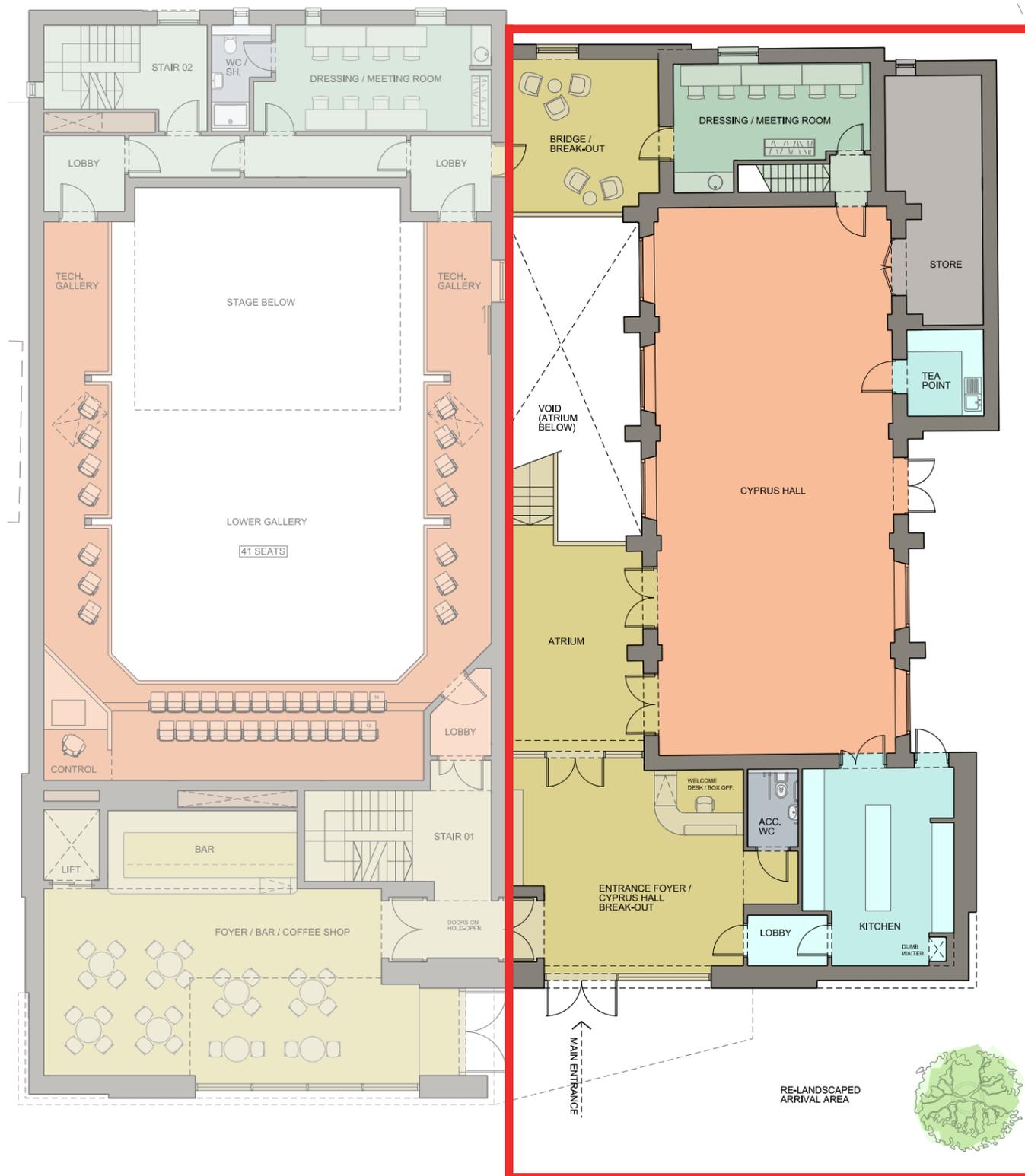
This equates to an indicative construction cost of circa: £297,000.

This is based on a cost of £3,750/m² (new build, fully furnished).

The £/m² rate for fitting out the second floor shell is taken at 40% in this phase (£1500/m²).

Indicative Costs

Phase 3



PHASE 3

The final phase of construction links the 'Beehive' component to the remodelled and refurbished Cyprus Hall building.

Phase Three delivers:

- Refurbished Cyprus Hall, with associated tea point and store
- Large meeting room with associated kitchenette / back counter for mobile bar
- 2 smaller meeting rooms, one of which can be used as an accessible dressing room when required (with accessible WC/shower)
- Car park entrance/audience arrival
- Enclosed central link (between the two building volumes) & heritage display
- Enlarged foyer
- Additional upper ground floor dressing room
- Back of house breakout space
- Administration office and stage door counter
- Kitchen with optional dumb waiter
- FOH storage
- Staff changing room
- Changing Places WC
- Additional accessible WC
- Small roof terrace
- External landscaping (Cyprus Road side)

The new build floor area delivered in Phase 3 is approximately:

Lower Ground	83m ²
Ground	129m ²
First	78m ²

The refurbished area is approximately:

Lower Ground	165m ²
Ground	170m ²

This equates to a base construction cost of circa: £1,422,500.

This is based on a cost of £3750/m² for the new build (fully furnished) and £1,000/m² for the refurbished areas (including Beehive spaces which are refurbished when their function is changed in Phase 3 as activities are decanted across into the Cyprus Hall block - e.g. Staff Office becomes Changing Places WC etc.).

Note: The figures exclude design team fees and client direct costs. Total fees for Phases 1 (and 2) are £600,000. Approximately £200,000 of this has been expended to date - leaving £400,000 for completion of the design work etc. The original cost plan indicated client direct costs at £60,000. It also included an additional risk/client contingency allowance of £360,000. Design fees for Phase 3 would be circa £200,000. The main contractor's preliminaries, overhead and profit are integrated in the £/m² allowance. A measured survey of Cyprus hall and Inflation is excluded.

RIBA Stage 4 - Technical Design

Outline of the remaining design work to be undertaken

STAGE 4

OVERVIEW: During this design stage, all information required to manufacture and construct the project is completed. (As noted in our time line commentary we will need to refresh the RIBA Stage 3 (Spatial Coordination) design as a first task before we and the wider design team commence this work stage.

STAGE 4: involves the preparation of all information required to manufacture and construct a building. Core documents at the start of Stage 4 are the Responsibility Matrix, the Information Requirements and the Stage 4 Design Programme, which is influenced by the Procurement Strategy.

PROCUREMENT STRATEGY: We should re-review with the Project Manager the procurement strategy at the outset of a recommencement. The time line has been prepared upon the basis of a traditional procurement route. There remains an option for the client to progress the Stage 4 information and use this as the basis for a D+B (design and Build) procurement which may have benefit for the project. Establishing the procurement route clarifies who produces the construction design and information - to what extent and when. Our time line anticipates that the majority of the information will be produced by the design team - with elements of contractor design for particular specialist components.

We have particular experience of D+B procurement in arts projects where we have been novated across to the selected contractor to deliver the construction phase - RIBA Stage 5.

BUILDING REGULATIONS: Application should be made during Stage 4, before work commences on site.

PLANNING CONDITIONS: It will also be necessary to discharge any pre-commencement Planning Conditions. As noted, subject to the preferred route we will potentially be submitting a non-material amendment application.

COST CONTROL: measures applied during this stage vary from project to project. This should include the preparation of an updated Cost Plan, bills of quantities (assumed in our time line) or pricing schedules, as defined by the Procurement Strategy.

THE BUILDING CONTRACT: following the tendering process, this needs to be agreed and signed at some point during the stage, to allow Stage 5 to commence. The majority of Project Strategies developed by the design team will be embedded in the Manufacturing Information and/or Construction Information.

ARCHITECTURAL STAGE 4 DOCUMENTATION: the following drawing packages are completed in conjunction with the detailed design in put and coordination of

the wider design/consultant team.

02 Series- Site Plan
03 Series- Demolition
04 Series- Fire Strategy
05 Series- GA Plans
06 Series- GA Sections
07 Series- External Elevations
08 Series- Reflected Ceiling Plans
10 series- Ground Substructure
22 Series- Internal Elevations
24 Series- Stairs and Ramps
25 Series- Auditorium Details
28 Series- Structural Frame (Coordination)
29 Series- Existing Structure (Cyprus Hall as required)
32 Series- Internal Elements Joinery
37 Series- Roof Details
40 Series- External Canopy Details
41 Series- External Wall Details
45 Series- Ceiling Details
46 Series- WC Details
48 Series- Door Details
77 Series- Bar Details
97 Series- Schedules
99 Series- Scope Drawings
NBS Specification

+ Complimentary documentation by the other design disciplines.

These architectural drawings incorporate the developed design input and coordinate the engineering aspects of the project. This work stage also develops and confirms the interior design of the building- and the selection of finishes.

Subject to a decision on the adoption of the long term vision, a measured survey of Cyprus Hall should be commissioned as soon as possible to ensure it is appropriately integrated into the Beehive drawings in terms of floor levels etc. There is an existing quotation available from the team that undertook the measured survey for the former RBL building

Aedas Arts Team

Thank You

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