



The Beehive

The Vision

Burgess Hill Town Council has a longstanding policy of building a community arts centre on the former Royal British Legion site in Cyprus Road, Burgess Hill. The vision is to create an auditorium for live events as well as a mix of flexible community spaces.

The Problem

In 2021 residents gave their support to a building proposal which had an estimated cost of £5.5m in 2019. However, post-covid inflationary and supply chain issues in the construction sector saw the estimated cost increase to £9m and the project was paused. The challenge is to redesign The Beehive within a £5m cost but still providing a range of flexible facilities.

Starting Over

In November 2022, after a competitive tendering exercise, Unknown Works were appointed as preferred architects to redevelop The Beehive. The brief included a desire to keep to a budget of £5m including professional fees (essentially taking £4m out of the cost).

Prior to commissioning any redesign work on the RBL site we investigated alternative locations in the Martlets Shopping Centre but none were considered suitable either on the grounds of:-

- (a) Cost;
- (b) Tenure; or
- (c) Building configuration

The redesign process

Discussions with Unknown Works centred on 3 major elements in the existing design which carried major cost elements. This included:

- (a) The mass and complexity of the building design;
- (b) The degree of site excavation; and
- (c) Installing service components into the new building

Way forward

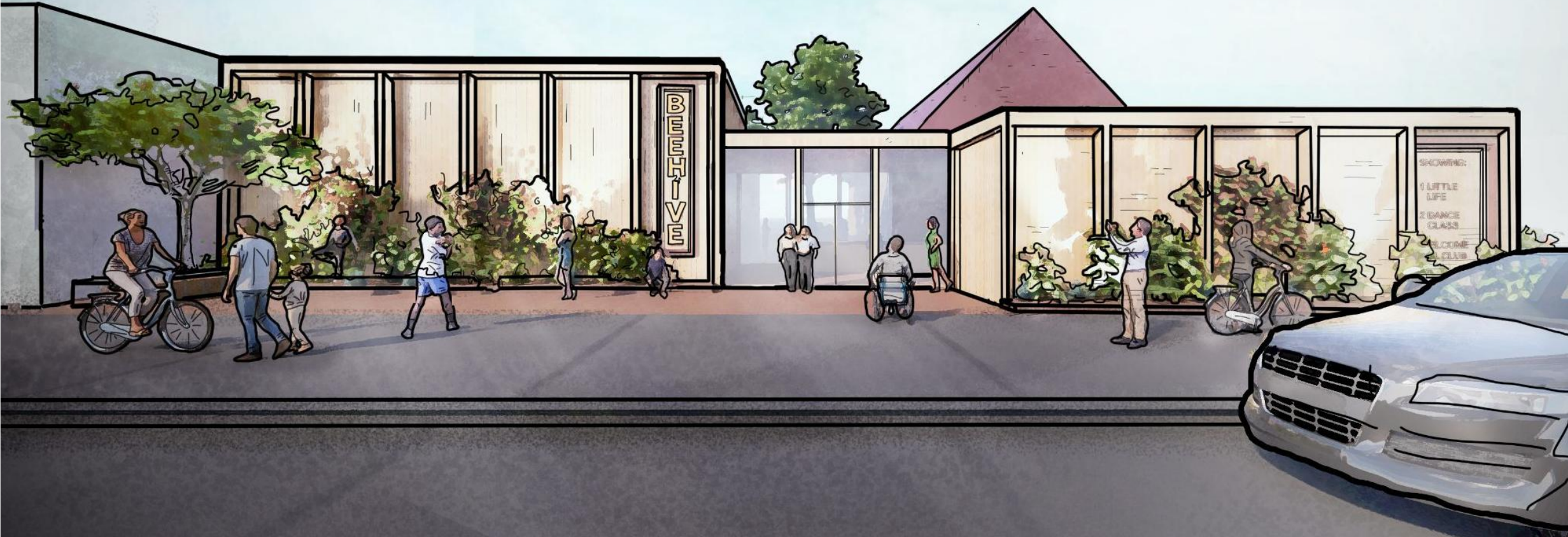
By transferring services to Cyprus Hall a redesign could take advantage of existing service connections. This would reduce the need for excavation thereby attacking two cost elements. An auditorium focussed on the ground floor (Cyprus Road level) would attack the third. Critical to this would be collaboration with the Cyprus Hall Association, the tenants of Cyprus Hall until 31st January 2026

The Result

The new design creates:

- (a) A 296-seat auditorium with retractable seating at GFL (Cyprus Road) on the RBL site with backstage, crossover and Green Room.
- (b) Community Room and new meeting room at LGFL in The Beehive
- (c) A medium sized meeting room (Green Room) at LGFL on the RBL site and repurposing of Cyprus Hall meeting room that currently has artefacts/archive
- (d) An enclosed courtyard garden between The Beehive and Cyprus Hall
- (e) A new large foyer/bar connecting The Beehive and Cyprus Hall.
- (f) Redesigned washroom facilities (incl. Changing Places) In the foyer capable of serving both The Beehive and Cyprus Hall.
- (g) Modernisation of Cyprus Hall and its meeting rooms (possibly as phase 2)
- (h) Entrance/exit capability at Cyprus Road and Car Park.
- (i) Artefacts and historical archive material given space within the building to reflect Burgess Hill's heritage..

Timber framed building with timber clad frontage. The Beehive is set back in this design creating an external plaza. Foyer entrance serves both The Beehive and Cyprus Hall.





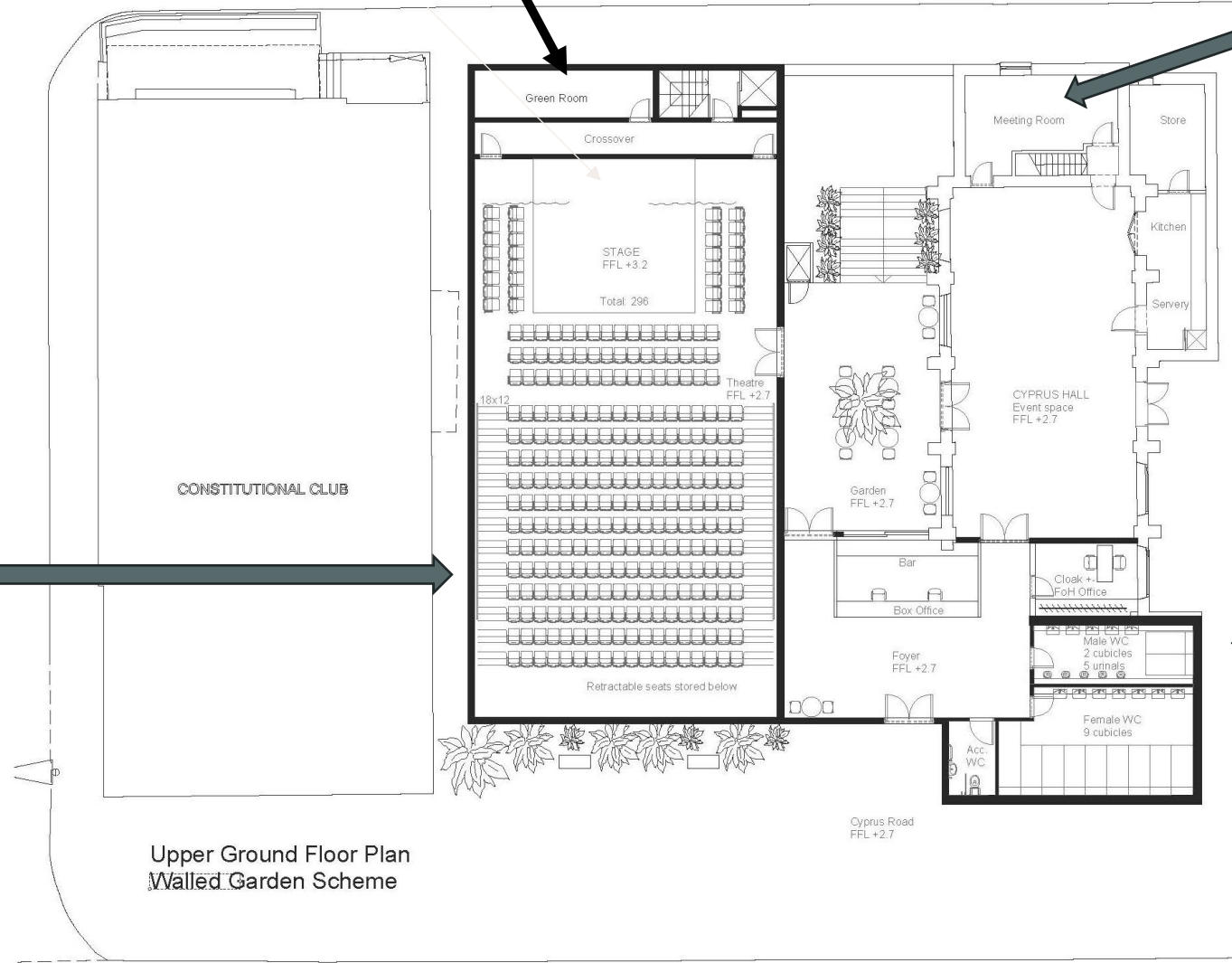
Internal Courtyard garden connecting The Beehive and Cyprus Hall. The Foyer Bar has inside and Courtyard facing service ability. This open space provides walk through from the Car Park to Cyprus Road.

0 1 2 3 4 5m

Consider BoH needs

Convert back to meeting room and display BH artefacts and materials in Courtyard Garden, as part of building articulation and in main foyer

296 seat capacity auditorium. Scope to scale to a smaller auditorium (e.g. 250 capacity) to reduce build cost.

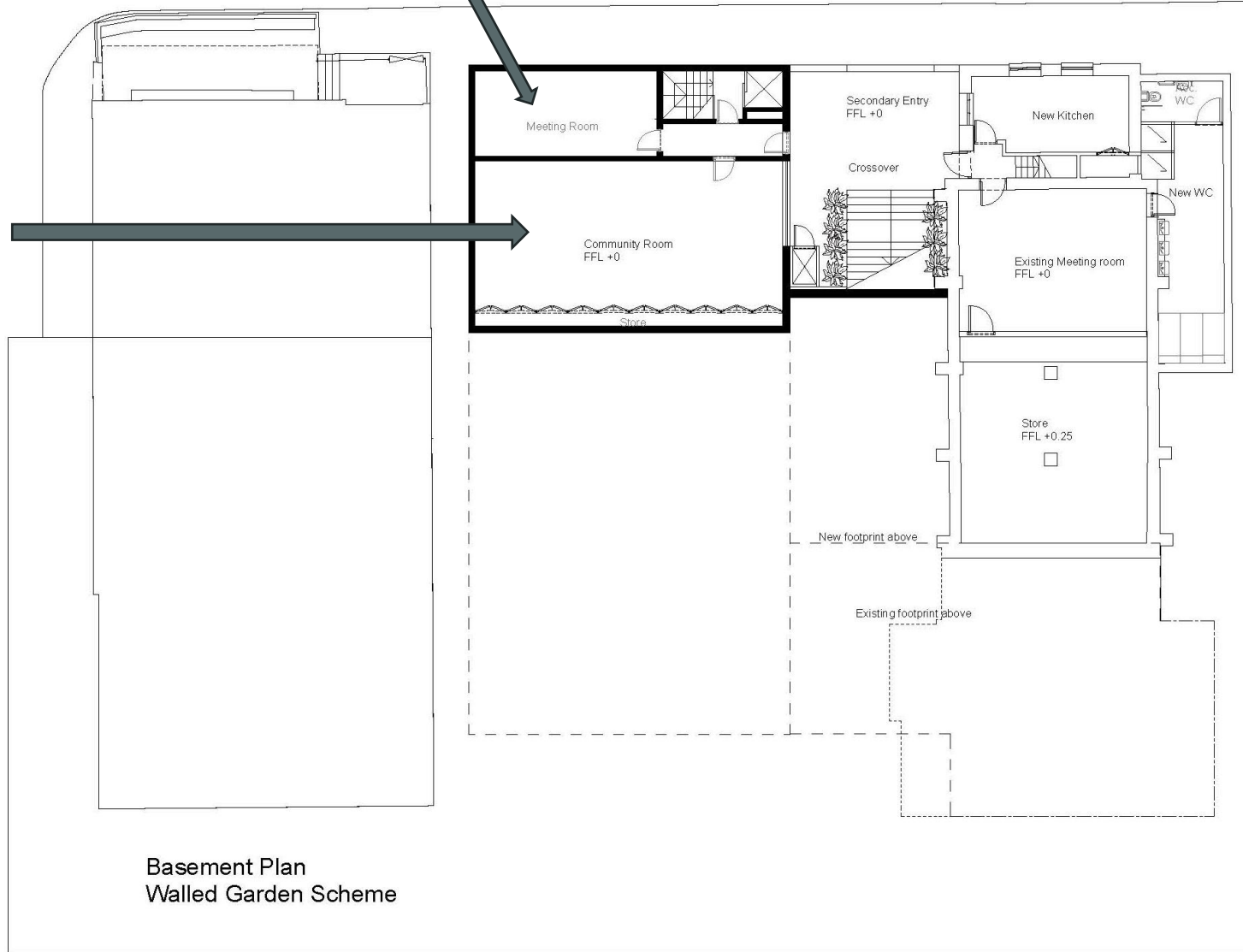


Upper Ground Floor Plan
Walled Garden Scheme

1:200 on A3



Doubles as 2nd Green Room



May build but not fit out in phase 1 or phase 2 to reduce cost. Natural gradient makes utilisation of this space cost effective.

Potential to delay upgrade and reconfiguration of LGFL Cyprus Hall to a later date after completion of phase 2.

Basement Plan
Walled Garden Scheme

Next steps

- Socialise plan with key stakeholders and potential users and gain support.
- Seek Council approval for concept and next steps.
- Firm up costings with Jackson Coles
- Invite Unknown Works to take plans to RIBA stage 2 or 3 (pre planning application)
- Further refine business plan
- Develop fundraising model – incl. PWLB loans, s106 monies, grants and donations