

Petersfield Festival Hall
RIBA Stage 1- Feasibility Report
December 2017

Foster
Wilson
Architects

Contents

DESIGN TEAM

This report has been prepared by the following consultants:

Architects Foster Wilson Architects

Services Consultants Skelly & Couch

Theatre Consultants Carr & Angier

Quantity Surveyors Ainsley & Partners

This RIBA Stage 1 Feasibility Report has been prepared without the benefit of advice from a structural engineer or acoustic consultant. These consultants will need to be included in the team at the next stage of design development.

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1 Introduction

The Festival Hall in Petersfield is owned and operated by Petersfield Town Council and is a 1930s building which was the result of the vision of Harry Roberts to provide a venue for the Petersfield Music Festival. It continues to provide a home for the Festival as well as many other performances and events today. Over the years successive Councils have invested in its performance facilities, which compare favourably with those of other venues in the local area. Recently this has led to hiring by dance and drama groups based well outside the Town. Audiences are drawn to events at the Hall from a wide surrounding area.

The likely receipt of funds from land sale and the Community Infrastructure Levy on new developments, together with the physical deterioration of the 'temporary' extension that houses the kitchen and meeting room, have led to the decision to start making plans for major improvements to the Festival Hall. If this project proceeds, it will be the first major alteration to the building, for thirty years. The last major addition was in the early 1980s and considerably enhanced the facilities for performances.

The Petersfield Neighbourhood Plan recognises the status of the Festival Hall as a performance venue and guards against development that would be detrimental to this function, or its enhancement. The Plan also notes the strong public feeling that the building should be for community use.

There needs to be a long-term vision for the Hall as a first-class venue for performances, exhibitions, conferences and events. This is likely to be achieved by a process of incremental development, as the Council is unlikely to have the funds to achieve this ultimate goal in one phase, however it is keen to ensure that any phased development is guided by a long term master-plan for the whole building. Recognising that the design of a building for performance is a specialised discipline requiring an understanding of many interlocking functions the Council have employed Foster Wilson Architects and a team of specialist consultants to undertake a design study for the long-term future of the building.



TOWN HALL ENTRANCE

2 The Existing Building

The original building, built in the 1930s, comprises two floors of council offices and the Festival Hall behind them, which are approached via Heath Road on the south side. Originally the Council Chamber and a Small Hall with a raised stage were located on the first floor. The Council Chamber has subsequently been moved to the ground floor, due to the lack of wheelchair access to the first floor, and the upper floor is now let as commercial office space.

Externally the building is constructed in red brick with steel framed Crittall windows, which have been replaced with modern double-glazed frames. The roof is flat and covered with roofing felt. In the 1980s a large two-storey extension was added on the north side in a matching style, facing the public swimming pool and car park at the rear. This provides foyer spaces and a new entrance to the hall on the ground floor and the first floor provides two office suites, on either side of the entrance, which are let to long-term tenants.

On the west side of the hall there is an original suite of dressing rooms behind the stage and on the east side a temporary single storey building housing a kitchen, meeting room and toilets, which is now in poor condition and in need of renewal. The kitchen is largely used to serve food, which is prepared off site. There is direct access from the kitchen to the rear of the hall for food service.

The hall itself is a large flat-floored room with a raised stage at one end. Seating for audiences is provided by a stepped retractable seating system and loose stacking chairs arranged on the flat floor at the front. The current capacity of the hall is 384 seated or 500 for a standing audience or flat floor event. The stage has a limited depth of 6.7m. There is a pit in the floor in front of the stage, containing 3 forestage lifts, which can be deployed as a forestage at stage level, at floor level or as an orchestra pit.

The decor of the room is somewhat dated and in need of upgrading. Technical provision includes high-level lighting bars at the front of the hall and bars on hemp lines and winches in the stage area for the suspension of lighting and curtains. Control positions for lighting and sound are provided in two angled pods on either side of the room,

projecting from the sidewalls. These are inconvenient to use as the operators are separated from each other. The loading door to the stage for delivery of scenery and equipment is poorly positioned as vehicles parked here block the main route into the car park and the level change between loading level and the stage is awkward. As a result most deliveries are made through the foyer, which is far from ideal.

The foyer areas serving the hall are located in the 1980s extension on the north side and comprise the Rose Room, with a large L-shaped bar and a suite of public toilets. This is also hired independently of the hall for meetings, talks and weddings. Further public toilets are available on the south side of the hall in the town hall building. The quantity of public toilets needs to be assessed against current standards. The décor and layout of the Rose Room is considered to be rather dated and in need of upgrading. The main entrance to the Hall and foyer on the north side has poor legibility and improvements to its signage, lighting and general appearance should be considered to increase its prominence.

The other half of the 1980s extension, to the west of the entrance, provides a large green room, dressing rooms, backstage toilets and storage serving the main hall and stage.



MAIN HALL



ROSE ROOM

3 Aims of the Project

The Council have established the following aims for the project:

Broad aims

- To increase the public benefit afforded by the Town Hall complex.
- To improve the overall facilities for all users of the complex.
- To provide good working facilities for the staff.
- To repair and improve areas that are in need of attention.
- To look at all aspects of disabled access to the facilities.

In detail - Short Term 3-5 years

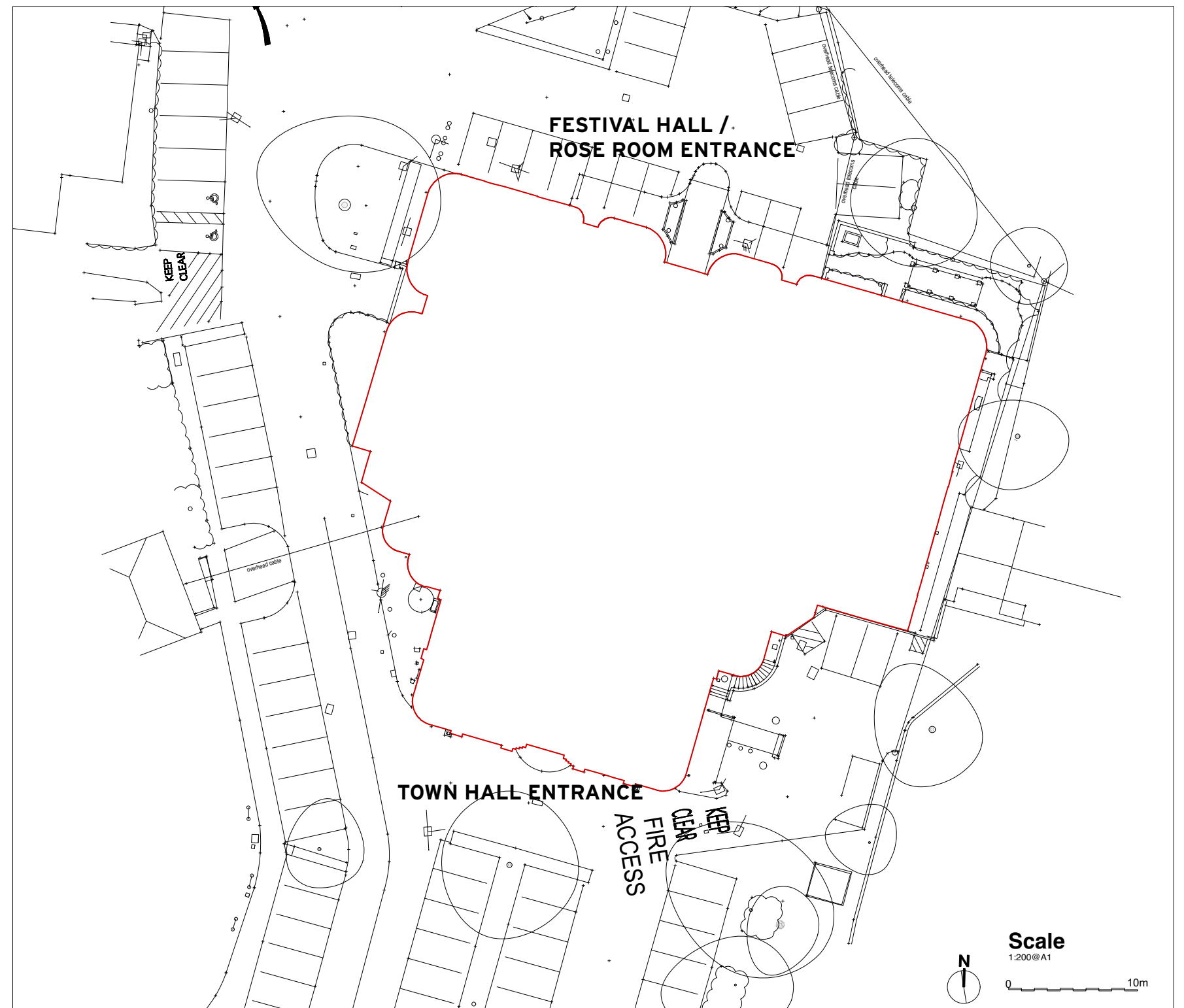
- To replace the current 20+ year old kitchen extension, replacing it with a more permanent and modern extension.
- To extend the current building by approximately 3 metres and add a second storey.
- To consider layout and size of kitchen within the replaced extension area.
- To reduce maintenance and service costs.
- To maximise use of space, providing storage as required.
- To provide improved public access to the extension area of the building from the car park.

What we want to achieve (End-Product)

- Multi-functional building.
- Compliant with all equality requirements.
- Meets the needs of a wide variety of organisations and groups.

Success Criteria

- Multi-functional building.
- Conference facilities.
- Meets the needs of a wide variety of organisations and groups.
- Provides capacity for Council to operate and run its own events.



SITE LOCATION PLAN

4 Design Brief

Initial discussions of the buildings operation, its configuration and condition suggest the following requirements:

4.1 Main Hall

To create a public hall which is fit for purpose, comfortable and welcoming, which can be reconfigured for a range of events including theatre, concerts, dinners, exhibitions and other flat floor events with the minimum of staffing. Provide new seating to increase the seating capacity, if possible, and provide for a range of different configurations. The possibility of removing the raised stage to allow the full area of the room to be used for non-performance uses should be explored. The current stage is too small, often needs to be extended and is not wheelchair accessible.

A sample programme of events held in the Main Hall in 2017 shows that of 84 events 48 (57%) were seated for performances and meetings. This suggests an efficient retractable seating system is required to make regular changes between flat floor and seated events. It would also be desirable to be able to subdivide the hall with curtains for smaller events, which do not require the whole space.

To improve the ventilation to the hall which is currently inadequate. Ventilation to performance spaces must be quiet with good distribution. Comfort cooling may be required.

To renew the technical installations in the hall, with modern stage lighting, sound and rigging systems to suit a range of different uses and to provide AV equipment in other lettable spaces.

4.2 New Extension

To replace the existing time expired single storey kitchen extension with a new two storey building, providing a kitchen and storage room at ground level with additional accommodation on the first floor, which should include a new technical control room at the rear of the hall. The kitchen is used for large catered events only 3 or 4 times a year when external caterers generally serve food prepared elsewhere, using their own equipment. The rest of the time the kitchen is used for washing up related to the bar and as a crew room. The need for a fully equipped kitchen is therefore questionable and it may be a more flexible space with a sink and services connections would be more appropriate. Further consultation with users is required. There should a staff toilet adjacent to the kitchen.

The use of other spaces in the extension is to be determined to meet the overall brief, but there is a desire to improve connectivity between the front and back of the building and opportunities to facilitate this should be explored.

The new extension is intended to form the first phase of the development and to support the long term vision for the rest of the building.

4.3 The Rose Room

To improve the general appearance and functionality of the room both as a foyer/bar serving the hall and as a standalone facility which can be hired for meetings, talks and weddings. The current bar counter is oversized and under utilized. The bar is currently not stocked by the management but is used by hirers to serve their own food and drinks. There is a lack of secure bar storage, which means when the bar is in use at night the room cannot be let during the day. A new bar is needed which offers secure storage and self-contained washing up facilities. The room as a whole is an awkward shape and difficult to use, particularly for seated events.

4.4 Public Toilets

To review the overall toilet provision and make recommendations for their improvement to meet current standards. The recommendations of Table 24 of The ABTT/DSA Technical Standards for Places of Entertainment: 2013, for an audience of 400 people are as follows: Assume 60% female = 240, 40% male = 160: Statutory numbers are given below with existing numbers.

	Statutory	Existing
Female WCs	11	10
Female whbs	7	6
Male WCs	2	5
Male urinals	5	10
Male whbs	3	6
Accessible WCs	1 at each level	3 (subject to inspection)
Cleaners cupboard	1 per block of toilets	1
Baby change facilities		1 (female only)

Toilet facilities should be well distributed relative to audience seating positions. The above suggests that there is some under provision for females and over provision for males, which is not unusual for a building of this period. It is generally recommended that statutory

numbers, particularly for females, should be exceeded if possible.

For performance events the management do not encourage use of the toilets on the Town Hall side of the hall due to security concerns because audience members can access other parts of the building. If the toilets on this side are not included in the calculations the building is seriously under provided. A solution to this needs to be found.

4.5 Backstage Areas

To upgrade the existing backstage areas to current standards, including renewal of fixtures, fittings and decorations.

To improve the accessibility of the stage and backstage areas. There is currently no wheelchair access to the stage and no accessible toilet or shower backstage.

To improve the delivery arrangements to the stage and provide for parking a van at the loading door to avoid the need for deliveries to come through the public areas, as at present.

The dressing room provision, with 3 smaller rooms and a large Green Room is generally adequate, except for the occasional very large show where additional overflow dressing takes place in the piano and chair store areas.

There is generally insufficient storage space in the building for technical equipment, seating and rostra.

4.6 The Town Hall

The Town Hall currently provides a small Council Chamber and staff offices at ground floor level and accommodation at first floor level is let on a commercial basis. The current Council Chamber is too small and the offices are cellular and not suitable for modern needs.

There is currently no wheelchair access to the first floor or from the Town Hall entrance level to the Hall level. There is also no accessible WC provision within the Town Hall. These issues need to be addressed by introducing a lift. Once this is provided the possibility of returning the first floor accommodation to its original public function as a Council Chamber and Small Hall would become possible.

4.7 Meeting Rooms

There is a desire to provide additional rooms within the building, which are suitable for community use and public hire for meetings, rehearsals, classes, exhibitions and other activities. Improvements to the Rose Room and the re-opening of the Small Hall could address this need.

4.8 Access

It is intended that as a public building the Festival Hall should be provided with a good level of access in accordance with Part M of the Building Regulations, within the limitations of the existing building, including lift access to all levels. At present there is no wheelchair access to the first floor of the Town Hall, between the Town Hall entrance and the Hall and to the stage.

Travel

The hall is located adjacent to a public car park. Adequate disabled parking spaces should be provided close to the building.

Entrances

All entrances should have level thresholds, with powered doors provided at the main public entrances.

Accessible WCs

Public accessible toilets should be provided at each level of the building.

Location of Service Controls

New sockets and switches, should be provided at appropriate heights, to enable wheelchair users to access the building's switches and sockets.

Counters

New counters at the box office and bars should be provided with lowered counter sections for wheelchair users.

Assisted Listening

A loop hearing aid system and/or infra-red assisted listening system should be provided in the hall, in accordance with Part M of the Building Regulations.

Colour Contrast

Good colour contrast of materials should be provided to assist the

partially sighted, including conspicuous step nosings, manifestation to glazing and building signage.

Auditorium Wheelchair Positions

Wheel chair positions should be provided in the hall, in accordance with Part M of the Building Regulations, which requires the number of spaces to be 1% of the seating capacity or 6, whichever is the greater.

4.9 Building Services

A review needs to be undertaken of the existing building services installations to assess their condition and establish the scope of any upgrading likely to be required to meet current standards, including:

- Above and below ground drainage
- Cold water distribution system
- Hot water distribution system
- Gas supply and Central Boiler Plant
- Low temperature hot water heating and thermal insulation of mechanical plant and equipment
- Local cooling
- Mechanical supply and extract ventilation to main auditorium
- Local mechanical supply and extract ventilation
- Controls for mechanical plant and equipment
- Electrical distribution (including power to and containment for general lighting, production lighting and sound equipment; public address, personnel-location and call services; radio and television installations)
- Power to and containment for data and telephone services
- Intruder alarm system and access control
- Fire detection and alarm
- Earthing and bonding
- Passenger lifts and goods lifts

4.10 Fire Strategy

A general review of the fire strategy for the building should be undertaken to ensure adequate means of escape from all areas.

4.11 Acoustics

While not forming part of this study it is recommended that if the project proceeds an acoustic consultant should be engaged to advise on the room acoustics, sound separation and mechanical plant noise and vibration aspects of the proposals.

4.12 Management Issues

It is understood that at present the Festival Hall is simply made available for hire to organisations or individuals wishing to put on performances or other events. Further discussion is needed as to whether this business model should continue or more active management of the venue should be considered, including the programming of events in the Hall, staffing and the operation of the catering facilities. While not within the remit of this report, these issues may have implications for the accommodation which the building needs to provide, particularly the provision of office space for additional staff.



TOWN HALL ENTRANCE

5 Design Proposals

For the purposes of discussion and costing the works are divided into the following zones:

- 1 Extension
- 1A Rose Room and Lobby
- 2.1 Festival Hall and Backstage / Option 1
- 2.2 Festival Hall and Backstage / Option 2
- 2.3 Festival Hall and Backstage / Option 3
- 2A Town Hall

The intention is that the works can be undertaken in phases to suit the Town Council's needs and budget, probably with the Extension and Rose Room carried out first, followed by the other areas of the building at a later date.

5.1 Phase 1 / Extension

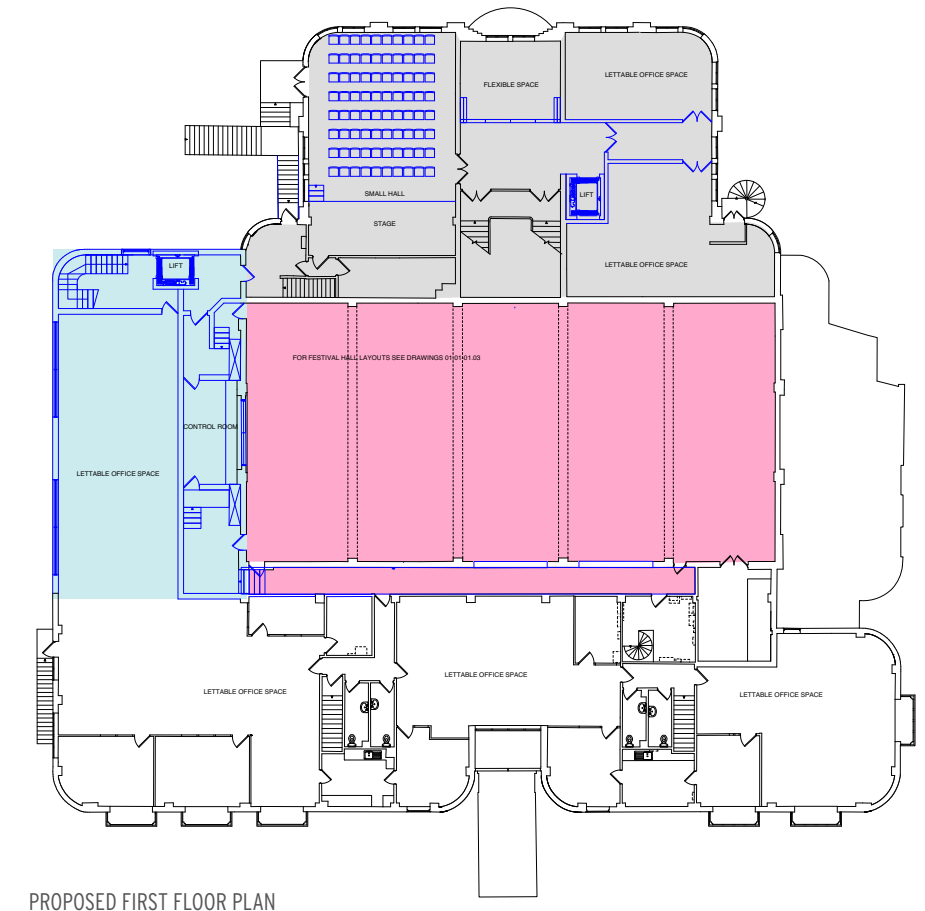
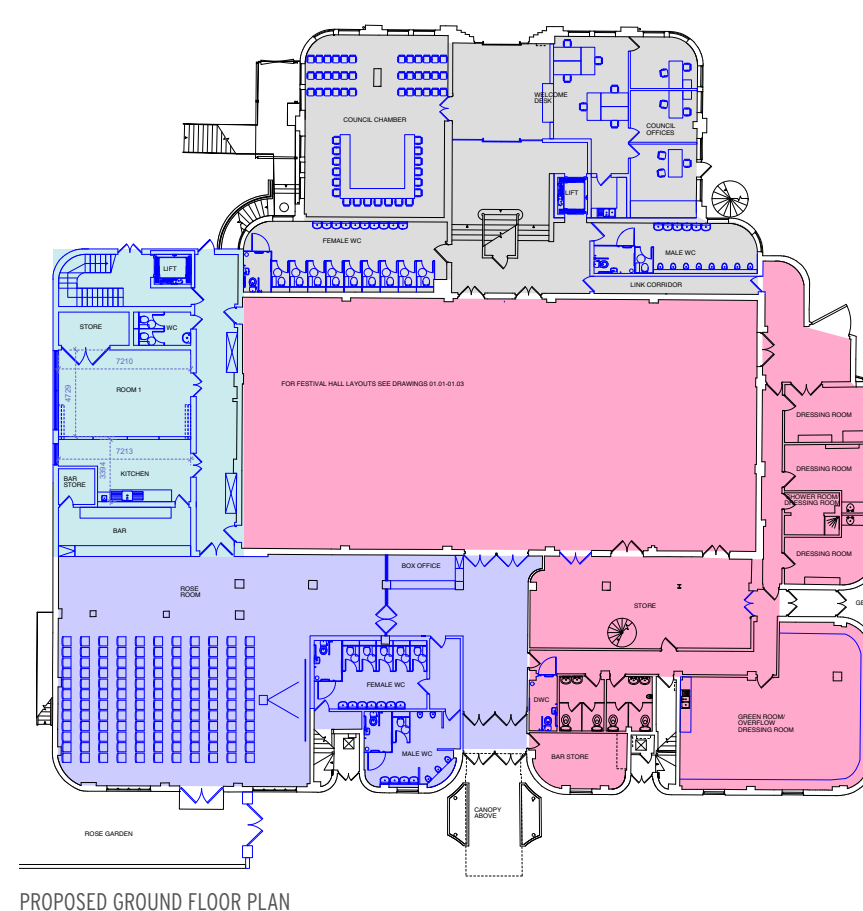
It is proposed that a new two storey extension replaces the existing dilapidated single storey extension. Ideally this is carried out at the same time as the work to The Rose Room. At ground level the new extension provides a smaller kitchen, which can be opened up to a multi-purpose room behind for large catered events. New toilets are provided for staff and a new stair and lift serve the first floor, including the new control room. A new bar counter backs onto the kitchen.

At first floor level a new technical control room is formed at the back of the main hall, with lobbies on either side connecting to the rear of the hall and to the Town Hall in the south-west corner. The remainder of the upper floor provides additional lettable office space, which can be connected to the existing offices at this level.

It is intended that the new ventilation plant for the main hall will be mounted on the roof, which will be designed to accommodate it, although the plant itself will be installed later, when the works to the main hall are carried out.

5.2 Phase 1A / The Rose Room and Lobby

The toilets serving the Rose Room and Hall are enlarged and re-fitted. The existing bar counter and service room in the Rose Room are removed and the room is upgraded with new finishes and services. A much more rational plan is created providing a room which can provide approximately 130 seats for seated events, such as lectures or meetings, or can be used as an improved foyer to the Festival Hall. In the Entrance Lobby a new open box office counter is provided and the toilet doors are relocated, both of which will improve audience flow through the lobby.



	PHASE 1- EXTENSION- 177 SOM
	PHASE 1A- ROSE ROOM & LOBBY
	PHASE 2- MAIN HALL & BACKSTAGE- 33 SOM
	PHASE 2A- TOWN HALL- 320 SOM

5.3 Phase 2 / Main Hall and Backstage

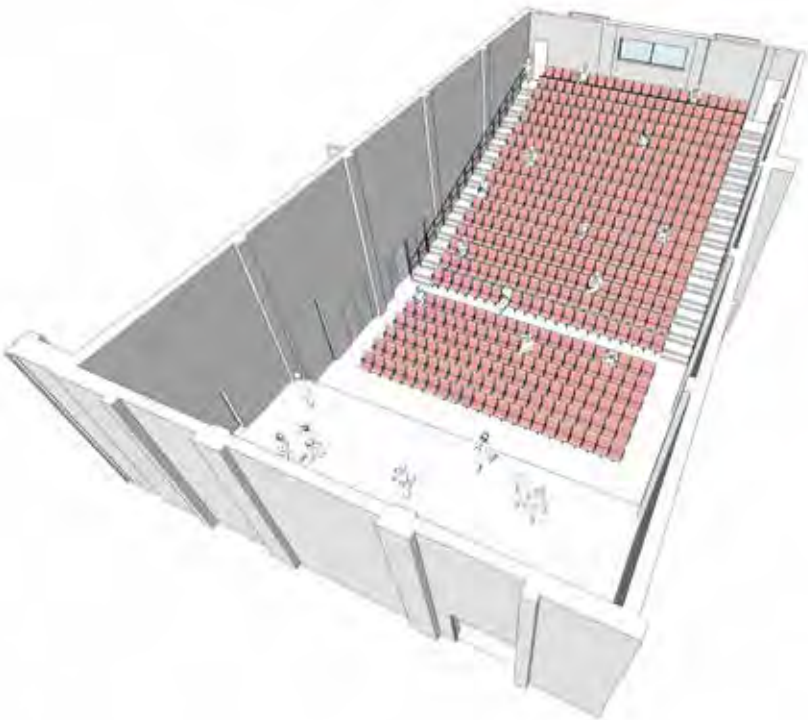
Three options have been examined for the Hall, together with the backstage areas, which are as follows:

Option 1 / Existing Stage
(See Drawing: 509.02.01 OP1)

In this option the existing retractable seating is replaced by a new retractable unit, which utilizes the full width of the hall. This is made possible by the removal of the projecting control booths on the side walls. The front rows of seating are on the flat floor, as at present. The existing rather high raised stage is retained and the existing elevators can be used to extend the stage forward for larger productions or concerts. A seating capacity of 374 seats is achieved with the larger stage or 462 with the smaller stage. All stage technical installations are renewed, with motorized suspension bars over the stage and auditorium for hanging curtains or lighting, as required (see Theatre Consultant's report in Section 8).

Advantages: Full width seating.
Highest seating capacity.
Least cost.

Disadvantages: Reduced floor area for flat floor events (as existing).
High stage and front rows on flat floor (as existing).

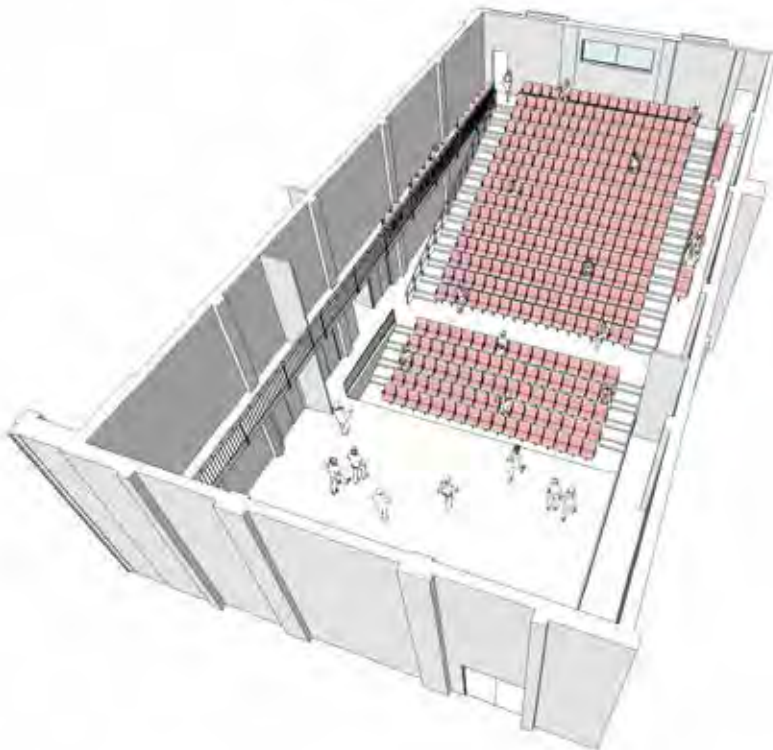


Option 2 / Lowered Stage & Galleries
(See Drawing: 509.02.02 OP2)

In this option the raised stage is removed and the stage floor dropped to the level of the main hall, with the front 5 rows set in a new pit formed in the floor (see below). This allows the entire floor to be at one level making more space available for flat floor events such as fairs or banquets. A narrow gallery is added around all sides of the room with additional seating at the sides. A new retractable seating unit sits between the galleries. A seating capacity of 384 seats is achieved. All stage technical installations are renewed, with motorized suspension bars over the stage and auditorium for hanging curtains or lighting, as required (see Theatre Consultant's report in Section 8).

Advantages: Balconies add character to the room and provides side seating.
All stage equipment kept off floor.
Maximum floor area for flat floor events.

Disadvantages: Highest cost.
Narrowing of seating width between balconies.
Lowest seating capacity.

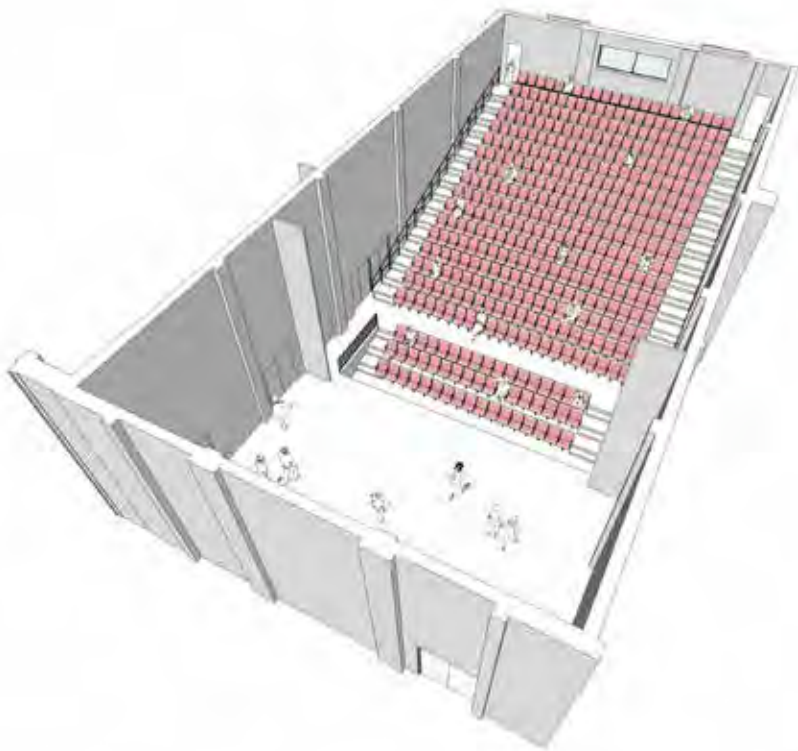


Option 3 / Lowered Stage. No Galleries
(See Drawing: 509.02.03 OP3)

In this option the raised stage is also removed and the stage floor dropped to the level of the main hall, with the front 3 rows set in a new pit formed in the floor (see below), but there are no galleries and the new retractable seating unit utilizes the full width of the hall. A seating capacity of 428 seats is achieved. All stage technical installations are renewed, with motorized suspension bars over the stage and auditorium for hanging curtains or lighting, as required (see Theatre Consultant's report in Section 8).

Advantages: Full width seating.
Medium seating capacity.
Maximum floor area for flat floor events.

Disadvantages: Medium cost.

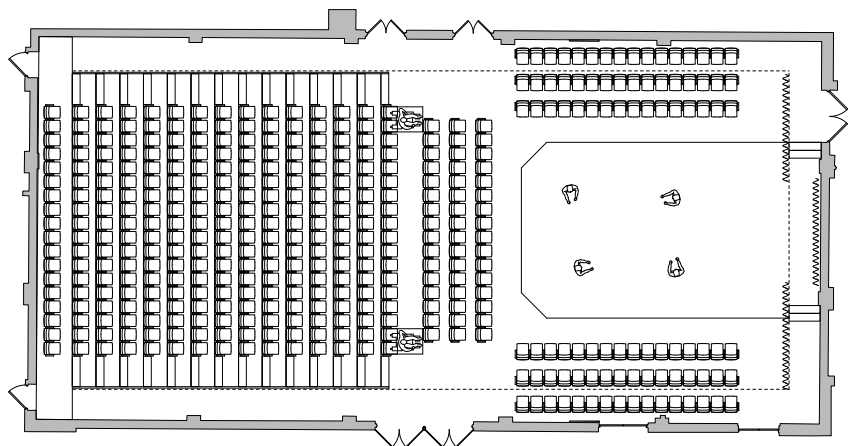


Floor Pit

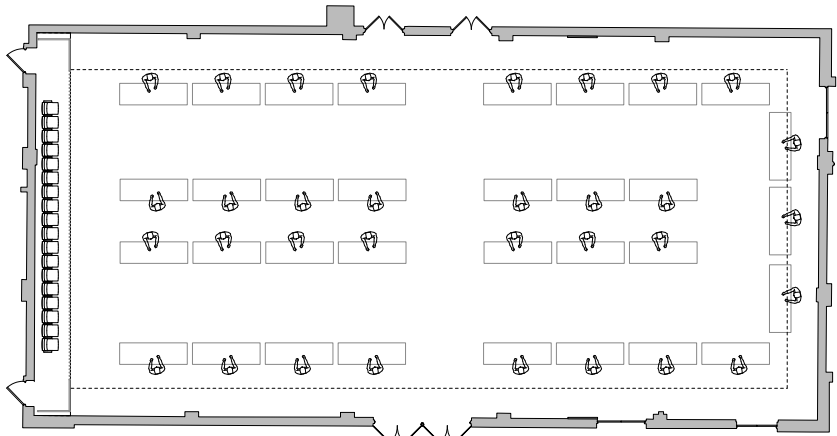
The proposed floor pit, included in Options 2 and 3, allows the front few rows of seating to be stepped down below the main floor level, allowing a stage riser to be formed although the stage and hall floors are all at one level. When not in use the seating will need to be removed and the pit covered to achieve a flat floor. There are a number of different ways to achieve this. The least expensive option is for the seats to fold down and to be covered by removable floor panels, which are lifted into place or removed manually. A more expensive option is to provide a motorized elevator, which allows the floor to be driven up level, and the chairs are then removed into storage manually, as at present. The first option is more labour intensive and time consuming, while the second option has a higher capital cost. Further discussion is needed to decide the best option for the patterns of use and staffing levels envisaged at The Festival Hall. At present the more expensive option has been included in the costs.

Alternative Layouts

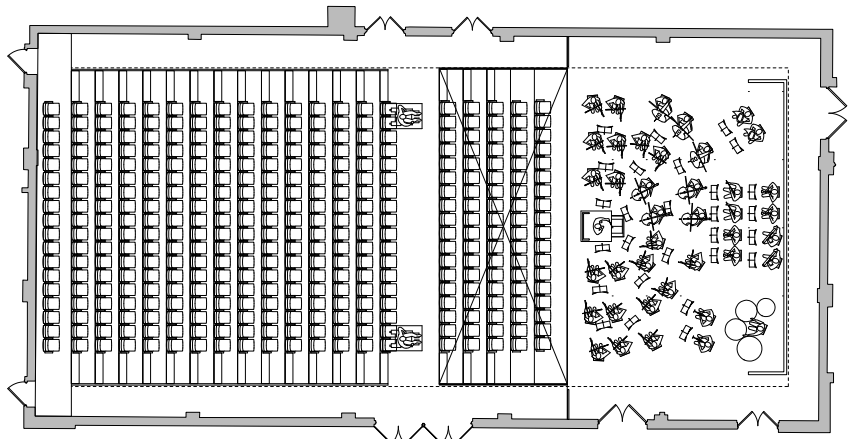
These drawings show a range of alternative layouts for different uses of the hall, which are made possible by the lowering of the stage to floor level in Options 2 and 3. This includes a conventional end stage, suitable for concerts and other performance types, a thrust stage layout and flat floor layouts for dinners or fairs and markets. If Option 1 is adopted the area of flat floor available for non-performance uses will remain as existing.



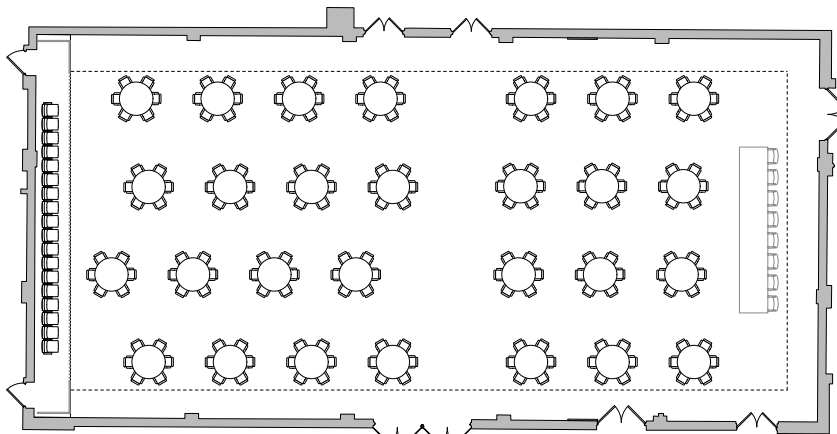
Thrust Stage Option / Option 2
414 Seats



Fair/ Market / Option 2
33 Stalls



Concert / Option 2
384 Seats (24 gallery seats included)



Dinner / Option 2
176 Covers

ALTERNATIVE LAYOUT DRAWINGS

Hall Refurbishment

In addition to the new seating systems discussed above it is intended that the main hall should be fully refurbished and redecorated. Existing ceilings and technical installations will be removed and the original ceiling and downstand beams exposed, allowing the installation of new lighting and motorized bars over the whole room to allow easy rigging of lighting and curtains to suit all different configurations and uses of the room.

Mechanical Ventilation

In all options it is proposed that an entirely new ventilation system will be installed in the hall to provide modern levels of comfort for the audience. At present the provision of comfort cooling has been included, although this could be omitted to save costs if necessary. (see Services Consultant’s report in Section 9).

Backstage Areas

At present the existing dressing rooms in the rear corridor have different floor levels, stepping up to the existing raised stage level. In Option 1 the existing floor levels in the backstage area are retained, which means the stage is not accessible to wheelchairs. In Options 2 and 3 the dressing room and scene dock floors behind the stage are lowered to match the reduced stage floor level, making all backstage areas and the stage itself wheelchair accessible. In all options the backstage toilets and dressing rooms are refurbished and re-fitted and a new accessible toilet is created in the old box office.

It is also proposed that the dividing walls between the existing scene dock, chair store and piano store are all removed to create one large store for chairs, rostra and equipment. With all floors lowered to ground level the existing side door can be brought into use as a new Get-in (delivery door) where a van can park safely and there is level access to the stage in Options 2 and 3.

First Floor

The new technical control room at the rear of the hall, created in the new extension, will be fitted out and brought into use when the hall is refurbished. It is proposed that the corridor on the north side of the hall will be extended through the existing office area to connect to the rear of the hall and the new control room, thus providing a connection between the backstage area and the control room, without passing through the hall.

5.4 The Town Hall

The Town Hall, originally built in the 1930s, is an attractive example of art deco design, with its steel window frames and rounded brick corners. Although we have been unable to find original ‘as built’ drawings of The Town Hall, we understand that when built the ground floor level was occupied by the council offices and the main public rooms, the council chamber and small hall, were located on the first floor, reached via the attractive grand stair case.

It would appear that this arrangement was abandoned because of the lack of disabled access to the first floor. As a result the council chamber is now located on the ground floor, in a room which is not large enough for the purpose, and the first floor rooms have been converted to become lettable office spaces. The original access to the Festival Hall was also through the front entrance to the Town Hall and down a half flight of steps to the Hall level. This also posed a problem for access by wheelchair users, which was solved by the addition of the extension on the North side in the 1980s, creating a new entrance and foyer area at the same level as the Main Hall.

As part of the modernization of the Town Hall it is proposed to install a new passenger lift, which will travel up to the first floor and down to the Main Hall level, solving the inherent access problems posed by the building. This presents the opportunity to bring the first floor rooms back into public use for the purposes for which they were originally intended.

Given the Council’s desire to provide more public facilities in the building, the small hall with its raised stage, generous ceiling height and good daylight would be an ideal space for meetings, small conferences, parties and small scale performances, which can be restored to its original purpose relatively easily.

Our proposals suggest that the council chamber should remain on the ground floor together with the council’s offices. The council chamber is enlarged by demolishing the wall to the adjoining office. On the first floor the small hall is reinstated but the lettable offices on the west side are retained. Further discussion is needed to agree the best allocation of spaces in the Town Hall. It is assumed that all areas will require refurbishment and modernization and the precise allocation of space use is not critical at this time.

Public Toilets

In order to provide adequate toilet provision for the building as a whole it is proposed that the existing toilets areas within the Town Hall should be fully refurbished. By swapping the location of the Male and Female facilities we have been able to created a corridor on the west side, providing a connection between the backstage area and the Town Hall, without passing through the hall.

Toilet provision achieved is as follows:

	Rose Room	Town Hall	Totals
Female WCs	6	10	16
Female whbs	7	10	17
Male WCs	2	2	4
Male urinals	3	8	11
Male whbs	4	6	10
Accessible WCs	2	2	4

6 Programme and Procurement

6.1 General Approach

The current Feasibility Report is at RIBA stage 1. If the Town Council decide to proceed with the proposals they will need to appoint a full design team to develop the proposals in more detail, initially to make a full planning application and then to prepare detailed designs for tender. For current purposes it is assumed that Phases 1 and 1A (Extension and Rose Room) will be carried out as a first phase and the remaining Phases 2 and 2A (Festival Hall, Backstage and Town Hall) will be carried out as a second phase, although this may be subject to further review, depending on the availability of funding.

6.2 Planning

It would be desirable for any planning application to cover all aspects of the proposals, rather than just Phase 1, to avoid the time and expense of making a second application later. In any event, the principal element requiring planning consent will be the new two-storey extension in Phase 1, although there may be other minor exterior modifications in Phase 2, which also require consent. If the Council decide to proceed we would recommend early consultations with the planning authority.

6.3 RIBA stage 2

The current proposals include various options which will require further discussion with the Town Council and possibly a public consultation exercise, in order to arrive at an agreed scope and cost for the project. These discussions would take place at Stage 2, leading to the development of a final concept design and cost plan for all phases, based on further design development by a full design team. Professional fees for the whole team to undertake this stage of work would be calculated broadly as follows:

Total estimated construction cost - say	£4,500,000
Total design team fees @ say 18%	£810,000
Stage 2 design team fees @ 15% of total	£121,500
Less fees to date	£18,500
Stage 2 design team fees (ex VAT)	£103,000 - say £100,000

6.3 RIBA Stage 3

Following the completion of Phase 2 the overall scope and phasing strategy would be agreed, before proceeding to prepare developed designs, suitable to make a planning application for Phase 1 only.

6.4 RIBA Stage 4

Following receipt of planning approval detailed designs and specifications would then be prepared for Phase 1 only, followed by

an invitation to selected contractors to submit tenders for the works. These would then be analysed and checked and submitted to the Town Council for approval. Following acceptance of a tender offer construction work on Phase 1 can commence.

6.5 Phase 2

For the purposes of the programme, it is assumed that when agreeing to proceed with the construction of Phase 1, the Town Council would also instruct the design team to proceed with design work for Phase 2, subject to availability of funding.

6.6 Programme

A preliminary anticipated timeline for the project, based on the assumptions described above, is shown on the Gantt chart on the next page.

6.7 Building Cost Inflation

The quantity surveyor has made allowances for building cost inflation based on the dates for Phases 1 and 2 shown in this programme. Any extension of the programme may result in additional time related costs.

PETERSFIELD FESTIVAL HALL
PRELIMINARY DRAFT PROGRAMME 1 / 07/12/2017
FOSTER WILSON ARCHITECTS

KEY: ■ DESIGN TEAM ■ BY OTHERS ■ CLIENT APPROVALS ■ CONTRACTOR

[illegible]

7 Schedule of Works

590 PETERSFIELD FESTIVAL HALL
SCHEDULE OF WORKS
DRAFT 1 issued 8 December 2017

FOSTER WILSON ARCHITECTS
PAGE 1 OF 12

1.0 SCOPE OF WORKS

- 1.1 The works involve the re modeling and extension of the Petersfield Festival Hall to provide the following:

- a. Demolition and rebuilding of existing kitchen extension as two storey structure
- b. Remodeling of the main hall to improve seating, staging, technical installations and mechanical ventilation.
- c. Remodeling of The Rose Room, Entrance Lobby and associated toilets
- d. Improvements to Backstage areas
- e. Remodeling of the Town Hall areas at ground and first floor

For costing purposes the works are divided into the following key areas:

01 Main Hall
02 Extension
03 Rose Room and Lobby
04 Backstage
05 Town Hall

Phasing

Phase 1 Extension and Rose Room

Phase 2 Main Hall, Town Hall and Backstage

- 1.2 DRAWINGS - Proposals are indicated in Foster Wilson Architects drawings:

590 00 01 – Existing Ground Floor / Demolitions

590 00 02 – Existing First Floor / Demolitions

590 00 03 – Existing Section BB / Demolitions

590 01 01 OP1 – Main Hall / Option 1

590 01 02 OP2 – Main Hall / Option 2

590 01 03 OP3 – Main Hall / Option 3

590 01 10A – Proposed Ground Floor

590 01 11A – Proposed First Floor

2 TEMPORARY WORKS

Allow for all scaffolding, protection and temporary structural works necessary to carry out the works.

3 MECHANICAL AND ELECTRICAL SERVICES

Refer to Skelly & Couch services summary and costs.

4 STRUCTURAL

No structural investigations or proposals were carried out for this study but any known structural works are listed below.

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SCHEDULE OF WORKS
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FOSTER WILSON ARCHITECTS
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5 THEATRE EQUIPMENT

Refer to Carr and Angier, technical plan and costs.

6 01. MAIN HALL

6.1 SUMMARY

- a. Removing existing false ceilings and control pods
- b. Removing existing raised stage (Options 2 and 3 only)
- c. Forming new floor pit (Options 2 and 3 only)
- d. Replacement of audience seating
- e. New perimeter gallery (Option 2 only)
- f. New theatre technical installations
- g. New mechanical and electrical services

6.2 DEMOLITIONS / STRIP OUT

- a. Remove existing false ceilings and associated services
- b. Remove existing control pods on side walls
- c. Remove existing raised stage and forestage elevators (Options 2 and 3 only)
- d. Remove existing retractable seating unit and rear access stairs
- e. Excavate new seating pit in floor (Options 2 and 3 only)
- f. Form new door opening to chair store
- g. Remove existing window frames in rear and side wall
- h. Remove all existing theatre equipment installations
- i. Form 2no. new door openings at first floor level at rear of hall for control room access

6.3 STRUCTURE

- a. Lay new timber floor to stage area to match existing flat floor (Options 2 and 3 only)
- b. Form new 900mm deep floor pit with concrete slab and masonry side walls, insulated and waterproofed externally (Options 2 and 3 only)
- c. Form new 1100 wide perimeter gallery on all four sides or room, with steel frame suspended from existing roof beams, timber floor and steel and timber balustrades (Option 2 only)
- d. Brick up existing window openings in side walls and form new control room window opening at rear

6.4 MECHANICAL AND ELECTRICAL SERVICES

- a. Allow for new technical control in at rear of hall.
- a. Allow for new mechanical ventilation as per Skelly & Couch recommendations
- b. New technical systems – refer to Theatreplan recommendations
- d. Allow for new general and architectural lighting.
- e. Allow for general update of electrics.
- f. Allow for builders work in connection with all services.

- 6.5 DRAINAGE
a. Rainwater provision for new roofs to flow into existing drainage.
- 6.6 FLOORS
a. Existing - Allow for some new screed/WBP ply/making good where walls/equipment are removed. Substrates tbc.
b. New tiered flooring gallery comprising timber joists supported on timber framing, with 22mm plywood decking (110m²)
c. Extend existing stage floor by 50m²
- 6.7 WALLS/PARTITIONS
a. New partitions to form sound lobby at rear of gallery.
b. New wall blocking off basement access from existing entrance foyer.
- 6.8 CEILINGS
a.
- 6.9 NEW STAIRS RAMPS AND LIFTS
a. New precast straight flight dogleg stair up side of flytower from 2nd floor to grid, (access hatch and drop down ladder to roof).
- 6.9 DOORS/HATCHES/WINDOWS/ROOFLIGHTS
a. New doors to be fire doors and frames with painted 44mm solid core plywood doors with vision panels, s/w frames, acoustic seals and medium quality ironmongery.
b. Allow for new steel acoustic doors between scene dock and stage enclosure
- 6.10 JOINERY/FITTINGS/EQUIPMENT
Allow for the following:
a. New balustrade to front of gallery (45m)
b. New seating throughout (c. 500 seats)
c. Allow provisional sum for internal way finding & emergency signage.
- 6.11 FINISHES / DECORATIONS
Allow for the following:
a. Redecorate all walls, ceilings and columns and joinery within stage and auditorium.
b. Lay new carpet in auditorium and in new gallery (c. 370m²)
- 7 **02 EAST BLOCK - BACKSTAGE FACILITIES & 8 no. FLATS ABOVE**
- 7.1 SUMMARY
a. Demolish all existing back stage areas and studio facilities along eastern edge of site behind stage and stage dock.
b. New build 3 storey building with c. 400m2 footprint.
c. Back stage areas to ground floor, incl Stage door, tech office, laundry, green room,

- toilets, dressing rooms and circulation.
c. 8 no. new flats to First & Second Floors (4 no. flats per floor)
- 7.2 DEMOLITIONS / STRIP OUT
a. Demolish all existing back stage areas and studio facilities along eastern edge of site behind stage and stage dock. (c. 400m2 single storey building)
b. Existing remaining services to be capped off as necessary (both incoming and linking to remaining parts of building).
- 7.3 STRUCTURE
a. Three storey steel frame building with brick outer leaf and blockwork inner leaf fully insulated walls.
b. Insitu concrete with holorib floors and roof. Flat roof with roof lights and plant.
c. New foundations and slab.
d. New warm deck roof covered in single ply membrane system (Sarnafil).
- 7.4 MECHANICAL AND ELECTRICAL SERVICES
a. New mechanical and electrical services installations as specified by services consultants.
b. Backstage: H&C running water, HW heating system to backstage areas, foul water drainage, extract from toilets/shower rooms, electric provision, lighting etc..
c. Flats: domestic H&C running water from private boilers, foul water drainage, HW heating system, shower/WC/kitchen extracts, electrics, lighting etc.
d. Allow for builders work in connection with all services
- 7.5 DRAINAGE
a. Drainage to utilise existing below ground connections.
b. New rainwater drainage provision.
- 7.6 FLOORS
a. Screed on slabs.
- 7.7 WALLS/PARTITIONS
a. New stud partitions to form dressing rooms and internal walls in flats.
b. New insulated block walls between individual flats.
- 7.8 CEILINGS
a. Install new plasterboard ceilings in all areas, comprising 2 layers of 12.5mm plasterboard on M/F system with skim coat and 50mm Rockwool insulation over
- 7.9 STAIRS RAMPS AND LIFTS
a. 1 no. lift to service flats.
b. Precast concrete 3 storey staircase to flats.
c. 6m long ramp in back stage corridor.
- 7.10 DOORS/HATCHES/WINDOWS/ROOFLIGHTS

Outline specifications for doors/ windows are as follows:

- a. New fire doors to front flat entrances and from dressing room corridor to other parts of Theatre to be painted 44mm solid core plywood doors, s/w frames, acoustic seals and medium quality ironmongery (all with vision panels aside from flat entrance doors)
- b. All other internal doors to be 44mm flush painted solid core doors with medium quality ironmongery.
- c. Allow for VELFAC 200 System aluminium/wood windows.
- d. Allow for 4 no. 1m² rooflights Em-Glaze modular flat glass rooflights for flat roofs from Whitesales in backstage areas (1 no. openable for ventilation).

7.11 JOINERY/FITTINGS/EQUIPMENT

Allow for the following:

- a. New fittings to all toilet areas, including WC cubicles, duct panels, vanity tops, sanitary fittings, hand-dryers and mirrors
- b. Dressing room fittings comprising 500mm wide make-up tops supported on steel legs at 1500mm ccs, with mirrors over and wardrobe hanging units, sanitary fittings and shower cubicles
- c. Green Room - High level and base units to kitchen. Allow for appliances such as fridge, microwave. hot water urn. Allow for furniture such as dining and coffee table, chairs, easy chairs and sofa.
- d. Allow provisional sum for internal wayfinding signage.
- e. New Part M Pack to Accessible WC.
- f. Allow for 1 no. domestic bathroom and 1 no. domestic kitchen per flat.

7.12 FINISHES / DECORATIONS

Allow for the following:

- a. Paint and plaster-skim all plasterboard-lined partitions and blockwork.
- b. Allow for carpet within flats (tiles in bathroom/kitchen areas)
- c. Lay Altro safety flooring with coved skirtings to laundry room, WC's and dressing rooms. 1.5m wide apron to kitchen units within green room also to be lino.
- d. Carpet in Green Room.
- e. Vinyl flooring to public areas of flats.

8 03 STUDIO THEATRE & FOYER

8.1 SUMMARY

- a. Demolition of existing studio theatre and art gallery and associated infil foyer space.
- b. New 120 seater Studio Theatre with retractable seating, small scene dock and get-in.
- c. Control Room
- d. New infil foyer between Studio, Brewhouse, and Main Theatre with box office/bar facility.

8.2 DEMOLITIONS / STRIP OUT

- a. Demolish existing Studio, Gallery, Foyer, Bar and Bar stores, Boiler Room, and curved wall hiding bin area. All areas to be razed to allow new building on own foundations.
- b. Existing remaining services to be capped off as necessary (both incoming and linking to remaining parts of building).

8.3 STRUCTURE

- a. New one storey steel frame building with brick outer leaf and blockwork inner leaf. Studio theatre to rise to 2 storey height (only control area to be at first floor level)
- b. Insitu concrete with holorib floors and roof. Flat roof with roof lights and plant.
- c. New foundations and slab.

8.4 MECHANICAL AND ELECTRICAL SERVICES

- c. Allow for builders work in connection with all services.
- d. Allow for new lighting throughout
- e. Allow for heating & AC throughout
- d. Allowances for technical installations in the Studio (sound, lighting, rigging etc) as per Theatreplan's recommendations.
- e. Allow for strong points for suspension of rigging over the stage and auditorium to the structural engineer's specification
- f. Allow for steel framed rostrum with guardrails and access steps to form control platform in Studio.
- g. HWB & Sink with H&C water to new bar.

8.5 DRAINAGE

New drainage requirements will be as follows:

- a. Drainage from sinks in bar.
- b. New rainwater drainage from all roofs, to flow into existing system.

8.6 FLOORS

- a. Screed floor on new concrete slab throughout ground floor.
- b. Ply decking on rostra for control room.

8.7 WALLS/PARTITIONS

Generally:

- a. New Blockwork walls throughout

8.8 CEILINGS

- a. Install new plasterboard ceilings to foyer areas, comprising 2 layers of 12.5mm plasterboard on M/F system with skim coat and 50mm Rockwool insulation over.
- b.

8.9 STAIRS/RAMPS/LIFTS

- a. Access stair to Control room rostrum
- b. Platform lift to access Control Room rostrum (Stannah midlift or similar)
- 8.10 DOORS/HATCHES/WINDOWS/ROOFLIGHTS
Outline specifications for doors/ windows are as follows:
 - a. New doors to be fire doors and frames with painted 44mm solid core plywood doors with vision panels, s/w frames, acoustic seals and medium quality ironmongery.
 - b. New fully glazed external doors, allow for Schueco Doors ADS HD (Heavy Duty) system.
 - c. Glazed façade between Old Brewhouse and new Curve building, allow for Schueco AWS 114 system.
 - d. Allow for 6 no. 1m² Em-Glaze modular flat glass rooflights for flat roofs from Whitesales in foyer ceiling.
- 8.11 JOINERY/FITTINGS/EQUIPMENT
Allow for the following:
 - a. New 4m long box/office bar counter comprising joinery front counters with stainless steel modular bar fittings behind, incorporating sinks and services, and rear counters to receive fridges under with mirrors and lighting above. Bar equipment not included.
 - b. Provide new 120 seat retractable seating system.
 - c. 30 sqm of Steeldeck staging
- 8.12 FINISHES / DECORATIONS
 - a. Paint and plaster-skim all plasterboard-lined partitions and blockwork.
 - b. Flooring: Lino on plywood underlay or screed: Studio, circulation areas, stage areas, control room. Altro on screed behind bar
- 9 **04 BREWHOUSE**
- 9.1 SUMMARY
 - a. Refurbishment of existing Grade II listed house.
 - b. Function room, storage, and staff room on ground floor
 - c. Offices and WC above.
- 9.2 DEMOLITIONS / STRIP OUT
 - a. Remove existing servery bar in ground floor room of Brewhouse. Strip out equipment and redundant services back to source.
 - b. Remove existing kitchen in ground floor room of Brewhouse. Strip out all benching, equipment, and redundant services back to source.
 - c. Remove all partitions and redundant services in stairwell. Care taken to ensure no original fabric is damaged.
 - d. Remove sanitary ware, any tiling, boxing out etc. in WC on first floor.

- 9.3 STRUCTURE
 - a. Allowance made for repairs to existing brickwork.
- 9.4 MECHANICAL AND ELECTRICAL SERVICES
 - a. New heating in office areas.
 - b. New lighting in office & storage areas.
 - c. New lighting in function room (mix of adjustable track lights & wall lights)
 - d. Rewired throughout to spec reflecting use as offices, all electrics to be chased into walls or run between floor joists.
- 9.5 DRAINAGE
 - As existing.
- 9.6 FLOORS
 - a. As existing – assumed timber floorboards on joists. Allowance made for some repairwork.
- 9.7 WALLS/PARTITIONS
 - a. New blockwork wall infilling existing opening between server and foyer. Painted plaster finish to match adjacent.
- 9.8 CEILINGS
 - a. As existing - assumed lath and plaster. Allowance for some repairwork with lime plaster & stripping off cornices prior to redecoration.
- 9.9 STAIRS/RAMPS/LIFTS
 - a. Bottom steps of existing stair to be reconfigured as to the original layout without partitions. All original fabric to be retained.
 - b. Stair to be repaired where necessary.
- 9.10 DOORS/HATCHES/WINDOWS/ROOFLIGHTS
 - a. Existing historic doors to remain. To be carefully repaired where required and generally sanded back and redecorated.
 - b. New matching 6-paneled doors to rear ground floor rooms.
 - c. New 'back' door to Studio foyer. Painted 6-paneled exterior door.
 - d. New window to ground floor staff room. Timber '6 over 6' dg sash to match existing.
- 9.11 JOINERY/FITTINGS/EQUIPMENT
 - a. Allowance for repairs to historic features – shutters, fireplaces, architraving, cornicing etc.
 - b. New Toilet & WHB in WC
 - c. New small staff room kitchen in ground floor office. High level and base units to kitchen. Allow for appliances such as fridge, microwave. hot water urn.
 - d. Allow for furniture such as dining and coffee table, chairs, easy chairs and sofa as

well as 20no. office desks and chairs.

9.12 FINISHES / DECORATIONS

Allow for the following:

- a. Redecorated throughout. Emulsion to plaster walls, cornices, & ceiling. Flat oil to all woodwork.
- b. Lay contract quality carpet to all office areas & function room.
- c. Lay Forbo Walton Marmoleum within new store room & in area around kitchen units in staff room.

10 **05 THE CURVE BUILDING – STUDIOS, FOYERS, GALLERY, & CINEMA**

10.1 SUMMARY

New 3 Storey building overlooking river with foyers, circulation, cinema, art gallery, & studio spaces.

Ground Floor:

- a. Full length open space, incl. foyer, café/bar, box office, informal gallery space, and stair at either end.
- b. Bar store.
- c. Kitchen.
- d. Front of house office.
- e. Shop
- f. Art Gallery & Store
- g. Existing WCs, cloakroom, and staff cloaks refurbished.
- h. Lift to all floors.

First Floor:

- a. Theatre Bar to main auditorium
- b. 2 no. Performance Studio Spaces
- c. Visual Arts Studio with wet area and storage.
- d. Studio foyer
- e. WCs & changing rooms

Second Floor:

- a. Balcony circulation to Main Auditorium Gallery
- b. Main theatre WCs
- b. 90 Seater Cinema, projection room, and speakers room.
- c. Cinema foyer and WCs.
- d. Plant Room with Louvred End Wall.

10.2 DEMOLITIONS / STRIP OUT

- a. Remove existing staircase to front of building.
- b. Remove existing entrance draught lobbies.
- c. Remove all counters, joinery etc. to existing box office foyer.
- d. Remove piano niche to side of Stage Dock.
- e. Remove escape from main auditorium, and first floor storage room above.

10.3 STRUCTURE

- a. Three storey steel frame building with brick outer leaf and blockwork inner leaf.
- b. Insitu concrete with holorib floors and roof.
- c. New foundations and slab.
- d. New warm deck roof covered in single ply membrane system (Sarnafil).

10.4 MECHANICAL AND ELECTRICAL SERVICES

- a. New mechanical extracts within WCs, changing rooms, and FOH offices.
- b. Electrical services include general power throughout. Data/wi fi and telephone, technical power provision to FOH offices, Bars, and all tills.
- c. General lighting throughout. Architectural lighting within Foyer/Bar, Gallery and Studios
- d. Allow for heating & AC throughout
- e. Allowances for technical installations in the Studios (sound, lighting etc) as per Theatreplan's recommendations.
- f. HWB & Sink with H&C water to new bar.
- g. Full services to commercial kitchen – water, extract, etc.
- h. Allowances for technical installations in the Cinema (sound, lighting, projection etc) as per Theatreplan's recommendations.
- h. Allow for builders work in connection with all services.

10.5 DRAINAGE

- a. New drainage to WCs (all floors)
- b. New drainage to 2 no. bars (sinks & slops)
- c. New drainage to Art studio sink.
- d. New drainage to kitchen wash up, sinks, & WHBs (incl. greasetrap)
- e. Rainwater installations to all roofs.

10.6 FLOORS

- a. Screed floor on new concrete slab to all floors.

10.7 WALLS/PARTITIONS

- a. Generally, new Blockwork walls throughout
- b. New acoustically rated dividing wall between performance studios and to two-thirds of end walls of each performance studios.
- c. Internal glazed screen between art studio and studio foyer (first floor) & between shop and main foyer (ground floor).

10.8 CEILINGS

10.9 NEW STAIRS RAMPS AND LIFTS

- a. New 10 Person lift to all floors.
- b. 2 no. curved pre-cast concrete staircases to all floors
- c. 1 back of house precast concrete dog leg escape stair.

10.10 DOORS/HATCHES/WINDOWS/ROOFLIGHTS

Outline specifications for doors/ windows are as follows:

- a. New doors to be fire doors and frames with painted 44mm solid core plywood doors with vision panels, s/w frames, acoustic seals and medium quality ironmongery.
- b. New fully glazed external doors, allow for Schueco Doors ADS HD (Heavy Duty) system.
- c. Glazed façade along front towards river, allow for Schueco AWS 114 system.
- d. Allow for 4 no. 1m² Em-Glaze modular flat glass rooflights for flat roofs from Whitesales to top floor corridors.

10.11 JOINERY/FITTINGS/EQUIPMENT

Ground Floor

- a. Main 15m long Café Bar counter. Front counter with 2 no. till points, deli counter fridge unit, beer pumps. Back bar to include shelving, bottle fridges, sink, plumbing for coffee machine etc.
- b. 5m long Box Office counter. 2 no. till points, space for merchandising.
- c. Shop fittings, incl. wall shelving, central table with storage beneath, & point of sale counter.
- d. Free standing moveable walls comprising local art gallery.
- e. Fixtures and fittings for FOH offices including office furniture, filing storage.
- f. Commercial kitchen, incl. washup, prep area, cookline (with extract, & ansul fire suppression system), heated pass with fire shutter, 6m² cold store.
- g. Cloakroom, with hooks & lockers.

First Floor

- a. 10m long Theatre Bar. Front counter with 2 no. till points, beer pumps. Back bar to include shelving, bottle fridges, sink etc.
- b. New sink counter to visual arts studios
- c. New benches, hooks, and lockers to changing rooms.

Second Floor

- a. New cinema foyer counter (allow for 2 no. till points).

Roof

- a. Man safe system to plant area above plant roof.

10.12 FINISHES / DECORATIONS

- a. Allow for Matwells to main and ticket holders entrances.
- b. Lino to Ground floor foyer/café bar, studios, galleries, cinema, cloakroom.
- c. Lay quality carpet within 1st & 2nd floor foyer areas.
- d. Lay contract carpet within FOH Offices.
- e. Lay Altro safety flooring with coved skirtings behind bar counters, bar store, kitchen & back of house corridor, WCs
- f. Paint and plaster-skim plasterboard-lined partitions.
- g. Plasterboard ceilings within BO and FOH Offices. 2no. layers of 12.5 mm thick

plaster-skimmed plasterboard.

12 **06 EXTERNAL WORKS**

12.1 SUMMARY

- a. Modifications to existing hard landscaping to provide level access to new entrances
- b. New signage
- c. New external lighting

12.2 DEMOLITIONS / STRIP OUT

- a. Allowance for removal of existing paving to around new buildings
- b. Removal of mature London Plane tree
- c. Removal of existing shrubs.

12.3 DRAINAGE

New drainage requirements will be as follows:

- a. Allow for some modification to drainage as a result of new falls being formed.
- Existing drain and gully positions tbc.

12.4 SIGNAGE

- a. Allow for new signage to elevations adjacent to new main entrance doors. Stainless steel cut out letters with illumination.
- b. Allow for new illuminated signage to Café / Restaurant.

12.5 ARCHITECTURAL LIGHTING

- a. Allow for new architectural lighting to facades.
- b. Recess floor lighting / illuminated bollards to new get – in.

12 **06 GENERAL ITEMS**

12.1 SUMMARY

- a. New fire alarm system throughout
- b. New tannoy and music speakers throughout public areas of building
- c. New Electric substation
- d. Upgrade gas meter.

8 Theatre Consultant's Report



PETERSFIELD FESTIVAL HALL

IMPROVEMENTS FEASIBILITY STUDY

Specialist Installations - Budget Costs & Notes

December 12th. 2017

1. Notes on Equipment Installations and Planning Options

1.1 Main Hall Suspensions

The proposed suspension arrangement would apply to all three planning options. The general arrangement can be seen on C&A drawings M/01 and M/02.

New parallel horizontal steel beams would be fixed at high level to the underside of the existing roof slab. The beams would run between concrete downstands in every roof bay. These provide the basic fixing point for all suspensions which would attach by clamps, allowing for later movement and adjustment as required. It also simplifies later installation if the full complement of suspensions is not installed at the outset.

Each suspension set would comprise a motorised pile wind hoist hanging a truss bar with a payload of 400kg. A notional bar layout is shown with most at the stage end and fewer over the remainder of the hall. Side bars would be provided in the stage area to mask the walls and provide a complete surround when required.

The bars would be remotely controlled from floor level. The installation would be planned so that hoists, bars and pulleys would all be confined to the highest level of the hall so that when not in use they would not intrude for other events.

1.2 Main Hall Floor Seating Pit

There is a choice of methods for creating the pit from the flat floor of the hall. Alternative budget costs have been given for a fully mechanised system which gives the fastest change-round and a simpler mechanically assisted rostrum system which involves more labour but is still a substantial improvement on a fully manual system which is also costed.

The Festival Hall, Petersfield

1. Notes on Equipment Installations and Planning Options

1.3 Movable Proscenium

The general arrangement of this element applies to all three planning options but with detail variations. The arrangement can be seen on C&A drawings M/03 and M/04.

The proscenium would be formed from scenic elements. The side pieces would hinge round to the wall when not in use. An onstage section would fix to the side pieces and together with a suspended header would form the actual opening. If a side gallery is included the hinged side pieces will be split into upper and lower halves.

1.4 Other Suspended Equipment

The budget costs have included a new centre opening house curtain with manual draw operation. Also included is a set of black drapes.

There is a roll-down projection screen and digital projector for film presentation and lecture use.

1.5 Performance Lighting and Sound

We have assumed completely new installations with a new layout of permanent wiring. The operation and distribution networks would be based on the proposed new control room at the rear of the hall.

New equipment to the general standard of the present installations has been costed but with more dimmer ways and more sound and communications outlets throughout.

1.6 Other Spaces

Roll-down projection screens and digital projectors have been included in the costs for the Rose Room and new small hall. The small hall also has a simple ceiling mounted tubular grid for performance lighting.

1.7 Existing Equipment

It is assumed existing equipment can be retained and used to provide facilities for other events held outside the main hall in the Rose Room or the new small hall.

The Festival Hall, Petersfield

2. Budget Costs for Specialist Installations

COSTS NOTES

The figures refer to today's installed prices, excluding VAT and all discounts.

The cost of permanent wiring and containment for all the specialist performance lighting and sound & communications equipment below is not included in the equipment costs. This wiring is most economically procured as part of the general electrical contract and is included in the general electrical contract budget information.

The costs which follow apply with only small variations to planning options 2 and 3.

Planning option 1 which retains the raised stage does not require a seating pit.

2.1 MAIN HALL

2.1.1 Stage Machinery

Motorised suspension bars over stage and hall floor
Remote control, overload protection, 400kg. payload
33 sets maximum (see drawing)

2 up/downstage bars for stage side masking

9m. motorized roll-down projection screen
(uses one suspension bar)

Removable proscenium masking (see drawing)
Scenic construction, hinged side panels with pass doors

Manually operated centre opening house curtain
Set of black drapes, legs and borders

Total £ **287,000**

(excludes high level steel beams under roof slab)

The Festival Hall, Petersfield

2. Budget Costs for Specialist Installations

2.1.2 Floor Seating Pit

Motorised seating floor pit, mechanism only £ **180,000**

Alternative gas-strut assisted rostrum infill £ 96,000

Alternative all-manual rostrum units £ 38,000

(excludes pit excavation, floor finish and seating)

2.1.3 Production Lighting

120 dimmers, dim or switch operation
Performance lighting control (ETC Cobalt)
House lights control (ETC Paradigm)
Working lights control
Ethernet data system
DMX data system
Socket boxes for specialist outlets
Multicore cables and internally wired bars
Luminaires, accessories and loose equipment
Installation and project management

Total £ **157,000**

2.1.4 Sound & Communications

Fixed equipment racks, permanently wired
Infra-red hearing aid system
Cue lights and movable stage manager's desk
Video distribution system
Performance intercom
Sound mixer
PA system
Video projector for main hall
Surround sound system for main hall
Lectern
Socket boxes for specialist low voltage outlets
Loose equipment and cables
Installation and project management

TOTAL £ **125,700**

The Festival Hall, Petersfield

2. Budget Costs for Specialist Installations

2.2 General Communications

Calls & show relay, including foyer, Rose Room,
all dressing rooms and backstage areas
Video distribution system
Ethernet data system
Audio tie lines
Installation and project management

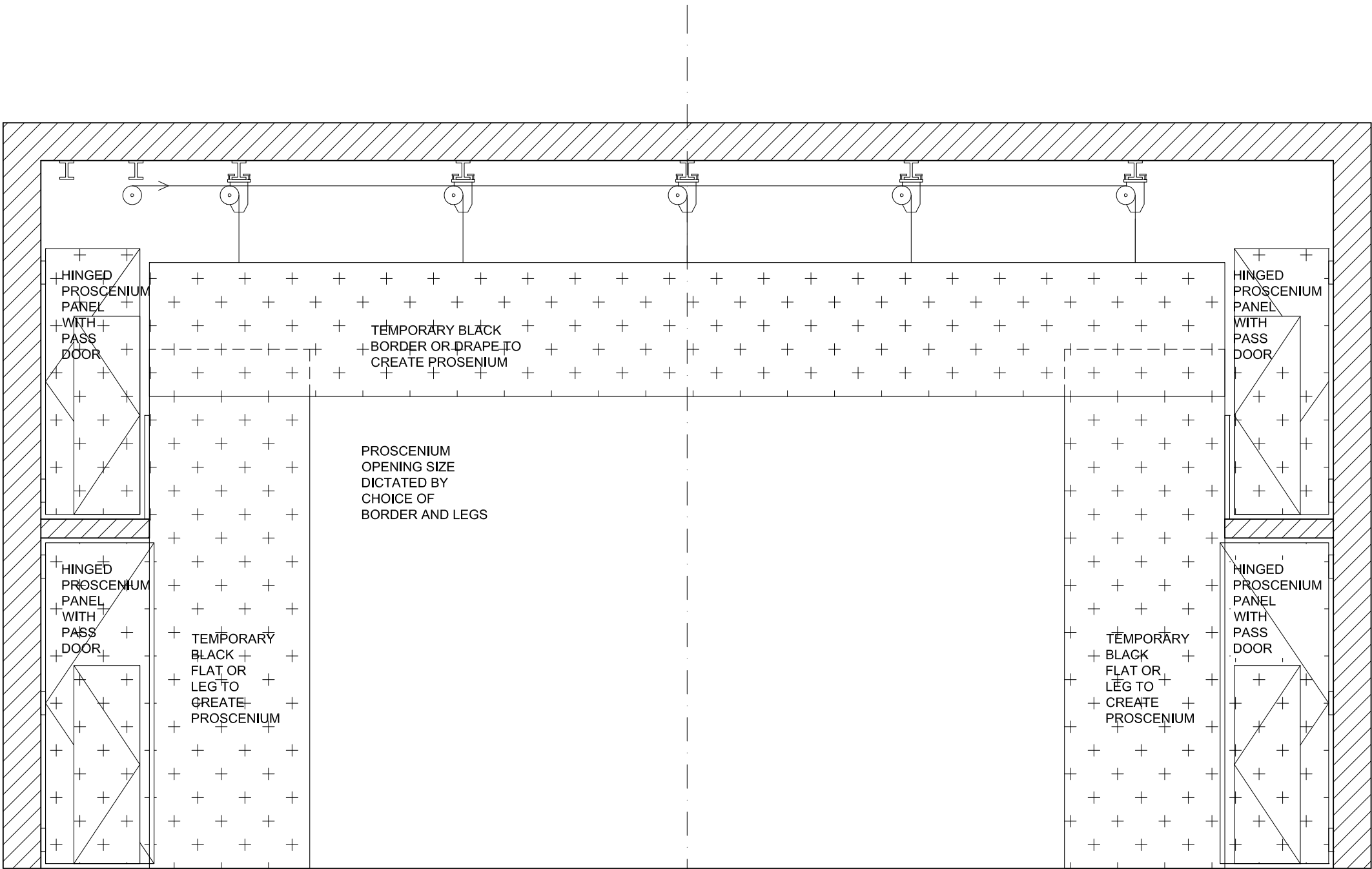
TOTAL	£	28,000
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2.3 OTHER SPACES

It has been assumed that existing equipment can be re-used for smaller scale events in other spaces around the main hall.

2.3.1 Roll-down projection screen and digital projectors
in Rose Room and small hall
Simple tubular grid for performance lights in
Small hall
Installation and project management

TOTAL	£	14,000
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CROSS SECTION THROUGH AUDITORIUM

PROSCENIUM PANELS FOLDED AGAINST THE WALL WHEN NOT REQUIRED

REVISIONS

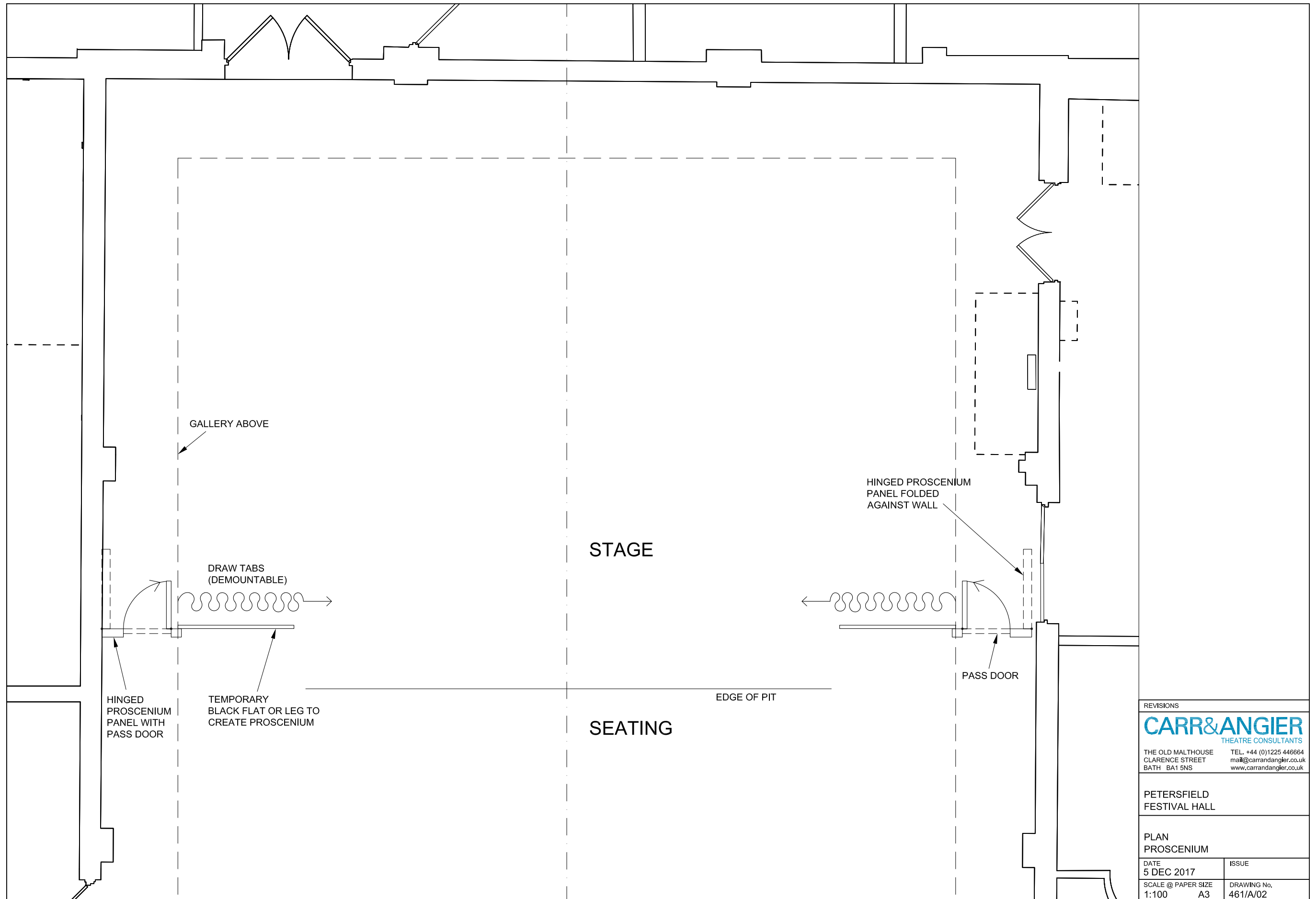
CARR&ANGIER
THEATRE CONSULTANTS

THE OLD MALHOUSE
CLARENCE STREET
BATH BA1 5NS

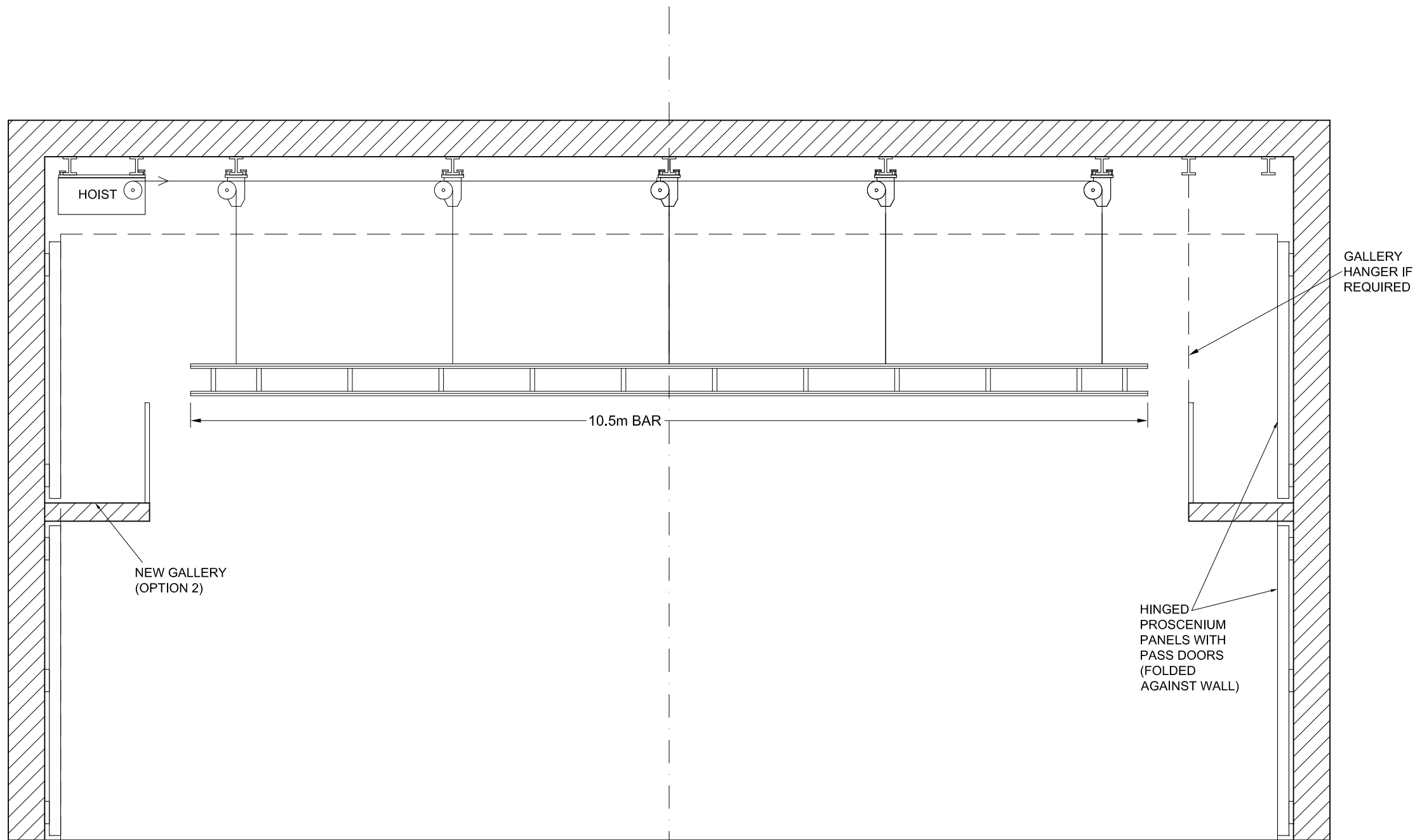
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PETERSFIELD FESTIVAL HALL

CROSS SECTION PROSCENIUM	
DATE 5 DEC 2017	ISSUE
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CROSS SECTION THROUGH AUDITORIUM

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PETERSFIELD
FESTIVAL HALL

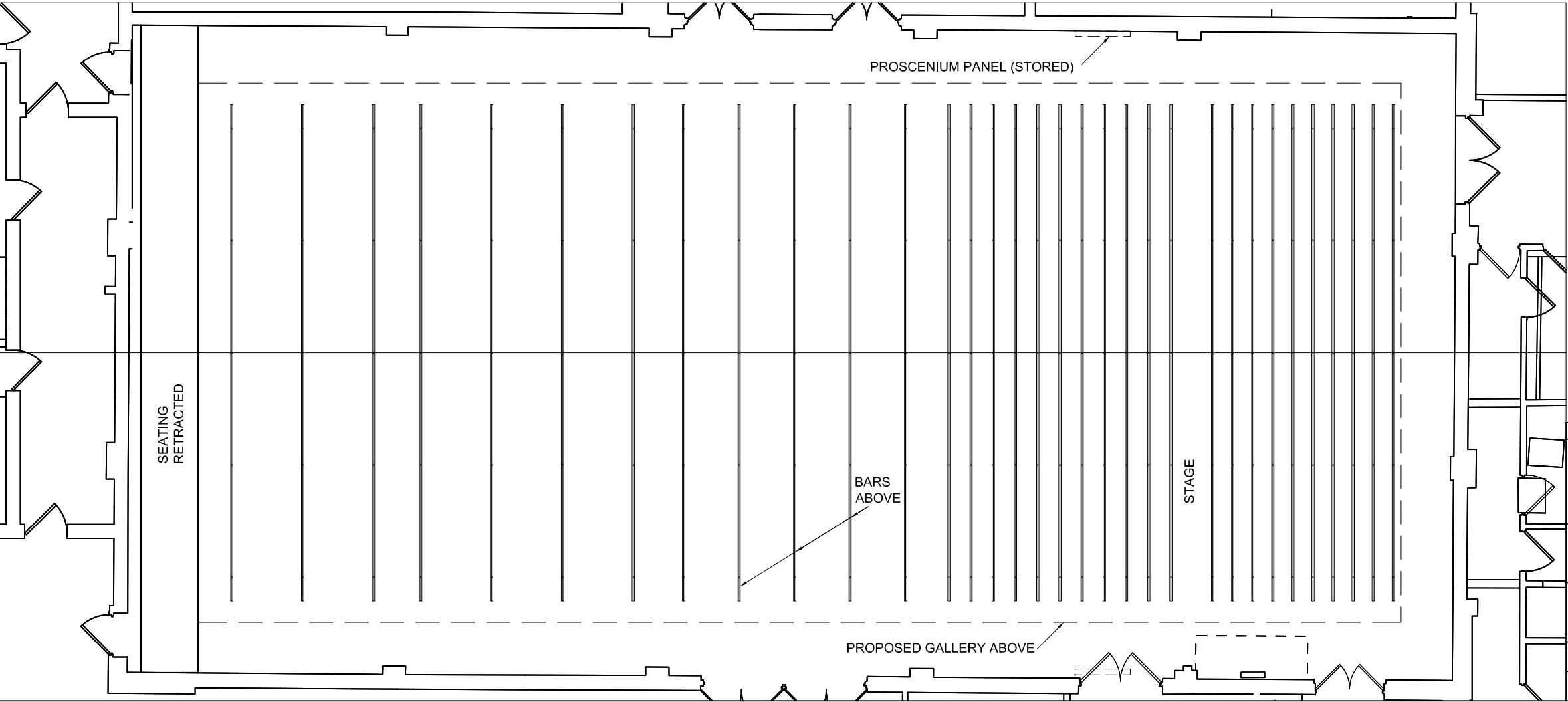
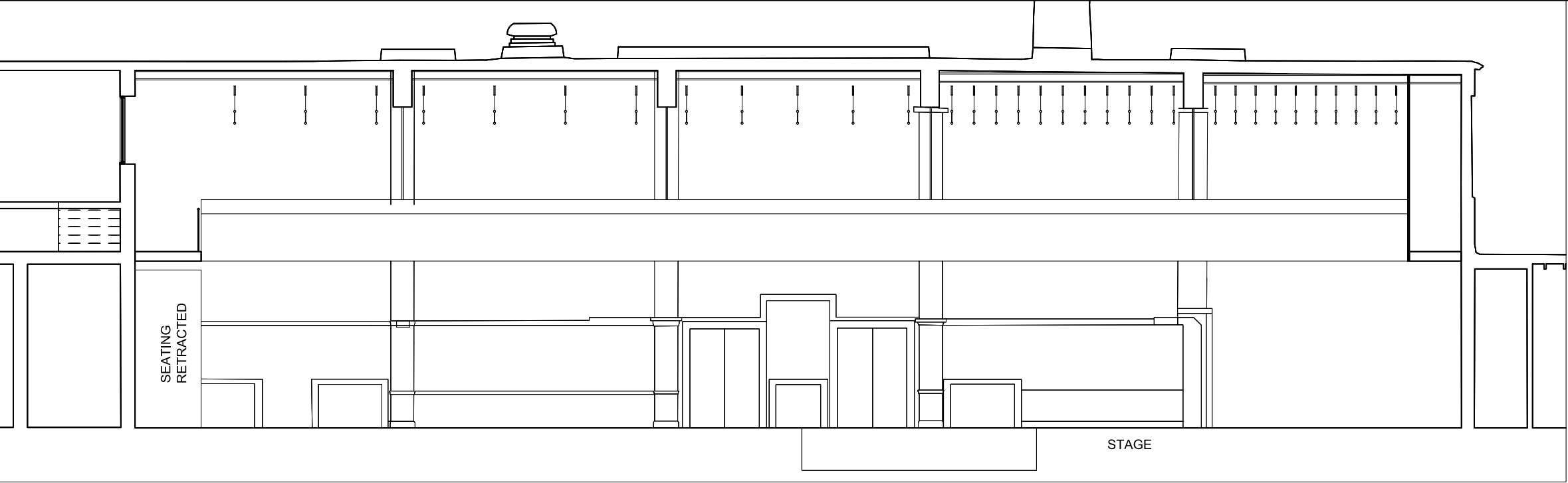
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SUSPENSIONS

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PETERSFIELD FESTIVAL HALL	
PLAN & SECTION CROSS STAGE BARS	
DATE 5 DEC 2017	ISSUE
SCALE @ PAPER SIZE 1:100 A3	DRAWING No. 461/M/02

9 Services Consultant's Report



1398 – Petersfield Festival Hall

Mechanical & Electrical Scope Rev 1.0, 12/12/2017

1.0 Introduction

This report summarises the Mechanical, Electrical and Public Health proposals for the refurbishment and extension of the Petersfield Festival Hall. It is to be read in conjunction with the Foster Wilson drawings, Carr and Angier report and Ainsley's cost plan. The report has been compiled by Tristan Couch following two site visits and client briefing meetings on the 27th of February 2017 and design team meeting on the 21st March 2017.

Skelly and Couch Ltd have provided square meter rate costs for the services interventions to inform the cost plan. The scope has been broken down into 5 zones to enable a phased procurement of the works and indication of elemental cost. These are:

Main Hall (with 3 options)

Extension

Rose Room & Lobby

Backstage

Town Hall.

The areas covered by the relevant zone is shown on the Foster Wilson Layout drawings.

2.0 Scope

The following scope of work has been developed to inform the feasibility cost plan. Generally with the level of intervention proposed a renewal of the majority of services installations is envisaged.

2.1 Mains supplies

Power – the available Periodic Inspection information suggests there is an existing 800A three phase power supply to the building (~550kVA). This is also serving the rental offices. We understand that the supply contract to the Town Hall was changed recently to reduce the maximum demand from 150kVA to 100kVA to reduce the maximum demand standing charge. With the increased theatre technical provision, and extension, we would envisage a need to increase the maximum demand contract going forward however we do not envisage there being an issue of insufficient capacity. There are two 10kW peak photovoltaic installations at roof level (installed in 2013): one serves the Town Hall and the other the nearby swimming pool complex. Both installations received the Feed-in-tariff (Fit) and it is envisaged that these installations will remain in place and will not be altered as part of the works to ensure the Fit is not impacted.



Water – this was not traced on the site visits however we would not envisage a need for an increase in supply capacity.

Gas – there is a U40 gas meter within the basement boiler room. We envisage this will be adequate for the proposed development without upgrade/diversion works.

2.2 Site wide infrastructure

Heating and hot water to the Rose Room and Lobby and the Backstage Dressing rooms is supplied via local gas fired domestic boilers. The intention is to upgrade and extend the existing Low Temperature Hot Water (LTHW) installation to cover these areas to avoid the increased maintenance burden entailed.

The existing LTHW boilers are relatively new and in good condition. We would not envisage works to these other than those described above and introduction of an additional boiler to meet the increased loads.

Fire detection and alarm – we understand an upgrade of the existing fire detection and alarm installation is being carried out in 2018 with an analogue addressable installation proposed. The assumption is that there will be an extension to the existing installation to cover the new build areas and that existing areas will be modified to enable the works.

An allowance has been made for the installation of a lightning protection installation to protect the building from a lightning strike. This will be subject to a risk assessment at the next design stage.

An allowance has been made for a new IP Power over Ethernet CCTV installation consisting of external and internal cameras.

An allowance has been made for a fob access control installation to provide access control between back of house and front of house (requirement to be confirmed subject to further briefing).

Specific AV containment provision for projection has been made to offices and council chamber/meeting rooms.

A nominal allowance has been made for new Cat 6 data cabling to RJ45 outlets from a central server room location.

Disabled refuge and WC alarms have been included.

An allowance has been made for an IP Power over Ethernet Public Address installation (requirement to be confirmed subject to further briefing).

A nominal allowance has been made for a new intruder detection and alarm installation throughout.

Nominal allowance for service services diversions to enable phasing of the works.

2.3 Surveys required at the next stage

- Below ground drainage CCTV survey.
- Below ground services survey to areas impacted by the proposed works.
- Survey of existing services following confirmation of phasing strategy.

2.4 Building Fabric/Builders Work

- Decommission, making safe and complete removal of existing Building Services installations where impacted by the works.
- New ventilation plant mounted at roof level of the Extension.

3.0 Main Hall

3.1 Option 1

- Allowance for boosted cold water supply for theatrical purposes.
- New heating (radiators).
- DX cooling to dimmer/amps room.
- New LV power supplies.
- New theatre specialist technical power, production lighting, data and AV cabling.
- New house, work light and emergency lighting and control installation.
- New general small power and small power to theatre technical equipment.
- Public address installation.
- New general building wide data provision.
- New access control doors (6 door leaves).
- New containment for the above.
- New fire detection and alarm extended from existing installation.
- Earthing and bonding.
- Lightning protection.
- BMS.

3.2 Option 2

- As Option 1 with inclusion of increased floor area at first floor and BWIC duct to provide supply air to the front stalls pit.

3.3 Option 3

- As Option 1 with inclusion of BWIC duct to provide supply air to the front stalls pit.

4.0 Extension

- New rainwater installation.
- New above ground drainage.
- Extension of hot and cold water installation.
- Increased boiler capacity for Main Hall AHU.
- New LTHW circuit to Main Hall AHU.
- New heating (radiators).
- DX cooling to control room.
- New heating circuits to Main Hall AHU.
- Allowance for chiller to provide cooling to Main Hall.

- New chilled water circuit to Main Hall AHU.
- New AHU to Main Hall consisting of supply and extract fan, heater and cooler batteries, filters, attenuation, supply and extract ductwork.
- Mechanical supply and extract to kitchen.
- Mechanical ventilation to bar.
- New LV power supplies and containment.
- New general and emergency lighting.
- New general small power.
- Public address installation.
- Disabled refuge and WC provision.
- New general building wide data provision.
- New TV containment and wiring.
- New induction loop.
- Projection containment.
- New access control doors (2 door leaves).
- New CCTV provision (2 internal and 1 external camera).
- New intruder detection and alarm.
- New fire detection and alarm extended from existing installation.
- Earthing and bonding.
- Lightning protection.
- BMS.
- New platform lift.

5.0 Rose Room & Lobby

- Alteration to rainwater installation.
- New above ground drainage.
- Extension of hot and cold water installation.
- New circuits to Rose Room & Lobby to enable removal of domestic boilers.
- New heating (radiators).
- New mechanical ventilation with heat reclaim to the WCs.
- Assumed existing ventilation adequate.
- New LV power supplies and containment.
- New general and emergency lighting.
- New general small power.
- Public address installation.
- Disabled WC provision.
- New general building wide data provision.
- New TV containment and wiring.
- New induction loop.
- Projection containment.
- New CCTV provision (2 internal and 1 external camera).
- New intruder detection and alarm.

- Alterations to existing fire detection and alarm installation.
- Earthing and bonding.
- Lightning protection.
- BMS.

6.0 Backstage

- Alteration to rainwater installation.
- New above ground drainage.
- Extension of hot and cold water installation.
- New circuits to Backstage to enable removal of domestic boilers.
- New heating (radiators).
- New mechanical ventilation with heat reclaim to the WCs.
- Local mechanical extract to showers.
- Assumed existing ventilation adequate to other areas.
- New LV power supplies and containment.
- New general and emergency lighting.
- New general small power.
- Public address installation.
- Disabled WC provision.
- New general building wide data provision.
- New TV containment and wiring.
- New access control doors (2 door leafs).
- New CCTV provision (2 internal and 3 external camera).
- New intruder detection and alarm.
- Alterations to existing fire detection and alarm installation.
- Earthing and bonding.
- Lightning protection.
- BMS.

7.0 Town Hall

- New above ground drainage.
- Extension of hot and cold water installation.
- New heating (radiators).
- New mechanical ventilation with heat reclaim to the WCs.
- Local mechanical extract to showers.
- Assumed existing ventilation adequate to other areas.
- New LV power supplies and containment.
- New general and emergency lighting.
- New general small power.
- Public address installation including head end.

- Disabled refuge and WC provision.
- New general building wide data provision.
- New TV containment and wiring.
- Induction loops (2 number).
- Projection containment (4 number).
- New access control doors (10 door leafs plus head end equipment).
- New CCTV provision (6 internal and 2 external camera plus head end equipment).
- New intruder detection and alarm.
- Alterations to existing fire detection and alarm installation.
- Earthing and bonding.
- Lightning protection.
- BMS.
- New passenger lift.

Audit History

Rev	Date of Issue	Status	Issued By	Checked By	Summary of Changes
1.0	12/12/2017	Information	TC	TC	

10 Cost Report



THE FESTIVAL HALL, PETERSFIELD
PHASES 1 to 3
FEASIBILITY ESTIMATES

20th December 2017

EXECUTIVE SUMMARY

Each individual phase includes for the following: Construction Costs, Professional Fees, Surveys, Client Direct Costs, (e.g. kitchen crockery, loose furniture allowances), Contingency at 5% of Construction Costs, Design Development at 5% of Construction Costs, and Inflation at 4% per annum.

The costs exclude VAT.

PHASE 1	NEW EXTENSION	£	1,160,000
PHASE 1A	ROSE ROOM & LOBBY	£	505,000
	FESTIVAL HALL & BACKSTAGE		
PHASE 2	OPTION 1 - EXTENDED EXISTING STAGE & NEW BLEACHER SEATING	£	3,330,000
PHASE 2	OPTION 2 - FLAT FLOOR & GALLERIES & BLEACHER SEATING	£	3,810,000
PHASE 2	OPTION 3 - FLAT FLOOR & FULL WIDTH BLEACHER	£	3,590,000
PHASE 2A	REFURBISH TOWN HALL OFFICE AREAS	£	1,510,000



THE FESTIVAL HALL, PETERSFIELD
PHASES 1 to 3
FEASIBILITY ESTIMATES

20th December 2017

Basis of Estimate:

- Design drawings and principles as described in Foster Wilson Architects Drawings series 590.00/590.01/590.02
- M&E costs as per Skelly & Couch email of 07.12.17
- Carr & Angier - Budget costs for specialist installations, dated 07.12.17.
- Site is free from contamination or abnormal ground conditions. Discovery of wells, drains, sewers etc.
- Phase 1 Works commencing March 2019 and completing 2019
- Phase 2 works commencing November 2019 and completing August 2020.
- Assumed Mains Services connections are sufficient for the proposed works (i.e. no sub-station upgrade)
- Building will be designed to meet current building regulations with no additional sustainability items over and above these standards (i.e. no rainwater harvesting, BREEAM or LEED Assessments)
- Allowance has been made for ventilation and cooling to the Auditorium
- Platform lift is for passengers only; i.e. not to be used as freight lift for transporting equipment furniture etc.
- Windows to the new extension will be inward-opening for cleaning purposes; no cradles or specialist access equipment is provided
- Inflation has been applied at the following rates:
2018 - 4%
2019 - 4%
2020 - 4%

Drawings & Documents Used:

- Foster Wilson Architects
590 Schedule of Works
Existing (590.00) drawings: 00, 01, 02, 03, 04, 05, 06, 07, 08, 09
Existing / Demo (590.01) drawings: 01, 02, 03
General Arrangement (590.02): 01 Op1B, 02 Op2B, 03 Op3B, 10B, 111B
Programme dated: 07.12.17
- Skelly & Couch: M&E Cost Plan - 1398 issued via email 07.12.17
- Carr & Angier: Improvements Feasibility Study issued 12.12.17
- Auditoria Seating - Budget Costings issued via email 14.12.17

Exclusions:

- 1
- VAT
- 2
- Funding or interest charges
- 3
- Loose Furniture, Fittings & Equipment generally
- 4
- Insurance costs (i.e. additional premiums due to works within existing buildings)
- 5
- Fire Extinguishers; consumable items generally needed for building occupation and use
- 6
- Archaeological findings and dig attendance
- 7
- Software licences, subscriptions and TV connections
- 8
- Works to repair external cladding, roof repairs, windows & external doors etc of existing building
- 9
- Sprinklers to building
- 10
- Major works (other than that described) to upgrade external works, footpaths, gardens, planters, external lighting and car park areas around the building.
- 11
- Additional sound proofing and sound insulation of the existing auditorium shell - assumed existing sooundproofing is adequate and acceptable
- 12
- Upgrading of existing acoustic doors to existing auditorium - assumed existing doors are adequate
- 13
- Underpinning to the existing building for Phase 1 - Extension
- 14
- Any work to the existing external fire escape staircase
- 15
- Galleries for Phase 2, Option 2 to be hung from existing walls and therefore do not require structural columns, foundations and concrete slab repairs



THE FESTIVAL HALL, PETERSFIELD
PHASE 1 - NEW EXTENSION
FEASIBILITY ESTIMATE
SUMMARY

Date: 20 December 2017

Gross Internal Floor Area (m2): 337

ITEM		ESTIMATED COST	TOTAL
		£	£
0.	Demolitions & Alterations	23,750	24,000
1.	<u>Substructure</u>	44,050	44,000
2.	<u>Superstructure</u>		
2.1	Structural Frame & Upper Floors	47,125	47,000
2.2	Roof	43,090	43,000
2.3	Stairs	27,500	28,000
2.4	External Walls	44,650	45,000
2.5	Windows & External Doors	19,725	20,000
2.6	Internal Walls & Partitions	34,575	35,000
2.7	Internal Doors	12,300	12,000
3.	<u>Internal Finishes</u>		
3.1	Wall Finishes	23,565	24,000
3.2	Floor Finishes	24,975	25,000
3.3	Ceiling Finishes	22,220	22,000
4.	Fixtures & Fittings	44,000	44,000
5.	<u>Services</u>		
5.1	Mechanical	107,432	107,000
5.2	Electrical	160,036	160,000
5.3	IT	5,250	5,000
6.	External Works and Drainage	8,500	9,000
7.	Mains Services Alterations		N/A
8.	Main Contractor's Preliminaries	85,500	86,000
9.	Main Contractor's Overheads & Profit	50,700	51,000
Sub Total			£831,000
Design Development		5%	£41,550
Contingency		5%	£41,550
Sub Total Construction Costs			£914,100
<i>£/m2 of Net Construction Costs</i>		<i>£2,712</i>	
10.	Professional Fees and Surveys (includes for planning application)		£164,351
11.	Client Direct Costs		£10,000
Sub Total Project Costs at current prices			£1,088,451
Increased costs from base date for start on site on June 2019 to mid-point of construction period (calculated at 4% per annum)			£70,000
Sub Total Project Costs at out-turn prices			£1,158,451
ESTIMATED PROJECT COST		SAY	£1,160,000



THE FESTIVAL HALL, PETERSFIELD
PHASE 1a - ROSE ROOM & LOBBY
FEASIBILITY ESTIMATE
SUMMARY

Date: 15 December 2017

Gross Internal Floor Area (m2): 311

	ITEM	ESTIMATED COST	TOTAL
		£	£
0.	Demolitions & Alterations	14,900	15,000
1.	<u>Substructure</u>		N/A
2.	<u>Superstructure</u>		
2.1	Structural Frame	2,500	3,000
2.2	Roof		N/A
2.3	Stairs		N/A
2.4	External Walls		N/A
2.5	Windows & External Doors	4,200	4,000
2.6	Internal Walls & Partitions	12,225	12,000
2.7	Internal Doors	7,650	8,000
3.	<u>Internal Finishes</u>		
3.1	Wall Finishes	9,270	9,000
3.2	Floor Finishes	10,575	11,000
3.3	Ceiling Finishes	12,525	13,000
4.	Fixtures & Fittings	32,100	32,000
5.	<u>Services</u>		
5.1	Mechanical	73,870	74,000
5.2	Electrical	98,745	99,000
5.3	IT		N/A
6.	External Works and Drainage	8,000	8,000
7.	Theatre Equipment - Rose Room	9,000	9,000
8.	Main Contractor's Preliminaries	38,400	38,000
9.	Main Contractor's Overheads & Profit	21,775	22,000
	Sub Total		£357,000
	Design Development	5%	£17,850
	Contingency	5%	£17,850
	Sub Total Construction Costs		£392,700
	<i>£/m2 of Net Construction Costs</i>	<i>£1,263</i>	
10.	Professional Fees and Surveys		£65,082
11.	Client Direct Costs		£17,300
	Sub Total Project Costs at current prices		£475,082
	Increased costs from base date to mid-point of construction period (calculated at 4% per annum)		£30,000
	Sub Total Project Costs at out-turn prices		£505,082
	ESTIMATED PROJECT COST	SAY	£505,000



THE FESTIVAL HALL, PETERSFIELD
PHASE 2 - OPTION 1 & BACKSTAGE
FEASIBILITY ESTIMATE
SUMMARY

Date: 20 December 2017

Gross Internal Floor Area (m2): 721

	ITEM	ESTIMATED COST	TOTAL
		£	£
0.	Demolitions & Alterations	116,165	120,000
1.	<u>Substructure</u>		N/A
2.	<u>Superstructure</u>		
2.1	Frame	20,000	20,000
2.2	Roof		N/A
2.3	Stairs		N/A
2.4	External Walls		N/A
2.5	Windows & External Doors	2,000	2,000
2.6	Internal Walls & Partitions		N/A
2.7	Internal Doors	4,750	5,000
3.	<u>Internal Finishes</u>		
3.1	Wall Finishes	19,040	20,000
3.2	Floor Finishes	46,425	50,000
3.3	Ceiling Finishes	12,440	12,000
4.	Fixtures & Fittings	231,910	230,000
5.	<u>Services</u>		
5.1	Sanitaryware	3,425	5,000
5.2	Mechanical	231,452	230,000
5.3	Electrical	258,402	260,000
5.4	Mechanical - Backstage	72,398	75,000
5.5	Electrical - Backstage	112,826	115,000
5.6	IT		
6.	External Works and Drainage		N/A
7.	Technical Theatre Equipment	777,700	780,000
8.	Main Contractor's Preliminaries	231,000	230,000
9.	Main Contractor's Overheads & Profit	140,010	140,000
	Sub Total		£2,294,000
	Design Development	5%	£114,700
	Contingency	5%	£114,700
	Sub Total Construction Costs		£2,523,400
	<i>£/m2 of Net Construction Costs</i>	<i>£3,500</i>	
10.	Professional Fees (18%) and Surveys		£475,487
11.	Direct Costs		£27,500
	Sub Total Project Costs at current prices		£3,026,387
	Increased costs from base date to mid-point of construction period (calculated at 4% per annum)		£300,000
	Sub Total Project Costs at out-turn prices (excluding VAT)		£3,326,387
	ESTIMATED PROJECT COST	SAY	£3,330,000



THE FESTIVAL HALL, PETERSFIELD
PHASE 2 - OPTION 2 & BACKSTAGE
FEASIBILITY ESTIMATE
SUMMARY

Date: 15 December 2017

Gross Internal Floor Area (m2): 721

	ITEM	ESTIMATED COST	TOTAL
		£	£
0.	Demolitions & Alterations	150,535	150,000
1.	<u>Substructure</u>	48,450	50,000
2.	<u>Superstructure</u>		
2.1	Frame	83,200	85,000
2.2	Roof		N/A
2.3	Stairs		N/A
2.4	External Walls		N/A
2.5	Windows & External Doors	2,000	5,000
2.6	Internal Walls & Partitions	6,325	5,000
2.7	Internal Doors	28,950	30,000
3.	<u>Internal Finishes</u>		
3.1	Wall Finishes	17,960	20,000
3.2	Floor Finishes	62,825	65,000
3.3	Ceiling Finishes	12,440	15,000
4.	Fixtures & Fittings	245,645	250,000
5.	<u>Services</u>		
5.1	Sanitaryware	3,425	5,000
5.2	Mechanical	266,552	270,000
5.3	Electrical	284,012	285,000
5.4	Mechanical - Backstage	72,398	75,000
5.5	Electrical - Backstage	112,826	115,000
5.6	IT		
6.	External Works and Drainage		N/A
7.	Technical Theatre Equipment	777,700	780,000
8.	Main Contractor's Preliminaries	265,500	265,000
9.	Main Contractor's Overheads & Profit	160,550	165,000
	Sub Total		£2,635,000
	Design Development	5%	£131,750
	Contingency	5%	£131,750
	Sub Total Construction Costs		£2,898,500
	<i>£/m2 of Net Construction Costs</i>	<i>£4,020</i>	
10.	Professional Fees (18%) and Surveys		£543,005
11.	Direct Costs		£27,500
	Sub Total Project Costs at current prices		£3,469,005
	Increased costs from base date to mid-point of construction period (calculated at 4% per annum)		£340,000.00
	Sub Total Project Costs at out-turn prices (excluding VAT)		£3,809,005
	ESTIMATED PROJECT COST	SAY	£3,810,000



THE FESTIVAL HALL, PETERSFIELD
PHASE 2 - OPTION 3 & BACKSTAGE
FEASIBILITY ESTIMATE
SUMMARY

Date: 15 December 2017

Gross Internal Floor Area (m2): 721

	ITEM	ESTIMATED COST	TOTAL
		£	£
0.	Demolitions & Alterations	150,535	150,000
1.	<u>Substructure</u>	40,300	40,000
2.	<u>Superstructure</u>		
2.1	Frame	20,000	20,000
2.2	Roof		N/A
2.3	Stairs		N/A
2.4	External Walls		N/A
2.5	Windows & External Doors	2,000	5,000
2.6	Internal Walls & Partitions	6,325	5,000
2.7	Internal Doors	28,950	30,000
3.	<u>Internal Finishes</u>		
3.1	Wall Finishes	17,960	20,000
3.2	Floor Finishes	58,575	60,000
3.3	Ceiling Finishes	12,440	15,000
4.	Fixtures & Fittings	231,430	230,000
5.	<u>Services</u>		
5.1	Sanitaryware	3,425	5,000
5.2	Mechanical	265,052	270,000
5.3	Electrical	256,647	260,000
5.4	Mechanical - Backstage	72,398	75,000
5.5	Electrical - Backstage	112,826	115,000
5.6	IT		
6.	External Works and Drainage		N/A
7.	Technical Theatre Equipment	777,700	780,000
8.	Main Contractor's Preliminaries	250,500	250,000
9.	Main Contractor's Overheads & Profit	151,450	150,000
	Sub Total		£2,480,000
	Design Development	5%	£124,000
	Contingency	5%	£124,000
	Sub Total Construction Costs		£2,728,000
	<i>£/m2 of Net Construction Costs</i>	<i>£3,784</i>	
10.	Professional fees (18%) and Surveys		£512,315
11.	Direct Costs		£27,500
	Sub Total Project Costs at current prices		£3,267,815
	Increased costs from base date to mid-point of construction period (calculated at 4% per annum)		£320,000.00
	Sub Total Project Costs at out-turn prices (excluding VAT)		£3,587,815
	ESTIMATED PROJECT COST	SAY	£3,590,000



THE FESTIVAL HALL, PETERSFIELD
PHASE 2A - TOWN HALL & OFFICE ALTERATIONS
FEASIBILITY ESTIMATE
SUMMARY

Date: 15 December 2017

Gross Internal Floor Area (m2): 640

	ITEM	ESTIMATED COST	TOTAL
		£	£
0.	Demolitions & Alterations	29,050	30,000
1.	<u>Substructure</u>	5,300	5,000
2.	<u>Superstructure</u>		
2.1	Gallery Frame		N/A
2.2	Roof		N/A
2.3	Stairs		N/A
2.4	External Walls		N/A
2.5	Windows & External Doors		N/A
2.6	Internal Walls & Partitions	54,225	54,000
2.7	Internal Doors	27,500	28,000
3.	<u>Internal Finishes</u>		
3.1	Wall Finishes	23,860	24,000
3.2	Floor Finishes	37,820	38,000
3.3	Ceiling Finishes	37,820	38,000
4.	Fixtures & Fittings	91,500	90,000
5.	<u>Services</u>		
5.1	Sanitaryware	14,600	15,000
5.2	Mechanical	128,934	129,000
5.3	Electrical	310,403	310,000
5.4	Mechanical - Backstage		N/A
5.5	Electrical - Backstage		N/A
5.6	IT	21,000	21,000
6.	External Works and Drainage	40,000	40,000
7.	Technical Theatre Equipment - Small Hall	12,000	12,000
8.	Main Contractor's Preliminaries	93,600	95,000
9.	Main Contractor's Overheads & Profit	60,385	60,000
	Sub Total		£989,000
	Design Development	5%	£49,450
	Contingency	5%	£49,450
	Sub Total Construction Costs		£1,087,900
	<i>£/m2 of Net Construction Costs £1,700</i>		
10.	Professional Fees (18%) and Surveys		£193,443
11.	Direct Costs		£57,350
	Sub Total Project Costs at current prices		£1,338,693
	Increased costs from base date to mid-point of construction period (calculated at 4% per annum)		£170,000.00
	Sub Total Project Costs at out-turn prices (excluding VAT)		£1,508,693
	ESTIMATED PROJECT COST	SAY	£1,510,000

11 Drawings

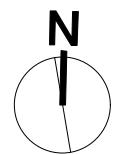
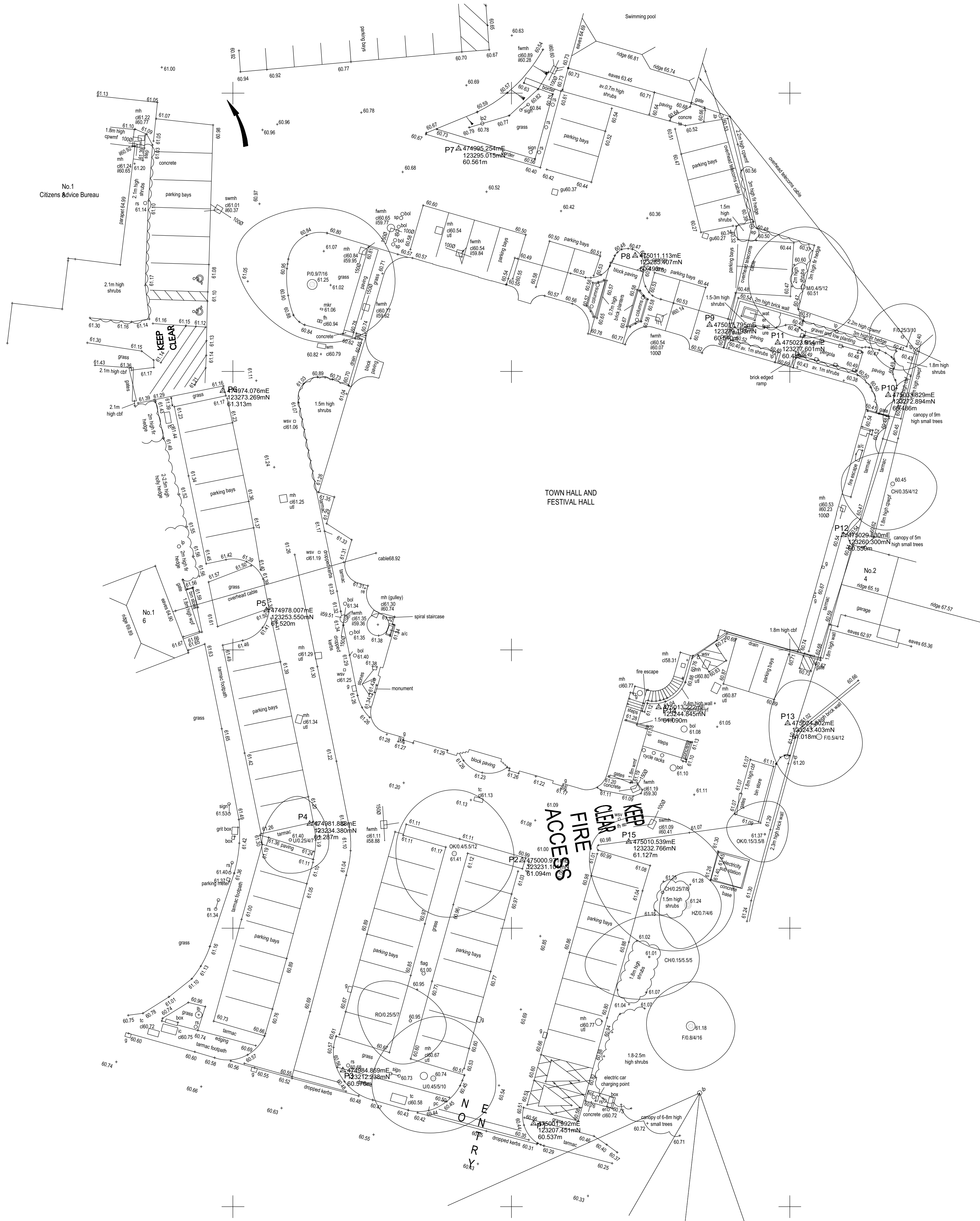
- 590.00.00 Site Plan
- 590.00.01 Existing Basement Plan
- 590.00.02 Existing Ground Floor Plan
- 590.00.03 Existing Upper Ground Floor Plan
- 590.00.04 Existing First Floor Plan
- 590.00.05 Existing Roof Plan
- 590.00.06 Existing Section AA & BB
- 590.00.07 Existing Section CC, DD & EE
- 590.00.08 Existing Elevation 1 & 2
- 590.00.09 Existing Elevation 3 & 4

- 590.01.01 Existing/ Demo Ground Floor Plan
- 590.01.02 Existing/ Demo First Floor Plan
- 590.01.03 Existing/ Demo Section BB

- 590.02.01 Option 1
- 590.02.02 Option 2
- 590.02.03 Option 3
- 590.02.10 Proposed Ground Floor Plan
- 590.02.11 Proposed First Floor Plan
- 590.02.12 Alternative Layout Drawings
- 590.02.13 3D Hall Option Drawings

Site Plan

1:100@A1



Scale

1:200@A1

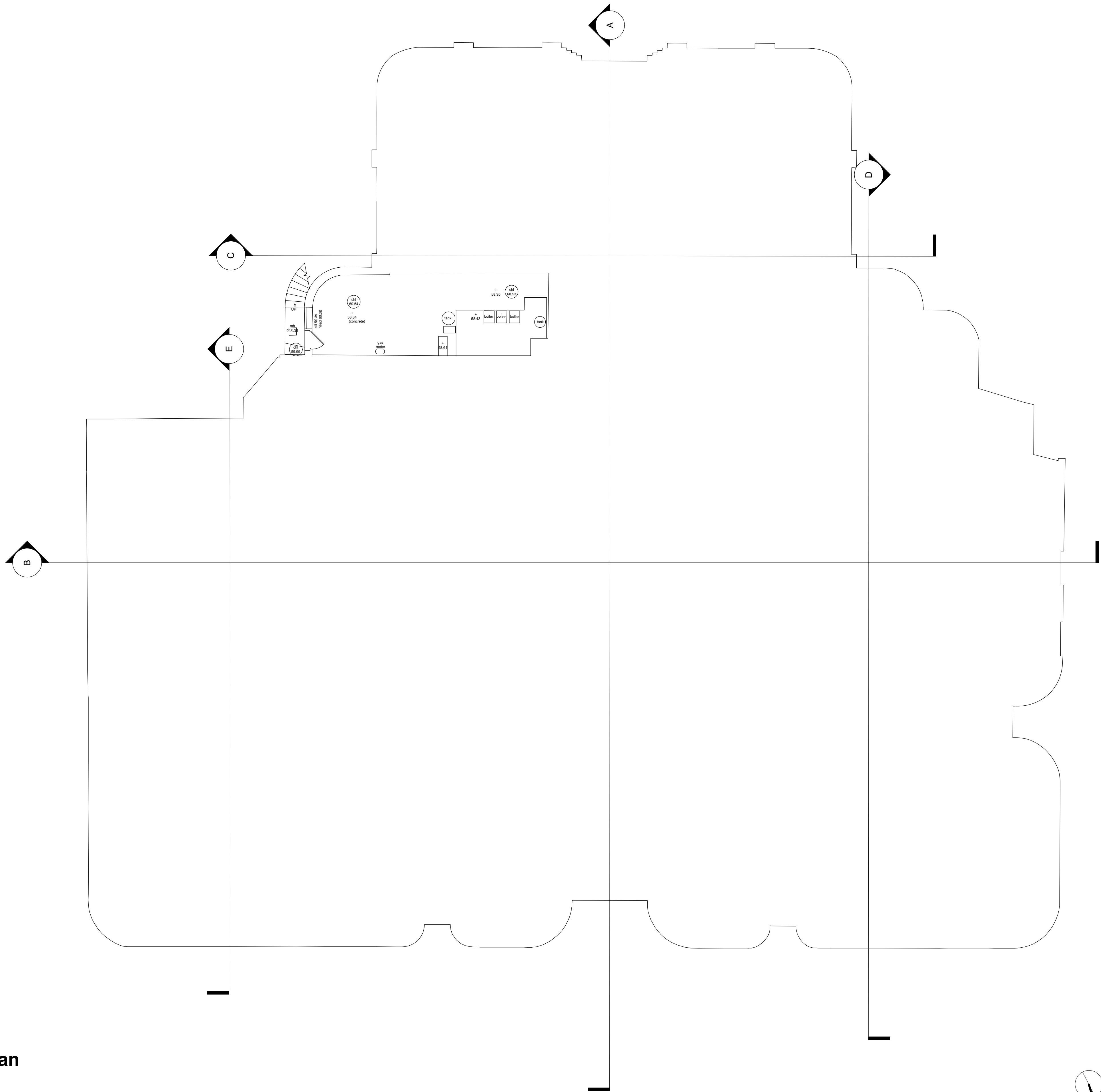


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No.	Revision description	Drawn	Checked	Date
Drawing status				
FEASIBILITY				

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Project			PETERSFIELD FESTIVAL HALL	
Drawing title			SITE PLAN	
Scale	1:200 @A1 & 1:400 @A3		Year	2017
Job no.	590	Drawing no.	00.00	Revision /

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Basement Plan
1:100@A1

<div>Standard Notes.</div> <div>(1) Figured dimensions only are to be used.</div> <div>(2) The Contractor must verify all dimensions on site before commencing any work or making shop drawings.</div> <div>(3) This drawing and the contained designs remain the copyright of Foster Wilson Architects LLP</div>				
No.	Revision discription	Drawn	Checked	Date
<div>Drawing status</div> <div>FEASIBILITY</div>				

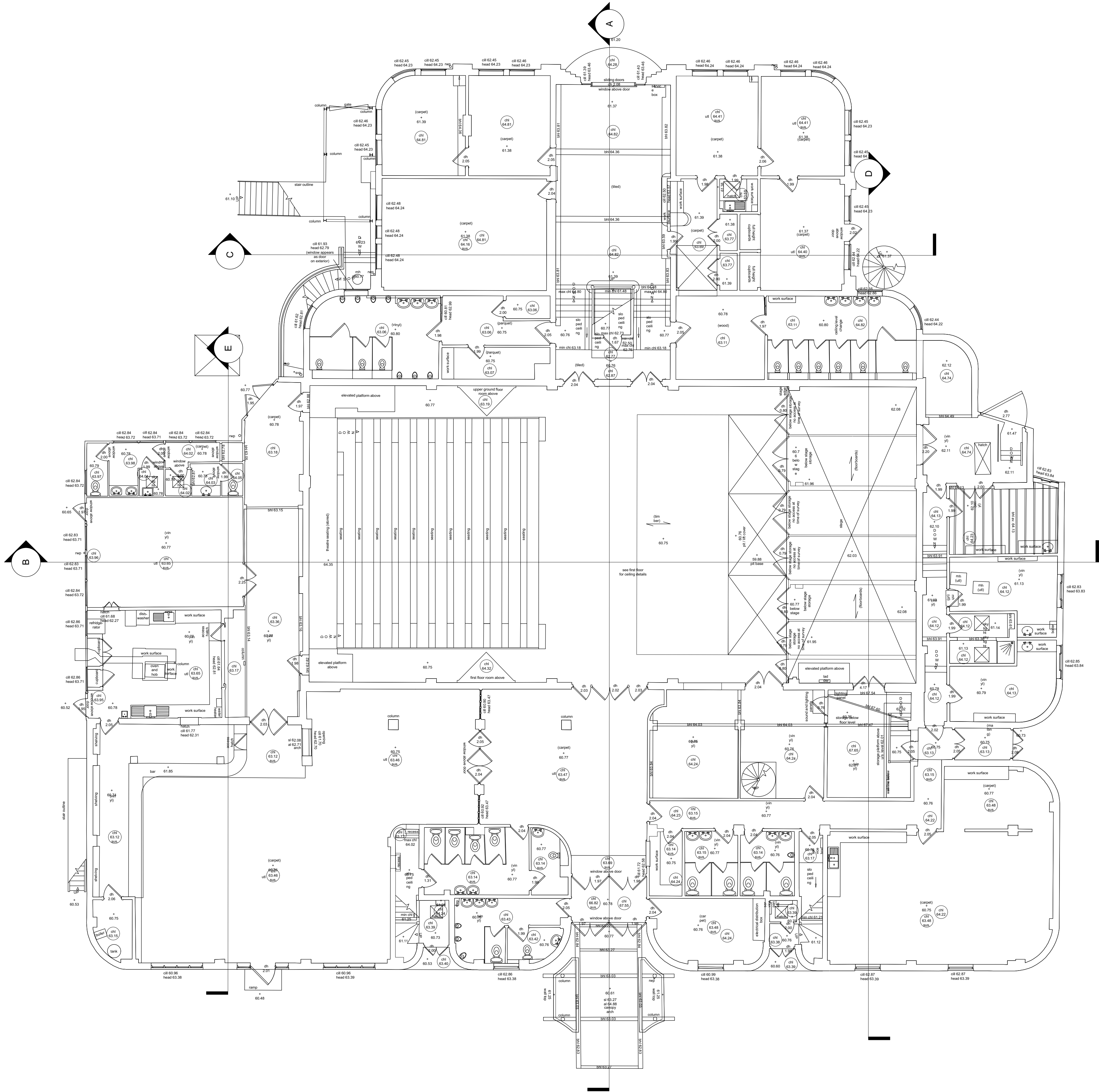
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Project		PETERSFIELD FESTIVAL HALL	
Drawing title		EXISTING BASEMENT PLAN	
Scale	1:100 @A1 & 1:200 @A3	Year	2017
Job no.	590	Drawing no.	00.01
Revision		/	

Ground Floor

1:100@A1

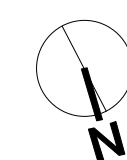


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No.	Revision description	Drawn	Checked	Date
Drawing status				
FEASIBILITY				

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Project			
PETERSFIELD FESTIVAL HALL			
Drawing title			
EXISTING GROUND FLOOR			
Scale	Year		
1:100 @A1 & 1:200 @A3	2017		
Job no.	Drawing no.	Revision	
590	00.02	/	

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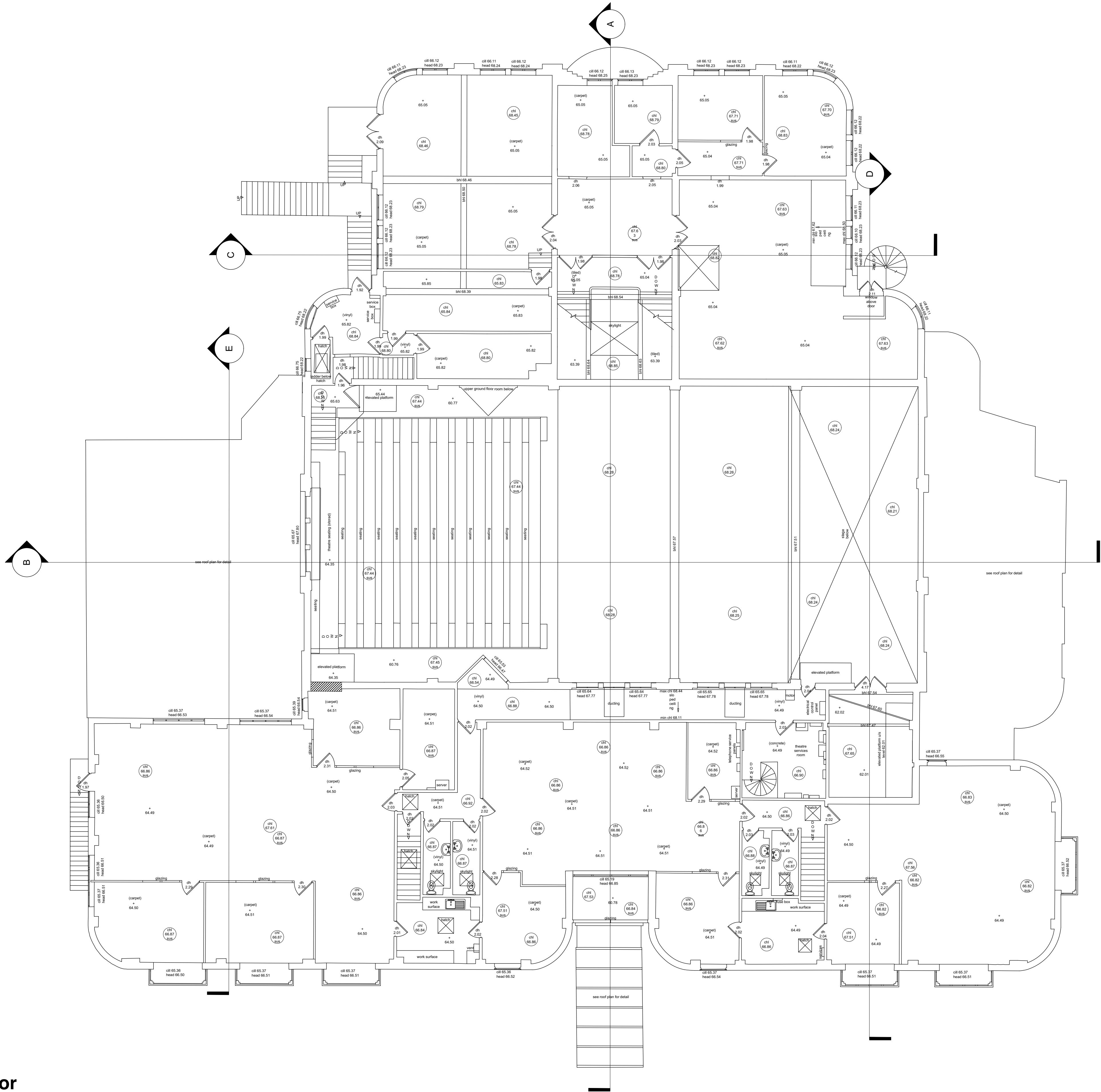
No.	Revision discription	Drawn	Checked	Date

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Fax 020 7226 8005
Email mail@fosternilsonarchitects.com
Web www.fosternilsonarchitects.com

Job no.	Drawing no.	Revision
590	00.03	/

First Floor

1:100@A1

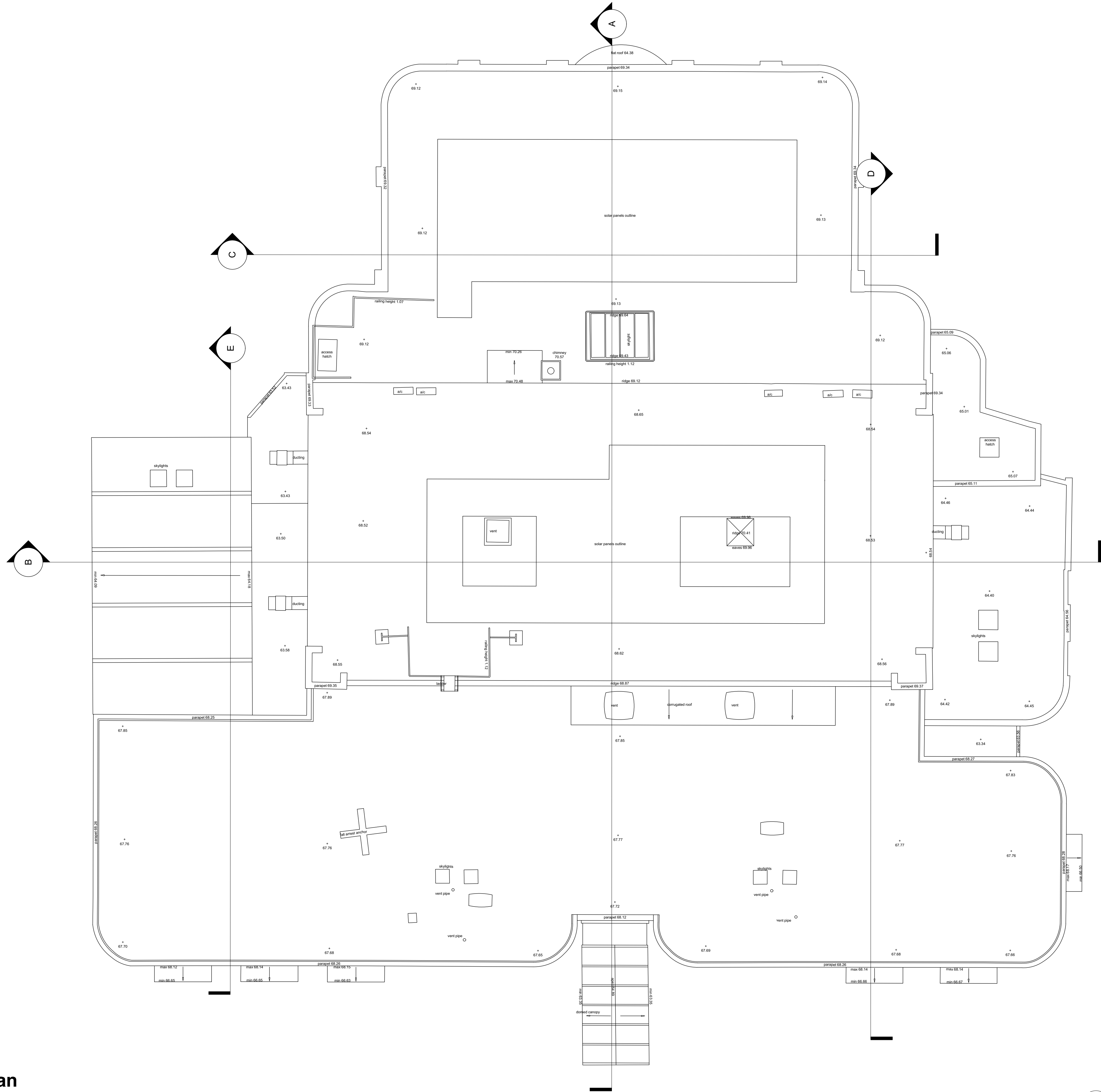


Standard Notes.				
(1) Figured dimensions only are to be used.				
(2) The Contractor must verify all dimensions on site before commencing any work or making shop drawings.				
(3) This drawing and the contained designs remain the copyright of Foster Wilson Architects LLP				
No.	Revision description	Drawn	Checked	Date
Drawing status				
FEASIBILITY				

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Project		
PETERSFIELD FESTIVAL HALL		
Drawing title		
EXISTING FIRST FLOOR		
Scale	Year	
1:100 @A1 & 1:200 @A3	2017	
Job no.	Drawing no.	Revision
590	00.04	/



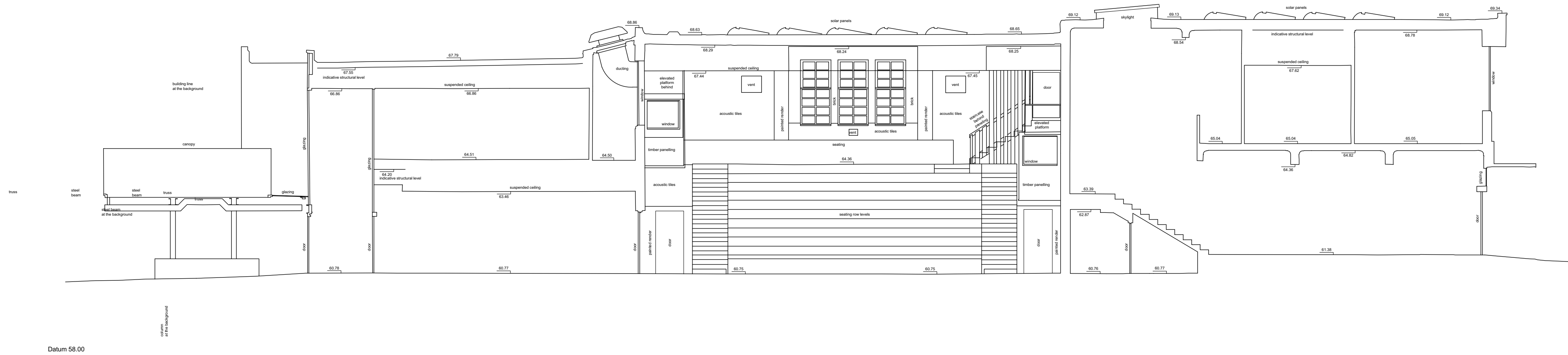
Roof Plan
1:100@A1

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No.	Revision discription	Drawn	Checked	Date
Drawing status FEASIBILITY				

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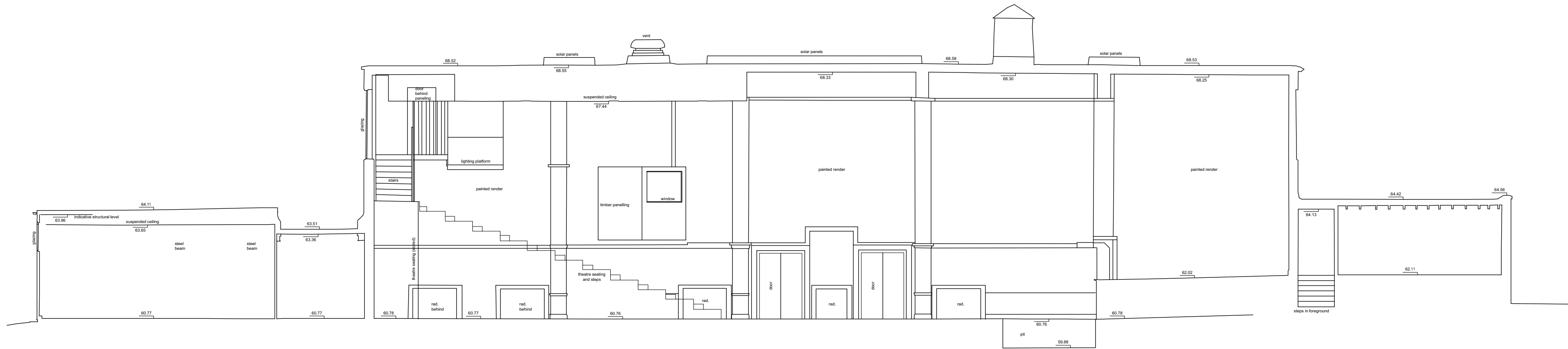
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Project PETERSFIELD FESTIVAL HALL		
Drawing title EXISTING ROOF PLAN		
Scale 1:100 @A1 & 1:200 @A3	Year 2017	
Job no. 590	Drawing no. 00.05	Revision /



Datum 58.00

Section AA
1:100@A1



Datum 58.00

Section BB
1:100@A1

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No.	Revision discription	Drawn	Checked	Date
Drawing status FEASIBILITY				

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Scale
1:100@A1



Project PETERSFIELD FESTIVAL HALL Drawing title EXISTING SECTION AA & BB		
Scale 1:100 @A1 & 1:200 @A3	Year 2017	
Job no. 590	Drawing no. 00.06	Revision /



1:100@A1

1:100@A1



1:100@A1

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Drawing status

FEASIBILITY

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Scale 1:100 @A1 & 1:200 @A3	Year 2017
Job no. 590	Drawing no. 00.07
	Revision /





Datum
57.00

ELEVATION 1
1:100@A1



Datum
57.00

ELEVATION 2
1:100@A1

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No.	Revision discription	Drawn	Checked	Date

Drawing status
FEASIBILITY

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Project PETERSFIELD FESTIVAL HALL			
Drawing title EXISTING ELEVATION 1 & 2			
Scale 1:100 @A1 & 1:200 @A3	Year 2017		
Job no. 590	Drawing no. 00.08	Revision /	



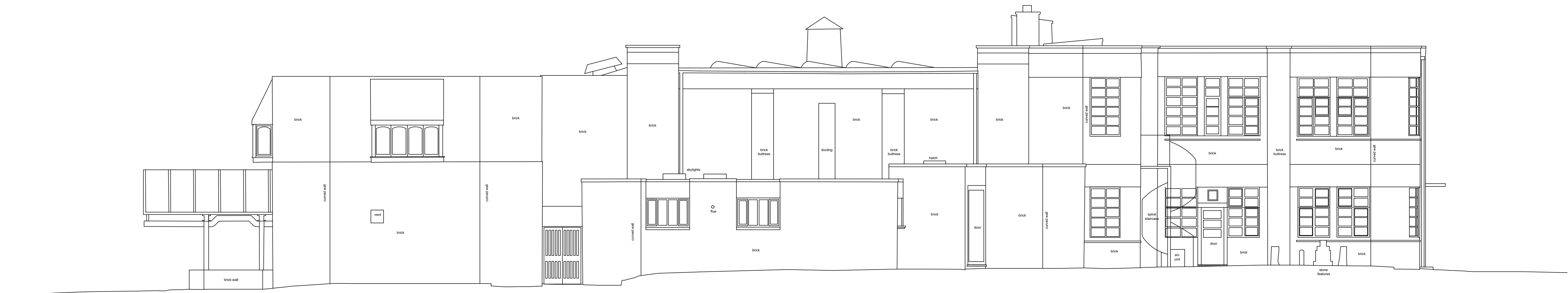
Scale
1:100@A1

0 5m



Datum
57.00

ELEVATION 3
1:100@A1



Datum
57.00

ELEVATION 4
1:100@A1

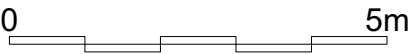
Standard Notes. (1) Figured dimensions only are to be used. (2) The Contractor must verify all dimensions on site before commencing any work or making shop drawings. (3) This drawing and the contained designs remain the copyright of Foster Wilson Architects LLP				
No.	Revision discription	Drawn	Checked	Date
Drawing status FEASIBILITY				

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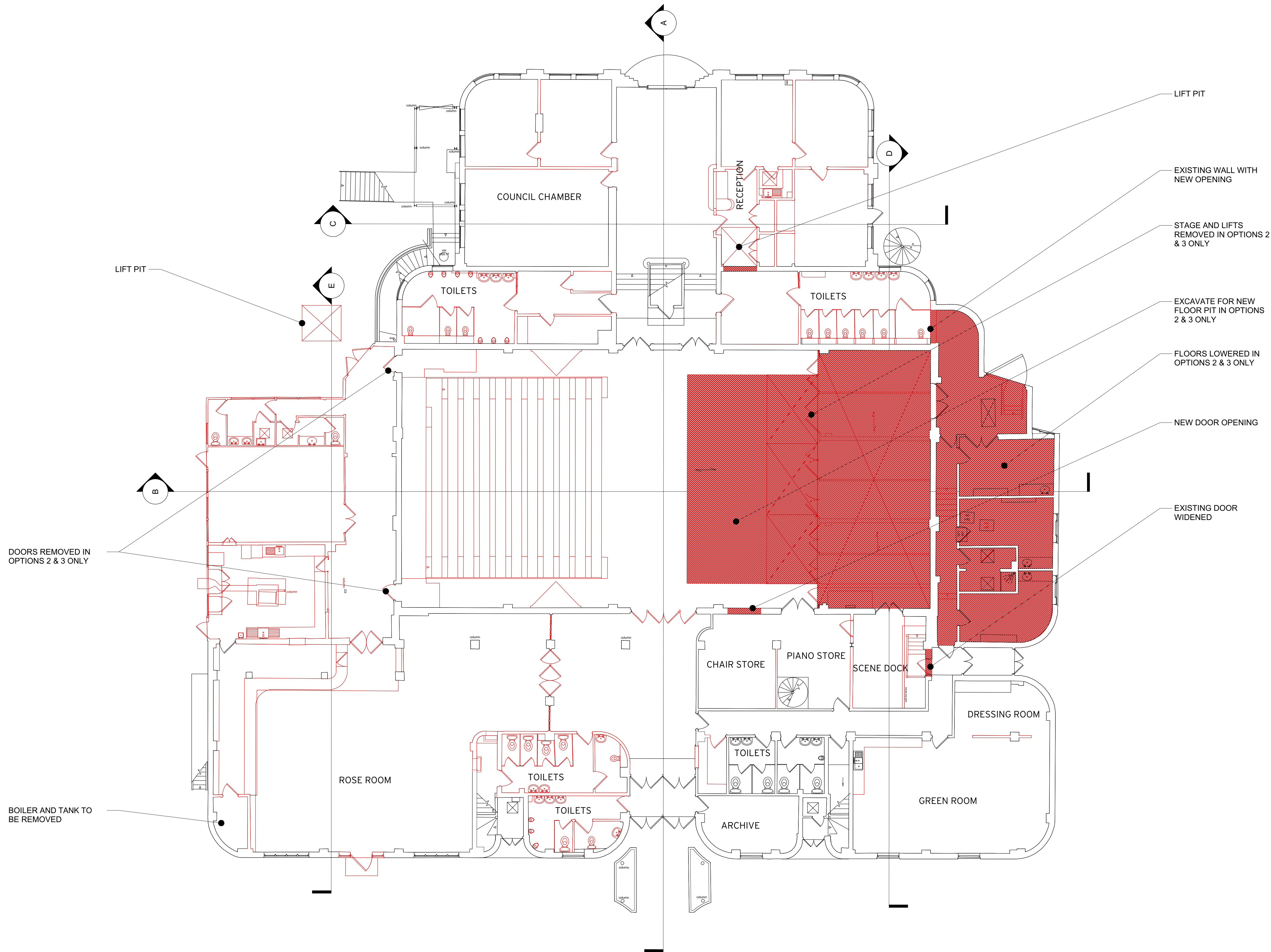
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Scale
1:100@A1



Project PETERSFIELD FESTIVAL HALL		
Drawing title EXISTING ELEVATION 3 & 4		
Scale 1:100 @A1 & 1:200 @A3	Year 2017	
Job no. 590	Drawing no. 00.09	Revision /



- KEY:
- EXISTING
 - DEMOLITION/ STRIP OUT

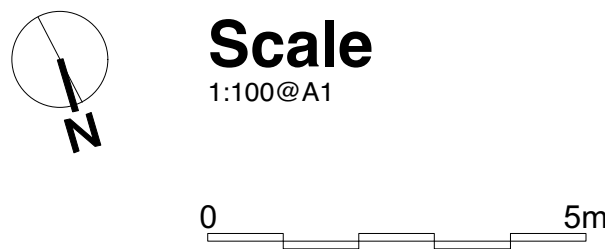
Standard Notes. (1) Figured dimensions only are to be used. (2) The Contractor must verify all dimensions on site before commencing any work or making shop drawings. (3) This drawing and the contained designs remain the copyright of Foster Wilson Architects LLP				
No.	Revision discription	Drawn	Checked	Date
Drawing status FEASIBILITY				

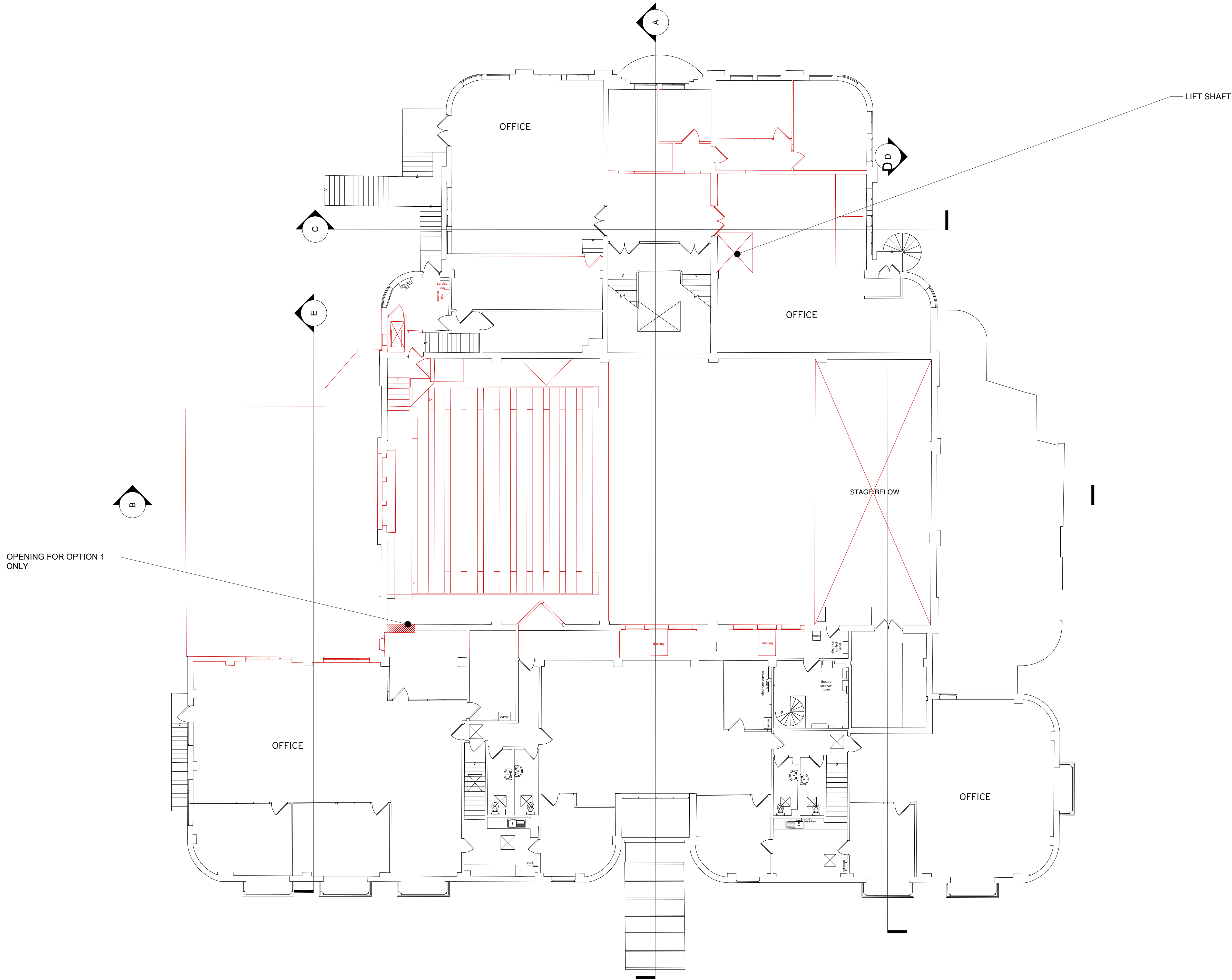
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Project PETERSFIELD FESTIVAL HALL			
Drawing title EXISTING/ DEMO GROUND FLOOR PLAN			
Scale 1:100 @A1 & 1:200 @A3	Year 2017		
Job no. 590	Drawing no. 01.01	Revision /	

Demolition- Ground Floor Plan
1:100@A1





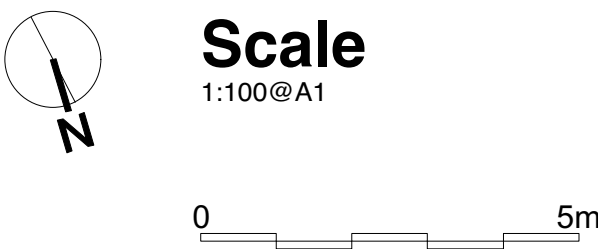
- KEY:
- EXISTING
 - DEMOLITION/ STRIP OUT

Standard Notes. (1) Figured dimensions only are to be used. (2) The Contractor must verify all dimensions on site before commencing any work or making shop drawings. (3) This drawing and the contained designs remain the copyright of Foster Wilson Architects LLP				
No.	Revision discription	Drawn	Checked	Date
Drawing status FEASIBILITY				

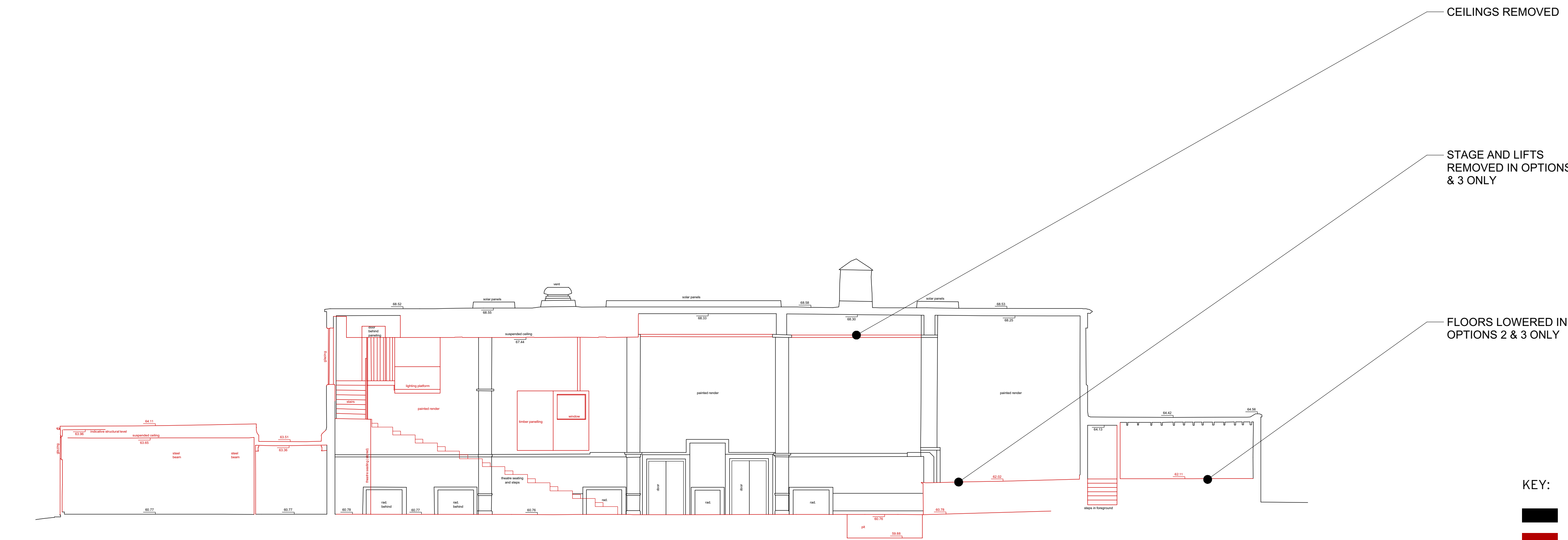
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Demolition- First Floor Plan
1:100@A1



Project PETERSFIELD FESTIVAL HALL			
Drawing title EXISTING/ DEMO FIRST FLOOR PLAN			
Scale 1:100 @A1 & 1:200 @A3	Year 2017		
Job no. 590	Drawing no. 01.02	Revision /	



Section B - B'

KEY:

EXISTING

DEMOLITION/ STRIP OUT

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No.	Revision discription	Drawn	Checked	Date
<div>Drawing status</div> <div>FEASIBILITY</div>				

Demolition- Section BB

1:100@A1

N

Scale

1:100@A1

0

5m

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Project

PETERSFIELD FESTIVAL HALL

Drawing title

EXISTING/ DEMO SECTION BB

Scale

1:100 @A1 & 1:200 @A3

Year

2017

Job no.

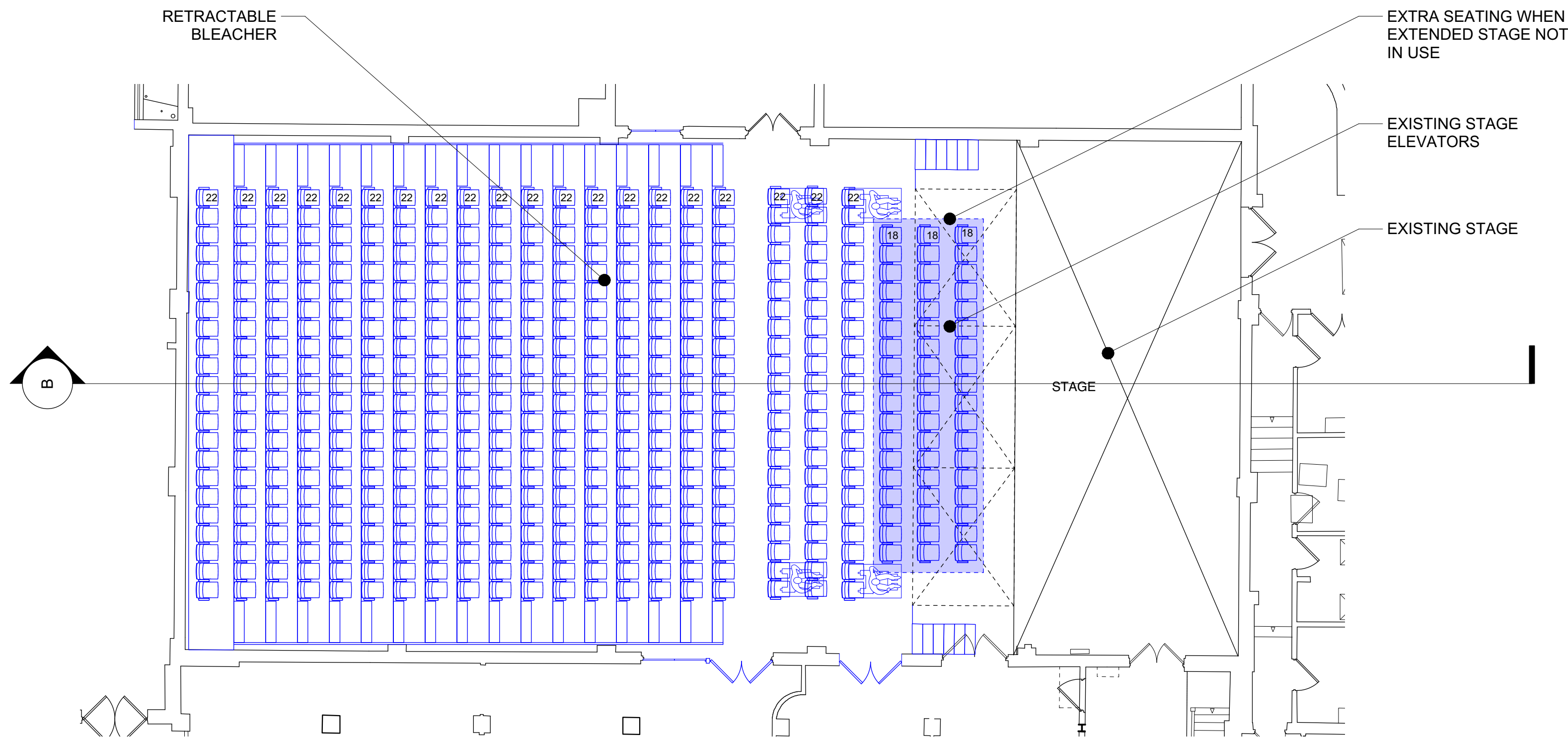
590

Drawing no.

01.03

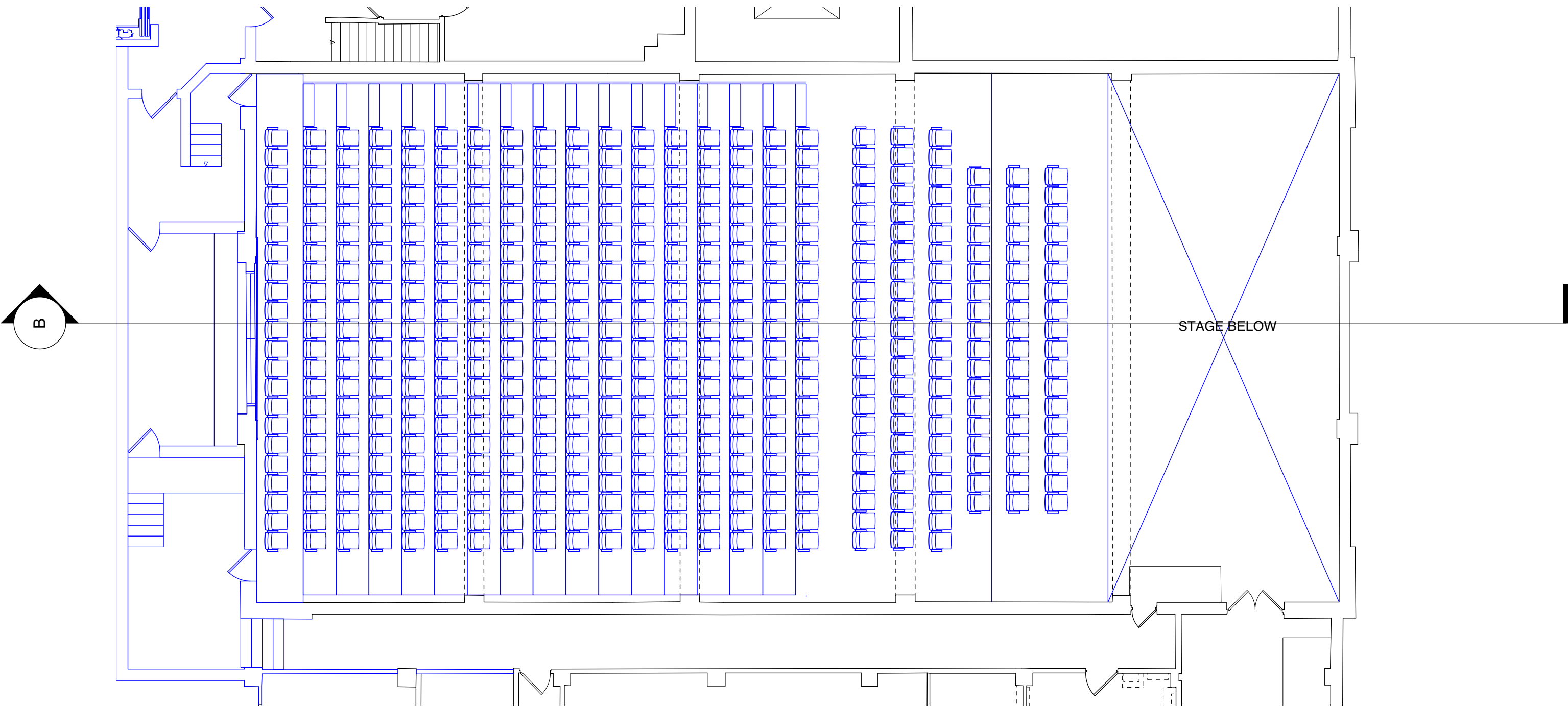
Revision

/



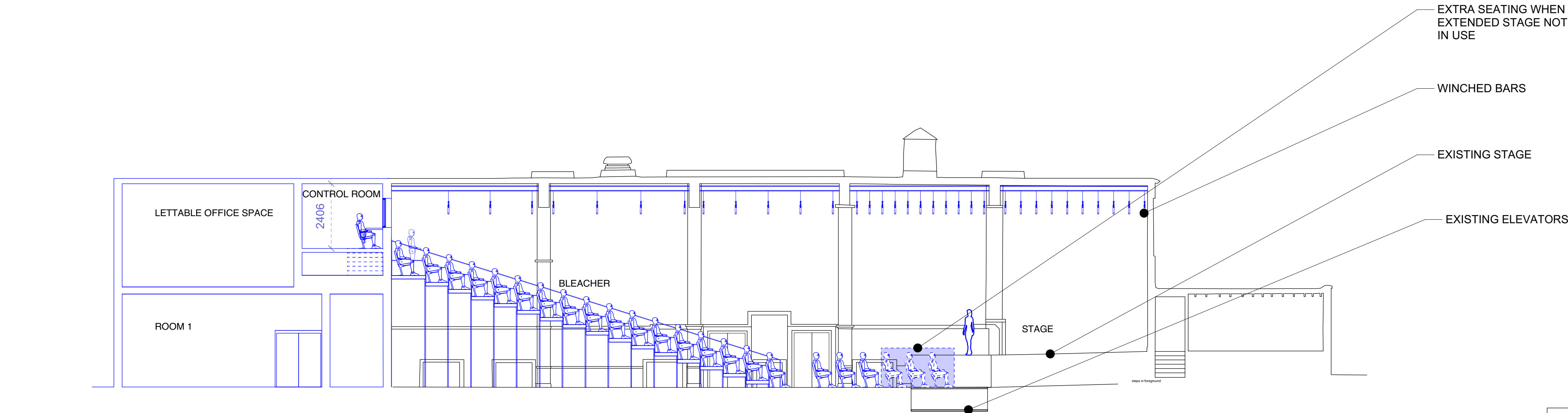
Option 1 Ground Floor : Extended Existing Stage & New Bleachers

1:100@A1



Option 1 First Floor : Extended Existing Stage & New Bleachers

1:100@A1



Datum 58.00

Option 1- Section BB

1:100@A1

SEAT COUNT (Stage Extended)

Bleachers : 22 seats x 17 Rows = 374 seats

Floor Seats: 22 seats x 3 Rows = 88 seats

TOTAL SEAT COUNT: 462 seats

SEAT COUNT (Stage Not Extended)

Bleachers : 22 seats x 17 Rows = 374 seats

Floor Seats: 22 seats x 3 Rows = 88 seats

Extra seats: 18 seats x 3 Rows= 54 seats

TOTAL SEAT COUNT: 516 seats

KEY:

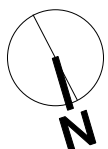
- EXISTING
- PROPOSED

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No.	Revision discription	Drawn	Checked	Date
A	COSTING	HS	TF	01.12.17
B	CHANGES TO SEATING LAYOUTS WC'S ADDED TO EXTENSION AND CHANGES TO SEAT LAYOUTS	HS	TF	05.12.17
Drawing status FEASIBILITY				

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Project PETERSFIELD FESTIVAL HALL		
Drawing title OPTION 1		
Scale 1:100 @A1 & 1:200 @A3	Year 2017	
Job no. 590	Drawing no. 02.01 OP 1	Revision B

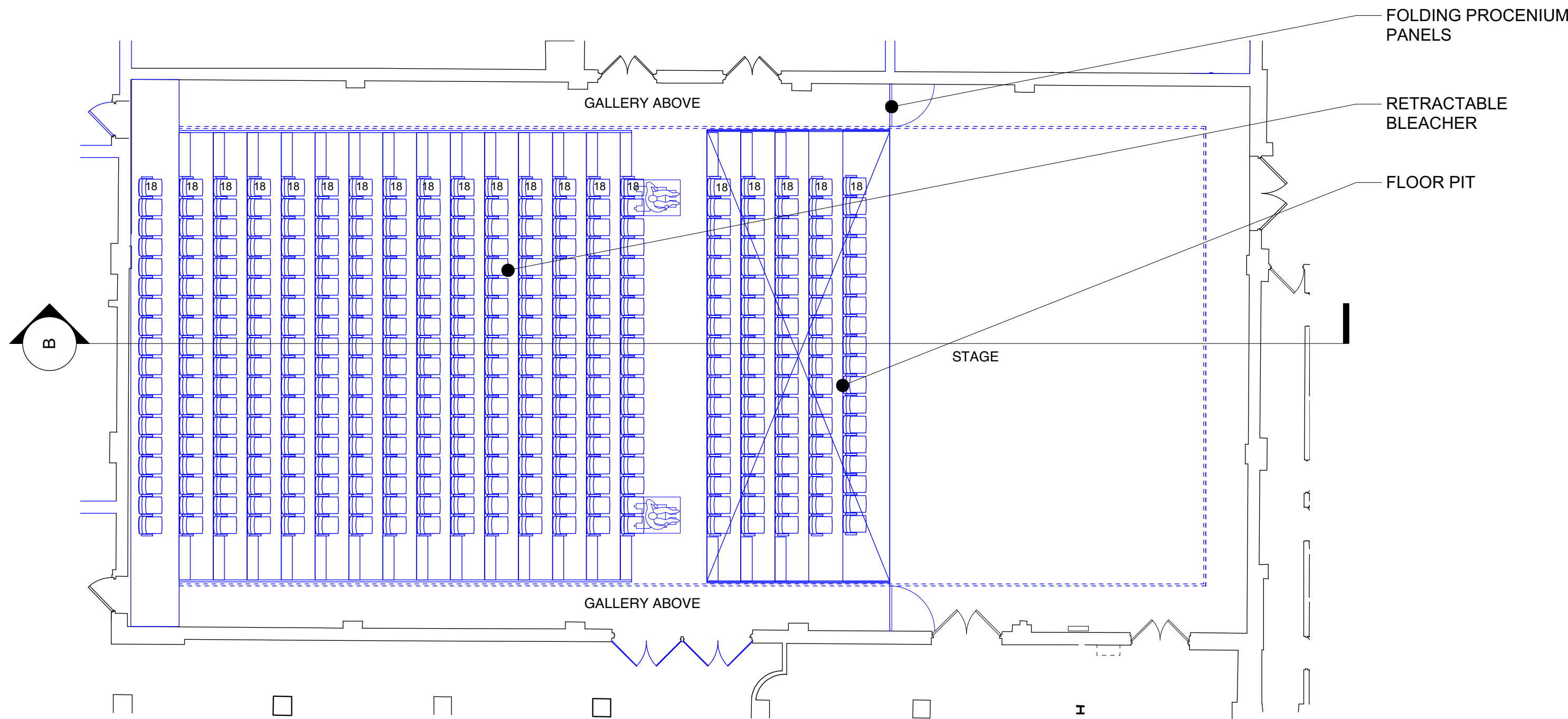


Scale

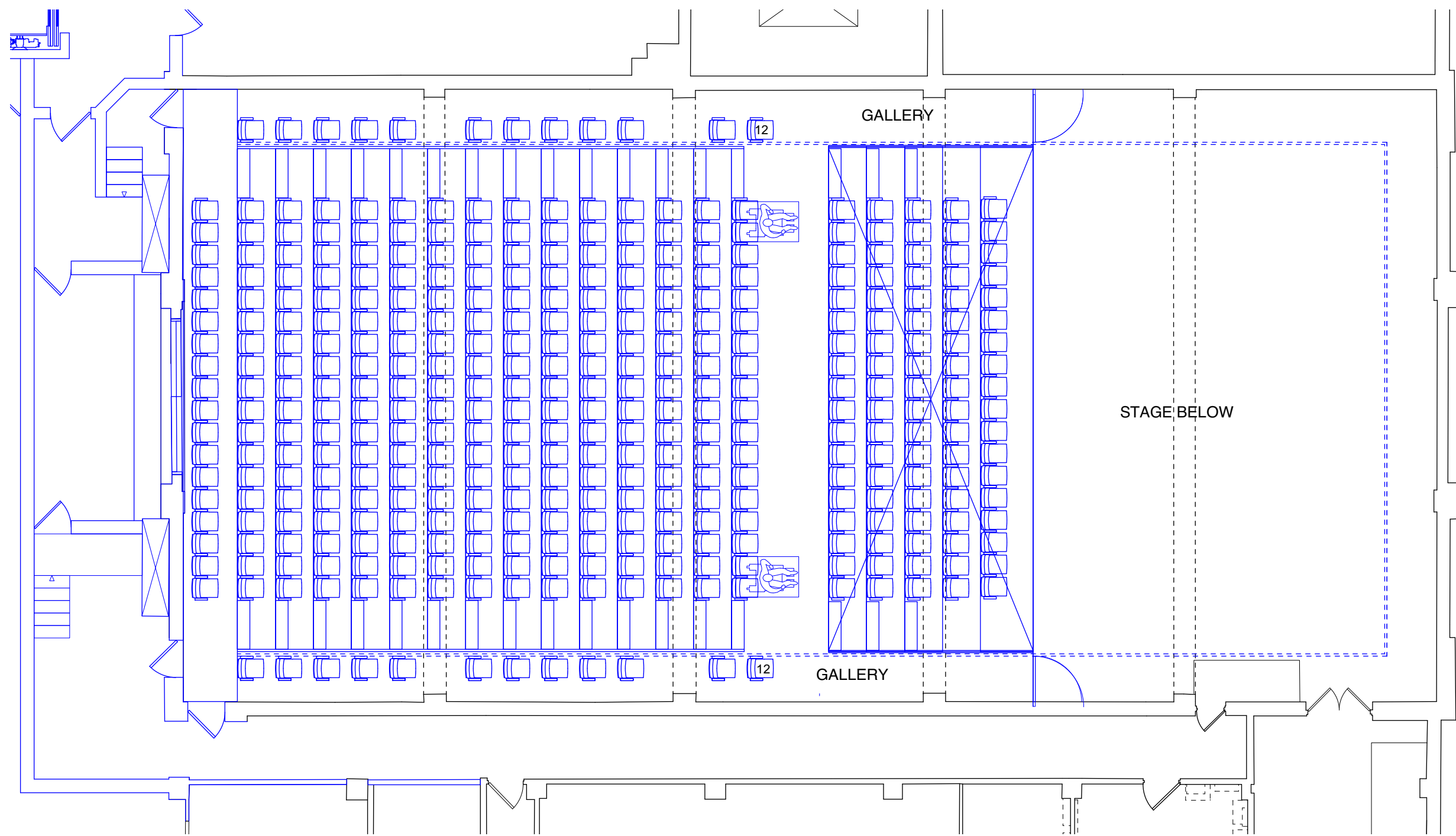
1:100@A1

0

5m



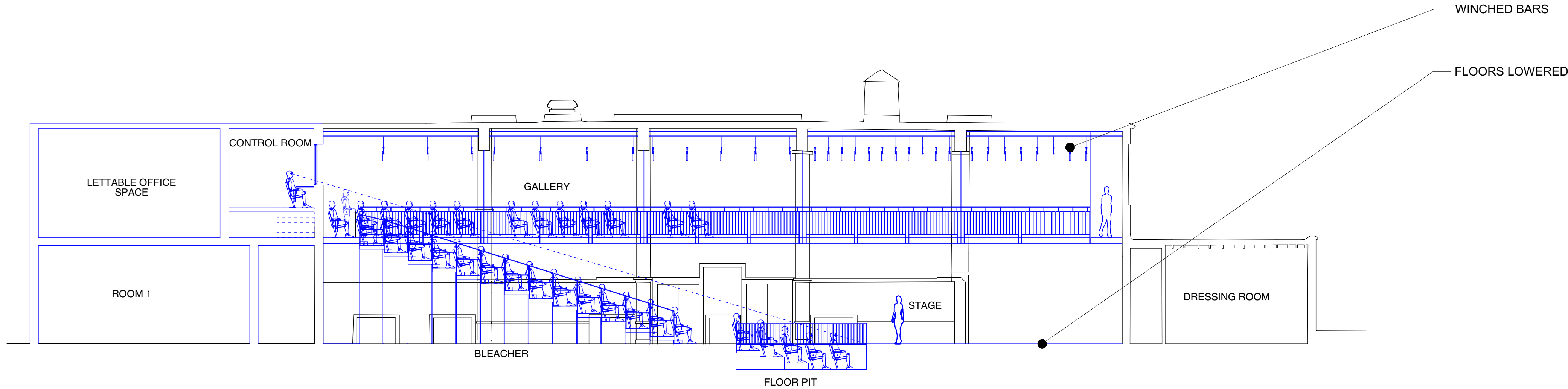
Option 2- Ground Floor: Flat floor & Galleries
1:100@A1



Option 2- First Floor: Flat floor & Galleries
1:100@A1

KEY:
EXISTING
PROPOSED

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No.	Revision description	Drawn	Checked	Date
A	COSTING	HS	TF	01.12.17
B	CHANGES TO SEATING LAYOUTS WCS ADDED TO EXTENSION AND CHANGES TO SEAT LAYOUTS	HS	TF	05.12.17
Drawing status FEASIBILITY				



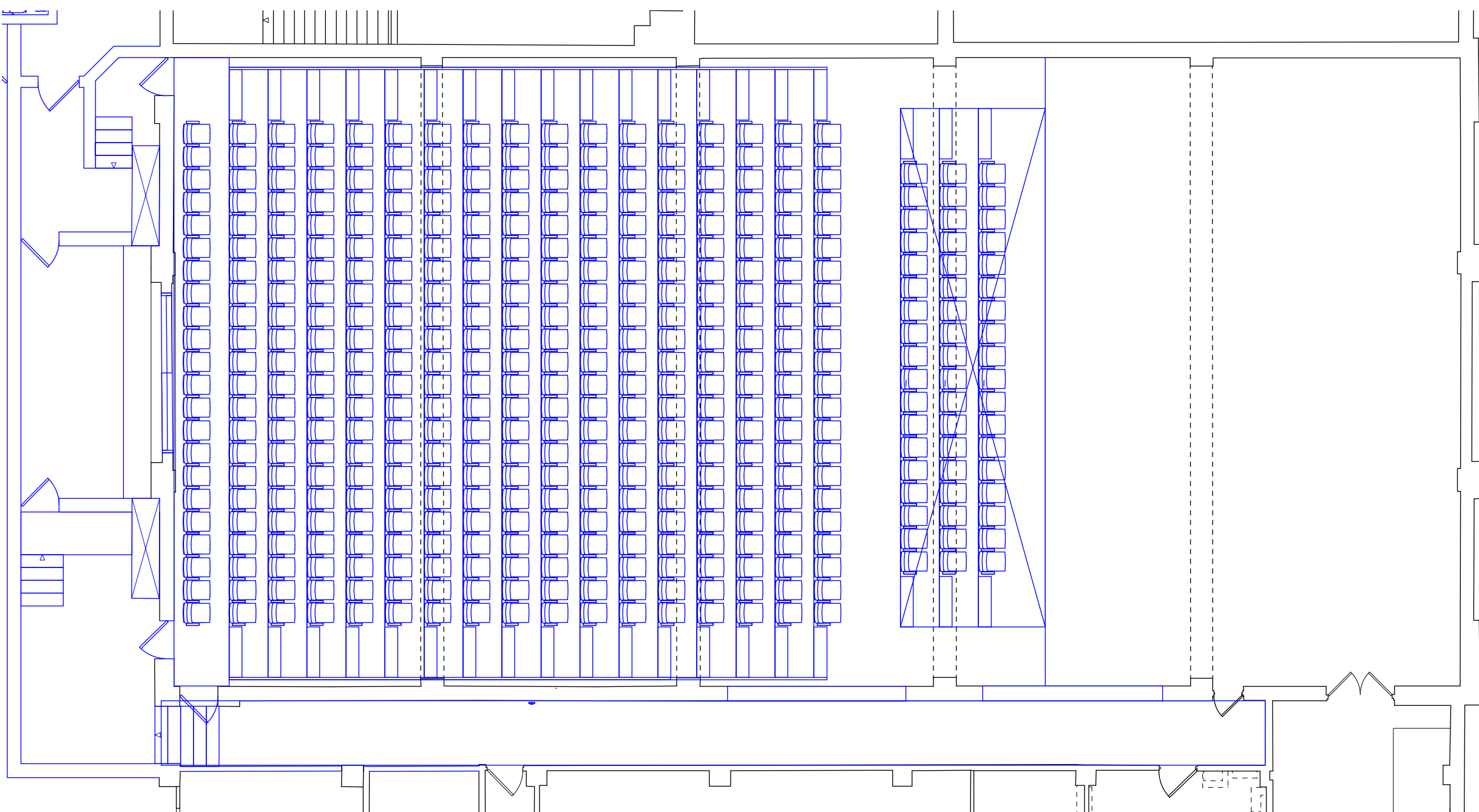
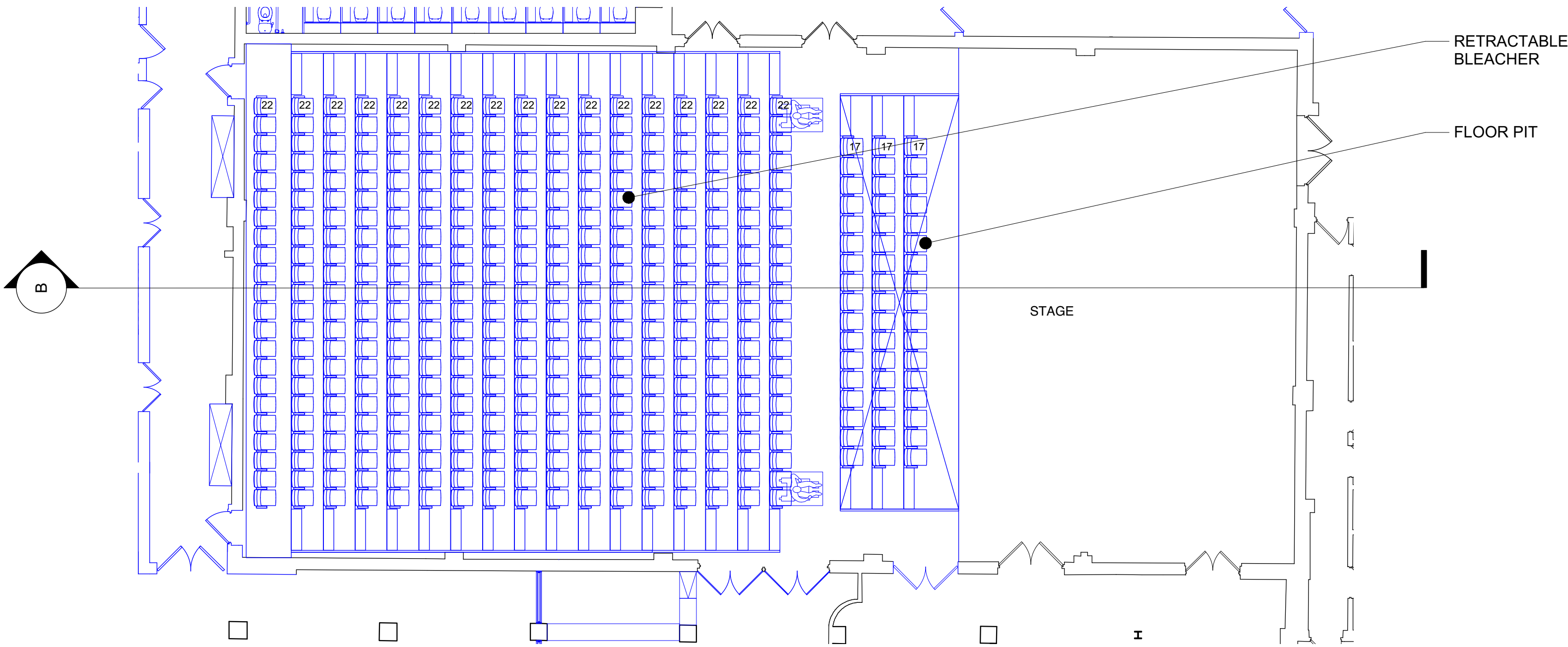
Option 2- Section BB: Flat floor & Galleries
1:100@A1

SEAT COUNT
Bleachers : 18 seats x 15 Rows = 270 seats
Floor Pit: 18 seats x 5 Rows = 90 seats
Gallery: 12 seats x 2 rows= 24 seats
TOTAL SEAT COUNT: 384 seats

Scale
1:100@A1
0 5m

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Project PETERSFIELD FESTIVAL HALL		
Drawing title OPTION 2		
Scale 1:100 @A1 & 1:200 @A3	Year 2017	
Job no. 590	Drawing no. 02.02 OP 2	Revision B



Option 3- Ground Floor: Flat floor & Full Width Bleacher

1:100@A1

Option 3- First Floor: Flat floor & Full Width Bleacher

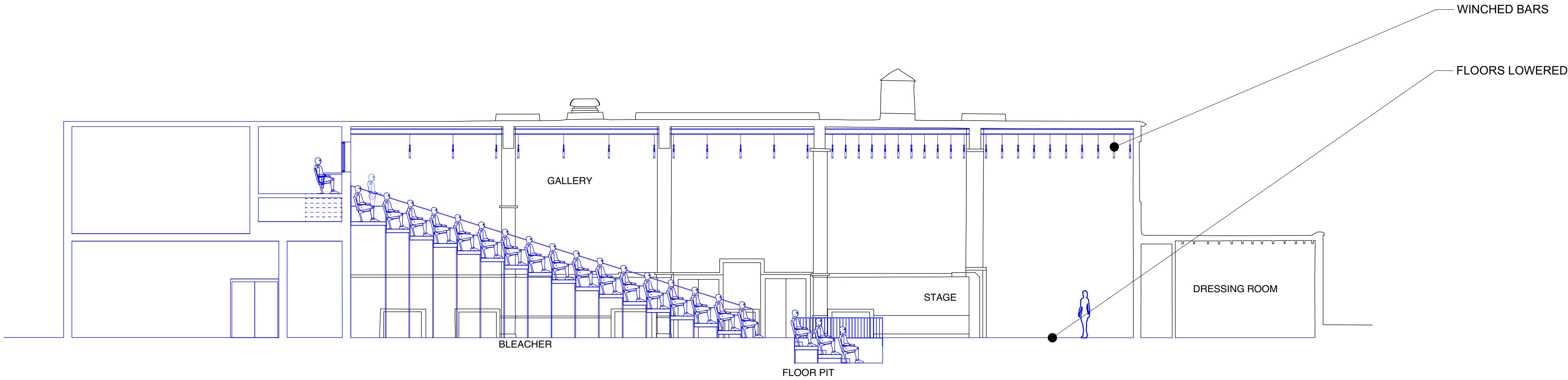
1:100@A1

KEY:

- EXISTING
- PROPOSED

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No.	Revision discription	Drawn	Checked	Date
A	COSTING	HS	TF	01.12.17
B	CHANGES TO SEATING LAYOUTS WCS ADDED TO EXTENSION AND CHANGES TO SEAT LAYOUTS	HS	TF	05.12.17

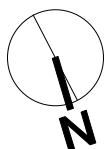
Drawing status
FEASIBILITY



Option 3- Section BB: Flat floor & Full Width Bleacher

1:100@A1

SEAT COUNT
Bleachers : 22 seats x 17 Rows = 374 seats
Floor Pit: 17 seats x 3 Rows = 42 seats
TOTAL SEAT COUNT: 416 seats



Scale

1:100@A1
0 5m

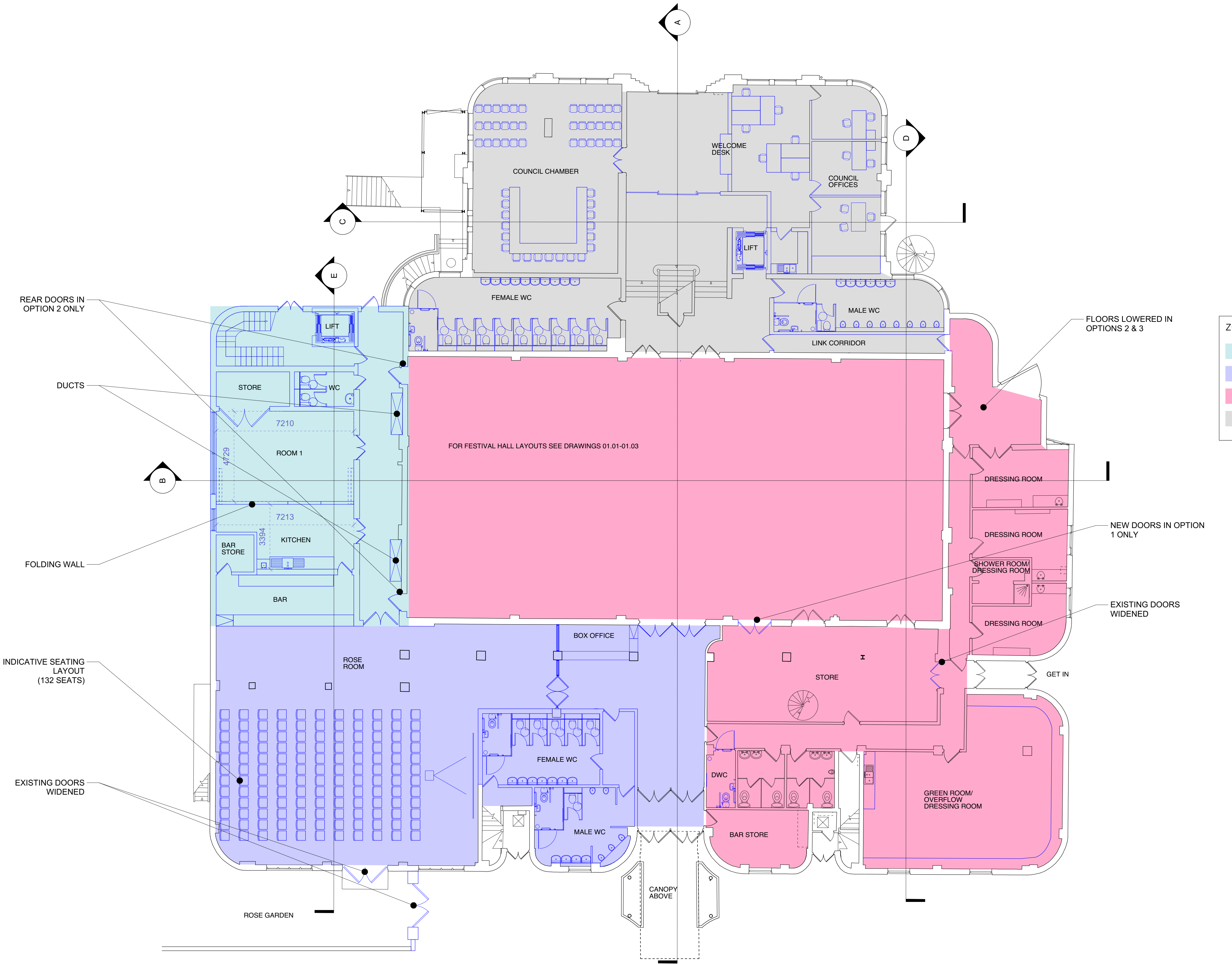
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Project PETERSFIELD FESTIVAL HALL		
Drawing title OPTION 3		
Scale 1:100 @A1 & 1:200 @A3	Year 2017	
Job no. 590	Drawing no. 02.03 OP 3	Revision B

Proposed Ground Floor Plan

1:100@A1



ZONES (WITH APPROXIMATE SQM)

PHASE 1- EXTENSION-	160 SQM
PHASE 1A- ROSE ROOM & LOBBY-	311 SQM
PHASE 2- MAIN HALL & BACKSTAGE-	688 SQM
PHASE 2A- TOWN HALL-	320 SQM

- KEY:
- EXISTING
 - PROPOSED

Standard Notes.

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No.	Revision description	Drawn	Checked	Date
A	COSTING	HS	TF	01.12.17
B	CHANGES TO SEATING LAYOUTS	HS	TF	05.12.17
C	WCS ADDED TO EXTENSION AND CHANGES TO SEAT LAYOUTS	HS	TF	05.12.17
	HALL & BACKSTAGE ZONES COMBINED. ZONES NUMBERED	HS	TF	18.12.17

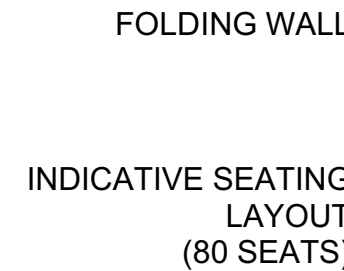
Drawing status

FEASIBILITY

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Project PETERSFIELD FESTIVAL HALL			
Drawing title PROPOSED GROUND FLOOR			
Scale 1:100 @A1 & 1:200 @A3	Year 2017		
Job no. 590	Drawing no. 02.10	Revision C	



INDICATIVE SEATING
LAYOUT
(80 SEATS)

DUCTS

NEW DOOR IN OPTION 2
ONLY

NEW STAIRS IN
OPTIONS 1 & 3 ONLY

NEW STAIRS IN
OPTIONS 1 & 3 ONLY

IMPROVED LIGHTING
AND SIGNAGE TO
ENTRANCE CANOPY

1:100@A1

PHASE 2A- TOWN HALL- 320 SQM

 PROPOSED

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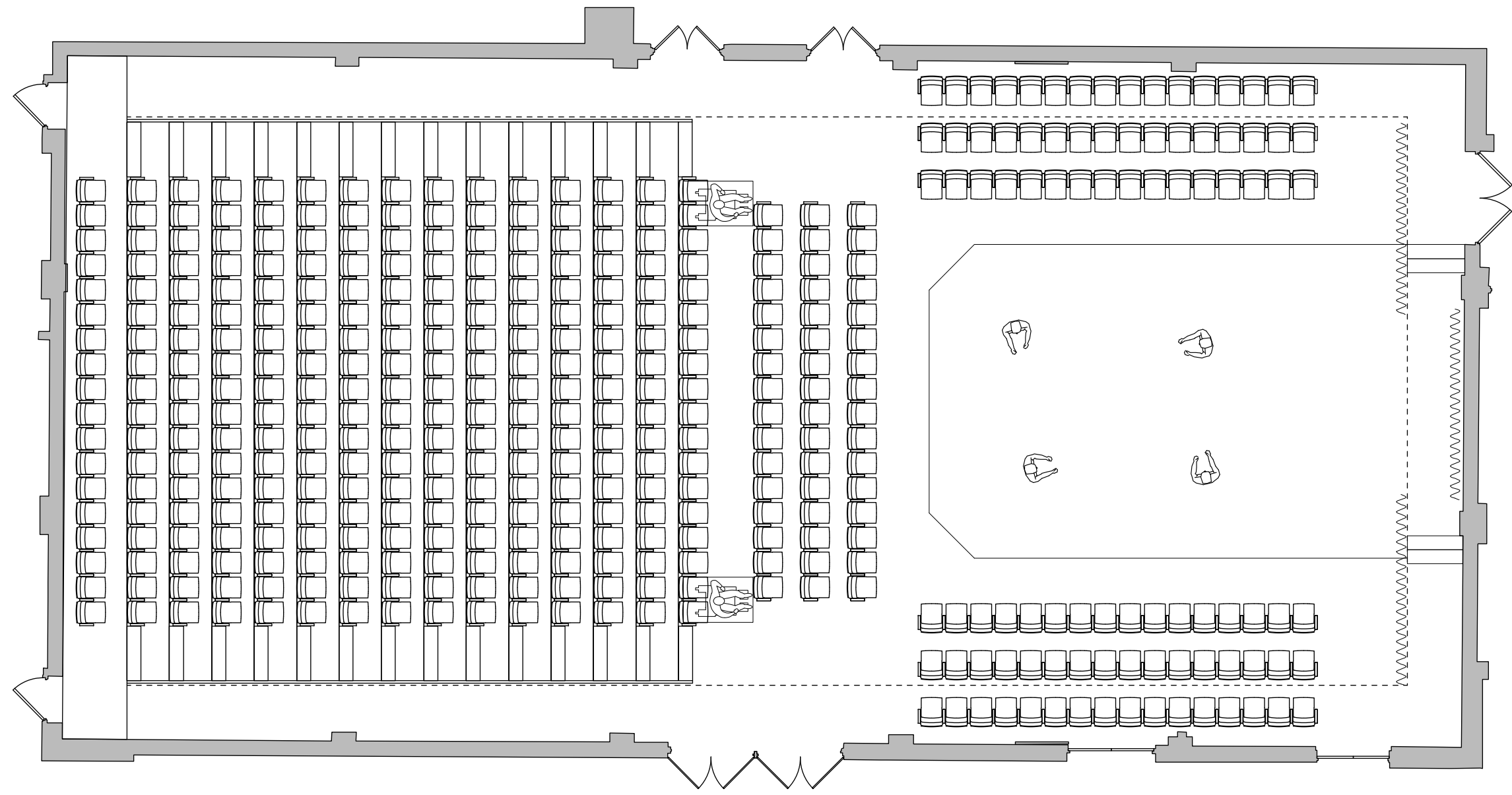
Drawing status

FEASIBILITY

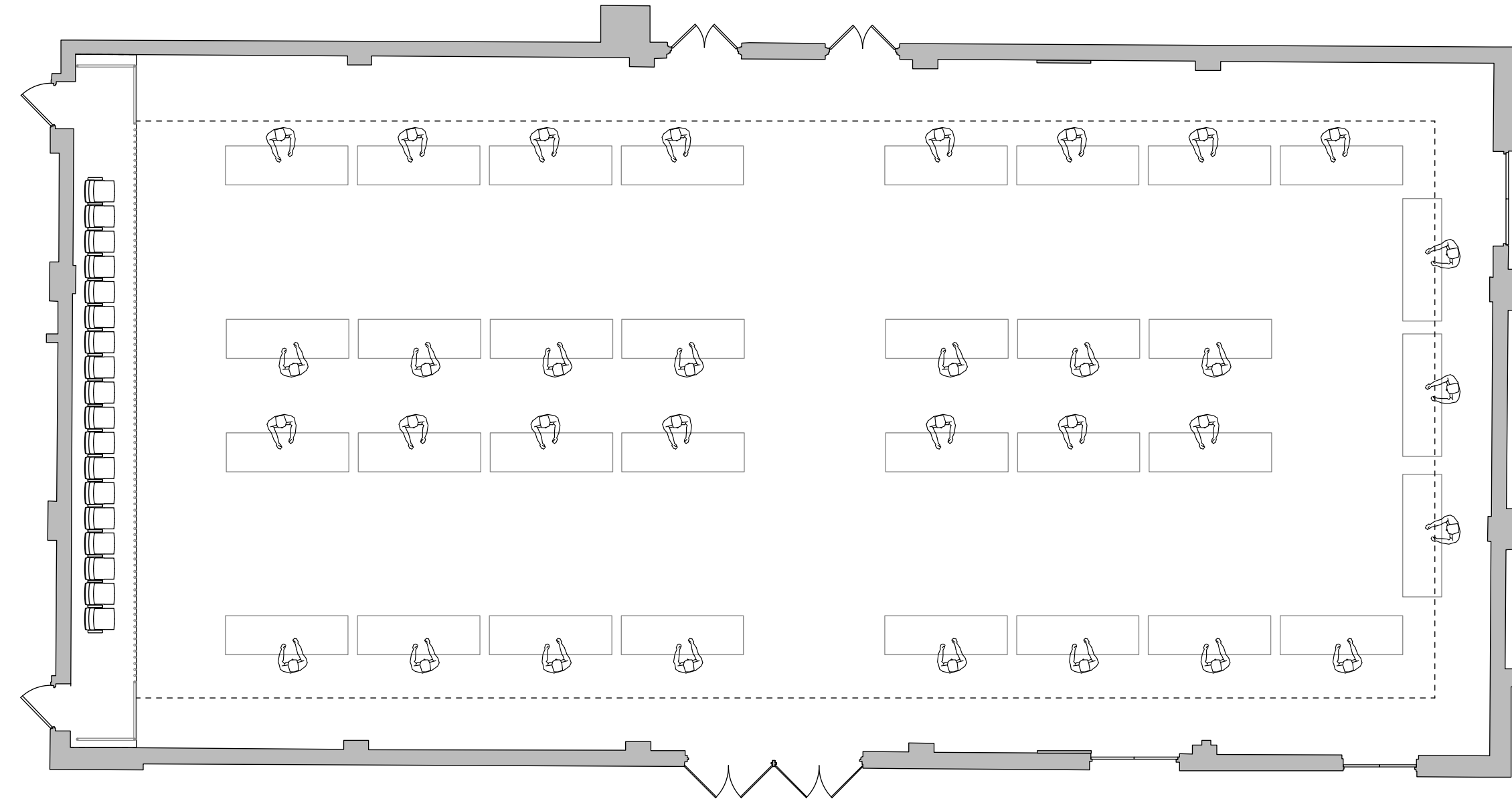
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Job no.	Drawing no.	Revision
590	02.11	C

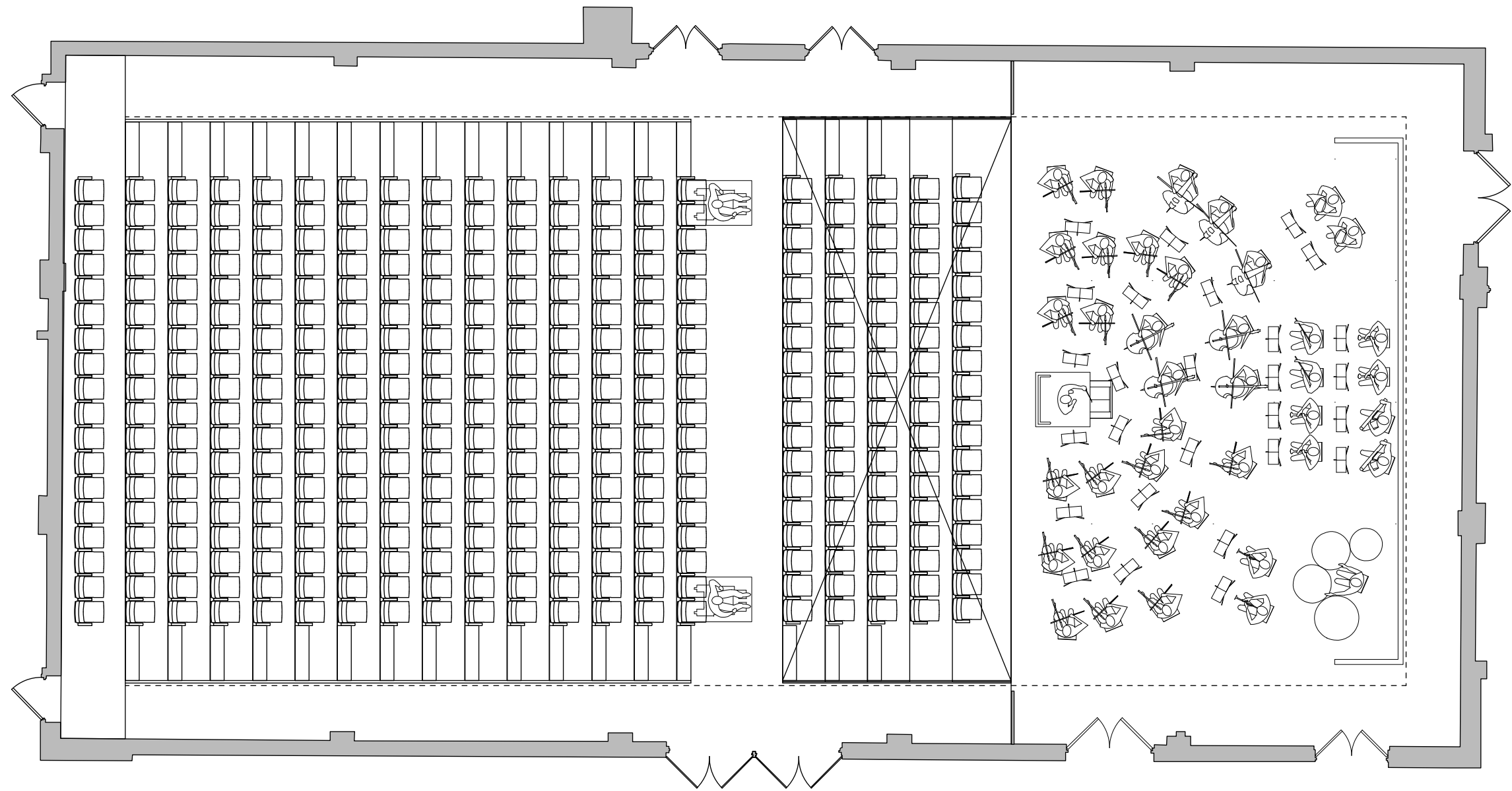




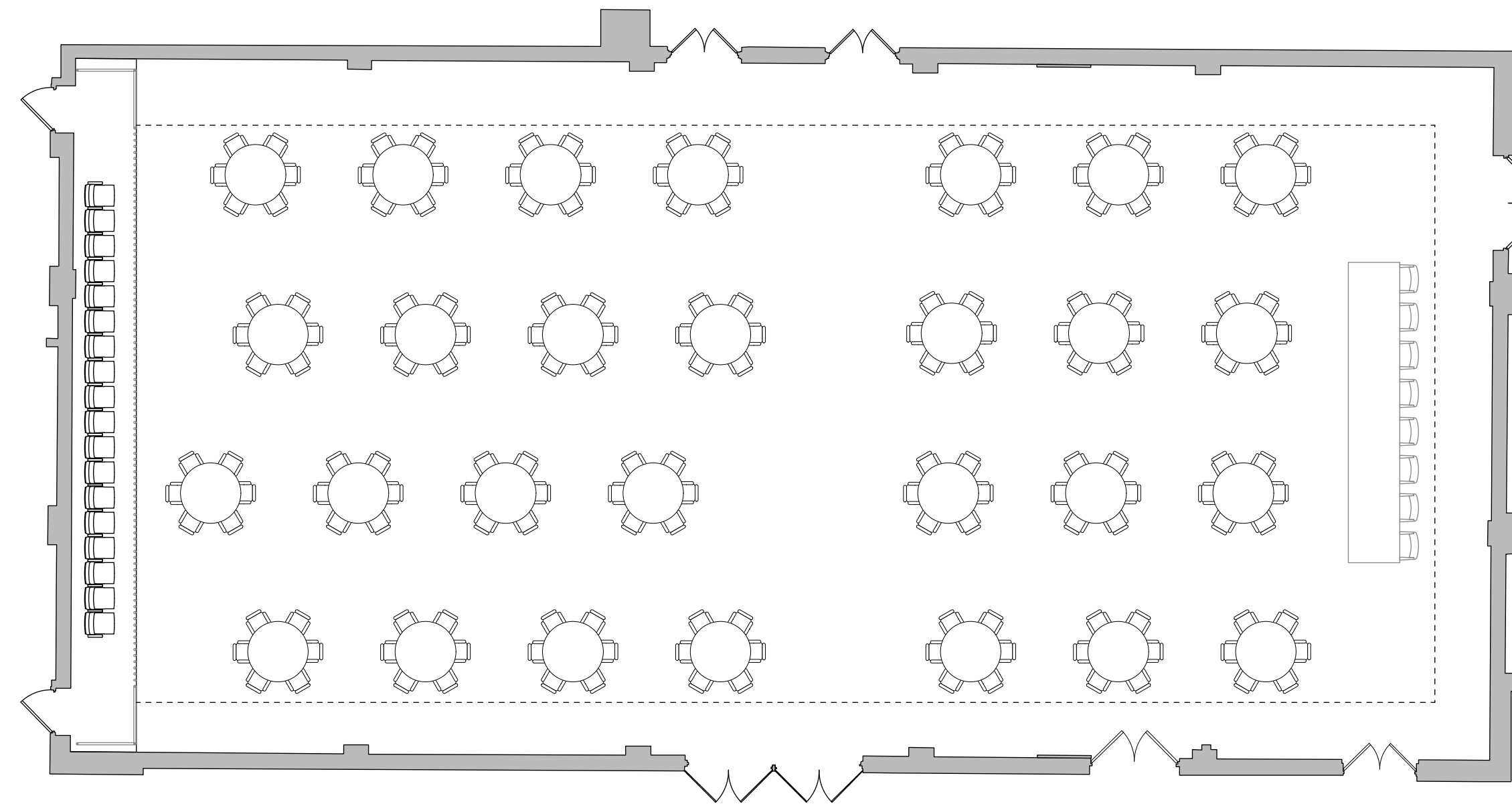
Thrust Stage Option / Option 2
414 Seats



Fair/ Market / Option 2
33 Stalls



Concert / Option 2
384 Seats (24 gallery seats included)



Dinner / Option 2
176 Covers

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Drawing status FEASIBILITY				

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Project PETERSFIELD FESTIVAL HALL			
Drawing title ALTERNATIVE LAYOUT DRAWINGS			
Scale 1:100 @A1 & 1:200 @A3	Year 2017		
Job no. 590	Drawing no. 02.12	Revision .	

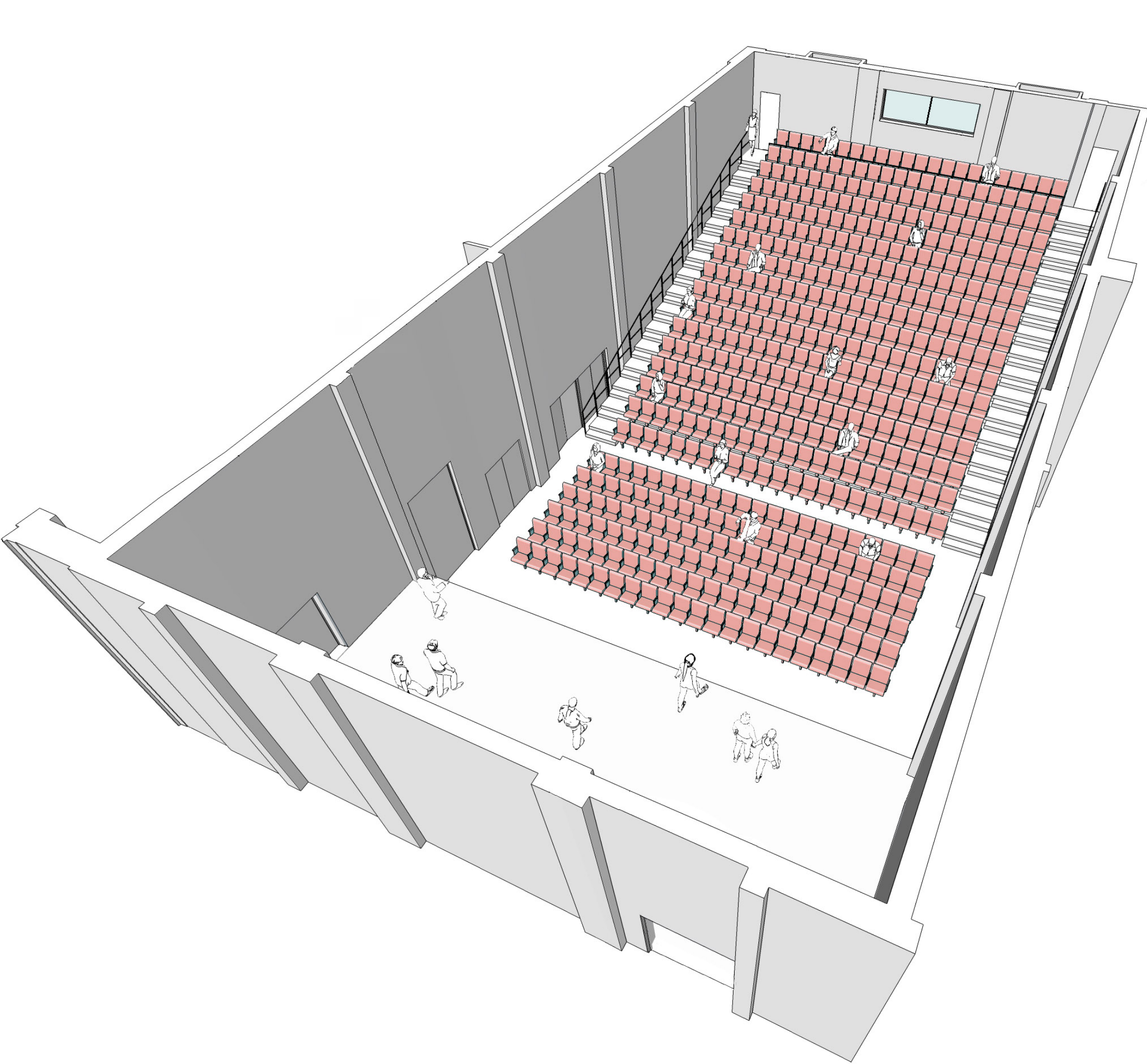
Alternative Layout Drawings

1:100@A1

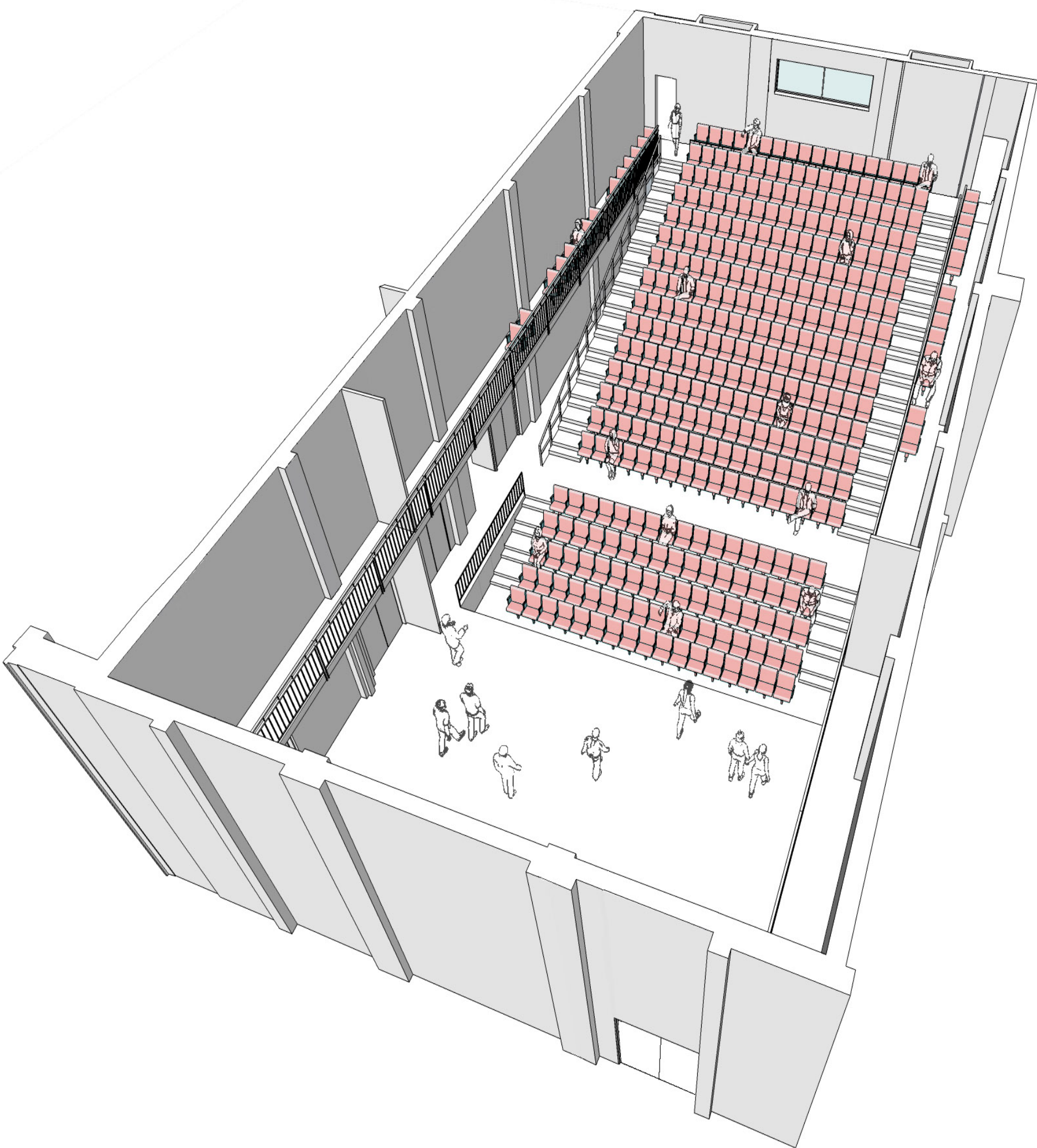


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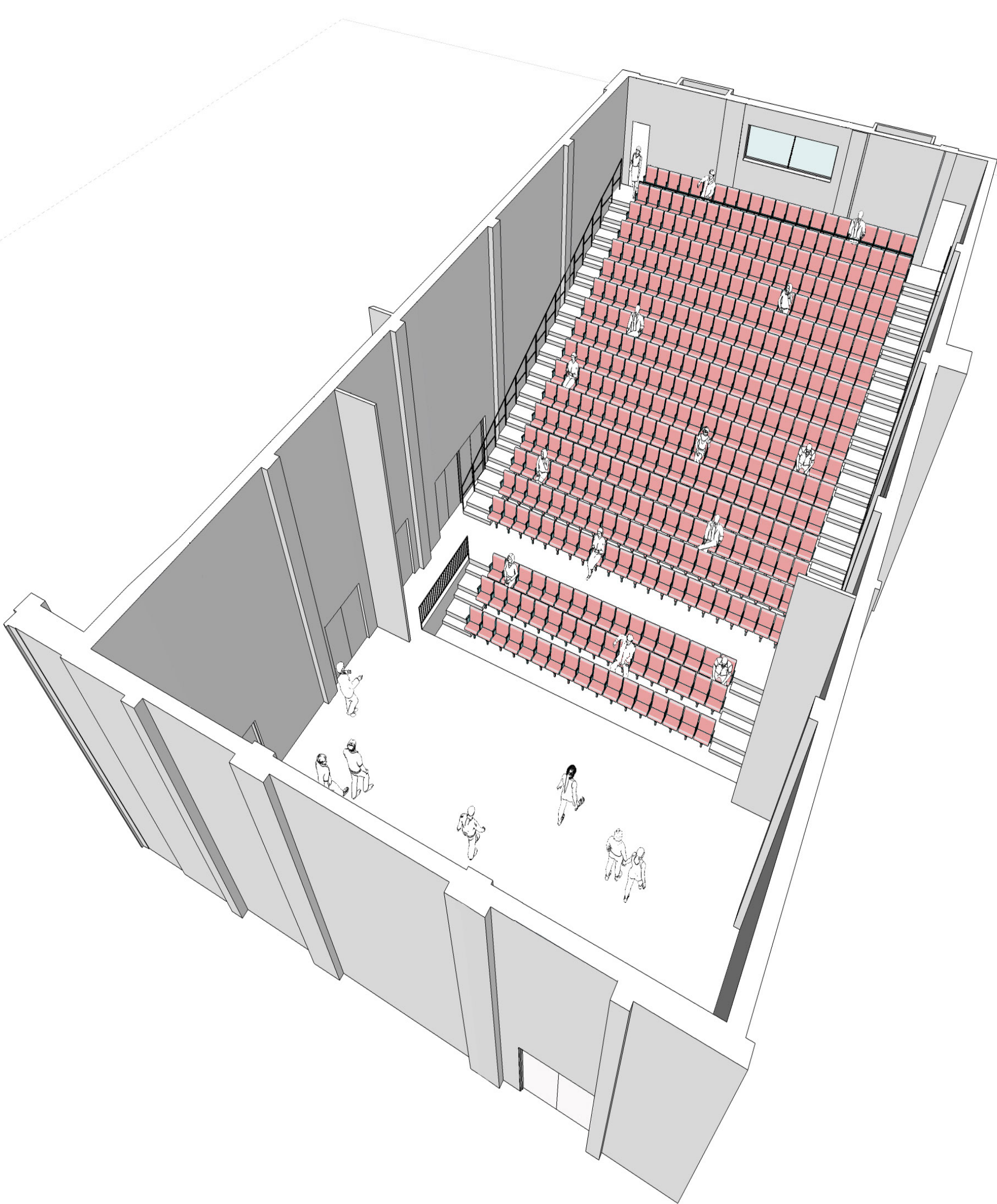




Option 1- Existing Stage



Option 2- Lowered Stage & Galleries



Option 3- Lowered Stage. No Galleries

3D Option Drawings

NTS

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No.	Revision discription	Drawn	Checked	Date
Drawing status FEASIBILITY				

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Project PETERSFIELD FESTIVAL HALL	
Drawing title 3D HALL OPTION DRAWINGS	
Scale NTS	Year 2017
Job no. 590	Drawing no. 02.13
Revision .	

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