

Petersfield Festival Hall
RIBA Stage 2 - Design Report
Tim Foster

Foster
Wilson
Architects

Petersfield Festival Hall

Design Proposals are now at the end of RIBA Stage 2
What work has been done and what has changed?

CONSULTATION PROCESS

This involved:

- Presentation at a Town Meeting in April 2018
- Distribution of a leaflet to all residents in May 2018
- A public meeting and exhibition in June 2018
- Consultations with user groups at the public meeting
- Feedback forms completed by all attendees
- Feedback collated by PTC and discussed with FWA in early August

What were the key issues raised by the consultation process?

KEY ISSUES

- **Main Hall.** Option 2, with a lowered stage and side galleries, was the preferred option, but with the addition of a retractable choir bleacher and a small orchestra pit.
- **Foyer and Rose Room.** There was concern about congestion in the foyer caused by enlargement of the toilets. It was agreed to look at an extension at the entrance, to provide a more prominent entrance, a more spacious foyer and better toilet provision.
- **Town Hall.** PTC confirmed they wish to have an enlarged council chamber, a Town Visitor Centre and an office for the Hall management on the ground floor, with the PTC offices and the re-opened Small Hall on the first floor.
- **A 'Changing Places' Accessible WC** was requested in the Foyer.

FWA responded to these requests with revised proposals

KEY CHANGES

- **Main Hall.** The addition of a retractable choir bleacher and an enlarged floor pit to provide an orchestra pit.
- **Foyer and Rose Room.** An extension at the entrance, to provide a more spacious foyer, better toilet provision and a reconfigured Rose Room inside, with a new parking layout outside.
- **Town Hall.** An enlarged council chamber, a Town Visitor Centre and an office for the Hall management on the ground floor, with the PTC offices and the re-opened Small Hall on the first floor.
- **A 'Changing Places' accessible WC** in the Foyer.

A preliminary cost report for these changes was submitted and discussed by the Halls Committee in October.

With the main design development issues agreed, the whole Design Team were able to work up their technical proposals.

DESIGN TEAM

Architects/Lead Consultant

Foster Wilson Architects

Services Consultants

Skelly & Couch

Structural Engineers

Conisbee

Theatre Consultants

Carr & Angier

Acoustic Consultants

Gillieron Scott Acoustic

Design

Quantity Surveyors/Principal Designer Ainsley & Partners

All team members have prepared technical proposals, which have been coordinated into the revised design and included in a new cost plan. A Design Report covering all disciplines was completed in December 2018.

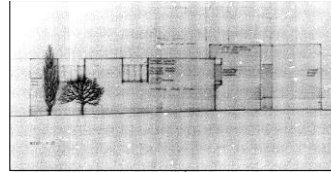
Timeline



1933 also sees the selection of architects Seely & Paget of 41 Cloth Fair London, appointed following an organised competition.



1975 - Petersfield Town Council gain planning permission for the erection of a 'small hall' to the East of the building - currently used as kitchen. This was built by Vic Hallam using his innovative 'Derwent System' Modular building method in 'Type Six'.



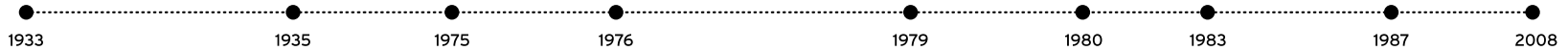
1979 - Planning Application is made for a brick extension on the West side of the Festival Hall, containing scene dock and dressing rooms.



1980 - Planning Application is made for the erection of a new side entrance extension, linking the 'small hall' with the Main Hall.



1987 - Petersfield Festival Hall reopens after new extension is built to rear and to the West side by local architect Kenneth Claxton. This was the final phase of his 5 phase scheme originally proposed in 1976.



In January of 1933, Marie Brahm instigates the need for a new venue for amateur theatre productions. Her efforts were backed up by local philanthropist Dr. Harry Roberts.

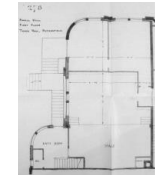
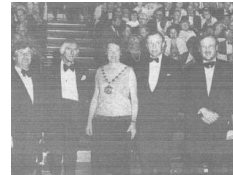
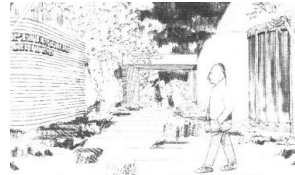
1935 - Town Hall and Festival Hall is completed in the year 1935 by Messrs. Rigg and Remington, of Carteret House, Westminster.

1976 - Plans are drawn up for a new phased scheme for the Music Hall including extensions and refurbishment, by local architect Kenneth Claxton.

1979 - Town Hall and Festival Hall is reopened to the public in October following an extensive refurbishment and side extension built to house scene dock and dressing rooms. The building is renamed *Petersfield Festival Hall*.

1983 - Approximate time the original Small Hall on the First Floor, is partitioned and divided.

2008 - Fire rips through First Floor Small Hall, which was then used as a costume store. This part of the Town Hall had to be completely refurbished



Design Proposals

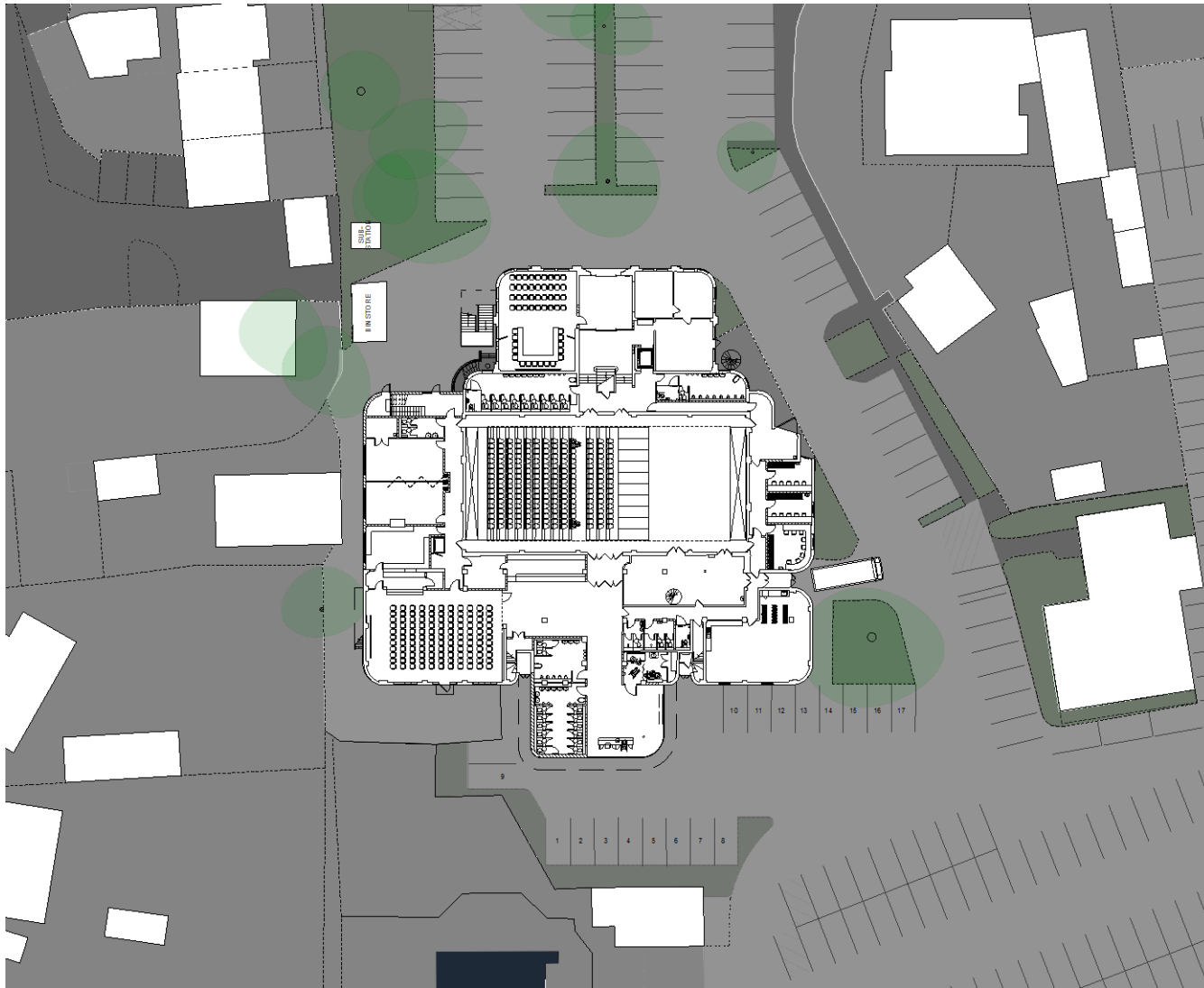
For the purposes of discussion and costing the works are divided into the following zones, which are colour coded on the proposal drawings:

1. Extension
2. Main Hall
3. Backstage
4. Foyer and Rose Room
5. Entrance Foyer Extension
6. Town Hall

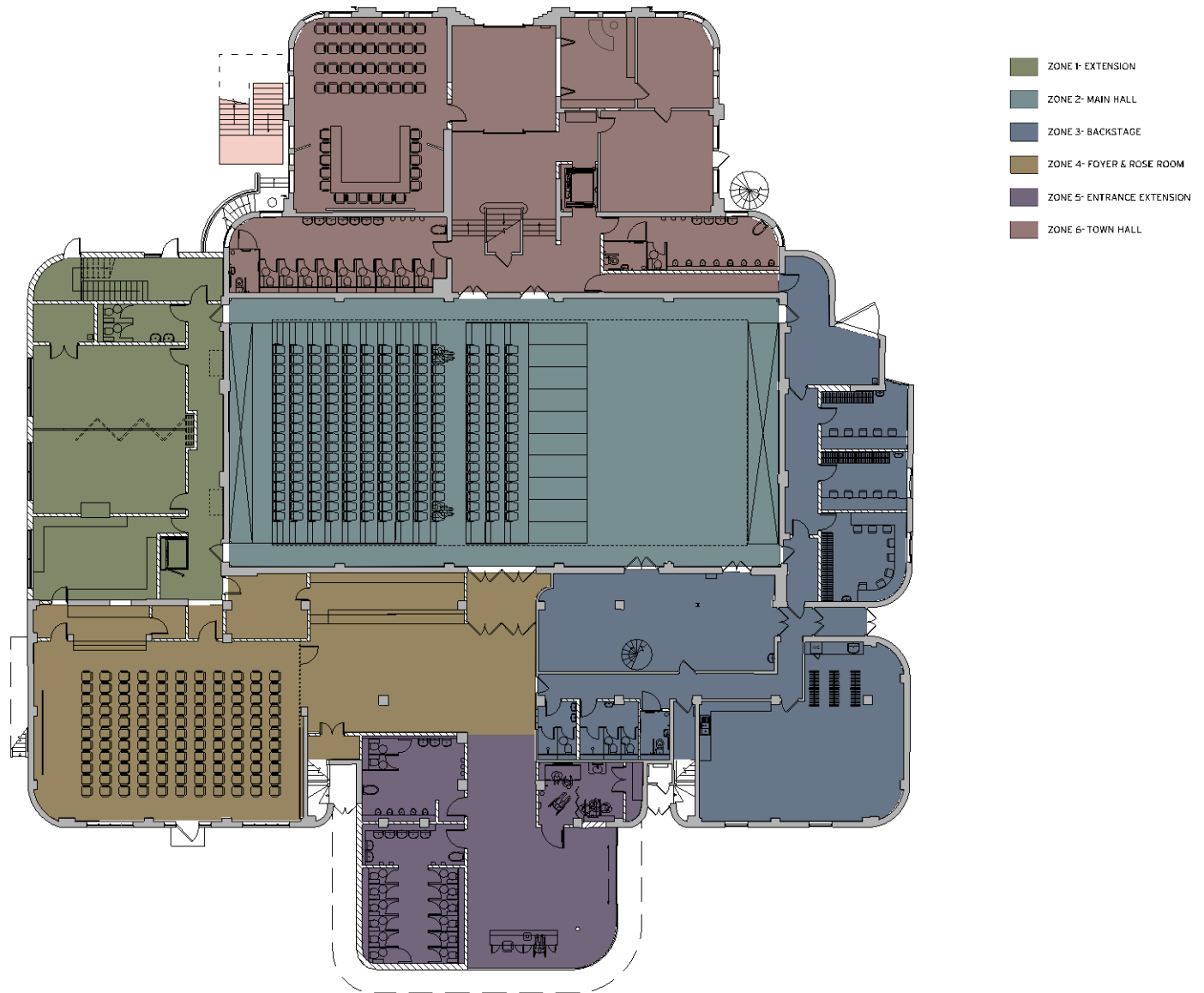
Phasing

For current purposes it is assumed the works will be undertaken as a single phase. The possibility of phasing, if required, will be discussed at the next design stage.

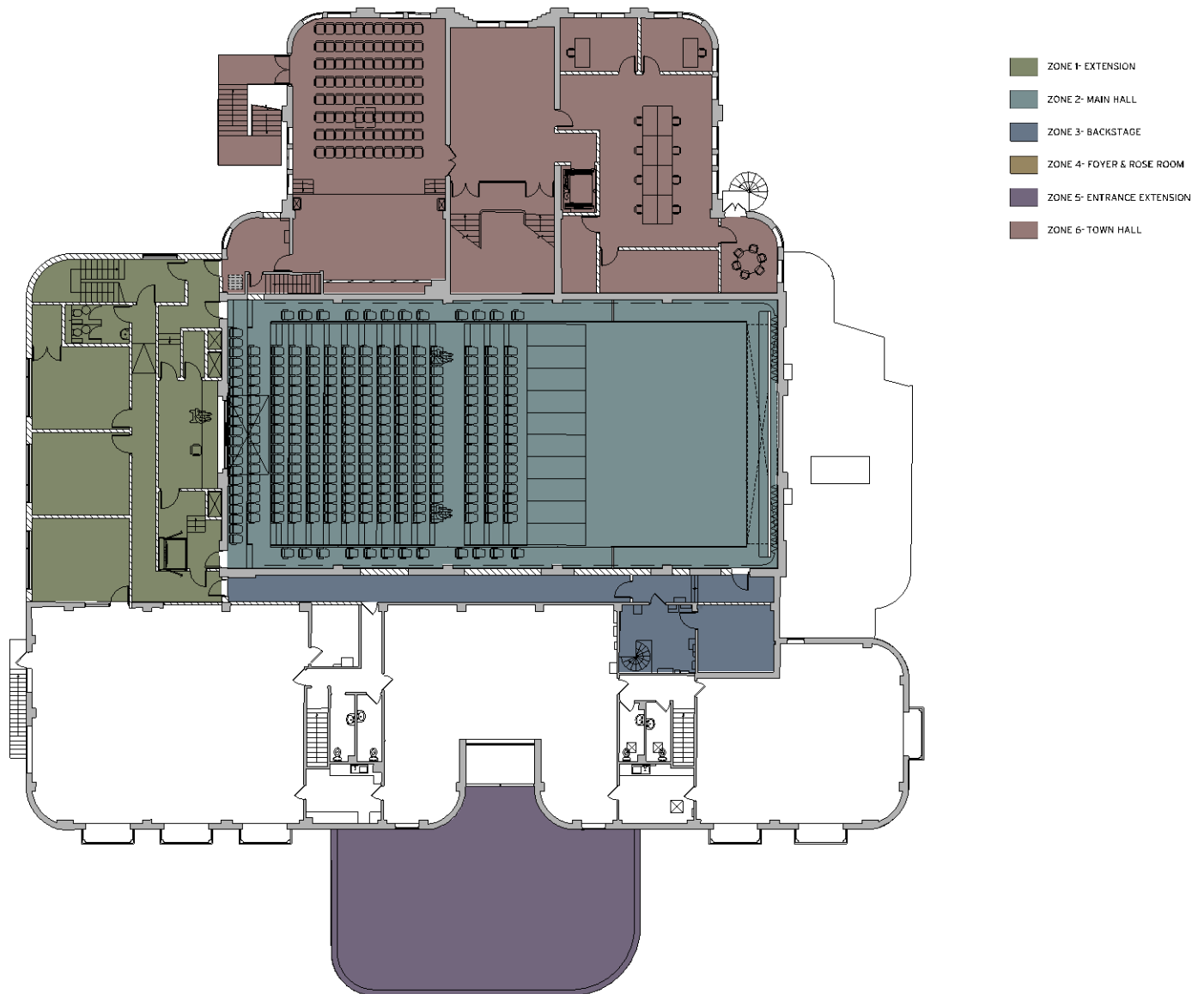
Site Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Elevations 1 & 2



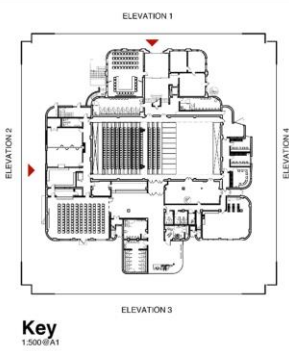
Proposed Elevation 1 (Town Hall Entrance)

1:100 @ A1



Proposed Elevation 2

1:100 @ A1



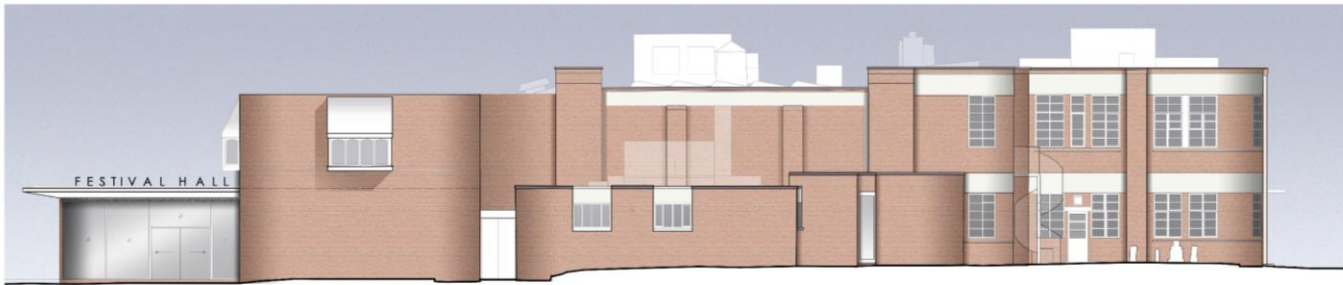
Key

1:500 @ A1

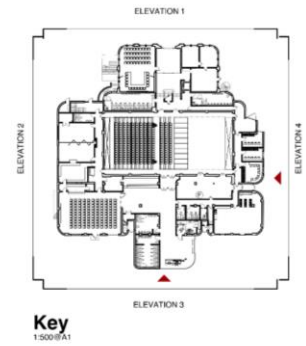
Elevations 3 & 4



Proposed Elevation 3 (Festival Hall Entrance)
1:100 @ A1



Proposed Elevation 4
1:100 @ A1



Exterior view



Axonometric view



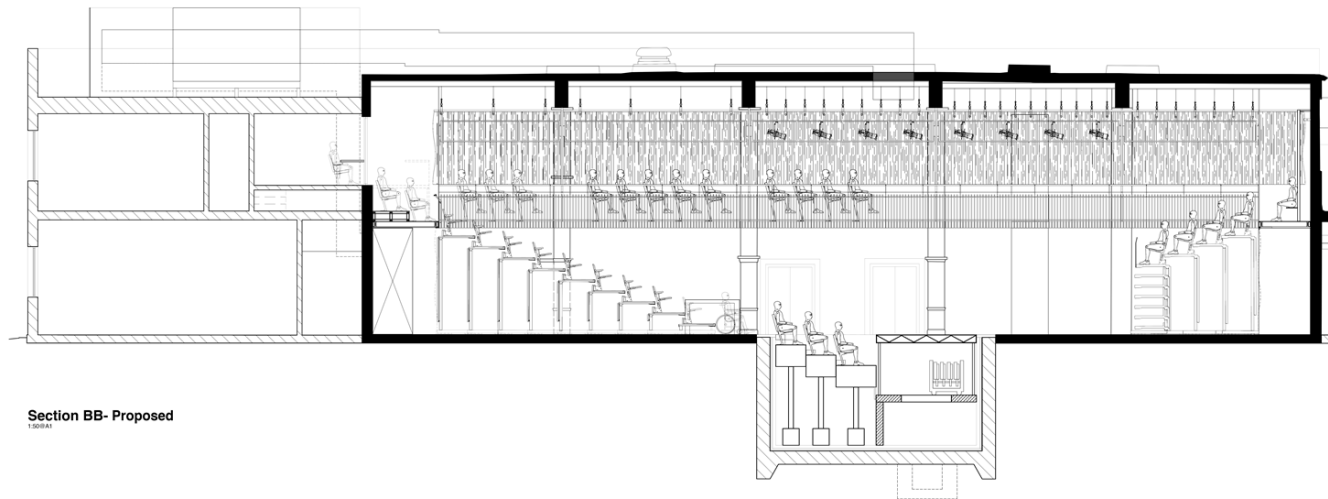
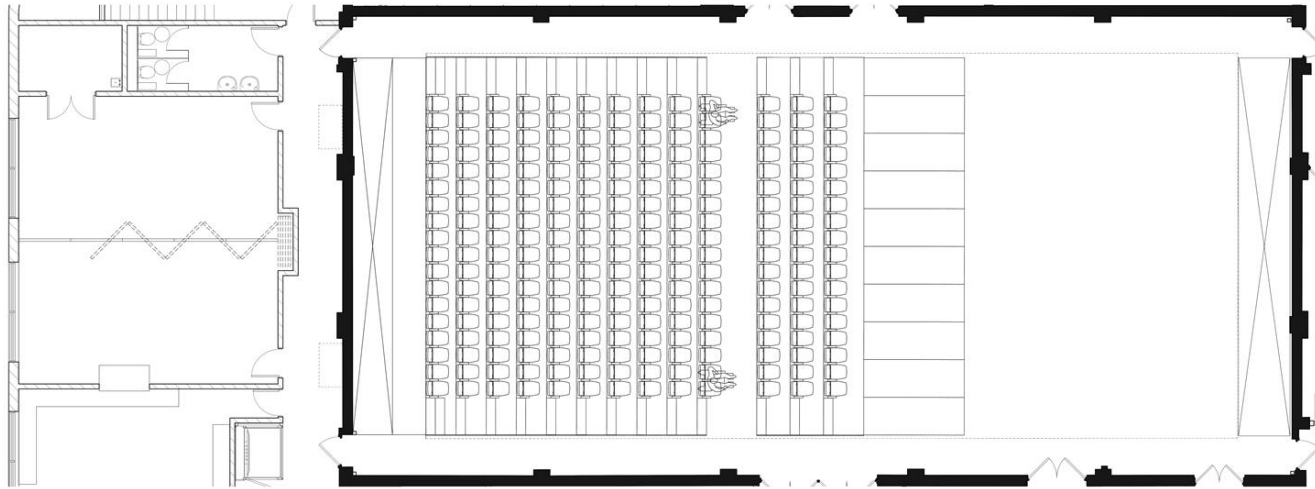
Exterior view



Animation



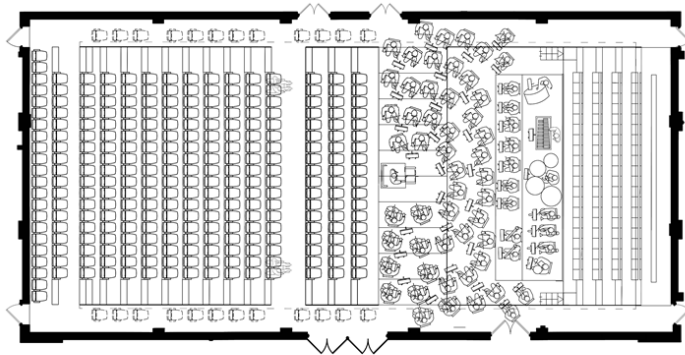
Main Hall Plan and Section



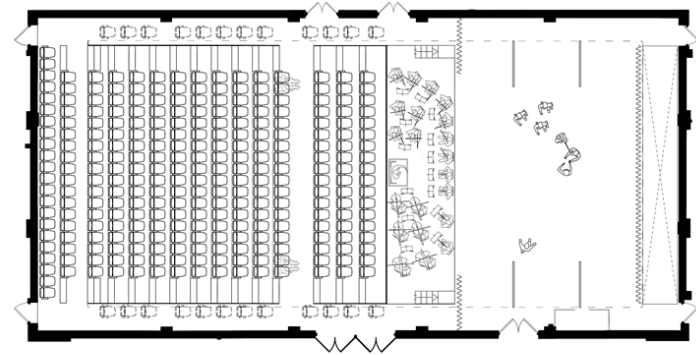
Section BB-Proposed
1/20/01

Main Hall

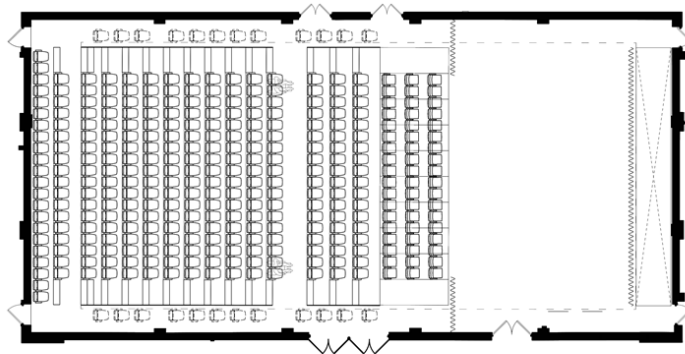
Alternative Layouts 1-4



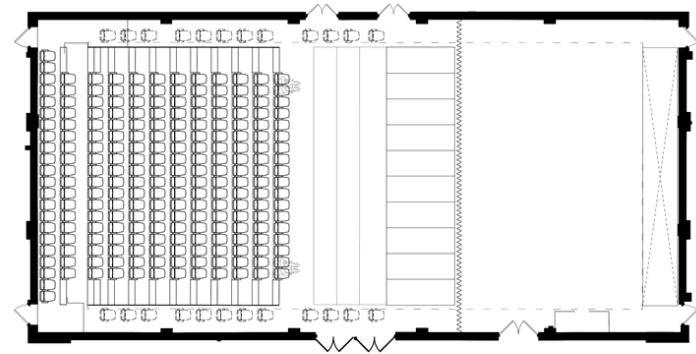
CONCERT WITH CHOIR
CAPACITIES: AUDIENCE: 296 (including 24 balcony seats)
CHOIR: 120



MUSICAL THEATRE/OPERA WITH ORCHESTRA PIT
CAPACITY: 296 (including 24 balcony seats)



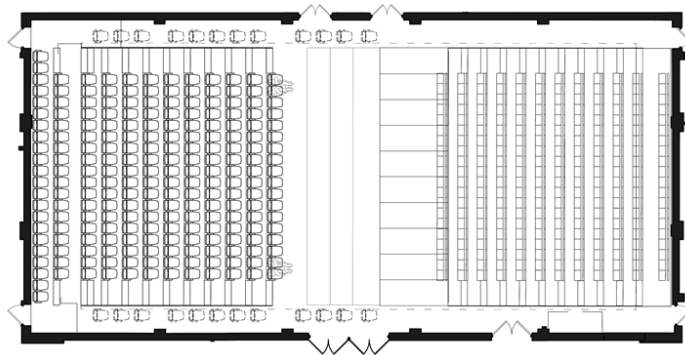
THEATRE
CAPACITY: 352 (including 24 balcony seats)



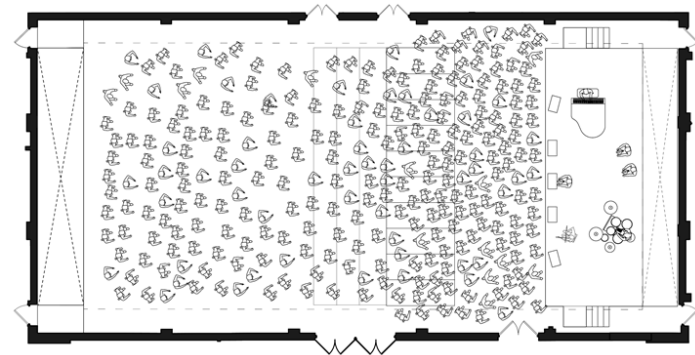
SMALL THEATRE
CAPACITY: 244 (including 24 balcony seats)

Main Hall

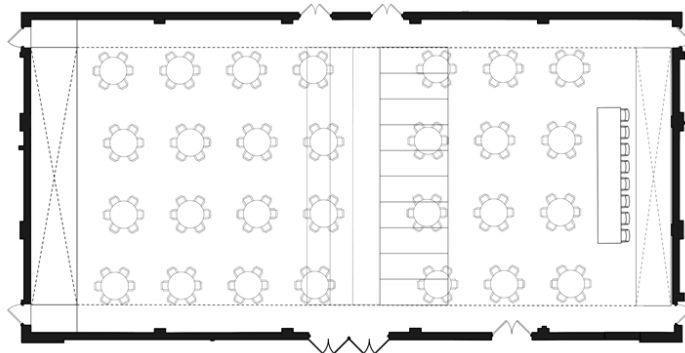
Alternative Layouts 5-8



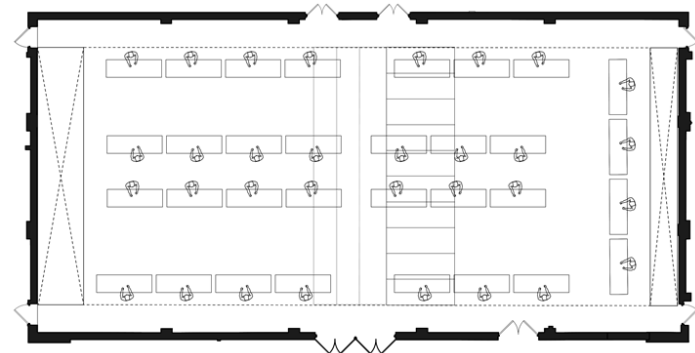
TRAVERSE THEATRE
CAPACITY: 484 including 24 Balcony Seats



STANDING CONCERT
CAPACITY: 750 (80.3m² PER PERSON)

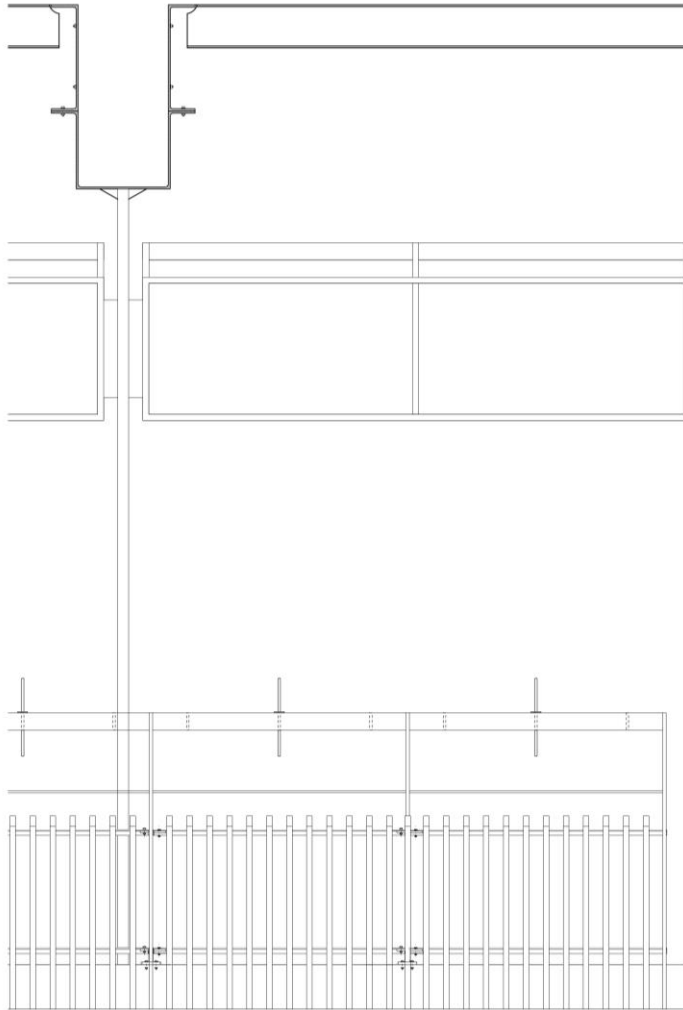


DINNER EVENT
CAPACITY: 168

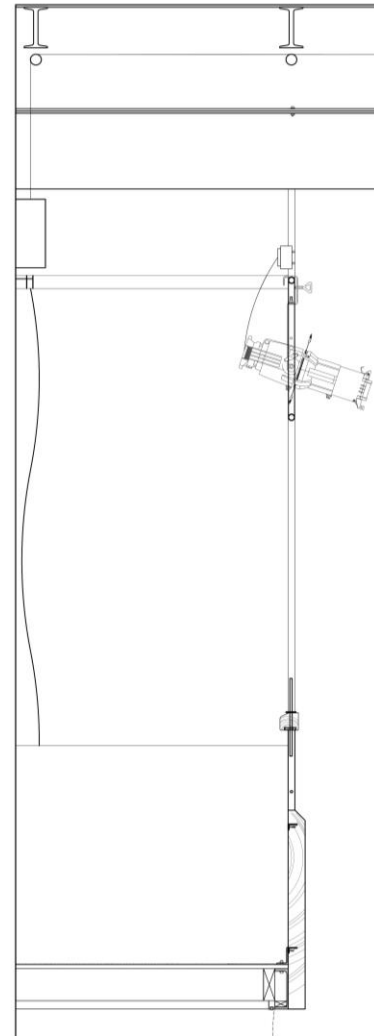


FAIRS/MARKETS
CAPACITY: 32 STALLS

Main Hall Balcony Details



Handrail & Hanger Elevation- Proposed
1:10@A1



Handrail & Hanger Section- Proposed
1:10@A1

Main Hall

3D view / Theatre



Main Hall

3D view / Concert



Main Hall Precedents

Galleried Auditoria



King's Place



Kent University



Broadway Theatre Barking

Cost Plan



THE FESTIVAL HALL, PETERSFIELD
STAGE 2 CONCEPT ESTIMATE
EXECUTIVE SUMMARY

05 December 2018

Forecast costs for each individual Area include for the following: Construction Costs, Professional Fees, Surveys, Client Direct Costs, (e.g. kitchen equipment, furniture allowances), Contingency at 5% of Construction Costs, Design Development at 5% of Construction Costs, and Inflation at 4% per annum. **All figures Exclude VAT**

Note: Works Priced as a single project - if the works are phased, deferred or carried out as individual separate contracts this will have cost effect and will increase the forecast costs

Revised @ 30.11.18		Previous Advice 28th September 2018	Comment
NEW EXTENSION	£ 1,330,000	£ 1,190,000	Sub-structure & Frame costs increased. Plant deck added. new Surface Water Drainage and attenuation.
ROSE ROOM & LOBBY	£ 604,000	£ 488,000	Floor Finish, Ceiling & Acoustic upgrades. Structural works to bar area. Acoustic screen costs moved into Rose Room
NEW FOYER EXTENSION	£ 707,000	£ 730,000	Reduced size and parking reduced - offset by new Surface Water Drainage and attenuation. Upgrades to ceiling and acoustic attenuation.
FESTIVAL HALL & BACKSTAGE	£ 4,148,000	£ 4,230,000	Rostrum seating individually mechanised. Manual Orchestra Pit. Includes Choir Bleacher
REFURBISH TOWN HALL OFFICE AREAS	£ 1,511,000	£ 1,510,000	
TOTAL COST	£ 8,300,000	£ 8,148,000	

Preliminary Programme

PETERSFIELD FESTIVAL HALL
PRELIMINARY MASTER PROGRAMME 4 / 13/11/2018
FOSTER WILSON ARCHITECTS

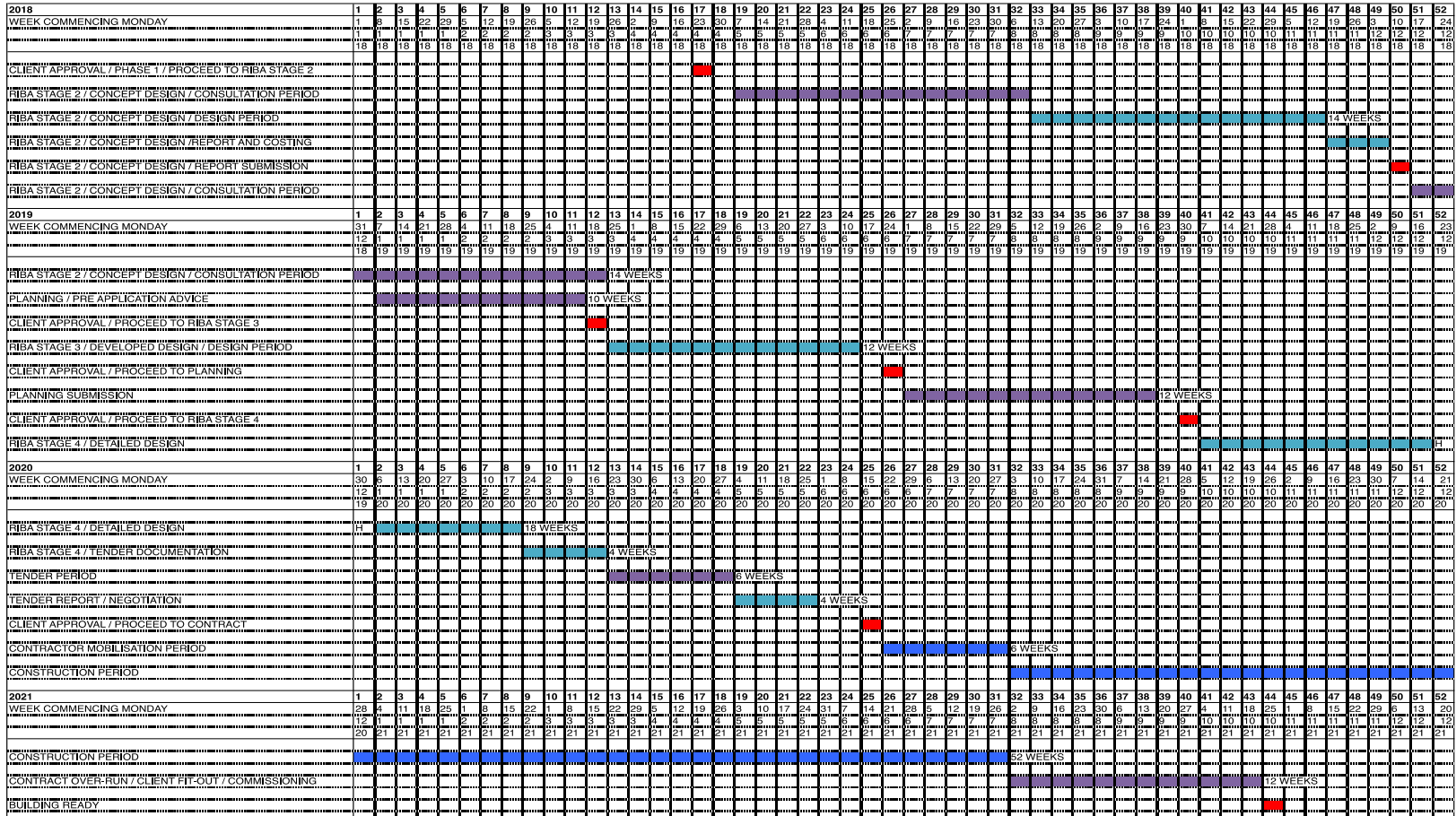
KEY:

DESIGN TEAM

BY OTHERS

MILESTONES

CONTRACTOR



NOTES:

1. PROGRAMME ASSUMES WORKS UNDERTAKEN AS A SINGLE PHASE / FURTHER DISCUSSION OF PHASING REQUIRED
2. PRE AND POST CONTRACT PERIODS SUBJECT TO FURTHER CONSULTATION
3. PROGRAMME SUBJECT TO FUNDING TIMETABLES
4. PROGRAMME ASSUMES A SINGLE STAGE FIXED PRICE CONTRACT WITH COMPETITIVE TENDERING BASED ON A PRICING SCHEDULE WITH APPX. QUANTITIES

Next Steps

- A further process of consultation will take place over the next 2 months to ensure the proposals meet the needs of users and the wider community.
- Pre-application discussions will be held with the planning authority.
- Design Team to be appointed to develop proposals to RIBA stage 3 (Developed Design) and to submit a planning application.
- The Council to decide if they wish to undertake the works as a single phase or multiple phases.

Thank You

Foster
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