

## PETERSFIELD TOWN COUNCIL

Minutes of a Meeting of the Public Halls Committee held via Zoom teleconferencing facility on Monday 8<sup>th</sup> February 2021 at 6.30pm

**PRESENT** Cllr P Shaw (Chairman), Cllr P Clist, Cllr J C Crissey, Cllr S Dewey, Cllr J Lees and Cllr C Paige

**Also in attendance** Cllr Mrs L Farrow (Town Mayor), Cllr P Bisset, Cllr J Deane, Mr N Hitch (Town Clerk), Mr J Tucker (Halls Manager), Mr S Field (Projects Manager) and Mrs S Fisher (Committee Administrator). There were 7 members of the public present and no members of the press.

**PH 1379      CHAIRMAN'S COMMENTS**

The Chairman welcomed everyone to the meeting and thanked the members of the Festival Hall Working Party for all of its hard work.

**PH 1380      APOLOGIES FOR ABSENCE**

No apologies were received.

**PH 1381      DISPENSATION UNDER SECTION 33 OF THE LOCALISM ACT 2011**

No requests for dispensation were received.

**PH 1382      DECLARATIONS OF INTEREST**

There were no declarations of interest.

**PH 1383      APPROVAL OF MINUTES**

**RESOLVED:**      that the minutes of the Public Halls Committee, held on 11<sup>th</sup> January 2021, be approved

**PH 1384      PUBLIC REPRESENTATION**

A member of the Green A Team addressed the meeting regarding the proposed draft options for the design of the Festival Hall as part of RIBA stage 3 for the proposed Festival Hall refurbishment project. He welcomed draft option 2 as it considered all aspects of the performance community and provided real flow through the building and allowed for several events or users at once. He asked whether, as per minute PH 1288 from last month's meeting, a written response had been sent out to the performance community detailing the consultation process for RIBA stage 3. He also asked whether Green A, as regular users (albeit not hirers) of the Festival Hall, could be invited back to join the Public Halls Users Group.

A member of the Green A Team spoke in support of option 2 for the draft design of the Festival Hall for RIBA stage 3. He asked that there be a meeting with the performance community before a decision is

made and requested that user technicians be invited to a meeting with the theatrical consultant, Peter Angier, to discuss the replacement of the flying system.

A member of the Musical Festival addressed the meeting regarding the latest proposals for the design of the Festival Hall and commented on the proposals from the point of view of a sceptical member of the public. He questioned the increase in the cost of the project and asked whether it would continue to increase until it outgrows the project itself. He questioned the studies into the projected number of potential users for the redeveloped building within a 10-mile radius. He stated that whilst the proposed designs offered improved flow for the audience through the building they did not for performers. Finally, he noted that previous decisions regarding the proposed redevelopment of the Festival Hall had not had full support from all members.

Cllr P Shaw explained that no final decision would be taken at this meeting regarding the 2 design options, but that a recommendation would be made to Full Council for a decision. The redevelopment plans allowed for the work to be done in discrete zones and for the Town Council to pick and choose which elements to work on. RIBA stage 3 allows for input from users.

**PH 1385      HALLS MANAGER'S REPORT**

The Halls Manager gave a verbal report and advised that the NHS was continuing to use the Festival Hall as a vaccination centre. The Halls team are continuing with the office refurbishment and some decorating work.

**PH 1386      MINUTES OF FESTIVAL HALL WORKING PARTY MEETING**

Members received and noted the minutes of the meeting held on 29<sup>th</sup> January (*see appendix A*). Cllr JC Crissey, Chairman of the Festival Hall Working Party, explained that, at its next meeting, a draft invitation would be agreed to be sent out to user groups to give direct feedback to the Working Party in 15 minute slots on technical items or other points regarding the plans. It was stressed that the proposed overall project could be broken down into zones which could be singled out for refurbishment. RIBA stage 3 will feed into exploring what public sector grants are available for the project which will also determine the final cost. A specification has been sent out to 4 companies in order to prepare an energy strategy for the building and the tenders will be considered at next month's meeting.

**PH 1387      PRESENTATION FROM FOSTER WILSON ARCHITECTS**

Jonathan Size and Tim Foster from Foster Wilson architects gave a presentation on options 1 and 2 of the RIBA stage 3 design for the Festival Hall (*see appendix B*). As a result of the decision at October's Full Council to explore the possibility of incorporating the Festival

Hall chambers (offices) into the design (minute number C1115 refers), there is the potential for increased floor area. Both options 1 and 2 include the additional office space in the proposed design. Option 1 is an attempt to incorporate the additional space into the RIBA stage 2 design. Option 2 is a much more radical departure from RIBA stage 2 with an entrance to the North with a large foyer. Foster Wilson is recommending option 2 as the approach to the building is much improved and more prominent and there is a better flow through the foyer on the ground floor. The foyer design had always been a challenge and the additional space would unlock the foyer. The preliminary cost estimates for both options are broadly similar although there would be the additional cost, and loss of rental income, of incorporating the additional office space.

Members expressed support for option 2 and thanked Foster Wilson for the excellent presentation and exciting designs. They agreed that it improved the visibility and accessibility of the building and liked the possibility of an outdoor seating area and the new extension. The design would offer more possibilities and uses for the building. There was some discussion regarding the exterior and whether some architectural guidance was required to ensure continuity. Cllr JC Crissey reported that the Petersfield Society endorsed option 2 although expressed a concern regarding the potential cost.

**RECOMMENDED:** to bring the Festival Hall offices (Festival Chambers) into community use and include them in the Festival Hall RIBA stage 3 planning using Foster Wilson's Option 2 at a total cost of £11,866,000.

Members voted unanimously in favour.

**PH 1388**

#### **LIST OF CLIENT CHOICES FOR RIBA STAGE 3**

Members considered the list of client choices for RIBA stage 3 as listed in the Festival Hall Working Party minutes under item 8. There was some discussion regarding unisex/superloos and Foster Wilson confirmed that this was only in relation to the toilet provision on the first floor. Members agreed with the decisions made by the Working Party and, as there was no cost implication, were able to resolve the issue.

**RESOLVED:** to agree to the Client Choices, as recommended by the Festival Hall Working Party for RIBA stage 3:

1. Goods Lift (Yes)
2. Double Height Access (Yes)
3. Cloakroom (Yes)
4. Technical Office (Yes)
5. Unisex/superloos (No)
6. First Aid Room (Yes)
7. Theatre Workshop Space (No)

8. External Cycle Racks (Yes)
9. Omit S/W external staircase (Yes if option1)
10. Electrical vehicle points (Yes)
11. Anti-ram/vehicle bollards (Yes)
12. Central Beer Cellar (Yes)

PH 1389

**WEEKEND HIRE POLICY FOR THE TOWN AND FESTIVAL HALL**

The Festival Hall Working Party is reviewing the Halls Policy and it was agreed that it would be sensible to incorporate the relevant aspects of the Weekend Hire policy into that document and for the Working Party to review both.

PH 1390

**AUDITEL REPORTS**

Members received and considered the December Auditel reports (*see Appendix C*).

*There being no further business, the meeting closed at 7.40 p.m.*

# Minutes of the Festival Hall Working Party

29<sup>th</sup> January 2021



A

A meeting of the Festival Hall Working Party was held on 29<sup>th</sup> January.

Attended: Cllr JC Crissey (Chairman), Cllr Peter Clist, Cllr John Lees, Cllr Phil Shaw, Cllr Mrs Lesley Farrow, Steve Field (Projects and Office Manager), Jon Tucker (Halls Manager), Tim Foster (Foster Wilson) and Jonathan Size (Foster Wilson)

Apologies: Neil Hitch (Town Clerk)

No	Item	Discussion	Decision
1	Welcome	Cllr Crissey welcomed members, officers and guests to the meeting. The main objective of the meeting was to determine the appropriate RIBA3 recommendations for the next Public Halls Committee meeting on 8 February	N/A
2	Previous Minutes	Previous Minutes were accepted as a true record of the previous meeting	None
3	Project Plan Review	SF presented part of the current project plan, but this item was disrupted by technical issues at SF end. SF and JC would review this before sending the next Action List out	Action List to be reviewed by SF/JC before being sent out
4	Festival Hall Maintenance budget and RIBA 4 fund review	There was no change to the 2020/21 Budget. It was made up as follows £165,000 (£100,000 capital / £65,000 revenue) with £15,000 (revenue) spent on Structure Survey, Rigging, Lighting and General Maintenance. A further £5000 (revenue) is in the pipeline to be spent, leaving a current fund of £100,000 (capital) and £45,000 (revenue)  2021/22 Budget had now been set and included £217,000 to be set aside for Festival Hall Maintenance	None
5	Energy Survey	It was noted (in the absence of SF) that no further quotes had been received for the Energy Survey, but that Cllr John Palmer had now found a further 3 possible consultants, and that Foster Wilson would be introducing a potential consultant at a later meeting. Foster Wilson had also found a further company for SF to contact	SF to present a report to Public Halls once 3 quotes have been acquired  Post later meeting – JP has further detailed the specifications requirements for the Energy Survey

# Minutes of the Festival Hall Working Party

29<sup>th</sup> January 2021



6	RIBA 3 – Review presented by Foster Wilson	Foster Wilson presented the revised briefing and designs, pointing out the differences between options 1 & 2. These two options include the increased scope of the Festival Hall Suites	It was agreed that both of these options should be presented to the full Public Halls Committee in February along with the documentation. Foster Wilson have agreed to provide the main presentation
7	RIBA 3 Estimated Costs	Members reviewed and considered the costs with the additional scope, detailed by each Zone	
8	Client Choices	<p>Members of the working party discussed the list of 'Client Choices' and will make the following recommendations to the Public Halls Committee on 8 February</p> <ul style="list-style-type: none"> <li>(1) Option 1 or 2 to be decided at next Public Halls Committee</li> <li>(2) Good Lift (Yes)</li> <li>(3) Double Height Access (Yes)</li> <li>(4) Cloakroom (Yes)</li> <li>(5) Technical Office (Yes)</li> <li>(6) Unisex/superloos (No)</li> <li>(7) First Aid Room (Yes)</li> <li>(8) Theatre Workshop Space (No)</li> <li>(9) External Cycle Racks (Yes)</li> <li>(10) Omit S/W external staircase (Yes if option 1)</li> <li>(11) Electrical vehicle points (Yes)</li> <li>(12) Anti ram/vehicle bollards (Yes)</li> <li>(13) Centre Beer Cellar (Yes)</li> </ul>	These are to be presented to the next Public Halls meeting
9	Reaffirmation of structure being architecturally in 'harmony'	JC presented the need for the final RIBA3 proposal to be architecturally in 'harmony' with both the original 1935 style of the building and the 'character' of the area's other four grade II listed buildings (Petersfield Neighbourhood Plan p 85)	Members were generally in agreement with this being a consideration for any proposals being adopted
10	RIBA 3 delivery	Members of the WP discussed the likely delivery timescales for RIBA 3	This item will be discussed in more detail at the next FHWP

# Minutes of the Festival Hall Working Party

29<sup>th</sup> January 2021



11	User Groups	JC had discussed with JT the idea of allowing current users of the building to 'make representations' in the March/April timescale to ensure that all concerns have been considered. It was noted that these should only be new concerns, and not concerns that had been addressed in the past	JC and JT will work out a process and send out formal invitations to each user
12	Council Chamber	Members of the working party were informed that they had been asked to investigate and make recommendations for the extended Council Chamber	This item will be discussed at a later Festival Hall Working Party meeting
13	Public Halls Policy	This item is postponed to a future FHWP meeting	This item will be discussed at a later Festival Hall Working Party meeting
14	Extraordinary Meeting	Members of the working party were reminded that there would be another meeting at 1 pm for a presentation from one of the Energy Survey companies	All members of the working party were invited to attend
15	Date of next meeting	Friday 19 <sup>th</sup> February 2021 – 10 am by Zoom	
16	Any Other Business	There was no other business to discuss	None

FESTIVAL HALL PROJECT PLAN						
PROJECT No:	PTC021	FULL PROJECT NAME:	Festival Hall Refurbishments			
PROJECT MANAGER:	Stephen Field					
ACTION ITEM No.	DATE OPENED	DESCRIPTION	PRIORITY	RESPONSIBLE PARTY	DUUE DATE	COMPLETION DATE
3	26/11/2020	Initial concepts and ideas for RIBA 3	High	Foster Wilson	31/12/2020	15/12/2020
11	07/01/2021	Public Halls Policy	Medium	Working Party	12/02/2021	Initial concepts/ideas sent to FHWp on 18/12
8	07/01/2021	Revised Foster Wilson RIBA 3 Design Brief to include Zones	Medium	Foster Wilson	27/01/2021	Feedback to JC by 12 February
9	07/01/2021	Revised Foster Wilson RIBA 3 Options 1 & 2 Layout Designs	Medium	Foster Wilson	27/01/2021	Closed
10	07/01/2021	Brief Determination List	Medium	Foster Wilson	27/01/2021	Closed
12	07/01/2021	Recommendations to February Public Halls	Medium	Working Party	29/01/2021	Recommendations on Client Choices - Presentation of RIBA 3 Options 1 & 2 - Architectically in harmony and agreed words for Press Release
13	07/01/2021	Foster Wilson Offer of Energy Survey	High	Foster Wilson	29/01/2021	Tim rang on 20/1 to introduce PTC to a company called Buro Happold
1	26/11/2020	3 Energy Survey Quotes to be acquired	High	Project Manager	16/02/2021	Further clarity provided by JP which is to be sent out to all potential contractors with at least 3 quotes being available, along with report by 16/2
6	07/01/2021	Asbestos Report to be sent to FW	Medium	Halls Manager	31/01/2021	JT dealing with this
7	07/01/2021	Alternative Cavity Quote	High	Halls Manager	31/01/2021	JT dealing with this
14	07/01/2021	Prepare 3 Energy Survey quotes for February Public Halls Meeting	High	Project Manager	08/03/2021	See Action Item No 1 for progress
15	10/01/2021	Invite user groups to contribute their thoughts to RIBA 3	Medium	Halls Manager	28/02/2021	JC and IT will work out a process and send out formal invitations to each user for March/April representations
4	26/11/2020	Discussion with Peter Angier regarding bars and rigging	Medium	Halls Manager	31/03/2021	Meeting to be arranged
5	26/11/2020	Foster Wilson Stage 3 Project Questions	Medium	Project Manager	31/03/2021	Part of RIBA 3 - refer to Andrews Newby report 7.2 - FURTHER INVESTIGATION REQUIRED

8.00 (b)	01/11/2020	Repair and/or installation of new flashings and cavity trays at the junctions of the east and west flat roofs with the external walls of the Festival Hall and Rose Room. Also, above the front entrance canopy - subject to 8.01 (a)	High	Halls Manager	31/03/2021	15/01/2021	Refer to full Andrews Newby report references 7.15, 7.16, 7.21, and 7.22 - Halls Team have carried out temporary work which appears to have sorted out the problem. This is continuing to be monitored	Closed					
8.00 (d)	01/11/2020	Replacement Of the mastic sealant within vertical movement joints, rear extension	High	Halls Manager	31/03/2021		FURTHER INVESTIGATION REQUIRED	Open					
8.00 (f) p2	01/11/2020	Redecoration and/or replacement of the Redecoration of the Tear, Rose Room,	High	Halls Manager	31/03/2021		Refer to Andrews Newby report 7.8 - Doors purchased -	Open					
8.00 (g)	01/11/2020	Redecoration of the Tear, Rose Room,	High	Halls Manager	31/03/2021		Refer to Andrews Newby report 7.20 - Public Halls	Open					
8.01 (a)	01/11/2020	Carry out a cavity wall inspection, to	High	Halls Manager	31/03/2021		Refer to full Andrews Newby report references 7.2, 7.3,	Open					
16	10/01/2021	Public Consultation - RIBA 3	Medium	Project Manager	30/04/2021		Arrangements to be considered to present to Public Halls Committee	Open					
8.00 (a)	01/11/2020	Removal of local corrugating steel elements, crack and other local repairs to the structural masonry. Generally, the Town and Festival Hall external walls	Medium	Halls Manager	01/11/2021		Refer to full Andrews Newby report References 7.5, 7.6, 7.9 and 7.10	Open					
8.01 (b)	01/11/2020	Carry out a CCTV survey of the below ground	Medium	Halls Manager	01/11/2021		Refer to full Andrews Newby report references 7.10 -	Open					
2	26/11/2020	COVID considerations to be worked on and	High	Working Party	30/11/2021		Consideration to layout of toilets and where ticket	Open					
8.00 (h)	01/11/2020	Redecoration or replacement of timber framed windows, to the rear north and side west elevations	Medium	Halls Manager	30/11/2021		Refer to Andrews Newby report 7.24	Open					
8.00 (i)	01/11/2020	Provide further roof protective barrier	Medium	Halls Manager	30/11/2021		FURTHER INVESTIGATION REQUIRED	Open					
17	07/01/2021	Office Space - Income opportunity	Low	Working Party	31/12/2021		Proposal received from Cllr P Bissett to provide 'home	Open					
8.02	01/11/2020	Following a CCTV survey, works may be	Low	Project Manager				Deferred					
8.03	01/11/2020	Consider works that will be carried out due to RIBA 3 to minimise duplications where possible	Low	Project Manager				Deferred					
8.00 (e)	01/11/2020	Vehicle barrier protection to the front south	Low	Project Manager			Part of RIBA 3 - refer to Andrews Newby report 7.17	Deferred					
8.00 (f) p1	01/11/2020	Refurbishment of the fire escape staircases (	Low	Project Manager			Part of RIBA 3 - refer to Andrews Newby report 7.7	Deferred					
8.00 (i)	01/11/2020	Repairs to the internal plaster and other	Low	Project Manager			Refer to Andrews Newby report 7.3	Deferred					
8.00 (c)	01/11/2020	Local removal and replacement of the	Low	Project Manager			Part of RIBA 3 - refer to Andrews Newby report 7.2 -	Deferred					



B

## PTC and The Festival Hall Plan

The current National restrictions have not halted the background and very detailed work going on as progress is made with the implementation of RIBA Stage 3 of this project. The working group for this project are keen to keep the public up to date with progress and also maintain the transparency of this ambitious but necessary improvement to a central asset of Petersfield Town. RIBA 3 is the Spatial Coordination Stage where a coordinated design really takes form. Continuing on from a settled vision and concept design, the project is developed alongside structural design, building services and a cost exercise.

With much of the building in need of significant refurbishment, the Council is seeing this as an opportunity to demonstrate climate leadership by ensuring that the works are sustainability-led with significant improvements in the fabric of the building leading to dramatic reductions in carbon emissions and perhaps even a net-zero building. Alongside this, the Council will need ensure that the building remains fit for purpose, fit for the community and fit for the 21<sup>st</sup> century. Clearly cost is a major factor and the scope of what can be achieved will very much depend on the final design configuration and the necessary acquisition of grant funding.

'No final decision on the overall scope of the refurbishment project has yet been determined, and any final determination will be made with a full understanding of available public sector grants, cost of financing, value to the people of Petersfield and statutory requirements (including those concerning carbon footprint reduction).'*– As discussed in Council Meeting October 2020*

So at this time we are many months away from final decisions and end cost. The Council will need to carefully find a balance of need to protect a valuable asset, provide for the present and to invest and provide for the future. A public consultation programme is being planned to take place and the topic is a consistent item on the Public Halls agenda which is a matter of public record.



**THE FESTIVAL HALL, PETERSFIELD**  
**STAGE 3 OUTLINE ESTIMATE OPTION 1**

Cost Uplift from January 2020 - Reconciliation

Date: 27.01.2021

**AINSLEY S** Project Cost January 2020

Refurbishment & alteration to existing offices to provide multi-use rooms and flexible spaces for letting out to general public, drama groups, meetings and functions - Zone 7

		£
1.00	Refurbishment & alteration to existing offices to provide multi-use rooms and flexible spaces for letting out to general public, drama groups, meetings and functions - Zone 7	8,660,000
2.00	Public Staircase including handrail and balustrading; forming opening in structure and foundation - Zone 2	1,155,000
3.00	Lift - 8 person fully accessible - serving Ground & First Floors; builder's work in connection - Zone 2	40,000
4.00	Enhancements over and above the standard requirements of building regulations to target a "carbon neutral" status of energy efficiency for the building - all Zones	65,000
5.00	Enhancements to the building to allow easy adaptation and functioning to allow swift reaction to global pandemics/ epidemics such as Covid-19 (ie social distancing screens, sanitation stations, separation corridors for pedestrian traffic, isolation rooms, cleaning facilities and chemical storage, enhanced ventilation to WCs) - all Zones	500,000
6.00	Electrical charging points, Hostile vehicle mitigation and external Terracing for cafe seating - Zone 2	200,000
7.00	New back of house stairs and forming double height scene dock and access- Zone 4 & 5	20,000
8.00	Link Extension to Town Hall to improve flow to building campus - Zone 6	60,000
9.00	Option for Goods Lift - Zone 1	N/A
		45,000
		<b>£10,745,000</b>
10.00	Uplift on design risk & contingency	£328,000
11.00	Uplift on Fees	£306,000
	<b>SUB- TOTAL</b>	<b>£11,379,000</b>
	Construction Costs as at 2nd Quarter 2023 - Excluding VAT	£500,000
		<b>£11,879,000</b>

**THE FESTIVAL HALL, PETERSFIELD**  
**STAGE 3 OUTLINE ESTIMATE OPTION 1**  
**EXECUTIVE SUMMARY**



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.**

ZONE	Revised @ 27.01.21	Previous Advice 26th January 2020	Comment
Zone 1			Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023 and costs incl. for enhancement to carbon efficiency and Pandemic measures.
Zone 1		£ 1,390,000	
Zone 1		£ -	
Zone 2			Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023 and costs incl. for enhancement to carbon efficiency and Pandemic measures. Cost allowed for new lift and central stair, electrical charging points, Hostile vehicle mitigation and external Terracing for cafe seating.
Zone 2		£ 630,000	
Zone 3			Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023 and costs incl. for enhancement to carbon efficiency and Pandemic measures.
Zone 3		£ 740,000	
Zones 4			Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023 and costs incl. for enhancement to carbon efficiency and Pandemic measures. Cost allowed for new back of house stairs and forming double height scene dock and access.
Zones 4		£ 4,320,000	
Zones 5			Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023 and costs incl. for enhancement to carbon efficiency and Pandemic measures.
Zones 5		£ -	
Zone 6			Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023 and costs incl. for enhancement to carbon efficiency and Pandemic measures.
Zone 6		£ 1,580,000	
Zone 7			New Zone
All		£ 11,879,000	Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023 and costs incl. for enhancement to carbon efficiency and Pandemic measures.
Total COST		£ 8,660,000	

**THE FESTIVAL HALL, PETERSFIELD**  
**STAGE 3 OUTLINE ESTIMATE OPTION 1**

**26 January 2021**

**Basis of Estimate:**

- 1 Foster Wilson Architects Drawgs: 590 / 02 / 00 H, 10 E, 11 H, 12 G, 13 H, 14 H, 15 A, 16 A, 17 A, 18 A, 20 H, 21 H, 30 A, 31 A, 590 / 01 / 02 B, 03 A, 04 B, 05 A, 06 B, 07 A, 08 & 09. Foster Wilson Architects RIBA Stage 2 Schedule of Works Rev A Issued 20 November 2018. Updated January 2021 to reflect Stage 3 Brief.
- 2 Sitelane Survey / Existing Drawings 991PT300 sheet 1 & 2 of 2.
- 3 Skelly & Couch: M&E Stage 2 Report and Mechanical & Electrical Cost Plan Rev P1.
- 4 Gilieron Scott: Stage 2 Acoustic Report issued November 2018, Absorption Schedule issued 19.11.18, Foster Wilson Roof Plan Marked up with acoustic screens (Issued 19.11.18).
- 5 Consibee: Preliminary Structural Drawings 5180327 / SK-S-01 P2, 02 P2, 03 P2, 04 P2, 05 P2, 06 P2, 07 P2, 08 P2, 09 P2, 10 P1, 11 P1 & 12 P1 and SK-C-001 Indicative Drainage drawing dated 18/11/18.
- 6 Carr & Angier Theatre Consultants: Budget Costs for Specialist Installations dated 14.11.18.
- 7 Site is free from contamination or abnormal ground conditions. Discovery of wells, drains, sewers etc.
- 8 Works carried out as a single contract aligned to Foster Wilson Preliminary Programme 5 dated 25.11.19.
- 9 Works are competitively tendered as one project.
- 10 Assumed Mains Services connections (i.e. no sub-station upgrade).
- 11 Building will be designed to meet current building regulations with no sustainability items over and above these standards (i.e. no rainwater harvesting, wind turbines etc.).
- 12 Platform lift is for passengers and small equipment only; i.e. not to be used as freight lift for transporting heavy plant and equipment.
- 13 Passenger Lift with 2 stops only. Lift is for passengers only; i.e. not to be used as freight lift for transporting equipment furniture etc.
- 14 Windows will be inward-opening for cleaning purposes; no cradles or specialist access equipment is provided.
- 15 Kitchen to the extension is a basic fit t out i.e. install of new units and domestic white goods and appliances, simple wall, floor and ceiling finishes.
- 16 New Bars and Store comprise basic fit t out i.e. install of new joinery items : bar and top , shelving etc. wall, floor and ceiling finishes.
- 17 Combined Design Development and general contingency of 10% to cover for design enhancement (during RIBA stage 3 & 4) and unforeseen costs. There is no contingency to cover for significant change to the design brief / client scope.

**Exclusions:**

- 1 VAT.
- 2 Funding or interest charges.
- 3 Inflation beyond current programme 5 - all figures shown are at current rates extended to 1st Quarter 2022 - mid point of construction programme.
- 4 Insurance costs.
- 5 Fire Extinguishers; consumable items generally needed for building occupation and use.
- 6 Archaeological findings and dig attendance.
- 7 Software licences, subscriptions and Sky TV connections.
- 8 Standby generator.
- 9 Sprinklers to building.
- 10 Loss of Revenue from tenants, show receipts, use of the Hall - during works.
- 11 Fire Consultancy.
- 12 Lighting Designer.
- 13 Marketing, Business Development, Business Planning Consultation, Public Consultation costs or similar.
- 14 Legal Costs.
- 15 Kitchen: Commercial equipment. Loose equipment, glasses, plates, cutlery etc.
- 16 Loss of Revenue from tenants, show receipts, use of the Hall - during works.
- 17 New Roof Covering, insulation or repairs of existing. No allowance for consequential improvement.
- 18 Overhaul, repair or replacement of existing external windows and doors, other than were specifically detailed.
- 19 General Repair to existing building fabric.
- 20 Underpinning / remedial works to existing foundations where floors lowered in backstage areas - works unknown at this stage.
- 21 Tills and Bar equipment, glasses, optics, gas lines , bar stock etc.
- 22 Purchase of land from adjoining owners.



**THE FESTIVAL HALL, PETERSFIELD**  
**STAGE 3 OUTLINE ESTIMATE OPTION 2**

Cost Uplift from January 2020 - Reconciliation

Date: 27.01.2021

AINSLEY

**Project Cost January 2020**

Refurbishment & alteration to existing offices to provide multi-use rooms and flexible spaces for letting out to general public, drama groups, meetings and functions - Zone 7

	£
1.00	8,660,000
2.00	1,155,000
3.00	40,000
4.00	65,000
5.00	Enhancements over and above the standard requirements of building regulations to target a "carbon neutral" status of energy efficiency for the building - all Zones Covid-19 (ie social distancing screens, sanitation stations, separation corridors for pedestrian traffic, isolation rooms, cleaning facilities and chemical storage, enhanced ventilation to WCs) - all Zones
6.00	Electrical charging points, Hostile vehicle mitigation and external Terracing for cafe seating - Zone 2
7.00	New back of house stairs and forming double height scene dock and access- Zone 4 & 5
8.00	Link Extension to Town Hall to improve flow to building campus - Zone 6 (Omit new external stair and removal of old stair)
9.00	Option for Goods Lift - Zone 1
10.00	Omit Foyer Extension & Modify Green Room & Façade to form New Main Foyer Reception
	<b>-20,000</b>
	<b>£10,748,000</b>
11.00	Uplift on design risk & contingency
12.00	Uplift on Fees
	<b>SUB- TOTAL</b>
	Construction Costs as at 2nd Quarter 2023 - Excluding VAT
	<b>£487,000</b>
	<b>£11,866,000</b>

**THE FESTIVAL HALL, PETERSFIELD  
STAGE 3 OUTLINE ESTIMATE OPTION 2  
EXECUTIVE SUMMARY**

**26 January 2021**



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**

ZONE	Revised @ 27.01.21	Previous Advice 26th January 2020	Comment
Zone 1 TWO STOREY EXTENSION		£ 1,590,000	Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023 and costs incld. for enhancement to carbon efficiency and Pandemic measures.
Zone 1 OPTIONAL GOODS LIFT		£ 45,000	
Zone 2 ROSE ROOM & LOBBY		£ 911,000	Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023 and costs incld. for enhancement to carbon efficiency and Pandemic measures.
Zone 3 NEW FOYER AREAS		£ 820,000	Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023 and costs incld. for enhancement to carbon efficiency and Pandemic measures.
Zones 4 TECHNICAL UPGRADES TO HALL		£ 1,221,000	Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023 and costs incld. for enhancement to carbon efficiency and Pandemic measures.
Zones 5 MAIN FESTIVAL HALL & BACKSTAGE		£ 3,746,000	Cost allowed for new back of house stairs and forming double height scene dock and
Zone 5 MAIN FESTIVAL HALL & BACKSTAGE - option for Double Height Scene Dock		£ 53,000	Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023
Zone 6 TOWN HALL OFFICES AND SMALL HALL		£ 1,800,000	Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023
Zone 7 FESTIVAL HALL CHAMBER - OFFICE AREAS REFURBISHED FOR COMMUNITY USE		£ 1,680,000	New Zone
All TOTAL COST		£ 11,866,000	Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023

## **THE FESTIVAL HALL, PETERSFIELD**

### **STAGE 3 OUTLINE ESTIMATE OPTION 2**

**26 January 2021**

#### **Basis of Estimate:**

- 1 Foster Wilson Architects Drawgs: 590/ 02/ 00 H, 10 E, 11 H, 12 G, 13 H, 14 H, 15 A, 16 A, 17 A, 18 A, 20 H, 21 H, 30 A, 31 A, 32 A, 590 / 01/ 02 B, 03 A, 04 B, 05 A, 06 B, 07 A, 08 & 09 Foster Wilson Architects RIBA Stage 2 Schedule of Works Rev A issued 20 November 2018. **Updated January 2021 to reflect Stage 3 Brief.**
- 2 Sitedline Survey / Existing Drawings: 991PT300 sheet 1 & 2 of 2.
- 3 Skelly & Couch: M&E Stage 2 Report and Mechanical & Electrical Cost Plan Rev P1.
- 4 Gillieron Scott: Stage 2 Acoustic Report issued November 2018, Absorption Schedule issued 19.11.18, Foster Wilson Roof Plan Marked up with acoustic screens (issued 19.11.18).
- 5 Conisbee: Preliminary Structural Drawings: 180327 / SK-S-01 P2, 02 P2, 03 P2, 04 P2, 05 P2, 06 P2, 07 P2, 08 P2, 09 P2, 10 P1, 11 P1 & SK-C-001 Indicative Drainage drawing dated 18/11/18.
- 6 Carr & Angier Theatre Consultants: Budget Costs for Specialist Installations dated 14.11.18.
- 7 Site is free from contamination or abnormal ground conditions. Discovery of wells, drains, sewers etc.
- 8 Works carried out as a single contract aligned to Foster Wilson Preliminary Programme 5 dated 25.11.19.
- 9 Works are competitively tendered as one project.
- 10 Assumed Mains Services connections (i.e. no sub-station upgrade).
- 11 Building will be designed to meet current building regulations with no sustainability items over and above these standards (i.e. no rainwater harvesting, wind turbines etc.).
- 12 Platform lift is for passengers and small equipment only; i.e. not to be used as freight lift for transporting heavy plant and equipment.
- 13 Passenger Lift with 2 stops only. Lift is for passengers only; i.e. not to be used as freight lift for transporting equipment furniture etc.
- 14 Windows will be inward-opening for cleaning purposes; no cradles or specialist access equipment is provided.
- 15 Kitchen to the extension is a basic fit out i.e. install of new units and domestic white goods and appliances, simple wall, floor and ceiling finishes.
- 16 New Bars and Store comprise basic fit out i.e. install of new joinery items ; bar and top , shelving etc. wall, floor and ceiling finishes.
- 17 Combined Design Development and general contingency of 10% to cover for design enhancement (during RIBA stage 3 & 4) and unforeseen costs. There is no contingency to cover for significant change to the design brief / client scope.

#### **Exclusions:**

- 1 VAT.
- 2 Funding or interest charges.
- 3 Inflation beyond current programme 5 - all figures shown are at current rates extended to 1st Quarter 2022 - mid point of construction programme.
- 4 Insurance costs.
- 5 Fire Extinguishers; consumable items generally needed for building occupation and use.
- 6 Archaeological findings and dig attendance.
- 7 Software licences, subscriptions and Sky TV connections.
- 8 Standby generator.
- 9 Sprinklers to building.
- 10 Loss of Revenue from tenants, show receipts, use of the Hall - during works.
- 11 Fire Consultancy.
- 12 Lighting Designer.
- 13 Marketing, Business Development, Business Planning Consultation, Public Consultation costs or similar.
- 14 Legal Costs.
- 15 Kitchen: Commercial equipment. Loose equipment, glasses, plates, cutlery etc.
- 16 Loss of Revenue from tenants, show receipts, use of the Hall - during works.
- 17 New Roof Coverings, insulation or repairs of existing. No allowance for consequential improvement.
- 18 Overhaul, repair or replacement of existing windows and doors, other than were specifically detailed.
- 19 General Repair to existing building fabric.
- 20 Underpinning / remedial works to existing foundations where floors lowered in backstage areas • works unknown at this stage.
- 21 Tills and Bar equipment, glasses, optics, gas lines , bar stock etc.
- 22 Purchase of land from adjoining owners.

Petersfield Festival Hall  
RIBA Stage 3: Design layout update v3  
29.01.2021

Issued for comment

Foster  
Wilson  
Architects

# CONTENTS

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2	Stage 2 scheme recap	4
3	Option 1 layout	7
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5	Option 1 vs option 2	20
6	Decisions required	22

# 1 INTRODUCTION

## 1.1 Introduction

The additional of the existing leased office floor spaces (Festival Chambers zone 7) to the North side of the Festival Hall will have some potentially significant impacts on the current proposed layout of the building as per the RIBA stage 2 scheme. This area has been allocated to provide additional community uses in the brief (see the separate revised briefing document v2)

To fully integrate this new floor area at first floor level the following factors will need to be considered:

### Circulation and public access:

How do public/staff easily access these areas?

There are no lifts and large accommodation staircases currently

### Integration:

How do we ensure these new areas feel fully integrated into the proposed design of the Festival Hall?

### Infrastructure:

How will this change of use and likely numbers of people using these areas affect the building's capacity, Fire strategy, means of escape, and services?

## 1.2 Concept layout update

FWA have undertaken an initial design and layout review with two resulting main approaches. The two approaches are sufficiently different from each to require an initial client decision on which approach to develop further for RIBA stage 3

### Option 1

This approach broadly retains the existing stage 2 layout as far as possible (including retaining the new zone 3 new build extension/ entrance foyer) whilst providing new stairs and lifts access to first floor and new community rooms areas from the proposed inner foyer areas.

### Option 2 (FWA recommendation)

This approach proposed a more significant departure from the RIBA stage 2 scheme.

It involves a re-design the Northern wing of the Festival Hall, omitting the need for the new build zone 3 extension. Instead the existing ground floor area to the North and the Northern facade are modified to create the new entrance and foyer areas.

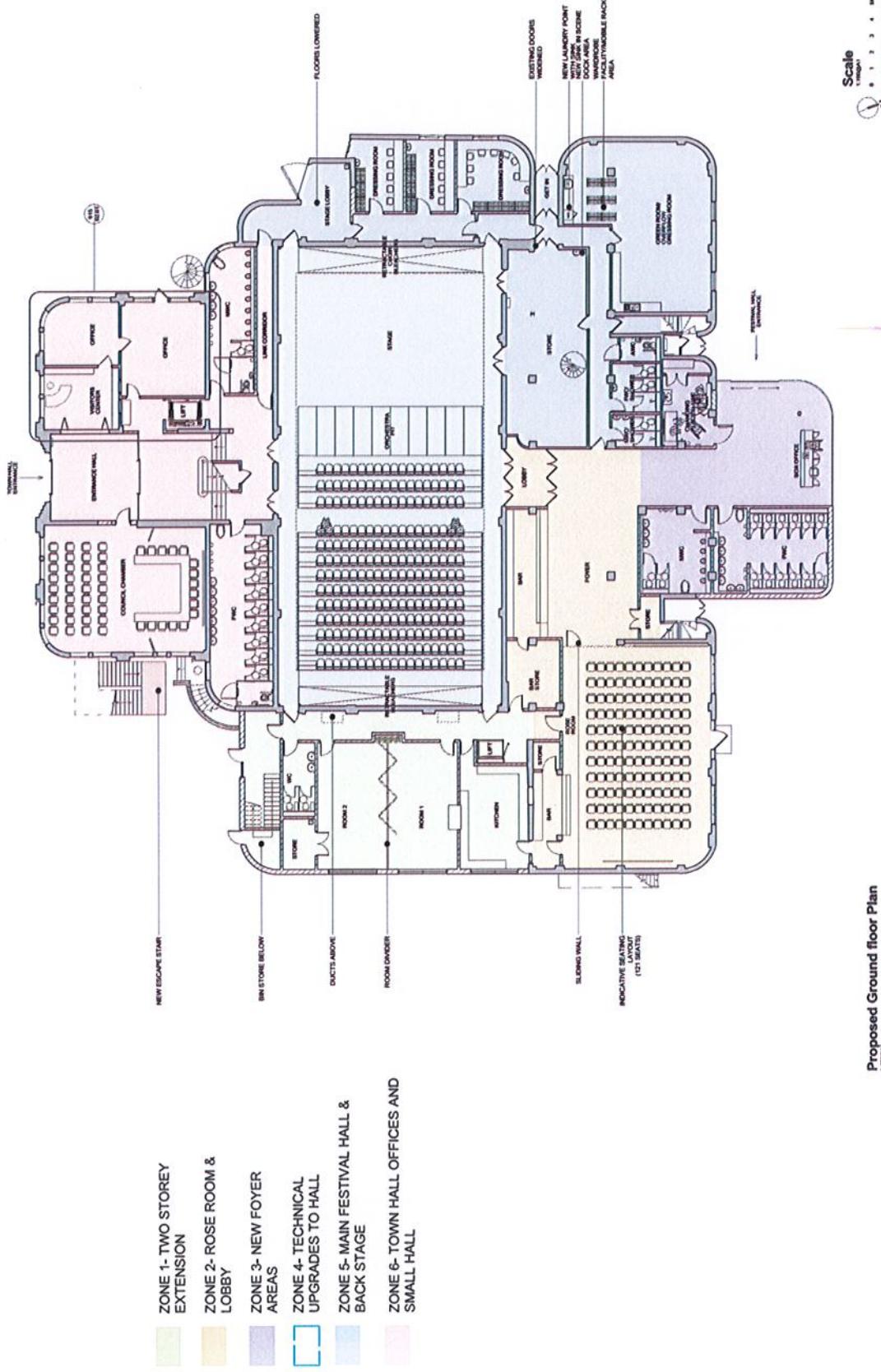
This option is viable as FWA believes it is no longer necessary to extend the building's footprint to the North (as required in option 1) due to the new floor space gained at first floor (zone 7).

It should be noted both options are initial design layout concepts and will develop further through RIBA stage 3, and as the designs develop the boundary lines of the building zones 1-8 may be updated to suit.

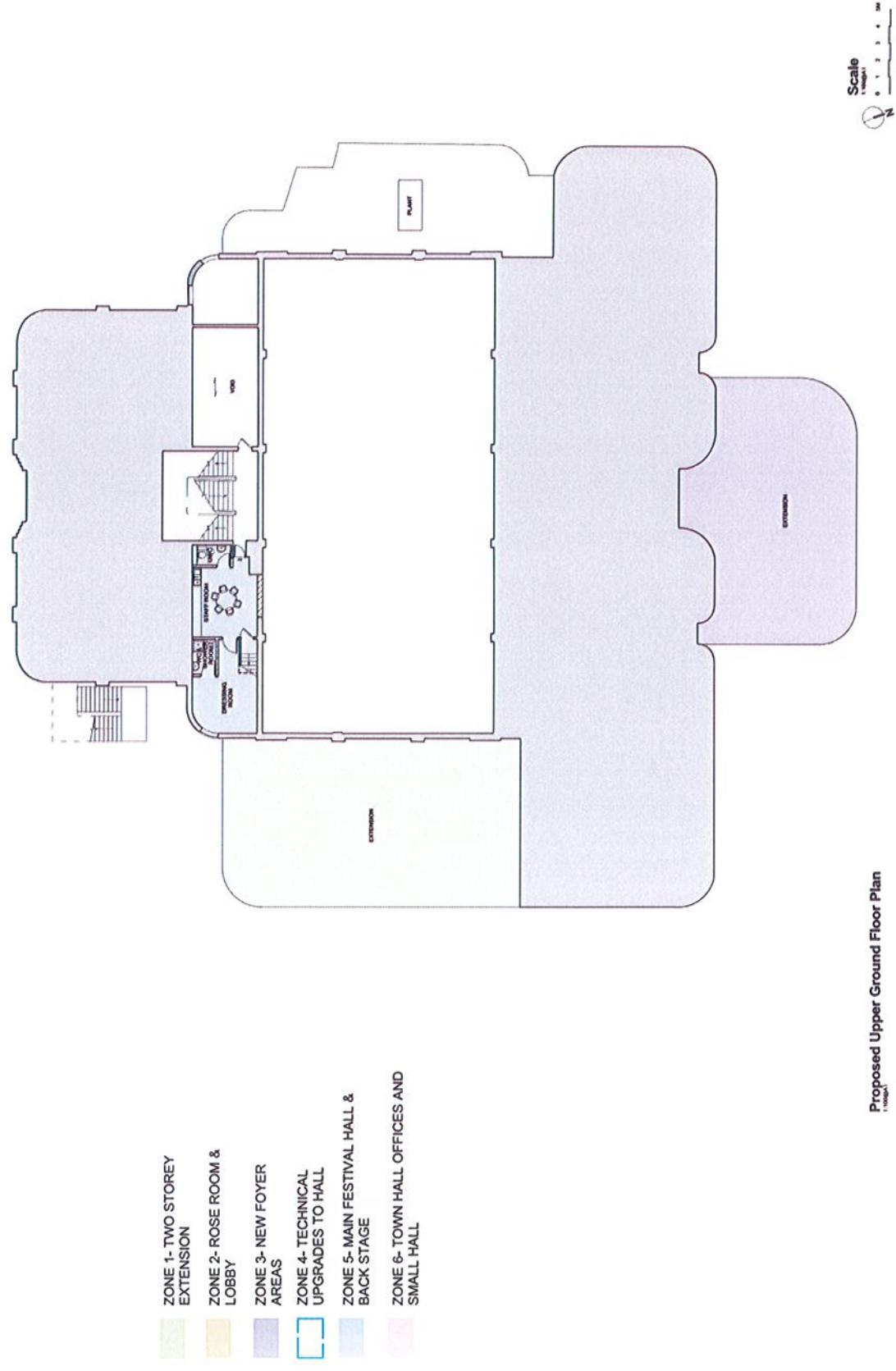
2 RIBA Stage 2 layout recap

STAGE 2 scheme

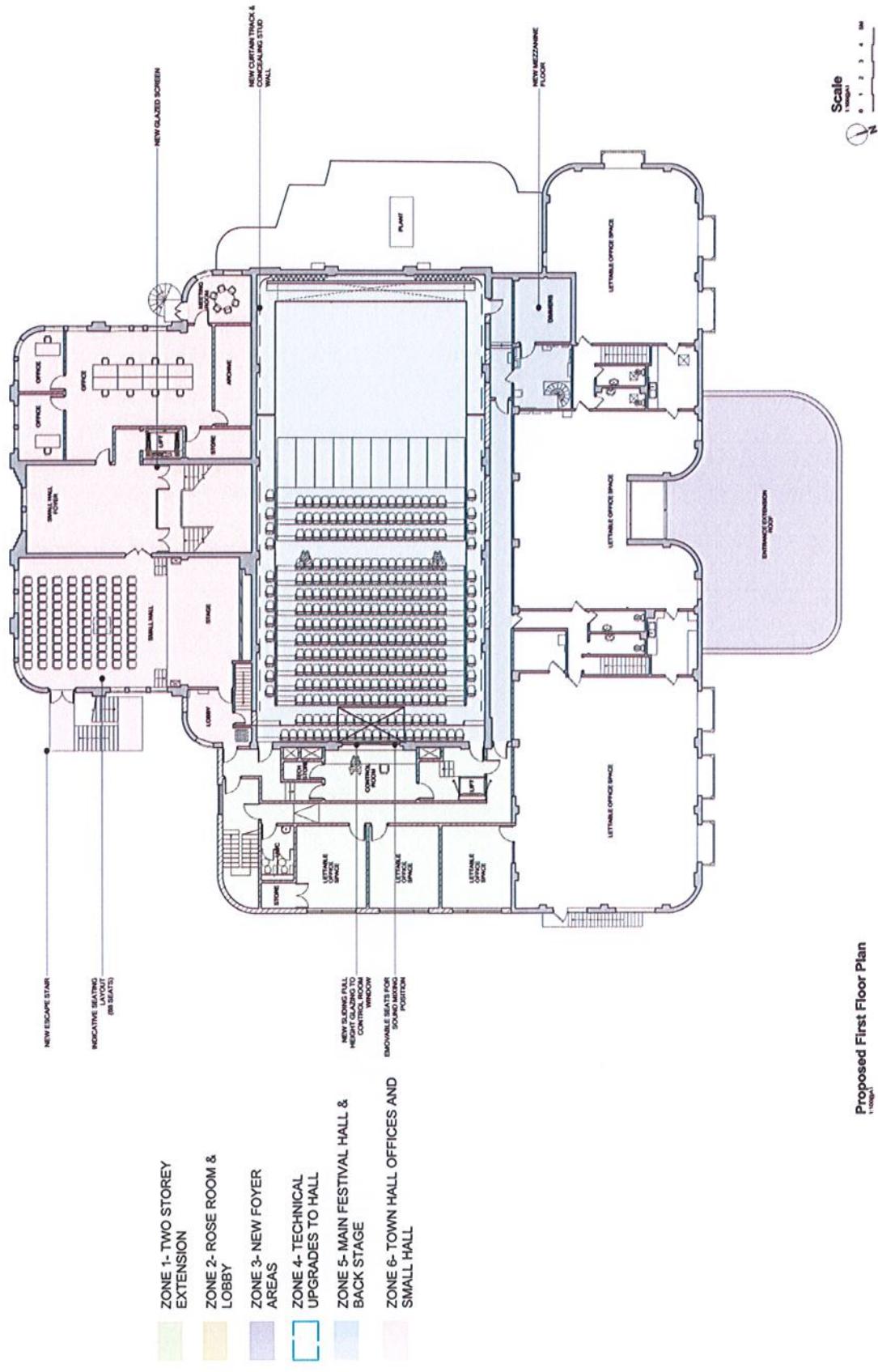
The following plans recap the scheme as it was at the end of RIBA stage 2



## 2 RIBA Stage 2: Layout recap

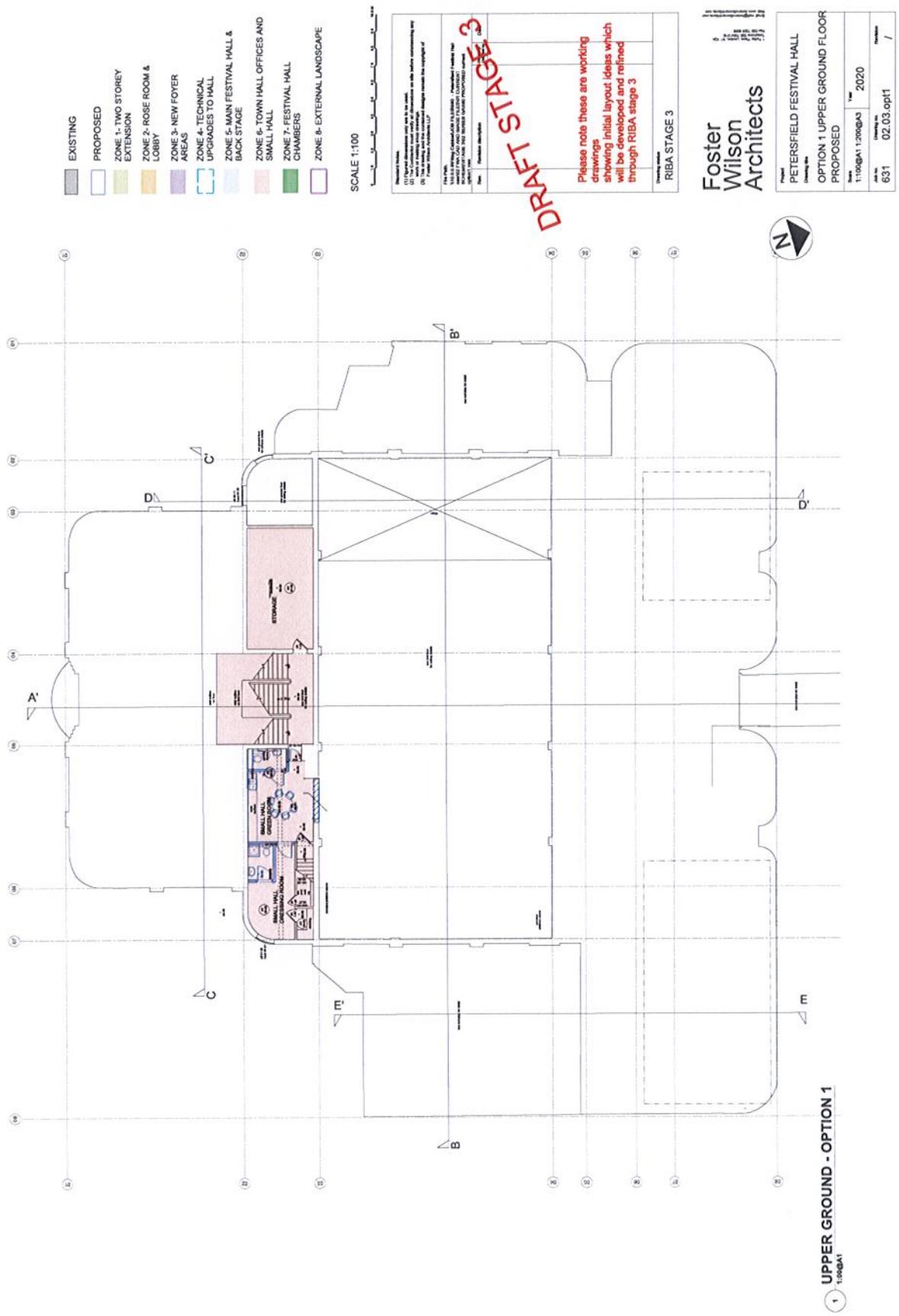


## 2 RIBA Stage 2: Layout recap



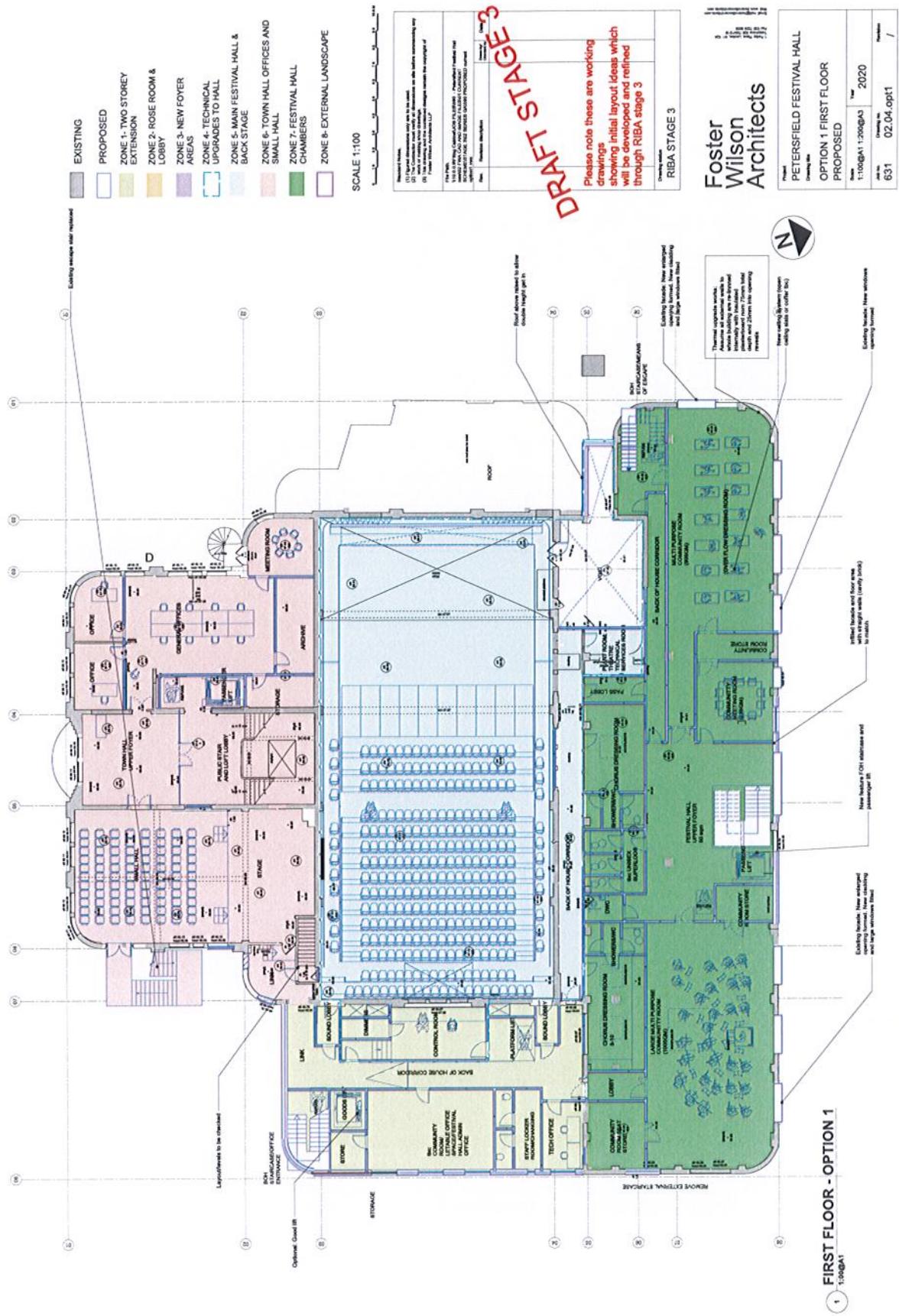


3 RIBA Stage 3: Layout option 1

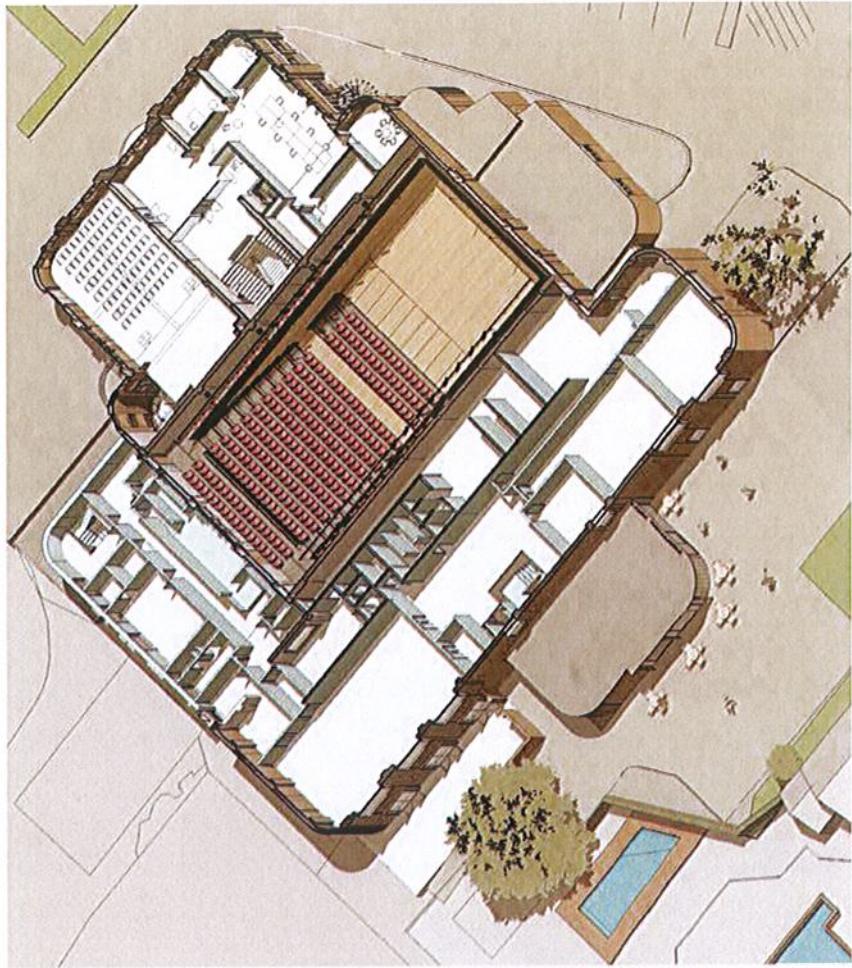


**UPPER GROUND - OPTION 1**

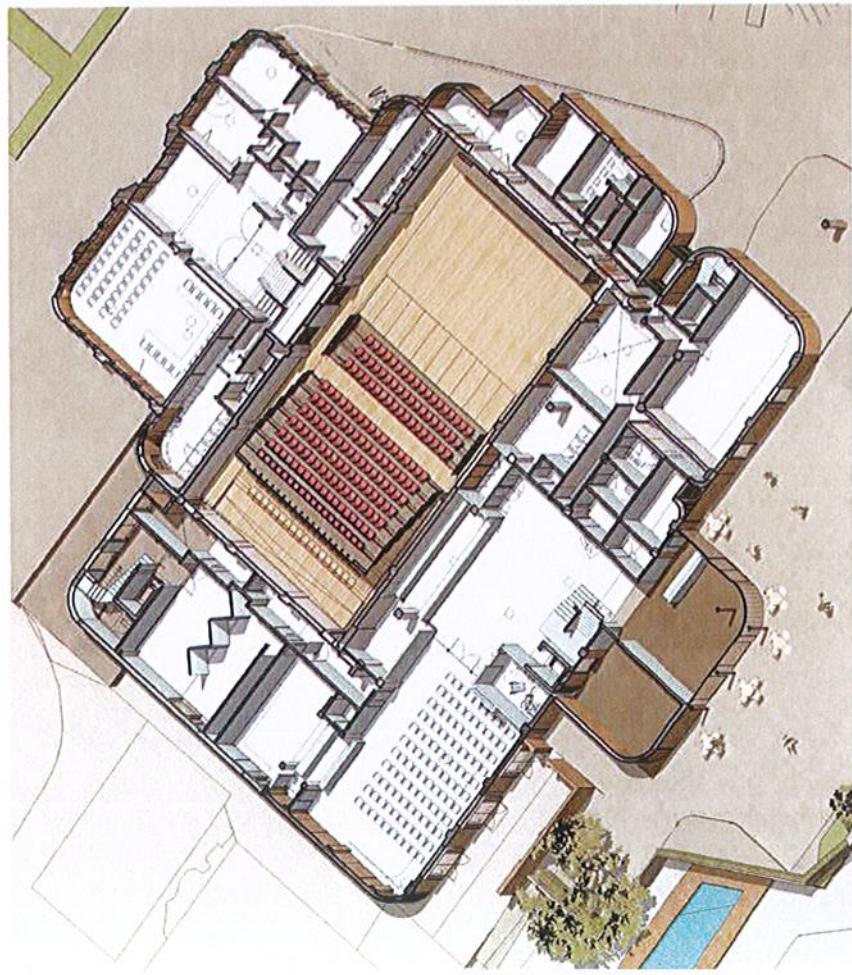
### 3 RIBA Stage 3: Layout option 1



### 3 RIBA Stage 3: Layout option 1

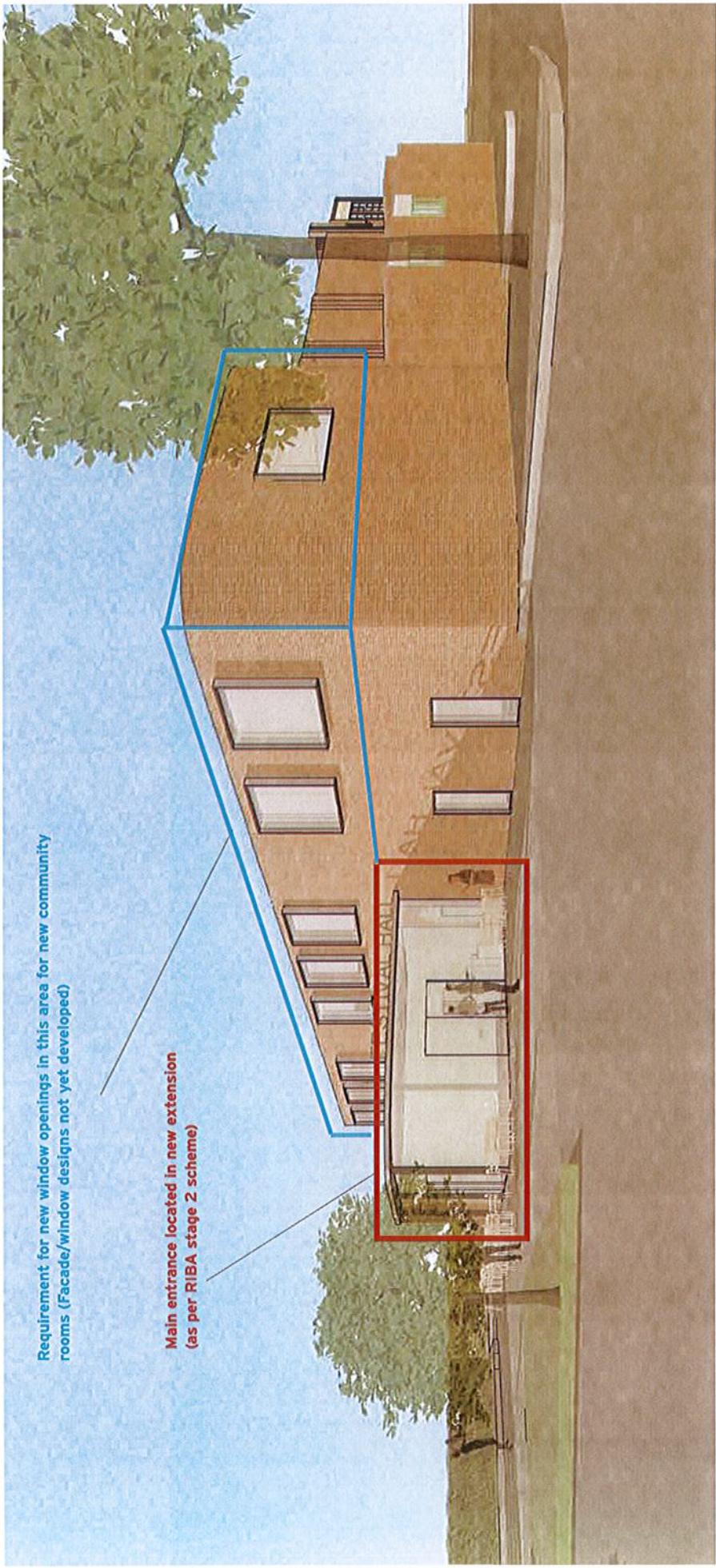


**OPTION 1: First floor**  
Axonometric 3D view



**OPTION 1: Ground floor**  
Axonometric 3D view

### 3 RIBA Stage 3: Layout option 1



#### **OPTION 1**

Initial concept/massing model, view towards main entrance

Please note - renders are indicative only showing the general volumes/window locations and entance location so should **not** be taken as the appearance of the scheme - this will be developed through RIBA stage 3

# 3 RIBA Stage 3: Layout option 1

## 3.1 Option 1 Commentary

### Circulation and public access:

To provide public access to the Northern first floor Festival chambers/ office areas (zone 7) a new public accommodation staircase and lift will be required. Whilst there are several possible layouts and configurations for this staircase and lift, the most efficient location is broadly central to the Northern facade & existing Festival Hall entrance. It can also be located either directly next to the Northern facade (as shown) or setback further within the plan within the inner foyer area.

This new stair location straight off the main public foyer will provide easy access up to the first floor.

### Integration:

It is important to locate the new staircase in a prominent position within the Festival Halls foyers to ensure that visitors are easily guided up to this level and that the new community spaces feel integrated as part of the overall building.

### Additional community rooms:

The new community rooms will be located at first floor located off a new first floor foyer/lobby with stair and lift access.

The final size and capacity of the new community rooms have not yet be set, however, option 1 illustrates the following new spaces:

- In Zone 7
  - A large community room (East side)
  - A large community room (West side)
  - A small community room/meeting room (North side)
  - Community room stores

These would be in addition to the community rooms in other zones:

- Zone 1
  - Mid sized Community rooms (Eastside ground floor)  
Notes: the large community room is of a similar scale to the existing ground floor Rose room and would have a similar capacity.

This room could also allow, via the use of folding sliding walls, additional flexibility and smaller spaces as required.

### A new 1st floor foyer would also provide:

- New accessible WC
- New unisex WCs (superloos)

### Ground floor foyer replanning:

The size of the new public staircase and lift and new back of house and means of escape staircases requires the re-planning of the current RIBA stage 2 ground floor area proposals these changes include:

- Relocation of the reception desk
  - Adding a new Front of house office
  - Adding a cloakroom
  - Adding a Accessible WC
  - Relocating the male public WCs

### Ground floor/first floor back of house replanning:

The relocation of the male WCs require a reduction in the size of the Main halls scene dock/store to stage left, however the stage store on the West-side has been enlarged to help compensate this.

The scene dock/store to stage left is double height. We have also shown the optional addition of raising a small area of the Western roof to allow a double height get in route to this scene dock store (subject to budget). This would be highly desirable to visiting shows.

The ground floor back of house areas (West side zone 5) are altered to include a fully accessible dressing room and shower

- The remaining dressing room are relocated to first floor (into zone 7) along with associated shower and WCs
- The Zone 1 (East side) first floor area is re-planned to provide a technical office and staff locker/changing room.

A new office/administration room is also created - its function is tbc. This office would be a good location for the Festival hall administration, but could also be a letable office space or community room - option on this will be explore further through stage 3.

### Goods Lift:

To allow back of house servicing of the new 1st floor community rooms and the first floor back of house areas as well and the small hall we have indicated a new goods lift (subject to budget) in the South East corner of the building.

This lift would enable goods/supplies/waste/food from kitchens etc to be transported to and from the first floor without using the new main public lifts within the Festival hall foyer and Town Hall foyer.

### Other areas:

The rest of the building complex remains broadly as per the RIBA stage 2 scheme in this option.

### Infrastructure:

The addition of the first floor adds a significant amount of floor spaces to the scheme and the new building services will need to be extended into this new zone.

### Means of escape

To meet the required means of escape standards, two secondary means of escape staircases are required:

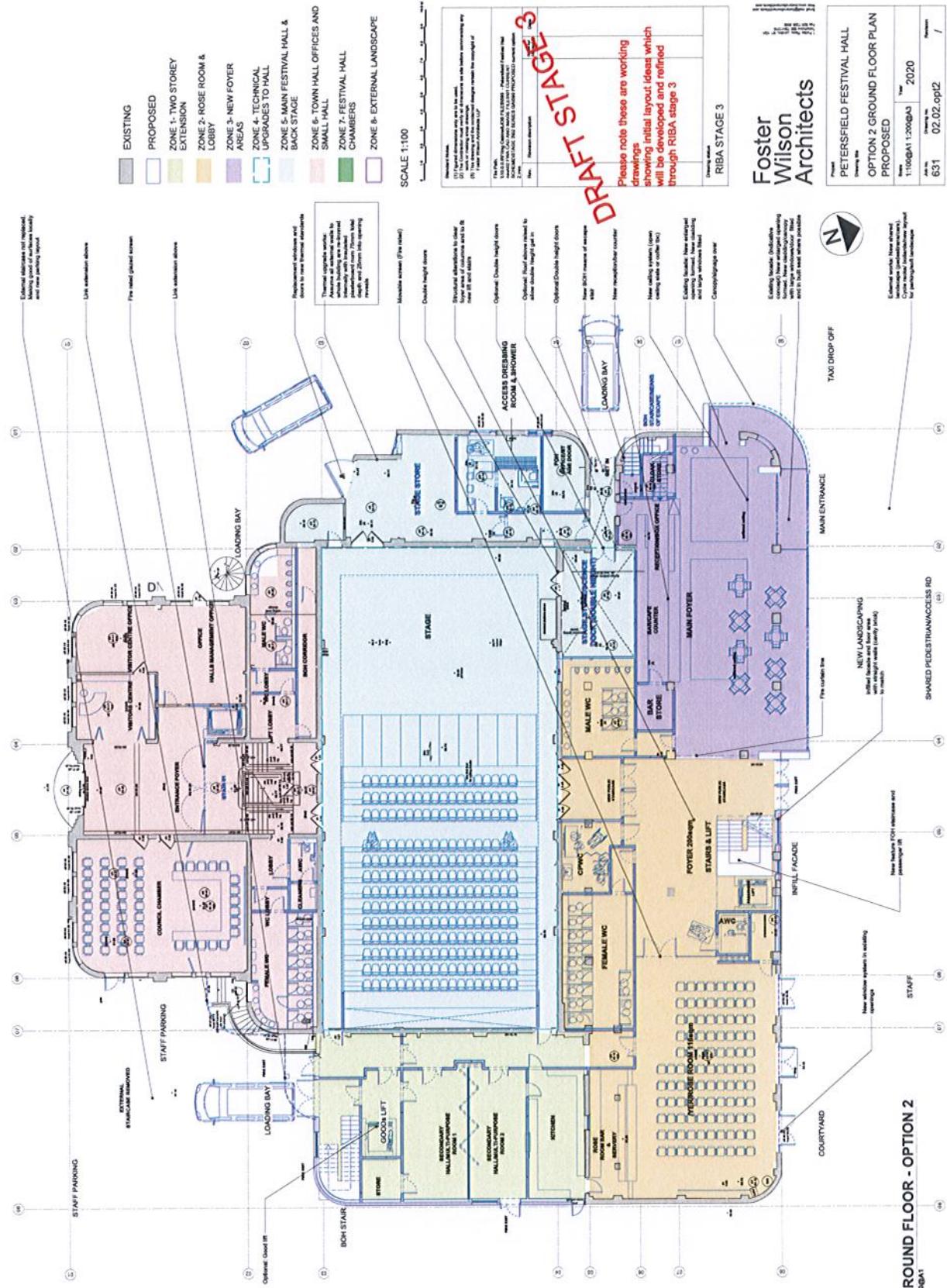
A staircase located in the South Western corner - this stair is already present in the RIBA stage 2 scheme. This provides a secondary escape route for the large community room and the Festival Hall.

- A new staircase located to the East, near the Festival Hall back of house dressing room area. This provides a secondary escape for the East First floor community spaces.

## 4 RIBA Stage 3: Layout option 2

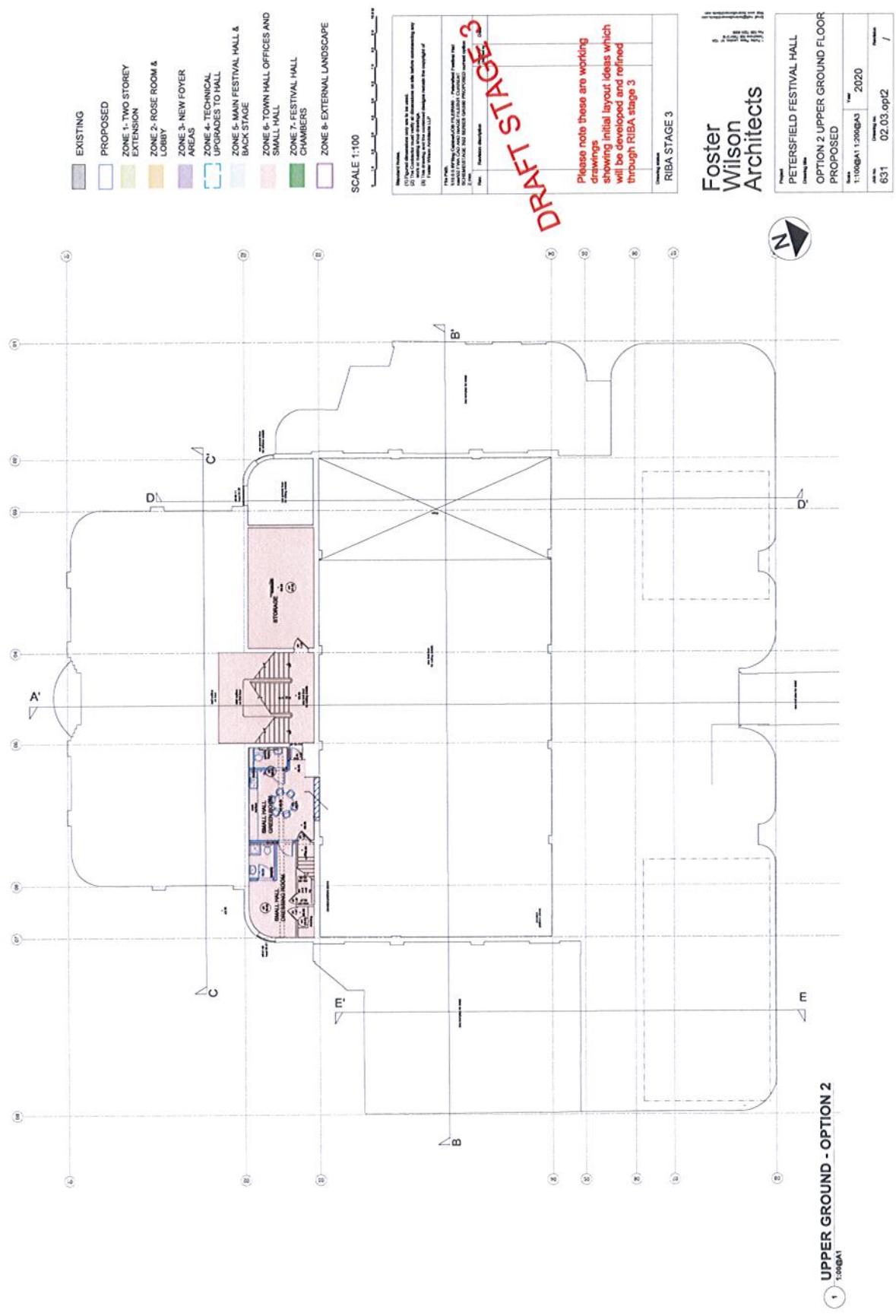
### STAGE 3 scheme option 2

The following plans show the revised (option 2) building layout to meeting the revised brief at the start of RIBA stage 3, these plans we develop further through RIBA stage 3.

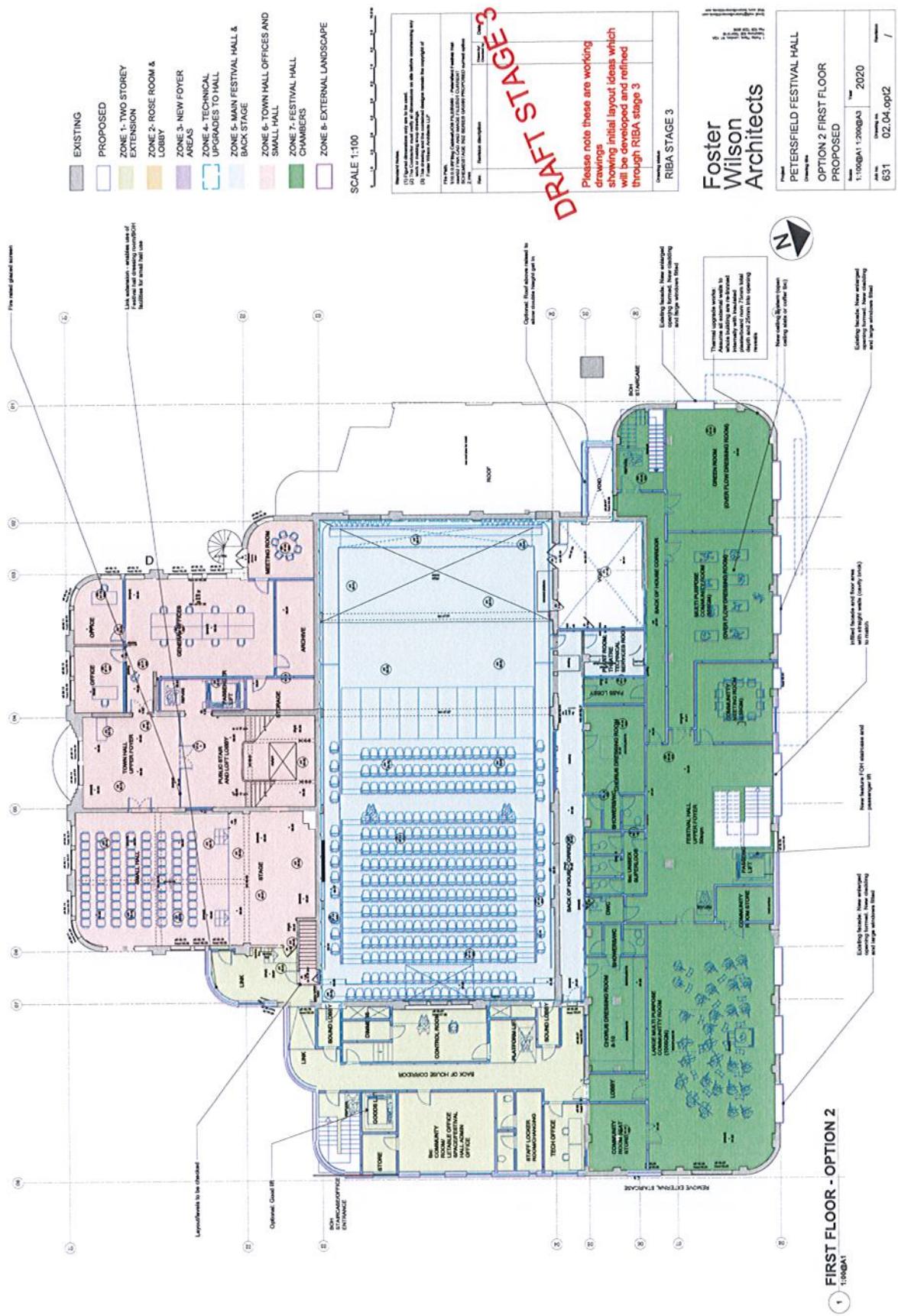


The following plans show the revised (option 2) building layout to meeting the revised brief at the start of RIBA stage 3, these plans we develop further through RIBA stage 3.

## 4 RIBA Stage 3: Layout option 2



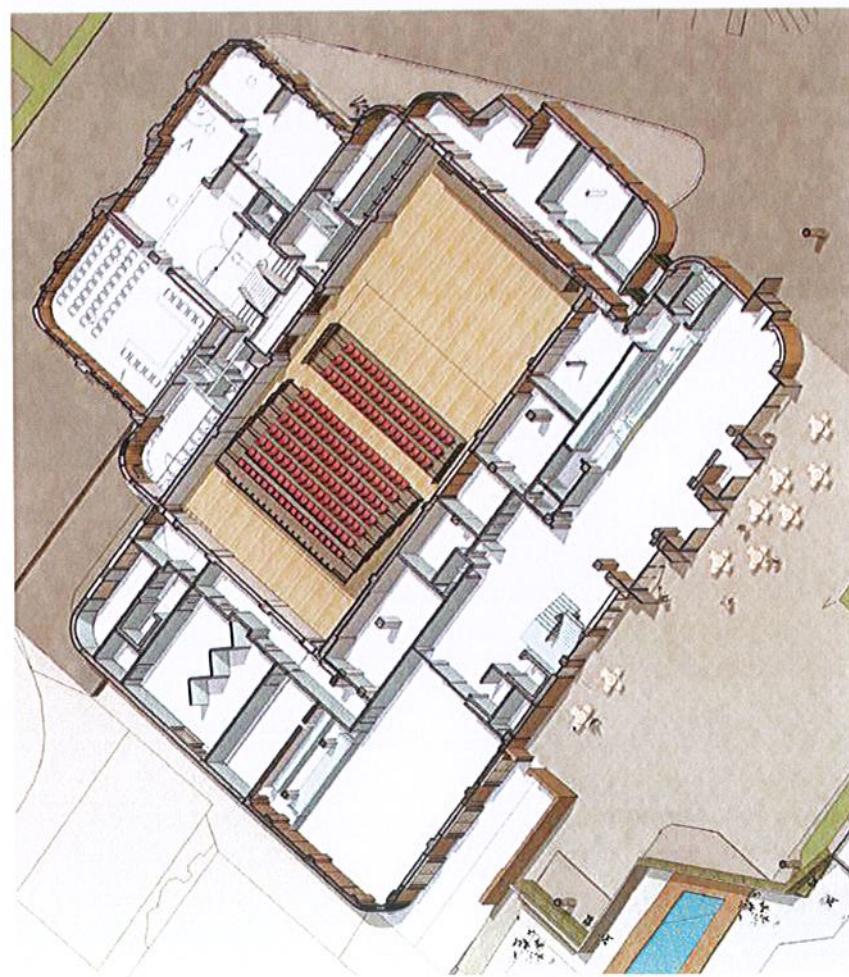
4 RIBA Stage 3: Layout option 2



## 4 RIBA Stage 3: Layout option 2

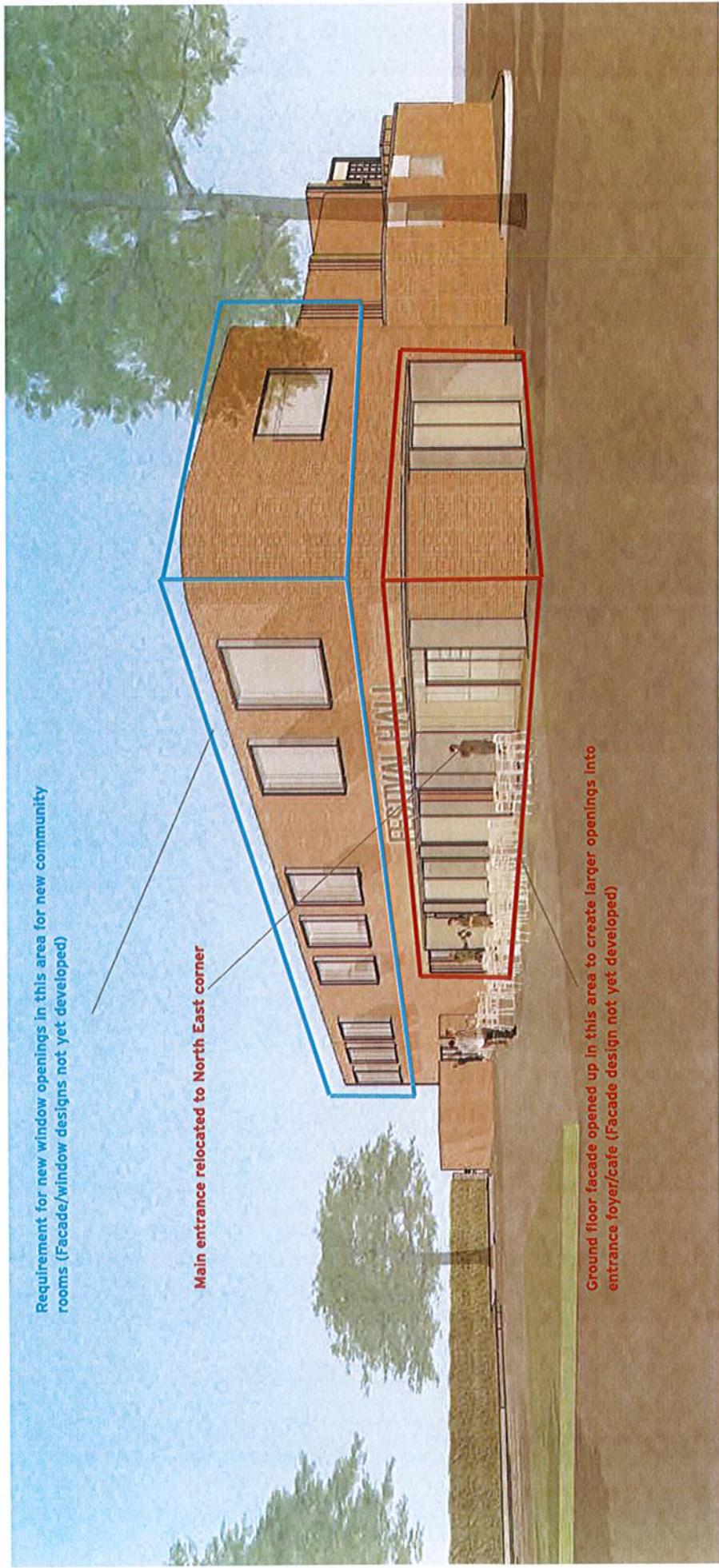


**OPTION 2 - First floor**  
Axonometric 3D view



**OPTION 2 - Ground floor**  
Axonometric 3D view

## 4 RIBA Stage 3: Layout option 2



### **OPTION 2**

Initial concept/massing model, view towards main entrance (facade design indicative at this stage).

Please note - renders are indicative only showing the general volumes/window locations and entrance location so should **not** be taken as the appearance of the scheme - this will be developed through RIBA stage 3

# 4 RIBA Stage 3: Layout option 2

## 4.1 Option 2 Commentary

### (FWA recommended option)

The additional of the Festival chambers/first floor office areas potentially allows for a more significant departure away from the current RIBA Stage 2 scheme. The changes are:

- Omitting the new build Northern extension - currently containing the new foyer/ reception and female WCs and relocating these spaces within the existing building footprint.
- Moving the existing Green room to first floor level to create a new entrance foyer on the prominent Northern corner
- Omitting the replacement of the South East external mean of escape staircase (optional) - see small hall means of escape

### Revised Festival Hall foyers and entrance

Option 2 relocates the primary public Festival Hall entrance to the Northern corner of the building.

Locating the new entrance on this corner will make the entrance and the foyers (cafe/bar etc) much more visible for the public arriving from the car park areas. The entrance will also be more visible from Tor Way and the bridges over Tilmore brooke when approaching from the North as it will no longer be obscured by the swimming pool building.

The facade in this area would be heavily modified and extended out slightly at ground floor level to create new large glazed openings and doors. This will provide a much more open, welcoming and permeable threshold between inside and outside.

Upon entering the new foyer, a new multi-purpose reception/box office main bar/ cafe would be directly opposite and would enable tables and seating for a cafe/day use along the new glazed facade.

By relocating the entrance foyer to the North West corner this mean the whole Northern side of the building is no a single large public spaces containing the foyer and Rose room. This is a much improved public space (vs option 1).

A new 1st floor foyer would also provide:

### Circulation and public access:

#### (FWA recommended option)

To provide public access to the Northern first floor Festival chambers/ office areas (zone 7) a new public accommodation staircase and lift will be required. Whilst there are several possible layouts and configurations for this staircase and lift, the most efficient location is broadly central to the Northern facade & existing Festival Hall entrance.

This new stair location straight off the main public foyer will provide easy access up to the first floor.

### Integration:

It is important to locate the new staircase in a prominent position within the Festival Halls foyers to ensure that visitors are easily guided up to this level and that the new community spaces feel integrated as part of the overall building.

### Additional community rooms:

The new community rooms will be located at first floor located off a new first floor foyer/lobby with stair and lift access.

The final size and capacity of the new community rooms have not yet be set, however, option 2 illustrates the following new spaces:

#### In Zone 7

- A large community room (East side)
- A medium sized community room (West side)
- A small community room/meeting room (North side)
- Community room stores

These would be in addition to the community rooms in other zones:

#### Zone 1

##### Mid sized Community rooms (Eastside ground floor)

Notes: the East side large community room is of a similar scale to the existing ground floor Rose room and would have a similar capacity. This room could also allow, via the use of folding sliding walls, additional flexibility and smaller spaces as required.

### New accessible WC

#### New unisex WCs (superloos)

### Ground floor foyer replanning:

The redesign of the entrance foyers and the addition of the then new public staircase and lift and new back of house and means of escape staircases requires the re-planning of the current RIBA stage 2 ground floor area proposals these changes include:

- Relocation of the reception desk
- New bar and cafe counter location
- Adding a new Front of house office
- Adding a cloakroom
- Adding an accessible WC at ground
- Relocating the main public WCs

### Ground floor/first floor back of house replanning:

The relocation of the male WCs require a reduction in the size of the Main halls scene dock/store to stage left, however the stage store on the West-side has been enlarged to help compensate this.

The scene dock/store to stage left is double height. We have also shown the optional addition of raising a small area of the Western roof to allow a double height get in route to this scene dock store (subject to budget). This would be highly desirable to visiting shows.

The ground floor back of house areas (West side zone 5) are altered to include a fully accessible dressing room and shower

The remaining dressing room are relocated to first floor (into zone 7) along with associated shower and WCs

The Zone 1 (East side) first floor area is re-planned to provide a technical office and staff locker/changing room.

A new office/administration room is also created - its function is tbc. This office would be a good location for the Festival hall administration, but could also be a letable office space or community room - option on this will be explore further through stage 3.

cont...

## 4 RIBA Stage 3: Layout Option 2

### Goods Lift:

To allow back of house servicing of the new 1st floor community rooms and the first floor back of house areas as well and the small hall we have indicated a new goods lift (subject to budget) in the South East corner of the building.

This lift would enable goods/supplies/waste/food from kitchens etc to be transported to and from the first floor without using the new main public lifts within the Festival hall foyer and Town Hall foyer.

### Other areas:

The rest of the building complex remains broadly as per the RIBA stage 2 scheme in this option.

### Infrastructure:

The addition of the first floor adds a significant amount of floor spaces to the scheme and the new building services will need to be extended into this new zone.

### Means of escape

To meet the required means of escape standards, two secondary means of escape staircases are required:

A staircase located in the South Western corner - this stair is already present in the RIBA stage 2 scheme. This provides a secondary escape route for the large community room and the Festival Hall.

A new staircase located to the East, near the Festival Hall back of house dressing room area. This provides a secondary escape for the East first floor community spaces.

### Small Hall means of escape:

Option 2 illustrates one potential possible option to allow the removal of the large external means of escape staircase which services the small hall on the South West corner  
This would require a new built first floor link corridor between the small hall and then utilising the staircase to the rear of the control room area.

# 5 Option 1 vs Option 2

## 5.1 Option 1 advantages over Option 2

### Larger 2nd community room

Option 1 has a larger 2nd community room at first floor level

## 5.2 Option 2 advantages over option 1

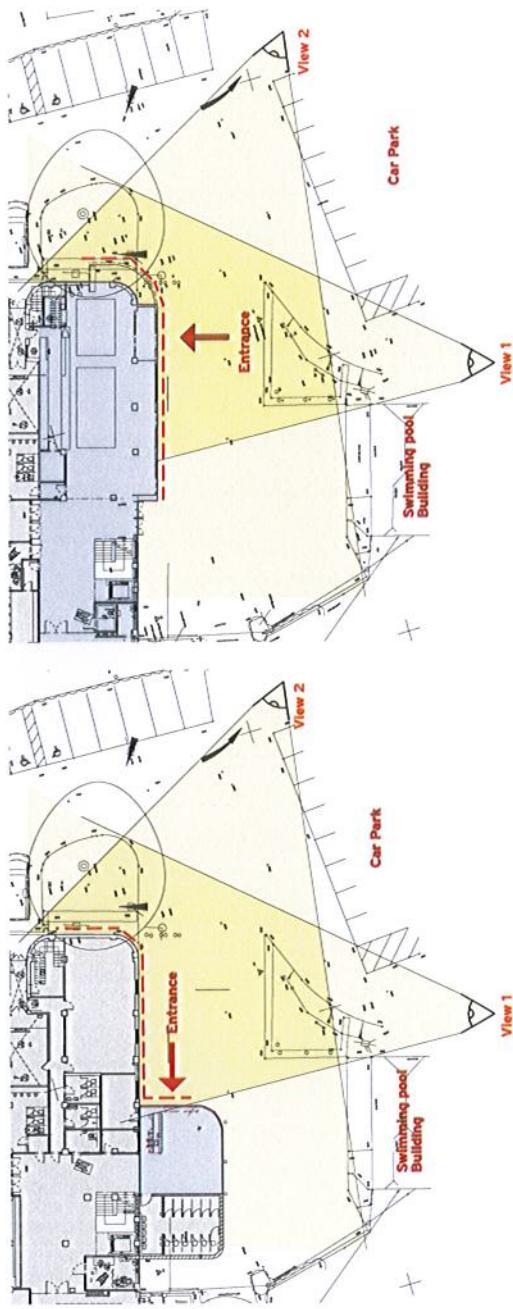
### Building approach and visibility

Option 2 has a more prominent and visible entrance location  
(See diagrams to top right) with a much longer length of foyer/public open facade allowing improved views into the building and out.

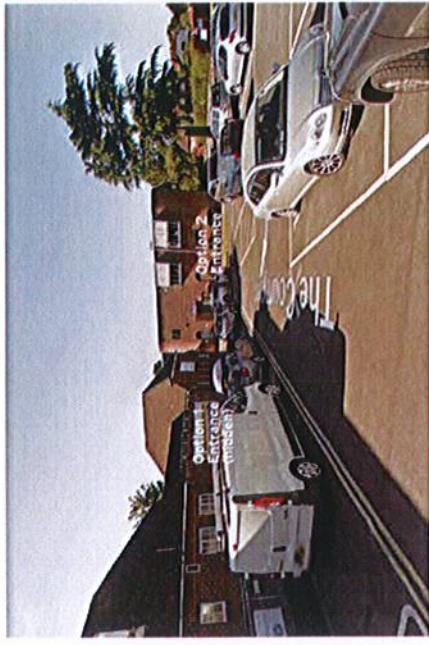
### Parking area maintained

Option 2 does not extend significantly into the existing external landscape (zone 8). Therefore the external land available for parking and landscape is not adversely effected.

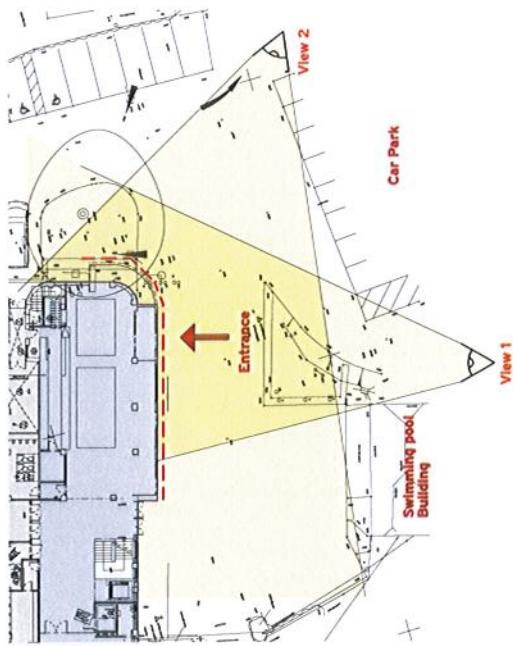
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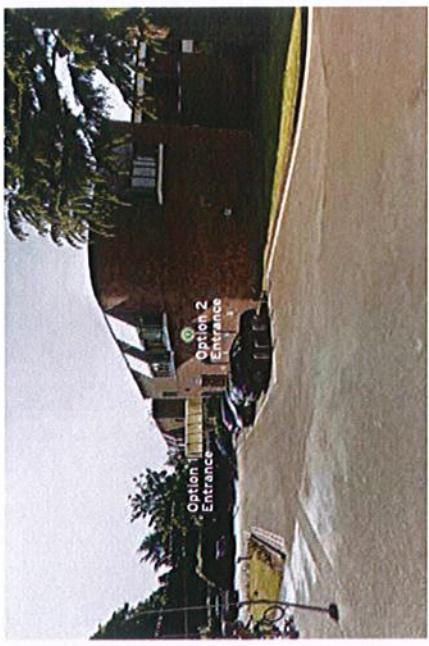
**OPTION 1:** building approach and visibility - entrance is set back and less visible



**VIEW 1:** (option 1 entrance not visible)



**OPTION 2:** building approach and visibility - entrance is located at most prominent location



**VIEW 2:** (option 2 entrance more prominent on near corner)

# 5 Option 1 vs Option 2

## 5.3 Option 2 advantages over option 1

### Foyer flow and connectivity

Option 2 has a much improved foyer arrangement with the foyers (combined with the Rose room) creating a single open and connected volume which extends the full width of the Northside of the building. Option 1 foyers are disconnected due to the location of the inner foyer area & bar which is setback into the plan away from the facade. (See diagrams to bottom right)

### Foyer size

Option 2 foyers are 200sqm. This combined with the Rose room will provide comfortable foyer space to current recommendations of 0.5 - 0.7 sqm per person for an audience of 400. Option 1 foyers are undersized for this audience size.

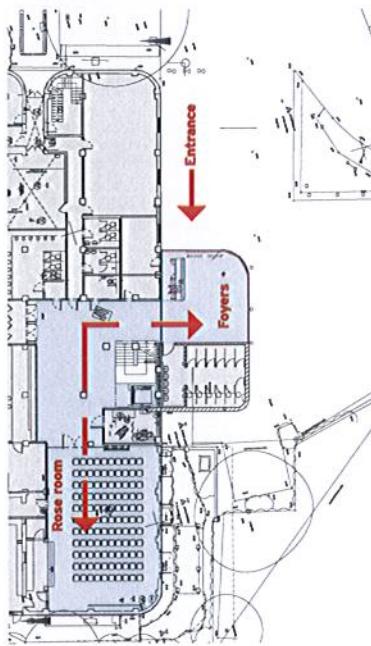
Higher capacities for standing shows will require the use of the first floor foyer and community rooms in both options however option 2 will still provide greater sqm per person. The amount of space per person may also be a factor when considering current and any future pandemic risks.

### 5.4 Costs

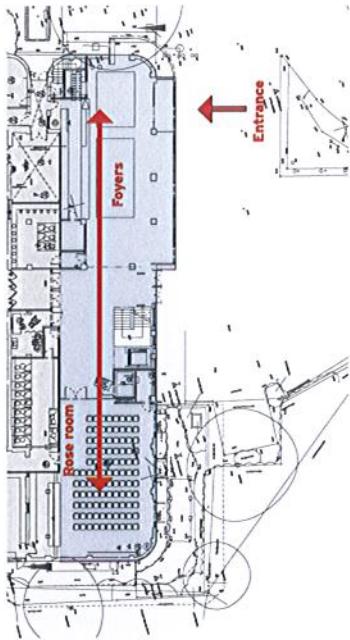
Refer to separate cost report

## 5.5 Foster Wilson Architects client recommendation

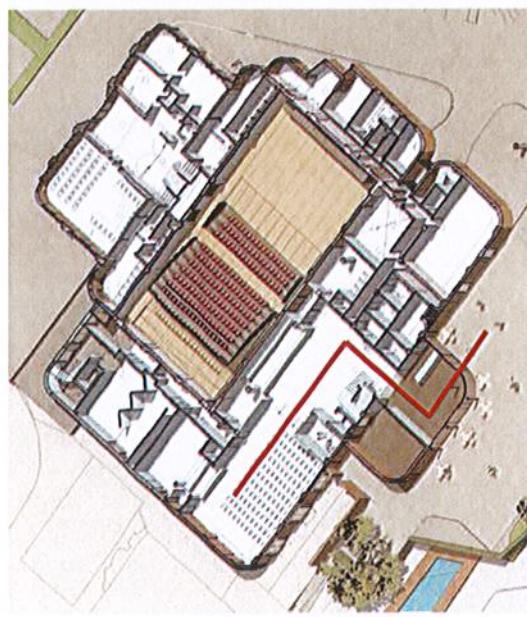
It is FWA's recommendation that the option 2 approach is the best way to meet the revised brief and should be used as the starting point to develop the designs and layouts further through RIBA stage 3.



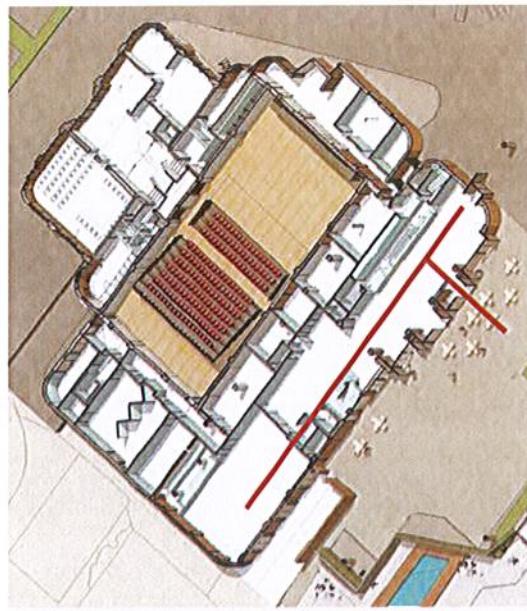
**OPTION 1:** Foyer flow & connectivity - foyer areas slightly disconnected



**OPTION 2:** Foyer flow & connectivity - foyers connection across whole width of building



**OPTION 1:** Foyer flow & connectivity - foyer areas slightly disconnected



**OPTION 2:** Foyer flow & connectivity - foyer areas slightly disconnected

# 6 Decisions required

**6.1 Initial client choices to make at the start of RIBA stage 3 based on options 1 & 2 :** (please note these will not be set in stone and will of course still develop through the design process of RIBA stage 3)

1. Proceed with the option 1 or the option 2 approach in principal for the start of RIBA stage 3- OPTION 1/ OPTION 2
2. Add a goods lift to scheme for planning - YES/NO
3. Add double height access gate in route to scheme dock for planning - YES/NO
4. Add a cloakroom to brief- YES/NO
5. Add a separate technical office to brief - YES/NO
6. Add unisex/superloos (which can be used for non binary genders if required) to brief - YES/NO
7. Add a first aid room to brief - YES/NO
8. Add a separate theatre workshop spaces (over and above scenic dock areas already provided) - YES/NO
9. Allow for cycle racks to external zone 8 - YES/NO
10. Omit the planned replacement South West external staircase with new link extension (as shown in option 2) - YES/NO
11. Allow electrical vehicle charging to external zone 8 - YES/NO
12. Allow for anti ram/vehicle mitigation bollards to external zone 8 - YES/NO
13. Allow for a central beer cellar/draft beer to bars - YES/NO

**6.2 Client choices to be made in due course subject to further information & design development**

14. Agree broad staffing numbers and office locations (Zone 1 and Zone 6) including if offices are required for:

- Theatre Technical staff
  - Visiting company offices
  - Facilities management staff
  - Booking and box office staff
  - Front of house management
  - Security
  - Cash office
- 15 Agree building energy/carbon standards & targets
  - 16 Agree final zoning boundaries (1-8) as design develops and option 1 or 2 is adopted

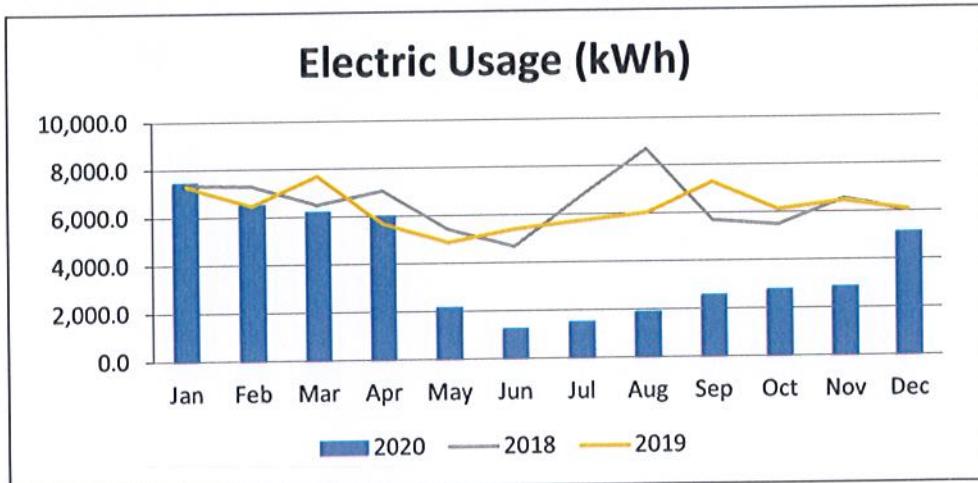
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## Petersfield Town Council

### Auditel Monthly Utility Report – December 2020 (COVID 19 TIER SYSTEM APPLIED)

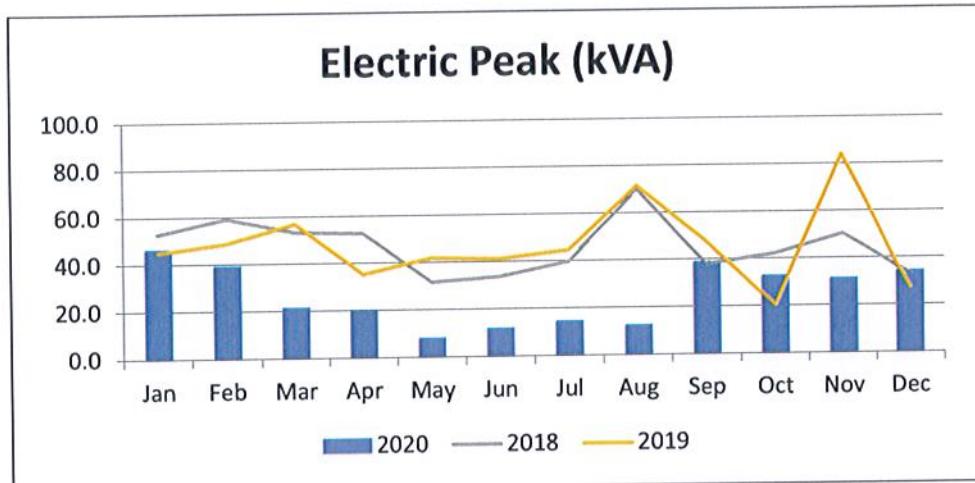
#### Site: Town Hall

This report is intended to give a short summary of the utility usage at the Town Hall site. Further details or additional information can be obtained from Neil Woolmer.



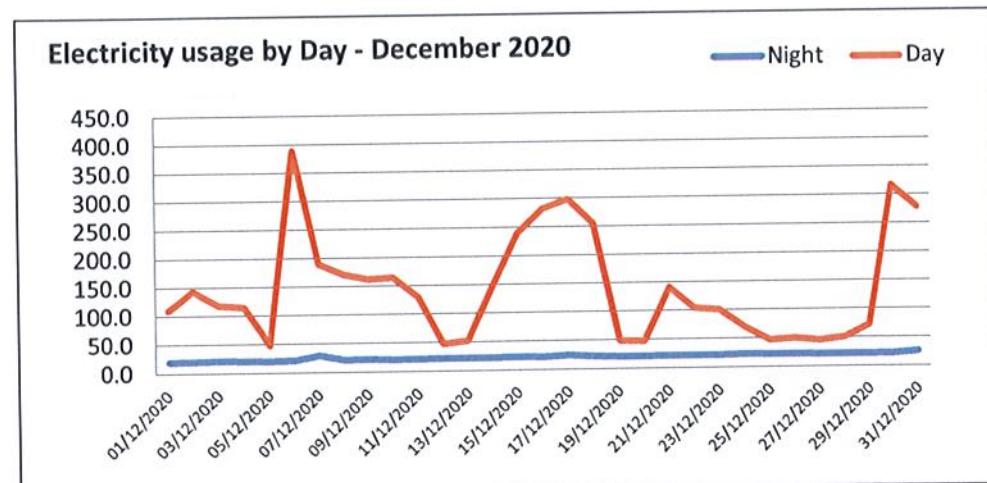
Usage was down 16% against December 2019.

At the end of March the government brought in measures to combat the spread of COVID-19.



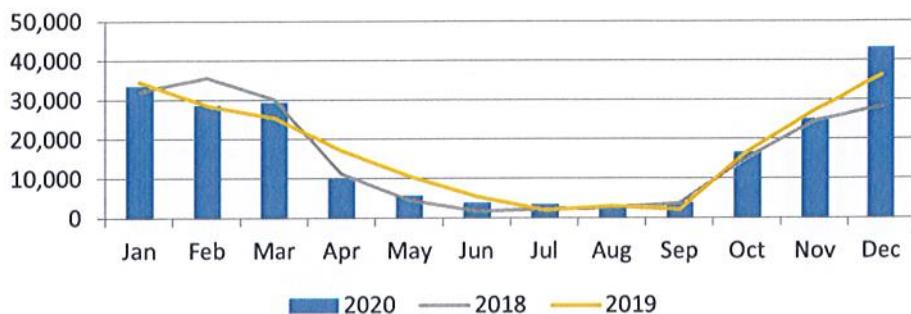
100 kVA Available Capacity

Peak demand was 34.5 kVA in December of the 100 kVA capacity available. Up 27% on the previous year.



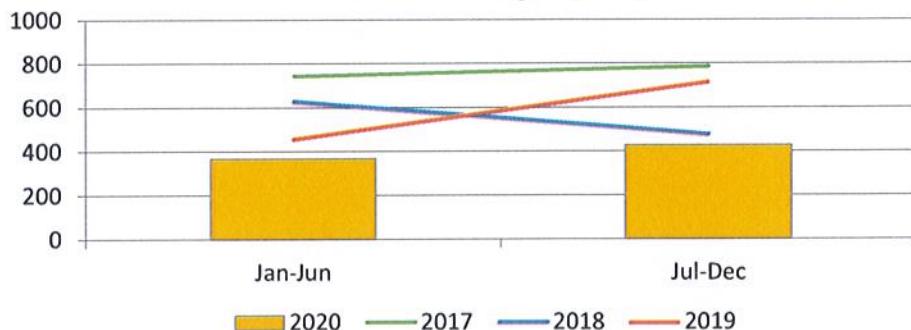
Day and Night kWh usages for December.

## Gas Usage (kWh)



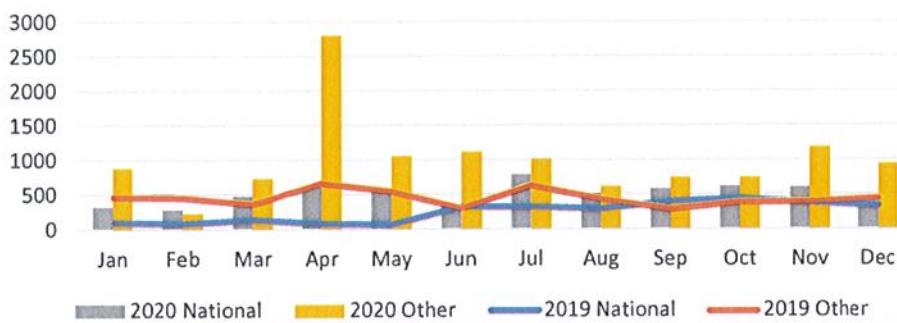
Gas usage was up 19% against December 2019.

## Water Usage (m³)



Water usage was down during 2020, April to August's usage dropped 20% and the billed expected usage through to end of February 2021 is down 41%.

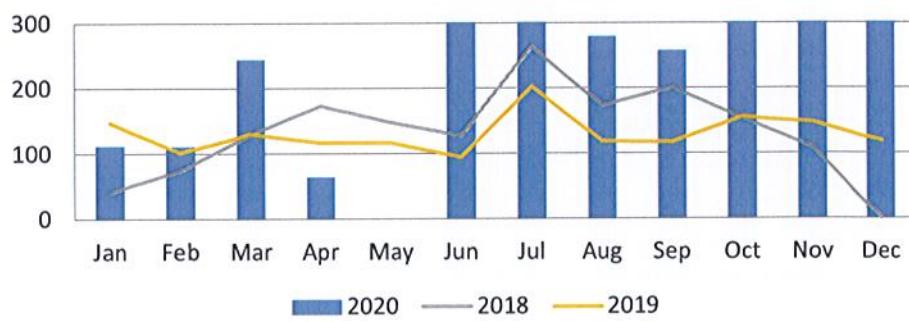
## Landline Usage (Mins)



National calls were down 4%. Other call types, i.e, to mobiles were up 110%.

Note: due to lack of recording for Local calls we've adjusted the chart to measure National and Other calls 2019/2020 by adding Local and Other calls together for those months where necessary for 2019 & 2020.

## Mobile Usage (Mins)



Mobile usage was up 521% in December 2020. No additional call charges were incurred. There were 739 minutes of calls recorded.