

# Petersfield Festival Hall

RIBA Stage 3: Design layout update v3

29.01.2021

Issued for comment

Foster  
Wilson  
Architects

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# 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.

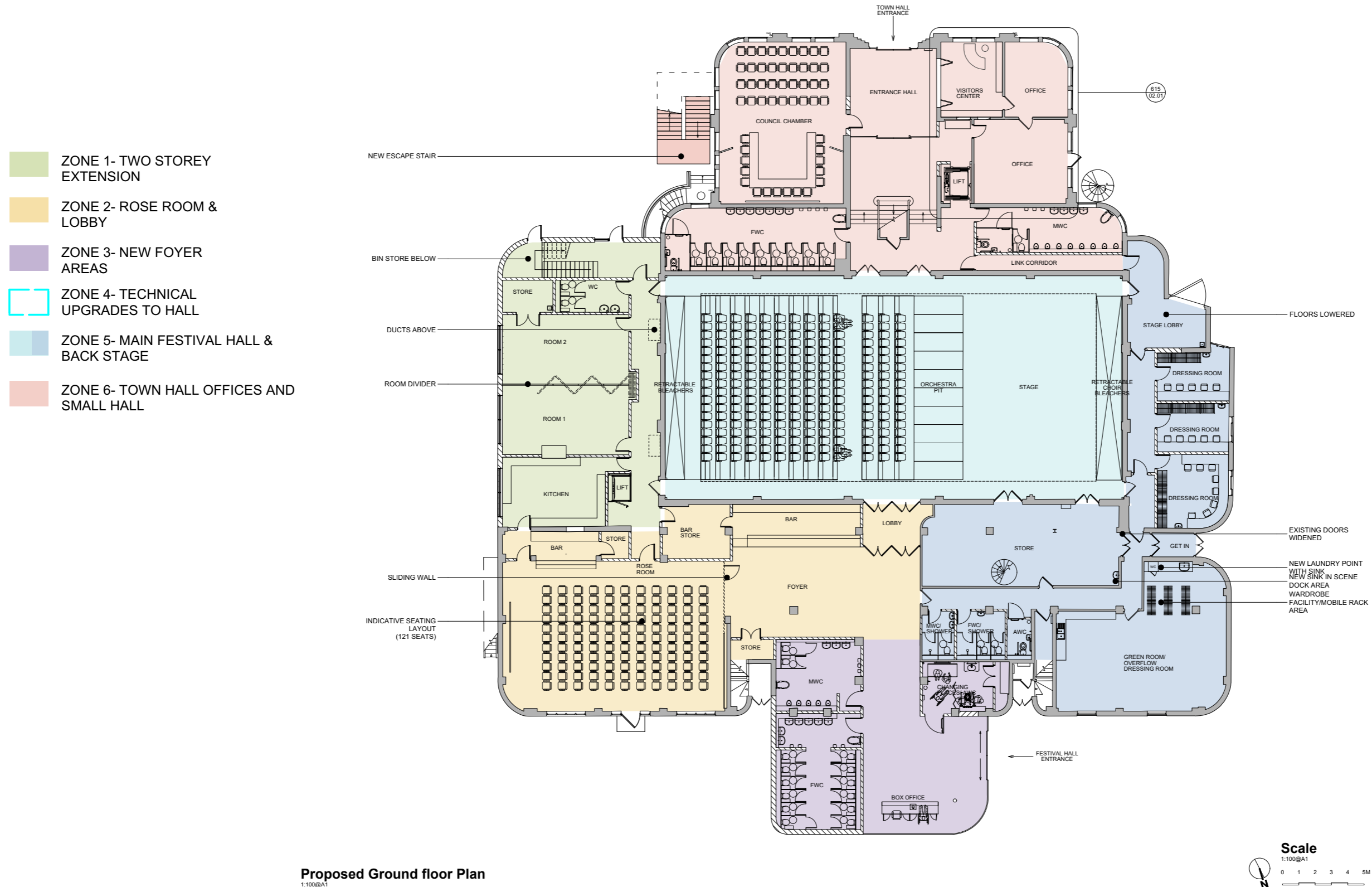
This option is viable as FWA believes it is no longer necessary to extend the building's footprint to the North (as required in option 1) due to the new floor space gained at first floor (zone 7).

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

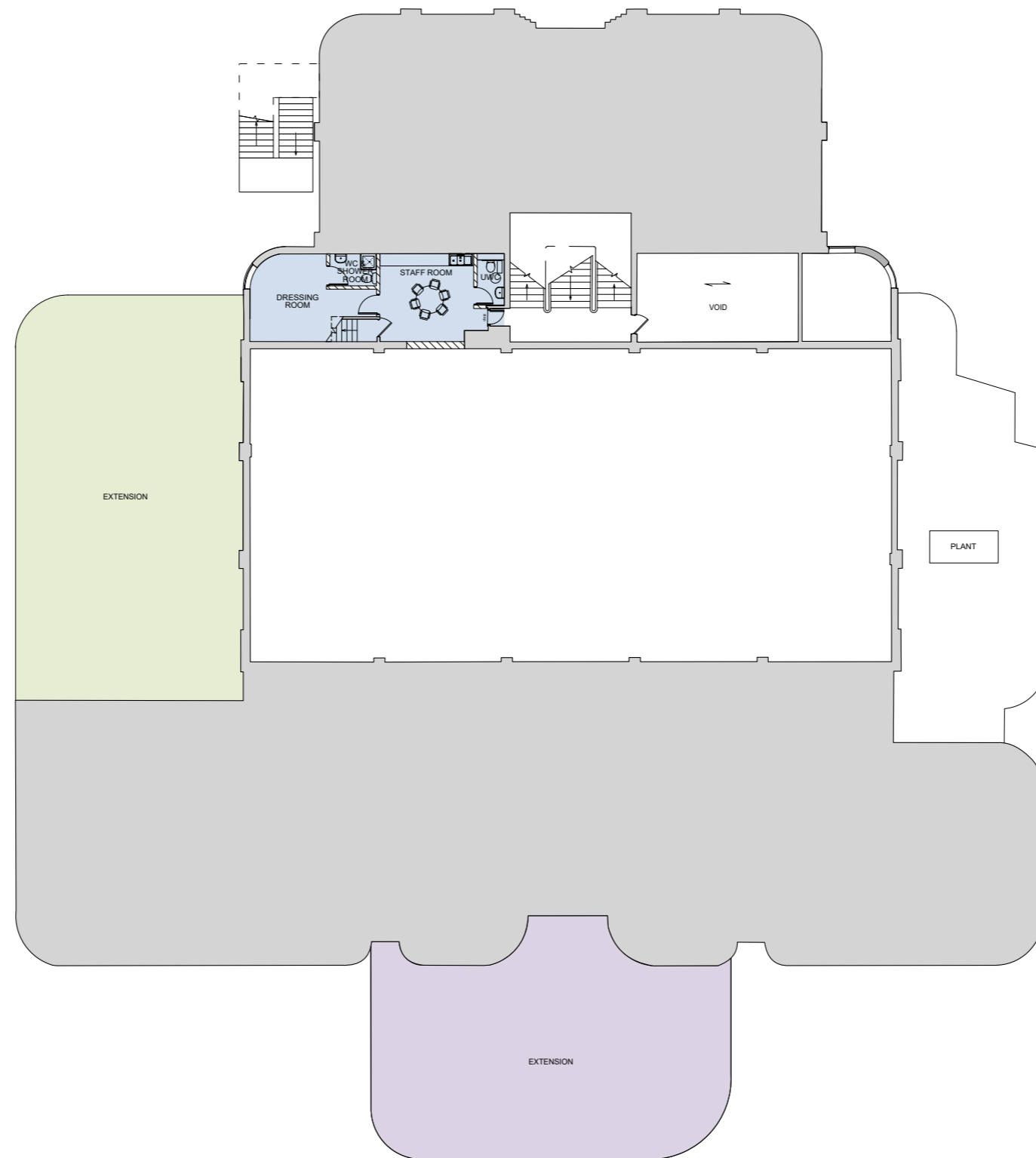
The following plans recap the scheme as it was at the end of RIBA stage 2



**Proposed Ground floor Plan**  
1:100@A1

## 2 RIBA Stage 2: Layout recap

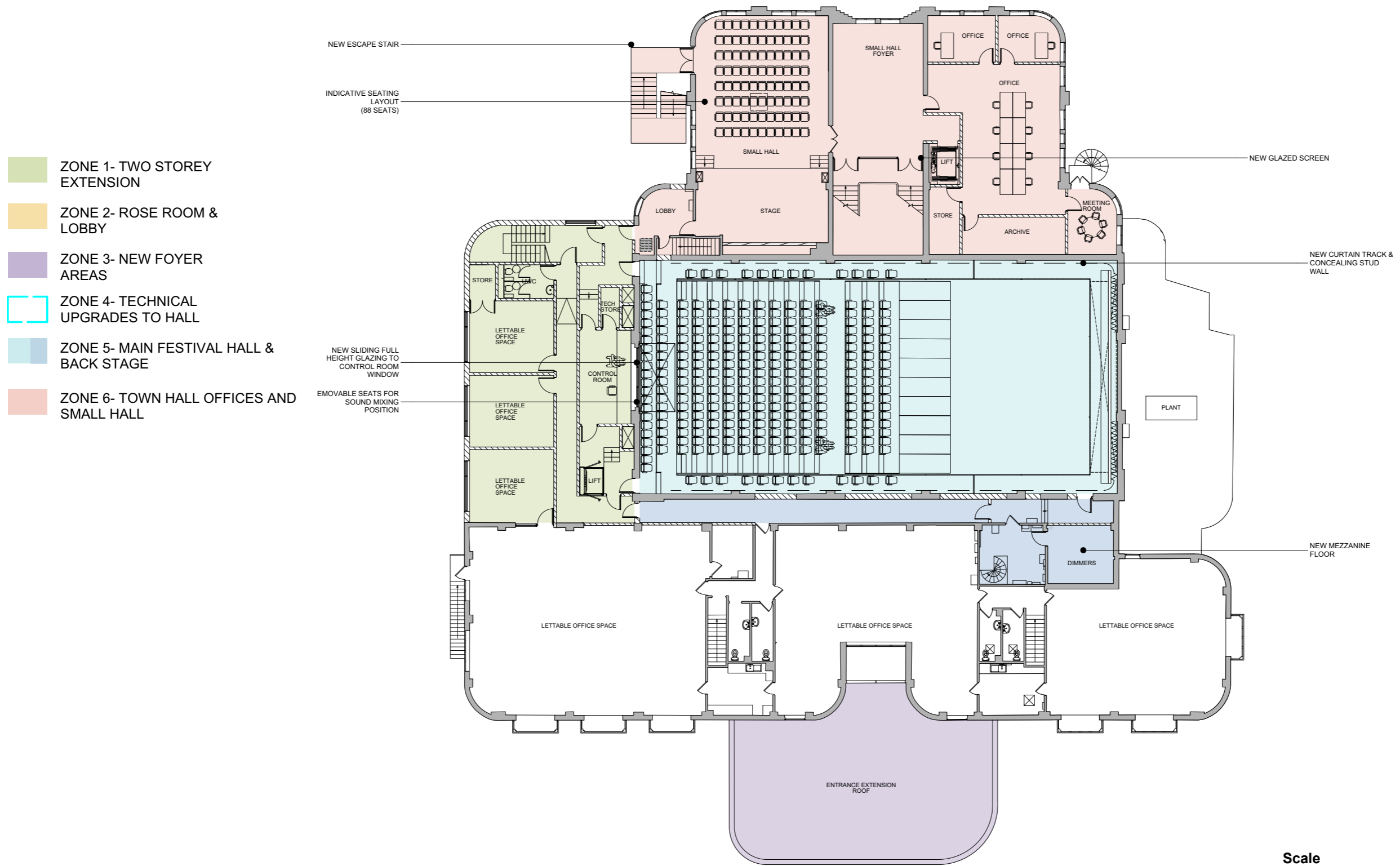
- ZONE 1- TWO STOREY EXTENSION
- ZONE 2- ROSE ROOM & LOBBY
- ZONE 3- NEW FOYER AREAS
- ZONE 4- TECHNICAL UPGRADES TO HALL
- ZONE 5- MAIN FESTIVAL HALL & BACK STAGE
- ZONE 6- TOWN HALL OFFICES AND SMALL HALL



**Proposed Upper Ground Floor Plan**  
1:100@A1

**Scale**  
1:100@A1  
0 1 2 3 4 5M

## 2 RIBA Stage 2: Layout recap



## Proposed First Floor Plan

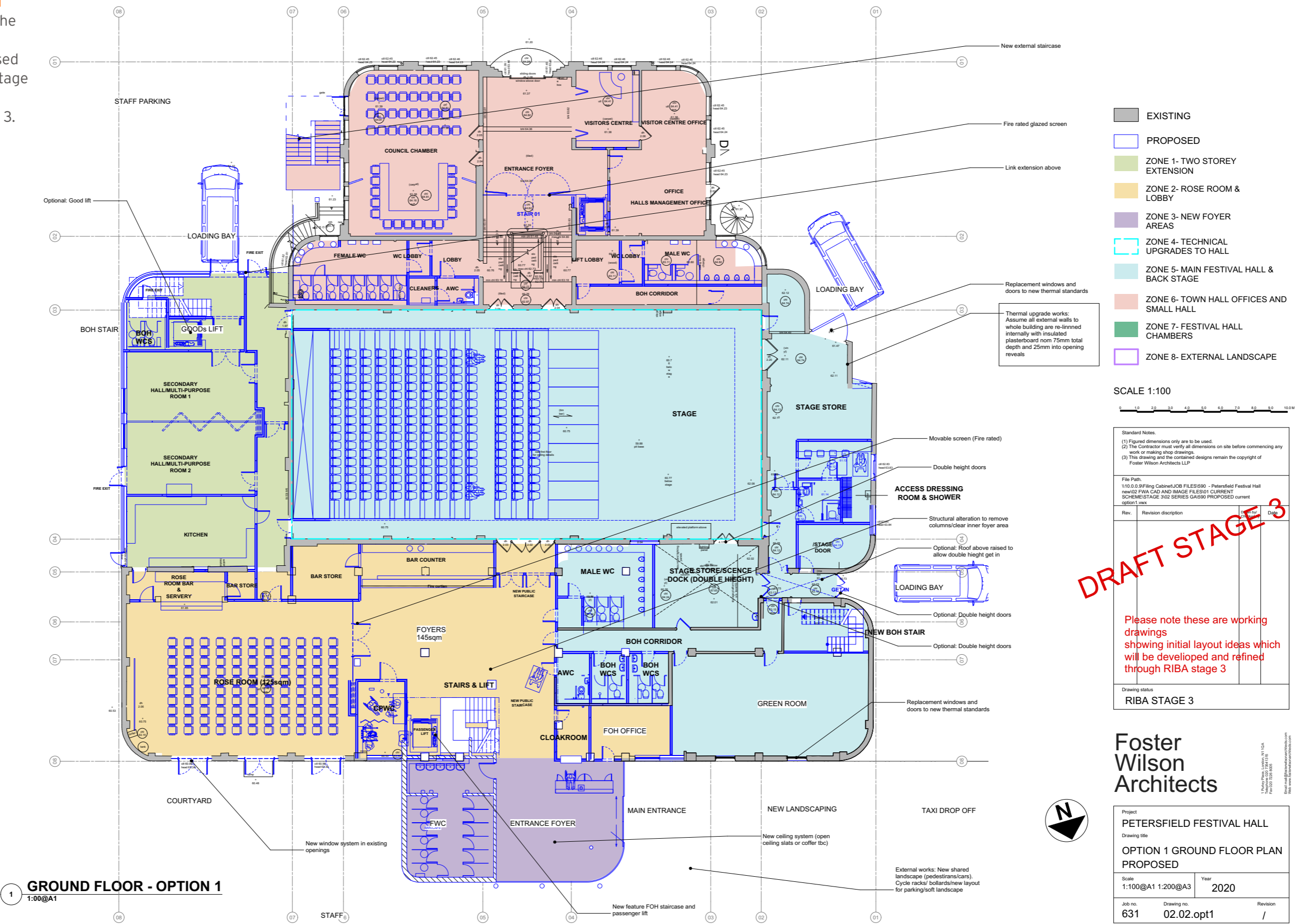
**Scale**  
1:100@A1

0 1 2 3 4 5M

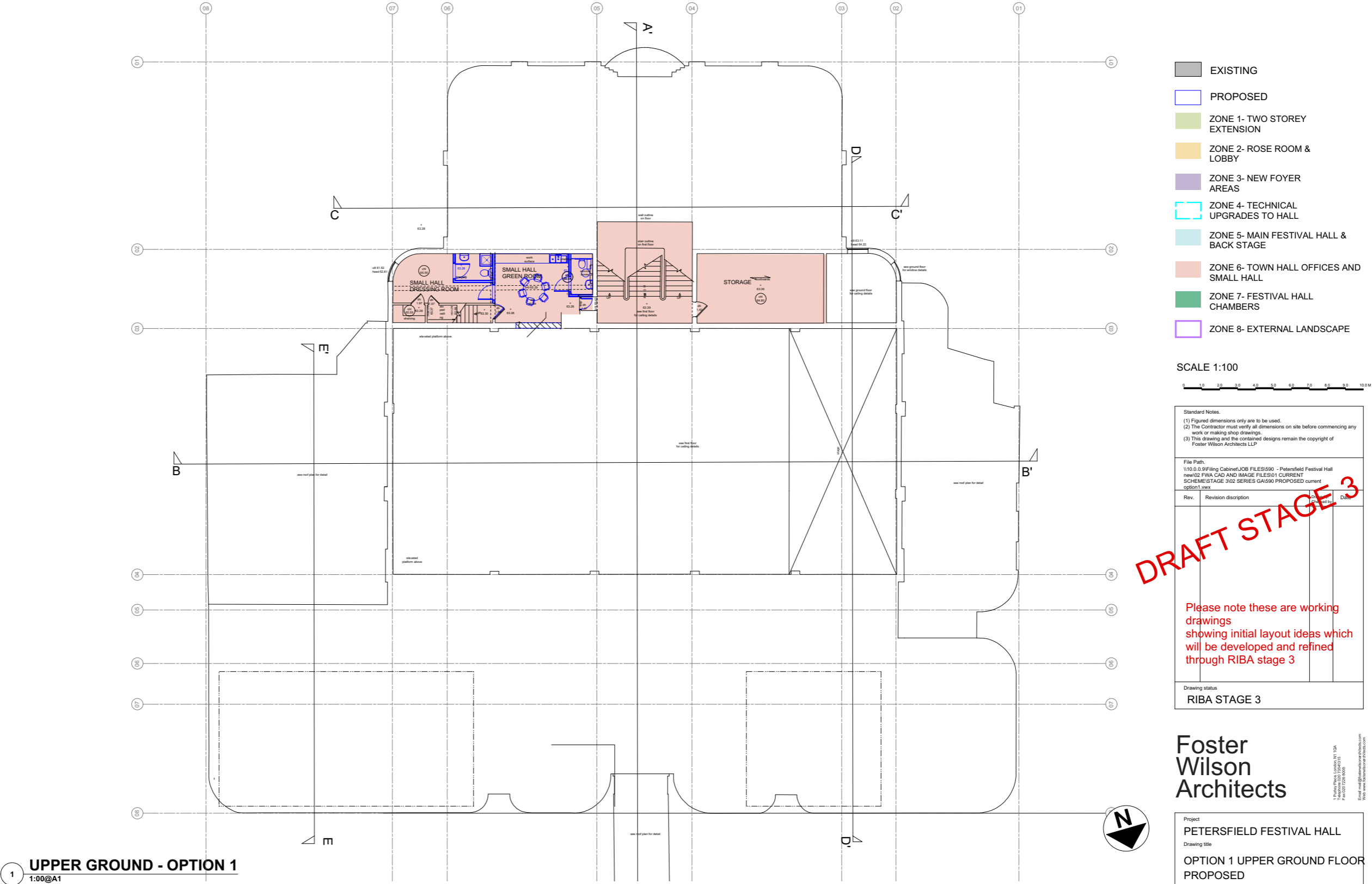


# 3 RIBA Stage 3: Layout option 1

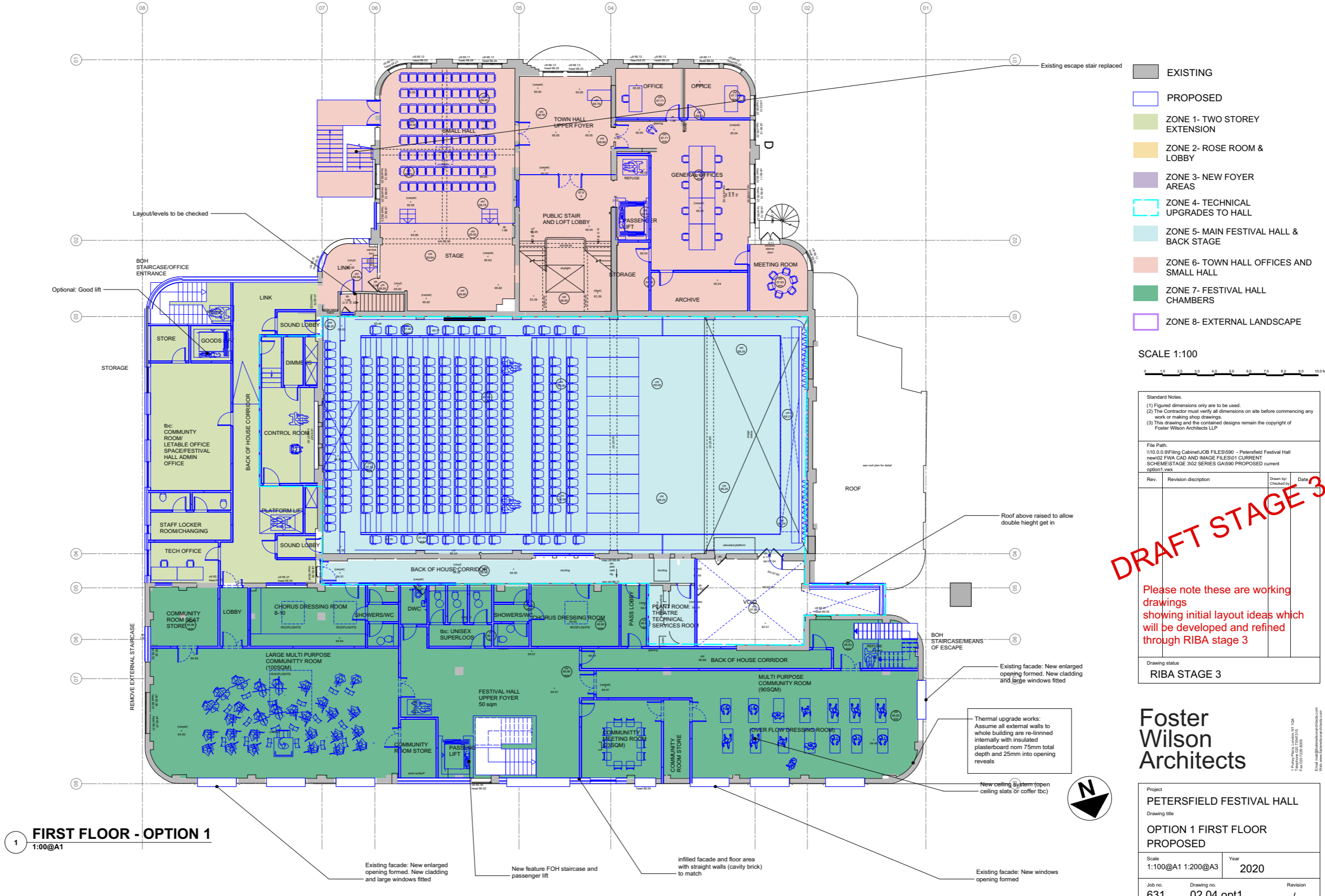
**STAGE 3 scheme option 1**  
The following plans show the revised (option 1) building layout to meeting the revised brief at the start of RIBA stage 3, these plans we develop further though RIBA stage 3.



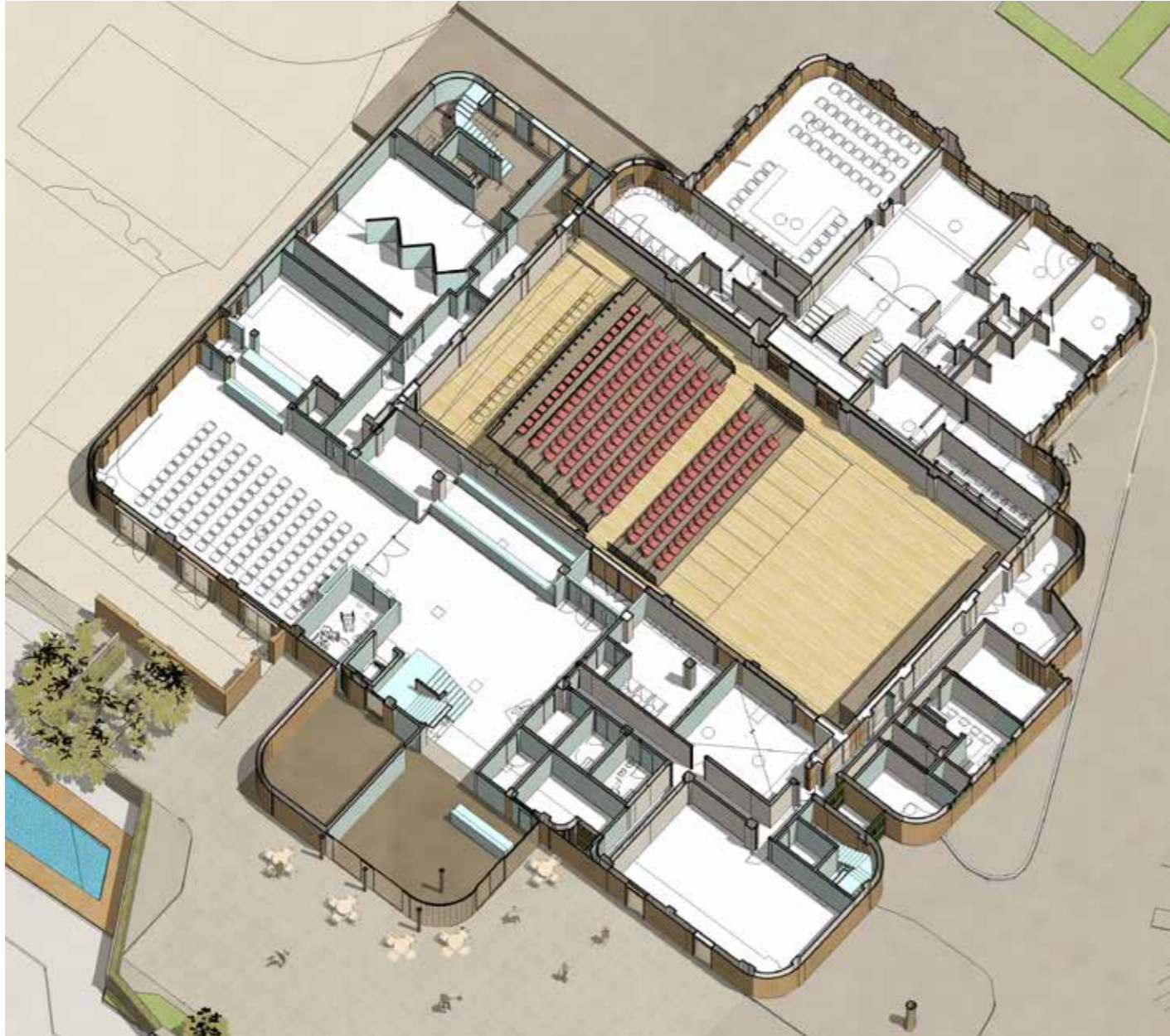
# 3 RIBA Stage 3: Layout option 1



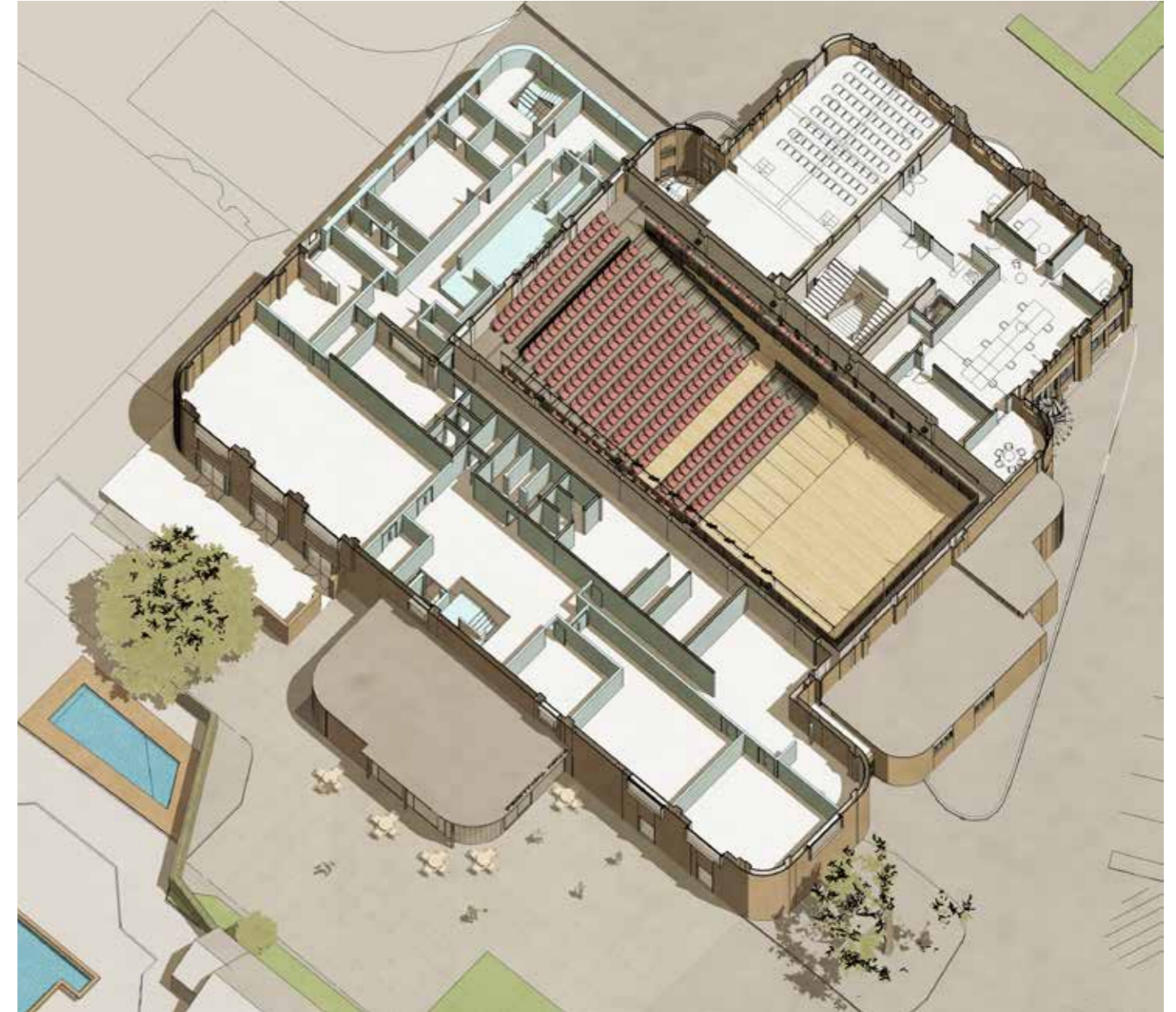
### 3 RIBA Stage 3: Layout option 1



### 3 RIBA Stage 3: Layout option 1

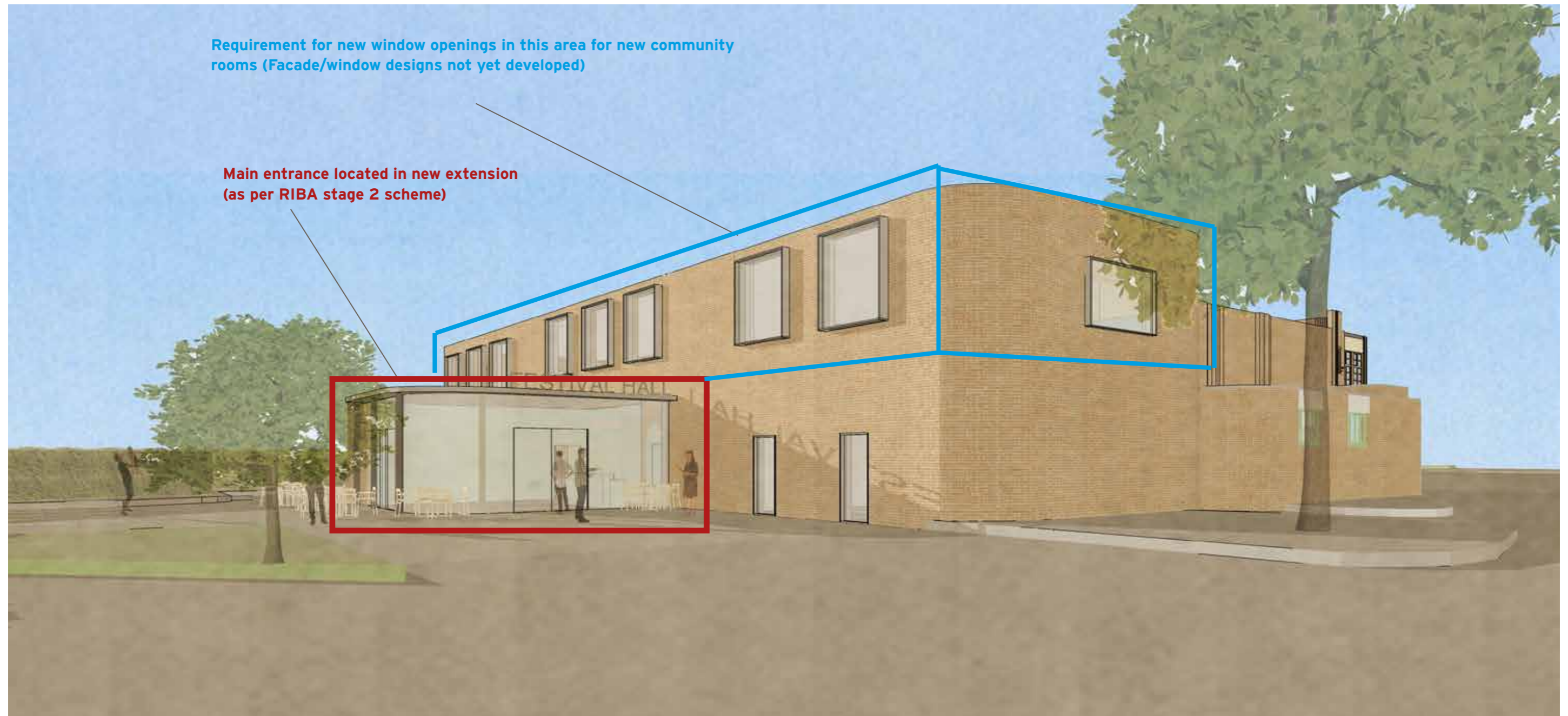


**OPTION 1: Ground floor**  
Axonometric 3D view



**OPTION 1: First 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 entrance 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 additional 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:

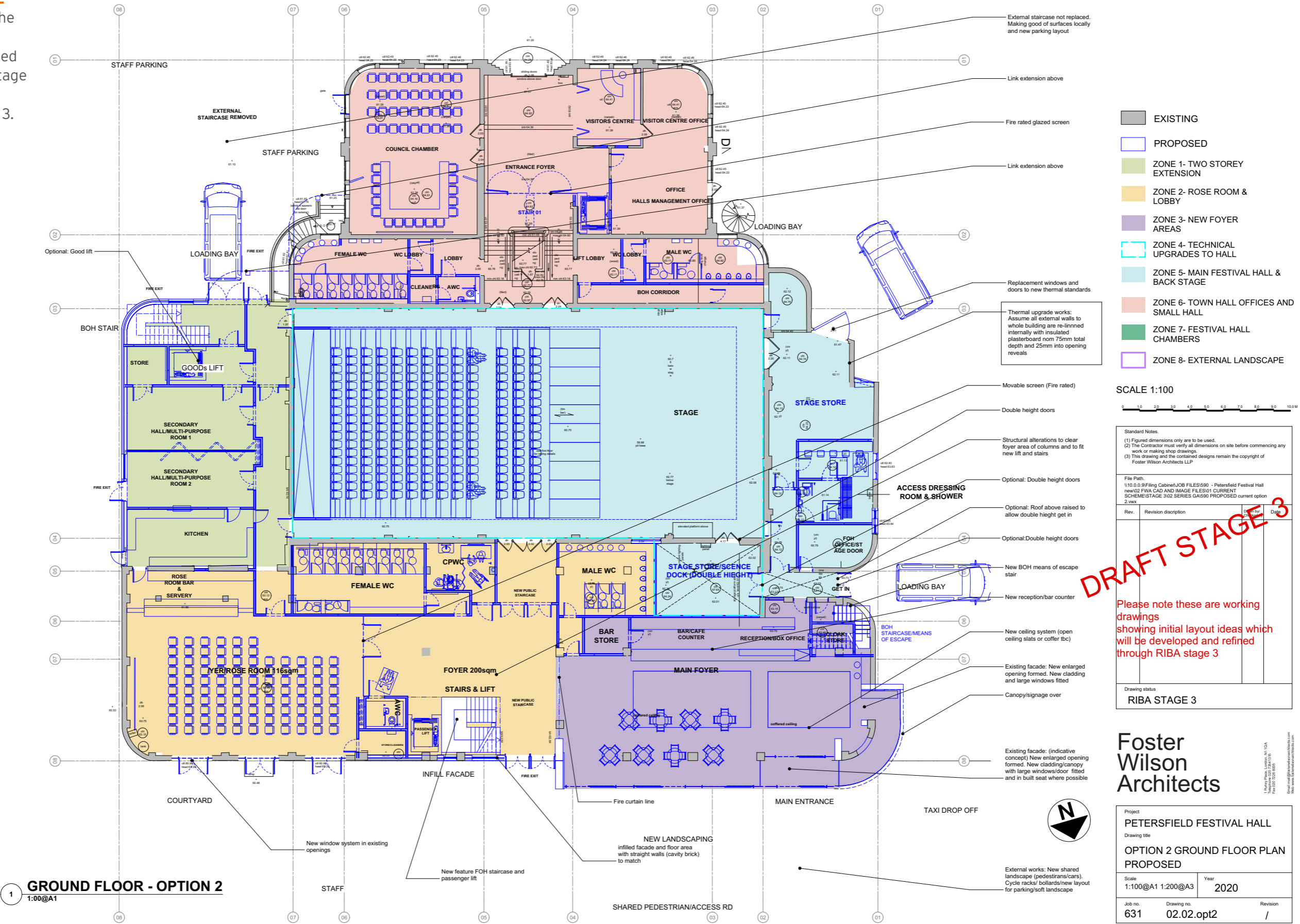
A staircase located in the South Western corner - this stair is already present in the RIBA stage 2 scheme. This provides a secondary escape route for the large community room and the Festival Hall.

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.

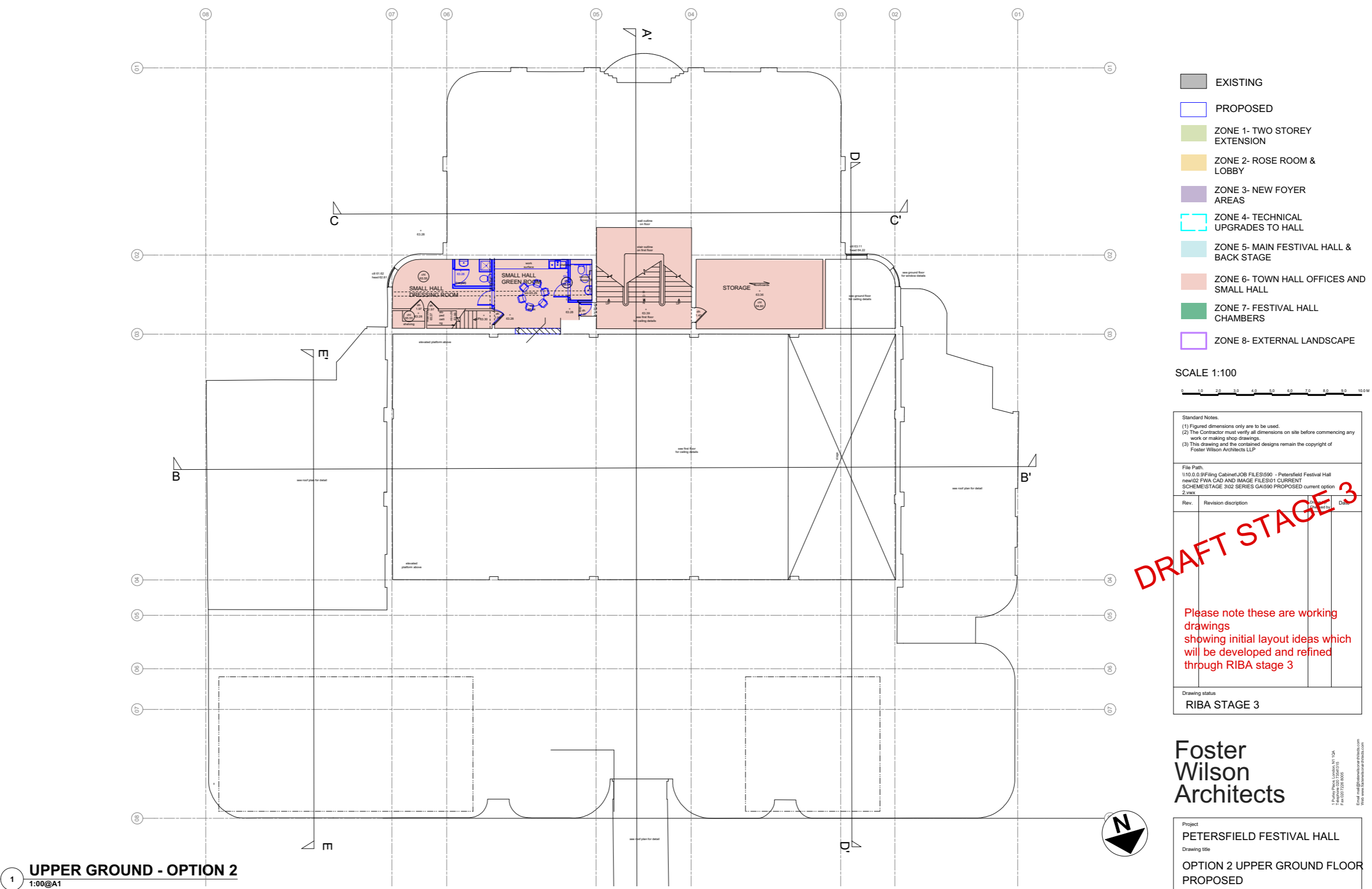
# 4 RIBA Stage 3: Layout option 2

## STAGE 3 scheme option 2

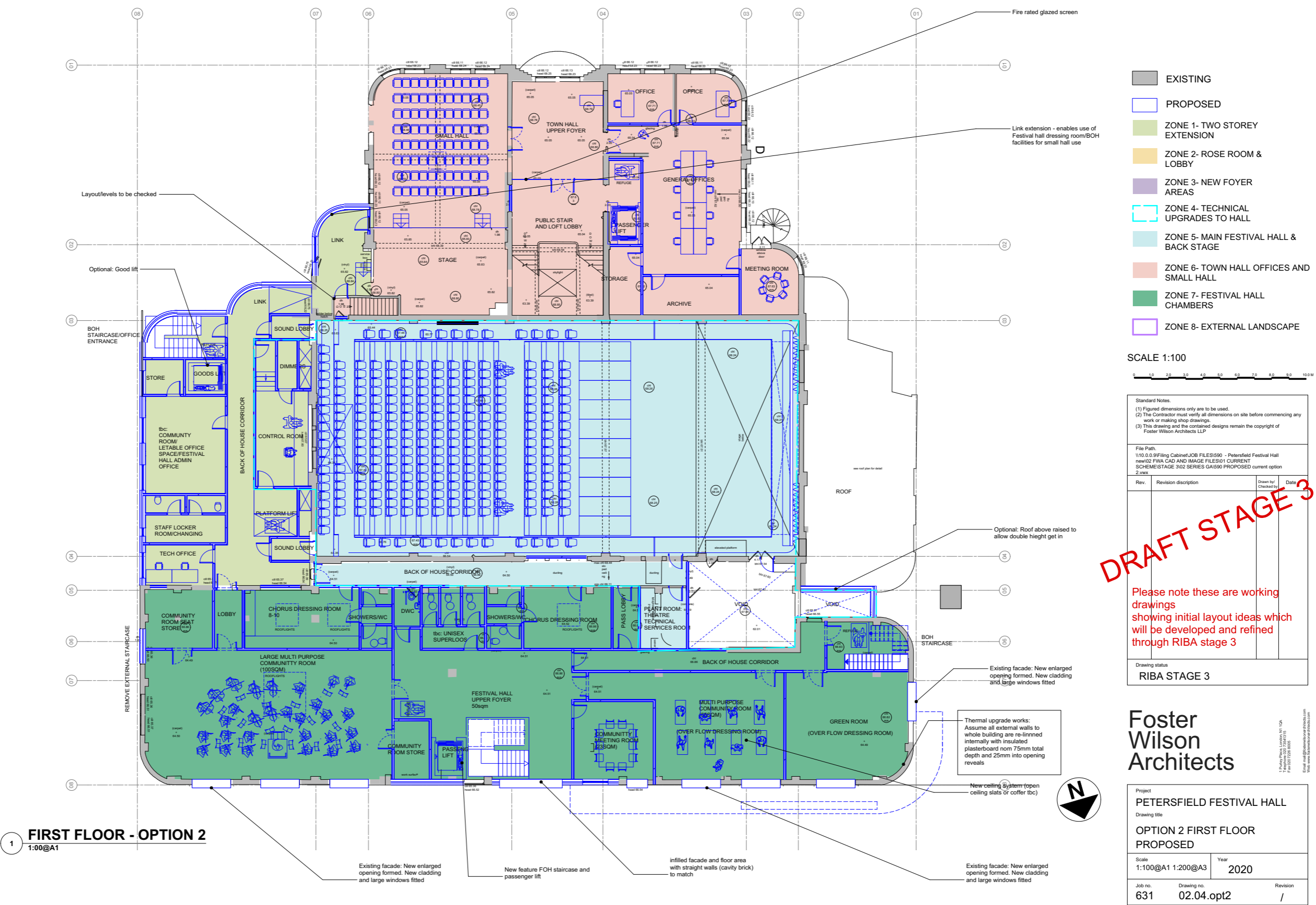
The following plans show the revised (option 2) building layout to meeting the revised brief at the start of RIBA stage 3, these plans we develop further though RIBA stage 3.



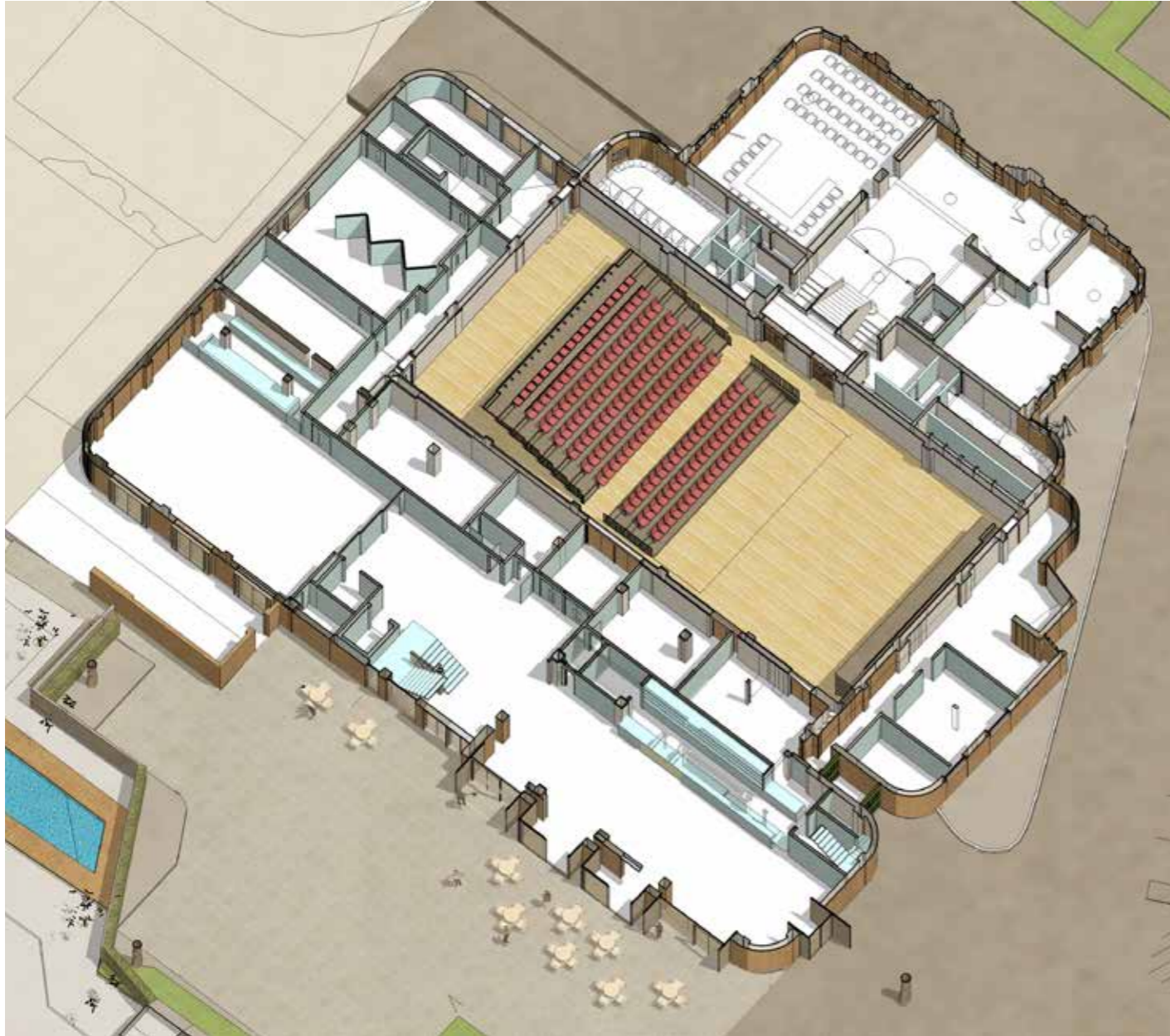
# 4 RIBA Stage 3: Layout option 2



# 4 RIBA Stage 3: Layout option 2



## 4 RIBA Stage 3: Layout option 2

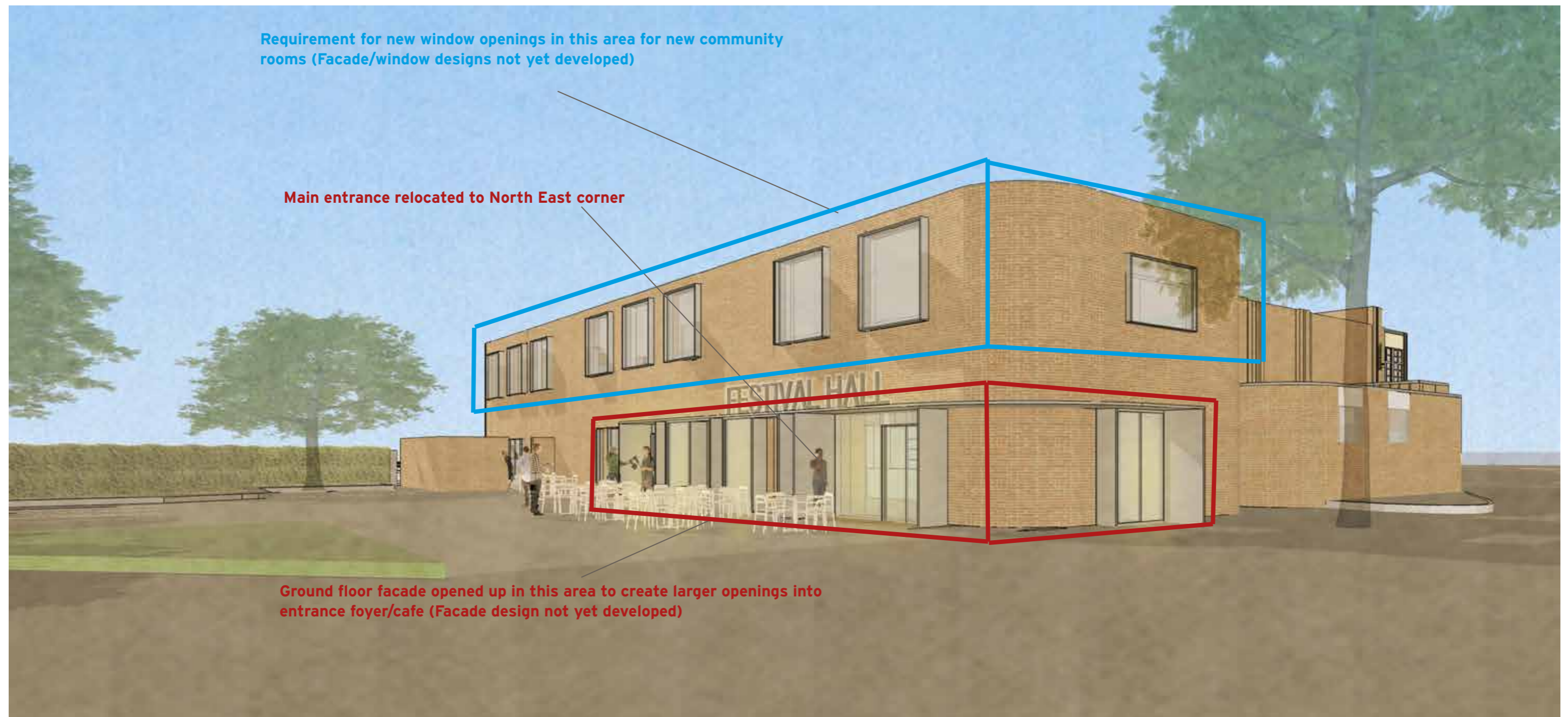


**OPTION 2 - Ground floor**  
Axonometric 3D view



**OPTION 2 - First 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 broooke 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).

### 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. 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 additional 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.

A new 1st floor foyer would also provide:

- 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

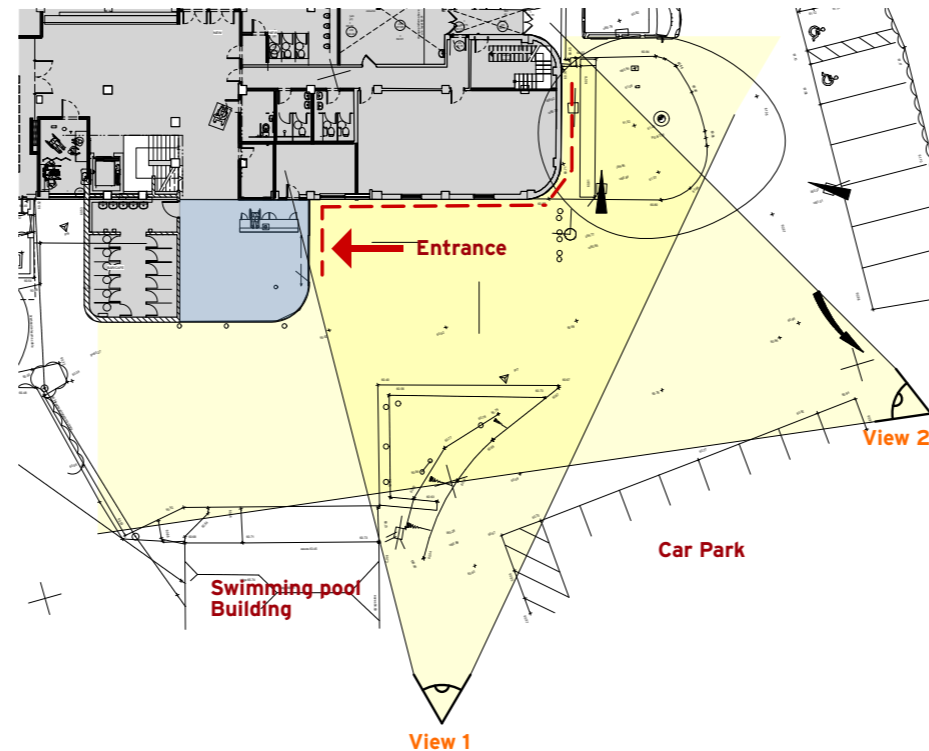
### Building approach and visibility

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.

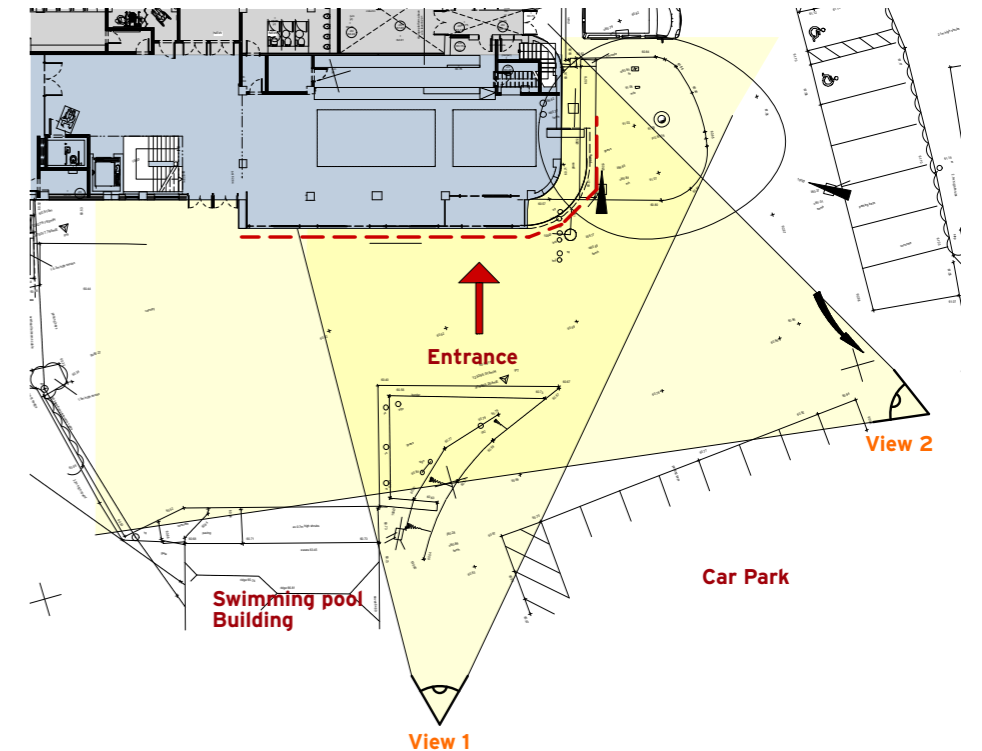
### Parking area maintained

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.

cont..



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



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



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



**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.

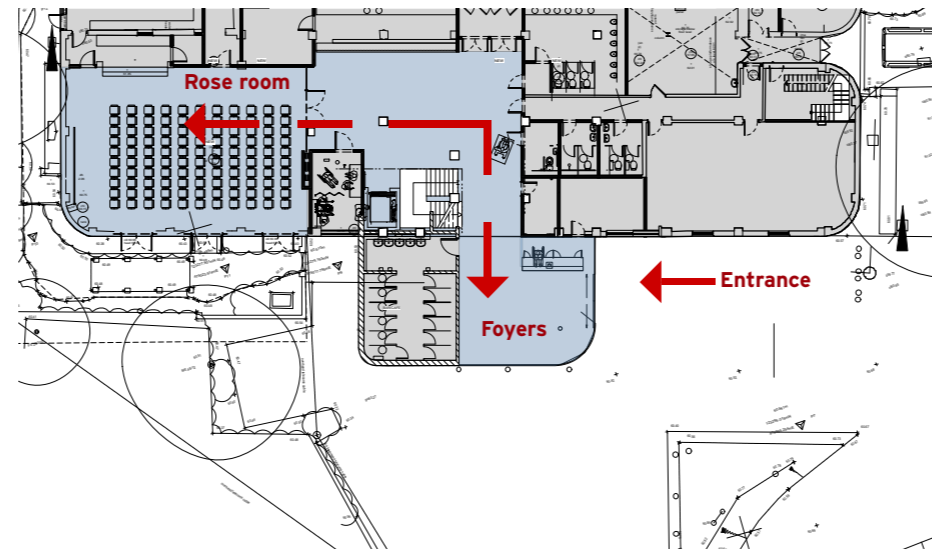
Higher capacities for standing shows will require the use of the first floor foyer and community rooms in both options however option 2 will still provide greater sqm per person. The amount of space per person may also be a factor when considering current and any future pandemic risks.

## 5.4 Costs

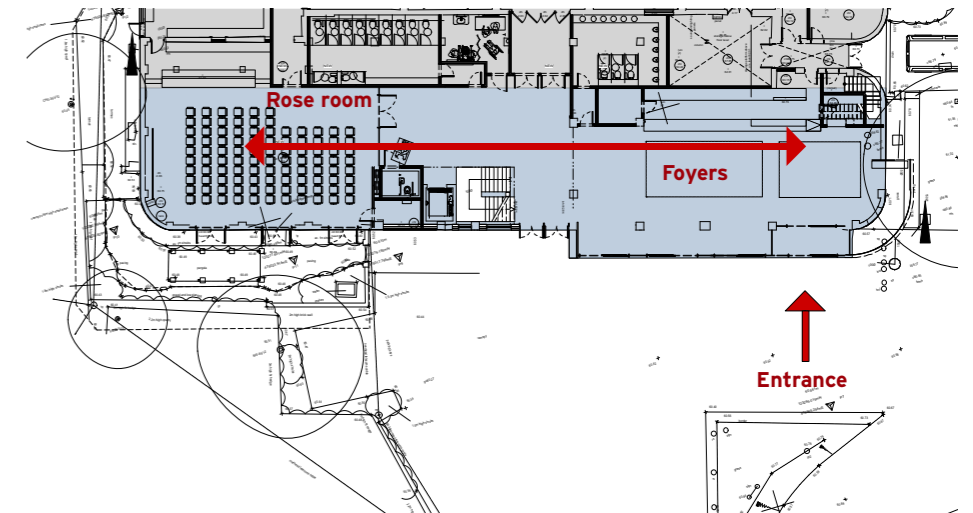
Refer to separate cost report

## 5.5 Foster Wilson Architects client recommendation

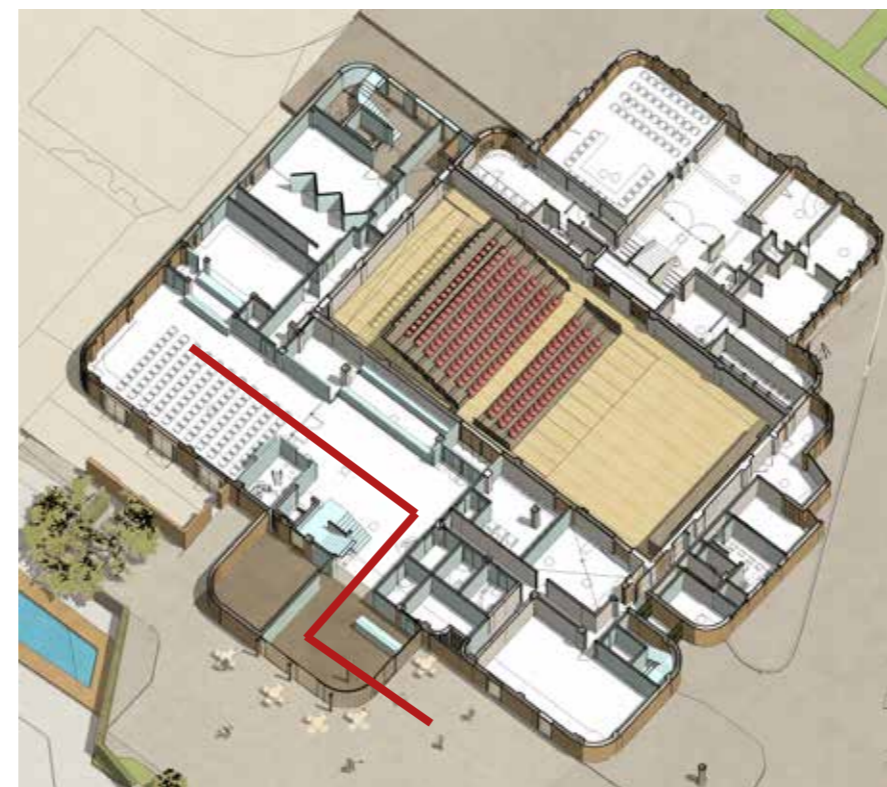
It is FWA's recommendation that the option 2 approach is the best way to meet the revised brief and should be used as the starting point to develop the designs and layouts further through RIBA stage 3.



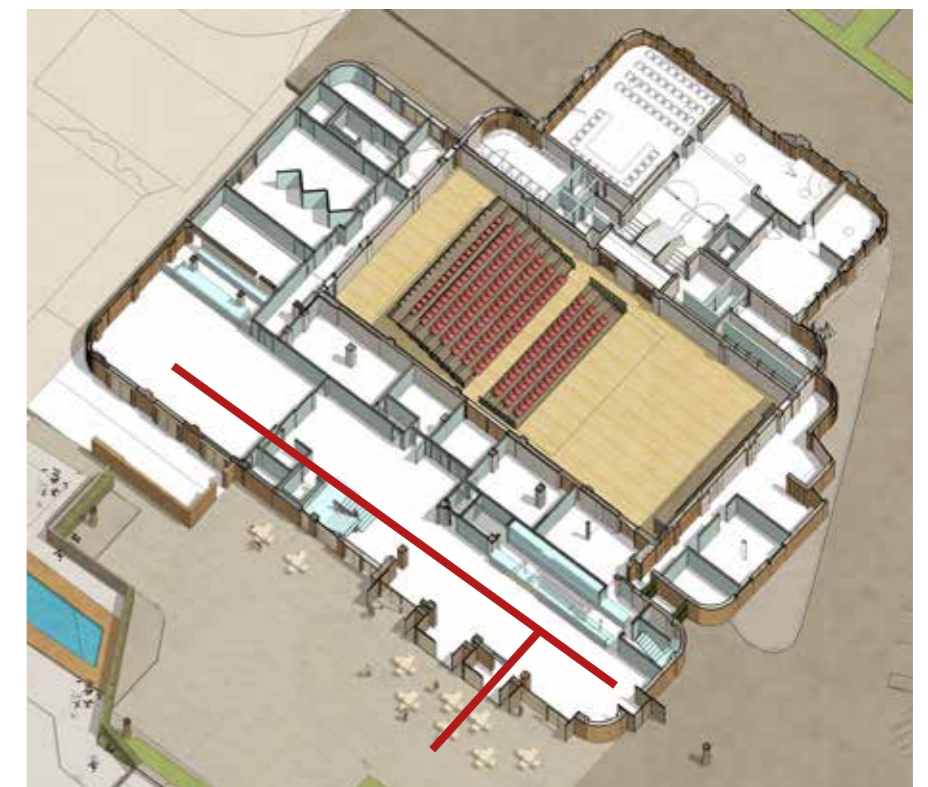
**OPTION 1: Foyer flow & connectivity - foyer areas slightly disconnected**



**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 get 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 boundries (1-8) as design develops and option 1 or 2 is adopted

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