

# OLD FIRE STATION OXFORD

CRISIS SKYLIGHT AND  
ARTS FACILITIES



EXPLORING THE OPTIONS

# OPTION 1

## OXFORD SKYLIGHT AND EXISTING THEATRE

£1.6 Million

### OPTION DESCRIPTION:

- Minimal structural work, except to open up foyer area, to add new stairs and lift and for new flat roof structure
- Theatre not refurbished
- As Theatre M+E not upgraded the hose tower remains full of duct work, so lift and stairs placed in front of hose tower
- OVADA not refurbished
- Limited work to basement
- Limited work to third floor
- Limited improvements to access within building
- Basic refurbishment of first and second floors leaving changes in levels
- Minimal work to overall building M+E and plant.

### PROS AND CONS

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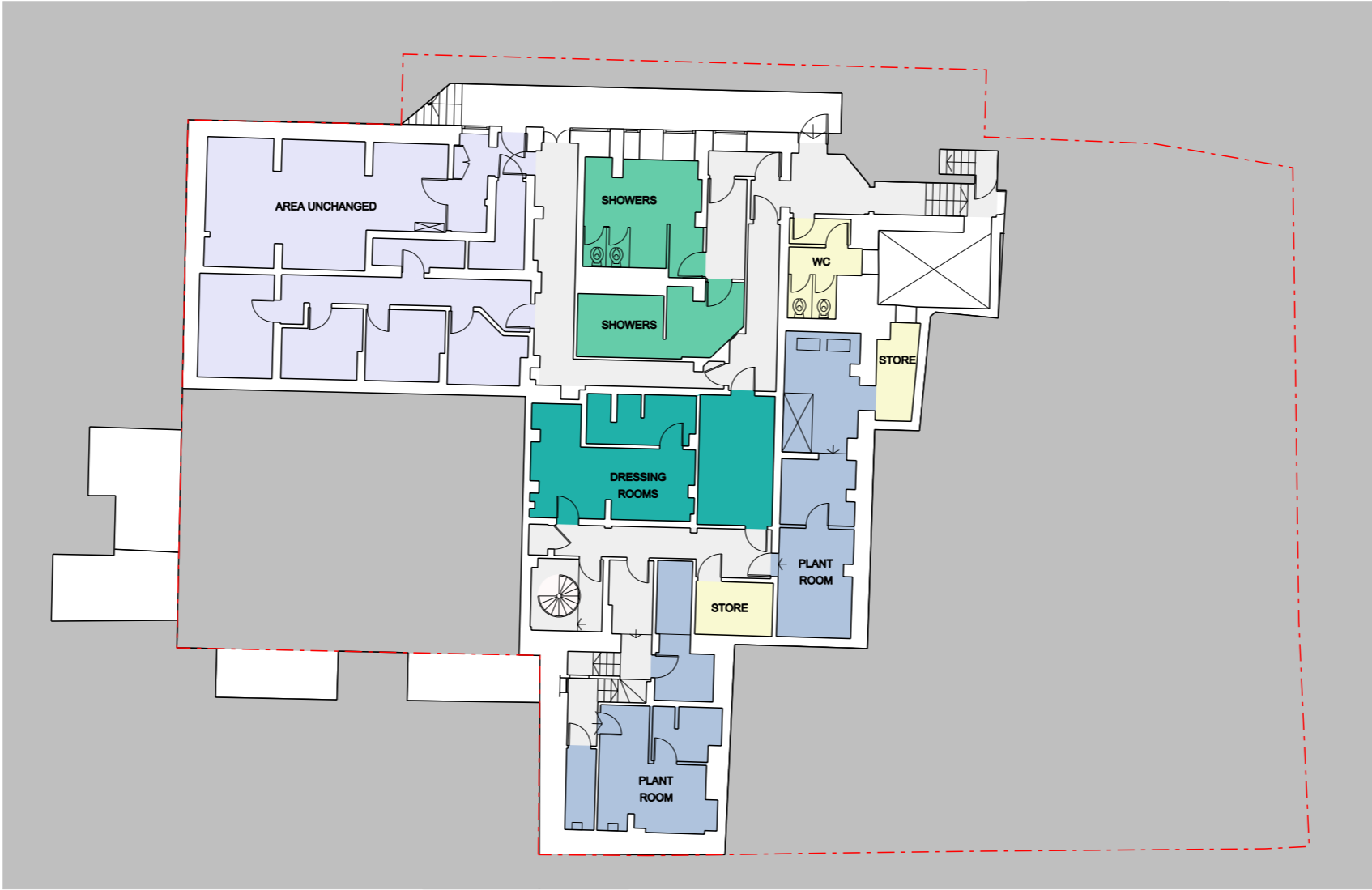
- Creates a more open ground floor and reception area
- The lift and stairs introduces a clearer hierarchy of movement within the entire building
- Concentrates investment on Skylight Accommodation

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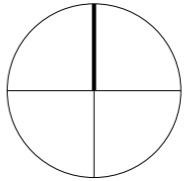
- Position of lift and stairs locks building into a sub-optimal layout for the future
- Basement is not served by the lift (may not be acceptable to DDA officer)
- No improvements to theatre means that it cannot respond to user needs.
- No link between OVADA and reception
- Toilets on first floor will still cause noise issues in theatre
- No link at first floor to Crisis' offices and performance space over OVADA
- Creative workshops not in ideal location
- Access issues in first - third floor offices due to differences in levels.

### OPTION 1 COST PLAN SUMMARY:

Current Estimate	Previous Estimate	£ Increase	% Saving	Original Budget	Overspend on Budget
£2,110,611	£0	£0	£0	£2,182,393	(£71,782)



- Key**
- Showers
  - Dressing Rooms
  - Plant Rooms
  - Areas Unchanged
  - Store
  - Circulation
  - Demolition



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Rev A - Stairs and lift removed from hose tower Amendment	13.08.09 Date
Job/Drawing No <b>1505/SK/017/A</b>	Amendment
Scale 1:100 (1:200 @ A3)	Date 11.08.09
Drawn DM	All dimensions to be checked on site
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OLD FIRE STATION  
OPTION 1 - OXFORD SKYLIGHT  
AND EXISTING THEATRE  
BASEMENT PLAN  
Do not scale

CHAIN ALLEY

BUS STATION

GLOUCESTER GREEN

SUB STA

EURO BAR

OVADA

EXISTING THEATRE

CREATIVE WROKSHOPS

CINEMA

**Key**

- Theatre
- OVADA
- Creative Workshop
- Cafe and Kitchen
- Foyer
- Reception/Box Office
- Circulation
- Demolition

46

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1:1 RECEPTION/BOX OFFICE ROOM

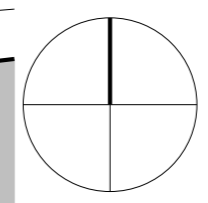
FOYER

KITCHEN

CAFE

GEORGE STREET

BULWARKS LANE



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Rev A - Main stairs and lift removed from hose lower  
 Services in OVADA retained in current location  
 Amendment  
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 Date

Job/Drawing No  
**1505/SK/001/A**

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OLD FIRE STATION  
 OPTION 1 - OXFORD SKYLIGHT  
 WITH EXISTING THEATRE VENUE  
 GROUND FLOOR  
 Do not scale

CHAIN ALLEY

BUS STATION

GLOUCESTER GREEN

SUB STA

EURO BAR

FLEXIBLE PERFORMANCE SPACE

THEATRE

ROOF GARDEN

CINEMA

CRISIS OFFICES

WC

**Key**

- Theatre
- Art Room
- Flexible Performance Space
- Crisis Skylight
- Roof Garden
- WC / Store
- Circulation
- Demolition

46

44

42

EMPLOYABILITY ZONE

1:1 ROOM

EMPLOYABILITY ZONE

ART ROOM

TEA AREA

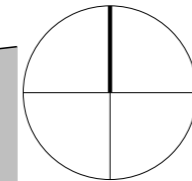
CRISIS OFFICES

WC

STORE

GEORGE STREET

BULWARKS LANE



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Job/Drawing No  
**1505/SK/002/A**  
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 Date 10.08.09  
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 FIRST FLOOR  
 Do not scale  
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 All dimensions to be checked on site

CHAIN ALLEY

BUS STATION

GLOUCESTER GREEN

SUB STA

EURO BAR

CINEMA

**Key**

- Offices for Others
- Store
- Circulation
- Demolition

46

44

42

WC

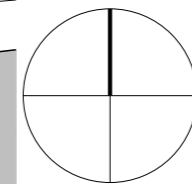
OFFICE

OFFICE

OFFICE

GEORGE STREET

BULWARKS LANE



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 AND EXISTING THEATRE VENUE

Job/Drawing No  
**1505/SK/004/A**

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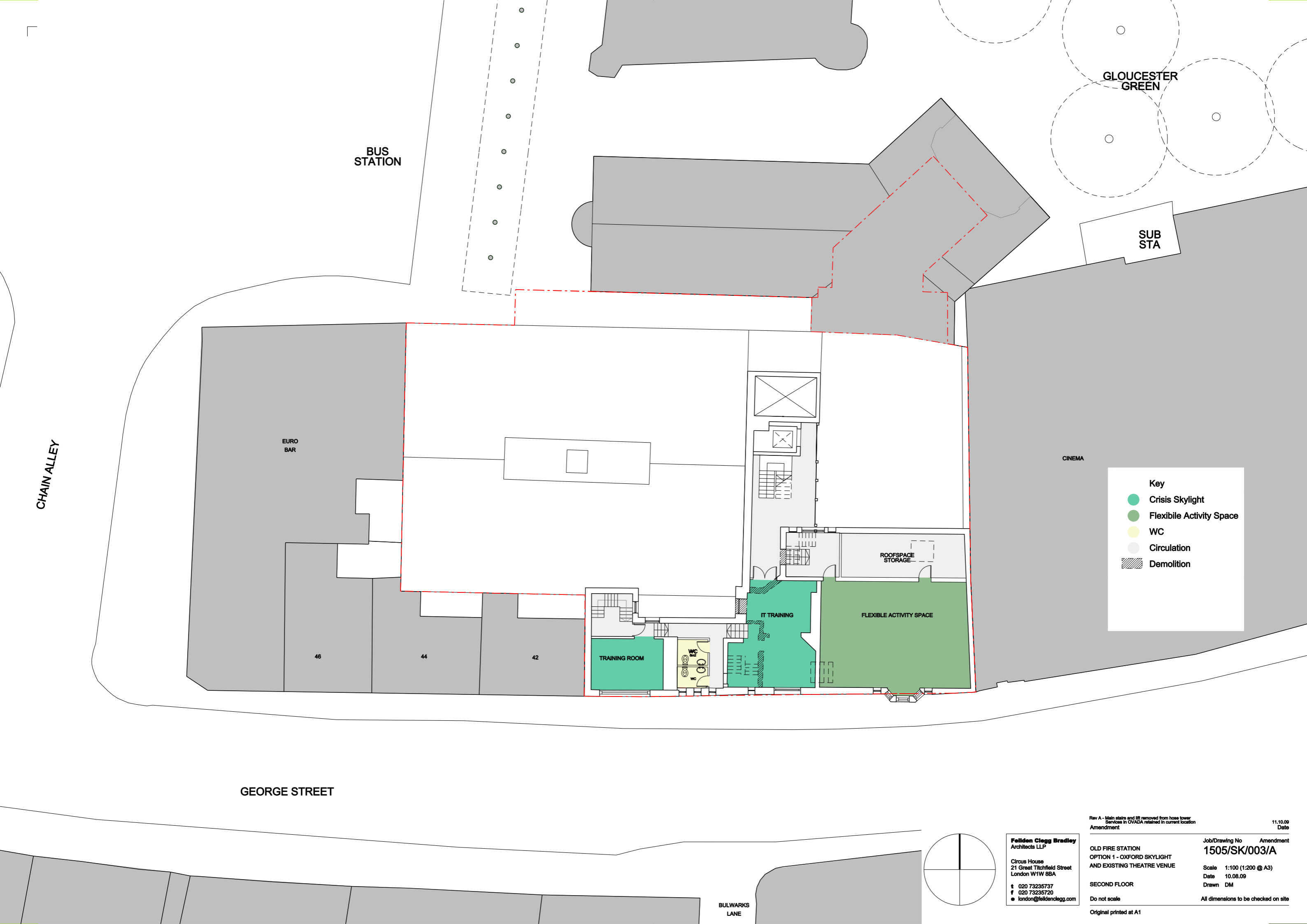
THIRD FLOOR

Drawn DM

Do not scale

All dimensions to be checked on site

Original printed at A1



CHAIN ALLEY

BUS STATION

GLOUCESTER GREEN

SUB STA

EURO BAR

CINEMA

**Key**

- Crisis Skylight
- Flexible Activity Space
- WC
- Circulation
- Demolition

46

44

42

TRAINING ROOM

WC

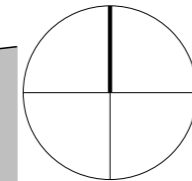
IT TRAINING

FLEXIBLE ACTIVITY SPACE

ROOFSPACE STORAGE

GEORGE STREET

BULWARKS LANE



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CHAIN ALLEY

BUS STATION

GLOUCESTER GREEN

SUB STA

EURO BAR

CINEMA

**Key**

- Offices for Others
- Store
- Circulation
- Demolition

46

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WC

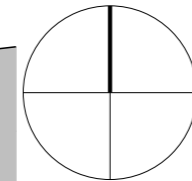
OFFICE

OFFICE

OFFICE

GEORGE STREET

BULWARKS LANE



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 THIRD FLOOR  
 Do not scale

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# OPTION 1

## ACCOMMODATION SCHEDULE

**Option 1 works closely with the existing layout and as a result it struggles accommodate the design brief. There is a large amount of circulation space which results in quite and inefficient layout.**

### Basement:

Some elements of the Design Brief are not delivered:

- technical workshop,
- music rooms
- archive space

### Ground Floor:

- There are no entrance level toilets

### First Floor:

- The garden area is larger as the single storey kitchen is demolished
- Other differences in areas to the design brief are as a result of the spatial constraints imposed by the existing layout

### Second Floor:

- The training room is too small due to space restrictions within the existing footprint

### Third Floor:

- The lack of office space is due to the large amount of circulation in the current layout it is very inefficient

Accommodation *	Design Brief V4	Option 01	Option 02	Option 03	Option 04
<b>Basement</b>					
Technical Workshop	50	0	28	28	43
Dressing rooms	50	32	32	30	62
Shower/Changing and WCs	30	35	35	36	36
Archive Space	25	0	0	14	18
Music Rooms	20	0	24	25	33
Store	0	13	13	11	13
Plant	0	47	47	36	18
Circulation**	17	85	85	78	45
Unrefurbished Space	0	53	0	0	0
Demolished	0	0	0	0	36
<b>Total</b>	<b>192</b>	<b>265</b>	<b>264</b>	<b>258</b>	<b>268</b>
<b>Ground Floor</b>					
Reception	40	12	12	12	20
One- One Room	8	6	6	6	6
Arts Auditorium	150	170	166	145	173
Performing Arts/ Rehearsal Space	0	0	0	75	0
Cafe	110	93	93	93	100
Kitchen	40	40	40	40	40
Gallery	130	149	149	133	200
Creative Working Space	100	133	133	0	0
Flexible Activity Room	0	0	0	0	36
Store	0	0	0	24	10
Toilets	30	0	0	26	22
Foyer	0	71	77	110	91
Circulation**	60	37	37	62	38
<b>Total</b>	<b>668</b>	<b>711</b>	<b>713</b>	<b>726</b>	<b>736</b>
<b>First Floor</b>					
Crisis Offices	50	59	59	45	54
Art Room	75	83	83	83	84
One-to-One Rooms	16	9	9	9	25
Tea Area	15	11	11	9	15
Garden terrace	75	112	112	112	76
Employability Zone	50	36	36	36	21
Performing Arts/ Rehearsal Space	75	68	68	0	110
IT Space	0	0	0	0	44
Training Room	0	0	0	0	0
Creative working space	0	0	0	98	0
Store	0	4	4	8	8
WC	0	30	30	8	2
Circulation**	36	51	51	53	52
<b>Total</b>	<b>392</b>	<b>463</b>	<b>463</b>	<b>461</b>	<b>491</b>
<b>Second Floor</b>					
IT Space	40	32	32	31	0
Training Room	30	15	15	15	31
Flexible Activity Room	40	66	66	66	0
Performing Arts/ Rehearsal Space	0	0	0	0	66
Employability Zone	0	0	0	0	21
Creative Working Space	0	0	0	0	33
One- One Room	16	0	9	9	9
WCs	0	6	0	0	0
Store	0	0	0	0	0
Circulation**	13	43	40	42	40
<b>Total</b>	<b>139</b>	<b>162</b>	<b>162</b>	<b>163</b>	<b>200</b>
<b>Third Floor</b>					
Office for Others	60	38	58	58	60
WCs	0	7	1	2	1
Circulation	6	39	26	24	24
<b>Total</b>	<b>66</b>	<b>84</b>	<b>85</b>	<b>84</b>	<b>84</b>
<b>All Floors</b>					
WCs	50	0	0	0	0
<b>Total Circulation</b>	<b>132</b>	<b>255</b>	<b>239</b>	<b>259</b>	<b>199</b>
<b>Percentage Circulation</b>	<b>9%</b>	<b>15%</b>	<b>14%</b>	<b>15%</b>	<b>11%</b>
<b>Total Floor Area</b>	<b>1507</b>	<b>1685</b>	<b>1687</b>	<b>1692</b>	<b>1779</b>

\* Areas are net internal areas not including external or internal walls

\*\* Circulation 10% of area

# OPTION 1

## PHASE 1

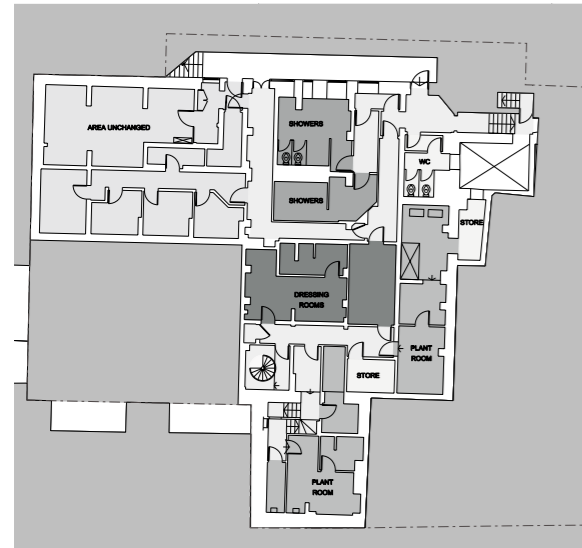
### SUMMARY OF PHASE 1

- Minimal structural work carried out, except for the opening up of the entrance area, the new stairs and lift and the new flat roof structure
- The plant and M+E are not replaced
- Basement and third floor not refurbished.
- Theatre and ground floor of OVADA untouched; these could be upgraded at a later stage but this is not included in the Option 1 cost plan.
- Reception and foyer upgraded and Skylight cafe and kitchen constructed
- The flat roof structure is replaced to create a roof garden
- Refurbishment to first and second floor rooms in kept to a bare minimum

### PHASING COSTS

Phase 1 - £1,660,983

Phase 2 - £449,628



### BASEMENT

- Only essential work carried out to basement



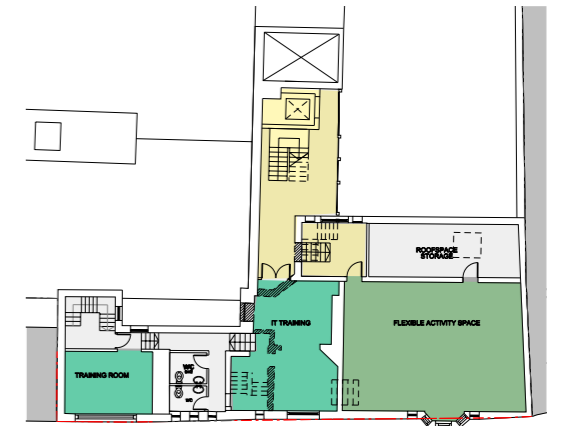
### GROUND FLOOR

- No work to theatre or OVADA or to M+E
- Reception and box office including 1:1 room
- Foyer opened up and new lift and stairs constructed
- Cafe and Kitchen installed
- Creative workshops fitted out in next phase



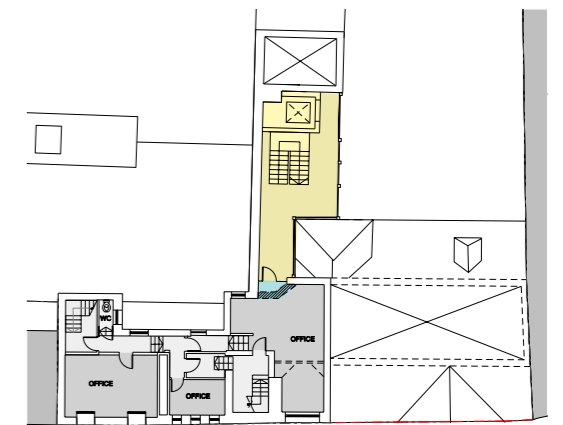
### FIRST FLOOR

- First of floor of OVADA refurbished at next phase
- New lift and stairs and connecting corridor
- New flat roof structure
- Spaces on second floor opened up to create basic office space and art room with ramp for access
- Art room opens out onto new roof garden



### SECOND FLOOR

- New lift and stairs and connecting corridor
- Minimal work to offices and new independent connection to flexible activity room
- Corridors and toilets refurbished in next phase



### THIRD FLOOR

- New lift and stairs and connecting corridor
- No work to offices

# OPTION 1

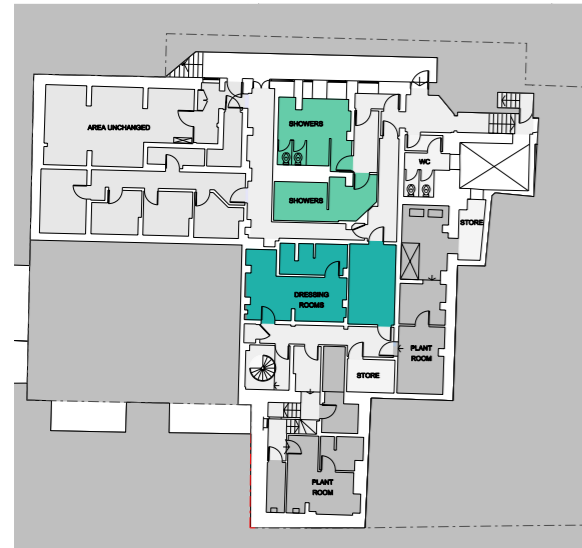
## PHASE 2

### SUMMARY OF PHASE 2

- Showers and changing areas installed in basement
- Minimal work to dressing rooms
- Creative Workshops added on ground floor by Gloucester Green entrance
- Flexible Performance Space and Crisis offices installed above OVADA Gallery
- Corridors and service spaces on first and second floors refurbished
- Offices on third floor refurbished

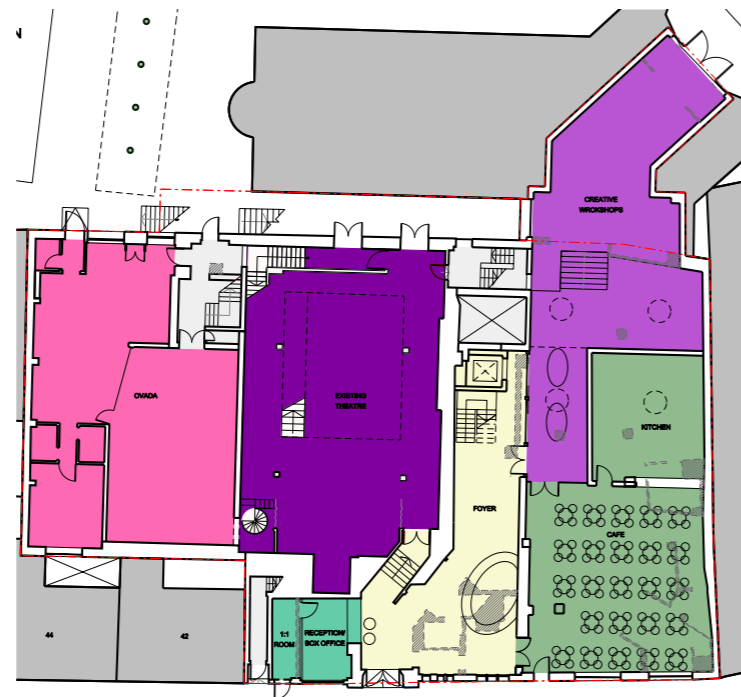
### FUTURE PHASES

- The Theatre and OVADA could be refurbished at a future date but this is not included in this option or in the cost plan.



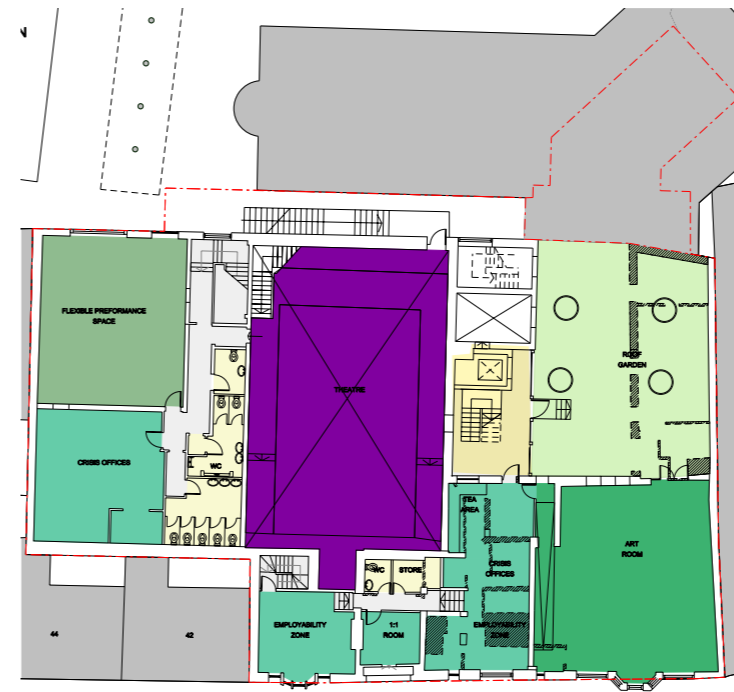
### BASEMENT

- Showers placed in current club WCs area
- Existing cellar area could be come workshop in future phases



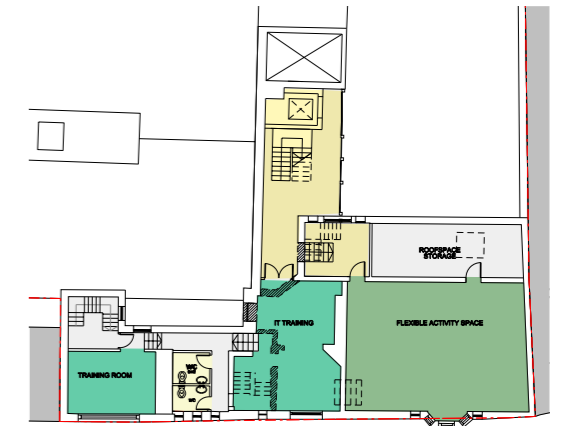
### GROUND FLOOR

- Creative workshop could be installed in second phase
- Theatre and OVADA could undergo internal work at a future date, this is not included in this cost plan



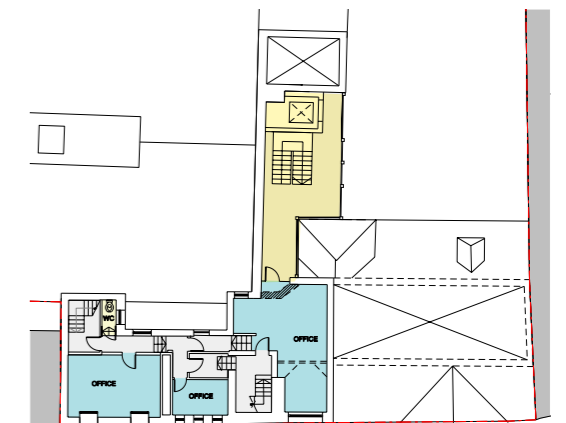
### FIRST FLOOR

- First floor of OVADA converted into flexible performance space and Crisis offices (may not be acceptable to deliver these as part of a second phase)
- Toilets not refurbished



### SECOND FLOOR

- Corridor, WCs and storage areas refurbished



### THIRD FLOOR

- Offices on third floor refurbished

# OPTION 2

## OXFORD SKYLIGHT AND REDECORATED EXISTING THEATRE

£2.8 Million

### OPTION DESCRIPTION

- Concentrates on Skylight accommodation
- Existing Theatre and OVADA are redecorated and minimal work is carried out to the M+E
- Limited work to basement and third floor offices
- Some minor structural interventions around Theatre entrance and on existing flat roof area

### PROS AND CONS

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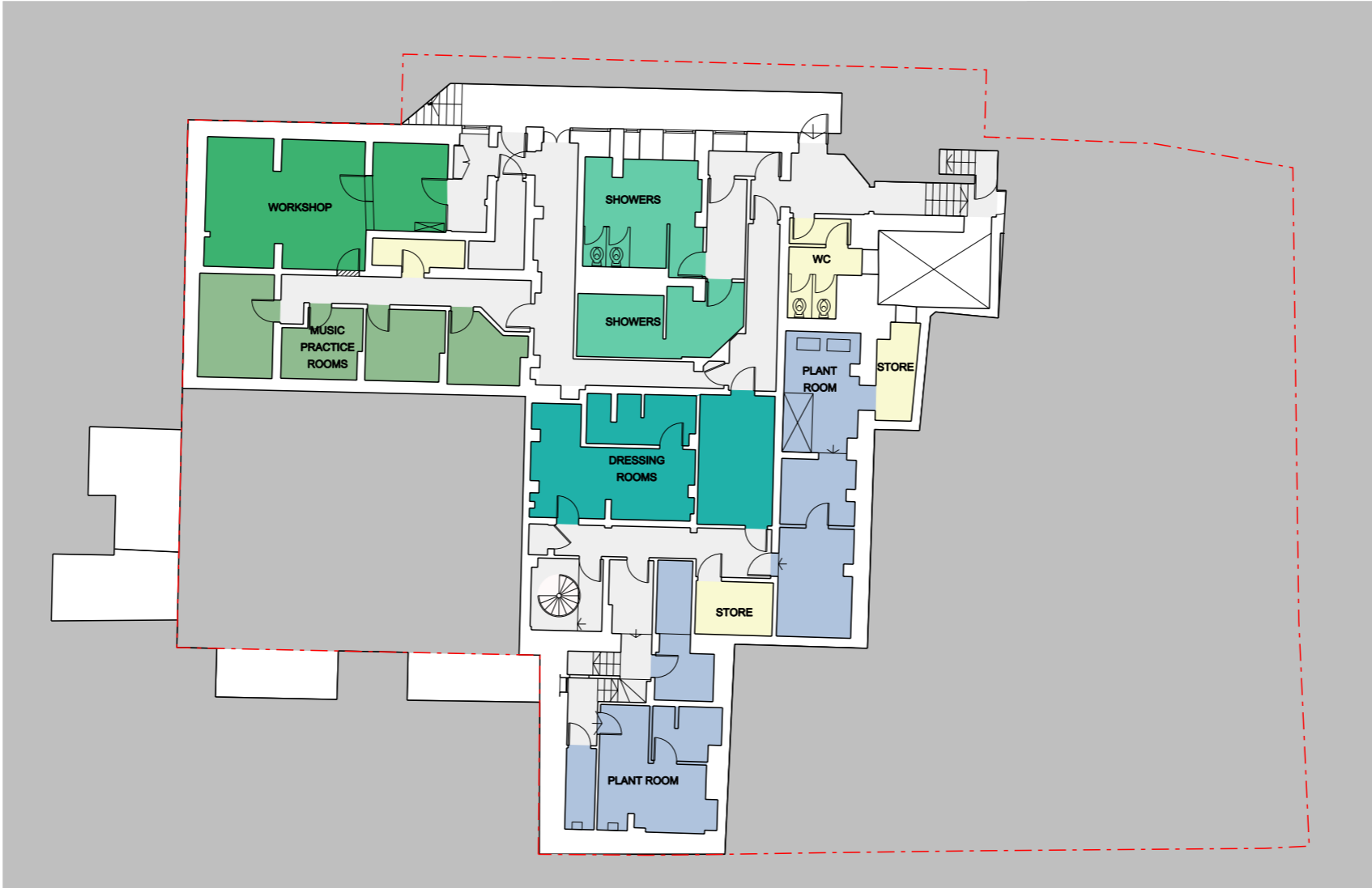
- Creates a more open ground floor and reception area
- Access to theatre improved by platform lift
- Concentrates on Skylight Accommodation

-

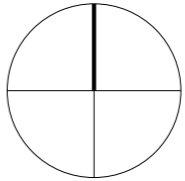
- Location of stairs and lift locks building into a sub optimal arrangement long into the future
- No link between OVADA and reception
- Toilets cause noise issues for theatre
- Creative workshops are not in an ideal location
- No link at first floor to Crisis offices and Performance Space over OVADA

### OPTION 2 COST PLAN SUMMARY:

Current Estimate	Previous Estimate	£ Increase	% Saving	Original Budget	Overspend on Budget
£2,356,906	£2,769,687	(£412,781)	(14.90%)	£2,182,393	£174,513



- Key**
- Showers
  - Dressing Rooms
  - Plant Rooms
  - Workshop
  - Music Practice Rooms
  - WC/Store
  - Circulation
  - Demolition



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Amendment	Job/Drawing No	Date
OLD FIRE STATION OPTION 2 - OXFORD SKYLIGHT WITH REDECORATED THEATRE	<b>1505/SK/018</b>	
BASEMENT PLAN	Scale 1:100 (1:200 @ A3)	Date 11.08.09
Do not scale	Drawn DM	All dimensions to be checked on site
Original printed at A1		

CHAIN ALLEY

BUS STATION

GLOUCESTER GREEN

SUB STA

EURO BAR

OVADA

THEATRE

CREATIVE WORKSHOPS

RETAIL AREA

KITCHEN

CINEMA

**Key**

- Theatre
- OVADA
- Creative Workshop
- Cafe and Kitchen
- Foyer
- Reception/Box Office
- Circulation
- Demolition

46

44

42

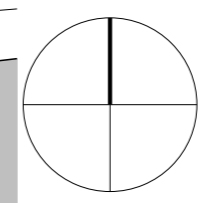
1:1 ROOM  
RECEPTION/  
BOX OFFICE

FOYER

CAFE

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OLD FIRE STATION  
 OPTION 2 - OXFORD SKYLIGHT  
 WITH REFURBISHED THEATRE  
 GROUND FLOOR  
 Do not scale

BUS STATION

GLOUCESTER GREEN

SUB STA

CHAIN ALLEY

EURO BAR

FLEXIBLE PERFORMANCE SPACE

WC

THEATRE

ROOF GARDEN

CRISIS OFFICES

WC

WC

WC

CINEMA

Key

- Theatre
- Flexible Performance Space
- Crisis Skylight
- Roof Garden
- WC / Store
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TEA AREA

ART ROOM

WC

STORE

CRISIS OFFICES

EMPLOYABILITY ZONE

1:1 ROOM

EMPLOYABILITY ZONE

GEORGE STREET

Rev A - Stairs and lift moved from hose tower  
Amendment

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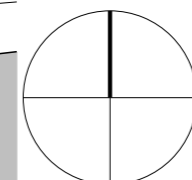
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Job/Drawing No  
**1505/SK/006/A**

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BULWARKS LANE

CHAIN ALLEY

BUS STATION

GLOUCESTER GREEN

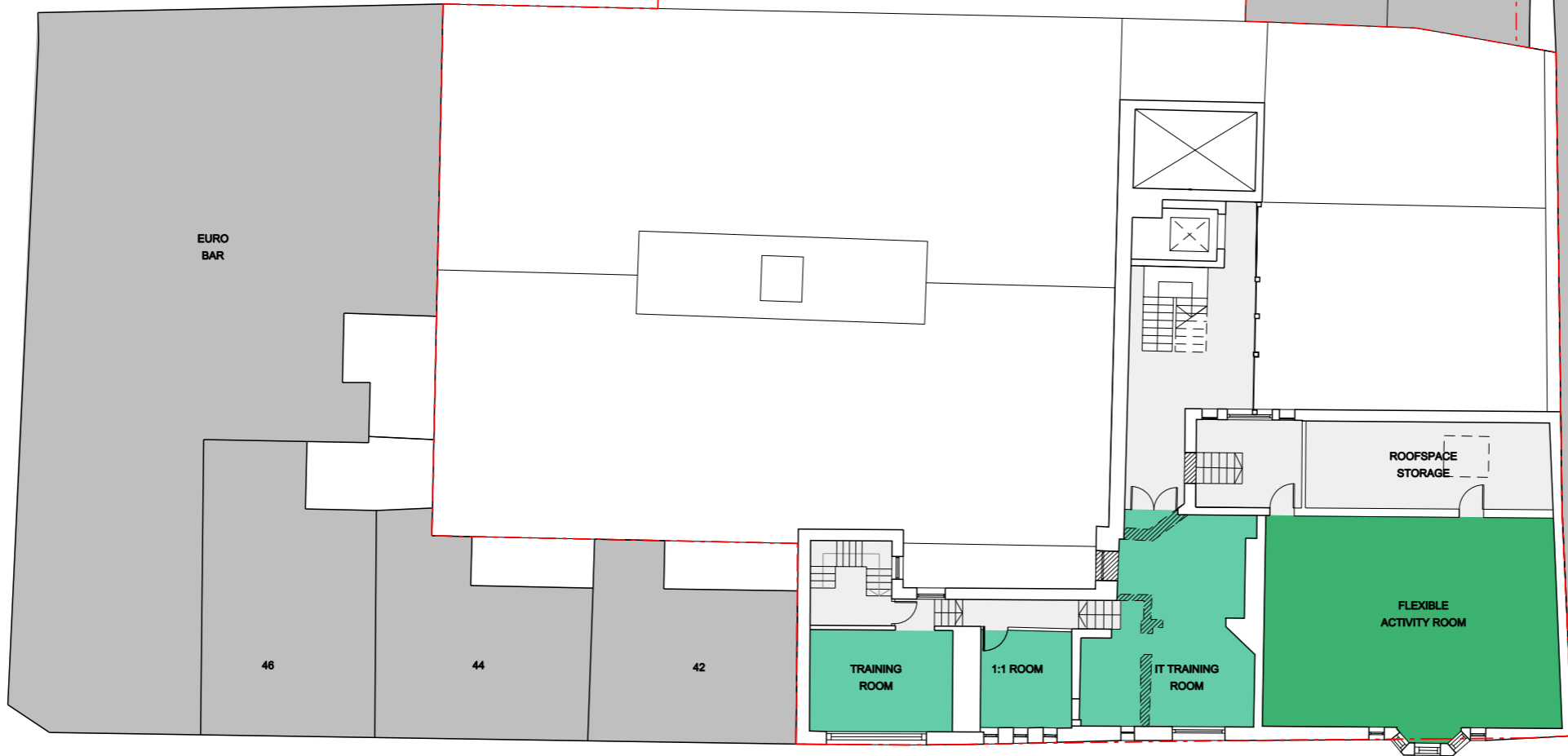
SUB STA

EURO BAR

CINEMA

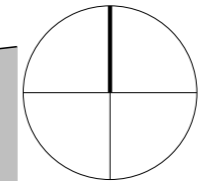
**Key**

- Crisis Skylight
- Flexible Activity Space
- Circulation
- ▨ Demolition



GEORGE STREET

BULWARKS LANE



Rev A - Stairs and lift moved out of hose tower Amendment	13.08.09 Date
<b>Fellden Clegg Bradley Architects LLP</b> Circus House 21 Great Titchfield Street London W1W 8BA t 020 73235737 f 020 73235720 e london@felldenclegg.com	Job/Drawing No <b>1505/SK/007/A</b> Amendment Scale 1:100 (1:200 @ A3) Date 10.08.09 Drawn DM All dimensions to be checked on site
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SECOND FLOOR	
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BUS STATION

GLOUCESTER GREEN

SUB STA

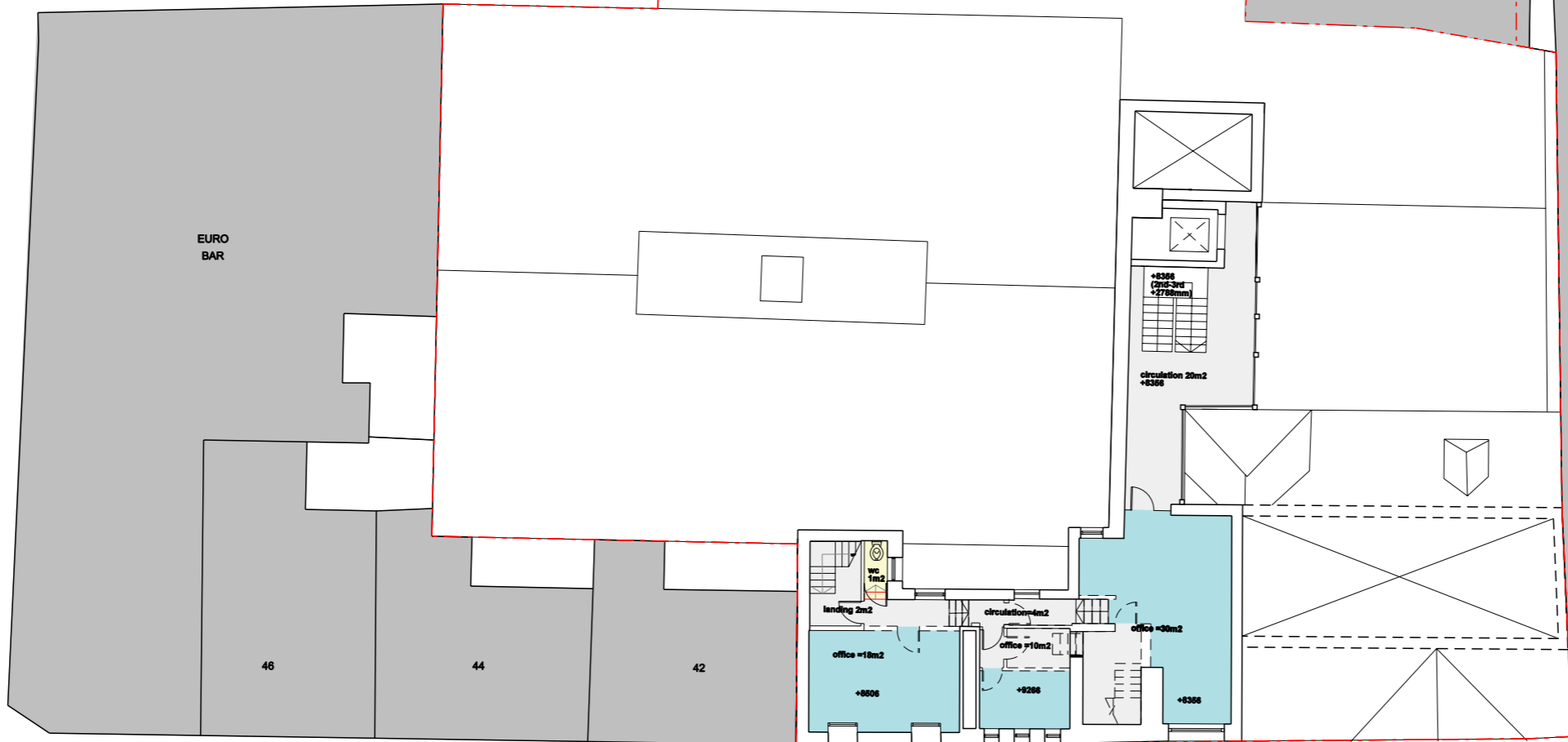
CHAIN ALLEY

EURO BAR

CINEMA

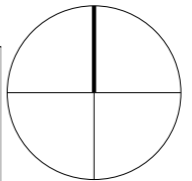
**Key**

- Offices for Others
- Store
- Circulation
- Demolition



GEORGE STREET

BULWARKS LANE



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Rev A - Stairs and lift removed from hose tower  
Amendment

13.08.09  
Date

Job/Drawing No  
**1505/SK/008/A**

OPTION 2 - OXFORD SKYLIGHT  
WITH REDECORATED THEATRE

Scale 1:100 (1:200 @ A3)  
Date 10.08.09  
Drawn DM

THIRD FLOOR

Do not scale

Original printed at A1

All dimensions to be checked on site

# OPTION 2

## ACCOMMODATION SCHEDULE

**Option 2 works closely with the existing layout and as a result it struggles accommodate the design brief. There is a large amount of circulation space which results in quite and inefficient layout.**

### Basement:

More elements of the Design Brief are delivered than in Option 1, still no archive space in this Option

### Ground Floor:

- As with Option 1 the entrance area is a combination of an enclosed reception/ box office and an open foyer area
- There are no entrance level toilets

### First Floor:

- The garden area is larger as the single storey kitchen is demolished
- Other differences in areas to the design brief are as a result of the spatial constraints imposed by the existing layout

### Second Floor:

- The training room is too small due to space restrictions within the existing footprint

### Third Floor:

- The refurbishments proposed in Option 2 result in a more efficient layout for this floor.

Accommodation *	Deisgn Brief V4	Option 01	Option 02	Option 03	Option 04
<b>Basement</b>					
Technical Workshop	50	0	28	28	43
Dressing rooms	50	32	32	30	62
Shower/Changing and WCs	30	35	35	36	36
Archive Space	25	0	0	14	18
Music Rooms	20	0	24	25	33
Store	0	13	13	11	13
Plant	0	47	47	36	18
Circulation**	17	85	85	78	45
Unrefurbished Space	0	53	0	0	0
Demolished	0	0	0	0	36
<b>Total</b>	<b>192</b>	<b>265</b>	<b>264</b>	<b>258</b>	<b>268</b>
<b>Ground Floor</b>					
Reception	40	12	12	12	20
One- One Room	8	6	6	6	6
Arts Auditorium	150	170	166	145	173
Performing Arts/ Rehersal Space	0	0	0	75	0
Cafe	110	93	93	93	100
Kitchen	40	40	40	40	40
Gallery	130	149	149	133	200
Creative Working Space	100	133	133	0	0
Flexible Activity Room	0	0	0	0	36
Store	0	0	0	24	10
Toilets	30	0	0	26	22
Foyer	0	71	77	110	91
Circulation**	60	37	37	62	38
<b>Total</b>	<b>668</b>	<b>711</b>	<b>713</b>	<b>726</b>	<b>736</b>
<b>First Floor</b>					
Crisis Offices	50	59	59	45	54
Art Room	75	83	83	83	84
One-to-One Rooms	16	9	9	9	25
Tea Area	15	11	11	9	15
Garden terrace	75	112	112	112	76
Employability Zone	50	36	36	36	21
Performing Arts/ Rehersal Space	75	68	68	0	110
IT Space	0	0	0	0	44
Training Room	0	0	0	0	0
Creative working space	0	0	0	98	0
Store	0	4	4	8	8
WC	0	30	30	8	2
Circulation**	36	51	51	53	52
<b>Total</b>	<b>392</b>	<b>463</b>	<b>463</b>	<b>461</b>	<b>491</b>
<b>Second Floor</b>					
IT Space	40	32	32	31	0
Training Room	30	15	15	15	31
Flexible Activity Room	40	66	66	66	0
Performing Arts/ Rehersal Space	0	0	0	0	66
Employability Zone	0	0	0	0	21
Creative Working Space	0	0	0	0	33
One- One Room	16	0	9	9	9
WCs	0	6	0	0	0
Store	0	0	0	0	0
Circulation**	13	43	40	42	40
<b>Total</b>	<b>139</b>	<b>162</b>	<b>162</b>	<b>163</b>	<b>200</b>
<b>Third Floor</b>					
Office for Others	60	38	58	58	60
WCs	0	7	1	2	1
Circulation	6	39	26	24	24
<b>Total</b>	<b>66</b>	<b>84</b>	<b>85</b>	<b>84</b>	<b>84</b>
<b>All Floors</b>					
WCs	50	0	0	0	0
<b>Total Circulation</b>	<b>132</b>	<b>255</b>	<b>239</b>	<b>259</b>	<b>199</b>
<b>Percentage Circulation</b>	<b>9%</b>	<b>15%</b>	<b>14%</b>	<b>15%</b>	<b>11%</b>
<b>Total Floor Area</b>	<b>1507</b>	<b>1685</b>	<b>1687</b>	<b>1692</b>	<b>1779</b>

\* Areas are net internal areas not including external or internal walls

\*\* Circulation 10% of area

# OPTION 2

## PHASE 1

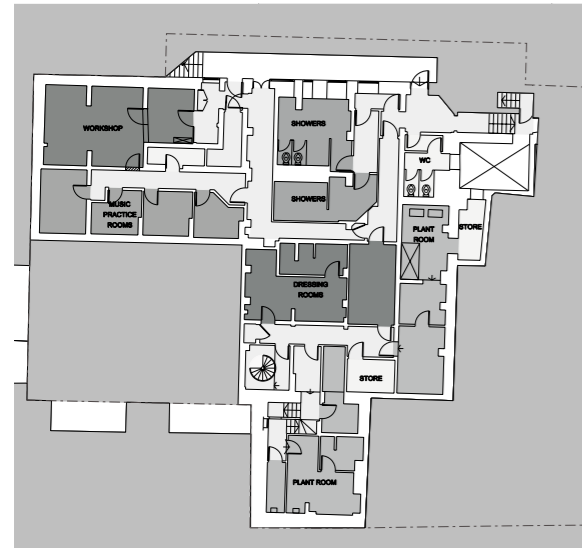
### SUMMARY OF PHASE 1

- Minimal structural work except around foyer and Theatre entrance, stairs and lift and new flat roof structure
- Basement works kept to a minimum in first phase
- Entrance area and reception created along with Skylight cafe and kitchen
- Flat roof could remain inaccessible in early stages, the structure would need to be replaced at the outset but the roof garden elements could be added later, (this applies to all options)
- Minimal refurbishment could be carried out to first and second floor rooms in the beginning (all depending on DDA requirements).
- Third floor offices not refurbished in this phase

### PHASING COSTS

Phase 1 - £1,865,417

Phase 2 - £491,489



### BASEMENT

- Only essential work carried out to basement



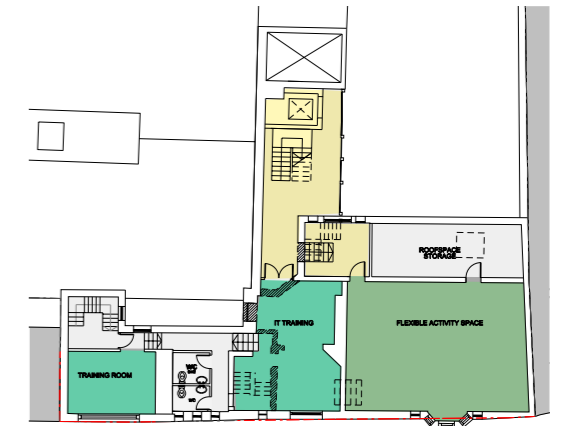
### GROUND FLOOR

- Reception and box office including 1:1 room
- Foyer including lift and stairs
- Cafe and Kitchen



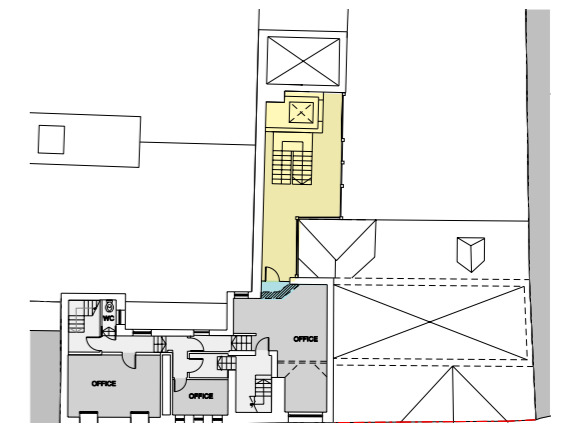
### FIRST FLOOR

- New lift and stairs and connecting corridor
- New flat roof structure
- Refurbished first floor office spaces, services areas and Art room



### SECOND FLOOR

- New lift and stairs and connecting corridor
- Refurbished offices and new independent connection to flexible activity room
- WCs remain in current location and condition



### THIRD FLOOR

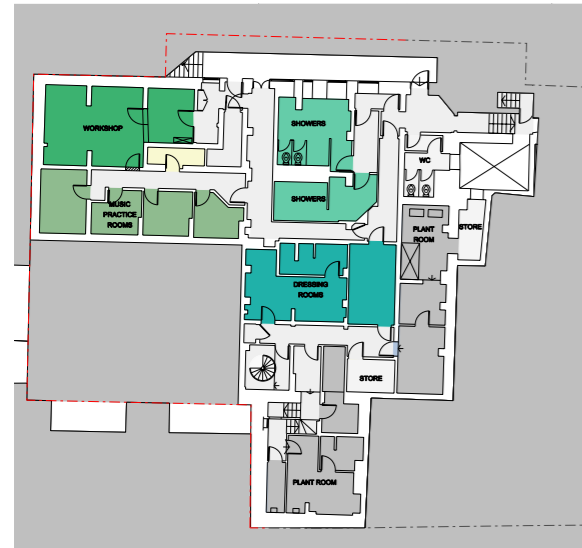
- New lift and stairs and connecting corridor
- No work to offices

# OPTION 2

## PHASE 2

### SUMMARY OF PHASE 2

- Basement refurbishment carried out including shower area, dressing rooms, music room and workshop but not plant and some circulation and storage areas
- Creative Workshops added on ground floor
- Redecoration carried out of Theatre and OVADA including some minor work to M+E
- Flexible Performance Space and Crisis Offices installed above OVADA Gallery
- Corridors and service spaces on first and second floor refurbished
- Offices on third floor refurbished



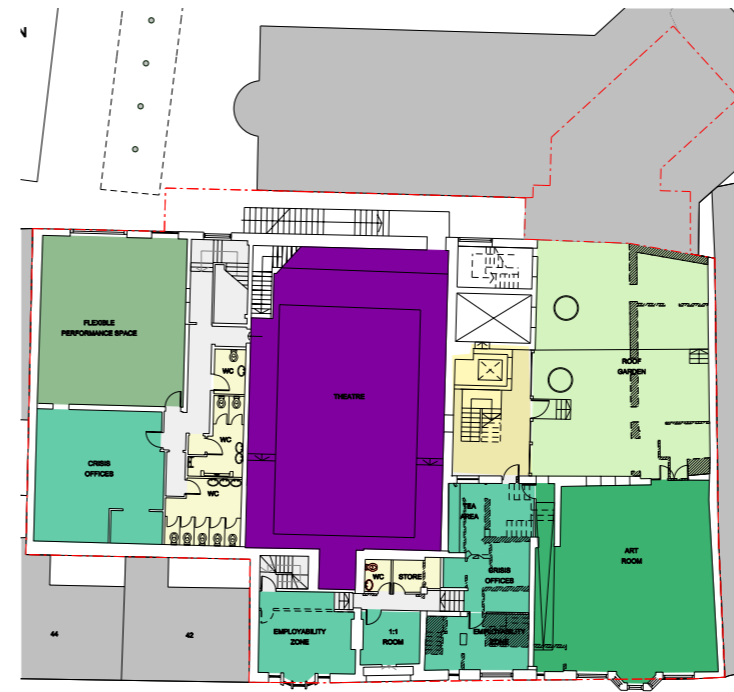
### BASEMENT

- Showers placed in current club WCs
- Dressing Rooms Refurbished
- Cellar converted into workshop and music rooms
- Plant area and some circulation spaces remain untouched



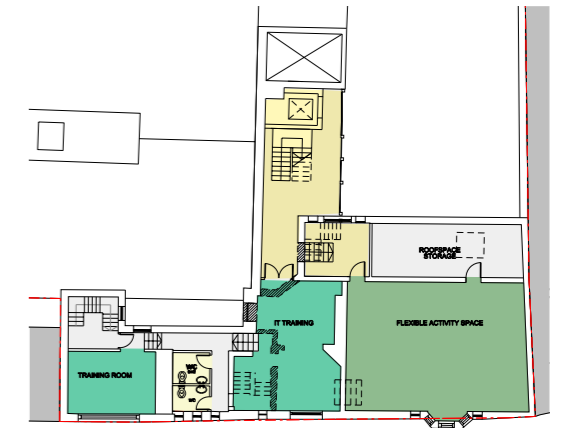
### GROUND FLOOR

- Creative workshop installed in by Gloucester Green entrance
- Theatre entrance improvements carried out including platform lift
- Redecoration of Theatre and OVADA
- Improvements to Theatre and OVADA M+E possible at future phase but not included in this cost plan



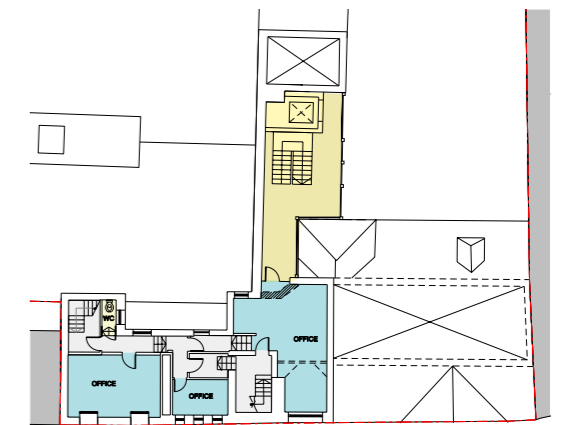
### FIRST FLOOR

- First floor of OVADA converted into Flexible Performance Space and Crisis Offices (may not be acceptable to deliver these as part of a second phase)



### SECOND FLOOR

- Corridor, WCs and storage areas refurbished



### THIRD FLOOR

- Offices on third floor refurbished