

# OPTION 3

## OXFORD SKYLIGHT AND UPGRADED FLEXIBLE ARTS AUDITORIUM

£3.5 Million

### OPTION DESCRIPTION

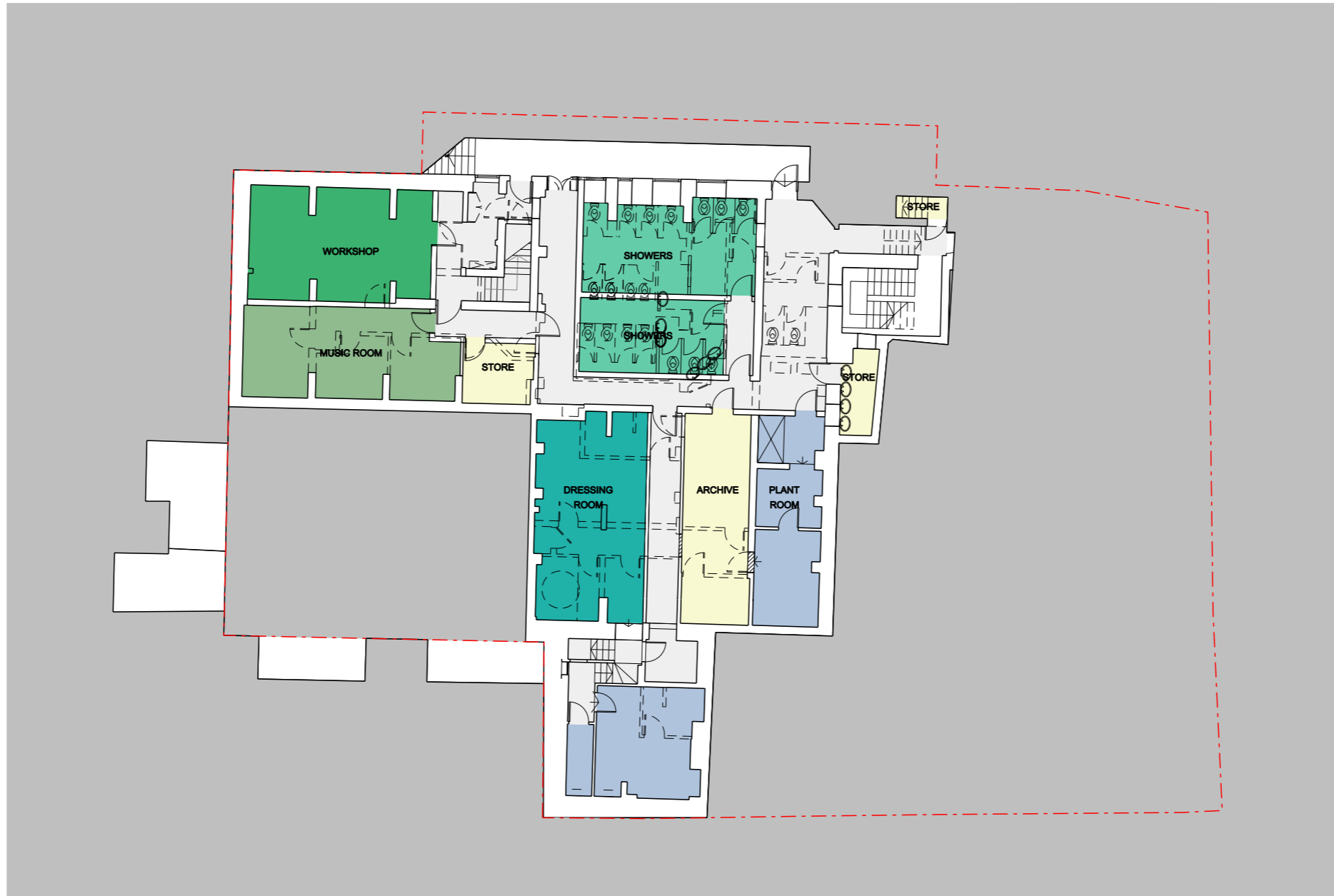
- Total refurbishment of theatre including retractable seating, sprung floor and new M+E system, space transformed into a Flexible Arts Auditorium.
- All duct work removed from tower and new stairs and lift inserted
- OVADA gallery moved to Gloucester Green entrance
- More significant refurbishment of basement, including new plant, music room and workshop
- Some more significant structural interventions to create easier access to arts auditorium and first floor accommodation over existing OVADA gallery

### PROS AND CONS

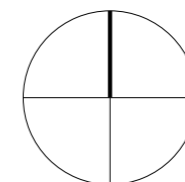
- +**
  - Creates more inviting and accessible entrance to arts auditorium
  - Removing the duct work allows the hose tower to be used as the stair tower creating a unique vertical movement space
  - Access to theatre improved by platform lift
  - Retractable seating and sprung floor in auditorium makes theatre more flexible and more attractive to a variety of end users
  - Moving theatre entrance back on ground and first floor allows links to accommodation to left of theatre
  - Flexible Performance Space linked to auditorium
  - OVADA has more prominent frontage onto Gloucester Green
  - Creative workshops have attractive space with plenty of light
  - Toilets on ground floor are more accessible and do not cause noise issues
  - Double height void brings light deep into plan from roof garden
  - Majority of access issues addressed with office spaces linked by ramps instead of steps
- - Arts auditorium still blocks movement between spaces to some extent
  - Arts auditorium is smaller than before which means seating capacity is reduced to 126 retractable seats plus 4 wheelchair spaces
  - Creative workshops quite isolated from the rest of the building

### OPTION 3 COST PLAN SUMMARY:

Current Estimate	Previous Estimate	£ Increase	% Saving	Original Budget	Overspend on Budget
£3,202,598	£3,378,430	(£175,832)	(5.20%)	£2,182,393	£1,020,205



- Key**
- Showers
  - Dressing Rooms
  - Plant Rooms
  - Workshop
  - Music Room
  - Store
  - Circulation
  - Demolition



**Felton Clegg Bradley**  
Architects LLP

Circus House  
21 Great Titchfield Street  
London W1W 8BA

☎ 020 73235737  
☎ 020 73235720  
✉ london@feltonclegg.com

Amendment	Job/Drawing No	Amendment	Date
OLD FIRE STATION OPTION 3 - OXFORD SKYLIGHT WITH UPGRADED FLEXIBLE ARTS AUDITORIUM BASEMENT PLAN	<b>1505/SK/019</b>		
Do not scale	Scale 1:100 (1:200 @ A3)	Date 11.08.09	Drawn DM
Original printed at A1	All dimensions to be checked on site		

CHAIN ALLEY

BUS STATION

GLOUCESTER GREEN

SUB STA

EURO BAR

CINEMA

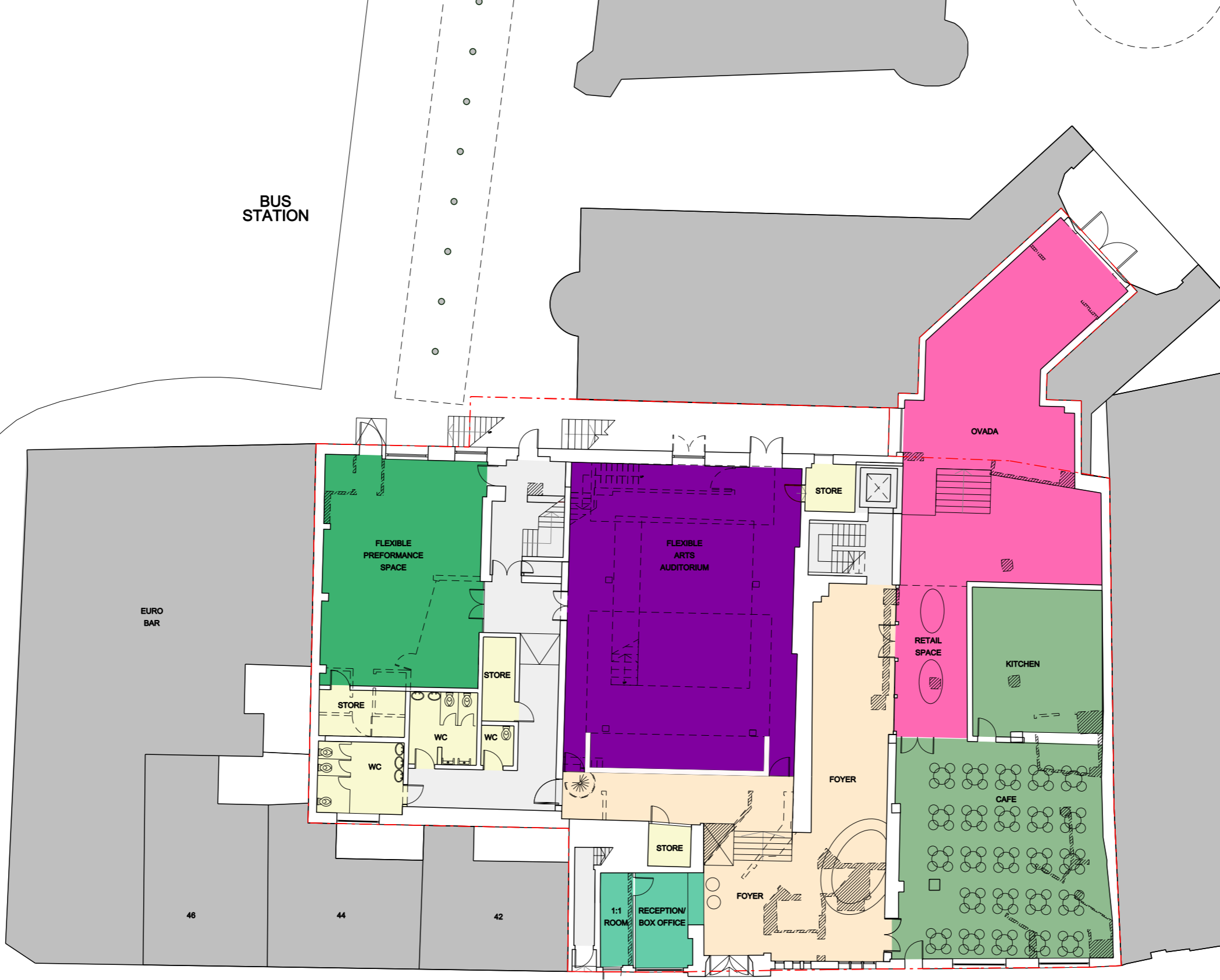
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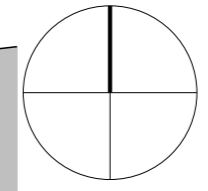
GEORGE STREET

BULWARKS LANE



**Key**

- Flexible arts Auditorium
- OVADA
- Flexible Performance Space
- Cafe and Kitchen
- Foyer
- Reception/Box Office
- WC /Store
- Circulation
- Demolition



**Felnden Clegg Bradley Architects LLP**  
 Circus House  
 21 Great Titchfield Street  
 London W1W 8BA  
 t 020 73235737  
 f 020 73235720  
 e london@felndenclegg.com

Amendment	Job/Drawing No	Date
OLD FIRE STATION OPTION 3 - OXFORD SKYLIGHT INTEGRATED WITH UPGRADED FLEXIBLE ARTS AUDITORIUM GROUND FLOOR	<b>1505/SK/009</b>	10.08.09
Do not scale	Scale 1:100 (1:200 @ A3)	Drawn DM
Original printed at A1	All dimensions to be checked on site	

CHAIN ALLEY

BUS STATION

GLOUCESTER GREEN

SUB STA

EURO BAR

CREATIVE WORKSHOP

FLEXIBLE ARTS AUDITORIUM

ROOF GARDEN

CINEMA

**Key**

- Flexible Arts Auditorium
- Art Room
- Creative Workshop
- Crisis Skylight
- Roof Garden
- WC / Store
- Circulation
- Demolition

CRISIS OFFICES

WC

WC

TEA AREA

ART ROOM

STORE

WC

STORE

CRISIS OFFICES

EMPLOYABILITY ZONE

1:1 ROOM

EMPLOYABILITY ZONE

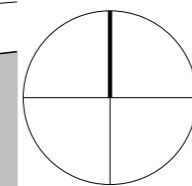
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GEORGE STREET

BULWARKS LANE



**Felnden Clegg Bradley Architects LLP**  
 Circus House  
 21 Great Titchfield Street  
 London W1W 8BA  
 t 020 73235737  
 f 020 73235720  
 e london@felndenclegg.com

Amendment	Job/Drawing No	Date
OLD FIRE STATION OPTION 3 - OXFORD SKYLIGHT INTEGRATED WITH UPGRADED FLEXIBLE ARTS AUDITORIUM FIRST FLOOR	<b>1505/SK/010</b>	10.08.09
Do not scale	Scale 1:100 (1:200 @ A3)	Drawn DM
Original printed at A1	All dimensions to be checked on site	

CHAIN ALLEY

BUS STATION

GLOUCESTER GREEN

SUB STA

EURO BAR

CINEMA

Key

- Crisis Skylight
- Flexible Activity Space
- Circulation
- Demolition

ROOF SPACE STORAGE

TRAINING ROOM

1:1 ROOM

IT TRAINING ROOM

FLEXIBLE ACTIVITY ROOM

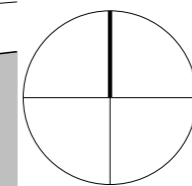
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**Felton Clegg Bradley Architects LLP**  
 Circus House  
 21 Great Titchfield Street  
 London W1W 8BA  
 t 020 73235737  
 f 020 73235720  
 e london@feltonclegg.com

Amendment	Job/Drawing No	Date
OLD FIRE STATION OPTION 3 - OXFORD SKYLIGHT INTEGRATED WITH UPGRADED FLEXIBLE ARTS AUDITORIUM SECOND FLOOR	<b>1505/SK/011</b>	10.08.09
Do not scale	Scale 1:100 (1:200 @ A3)	Drawn DM
Original printed at A1	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

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OFFICE

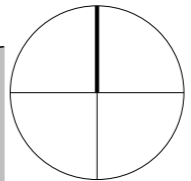
OFFICE

OFFICE

WC

GEORGE STREET

BULWARKS LANE



**Fellden Clegg Bradley Architects LLP**  
 Circus House  
 21 Great Titchfield Street  
 London W1W 8BA  
 t 020 73235737  
 f 020 73235720  
 e london@felldenclegg.com

Amendment	Job/Drawing No	Date
OLD FIRE STATION OPTION 3 - OXFORD SKYLIGHT INTEGRATED WITH UPGRADED FLEXIBLE ARTS AUDITORIUM THIRD FLOOR	<b>1505/SK/012</b>	10.08.09
Do not scale	Scale 1:100 (1:200 @ A3)	Drawn DM
Original printed at A1	All dimensions to be checked on site	

# OPTION 3

## ACCOMMODATION SCHEDULE

**Option 3 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:

All the elements of the Design Brief are delivered but some elements are smaller than stipulated this is because the layout is working with the current arrangement as much as possible which means there is a large proportion of circulation space. Also the Design Brief did not allow for enough space for the plant.

### Ground Floor:

- As with other Options the entrance area is a combination of an enclosed reception/ box office and an open foyer area
- The auditorium is smaller than the brief in order to facilitate movement behind it to the accommodation to the left of the plan
- There is a new toilet area on the ground floor

### First Floor

- The offices are smaller than requested 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
- There is still a large area of circulation as a result of the existing layout

### Third Floor:

- The refurbishments proposed result in a more efficient layout for this floor than is currently the case.

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
Flexibile 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 3

## PHASE 1

### SUMMARY OF PHASE 1

- M+E for the theatre replaced and duct work removed from hose tower, this enables the tower to be used for a new stairs and lift.
- In this first phase the rest of the theatre can remain physically as it is.
- Ovada remains untouched.
- Much of the basement could remain untouched, the plant and lift and stairs are done as part of the first phase.
- Minimal refurbishment is carried out to first and second floor rooms in the beginning.
- The third floor refurbishment is left until a later phase ( all depends on acceptability from a DDA point of view)

### PHASING COSTS

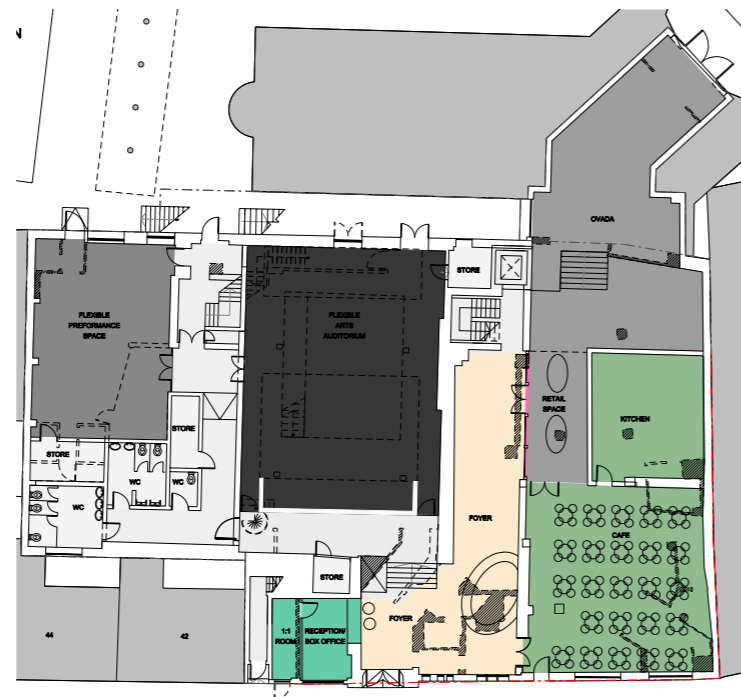
Phase 1 - £2,484,884

Phase 2 - £717,714



### BASEMENT

- The M+E and plant is replaced a new stairs and lift are inserted in the hose tower



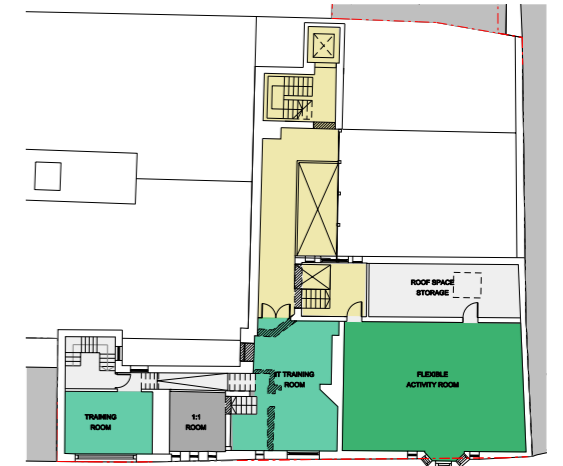
### GROUND FLOOR

- Reception and box office including 1:1 room
- Foyer including lift and stairs
- Cafe and Kitchen
- The M+E to the theatre must be done as part of Phase one but physical alterations can wait until future phases.



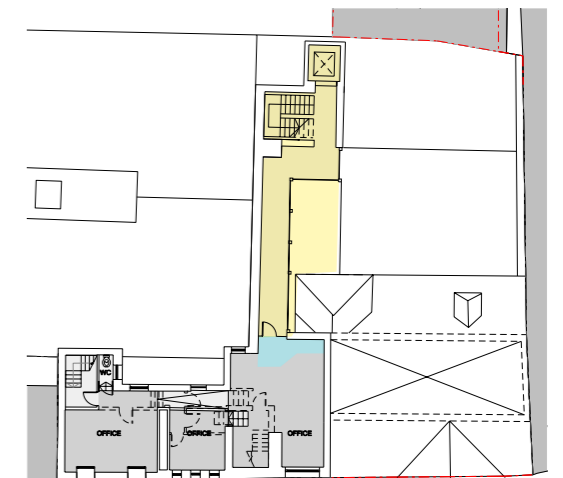
### FIRST FLOOR

- 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
- Platform lift, ramp and 1:1 room can be done in next Phase



### THIRD FLOOR

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

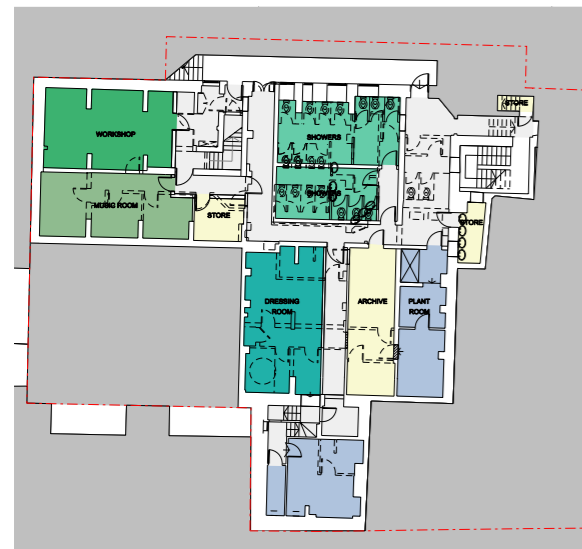


# OPTION 3

## PHASE 2

### SUMMARY OF PHASE 2

- The remainder of the basement is refurbished
- The rest of the refurbishment to the theatre is carried out, new sprung floor, retractable seating, new lighting.
- The spiral staircase is removed and a new link to the basement is constructed.
- OVADA is moved to the Gloucester Green entrance and the Flexible Performance Space is inserted in the former gallery space (M+E already carried out in Phase 1)
- Crisis Offices and Creative workshops inserted on first floor OVADA space.
- First floor toilets moved to ground floor to improve acoustics and access.
- Second and third floor refurbishment carried out ( all depends on acceptability from a DDA point of view)



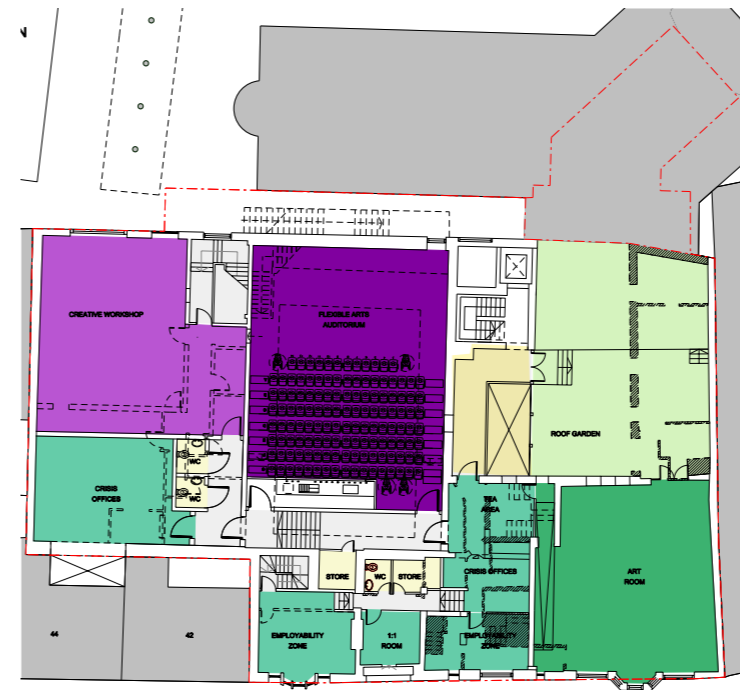
### BASEMENT

- Showers placed in current club WCs
- Dressing Rooms refurbished
- Cellar converted into workshop and music rooms
- Archive in existing waiting room area
- Spiral stairs removed and new stairs built to auditorium



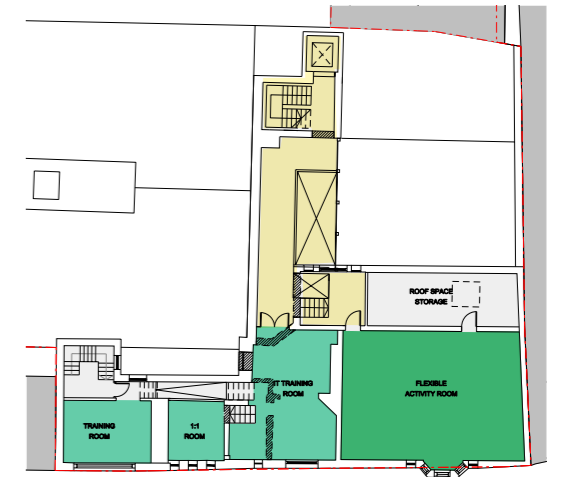
### GROUND FLOOR

- OVADA moved to Gloucester Green entrance and flexible performance space inserted on ground floor
- Theatre refurbished, retractable seating installed, entrance improved with platform lift, spiral stairs and mezzanine removed
- Toilets installed on ground floor



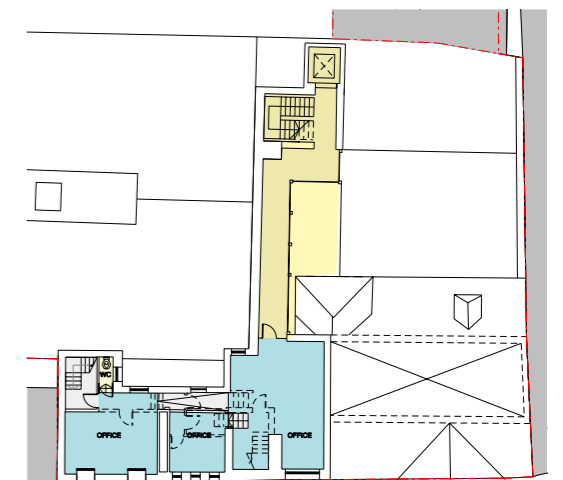
### FIRST FLOOR

- Link across back of theatre at first floor
- First floor of OVADA converted into creative workshops and Crisis offices (may not be acceptable to deliver these as part of a second phase)



### SECOND FLOOR

- Corridor, WCs and storage areas refurbished
- Steps replaced by ramp to improve accessibility



### THIRD FLOOR

- Offices on third floor refurbished
- Steps replaced by ramp to improve accessibility

# OPTION 4

## OXFORD SKYLIGHT AND NEW FLEXIBLE ARTS AUDITORIUM

£4 Million

### OPTION DESCRIPTION

- Some more significant structural interventions to create open and welcoming entrance and to move location of theatre to where OVADA currently is
- Theatre moved and transformed into a Flexible Arts Auditorium including new M+E installation, retractable seating, sprung floor, natural daylight option and new control room
- OVADA gallery moved to Gloucester Green entrance
- Basement completely refurbished
- Full double height light well created in foyer area
- New M+E system throughout, using natural ventilation as much as possible
- Access issues on all levels resolved as much as possible

### PROS AND CONS

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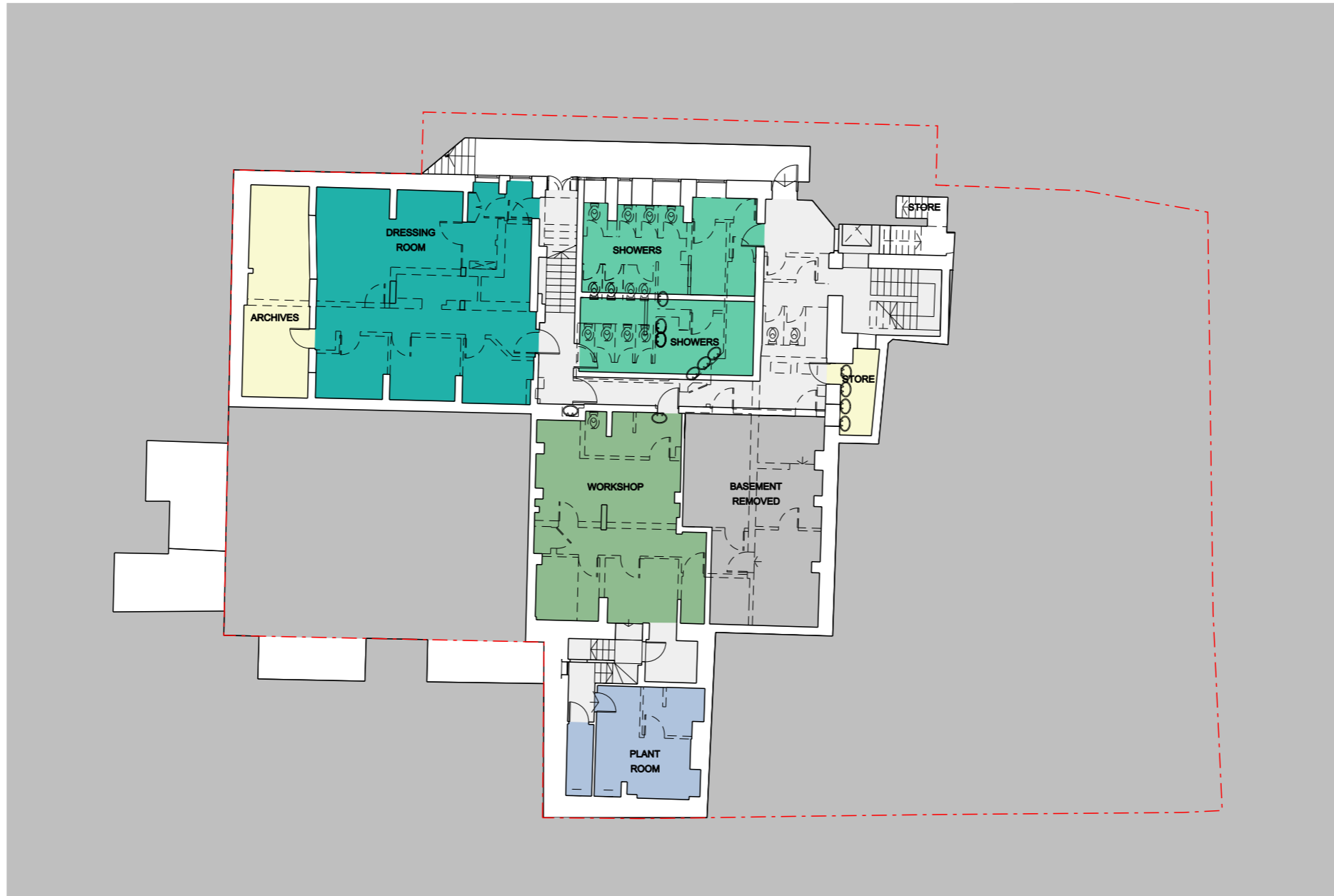
- Entire building reorganised so that it is flexible and adaptable for the long term
- Creates inviting and accessible entrance to Skylight and arts auditorium
- Moving the auditorium space to the side opens up the entire plan so fluid movement can happen between all the accommodation
- The auditorium is larger with 136 retractable seats and 6 wheelchair spaces
- Retractable seating makes the auditorium more flexible
- Flexible Activity Space is conveniently located in main foyer for general public use
- OVADA has a more prominent frontage onto Gloucester Green
- Creative workshops have attractive space across from the art room
- Toilets on ground floor are more accessible to all public users and will not cause noise issues for the auditorium
- Double height void brings light deep into plan from roof garden
- All access issues addressed in office and training spaces by introducing ramps or platform lifts instead of steps

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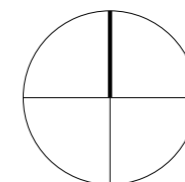
- The level entrance results in losing space in the basement
- This scheme maximises the potential of the building but there are some inherent constraints embedded in the existing building. This version still has access issues due to the different levels and issues with natural ventilation due to the location next to a busy street and the bus station.

### OPTION 4 COST PLAN SUMMARY:

Current Estimate	Previous Estimate	£ Increase	% Saving	Original Budget	Overspend on Budget
£3,937,151	£3,856,173	£80,978	2.10%	£2,182,393	£1,754,758



- Key**
- Showers
  - Dressing Rooms
  - Plant Rooms
  - Workshop
  - Music Room
  - Archives /Store
  - Circulation
  - Demolition



**Felton Clegg Bradley**  
Architects LLP

Circus House  
21 Great Titchfield Street  
London W1W 8BA

☎ 020 73235737  
☎ 020 73235720  
✉ london@feltonclegg.com

Rev A - Stairs to basement from auditorium added Amendment	13.08.09 Date
Job/Drawing No <b>1505/SK/020</b>	Amendment
OLD FIRE STATION OPTION 4 - OXFORD SKYLIGHT WITH NEW FLEXIBLE ARTS AUDITORIUM BASEMENT PLAN	Scale 1:100 (1:200 @ A3) Date 11.08.09 Drawn DM
Do not scale	All dimensions to be checked on site
Original printed at A1	

CHAIN ALLEY

BUS STATION

GLOUCESTER GREEN

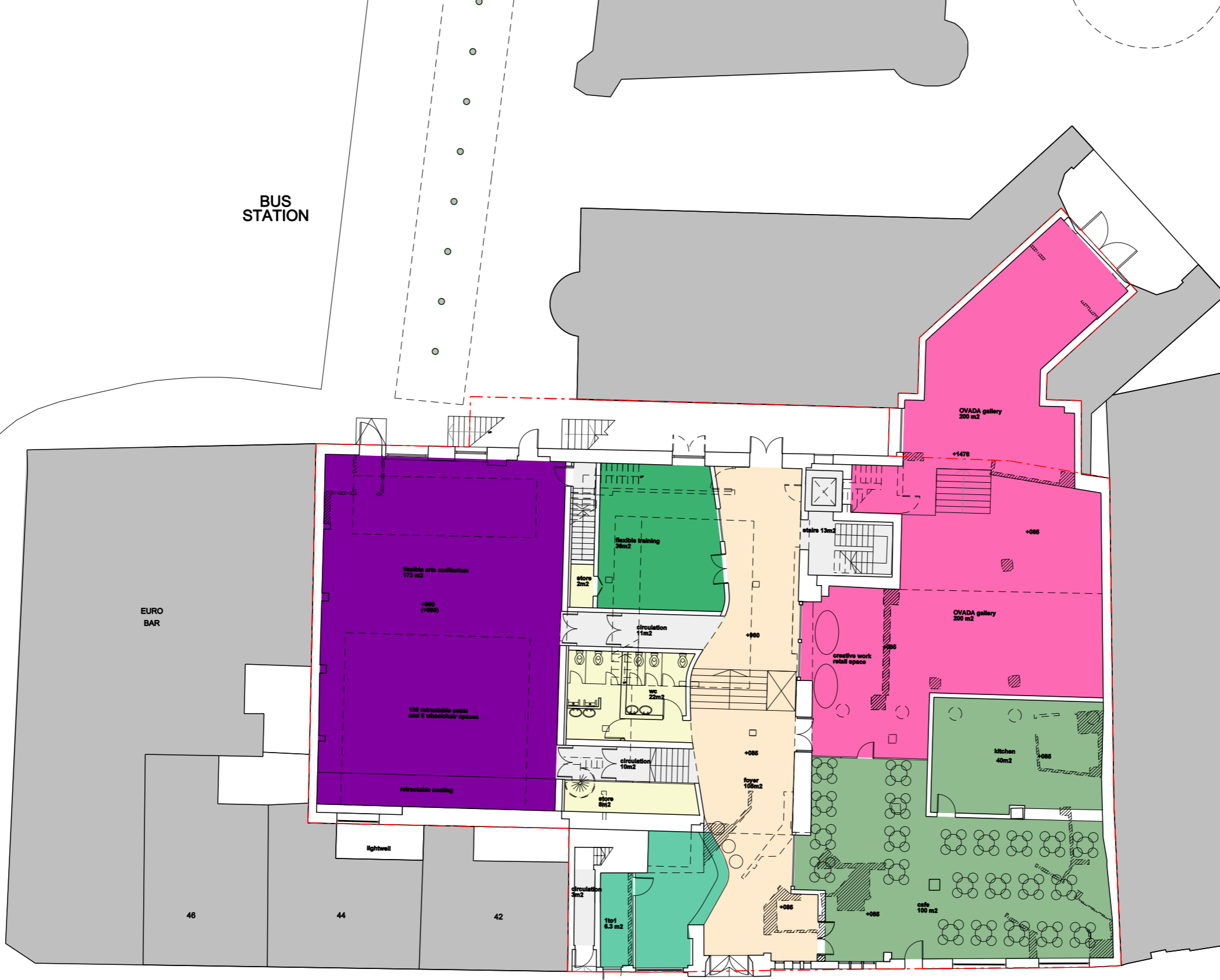
SUB STA

EURO BAR

CINEMA

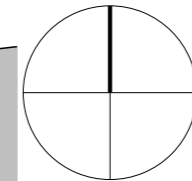
GEORGE STREET

BULWARKS LANE



**Key**

- Flexible Arts Auditorium
- OVADA
- Flexible Activity Space
- Cafe and Kitchen
- Foyer
- Reception/Box Office
- WC /Store
- Circulation
- Demolition



**Fellden Clegg Bradley Architects LLP**  
 Circus House  
 21 Great Titchfield Street  
 London W1W 8BA  
 t 020 73235737  
 f 020 73235720  
 e london@felldenclegg.com

REV A - Stairs to dressing rooms added  
 Amendment  
 11.08.09  
 Date

Job/Drawing No  
**1505/SK/013/ A**

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

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 Original printed at A1

OLD FIRE STATION  
 OPTION 4 - OXFORD SKYLIGHT  
 INTEGRATED WITH NEW  
 FLEXIBLE ARTS AUDITORIUM  
 GROUND FLOOR

All dimensions to be checked on site

CHAIN ALLEY

BUS STATION

GLOUCESTER GREEN

SUB STA

EURO BAR

CINEMA

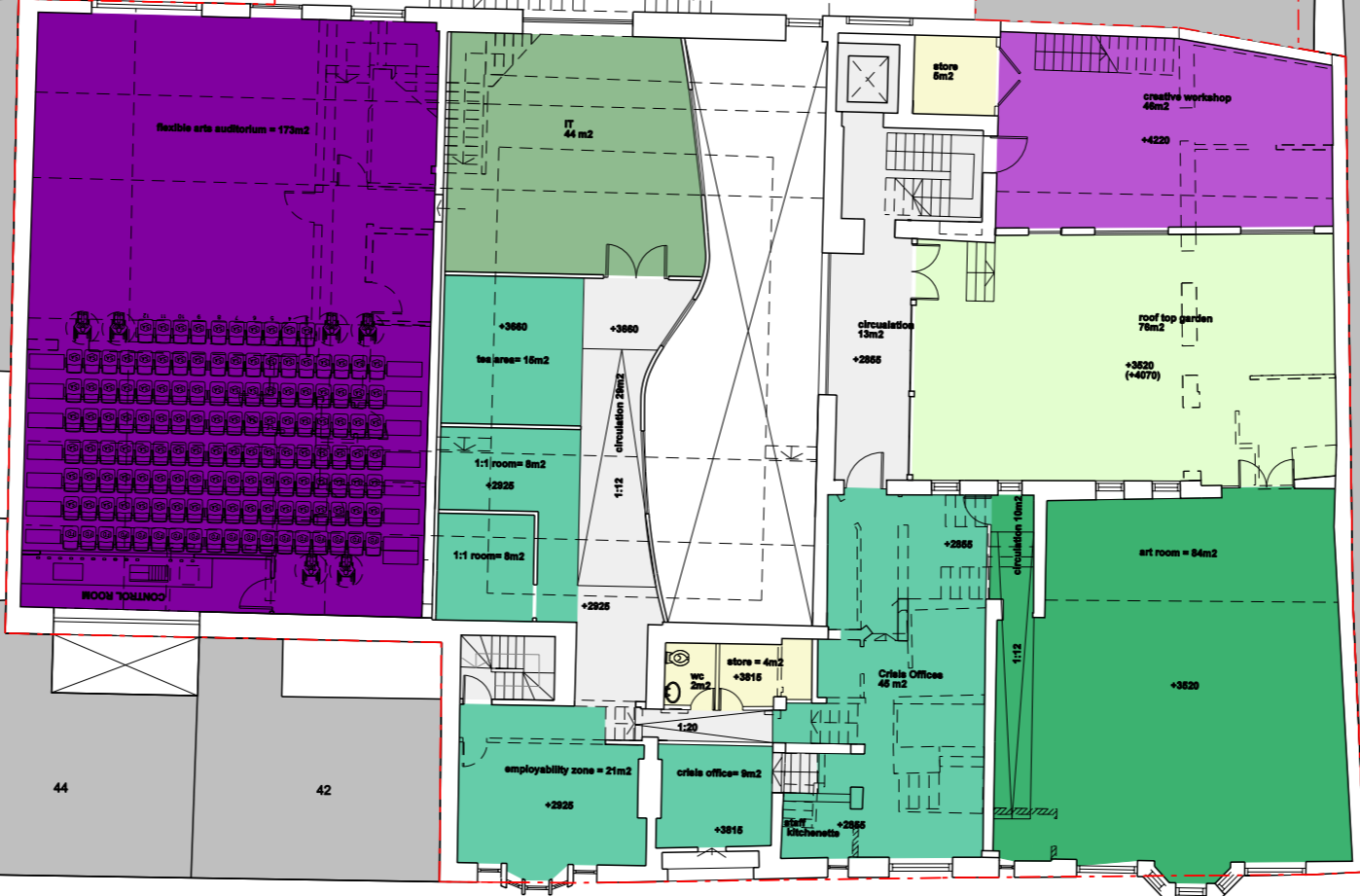
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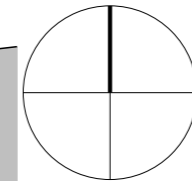
GEORGE STREET

BULWARKS LANE



**Key**

- Flexible Arts Auditorium
- Art Room
- Creative Workshop
- Crisis Skylight
- Roof Garden
- WC / Store
- Circulation
- Demolition



**Fellden Clegg Bradley Architects LLP**  
 Circus House  
 21 Great Titchfield Street  
 London W1W 8BA  
 t 020 73235737  
 f 020 73235720  
 e london@felldenclegg.com

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OLD FIRE STATION OPTION 4 - OXFORD SKYLIGHT INTEGRATED WITH NEW FLEXIBLE ARTS AUDITORIUM FIRST FLOOR	<b>1505/SK/014</b>	10.08.09
Do not scale	Scale 1:100 (1:200 @ A3)	Drawn DM
Original printed at A1	All dimensions to be checked on site	

CHAIN ALLEY

BUS STATION

GLOUCESTER GREEN

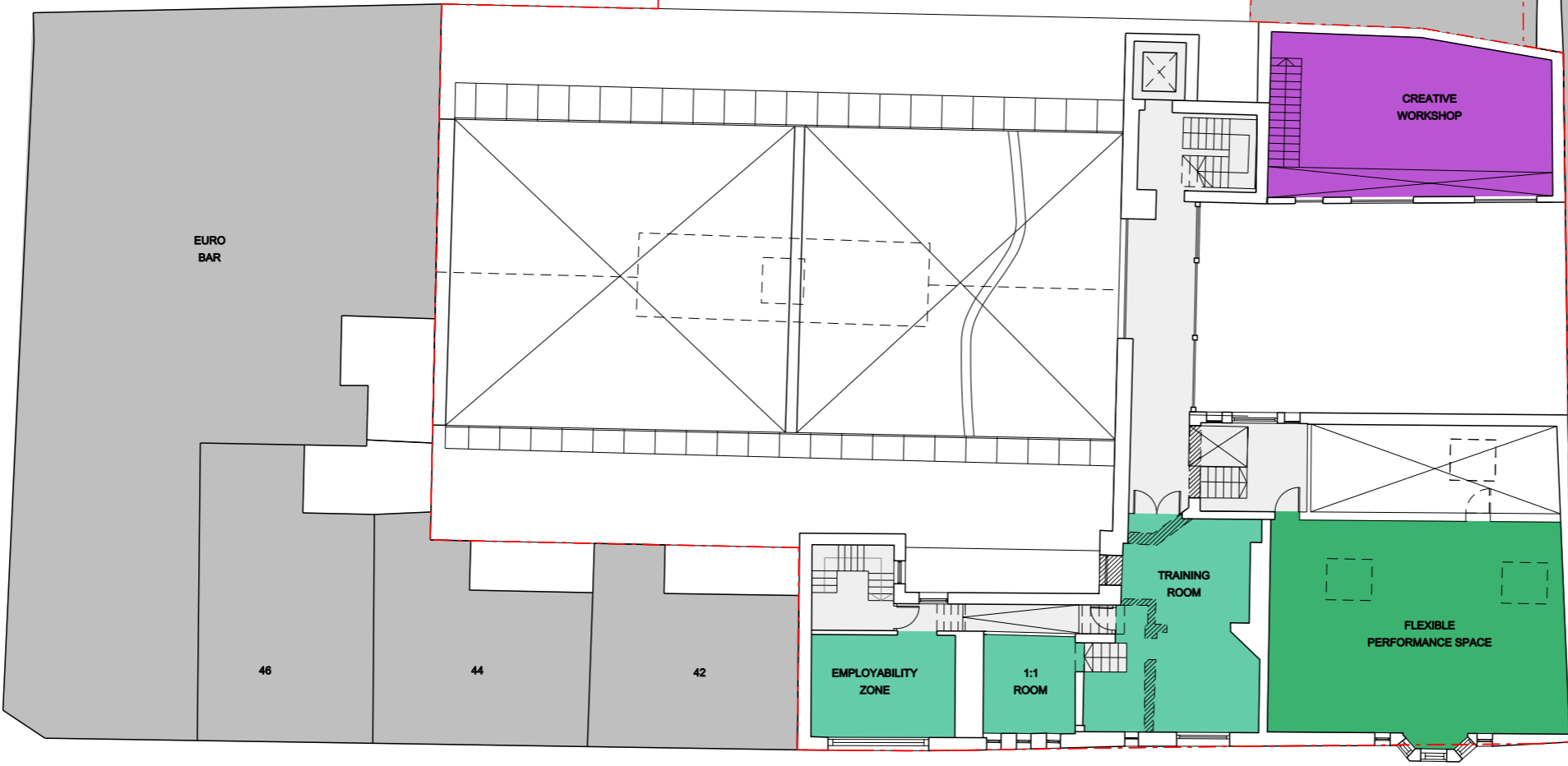
SUB STA

EURO BAR

CINEMA

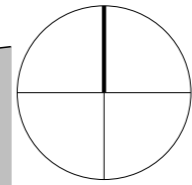
**Key**

- Crisis Skylight
- Flexible Activity Space
- Creative Workshop
- Circulation
- Demolition



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**Fellden Clegg Bradley Architects LLP**  
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 London W1W 8BA  
 t 020 73235737  
 f 020 73235720  
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OLD FIRE STATION OPTION 4 - OXFORD SKYLIGHT INTEGRATED WITH NEW FLEXIBLE ARTS AUDITORIUM SECOND FLOOR	<b>1505/SK/015</b>	10.08.09
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CHAIN ALLEY

BUS STATION

GLOUCESTER GREEN

SUB STA

EURO BAR

CINEMA

**Key**

- Offices for Others
- WC
- Circulation
- Demolition

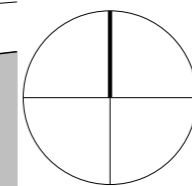
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 e london@felldenclegg.com

Amendment	Job/Drawing No	Date
OLD FIRE STATION OPTION 4 - OXFORD SKYLIGHT INTEGRATED WITH NEW FLEXIBLE ARTS AUDITORIUM THIRD FLOOR	<b>1505/SK/016</b>	10.08.09
Do not scale	Scale 1:100 (1:200 @ A3)	Drawn DM
Original printed at A1	All dimensions to be checked on site	

# OPTION 4

## ACCOMMODATION SCHEDULE

**Option 4 restructures the existing layout fundamentally in order to optimise the use of space and to create a coherent and transparent building internally. It accommodates the design brief and also creates some additional space. The circulation is much more efficient overall.**

### Basement:

All the elements of the Design Brief are delivered but some elements are smaller than stipulated as there is a large amount of circulation and a section of the basement is demolished in order to achieve a level entrance area.

### Ground Floor:

- As with other Options the entrance area is a combination of an enclosed reception/ box office and an open foyer area
- The auditorium is larger than the brief, it takes up the entire footprint of the site as it does not need circulation around it
- The gallery is also larger, some of the Creative Workshops could be located here instead of on the second floor.

### First Floor

- The employability zone is on two levels due to the constraints of the existing building (this may not be acceptable to Crisis)

### Second Floor:

- The training room is the correct size in this Option
- There is still a large area of circulation

### Third Floor:

- The refurbishments proposed result in a more efficient layout for this floor than is currently the case.

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 4

## PHASE 1

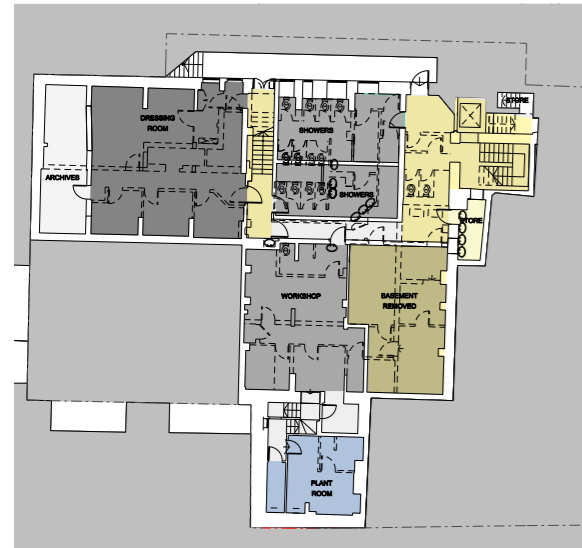
### SUMMARY OF PHASE 1

- New Flexible Arts Auditorium created in OVADA space with new M+E and retractable seating
- New plant and lift and stairs in basement.
- Ovada removed and not installed in new Gloucester Green location until next phase
- New accommodation built for flexible training room, WCs and storage
- Cafe and kitchen installed
- First floor spaces refurbished and new spaces for IT and 1:1 rooms. Creative workshops installed in next phase.
- The third floor refurbishment is left until a later phase ( all depends on acceptability from a DDA point of view)

### PHASING COSTS

Phase 1 - £3,048,203

Phase 2 - £888,948



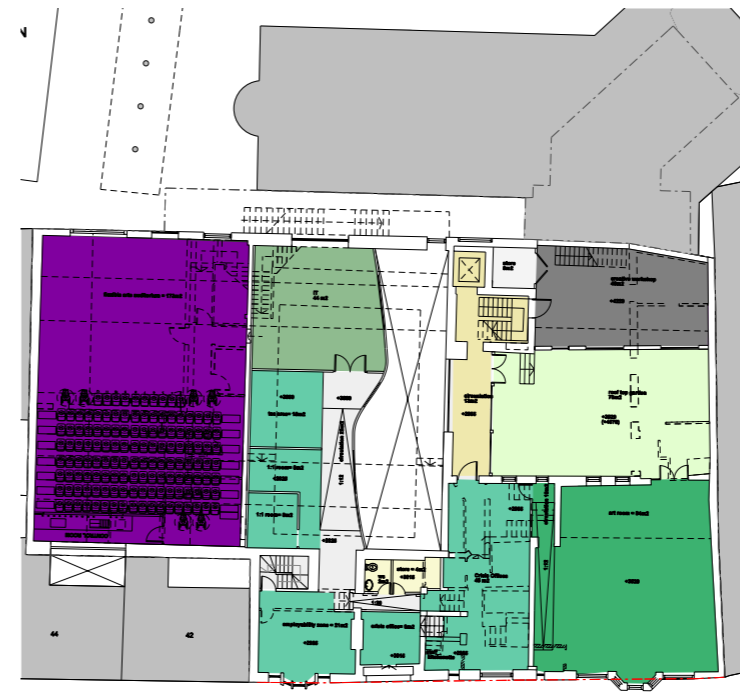
### BASEMENT

- The M+E and plant is replaced and new stairs and lift are inserted in the hose tower
- Stairs to auditorium inserted



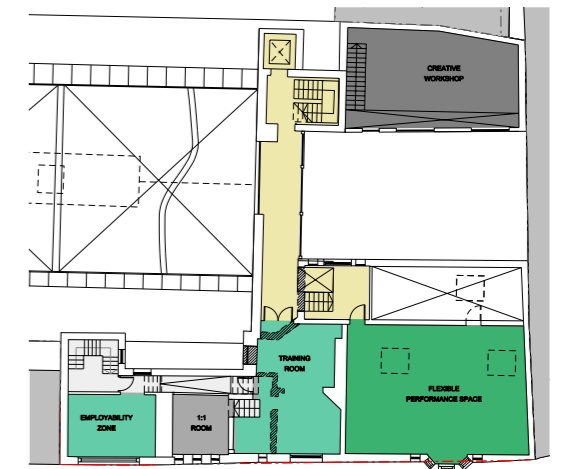
### GROUND FLOOR

- Reception and box office including 1:1 room
- Foyer including lift and stairs
- New flexible auditorium
- Flexible activity space
- Toilets and storage, Cafe and Kitchen



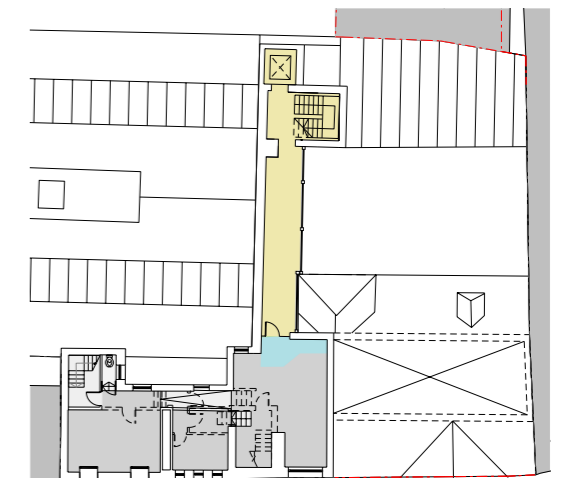
### FIRST FLOOR

- New lift and stairs and connecting corridor
- New flat roof structure
- Refurbished first floor office spaces, services areas and Art room
- New IT room tea area and 1:1 rooms
- Creative workshops delivered in next phase



### SECOND FLOOR

- New lift and stairs and connecting corridor
- Refurbished offices and new independent connection to flexible activity room
- Platform lift, ramp and 1:1 room can be done in next Phase



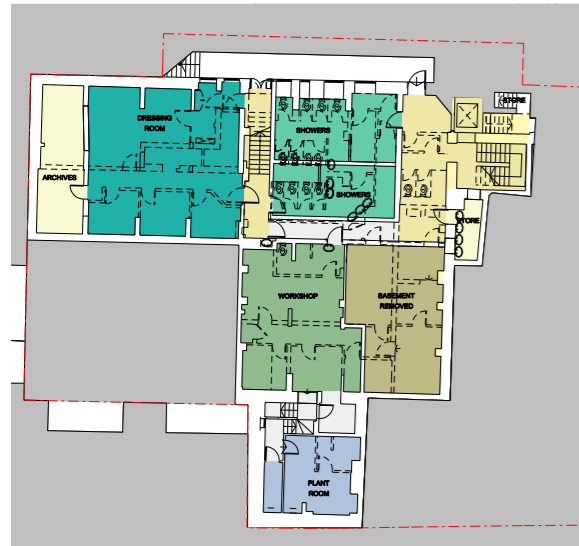
### THIRD FLOOR

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

# OPTION 4 PHASE 2

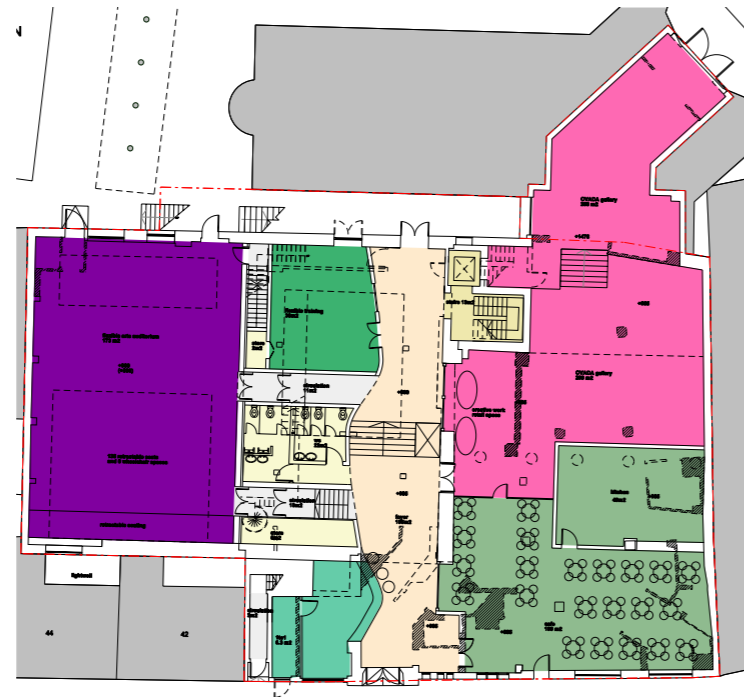
## SUMMARY OF PHASE 2

- Remaining basement refurbished
- OVADA moved into Gloucester Green side
- Creative workshops built over roof garden
- Second floor corridors and toilets refurbished
- The third floor refurbishment is completed



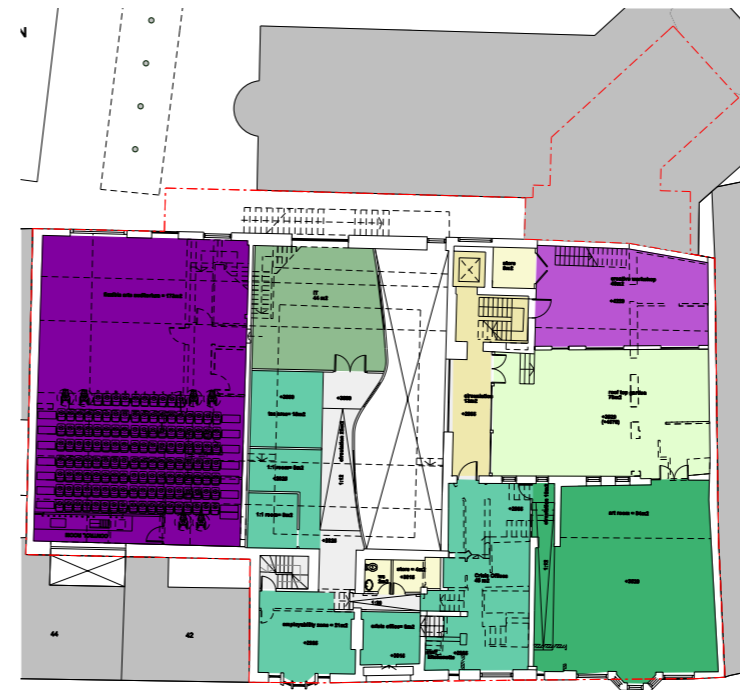
### BASEMENT

- Remaining basement areas reorganised and refurbished



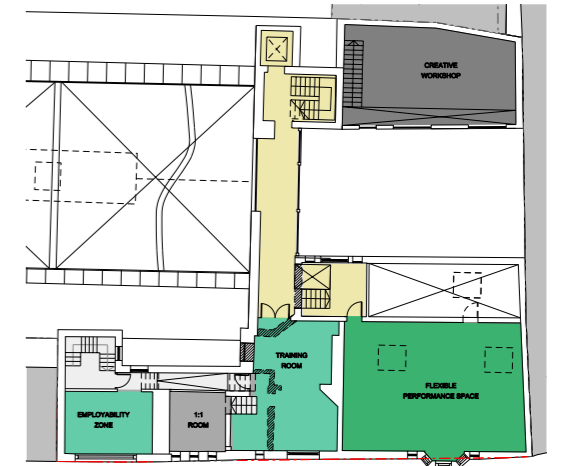
### GROUND FLOOR

- OVADA reinstated in Gloucester Green entrance area



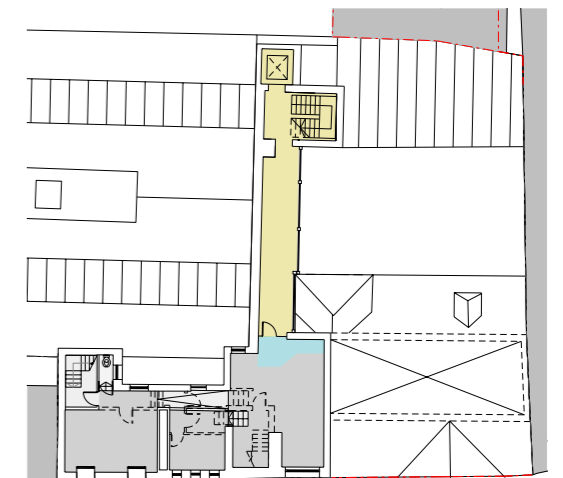
### FIRST FLOOR

- Creative workshops built over flat roof area



### SECOND FLOOR

- Creative workshops completed
- Platform lift, ramp and 1:1 room completed



### THIRD FLOOR

- Ramp access introduced and offices refurbished