



**GVA**

**Aedas**  
ArtsTeam

A decorative graphic consisting of several overlapping, semi-transparent blue geometric shapes, primarily triangles and polygons, creating a dynamic, layered effect across the middle of the slide.

# Flexible Arts & Events Venue for Burgess Hill

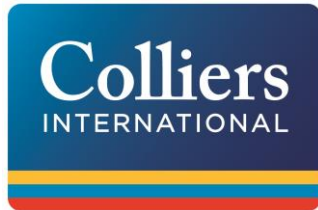
Community Consultation

Accelerating success.

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22 November 2017

# Team



**Aedas**  
ArtsTeam

**GVA**



Specialists in  
business  
planning and  
options  
appraisal for  
places that  
attract visitors,  
including  
venues

Architects that  
specialise in  
venues.

Wider practice  
specialists in  
residential,  
commercial &  
civic offices and  
masterplanning.

Project  
managers  
specialising in  
venues.  
Cost  
consultants.

Specialists in  
culture and  
entertainment

- Flexible main space that can accommodate:
  - Performances with a standing audience
  - Performances with a seated audience (c.250 people)
  - Hall-type events like banquets, markets and exhibitions
- Complementary front of house spaces
  - Flexible space for meetings, changing rooms etc.
  - Bar
- Support facilities
  - Kitchen, storage
- Flexibility to extend into adjoining site
- Offices and meeting chamber for Town Council

Financially  
Sustainable

Affordable for  
Local Groups

A building of  
quality that  
makes a  
positive  
contribution to  
the town

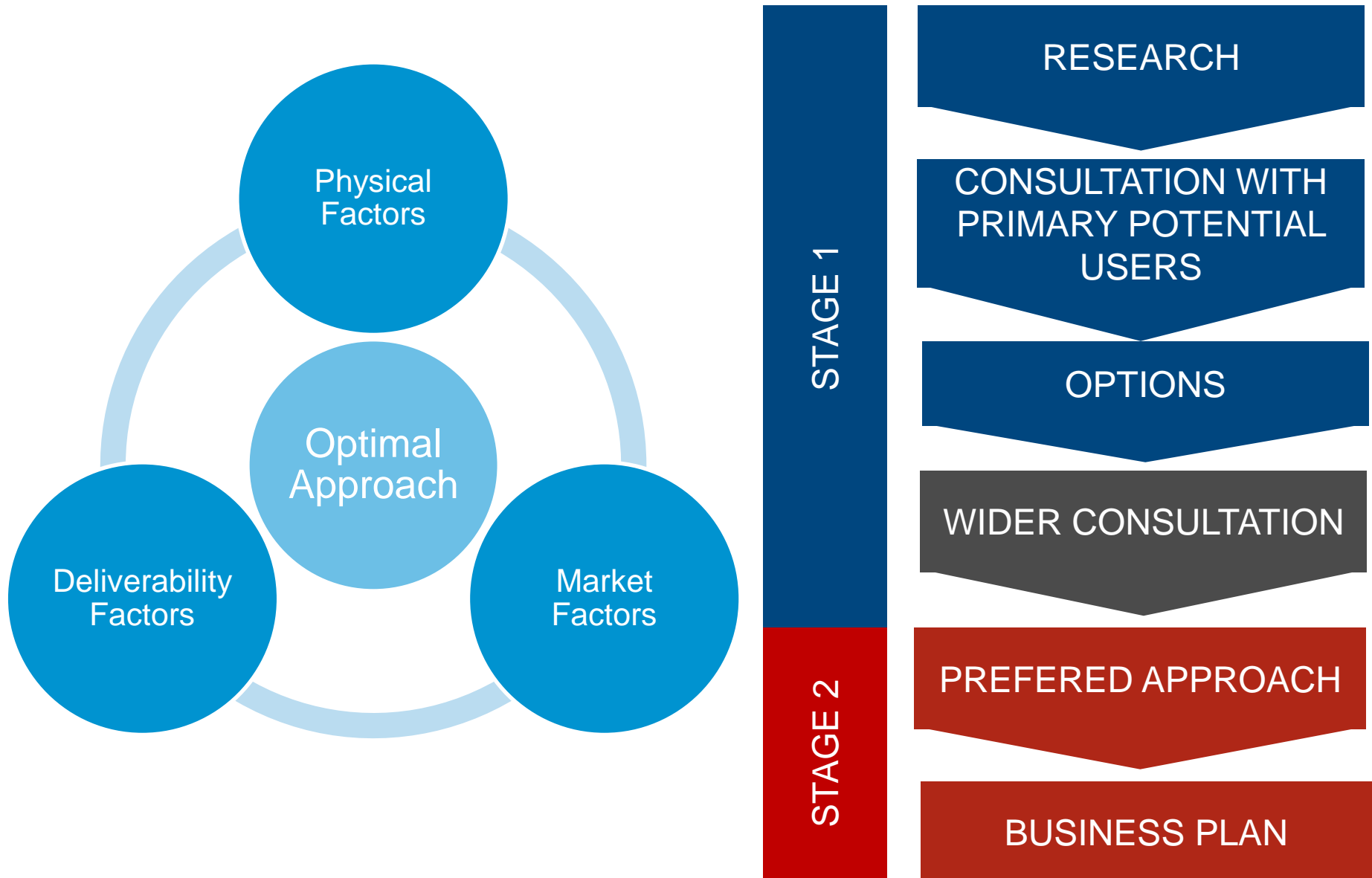
# The Output – A Business Plan



Architectural plans to  
RIBA Stage 1 level  
CAVEAT

Document that can be  
used to seek funding

# Approach



# Starting point





# Summary of spaces / capacities

Space	Size m <sup>2</sup>	Theatre	Standing	Banquet	Boardroom
<b>BASE SCHEME</b>					
Auditorium	196	295	400	175	
Auditorium Stage	107	50		90	
Cyprus Hall	128	160	200	100	
Chamber	66	50		40	30
Gallery	80		80		
Foyer	104		140		
Meeting Room 1	23				16
Meeting Room 2	24				16
Meeting Room 3	23				16
Meeting Room 4	24				16
Total:	775				
<b>SECOND FLOOR OPTION</b>					
Dance / Rehearsal Studio	40				
Meeting Room 5	22				16
Meeting Room 6	22				16
TotalL	84				
<b>BASEMENT OPTION</b>					
Music Studio 1	42				
Total:	42				

# How the space can be used

Space	Main Uses
<b>BASE OPTION</b>	
Auditorium	Seated theatre, music and comedy; cabaret; dinner theatre; conferences; wedding receptions & banquets; craft markets; exhibitions; sports events e.g. boxing.
Cyprus Hall	Exhibition and breakout space for conferences; wedding ceremonies; discos & parties; wakes; bingo; bar for performances; banquets; craft markets; dance performance; small music performance.
Chamber	Meetings; private dining; breakout rooms.
Gallery	Art exhibitions; bazaars; drinks receptions; wakes; breakout room.
Foyer	Coffee & lunches; bar for performances; drinks receptions.
Meeting Room 1	Meetings; breakout; dressing rooms; green room.
Meeting Room 2	Meetings; breakout.
Meeting Room 3	Meetings; breakout; dressing rooms.
Meeting Room 4	Meetings; breakout.
<b>SECOND FLOOR OPTION</b>	
Dance / Rehearsal Studio	Dance classes; theatre & music rehearsal.
Meeting Room 5	Meetings; breakout.
Meeting Room 6	Meetings; breakout.
<b>BASEMENT</b>	
Music Studio 1	Amplified music rehearsal; dressing rooms.



- Small staff with considerable use of volunteers.
- Services like technicians and front of house managers for shows employed on a contract basis as needed to avoid large overhead costs.

# Indicative programme for main auditorium

		Events	%
AMATEUR PRODUCTIONS			
Pantomime	BH Theatre Club	10	
Theatre	BH Theatre Club	5	
Musical Theatre	BH Musical Theatre Club	12	
Choral	BH Choral Society	2	
Classical	BH Symphony Orchestra	3	
Sub-total:		32	18%
SHOWCASE PRODUCTIONS			
Academy	Ariel Company Theatre	9	
Workshop	Ariel Company Theatre	15	
Stage School	Other	8	
Dance School	Other	8	
Sub-total:		40	23%

		Events	%
MUSIC AND COMEDY, THEATRE HIRE			
Music - Seated	Tribute, Heritage etc	10	
Music - Standing	Indi, local band comps etc	10	
Sub-total:		20	11%
MUSIC AND COMEDY, SELF-PROMOTION			
Music - Seated	Folk, Jazz, World, Classical etc	10	
Music - Standing	Indi, World etc	10	
Comedy		14	
Sub-total:		34	19%
HALL EVENTS			
Wedding Receptions		27	
Dinners / Parties		11	
Conferences		7	
Other		6	
Sub-total:		51	29%
Total:		177	100%

- RIBA Stage 2 design – early 2018
- RIBA Stage 3 design, submit planning application – late 2018
- Planning decision – early 2019
- RIBA Stage 4 (technical design) – early-mid 2019
- Tender for main contractor – late 2019
- Construction starts – early 2020
- Opening – mid 2021.

- The proposals should be able to accommodate most, if not all activities currently in Cyprus Hall, including storage.
  - Please talk to us afterwards if you are concerned that this may not be the case.
- Cyprus Hall will have to close for a time in the second half of the construction programme c. late 2020.
- The Council would work with users to find satisfactory alternatives during the closure period.

## High Level Order of Cost – Base Scheme

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Detail	£
Demolition & alterations to existing	200,000
Basement	-
Shell & Core	2,400,000
Fit-Out	2,200,000
External Works	75,000
	<b>£4,875,000</b>
Preliminaries, overheads & profit	850,000
	<b>£5,725,000</b>
Contingency & design risk	280,000
	<b>£6,005,000</b>
Construction inflation	120,000
	<b>£6,125,000</b>
Add: Professional & Local Authority fees @ 20%	1,225,000
Loose furniture & fittings allowance bought directly by client	125,000
<b>TOTAL Order of Cost</b>	<b>£7,475,000</b>

# Indicative cost with addition of basement & top floor

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Detail	£	£
Base Scheme		7,475,000
Add back: Basement	540,000	
Second floor	822,000	
	<b>£1,362,000</b>	<b>£1,362,000</b>
<b>TOTAL</b>		<b>£8,837,000</b>

- Public Works Loan Board
- Grants
  - Local Economic Partnership
  - Arts Council England
  - BIG Lottery Fund / Heritage Lottery Fund
  - Grant Giving Foundations
  - Community fund raising
  - S106 contributions (i.e. payments made by developers towards community infrastructure)



# What is your opinion?

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1. Are the plans going in the right direction?
2. Are there better alternatives?
3. What other facilities might it optimally have?
4. How might the plans be amended to make them better?
5. Is it a good idea to incorporate Cyprus Hall?
6. What kind of things would you like to see happening there?
7. Is it best to focus on the base scheme or make a big push for the whole scheme?
8. Anything else?

