



Public Document Pack

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Committee Manager Jane Fulton

16 December 2022

POLICY AND FINANCE COMMITTEE

A meeting of the Policy and Finance Committee will be held in **Council Chamber & Blue Room, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF** on **Tuesday 13 December 2022 at 6.00 pm** and you are requested to attend.

Members: Councillors Gunner (Chair), Pendleton (Vice-Chair), Cooper, Dixon, Goodheart, Oppler, Roberts, Stanley and Dr Walsh

PLEASE NOTE: Where public meetings are being held at the Arun Civic Centre, to best manage safe space available, members of the public are encouraged to watch the meeting online via the Council's Committee pages.

1. Where a member of the public wishes to attend the meeting or has registered a request to take part in Public Question Time, they will be invited to submit the question in advance of the meeting to be read out by an Officer, but of course can attend the meeting in person.
2. We request members of the public do not attend any face to face meeting if they have Covid-19 symptoms.

Any members of the public wishing to address the Committee meeting during Public Question Time, will need to email Committees@arun.gov.uk by 5.15 pm on **Monday, 5 December 2022** in line with current Committee Meeting Procedure Rules.

It will be at the Chief Executive's/Chair's discretion if any questions received after this deadline are considered.

For further information on the items to be discussed, please contact Committees@arun.gov.uk.

AGENDA

6. PRESENTATION/UPDATE - REGENERATION OF THE REGIS CENTRE, BOGNOR REGIS - [30 MINUTES] (Pages 1 - 64)

The presentation, prepared by Nicholas Hare Architects, given at the meeting.

Note : If Members have any detailed questions, they are reminded that they need to inform the Chair and relevant Director in advance of the meeting.

Note : Filming, Photography and Recording at Council Meetings – The District Council supports the principles of openness and transparency in its decision making and permits filming, recording and the taking of photographs at its meetings that are open to the public. This meeting may therefore be recorded, filmed or broadcast by video or audio, by third parties. Arrangements for these activities should operate in accordance with guidelines agreed by the Council and as available via the following link [Filming Policy](#)

Alexandra Theatre

Stage 2 update - December 2022

Nicholas Hare Architects

NHA

Alexandra Theatre

Page 2

Project Manager,
Cost Consultant and
Employer’s Agent



Architect

Nicholas Hare Architects LLP

Theatre Consultant



Services Consultant



Structural Engineer



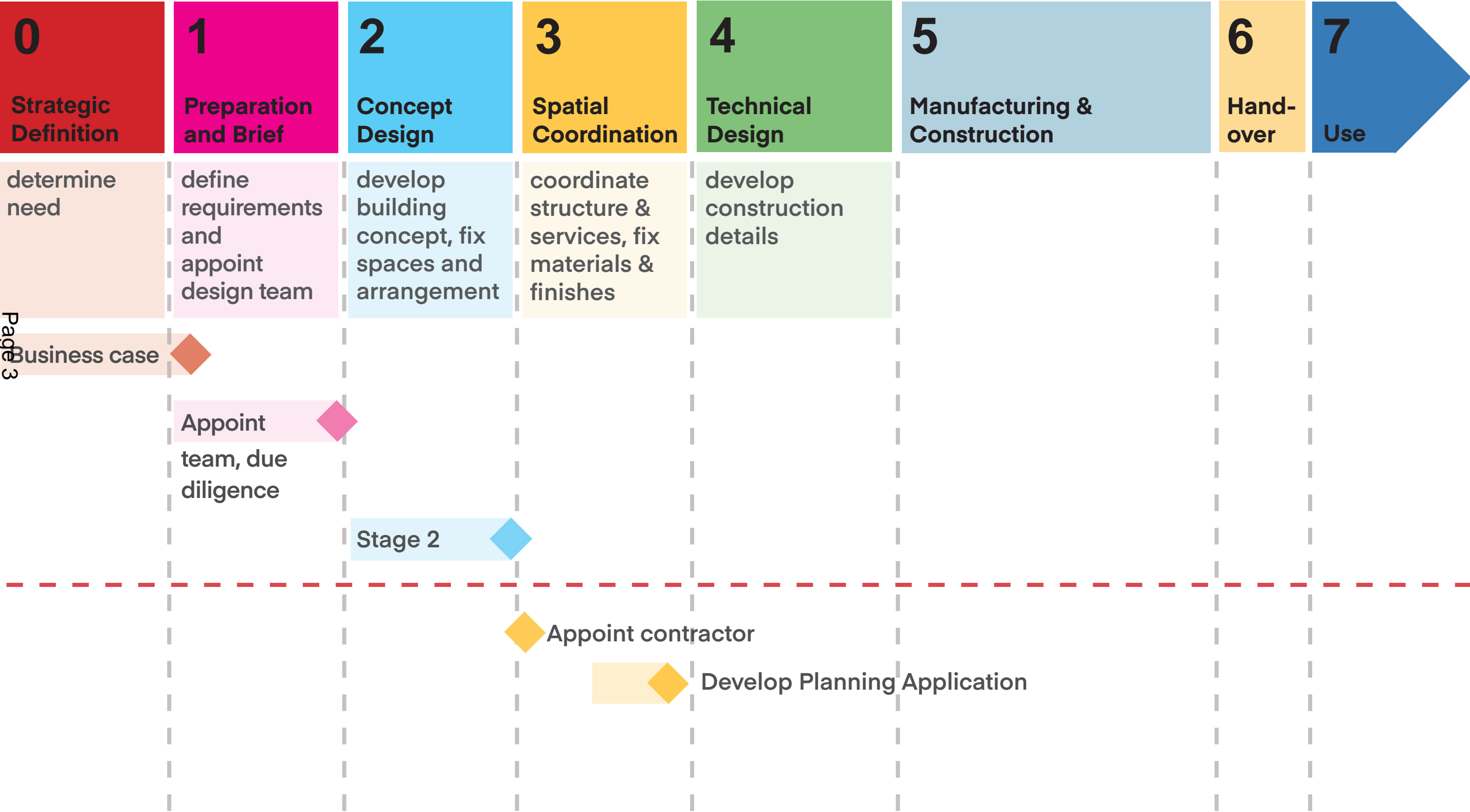
Acoustician



Fire Consultant



Project work stages (RIBA plan of work)



Increased auditorium capacity

Elevational studies

Increased auditorium capacity

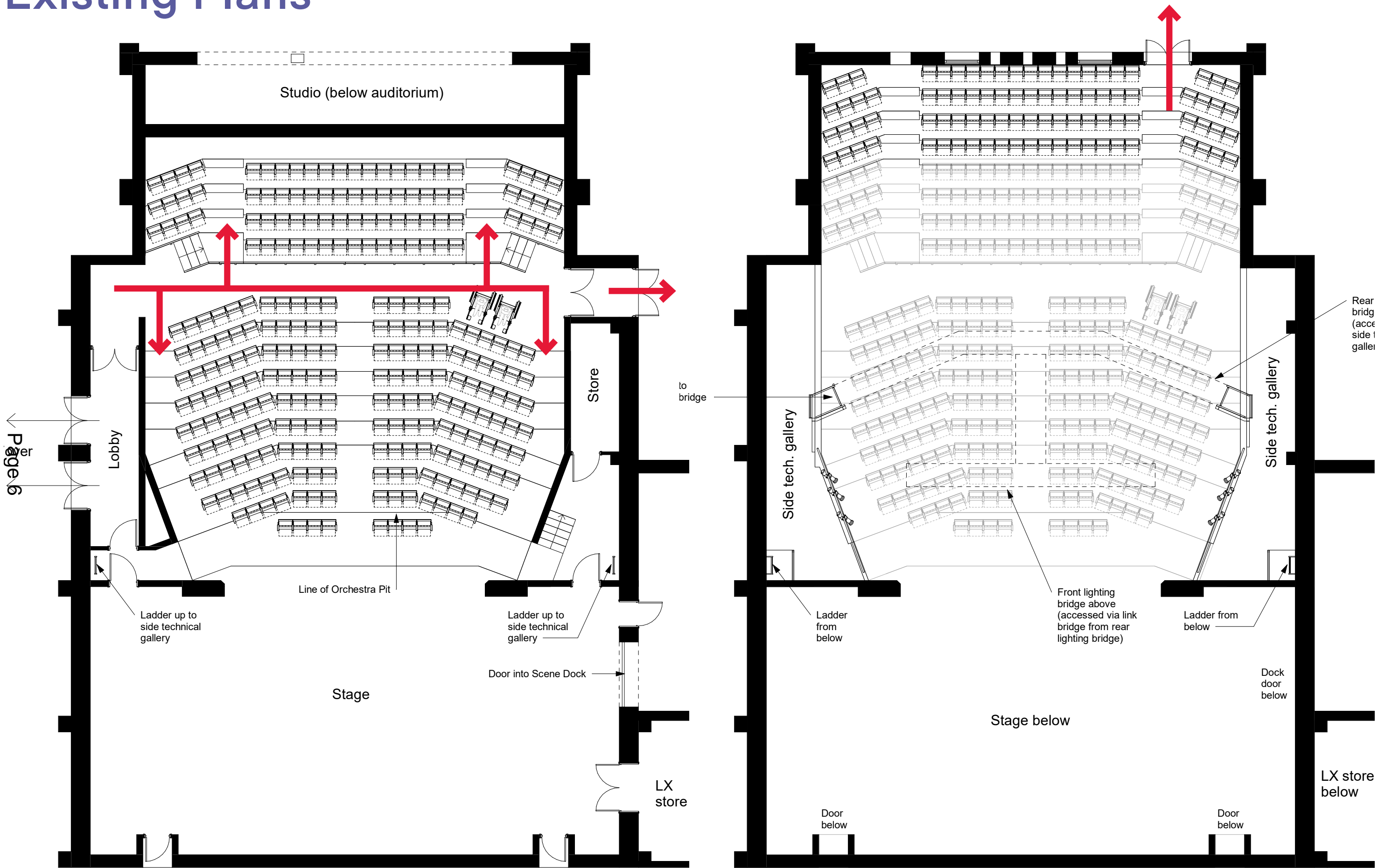
Existing Stage 2 Scheme

<div>Page 5</div> <div>Audience comfort</div> <ul style="list-style-type: none">• Increased legroom• Improved sightlines• New auditorium seating• Removal of visually dominant access ladders	<div>Access</div> <ul style="list-style-type: none">• Level access to first floor with additional wheelchair positions in a variety of positions• Improving layout of gangways• Improving safety of access to technical galleries and lighting bridges	<div>Structural / technical</div> <ul style="list-style-type: none">• Avoiding fundamental structural changes to auditorium• Upgrading technical infrastructure
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Existing Capacity = 366 seats
Stage 2 Capacity = 386 seats

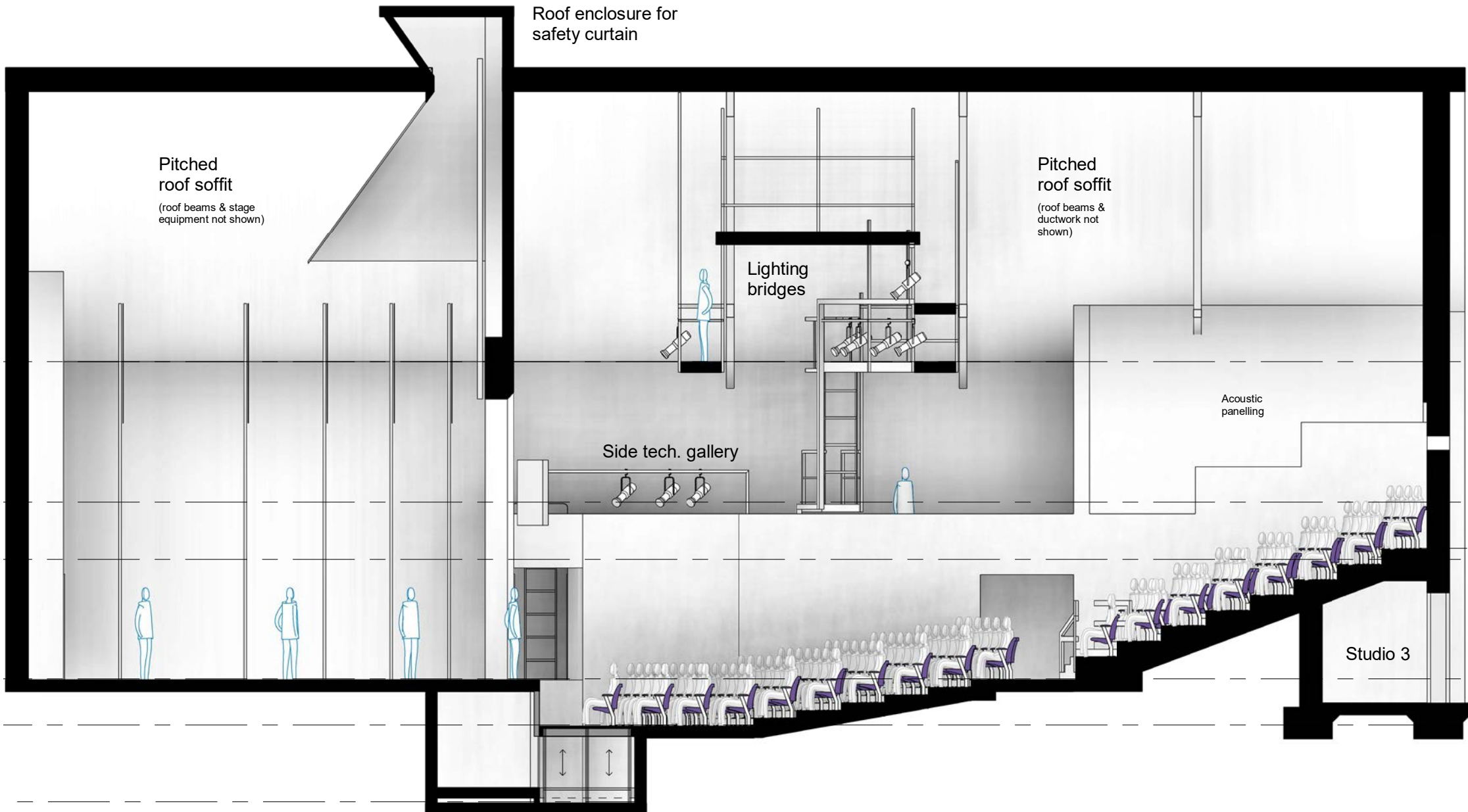
THEATRE
PLAN

Existing Plans



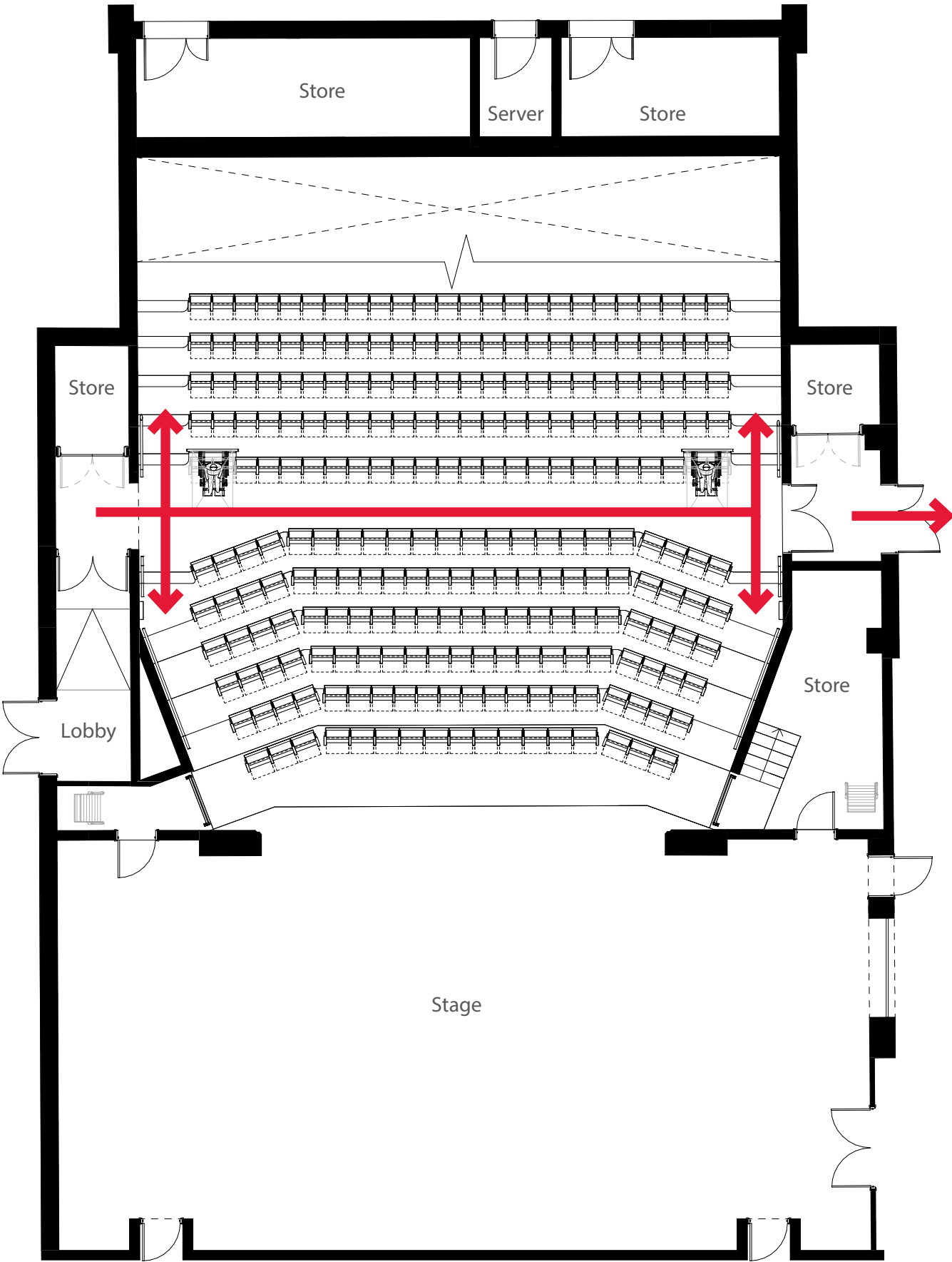
Existing Section

Page 7

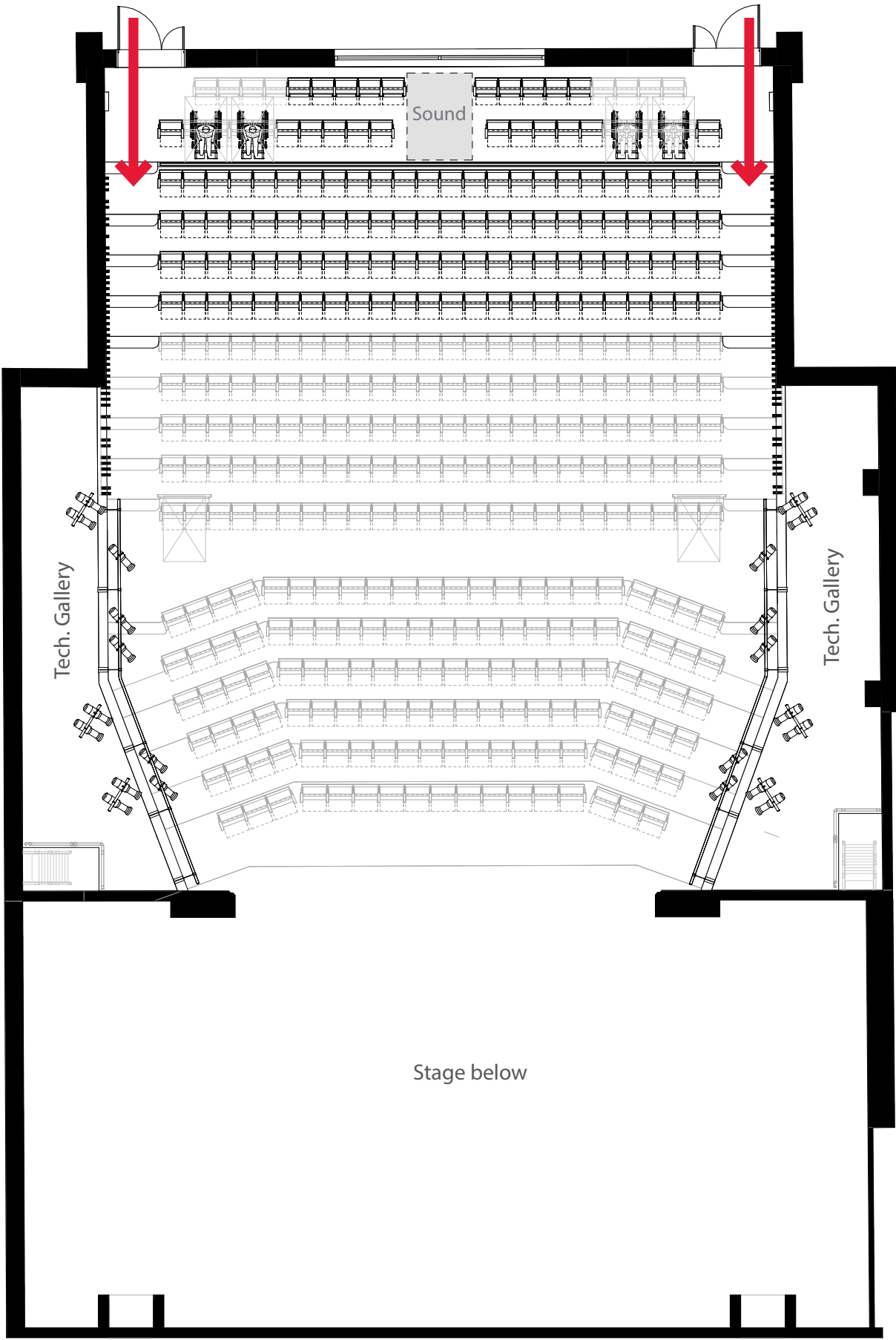


Existing Stage 2 Scheme - Plans

Page 8



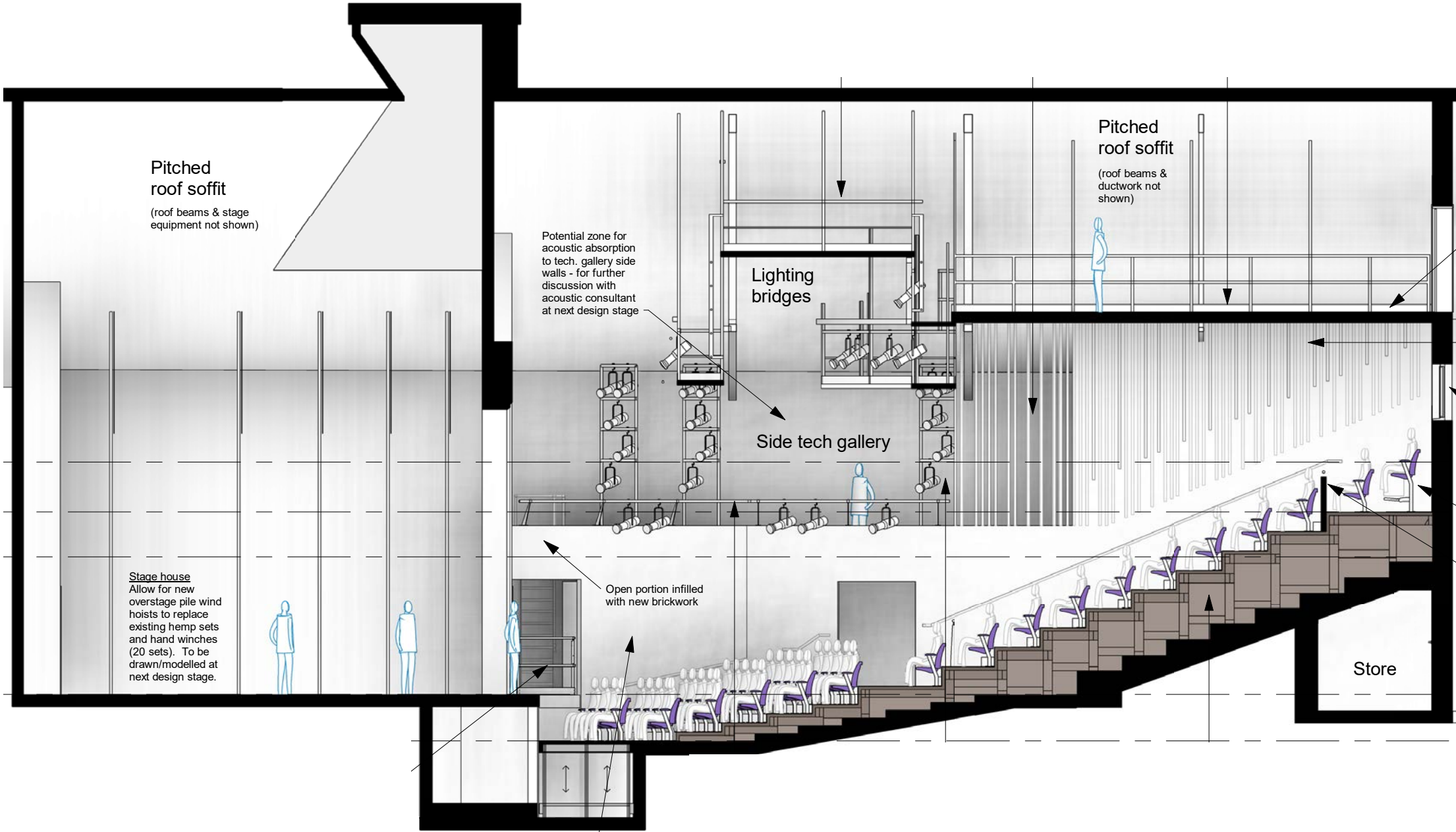
Ground floor



First floor

Existing Stage 2 Scheme - Section

Page 9



Ways of increasing capacity

1

Infilling crossover row with seating

2

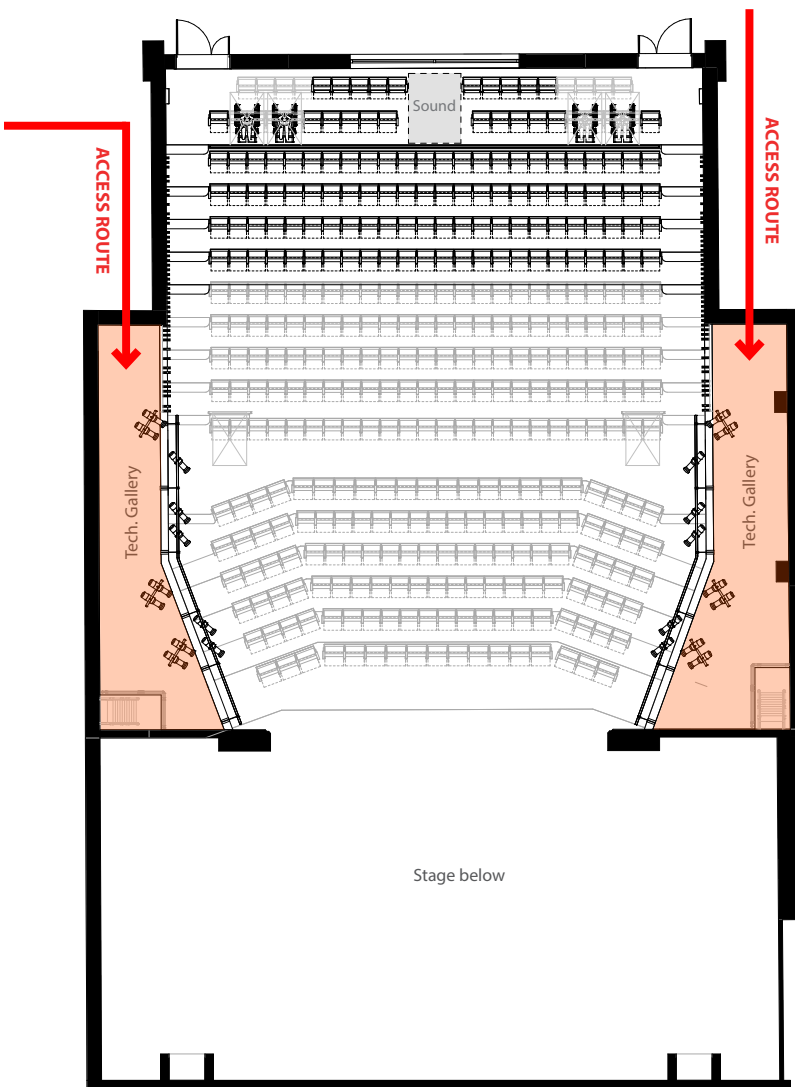
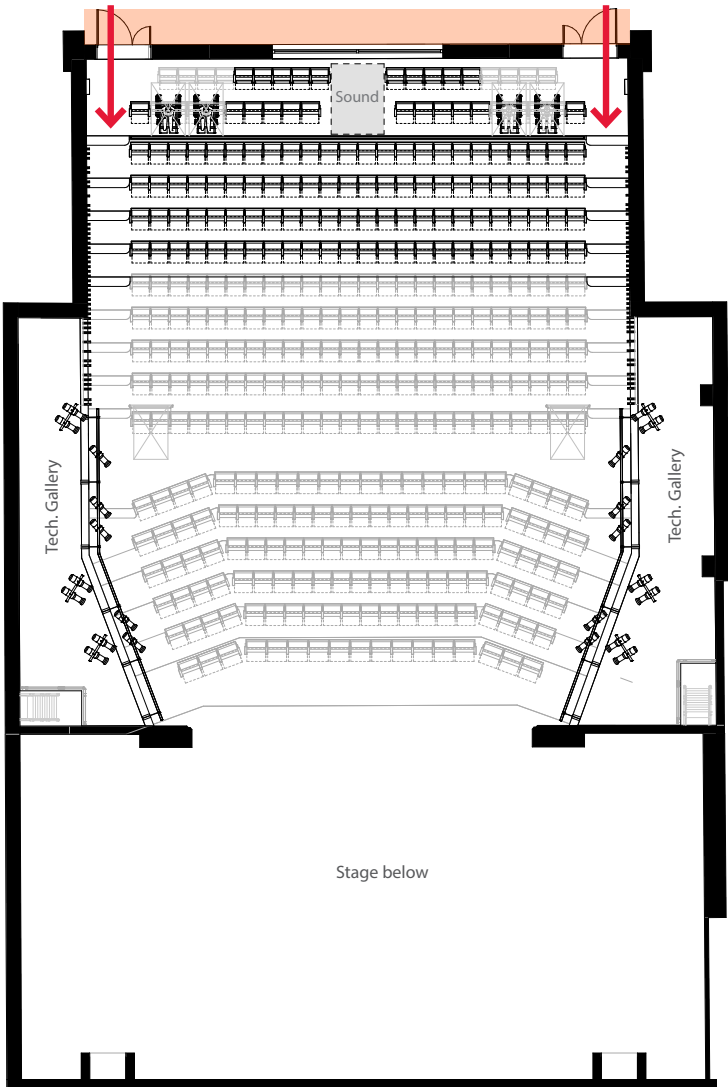
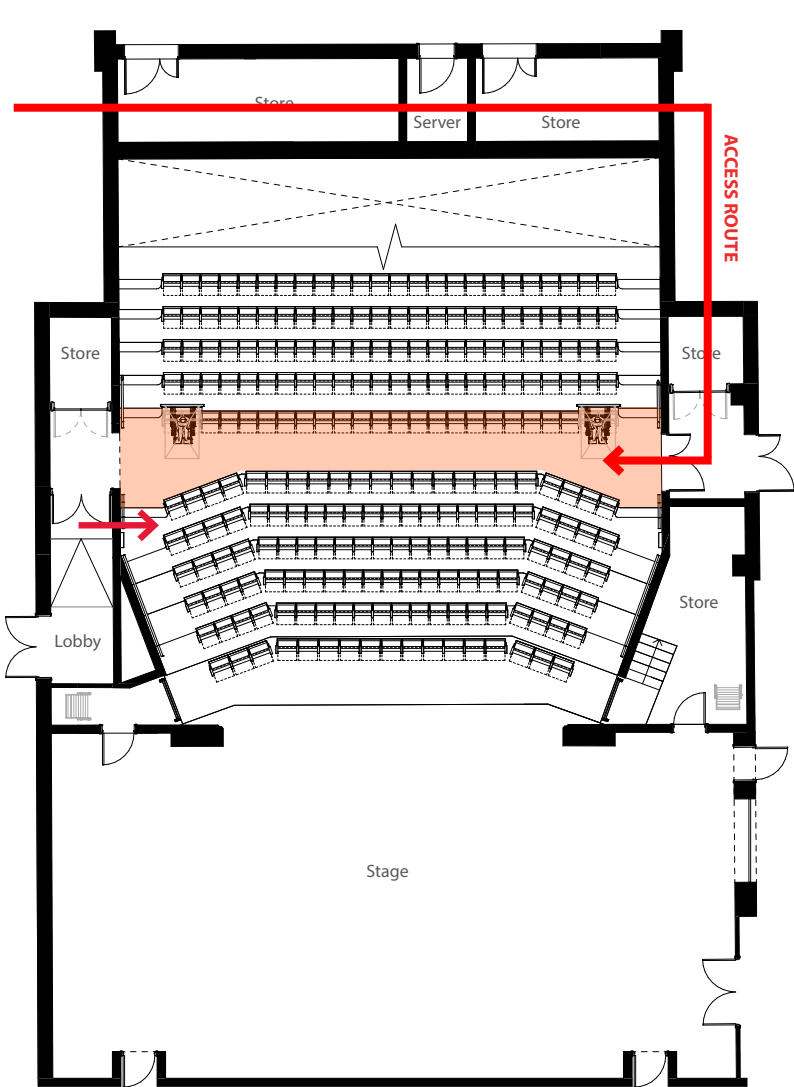
Moving rear wall of the auditorium

3

Adding seating to side galleries

A combination of these is required to achieve the 450 capacity

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Increased Capacity Scheme

Page 11

Audience comfort

- ✓ Increased legroom
- ✓ Improved sightlines
- ✓ New auditorium seating
- ✓ Removal of visually dominant access ladders

Access

- ✓ Level access to first floor with additional wheelchair positions in a variety of positions
- ✓ Improving layout of gangways
- ✓ Improving safety of access to technical galleries and lighting bridges

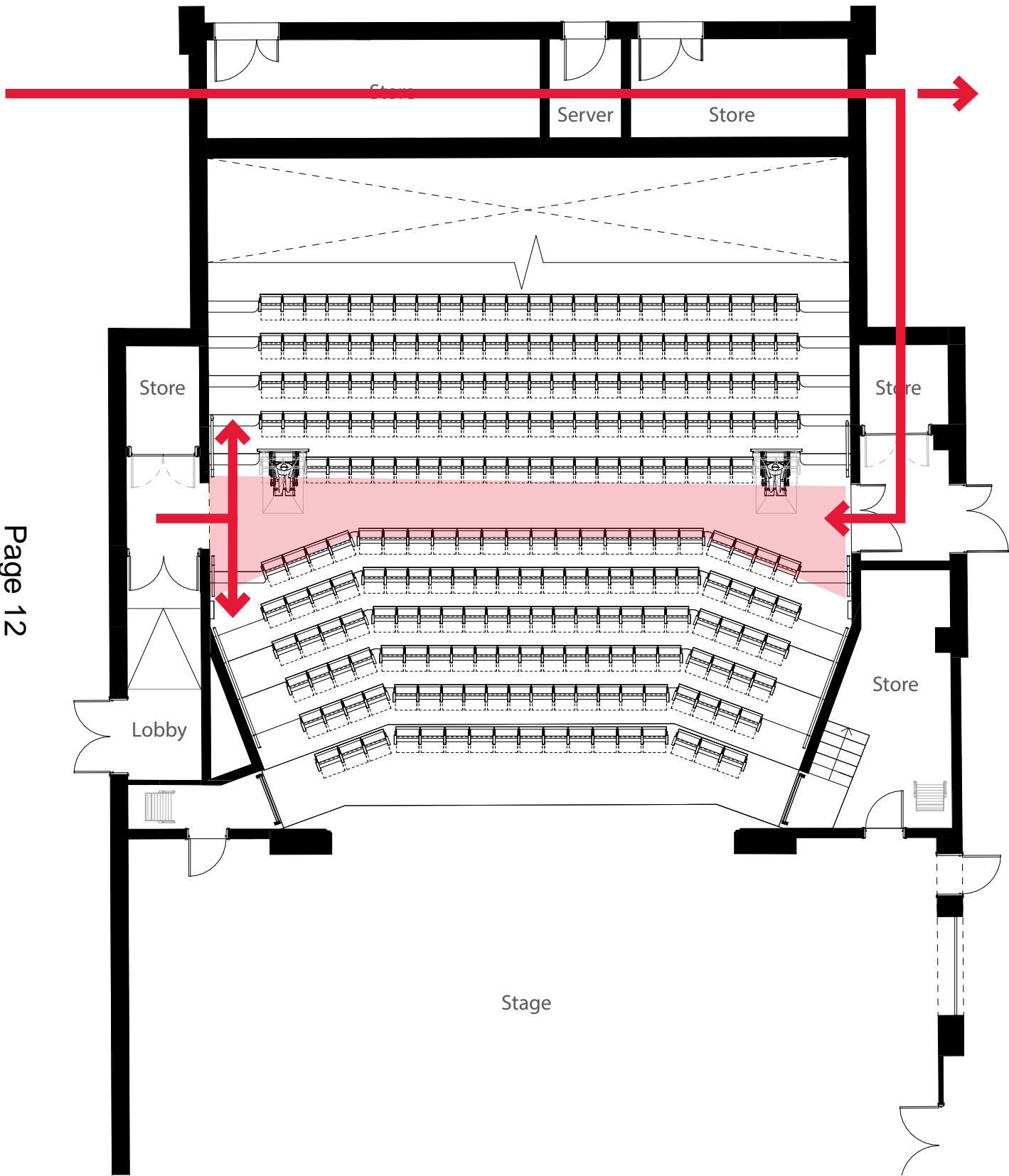
Structural / technical

- **Involves significant structural changes to auditorium**
- ✓ Upgrading technical infrastructure

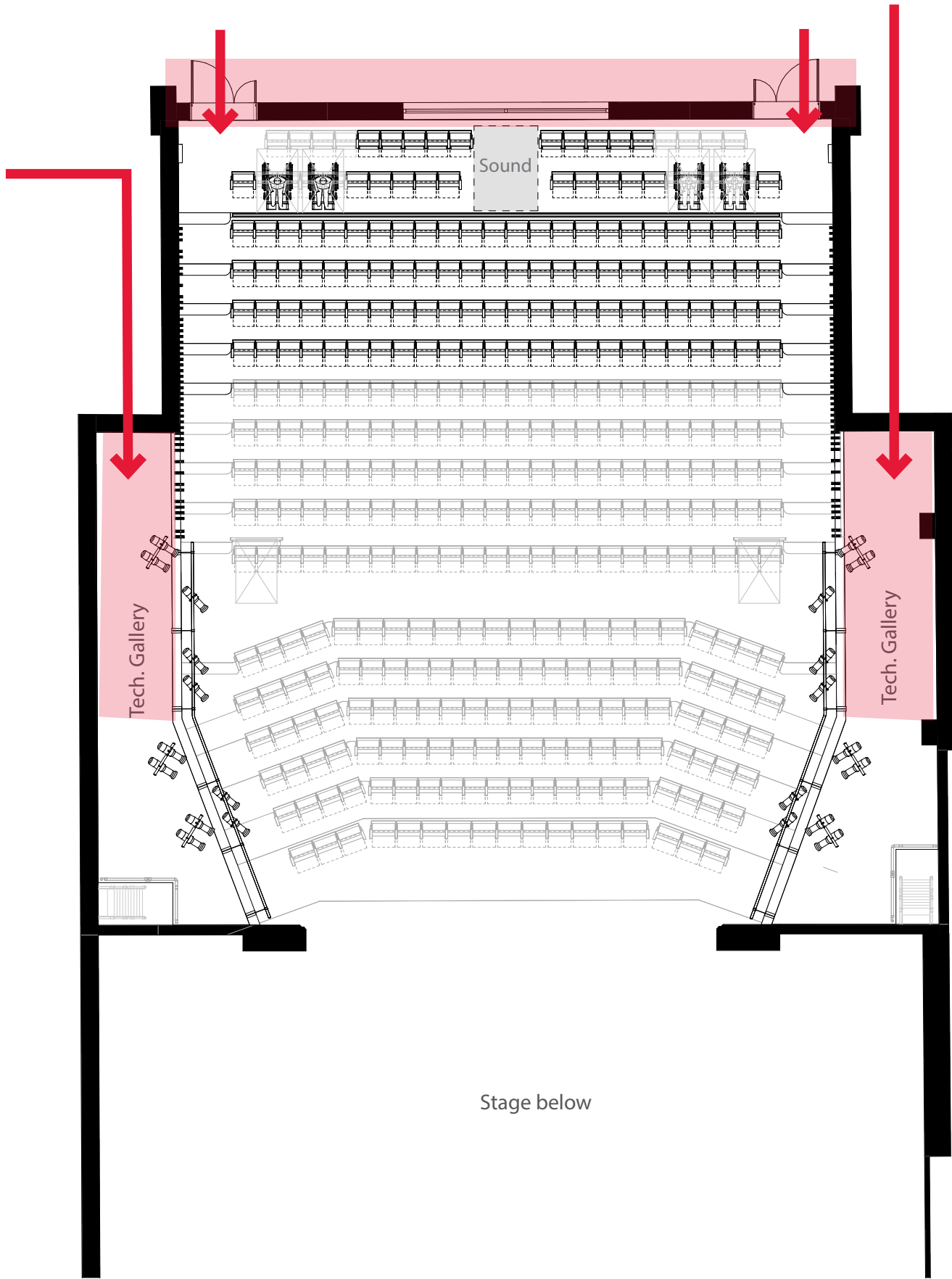
Increased Capacity = 450 seats

Increased Capacity Scheme - Existing Plans

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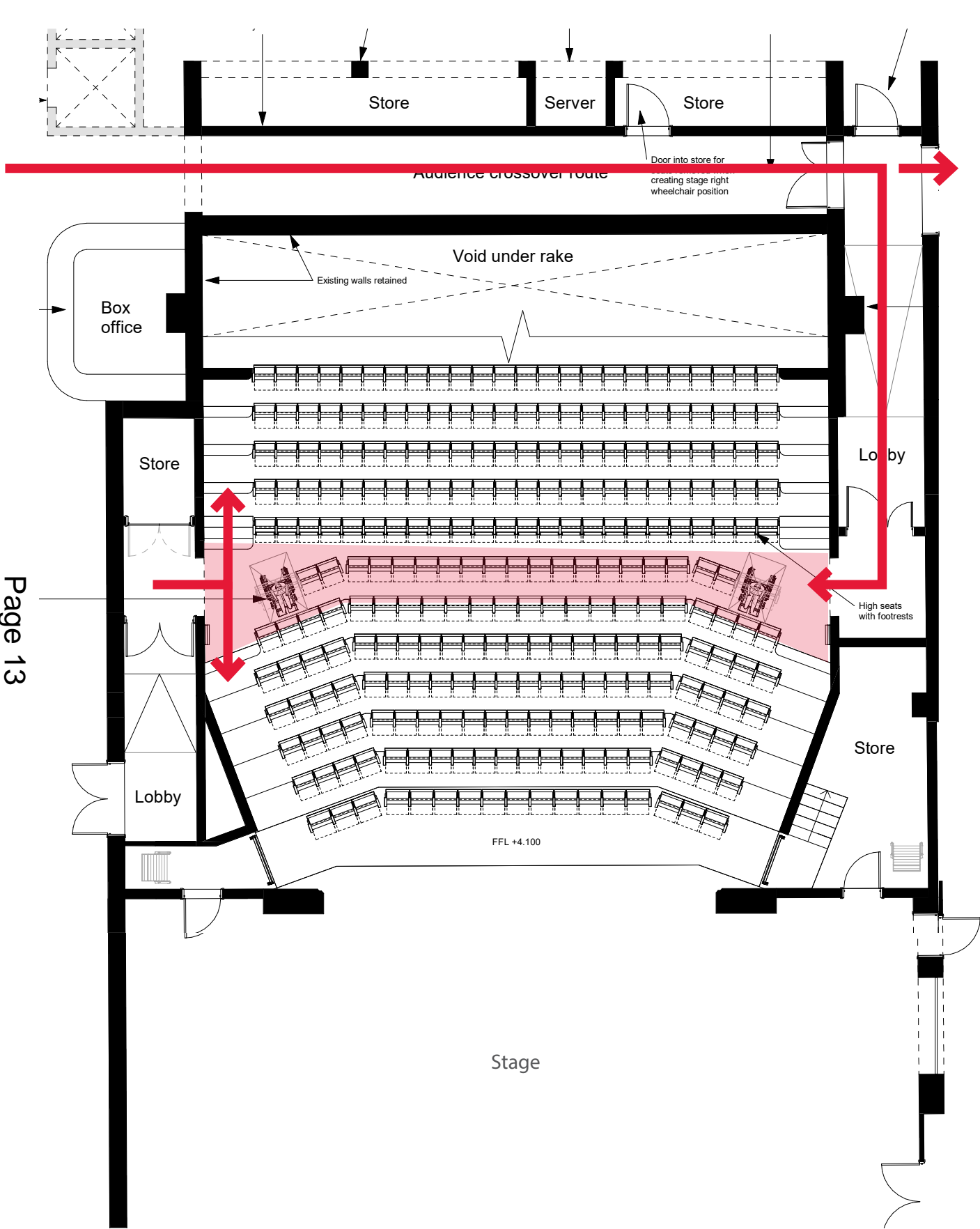


Ground floor



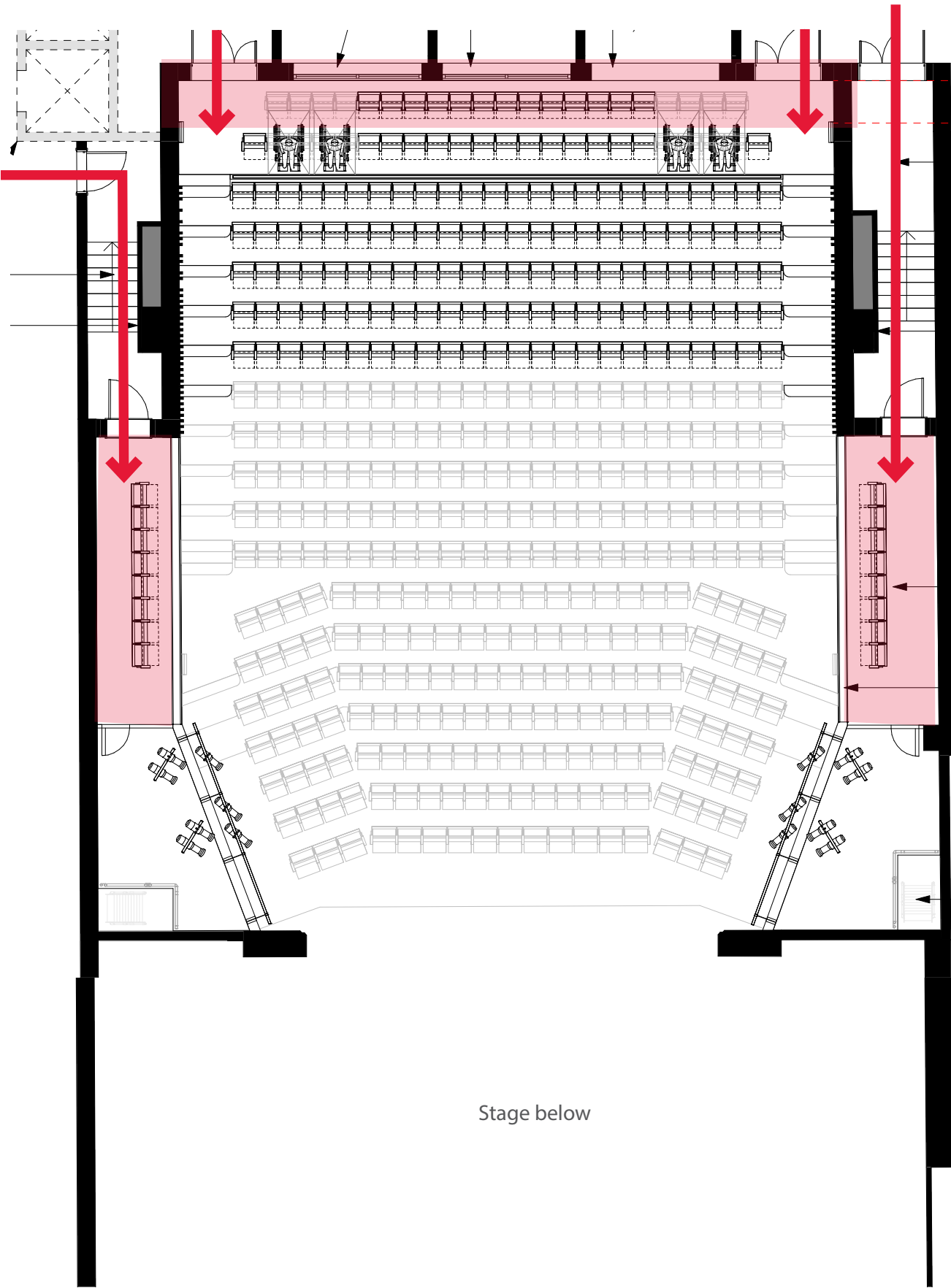
First floor

Increased Capacity Scheme - Proposed Plans



Page 13

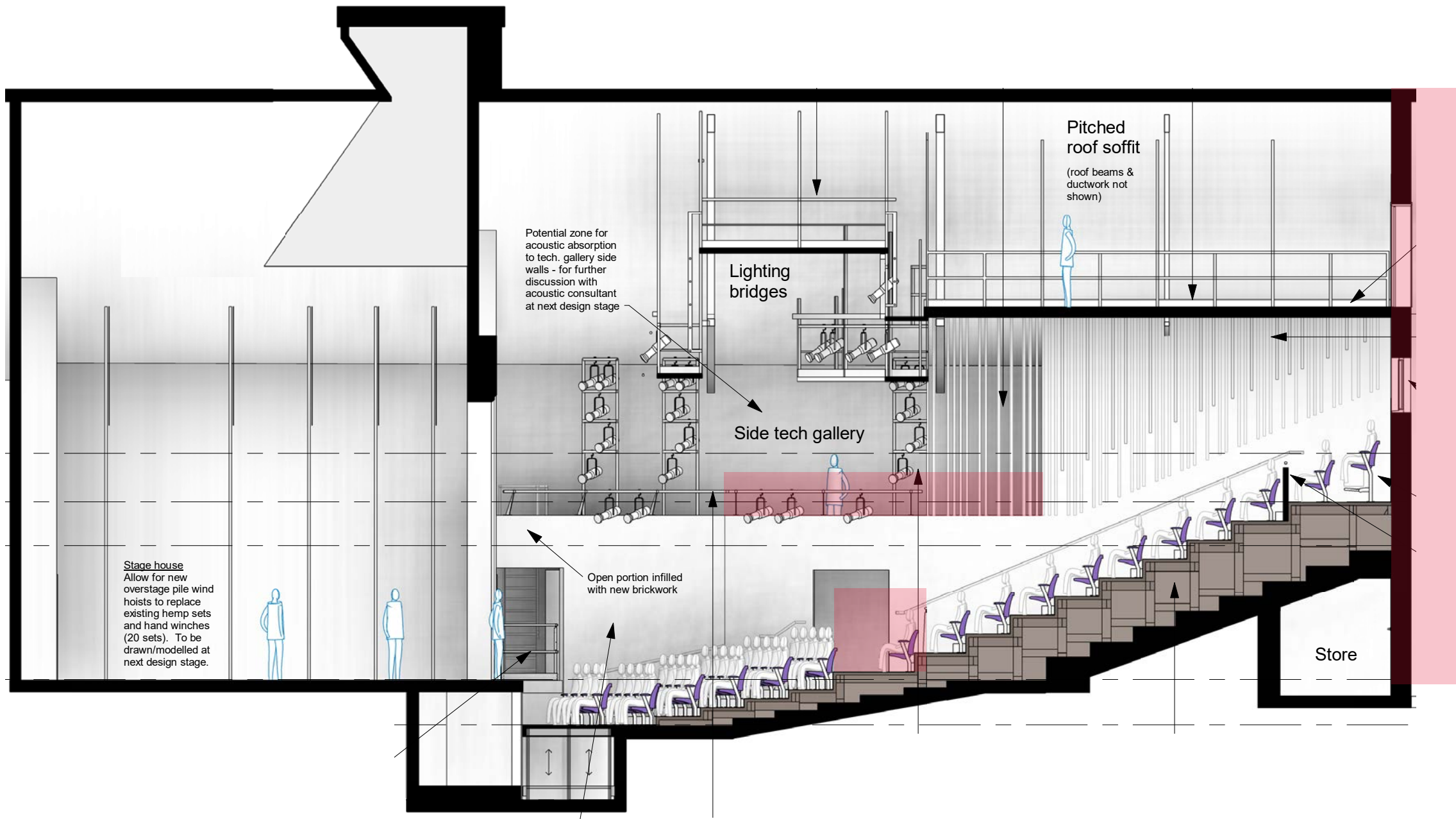
Ground floor



First floor

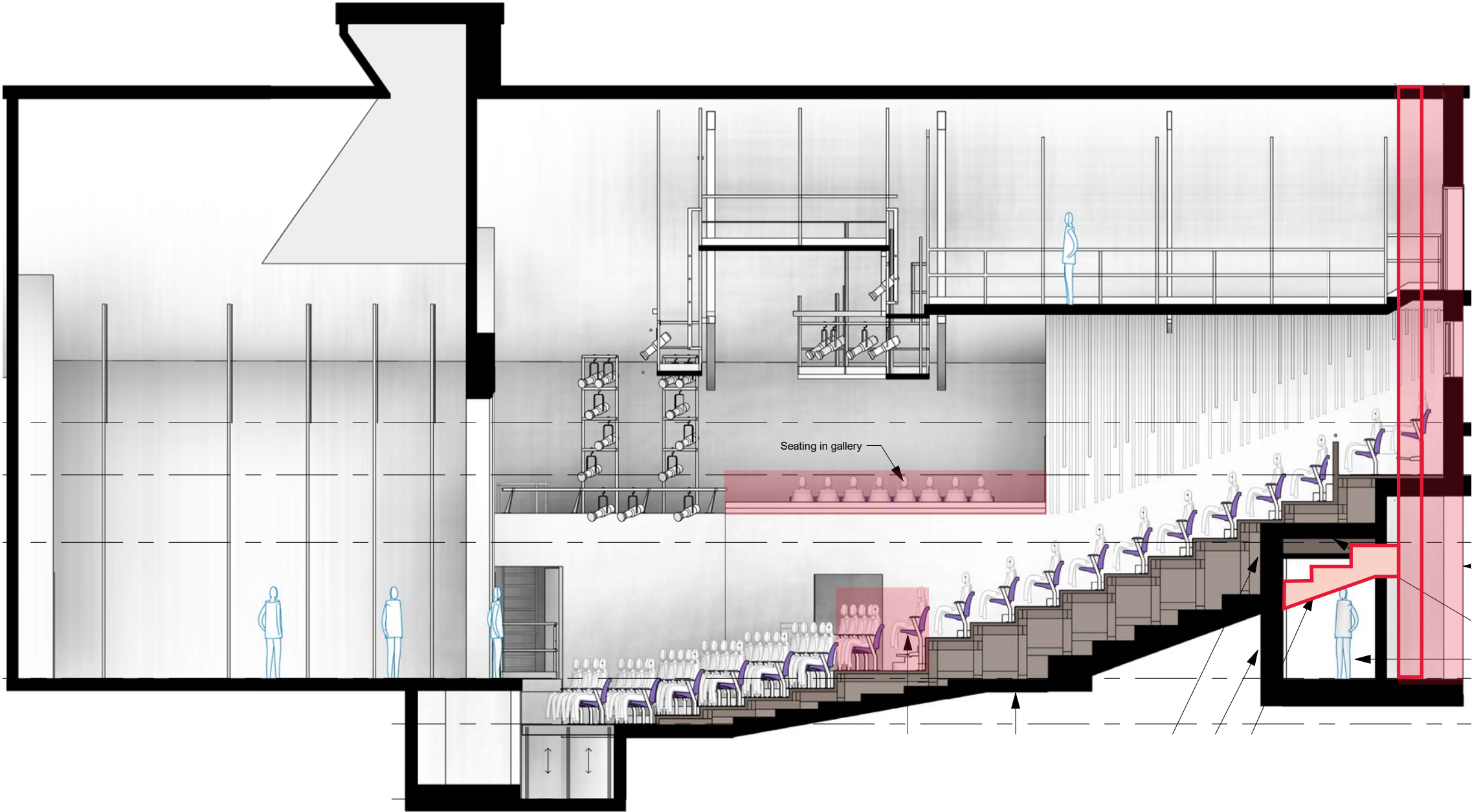
Increased Capacity Scheme - Existing Section

Page 14



Increased Capacity Scheme - Proposed Section

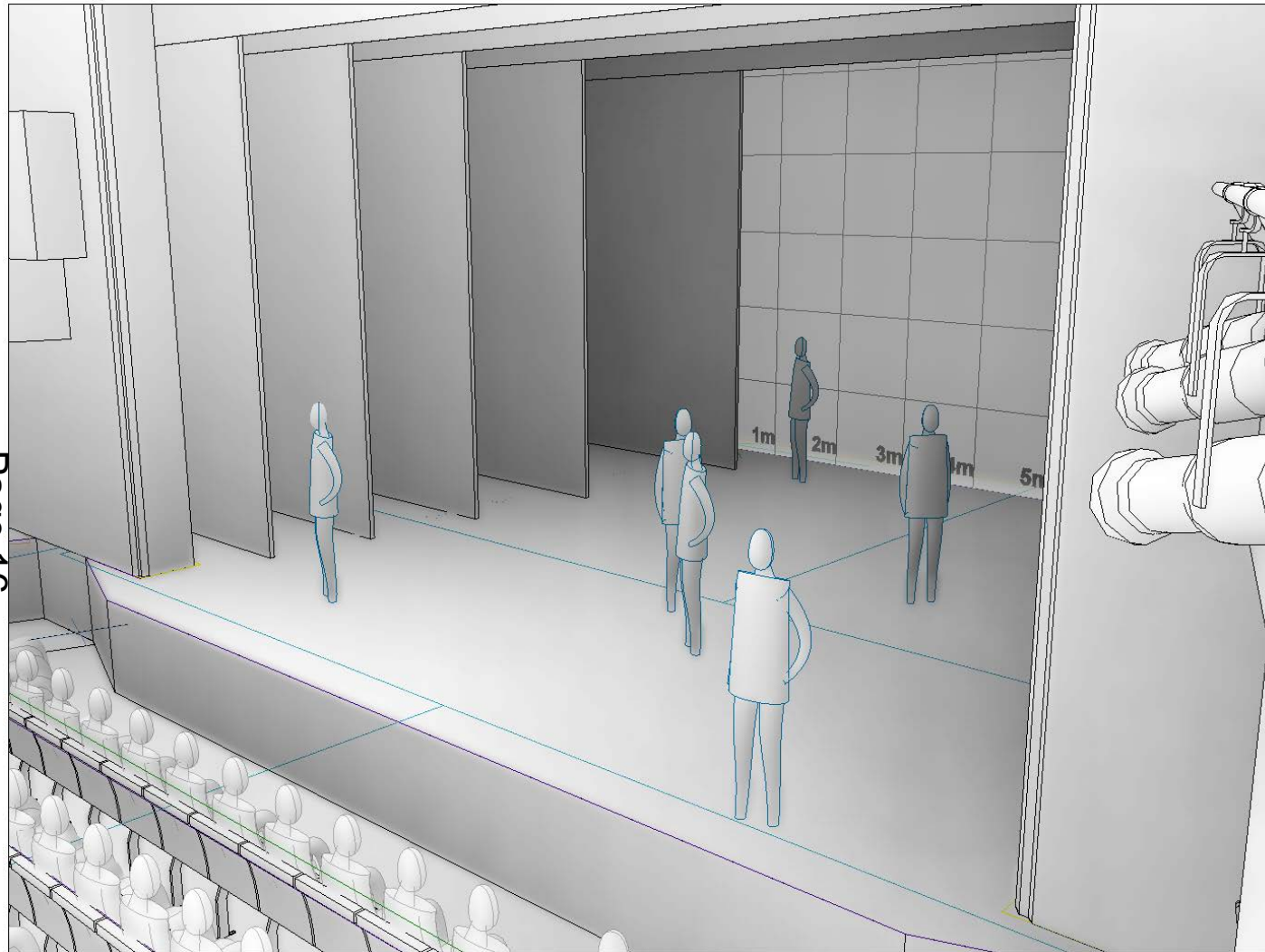
Page 15



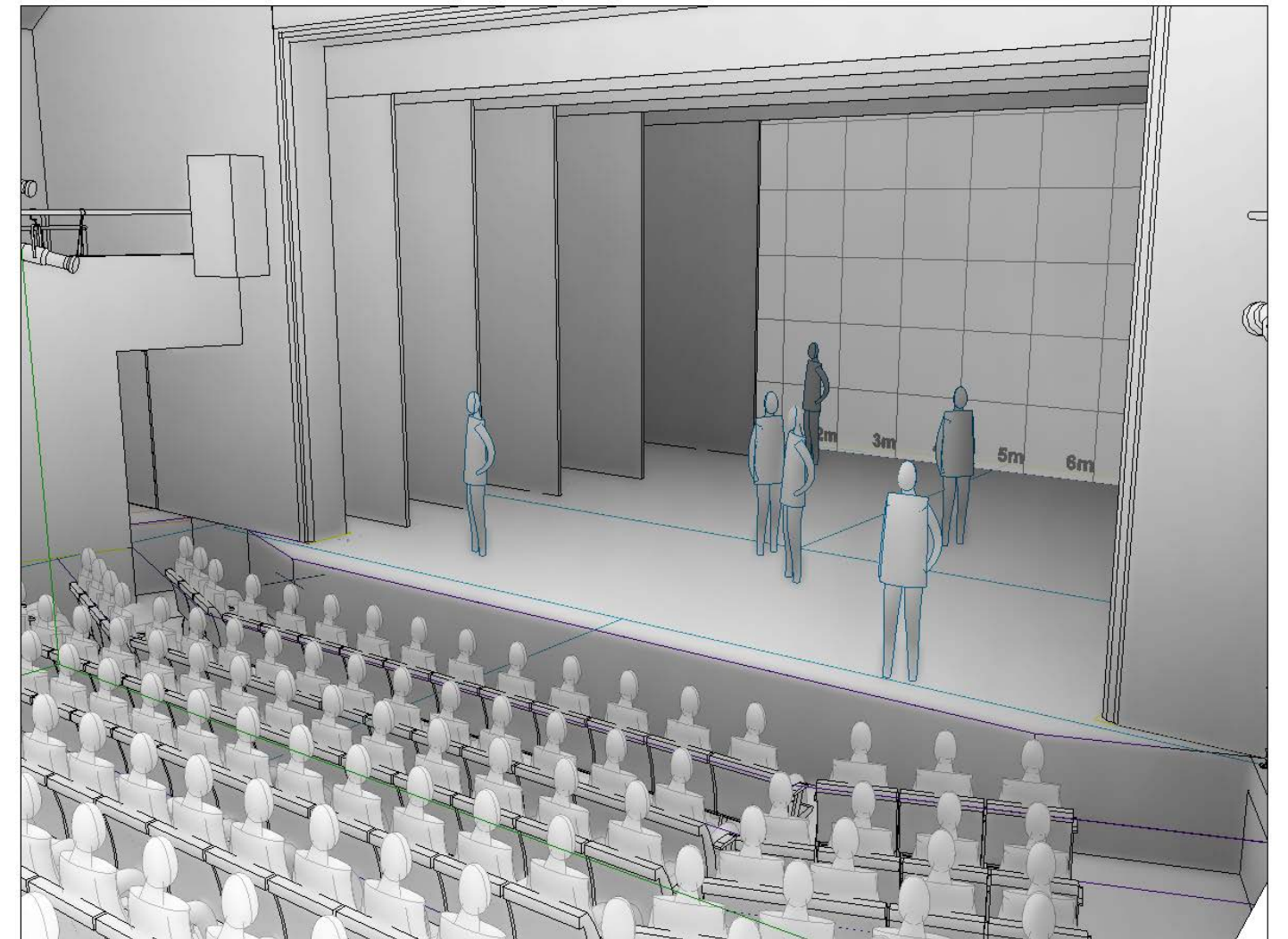
Increased Capacity Scheme - Sightlines

The views below are based upon leaning forwards on the padded rest rail

Page 16



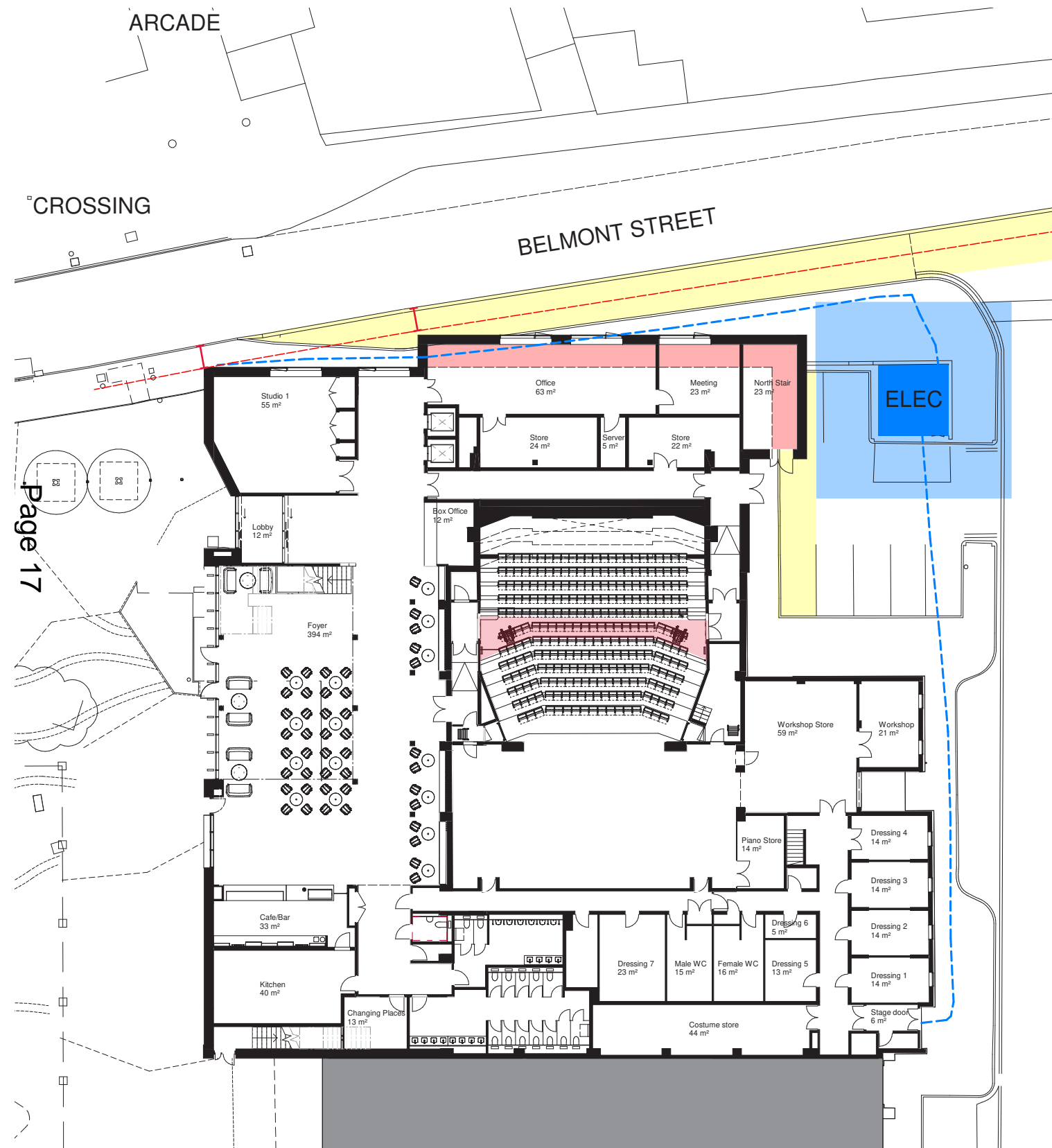
Nearest seat to proscenium



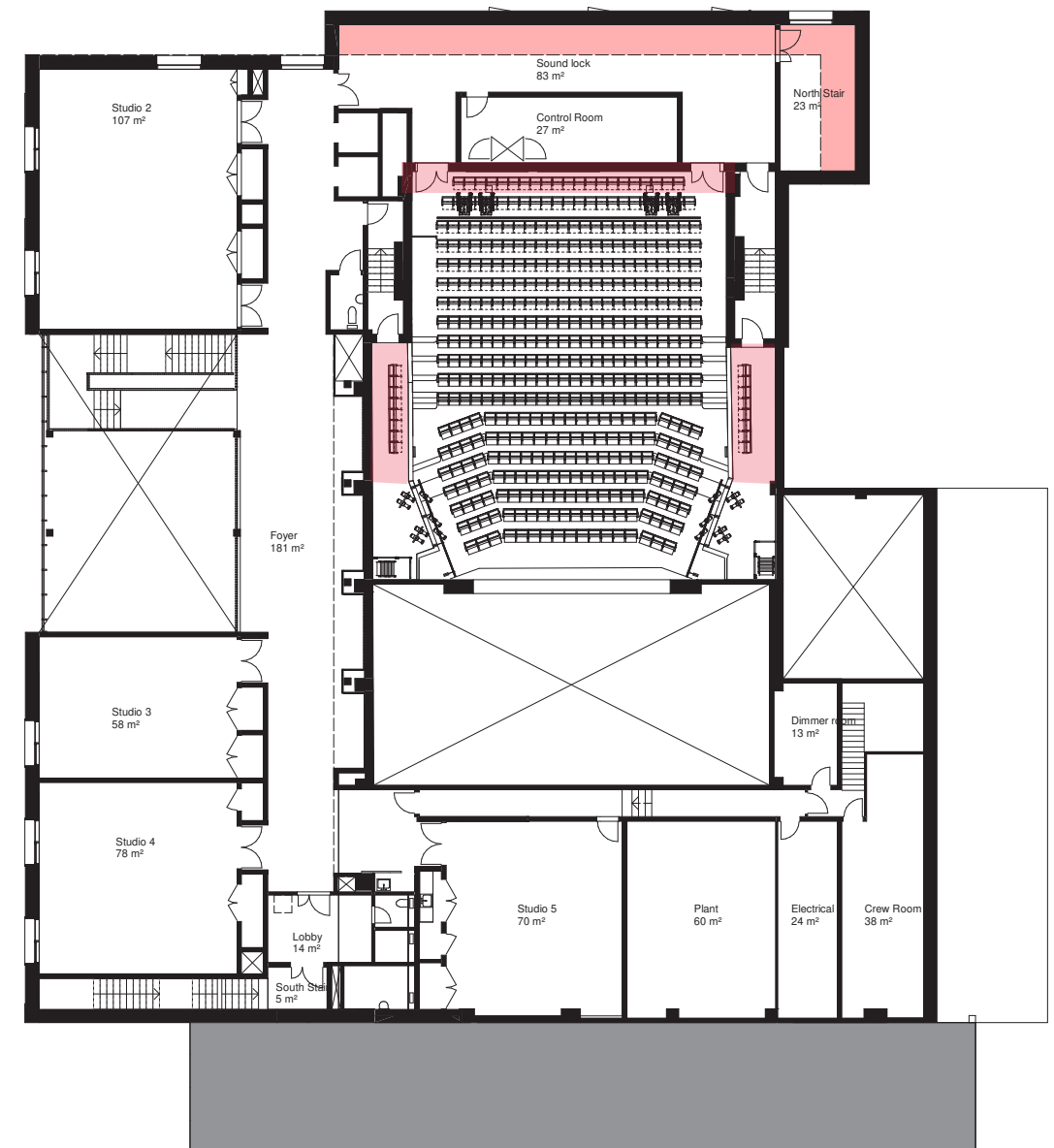
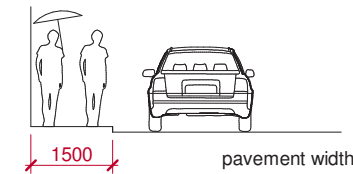
Furthest seat from proscenium

Increased Capacity Scheme - Site Plan

- Loss of disabled parking bays to Belmont Street
- Loss of parking bays to east of Theatre
- Reduced width into first floor sound lock lobby
- Proximity to electrical substation and services diversions



Ground floor



First floor

Increased Capacity Scheme - Costs

An increased capacity to 450-seat auditorium will increase the project cost by approx. £2m

Equating to £31,250 per seat (64 seats)

Costs increase is due to:

- Additional demolition works
- Temporary propping works
- Increased structural works to accommodate the required seating expansion
- Increased building footprint
- Additional seating
- New audience cross over route
- Works associated with road alterations and services movement
- Reconfiguration of first floor height leading to alterations to truss in studio 5

Exclusions:

- Highways, S278 and S106 works associated with this expansion

Inflation has been calculated at a mid-point construction (2Q 2024) at 8.50% this figure can increase or drop depending on the global and UK economic situation.

Elevational studies

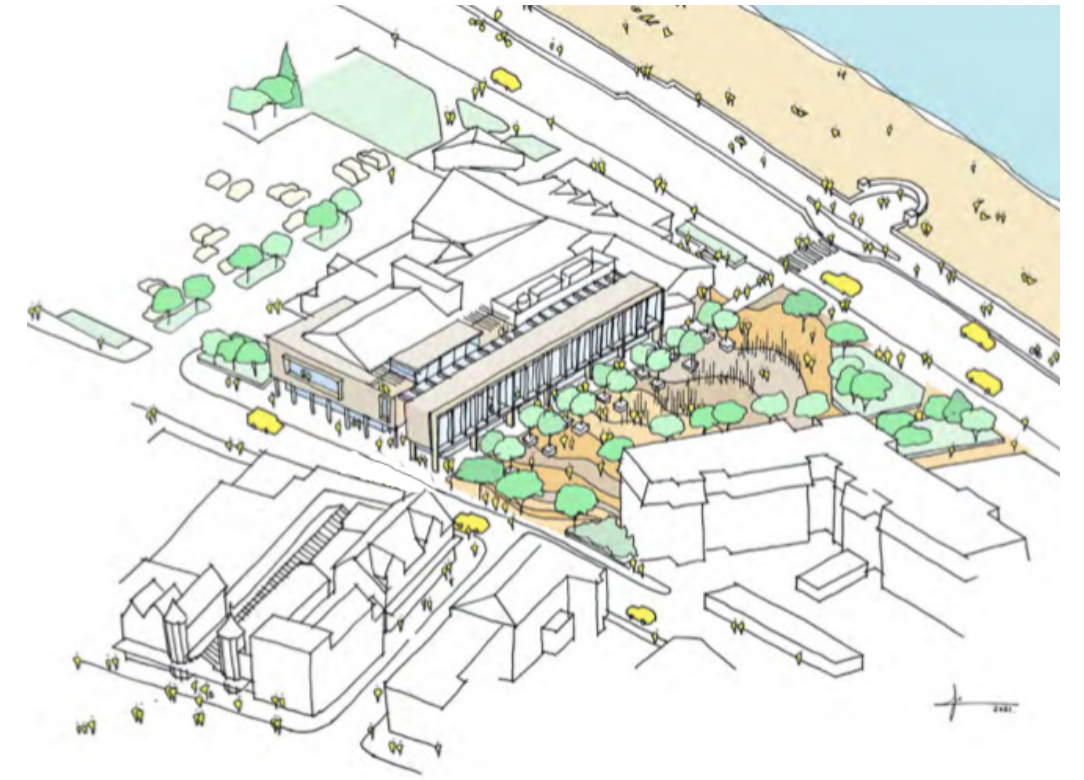
Form, massing, transparency

Materials

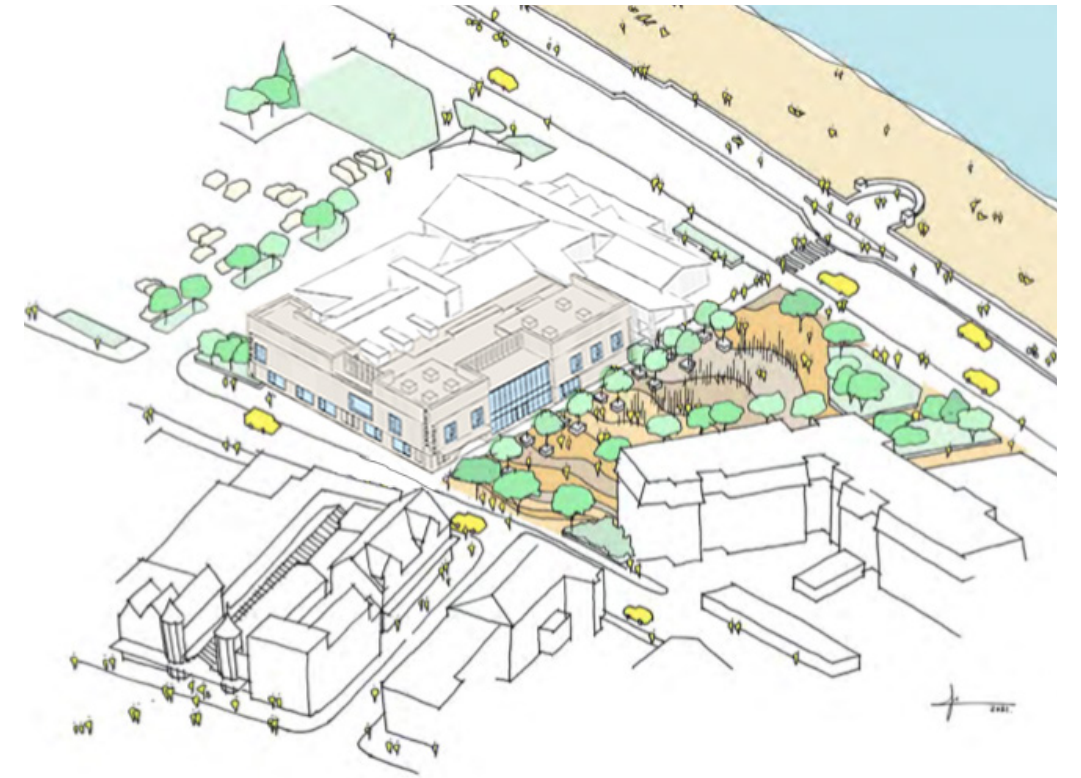
Business Case



- Generous and extensive front of house facilities
- 3 storeys and roof terrace
- Extended auditorium
- Extensive west facing glazing with potential over heating
- Light coloured materials suggested
- Landscaping improvements to the Place St Maur



Existing Stage 2 Scheme



- Generous front of house facilities, fully glazed double height foyer addressing the Place St Maur
- Canopy relates to entrance
- West facing glazing with vertical fins to provide solar shading
- Red brickwork reflecting local vernacular
- Base expressed in darker brickwork
- Extended brick parapet to conceal roof top plant



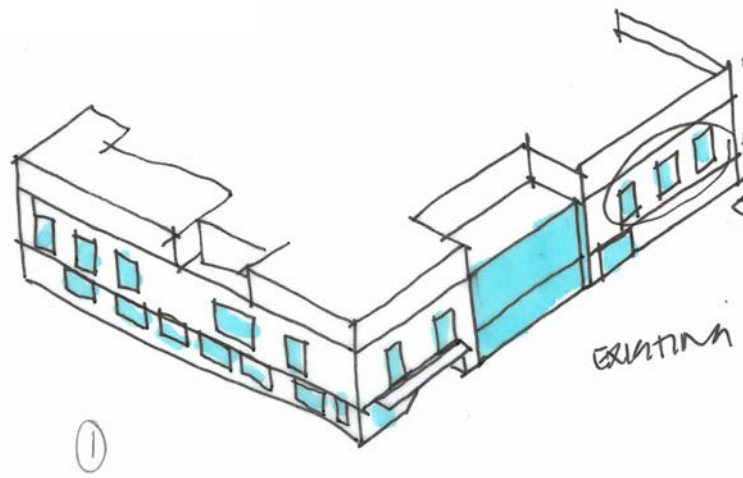
Elevational studies

Form, massing, transparency

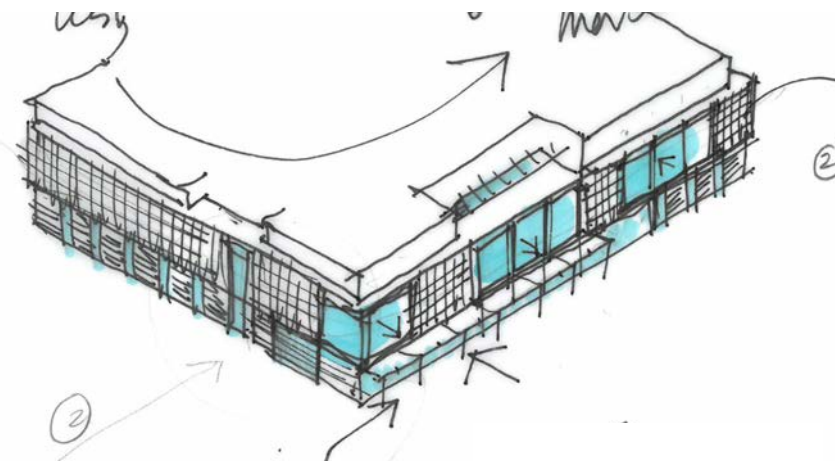
Materials

Form, massing, transparency

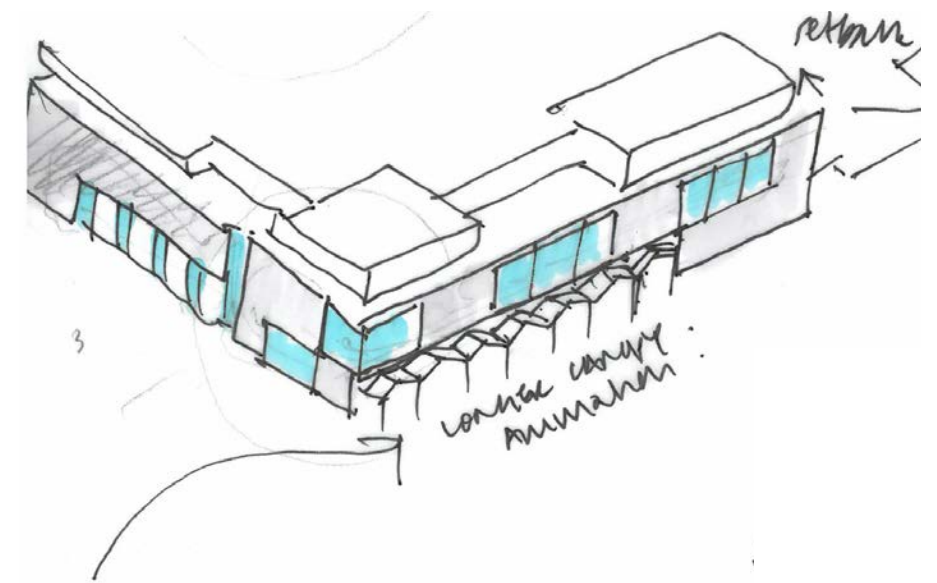
Page 23



1 Increase transparency



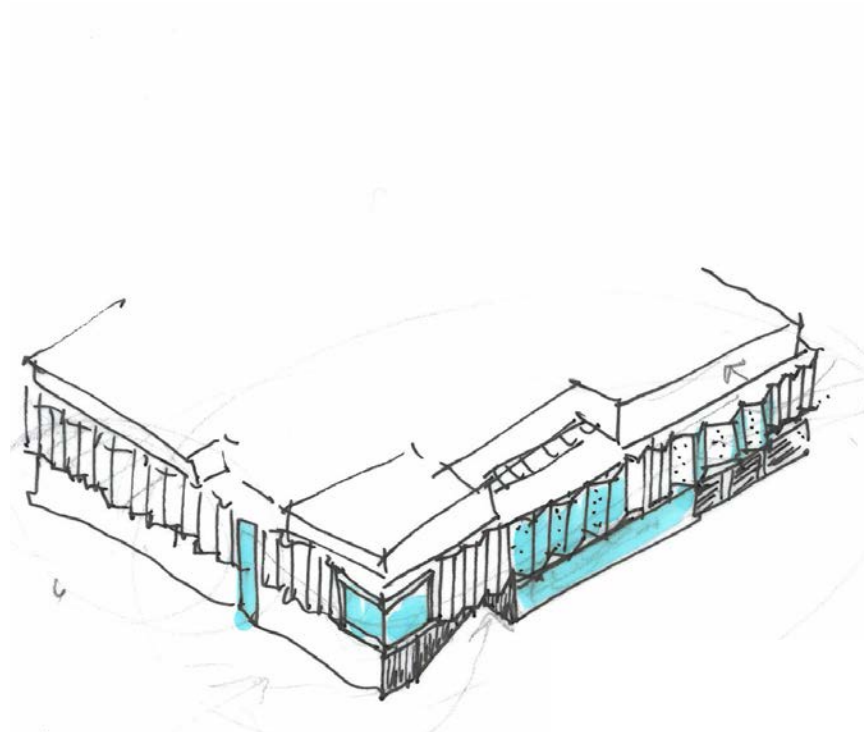
2 Express top, middle and base



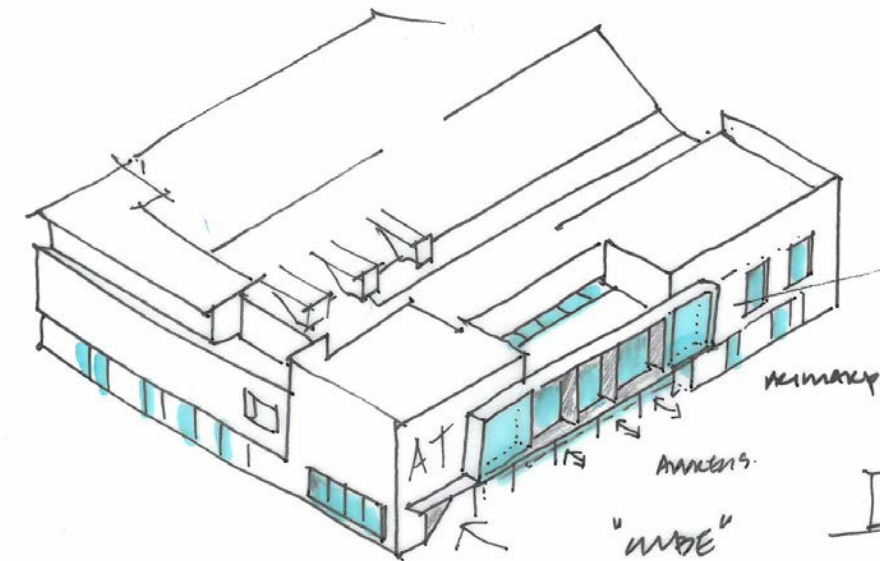
3 Extend the canopy



4 Announce entrance

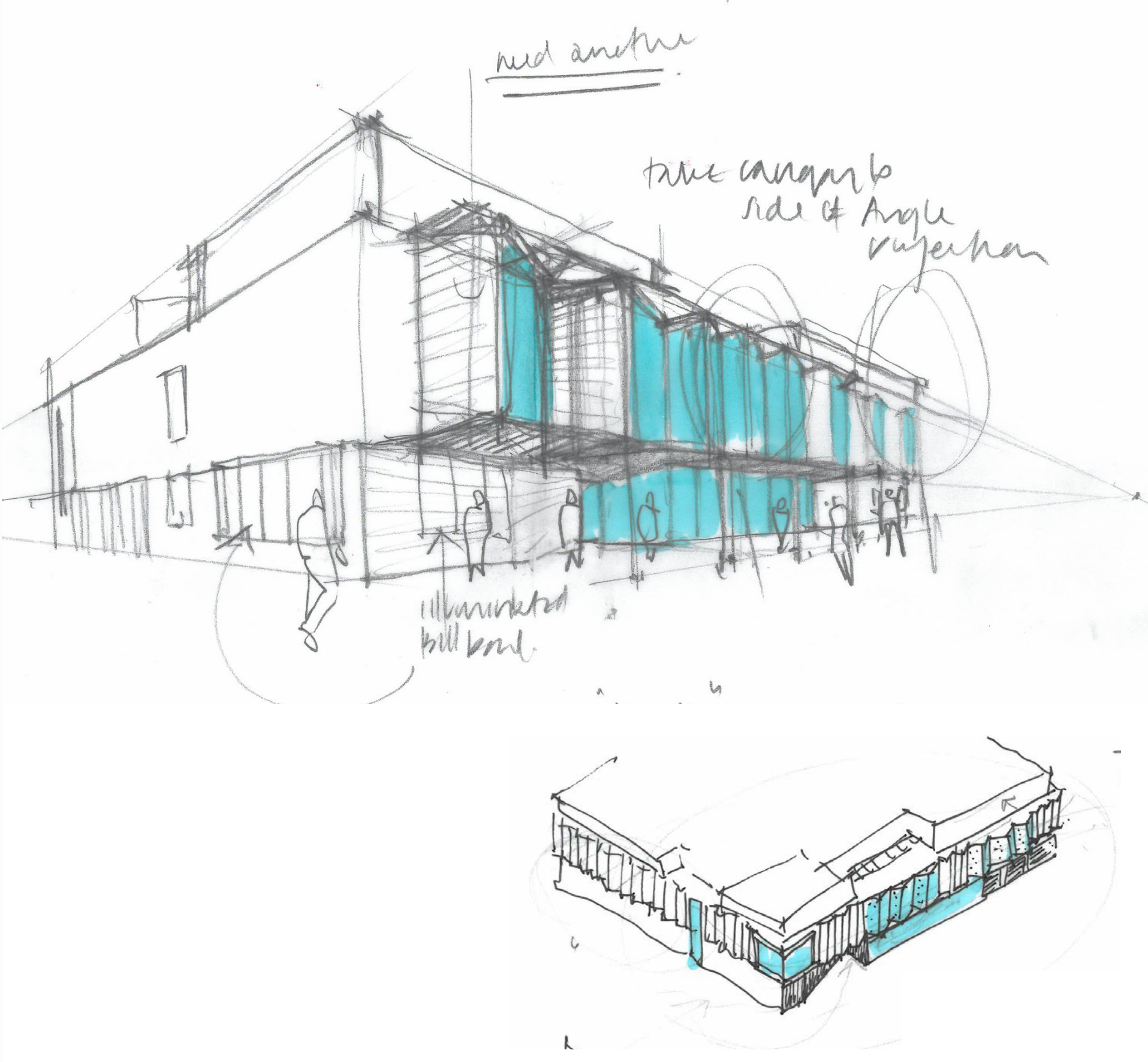
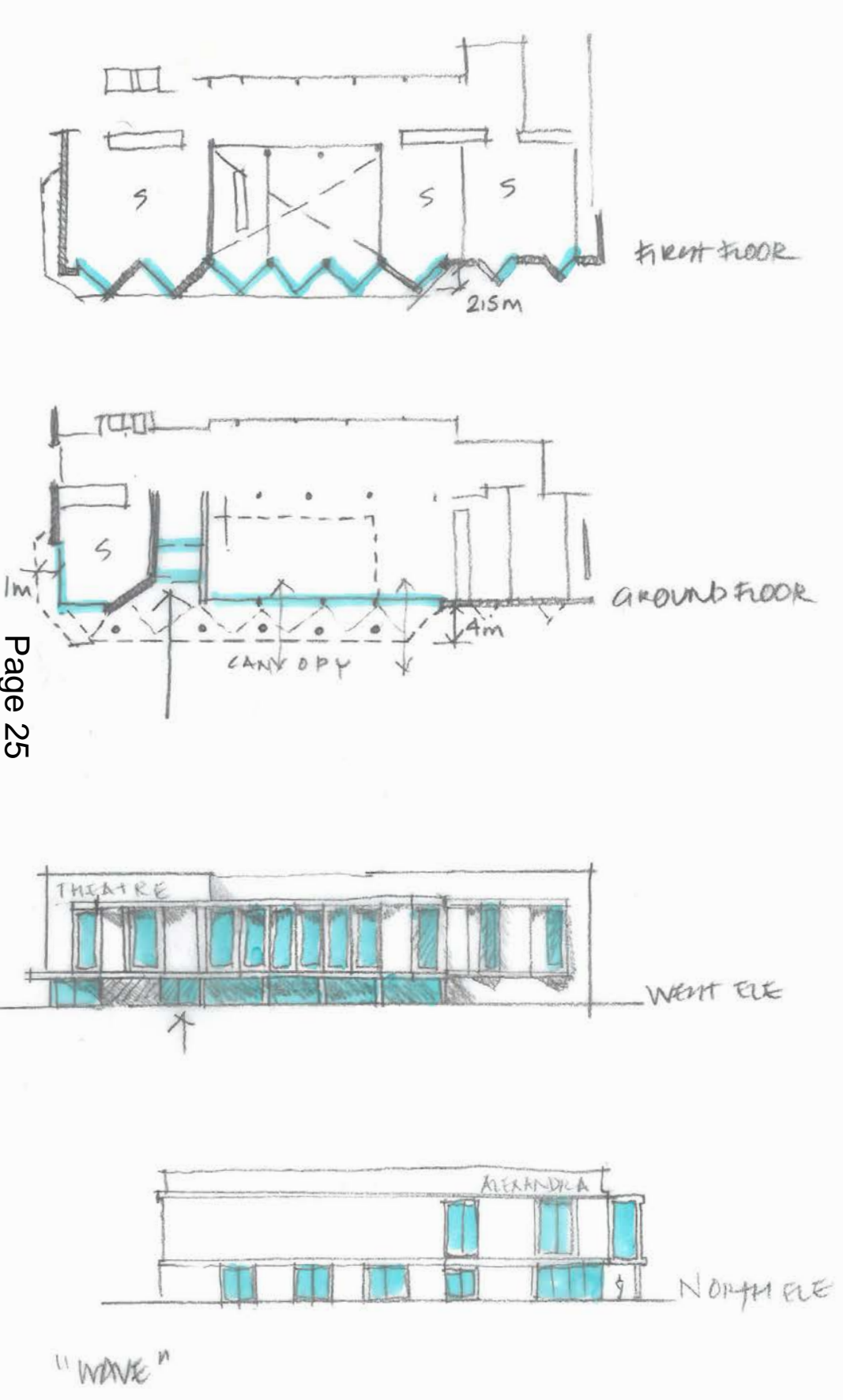


5 Articulate first floor - 'wave'



6 Articulate first floor - 'cube'

Elevational Study - 'Wave'





'Wave' scheme - Costs

This façade design brings a cost increase of approx. £400k

Cost increases are due to:

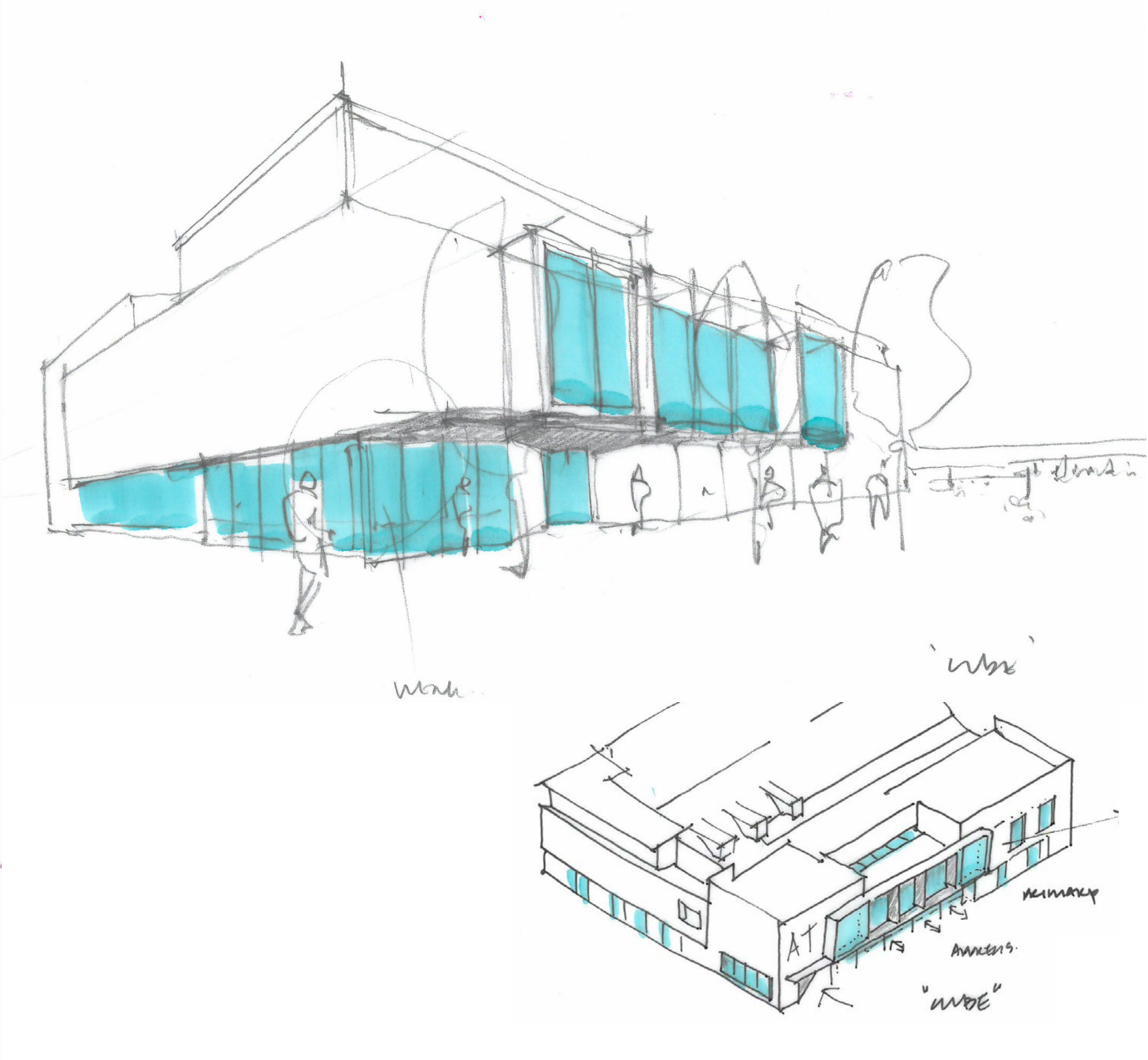
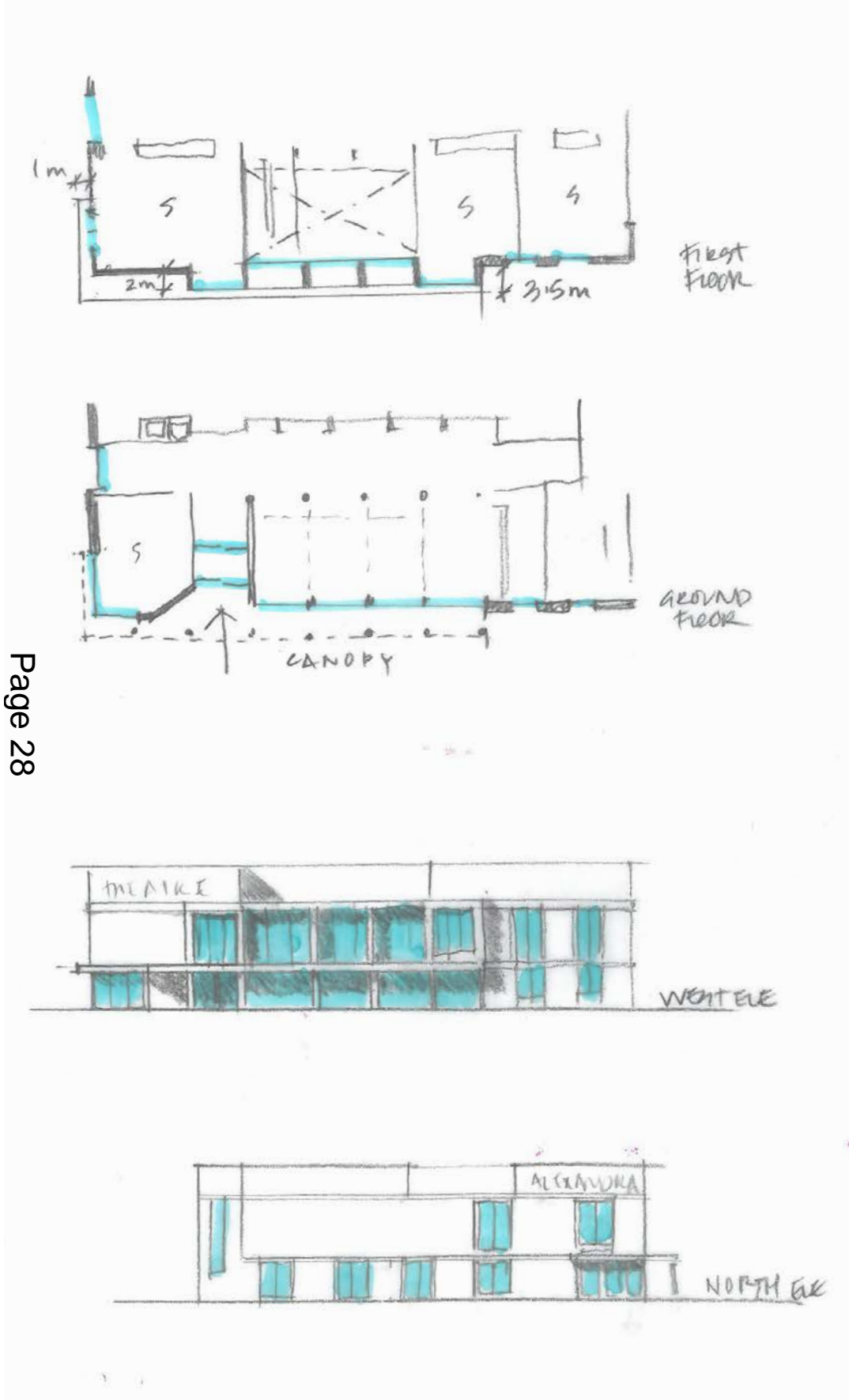
- Additional floor area due to the wave construction
- Additional structural canopy
- Additional glazing and curtain walling

Inflation has been calculated at a mid-point construction (2Q 2024) at 8.50% this figure can increase or drop depending on the global and UK economic situation.

Risks:

- Mechanical, electrical and acoustic implications have been taken into account only as a nominal amount and will need to be assessed following full design team review.
- All costs are calculated at information known at this time and will be reviewed with the scheme at RIBA Stage 3 and 4 prior to start of construction

Elevational Study - 'Cube'





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'Cube' scheme - Costs

This façade design brings a cost increase of approx. £500k

Cost increases are due to:

- Additional floor area due to the cube construction
- Additional structural canopy
- Additional glazing and curtain walling

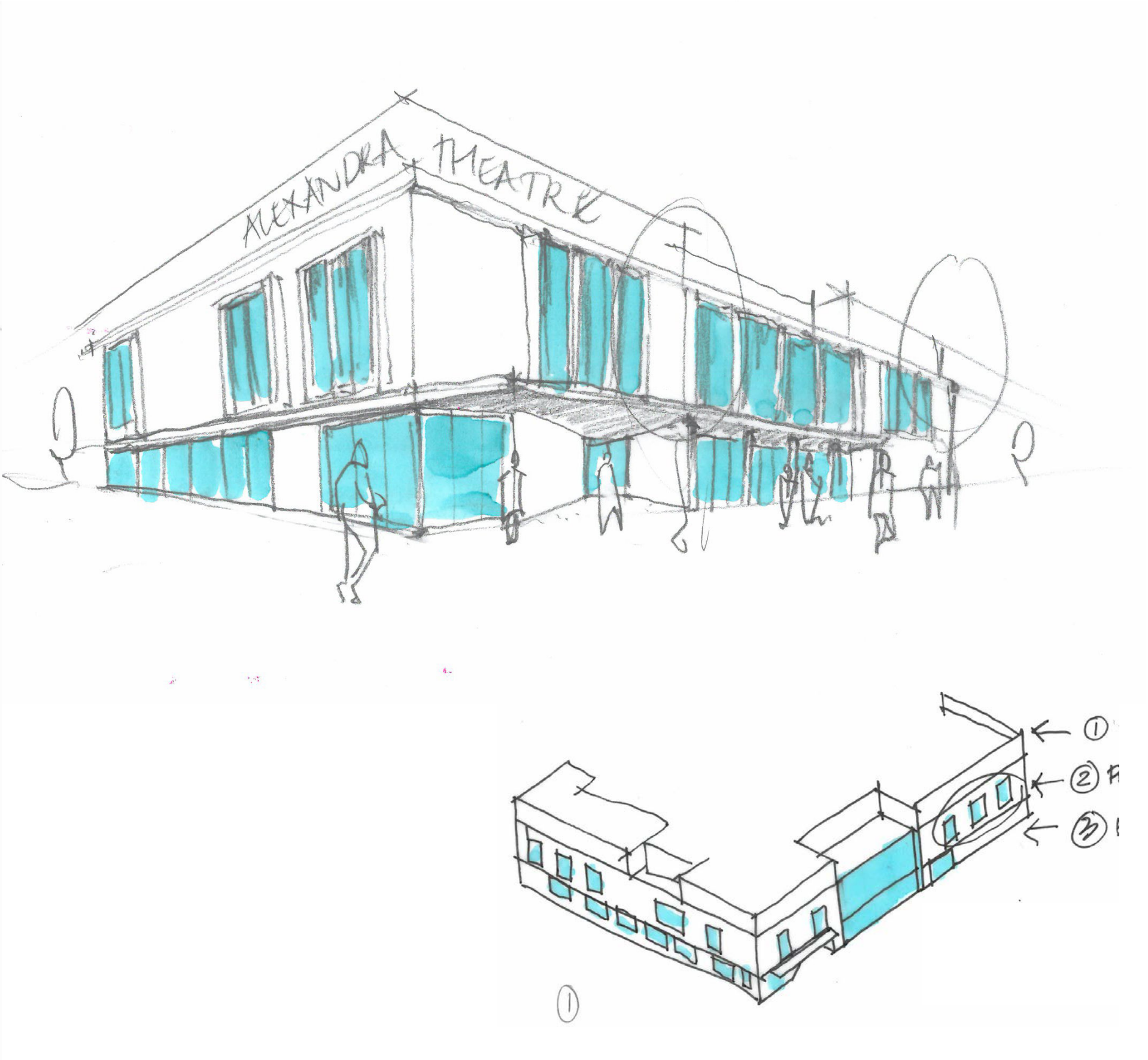
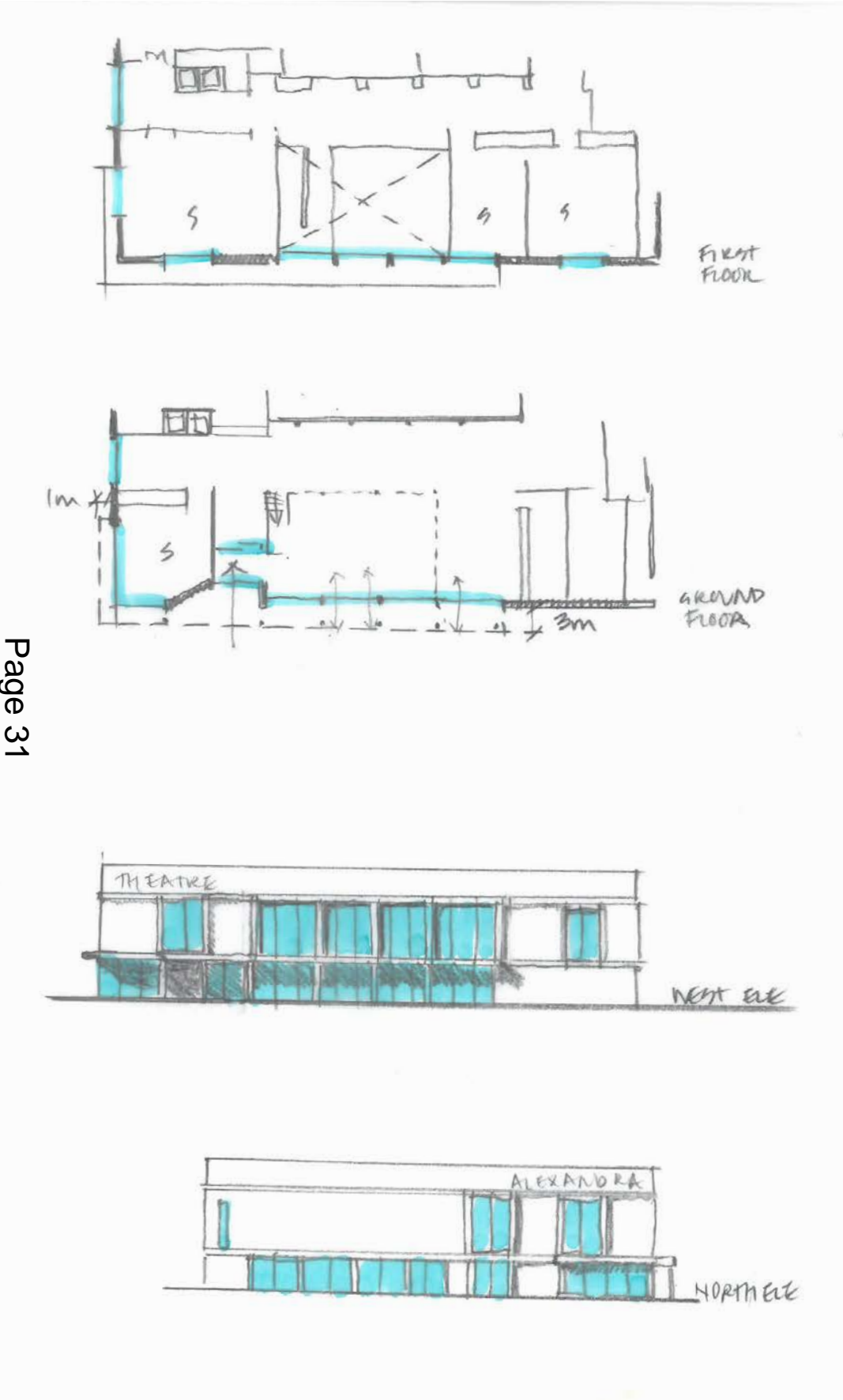
Inflation has been calculated at a mid-point construction (2Q 2024) at 8.50% this figure can increase or drop depending on the global and UK economic situation.

Risks:

- Mechanical, electrical and acoustic implications have been taken into account only as a nominal amount and will need to be assessed following full design team review.
- All costs are calculated at information known at this time and will be reviewed with the scheme at RIBA Stage 3 and 4 prior to start of construction

Elevational Study - 'Refined'

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'Refined' - Entrance view



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'Refined' - Place St Maur view

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'Refined' - Arcade view



'Refined' - Crossing view



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'Refined' scheme - Costs

This façade design brings a cost increase of approx. £300k

Cost increases are due to:

- Additional structural canopy with green roof
- Additional glazing and curtain walling






Inflation has been calculated at a mid-point construction (2Q 2024) at 8.50% this figure can increase or drop depending on the global and UK economic situation.

Risks:

- Mechanical, electrical and acoustic implications have been taken into account only as a nominal amount and will need to be assessed following full design team review.
- All costs are calculated at information known at this time and will be reviewed with the scheme at RIBA Stage 3 and 4 prior to start of construction

Elevational studies
Form, massing, transparency
Materials

Materials - Roof Covering

Slate roof tile	Clay roof tile	Zinc sheet roofing	Steel sheet roofing	Built-up roof membrane
				
<p>Pros</p> <ul style="list-style-type: none"> • Long life expectancy 50-100 years if properly maintained • Aesthetics • Low embodied carbon • Potential to re-use existing slates 	<p>Pros</p> <ul style="list-style-type: none"> • Life expectancy 30-60 years • Aesthetics • Available in variety of colours 	<p>Pros</p> <ul style="list-style-type: none"> • Life expectancy up to 60 years • Minimum 5° pitch • Lighter weight than slate roofs • Versatile <ul style="list-style-type: none"> ◦ Easy to shape for complex geometries • Low maintenance • Zinc roof patina forms a protective layer • Aesthetics 	<p>Pros</p> <ul style="list-style-type: none"> • Life expectancy 20-30 years • Minimum 5° pitch • Lighter weight than slate roofs • Versatile <ul style="list-style-type: none"> ◦ Easy to shape for complex geometries • Low maintenance • Aesthetics • Available in variety of colours 	<p>Pros</p> <ul style="list-style-type: none"> • Minimum 1.5° pitch • Lightweight • Versatile <ul style="list-style-type: none"> ◦ Easy to shape for complex geometries • Low maintenance • Can be overlaid in the future
<p>Cons</p> <ul style="list-style-type: none"> • Minimum 25-30° pitch in severe exposure zones <ul style="list-style-type: none"> ◦ shallower pitches = increased overlap ◦ increased overlap = increased weight • Complex geometries <ul style="list-style-type: none"> ◦ Difficult interfaces requiring lead flashings 	<p>Cons</p> <ul style="list-style-type: none"> • Minimum 25-30° pitch in severe exposure zones <ul style="list-style-type: none"> ◦ shallower pitches = increased overlap ◦ increased overlap = increased weight • Complex geometries <ul style="list-style-type: none"> ◦ Difficult interfaces requiring lead flashings • Medium embodied carbon 	<p>Cons</p> <ul style="list-style-type: none"> • Zinc patina is variable depending on climate and location • Fascia's, soffits and sheltered areas require careful detailing / specification • Acoustics <ul style="list-style-type: none"> ◦ Rainfall on metal roofs can be noisy if not insulated • Medium embodied carbon 	<p>Cons</p> <ul style="list-style-type: none"> • Easily damaged which will cause issues with corrosion, reducing life expectancy and integrity of the roof • Painted finish is subject to weathering • Acoustics <ul style="list-style-type: none"> ◦ Rainfall on metal roofs can be noisy if not insulated • High embodied carbon 	<p>Cons</p> <ul style="list-style-type: none"> • Life expectancy 15-30 years • Aesthetics • Potential planning issues if visible locations

Bognor Regis



Bognor Regis



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Bognor Regis



Bognor Regis



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Bognor Regis



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Bognor Regis



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Bognor Regis



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Bognor Regis

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Bognor Regis



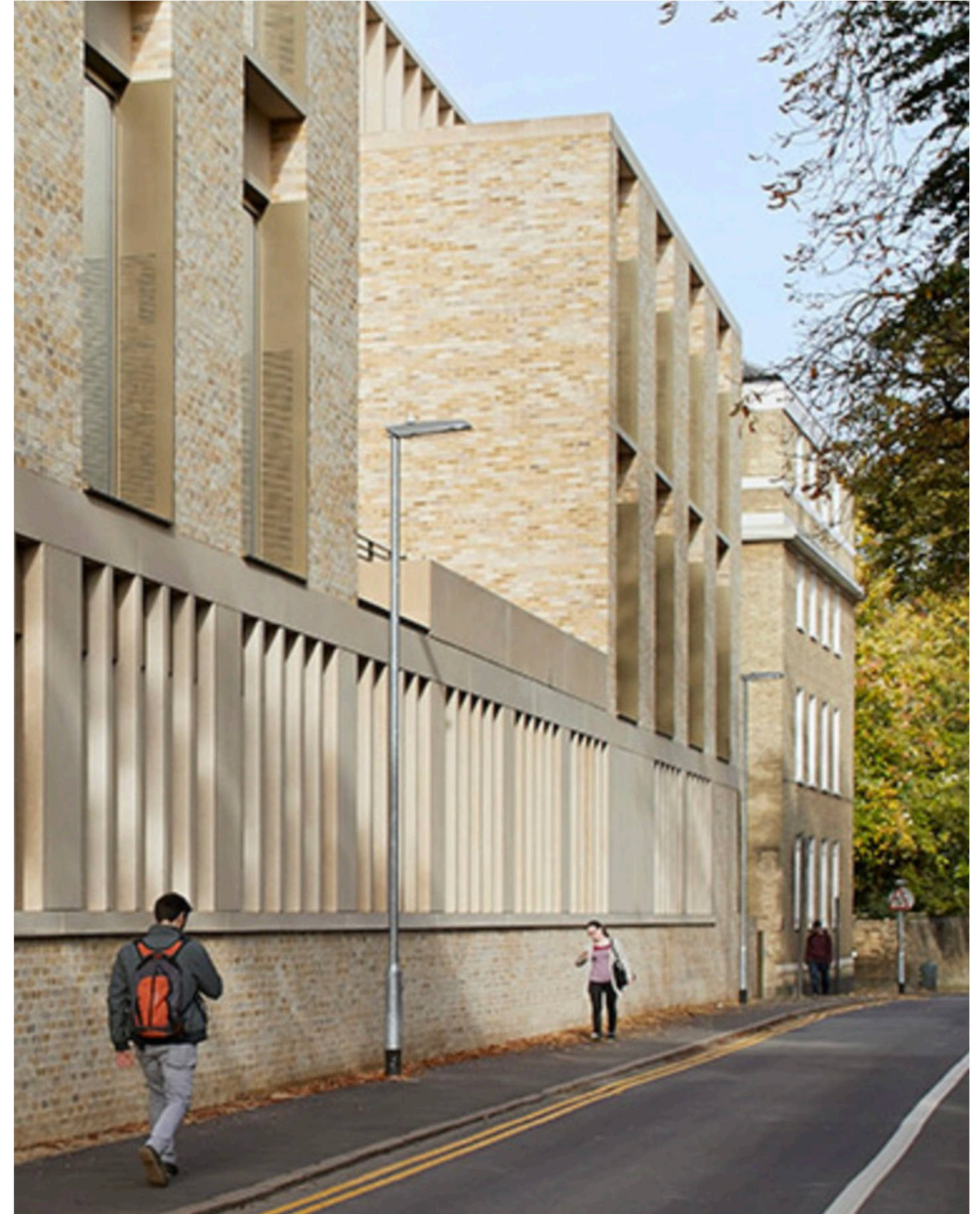
Page 48

Bognor Regis

Page 49



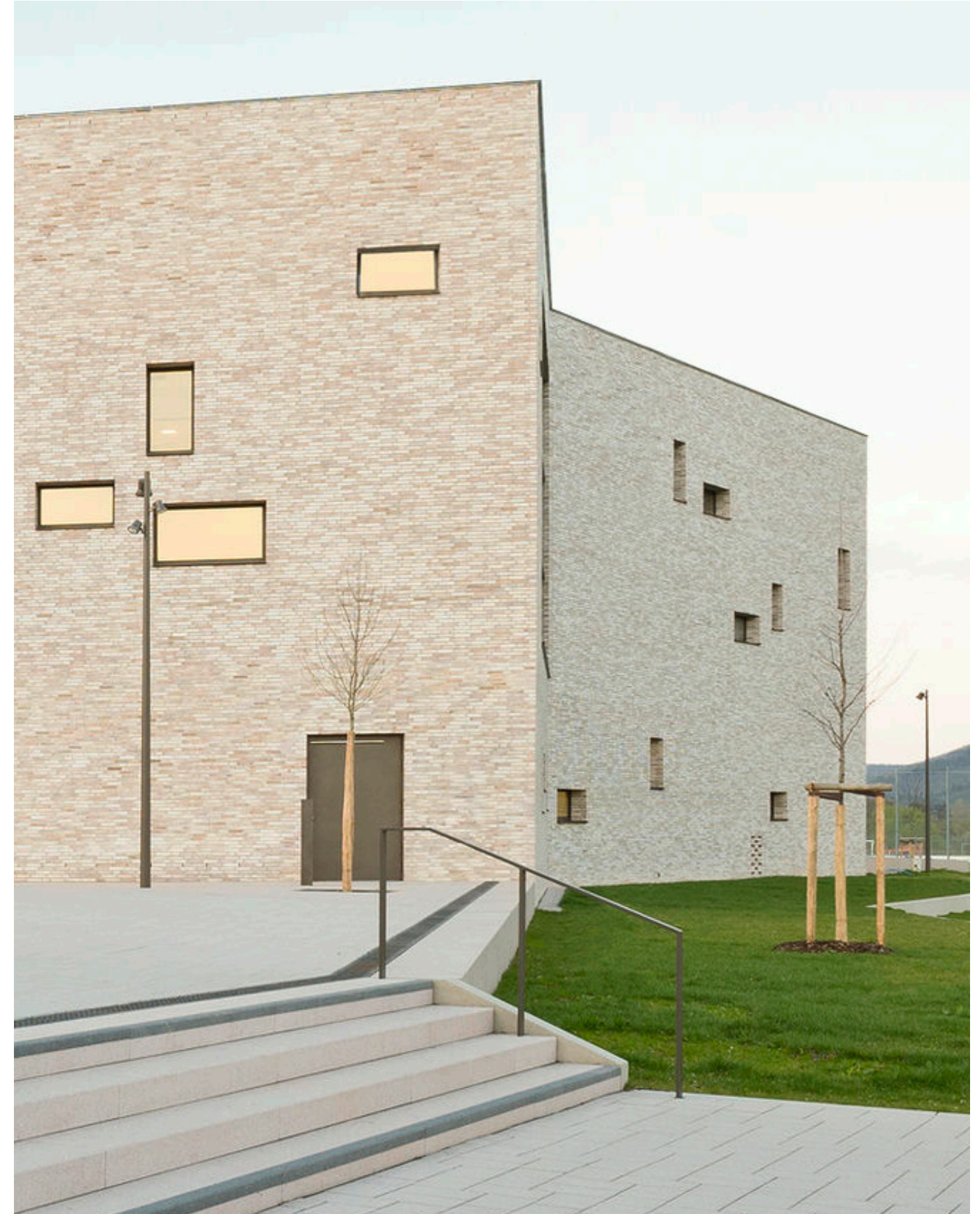
Materials - External walls



Materials - External walls



Page 51



'Refined' - Crossing view



'Refined' - Crossing view



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Internal materiality



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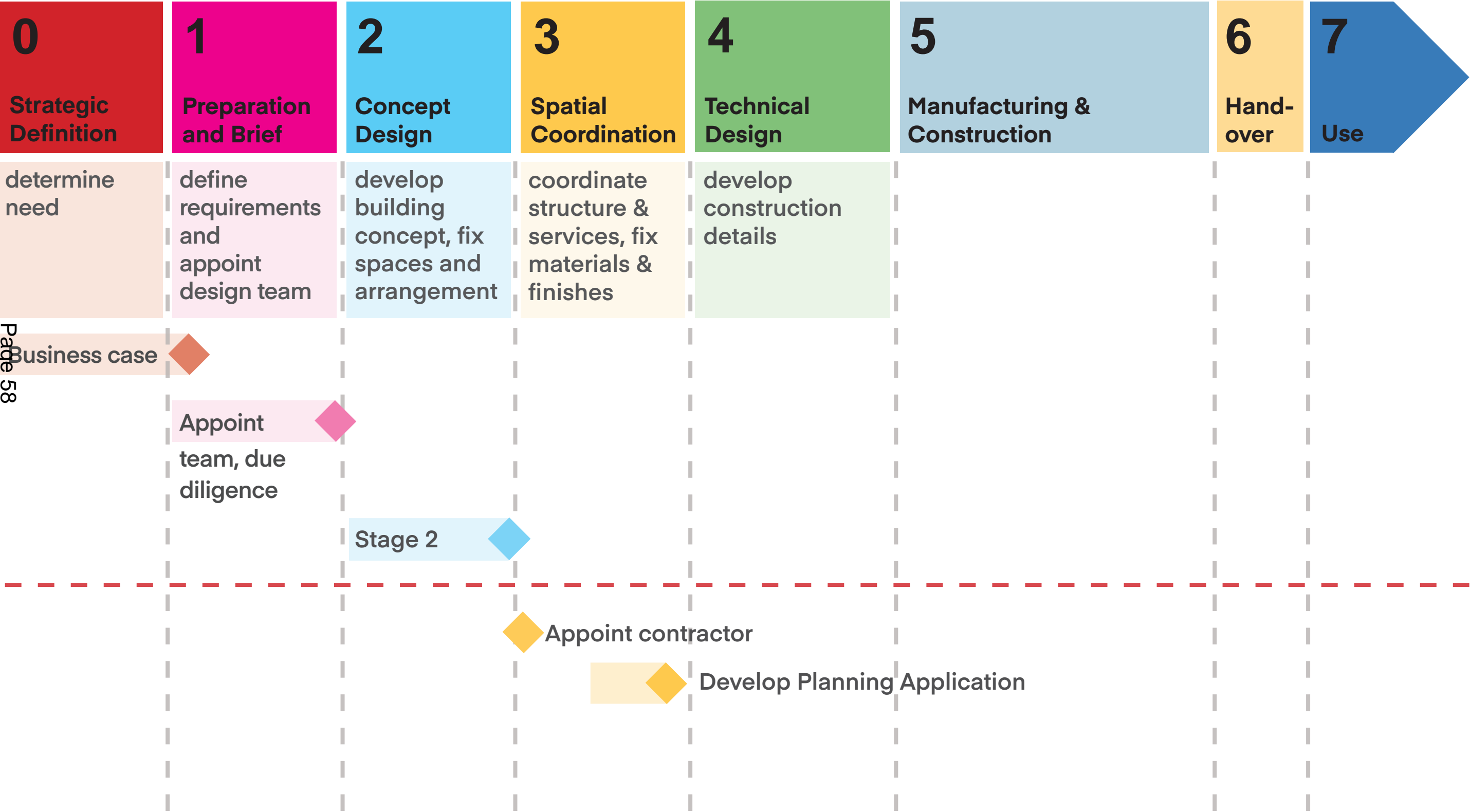
Internal materiality



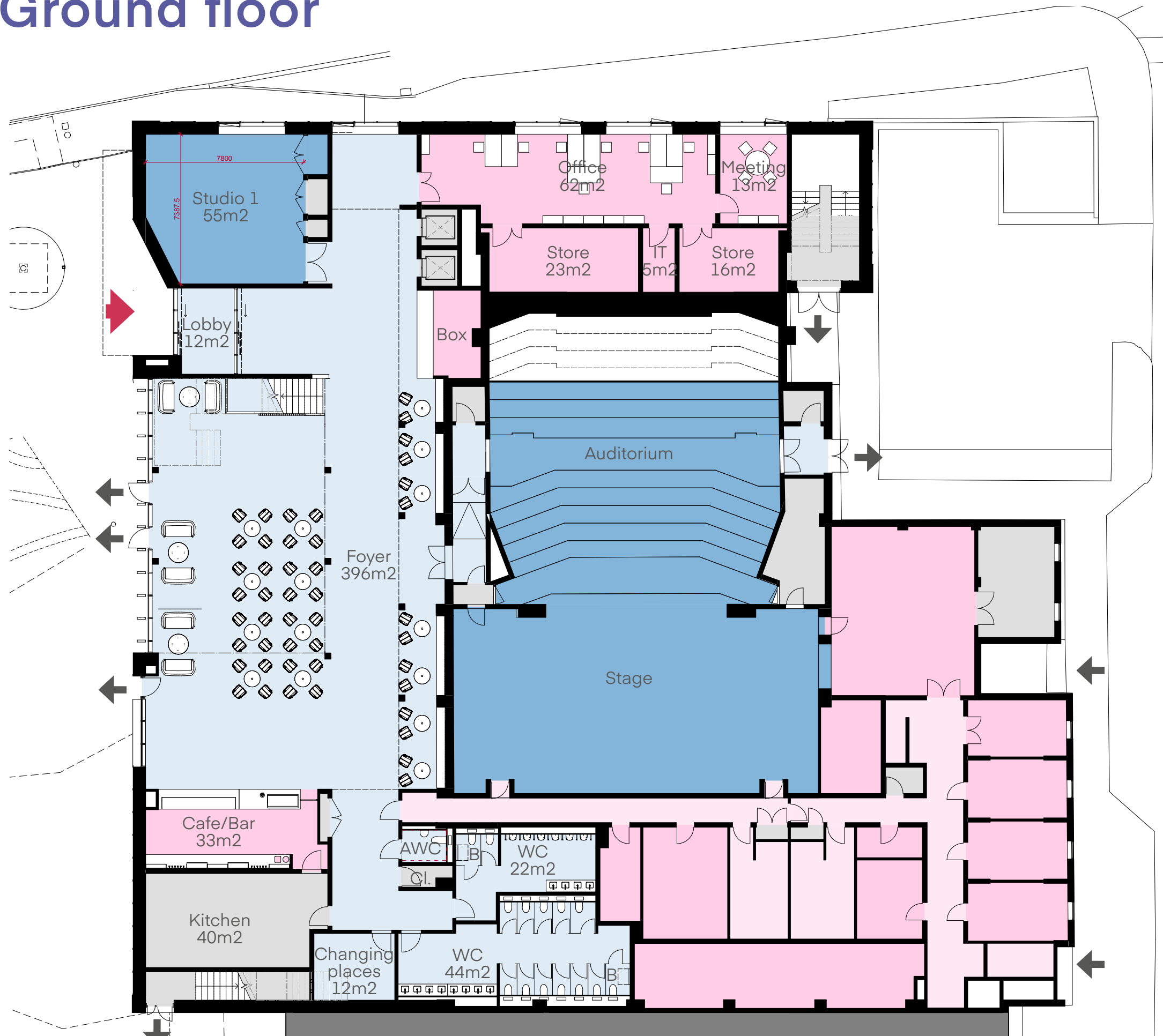
NHA

Appendix

Project work stages (RIBA plan of work)



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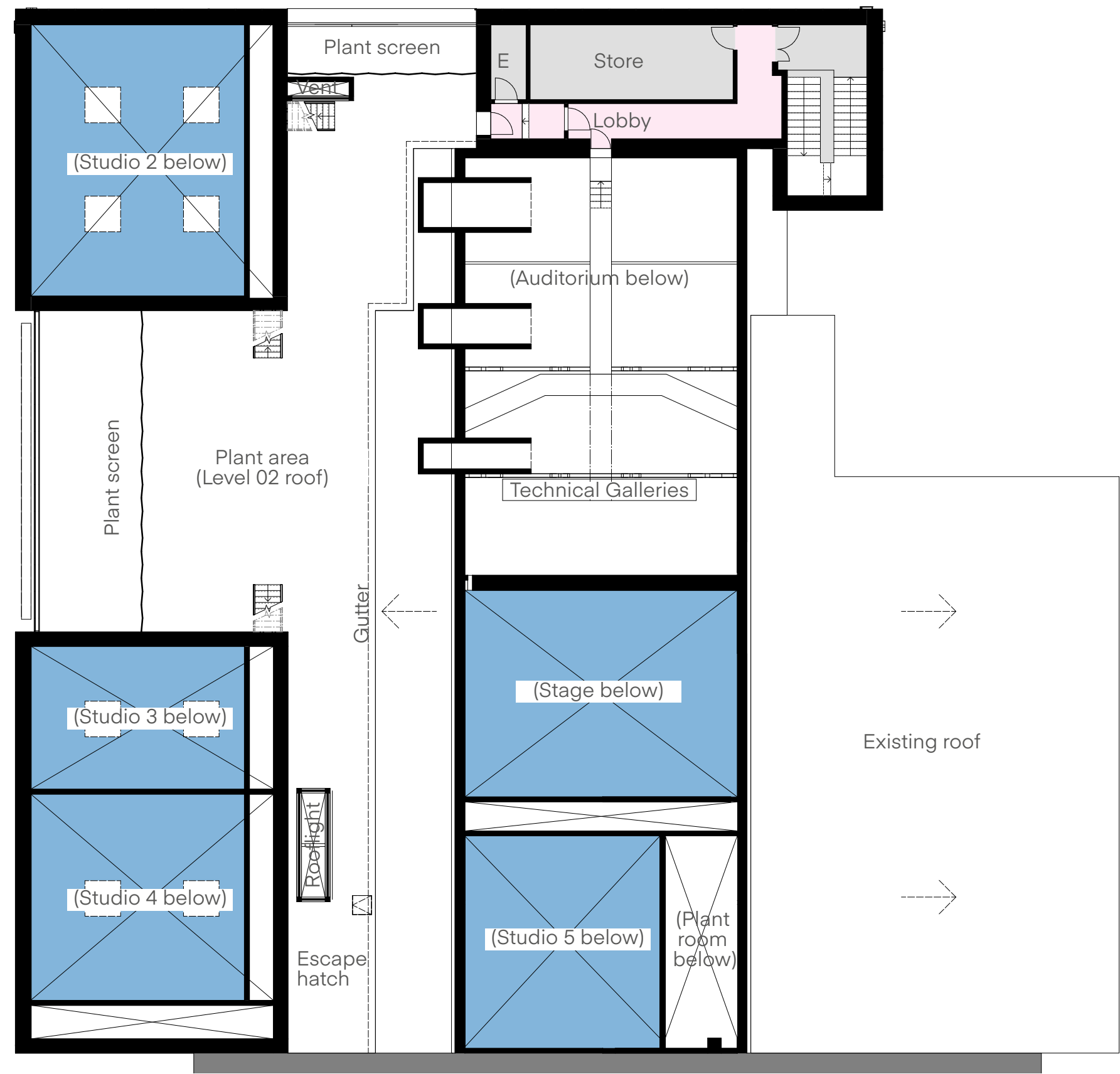


GA Plan - First floor

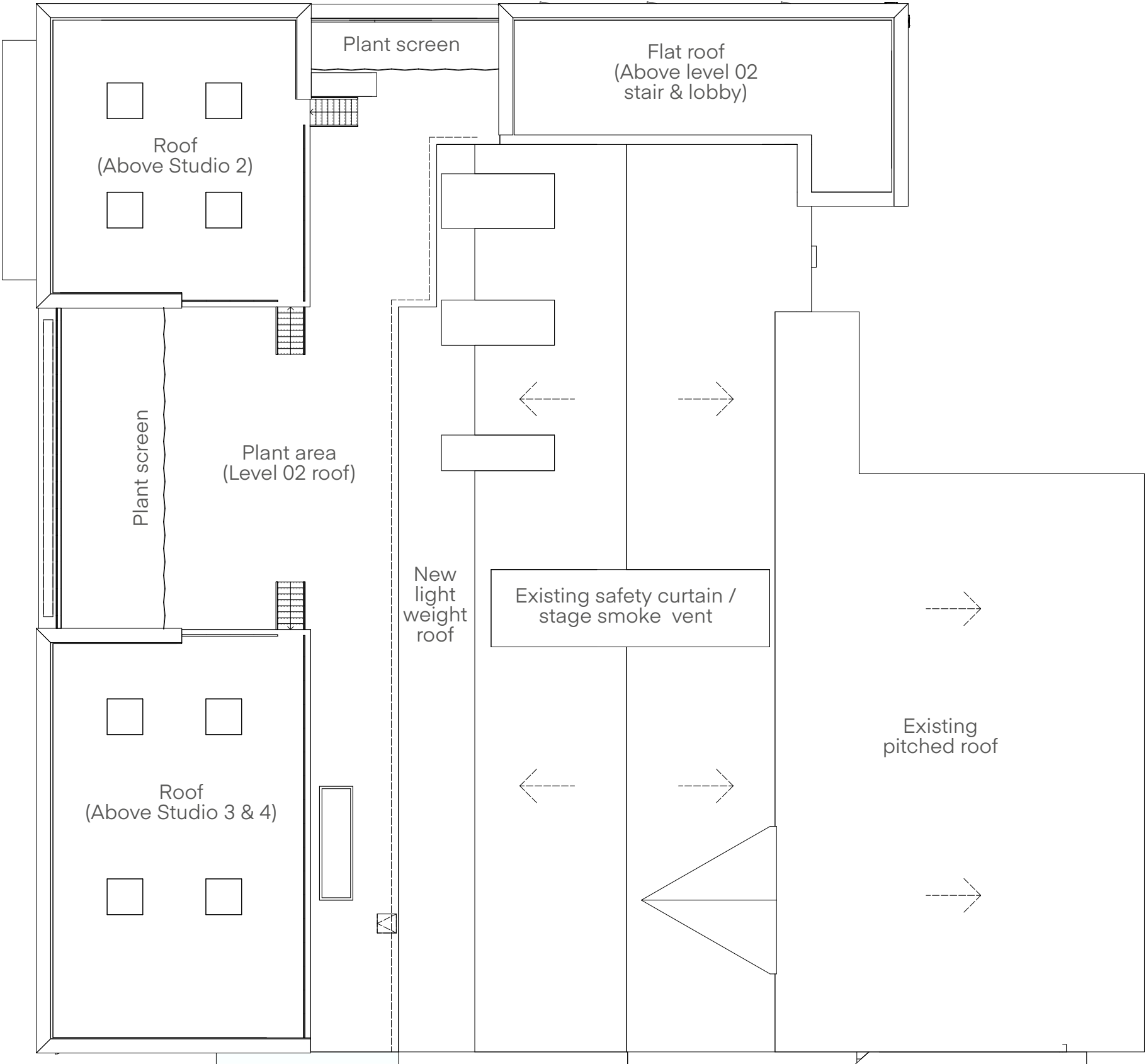


GA Plan - Second floor

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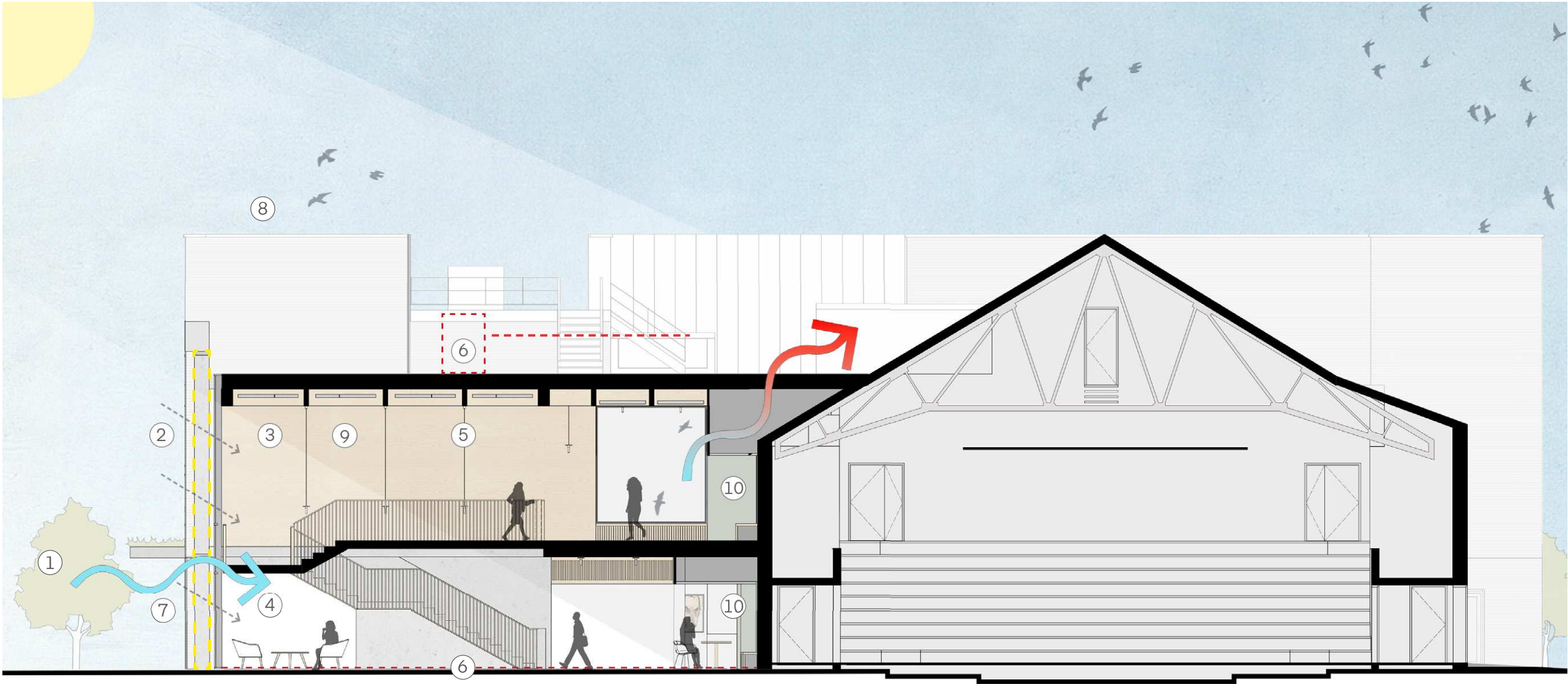


GA Plan - Roof



Sustainability

Page 63



- ①

Natural ventilation with stack effect. 'Mixed mode' ventilation strategy to maximise efficiency through seasonal variations
- ②

Façade design optimized to balance the provision of natural daylight whilst controlling solar gain with external shading
- ③

Low embodied carbon materials and use of materials with high recycled content
- ④

Fabric first approach with insulated envelope and thermal mass
- ⑤

Low energy LED lighting
- ⑥

ASHP for underfloor heating
- ⑦

Openable windows for user comfort
- ⑧

Potential PV array to new roof areas
- ⑨

Natural materials and plants to improve wellbeing
- ⑩

Acoustic absorption for user comfort

NHA