

Brief for the conversion of the former Brewers Fayre pub, Bognor Regis

Introduction

Arun District Council has historically owned the freehold of a building known as the Regis Centre that borders the Esplanade, the Place st Maur and Belmont Street in Bognor Regis. Originally built in the 1980s, the Regis Centre comprised the Alexandra Theatre and the Royal Hall. In 1996 the whole building was leased to Whitbread and the Royal Hall, facing the Esplanade was converted into the Brewers Fayre pub.

The Alexandra Theatre is being refurbished as part of a Levelling Up Fund grant awarded to Arun District Council. To facilitate that work, the Council has taken possession of the head lease from Whitbread and with that the former Brewers Fayre pub on the Esplanade in Bognor Regis.

Arun District Council members debated the potential future uses of the pub, and the preferred option was to restore the former Royal Hall to provide a large multi-function space for public leisure, entertainment and as a bookable space.

This brief outlines the work required to produce a design and feasibility for the work needed to restore the Royal Hall facility internally and the option for an alternative elevational treatment to blend in with the new theatre facade next door.

Outline brief-internal

The existing pub layout is built inside what used to be the Royal Hall. The conversion by Whitbread included:

- A mezzanine area providing 2 first floor flats.
- Permanent cold stores and staff toilets.
- A large kitchen area built in blockwork.
- A large Bar area
- 2x customer toilet areas
- Various level changes internally
- Reduced ceiling height throughout
- Revised lighting, heating, and ventilation.

The project will be required to remove all the internal additions added to form the pub including removal of the 2 upper floor flats. The existing suspended ceiling will need to be removed and a new ceiling installed giving the maximum headroom that is practical. The dated MEP will likely be beyond serviceable use and will need to be removed as part of the internal demolition works. The new open plan function space will need its own customer toilets and cloakroom and will need internal access to the Alexandra Theatre next door. It is anticipated that the new hall will be managed as a bookable room through the theatre and that the catering offer will be provided by the theatre food and beverage operator. Finally, a full scheme of internal fit-out & redecoration will be included to provide a lettable room needing no further work. It is anticipated that retractable seat for a capacity of 400 will be required as part of the conversion.

Outline brief-external

Arun District Council are currently refurbishing the Alexandra Theatre which includes a new elevational treatment to the west and north elevations and aesthetic improvements to the east

elevation.. The Council would like to explore the option to 'overlay' a new elevational treatment to the reciprocal elevations of the new hall to match the theatre elevational design. These external works will also reprofile the roof and match this and materials used to correspond with those of the new theatre.

Details of the theatre elevations are available on request.

Elements to be covered by the Project Consultant.

Building Survey - the consultant will be responsible for conducting a building survey to satisfy themselves that the extent of the work is accurate and that the structure of the building is sufficient for the project to proceed. It is expected that a visual survey will suffice however, should any issues be identified, more intrusive survey work may be needed.

Review of the as built drawings- the consultant will be responsible for checking the as built drawings provided to satisfy themselves of their accuracy.

Space planning – the consultant will be required to produce a design for the internal space and the facilities therein. Drawings and a perspective view will be produced.

Outline Specification – a specification is to be provided in sufficient detail to allow cost estimates to be provided for all work packages.

Engineers design report – an engineering assessment is required to identify any structural requirements needed to deliver both the internal conversion and external elevation works.

Civil engineering assessment – should include any civils work need to the external works, drainage, and utilities requirements.

Mechanical and Electrical works – the consultant will be responsible for the outline design of the MEP needs of the new facility together with a specification sufficient for costing the MEP works required.

Cost estimates – the consultant will be responsible for the production of budget costs for all the construction and fee elements needed to complete project.

Environmental – all environmental issues created by the conversion project or external works should be identified and addressed by the consultant.

CDM and principal designer – the consultant will act as the principle designer for CDM purposes and ensure all the health and safety issues are addressed.

Project management – the consultant will be responsible for managing the activity of their sub-consultants effectively and for the production of the final design and feasibility report.

Additional to the work package specific activities, the consultant should ensure that they and their sub-consultants include sufficient time for client meetings and presentation of the finished design feasibility study to the client body.

An electronic copy of the report should be provided in a format to be agreed.

Elements to be covered by the Marketing Consultant

Assessment of the potential uses for the new space.

Assessment of market & occupier demand for the new space

Assessment of competing spaces locally and particularly with regard to that which the new theatre will already be providing

Advise on the potential financial returns vs running costs for the new space.

Advise on potential management models for the new space.