

RIDGE

ROYAL HALL, BOGNOR REGIS
FEASIBILITY REPORT
ARUN DISTRICT COUNCIL
1st March 2024





Royal Hall Feasibility Report

1st March 2024

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1. EXECUTIVE SUMMARY

1.1. Architectural Design

The internal re-planning of the Brewers Fayre pub is relatively straightforward. The primary space of the hall etc can be rediscovered by the removal of internal, non-structural walls and depending upon the operational management of the development, the layouts offer a good opportunity to deliver a range of flexible performance spaces. Unfortunately, the building's elevations remain subservient and unconvincing. Applying similar cladding materials to those identified as part of the new theatre design may help with this issue but the contrast in scale and mass remains a significant risk.

A new build option (Option 3) has been provided to give the client a feel for the issues involved, such as increased capital build costs. There is also the question of operation costs for a larger building, but the resulting form and mass is much more in-keeping with the proposed theatre redevelopment.

Regardless of which design option is adopted, there remains the opportunity of improving the public realm and landscape on the seafront by removing the pub terrace.

1.2. Cost

The Feasibility Estimate accompanying this report has been prepared for Arun District Council in order to provide assistance with decision making and budget setting, in relation to Options 1 and 2, set out in section 3.

A summary of costs for all Options has been included within the cost report section, with a more detailed cost breakdown of Option 1 and 2 available in Appendix F, a summary overview has been included below. Ridge note that at this stage a summary of anticipated costs for Option 3 is included, but no further breakdown. This option requires design input from associated teams in order to provide a detailed breakdown of associated costs, as such a high level cost has been included only based on a cost/m2 of the prescribed Gross Internal Floor Area (GIFA).

Estimate Summary	Cost Estimate (£ Excl VAT)		
	Option 1	Option 2	Option 3
Building, External & Facilitating Works	3,243,505	3,262,987	5,077,987
Preliminaries, Overheads and Profit	766,278	770,881	1,199,674
Professional / Design Fees	Excluded	Excluded	Excluded
Other development/project costs	Excluded	Excluded	Excluded
Risk Allowance Estimate	400,900	403,500	627,800
Inflation	Excluded	Excluded	Excluded
Estimate total (Rounded)	4,410,683	4,437,368	6,905,461

Table 1: Cost Estimates

1.3. Programme

A high-level programme for Options 1 and 2 has been produced for the Royal Hall in Bognor Regis to revert the existing Brewers-Fayre into its original use as the Royal Hall of Bognor Regis.

The programme shows the duration of the project to be one year long, with the completion date in Q2 2026, based on an early instruction. The programme shows the requirements of the scheme and the processes needed to achieve the transformation of the Brewers Fayre into the Royal Hall.

2. INTRODUCTION

2.1. Ridge's Brief

This Feasibility Study has been prepared by Ridge and Partners LLP on behalf of Arun District Council. The report incorporates professional analysis by the teams:

- Structural and Civil Engineers
- Architecture
- Building Surveyors
- Mechanical & Electrical Engineers
- Cost Management
- Project Management
- Geo-Environmental
- CDM Overview

2.1.1. Site Address

Regis Centre
The Esplanade,
Bognor Regis
PO21 1BL

2.1.2. The Brief

Ridge and Partners LLP have been appointed by Arun District Council to carry out a Feasibility Study on the Ex Brewers-Fayre in Bognor Regis, PO21 1CH. The feasibility study is to analyse the viability of reverting the Ex Brewers-Fayre back into its previous condition as the multi-purpose, Royal Hall venue of Bognor Regis.

We have progressed the brief based on returning the building to its original use as a multi-purpose performance space by reversing the Brewers Fayre fit out. We have assumed a sensible, cost-effective approach to the design and have looked to re-provide appropriate spaces that are fit for purpose and have a medium to high level of quality finishes. For this feasibility we have looked at two alternative internal options that affect the layout of furniture within the main hall and the use of the second hall or café space.

We have considered the external appearance and performance of the building's envelope and how this is most cost-effectively upgraded to current standards. The proposed aesthetic treatment of the adjoining theatre has been considered in addressing the existing building's facade, but this study has stopped short of looking at more radical or intrusive design options such as full or partial demolition or extensive adaptation (as Option 3).

Main brief requirements

- Entrance facing the adjacent square (The 'Place')
- Hall – To cater for up to 800 people (standing) and 400 people (seated)
- Toilets
- Kitchen to serve main area (for canapes, not a commercial or full catering kitchen)
- Bar area
- Manager's office space
- Separate plant space
- Elevations to match materials and design principles established on the adjoining theatre.
- Consideration of internal connection to the adjoining theatre.

2.2. Recent History

The building is located on the Esplanade along the sea front whereby the rear elevation of the property is adjoined to the neighbouring Alexandra Theatre which fronts Belmont Street.

In 1996 the Royal Hall was converted into The Brewers Fayre which provided the area with a British style pub on the sea front. The Brewers Fayre closed in early April 2023, where the venue has been left dormant.

Along with the Brewers fayre on the ground floor there is also two apartments at first floor level that were introduced in the 1996 renovation.

Prior to 1996 the venue was known as the Royal Hall and was used as a multi-purpose venue for meetings, events and other gatherings.



Image 1 – Front Elevation of the Brewers Fayre, Bognor Regis

3. ARCHITECTURAL DESIGN

3.1. Existing & Proposed Layouts (Inc Demolition Plans)

Following a site visit and the review of the building survey and original record drawings, we have been able to establish the main alterations made when the hall was converted into a public house. These interventions were principally non-structural, except for the insertion of a steel frame to accommodate a mezzanine floor over approximately two-thirds of the original hall space. This new first floor space was used to accommodate two residential flats, whose layouts were subdivided by light-weight plasterboard partitions. New window openings at first floor were inserted into the eastern façade overlooking the car park.

In addition, there appears to be a lot of internal spaces created within the main floor plate of the hall to accommodate back-of-house functions such as a kitchen area, stores, and bar. These partitions are created from a variety of material including blockwork and light-weight plasterboard and all appear to be non-load bearing. As such, by removing these elements including the mezzanine floor, the original 'hall' space can be recovered.

In addition to the numerous partitions created as part of the pub layout, there were also several areas created with a change in level. These appear to be areas of raised floor (typically 150-300mm high) created from timber joists and floorboards, and used to provide separate areas within the floor plate of pub. The largest area of raised floor is to the southernmost end of the building and adjoins an external raised terrace that looks over the sea. The external terrace is approximately 300-350mm higher than the surrounding levels and clearly was used as an external drinks terrace, accessible from both within the pub and via an external ramp and steps.

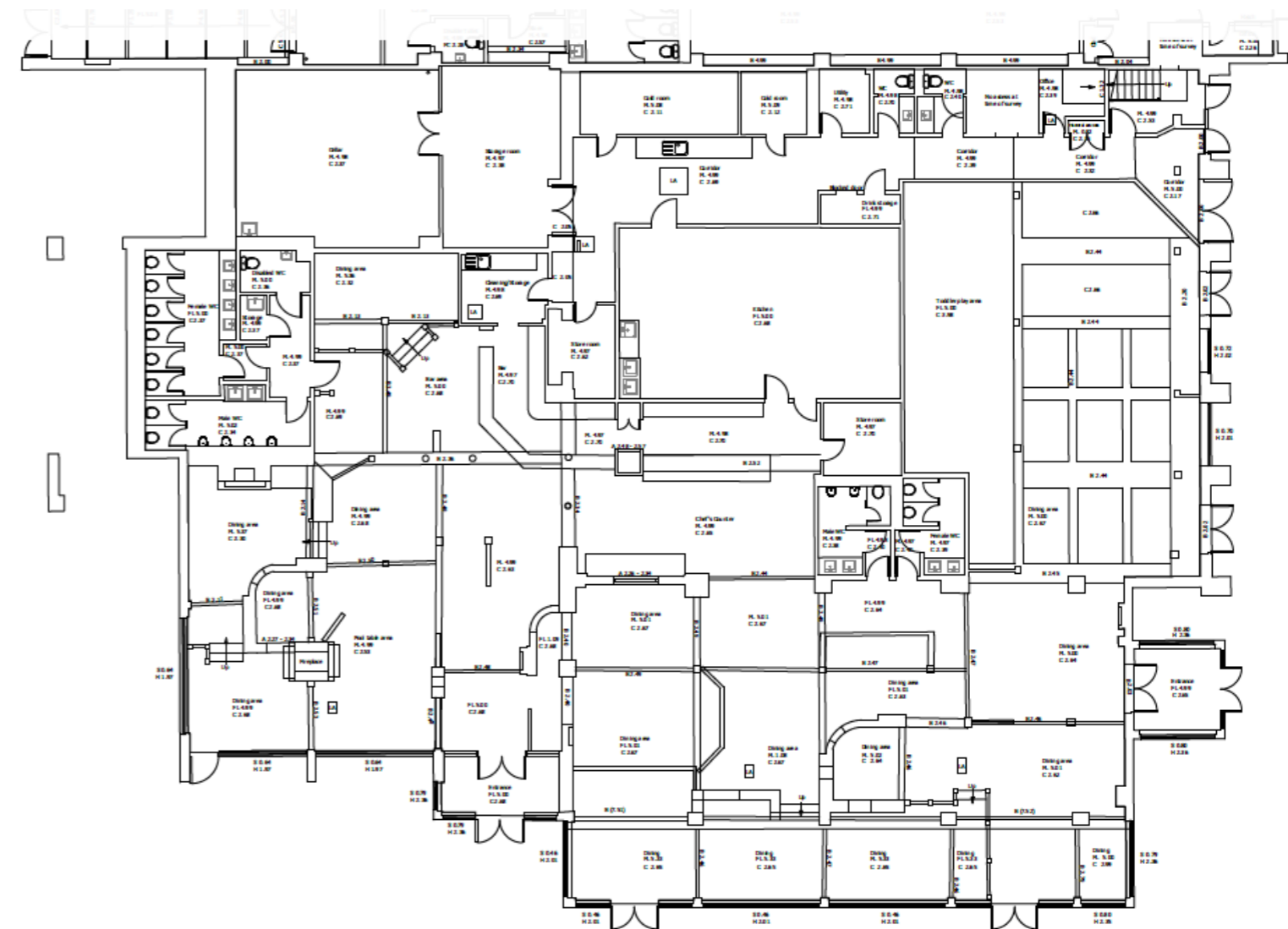
Looking at the original plans, a small extension on the western elevation, adjacent to the original entrance to the hall was added to accommodate the toilets for the pub. Through the pub, plasterboard ceilings were inserted that hide the high volume of the roof spaces especially over the main hall and original entrance foyer.

By overlaying the existing and original floor plans together with on-site observations, we have been able to establish the original structural elements of the original layout. These appear to be retained and unchanged.

By removing the mezzanine floor and the additional partitions that formed part of the pub fit out, we have been able to identify and reuse the primary structure of the original building.

Summary:

- Original structure identified and reused.
- Main hall space opened to take advantage of volume – the space can cater for 400 seated.
- Original entrance facing to the west reinstated with glazed roof replaced with continuation of main roof pitch, including new zinc or aluminium standing seam roof to match that on proposed theatre roof.
- Location of existing toilets retained to utilise existing foul drainage. Proposal to strip out toilets and refit with new sanitaryware and finishes.
- Provision of new adjoining hall storage (to replace original store which now is subsumed into floor plate of adjoining theatre)
- Provision of two changing / green rooms, with access into main hall.
- Provision of office space adjacent to secondary entrance, with passive surveillance over entrance.
- Provision of two meeting spaces (albeit these could be combined or re-purposed as brief evolves)
- Independent plant room indicated with external access to the east.
- Provision of secondary hall/ meeting space, with independent access away from entrance foyer. Adjoining store and kitchenette/ bar area provides to serve both secondary hall and main foyer during performance occasions.
- Arrangement facilities connection with main theatre foyer if required. Accessible WC at ground floor within the theatre would need to be re-located to achieve this. Secondary access directly to main hall space can also be achieved with or without the requirement for replanning the theatre space.
- Option 2 – Provides alternative stage arrangement in main hall and introduces a larger kitchen/ café facility in lieu of second hall/ meeting area.



**GROUND FLOOR
Existing Plan**

Figure 2: Ground Floor Existing Plan

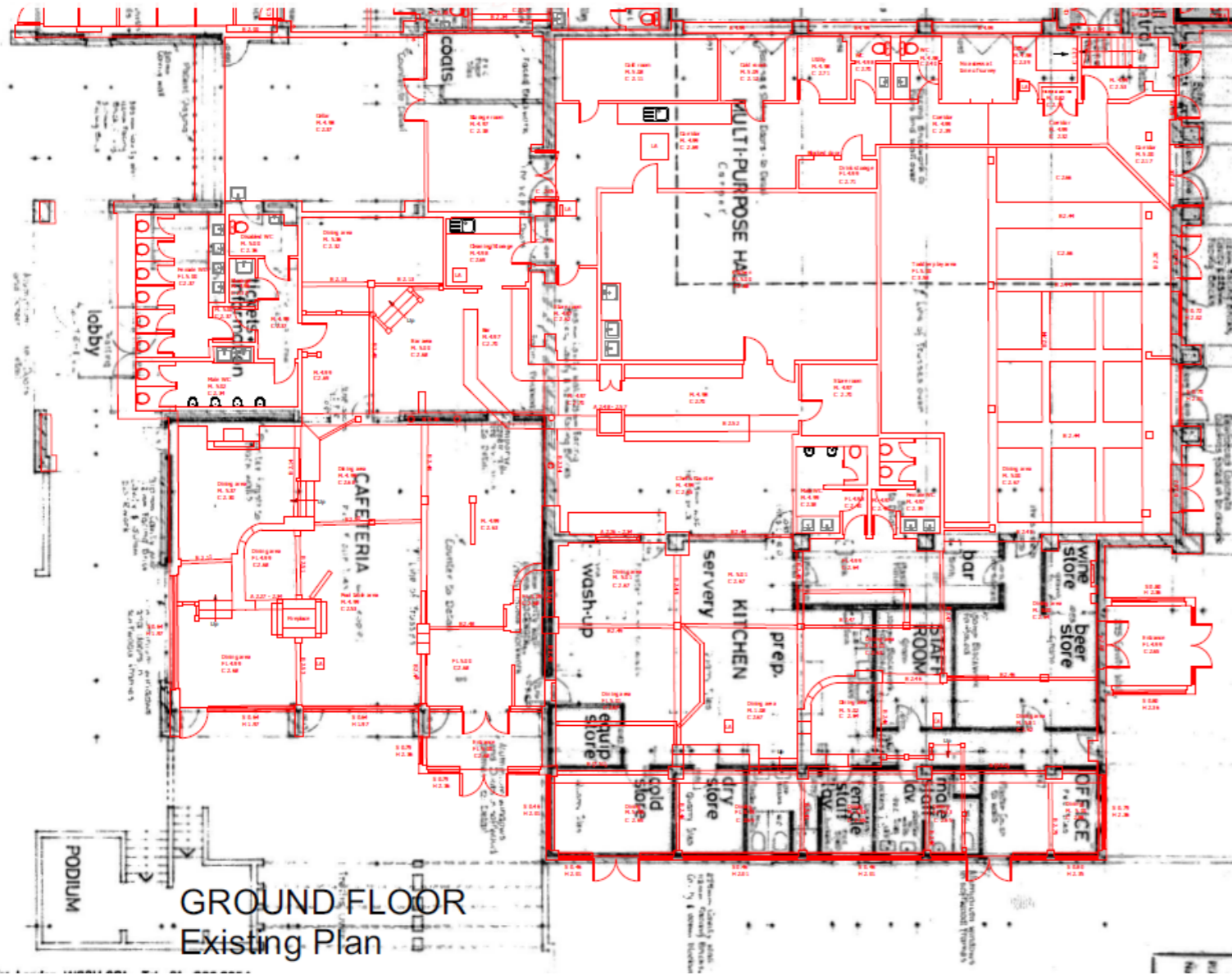


Figure 2: Potential Demolition plan

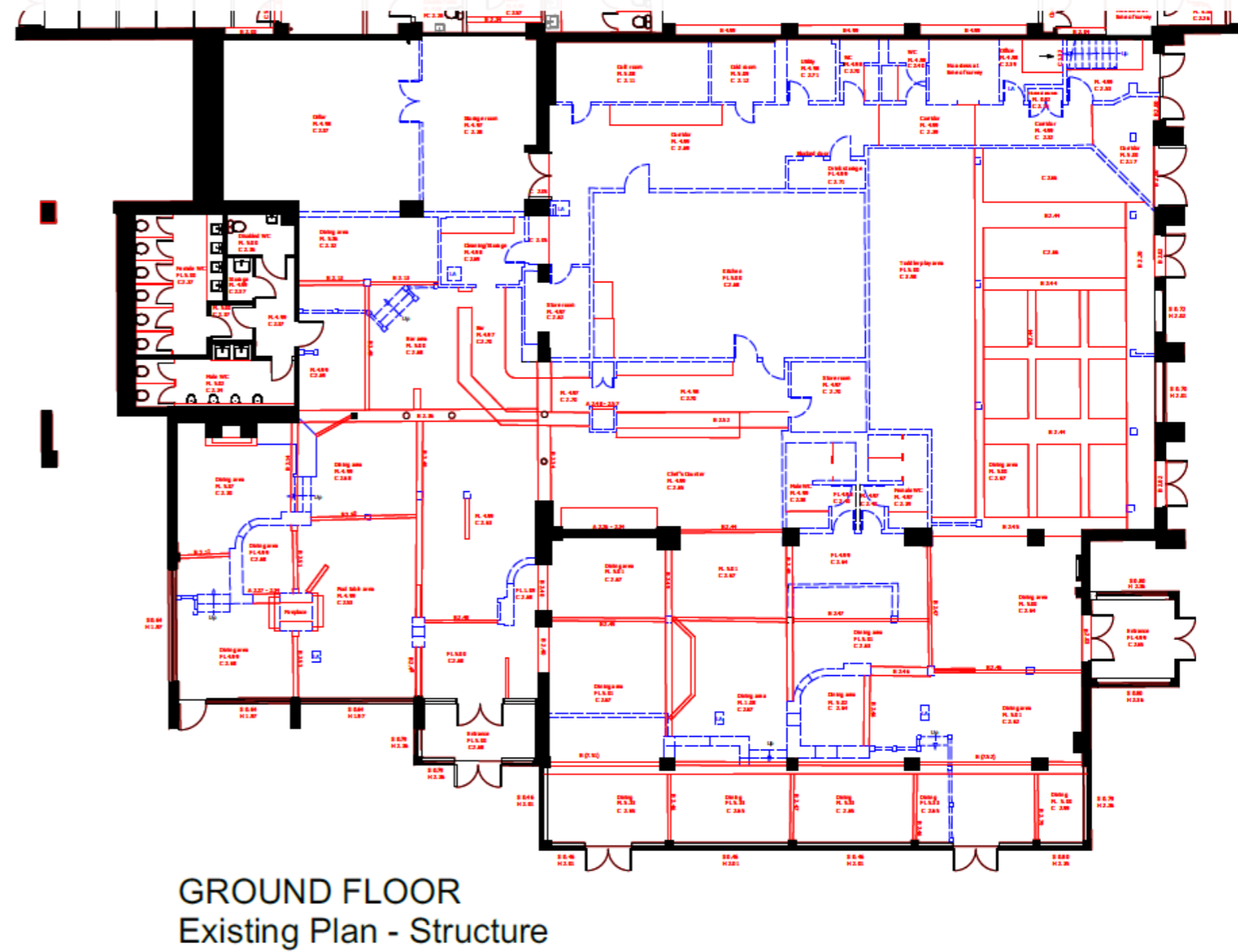
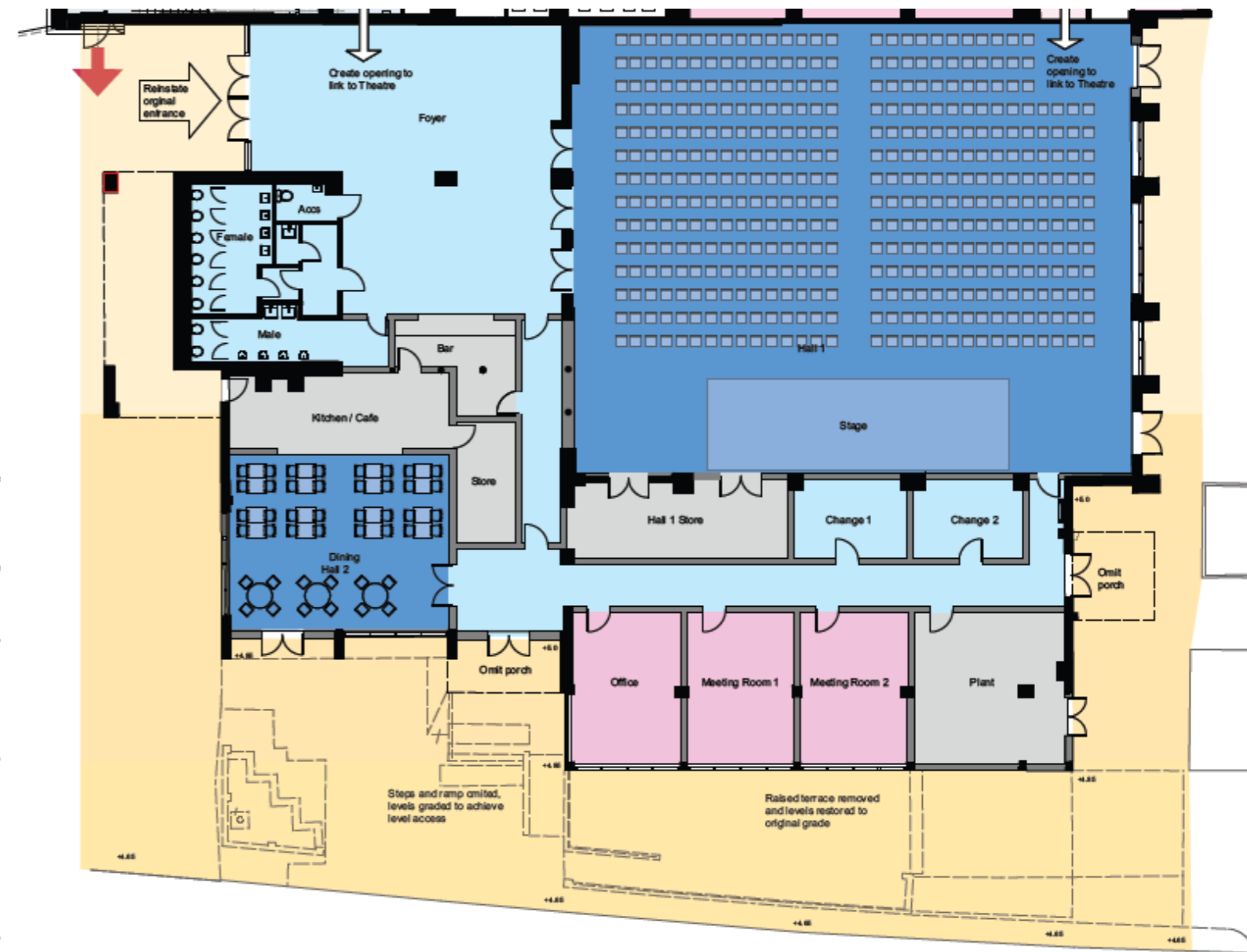


Figure 3: Structural elements plan



GROUND FLOOR
Proposed Plan
Option 1

Figure 4: Option 1 – Proposed Plan



GROUND FLOOR
Proposed Plan
Option 2

Figure 5: Option 2 – Proposed Plan

3.2. Existing & Proposed Elevations

The existing building appears to have been originally designed as a single building incorporating the theatre. Over the years there have been various adaptations that have resulted in an unattractive 'smorgasbord' of a building. The proposed redevelopment of the theatre offers the chance to address some of these issues. The development proposes a simple and mature palette of façade materials which will help to simplify and enhance the aesthetic appeal of the theatre.

This feasibility study does not look to replicate the proposed aesthetic of the theatre, as this would require a significant increase in scale at the southern end of the site, but rather it adopts the same design principles. For example, the same proportions of vertical openings being proposed on the theatre are adopted where possible and the strong, horizontal banding of precast concrete at first floor level is also referenced.

West Elevation

With the new entrance being located looking west over 'The Place', the proposal adopts a new, single storey glazed section to signify the entrance. Most of the existing glazed roof is removed as part of the theatre redevelopment and replaced with a taller flat roof section. As such it makes sense to also remove the area of glazed roof above the foyer and replace it with a 'solid' roof, which is an extension of the overall new metal roof across the theatre and hall.

The facades of the Brewers Fayre pub were characterised with the inclusion of areas of timber boarding. These areas are removed and replaced with brickwork (or brick slips) to match the adjoining colour and bond indicated on the new theatre redevelopment. New anodised aluminium windows and doors are proposed, matching similar height and width proportions of those proposed on the new theatre.

South Elevation

One issue with the current façade is that it is weak in terms of its scale and materiality. Arguably any redevelopment of this area of the site may include additional height and mass to help address the perceived weakness of the current scheme but that currently sits outside the scope of this feasibility study.

We do recognise that an element of additional height on this façade would help, therefore have introduced an increased parapet (+1.8m height approx.) around the flat roof area. This helps to enclose an area of roof plant that will be required to ventilate the halls and gives an opportunity to introduce some of the same materials as included with the theatre redevelopment. The inclusion of the horizontal architectural precast concrete cladding element helps to simplify the façade and provides reference to the new main façade on the theatre. New anodised aluminium windows and doors are proposed, matching similar height and width proportions of those proposed on the new theatre.

East Elevation

This elevation overlooking the car park is clearly the 'subservient' elevation on the building, with minimal window openings and multiple service door openings. By opening the ground floor section of the hall facade, it gives the opportunity of increasing the quality of this part of the building. The existing window openings at first floor are removed and infilled with matching painted brickwork.

The eastern end of hall 1 is also framed with architectural pre-cast concrete eaves coping and vertical fins, which rises vertically between each bay and help define the eaves line across hall 1. New anodised aluminium windows and doors are proposed, matching similar height and width proportions of those proposed on the new theatre.

Summary –

- Overall approach to 'clean up' and simplify existing elevations using similar materials to the proposed theatre.
- Glazed entrance reintroduced onto western façade.
- Existing white lapped timber cladding removed and where appropriate infilled with brickwork to match existing.
- External porches and canopies removed to simplify facades.
- Precast concrete horizontal banding added to tie in with similar feature on proposed theatre elevations.
- Architectural precast concrete eaves detail and vertical fins added to eastern elevation.
- Increased parapet height over flat roof section of southern elevation to provide hidden roof plant enclosure.
- Height of external window and door openings increased to match proposed theatre elevations.
- Inclusion of new anodised aluminium windows and doors to match proposed theatre elevations.



- Zinc roof as per theatre proposal
- Existing brick to be painted as per theatre proposal
- New build light coloured brick with architectural concrete banding as per theatre proposal
- Metal screening as per theatre proposal



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SCALE 1:200

Figure 6: Elevational Plans to correlate materials with the Theatre.

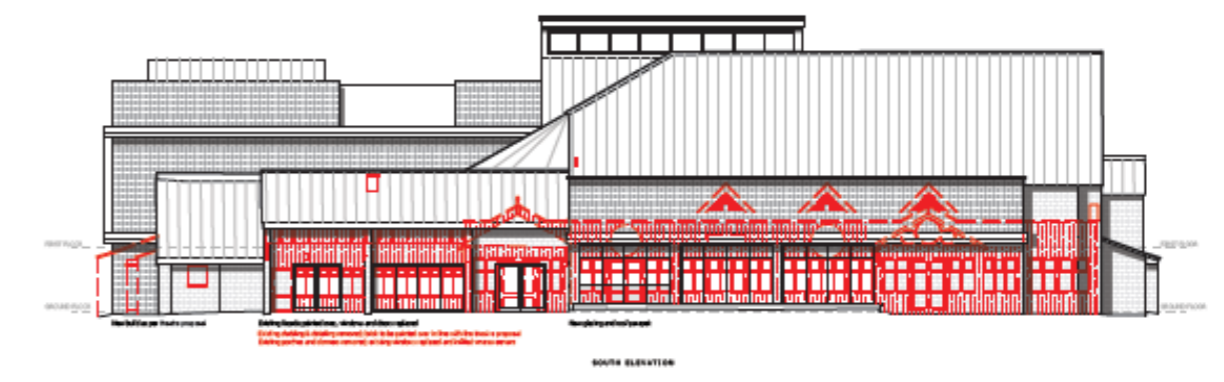
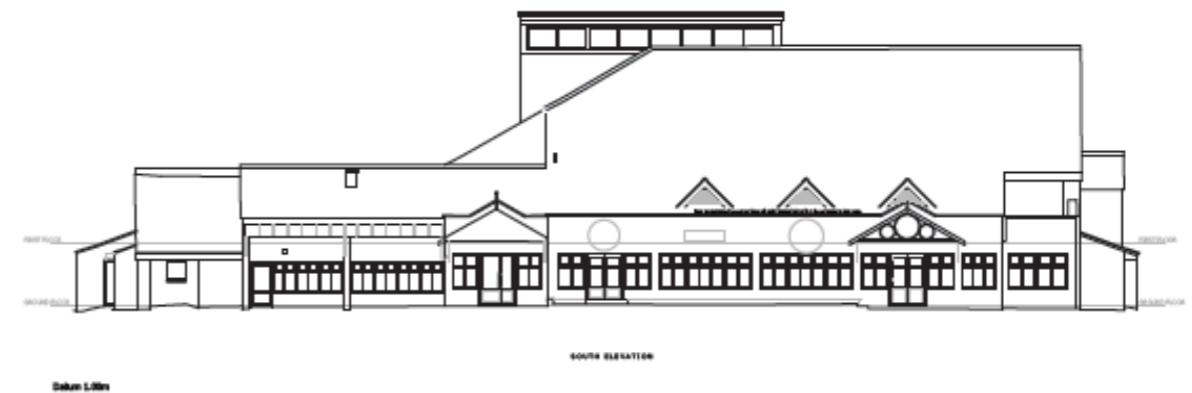


Figure 7: Elevational Plans

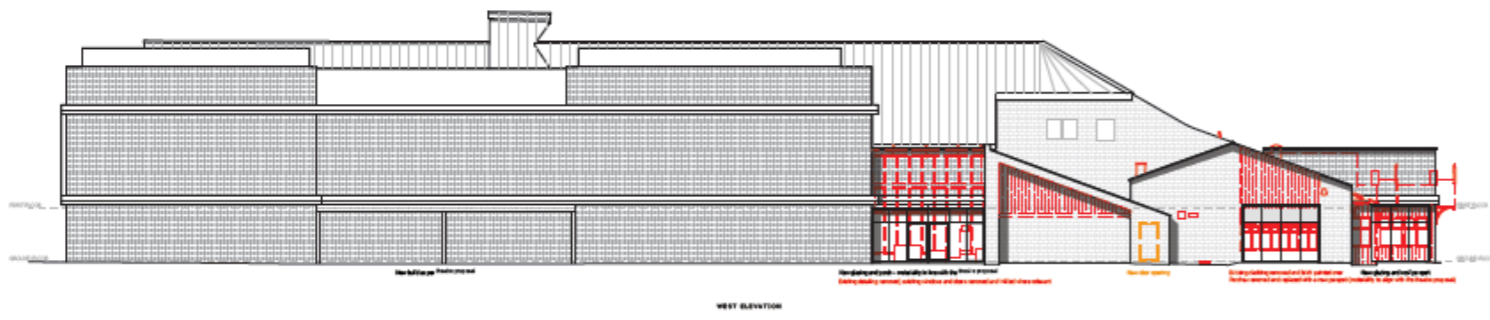
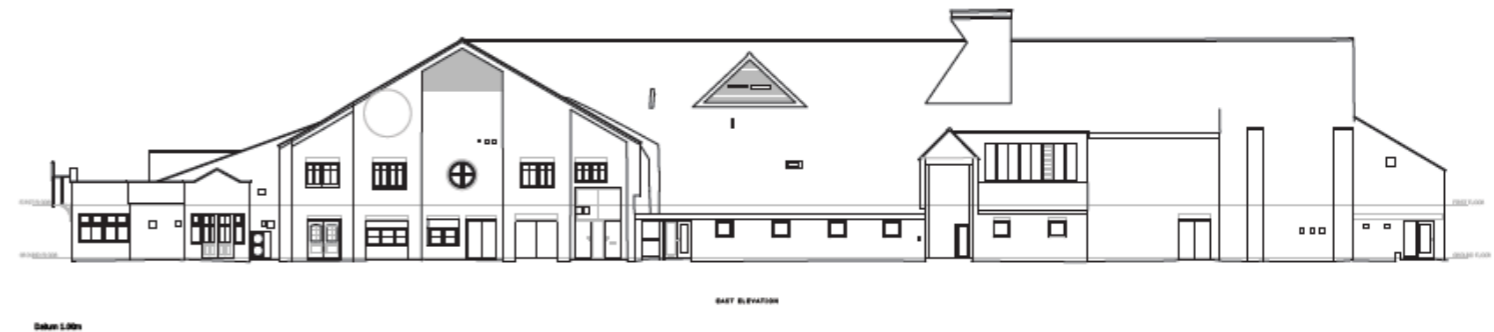
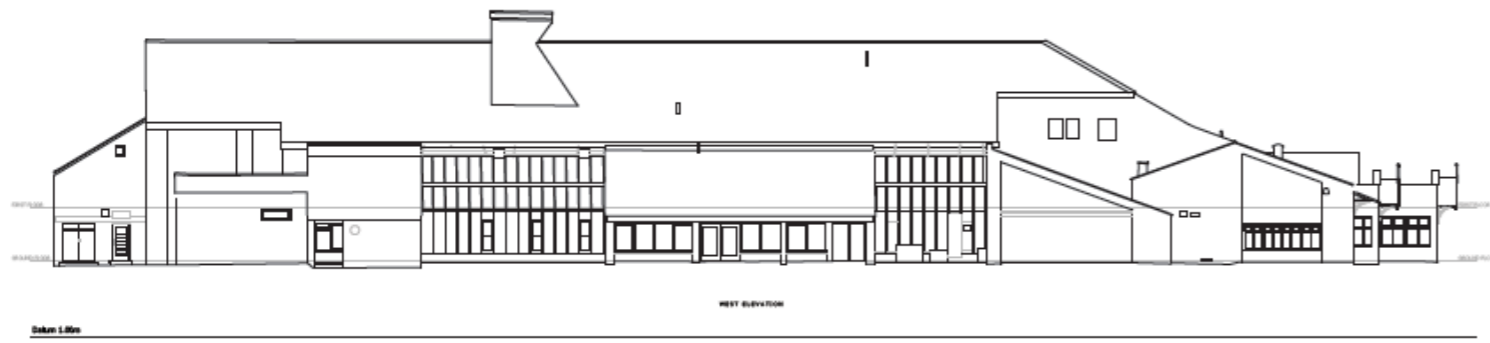


Figure 7: Elevational Plans



Figure 7: Elevational Plans

3.3. Design Narrative

As noted in the summary of the brief, the design intention has been to convert the existing building back to its original function. It is perhaps not surprising, given the non-structural alterations made to convert it in the first place, that the re-conversion of the Brewers Fayre back to a performance hall 'type' space is potentially not complicated on plan.

However, there are subtleties in the layouts that are driven by the operation of the building and its relationship with the theatre. For this exercise, we have assumed that both options could have a controlled or uncontrolled access with the theatre.

In addition, we have looked to keep the plan as simple and flexible as possible. The new entrance and generous foyer space with immediate adjacency to toilets and bar/ kitchen could cater for a wide range of functions within the hall. The secondary access from the south allows for further flexibility, with meeting rooms and second hall space being accessed separately from the main foyer.

The approach to the external design has been to adopt similar principles to that of the proposed theatre.

- Light colour facades in line with local context
- Big openings to increase transparency.
- Brick parapet to conceal rooftop plant.
- Front canopy to improve interface with public space.
- Continuation of new metal roof covering to unify the whole building.

3.4. Wider Design Considerations

The existing building is characterised by having an array of roof pitches and orientations across the development. There is historical evidence that there has been rain-driven water penetration. Without a full investigative survey, it is hard to confirm the cause of the water ingress, but anecdotal evidence suggests that the south-facing, low pitched roof tiles do not have sufficient self-weight to resist wind up lift resulting in water penetration between the roof tiles. The new theatre design replaces the tiled roof with an interlocking metal standing seam roof, which can be laid to a lower pitch than is recommended for roof tiles. We propose continuing with the same new metal roof across the southern part of the scheme, which will help unite some of the more disparate architectural elements and produce a project wide aesthetic across the whole scheme.

The removal and remodelling of the existing door and window openings are required to upgrade the performance of the building fabric and reflects the revised use of spaces within the floor plan. Adopting the same anodised aluminium window and door system as that proposed for the theatre will also help in unifying a standard aesthetic across the scheme.

New Build Option (Option 3)

The brief for this feasibility study has been to revert the existing building back to its original use and we have taken a pragmatic view with regards to the costs associated with this task. For example, the reinstatement of the hall spaces has been primarily a retrofit exercise and the impact upon the building's facades has been kept to a minimum to reduce unnecessary costs.

The resulting design does appear to be causing a potential 'aesthetic' issue. The original theatre and hall were designed as a single building and whilst they are looking tired and of 'an age', they are still legible as a single development using the same palette of materials. With the new theatre design, its elevations are clashing with those of the Brewers Fayre. Even when the proposed elevational changes have been made to the pub to incorporate similar materials and similar architectural features, the resulting aesthetic still jars with the proposed theatre elevations. There is an unpleasant discord between the various elements of the building. The low-level pitched roofs over the pub are now out of

character with the order and grandeur of the new theatre elevations, and thus weakening the aesthetic appeal of the whole development.

We have therefore looked at an option that involves a greater quantity of 'new build' construction for the Brewers Fayre pub. Removing the pitched roofs over the southern half of the pub and creating additional first floor accommodation has the following benefits.

- Increased GIFA (Gross Internal Floor Area)
- Ability to accommodate a new café/ dining space at first floor with views across the sea
- Provision of additional flexible hall/ meeting room spaces
- Increased height and presence at the southern end of the building on the sea front
- Opportunity to adopt the same architectural aesthetic across both the theatre and hall.
- Increased flat roof area behind the parapet to house air-handling plant, air source heat pumps and/or PVs etc.
- Opportunity to re-plan ground floor and accommodate public toilets, to free-up future car park redevelopment.

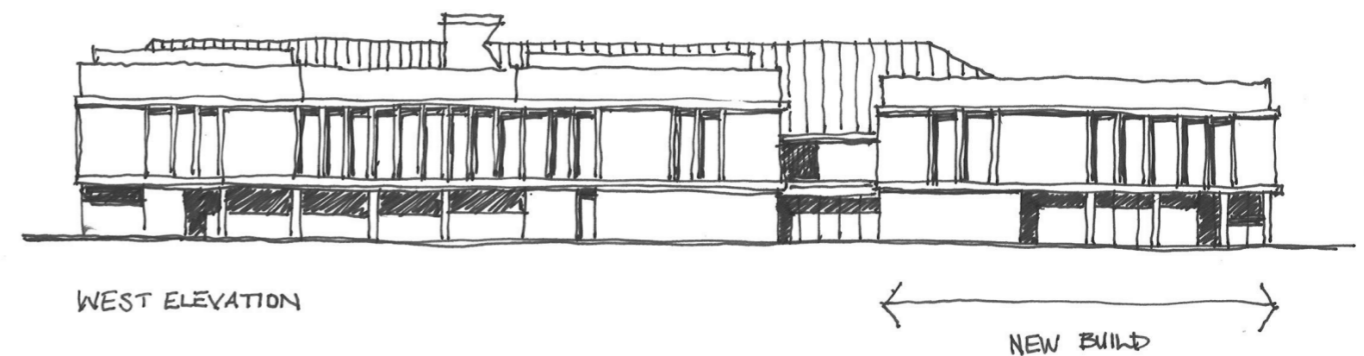


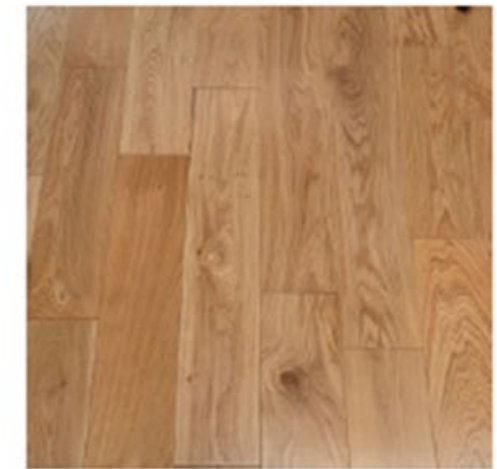
Table 2: Outline Specifications

Room	GIA m2	Outline Architectural Specification (Finishes)
Foyer	123 m2	Floor: Approx 16m2 hard-wearing entrance matting. 107m2 of Terrazzo tiles (to match theatre specification). 150mm high painted softwood timber skirtings. Walls: Dry lined plasterboard. Timber acoustic panels applied to walls between 1m and 2.2m Ceiling: 50% plasterboard, 50% timber acoustic battens, with black fleece, 150mm air void and 50mm acoustic insulation.
Hall 1	392 m2	Floor: Varnished hardwood timber boarded finish. 150mm high varnished hardwood timber skirtings. Walls: Dense block work with dry lined dense plasterboard on separating studs with acoustic insulation infill to adjoining walls. Timber acoustic panels applied to walls between 2.4m and 4.8m. Ceiling: Exposed structural steel beams clad in plasterboard with timber acoustic battens, with black fleece, 150mm air void and 50mm acoustic insulation spanning in between.
Hall 1 Store	26 m2	Floor: Hard wearing vinyl sheet flooring. 150mm high painted softwood timber skirtings. Walls: Dense block work with dry lined dense plasterboard or dense plaster finish. Ceiling: Plasterboard on m/f system.
Change 1 and 2	14 m2 per room	Floor: Hard wearing vinyl sheet flooring with 150mm high coved vinyl skirtings. Walls: Dense block work with dry lined dense plasterboard or dense plaster finish. Ceiling: Plasterboard on m/f system.
Hall 2	90 m2	Floor: Varnished hardwood timber boarded finish. 150mm high varnished hardwood timber skirtings. Walls: Dense block work with dry lined dense plasterboard on separating studs with acoustic insulation infill to adjoining walls. Timber acoustic panels applied to walls between 1m and 2.2m. Ceiling: 50% plasterboard, 50% timber acoustic battens, with black fleece, 150mm air void and 50mm acoustic insulation.
Hall 2 Store	11.5 m2	Floor: Hard wearing vinyl sheet flooring. 150mm high painted softwood timber skirtings. Walls: Dense block work with dry lined dense plasterboard or dense plaster finish. Ceiling: Plasterboard on m/f system.
Kitchenette	13.5 m2	Floor: Hard wearing, non-slip vinyl sheet flooring with 150mm high coved vinyl skirtings. Walls: Dense block work with dry lined dense plasterboard or dense plaster finish. Tiled splash backs above work top. Ceiling: Plasterboard on m/f system.
WCs inc. accessible WC and cleaner's store	45 m2	Floor: Hard wearing vinyl sheet flooring with 150mm high coved vinyl skirtings. Walls: Moisture resistant plasterboard partitions with plaster finish. IPS system to cubicles, doors and service panels. Tiled splash backs above wash-hand basins. Ceiling: Moisture resistant plasterboard on m/f system.
Office	25 m2	Floor: Quality hard-wearing carpet and underlay. 150mm high painted softwood timber skirtings. Walls: Plasterboard partitions with plaster finish. Ceiling: Plasterboard on m/f system.
Meeting Room 1 and 2	25 m2 per room	Floor: Quality hard-wearing carpet and underlay. 150mm high painted softwood timber skirtings. Walls: Plasterboard partitions with plaster finish. Ceiling: Plasterboard on m/f system.
Plant Room	36 m2	Floor: Hard wearing vinyl sheet flooring. 150mm high painted softwood timber skirtings. Walls: Dense block work with dry lined dense plasterboard or dense plaster finish. Ceiling: Plasterboard on m/f system.
General corridors	64 m2	Floor: Approx 17m2 hard-wearing entrance matting. 47m2 of quality hard-wearing carpet and underlay. 150mm high painted softwood timber skirtings. Walls: Plasterboard partitions with plaster finish. Ceiling: Plasterboard on m/f system.

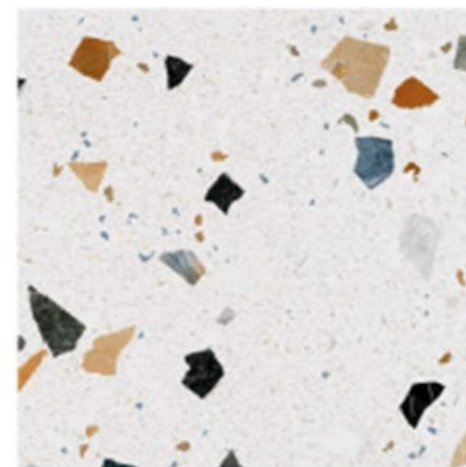
Carpet



Hardwood flooring



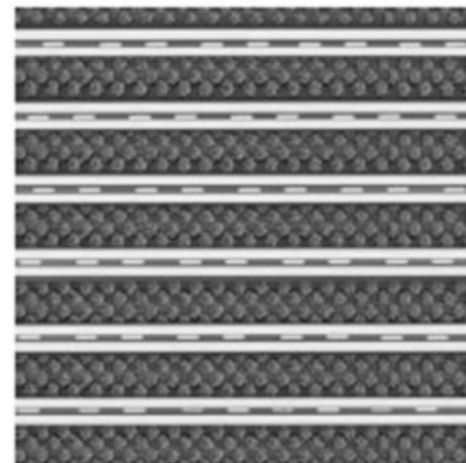
Terrazzo Flooring



Timber Acoustic Ceiling



Entrance Matting



Timber Acoustic Wall Panel

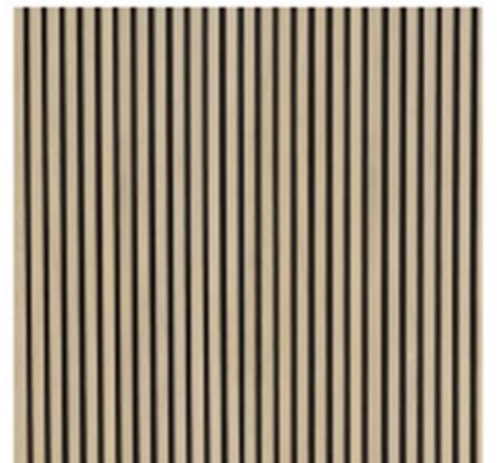


Image 2: Material Sampling

4. SURVEY FINDINGS OF EXISTING BUILDING

4.1. Building Surveying

A condition survey has been produced to capture the condition of the building and highlight areas that require immediate remediation works. The report outlines the general condition of the restaurant as well as to linked staff accommodation at 1st floor level.

The inspection was non-intrusive whereby all accessible areas of the building have been reported on. The exterior of the property has been included within the condition report, but the roof coverings have not been considered in detail.

The report is aimed to offer guidance in terms of condition and priority to help inform the client team with regards to next steps, ensuring the areas requiring immediate action are highlighted as priority items to prevent any further damage to the building and inform the council of any potential risk elements.

Please see the separate Building Condition Report dated February 2024 in Appendix C.

The main areas of concerns on the current Brewers fayre includes the following:

- o **Roof** – The roof is in a very poor condition where the best strategy would be to replace the entirety.
- o **Water ingress** – Can cause further issues to the property if not acted upon immediately.
- o **Windows and glazed areas** – The windows and glazed areas are in a poor condition and require replacement to meet the necessary EPC rating.
- o **Structure** – Some concerns over specified elements in the report. However, due to the vast strip-out of the works these elements will be removed.
- o **Dampness** to the cellar and generally poor condition of most internal areas, with damage to walls/ceilings/floors and fixtures and fittings.

Where defects are known to be impacting on elements being removed, there is no need to develop remedial solutions.

4.2. Mechanical & Electrical Engineering

The following is based on a visual-only survey. Opening up/destructive works or specialist investigations have not been undertaken, including access to equipment/plant via the use of tools/specialist equipment.

No general O&M information was available, including testing / commissioning data and record O&M documentation.

4.2.1. Mechanical Incoming Supplies

Incoming Potable Water Infrastructure

The incoming cold water main location could not be identified during our initial survey.

Gas Infrastructure

Gas supply enters the Brewers Fayre building via the southeast façade. The gas meter location could not be identified during our initial survey.

4.2.2 Existing Services

Heating & Cooling Services

The LTHW heating is currently served by 8no. Hamworthy Purewell gas fired boilers which are located within the mechanical plantroom at first floor level within the theatre building.

The Theatre and Brewer Fayre are heated via two circuits, each circuit is provided by a dedicated pump set. These pumps are controlled via the existing mechanical control panel located within the plantroom of the theatre.

The two circuits enter/leave the plantroom at high level and traverse throughout the buildings.

The LTHW heating system pipework throughout the existing Brewers Fayre building is predominantly a mixture of copper and steel. It appears that the majority of pipework is concealed within the floor construction, with various sections run above ground. The building is served via a two-pipe flow and return system connected to steel panel radiators of varying styles.

The majority of the existing radiators within the existing Brewers Fayre are fitted with thermostatic radiator valves (TRV's).

The existing first floor space contains two residential flats, no boiler / heating plant was identified within either of these dwellings during our survey. The space heating is provided by an LTHW system connected to radiators; it is currently assumed that the flats are served via the central building heating system.

The existing Cellar is served via a wall mounted commercial cooling unit mounted at high level. Refrigerant pipework, with black Armaflex insulation, serves the unit and is routed through the wall to the external condenser unit location.

The main pub space is provided with a number of 4-way blow cassettes installed at ceiling level. Refrigerant pipework serving these units could not be located during our survey however it is assumed that this is routed within the ceiling void to the external condenser unit location.

A fridge / freezer room is present within the Brewers Fayre building. This space is served by dedicated cooling units and associated external condenser plant.

Natural Gas Services

Natural gas enters the first-floor mechanical plantroom at low level and passes through the gas solenoid valve. The gas pipework then routes to serve the boilers.

The existing first floor space contains two residential flats; no gas supply was identified to either of these dwellings during our survey.

The main pub space is provided with two gas fireplaces, the gas pipework that serves these was not located during our survey.

The commercial kitchen space within the existing Brewers Fayre building is provided with a dedicated gas supply the gas pipework routes through the ceiling void to serve the kitchen. The gas supply enters the kitchen at high level. The pipework drops to low level complete with solenoid valve, the pipework then traverses at low level where multiple capped off and isolated connections are provided.

Ventilation Services

Ventilation is provided to the pub area via a combination of wall mounted fans and ceiling/wall mounted diffusers / grilles.

Access was not gained above the pub ceiling; therefore, we are unable to confirm the configuration of the ventilation ductwork.

The existing toilet facilities are provided with ceiling mounted air valves. There appeared to be significant flexible ductwork located within the ceiling void above the toilet facilities, it was however unclear whether this was connected, and an associated fan could not be located during the time of our survey.

The commercial kitchen space within the existing Brewers Fayre building is provide with dedicated supply and extract ventilation. The fan units and distribution ductwork are located within the roof space above the kitchen area. Ductwork distributes through the ceiling void where it drops to serve the commercial style extract hood and supply diffusers.

Domestic Hot and Cold-Water Services

The domestic hot water is currently served by 3no. 282 litre Heatrae Sadia Megaflo Eco unvented direct hot water cylinders, which are located within the mechanical plantroom at first floor level.

A flow and return hot water system is installed to maintain acceptable temperatures in the system. There appears to be only one domestic hot water circuit that leaves the plantroom at high level. A dedicated hot water return pump is provided on the return circuit. This pump is controlled via the existing mechanical control panel located within the plantroom. It is our understanding that two of the three Megaflo units have been sized to serve the Brewers Fayre building.

It was unclear during the survey however we assumed that cold water is provided to the theatre and Brewers Fayre via a sectional GRP water tank which is located within the loft space. During our survey we were unable to locate the incoming water main location and meter. However, the mains cold water can be seen within the loft space serving this tank. Cold water is distributed via a gravity system to the outlets. The tank appears to be in good condition, and it is believed to serve both the theatre and Brewers Fayre potable water outlets. Within this loft space there is also a feed and expansion water tank which provides a cold water down service to the heating system, this tank is mains fed.

The existing domestic cold and hot water flow and return pipework throughout the building is predominately copper. During our survey we were unable to determine to what extent the hot water return had been installed. The majority of pipework runs are within ceiling/floor voids, behind IPS boxing or exposed within rooms.

Above Ground Drainage Services

The site survey was visual only. All soil stacks were not fully accessible.

The existing drainage within the Brewers Fayre building appears to typically distribute via gravity as required and drops to the below ground drainage system.

Foul drainage pipework runs are currently located at low level where they either route to a soil stack location or terminate direct to ground.

It is assumed the cooling unit condensates are pumped in applicable areas. We were not able to inspect the ceiling void areas but believe the above to be the case.

Separation and/or diversions of existing services

Heating & Cooling Services

The existing pump set(s) which serve the Brewers Fayre & residential flats shall be decommissioned and removed.

The affected heating circuit will need to be isolated, drained down and removed back to the mechanical plantroom at first floor.

A full detailed review of the existing Brewers Fayre heating circuit should be undertaken to ensure no existing spaces which do not form part of this proposal are left without heat following removal of the heating circuit.

Natural Gas Services

The existing natural gas service serving the Brewers Fayre will need to be isolated, decommissioned, disconnected, and removed back to the nearest suitable connection point to ensure separation between the Theatre and the proposed building.

Further investigation will be required to understand the full extent of the pipework routing.

A full detailed review of the existing gas circuit should be undertaken to ensure no existing spaces which do not form part of this proposal are left without gas following removal of the service within the proposed building.

Ventilation Services

Independent ventilation systems are provided; therefore, no separation/ diversion works are anticipated.

Domestic Hot and Cold Water Services

The existing domestic hot water flow and return pipework that serves the existing Brewers Fayre building and residential flats will need to be isolated, drained down and removed back to the mechanical plantroom at first floor to ensure separation between the Theatre and the proposed building.

The existing cold water supply to the Brewers Fayre building and residential flats will need to be isolated, drained down and removed back to the water tank location within the roof void to ensure separation between the Theatre and the proposed building.

A full detailed review of the existing Brewers Fayre hot and cold water circuits should be undertaken to ensure no existing spaces which do not form part of this proposal are left without a water supply following removal of the circuits.

Above Ground Drainage Services

Independent above ground drainage systems are provided; therefore, no separation/ diversion works are anticipated.

4.2.2. Electrical Incoming Supplies

Existing Services

Electrical Distribution

There is an incoming electrical supply that enters the theatre on East side of the building at ground floor level with an Elster A1700 meter, followed downstream by an 800A Glasgow Excel isolator. This supply then feeds the 1st floor electrical switch room before serving the rest of the building via busbar chamber and multiple isolators serving the various distribution boards around the theatre.

The theatre 1st floor switch room feeds the Brewers Fayre from the busbar chamber via a Glasgow Excel 300A isolator labelled "PUB". From this isolator a SWA and a dedicated CPC cable is laid unclipped across the floor of the switch room and then exits at low level on the south side of the switch room immediately within the Royal Hall.

The SWA serving the Brewers Fayre terminates within a small electrical services cupboard on the northeast of the demise. The SWA is within metal trunking before entering the Merlin Gerin main distribution board, with 225A main switch. This main board then serves various boards around the Brewers Fayre demise including, 'DB Cellar', 'DB Flat', 'DB public Area', 'DB Kitchen', 'DB1'. A 'EDMI Atlas Mk10A' local meter is provided for the Brewers Fayre incoming supply.

Small Power and Data

Generally small power and data are surface mounted within the Back of House (BoH) areas and at the bar, with Front of House (FoH) areas recessed. The accessories are a mixture of plastic and metal clad depending on the environment in which they are installed. Distribution is provided within the ceiling voids therefore containment for the main runs cannot be ascertained without an intrusive survey.

Lighting, Emergency Lighting and Controls

A mixture of lighting types is provided throughout the Brewers Fayre depending on the use of the space, from polycarbonate fixtures and surface wall fittings through to recessed downlights, and pendant fittings. These luminaires are manually controlled, and some have integral emergency function, as required within the space in which they serve. Illuminated emergency exit signage is provided.

Fire Alarm System

A fire alarm panel is located within one of the south entrances of the Brewers Fayre where public access was provided. Detection is manual call points, sounders and visual beacon are provided at various locations throughout the building.

Lightning Protection Systems

There is evidence of a lightning protection system, and it is believed that the system has been installed as a building wide system and is connected to the main earth terminal within the Theatre's main switch room. General condition of the system could not be ascertained via a visual only survey however we would assume the council has test certification that can clarify. Upon review of site photos, it has been noted that the external conductor tape installed to the southwest corner of the building has been vandalised and has been disconnected from the tape entering the ground. This requires immediate rectification.

Security System

An intruder alarm has been installed within the Brewers Fayre and is dedicated to the demise. Detection devices are predominantly via door contacts on perimeter doors and the alarm can be set from the keypad at the BoH entrance doors on the northeast of the Brewers Fayre.

ICT Services / Telecoms

There is evidence of incoming telecoms in more than 1 location of the Brewers Fayre however the main incoming position appears to be in a small room adjacent to the main switch cupboard. DP1678 and ISDN lines are visible within

the room which then serve the various outlets. Within in this room is an IT rack with appears to have served the EPOS system. A further rack is located within the adjacent room and assumed serves general data around the Brewers Fayre.

A DP was located above the ceiling void of the FoH toilets but due to limited access it could not be ascertained what this served and the routing of the associated cabling.

Separation and/or diversions of existing services

Electrical Distribution

There is an incoming electrical supply that enters the theatre on East side of the building at ground floor level with an Elster A1700 meter, followed downstream by a 800A Glasgow Excel isolator. This supply then feeds the 1st floor electrical switch room before serving the rest of the building via busbar chamber and multiple isolators serving the various distribution boards around the theatre.

As the Royal Hall will need to be independent of the Theatre, the existing supply from the Theatre will require disconnection and removal of the sub-mains cabling. A new supply connection will be required from SSEN which will be installed within a newly formed, dedicated, LV switch room. It is anticipated that a 250KVA connection, however the services strategy will require formalising at later RIBA Stages and an associated load assessment undertaken to determine the supply size.

Small Power and Data

None

Lighting, Emergency Lighting and Controls

None

Fire Alarm System

None

Lightning Protection Systems

The lightning protection system appears to be a building wide system which is acceptable. There are no separation or diversion works required.

Security System

None

ICT Services / Telecoms

Further investigation and communication with Openreach will be required to ascertain the full works required but the Brewers Fayre, from visual survey, does appear to be independent of the Theatre.

4.3. Structural Engineering

4.3.1. Brief History of the Development

From 1911 to 1975, the location now occupied by the Bognor Regis Centre was home to the Kursaal. The Kursaal functioned as a versatile venue, serving as a theatre, featuring a skating rink, shops, and tea rooms. In 1975, the Kursaal was demolished, paving the way for the construction of the Bognor Regis Centre, which officially opened in March 1980.

The Centre as built contained the Alexandra Theatre, the Royal Hall, bar, ambulatory and club room. In 1996 it was leased to Whitbread's who then sub-let the theatre. However, in doing so access to the Promenade was lost, together with the bar. The Royal Hall was then converted to a The Brewers Fayre. The Brewers Fayre ceased operations in early April 2023, and since then, the venue has remained vacant.

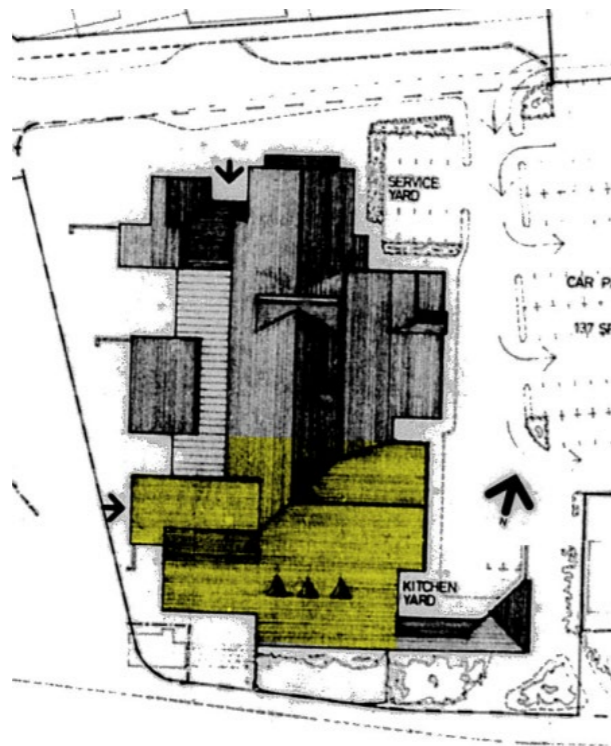


Figure 8: The Bognor Regis Centre Development, Plan View from Record Drawings 1975

4.3.2. Description of existing structure

Royal Hall is situated on the southern end of the development facing the Esplanade. The structure comprises of a traditional masonry construction supporting a series of long span roof trusses. Available record drawings show that the structure is being supported on pad foundations with strip footings forming the structural perimeter. The ground floor appears to be formed out of in-situ ground bearing slab with 1 layer of A142 mesh placed at the top and bottom of the slab. The thickness of the ground bearing slab is currently unknown.

Since its establishment in 1996, Brewers Fayre has undergone several internal fit-out modifications to the building, primarily considered non-structural in nature. The principal structural change involves the addition of a mezzanine level situated on the eastern elevation, outlined in Figure 2 (brown area). While the foundations of the new mezzanine are presently unknown, there is a belief that the columns may be directly supported by the ground floor slab.

Moreover, a comparison between the current layout and record drawings suggests the potential removal of two load-bearing walls, replaced by steel columns (Figure 2, red area). The foundations of these columns are currently undocumented. The remaining structural elements, (Figure 2, yellow area) are in keeping with record drawings.

In summary, it is determined that no significant structural alterations were undertaken during the fit-out of Brewers Fayre. Despite a notable introduction of timber beams and posts in the current layout, these elements are believed to be predominantly decorative in nature.

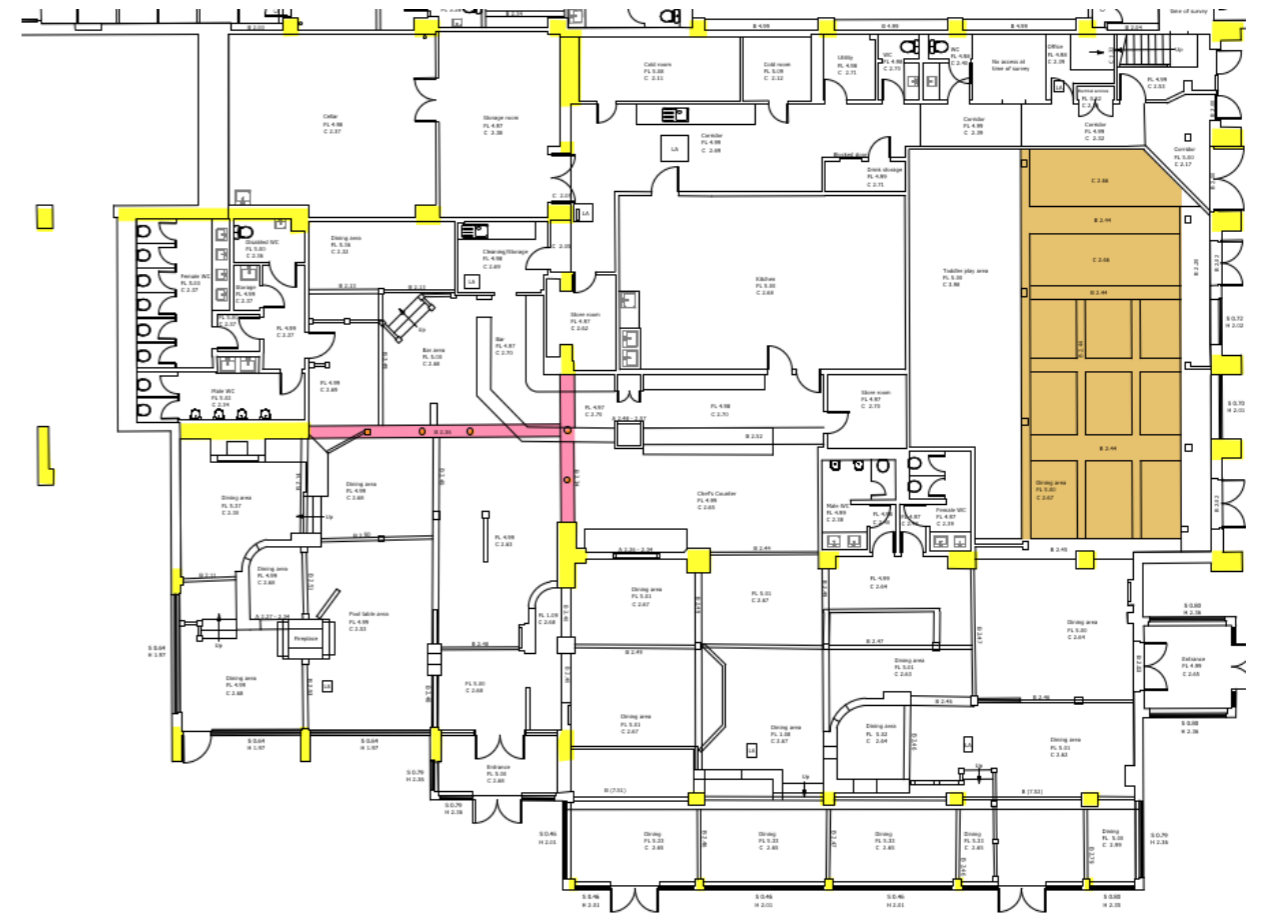


Figure 9: Existing Layout of Royal Hall Highlighting Load Bearing Elements and Structural Modifications

4.3.3. Review of new proposals

The main aim of this assessment is to restore Royal Hall back to its original state. In doing so some alterations to the façade of the structure have been proposed in order to match the refurbishment proposals put forward for the Alexandria theatre. As a result, structural interventions required relate to the elevations rather than to modifications carried out internally.

Two options are currently being proposed, option 1 and option 2 (refer to architect's sections for Options 1 and 2). These are compared with record drawings and comments are made regarding any structural modifications required to facilitate these options. Figure as shown below shows four different compartment areas and their subsequent locations. These areas depend on the function of each space are based on record drawing information. The areas are split into Multi-purpose Hall (yellow region), Amenities (lilac region), Cafeteria (blue region) and Foyer (red region).

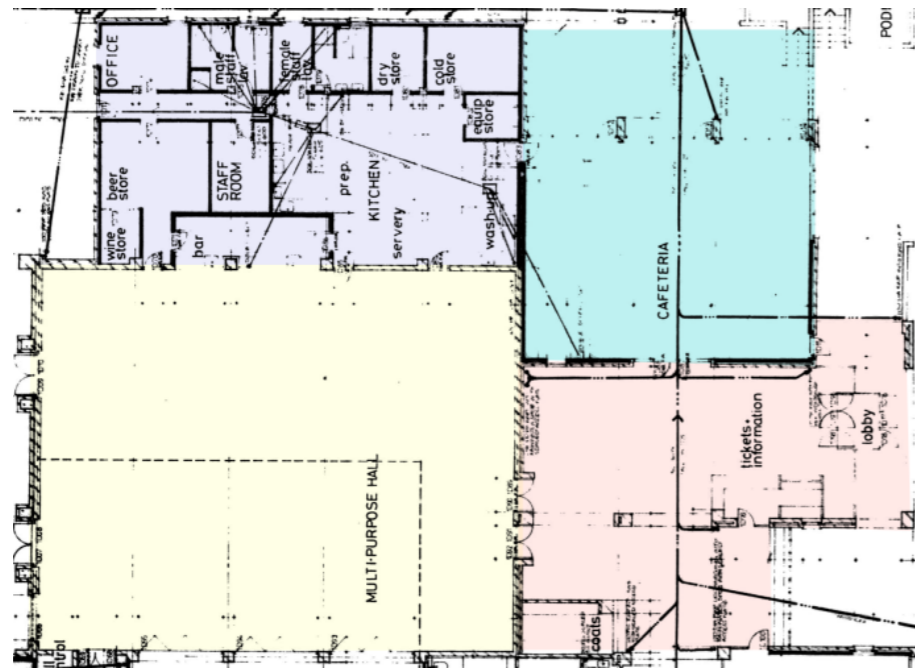


Figure 10: Original Design Intent Compartment Areas Based on Record Drawings.

Based on the function of each space BS EN 1991-1 provides the normally accepted minimum imposed floor loading as shown in the table below.

COMPARTMENT	EXAMPLES OF USE	UNIFORM DISTRIBUTED LOAD (KN/M ²)	CONCENTRATED LOAD (KN)
Multipurpose Hall	Dance halls and studios, gymnasia, stages	5.0	3.6
Amenities/Cafeteria	Areas in general retail shops	4.0	3.6
Foyer	Corridors, hallways, aisles in all buildings, including hotels and motels and in institutional type buildings subjected to wheeled vehicles, including trolleys	5.0	4.5

Table 3: Imposed Load Allowance Based on Usage Per BS EN 1991-1

Multipurpose Hall

In both Options 1 and 2, the original multipurpose space is being restored to its initial design. The existing roof comprises a steel truss, approximately 6.0 meters in depth, inclined at 30 degrees, spanning around 18.6 meters. The roof is supported by purlins, which serve as truss restraints.

A new ceiling is proposed to be suspended from the bottom boom of the trusses, creating an acoustic ceiling and housing any necessary services. It is not anticipated that the trusses will require strengthening; however, a load takedown analysis will be necessary once the final details of the roof buildup, ceiling, and services are determined. The existing trusses are supported on concrete padstones and masonry walls/piers below. The bottom boom of the truss acts as a tie, ensuring that no thrust or lateral loads are applied to the top of the supports.

A new opening is suggested to connect the Alexandra Theatre with the Royal Hall. The proposed location for the new opening aligns with the vicinity of an original opening in the structure. At this stage, there is no indication that structural intervention will be necessary.

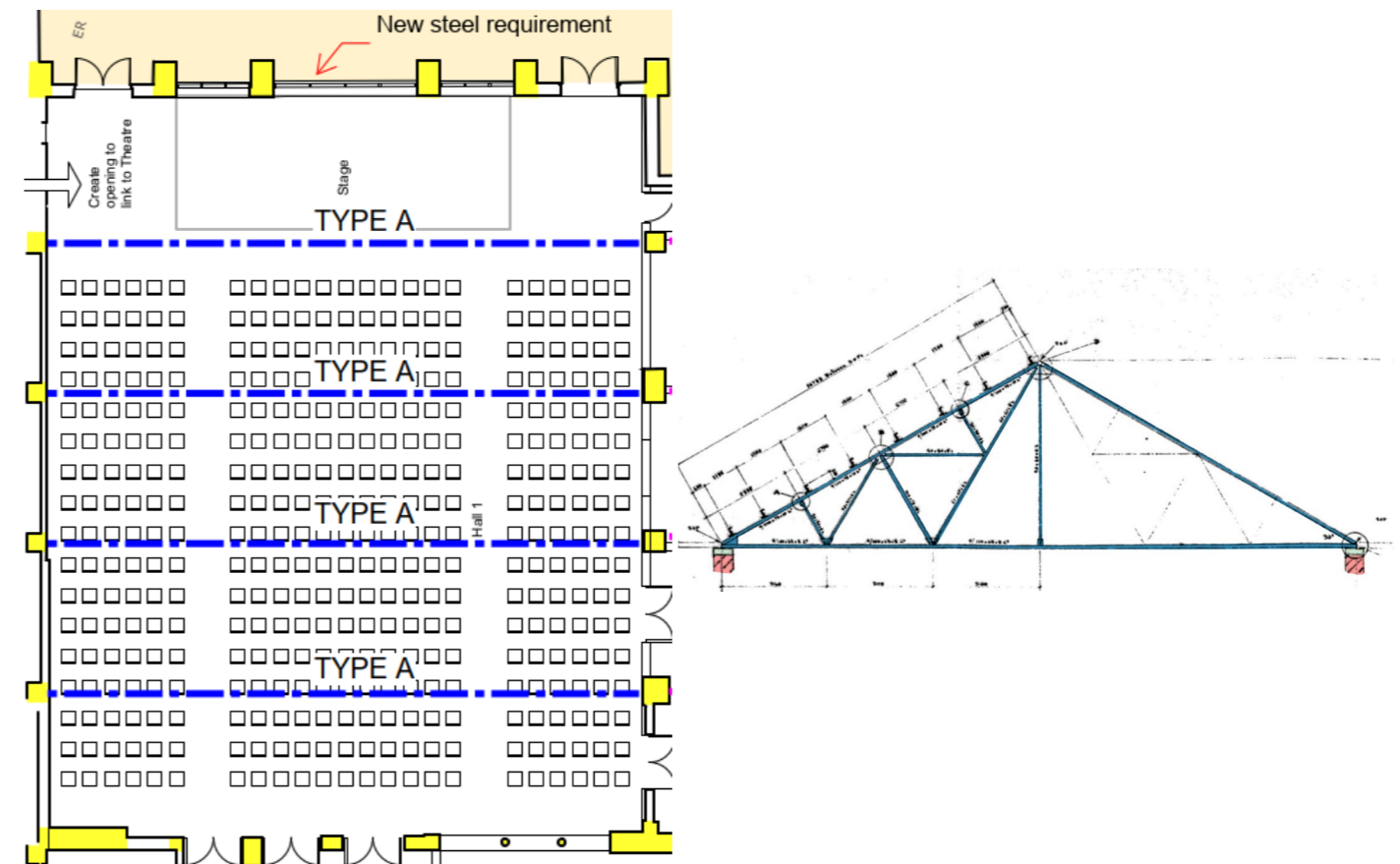


Figure 11: Multipurpose Hall Space Option 1 (Left) and Type A Truss (Right)

Cafeteria/Small Hall and Foyer area

Options 1 and 2 propose different functions for this space. Option 1 requires the space to be utilized as a smaller multifunctional area, while Option 2 aims to restore the space to its original purpose as a café. Similarly to the multipurpose hall this space has a duo pitch roof supported by a steel truss, Figure . As with the main hall the purlins are spaced at 1.8 metre centres and are providing structural restraint to the top of the truss.

The steel truss spans onto concrete padstones which in turn are being supported by masonry walls/piers. It is believed that a masonry wall has been removed from this space and was replaced with steel columns. Foundations and conditions of these supports will have to be assessed once the fixtures and finishes have been removed.

Depending on the intended use of this space, a ceiling can be incorporated either in line with the bottom of the truss or at the underside of roof level, allowing the steel frame to be prominently expressed. The new foyer area is located where the original entrance used to be. Reinstatement of this area does not pose any structural concerns in this space.

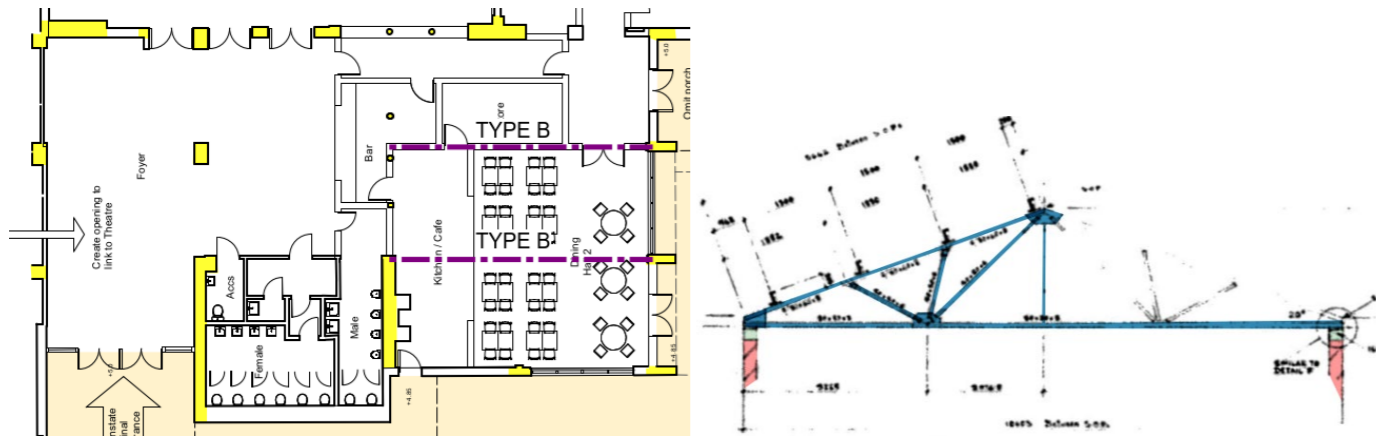


Figure 12: Small Hall Area (Option 1) or Café Space (Option 2) and Foyer Area.

Meeting Rooms and Amenities

In both options this space is being converted to meeting rooms and other amenities. The original structure consists of a mono-pitch roof spanning from the multipurpose space to the external façade, Figure . However, during the fitout in 1996 it appears that a flat roof section and parapet was added to the façade. In general, the structure internally remains true to the original design intent.

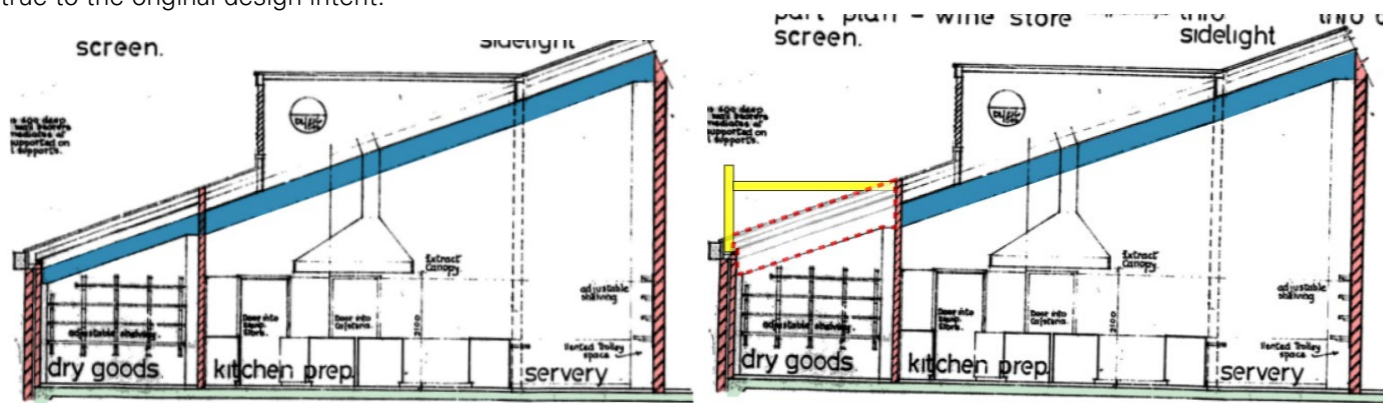


Figure 13: Original Design (left) and Existing Space Amenities and Office Space (right).

Elevations and Structural Alterations

Structural alterations to the facades are typically concentrated on the lean-to area which is part of the amenities and meeting rooms space. Here, the intent is to increase the parapet in line with the adjacent roof over the café area around the perimeter of this space affecting the east, west and southern elevations. In addition, a flat roof is being proposed over this area.

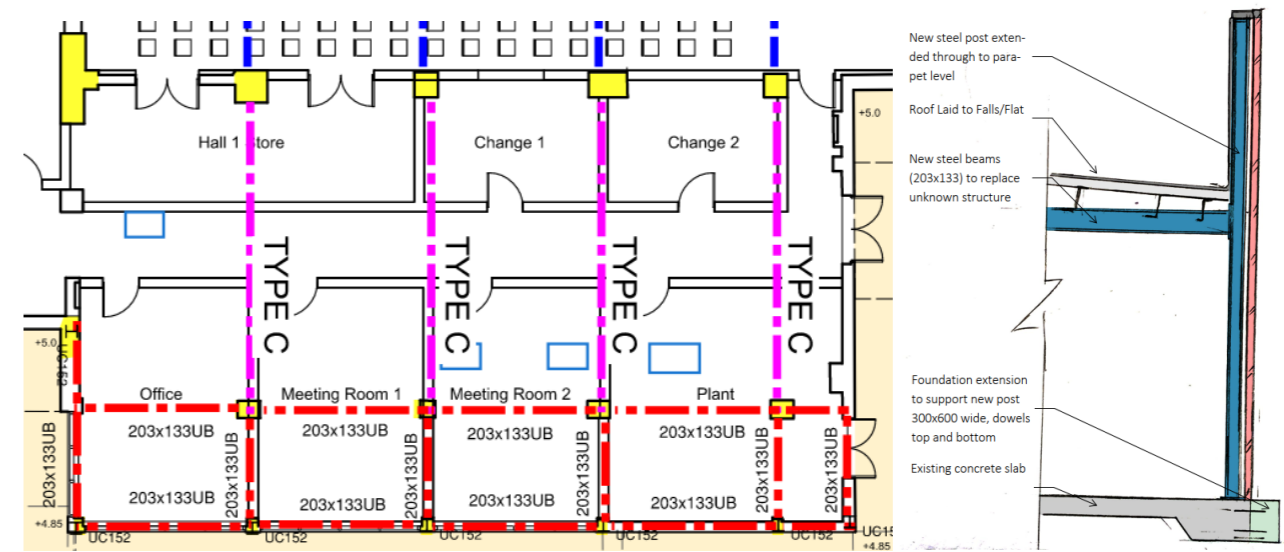


Figure 14: Proposed Roof Structural Alterations (left) and cross section (right)

The combination of the two proposals requires additional steelwork both on the roof but also externally in order to allow for the parapet to be raised at that level. The following alterations are being proposed:

- Removal of the existing flat roof back to the first structural support line.
- Extension of existing foundations, typically with 300x600mm wide pad, doweled in the existing slab.
- Introduction of steel columns from foundation to parapet level.
- Installation of internal steel to support the new roof.
- Installation of a PFC at the top of the parapet to provide support.

The design intent for the structural elements along with preliminary sizes can be seen in the Figures below.

Finally, the alterations proposed along the eastern elevation at the entrance to the multi purposed hall may require the introduction of steel lintels to support the panels above. As the existing wall is a 275mm cavity it is currently proposed that two lintels are used per opening to support each leaf independently.

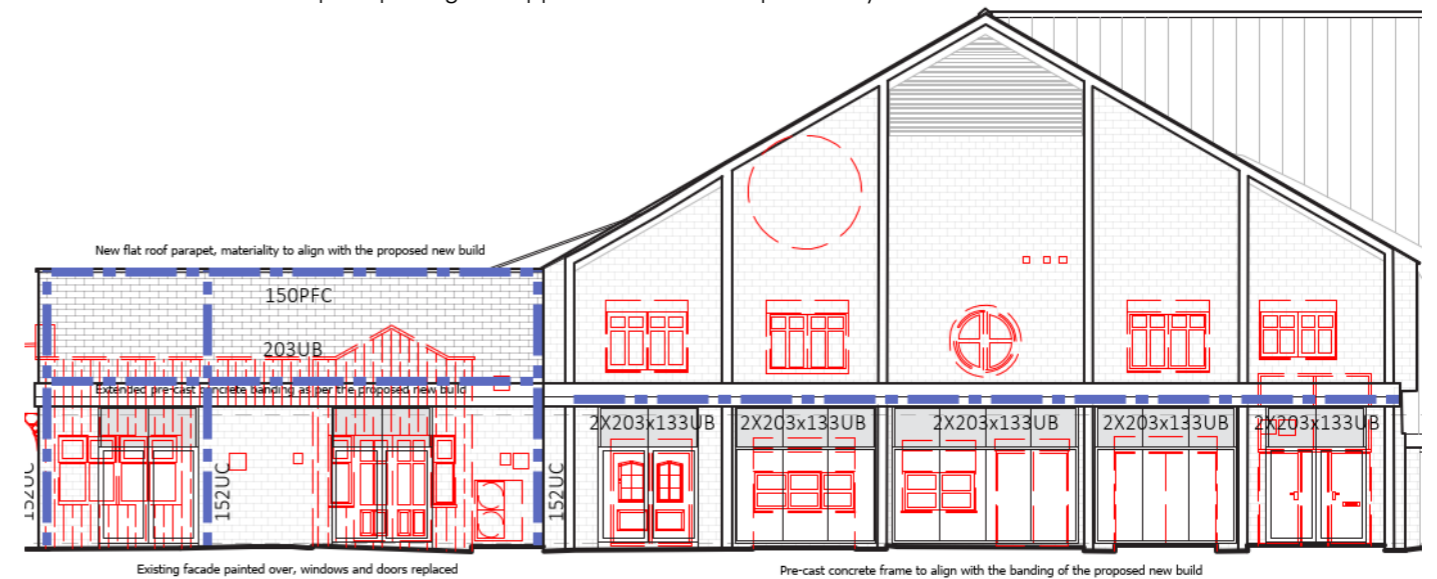


Figure 15: Proposed Structure of East Elevation

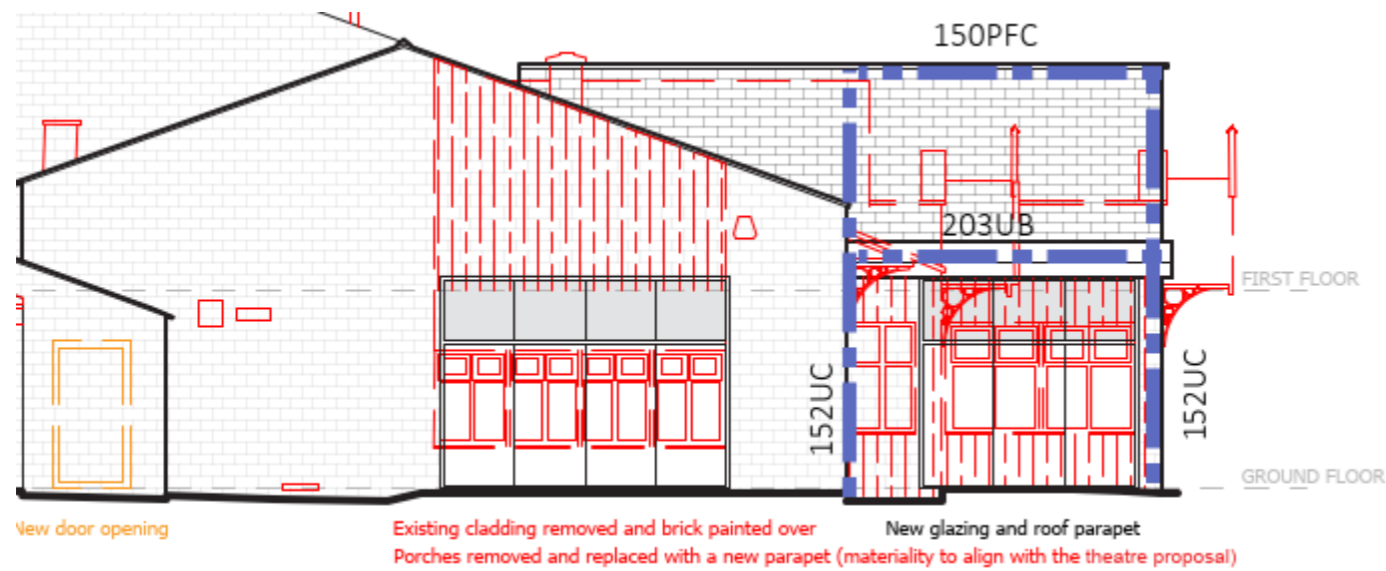


Figure 16: Proposed Structure over West Elevation

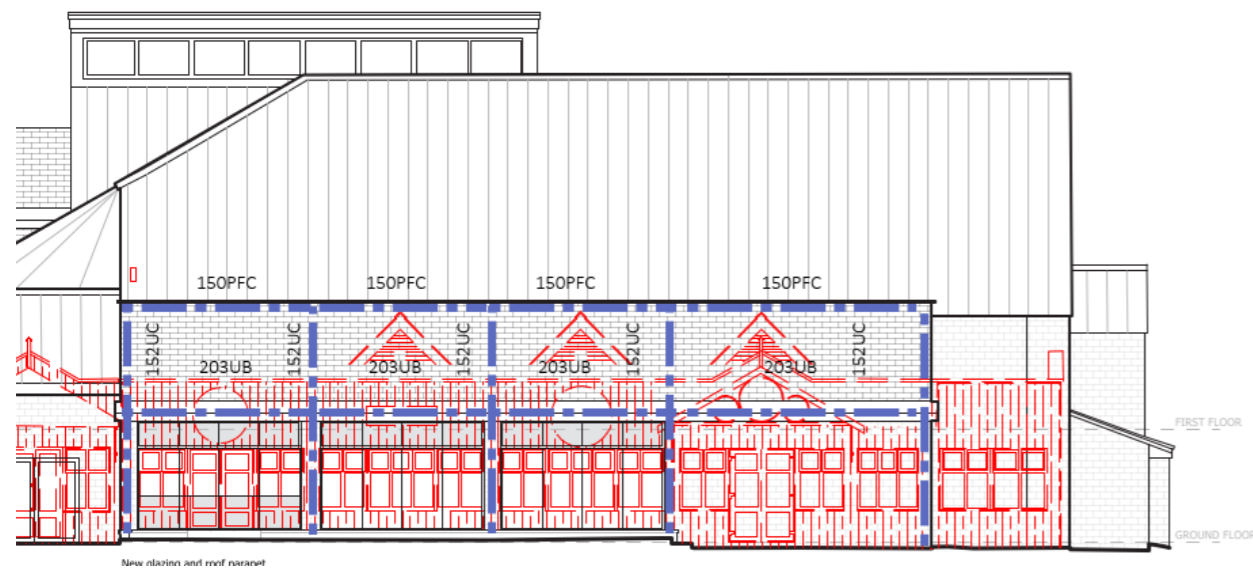


Figure 17: Proposed Structure over South Elevation

4.4. Civil Engineering (Below Ground Drainage)

Original Royal Hall arrangement

Upon review of the record information received from Arun DC, we were able to establish the arrangement of the original foul water and surface water drainage below and within the vicinity of the Royal Hall building in its original form.

Due to the quality the microfiche film records, we overdraw each of the below ground drainage types to make this clearer. A snapshot of this can be seen below, with the full drawing (ref: 5024385-RDG-XX-XX-D-C-005000).

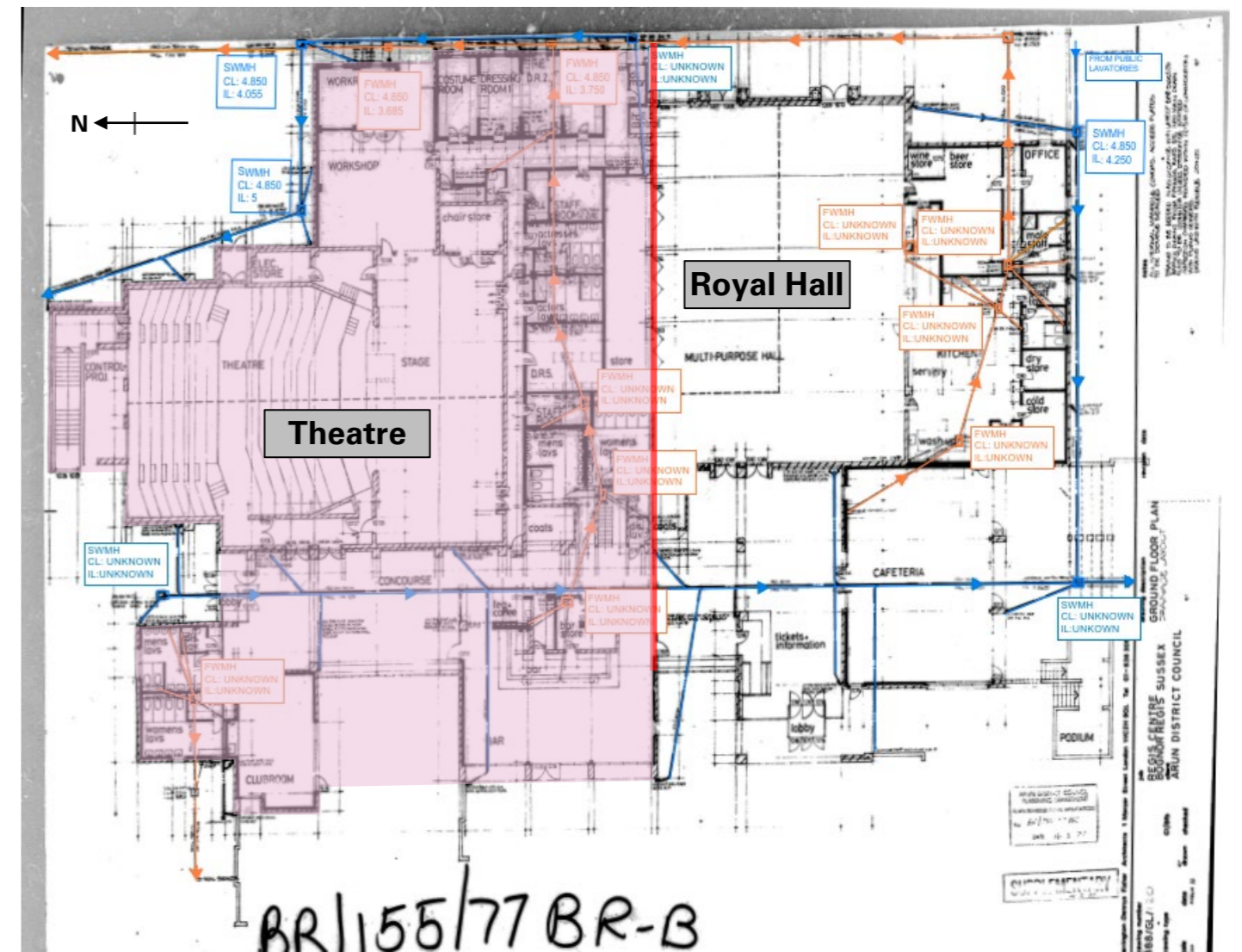


Figure 18: Historical Drainage Layout

From the record information, it is apparent that there are separate below ground networks for surface water and foul water. The Theatre Building and Royal Hall share drainage networks.

Surface Water – There are 2No. surface water networks serving the overall building. The surface water from the east / north-east of the Theatre is collected via rainwater pipes and conveyed towards the north of the site. The roof to the north-west and central of the theatre is collected and conveyed under the building towards the south, passing under the Royal Hall. The Royal Hall roof drainage from the west and central areas connects onto this surface water drain before exiting the building to the south. The remainder of the roof drainage from the eastern Royal Hall roof collects and passes south of the building connecting onto the common drain. There is also a connection arriving from the southeast of Royal Hall which is believed to serve the Public Lavatory building.

Foul Water – The foul water drainage serving the bar, WCs, staff room and cleaner’s cupboard to the southern end of the Theatre collects via a network of internal manholes located within the Theatre demise and conveys the sewerage east to an externally located foul water drain running parallel with the eastern elevation, heading towards the north. At this location, the drainage from the Royal Hall connects from the south. The Royal Hall has an internal drainage network (with internal manholes) collecting from the original cafeteria, kitchens and WCs running west to east along the southern end of the building towards an external chamber, before turning north and joining onto the Royal Hall drainage network.

Brewers Fayre Refurb

In more recent years, the Royal Hall area was converted into a Brewers Fayre restaurant. This involved an internal refurbishment with the addition of kitchens, pot wash areas, staff welfare, customer toilets and cleaner's cupboards. No record information has been provided for this refurbishment; however the current layout has been overlaid on the record information to understand where any new drainage provision was made. A snapshot of this can be seen below, with the full drawing (ref: 5024385-RDG-XX-XX-D-C-005001).

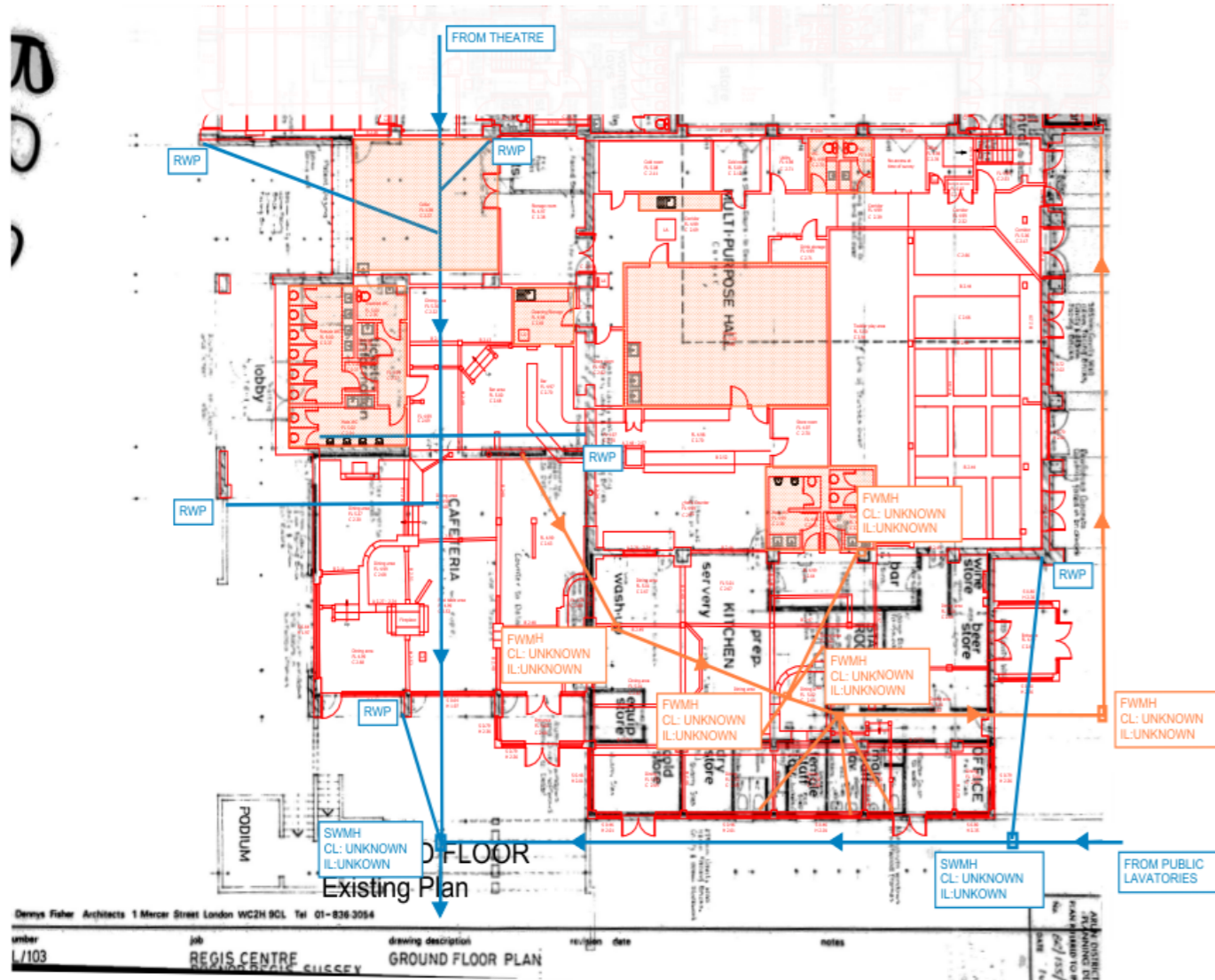


Figure 19: Brewers Fayre Overlay on Historical Plan showing Historic Drainage Layout

It is apparent from this overlay that new below ground drainage is likely to have been installed during the refurbishment to pick up drainage in these locations (shown hatched), however it is not known where these drain to.

The historic layout was removed to show the current layout overlaid on the record drainage information. A snapshot of this can be seen below, with the full drawing (ref: 5024385-RDG-XX-XX-D-C-005001)

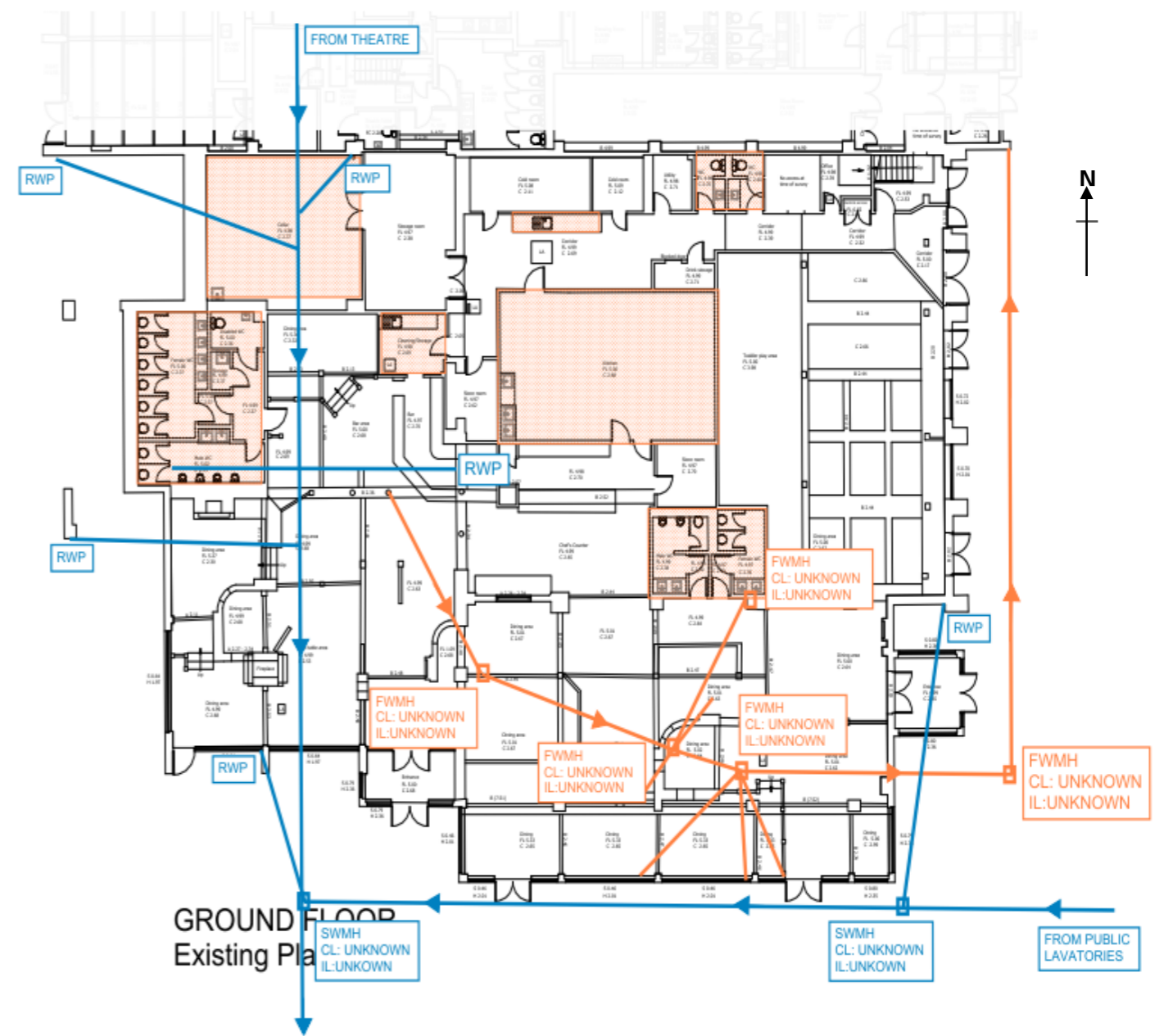


Figure 20: Brewers Fayre Overlay showing Historic Drainage Layout

Proposed Layout Options for Royal Hall

The proposed layout option(s) reverts the Royal Hall back to a similar arrangement to the original. Therefore, 'wet' areas such as kitchens and WCs are in areas where there is existing below ground drainage provision (from the historic design) to connect onto.

The only exception to this is the toilets that were provided within the Brewers Fayre refurbishment to the western side of the building. However, this location has been retained within the proposed layout, therefore it is likely that any new re-fit of this area could connect to the drainage installed at the time of the previous refurbishment.

All other proposed 'wet' areas (kitchenette, changing, plantroom) have been located within areas where there is existing drainage provision.

A snapshot of this can be seen below, with the full drawing (ref: 5024385-RDG-XX-XX-D-C-005003)



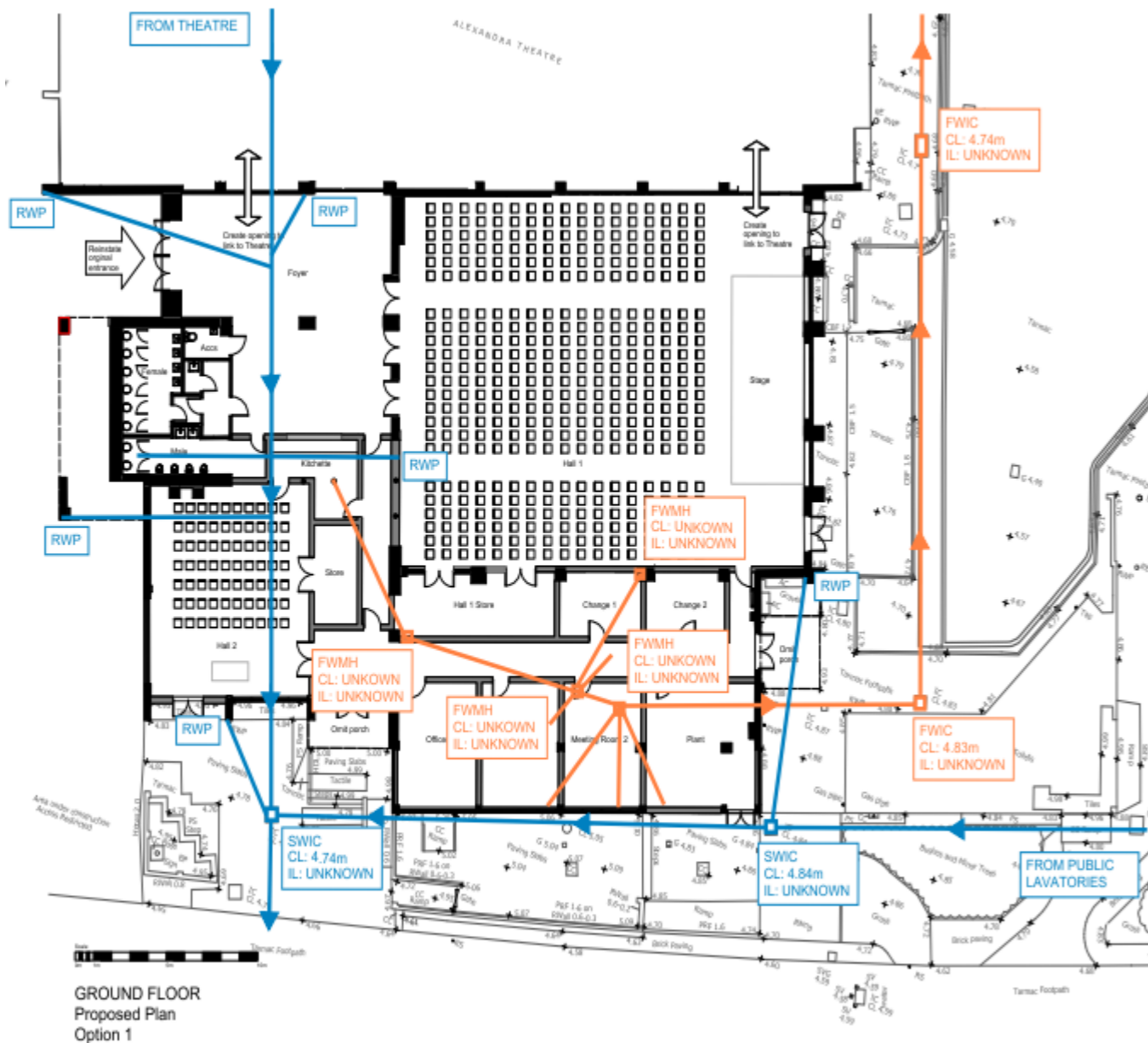


Figure 21: Proposed Option 1 Layout showing Historic Drainage Layout

One thing to be mindful of are the location of the existing internal manholes. As future access to these will be required, therefore the positioning of any new internal partitions will need to be accurately coordinated.

It is therefore recommended that before the scheme is developed further, a detailed measured survey to locate the internal manholes is undertaken. It would also be of benefit to trace and locate the positions of any internal manholes installed as part of the Brewers Fayer refurbishment to fully understand any coordination, re-use and or capping off required.

We would also recommend that all of the internal and external below ground drainage networks are CCTV surveyed in order to understand their condition and whether any remediation / replacement is required.

Ideally, it would be prudent to design any proposed and / or future internal alterations with the existing drainage locations in mind. This would negate the need to break out the existing slab and trench in new pipework. However, if this is not possible, new drain runs could be installed (subject to any structural considerations). Currently, the proposed layout options coordinate with existing positions.

Summary

There does not appear to be any reliance on either part of the building (Theatre or Royal Hall) for the drainage to be retained to serve the other half, although the surface water drain serving the Theatre roof does pass under the Royal Hall.

The proposed layout options accommodate and coordinate well with the existing drainage arrangement.

A further rendition of the report will be issued early next week that will include the design of bleacher seating.

Recommendations and surveys required prior to next stage of design.

- Detailed measure of all internal manholes to locate.
- A survey to lift internal manhole covers and establish size, depth, construction, and condition.
- A detailed CCTV drainage survey of all existing drainage (surface water and foul water)
- Extension of the Topographical Survey to the west of the building (area not accessed previously due to construction works)
- A full buried services survey of the areas immediately adjacent to the entire building.

4.5. Geo-Environmental Engineering

To enable this assessment, Ridge Geo-Environmental have utilised historical maps, environmental records, site reconnaissance and previous reports, namely, Phase 2 Geo-Environmental and Geotechnical Site Investigation (Ref: 305329-R01) issued by RSK in May 2023.

4.5.1. History/ Existing Structures

Several small buildings were located on the property between 1890 and 1932 before the site was redeveloped as the southern section of the Theatre Royal. The south-eastern portion of the site is labelled Rex Ballroom circa 1961.

Buildings were then demolished and replaced by the current building in circa 1978, labelled the Bognor Regis Centre. No significant alterations are noted following this.

4.5.2. Potential Contamination

Following site reconnaissance, a review of historical maps, environmental records and previous investigations, no significant sources of contamination have been identified that have the potential to impact identified receptors in consideration of the proposed development.

4.5.3. Controlled Waters

Superficial deposits are classified as a Secondary A Aquifer, while the bedrock geology is unproductive. There are no Source Protection Zones within 500m of the site.

4.5.4. Sensitive Sites

The Solent and Dorset Coast Special Protection Zone is situated 60m south-east. There are no further environmentally sensitive sites within proximity to the property.

4.5.5. Ground Hazards

The previous Geotechnical Site Investigation (RSK, 2023) encountered cohesive London Clay Formation soils with low to high volume change potential and cohesive River Terrace Deposits with a low to medium volume change potential. Consideration is required for chemical attack on buried concrete if extended into the London Clay Formation.

The previous Site Investigation encountered varying depths of Made Ground and a range of consistency (very soft to stiff) within the cohesive portion of the River Terrace Deposits.

Hazards associated with collapsible deposits, and running sands are classified as Low.

Hazards associated with landslides are classified as Very Low.

Hazards associated with compressible deposits; soluble rocks are classified as Negligible.

4.5.6. Slopes

The site is considered to be relatively flat.

4.5.7. Flood Zones

The southern portion of the site is situated within Environment Agency Flood Zone 2 and Flood Zone 3.

Flood Zone 2 is defined as an area with a 0.1% chance of flooding each year. Flood Zone 3 is defined as an area with 0.5% chance of flooding each year.

4.5.8. Unexploded Ordnance

Based on online mapping (Zetica, 2024), the site is situated within a moderate UXO risk zone. A Detailed UXO Risk Assessment and potentially on-site scanning is recommended if ground disturbance activities are planned.

4.5.9. Radon

No radon protection measures are considered to be required.

4.5.10. Summary

Proposed development will take the form of refurbishment and internal alterations only. There are no plans to significantly increase loads and thus enhance the existing foundation solution. Ground disturbance activities are considered to be minimal and may only relate to possible re-routing/ alteration of below ground services.

- Consideration should be given to the presence of historical structures below ground. Varying depths of Made Ground are anticipated.
- Although not encountered during the previous Ground Investigation, localised sources of contamination could still be present. This is not considered a concern unless ground is broken during the development – a Watching Brief and Discover Strategy should be carried out if ground is broken.
- The property is not considered to be situated in an environmentally sensitive area.
- London Clay Formation soils with low to high volume change potential and cohesive River Terrace Deposits with a low to medium volume change potential have been identified. Varying depths of Made Ground are anticipated. This is not considered a concern unless ground is broken during the development.
- The southern portion of the site is situated within Environment Agency Flood Zone 2 and Flood Zone 3. This should be taken into consideration during any future development.
- Based on online mapping (Zetica, 2024), the site is situated within a Moderate UXO risk zone. A Detailed UXO Risk Assessment and potentially on-site scanning is recommended *if ground disturbance activities are planned*.

4.5.11. Further Actions

Based on the proposed development (refurbishment and internal alterations) no further actions are considered necessary in relation to Geo-Environmental Engineering.

5. PLANNING CONSIDERATIONS/ COMMENTS

5.1. Planning Designations

The building is within an allocated Economic Growth Area and within the Bognor Regis Town Centre Boundary. The building is not Listed, nor is it within a Conservation Area.

5.2. Planning Policy

The Arun Local Plan 2011-2031 was adopted in July 2018. Due to the age of the document the Council are updating the Local Plan, however adoption of the new Local Plan is not anticipated until late 2026 at the earliest. Draft versions of the emerging Local Plan are likely to be published by 2025 and as such any application may need to take account of these.

There is limited specific planning policy relating to pubs and theatres, however the Local Plan confirms theatres are 'cultural facilities' and makes reference to pubs / bars being for the leisure economy.

Policy HWB SP1 'Health & Wellbeing' promotes healthy communities and confirms a need to ensure *"that arts and cultural facilities are accessible to all residents and visitors to the District"*. Sub text in paragraph 14.1.3 then states *"Similarly, indoor sport, arts and cultural facilities play a significant role in developing the social wellbeing of individuals and communities by allowing activities and interests to grow outside the home and the workplace. They also bring people together and help to establish new communities. Recent surveys have shown that existing indoor sport, arts and cultural facilities in Arun are highly valued by local residents. Indoor sport, arts and cultural facilities covers leisure centres, indoor swimming pools, theatres, arts centres, galleries, community buildings, places of worship and other cultural venues."*

Policy OSR DM1 'Open Space, sport & recreation' also states *"Existing open space, outdoor and indoor sport, community, arts and cultural facilities should not be built on or redeveloped for other uses unless:*
a. a robust and up-to-date assessment has been undertaken which has clearly shown the facilities to be surplus to requirements; or
b. the loss resulting from the proposed development would be replaced by equivalent or better provision of open space, outdoor and indoor sport, community arts and cultural facilities, which will be assessed in terms of quantity and quality and suitability of location; or
c. the development is for alternative open space, sports, community, arts or cultural provision, the needs for which clearly outweigh the loss."

Policy TOU SP1 'Sustainable tourism and the visitor economy' confirms that *"Sustainable tourism development will be encouraged..."* Within the sub-text at paragraph 10.1.4 for this policy it is stated that *"Bognor Regis - Seaside tourism with an established evening, pub/bar and club-based leisure economy"* is one of the 'distinct tourism offers'.

In national policy terms both uses are given the same consideration, with the NPPF stating in paragraph 97 that *"...planning policies and decisions should:*
a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments..."

It is considered possible to justify the loss of the leisure use with the enhancement of the cultural and wellbeing use. Both uses will support the leisure industry and are therefore likely to be considered as suitable alternatives.

5.3. Planning Applications

For a refurbishment options a Full Planning Application for the change of use would be required. Additionally, if associated external works were proposed, then these works would also likely require permission. Conditions would likely be imposed to secure details of items such as roof top plant.

If the building was proposed to be rebuilt, a more detailed full planning application would be required. Matters associated with scale and massing would need to be robustly justified and a higher level of public and Council consultation would be necessary. This application process would likely take a longer time due to the information and consultation needed upfront.

A full in-depth review of local planning applications, planning history and Supplementary Planning Documents should be undertaken prior to progressing either of the application options.

6. OPTIONS FOR FIT-OUT

6.1. Mechanical Engineering

6.1.1. General

The following has been based on the assumption that all existing mechanical services serving the existing building are removed in full.

It is currently assumed that the flats are served via the central building heating system.

The main pub space is provided with a number of 4-way blow cassettes installed at ceiling level. Refrigerant pipework serving these units could not be located during our survey however it is assumed that this is routed within the ceiling void to the external condenser unit location.

It is our understanding that two of the three Megaflo units have been sized to serve the Brewers Fayre building.

It was unclear during the survey however we assumed that cold water is provided to the theatre and Brewers Fayre via a sectional GRP water tank which is located within the loft space.

It is assumed the cooling unit condensates are pumped in applicable areas. We were not able to inspect the ceiling void areas but believe the above to be the case.

At this stage, provision has been made for a dedicated sprinkler cistern, based on our initial assumptions this could have a volume of between 9m³ – 55m³ however this is subject to the fire strategy and fire consultant's review. This is on the assumption the sprinkler system will be 'wet' LH or OH1 fire hazard classification.

6.1.2. Utilities

Incoming Potable Water Infrastructure

A new incoming water supply will be provided from the road to serve the proposed building. Applications would need to be made to the utility provider.

Gas Infrastructure

No gas supply is provided for the development.

6.1.3. Heating & Cooling Services

VRF (Variable Refrigerant Flow) refrigerant system(s) will be incorporated into the building capable of providing both heating and cooling simultaneously to the areas served via ceiling mounted concealed horizontal fan coil units.

Each dedicated VRF system(s), will have external condensers located within an external plant enclosure at roof level. Refrigerant pipework will distribute from the external condensers to refrigerant branch control (BC) boxes. The BC boxes will typically be located 'back of house' in ceiling voids, stores or joinery/cupboards and will be fully accessible via access panels. The 'BC' boxes provide the system(s) with the functionality to provide simultaneous heating and cooling to different spaces on the same system and also the flexibility to locally modify or extend the system at a later date without major disruption.

The pipework will be insulated and will be routed through ceiling voids to serve the applicable spaces and emitters.

It is envisaged that Office and Meeting spaces shall be provided with ceiling concealed type FCU's, selection and quantity of VRF fan coil units will be developed further at the next stage. The fan coil units will deliver their air into the space served typically via ceiling grille diffusers. The FCU return air will be provided via ceiling grille diffusers.

Hall spaces shall be served via Air Handling plant which include DX coils arranged to introduce heating or cooling in the supply air. Air handling plant will be provided with dedicated split type heat pump units. The air handling units will deliver the air into the spaces served via ductwork and high-level supply diffusers and extract grilles.

New electrical panel heaters will be provided to meet the heating requirements within the toilet facilities and entrance foyer. Electrical panel heaters shall be installed with local controls and suitable temperature and control settings.

The main entrance doors will be provided with a surface mounted overdoor heater, concealed within a factory finished casing. The heater will span the full width of the openable doors.

Back of house circulation spaces and plantrooms are to be unheated.

6.1.4. Ventilation Services

The proposed development will be ventilated via numerous Air Handling Unit(s) (AHU) and local heat recovery (MVHR) systems that are located at the following main locations:

- Roof, externally mounted
- Plantroom
- Ceiling voids, local internally mounted.

The AHUs and MVHRs will typically provide supply and extract ventilation to the relevant spaces through the building.

Air Handling Unit – roof mounted – serves Hall 2, Store and Kitchenette. The AHU will have an integral DX coil to capture the ventilation, heating and cooling loads. This is to ensure the room design temperatures are achieved at all times over the winter and summer months. Note – suitable acoustic attenuation will need to be provided to ensure space noise criteria is achieved.

Air Handling Unit – plantroom mounted – serves Hall 1 and Hall 1 Store. The AHU will have an integral DX coil to capture the ventilation, heating and cooling loads. This is to ensure the room design temperatures are achieved at all times over the winter and summer months. Note – suitable acoustic attenuation will need to be provided to ensure space noise criteria is achieved.

Local MVHR – ceiling void mounted – multiple units serve the Office, meeting rooms, changing rooms, entrance foyer and toilet facilities. Each MVHR will have an integral heat recuperator. No heating or cooling coil will be provided as ventilation loads per unit are relatively low and will be offset by local fan coil units or radiators.

All ductwork will be routed internally, minimising ductwork lengths and designed to reduce services crossovers wherever possible.

Generally, each air handling unit will be the vertical 'stacked' AHU type to provide spatial efficiency within the allocated plant areas.

The specific acoustic requirements are to be developed further with the Acoustician at the next design stage. It is currently assumed that attenuators will be installed on the intake, exhaust, extract & supply ducts respectively, as close as practically possible to the unit. This is to reduce noise transfer into the ductwork and further control break-out from the unit and ductwork. It is also assumed the ductwork between the AHU and associated attenuators will need to be acoustically insulated.

The extract air and tempered fresh air from the AHUs will be typically delivered to the space via ceiling mounted grille diffusers. Exceptions to this include (but are not limited to):

- Extract valves will be provided to toilet cubicles.
- Extract & supply valves will be provided to small disabled / accessible WCs.

- Where horizontal ceiling mounted FCUs are incorporated, supply ventilation may be provided directly to the back of the FCUs with extract bell mouth terminations within the ceiling void at key positions. The ceiling void will then be used as an air return plenum to the positions of the ceiling extract diffusers.

Intake and exhaust louvres for the roof mounted plant will be integral to the AHUs or connected direct to ductwork.

The intake and exhaust for the local MVHR units will connect to louvres at high level on the façade, to be detailed as part of the architectural façade treatment.

All air handling plant will be controlled and monitored by the BMS controls system.

6.1.5. Domestic Hot and Cold Water Services

It is assumed that the water pressure provided via the mains will be sufficient. Therefore, no allowance has currently been included for a water tank and associated cold water booster pump set.

Proposed toilets, cleaners' cupboard, and kitchen hot water outlets within the building shall be served via a new mains fed cold water supply and local, unvented type under sink electric water heaters. Water heaters shall have suitable storage based on expected demand.

Pipework from storage water heaters shall be electrically trace heated in order to maintain its temperature and ensure delivery of hot water at a minimum temperature of 50°C within one minute of opening any outlet and will conform to guidance set out in HSG274 Part 2.

Typically, cold water will be distributed through the building via the ceiling void.

The cold water pipework will be insulated in accordance with Building Regulations to prevent condensation and minimise heat gain.

6.1.6. Above Ground Drainage Services

A single stack system of sanitary pipework will be installed to serve all appliances and items of mechanical plant requiring a foul water connection to drain. It is assumed that existing below ground drainage connections will be reutilised as required.

Vent pipes will terminate to atmosphere at roof level. These terminations are to be either 3m clear of building openings or where within 3m of building openings then 900mm above the height of the opening.

High temperature safety discharge pipework will be arranged to discharge via copper pipework.

Condensate pipework from the fan coil units will discharge via a dedicated waterless trap into the nearest soil stack. Condensate pumps may be required in specific areas. This will be developed further at the next stage – the design intent will be to limit the requirement for condensate pumps wherever possible by the use of a gravity fed condensate system.

Floor gullies will be required within the plant room.

It is currently assumed that no kitchens are to be full commercial and will be domestic style kitchens. Therefore, it has been assumed that no grease treatment equipment is to be allowed for at this stage.

6.1.7. Automatic Controls

A Building Management System (BMS) will be provided to operate, control and monitor all the mechanical services installations & plant.

The main panel will be located in the plant room, with inputs and interfaces with other systems.

The control of the plant will be possible from touch screen displays. The graphical user interfaces will provide the ability to:

- change set points & time schedules,
- observe inputs, outputs & alarms,
- record trend logs,
- archive information/data.

A stand-alone automatic meter reading (AMR) system will monitor all the meters across the development and will report the values to the BMS.

6.1.8. Fire Services

Given that the spaces appear to be compartmented we do not believe that a commercial sprinkler system is required, however with the absence of a fire strategy to clarify this allowance has been made.

Typically, all areas are to be served by a commercial grade sprinkler system conforming to BS EN 12845 to provide life safety protection.

A full commercial sprinkler storage tank and associated 2no. duty/standby sprinkler pump system will be provided within the plant room. The 2no. pump sets provide redundancy within the system. Each pump set will have its own backup power supply and automatic changeover functionality. The backup power supply would need to be treated as a life safety supply therefore a UPS system or generator would be required, the size of which would be dictated by the sprinkler category and subsequent design.

At this stage, provision has been made for a dedicated sprinkler cistern, based on our initial assumptions this could have a volume of between 9m³ – 55m³ however this is subject to the fire strategy and fire consultant's review. This is on the assumption the sprinkler system will be 'wet' LH or OH1 fire hazard classification. The sprinkler tank will be fed via an inlet from the main building water supply.

6.2. Electrical Engineering Services

6.2.1. Incoming Electrical Supply

An application will be made to the local DNO for a new electrical supply. The size is not yet confirmed but it is anticipated to be ~250KVA, subject to the services strategy being confirmed.

6.2.2. Substation

It is not known whether the proposed supply will require a new substation. Typically, a new connection of this size would not require new substation however it is known that the local capacity is lacking therefore this is a potential risk.

A new substation would need to be protected from the flood risk.

6.2.3. LV Distribution

The new supply would be terminated into a Main LV switch panel in a dedicated electrical switchroom.

The Main LV switch panel is to be protected from the flood risk.

An LV distribution system will be installed for the various LV Panels and distribution boards throughout the building.

Risers will provide vertical distribution, where necessary.

All LV cabling will be installed on galvanised steel cable tray/ladder, the cable tray/ladder will be extended throughout the building.

All cabling will be low smoke zero halogen (LS0H).

The Main and sub-LV Panels will incorporate surge protection and suitable protective devices.

The distribution boards will incorporate surge protection and RCBO's to all outgoing circuits.

6.2.4. Small Power Services

Generally, a flush system will be installed throughout all areas where visible.

All outlets will be provided with metal face plates including cleaners' sockets placed at regular intervals. Within areas with seating, offices, consultation rooms, changing rooms, meeting rooms etc some of the socket outlets will also contain USB-C outlets.

Within plant rooms the installation will be surface mounted using metal containment and metal outlets or IP65 rated isolators, as required. All items of fixed equipment and plant will be wired to permanent supplies.

All cabling will be low smoke zero halogen (LS0H). All socket outlets will be protected by RCBO's within local distribution boards.

6.2.5. Data / Telecommunication Installation

A telecoms provider will bring in a new service into a suitable BoH room i.e. some form of management room and it is envisaged a comms cabinet will be installed to allow for data, telephone and Wi-Fi services throughout the building.

The cabling will be installed on dedicated ELV containment within ceiling voids.

Dedicated telephone lines will be provided to mechanical control panels, fire alarm panels and intruder alarms, required by the design.

6.2.6. Disabled WC Alarm System

An alarm system will be installed to all DDA WC's, DDA showers and DDA changing areas comprising of a pullcord and reset button within the room with an overdoor combined sounder and beacon. The system will alert at the main reception desk and clearly indicate where the alarm has emanated from. The alarm can be silenced at the main reception but not cancelled.

6.2.7. Induction Loop System

A fitted induction loop system will be provided at the main entrance, counters and reception areas.

6.2.8. Access Control System

Access into the building will be via an electronic access control system employing contactless smart technology (fob readers). The system will not allow access to the secure side of any access point unless a valid key token is presented to the token-reader. Any user will be able to open doors from the secure side by manually operating a release mechanism, ensuring occupants cannot be locked in the buildings.

Fob readers will be installed to main access doors to the building and all doors serving BoH areas from the FoH/public areas.

The fobs can be programmed to allow for specific entrance into certain areas.

It is not envisaged for plant rooms to have fob entry access to maintenance staff only, instead a traditional lock and key should be sufficient for a building of this nature.

All access-controlled doors will have a push to exit and green break glass on the secure side of the door.

Doors to be monitored via magnetic contacts or similar to provide an alarm (local and remote i.e. at reception) when door is forced or held open.

6.2.9. CCTV System

CCTV coverage will be installed to provide external surveillance to each building entrance and external plant areas.

Internal CCTV cameras will be located at each entrance, emergency exit doors, reception desk areas and within corridors.

Internal camera will be a fixed view semi-recessed dome, generally ceiling mounted camera. All external CCTV camera will be fixed view and vandal resistant.

A dedicated colour monitor will be installed at the ground floor reception desk or required BoH office space. The monitors will be able to view all cameras or scroll through a number of cameras at any one time.

The CCTV cameras will be high quality digital colour cameras and will incorporate digital signalling processing (DSP) to deliver high quality images without colour distortion.

The digital video recorders will be capable of providing 31 days storage capacity, incorporate of evidential quality for prosecution. The system will be able to be viewed remotely (off-site).

6.2.10. Lightning Protection System

The lightning protection system shall be tested for conformity and any remediations are to be undertaken. Depending on the scope of works required to the roof (not fully determined at this point in time), a full replacement to the lightning protection system covering the Royal Hall area of the building may be required.

Surge protection will be provided to all incoming electrical and telecoms services. All distribution boards in areas will be provided with surge protection.

6.2.11. Photovoltaic PV Array

It this stage it is not envisaged to include for a PV array and would be a challenge to install an effective and accessible system to the existing roof.

7. LIGHTING STRATEGY

7.1. Design Criteria

The design criteria for the proposed scheme will comply with

- SLL Code for Lighting (2012)
- CIBSE Guide LG6 The Exterior Environment
- CIBSE Guide LG7 Lighting for Offices
- BS5489-1:2013 Lighting of roads and public amenity areas
- BS 5266-1: 2016

7.2. Internal Lighting

7.2.1. Foyer

Lighting will be provided using a mixture of wall and ceiling mounted dimmable LED energy efficient luminaires, as required for compliance with Building Regulations Part L.

7.2.2. Changing Areas, Showers & WC's

Lighting will be provided using ceiling mounted IP54/IP65 LED energy efficient luminaires, as required for compliance with Building Regulations Part L.

7.2.3. Office & Meeting Rooms

Lighting will be provided using ceiling mounted LED energy efficient luminaires suitable for computer use, as required for compliance with Building Regulations Part L.

7.2.4. Stores & Plant Rooms

IP65 rated surface ceiling mounted linear or circular LED luminaires will be installed within plant rooms and stores.

7.2.5. Hall 1 & Hall 2

Specialist lighting will be provided to the two Halls and shall require integration within the wider electrical scope at later RIBA stages.

7.3. Lighting Controls

To achieve compliance with Building Regulations Part L a site wide lighting control system will be installed to monitor the energy usage of each lighting circuit. The system will be cloud based so can be monitored off site plus it will undertake the emergency lighting testing, monitoring and reporting as required by BS5266.

Generally, within corridors, entrance lobbies, seating areas, stores, WC's and changing areas presence detection will be used to control the luminaires installed.

Within offices, meeting rooms and kitchenette, absence detection with manual switching will be installed, this will allow for the users of the space to switch the lighting on if required and the absence detection to switch the lighting off after 15-30 minutes. The manual switching will allow the users to manually dim the lighting levels in the space.

Plantrooms and kitchens will be provided with manual switching for on/off control.

In areas with natural light the luminaires will be dimmable and automatically dim when there is a sufficient lighting level.

All proposed lighting control strategies as required for Building Regulations Part L compliance.

7.3.1. Emergency Lighting

Emergency lighting will be provided throughout all areas in accordance with the requirements of BS 5266-1 to aid means of escape and as required by Building Control. The system category will generally be maintained with three-hour duration battery / inverter packs, generally contained within, or installed local to selected luminaires for each area.

An emergency lighting testing and monitoring system will be installed. The system will be web based and be able to provide an alert if there has been a failure of an emergency luminaire and undertake all required testing at a suitable time and date. The system will be combined with a site wide lighting control system.

Illuminated emergency exit signs will be supplied and installed in accordance with the requirements of BS 5266-1 and will include as a minimum emergency exit signage on external doors, within rooms with more than one exit, corridors leading to final exits.

7.4. External Lighting

7.4.1. Reduction of Obtrusive Light

The external lighting will be designed in accordance with published standards and with reference to the Institution of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light 2011(GN01)".

In order to reduce night-time pollution, the external lighting will be designed in accordance with Table 2 of GN01 and be connected to a timeclock to prevent operation between 2300-0700 hours or as required by the users. Any security/safety lighting that is installed will be positioned as such that it applies maximum illuminance to the focus area. All lighting will be connected to a photocell sensor to prevent operation during daylight hours.

Obtrusive light is often referred to as 'light pollution' and is manifested in the following:

- Sky glow, often caused by poor direction of light
- Glare, the brightness of a light source when viewed against a dark background
- Light Trespass, the spilling of light beyond the property or area being lit
- Over lighting, poor / over design resulting in inefficient use of energy

7.4.2. General Description and Strategy

The external lighting system will incorporate:

- Building mounted LED luminaires at building entrances incorporating eyelids.
- Photocells and timer control with override switches
- LED luminaires to roof top plant areas
- LED luminaires to roof escape route

Generally, luminaires will be connected via dedicated lighting circuits from local distribution boards. All lighting will be LED and a maximum of 3000K warm white.

Luminaires will be selected to prevent the spread of light in an upward direction, excluding the low output feature lighting. Additionally, the luminaires will be specified and located to limit the spill of light and glare beyond the site boundary.

Light trespass into the windows of adjacent buildings will be avoided.

Lamp type and efficiency will also be evaluated to ensure an energy efficient solution is implemented.

The building mounted luminaires installed at each external exit door and on escape routes will have an emergency lighting facility to ensure safe exit under power failure conditions.

8. CDM OVERVIEW/ CONSIDERATIONS

Works to return the redundant Brewers Fayre to the Royal Hall will fall under Construction (Design and Management) Regulations 2015 (CDM 2015) and due to the expected programme will be notifiable to HSE.

Under the CDM Regulations the Client must be aware of their responsibilities and the requirements to appoint a Principal Designer in the next stage of the project. The client will also be required to assess all appointed duty holder do have the necessary skills, knowledge and training to deliver their respective roles and discharging their duties as set out in CDM Regulations.

A refurbishment asbestos survey has been completed by Crucial Environmental and asbestos is confirmed to be present in the building.

Consultants visiting the site should have asbestos awareness training and understand procedures if any material suspected to contain asbestos is discovered that is not included in the survey report.

Note: The refurbishment asbestos survey does identify areas not accessed. Asbestos must be presumed to be present in these areas until further investigation proves otherwise.

Any future contractors should consider the appointment of a licensed asbestos contractor to assist in developing a safe methodology to prevent asbestos fibre release.

Asbestos survey reports are available and must be referred to as part of planning and preparation of surveys and any future construction or enabling works.

During the planning and preparation of the works the contractor will be required to consider the live nature of the surrounding area and the surrounding road network. All emergency escapes from surrounding buildings must be kept clear at all times. Access for emergency vehicles must also be maintained at all times.

For more detailed information on the structure and building services, refer to the Structural and M&E Engineers' sections in this report.

During the next stage of this project a design risk register should be developed to track and record design decisions.

Designers should consider the principals of prevention and the risk register should include elimination or mitigation of design risks. Fire spread rating of finishes should also be identified.

The purpose of the risk register is to identify, eliminate and reduce hazards and risks associated with a project. The risk register can be used to create a single document where all significant design risks can be identified, collated, monitored and reduced as part of the design process. The register provides an audit trail of design decisions.

Where reasonably practicable, design steps have been taken to avoid or eliminate risks and details of significant residual risks will be communicated at the appropriate time to those who need this information, such as other designers, contractors and end user maintenance staff.

The activities comprising the design package or project element are noted and the hazards associated with each activity, package or element should be assessed. The Principal Designer should ensure that, as far as is reasonably practicable, other designers have identified and eliminated or controlled, so far as is reasonably practicable, foreseeable risks to the health and safety of any person:

- carrying out or liable to be affected by construction work;
- maintaining or cleaning a structure;
- using a structure designed as a workplace.

If a risk has been reduced to as low a level as reasonably practicable and the residual risk is not significant then the risk is closed-out in the risk register. Where risks still remain, the risks are left open on the risk register and will be addressed

on site during site visits and progress meetings. Measures that will be taken on site to control hazards have been considered wherever possible and each designer has sought to reduce risk through a design decision.

During the next stage, design development must consider the requirements of the Workplace (Health, Safety and Welfare) Regulations 1992 (WHSWR) for communal and commercial areas. The Client should be advised that they should seek competent advice to ensure that the designs for future refurbishments or alterations comply with WHSWR as required.

The appointment of a Building Regulations Principal Designer (BRPD) will be required by the Client at the next stage – the BRPD will assist with co-ordinating of the design work with the appropriate elements of the Building Regulations Approved Documents.

At this stage we have not undertaken a detailed assessment of the Building Regulations requirements for the works proposed, though an indicative review of the relevant sections has been carried out and it is expected that the following regulations will require Building Control Approval:

Part A: Structure
Part B: Fire Safety
Part E: Sound
Part F: Ventilation
Part G: Hygiene
Part H: Drainage & Waste Disposal
Part J: Heat Producing Appliances
Part M: Access to & Use of Buildings
Part O: Overheating
Part P: Electrical Safety
Part Q: Security

The Client will need to appoint an Approved Inspector with regards to Building Regulation compliance, at the next stage.

9. HIGH LEVEL COSTS

9.1. Cost Brief

This Feasibility Estimate has been produced based on the project brief and background set out in section 1 of this report. The purpose of this Feasibility Estimate is to provide an anticipated cost for the Works at present day rates based on the Design information available. This is to assist Arun District Council in understanding the likely cost for the proposals to assist in decision making and budget setting.

9.2. Project Estimate Reports

This is the 1st Ridge project estimate for the scheme.

9.3. Further Considerations

This Feasibility Estimate is based on the design information currently available. The information available at this stage is very limited. Consequently, Ridge have included selected allowances in order to provide an indication of the likely cost. These allowances will need to be reviewed further as further design information is made available. Further design of the selected option will enable a more robust estimate with a higher degree of cost certainty.

In the event that the estimate exceeds the Client's budget, a review of the current proposals may be undertaken together with a value engineering exercise to review the nature of the works including the required specification and any programme implications.

Notwithstanding the estimated project costs, consideration must still be given to ongoing maintenance requirements, life cycle costing and overall design life (i.e., maintaining overall value for money).

9.4. Design Basis of the Estimate – Information Requirements

This Feasibility Estimate is based on the design information listed in section 8.5 of this report, the Document Register.

Further design information and development shall confirm some of the currently unknown/undefined details, and as such allow for a more accurate forecast of likely costs incurred to complete the project.

9.5. Design Proposals, Drawings – Document Register

The Feasibility Estimate has been prepared from the following drawings, specifications, and other information;

- 1_Ground Floor Plan - Existing Survey
- 2_Ground Floor Plan - Existing Survey overlaid with old plans
- 3_Ground Floor Plan - Existing Survey overlaid with old plans - Structure highlighted
- 4_Ground Floor Plan - Structure highlighted
- 6_Ground Floor Plan - Proposed Opt 1 – Coloured
- Royal Hall Option 1_DWG Prep
- Royal Hall Base File east elevation with overlay
- Royal Hall Base File east elevation
- Royal Hall Base File north elevation
- Royal Hall Base File south elevation with overlay
- Royal Hall Base File south elevation
- Royal Hall Base File west elevation with overlay
- Royal Hall Base File west elevation
- Royal Hall Base File
- Royal Hall Option 1
- Royal Hall Option 1_Coloured Plan

- Royal Hall Option 1_Lines with fill + FF&E only
- Royal Hall Option 2
- Royal Hall Option 2_Coloured Plan
- Royal Hall Option 2_Lines with fill + FF&E only
- 5024385-RDG-XX-XX-EL-A-0100
- 5024385-RDG-XX-XX-EL-A-0101
- 5024385-RDG-XX-XX-EL-A-0102
- 5024385-RDG-XX-XX-EL-A-0103

At this stage there is limited information available and as such we have not completed the estimate questionnaire as set out in the 'RICS: NRM'.

9.6. Financial Basis of the Report - Basis for Measurement

For the purposes of the calculation of construction costs, the 'Gross Internal Floor Area' (GIA) will be as defined by the 'Code of Measuring Practice' 6th edition, as published by the RICS/BCIS.

The Feasibility Estimate has been prepared in accordance with the "RICS New Rules of Measurement, Volume 1" 3rd edition, effective from 1 December 2021 (RICS: NRM-1 v3).

Due to the early nature of this estimate and limited level of design information available for this Feasibility Estimate, the 'Gross Internal Floor Area' (GIA) has therefore been calculated on the following approximate measurements:

Option 1, 2

REF	DESCRIPTION	ft ²	m ²
GF	Ground Floor	10,290	956
		–	
Total Gross Floor Area		10,290	956

Option 3

REF	DESCRIPTION	ft ²	m ²
GF	Ground Floor	10,775	1,001
FF	First Floor	6,028	560
Total Gross Floor Area		16,803	1,561

9.7. Cost Information

The Feasibility Estimate has been prepared generally on the basis of approximate quantities measured from the design information listed in the Document Register (Section 3.2). The pricing has been prepared using unit rates based on pricing books, cost data sourced from other similar schemes and budget quotations from named suppliers. Client instructions and budget quotations from any Client selected named subcontractors are based on the most recent versions, as provided by the supplier.

We have priced the various elements of the work net and applied separate adjustments for Preliminaries, Overheads and Profit.

An allowance has been made for professional fees and design development and construction risk. These allowances are based on industry standards.

The specific elemental analyses, cost build up and approximate quantities are included in Appendix F.

9.8. Procurement

The anticipated procurement route is not specified and is as such unknown.

9.9. Programme

No allowance has been made for either tender or construction inflation at this stage and the estimate is based on current day prices due to the volatile nature of inflation which is not adequately reflected by recognised construction indices.

9.10. Pricing Levels

The Base Date for this estimate is the publish date stated on the front cover.

The level of pricing assumes a Contractor will have clear access to the working areas and that the work will be executed during normal working hours.

The Feasibility Estimate is based at 'Present Day' prices. Inflationary adjustments are therefore not included.

No adjustment has been made for location as we assume this is within our Price and Design Risk.

9.11. Risk Allowances

The Feasibility Estimate adopts the principles of the 'RICS New Rules of Measurement, Volume 1' 3rd edition, effective from 1 December 2021 (RICS: NRM-1 v3) and seeks to start a process to properly manage risk on the project level. In addition, the report seeks to identify and quantify all potential risks to the development for the Employer including the wider issues of business continuity, operational risk and the like. Due to the early stages of the project, Risk Allowances have been included as global percentages. As the design progresses a detailed Risk Register needs to be developed to fully highlight and control the project risks.

9.12. Abbreviations and Definitions

The Feasibility Estimate adopts the abbreviations and definitions as set out in the 'RICS: NRM1'. In addition, the following abbreviations are used in this report.

&	And
EO.	extra over
grd	ground
Dp	deep/depth
rem	remove/removal
bldg.	Building
Nr	Number
m	Meter
P/Sum	Provisional Sum

Note, where dimensions and sizes are quoted throughout this report, these are quoted in millimetres, unless specifically stated otherwise.

9.13. Cost Summary – Option 1

A.1 Estimate Summary - Option 1

Feasibility
Estimate

REF	GROUP ELEMENT	COST/m ² £	TOTAL £
--	Facilitating works	61	58,500
1	Substructure	58	55,270
2	Superstructure	1,245	1,190,051
3	Internal finishes	563	538,225
4	Fittings, furnishings and equipment	87	83,580
5	Services	1,002	958,188
6	Complete buildings and building units	--	--
7	Work to existing buildings	251	239,856
8	External works	125	119,835
Sub Total: Facilitating works and Building Works		£ 3,393	3,243,505
9	Main contractor's preliminaries	509	486,526
10	Main contractor's overheads and profit	293	279,752
Total: Building Works Estimate		£ 4,194	4,009,783
11	Project/design team fees - excluded	--	--
12	Other development/project costs	--	--
Base Cost Estimate		£ 4,194	4,009,783
13	Risks	419	400,900
Cost Limit (excluding Inflation)		£ 4,614	4,410,683
14	Inflation	--	--
Cost Limit (excluding VAT assessment)		£ 4,614	4,410,683
15	VAT Assessment		Excluded

Table 4: Option 1. Estimate Analysis

9.14. Cost Summary – Option 2

A.1 Estimate Summary - Option 2

Feasibility
Estimate

REF	GROUP ELEMENT	COST/m ² £	TOTAL £
–	Facilitating works	61	58,500
1	Substructure	58	55,270
2	Superstructure	1,245	1,190,051
3	Internal finishes	526	503,295
4	Fittings, furnishings and equipment	156	149,080
5	Services	991	947,100
6	Complete buildings and building units	–	–
7	Work to existing buildings	251	239,856
8	External works	125	119,835
Sub Total: Facilitating works and Building Works		£ 3,413	3,262,987
9	Main contractor's preliminaries	512	489,448
10	Main contractor's overheads and profit	294	281,433
Total: Building Works Estimate		£ 4,220	4,033,868
11	Project/design team fees - excluded	–	–
12	Other development/project costs	–	–
Base Cost Estimate		£ 4,220	4,033,868
13	Risks	422	403,500
Cost Limit (excluding Inflation)		£ 4,642	4,437,368
14	Inflation	–	–
Cost Limit (excluding VAT assessment)		£ 4,642	4,437,368
15 VAT Assessment		Excluded	

Table 5: Option 2. Estimate Analysis

9.15. Cost Summary – Option 3

A.1 Estimate Summary - Option 3

Feasibility
Estimate

REF	GROUP ELEMENT	COST/m ² £	TOTAL £
Sub Total: Facilitating works and Building Works		£ 3,253	5,077,987
9	Main contractor's preliminaries	488	761,698
10	Main contractor's overheads and profit	281	437,976
Total: Building Works Estimate		£ 4,022	6,277,661
11	Project/design team fees - excluded	–	–
12	Other development/project costs	–	–
Base Cost Estimate		£ 4,022	6,277,661
13	Risks	402	627,800
Cost Limit (excluding Inflation)		£ 4,424	6,905,461
14	Inflation	–	–
Cost Limit (excluding VAT assessment)		£ 4,424	6,905,461
15 VAT Assessment		Excluded	

Table 6: Option 3. Estimate Analysis

9.16. Qualifications

- These estimates are based on scopes/proposals provided in this Feasibility Report.
- These estimates are based on the limited information available. As this information is developed it may/will affect the allowances and assumptions made in this report.
- The specific items costed, and the relating allowances made within these estimates are detailed within the estimate breakdowns in Appendix F.
- Ridge assumes the partitions enclosing the toilets can remain in situ, with costs for removal and replacement of finishes to this element only.
- These estimates allow for demolition of the single storey structure on the south elevation, in order to facilitate the proposed/required structural strengthening.
- Ridge have allowed for partial bleacher seating in Option 2 only.
- These costs allow for a suspended ceiling at eaves height throughout.
- These costs allow for remediating the façade to align with the adjoining Theatre, as per Architectural advice.
- These costs allow for re-covering the pitched roof element of the structure with an Aluminium standing seam roof, it is assumed the existing roof trusses will be retained.
- No allowance has been made for any additional Electricity Sub-Station requirements.
- Drainage of the site is assumed to be into existing connections. It is assumed that the drainage connection has sufficient fall and capacity. No allowance has been made for pumping stations or water retention.
- It has been assumed that the existing ground conditions are good and there are no requirements for ground improvement, ground retention or land drainage.
- External Services connections have the capacity and are assumed to be at the boundary of the site.
- We assume a sprinkler firefighting system and subsequent water tanks are not required.
- We assume there is no requirement for the use of a tower crane(s)
- No allowance has been made for the removal of any 'Fly Tipping' on the site or any other contaminated waste. We assume any items are removed prior to the start of the contract.

9.17. Exclusions

- Inflation is excluded.
- A detailed cost breakdown for Option 3 is excluded, a summary cost/m2 has been included to give a high level indication of anticipated costs. This option requires further input from the design team in order to provide a detailed breakdown.
- Professional Fees are excluded.
- VAT is excluded, if required specialist VAT advice should be sought to confirm the clients VAT position.
- Abnormal costs.
- No allowance has been made for a plant deck at this stage.
- Ground improvements.
- Adverse ground conditions.
- Removal of underground structures / obstructions.
- Archaeological works.
- Environmental impact assessment.
- Infrastructure improvements either on or off site.
- Geotechnical, environmental and other requisite site investigation fees and any issues arising.
- Ground investigation surveys and reports are excluded.
- Any land purchase and legal fees if relevant are excluded.
- Local Authority fees and charges, S106 payments and CIL charges are excluded.
- Adoption agreements and any associated works and contributions are excluded.
- Costs associated with the upgrade of off-site statutory services utility infrastructure are excluded.
- Finance charges are excluded.
- Sales and marketing costs are excluded.
- Any costs caused by 'Third Party Rights' are excluded.

- Any fees and associated works under Party Wall matters are excluded.
- Loss of revenue/income as a result of the Works are excluded.
- Specialist security is excluded.
- Corporate and tenant signage are excluded.
- Client fit out items are excluded.
- FF&E works are excluded, unless stated.
- Works associated with any archaeological studies are excluded.
- Tree removal works are excluded.
- Any other direct costs incurred by the Client are excluded.
- An Air tightness and/or Acoustic review is excluded.
- Any surveys are excluded (unless specifically stated).
- Loose furniture is excluded, unless otherwise stated.
- Limitations of planning conditions or unusual planning requirements.
- Squatter issues.
- Ecology issues, i.e., relocation of rare / protected plants, reptiles, wildlife and like.
- Works in connection with protected trees.
- Stabilisation works to boundaries.
- Adoptable works.
- Traffic calming measures.
- Section 106 agreements / commuted sums / highways contributions and like.
- Development control fees.
- Building regulation fees.
- Earthwork support.
- Signage.
- Exclusive of levies.

9.18. Other notes, exclusions, and assumptions

- This estimate is based on the information available and listed in the Drawing Register. As this information is developed it can/will affect the allowances and assumptions made in this report.
- Only works shown within the boundary of Proposed Site Plan have been included.
- Client Fittings, Furniture and Equipment (FF&E) have not been included (unless specifically stated).
- It has been assumed that the existing ground conditions are good and there are no significant requirements for ground improvement, ground retention or land drainage. We note that site investigations and any cost associated with remediation of the existing soils are excluded from this estimate.
- No allowance has been made for the removal of any contaminated or hazardous waste.
- No allowance is made for drainage works.
- No allowance has been made for the removal of any temporary obstructions or 'Fly Tipping' on the site or any other contaminated waste. We assume any items are removed prior to the start of the contract.
- No allowance has been made for the removal or diversions of any existing services, other than those noted.
- No allowance has been made for the removal of any asbestos containing materials.
- No allowance has been made for the general commercial and programme implications of Brexit and the Coronavirus pandemic on the Construction industry and the world and UK economies. Supply chains within the industry are currently seeing high demand for materials, and this is having the effect of large cost fluctuations becoming apparent.
- This estimate is based upon current (not proposed or anticipated changes) to Building Regulations requirements.

10. HIGH-LEVEL PROGRAMME (INC. PLANNING)

A high-level programme has been produced on the Royal Hall in Bognor Regis for the reinstatement of the Ex Brewers-Fayre into its original state as the Royal Hall.

The programme follows on from the issuing of the feasibility study on the 1st March 2024 and outlines all the project stages up to completion.

The high-level programme incorporates time periods for the client to review the scheme with the stakeholders. The next steps following the feasibility study is the appointment and mobilisation of the design team and progress with specialist consultants and surveys required.

Planning has been incorporated into the programme and the planning application will coincide with the Stage 4 design to ensure the planning and design align and reducing any potential delays to the project.

The high-level programme shown in Appendix G shows the current completion dates:

- Appoint and mobilise design team – 26/04/2024.
- Appointment of specialist consultants – 07/06/2024
- Information received from all surveys – 02/08/2024.
- Design Stage 2 & Client Sign-off – 30/08/2024
- Design Stage 3 & Client Sign-off – 08/11/2024
- Design Stage 4 & Client Sign-off – 14/01/2025
- Planning – 14/02/2025
- Tender & Procurement – 06/06/2025
- Construction – 22/05/2026
- Project complete – 22/05/2026

11. CAVEATS, RISKS AND ASSUMPTIONS

A risk register has been produced for the conversion of the ex-Brewers fayre into its original state as the Royal Hall. The risk register outlines the main risks to Royal Hall scheme and what mitigation measures can be in place to remove/reduce the current risk to the scheme.

The risks shown in report that are black or red are high risk, amber are medium risks and green is a low risk but still not yet mitigated.

The risk register can be reviewed in Appendix H.

The top 5 risks on the project are:

1. Statutory Utilities
2. Sub-station Requirements
3. Project Brief
4. Design Development
5. Tender sign-off

Further design input required in the next stage of design:

- Fire Engineer
- Acoustician
- Planning consultant
- Landscaper for existing terrace
- Building Control
- Other consultants

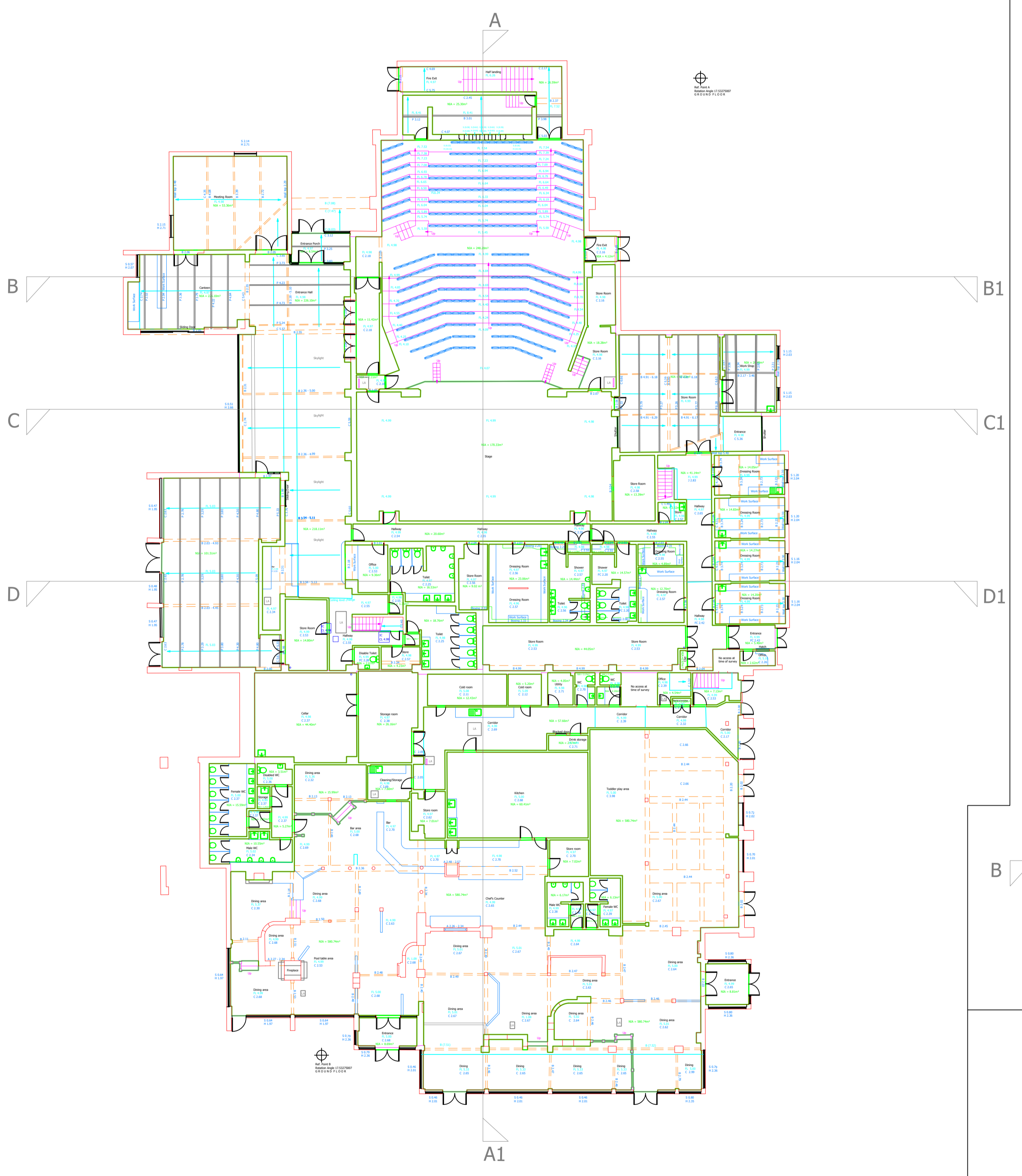
Additional surveys required on the project:

- Detailed measured survey
- Topographical survey
- Intrusive structural investigations
- Asbestos R&D survey
- Underground utility survey
- Drainage CCTV
- Acoustic surveys
- Other additional surveys

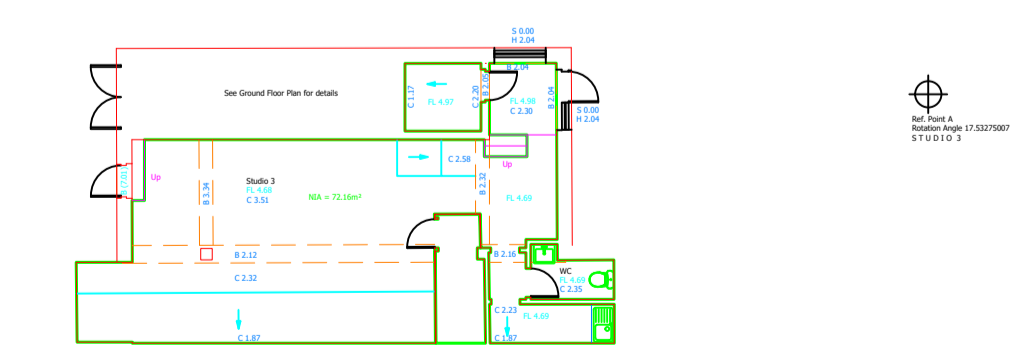
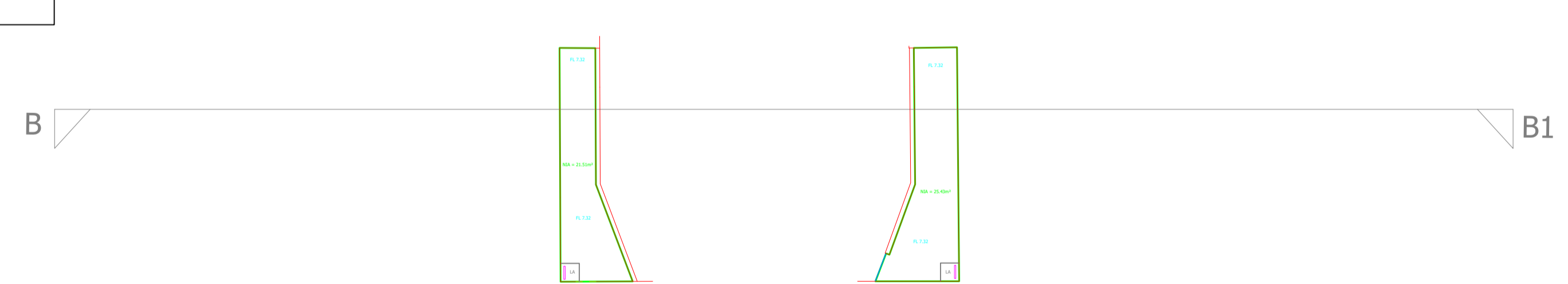
APPENDIX A

Existing Plans & Elevations

12. APPENDIX A – EXISTING PLANS & ELEVATIONS



Ground Floor N/A = 2354.01m² (Surveyable area)
 First Floor N/A = 318.06m² (Surveyable area)



NOTES:
Drainage:
 Inspection Covers are lifted where possible and all drainage invert information has been obtained through visual inspection only, with no entry into manholes. Therefore the complete accuracy cannot be guaranteed. Where drainage is of critical importance we suggest the services of a specialist drainage expert be used.
Trees:
 Every effort has been made to identify and detail all trees on site but where trees are of critical importance we suggest the use of a specialist such as an arborist. Tree spread and heights are indicative.
GPS:
 GPS detail is relative to the time and date of survey. GPS levels and grid are obtained using industry standard guidelines and can vary according to the quality of the GPS network at the time of survey. Unless stated otherwise, surveys are Scale factor 1 and Horizontal and Vertical Datums are established from a central site fix and baseline orientation station utilising GNSS correction data.
Survey notes:
 Survey specification is linked to the original purpose of the survey commissioned at source and is to be used for this purpose only. Survey is accurate within limitations of site conditions at the time of survey. In areas difficult to survey due to restricted access, lines of sight or dense vegetation, critical dimensions and positions should be verified following suitable clearance. Survey detail obtained and shown is relative to the plotting scale.
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Drawing orientation

LEGEND

C - Ceiling Height	WC	Door
FC - False Ceiling Height	Window	Window
B - Beam Height	Internal Window	Internal Window
A - Archway Height	Bath	Lock Access
FL - Floor Level	Sink	Shy Light
THL - Threshold Level	Sink	Sliding Door
S - Stair Height	Sink	Folding Door
H - Head Height	Sink	Sink
U - Understage joint height	Sink	Sink
UL - Understage Feature Height	Sink	Sink

Level Datum:
 Levels are related to OSGB15 derived from the GPS network

Grid:
 Grid is related to OSGB15 derived from the GPS network

Northpoint:

ENCOMPASS SURVEYS

Encompass Surveys Ltd
 Unit 2
 Tallman Business Centre
 Duncan Road
 Park Gate, Southampton
 Hampshire SO31 7GA

Tel: 023 80692002 Email: info@encompass-surveys.co.uk
 Fax: 023 80697125 Website: encompass-surveys.co.uk

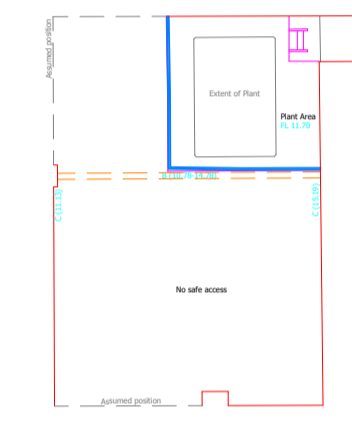
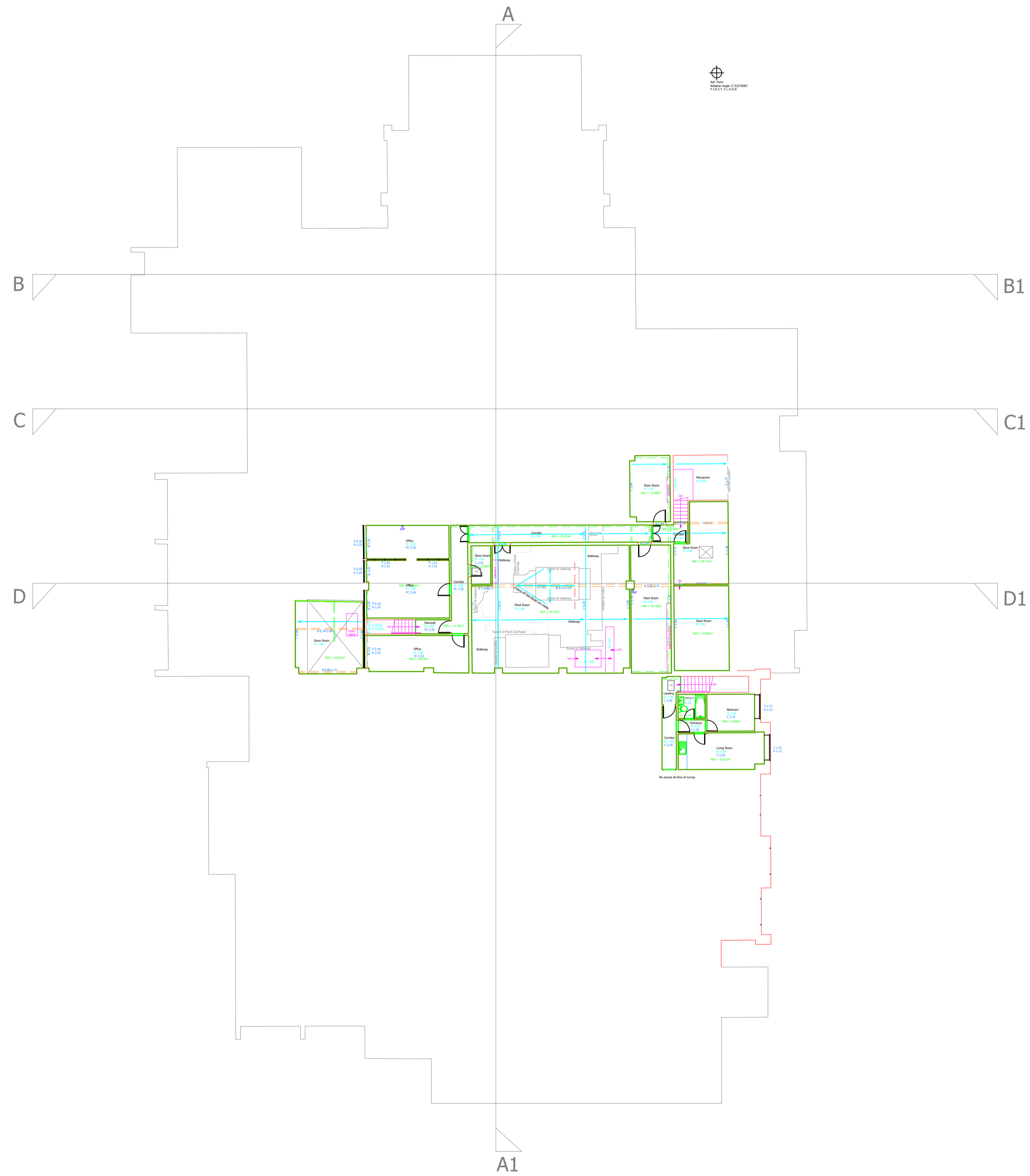
Client: MACE

Survey Location: Alexandra Theatre
 Belmont Street
 Bognor Regis, PO21 1BL

Survey type: Measured Building Scale: 1:100@A1
 (Presented at 1:200)

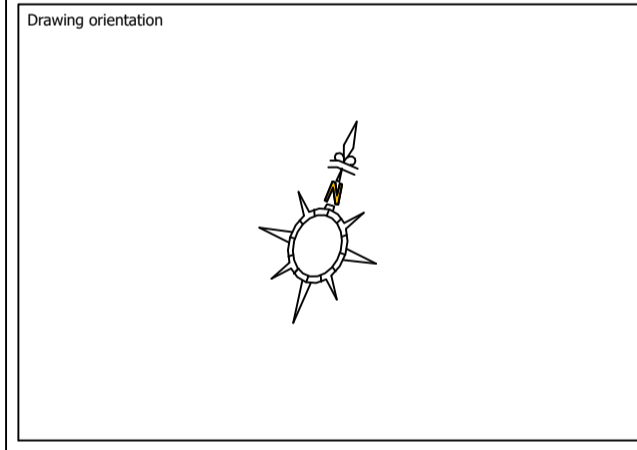
Drawing ref: ENC/030522/9W5/MB Date: May 2022

Drawn/QA: JC / SB / CM Revision: S1



Ground Floor NIA = 2354.01m² (Surveyable area)
 First Floor NIA = 318.06m² (Surveyable area)

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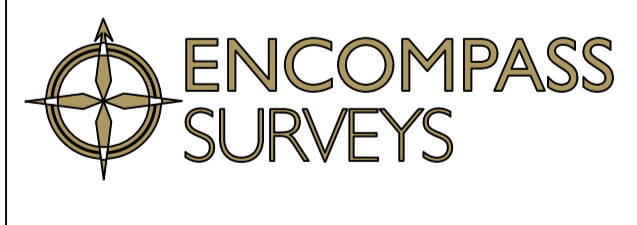
LEGEND

C - Ceiling height	WC	Door
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U - Understep joint height	Sink	Sliding Door
UL - Uninsulating Feature height	Sink	Sliding Door
	Sink	
	Sink	
	Sink	

Level Datum:
 Levels are related to OSGB15 derived from the GPS network

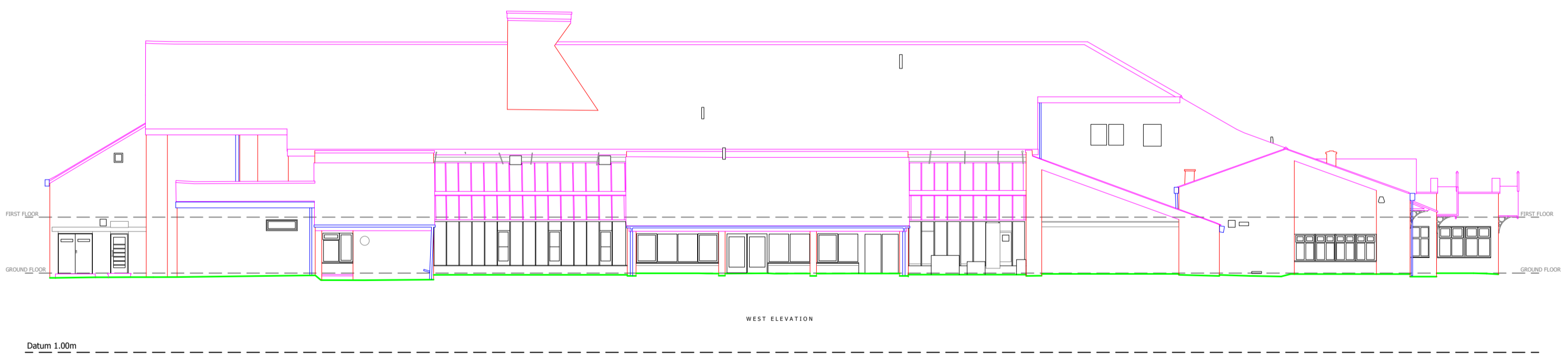
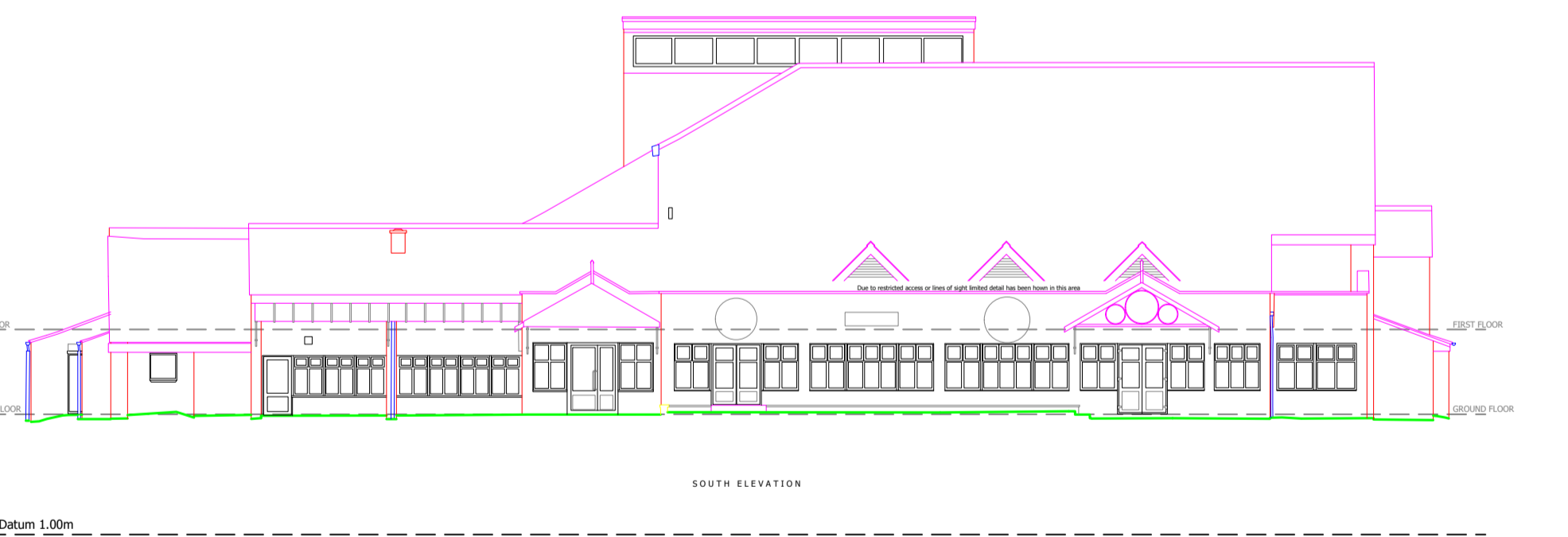
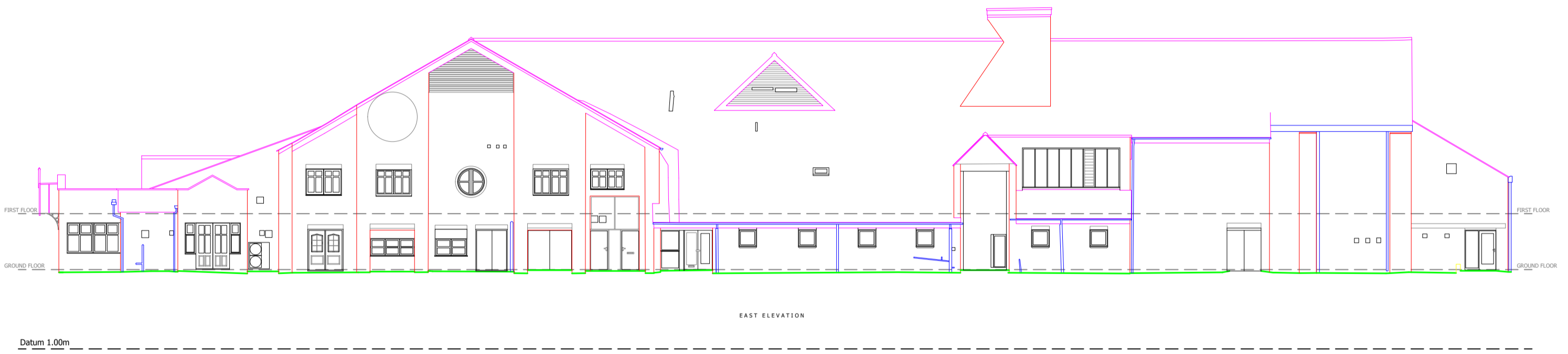
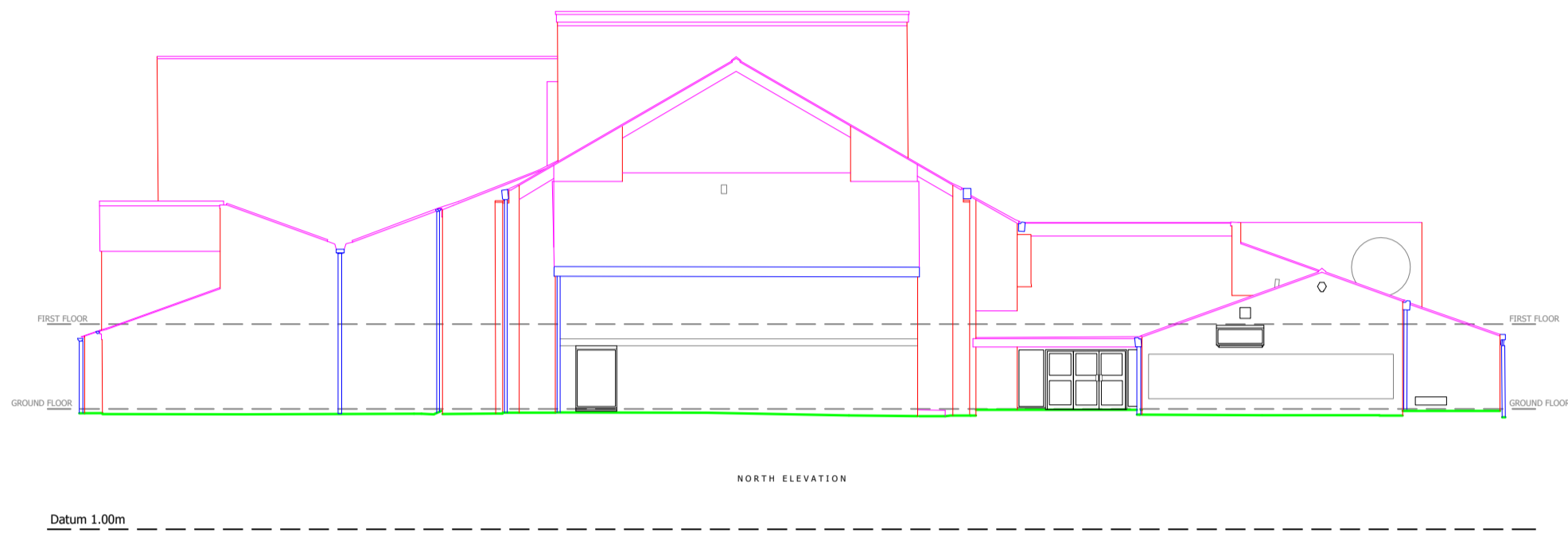
Grid:
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Northpoint:



Encompass Surveys Ltd
 Unit 2
 Tallman Business Centre
 Duncan Road
 Park Gate, Southampton
 Hampshire, SO31 7GA
 Tel: 023 80692002 Email: info@encompass-surveys.co.uk
 Fax: 023 80697125 Website: encompass-surveys.co.uk

Client:	MACE
Survey Location:	Alexandra Theatre Belmont Street Bognor Regis, PO21 1BL
Survey type:	Measured Building
Scale:	1:100@A1 (Presented at 1:200)
Drawing ref:	ENC/030522/9W5/MB
Date:	May 2022
Drawn/QA:	JC / SB / CM
Revision:	S1



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LEGEND

TREE SPECIES INFORMATION

ALDER	ALD	LOOUST	LOC
ASH	ASH	LONDON PLANE	LPI
ASPEN	ASP	MAGNOLIA	MAG
BEECH	BCH	MAPLE	MPL
CEDAR	CEO	OAK	OAK
CHERRY	CHY	PINE	PNE
CYPRESS	CYP	POPLAR	POP
ELM	ELM	PRUNUS	PNS
FIR	FIR	RHODODENDRON	RDN
FRUIT	FRT	ROWAN	RWN
HAWTHORN	HAW	SILVER BIRCH	SIB
HAZEL	HAZ	SORBUS	SOR
HOLLY	HLY	SWEET CHESTNUT	SCN
HORSE CHESTNUT	HCH	SYCAMORE	SYC
HORNBEAM	HRM	WALNUT	WNT
LABURNUM	LBN	WILLOW	WLW
LARCH	LAR	YEW	YEW
LIME	LIM	SPECIES UNKNOWN	SPU
		COPICED	CPD

TREE ANNOTATIONS: Tree Species / Tree Ball Size / No of Balls
 Tree Height / Tree Canopy Spread

FENCE INFORMATION

BARBED WIRE FENCE	BWF	BASEMENT LEVEL	BTL
CORRUGATED IRON FENCE	CFI	BED LEVEL	BL
CLOSE BOARD FENCE	CBF	COVER LEVEL	CL
CHAIN LINK FENCE	CLF	DAMP PROOF COURSE	DPC
CHESTNUT PALING	CPF	FLOOR LEVEL	FL
CRASH BARRIER	CRB	INVERT LEVEL	IL
HANDRAIL	HDL	OUTFALL LEVEL	OL
IRON RAILINGS	IRF	THRESHOLD LEVEL	THL
LARCH LIFT FENCE	LIF	FOUL WATER	FW
MISCELLANEOUS FENCE	MSF	SURFACE WATER	SW
PALISADE FENCE	PSF	UNABLE TO LIFT	UTL
POCKET FENCE	PKF	WATER LEVEL	WL
POST AND CHAIN FENCE	PCF		
POST AND RAIL FENCE	PRF		
POST AND WIRE FENCE	PWF		
STOCK WIRE FENCE	SWF		
TRELLIS FENCING	TLF		

LEVEL INFORMATION

CONCRETE	Conc
BRICK PAVERS	BP
FLOWERBED	FB
PAVING SLABS	PS
RETAINING WALL	RWall
TACTILE PAVING	Tac

FEATURE INFORMATION

BOLLARD	BO	NOTICE BOARD	NB
BRITISH TELECOM BOX	BTB	POST	P
BRITISH TELECOM IC	BTIC	RAIN WATER PIPE	RWP
BUS STOP	BS	RAISED FLOWERBED	RFB
CABLE TELEVISION BOX	CATB	ROAD SIGN	RS
CABLE TELEVISION IC	CATIC	RODDING EYE	RE
EARTHING ROD	ER	SERVICE MARKER POST	SMP
ELECTRICITY CABLE PIT	ECP	SOIL VENT PIPE	SVP
ELECTRICITY CONTROL BOX	ECB	STOP COCK	SC
ELECTRICITY POLE	EP	STOP VALVE	SV
FIRE HYDRANT	FH	TELEGRAPH POLE	TP
INSPECTION COVER	IC	TELEPHONE CALL BOX	TCB
LAMP POST	LP	TRAFFIC SIGNAL	TS
LETTER BOX	LB	TRAFFIC SIGNALS IC	TSIC
LITTER BIN	LBIN	WATER METER	WM
WATER OUTLET	WO	WATER TAP	Tap
NAME PLATE	NP		

Level Datum:
 Levels are related to OSGB15 derived from the GPS network

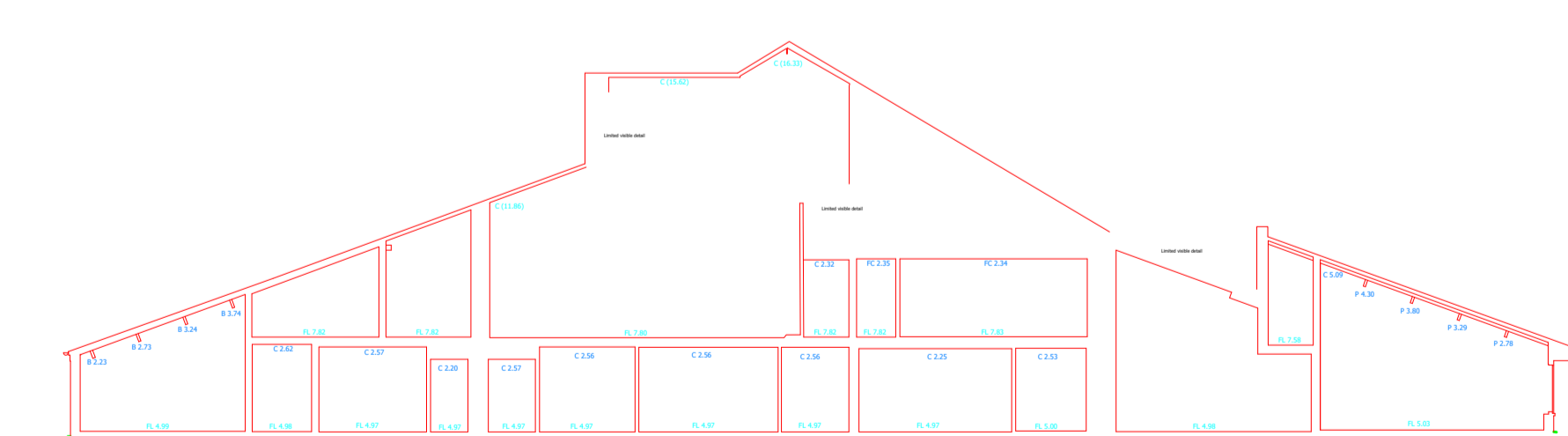
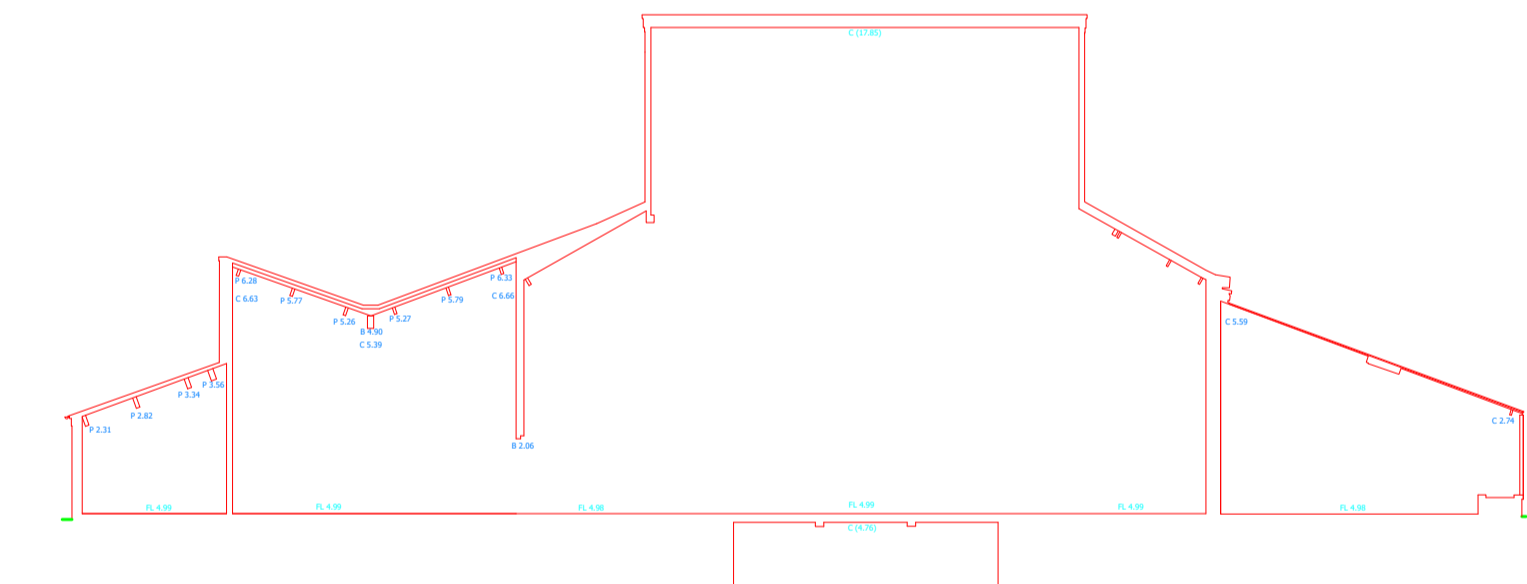
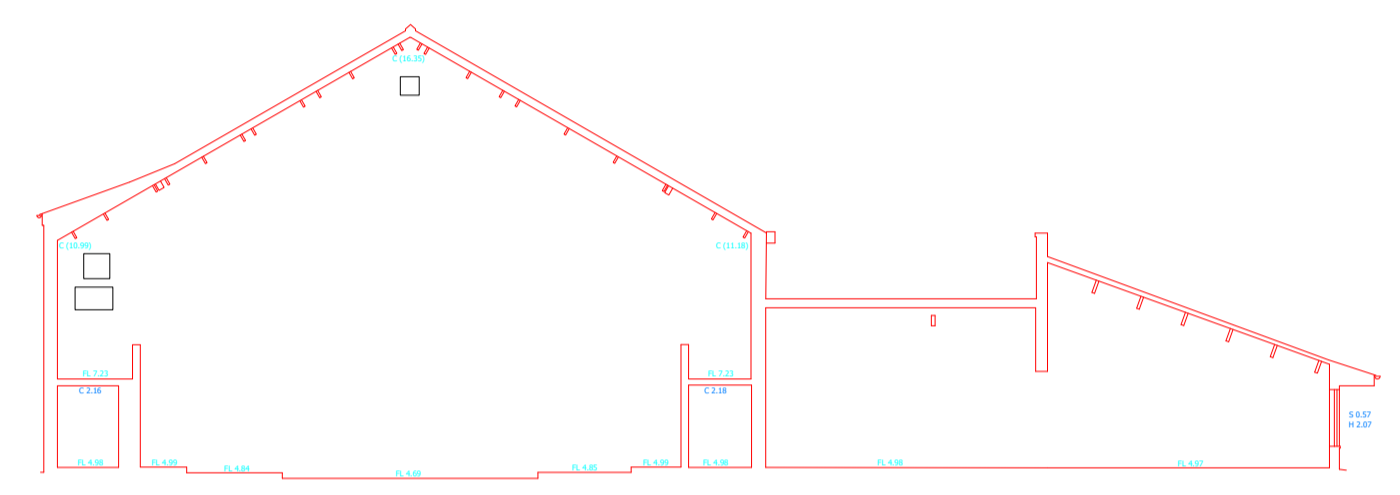
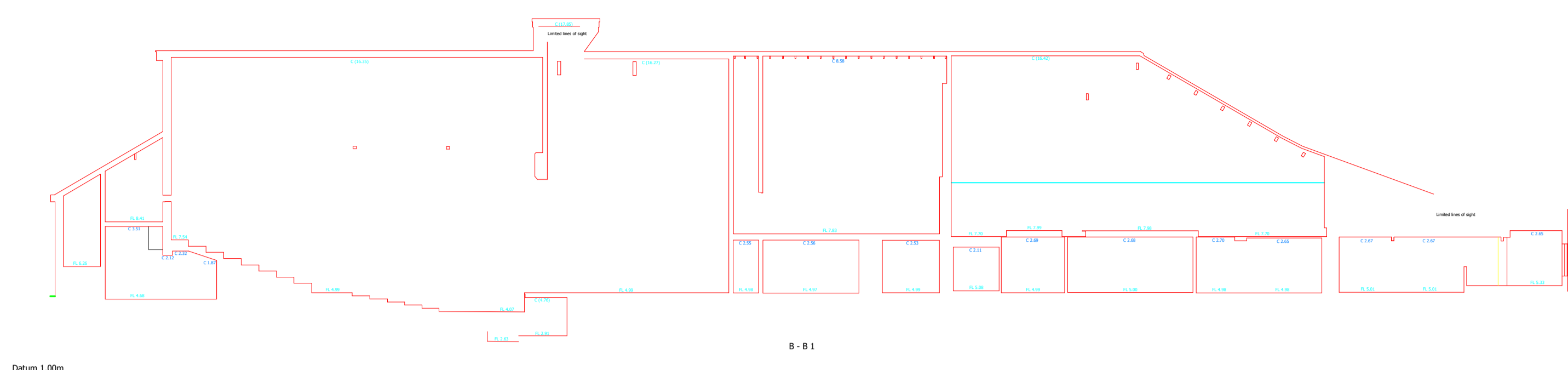
Grid:
 Grid is related to OSGB15 derived from the GPS network

Northpoint:



Encompass Surveys Ltd
 Unit 2
 Tallisman Business Centre
 Duncan Road
 Park Gate, Southampton
 Hampshire, SO31 1QA
 Tel: 023 80692002 Email: info@encompass-surveys.co.uk
 Fax: 023 80697125 Website: encompass-surveys.co.uk

Client: MACE
Survey Location: Alexandra Theatre
 Belmont Street
 Bognor Regis, PO21 1BL
Survey type: Elevations **Scale:** 1:100@A1
 (presented at 1:200)
Drawing ref: ENC/030522/9W5/E **Date:** May 2022
Drawn/QA: ED / SB / CM **Revision:** S1



NOTES:

Drainage:
Inspection Covers are lifted where possible and all drainage invert information has been obtained through visual inspection only, with no entry into manholes. Therefore the complete accuracy cannot be guaranteed. Where drainage is of critical importance we suggest the services of a specialist drainage expert be used.

Trees:
Every effort has been made to identify and detail all trees on site but where trees are of critical importance we suggest the use of a specialist such as an arborist. Tree spread and heights are indicative.

GPS:
GPS detail is relative to the time and date of survey. GPS levels and grid are obtained using industry standard guidelines and can vary according to the quality of the GPS network at the time of survey. Unless stated otherwise, surveys are Scale factor 1 and Horizontal and Vertical Datums are established from a central site fix and baseline orientation station utilising GNSS correction data.

Survey notes:
Survey specification is linked to the original purpose of the survey commissioned at source and is to be used for this purpose only. Survey is accurate within limitations of site conditions at the time of survey. In areas difficult to survey due to restricted access, lines of sight or dense vegetation, critical dimensions and positions should be verified following suitable clearance. Survey detail obtained and shown is relative to the plotting scale.

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LEGEND

TREE SPECIES INFORMATION

ALDER	ALD	LOCUST	LOC
ASH	ASH	LONDON PLANE	LPI
ASPEN	ASP	MAGNOLIA	MAG
BEECH	BOH	MAPLE	MFL
CEDAR	CEO	OSAK	OSK
CHERRY	CHY	PINE	PNE
CYPRESS	CYP	POPLAR	POP
ELM	ELM	PRUNUS	PNS
FIR	FIR	RHODODENDRONS	RON
FRUIT	FRT	ROWAN	RWN
HAWTHORN	HAW	SILVER BIRCH	SIB
HAZEL	HAZ	SORBUS	SOR
HOLLY	HOL	SWEET CHESTNUT	SCH
HORSE CHESTNUT	HCH	SYCAMORE	SYC
HORNBEAM	HRM	WALNUT	WNT
LABURNUM	LBN	WILLOW	WLW
LARCH	LAR	YEW	YEW
LIME	LIM	SPECIES UNKNOWN	SRU
		COPPED	COP

TREE ANNOTATIONS: Tree Species / Tree Boll Size / No of Bolts
Tree Height / Tree Canopy Spread

FENCE INFORMATION

BARBED WIRE FENCE	BWF	BASEMENT LEVEL	BTL
CORRUGATED IRON FENCE	CFI	BED LEVEL	BL
CLOSE BOARD FENCE	CBF	COVER LEVEL	CL
CHAIN LINK FENCE	CLF	DAMP PROOF COURSE	DPC
CHESTNUT PALING	CPF	FLOOR LEVEL	FL
CRASH BARRIER	CRB	INVERT LEVEL	IL
HANDRAIL	HDL	OUTFALL LEVEL	OL
IRON RAILINGS	IRF	THRESHOLD LEVEL	THL
LARCH LIFT FENCE	LIF	FOUL WATER	FW
MISCELLANEOUS FENCE	MSF	SURFACE WATER	SW
PALISADE FENCE	PSF	UNABLE TO LIFT	UTL
PICKET FENCE	PKF	WATER LEVEL	WL
POST AND CHAIN FENCE	PCF		
POST AND RAIL FENCE	PRF		
POST AND WIRE FENCE	PWF		
STOCK WIRE FENCE	SWF		
TRELLIS FENCING	TLF		

LEVEL INFORMATION

CONCRETE	Conc
BRICK PAVERS	BP
FLOWERBED	FB
PAVING SLABS	PS
RETAINING WALL	RWall
TACTILE PAVING	Tac

FEATURE INFORMATION

BOLLARD	BO	NOTICE BOARD	NB
BRITISH TELECOM BOX	BTB	POST	P
BRITISH TELECOM IC	BTIC	RAIN WATER PIPE	RWP
BUS STOP	BS	RAISED FLOWERBED	RFB
CABLE TELEVISION BOX	CATB	ROAD SIGN	RS
CABLE TELEVISION IC	CATV	RODDING EYE	RE
EARTHING ROD	ER	SERVICE MARKER POST	SMP
ELECTRICITY CABLE PIT	ECP	SOIL VENT PIPE	SVP
ELECTRICITY CONTROL BOX	ECB	STOP COCK	SC
ELECTRICITY POLE	EP	STOP VALVE	SV
FIRE HYDRANT	FH	TELEGRAPH POLE	TP
INSPECTION COVER	IC	TELEPHONE CALL BOX	TCB
LAMP POST	LP	TRAFFIC SIGNAL	TS
LETTER BOX	LB	TRAFFIC SIGNALS IC	TSIC
LITTER BIN	LBIN	WATER METER	WM
WATER OUTLET	WO	WATER TAP	WT
NAME PLATE	NP		

Level Datum:
Levels are related to OSGB15 derived from the GPS network

Grid:
Grid is related to OSGB15 derived from the GPS network

Northpoint:



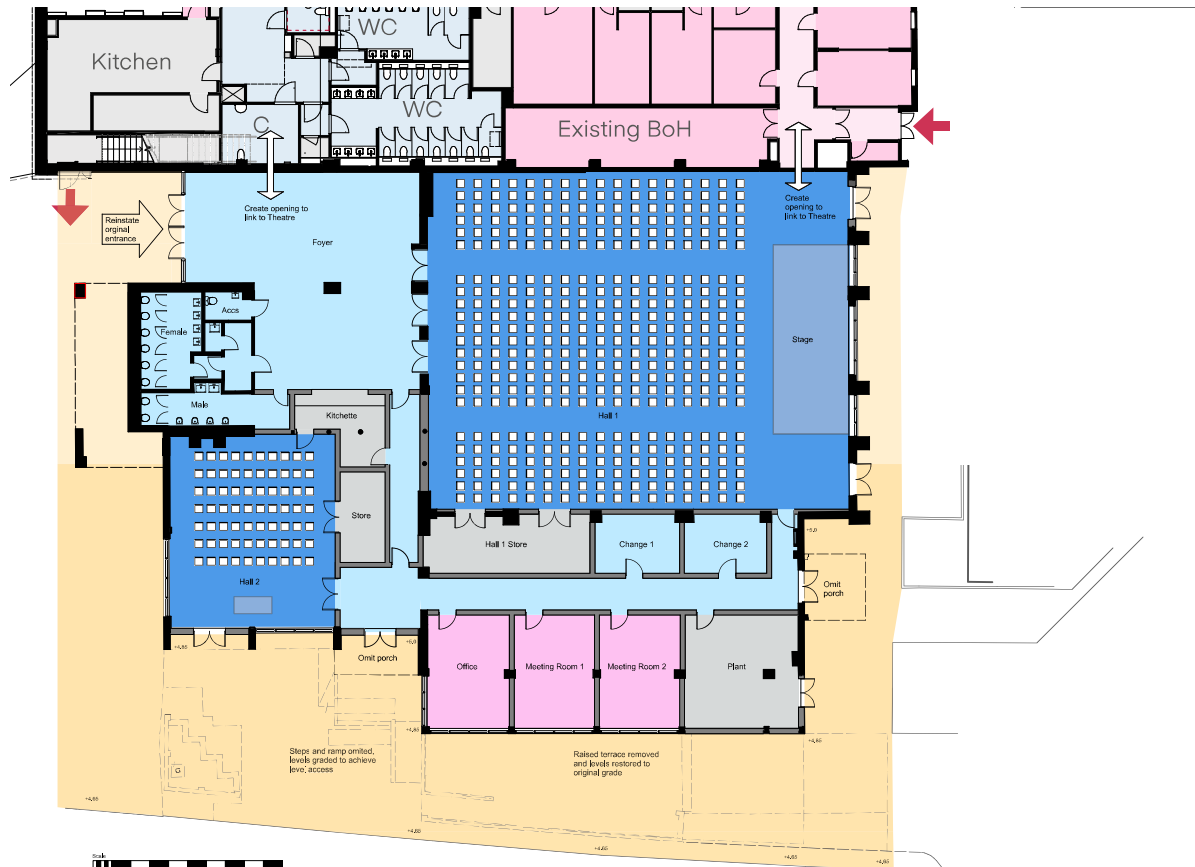
Encompass Surveys Ltd
Unit 2
Talisman Business Centre
Duncan Road
Park Gate, Southampton
Hamphshire SO31 7GA

Tel: 023 80692002 Email: info@encompass-surveys.co.uk
Fax: 023 80697125 Website: encompass-surveys.co.uk

Client:	MACE		
Survey Location:	Alexandra Theatre Belmont Street Bognor Regis, PO21 1BL		
Survey type:	Elevations	Scale:	1:100@A1 (Presented at 1:200)
Drawing ref:	ENC/030522/9W5/E	Date:	May 2022
Drawn/QA:	ED / CM	Revision:	S1

APPENDIX B
Proposed Plans & Elevations

13. APPENDIX B – PROPOSED PLANS & ELEVATIONS



GROUND FLOOR
Proposed Plan
Option 1

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BEAUMONT HOUSE TEL: 0118 932 3088
59 HIGH STREET
THEALE
READING, RG7 5AL WWW.RIDGE.CO.UK

CLIENT:
ARUN DC

IN ASSOCIATION WITH:

PROJECT:
BOGNOR REGIS
ROYAL HALL
FEASIBILITY

TITLE:
OPTION 1 GROUND FLOOR
COLOURED PROPOSED PLANS

DRAWN BY: AP	SCALE: 1:200 @ A2
CHECKED BY: MS	DATE: 28/02/2024

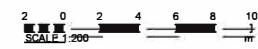
STATUS: INFORMATION

DRAWING No: -							
PROJECT: 5024385	ORG: RDG	ZONE: XX	LEVEL: XX	TYPE: PL	ROLE: A	NUMBER: 0002	REV: -





GROUND FLOOR
Proposed Plan
Option 2



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59 HIGH STREET
THEALE
READING, RG7 5AL WWW.RIDGE.CO.UK

CLIENT

ARUN DC

IN ASSOCIATION WITH:

PROJECT

BOGNOR REGIS
ROYAL HALL
FEASIBILITY

TITLE

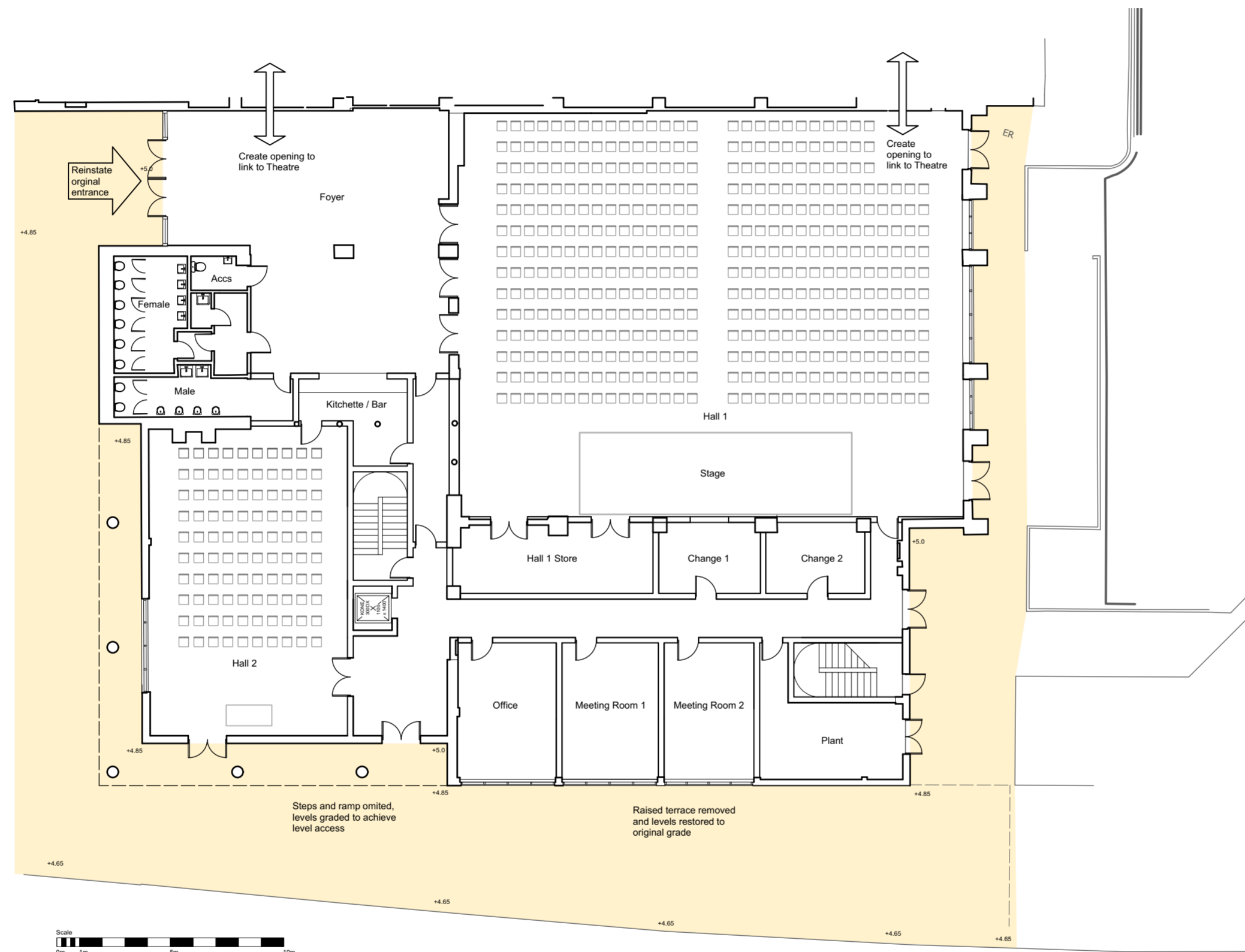
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COLOURED PROPOSED PLANS

DRAWN BY: AP SCALE: 1:200 @ A2
CHECKED BY: IMS DATE: 28/02/2024
STATUS

INFORMATION

DRAWING NO: -

PROJECT	ORG	ZONE	LEVEL	TYPE	ROLE	NUMBER	REV
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GROUND FLOOR
Proposed Plan
Option 3

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THEALE
READING, RG7 5AL

TEL: 0118 932 3088
WWW.RIDGE.CO.UK

CLIENT:
ARUN DC

IN ASSOCIATION WITH:

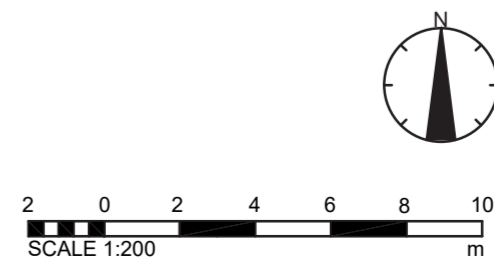
PROJECT:
**BOGNOR REGIS
ROYAL HALL
FEASIBILITY**

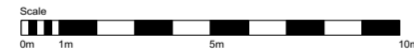
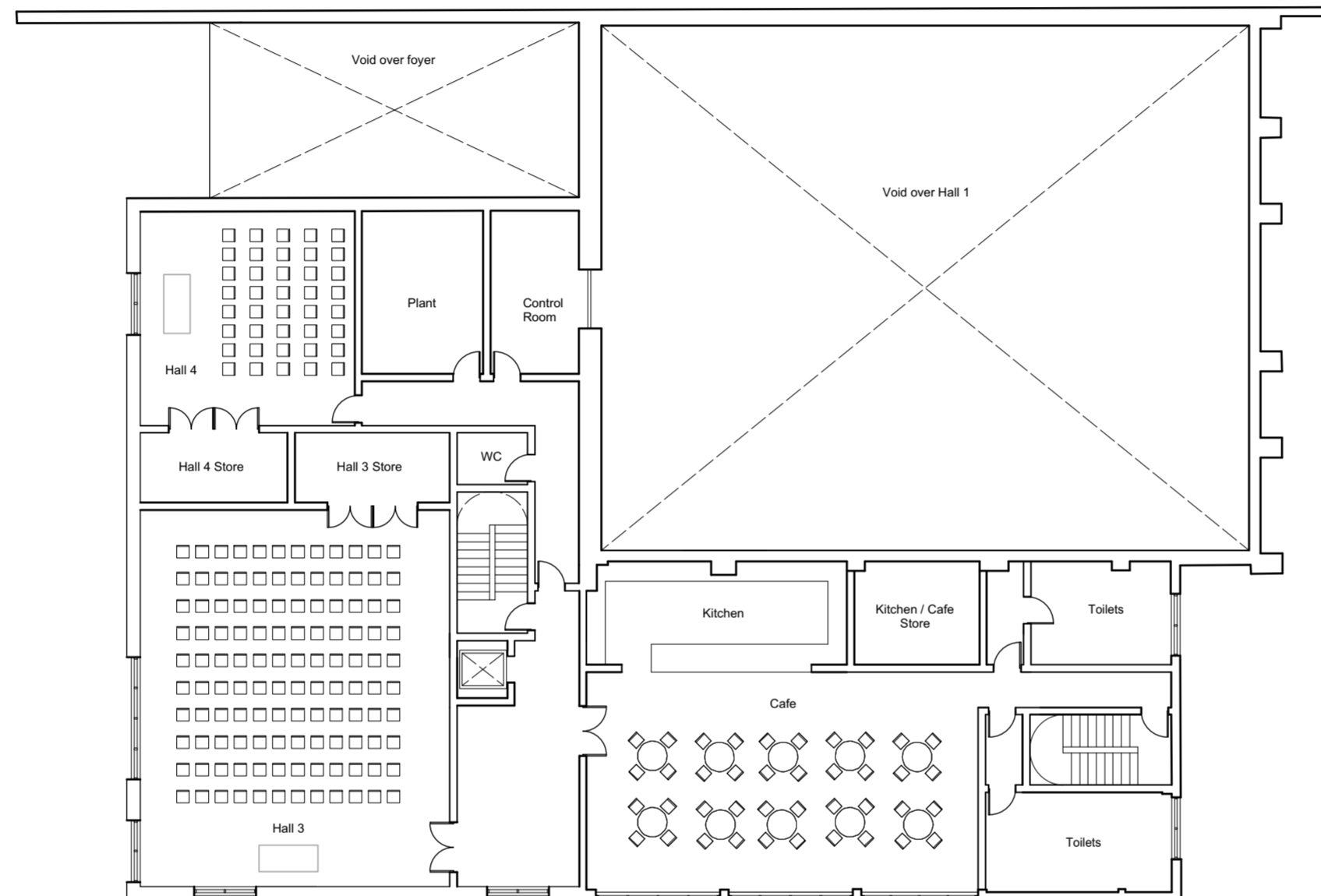
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**OPTION 3 GROUND FLOOR
PROPOSED PLANS**

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CHECKED BY: MS DATE: 01/03/2024

STATUS:
INFORMATION

DRAWING No: -							
PROJECT: 5024385	ORG: RDG	ZONE: XX	LEVEL: XX	TYPE: PL	ROLE: A	NUMBER: 0006	REV: -





FIRST FLOOR
Proposed Plan
Option 3



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REV	DESCRIPTION	DATE	BY	CHKD

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READING, RG7 5AL
TEL: 0118 932 3088
WWW.RIDGE.CO.UK

CLIENT:

ARUN DC

IN ASSOCIATION WITH:

PROJECT:

BOGNOR REGIS
ROYAL HALL
FEASIBILITY

TITLE:

OPTION 3 FIRST FLOOR
PROPOSED PLANS

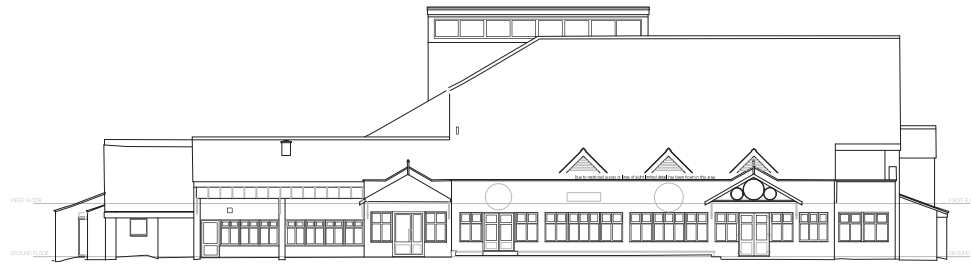
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CHECKED BY: MS	DATE: 01/03/2024

STATUS:

INFORMATION

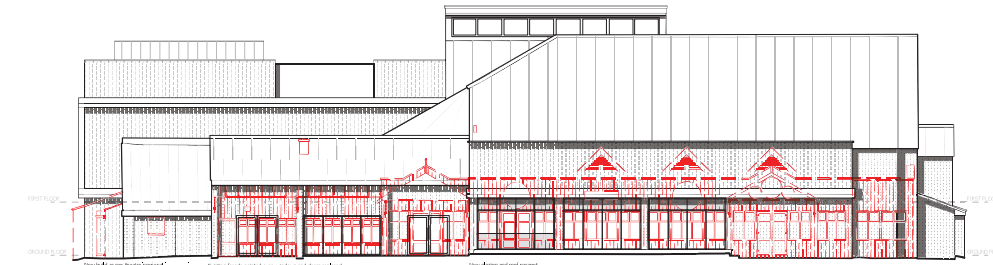
DRAWING No: -

PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
5024385	RDG	XX	XX	PL	A	0007	-



SOUTH ELEVATION

Datum 1.20m



SOUTH ELEVATION

New built up roof panels proposed
Existing facade painted over, windows and doors replaced
Existing facade to be replaced with new facade proposed
Existing gutters and downpipes removed, existing windows replaced and fitted with new glazing
New glazing and roof panels



SOUTH ELEVATION

New built up roof panels proposed
Existing facade painted over, windows and doors replaced
New glazing and roof panels

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READING, RG7 5AL WWW.RIDGE.CO.UK

CLIENT:
ARUN DC

IN ASSOCIATION WITH:

PROJECT:
BOGNOR REGIS
ROYAL HALL
FEASIBILITY

TITLE:
SOUTH ELEVATION

DRAWN BY:	AP	SCALE:	1:200 @ A2
CHECKED BY:	MS	DATE:	28/02/2024
STATUS:			

INFORMATION


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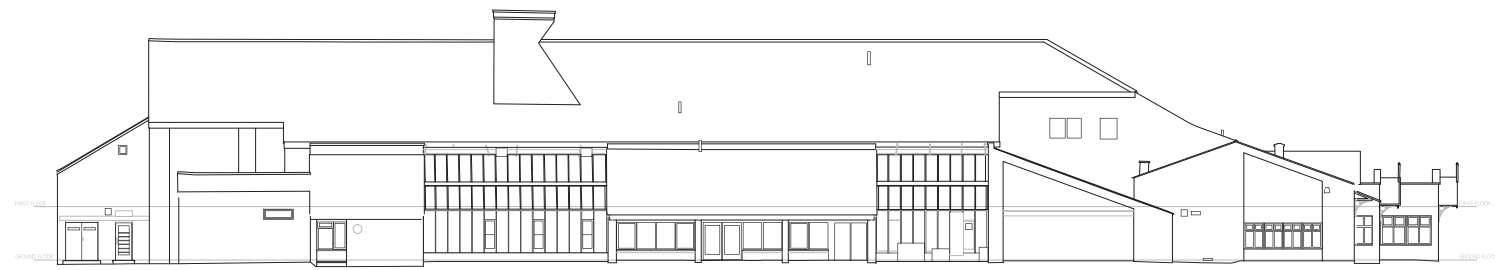
PROJECT:
 BOGNOR REGIS
 ROYAL HALL
 FEASIBILITY

TITLE:
 WEST ELEVATION

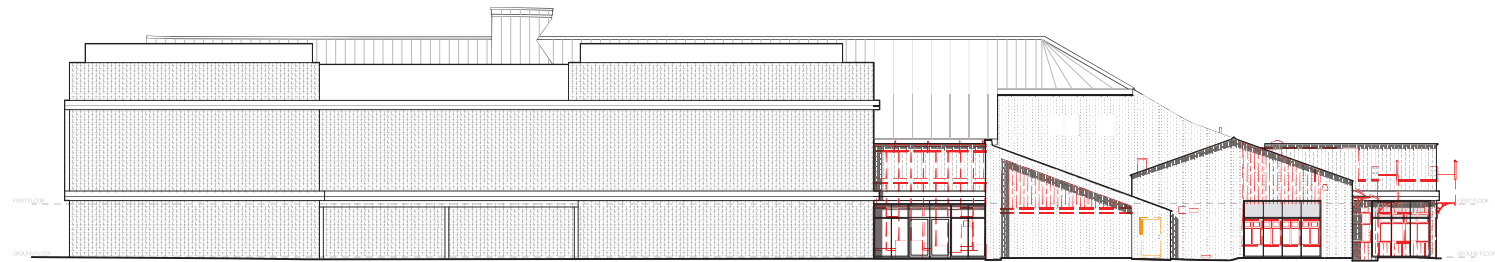
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INFORMATION

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WEST ELEVATION



WEST ELEVATION



WEST ELEVATION




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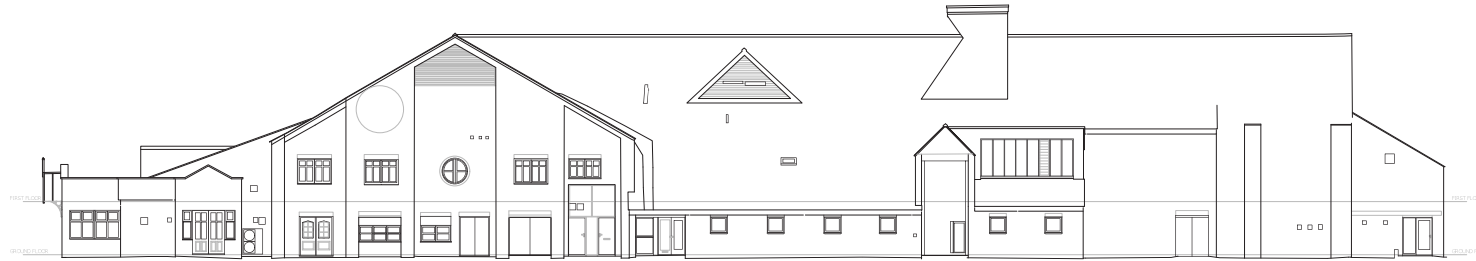
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 ROYAL HALL
 FEASIBILITY

TITLE:
 EAST ELEVATION

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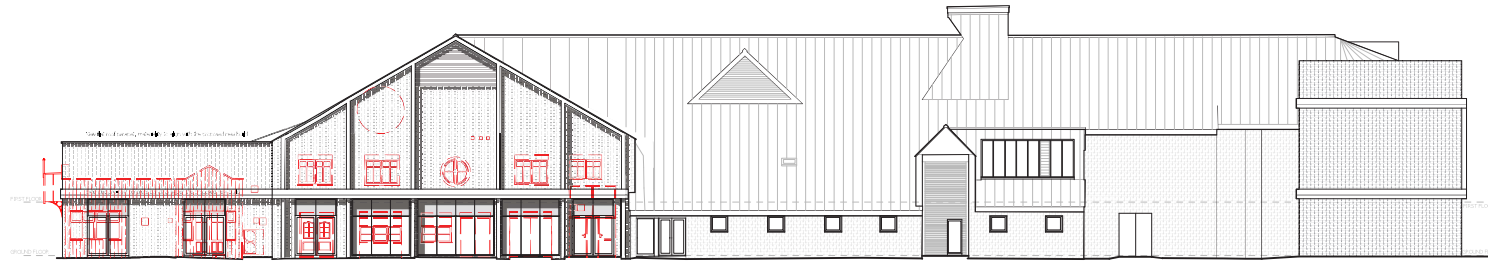
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EAST ELEVATION

Datum 1.20m

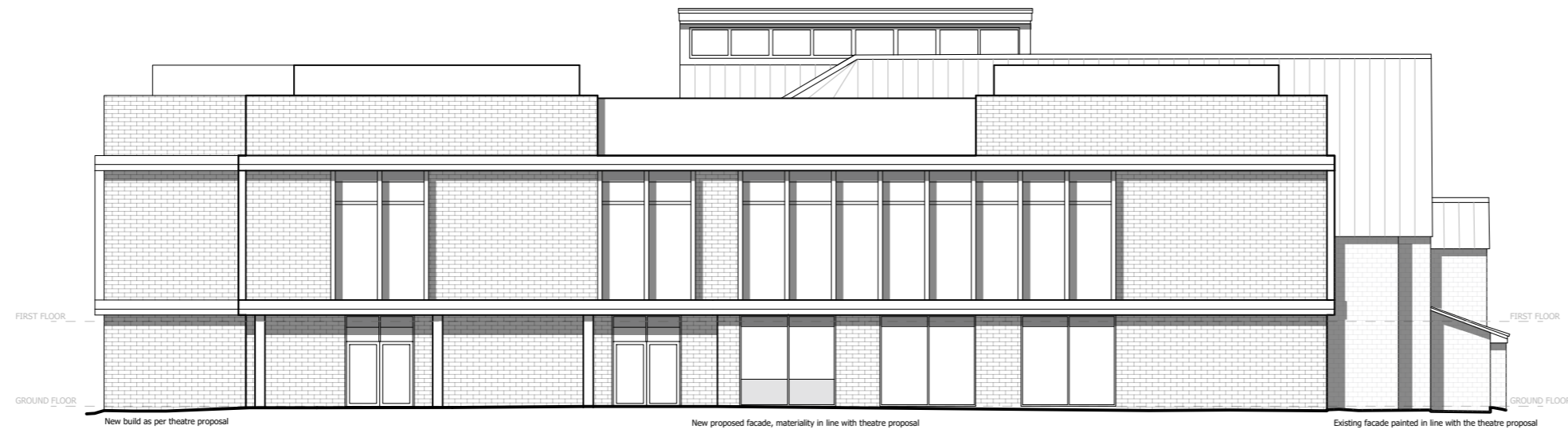


EAST ELEVATION

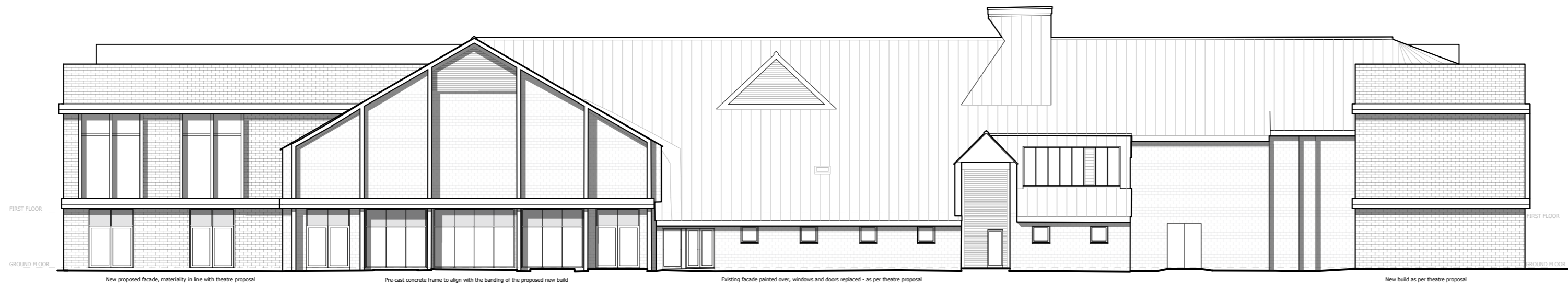


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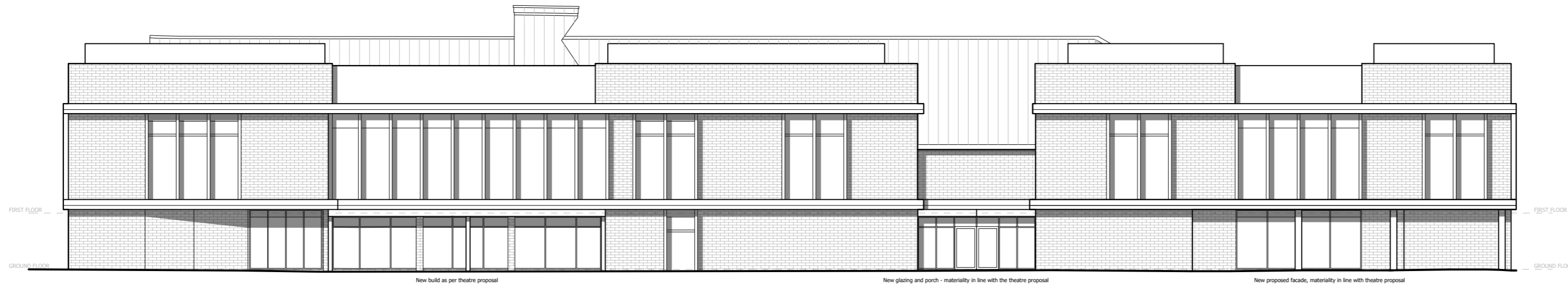




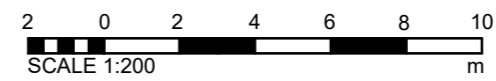
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



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PROJECT:
**BOGNOR REGIS
 ROYAL HALL
 FEASIBILITY**

TITLE:
NEW PROPOSED ELEVATIONS

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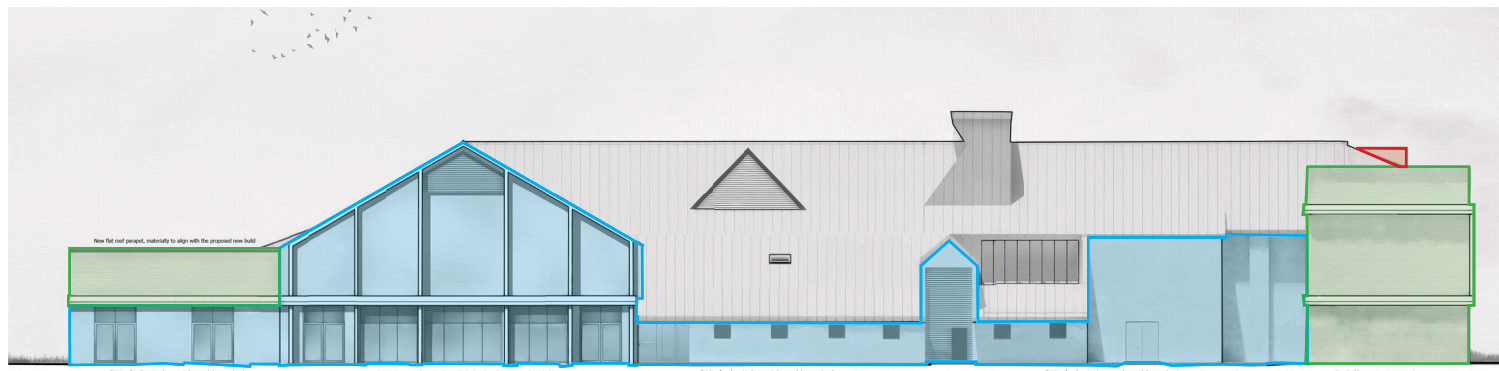
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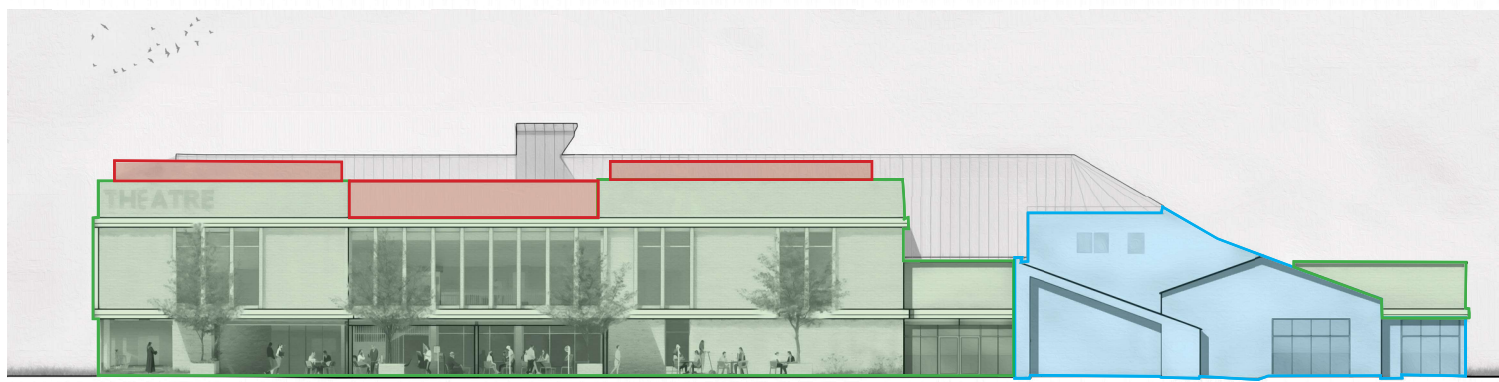
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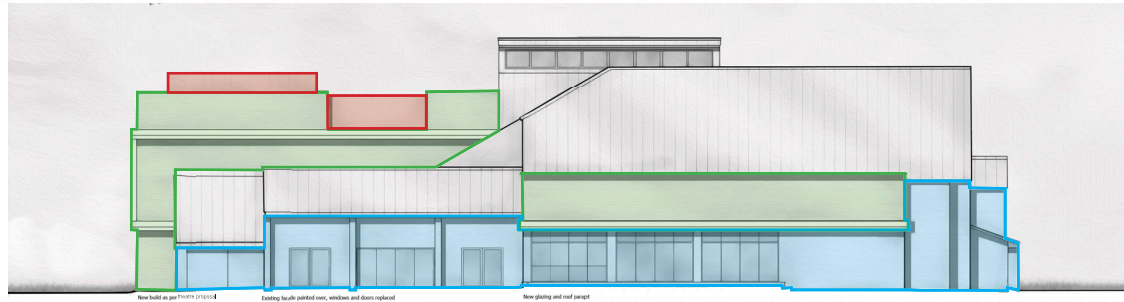
PROJECT	ORG	ZONE	LEVEL	TYPE	ROLE	NUMBER	REV
5024385	RDG	XX	XX	EL	A	0103	-







EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

-  Zinc roof as per theatre proposal
-  Existing brick to be painted as per theatre proposal
-  New build light coloured brick with architectural concrete banding as per theatre proposal
-  Metal screening as per theatre proposal



North arrow pointing up.

Scale bar: 0 2 4 6 8 10 m
 SCALE 1:200

APPENDIX C

Building Conditions Survey

14. APPENDIX C – BUILDING CONDITIONS SURVEY

ARUN DC, BREWERS FAYRE, BOGNOR REGIS



5024385 – BREWERS FAYRE, BOGNOR REGIS BUILDING CONDITION REPORT

February 2024

Prepared for

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Prepared by

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ARUN DC, BREWERS FAYRE, BOGNOR REGIS

VERSION CONTROL

VERSION	DATE	DESCRIPTION	CREATED BY	REVIEWED BY
1.0	23.02.24	1 st ISSUE	HDB	GW

ARUN DC, BREWERS FAYRE, BOGNOR REGIS

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ARUN DC, BREWERS FAYRE, BOGNOR REGIS

1. INTRODUCTION

1.1. Project Introduction

Ridge and Partners were instructed by Arun District Council to undertake a condition survey of the Ex Brewers Fayre in Bognor Regis, PO21 1CH.

The aim of the survey is to provide commentary with regards to the general condition of the restaurant as well as to linked staff accommodation at 1st floor level.

The inspection was non-intrusive and no services or drains were inspected. The survey was observational only from floor level, with no opening up works being undertaken, no floor coverings lifted or furniture moved. Although the exterior of the property has been included within the condition report the roof coverings have not been considered in detail. No comment has been made on the attached Alexandra Theatre.

The external inspection was undertaken from ground level. Issues with damp exhibited inside the building will require investigations completed both internally and externally.

No doors or windows were tested during the inspection as such we cannot comment on the operational effectiveness of those elements. Prior to works a review should be conducted with regards to Listings, Local Listings and Conservation Areas and all necessary applications be made to the local authority.



View of front elevation of the Brewers Fayre pub.

Most recently the building has been used as a large family pub with staff accommodation at 1st floor level. It is understood that the property has also previously been used as a dance hall and community space.

The property has been empty for around a year and has become noticeably run down.

ARUN DC, BREWERS FAYRE, BOGNOR REGIS

1.2. Survey

The areas surveyed as part of the inspection include the South, East and West elevations as well as internal areas forming the Pub to the ground floor and 1st floor staff accommodation.

The survey was undertaken on Thursday 8th of February 2024.

All areas of building at the time of inspection were unoccupied.

1.3. The Site

The main elevation of the property is accessed from The Esplanade along the sea front. The rear elevation of the property is adjoined to the neighbouring Alexandra Theatre which fronts Belmont Street.

The South facing elevation is a single storey with sloping slate roof. The front elevation is clad in uPVC shiplap style cladding with double glazed uPVC windows along the majority of the front elevation. To the front of the property there is a paved patio area, leading to the main entrance doors of the property.

The West of the building is largely brickwork with some uPVC shiplap detailing and a covered walkway leading towards the Alexandra Theatre.

The East of the building is largely clad in uPVC shiplap cladding, with large double doors leading to a 'beer cellar' and a secondary staff entrance. Access for the staff flats above can also be found on the East elevation.

1.4. The Report

This report aims to capture the condition of the building and highlight areas that require immediate remediation works.

The survey was restricted to the areas previously detailed within section 1.1 above; it should be noted that not all areas were accessible during the time of the inspection. Where areas were inaccessible these have been noted within the report.

This report is based on the condition of the property and service provisions available on the day of the inspections.

ARUN DC, BREWERS FAYRE, BOGNOR REGIS

2. CONDITION REPORT

2.1. Introduction

This section sets out in written and photographic form the condition of the building, as observed during the survey. Further thought has been given into the priority of remedial actions that should be taken to areas highlighted as being below standard during the survey.

The following findings and recommendations are based on the condition of the property at the time of inspection. The following report is aimed to offer guidance in terms of condition and priority to help inform the client team with regards to next steps, ensuring the areas requiring immediate action are highlighted as priority items to prevent any further damage to the building and inform the council of any potential risk elements.

To provide clarity within the report, each of the items highlighted has been scored with regards to its condition and priority. This enables the most critical areas to be picked out easily and prioritised when making improvements throughout the site. See the table below for an explanation of the condition and priority categories:

CONDITION	DEFINITION
1	Poor – In extremely worn or poor condition
2	Used – In used or worn condition
3	Fair – In fair / sound condition




PRIORITY	DEFINITION
1	Poor – Item requires immediate works to protect the building from further damage.
2	Medium – Item requires works to bring building to a habitable condition.
3	Low - Item requires planned works.




Priority should be given to the areas and elements highlighted with a priority rating of 1. These elements have been highlighted as requiring immediate attention and rectification. Areas that have been given a 'red' priority rating may pose a hazard to both the building and users / visitors to the building and should therefore be rectified as soon as possible to ensure the safety of all site users.




Priority 2 rated items are items that are in used / worn condition and will require planned works in order to bring the property back to a habitable / usable condition.





Any priority 3 rated items are deemed to be in fair condition requiring planned works in the next 5 years.




2.2. Externals





AREA	DESCRIPTION / ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
East Elevation					
Roof	Roof covering not visible from this elevation.		Drone survey recommended.		
Soffits / Fascia	<p>uPVC weatherboard and shiplap style cladding has been used to form soffits and fascia to overhung areas of the roof where brickwork has stepped back.</p> <p>Overall soffits and fascia across the elevation were observed to be fair condition.</p>	2	Recommend cleaning of soffits and fascia as part of a regular maintenance plan.	3	
Louvre	<p>High level Louvre is located to provide ventilation into the plant room located within the roof.</p> <p>Louvre grille appears to be formed of aluminium and has heavy peeling and flaking of paintwork is noted.</p>	2	Allow for cleaning and redecoration of louvre grille.	2	
Brickwork	<p>The majority of the East elevation is formed of smooth cream wire cut brickwork in standard running bond.</p> <p>To areas above heads of windows and doors brickwork has been laid as a decorative soldier course.</p> <p>To pillars and corners Flemish bond has been used to add detail.</p>	3	No recommendation.	3	



AREA	DESCRIPTION / ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
	Across the East elevation the brickwork appears to be in fair condition.				
Cladding	The Southeast corner of the ground floor has been overclad using a uPVC composite shiplap effect cladding. Cladding appears to be in a fair condition although it is noted that fixings to the items / services mounted across the elevation have rusted causing staining to the cladding.	2	Recommend removal of rusted fixings and replacement using suitable marine grade stainless steel fixings. Clean down staining to cladding.	2	
Windows – Double Glazed	uPVC double glazed casement windows at 1 st floor level. Windows appear to be in fair condition, although some double glazed units appear to have blown. Note: Windows at ground floor level have been over boarded and could not be inspected.	1	Where double glazed units have blown replacement is recommended.	1	
Windows – Timber	Timber double glazed circular window to 1 st floor. Timber frame appears to be in poor condition with some apparent rot. Paintwork observed to be in poor condition and flaking. Note: Windows at ground floor level have been over boarded and could not be inspected.	1	Where timber windows are rotten and defective replacement of the window is recommended.	1	

AREA	DESCRIPTION / ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Doors	<p>2no. Single timber doors leading to staff access to the back of house areas within the pub, and separate access for the 1st floor staff accommodation above. Timber doors are inset within timber panels, thought to be exterior grade ply. Decoration to inset timber panels is poor.</p> <p>Condition of access door to back of house areas of the pub is fair.</p> <p>Condition of access door to staff accommodation is poor.</p> <p>Note: Doors into the restaurant front of house area have been over boarded and could not be inspected.</p>	1	<p>Recommend redecoration of timber panels surrounding doors.</p> <p>Recommend replacement of timber access doors.</p>	1	
Hardstanding	<p>Tarmac hardstanding to front of elevation appears to be in fair condition. Previous patch repairs are evidence and moss growth is noted to localised areas.</p> <p>Note: It is unknown whether the hardstanding to this elevation forms part of the grounds of the property.</p>	2	<p>Recommend regular maintenance is undertaken to areas of hardstanding to remove moss growth.</p>	3	
South Elevation					
Roof	<p>It appears that the roof across this elevation is a flat roof to the front elevation of the property. The rood could not be observed from ground level and no further comments have been made.</p> <p>There is a small section of low level slate roof to the Southwest corner, although the condition of this could not be observed from ground level.</p>		<p>Further inspection of the roof is recommended.</p>	1	


AREA	DESCRIPTION / ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Soffits / Fascia	Soffits and fascia to the Southwest corner appear to be decorated timber; decoration to soffits and fascia are noted to be in poor condition.	2	Recommend redecoration of soffit and fascia. Where necessary rotten timber should be replaced.	2	
Cladding	Single storey section to South elevation has been over clad using uPVC shiplap style cladding. Across the elevation the cladding appears to be in a fair condition although it is noted that fixings to the items / services mounted across the elevation have rusted causing staining to the cladding.	2	Recommend removal of rusted fixings and replacement using suitable marine grade stainless steel fixings. Clean down staining to cladding.	2	
Windows	Note: Windows have been over boarded.		See recommendations made to windows within Section 2.3.		
Doors	Note: Doors have been over boarded.		See recommendations made to doors within Section 2.3.		

AREA	DESCRIPTION / ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Hardstanding	<p>Raised paved hardstanding area to the front elevation of the property. Overall paved area appears to be in fair condition although it is noted that some paving slabs are broken.</p> <p>A low level wall separates the hardstanding from the adjacent pavement. It was observed that in some areas the capping stones appear to have been poorly cut to size with gaps evident to the corner sections.</p>	2	<p>Recommend replacement of broken or loose paving slabs.</p> <p>Recommend replacement of poorly installed corner capping stone.</p>	2	
Fencing	<p>Timber fencing to the front side of the patio area separates the raised terrace from the pedestrian pavement. Timber fencing appears to be in fair condition.</p>	3	<p>Fencing should be maintained as part of regular scheduled maintenance plan.</p>	3	
West Elevation					
Roof	<p>Pitched roof formed of composite slate. It is noted that the roof appears to have lifted in areas and that there are number of slipped or broken tiles. Overall the condition of the roof is deemed to be poor.</p>	1	<p>Further inspection of the roof recommended.</p>	1	



AREA	DESCRIPTION / ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Fascia	Fascia is observed to be decorated timber; decoration to soffits and fascia are noted to be in poor condition.	2	Recommend redecoration of soffit and fascia. Where necessary rotten timber should be replaced.	2	
Lintel	Concrete lintel forming opening to walkway between supporting pillar and west elevation of the building. Concrete is in a poor condition and is noted to be cracked and spalling. Rust is also present to the surface of the concrete indicating the rusting of the reinforcement within the lintel.	1	Recommend review by a structural engineer.	1	
Soffit	uPVC weatherboard and shiplap style cladding has been used to form soffits to overhung areas of the roof. Damage is noted to areas of cladding in areas.	2	Recommend repair and replacement of damaged cladding to underside of soffit.	2	
Cladding	Sections of the West elevation have been over clad using uPVC shiplap style cladding. Across the elevation the cladding appears to be in a fair condition although localised sections are noted to be damaged.	2	Recommend repair and replacement of damaged cladding.	2	



AREA	DESCRIPTION / ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Brickwork	<p>The majority of the West elevation is formed of smooth cream wire cut brickwork in standard running bond. A decorative diamond patten has been inset using differing coloured bricks to the section of wall adjacent to the covered walkway.</p> <p>To the pillar supporting the section of oversailing roof to the walkway Flemish bond has been used to add detail.</p> <p>Across the West elevation the brickwork appears to be in fair condition, although localised sections of rust staining are observed to the underside of fixings to the wall.</p>	3	<p>Recommend removal of rusted fixings and replacement using suitable marine grade stainless steel fixings.</p> <p>Cleaning of staining to brickwork recommended.</p>	2	
Windows	Aluminium framed Georgian wired glazed mono pitched infill section forming the 'beer cellar'. A number of the glazing panels have been smashed or damaged and overall appear to be in poor condition.	1	Replace smashed or damaged glazing.	1	
Doors	No doors observed to West elevation.		No recommendations made.		
Hardstanding	Hardstanding area to the West Elevation is formed of the neighbouring Place St Maur public walkway.		No recommendations made.		

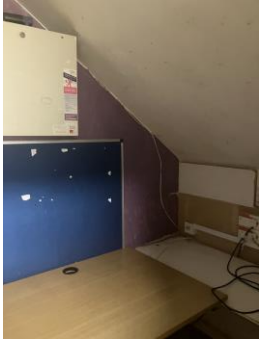
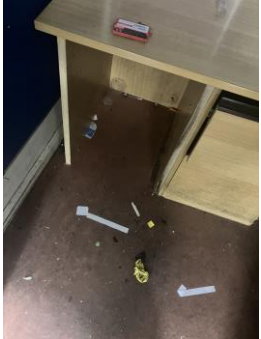
2.3. Ground Floor Internals

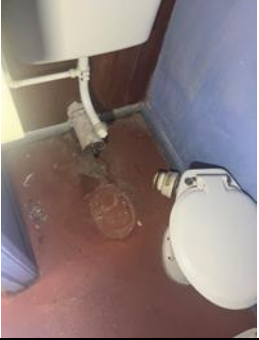
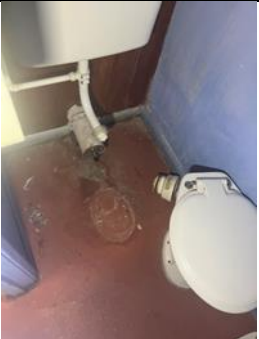
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Ground Floor Public House					
Rear Lobby / Corridor					
Doors	<p>Single timber entrance door forming staff entrance from West elevation. Door appears to be in fair condition.</p> <p>Double timber doors forming fire exit / providing access for deliveries. Doors are over boarded externally. Doors appear to show wear and tear to decorative finished and leading edge, but overall fair condition.</p>	2	Recommend redecoration of doors.	3	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Walls	Localised damage to walls / supporting columns throughout entrance lobby. Damage to walls appears to be from general wear and tear given the nature and previous use of the building.	2	<p>Repair damage to walls and provide protection to low level walls and exposed corners.</p> <p>Generally allow for redecoration.</p>	2	
Ceiling	Ceiling appears to be in fair condition.	2	Recommend redecoration of ceiling.	3	




AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Floor	Non slip textured vinyl sheet floor. In places the floor has lifted and become loose.	2	Recommend replacement of vinyl flooring	2	
Windows	No windows to corridor / lobby.		No recommendations.		
Managers Office					
Doors	Single timber door, no FD markings present. Door in worn condition.	2	Replace door.	2	
Walls	Localised damage and marks to walls. Damage deemed to be standard wear and tear.	2	Recommend making good and redecoration of walls.	2	




AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Ceiling	Ceiling appears to be in fair but decoratively poor condition.	2	Recommend redecoration of ceiling.	3	
Floor	Non slip textured vinyl sheet floor, in worn condition.	2	Recommend replacement of vinyl flooring.	2	
Windows	No windows to room.				
CCTV Room (Room located to underside stairs to 1st floor staff accommodation)					
Doors	Single timber door, no FD markings present. Door in worn condition.	2	Replace door.	2	


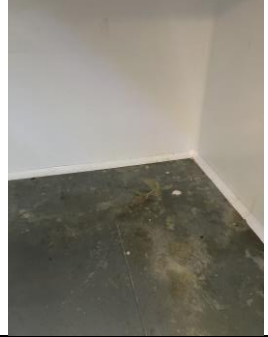

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Walls	Walls appear to be in fair condition. No comments made with regards to fire compartmentation to underside of stairs.	2	Recommend redecoration of walls.	3	
Ceiling	Ceiling appears to be in fair condition.	2	Recommend redecoration of ceiling.	3	
Floor	Non slip textured vinyl sheet floor, in worn condition.	2	Recommend replacement of vinyl flooring.	2	
Windows	No windows to room.				
Staff WC Male					
Door	Single timber door, no FD markings present. Door in worn condition. Secondary timber door forming door to WC cubical.	2	Replace door.	2	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Walls	Walls appear to be in fair condition, previous fixings present to wall, localised areas of damage.	2	Make good walls and redecorate.	2	
Ceiling	Ceiling appears to be in fair condition.	2	Recommend redecoration of ceiling.	3	
Floor	Non slip textured vinyl sheet floor, in worn condition.	2	Recommend replacement of vinyl flooring.	2	
Windows	No windows to room.				
Sanitary Ware	The WC appears to have been disconnected. Condition of sink appears to be fair although trap has been removed.	2	Allow to reconnect and reinstall sink / wc.	2	
Staff WC Female					
Door	Single timber door, no FD markings present. Door in worn condition. Secondary timber door forming door to WC cubical.	2	Replace door.	2	



AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Walls	Walls appear to be in fair condition, previous fixings present to wall, localised areas of damage and skirting section removed.	2	Make good walls and redecorate.	2	
Ceiling	Ceiling appears to be in fair condition.	2	Recommend redecoration of ceiling.	3	
Floor	Non slip textured vinyl sheet floor, in worn condition.	2	Recommend replacement of vinyl flooring.	2	
Windows	No windows to room.				
Sanitary Ware	The WC appears to have been disconnected. Condition of sink appears to be fair although trap has been removed.	2	Allow to reconnect and reinstall sink / wc.	2	
Store					
Door	Single timber door, no FD markings present. Door in worn condition.	2	Replace door.	2	
Walls	Walls appear to be in fair condition.	2	Make good walls and redecorate.	3	


AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Ceiling	Localised damage to ceiling, plaster has become debonded and fallen.	2	Recommend removal of debonded plaster, replacement and redecoration.	2	
Floors	Non slip textured vinyl sheet floor, in worn condition.	2	Recommend replacement of vinyl flooring.	2	
Windows	No windows to room.				
Electrical Cupboard					
Doors	Single timber door, no FD markings present, but intumescent strips installed to frame. Door in fair condition.	2	Allow for redecoration or replacement of door.	2	
Walls	Walls appear to be in fair condition. No comments made with regards to fire stopping.	2	Make good walls and redecorate.	3	


AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Ceiling	Ceiling appears to be in fair condition. No comments made with regards to fire stopping.	2	Recommend redecoration of ceiling.	3	
Floor	Non slip textured vinyl sheet floor, in worn condition	2	Recommend replacement of vinyl flooring.	2	
Windows	No windows to room.				
Cupboard					
Door	Single timber door, no FD markings present. Door in worn condition.	2	Replace door.	2	
Walls	Walls appear to be in fair condition, localised damage to sections and previous fixings to walls.	2	Make good walls and redecorate.	2	
Ceiling	Ceiling appears to be in fair condition.	2	Recommend redecoration of ceiling.	3	
Floors	Non slip textured vinyl sheet floor, in worn condition and loose in sections.	2	Recommend replacement of vinyl flooring.	2	



AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Windows	No windows to room.				
Walk in Cold Room / Chiller					
Doors	Cold room hinged door, formed from insulated panel with laminate finish internally and white laminate finished aluminium externally. Door appears in good condition.	3	Recommend deep cleaning of door.	3	
Walls	High density foam panels with white laminate finish internally, appear to be in fair condition.	2	Recommend deep cleaning of panels.	3	
Ceiling	High density foam panels with white laminate finish internally, appear to be in fair condition.	2	Recommend deep cleaning of panels.	3	

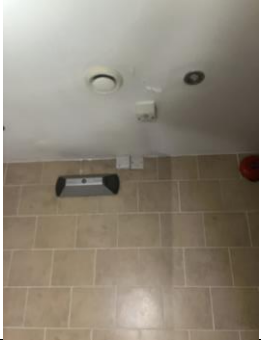


AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Floor	Rigidised mild steel floor in poor condition.	1	Recommend deep cleaning and reinspection of floor.	2	
Windows	No windows to room.				
Walk in Cold Room / Chiller					
Doors	Cold room hinged door, formed from insulated panel with laminate finish internally and white laminate finished aluminium externally. Door appears in good condition.	3	Recommend deep cleaning of door.	3	
Walls	High density foam panels with white laminate finish internally, appear to be in fair condition.	2	Recommend deep cleaning of panels.	3	
Ceiling	High density foam panels with white laminate finish internally, appear to be in fair condition.	2	Recommend deep cleaning of panels.	3	




AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Floor	Rigidised mild steel floor in poor condition.	1	Recommend deep cleaning and reinspection of floor.	2	
Windows	No windows to room.				
Beer Cellar					
Doors	Double timber doorset without VP, closer damaged. Door in poor condition.	2	Replace door.	2	
Walls	Decorated brick and blockwork localised sections of blockwork to wall showing signs of damp and mould growth.	1	Recommend further investigation of cause of damp prior to remedial works and redecoration.	1	




AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Ceiling	Large sections of water standing to ceiling, mould present to plasterboard.	1	Recommend further investigation of water ingress, thought to be damaged Georgian wire glazing to aluminium frame mono-pitch section externally.	1	
Floor	Paving slabs present to floor, appear to be in fair condition but noted to discoloured and soiled.	2	Recommend cleaning of floor and localised replacement of damaged slabs.	2	
Windows	Georgian wire roof visible through open access hatch in ceiling.		See section 2.2 for external condition.		
Bar					
Doors	Single timber door to rear staff corridor and double timber doors to kitchen, appear to be in worn condition.	2	Recommend replacement of doors.	3	




AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Walls	<p>Faux brick wall paper to back bar area. Appears to be in fair condition although some signs of peeling to high level areas.</p> <p>Section of exposed brickwork to store, shows signs of water ingress, efflorescence to brickwork.</p>	2	<p>Recommend removal of wall paper to back bar and redecoration.</p> <p>Brush back efflorescence to brickwork and clean off using chemical cleaner.</p>	2	
Ceiling	<p>Active water ingress observed to section of ceiling above centre of bar. Water observed to plastic boxing / bin to underside of ceiling appeared to have standing water present.</p>	1	<p>Recommend further investigation to ascertain cause of water ingress, thought to be roof leak prior, to making good of ceiling.</p>	1	





AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Floor	<p>Vinyl non slip flooring to area behind bar in poor condition.</p> <p>Quarry tile to front of bar area, appears to be in fair condition.</p>	2	<p>Recommend replacement of vinyl floor.</p> <p>Recommend cleaning and resealing of quarry tile.</p>	2	
Windows	No windows to area.				
Bar Lobby - WC Male					
Door	Timber door with VP. Appears in poor condition.	3	Recommend replacement of door.	2	
Walls	<p>Damage to IPS panel to underside of sink, and IPS panels removed from rear of WCs.</p> <p>Full height tiling to walls within room, grouting heavily discoloured to low level areas.</p>	2	<p>Recommend repair and replacement of IPS units.</p> <p>Recommend regrouting of tiles.</p>	2	




AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Ceiling	Ceiling is in fair condition, with some flaking of paint present.	2	Recommend removal of flaking paint to ceiling and redecoration with suitable moisture resistant paint.	2	
Floor	Tile floor throughout WC, grouting to floor noted to be heavily discoloured.	2	Recommend renewal of grouting to floor.	2	
Windows	No windows to area.				
Sanitary Ware	WC has been uncoupled and pipework to the rear of the WC appears to have been damaged.	3	Recommend replacement of sanitaryware.	2	
Bar Lobby - WC Female					
Door	Timber door with VP. Appears in fair condition.	2	Recommend redecoration of door.	3	



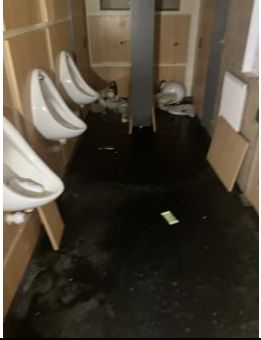
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Walls	<p>Damage to IPS panel to underside of sink, and IPS panels removed from rear of WCs.</p> <p>Full height tiling to walls within room, grouting heavily discoloured to low level areas.</p>	2	<p>Recommend repair and replacement of IPS units.</p> <p>Recommend regrouting of tiles.</p>	2	
Ceiling	Ceiling is in fair condition, with some flaking of paint present.	2	Recommend removal of flaking paint to ceiling and redecoration with suitable moisture resistant paint.	3	
Floor	Non slip vinyl sheet flooring, appears to be in fair condition although sections noted to be lifted adjacent to door.	2	Recommend replacement of flooring.	2	
Windows	No windows to area.				
Sanitary Ware	WCs appear to have been removed from cubicles, pipe work appears damaged.	2	Recommend replacement of sanitary ware.	2	




AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Restaurant					
Doors	Double uPVC doors forming fire escapes throughout restaurant area. Doors have been boarded over internally and externally. Signs of water ingress in localised areas adjacent to doors.	2	Recommend replacement of doors throughout.	2	
Walls	Localised sections of damage to walls, sections of fallen / debonded plaster.	2	Recommend repair and making good of damaged sections of wall prior to redecoration.	2	
Ceiling	Localised sections of damage to ceiling. Water ingress noted to central area within restaurant, with plastic boxing containing standing water to the underside of collapsed section of ceiling.	1	Recommend investigation to ascertain cause of water ingress, thought to be roof leak, prior to remedial works, making good and redecoration.	1	




AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Floor	Carpet covering throughout main bar is heavily soiled and mould is present to a significant area of the floor.	2	Recommend removal of existing floor and replacement with new.	2	
Windows	Double glazed uPVC windows, with top hung opening casements to high level. Windows have been boarded over externally. Noted that some windows appear to have been covered internally indicating they may be damaged / glazing broken.	2	Recommend servicing or wholesale replacement of windows.	2	
Restaurant Porch Area					
Doors	Double timber doors to porch areas. Doors have been boarded up externally.	2	Recommend replacement of doors	2	



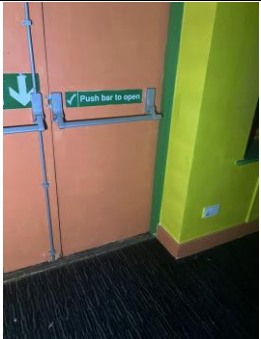
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Walls	Signs of damp and water ingress to low levels adjacent to doors within porch areas. Damp noted to section of wall adjacent to door.	1	Recommend investigation of cause of damp and water ingress and remedial works are undertaken prior to making good and redecoration.	1	
Ceiling	Damp and mould present to ceiling within porch areas.	1	Recommend source of damp / water ingress is investigated prior and remedial works are undertaken prior to making good and redecoration.	1	
Floor	Carpet within porch areas appears to be worn.	2	Recommend replacement of flooring.	2	
Windows	Double glazed uPVC windows, with top hung opening casements to high level. Windows have been boarded over externally. Noted that some windows appear to have been covered internally indicating they may be damaged / glazing broken.	2	Recommend servicing or wholesale replacement of windows.	2	
Restaurant – Store					
Doors	Single timber door, in fair condition.	2	Recommend redecoration of door.	3	




AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Walls	Low level damage visible to walls and skirting, areas appear to be damp and skirting appears to be rotten. Sections of plaster to wall becoming debonded.	1	Further investigation recommended to ascertain the source of the water ingress. Allow to remove debonded sections of plaster and make good prior to redecoration of room.	1	
Ceiling	Ceiling is in fair condition, with some flaking of paint present.	2	Recommend removal of flaking paint to ceiling and redecoration with suitable moisture resistant paint.	2	
Floor	Non slip vinyl floor in poor condition.	1	Recommend replacement of flooring.	2	
Windows	No windows to area.				
Restaurant Lobby - WC Male					
Door	Timber panel door, with dark brown varnish. Door appears to be in poor condition.	1	Recommend replacement of door.	2	



AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Walls	Full height tiling to some sections, IPS boxing to rear of urinals and WCs. Some damage to IPS boxing and discolouration to low levels of grouting.	2	Recommend replacement of damaged IPS panels. Recommend renewal of grouting.	2	
Ceiling	Active water ingress to ceiling, area of ponding present to the floor. Ceiling bowing and hairline cracking of joint	1	Recommend further inspection to ascertain the cause of the water ingress prior to remedial works.	1	
Floor	Non slip vinyl sheet floor, flooring appears to be in poor condition and has been heavily soiled.	1	Recommend replacement of flooring.	2	
Windows	No windows to area.				
Sanitary Ware	WCs and other sanitary ware has been damaged / sections of pipe work appear to have been removed.	1	Recommend replacement of damaged pipework and sanitary ware.	2	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Restaurant Lobby - WC Female					
Door	Timber panel door, with dark brown varnish. Door appears to be in fair condition.	2	Recommend redecoration of door.	3	
Walls	Full height tiling and IPS panels. Grouting to low levels heavily discoloured. Damaged sections to IPS panelling.	2	Recommend replacement of damaged IPS panels. Recommend renewal of grouting.	2	
Ceiling	Ceiling appears to be in fair condition.	2	Recommend redecoration of ceiling.	2	



AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Floor	Non slip vinyl floor. Flooring worn in areas and loose at junction to boxing.	2	Recommend replacement of flooring.	2	
Windows	No windows to area.				
Sanitary Ware	WCs and other sanitary ware has been damaged / sections of pipe work appear to have been removed.	2	Recommend replacement of damaged pipework and sanitary ware.	2	
Restaurant Lobby - Disabled WC					
Door	Timber panel door, with dark brown varnish. Door appears to be in fair condition.	3	Recommend servicing of door and replacement of hinges.	3	
Walls	Full height tile to walls, tile broken out to low level adjacent to cistern to gain access to pipes inset in wall. Further section of damaged tile to rear of WC Cistern.	2	Recommend removal of tiles and replacement with new.	2	



AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Ceiling	Localised areas of mould growth to ceiling.	2	Recommend treatment of mould and redecoration using suitable mould block paint.	2	
Floor	Tile floor, with matching tile upstand detail to wall. Tiles have been broken out to area underneath WC.	2	Recommend removal of existing tile and replacement.	2	
Windows	No windows to area.				
Sanitary Ware	WC has been uncoupled and pipework to the rear of the WC appears to have been damaged.	2	Recommend replacement of sanitary ware.	2	
Restaurant Lobby - Private; No Access in Room					
Kids Zone					
Doors	2no. sets of timber doors. Both doors are double set of timber doors forming emergency fire escapes. Both fire escapes have been boarded over externally. 1No doorset has vision panel with stain glass detailing and lead mullions. Both doorsets appear to be in fair condition.	2	Recommended stripping of existing decoration from doors and redecorate.	3	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
					
Walls	<p>Damaged section of plasterboard to wall adjacent to WC, possible active / historic water leak and mould growth to skirting and plasterboard adjacent.</p> <p>Evidence of fungal growth and rot present to skirting board and plasterboard adjacent.</p> <p>Localised areas of damage to areas of plasterboard.</p>	1	<p>Recommend further investigative works are undertaken to confirm cause of damp / water ingress to the area; remediation and treatment works should be undertaken prior to making good and redecoration.</p> <p>Cut out damaged sections of plasterboard and make good prior to redecoration.</p>	1	
Ceiling	<p>Ceiling appears to be in fair condition, with some areas of localised damage.</p>	2	<p>Make good damaged sections and redecorate.</p>	2	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Floor	<p>Carpet laid throughout main seating area in poor condition and noted to be covered in mould.</p> <p>Differing carpet noted to be installed to play area, carpet also in poor condition and is loose in some areas.</p>	2	Recommend removal of existing carpet throughout and replacement with new.	2	
Windows	<p>Windows appear to be timber, fixed glazing.</p> <p>Windows have been decorated shut and boarded over externally.</p>	2	Recommend stripping of existing paintwork from windows and reinspect.	2	



2.4. 1st Floor Staff Accommodation


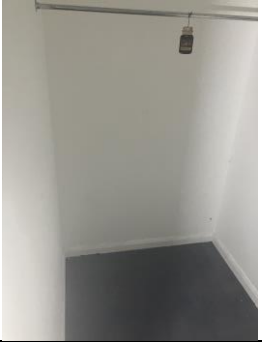
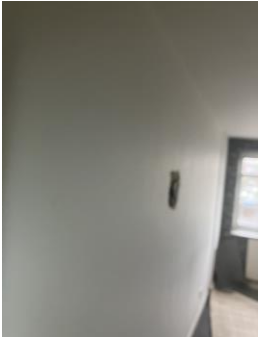
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
1st Floor Staff Accommodation					
Flat No.1					
Entrance Hall – Door	Entrance door to the property is a lightweight timber door, no fire door markings to the door were observed. Intumescent seals fitted to the door are damaged or missing in places.	2	Replace door with a suitable 30minute fire resisting doorset.	2	
Entrance Hall – Walls	Localised damaged to walls throughout hallway.	1	Cut out and replace damaged plaster board sections prior to redecoration.	2	
Entrance Hall – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	
Entrance Hall – Floor	Carpet to entrance hall appears to be in a fair condition.	3	Deep cleaning or replacement of carpet recommended.	3	
WC – Door	Existing door has been removed.	2	Replace bathroom door.	2	


AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
WC – Walls	Tiles across the walls have become debonded and have started to fail. Lining paper to some walls is beginning to peel.	1	Hack off loose tiles and replace. Remove lining paper, make good plaster and redecorate.	1	
WC – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended using a suitable moisture resistant paint.	3	
WC - Floor	The floor covering within the bathroom has been previously removed. Evidence of historic damp / water staining present to the chipboard floor.	2	Remove existing chipboard floor and replace using ply prior to applying new floor finish.	2	
WC – Sanitary Ware	The WC appears to have been disconnected. Condition of sink and bath appear to be fair although renewal of mastic sealant is required.	2	Replace mastic sealant. Reinstall or replace WC.	2	
Bedroom 1 – Door	Lightweight timber door, in fair condition.	2	Replace or redecorate door.	3	



AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Bedroom 1 – Walls	Localised damaged to areas of plasterboard to walls.	1	Cut out and replace damaged plasterboard sections prior to redecoration.	2	
Bedroom 1 – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	
Bedroom 1 – Floor	Existing carpet within room has been partially removed.	2	Replace carpet with new.	3	
Bedroom 1 – Windows	Semi-circle shaped double glazed timber window. Glazing has crack to glass at low section. Window frame and window cill show signs of damp and water ingress.	1	Further investigation of cause of water ingress is recommended. Recommend replacement of window.	1	
Bedroom 2 – Door	Lightweight timber door, in fair condition.	2	Replace or redecorate door.	2	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Bedroom 2 – Walls	Localised damaged to areas of plasterboard to walls.	1	Cut out and replace damaged plasterboard sections prior to redecoration.	1	
Bedroom 2 – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	
Bedroom 2 – Floor	Existing carpet within room appears to be in fair condition.	2	Recommend deep clean or replacement of carpet.	2	
Bedroom 2 – Window	Semi-circle shaped double glazed timber window. frame and window cill show signs of damp and water ingress.	1	Further investigation of cause of water ingress is recommended. Recommend replacement of window.	1	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Closet – Door	Lightweight timber door, in fair condition. Noted intumescent seals are present to door, although no fire door plugs observed.	2	Replace or redecorate door.	3	
Closet – Walls	Localised damaged to areas of plasterboard to walls.	2	Cut out and replace damaged plasterboard sections prior to redecoration.	2	
Closet – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	
Closet – Floor	Existing carpet within room appears to be in fair condition.	2	Recommend deep clean or replacement of carpet.	3	
Closet 2 – Door	Lightweight timber door, in fair condition. Noted intumescent seals are present to door, although no fire door plugs observed.	2	Replace or redecorate door.	3	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Closet 2 – Walls	Localised fixing holes to walls.	3	Fill and repair previous fixing holes prior to redecoration of room.	3	
Closet 2 – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	
Closet 2 – Floor	Existing carpet within room appears to be in fair condition.	2	Recommend deep clean or replacement of carpet.	2	
Bedroom 3 - Door	Lightweight timber door, in fair condition.	2	Replace or redecorate door.	2	
Bedroom 3 – Walls	Localised damaged to areas of plasterboard to walls. Peeling of wall paper observed to window surround.	1	Cut out and replace damaged plasterboard sections prior to redecoration. Remove wallpaper and make good walls prior to redecoration.	1	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Bedroom 3 – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	
Bedroom 3 – Floor	Existing carpet within room has been partially removed.	2	Replace carpet with new.	2	
Bedroom 3 - Window	Double glazed uPVC top hung casement windows appear to be in fair condition.	2	Recommend servicing of windows to include ease and adjustment of windows to ensure operation.	2	
Kitchen – Door	Lightweight timber door, in fair condition. Noted intumescent seals are present to door, although no fire door plugs observed.	2	Replace or redecorate door.	2	
Kitchen - Walls	Localised damaged to areas of plasterboard to walls.	2	Cut out and replace damaged plasterboard sections prior to redecoration.	2	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Kitchen – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	
Kitchen – Floor	Vinyl flooring in fair condition.	3	Recommend cleaning of floor.	3	
Kitchen - Fittings	Kitchen generally appears to be in a fair condition. Interior of cupboards / services to kitchen not inspected.	3	Allow for cleaning of kitchen and testing of services.	2	
Lounge – Walls	Localised damaged to areas of plasterboard to walls.	2	Cut out and replace damaged plasterboard sections prior to redecoration.	2	
Lounge – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	



AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Lounge – Floor	Existing carpet within room appears to be in fair condition.	2	Recommend deep clean or replacement of carpet.	2	
Lounge – Windows	Double glazed uPVC top hung casement windows appear to be in fair condition.	2	Recommend servicing of windows to include ease and adjustment of windows to ensure operation.	3	
Flat No.2					
Entrance Hall – Door	Entrance door to the property is a lightweight timber door, no fire door markings to the door were observed. Intumescent seals fitted to the door are damaged or missing in places. Previous fixing marks observed to the front of door.	1	Replace door with a suitable 30minute fire resisting doorset.	1	
Entrance Hall – Walls	Walls appear to be in fair condition.	3	Redecoration of walls recommended.	3	
Entrance Hall – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Entrance Hall – Floor	Loose laid vinyl planks to floor, coming loose in areas.	1	Remove flooring and replace with new.	2	
WC – Door	Lightweight timber door, in fair condition.	2	Replace bathroom door.	2	
WC – Walls	Tiles across the walls have become debonded and have started to fail. Lining paper to some walls is beginning to peel.	1	Hack off loose tiles and replace. Remove lining paper, make good plaster and redecorate.	1	
WC – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	
WC – Floor	Loose laid vinyl planks to floor, coming loose in areas.	1	Remove flooring and replace with new.	2	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
WC – Sanitary Ware	The WC appears to have been disconnected. Condition of sink and bath appear to be fair although renewal of mastic sealant is required.	2	Replace mastic sealant. Reinstall or replace WC.	2	
Bedroom – Door	Lightweight timber door, in fair condition.	2	Replace or redecorate door.	2	
Bedroom – Walls	Localised damaged to areas of plasterboard to walls.	2	Cut out and replace damaged plasterboard sections prior to redecoration.	2	
Bedroom – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	
Bedroom – Floor	Loose laid vinyl planks to floor, coming loose in areas.	1	Remove flooring and replace with new.	2	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Bedroom – Windows	Double glazed uPVC top hung casement windows. Windows appears to have been taped shut, indicating possible draft experienced by previous tenant. Items in poor overall condition.	1	Allow to replace windows.	1	
Lounge – Door	Lightweight timber door, in fair condition.	2	Replace or redecorate door.	2	
Lounge – Wall	Localised damaged to areas of plasterboard to walls.	2	Cut out and replace damaged plasterboard sections prior to redecoration.	2	
Lounge – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	
Lounge – Floor	Existing carpet within room has been partially removed.	2	Recommend deep clean or replacement of carpet.	2	

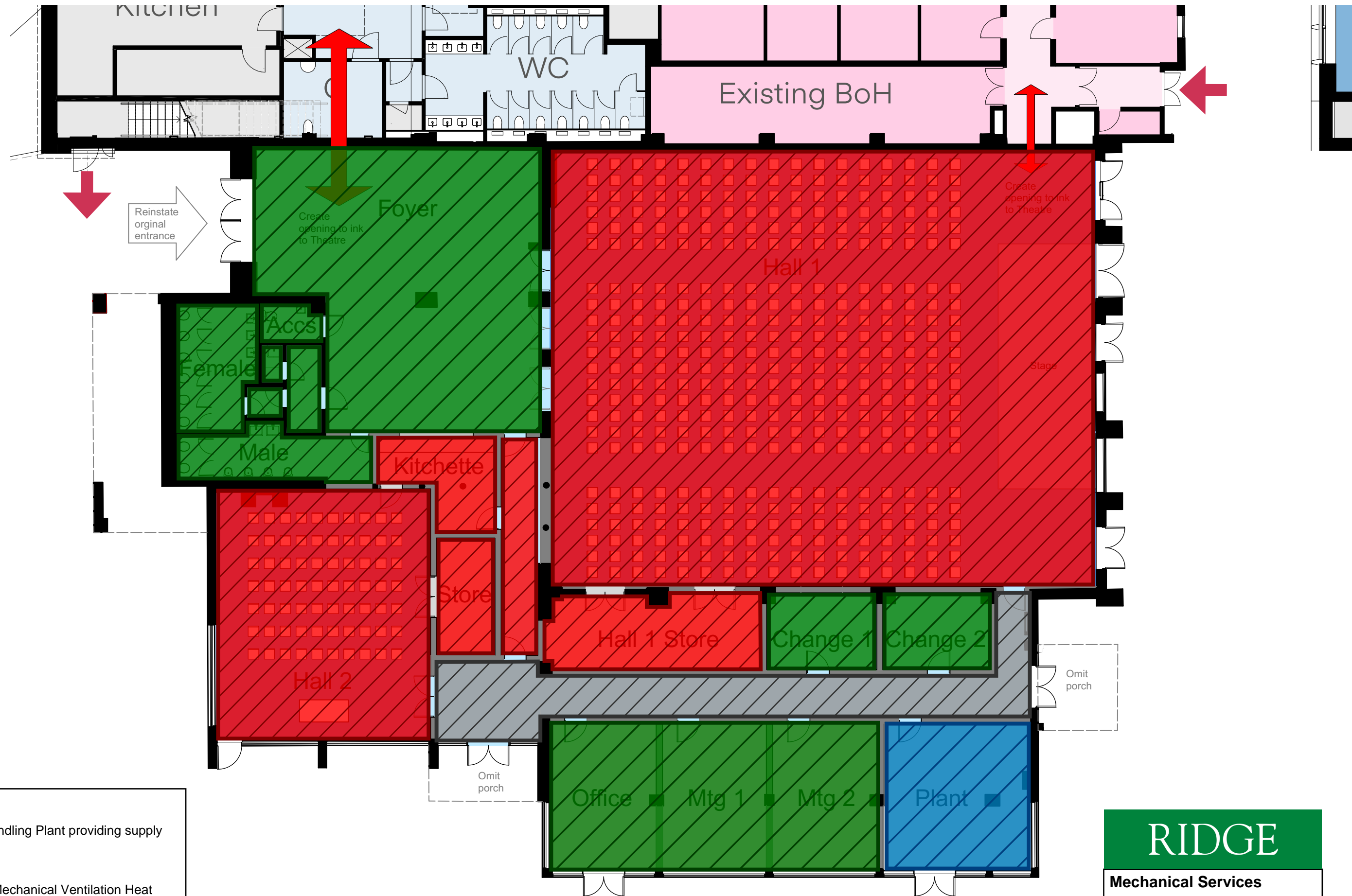
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Lounge – Window	Double glazed uPVC top hung casement windows.	2	Recommend servicing of windows to include ease and adjustment of windows to ensure operation.	2	
Kitchen - Floor	Vinyl floor to kitchen damaged and worn in places.	1	Remove and replace floor covering.	2	
Kitchen – Walls	Tile backsplash to walls appears in fair condition.	3	No works required.	3	
Kitchen – Fittings	Kitchen generally appears to be in a fair condition. Interior of cupboards / services to kitchen not inspected.	3	Allow for cleaning of kitchen and testing of services.	2	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Communal Stairwell					
Communal Stairwell – Walls	Walls appear to be in fair condition.	3	Recommend redecoration of walls.	3	
Communal Stairwell – Floor	Carpet to stairs appears worn on treads.	1	Recommend removal of existing floor and replacement with new.	2	
Communal Stairwell – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	





APPENDIX D

Mechanical & Electrical Engineering Plans

15. APPENDIX D – MECHANICAL & ELECTRICAL ENGINEERING PLANS



Legend

-  Dedicated Air Handling Plant providing supply and extract air
-  Dedicated local Mechanical Ventilation Heat Recovery Unit providing supply and extract air
-  Natural ventilation via louvred door
-  Unvented

RIDGE

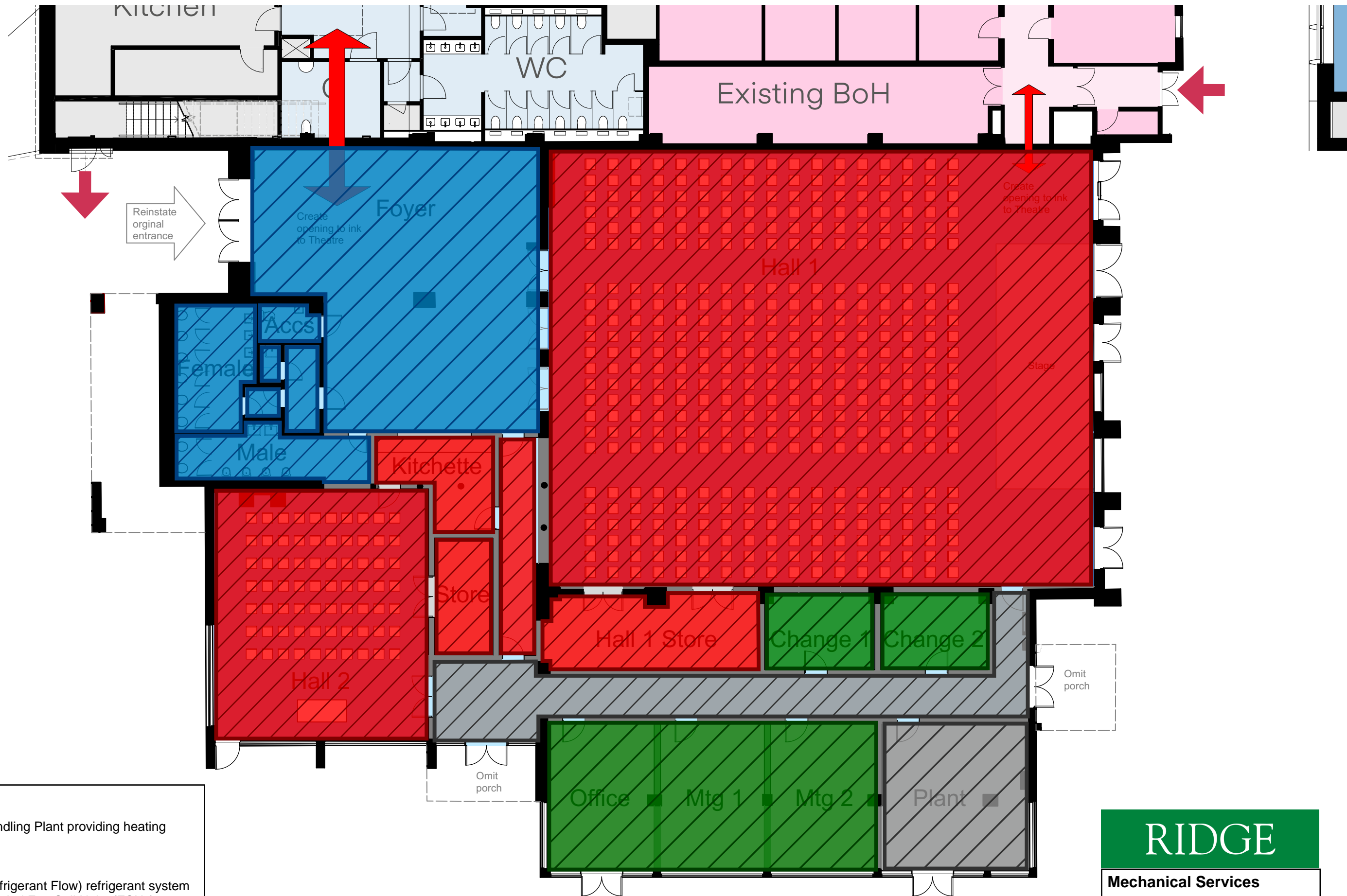
Mechanical Services

Ventilation Strategy Layout





5024385-M-SK-001

Rev: -

Date: 01/03/2024



Legend

-  Dedicated Air Handling Plant providing heating and cooling
-  VRF (Variable Refrigerant Flow) refrigerant system with ceiling concealed Fan Coil Units (FCUs) providing heating and cooling
-  Electric panel radiators, no cooling provided
-  Unheated / Uncooled

RIDGE

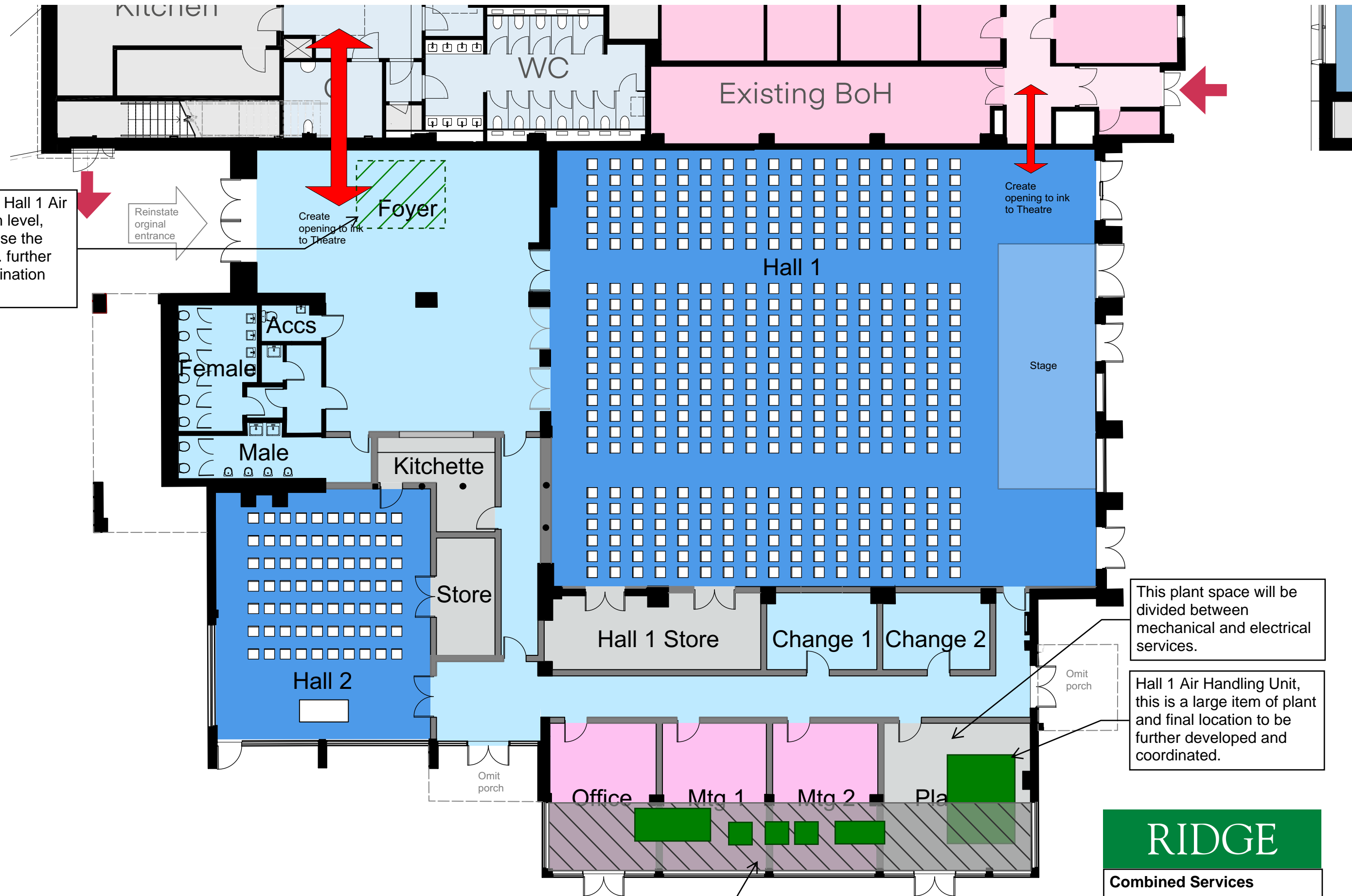
Mechanical Services

Heating Strategy Layout

5024385-M-SK-002

Rev: -

Date: 01/03/2024



Potential location for Hall 1 Air Handling Unit at high level, this would compromise the double height space. further development / coordination required.

This plant space will be divided between mechanical and electrical services.

Hall 1 Air Handling Unit, this is a large item of plant and final location to be further developed and coordinated.

Hall 2 Air Handling Unit, and VRF condensers located on flat roof above.

RIDGE

Combined Services
 Plant Strategy Layout
 5024385-ME-SK-003
 Rev: -
 Date: 01/03/2024

APPENDIX E

No Current Structural & Civil Engineering Plans

16. APPENDIX E – NO CURRENT STRUCTURAL & CIVIL ENGINEERING PLANS

APPENDIX F

High Level Cost Plan

17. APPENDIX F – HIGH LEVEL COST PLAN

Feasibility Estimate

Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
0	Facilitating works/Enabling works				
0.1	Toxic/hazardous material removal - (Excluded)	-- item	--	--	--
0.2	Major demolition works				
-	Demolition of existing mezzanine including removing all internal elements - first floor (no floor plans available, scope of works required unknown)	120 m2	300	36,000	
-	Demolition of single storey unit - south elevation, grubbing up existing foundations	90 m2	150	13,500	
-	Demolish West elevation lean too style roof and walls	60 m2	150	9,000	
					58,500
0.3	Temporary support to adjacent structures - (Excluded)	-- item	--	--	--
0.4	Specialist Groundworks - (Excluded)	-- item	--	--	--
0.5	Temporary diversion works - (Excluded)	-- item	--	--	--
0.6	Extraordinary site investigation works - (Excluded)	-- item	--	--	--
	Element Group Total				58,500
1	Substructure				
1.1	Standard Foundations				
1.1	Standard Foundations				
-	Excavation; including disposal off site	39 m3	50	1,950	
-	600 x 1385 Strip foundation; <i>(Assumed Specification & Quantities)</i>	32 m3	250	8,102	
-	Reinforcement rate; <i>(Assumed 150kg/m3)</i>	5 tn	1,850	8,993	
-	Formwork	90 m	25	2,250	
-	Tanking/waterproofing	111 m ²	75	8,325	
					29,620
1.2	Specialist Foundations				
-	Assumed no works required	--	--	--	--
1.3	Lowest floor construction				
-	Excavation; including disposal off site	36 m3	50	1,800	
-	Allowance for ground floor reinforced concrete slab; assumed 300mm thick	90 m ²	190	17,100	
-	Insulation; Celotex GA3000; 75mm thick, 200micron polythene; blinding & DPM layer	90 m ²	75	6,750	
					25,650
1.4	Basement Excavation				
-	Assumed no works required	--	--	--	--
1.5	Basement retaining walls				
-	Assumed no works required	--	--	--	--
	Element Group Total				55,270

Feasibility Estimate

Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
2	Superstructure				
2.1	Frame				
-	Steel frame; Inc. Columns, Beams etc @ 50/kg/m	9.2 t	4,000	36,800	
-	Fittings @ 10%	0.9 t	4,000	3,680	
-	Intumescent coatings	153 m ²	50	7,650	
-	Form 2 nr structural openings through to Theatre	2 nr	2,000	4,000	
-	Lintels to support new structural openings	4 nr	1,500	6,000	
					58,130
2.2	Upper Floors				
-	Assumed no works required	--	--	--	--
2.3	Roof				
	Roof Coverings				
	Structure				
-	Profiled roof deck laid flat on UB purlins. TATA Acoustic RoofDek D137	241 m ²	50	12,050	
	Roof Coverings				
	Flat Roof				
-	Single ply roofing membrane	90 m ²	225	20,250	
-	Sprint Duo bituminous membrane underlayer.	90 m ²		Included	
-	PIR FA Tapered insulation min. 90mm max. 260mm thk. to achieve 0.15 W/m ² K.	90 m ²		Included	
-	KSD mica self-adhesive elastomeric bitumen air and vapour control layer direct fixed to profiled deck	90 m ²		Included	
-	Parapet Coping; Profiled PPC parapet capping securely fixed with Z section supports to marine ply substrate	41 m	250	10,250	
-	extra over: Dressing membrane into coping, circa 1.4m high	57 m ²	150	8,610	
	Pitched Roof				
-	Aluminium Standing seam roof covering - to match Theatre	1,338 m ²	750	1,003,800	
-	Extra Over; Insulation	1,338 m ²	50	66,920	
2.3.4	Roof Drainage				
-	Aluminium; Downpipes - (Approx. quantities)	50 m	75	3,750	
-	PPC Aluminium; Rainwater Hoppers - Aluminium - (Approx. quantities)	7 nr	750	5,250	
					1,130,880
2.4	Stairs and Ramps				
-	Assumed no works required	--	--	--	--
2.5	External Walls				
2.5.1	External enclosing walls above ground level				
-	Cavity wall; facing brick outer skin; insulation;	250 m ²	250	62,500	
-	One coat sealer and two coats of external grade emulsion paint, Dulux Weathershield or other equal and approved	280 m ²	50	14,000	
-	Infill Structural openings with double skin masonry or similar to match existing	50 m ²	250	12,500	
-	Precast Concrete banding - to match Theatre detail	140 m	250	35,000	
					76,500

Feasibility Estimate

Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
2.6	Windows and External Doors				
-	Aluminium Curtain Walling / Windows	115 m ²	1,100	126,500	
-	Double Glazed Door; inc. ironmongery	8 nr	5,000	40,000	166,500
2.7	Internal walls and partitions				
2.7.1	Walls and partitions				
	Hall 1 - 6.25m high partitions				
	Metal Stud Partitions				
-	Assumed 140mm stud; (approx. 3m high throughout - assumed)	251 m ²	50	12,550	
-	extra over; forming internal door openings;	6 nr	75	450	
	Circulation, Ancillary, Hall 2				
	Metal Stud Partitions				
-	Assumed 140mm stud; (approx. 3m high throughout - assumed)	408 m ²	50	20,400	
-	extra over; forming internal door openings;	6 nr	75	450	33,850
2.7.2	Balustrades and handrails				
-	Assumed no works required	--	--	--	--
2.7.4	Cubicles				
-	Cubicles	8 nr	3,000	24,000	24,000
2.8	Internal doors				
2.8.1	Internal doors				
	Standard quality solid core with laminate or veneer facing in softwood frames. Stainless steel ironmongery. Lock suiting and Equality Act 2010 compliant. FD30 rated and acoustic rating of up to 35dBA;				
-	Single Leaf door - 926mm wide; FD30 fire rating - general circulation	16 nr	900	14,400	
-	extra over; Fire Closure	16 nr	150	2,400	
-	extra over; Fire Signage	16 nr	100	1,600	
-	extra over; door numbering	16 nr	25	400	
-	extra over; ironmongery; (PC Sum £175/nr supply only)	16 nr	200	3,200	22,000
-	Double Leaf door - 1800mm wide; FD30 fire rating - general circulation	9 nr	2,000	18,000	
-	extra over; Fire Closure	9 nr	150	1,350	
-	extra over; Fire Signage	9 nr	100	900	
-	extra over; door numbering	9 nr	25	225	
-	extra over; ironmongery; (PC Sum £175/nr supply only)	9 nr	400	3,600	24,075
	Architraves				
-	European whitewood; inc. Primer and undercoat	271 m	15	4,068	4,068
	Fire and smoke seal - intumescent seals to frame and between frame and structural opening				
-	Generally	136 m	30	4,068	4,068
Element Group Total					1,591,571

Feasibility Estimate
Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
3	Internal Finishes				
3.1	Wall finishes				
-	Acoustic wall lining; Hall 1 & 2, fixed to substrate	672 m ²	100	67,200	
-	Duraline 15mm thick - Circulation and Ancillary	1,405 m ²	25	35,125	
-	Duraline; Moisture resistant; 15mm thick to wet areas	281 m ²	35	9,835	
-	Skim plaster; 3mm thick	1,686 m ²	15	25,290	
-	Generally: Emulsion Paint, Dulux Trade Diamond Eggshell	1,405 m ²	15	21,075	
-	Wall Tiling; assume full coverage floor to ceiling of bathroom area, allow for small splashback say 10m2 in kitchenette	291 m ²	50	14,550	
-	Allow for lining and decorating columns, extent of work currently unknown	1 P/Sum	10,000	10,000	
	Skirting				
-	MDF pencil round 18 x 119mm	377 m	15	5,655	
-	Decorate with 2 coats Dulux Trade Quick Drying Satinwood. Colour: Snowman.	377 m	10	3,770	
-	Tiled skirting	66 m	40	2,640	
					192,500
3.2	Floor finishes				
-	Screed; 75mm	956 m ²	30	28,680	
-	Timber sprung floor to Hall 1 & 2	484 m ²	250	121,000	
-	Terrazzo tile flooring 28 mm thick polished	119 m ²	100	11,900	
-	Carpet tiles; including underlay, edge grippers to circulation and ancillary (excluding foyer)	213 m ²	50	10,650	
-	Vinyl floor tiling to wet areas and kitchen areas, amtico or similar	58 m ²	50	2,900	
-	Watco floor paint; Plant	36 m ²	35	1,260	
-	New barrier matting to extent of existing matwells: Gradus Esplanade 1500. 16.5mm closed construction with polypropylene wipers from Boulevard 1500 range or similar. c/w compatible matwell frames edging strips and divider bars as necessary and to suit depth of existing matwell. Colour: Tempestas (LRV 2.14) Anodised aluminium supporting frame.	10 m ²	350	3,500	
					179,890
3.2.2	Raised access floors				
-	<i>Assumed no works required</i>	--	--	--	
3.3	Ceiling finishes				
-	wood veneers; perforated; concealed grid	484 m ²	250	121,000	
3.3.2	False ceilings				
-	<i>Assumed no works required</i>	--	--	--	
3.3.3	Demountable suspended ceilings.				
-	Gyproc M/F suspended ceiling system or other equal approved; hangers screwed to soffit, 900 mm x 1800 mm x 12.50 mm tapered edge wallboard infill; joints filled with joint filler and taped to receive direct decoration	426 m ²	60	25,560	
-	20 x 20 mm SAS perimeter shadow gap; screwed to plasterboard	257 m	15	3,855	
-	Skim plaster; 3mm thick	426 m ²	15	6,390	
-	Generally: Emulsion Paint, Dulux Trade Diamond Eggshell	426 m ²	15	6,390	
					163,195
	Element Group Total				538,225

Feasibility Estimate

Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
4	Fittings, Furnishings and Equipment (FFE)				
4.1	FF&E				
-	Kitchenette/Bar - Allowance	1 P/Sum	7,500	7,500	
-	Serving Hatch to Kitchenette/Bar	1 item	3,500	3,500	
-	Fixed Stage	1 nr	20,000	20,000	
-	Standard stackable seating	478 nr	110	52,580	
-	Retractable Auditorium Seating - (Hall 1) - excluded from option 1	-- --	--	--	
-	Retractable Auditorium Seating - (Hall 2) - excluded from option 1	-- --	--	--	
					83,580
	Element Group Total				83,580

Feasibility Estimate

Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
5	Services				
5.1	Sanitary appliances				
	WC's;				
-	Back-to-wall toilet pan with toilet seat and cover - <i>(Allowance)</i>	9 nr	500	4,500	
-	Urinal	4 nr	350	1,400	
-	Plus suitable S or P trap connector - <i>(Allowance)</i>	8 nr	50	400	
-	Concealed cistern 109.041.00.1 6/3L installation height 820mm with Gerberit Omega satin stainless steel dual flush button 116.057.SN.1 - <i>(Allowance)</i>	8 nr	500	4,000	
-	Washbasin; 1no tap hole - <i>(Allowance)</i>	8 nr	750	6,000	
-	Bristan tap Z TC ½: Slotted strainer waste - no plug: Plastics bottle trap - <i>(Allowance)</i>	8 nr	50	400	
-	Bristan thermostatic tap	8 nr	300	2,400	
					19,100
5.2	Services Equipment				
-	Assume no works required	--	--	--	--
5.3	Disposal installations				
-	Waste, soil and vent pipework; <i>(Allowance)</i>	956 m ²	10	9,560	
					9,560
5.4	Water installations				
-	Hot and cold water storage and distribution pipework including accessories, ancillaries brackets etc. Pipework insulation including all identification marking - <i>(Allowance)</i>	956 m ²	25	23,900	
					23,900
5.5	Heat Source				
-	VRF System, MVHR, Fan coil units, Electric panel heaters	956 m ²	150	143,400	
					143,400
5.6	Space heating and air conditioning				
-	AHU's, distribution generally	956 m ²	150	143,400	
					143,400
5.7	Ventilation systems				
-	Ventilation generally	956 m ²	225	215,100	
					215,100

Feasibility Estimate
Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
5.8	Electrical installations				
	<u>Halls 1 & 2</u>				
-	Internal Lighting;	484 m ²	200	96,800	
-	Emergency Lighting;	484 m ²	15	7,260	
-	Earthing & Bonding	484 m ²	5	2,420	
-	External Lighting; to exits and perimeter of building	484 m ²	10	4,840	
	<u>Electric Mains and Sub-mains Distribution</u>				
-	New mains and sub-mains distribution.	484 m ²	40	19,360	
-	Data Containment	484 m ²	20	9,680	
-	Distribution boards	484 m ²	15	7,260	
	<u>Power Installations</u>				
-	Small Power	484 m ²	15	7,260	
-	Supplies to Mechanical equipment	484 m ²	30	14,520	
	<u>Circulation/Ancillary Space/Kitchenette</u>				
-	Internal Lighting;	472 m ²	80	37,760	
-	Emergency Lighting;	472 m ²	15	7,080	
-	Earthing & Bonding	472 m ²	5	2,360	
-	External Lighting; to exits and perimeter of building	472 m ²	10	4,720	
					51,920
	<u>Electric Mains and Sub-mains Distribution</u>				
-	New mains and sub-mains distribution.	472 m ²	40	18,880	
-	Data Containment	472 m ²	20	9,440	
-	Distribution boards	472 m ²	15	7,080	
	<u>Power Installations</u>				
-	Small Power	472 m ²	15	7,080	
-	Supplies to Mechanical equipment	472 m ²	30	14,160	
					56,640

Feasibility Estimate
Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
5.9	Fuel installations				
-	Assume no works required	--	--	--	--
5.10	Lift and conveyor installations				
-	Assume no works required			--	--
5.11	Fire and lighting protection				
-	Generally	956 m ²	20	19,120	19,120
5.12	Communication, security and controls				
	<u>Communication System</u>				
-	Data Systems;	956 m ²	15	14,340	
-	Access Control; design, supply, installation and commissioning of access control system to internal doors - <i>(Assumed not required)</i>	--	--	--	
-	Access Control; design, supply, installation and commissioning of access control system to external doors - assume requirement for GF doors only.	8 nr	2,250	18,000	
	<u>Security System</u>				
-	Intruder Alarm System;	956 m ²	30	28,680	61,020
5.13	Specialist installations				
-	Audio Visual / Sound Equipment - (Hall 1) - excluded	--	--	--	--
-	Audio Visual / Sound Equipment - (Hall 2) - excluded	--	--	--	--
5.14	Builders work in connection with services				
-	Generally	912,560	5%	45,628	45,628
Element Group Total					958,188

Feasibility Estimate

Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
7	Works to existing buildings				
7.1	Minor demolition and alteration works				
-	Strip pitched roof covering; dispose off site; making good structures disturbed	1,338 m ²	65	86,996	
-	Carefully demolish existing external walls to form larger and new structural openings; temporary propping where required; compare the measured building survey drawing against the proposed plan drawings to establish extent of works; dispose off site, making good structures disturbed.	78 m ²	100	7,800	
-	Remove existing window; dispose off site; making good structures disturbed	17 nr	150	2,550	
-	Removal of existing M&E Services; dispose off site; making good structures disturbed	956 m2	35	33,460	
-	Carefully demolish existing internal walls and partitions; temporary propping where required; compare the measured building survey drawing against the proposed plan drawings to establish extent of works; dispose off site, making good structures disturbed. (3.6m Floor to Ceiling assumed average).	573 m2	50	28,650	
-	Removal of existing external doors - Double leaf Leaf, includes removal of existing linings and ironmongery where applicable; dispose off site; making good structures disturbed	4 nr	250	1,000	
-	Carefully demolish existing internal masonry wall; temporary propping where required; compare the measured building survey drawing against the proposed plan drawings to establish extent of works; dispose off site, making good structures disturbed. (3.6m Floor to Ceiling assumed average).	70 m2	70	4,900	
-	Remove stairwell; dispose off site; making good structures disturbed	1 nr	1,000	1,000	
-	Remove secondary stairwell; dispose off site; making good structures disturbed	3 nr	350	1,050	
-	Removal of existing doors - Single Leaf, includes removal of existing linings and ironmongery where applicable; dispose off site; making good structures disturbed	25 nr	100	2,500	
-	Removal of existing doors - Double Leaf, includes removal of existing linings and ironmongery where applicable; dispose off site; making good structures disturbed	6 nr	100	600	
-	Removal of existing architrave; dispose off site; making good structures disturbed	310 m	5	1,550	
-	Removal of existing wall finish to inside face of external wall and any retained partitions; dispose off site; making good structures disturbed	809 m2	20	16,180	
-	Break up existing screed throughout; dispose off site; making good structures disturbed	956 m2	10.0	9,560	
-	Removal of existing floor finish; dispose off site; making good structures disturbed	956 m2	10	9,560	
-	Removal of existing ceiling finish; dispose off site; making good structures disturbed	956 m2	15	14,340	
-	Removal of existing skirting; dispose off site; making good structures disturbed	202 m	5	1,010	
-	Removal of general FFE i.e. Mirrors, Curtains and the like; dispose off site; making good structures disturbed	1 item	5,000	5,000	
-	Removal of existing toilet and associated pipework to main inlet and outlet; dispose off site; making good structures disturbed	14 nr	150	2,100	

Feasibility Estimate

Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
	- Removal of existing sink and associated pipework to main inlet and outlet; dispose off site; making good structures disturbed	20 nr	100	2,000	
	- Removal of raised floor; dispose off site; making good structures disturbed	16 m2	50	800	
	- Removal of bolt on porch; dispose off site; making good structures disturbed	2 nr	250	500	
	- Removal of Fireplace; dispose off site; making good structures disturbed	1 nr	500	500	
	Removal of chimney stack; dispose off site; making good structures disturbed	25 m2	125	3,125	
	Removal of chimney stack; dispose off site; making good structures disturbed	25 m2	125	3,125	
					239,856
7.2	Repairs to existing services				
	- assume no works required	-	-	-	
7.3	Damp-proof courses/fungus and beetle eradication				
		-	-	-	
7.4	Façade retention				
	- Assume no works required	-	-	-	
7.5	Cleaning existing services				
	- Assume no works required	-	-	-	
Element Group Total					239,856

Feasibility Estimate

Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
8	External Works				
8.1	Site preparation works				
-	Assume no works required	--	--	--	--
8.2	Roads, paths, pavings and surfacings				
	Excavation				
-	Resurface front elevation paved area	266 m ²	120	31,920	
-	Resurface front elevation paved area, including excavation, sub base	26 m ²	150	3,900	35,820
8.3	Soft landscaping, planting and irrigation systems				
-	Assume no works required	--	--	--	--
8.4	Fencing, railings and walls				
-	Allowance to repaint existing terrace rail	25 m ²	30	750	750
8.5	External fixtures				
-	Assume no works required	--	--	--	--
8.6	External drainage				
	8.6.1 Surface water and foul water drainage.				
-	Surface water - (Allowance)	956 m ²	25	23,900	
-	Foul water - (Allowance)	956 m ²	25	23,900	47,800
	8.6.2 Ancillary drainage systems.				
-	Soakaway inc. pipework, excavation, disposal - <i>Assume not required</i>	--	--	--	--
	8.6.3 External chemical, toxic and industrial liquid waste drainage.				
-	<i>Assumed no works required</i>	--	--	--	--
	8.6.4 Land drainage				
-	<i>Assumed no works required</i>	--	--	--	--
8.7	External services				
	Electricity mains supply; connection				
-	Provision of 256KV _a connection, assume no substation required,	1 item	30,000	30,000	
	Gas mains supply; connection				
-		--	--	--	--
	Water mains supply; connection				
-	Connect to existing mains supply	1 item	1,500	1,500	31,500
	Telecommunications system connections				
-		--	--	--	--
8.8	Minor building works and ancillary buildings				
-	Builders work in connection with utilities - included above	79,300	5%	3,965	31,500
					3,965
	Element Group Total				119,835
	Sub Total: Facilitating works and Building Works				£ 3,645,025

Feasibility Estimate
Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
9	Main contractor's preliminaries				
1	Employer's requirements	item	--	--	
2	Main contractor's cost items and site preliminaries etc	%	15.0	546,754	
	Element Group Total				546,754
10	Main contractor's overheads and profit				
1	Main Contractor's Overheads & Profit	%	7.5	314,383	
	Element Group Total				314,383
Total: Building Works Estimate				£	4,506,162
11	Project/design fees - excluded				
1	Consultants' fees	%	--	--	
2	Main contractor's pre-construction fees	item	--	--	
3	Main contractor's design fees	%	--	--	
	Element Group Total				--
Base Cost Estimate				£	4,506,162
13	Risk Allowance Estimate				
1	Design development risks	%	4.00	180,200	
2	Construction risks	%	5.00	225,300	
3	Employer change risks	%	0.50	22,500	
4	Employer other risks	%	0.50	22,500	
	Element Group Total				450,500
Total Project Cost (excluding Inflation & VAT)				£	4,956,662
14	Inflation - Excluded				
1	Tender inflation	%		--	
2	Construction inflation	%		--	
	Element Group Total				--
Total Project Cost (excluding VAT)				£	4,956,662
15	VAT - Excluded				
1	VAT	%		--	
	Element Group Total				--
16	TOTAL PROJECT COST			£	4,956,662

- Rounded to the nearest pound
- Based at 1Q2024 pricing, Index 389
- See section 6 for exclusions & qualifications

Area for calculation purposes : **956**
 Building Works Estimate Cost per m²: **4,714**
 Building Works Estimate Cost per ft²: **438**

Feasibility Estimate

Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
0	Facilitating works/Enabling works				
0.1	Toxic/hazardous material removal - (Excluded)	-- item	--	--	--
0.2	Major demolition works				
-	Demolition of existing mezzanine including removing all internal elements - first floor (no floor plans available, scope of works required unknown)	120 m2	300	36,000	
-	Demolition of single storey unit - south elevation, grubbing up existing foundations	90 m2	150	13,500	
-	Demolish West elevation lean too style roof and walls	60 m2	150	9,000	
					58,500
0.3	Temporary support to adjacent structures - (Excluded)	-- item	--	--	--
0.4	Specialist Groundworks - (Excluded)	-- item	--	--	--
0.5	Temporary diversion works - (Excluded)	-- item	--	--	--
0.6	Extraordinary site investigation works - (Excluded)	-- item	--	--	--
	Element Group Total				58,500
1	Substructure				
1.1	Standard Foundations				
-	Excavation; including disposal off site	39 m3	50	1,950	
-	600 x 1385 Strip foundation; <i>(Assumed Specification & Quantities)</i>	32 m3	250	8,102	
-	Reinforcement rate; <i>(Assumed 150kg/m3)</i>	5 tn	1,850	8,993	
-	Formwork	90 m	25	2,250	
-	Tanking/waterproofing	111 m ²	75	8,325	
					29,620
-	Assumed no works required	--	--	--	--
1.2	Specialist Foundations				
-	Assumed no works required	--	--	--	--
1.3	Lowest floor construction				
-	Excavation; including disposal off site	36 m3	50	1,800	
-	Allowance for ground floor reinforced concrete slab; assumed 300mm thick	90 m ²	190	17,100	
-	Insulation; Celotex GA3000; 75mm thick, 200micron polythene; blinding & DPM layer	90 m ²	75	6,750	
					25,650
-	Assumed no works required	--	--	--	--
1.4	Basement Excavation				
-	Assumed no works required	--	--	--	--
1.5	Basement retaining walls				
-	Assumed no works required	--	--	--	--
	Element Group Total				55,270

Feasibility Estimate

Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
2	Superstructure				
2.1	Frame				
-	Steel frame; Inc. Columns, Beams etc @ 50/kg/m	9.2 t	4,000	36,800	
-	Fittings @ 10%	0.9 t	4,000	3,680	
-	Intumescent coatings	153 m ²	50	7,650	
-	Form 2 nr structural openings through to Theatre	2 nr	2,000	4,000	
-	Lintels to support new structural openings	4 nr	1,500	6,000	
					58,130
2.2	Upper Floors				
-	Assumed no works required	--	--	--	--
2.3	Roof				
	Structure				
-	Profiled roof deck laid flat on UB purlins. TATA Acoustic RoofDek D137	241 m ²	50	12,050	
	Roof Coverings				
	Flat Roof				
-	Single ply roofing membrane	90 m ²	225	20,250	
-	Sprint Duo bituminous membrane underlayer.	90 m ²		Included	
-	PIR FA Tapered insulation min. 90mm max. 260mm thk. to achieve 0.15 W/m ² K.	90 m ²		Included	
-	KSD mica self-adhesive elastomeric bitumen air and vapour control layer direct fixed to profiled deck	90 m ²		Included	
-	Parapet Coping; Profiled PPC parapet capping securely fixed with Z section supports to marine ply substrate	41 m	250	10,250	
-	extra over: Dressing membrane into coping, circa 1.4m high	57 m ²	150	8,610	
	Pitched Roof				
-	Aluminium Standing seam roof covering - to match Theatre	1,338 m ²	750	1,003,800	
-	Extra Over; Insulation	1,338 m ²	50	66,920	
2.3.4	Roof Drainage				
-	Aluminium; Downpipes - (Approx. quantities)	50 m	75	3,750	
-	PPC Aluminium; Rainwater Hoppers - Aluminium - (Approx. quantities)	7 nr	750	5,250	
					1,130,880
2.4	Stairs and Ramps				
-	Assumed no works required	--	--	--	--
2.5	External Walls				
2.5.1	External enclosing walls above ground level				
-	Cavity wall; facing brick outer skin; insulation;	250 m ²	250	62,500	
-	One coat sealer and two coats of external grade emulsion paint, Dulux Weathershield or other equal and approved	280 m ²	50	14,000	
-	Infill Structural openings with double skin masonry or similar to match existing	50 m ²	250	12,500	
-	Precast Concrete banding - to match Theatre detail	140 m	250	35,000	
					76,500
2.6	Windows and External Doors				
-	Aluminium Curtain Walling / Windows	115 m ²	1,100	126,500	
-	Double Glazed Door; inc. ironmongery	8 nr	5,000	40,000	
					166,500

Feasibility Estimate

Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
2.7	Internal walls and partitions				
2.7.1	Walls and partitions				
	Hall 1 - 6.25m high partitions				
	Metal Stud Partitions				
-	Assumed 140mm stud; <i>(approx. 3m high throughout - assumed)</i>	251 m ²	50	12,550	
-	extra over; forming internal door openings;	6 nr	75	450	
	Circulation, Ancillary, Hall 2				
	Metal Stud Partitions				
-	Assumed 140mm stud; <i>(approx. 3m high throughout - assumed)</i>	408 m ²	50	20,400	
-	extra over; forming internal door openings;	6 nr	75	450	
					33,850
2.7.2	Balustrades and handrails				
-	<i>Assumed no works required</i>	--	--	--	--
2.7.4	Cubicles				
-	Cubicles	8 nr	3,000	24,000	
					24,000
2.8	Internal doors				
2.8.1	Internal doors				
	Standard quality solid core with laminate or veneer facing in softwood frames. Stainless steel ironmongery. Lock suiting and Equality Act 2010 compliant. FD30 rated and acoustic rating of up to 35dB(A);				
-	Single Leaf door - 926mm wide; FD30 fire rating - general circulation	16 nr	900	14,400	
-	extra over; Fire Closure	16 nr	150	2,400	
-	extra over; Fire Signage	16 nr	100	1,600	
-	extra over; door numbering	16 nr	25	400	
-	extra over; ironmongery; (PC Sum £175/nr supply only)	16 nr	200	3,200	
					22,000
-	Double Leaf door - 1800mm wide; FD30 fire rating - general circulation	9 nr	2,000	18,000	
-	extra over; Fire Closure	9 nr	150	1,350	
-	extra over; Fire Signage	9 nr	100	900	
-	extra over; door numbering	9 nr	25	225	
-	extra over; ironmongery; (PC Sum £175/nr supply only)	9 nr	400	3,600	
					24,075
	Architraves				
-	European whitewood; inc. Primer and undercoat	271 m	15	4,068	
					4,068
	Fire and smoke seal - intumescent seals to frame and between frame and structural opening				
-	Generally	136 m	30	4,068	
					4,068
	Element Group Total				1,591,571

Feasibility Estimate

Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
3	Internal Finishes				
3.1	Wall finishes				
-	Acoustic wall lining; Hall 1 fixed to substrate	502 m ²	100	50,200	
-	Duraline 15mm thick - Hall 2, Circulation and Ancillary	1,575 m ²	25	39,375	
-	Duraline; Moisture resistant; 15mm thick to wet areas	281 m ²	35	9,835	
-	Skim plaster; 3mm thick	1,856 m ²	15	27,840	
-	Generally: Emulsion Paint, Dulux Trade Diamond Eggshell	1,575 m ²	15	23,625	
-	Wall Tiling; assume full coverage floor to ceiling of bathroom area, allow for small splashback say 10m2 in kitchenette	291 m ²	50	14,550	
-	Allow for lining and decorating columns, extent of work currently unknown	1 P/Sum	10,000	10,000	
	Skirting				
-	MDF pencil round 18 x 119mm	377 m	15	5,655	
-	Decorate with 2 coats Dulux Trade Quick Drying Satinwood. Colour: Snowman.	377 m	10	3,770	
	Tiled skirting	66 m	40	2,640	
					184,850
3.2	Floor finishes				
-	Screed; 75mm	956 m ²	30	28,680	
-	Timber sprung floor to Hall 1	396 m ²	250	99,000	
-	Terrazzo tile flooring 28 mm thick polished	207 m ²	100	20,700	
-	Carpet tiles; including underlay, edge grippers to circulation and ancillary (excluding foyer)	213 m ²	50	10,650	
-	Vinyl floor tiling to wet areas and kitchen areas, Amtico or similar	58 m ²	50	2,900	
-	Watco floor paint; Plant	36 m ²	35	1,260	
-	New barrier matting to extent of existing matwells: Gradus Esplanade 1500. 16.5mm closed construction with polypropylene wipers from Boulevard 1500 range or similar. c/w compatible matwell frames edging strips and divider bars as necessary and to suit depth of existing matwell. Colour: Tempestas (LRV 2.14) Anodised aluminium supporting frame.	10 m ²	350	3,500	
					166,690
3.2.2	Raised access floors				
-	<i>Assumed no works required</i>	--	--	--	
3.3	Ceiling finishes				
-	wood veneers; perforated; concealed grid	396 m ²	250	99,000	
3.3.2	False ceilings				
-	<i>Assumed no works required</i>	--	--	--	
3.3.3	Demountable suspended ceilings.				
-	Gyproc M/F suspended ceiling system or other equal approved; hangers screwed to soffit, 900 mm x 1800 mm x 12.50 mm tapered edge wallboard infill; joints filled with joint filler and taped to receive direct decoration	514 m ²	60	30,840	
-	20 x 20 mm SAS perimeter shadow gap; screwed to plasterboard	257 m	15	3,855	
-	Skim plaster; 3mm thick	514 m ²	15	7,710	
-	Generally: Emulsion Paint, Dulux Trade Diamond Eggshell	514 m ²	15	7,710	
					149,115
	Element Group Total				503,295

Feasibility Estimate

Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
4	Fittings, Furnishings and Equipment (FFE)				
4.1	FF&E				
-	Kitchenette/Café - Allowance	1 P/Sum	10,000	10,000	
-	Bar - Allowance	1 P/Sum	5,000	5,000	
-	Serving Hatch to Bar	1 item	3,500	3,500	
-	Fixed Stage	1 nr	20,000	20,000	
-	Standard stackable seating	278 nr	110	30,580	
-	Retractable Auditorium Seating - (Hall 1) - excluded from option 1	200 nr	400	80,000	
					149,080
	Element Group Total				149,080
5	Services				
5.1	Sanitary appliances				
	WC's;				
-	Back-to-wall toilet pan with toilet seat and cover - (Allowance)	9 nr	500	4,500	
-	Urinal	4 nr	350	1,400	
-	Plus suitable S or P trap connector - (Allowance)	8 nr	50	400	
-	Concealed cistern 109.041.00.1 6/3L installation height 820mm with Gerberit Omega satin stainless steel dual flush button 116.057.SN.1 - (Allowance)	8 nr	500	4,000	
-	Washbasin; 1no tap hole - (Allowance)	8 nr	750	6,000	
-	Bristan tap Z TC ½: Slotted strainer waste - no plug: Plastics bottle trap - (Allowance)	8 nr	50	400	
-	Bristan thermostatic tap	8 nr	300	2,400	
					19,100
5.2	Services Equipment				
-	Assume no works required	-	-	-	-
					-
5.3	Disposal installations				
-	Waste, soil and vent pipework; (Allowance)	956 m ²	10	9,560	
					9,560
5.4	Water installations				
-	Hot and cold water storage and distribution pipework including accessories, ancillaries brackets etc. Pipework insulation including all identification marking - (Allowance)	956 m ²	25	23,900	
					23,900
5.5	Heat Source				
-	VRF System, MVHR, Fan coil units, Electric panel heaters	956 m ²	150	143,400	
					143,400
5.6	Space heating and air conditioning				
-	AHU's, distribution generally	956 m ²	150	143,400	
					143,400
5.7	Ventilation systems				
-	Ventilation generally	956 m ²	225	215,100	
					215,100

Feasibility Estimate

Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
5.8	Electrical installations				
	<u>Hall 1</u>				
-	Internal Lighting;	396 m ²	200	79,200	
-	Emergency Lighting;	396 m ²	15	5,940	
-	Earthing & Bonding	396 m ²	5	1,980	
-	External Lighting; to exits and perimeter of building	396 m ²	10	3,960	
	<u>Electric Mains and Sub-mains Distribution</u>				
-	New mains and sub-mains distribution.	396 m ²	40	15,840	
-	Data Containment	396 m ²	20	7,920	
-	Distribution boards	396 m ²	15	5,940	
	<u>Power Installations</u>				
-	Small Power	396 m ²	15	5,940	
-	Supplies to Mechanical equipment	396 m ²	30	11,880	
	<u>Circulation/Ancillary Space/Kitchenette</u>				
-	Internal Lighting;	560 m ²	80	44,800	
-	Emergency Lighting;	560 m ²	15	8,400	
-	Earthing & Bonding	560 m ²	5	2,800	
-	External Lighting; to exits and perimeter of building	560 m ²	10	5,600	
	<u>Electric Mains and Sub-mains Distribution</u>				
-	New mains and sub-mains distribution.	560 m ²	40	22,400	
-	Data Containment	560 m ²	20	11,200	
-	Distribution boards	560 m ²	15	8,400	
	<u>Power Installations</u>				
-	Small Power	560 m ²	15	8,400	
-	Supplies to Mechanical equipment	560 m ²	30	16,800	
					61,600
5.9	Fuel installations				
-	Assume no works required	-	-	-	-
5.10	Lift and conveyor installations				
-	Assume no works required				-
5.11	Fire and lighting protection				
-	Generally	956 m ²	20	19,120	
					19,120
5.12	Communication, security and controls				
	<u>Communication System</u>				
-	Data Systems;	956 m ²	15	14,340	
-	Access Control; design, supply, installation and commissioning of access control system to internal doors - <i>(Assumed not required)</i>	-	-	-	
-	Access Control; design, supply, installation and commissioning of access control system to external doors - assume requirement for GF doors only.	8 nr	2,250	18,000	
	<u>Security System</u>				
-	Intruder Alarm System;	956 m ²	30	28,680	
					61,020

Feasibility Estimate

Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
5.13	Specialist installations				
-	Audio Visual / Sound Equipment - (Hall 1) - excluded	--	--	--	--
5.14	Builders work in connection with services				
-	Generally	902,000	5%	45,100	45,100
Element Group Total					947,100

Feasibility Estimate

Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
7	Works to existing buildings				
7.1	Minor demolition and alteration works				
	- Strip pitched roof covering; dispose off site; making good structures disturbed	1,338 m ²	65	86,996	
	Carefully demolish existing external walls to form larger and new structural openings; temporary propping where required; compare the measured building survey drawing against the proposed plan drawings to establish extent of works; dispose off site, making good structures disturbed.	78 m ²	100	7,800	
	Remove existing window; dispose off site; making good structures disturbed	17 nr	150	2,550	
	- Removal of existing M&E Services; dispose off site; making good structures disturbed	956 m2	35	33,460	
	Carefully demolish existing internal walls and partitions; temporary propping where required; compare the measured building survey drawing against the proposed plan drawings to establish extent of works; dispose off site, making good structures disturbed. (3.6m Floor to Ceiling assumed average).	573 m2	50	28,650	
	Removal of existing external doors - Double leaf Leaf, includes removal of existing linings and ironmongery where applicable; dispose off site; making good structures disturbed	4 nr	250	1,000	
	Carefully demolish existing internal masonry wall; temporary propping where required; compare the measured building survey drawing against the proposed plan drawings to establish extent of works; dispose off site, making good structures disturbed. (3.6m Floor to Ceiling assumed average).	70 m2	70	4,900	
	- Remove stairwell; dispose off site; making good structures disturbed	1 nr	1,000	1,000	
	- Remove secondary stairwell; dispose off site; making good structures disturbed	3 nr	350	1,050	
	Removal of existing doors - Single Leaf, includes removal of existing linings and ironmongery where applicable; dispose off site; making good structures disturbed	25 nr	100	2,500	
	Removal of existing doors - Double Leaf, includes removal of existing linings and ironmongery where applicable; dispose off site; making good structures disturbed	6 nr	100	600	
	- Removal of existing architrave; dispose off site; making good structures disturbed	310 m	5	1,550	
	Removal of existing wall finish to inside face of external wall and any retained partitions; dispose off site; making good structures disturbed	809 m2	20	16,180	
	- Break up existing screed throughout; dispose off site; making good structures disturbed	956 m2	10.0	9,560	
	- Removal of existing floor finish; dispose off site; making good structures disturbed	956 m2	10	9,560	
	- Removal of existing ceiling finish; dispose off site; making good structures disturbed	956 m2	15	14,340	
	- Removal of existing skirting; dispose off site; making good structures disturbed	202 m	5	1,010	
	Removal of general FFE i.e. Mirrors, Curtains and the like; dispose off site; making good structures disturbed	1 item	5,000	5,000	
	Removal of existing toilet and associated pipework to main inlet and outlet; dispose off site; making good structures disturbed	14 nr	150	2,100	

Feasibility Estimate
Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
	- Removal of existing sink and associated pipework to main inlet and outlet; dispose off site; making good structures disturbed	20 nr	100	2,000	
	- Removal of raised floor; dispose off site; making good structures disturbed	16 m2	50	800	
	- Removal of bolt on porch; dispose off site; making good structures disturbed	2 nr	250	500	
	- Removal of Fireplace; dispose off site; making good structures disturbed	1 nr	500	500	
	Removal of chimney stack; dispose off site; making good structures disturbed	25 m2	125	3,125	
	Removal of chimney stack; dispose off site; making good structures disturbed	25 m2	125	3,125	
					239,856
7.2	Repairs to existing services				
	- assume no works required				
7.3	Damp-proof courses/fungus and beetle eradication				
7.4	Façade retention				
	- Assume no works required				
7.5	Cleaning existing services				
	- Assume no works required				
Element Group Total					239,856

Feasibility Estimate

Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
8	External Works				
8.1	Site preparation works				
-	Assume no works required	-	-	-	-
8.2	Roads, paths, pavings and surfacings				
	Excavation				
-	Resurface front elevation paved area	266 m ²	120	31,920	
-	Resurface front elevation paved area, including excavation, sub base	26 m ²	150	3,900	
					35,820
8.3	Soft landscaping, planting and irrigation systems				
-	Assume no works required	-	-	-	-
8.4	Fencing, railings and walls				
-	Allowance to repaint existing terrace rail	25 m ²	30	750	
					750
8.5	External fixtures				
-	Assume no works required	-	-	-	-
8.6	External drainage				
	8.6.1 Surface water and foul water drainage.				
-	Surface water - (Allowance)	956 m ²	25	23,900	
-	Foul water - (Allowance)	956 m ²	25	23,900	
					47,800
	8.6.2 Ancillary drainage systems.				
-	Soakaway inc. pipework, excavation, disposal - <i>Assume not required</i>	-	-	-	-
	8.6.3 External chemical, toxic and industrial liquid waste drainage.				
-	<i>Assumed no works required</i>	-	-	-	-
	8.6.4 Land drainage				
-	<i>Assumed no works required</i>	-	-	-	-
8.7	External services				
	Electricity mains supply; connection				
-	Provision of 256KV _a connection, assume no substation required,	1 item	30,000	30,000	
	Gas mains supply; connection				
-		-	-	-	-
	Water mains supply; connection				
-	Connect to existing mains supply	1 item	1,500	1,500	
	Telecommunications system connections				
-		-	-	-	-
					31,500
8.8	Minor building works and ancillary buildings				
-	Builders work in connection with utilities - included above	79,300	5%	3,965	
					3,965
	Element Group Total				119,835
	Sub Total: Facilitating works and Building Works			£	3,664,507

Feasibility Estimate

Arun District Council

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
9	Main contractor's preliminaries				
1	Employer's requirements	item	--	--	
2	Main contractor's cost items and site preliminaries etc	%	15.0	549,676	
	Element Group Total				549,676
10	Main contractor's overheads and profit				
1	Main Contractor's Overheads & Profit	%	7.5	316,064	
	Element Group Total				316,064
Total: Building Works Estimate				£	4,530,247
11	Project/design fees - excluded				
1	Consultants' fees	%	--	--	
2	Main contractor's pre-construction fees	item	--	--	
3	Main contractor's design fees	%	--	--	
	Element Group Total				--
Base Cost Estimate				£	4,530,247
13	Risk Allowance Estimate				
1	Design development risks	%	4.00	181,200	
2	Construction risks	%	5.00	226,500	
3	Employer change risks	%	0.50	22,700	
4	Employer other risks	%	0.50	22,700	
	Element Group Total				453,100
Total Project Cost (excluding Inflation & VAT)				£	4,983,347
14	Inflation - Excluded				
1	Tender inflation	%		--	
2	Construction inflation	%		--	
	Element Group Total				--
Total Project Cost (excluding VAT)				£	4,983,347
15	VAT - Excluded				
1	VAT	%		--	
	Element Group Total				--
16	TOTAL PROJECT COST			£	4,983,347

- Rounded to the nearest pound
- Based at 1Q2024 pricing, Index 389
- See section 6 for exclusions & qualifications

Area for calculation purposes : **956**
 Building Works Estimate Cost per m²: **4,739**
 Building Works Estimate Cost per ft²: **440**

APPENDIX G

Project Programme

18. APPENDIX G – PROJECT PROGRAMME

Arun District Council - Bognor Regis Royal Hall Master Programme
29th Feb 2024

ID	Task Name	Duration	Start	Finish	2024				2025				2026							
					Quarter N	1st Quarter J	2nd Quarter M	3rd Quarter J	4th Quarter S	1st Quarter N	2nd Quarter J	3rd Quarter M	4th Quarter M	1st Quarter J	2nd Quarter M	3rd Quarter J	4th Quarter S			
1	Bognor Regis Royal Hall	354 days	30/01/24	06/06/25																
2	Feasibility study	24 days	30/01/24	01/03/24																
3	ADC internal review and decision	8 wks	04/03/24	26/04/24																
4	Fee proposal for scheme delivery	3 wks	08/04/24	26/04/24																
5	Appointment and Mobilisation of Design Team	2 wks	29/04/24	10/05/24																
6	Appointment of Additional Specialist Consultants	20 days	13/05/24	07/06/24																
7	Acoustic Engineer	4 wks	13/05/24	07/06/24																
8	Building Control	4 wks	13/05/24	07/06/24																
9	Fire Engineer	4 wks	13/05/24	07/06/24																
10	Planning Consultant	4 wks	13/05/24	07/06/24																
11	Other consultants	4 wks	13/05/24	07/06/24																
12	Surveys	60 days	13/05/24	02/08/24																
13	Team definition and scoping of surveys	3 wks	13/05/24	31/05/24																
14	Detailed Measured survey and topo	5 wks	03/06/24	05/07/24																
15	Intrusive Structural Investigations	4 wks	03/06/24	28/06/24																
16	Asbestos R&D Survey	6 wks	03/06/24	12/07/24																
17	Drainage CCTV	4 wks	03/06/24	28/06/24																
18	Underground Utility Survey	4 wks	08/07/24	02/08/24																
19	Other Additional Surveys	6 wks	03/06/24	12/07/24																
20	Design	160 days	08/07/24	14/02/25																
21	Stage 2 Design	6 wks	08/07/24	16/08/24																
22	Client Review and Sign-off	2 wks	19/08/24	30/08/24																
23	Stage 3 Design	8 wks	02/09/24	25/10/24																
24	Client Review and Sign-off	2 wks	28/10/24	08/11/24																
25	Stage 4 Design	10 wks	11/11/24	17/01/25																
26	Client Review and Sign-off	4 wks	20/01/25	14/02/25																
27	Design Freeze	0 days	14/02/25	14/02/25																
28	Planning Application inc validation	14 wks	11/11/24	14/02/25																
29	Preparation of tender pack	6 wks	17/02/25	28/03/25																
30	Procurement	10 wks	31/03/25	06/06/25																
31	Construction	230 days	07/07/25	22/05/26																
32	Mobilisation of main contract works	4 wks	07/07/25	01/08/25																
33	Construction Works	40 wks	04/08/25	08/05/26																
34	Snagging	2 wks	11/05/26	22/05/26																
35	Completion	0 days	22/05/26	22/05/26																

APPENDIX H

Risk Register

19. APPENDIX H – RISK REGISTER

Arun | Bognor Regis, Royal Hall - Risk Register



Interpretation of Current Status of Risk (see scoring sheet)

Date: 29/02/2024

Project Name: Bognor Regis, The Arcade

15 - 25 Avoid
6 - 14 Manage/ Modify
1 - 5 Acceptable

Rev: 1
Author: CB

Reviewed By:

Item	Description of Risk	Consequence	Cost, Time, Design, Quality or Operation Risk	Probability (1-5)	Impact (1-5)	Total	Mitigation Measures / Comments	Probability (1-5)	Impact (1-5)	Total
1	Statutory Utilities	Electric, telecommunications and water supplies. Permission maybe required from the highways authority, owners of utility infrastructure or the appointed contractors to allow for works to be undertaken work on their services.	Programme & Cost	4	5	20	Ridge M&E and Civil Engineers to determine all the supplies and requirements to the Royal Hall. Utility Survey required on the project to determine the locations and whether further infrastructure is required, prior to planning.	3	5	15
2	Sub-station Requirement	The current Brewers Fayre is fed by a connected supply from the Theatre. Requirement for a sub-station that is fed independently from the Theatre.	Programme & Cost	5	5	25	Ridge to confirm the power requirements for the project prior to the tendering of the works. Early orders are required for long-lead items.	3	5	15
3	Tender Sign-Off	HCC doesn't buy into the design and not agree on the tender document sign-off resulting in a delay on the programme.	Programme & Cost	4	4	16	Ensure HCC are aware kept up to date on the projects design and cost to ensure transparency on the project and ensure swift actions on issuing the tender information.	3	4	12
4	Project Brief	If the project brief/ schedule is not understood the works on site may be slowed or halted.	Cost, Programme & Quality	4	4	16	Internal team meetings to commence weekly to ensure the brief is understood. Ensure every team member knows the brief and the expectations on the project.	3	4	12
5	Design Development / Changes	Cost exceeds the available project budget. Delay to programme and increased cost.	Programme, Cost & Quality	4	5	20	An allowance for use during the design process to provide for the risks associated with design development, changes in estimating data, third-party risks (e.g. planning requirements, legal agreements, covenants, environmental issues and pressure groups), statutory requirements, procurement methodology and delays in tendering.	2	5	10
6	Live Services	Striking / damaging live services	Operation and Quality	4	5	20	Ensure safe working practices are followed before breaking out so that live services are avoided. Buried Utility Survey commenced on site and report to be issued to the project team for review prior to any ground works.	2	5	10
7	Appointment of Sub-consultants	If the necessary consultants are not appointed on the project at the correct time, this would delay the programme, effect quality and result in cost uncertainty	Programme, Cost & Quality	4	4	16	Fire and Acoustic consultants have been introduced to the project. Further sub-consultants to be appointed as the project progresses.	3	3	9
8	Tender Process	Contractors unaware of the project and resulting in a lack of interest into the project and availability for the project.	Programme & Cost	4	4	16	Early engagement with the contractors will be required. Brief needs to be clear for them to tender and meet deadlines.	2	4	8
9	Inflation	There is a risk that cost reports do not accurately forecast market conditions including inflation changes.	Cost	3	4	12	Agree an inflation management strategy as part of the procurement strategy review. QS to include a budgetary contingency for inflation. Early engagement of the contractor, enabling prices to be 'locked-in' and through value engineering exercises	2	4	8
10	Fire Strategy	Fire strategy does not align with design, therefore increases the costs on the project and exceeds the current programme.	Programme & Cost	3	4	12	Appointing a Fire Consultant to work alongside the architect to ensure as fire aspects are met and are within guidelines.	2	4	8
11	Tender Documentation	If there is a large volume of provisional sums, it may result in increased fees from the contractors due to high risks. Some contractors may decide to decline the opportunity to tender due to quantity of provisional sums.	Programme & Cost	3	4	12	Ensure provisional sums are kept to a minimum and fixed costs are increased to ensure the contractor feels more certainty in the tendering stage.	2	4	8
12	Planning Application / Pre-commencement Conditions	Planning application may be declined or planning conditions may need to be met.	Programme	4	5	20	Ensure a planning officer is engaged on the project to ensure planning is likely to be accepted.	2	4	8
13	Asbestos	Asbestos surveys have commenced and asbestos found in the building. Asbestos removal needs to commence prior to surveys to progress.	Cost & Time	4	5	20	Asbestos removal will be required. Further asbestos testing may be required.	2	4	8
14	Discoveries during surveys	Discoveries including asbestos, infestations, contamination or unsafe spaces may result in delays to works commencing and increase cost.	Cost & Time	4	4	16	Surveys to review the building has commenced prior to any surveys being carried out. PPE to be worn on site to protect individuals during any site investigations. Unsafe spaces in the building to be made safe prior to any works commencing.	2	4	8
15	Communication between Parties	Lack of communication, incorrect assumptions, miscommunication can all lead to project delay.	Time & Quality	3	4	12	Ensure all parties understand the brief and project requirements. RFI tracker & Action tracker in place to ensure all disciplines understand their actions. Ridge to monitor the progression and act as point of contact for all project related parties.	2	4	8
16	Additional Surveys	Due to irregularities or unexpected results from surveys, there could be a requirement for additional surveys to validate data received and provide assurance in results.	Time and Cost	3	4	12	Ensure the additional surveys are programmed into the master programme to ensure they are captured in the project scope and can be completed accordingly.	2	4	8
17	Changes to legislation	There is a new building safety Act that may affect the project programme & requirements.	Operation, Programme, Quality	3	5	15	Review the new Building Safety Act regulations and review the impact on the project. To ensure the regulations are met.	2	4	8
18	Acoustic Survey	Unexpected results from the acoustic tests resulting in further design to incorporate additional soundproofing.	Quality & Costs	3	4	12	Ensure design incorporates the acoustic test findings.	2	4	8
19	Site Trespassing	Unauthorised individuals accessing the site and damaging the building.	Operation Risk	4	3	12	Ensure the site is secure and deterrents are in place. Security cameras may need to be brought onto site once the contractor is on site.	2	3	6
20	Building Access	Unable to access all the areas of the building will result in a delay of surveys being produced and increase the programme time, increase budget costs and effect the quality of the surveys produced	Programme, Cost and Quality	4	4	16	Ensure all the keys for all areas of the building are available prior to site visits. Ensure comms team has been notified to allow access to the commercial units. Keys are stored in the Town Hall.	2	3	6
21	Unknown Risk	All projects carry a level of unknown risk. Unknown risk often leads to project challenges, which can result in delay and incurring additional cost	Cost, Time & Quality	3	3	9	Vigilance from all parties and risk reviews to commence at each stage of works.	2	3	6
22	Neighbour Relations	Neighbours raising complaints with the Client and local authority. Can result in operation impacts and delays.	Quality & Operation	3	4	12	Ensure all complaints are passed onto Ridge/ Arun immediately and acted upon accordingly.	2	3	6
23	Unplanned works in the Theatre that affect Royal Hall scheme	If there are unplanned works required within buildings, this may impact programme and delay the works.	Programme	3	3	9	Ridge and Arun to maintain strong communication during the process. If internal building works are planned, Ridge and Arun to review and plan around so that works are not impacted.	2	2	4
24	Party Wall (Noise)	There will be periods of high noise levels, which may affect the operation of the Theatre.	Operations	2	4	8	Ensure schedules are aligned with works on site and the Theatre	2	2	4
25	Programme	Programme doesn't align with the works in hand and milestones are unachievable to meet.	Programme	3	4	12	Work collaboratively to understand and implement an agreed programme.	1	4	4
26	UXO	UXO findings can result in a delay to the programme. If the UXO was to go off there would be risk to life, property and environment.	Programme & Quality	2	4	8	Based on online mapping (Zetica, 2024), the site is situated within a Moderate Unexploded Ordnance (UXO) Risk Zone. On-site scanning was carried out during the RSK Ground Investigation completed in May 2023. NOTE: this is considered a risk only during any future ground disturbance. Further surveys to progress if ground works are to proceed.	1	2	2

