APPENDIX

SCOPE OF WORKS

HFC ONGOING MAINTENANCE AND ITEMS FOR CONSIDERATION LIST

PROPOSED DRAWINGS

EXISTING DRAWINGS

EXISTING SEATING LAYOUTS

EXISTING SEATING LAYOUTS

HERTITAGE STATEMENT - ALAN BAXTER AND ASSOCIATES

ARCHAEOLOGICAL INVESTIGATIONS

OUTLINE SCHEDULE OF WORK

Existing – refers to renovation of existing area.
New – refer to creation of new internal area within existing space or enclosing external space.
FOH – Front of house
BOH - Back of house
BLUE HIGHLIGHTED - Heritage area / item works

General Doors:

BOH – Doors generally 32db acoustic 30min fire door sets solid core. Painted Tulip wood or similar frames and architraves with painted finish doors leafs. Stainless steel ironmongery.
FOH – Doors generally 32db acoustic 30min fire door sets solid core. Painted Tulip wood or similar frames and architraves with walnut or similar high quality veneered finish doors leafs. Stainless steel ironmongery.

Most existing control doors from FOH to BOH has key fob entry which would be adjusted extended and or retained for the new scheme

GROUND FLOOR

1.0 Boscawen Elevation

1.1 Restoration: LADAR lazer point array capture survey and fully colour record of Boscawen interior forming an existing digital archive reference point (example: http://scanlabprojects.co.uk/index) this will form part of digital archive.

1.2 Repair: Front (Boscawen Street) Façade repair consisting of

Walls:
Cleaning works
Rake out and repointing
Stringer courses – rake out and repointing
Arches/intels:
Rake out and repointing
Windows:
Renew mortar edges
General scarf repairs
Sill replacement
Ease and adjustment
Doors: to be replaced
Front Roof: replace broken slates
Front roof: Rainwater goods - Cast Iron guttering replace corroded fittings and clean out gutter.
Parapet: hack off defective render and replace
Bell tower: Cleaning
Rake out and replace defective mortar
Treat metal corrosion
Safe access and scaffolding to undertake above

1.3 Restoration/Historic adaption: New building façade lighting to highlight façade and building as a destination.

1.4 Restoration: New entrance doors within arched openings with reference to original Eames unrealised designs.

1.5 Historic adaption: 2 new opening optional subject to conversion of café and town hall entrance. Allow doors to have automatic powered closers to enable DDA access.

1.6 New conversion element: Relocate Town hall sign to upper storey

1.7 New conversion element: New Theatre main signage.

1.8 New conversion element: 2x New illuminated poster displays

1.9 New conversion element: 2 X vertical banners signage

1.10 New conversion element: New external signage and way finding

1.11 New conversion element: Note all subject to statutory planning consents from council.

2.0 Boscawen Foyer

2.1 Restoration: LADAR lazer point array capture survey and fully colour record of Boscawen interior forming an existing digital archive reference point (example: http://scanlabprojects.co.uk/index) this will form part of digital archive.
(survey costs covered elsewhere)

2.2 Repair: under croft repair: consisting of

Walls:
Repair previous poor repairs above doorways
Stone cleaning
Fill holes
Mortar – rake out and repointing
Stone arches – keystone repair
Columns – repair chips
Cornice: Consolidation works to cracks and loose stones
Ceiling:
Recify water ingress
Localised repairs
Safe access and scaffolding to undertake above

2.3 Restoration: Remove existing floor finish and create ramped area required for flat entry from street ready for new stone finish.

2.4 Historic adaption: 2 new openings (subject to consent) between main foyer and proposed box office/Town Hall entrance and new café bar.

2.5 Restoration: Remove all metal shutters to town hall entrance and main hall entrances

2.6 Restoration: Removal of tourist information box and associated fittings.

2.6 Restoration/new build: New floor finishes – High quality stone in pattern, matt wells. Floor finish to form part of material link/ cross over between Boscawen foyer and Quay foyer.

2.7 Restoration: New historically influenced decorations:
To include historic paint research and reference from original watercolour images to restore the fine interior including the vaulted plaster ceiling

2.8 Restoration/Historic adaption: New historic reproduction lighting including: Large chandelier type fittings x 6, wall mounted up lights, ceiling washers and recessed coffer lighting, low level lighting and floor mounted lamps

2.9 Opportunity & Interpretation/ activity element: New way finding signage to improve customer access and information

2.10 Historic adaption: New internal glass doors to auditorium & stair cores– walnut or similar veneered doors

2.11 Opportunity & Interpretation/ activity element: New display, tour and education infrastructure for visiting exhibitions, digital archive/strategies, education, artwork to wider community.

2.12 Opportunity & Interpretation/ activity element : New Display for current productions and future productions and building history.

2.13 New conversion element: Allow for a range of new flexible FOH customer furniture to include: console tables, sofa tables seating, loose stackable chairs, tub chairs and stools.

2.14 Historic adaption: Electrical works to include:
Extension of theatre public address systems,
Safety systems such as smoke detection and fire alarm,
New public WiFi access provision,
New small power and data
New data and power links to enable performance infrastructure and lighting for foyer events.

2.15 Historic adaption: Mechanical works to include:
New mechanic ventilation (heating and cooling) to meet statutory building regulations and provide customer comfort.

2.16 Repair: Additional contrast insert nosings into existing stone steps

2.17 Historic adaption: New internal glass doors to town hall and box office

2.18 Adaption: New doors to main stairwells leading to lift. Lobby area and BOH areas

2.19 New conversion element: Allocation for general bric a brac artwork posters etc.

3.0 New shared box office and shared town hall entrance off Boscawen Foyer

3.1 Restoration: LADAR lazer point array capture survey and fully colour record of Boscawen interior forming an existing digital archive reference point (example: http://scanlabprojects.co.uk/index) this will form part of digital archive.

3.2 Restoration: Removal of existing fixtures and fittings

3.3 Restoration: Remove existing floor finish

3.4 Historic adaption: New box office & Town hall counter with cupboards to rear – high quality FOH joinery to house 3 staff members.

3.5 Opportunity & Interpretation/ activity element: rovision for new counter, new ticketing infrastructure including computers, points ticket machines shelving displays, seating plans display and storage.

3.6 New build Activity element: Provision for media display AV/TV screens to display video media.

3.7 New conversion element: Provision for credit card ticket pick up points either at box office or alternate location in foyer.

3.8 Historic adaption: Electrical works to include:
New historic reproduction lighting including
Ticket sales data infrastructure,
Safety systems such as smoke detection and fire alarm,,
New small power and data

3.9 Historic adaption: Mechanical works to include:
New mechanic ventilation (heating and cooling) to meet statutory building regulations and provide customer comfort.

3.10 Restoration: New historically influenced decorations:
To include historic paint research and reference from original watercolour images to restore the fine interior.

3.11 Restoration/adaption: New historic reproduction lighting including: Ceiling fittings, wall mounted up lights, ceiling washers and recessed coffer lighting, low level lighting and floor mounted lamps.

4.0 New shared box staircase and lobby space off Boscawen Foyer

4.1 Restoration: LADAR lazer point array capture survey and fully colour record of Boscawen interior forming an existing digital archive reference point (example: http://scanlabprojects.co.uk/index) this will form part of digital archive.
(Survey costs covered elsewhere)

4.2 Restoration: Removal of existing fixtures and fittings

4.3 Restoration: Remove existing floor finish

4.4 Restoration: removal of existing under staircase storage room and exposure of staircase soffit.

4.5 Historic adaption: Electrical works to include:
Safety systems such as smoke detection and fire alarm,,
New small power and data

4.6 Historic adaption: Mechanical works to include:
New mechanic ventilation (heating and cooling) to meet statutory building regulations and provide customer comfort.

4.7 Restoration: New historically influenced decorations:
To include historic paint research and reference from original watercolour images to restore the fine interior.

4.8 Restoration/Historic adaption: New historic reproduction lighting including: Ceiling fittings, wall mounted up lights, ceiling washers and recessed coffer lighting, low level lighting and floor mounted lamps.

5.0 New Bar space off Boscawen Foyer on site of existing café

5.1 Restoration: Strip out existing café raised mezzanine and all existing café fittings

5.2 Restoration: Remove existing floor finish and create ramped area required for flat entry from street ready for new stone finish.

5.3 Adaption: 2 new openings (subject to consent) between main foyer and proposed box office/Town Hall entrance and new café bar. (as per section 2.0)

5.4 Restoration: Remove all metal shutter to café entrance

5.5 Restoration/new build: New floor finishes – High quality stone in pattern, matt wells. Floor finish to form part of material link/ cross over between Boscawen foyer and Quay foyer.

5.6 Restoration: New historically influenced decorations:
To include historic paint research and reference from original watercolour images to restore the fine interior.

5.7 Restoration: New wall and ceiling finishes – repair plaster finish and exposed stone work where café floor and fittings removed

5.8 Restoration: Strip back plasterwork to wall on foyer side to reveal original stone

5.9 Restoration: Reinstatement of cornices around vaulted ceiling and

5.10 Restoration/adaption: New historic reproduction lighting including: Ceiling fittings, wall mounted up lights, ceiling washers and recessed coffer lighting, low level lighting and floor mounted lamps.

5.11 Historic adaption: Electrical works to include:
Extension of theatre public address systems,
Safety systems such as smoke detection and fire alarm,
New public WiFi access provision,
New small power and data
New data and power links to enable performance infrastructure and lighting for foyer events.

5.12 Historic adaption: Mechanical works to include:
New mechanic ventilation (heating and cooling) to meet statutory building regulations and provide customer comfort.

5.13 Historic adaption: New external doors included in 2.0

5.14 New conversion element: Bar and counters.

5.15 New conversion element: New mirrors and panelling to rear wall of bar

5.16 New conversion element: Provision for new fridges, bar equipment etc.

5.17 New conversion element: Fitted drinks shelves to alcoves

5.18 New conversion element: New furniture including bar stools tables and chairs

5.19 New conversion element: Allocation for general bric a brac artwork posters etc.

5.20 New conversion element: New glazed doors included in 2.0

6.0 Kitchen to serve Boscawen foyer

6.1 New conversion element: Strip out existing café raised mezzanine and all existing café fittings & kitchen

6.2 New conversion element: Remove existing floor finish

6.3 New conversion element: New floor finish – budget tile (R12 slip resistance)

6.4 New conversion element: New wall finish – white rock lino

6.5 New conversion element: New catering equipment and kitchen fittings tbc

6.6 New conversion element: Electrical works to include:

New lighting,
New small power and data
Extension of public address systems,
New conversion element: Extension of smoke detection and fire alarm,

6.7 Mechanical works to include:
New conversion element: New kitchen extract equipment

6.8 New conversion element: Area to rear converted into open air/ventilated bin store – any new wall cavity blockwork.

6.9 New conversion element: New BOH doors to BOH areas

6.10 New conversion element: New inset demountable lay in grid ceiling

7.0 BOH stair core C all levels

7.1 New conversion element: New decoration to existing wall and ceilings.

7.2 New conversion element: New lighting new cover plates to small power

7.3 New conversion element: New graphical signage and wayfinding

7.5 New conversion element: New BOH doors tbc

8.0 FOH stair core A & lift all levels

8.1 New conversion element: New decoration to existing wall and ceilings.

8.2 New conversion element: New lighting, new cover plates to small power

8.3 New conversion element: New graphical signage and wayfinding.

8.4 New conversion element: New FOH carpet mid/high quality with underlay.

8.5 New conversion element: New FOH doors tbc

9.0 Existing Dressing room with ensuites

9.1 New conversion element: New floor finishes – carpet.

9.2 New conversion element: New decoration to existing wall and ceilings.

9.3 New conversion element: New fittings – desk, mirror lighting.

9.4 New conversion element: New lighting, new cover plates to small power

9.5 New conversion element: re use existing doors and sanitary ware (tbc)

9.6 New conversion element: New BOH doors to BOH areas

10.0 New Dressing rooms & Ensuites– location of existing FWCs

10.1 New conversion element: Remove all WC fittings floor and wall finishes

10.2 New conversion element: New decoration to existing wall and ceilings.

10.3 New conversion element: New lighting.

10.4 New conversion element: New fittings – desk, mirror lighting furniture.

10.5 New conversion element: New walls to ensuites – blockwork

10.6 New conversion element: New BOH doors

10.7 New conversion element: New skirtings – SW painted 150mm with rebate detail

10.6 New conversion element: New wall finishes – plastered and tiled – full height simple white budget tiles.

10.7 New conversion element: New floor finish to ensuites – tiled mid price

10.8 New conversion element: New floor finish to dressing rooms – low/mid price carpet – EGE ltd

10.9 New conversion element: New sanitary fitting showers including hand dyers. Etc.

10.10 New conversion element: Electrical works to include:
Extension of public address systems,
Smoke detection and fire alarm,
New small power and data

10.11 New conversion element: Mechanical works to include:
New/extended mechanic ventilation (heating and cooling) to improve comfort.

11.0 Stage & Flytower

11.1 No works

12.0 BOH stair core D all levels

12.1 New conversion element: New decoration to existing wall and ceilings.

12.2 New conversion element: New lighting. New cover plates to small power

12.3 New conversion element: New graphical signage and wayfinding.

12.4 New conversion element: New BOH doors to BOH areas - tbc

13.0 Get in

13.1 New conversion element: Adjust wall line of sub station to increase usable area.

13.2 New conversion element: Adjust mechanical ventilation to maximise head height.

13.3 New conversion element: New stage door desk – low price timber veneered & painted counter and shelving.

13.4 New conversion element: New lighting.

13.5 New conversion element: Electrical works to include:
New small power and data
Extension of public address systems,
Extension of smoke detection and fire alarm,

13.6 New conversion element: New graphical signage and wayfinding.

13.7 New conversion element: New BOH doors to stage area

13.8 New conversion element: New smaller dumb waiter

14.0 Quay Foyer

14.1 Restoration: LADAR lazer point array capture survey and fully colour record of Quay side interior forming an existing digital archive reference point (example: http://scanlabprojects.co.uk/index

14.2 Restoration repairs:
Damp proofing repairs required to some walls

14.3 Restoration: Remove existing floor finish.

14.4 Restoration: Remove existing stair to mezzanine & Floor and upper ceiling

14.5 Restoration: Remove existing fixed furniture.

14.6 Restoration: Remove existing box office.

14.7 Restoration: Remove existing café counter.

14.8 Restoration/new build: New floor finishes – High quality stone in pattern, matt wells. Floor finish to form part of material link/ cross over between Boscawen foyer and Quay foyer.

14.9 Restoration: New historically influenced decorations:
To include historic paint research and reference from original watercolour images to restore the fine interior including the vaulted plaster ceiling

14.10 Restoration/adaption: New lighting including: wall mounted up lights, ceiling washers and recessed coffer lighting, low level lighting and floor mounted lamps
Interpretation: New way finding signage to improve customer access and information

14.11 Opportunity & Interpretation/ activity element: New display, tour and education infrastructure for visiting exhibitions, digital archive/strategies, education, artwork to wider community.

14.12 Opportunity & Interpretation/ activity element: projection and demountable cinema screen to allow digital screening

14.13 Opportunity & Interpretation/ activity element: New Display for current productions and future productions and building history.

14.14 New conversion element: A range of new flexible FOH customer furniture to include: console tables, sofa tables seating, loose stackable chairs, tub chairs and stools.

14.15 Historic adaption: Electrical works to include:
Extension of theatre public address systems,
Safety systems such as smoke detection and fire alarm,
New public WiFi access provision,
New small power and data
New data and power links to enable performance infrastructure and lighting for foyer events.

14.16 Historic adaption: Mechanical works to include:
New mechanic ventilation (heating and cooling) to meet statutory building regulations and provide customer comfort.

14.17 Historic adaption: New FOH internal doors to auditorium & stair core B

14.18 Restoration. New External doors to Quayside based on original designs.

14.19 Historic adaption: New metal stairs to gallery: Steel painted stair with stone treads and metal balustrades and timber handrail.

14.20 Historic adaption: New wall and ceiling finishes – plaster

14.21 Restoration: Strip back plasterwork to wall on foyer side to reveal original stone

14.22 Historic adaption: New high quality lighting including in built feature lighting to bar and back bar

14.23 New conversion element: Provision for new fridges, bar equipment etc.

14.24 Restoration: Allowance for reinstatement of cornices and ceiling repairs

14.25 New conversion element: New metal stairs to gallery: Steel painted stair with stone treads and metal balustrades and timber handrail. (also see item 35)

14.28 New conversion element: Provision for new fridges, bar equipment etc.

14.29 New conversion element: Fitted drinks shelves to alcoves

14.30 New conversion element: Allocation for general bric a brac artwork posters etc.

15.0 FOH stair core B & lift

15.1 New conversion element: New decoration to existing wall and ceilings.

15.2 New conversion element: New lighting, new cover plates to small power

15.3 New conversion element: New graphical signage and wayfinding.

15.4 New conversion element: New FOH carpet mid quality with underlay.

15.5 New conversion element: New FOH doors to all levels - tbc

16.0 FOH WC areas (location and sizes vary subject to auditorium options)

16.1 New conversion element: Remove any existing walls, ceilings

16.2 New conversion element: Remove existing floor finish.

16.3 New conversion element: New walls – plastered blockwork & plasterboard ceilings with inset demountable lay in grid sections

16.4 New conversion element: New FOH internal doors

16.5 New conversion element: New hand dyers 3 per male female

16.6 New conversion element: New floor finish – mid price ceramic tile

16.7 New conversion element: New wall finish 1/2 height mid ceramic tile

16.8 New conversion element: New full height cubicles as per Cheltenham everyman spec – timber effect finish

16.9 New conversion element: New vanity units mirrors, lighting details and sinks as per Cheltenham everyman spec

16.20 New conversion element: New WCs and panel system as per Cheltenham everyman spec and ambulant packs

16.21 New conversion element: New stainless steel doc M packs for DWC

16.22 New conversion element: Electrical works
Extension of public address systems,
Smoke detection and fire alarm,
New lighting
New small power

16.23 New conversion element: Mechanical works to include:
New mechanic ventilation (heating and cooling) to improve customer comfort. Adjustment of existing services

17.0 Store (to rear of lift/stair core B)

17.1 New conversion element: New decorations and making good and existing cellar space

18.0 Quay Elevation

18.1 Restoration: LADAR lazer point array capture survey and fully colour record of Quay side exterior forming an existing digital archive reference point (example: http://scanlabprojects.co.uk/index

18.2 Repair: Lemon Quay side Façade repair: consisting of

Walls:
Rake out and replace defective mortar

Repointing
Fill holes
Stringer courses – rake out and repointing
Stringer courses – cleaning
Add flashings to stringer course
Remove vegetation growth
Replace bird deterrent
Cornice: Consolidation works to cracks and loose stones
Remove vegetation growth
Pediment: Clean down
Stone repairs
Sills: Clean down
Doors: to be replaced
Windows: Replace sills
Scarf repairs and further inspections
Rear roof repairs to chimney
Flashings
Box gutter
Lead capping
Slates to rear and verges
Facia
Parapets and walls
Safe access and scaffolding to undertake above

18.3 Restoration/Historic adaption: New building façade lighting to highlight façade and building as a destination.
18.4 New conversion element: New Theatre main signage
18.5 New conversion element: 2x New illuminated poster displays
18.6 New conversion element: 2 X vertical banners signage
18.7 New conversion element: New external signage and way finding
18.8 New conversion element: Note all subject to statutory planning consents from council.

19.0 External Quay
19.1 New conversion element: Alterations to the quay landscaping and roadway to enable get in lorries to stand perpendicular to the building
19.2 New conversion element: New external canopies and furniture tbc
19.3 New conversion element: Digital link to external landscape for show screen projections and performance
19.4 New conversion element: New landscaping akin to National theatre to allow for outdoor theatre.
19.5 New conversion element: TBC if within building budget all subject to local planning and council consents.

20-29 spare not used

FIRST FLOOR

30.0 Office/Staff room off stair core A
30.1 New conversion element: Remove existing ceilings and floor finishes
30.2 New conversion element: New plasterboard ceilings with inset demountable lay in grid sections – (reference Cheltenham Everyman).
30.2 New conversion element: New decorations to walls
30.3 New conversion element: New BOH carpet
30.4 New conversion element: New FOH internal doors
30.5 New conversion element: Allowance for office fixture and fittings
30.6 New conversion element: New lighting
30.7 New conversion element: New small power and data

31.0 WC areas
31.1 New conversion element: As per 17.0
31.2 New conversion element: New graphical signage and wayfinding.

32.0 Existing Dressings rooms
32.1 New conversion element: Remove existing floor finishes
32.2 New conversion element: New decorations to walls
32.3 New conversion element: New BOH lino tbc
32.4 New BOH internal doors
32.5 New conversion element: Allowance for new sanitary fitting and shower fittings
32.6 New conversion element: Allowance for new tiling to WCs and Shower areas
32.7 New conversion element: New lighting
32.8 New conversion element: New graphical signage and wayfinding.

33.0 BOH office & staff changing room (off stair core C)
33.1 New conversion element: Remove existing ceilings and floor finishes
33.2 New conversion element: New decorations to walls
33.3 New conversion element: New BOH carpet
33.4 New conversion element: New FOH internal doors
33.5 New conversion element: Allowance for office fixture and fittings
33.6 New conversion element: New lighting, new cover plates to small power

34.0 Kitchen Servery
34.1 New conversion element: Strip out existing kitchen fitting – reuse to be confirmed
34.2 New conversion element: Remove existing floor finish
34.3 New conversion element: New floor finish – budget tile (R12 slip resistance)
34.4 New conversion element: New wall finish – white rock lino
34.5. New conversion element: New inset demountable lay in grid ceiling
34.6 New conversion element: New catering equipment and kitchen fittings tbc
34.7 New conversion element: Electrical works to include:
New lighting,

Extension of public address systems,
Extension of smoke detection and fire alarm,

34.8 New conversion element: Mechanical works to include:
New kitchen extract equipment

34.9 New conversion element: New smaller dumb waiter

34.10 New conversion element: New BOH doors to BOH areas

34.11 New conversion element: Adjustments to small power and data

35.0 Gallery above quay foyer

35.1 Restoration: LADAR lazer point array capture survey and fully colour record of Quay side interior forming an existing digital archive reference point (example: http://scanlabprojects.co.uk/index

35.2 Restoration: New historically influenced decorations:
To include historic paint research and reference from original watercolour images to restore the fine interior including the vaulted plaster ceiling (as per item 14)

35.3 Restoration/adaption: New lighting including: wall mounted up lights, ceiling washers and recessed coffer lighting, low level lighting and floor mounted lamps (as per item 14)

35.4 Interpretation: New way finding signage to improve customer access and information

35.5 New conversion/Historic adaption: New cantilever painted steel structure – traditional ornamental formwork with decorative steel balustrade infill and timber handrail.

35.6 Restoration: New Floor finish – Stone/Tile finish

35.7 Historic adaption: Electrical works (as per item 14)
Extension of public address systems,
New small power and data
Smoke detection and fire alarm,
New lighting

35.4 Historic adaption: Mechanical works to include: (as per item 14)
New mechanic ventilation (heating and cooling) to meet statutory building regulations and provide customer comfort.

35.5 New conversion element: Allowance for furniture – chairs and tables

35.6 New conversion element: New graphical signage and wayfinding.

36.0 Multi purpose space (sizes vary subject to auditorium options)

36.1 New conversion element: Remove existing walls, ceiling and fittings to WC and store areas

36.2 New conversion element: New fully glazed partition doors to gallery space

36.3 New conversion element: New floor finish – FOH carpet

36.4 New conversion element: New plasterboard ceilings with inset demountable lay in grid sections – (reference Cheltenham Everyman).

36.5 New conversion element: New FOH doors

36.6 New lining wall to auditorium – independent stud lignin and 1x plywood 1x plasterboard plus skim and decorations

36.7 New conversion element: Electrical works
Extension of public address systems,
Smoke detection and fire alarm,
New lighting
New small power and data
Provision for digital installations tbc.

36.8 New conversion element: Mechanical works to include:
New mechanic ventilation (heating and cooling) to improve customer comfort. Adjustment of existing services.

36.9 New conversion element: New graphical signage and wayfinding.

37.0 Bar space (auditorium option 3).

37.1 New conversion element: As per 36 but allowance for new bar fitting counter and bar bars plus services.

38-44 spare not used

SECOND FLOOR/THIRD FLOOR

45.0 Meeting room

45.1 Restoration: New floor finish – FOH carpet

45.2 Restoration: New FOH doors to corridor outside based on historic designs

45.3 Historic adaption:
Electrical works
New lighting
New small power and data
Provision for digital installations

45.4 Historic adaption: Mechanical works to include:
New replacement cast iron radiators t replace modern fittings
New mechanic ventilation (heating and cooling) to improve customer comfort. Adjustment of existing services

45.5 Restoration: New reclaimed fireplace insert and surround and mantle piece.

45.6 Restoration: New historically influenced decorations:
To include historic paint research and reference from original watercolour images to restore the fine interior including the vaulted plaster ceiling

45.7 New conversion element: Allowance for new meeting room furniture tbc.

46.0 Main Office

46.1 New conversion element: Removal of existing partition and servery area and dumb waiter.

46.2 New conversion element: New floor finishes. FOH carpet

46.3 New conversion element: New decoration to existing wall and ceilings.

46.4 New conversion element: New office furniture to suit open plan office for 20 staff.

46.5 New conversion element: Electrical works to include:
New lighting,
New Smoke detection and fire alarm,
WiFi access provision,
New power and data to suit open plan offices.

46.6 New conversion element: Mechanical works to include:
Staff comfort heating and cooling.
46.7 New conversion element: New reclaimed fireplace insert and surround and mantle piece.
46.8 New conversion element: Restoration: Allowance for new decorative cornice work and mouldings to ceiling

48.0 Exec and financial office
48.1 New conversion element: Creation of new glass enclosed executive office & finance within open plan office.
48.2 New conversion element: New floor finishes. FOH carpet
48.3 New conversion element: New decoration to existing wall and ceilings.
48.4 New conversion element: New office furniture to suit open plan office for 4
48.5 New conversion element: Electrical works to include:
New lighting,
New Smoke detection and fire alarm,
WiFi access provision,
New power and data to suit open plan offices.
48.6 New conversion element: Mechanical works to include:
Staff comfort heating and cooling.
48.7 Restoration: New reclaimed fireplace insert and surround and mantle piece.
48.8 New conversion element: Allowance for new decorative cornice work and mouldings to ceiling

48.0 Staff Wcs
48.1 as per FOH

49.0 Staff Kitchen
49.1 New conversion element: Finish as per FOH WCs
46.2 New conversion element: New high gloss kitchen fittings
46.5 New conversion element: Electrical works to include:
New lighting,
New Smoke detection and fire alarm,
WiFi access provision,
New power and data to suit open plan offices.
46.6 New conversion element: Mechanical works to include:
Staff comfort heating and cooling.

50.0 Office Store
50.1 New conversion element: New decoration to existing wall and ceilings.
50.2 New conversion element: New lighting, new cover plates to small power.
50.3 New conversion element: Existing data servers etc retained.

51.0 Remaining BOH corridors store and plant areas
51.1 New conversion element: New decoration to existing wall and ceilings.
51.2 New conversion element: New lighting, new cover plates to small power
51.3 New conversion element: New graphical signage and wayfinding.

52.0 Young Farmers
52.1 New conversion element: New decoration to existing wall and ceilings.
52.2 New conversion element: New lighting, new cover plates to small power
52.3 New conversion element: New graphical signage and wayfinding.
52.4 New conversion element: New FOH carpet mid quality with underlay.
52.5 New conversion element: New BOH doors
52.5 New conversion element: (optional) add new 3 large new rooflights 600x1200mm added
52.6 New conversion element: New plasterboard ceilings with infill central section of lay in grid ceiling.

53.0 Existing Ancillary corridors and Stairs
53.1 New conversion element: New decoration to existing wall and ceilings.
53.2 New conversion element: New lighting.

53-59 spare not used

BASEMENT

60.0 Orchestra Pit
60.1 New conversion element: Allowance for new lift pit mechanism

61.0 All other rooms
61.1 New conversion element: New wall decoration to existing wall and ceilings.
61.2 New conversion element: New lighting.
61.3 New conversion element: New graphical signage and wayfinding.

62-70 spare not used

AUDITORIUM OPTIONS
Note variations to lobby and WCs areas designs

Auditorium option 1 New conversion element:

70.0 FOH Lobby areas (location and sizes vary subject to auditorium options)
70.1 Remove existing walls and ceilings to stores and lobbies
70.2 Remove existing floor finish
70.3 New walls – plastered blockwork & plasterboard ceilings with inset demountable lay in grid sections – (reference Cheltenham Everyman).
70.4 New FOH internal doors
70.5 New sales counters counter with display cupboards to rear – high quality FOH joinery (Reference Everyman Cheltenham).
70.6 New FOH carpet mid/high quality with underlay.
70.7 Electrical works to include:

Extension of public address systems,
Smoke detection and fire alarm,
New lighting
New small power and data

70.8 Mechanical works to include:
New mechanic ventilation (heating and cooling) to improve customer comfort. Adjustment of existing services.

70.9 New graphical signage and wayfinding.

71.0 Cross over corridor (location and sizes vary subject to auditorium options)

71.1 Remove existing walls, ceilings to Male Wcs long bar kitchen and cellar spaces and capping off making good of all plumbing and associated fittings.

71.2 Remove existing floor finish.

71.3 New walls – plastered blockwork & plasterboard ceilings with inset demountable lay in grid sections – (reference Cheltenham Everyman).

71.4 New FOH internal doors

71.5 Allowance for display cabinets and poster displays x 6 each

71.6 Form new raised floor level and ramps – Timber floating.

71.7 New handrail to both sides of ramp – timber with stainless steel fittings

71.8 New FOH carpet mid/high quality with underlay.

71.9 Electrical works to include:
Extension of public address systems,
Smoke detection and fire alarm,
New lighting
New small power and data

71.20 Mechanical works to include:
New mechanic ventilation (heating and cooling) to improve customer comfort. Adjustment of existing services

71.21 New graphical signage and wayfinding.

72.0 Auditorium New conversion element:

72.1 Remove existing bleacher seating to stalls

72.2 Remove existing bleacher seating are within circle level (first 4 rows)

72.3 Remove remaining seating store for reuse

72.4 Remove floor finishes

72.4 Retain main circle level structure and columns

72.5 Extend circle level seating rake in solid steel and timber floor sections to infill-removed bleacher seating areas

72.6 Form new side galleries (blockwork and timber) 2000mm deep with new loose seating with new timber fronted balcony front and stainless steel rails.

72.7 New gangways formed to sides of auditorium with step nosings.

72.8 Extend stalls level seating rake in solid steel and timber floor sections to infill removed bleacher seating areas retaining general form of auditorium now (single rake).

72.9 New FOH carpet finish.

72.10 Form new under side corridor and WC areas see 90 & 91 - plasterboard acoustic separation ceiling.

72.11 Cost for all new seats

72.12 Allowance for new stainless steel handrails to side of gangways within auditorium and handrails to circle fronts of the auditorium plus looped handrails to row ends at circle level.

72.13 Allowance for carpet nosings (gradus) and carpet to risers

72.14 New fabric covered folding proscenium wall reducing width from 16 to 12m

72.15 New decorations

72.16 New lighting

72.17 New entry doors formed at ground floor level

72.18 Below new side galleries FOH storage cupboards formed (blockwork walls and timber doors).

73.0 Roof void

73.1 Remove and replace ceiling panels

73.2 Retain existing ventilation and services and high level

73.3 New decorations

73.4 New lighting

74-79 spare not used

Auditorium option 2 New conversion element:

80.0 FOH Lobby areas (ground floor)

80.1 as per 70 with areas and locations adjusted

81.0 Cross over corridor

81.1 as per 71 – adjust areas and location with same finishes, fixtures and fittings.

82.0 Auditorium

82.1 as per 72 with curved seating rows in lieu of angled.

83.0 Roof void

84-89 spare not used

Auditorium option 3 New conversion element:

90.0 Note bar space in lieu of Multiuse space overlooking Quay foyer.

91.0 FOH Lobby areas

91.1 as per 70 with areas and locations adjusted

92.0 Cross over corridor (see option 3 plan).

92.1 as per 71 with areas and locations adjusted

93.0 Cross over corridors circle and gallery

93.01 Formation of cross over corridors at circle level and gallery level including stairs to adjust levels to rear entry.

94.0 Auditorium

94.1 Remove all existing bleacher seating circle levels structures
94.2 Remove remaining seating and floor finishes
94.3 Excavate stall floor level (central section only) to create low angle flat rake for stalls – new concrete slab and insulation with timber floor covering and carpet.
94.4 Form new sidewalls block work with independent plasterboard lining.
94.5 Form new circle level and gallery level balcony structures (steel with timber infill) to form new 3-tired auditorium. Curved timber balcony fronts, stainless steel lighting bars at both levels. New load bearing columns forming box areas.
94.6 New seats
94.7 Allowance for new stainless steel handrails to side of gangways within auditorium and handrails to circle fronts and side of the auditorium plus looped handrails to row ends at circle level.
94.8 Allowance for carpet nosings (gradus) and carpet to risers
94.9 New fabric covered folding proscenium wall reducing width from 16m to 12m
94.10 Formation of new control room to rear of gallery level – acoustic floor, ceiling and walls with acoustic sliding window (Selecta glaze system 80)
94.11 Adjustment of sound and lighting control wiring and locations to suit new control room.
94.12 New lighting

95.0 Roof void

95.1 New conversion element: Remove and replace ceiling panels.
95.2 New conversion element: re route and fully adjust existing ventilation and services and high level.
95.3 New conversion element: Raise existing lighting bridges to higher level and relocate all existing control room services to gallery level.
95.3 New conversion element: New decorations.
95.4 New conversion element: New lighting

96-99 spare not used

100 Options to BOH and FOH areas

101 Relocate electrical sub station

102 Removal of mezzanine floor above get- in to create double height get-in

102.01 New conversion element: Remove/divert existing services above get in to sidewall locations
10202 New conversion element: Remove steel and concrete deck floor and all fitting to existing kitchen area above get-in
102.03 New conversion element: Adjust doorways to suit with new doors
102.04 New conversion element: Making good and new decorations
102.05 New conversion element: Adjust stair core D to suit

103 Multi media space located within space off Quay foyer gallery

103.1 New conversion element: fittings as per 36.0 see option 3 drawing (space in lieu of office and servery).

104 Mezzanine within second floor offices (see option 3 drawing).

104.1 New conversion element: as per 46 plus
104.2 New conversion element: New mezzanine floor – steel and timber with fitting etc as per 46.0
104.3 New conversion element: New steel stair and glass balustrades to stair edge and mezzanine edge.

Assumptions

a. This Schedule has been produced without advice from a services consultant, acoustic consultant, or theatre consultant, and using general assumptions concerning the scope of work

HFC ONGOING MAINTENANCE AND ITEMS FOR CONSIDERATION WITHIN CAPITAL BRIEF

STAGE/TECHNICAL

Line	Item	Detail	Hall For Cornwall ideas?
1	Dimmers	Additional minimum 48 ways sensor dimming – mainly to be available for overhead bars + non-dims on bridges, Fly floor, Juliet's, Mixer position and Garage roofs	Just over £100K spent in 2008 providing 192 ways sensor dimming and some additional mains provision. Scale of project reduced due to cost.
2	Data	Future of DMX and use for control of intelligent lighting, increased use of e.g. projection and network based devices. Also could link strongly with the digital hub concept?	(Part of above project – also dropped due to cost). Network sockets around all technical areas with ability to point to point
3	Get in	Current access limits the size of set which can be brought in and contributes to poor manual handling practices trying to negotiate sets up the corridor which is also shared as staff, visiting company, and deliveries access and bin store. Sloping quayside, kerb, and 2nd smaller step in doorway, all contribute to a more difficult, noisy and labour intensive get in. The sloping quay results in the lorry either parking on the kerb to level the trailer, or crew managing a potentially dangerous lean. Facility panels and switches (including drencher release!) in the corridor are vulnerable to damage.	Bigger doorways and less other facilities within corridor to improve get in access. Relocation of substation & use of the arch of the existing stage door (substation ventilation is built into top of stage door). Alternative stage door entrance. Work on quay to level access – or provision of suitable truck and kerb ramps. Relocation of facility panels etc.
4	Storage	Street regularly filled with set and cases, lorries remain outside waiting for empties for offsite storage, need to build set as it's unloaded results in lorries on the quay longer than necessary. Tallescope etc takes up valuable wing space due to no scene dock for storage.	Relocation of substation as above. Investigate excavation auditorium side of pit lift for e.g. steeldeck, leaving greater space in trap room.
5	Trap room	Storage is limited by supporting pillars	Remove some pillars under stage to make storage easier
6	Technical store/workshop	We lack secure space to store technical equipment and workshop space for repairs and maintenance of same	May be possible to address in conjunction with items 4 & 5?
7	Pit lift reliability and functionality	Existing screw jacks of questionable reliability and durability. Also, currently not possible have pit level across full width of stage or auditorium.	Divide pit into 3 or more independently movable sections, research new drive mechanism options
8	Counterweight system	Cradles are above stage right wing with potential for dropped weights to fall to stage. Almost zero clearance below for tallescope and tall set pieces. Height of loading galleries not ideal – worth reviewing. Bars rated for 375kg – inadequate for many large scale production resulting in multiple bars being strapped together to raise single load. Bars 3, 4 & 5 do not fly out to the grid, a legacy from when they supported the cinema screen. Although better than when the screen was there, it remains a limiting factor. There is one hemp bar upstage, used regularly.	Alternative cradle design would allow for front loading to facilitate safer loading and reduce manual handling risk. A wire mesh directly below might catch weights with minimum effect on clearance below? Upgrading system to 500kg minimum would facilitate faster and safer lifting of large set pieces and lighting bars. Altering the cradles on fly bars 3, 4 + 5, so bars can fly out to the grid. Replace hemp bar with c/weight.
9	Ice shows and OB	Must maintain, preferably improve, access for mains cable, data cable, and refrigerant pipes out to the street. Existing power provision inadequate for two large chillers and poorly located for external use.	2 of 125 amp 3 phase supplies adjacent to street. Improve size and accessibility of rat-runs, plus consider impact on traffic and pedestrians on street.
10	Stage power	Maximum available power for touring equipment, sited DSL, considered borderline inadequate at 200 amps 3 phase. Also, only available in one location – restrictive for some shows.	Increase available power to (400A 3 phase?) and duplicate USR (same power available in choice of locations rather than two independent supplies)
11	Stage/auditorium treads	Currently achieved with a pile of irregular sized steeldeck sections, no hand rails. This access is a regular requirement of shows.	Allow for safe (removable) treads/access between stage and auditorium in revised design.

12	Cable management	All multicore cables currently manhandled onto stage left fly floor and sprinkler paperwork used to facilitate cable management. Sprinklers at risk, plus manual handling issues with heavy cables at height – especially with visiting company cables back to touring racks stage left.	System to facilitate safe lifting of multiple cables and for management of cables on fly floor.
13	Advance bar	Current provision is short ladder bar across 3 chain hoists via bridles which are technically set too wide due to height restriction. Bar heavily used by touring productions for both lighting and sound.	Full width advance truss with powered lifting and ability to fly e.g. line array system (potentially high point loading)
14	Genie/mewp	Powered access will reduce dependence on tallescope and ladders (safer work at height). High initial cost of purchase plus point loading of sprung stage.	Ensure stage is strong enough to support and provide suitable powered lift.
15	Follow spots	Current location on bridge one is very steep and central. 'Garage roof' above balcony entrances is shallow and wide, and operators disturb audience. Sightlines from other bridges and below bridges is obstructed or in audience sightlines.	Create viable follow spot position ideally with flexibility to have spots central, apart, and in all three positions at once.
16	GDS ARC system Houselights	Main auditorium covered – some areas not. Huge energy savings achieved along with other benefits of LED.	Extend into all remaining parts of auditorium (will need review as part of revised auditorium layout)
17	New FoH lighting position	The front of the 'Garage Roof' has been regularly used for a temporary lighting position trying to compensate for the lack of circle front.	Provide for a permanent lighting position here.
18	Pros Booms	The current booms are an invaluable position for both lighting and sound speaker placement, but very difficult to access safely	Remove star walls and turn into slot position, enabling a pros boom position not blocked by speakers
19	lantern stock	Despite some investment through Sustain funding some 80% of lanterns are 15 years old already, and do not compare well to modern equipment. The new profiles providing more light of better quality for ✣ the power prove the point perfectly.	Update lantern stock aiming for lower energy use, taking advantage of LED technology where viable, along with ancillary equipment such as ballet booms, meat racks, etc.
20	FoH sound position	Current position is good for engineer but costs us lots of prime seating. Distracting for audience, particularly those directly behind. Access with equipment is difficult, especially with the larger and heavier items. The existing position lacks adequate mains supply for projectors and moving lights, and has no dimmer circuits.	Larger auditorium right lift to carry large mixing desks, with seats on access route that slide quickly back. Using the projection room as a permanent LX and sound area, on a rolling table so it can be used in the current mixer position.
21	House tabs	Are getting old and tired. A warmer / friendlier colour might be nice. Shows requiring only house tabs still require a flyman, or the duty stage to leave their position to operate.	House tab bar operable from stage or fly floor (Motorised?).
22	Cable traps	All cables are currently run on the stage surface increasing trip hazards and making scenery movements more difficult – especially trucks.	Cable trap along the front of the stage, SL and SR.
23	Pit net	Safey equipment recommended in BECTU/TMA code of conduct to reduce risk of persons and equipment falling into pit.	Provide net and fixing points
24	steeldeck	Existing aging stock is heavily used and now tired, requiring regular welding repairs. It is also heavy – manual handling issues.	Replace with newer lightweight alternative
25	Up/down masking	Regular requirement, always difficult to achieve successfully.	Up/down bars in front of each fly floor? Continuous loop of tab track below fly floors?
26	Lighting ladders	Heavily used and invaluable for achieving the nightly turnaround of shows. Moving ladders up/down stage difficult and carries some safety risks.	Slidable LX ladders – e.g. TV studio style trolleys on bars
27	Wardrobe facilities	Currently domestic appliances in one dressing room – no dedicated provision, and no level access from get in (or lift). Wig ovens get put in Boscawen Foyer!	Provide suitable space and facilities
28	Stage surface	Is no longer flat and even	Level and resurface sprung stage.
29	Sound system	Recently updated PA and sound desk good but inadequate foldback speakers for many live music acts, speaker management upgrade required and minimal loose equipment stocked (mics etc).	Some investment to bring sound facilities closer to meeting requirements of all shows.

FOH/OPERATIONAL

Line	Item	Detail	Hall for Cornwall ideas?
1	Wheelchair seats	Fixing arrangements are substandard and fiddly. Wheelchair access to Boscawen entrance only available by lift and impossible in evacuation. Difficult to accommodate the larger electric chairs/scooters length and height (e.g. with fixed headrest)	Improve wheelchair access especially if Boscawen is to become our main entrance point, and reconsider auditorium wheelchair seating arrangements
2	Access to auditorium during perf	Reducing disruption from latecomers, toilet trips etc, also providing Stewards and FoH manager with discreet access point to be able to monitor audience, identify e.g. photographers and disruptive audience members.	Consider as part of revised auditorium layout
3	Pedestrian Traffic during perf	If current bar area becomes permanent public access during day, potential impact during matinees (noise, security, too many people in the space	
4	Noise transfer to auditorium	From bar, people, hand driers, freezers, flushing toilets, ventilation system (only happens on classical), from Lemon Quay (roof)	Improve sound proofing to auditorium. May also benefit thermal properties of building.
5	FoH and auditorium paging	Existing provision offers partial coverage but unreliable in operation	Put some in!
6	Stage Door provision	Is poor for both staff and the customers it serves. May not even be in the right place in the future?	
7	Small office space for FoH manager close to auditorium	Currently no space in vicinity of auditorium, Stage Door office used as a base, impractical to undertake any other admin work while performance under way.	End of Box Office counter? Better provision within revised stage door arrangements?
8	Latecomers area	Improved service for latecomers, audience who had to take out an unsettled child, are feeling unwell etc. Would encourage more considerate and responsible attitude from parents of disruptive children. may Seat, screen, audio feed	Small area with seats, large screen feed from stage and audio feed. May also benefit FoH staff.
9	Cloakroom facilities	Current facilities are v.poor and small but well used. Existing door causes obstruction.	

BUILDING/SERVICES

Line	Item	Detail	Hall for Cornwall ideas?
1	Improved roof insulation	Existing is below current recommended depth. Auditorium temperature is noticeably affected by external temperatures.	Improved insulation should deliver energy efficiency benefits, better control of auditorium temperatures, and reduce noise leak from the building and impact of external noise on the shows.
2	Sarnafil	This roof material is out of warranty and the need for repairs is becoming more regular.	Renew roof covering (see also PV panels)
3	Boilers	Are currently 15 years into expected 20 to 25 year useful life, without taking into account potential energy efficiency benefits	Scheduled replacemet with modern energy efficient boilers
4	PV panels	Large expanse of south facing roof with no overshadowing but on a grade 2* listed building. If installed could deliver significant contribution to energy needs, makes a very public statement and sets an example for others to follow.	Environmental and financial sustainability boxes ticked – possibly social too?
5	Rainwater recovery	Large roof, lot's of Cornish rain, currently all drained to sewers. Could be utilised for e.g. toilet flushing.	If viable, install.
6	Staff room – maybe even a green room?	Hall for Cornwall has no green room for visiting companies and very limited poor quality space for staff with no natural light. Provision of a quality space for staff could provide an enormous boost for staff and if a single communal space would promote better communication and relationships between departments.	Find a space – ideally with access to some catering service – and allow for other simple welfare provision including staff shower, changing room, (both promote sustainable travel to work – e.g. cycling) and secure lockers.
7	Bin stores	They are currently in the get in corridor, so frequently out on the public quay area (unpopular with council, public, underused by staff when outside – especially when raining – and a poor reflection on us. Also, they smell – especially in summer – and this same corridor is the main entrance for staff and more importantly visiting companies. Not a very nice welcome!	Bin store please!
8	Decoration, floor coverings, Granwood floor (auditorium)	(I am taking it as read that these will be considered anyway as part of any capital works).	
9	Dressing room ventilation/air handling	Most dressing rooms have heating only – no adequate ventilation – resulting in regular complaints from visiting companies.	Upgrade air handling with independent control for each dressing room.
10	Air Handling for function rooms	Existing function rooms have no ventilation – only heating – and can become quite unbearable in use.	Provision of air handling in these areas
11	Split Kitchen and Restaurant on AHU3	Kitchen and Restaurant are supplied by same air handling plant and currently if the kitchen needs it cooler the restaurant gets cooler too – resulting in customer complaints.	Split to allow independent temperature control.
12	AHU 3 external parts need renewal	Exposed to salty Cornish air – all roof elements of air handling and cooling systems deteriorate relatively quickly up here	Replace this and subject to inspection others as required.
13	Solar hot water	Currently all hot water is supplied from local electric water heaters. In some areas solar hot water may be viable.	Environmental and financial sustainability.
14	Water savings	Sensor taps, dual flush loos, waterless uninals	Use best available technology to minimise water consumption
15	Security and access control	Allowing parts of building to be opened to public independently of other areas – e.g. coffee shop open when theatre dark. Electronic security systems also need to be factored in.	
16	Emergency lighting	Already having to be addressed in some areas due to age of system and failing fixtures.	Requires significant investment.
17	Energy efficiency	Lots of potential, especially with lighting, subject to suitable investment	Design in to building alterations and improve in other areas wherever viable.

DRAWINGS

PROPOSED DRAWINGS

EXISTING DRAWINGS

EXISTING SEATING LAYOUTS