

Wyeside Arts Centre

The 'Wyeside Works' Project - Feasibility Study Design Report

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Contents

Introduction

Summary of Client Requirements

History

- From Market Hall & Assembly Rooms
- Speculation of the original plans
- Evolution of Modern Cinema
- The formation of 'Wyeside Arts Centre'
- Unrealised 1970's masterplan

The Design Brief

Three Steps towards Resilience

Existing Plans & Photographs

Option Studies

Design Brief Checklist

SWOT Analysis

Public Consultation & Exhibition

Cost Analysis

'The 7 Lenses' Scoring

Preferred Option 9 Design Development

Arwain Innovation & Sustainability

Conclusion

APPENDICES

- Measured Survey
- Architectural Drawings
- Building Condition Survey & Report
- Structural Survey & Stage 2 Report
- M&E Survey & Stage 2 Report
- Ecology Survey & Report
- Acoustic Survey & Stage 2 Report
- Theatre & Cinema Technical Stage 2 Report
- BREEAM Pre-Assessment
- Access Audit
- Fire Engineering Stage 2 Report
- Full Cost Reports
- CDM Stage 2 Report
- CDM Risk Register
- Design Risk Register

Introduction

After successfully securing funding under both the LEADER Programme and the Arts Council of Wales for this feasibility study, a 'Wyeside Works' steering group was established. Rob David (RDPMS) was appointed as Project Manager to work alongside the Wyeside team, which included Dilwyn Davies, Chief Executive of Theatr Mwldan, to assess the business and building needs in developing the detailed brief.

It became clear that the requirements of this study would need to be business led and as such Cultivate were appointed as Arts Business Consultants in March 2018 to join the team. Through a competitive tender process, De Matos Ryan (DMR) were commissioned in July 2018 to lead a design team that would review the feasibility of delivering this brief and help plan the future direction of Wyeside Arts Centre (WAC). DMR have been working with the client and business team to assess the feasibility of these requirements in a fully coordinated manner; in terms of WAC's business activities and also the capacity of their building to accommodate change.

The team have been working together to review new ways to increase WAC's offer to their community, widening the appeal to a broader audience, so that they might become more financially resilient and sustainable in the future.

We have sought to identify innovative ways to improve WAC's facilities for community arts and entertainment by introducing an additional cinema studio, expanding their catering and bar facilities, developing their public spaces, and introducing improved access throughout their buildings. As such, WAC is now on the cusp of a radical transformation. Its future sustainability, however, is entirely reliant upon listening carefully to the community that surrounds it so that it can ensure that it supplies them with the services and conditions they require for cultural well-being and entertainment. Community consultation has therefore been a key component of this study. In order to receive the community's feedback in a truly meaningful manner, midway through the 4 month study, we undertook a significant 3 week public consultation and exhibition.



A warm place of gathering in the community : somewhere that has a sense of belonging



More than a space of performance : somewhere for local trade, craft and produce



Somewhere for learning and skills development



Somewhere for entertainment

At the time of establishing the WAC trust in 1972, Founder & Chairman Donald Jones & his Clerk Edward Turner stated:

'There are no comparable facilities in Mid-Wales today and the Centre will therefore afford unique opportunities to residents over a wide area to enjoy the arts at first hand within their own community. We invite all who are interested in the quality of life in Mid-Wales to join with us to bring about

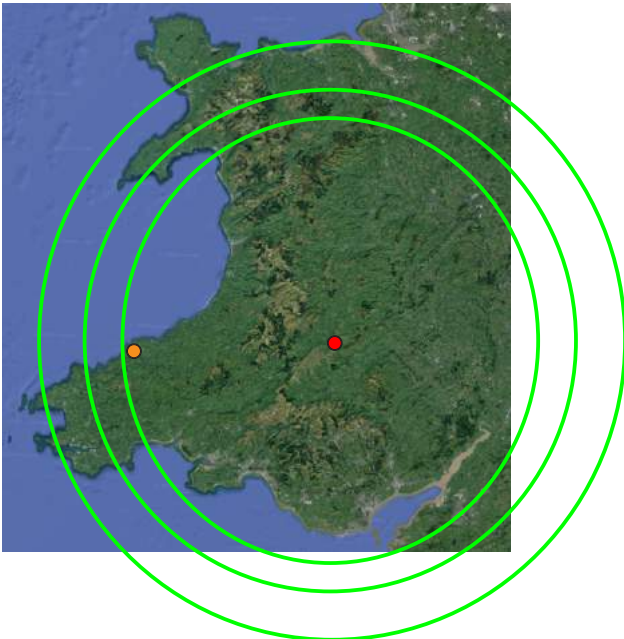
this exciting and immensely worthwhile project'.

Although the cultural landscape of Mid-Wales has changed in the last 45 years, this project will finally see the vision of their ambitious masterplan realised for the wider community.

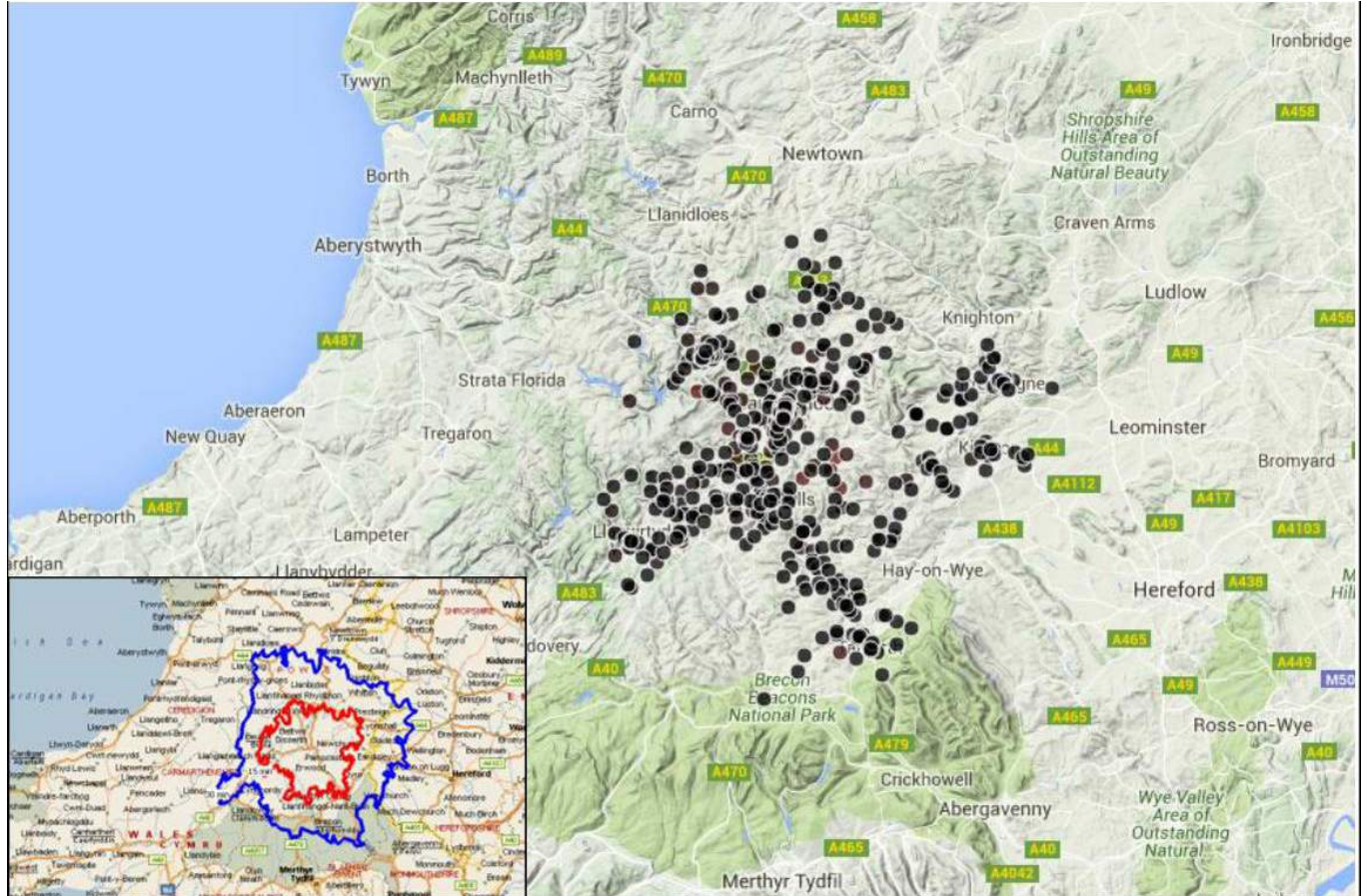
Wyeside Arts Centre is defined by the community it serves, which reaches far!



Wyeside Arts Centre is an important cultural landmark within the region, which has consistently enabled positive social and creative outcomes in the community it serves.



Wyeside Arts Centre has an ever growing strong working partnership with Theatr Mwdan.



Households buying tickets 2014-15 within Wyeside Arts Centre's defined catchment area.
Red line : 30minute drive time. Blue line : 45minute drive time

Summary of the Client Requirements

Key to this feasibility study is the careful consideration of all opportunities to create the conditions for transforming WAC into a future facing, arts organisation that is truly accessible and meaningful to its community.

WAC already has genuinely warm welcome and sense of belonging. The current arrangement of their buildings, however, is preventing WAC from reaching its full potential. Far more can be done to improve access, visibility, and the operational efficiency of its spatial planning in order for it to enhance footfall, dwell time and secondary spend.

A summary of the design brief is as follows:

- To revitalise the external appearance of the building so that it is much more appealing and presents itself as a heritage and community asset at the heart of the town, which is open and welcoming. This includes opening up of the south, street facing arches to allow better visibility into interior the building in line with the original 19th century shops. The new windows can become retail cabinets. New lighting and digital signage to be implemented.
- To reorganise all internal circulation so that stepped and step-free access is unified on the same path throughout. This will be particularly challenging in some places due to single step thresholds within tight locations, such as the back of house Dressing Rooms.
- To overhaul acoustic sub-division between spaces in order to allow more events to happen simultaneously with each other, and to prevent the ingress of sound from the outside, particularly from vehicular traffic.
- To consider feasibility and locations for a third Cinema Studio space in order to create a new opportunity for revenue making and to widen the scope of creative possibilities with the artistic and community programme. This new space will need to optimise visitor flow and to be coordinate with new acoustic

measures and Mechanical & Electrical services interventions.

- To rationalise and enlarge of the Box Office and Foyer Bar areas so that there is a wider sales frontage and better visibility of the offer, whilst not losing the existing warm character.
- To consider how a new and improved Events Bar could be created in lower ground floor area alongside the Market Theatre.
- To improve the Dressing Rooms facilities, including making a DDA compliant accessible Dressing Room.
- To review of the pedestrian approach to the building. At peak periods, crossing the road is unsafe. Working with Powys Council Council (PCC) it is hoped that the foreground landscape can be radically improved by dedicated crossings and guarding.
- To make the most of the spectacular river frontage. Nothing in Builth Wells currently seems to utilise this natural asset properly. WAC is uniquely placed to create an exciting new space or terrace in lieu of the asbestos roof over the Market Theatre.
- To maximise the 'Off-Site' workshops as an asset of the organisation which can become more commercial either as creative Studios and Offices to let.



South main elevation of WAC as seen from Castle Street



View looking East down the River Wye with WAC's Market Theatre on the right hand side



WAC's workshop buildings

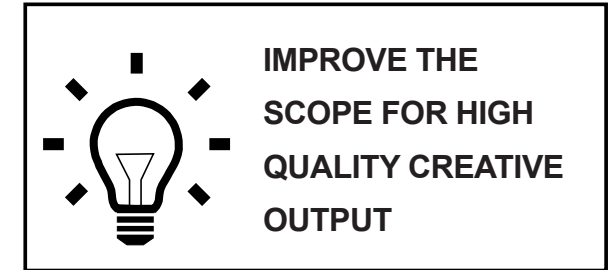
Three steps towards RESILIENCE in the future



x



x



History : from origins as a Market Hall & Assembly Rooms

By the 1870s, Builth Wells had become an increasingly prosperous spa town attracting visitors from some distance. However, Builth, the main market town in the area, still had no covered market hall, assembly rooms nor even a concert hall. Aware of their growing town's deficiencies, John Davies a local wine merchant, formed a consortium to develop a building which would combine a market hall, assembly rooms and concert hall. Davies and his colleagues established the Builth Public Hall & Market Committee and in 1876 formed a limited company. This company bought a terrace of picturesque but tumbledown cottages known as Bridge Row to the east of the recently renovated bridge across the Wye, and commissioned designs through a public competition for a covered Market Hall and Assembly Rooms. The winning design was by Haddon Brothers of Hereford and was in the Italianate style and was completed in 1877.

The Assembly Rooms upstairs (now the 'Castle Cinema') could seat 500 people in the main space and the gallery, and was used for concerts, dances and public meetings.

At street level was a row of shops, originally occupied by a wine merchant (probably John Davies), a shoemaker and an outfitter. Since then there has been a newsagent, barber's shop, sweet shop, labour exchange, watchmaker, greengrocer and the first Builth Branch Library.

The Market Hall at river level was reached by a flight of stone steps flanked by small lock-up stalls, and the hall itself had larger stalls in attractive archways (still to be seen in the Market Theatre).

The building was opened with a grand ceremony on 30 November 1877. The event was attended by a large and fashionable crowd including a good sprinkling of the aristocracy of the neighbourhood. The Market Hall thrived for more than a century with the Assembly Rooms becoming the place to be seen for Builth society. Concerts, educational lectures, political meetings and tea dances offered a packed programme until the first decade of the 20th century.

The building has always been a place for the community ...and long may that last!



Early days - mostly likely 1880's as there is no clock installed yet.



Before Wyeside - Bridge Row Cottages (Pre-1877)



Early photograph of the Market Hall within its three gables

History : Speculation of the original plan

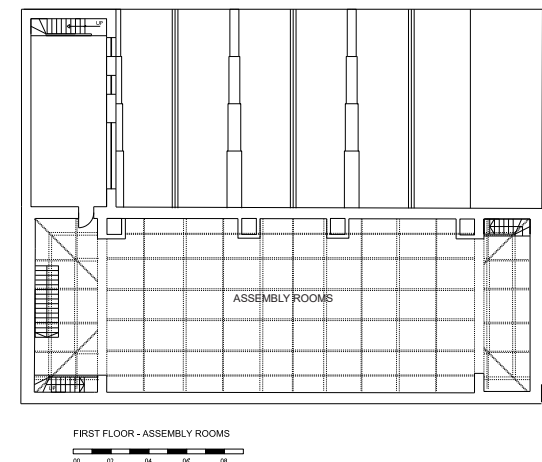
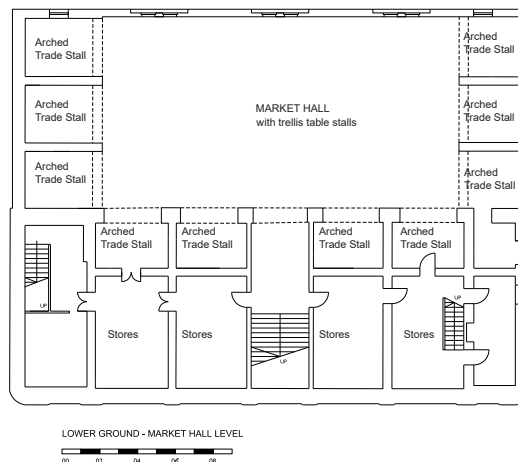
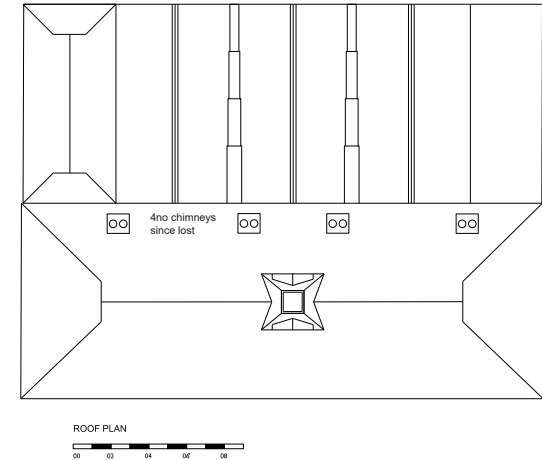
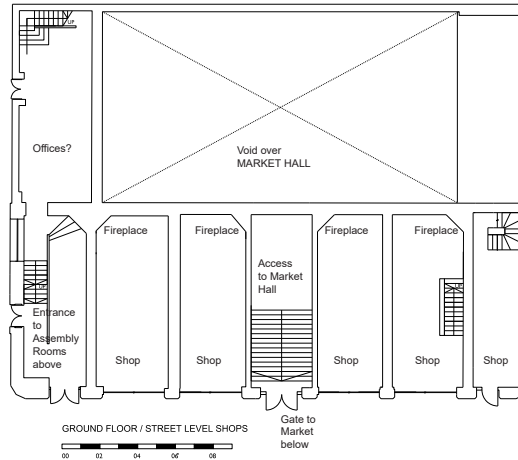
Archived plan drawings of the original layout have yet to be found but this will be the subject of further research during Stage 3 when a Statement of Significance also will be developed by a suitably qualified Heritage Consultant.

However, for the time being, from the old photographs and descriptions that we have received, plus the measured survey, we have speculated on the original general arrangement as follows:

At street level, the left hand side archway (the current, modern day main entrance) was a dedicated way in and up to the Assembly Rooms on the first floor above. Later in history this entrance would access the 'Kino' & then 'Castle' cinemas. The original Assembly Rooms were a flat floored with a gallery balcony at the west end. It was a space of gathering that was used for entertainment and debate. It is said to have once operated to capacity for 500 people!

The central main archway at street level had a high gate, which controlled access in and down to the Market Hall on the lower ground floor area below via wide stone steps. The main floor of the Market Hall was open plan and double height to a three gabled roof, which might have been glazed. There is likely to have been a grid of trellis tabled market stalls in the middle of the hallway. The internal arches that surrounded this central area would probably have been for more specific trades, each with its own storage in the cellar spaces behind. The outside air temperature would have circulated down the steps into this covered market. It would have been a typical arrangement that has precedents elsewhere in Wales and border areas during the same period.

The side arches either side of the Market Hall entrance at street level opened into specific enclosed shops, each with its own awning at the front and fireplace at the rear. At some point, the left hand side of these shops were co-joined into a single, double width unit with openings made between.

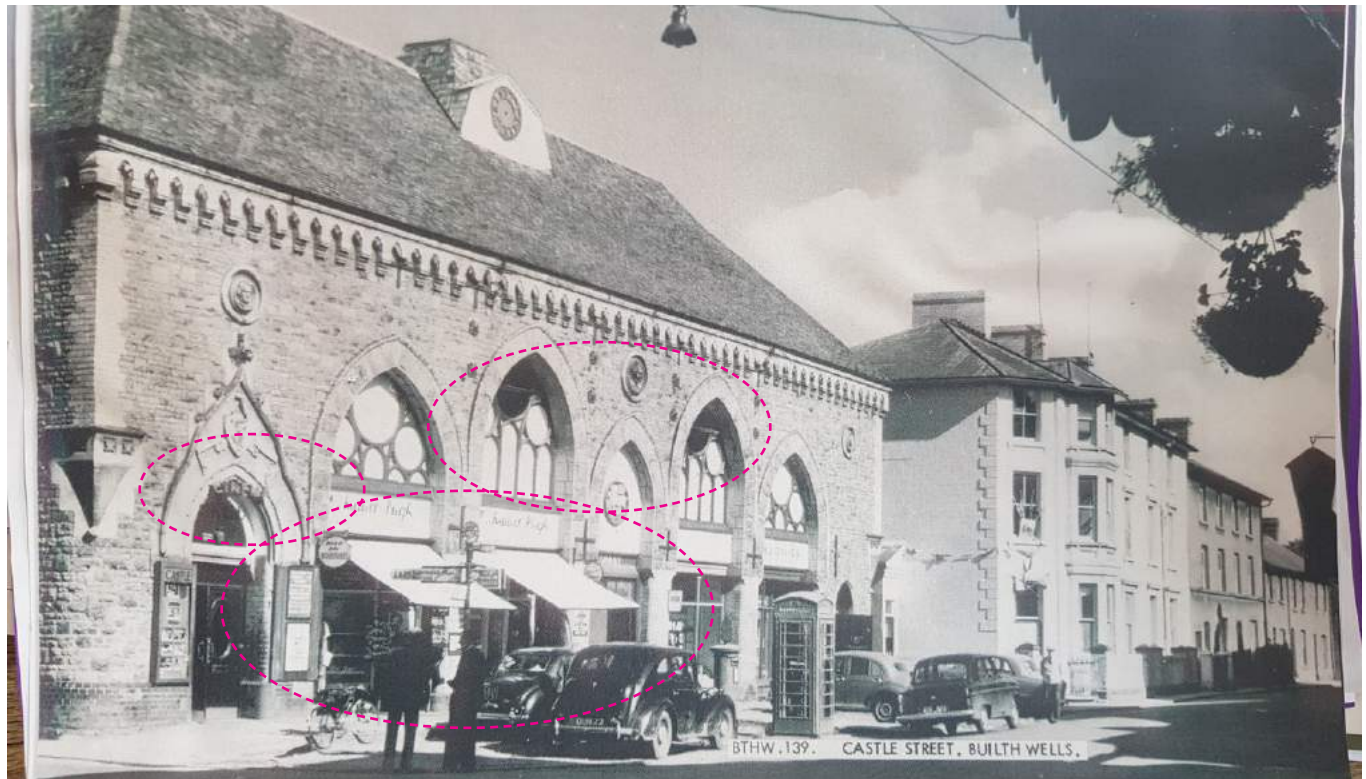


History : Wyeside and the Evolution of Modern Cinema

At the end of the Edwardian era 'moving pictures' became all the rage and travelling cinemas were very popular with rural audiences. The 1909 Cinematographic Act, however, put many of these out of business. In 1911, the original Assembly Rooms were converted into a 'Kino Cinema' showing pictures by Welsh film-makers. In 1927 the Market Hall was adapted to show 'talking pictures'. Later in 1937 the 'Kino Cinema', in much need of refurbishment, was leased by its owner, Mr Pugh to the 'Castle Cinema' chain and so became known as 'The Castle Cinema'. As such, please note that its name is not as result of the ancient castle on the opposite side of the Castle Street!

The 1930s and 1940s were a time of great prosperity for the cinema. Unfortunately by the late 1960s the 'Castle Cinema' was suffering the same slow economic decline as the town and the rest of rural Mid Wales. It was the formation of the Wyeside Arts Centre (WAC) in the 1970's that saw much needed and renewed investment in bringing the cinema facilities up to date and ensuring that the use of the buildings remained relevant. In many respects, therefore, the story of Wyeside is one that parallels the evolution of modern cinema. As technical advancements have superseded the existing equipment, expectations of audiences has also advanced. It has been incumbent on any solvent film entertainment provider to keep with the state of the art and the demands of their audiences.

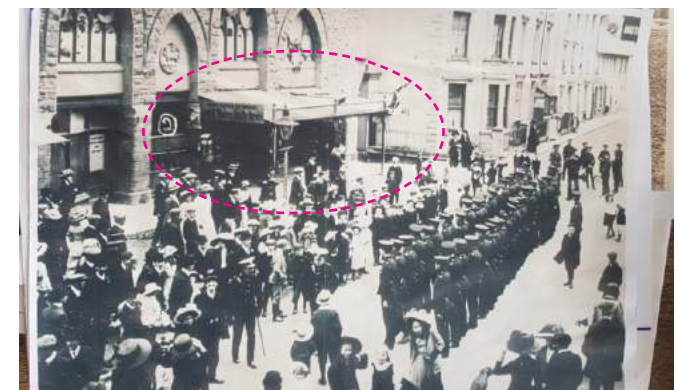
Whilst today's film lovers can access films online and on demand in their own homes, they have anything but given up on the more fulfilling experience of being situated with an audience in a cinema studio. In fact, the success and continued expansion of more bespoke cinema chains, such as 'The Everyman', which focus on intimate audience comfort and experience over all else is a testament to the opportunity that lies ahead. Today's customers want access to the latest blockbuster releases in high definition digital format; high quality in sound and visual impact. They also want variety and choice. The digital programming that will be installed across the three cinema studio spaces on completion will allow WAC to be nimble towards their audience's future needs. A lot has been learnt from Theatr Mwldan, which has a similar demographic and has been successful at presenting a programme that is responsive to demand.



1950's - n.b. The awnings and the roundel vents to the Assembly Rooms, which are now signed as a Cinema.



1910 The Proclamation of King George - the most important civic gathering place in town?



1910 - n.b. The cast iron columned canopy which extends in front of the shops.

History : The formation of 'Wyeside Arts Centre'

Although the 1930s & 40s were a time of great prosperity for the buildings, by the late 60s they were suffering the same slow economic decline as the town and the rest of rural Mid Wales. Mrs Pugh (now widowed and with no children) wanted to make sure the buildings continued to benefit the local community and so initiated the idea of the 'Wyeside Arts Centre' with her trustees. It was established as a charitable trust in 1971. In October 1976 extensive building work was undertaken to form a dedicated Centre for the Arts.

The late 70s building works saw the end of the ground floor street facing shops with their awnings. The windows and fascias were removed and replaced by the dark brick arches that you see today. Behind these, the Foyer to the west and a Gallery /Meeting room to the east were then formed. The shop adjacent to the bridge was blocked up and although originally planned as a Gallery, it was redeveloped as back of house Storage and Staff areas. A re-definition of local authority boundaries at the time of these late 70's building works prevented from the Fry & Hughes architects masterplan being fully funded and implemented. As such, the original three gabled roof over the Market Hall was 'temporarily' replaced by the uninsulated asbestos roof that you can still see today. From drawings that we have discovered (see next page), there were unrealised ambitions at the time to develop the Castle Cinema space as a fully functioning theatre with a trapped stage pit and lighting galleries. The rooftop over the Market Hall was earmarked as a new river facing Assembly Room. In many respects the intention of this feasibility plan is therefore to complete the original masterplan.

The late 70's works resulted in the formation of a rake to the Castle Cinema. From site photographs at the time we can be sure that very little of the original heritage fabric remains as a result, except for the end proscenium arches. Indeed, the partitions that support the new rake are modern blockwork.

In 2001, Wyeside undertook another major programme of modernisation in order to retain its viability as an independent venue, including new seating and technical facilities to rival many modern multiplex cinemas. In 2013, the cinemas were digitalised and satellite equipment installed. A retractable seating bleacher was installed to the Market Theatre and acoustic panelling added.

de matos ryan



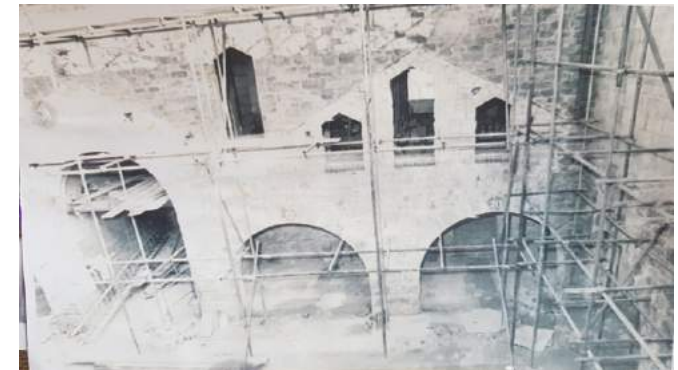
Circa 1976 - Before the redevelopment works



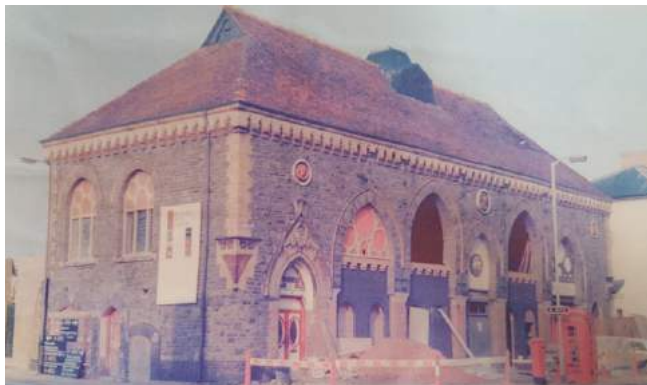
Circa 1976 - Before the redevelopment works



Circa 1978 - During the redevelopment works



Circa 1978 - The Market Hall during the redevelopment works

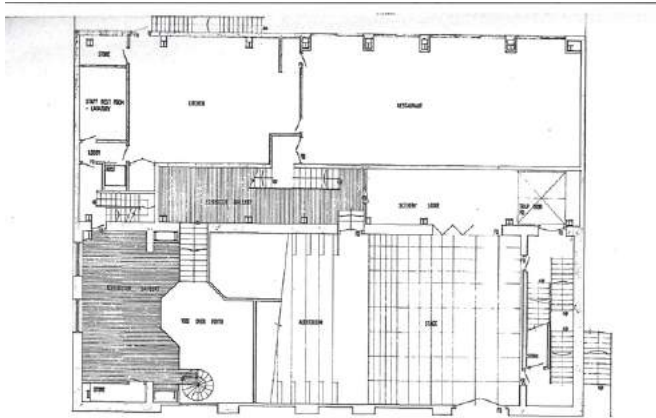


1978 - Re-development to form 'Wyeside Arts Centre'

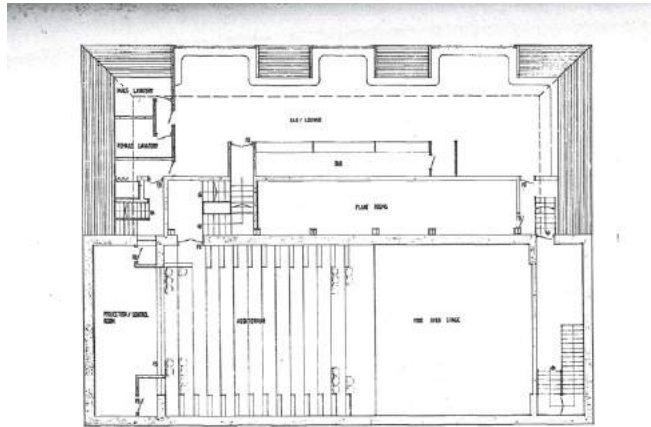


1978 - Castle Cinema - All partitions forming the modern rake are non original blockwork

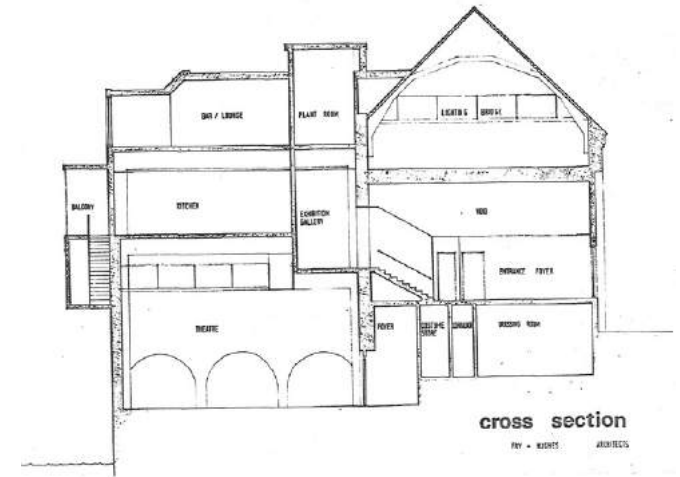
History : unrealised 1972 Fry & Hughes masterplan



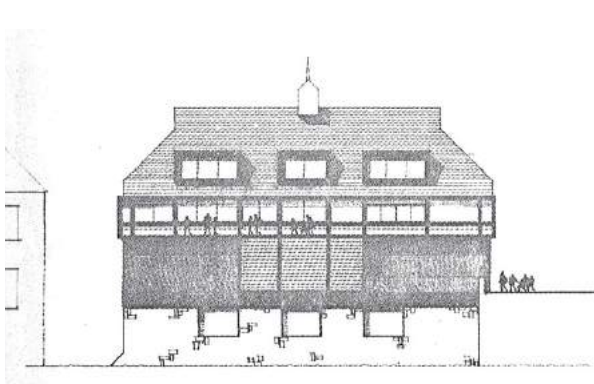
FIRST FLOOR - The new Restaurant was to be full length and fully glazed to the view of the river. 'We invite all who are interested in the quality of life in Mid-Wales to join with us to bring about this exciting and immensely worthwhile project'. (Donald P Jones & T Edward Turner)



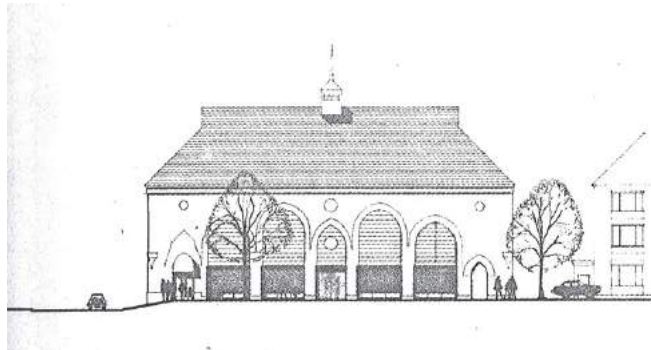
SECOND FLOOR - The Bar & Lounge was to be on the top floor in a new inhabited roof space with three larger dormer windows. The cost estimate in 1972 was £293,000!



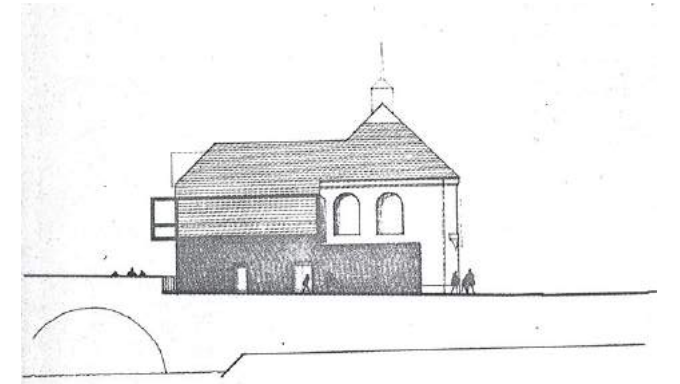
SECTION - Restaurant, Bar & Lounge two storey extension over the Market Theatre. A double height Entrance Foyer was proposed below the rake of the new Castle Theatre.



RIVERSIDE - Restaurant, Bar & Lounge two storey extension over the Market Theatre. The Bar & Lounge was to be on the top floor in a new inhabited roof space with three larger dormer windows. The new Restaurant was to be fully glazed to the view of the river.



CASTLE STREET - The scheme proposed a new entrance foyer and box office serving both theatres, two exhibitions galleries, cloakroom & WCs.



THE STRAND - 'There are no comparable facilities in Mid-Wales today and the Centre will therefore afford unique opportunities to residents over a wide area to enjoy the arts at first hand within their own community' (Donald P Jones & T Edward Turner)

The Design Brief

Accessible Parking Bays

Introduce 1 or 2 accessible parking bays to the front of the WAC building.

External Facade, External Signage, Lighting and Advertising

Building frontage needs to be more distinctive and inviting, welcoming the public into the building during the day and night time, therefore, WAC wish to consider the following: -

- Remodelling of the building frontage, possibly returning the building to its historical appearance by opening up the brick arch infills and creating a more inviting appearance to coincide with any main foyer re-configuration. Improving the quality of the remaining windows and doors.
- Improved external lighting which is subtle and hidden when not in use, and perhaps up lighting given the buildings location on the main road.
- Consider signage and advertisement such as digital signage, LED billboards displaying promotional material. Signage, lighting and advertisement to both the side and rear aspects of the building.

Main Entrance

At present, the main entrance to the building can be found to the left of the front façade and is perfectly functional but does not encourage customers to access the bar area which is a lost business opportunity.

- WAC wish to explore the creation of a more distinctive entrance, possibly by re-instating the central double doors as the main entrance.
- This return to using the central doors must be balanced with any reconfiguration of the main foyer and functionality of the box office. The main staircase down to the basement level and Market Theatre is positioned behind the central doors and so building security and fire safety must be considered here.

Main Foyer & Bar Area

WAC wish to pursue the re-configuration of the main foyer and bar areas but at the same time retaining the cosy and unique feeling that WAC presently has, consideration should be given to: -

- The opening up of the space to create a welcoming, “heart of the building” experience. Improve the flow through the foyer to all areas and facilities essential to encourage a “stop, spend and enjoy” situation before going into the cinema or other areas.
- Provision of and possible re-location of a compliant passage lift, that is usable for wheelchair users and services the Castle Cinema and Market Theatre well.
- Depending on building and structural limitations, enlarging the bar area to allow for better service and an enhanced food and drink offering. This does not mean that there is a need for a fully equipped professional kitchen but rather the provision of equipment such as a “warming up” cabinet and chilling cabinet within the bar area enabling WAC to bring in food from external suppliers and prep on site.
- Provide functional and comfortable seating and tables within reconfigured foyer and bar space encouraging people to visit the centre during the daytime or sit and take a drink before going to see an evening show,
- The provision of customer WC’s and if possible an accessible facility within the foyer area or on the ground floor so that customers are not required to climb down stairs to the basement area.
- Create a small sales area possibly lockable glass cabinets to display local / national/international quality products, possible gifts, local arts and crafts, books.
- Explore the introduction of Digital infrastructure to support electronic ticket sales. Introduce digital imaging and advertisement “what’s on at Wyeside” screens freeing up wall space from posters.

Gallery Area

The gallery area, whilst currently being used for local artist displays and a meeting space, does little to create real income for WAC. Therefore, WAC wish to explore alternative uses for this space such as: -

- Investigation into the inclusion of the gallery area within the main foyer to give a sense of space, or, perhaps the relocation of the bar and provision of retail space. This would mean that artworks would then be displayed throughout the building in strategic locations.
- Business analysis findings supports the provision of a third screen and therefore, WAC wish to consider the gallery area as a third screen location.
- Relocate a meeting space within the building as a result of the loss of the gallery area.

Internal Flow, Signage and Wayfinding

Generally, it is felt that the building does not flow well from one space to another. WAC would like to maximise logical, easy to navigate routes between the various internal public areas and facilities.

- Using the central foyer as the heart of the building, wayfinding from one area of the building to another should be a natural and enjoyable experience.
- Improvements in internal flow should be supported by strategically placed internal signage which is inclusive in its use of design, colour contrasting and tactile text.

The Design Brief

Accessibility in General

Accessibility throughout the WAC building and within its main performance areas such as Castle Cinema and Market Theatre is in need of improvement such as a compliant lift to connect all floor levels and to bring the building up to current accessibility standards. Ensure that the facilities satisfy the requirements of the Equalities Act.

- The provision of accessible seating areas where wheelchair users can sit with partners or carers within the auditoria is problematic and needs careful consideration.
- The services of an access consultant as part of the design team is seen as essential. Consultation with local access groups will also be necessary throughout the feasibility study.
- Due regard should also be given to the Care and Wellbeing Act (Wales) and the clients responsibilities as a service provider.
- Current arrangements for safe evacuation for those with disabilities, especially wheelchair users will also need a detailed review in conjunction with the relevant fire officer.

Castle Cinema

Creating a third screen is seen as a future business objective. Therefore, WAC wish to consider the possibility of splitting the Castle Cinema into two smaller screen facilities with seating, if possible, being split equally. In conjunction with the screen available in the Market Theatre, this proposal would give WAC the desired third screen.

Whether the third screen is located in the gallery space or by splitting up the Castle Cinema will depend on what is structurally possible and economically viable.

Market Theatre

Although the Market Theatre underwent significant refurbishment in 2012, which was largely successful, over time the centre management and staff have become aware that there are several areas of the theatre that could be improved further. WAC wish to pursue: -

- New or improved heating systems, currently the theatre can become very cold.
- Improved flow so that people can access and egress without walking over stage.
- Introduction of general lighting for other events such as conferences, meetings etc, only theatre lighting available at present and improve theatre lighting generally
- Create an entrance that is more logical and flowing,
- Improve routes and route flow to the theatre, improve lighting from main staircase to theatre.

Basement Level, Toilets, Dressing Rooms, Circulation Spaces & Lower Bar

At basement level, the existing facilities such as changing rooms, artist dressing rooms, shower, toilets, accessible WC, bar area and circulation spaces are tired, do not meet current standards and are in need of upgrading.

WAC would like to explore the possibility of partitioning off and sound-proofing between the Market Theatre seating and the surrounding basement areas so that the basement bar and adjacent spaces under the arches can be put to better use such as a place where customers can sit and enjoy a drink before and after a Theatre performance or even low key live music or entertainment.

As part of any building redevelopment, storage solutions will need to be found for existing and new equipment.

Staff Offices and Rest Rooms/Storage Space

The existing staff office/volunteer room is small and does not offer a particularly pleasant working environment. Therefore, there is a need to provide a fit for purpose staff rest room in the most appropriate location within the main building. The facility is to include a small area with a worktop, sink, an area for heating up food (microwave) and making tea and seating.

There is also a general lack of storage for paper, files, stationary and electronic kit etc. The facility will need adequate ventilation and if possible the introduction of natural light.

General Acoustic Issues

There are sound transfer issues that need resolving in several parts of the building. For instance, due to its location, there are noise transfer issues from the busy road into the Market Theatre, gallery and main foyer areas. There are also noise transference issues between the Castle Cinema and other internal areas.

It is thought that an acoustic survey will be required to outline effective solutions and a course of action to be included in concept design and costing proposals.

The Design Brief

Heating & Lighting (M&E Systems)

The current heating system within the main building does not cover the building evenly, certain areas remain cold whilst other areas are too hot. There are no controls over the temperature in most areas. The existing boiler is old and may need replacing. In most if not all areas the hot water is too hot.

Lighting systems are poor, old and are not unified or particularly good throughout the building. Electrical wiring and circuitry installations are not clearly defined and un-reliable.

Therefore, WAC would like to investigate: -

- Existing M&E systems, heating & lighting systems and their operation.
- Targeted improvements to provide compliant, energy efficient lighting and comfort heating in all areas (note-possible introduction of new European legislation into stage lighting efficiency)
- Introduction of functional lighting in specific areas of the building internally, easily controlled, modern and fun.
- Existing M&E systems are inefficient and expensive to run and are in need of modernisation, therefore WAC would like to explore a wide range of sustainable initiatives and alternative green technologies.
- Any final redevelopment proposals should endeavour to achieve BREEAM very good standard or at the very least a good standard and at the same time recognising the financial impact of delivering BREEAM for the renovation of a listed building.

Security & IT

There are no special requirements for building security (fine art security). However, the client has recently upgraded their CCTV systems in line with current licenced premises requirements and so any additional CCTV coverage in remodelled or newly created spaces will need to be compatible. Likewise, I.T installations will need to be reviewed. Door and window security improvements to the front façade will also be required.

Operational Considerations

The WAC is a large building with many different levels and spaces, currently moving large or heavy items requires either manually handling up and down stairs or using the existing passenger lift if the item fits

Currently, there is difficulty in taking delivery of and moving large pieces of theatrical equipment through the existing side entrance and down to the basement area Market Theatre.

Therefore, WAC wish to explore the possibility of making deliveries and moving equipment within the building easier and more efficient for staff. One possible solution, it technically possible, is the installing of a cargo lift so that deliveries can be taken easily at the front of the building and moved safely to the basement level or indeed throughout the building.

An Additional Space

WAC would like to investigate the provision of an additional, multi-functional space to the rear of the building above the Market Theatre as part of this feasibility study. This additional space would allow WAC to expand its range of activities.

WAC would like the appointed design team to provide innovative, high level concept illustrations and budget costs which can aid future discussions with key stakeholders, potential funders and the local community.

This investigation should confirm if such as space is feasible from a design, structural and building services perspective.

WAC consider that this additional space should provide the following:

- An ambient comfortable space exploiting the views over the River Wye that will encourage people to stay after a performance/film or just visit as a place of destination to relax and enjoy a drink and also, "in the bar" performances.
- A flexible space that can be used for meetings,

workshops, small conferences space doubling up as small performance space. for open mic nights, comedy club, jazz club, piano bar etc.

- A balcony- with external seating area.
- Easy access from other internal areas of the building.

Off-site Workshops

WAC also owns a two-storey workshop building close by on Castle Street. The workshops, also on the banks of the River Wye, are currently used for storage of theatrical equipment, costumes and is occasionally hired out. Please see additional site and location photographs at Appendices.

From analysis work carried out by the business team, WAC are currently considering two options for this facility

- Undertake minimal works to render the building fit for purpose for basic business type use
- Sell the facility to raise some capital towards the redevelopment of the main WAC building.
- Therefore, WAC require the successful design team to undertake a high-level condition survey and provide a £/m2 cost estimate for undertaking minimal works to provide basic level office/workshop spaces for rental where any specific remodelling required by in-coming businesses would be carried out by them. The cost estimates should also include the installation of photo voltaic panels on the roof of the workshops as part of the WAC broader sustainability initiative.

Existing - External



View from the West on Castle Street



View from the Bridge over the River Wye : an important convergence of all traffic from both the A470 & A483 through the middle of Wales



View from the East on Castle Street

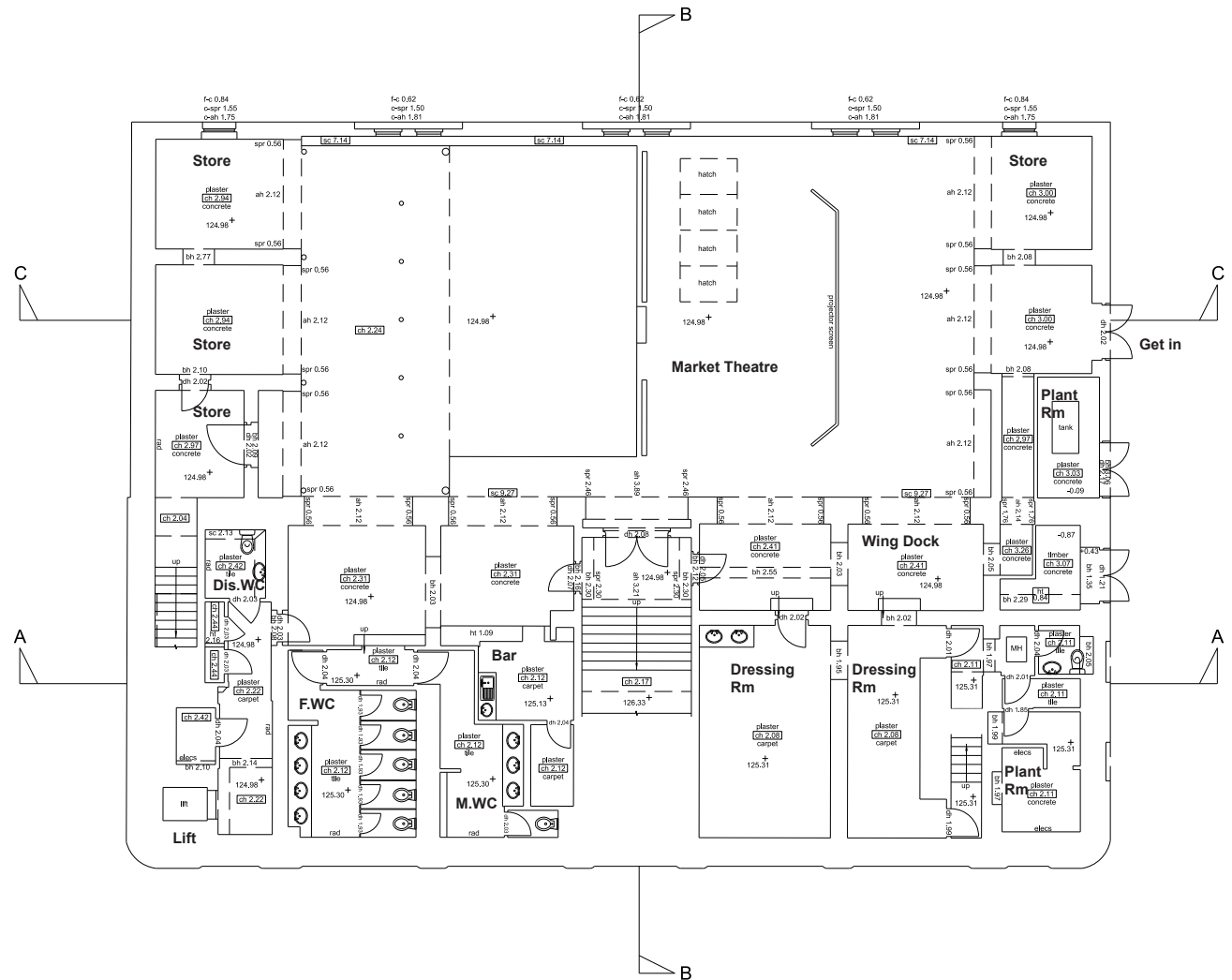
Existing - Lower Ground



Market Theatre - 2012 Retractable seating and acoustic panelling to be maintained



Market Theatre - lighting bridges. Replacement wire tension grid would create operational efficiencies for Tech team.



Existing - Lower Ground



xR.1.06 - Slab broken out to become stage level Accessible Dressing Room



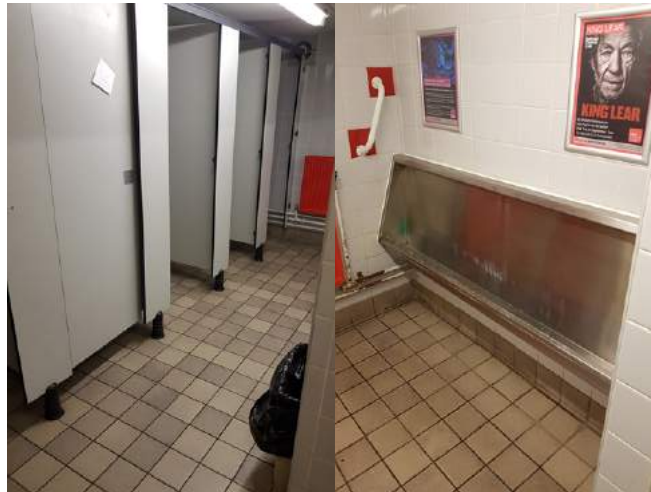
Existing Market Bar is too small and cannot operate all the times due to fire regulations



Existing Market Theatre needs better sound and light separation.



xR.1.06 - Steps to broken out to become stage level Accessible Dressing Room



Existing WCs to be refurbished. A new DDA compliant WC to be provided



Spaces behind the retractable seating is under utilised area and has potential for more

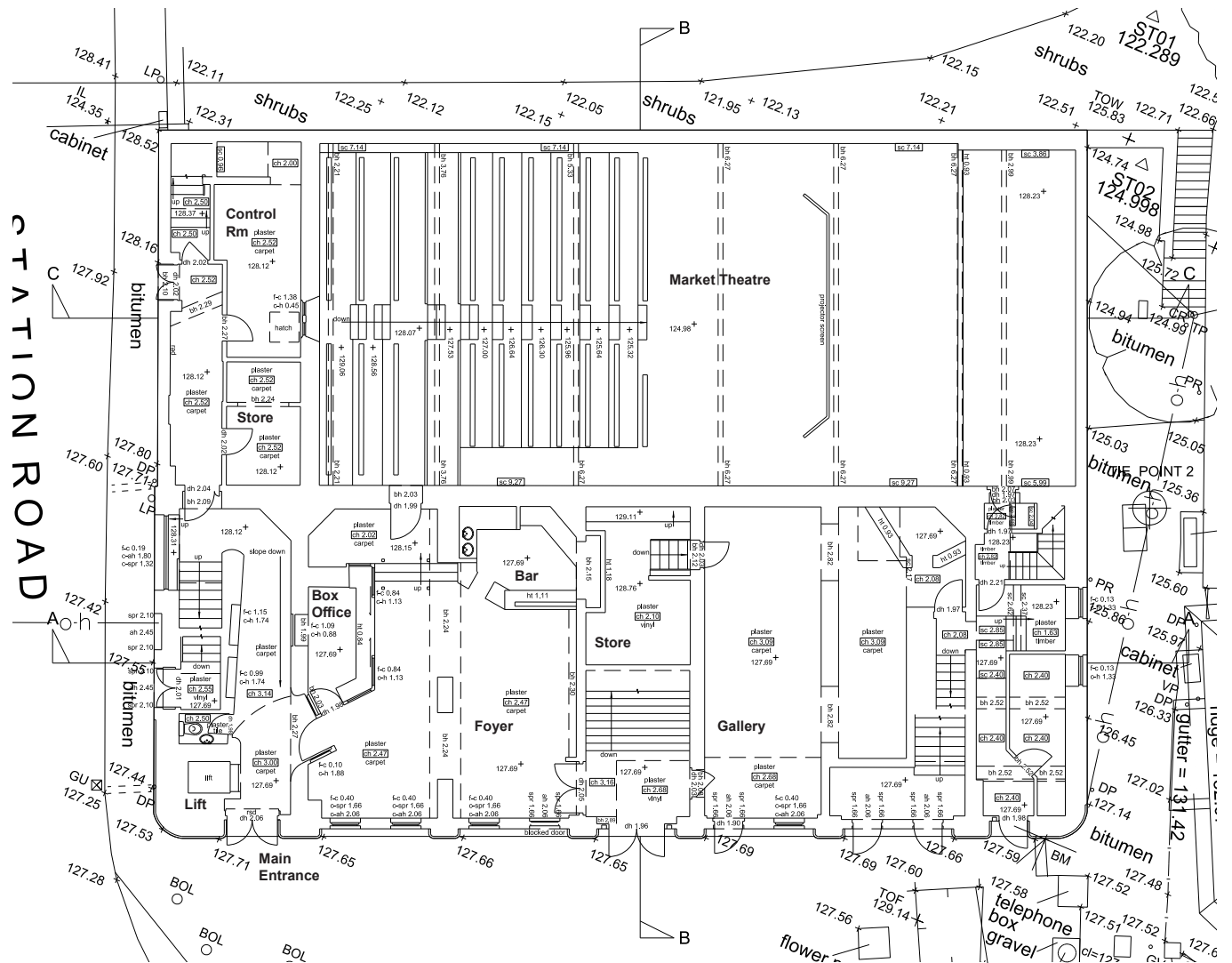
Existing - Street Level



Existing Foyer



Existing Foyer



Existing - Street Level



Existing Box Office & Balcony Access



Existing Foyer & Bar



Existing Foyer Bar

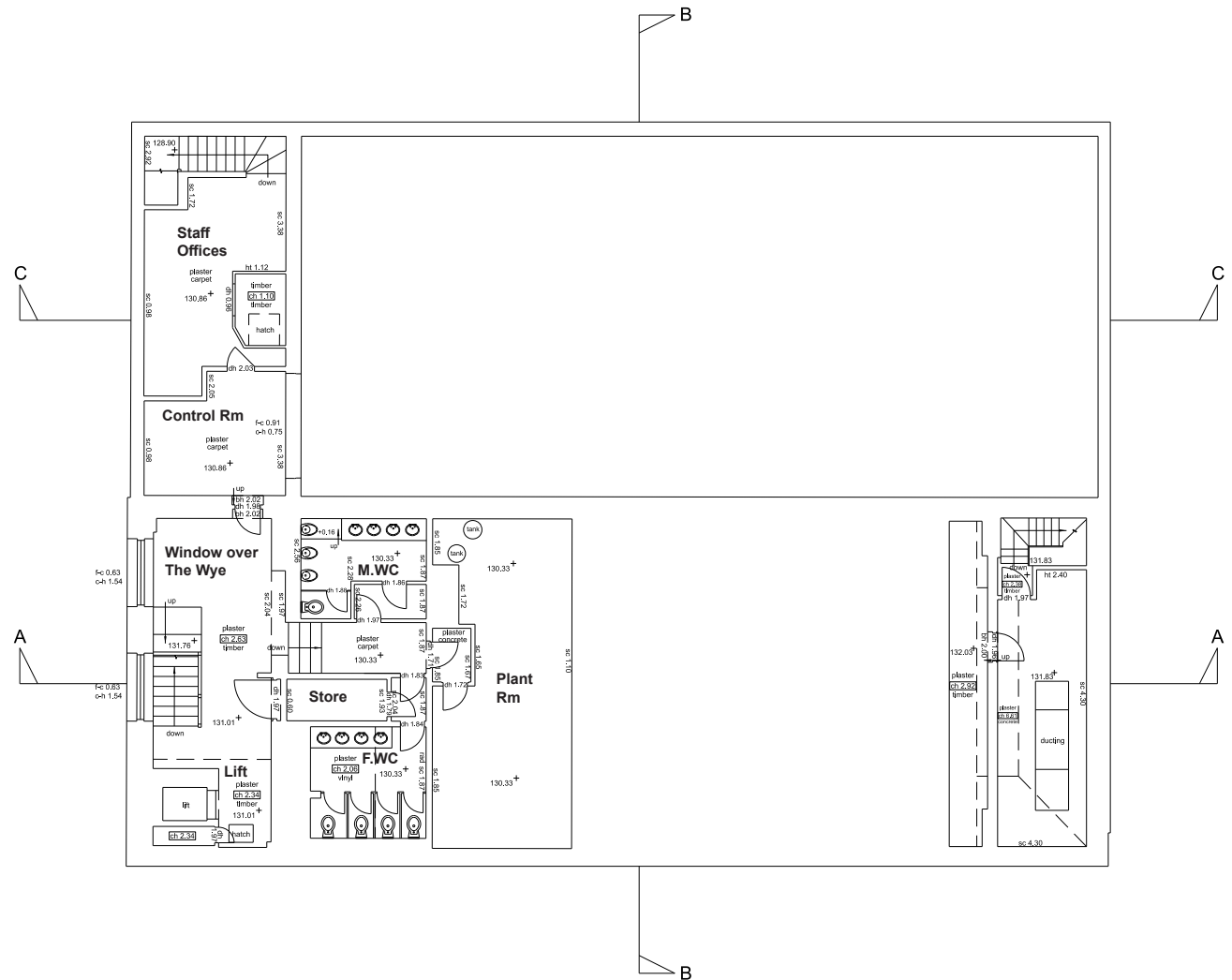
Existing - Mezzanine



Existing Staff Offices



Existing 'Window on The Wye' meeting space



OPTION STUDIES

Options 1 - 4

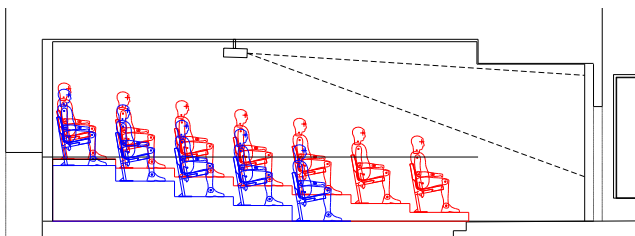
In the first few initial options, our approach was to consider what the minimum intervention might be to achieve the key business led components of the brief. Options 1-4 therefore assumed minimal structural work but opened up the south facing original shop fronts. The main entrance and lift remain in the SW corner. The existing Foyer would have its central pier removed to become open plan area with more effective Bar frontage. The existing Gallery would have

Advantages

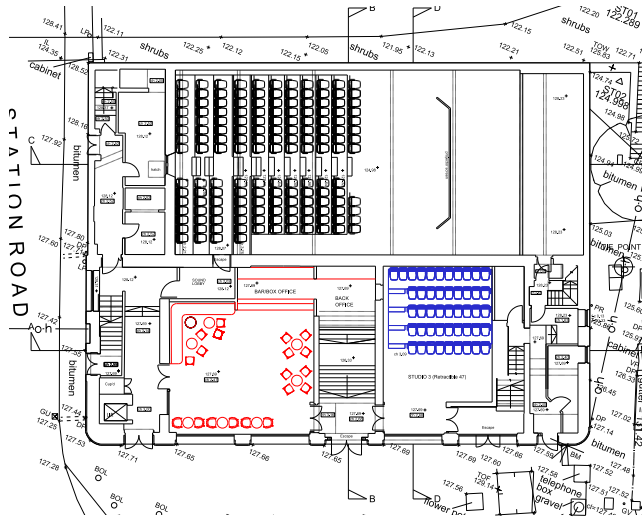
- Minimal building work. Low cost.
- Original store-fronts re-established.
- Improved visibility in Foyer Bar.
- Small 3rd Cinema Studio created.

Disadvantages

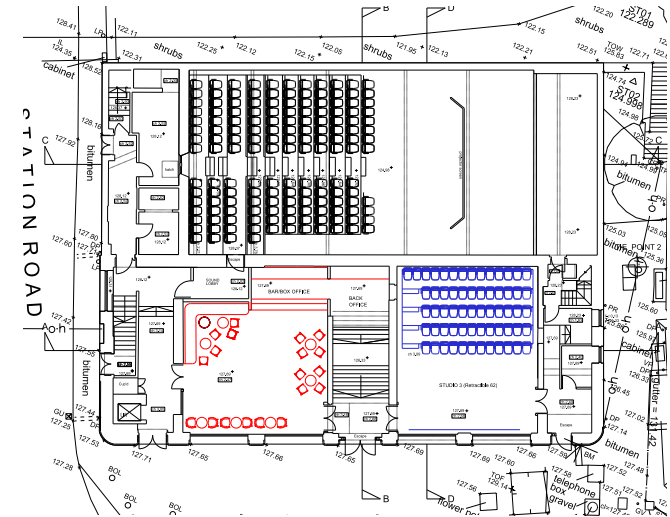
- Entrance on dangerous SW corner by road.
- Flexibility of Studio 3 is not ideal operationally: 'jack of all trades and master of none'.
- Insufficient critical mass of cinema seat numbers for business case.
- Box Office back to back with Bar : not ideal operationally.
- Foyer Bar not significantly larger than existing.
- Does not deal with many other aspects of the brief with respect to lower ground floor areas.
- Assumes no works to Castle Cinema.



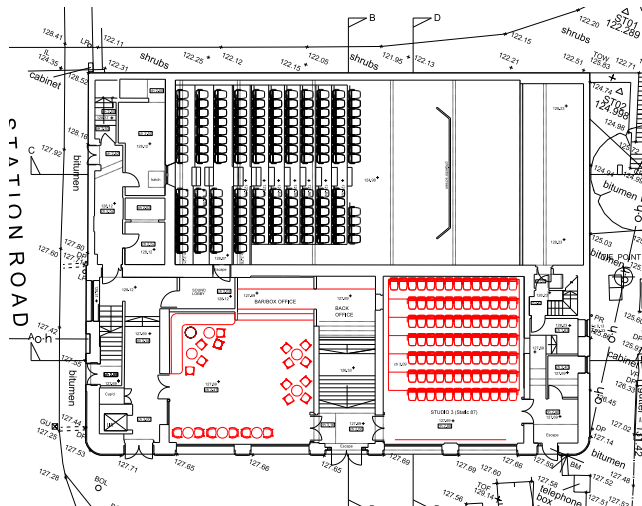
Blue = Retractable Seating Bleacher. Red = Static Seating Rake



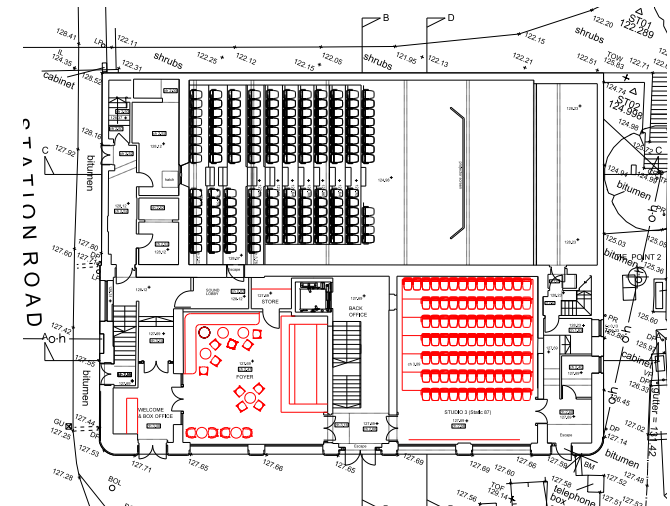
Option 1 - 47 seat retractable seating bleacher proposed to the existing Gallery in order to achieve a small Studio 3, which is flexible.



Option 2 - more structural than Option 1 insofar as central wall in the existing Gallery is removed. A wider retractable 67 seat bleacher proposed in order to achieve a larger Studio.



Option 3 - a shallower, fixed seating rake is proposed to Studio 3, increasing the number of cinema seats to 87.



Option 4 - a new central lift is proposed in order to allow improved access to the Market Theatre. The Box Office to be a small desk at the point of entry at the SW corner.

Option 5A

Option 5A - Cinema Level

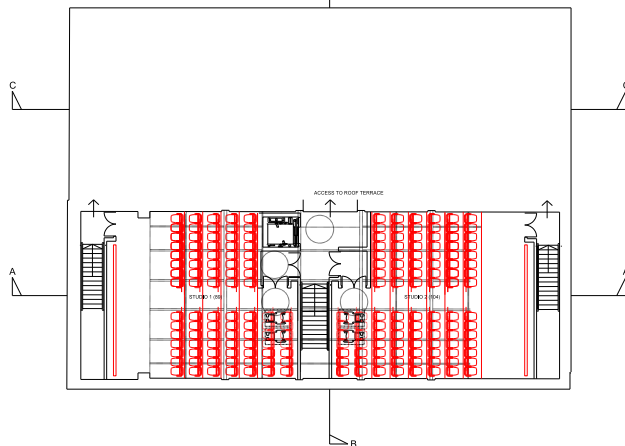
Option 5A assumes that the new central lift and stair serves the Castle Cinema level, which is split in two separate studios.

Advantages

- Improved accessibility to all levels.
- Three Cinema spaces, of which two are dedicated Cinema Studio spaces.
- Studio 2 (89 seats) & Studio 3 (104 seats).
- Sound & Light Lobbies
- New shared central projector hub position for both Cinema Studios 2 & 3.

Disadvantages

- Significantly more costly building work, including replacement of M&E services truncated by new core.
- Projector beam clashes with roof tie rods unless tie rods are raised.
- Central aisles to Cinema Studios 2 & 3 are not ideal.
- Wheelchair positions only at rear



Option 5A - Cinema Level

Option 5B

Option 5B - Cinema Level

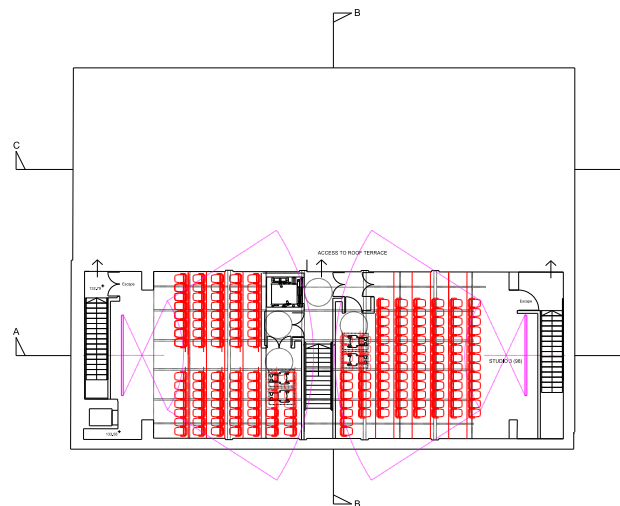
Similar to Option 5A but with central aisle to Studio 2 and side aisle to Studio 3.

Advantages

- More seats : 96 seats & 98 seats.
- Single sound & Light Lobbies to each
- Front rows now right distance from the screen.
- Single central projector hub.

Disadvantages

- Wheelchair positions only at Rear
- Narrow 500mm seats
- Projector beam clashes with roof tie rods unless tie rods are raised.
- Enter at higher level and from the rear.



Option 5B - Cinema Level

Option 5C

Option 5C - Cinema Level

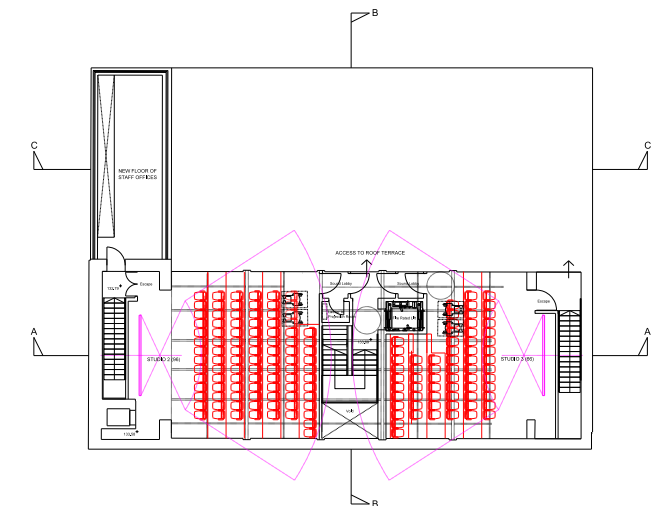
Similar to Option 5A & 5B but with lift on House Right and side aisles to both side of both Studios.

Advantages

- Single central projector hub.
- Single sound & Light Lobbies to each
- Front rows now right distance from the screen.

Disadvantages

- Less seats : 96 seats & 66 seats.
- Wheelchair positions only at Rear
- Narrow 500mm seats
- Projector beam clashes with roof tie rods unless tie rods are raised.
- Enter at higher level and from the rear.



Option 5C - Cinema Level

Option 6

Option 6 - Lower Ground Floor

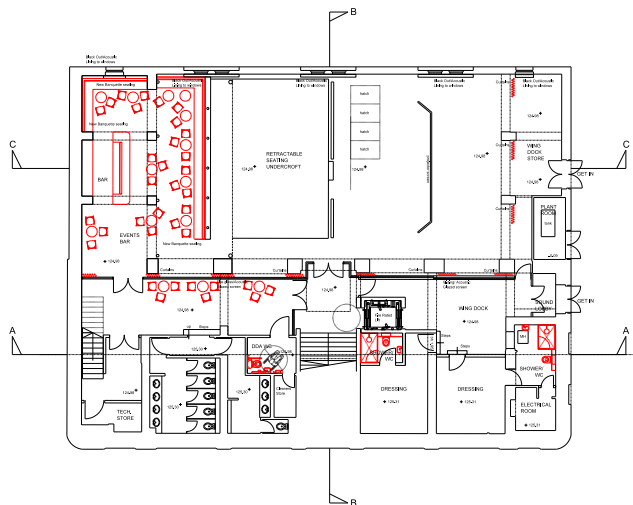
The existing floor level lowered to form a DDA compliant WC, Dressing Room and Shower. Light & Sound Lobby added. An Events Bar is created behind the existing retractable seating.

Advantages

- Improved accessibility.
- New revenue making opportunities around the new Event Bar
- Improved WC facilities & Dressing Rooms facilities.
- Sound & Light Lobby allows for more simultaneity of events.

Disadvantages

- New lift reduces Wing Dock area.
- Acoustic outbreak of Lift to Stage area.
- Acoustic outbreak of Events Bar to Stage area.



Option 6 - Lower Ground Level

Option 6 - Ground Floor

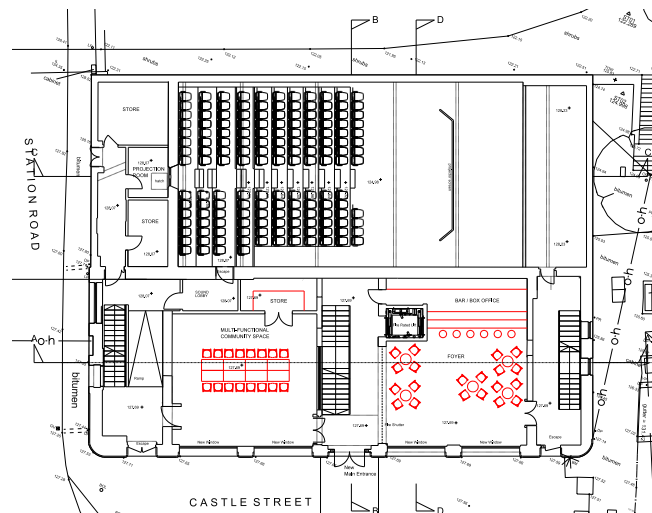
The main entrance is now central and therefore safer and more visible. This arrival is straight into the new Foyer Bar.

Advantages

- Improved accessibility.
- New central main entrance is easier to read.
- Point of arrival is open plan to Foyer Bar.
- Dedicated ground floor Community Studio with Furniture store.
- Sound and Light Lobbies to all performance and entertainment spaces

Disadvantages

- Main entrance does not have an air lobby.



Option 6 - Ground Level

Option 6 - Mezzanine Level

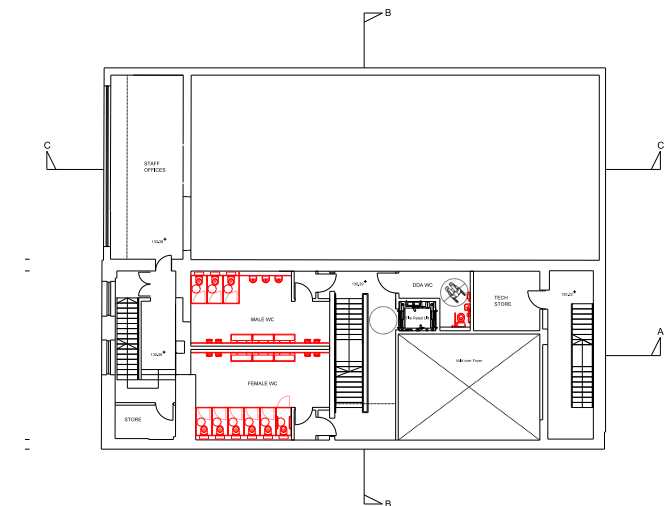
The new central stair & lift core allows for the mezzanine level WCs to be better connected to visitor flow.

Advantages

- More WCs, which are more accessible.
- DDA compliant WC within one level of both First Floor Cinema and Ground Floor Foyer Bar levels.

Disadvantages

- Disruptive to existing services and therefore potentially costly.



Option 6 - Mezzanine Level

Option 6

Option 6 - Cinema Level

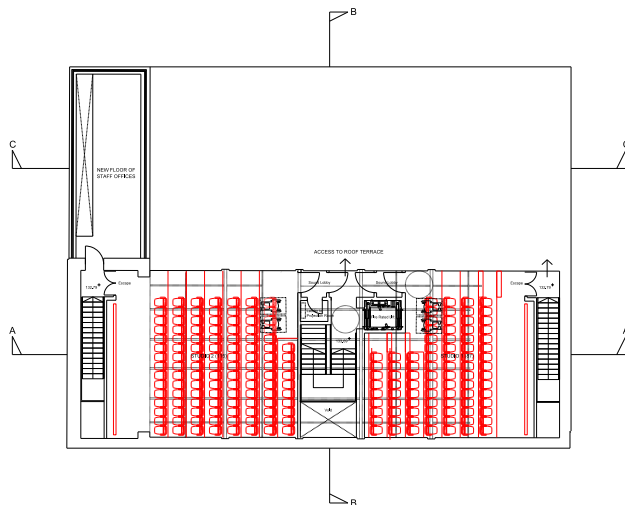
Similar to Option 5 but single aisle to North instead of central. The rake descends from the middle.

Advantages

- Most seats : 115 seats & 87 seats.
- Sound & Light Lobbies.
- Shared central projector hub position : efficient

Disadvantages

- Deep rows can be poor for audience experience.
- Clash of projector beams with roof tie beams.
- Wheelchair positions only at rear
- Front rows too close to the screens to be comfortable.



Option 6 - Cinema Level

Option 7

Option 7 - Cinema Level

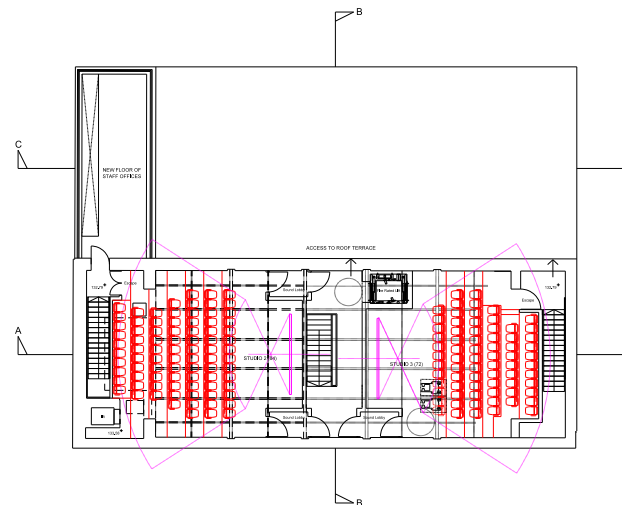
Different to Option 6 insofar as the rake ascends from the middle. And side aisles to both sides of each studios

Advantages

- OK seats: 84 seats & 72 seats.
- Sound & Light Lobbies to both sides.
- Side aisles to both sides : good circulation.
- Enter at lower level and from the front,
- Projector beam no longer clashes with roof tie rods.
- Front rows now right distance from the screen.

Disadvantages

- Two separate projector positions.
- Wheelchair positions only at front.



Option 7 - Cinema Level

Option 8

Option 8 - Cinema Level

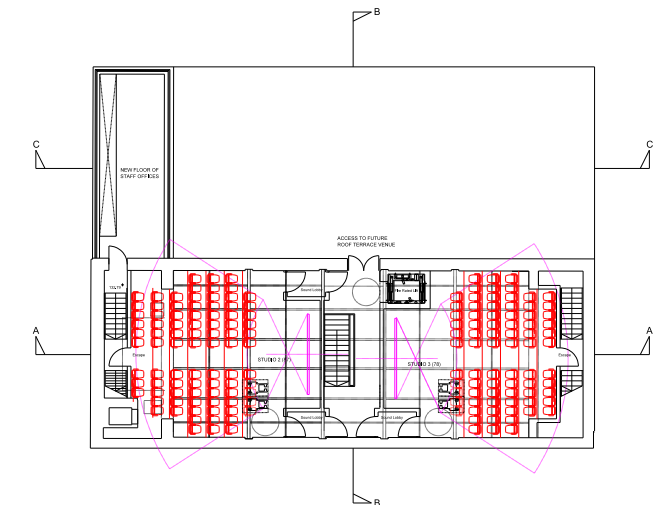
Similar to Option 7 but with central aisle. Rake ascends from the middle to the ends.

Advantages

- More seats : 87 seats & 78 seats.
- Sound & Light Lobbies to both sides.
- Enter at lower level and from the front.
- Projector beam no longer clashes with roof tie rods.
- Front rows now right distance from the screen.

Disadvantages

- Central aisle positions are best viewpoint
- Two separate projector positions.
- Wheelchair positions only at front.



Option 8 - Cinema Level

Option 9

Option 9 - Lower Ground

As a result of working through Options 1-8 during the initial scoping phase, Option 9 was a consolidation halfway through the feasibility study. It was developed to bring together the best aspects of all previous options, which optimally resolved the requirements of the brief. In discussion with the Steering Group Option 9 became the focus of what would then be presented to the community for their feedback.

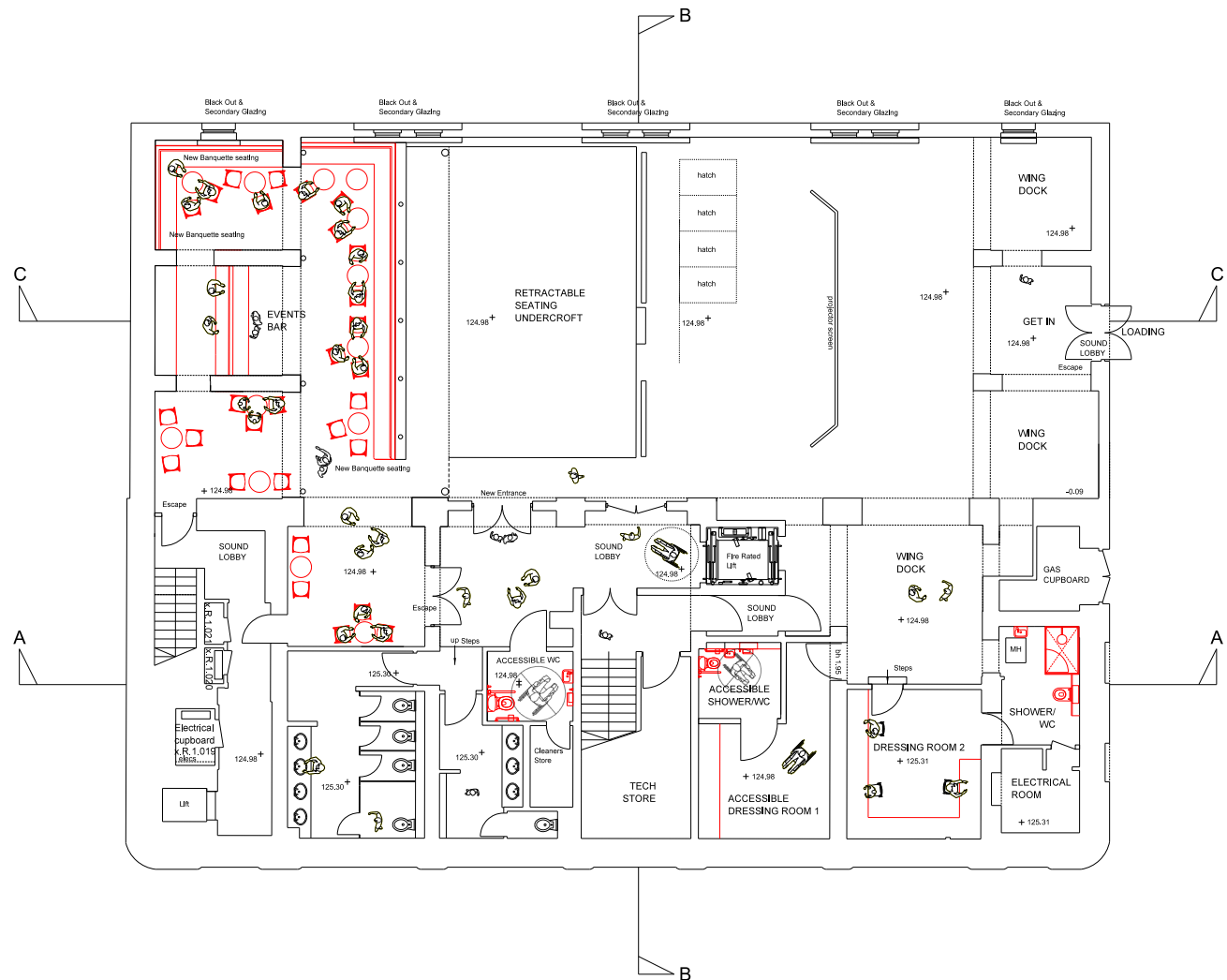
- The existing bar has its slab broken out and lowered. It is replaced by a DDA compliant WC, which is rightly back to back with the other WCs.
- The existing Dressing Room xR1.06 has its slab broken out and lowered. It is replaced by a DDA compliant Dressing Room and Shower Room.
- A Light & Sound Lobby is added to the Market Theatre allowing more separation between activities.
- An Events Bar is created behind the existing retractable seating rake.

Advantages

- Improved accessibility to all levels.
- New revenue making opportunities around the new Event Bar
- Improved WC facilities.
- Improved Dressing Rooms facilities.
- Sound & Light Lobby allows for more simultaneity of events between levels.
- Main entrance to Market Theatre is offset from the front of the seating rake.

Disadvantages

- New lift reduces the length of the Wing Dock area but the wall to the Dressing Room is pulled back to compensate.
- Potential acoustic outbreak of Lift to Stage area.
- Acoustic outbreak of Events Bar to Stage area but this is accepted by the client team. This bar will only be used as standalone events space or when the activity of the Market Theatre suits having an open bar at the rear (e.g. cabaret, open-mic, comedy and gigs nights).

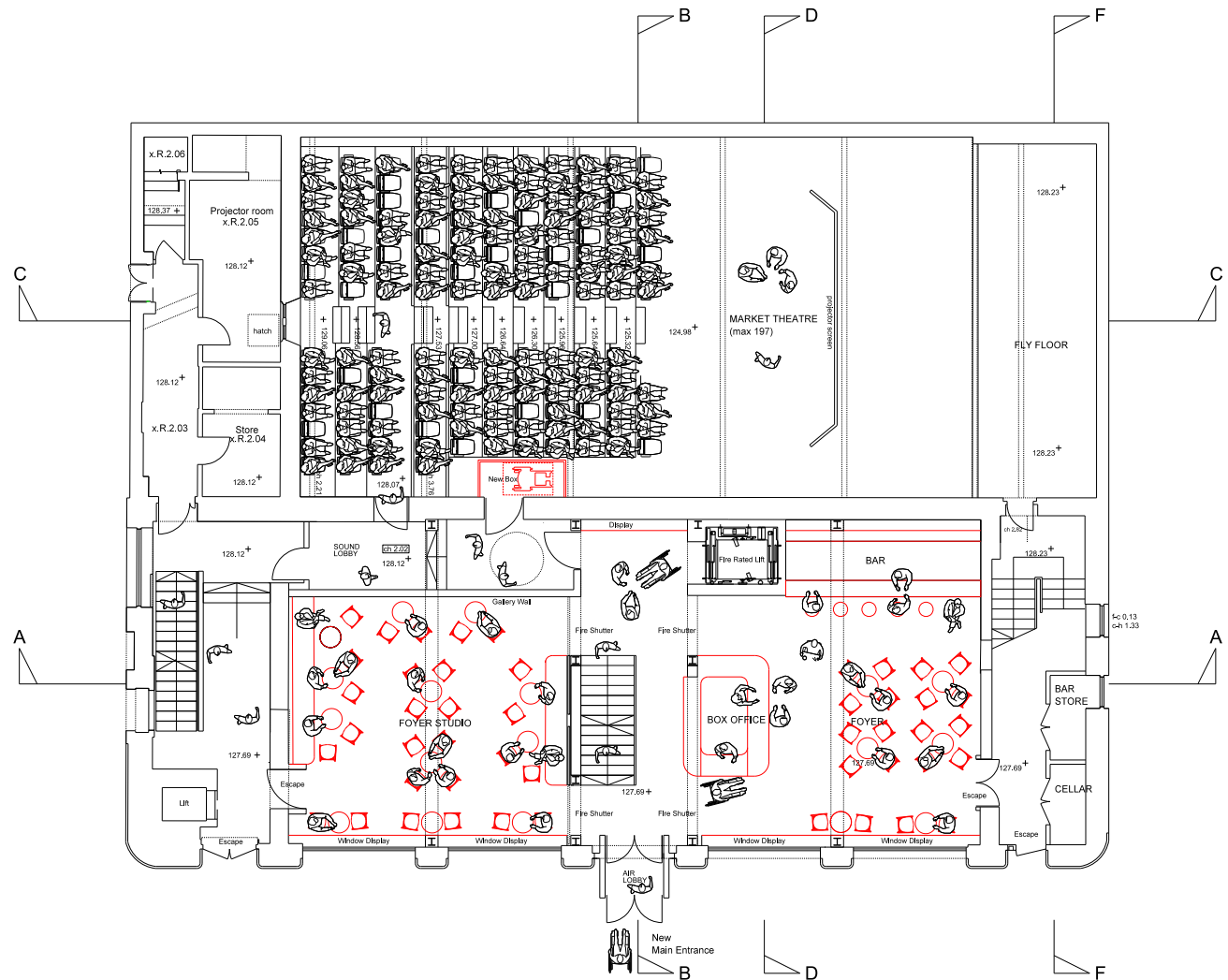


Lower Ground Plan

Option 9

Option 9 - Ground Floor

- The main entrance is relocated to the centreline of the building, which is more legible in terms of the natural reading of the building and presents the opportunity to align with a new pedestrian crossing of Castle Street.
- An air lobby protects the entrance as one arrives in an open plan Foyer with the Box Office & Welcome desk immediately in front of you. The Bar & Cafe is visible to the right hand side (East) middle distance. This overcomes the existing issue of currently arriving outside of the revenue making area, which otherwise allows visitors to go direct to the cinema without passing the Bar & Cafe area.
- To the left hand side (West) on arrival is a Foyer Studio. Most of the time, this will be open to the Foyer Bar area to ensure that more of the building frontage is public facing and accessible day to day. As such it is an extension of the Foyer that can be used to display local produce, and arts & crafts, extending the retail offer and exhibition possibilities. Two sets of full height double doors, however, will allow for this space to be closed off and used as multi-purpose studio for both community and commercial events, such as meetings, social gatherings and exhibitions.
- A new balcony allows for a wheelchair accessible box at a higher level within the Market Theatre.



Ground Level Plan

Advantages

- Improved accessibility to all levels.
- New central main entrance, which is safer.
- Point of arrival is open plan to Foyer Bar.
- Dedicated ground Foyer Studio with Furniture store.
- Sound and Light Lobbies to all performance spaces

Disadvantages

- Relies upon fire shutter for compliance.
- New Box is too small for carer to sit with wheelchair user.

Option 9

Option 9 - Cinema Level

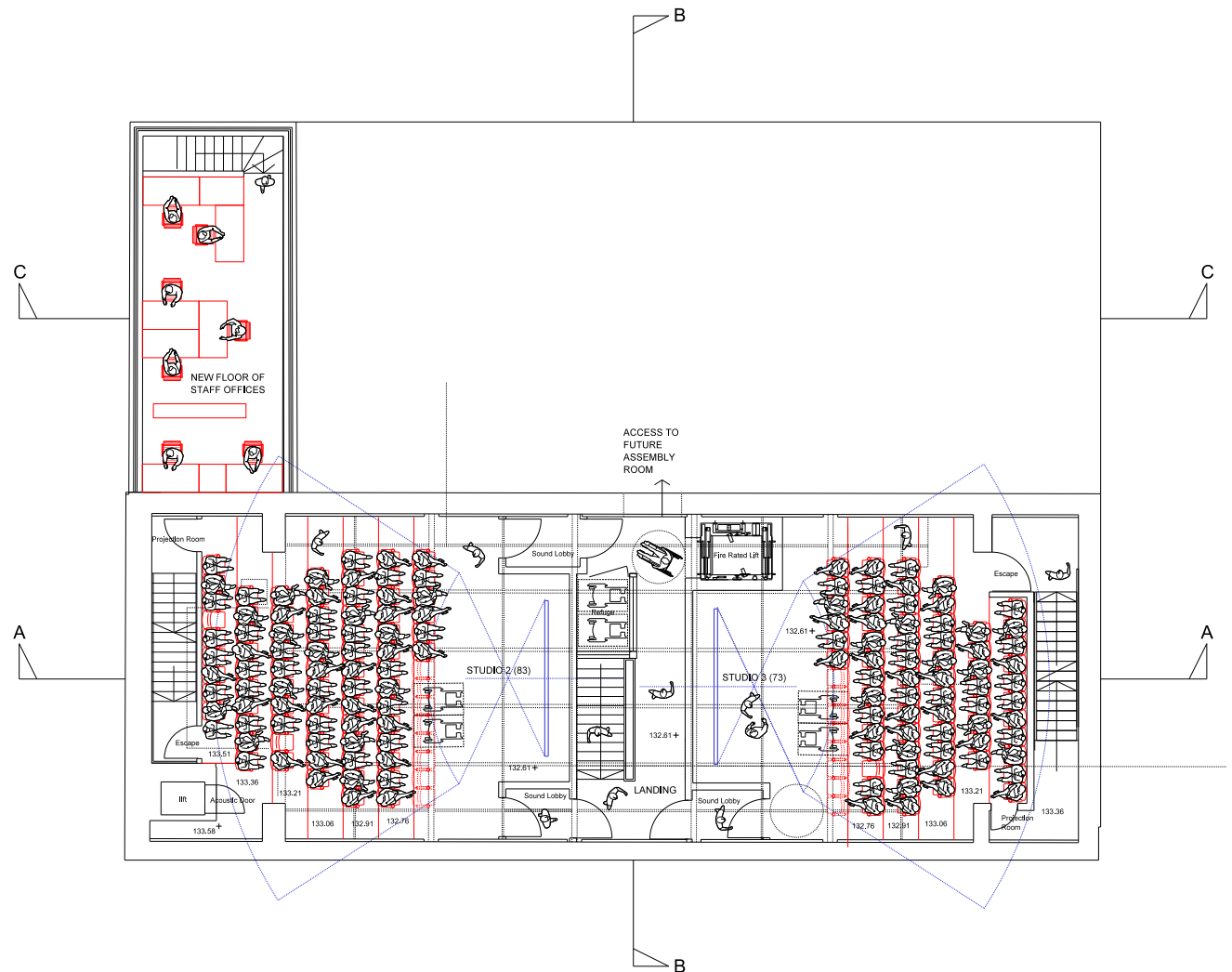
- Rake ascends from the middle to the ends.
- Side aisles to both sides of each studio.
- Escapes towards the rear.
- Staff Offices enlarged by adding a mezzanine and roof mansard.

Advantages

- Cinema Studios split : 83 seats & 73 seats.
- Sound & Light Lobbies to both sides of each studio.
- Side aisles for ease of circulation to both sides.
- Enter at lower level and from the front.
- Projector beam does not clash with roof tie rods.
- Front rows right distance from the screen.

Disadvantages

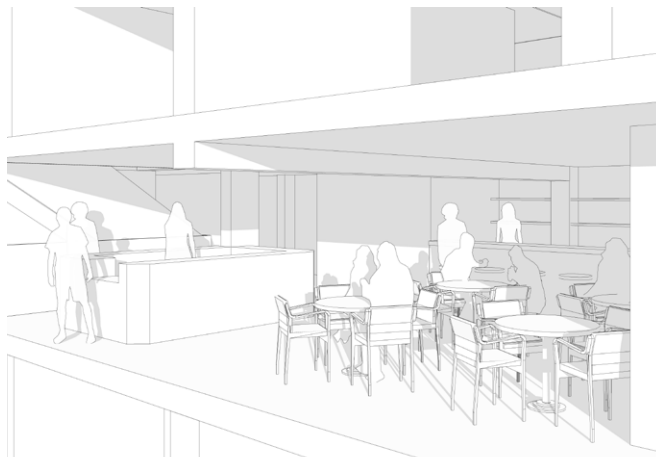
- Two separate projector positions.
- New stair and lift core is 'tipping point' in terms of the replacement of M&E services as it truncates much of the existing routes. Large cost in doing so.
- Wheelchair positions only at front.



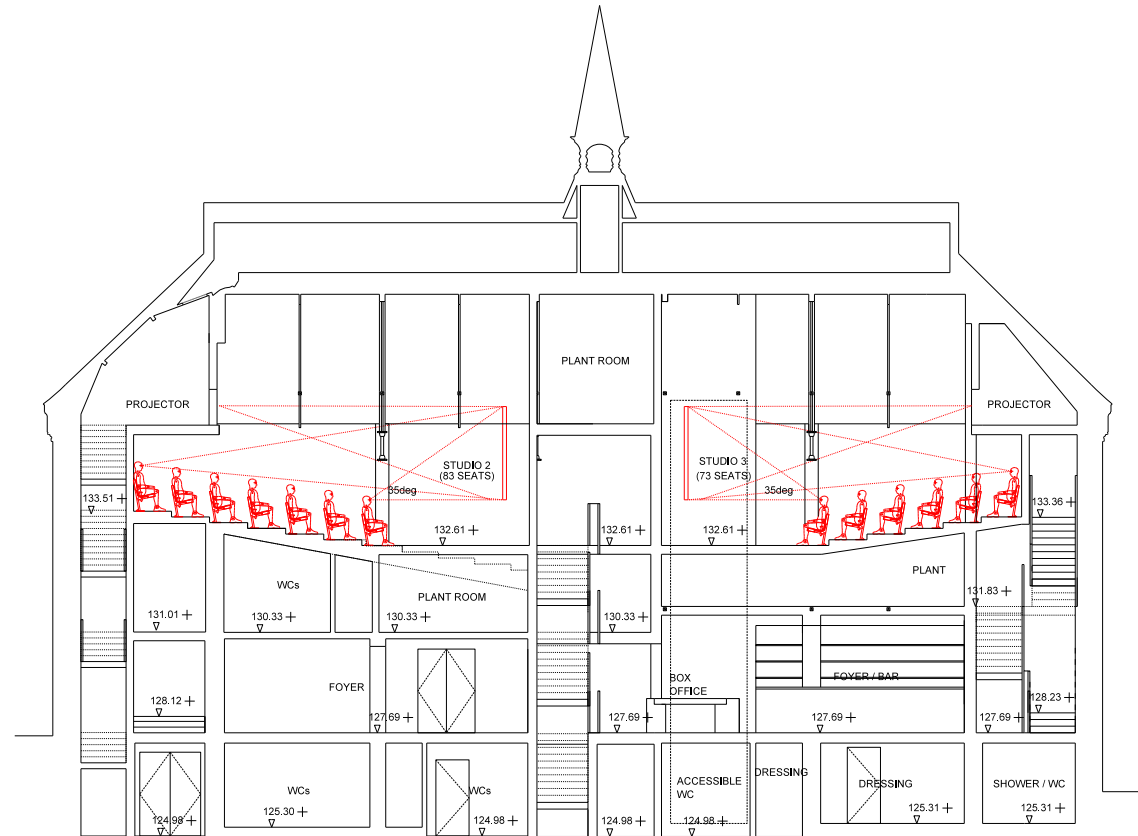
Cinema Level First Floor Plan

Option 9 - Section AA

- The new central main entrance stair & lift core unlocks the potential of the building, allowing it to become more accessible, improving visibility and visitor flow throughout.
- The sectional arrangement also makes best use of the floor plate available within the existing volume maximising the opportunity to create more public facing, revenue making spaces.
- Foyer Bar (East) with the Box Office & Welcome desk is open plan on arrival.
- Foyer Studio (West) is open to the Foyer Bar area most of the time but can be closed off and used as multi-purpose studio for both community and commercial events, such as meetings, social gatherings and exhibitions.
- The Castle Cinema is split into equally size studios improving the ability to present a wider and more audience responsive programme of films and events.



An early 3d study model of the new Foyer Bar area, full of natural light and open plan. Everything of offer is to be highly visible at the moment of arrival. It is to be fully accessible warm and welcoming.



Section AA down the length of the front 'Castle Cinema' building.

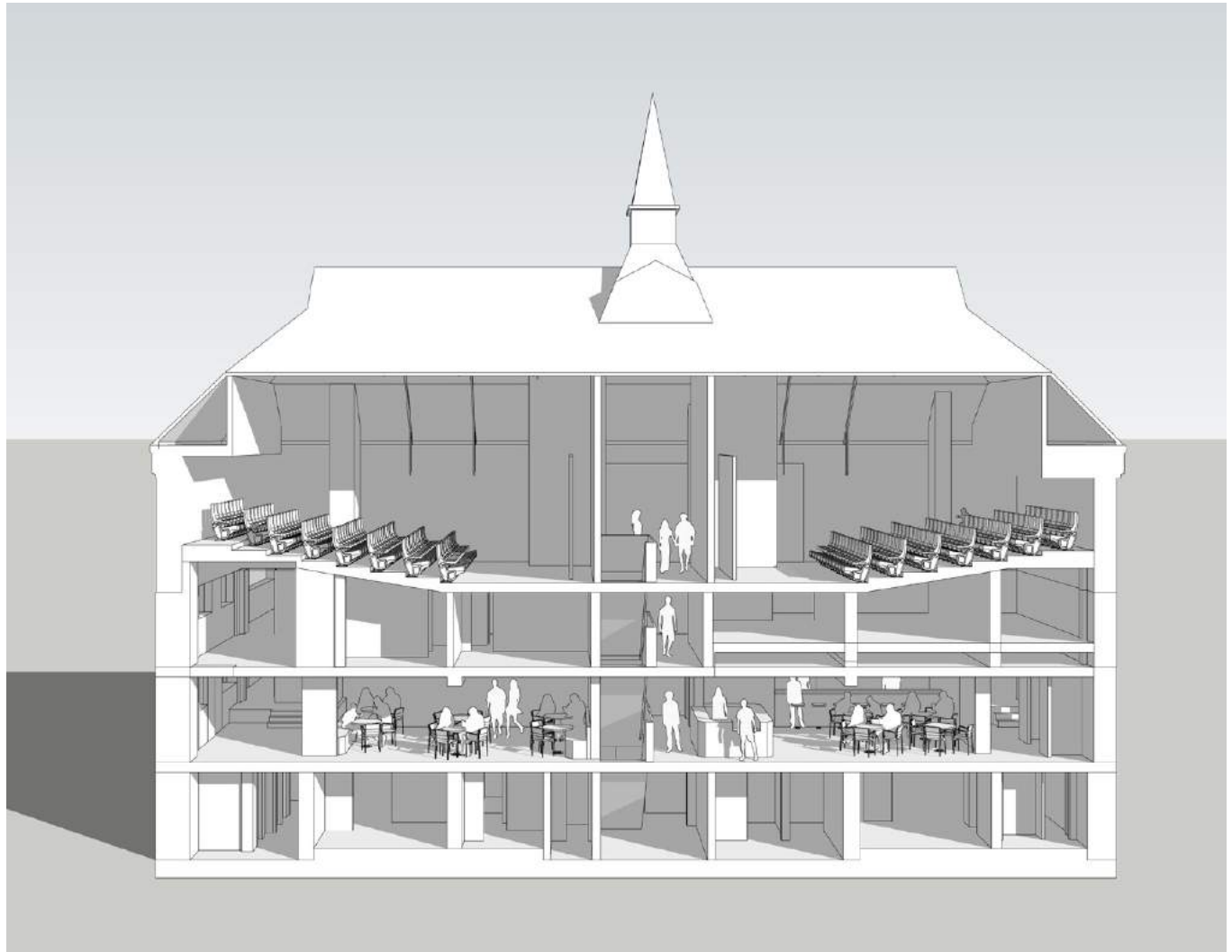
Option 9 - South frontage - Improve visibility & appearance



An early 3d study model of the new awnings and windows to the south.



We proposed to reopen the original shop-fronts again and reinstate the awnings.



Sectional perspective AA down the length of the building

Option 9 - Staff Offices

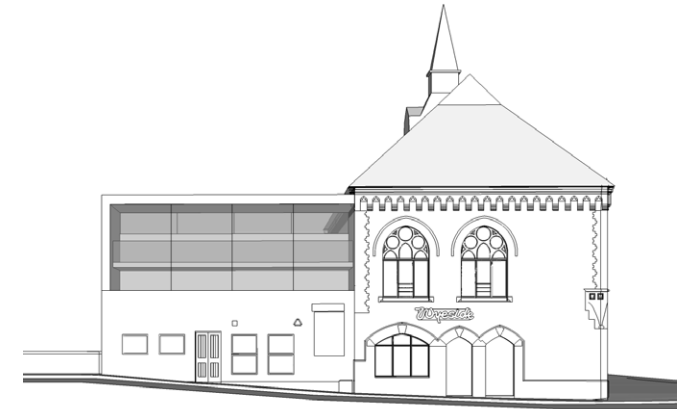
- Staff Offices can be enlarged by adding a mezzanine and roof mansard over the top of the existing offices.
- Newly formed floor levels links front of house to back of house and allows lift access to Staff areas for the first time.
- Improved usable floor area, improving the sense of space and allowing more natural light and ventilation.
- Staff Kitchenette to be formed as part of the new arrangement.
- Storage facilities to be improved as part of the fit out.

Advantages

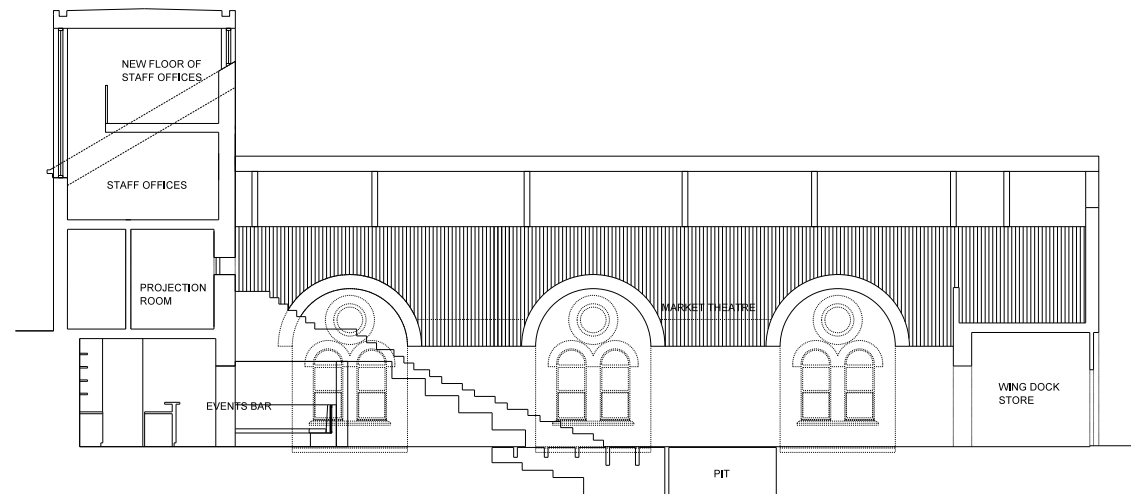
- Improved facilities for Staff & Volunteers.

Disadvantages

- It is not possible to easily make this additional floor wheelchair accessible from front of house.
- There will be significant site access and management undertaking any works adjacent not only to the busy road, and the river but also the existing asbestos roof if left 'in situ'. The preliminary costs of site set up with a special cantilevered cradle scaffolding over the pavement and river will be challenging for such as small building project.
- Cost/Benefit analysis is sadly looking unfavourable for this as a standalone idea.



PROPOSED - additional Staff Offices. An early 3d study model of the new Staff Offices mansard extension and clerestory window



Section CC down the length of the rear 'Market Theatre' building.

Option 9 - Assembly Rooms

Option 9 - Assembly Rooms

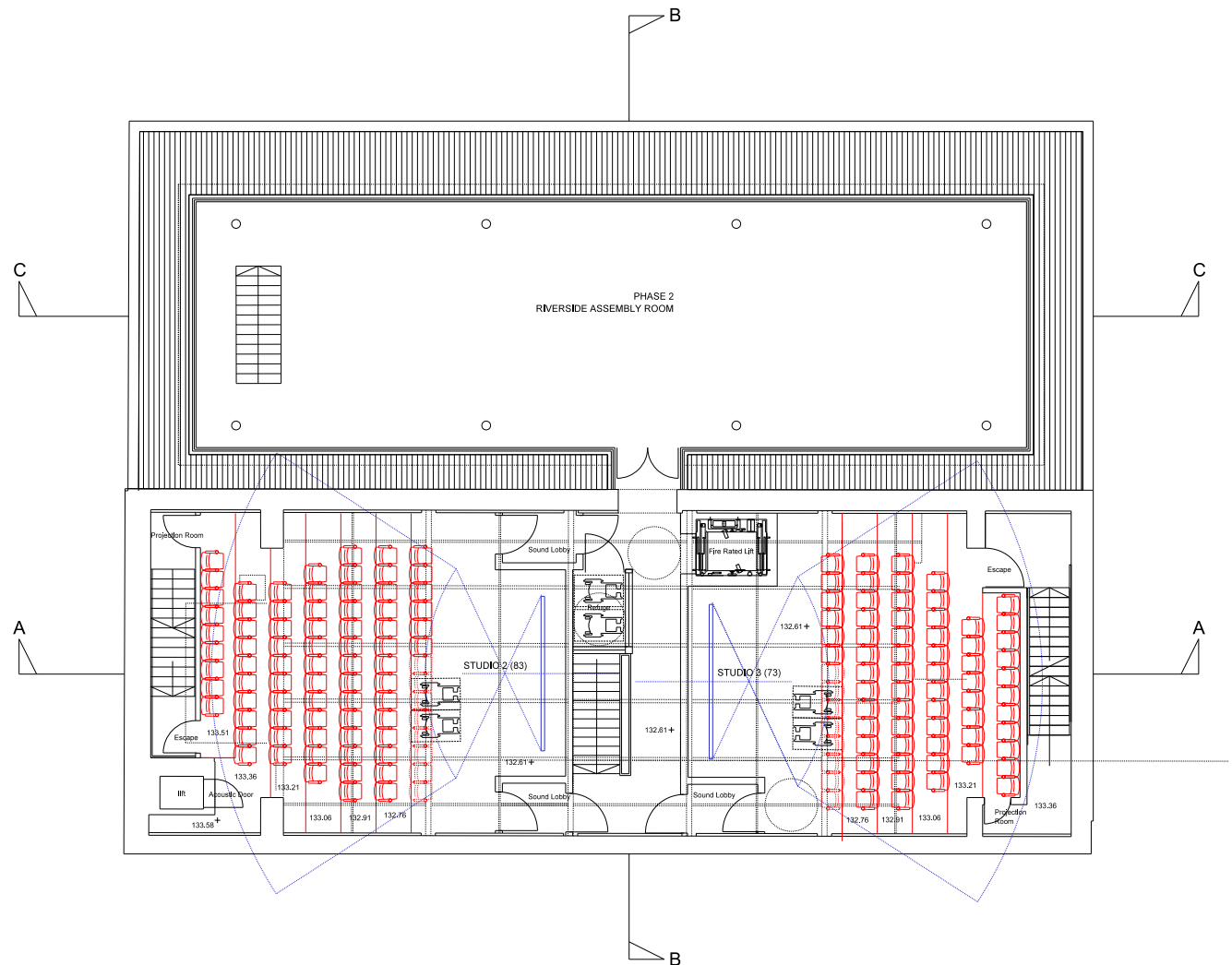
- The existing Asbestos Roof over the Market Theatre has been identified by the Condition Survey as nearing the end of its usefulness. Additionally this roof is currently uninsulated and therefore any ambition to add proper heating or air handling to the Market Theatre would be a false investment without an insulated roof. Therefore, it raises the opportunity to consider the completion of the original masterplan to create river facing Assembly Rooms.
- The Assembly Rooms would importantly re-establish a space that was consistent with the original late 19th century building before the evolution of cinema. A forum for gathering, display and debate within the local community but also from further afield.
- The provision of a multi-functional space that would allow WAC to expand its range of activities.
- A comfortable community space, which exploits the views over the River Wye and encourages people to stay after a performance/film or just visit as a destination in its own right to relax and enjoy a drink and “in the bar” performances.

Advantages

- A flexible space that can also be hired out as for community events, trade fairs, exhibitions, weddings, parties, and small conferences but also doubling up as small performance and F&B space for ‘open-mic’ nights, comedy club, jazz club, piano bar etc.
- A terrace to all sides with external seating.
- Easy access from other internal areas of the building, which has a common landing level with the cinema studios.
- Light touch in term of heritage by only being connected to the host building by structurally glazed collar.

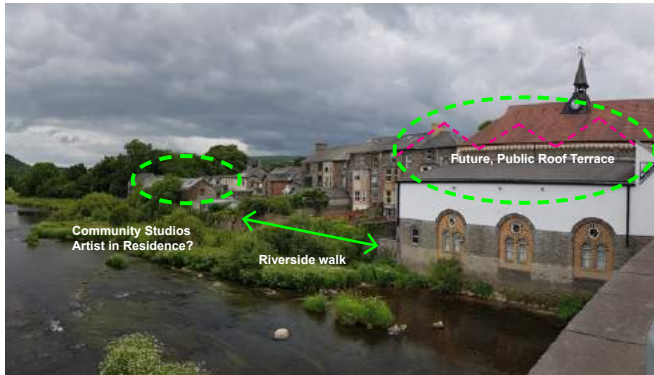
Disadvantages

- Adds capital cost.
- Beyond the core requirements of the brief.

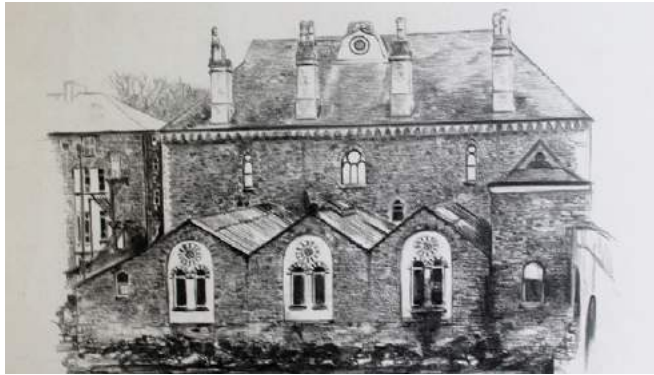


Cinema Level First Floor Plan

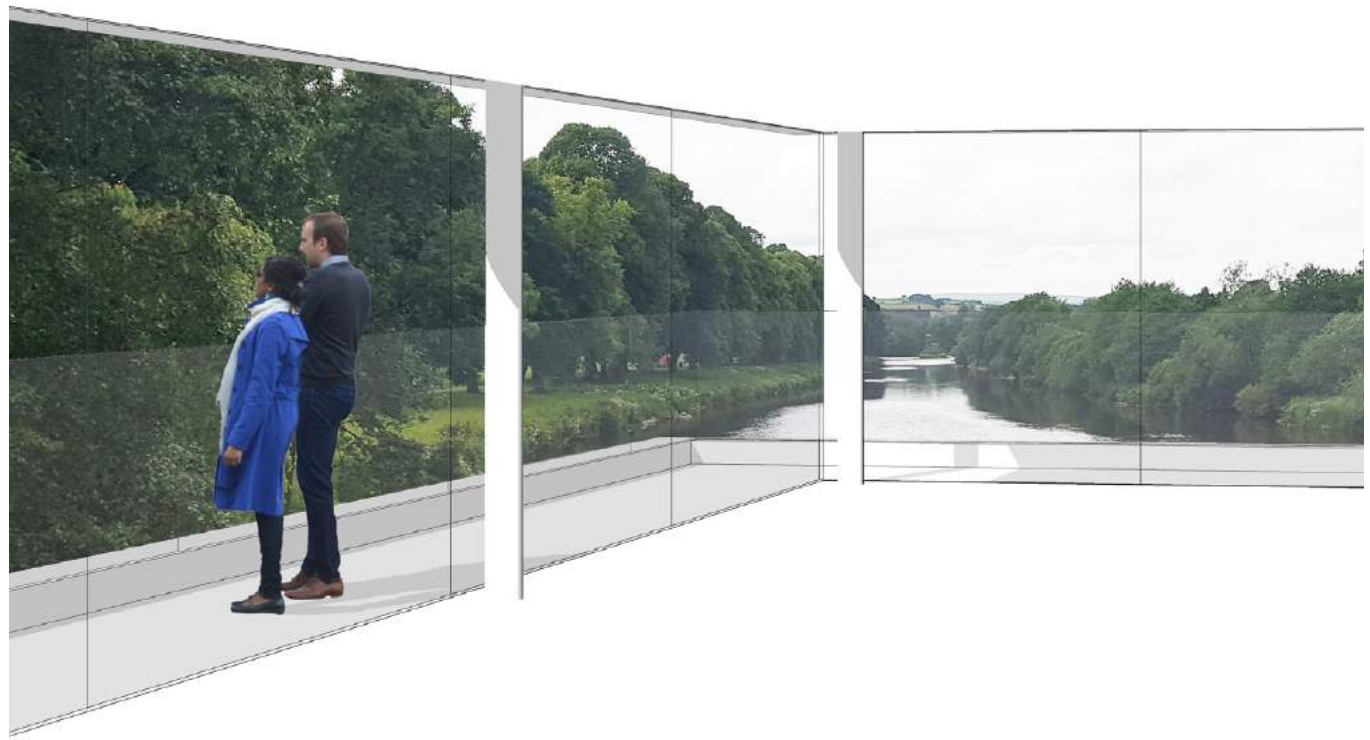
Option 9 - Assembly Rooms



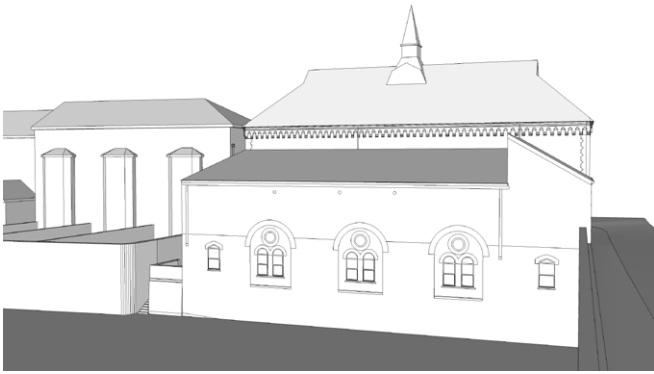
EXISTING



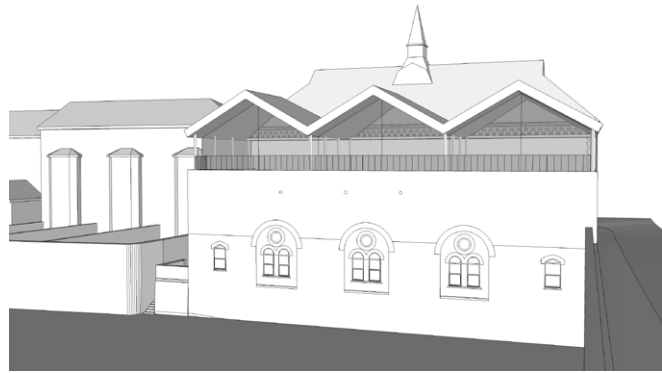
ARCHIVE - Market Hall 'Three Gables'



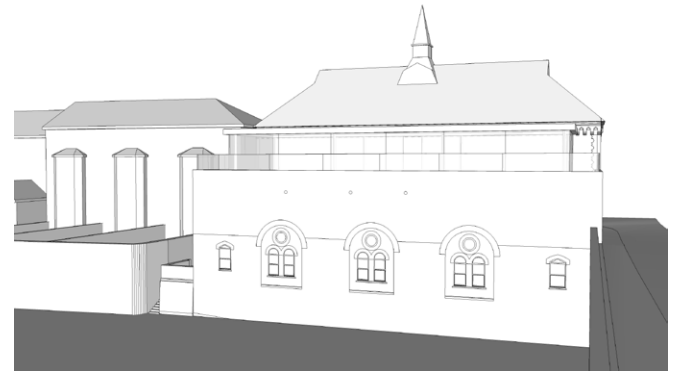
CONCEPT IMAGE - to maximise the unparalleled view of the River Wye creating a beacon that is highly visible to all of Mid Wales, especially those travelling through Builth Wells.



EXISTING - 3d model



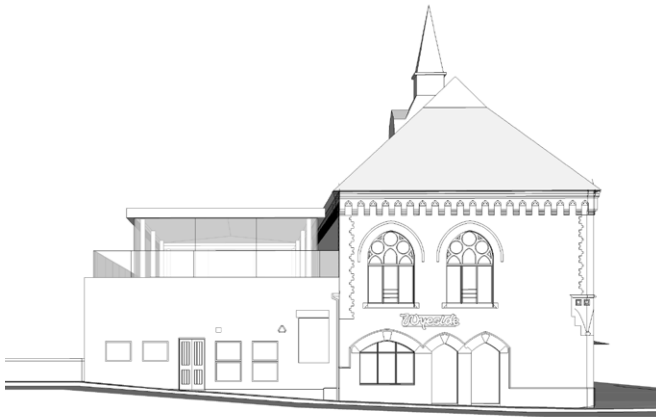
OPTION 1 - Reinstatement of 'Three Gables' might conceal too much of the main building as seen from the bridge?



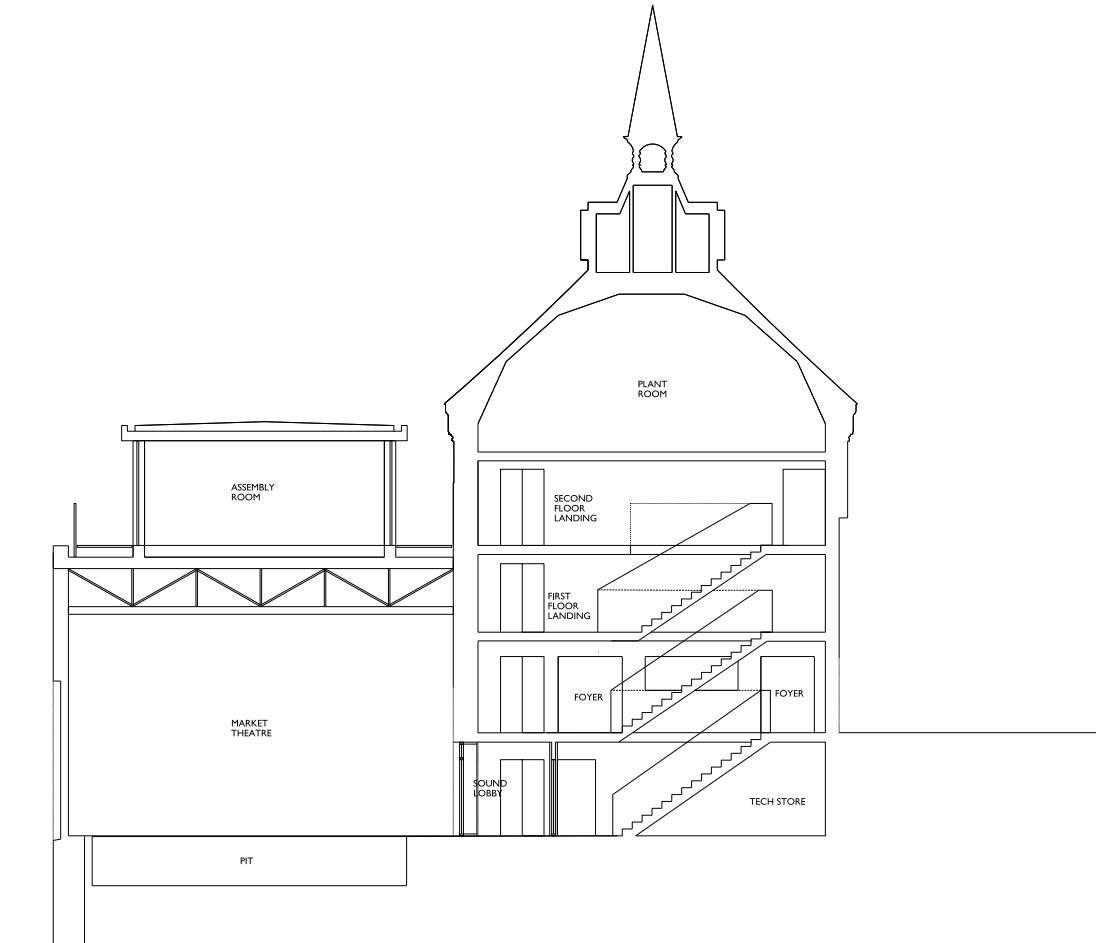
OPTION 2 - 'Quieter' canopied roof, which is subservient to the main building but high quality, contemporary design.

Option 9 - Section BB - Assembly Rooms

- The existing Asbestos Roof over the Market Theatre has been identified by the Condition Survey as nearing the end of its usefulness. Additionally this roof is currently uninsulated and therefore any ambition to add proper heating or air handling to the Market Theatre would be a false investment without an insulated roof. Therefore, it raises the opportunity to consider the completion of the original masterplan to create river facing Assembly Rooms.
- The Assembly Rooms would importantly re-establish a space that was consistent with the original late 19th century building before the evolution of cinema. A forum for gathering, display and debate within the local community but also further afield.
- The provision of a multi-functional space that would allow WAC to expand its range of activities.
- An comfortable community space, which exploits the views over the River Wye and encourages people to stay after a performance/film or just visit as a destination in its own right to relax and enjoy a drink and “in the bar” performances.



An early 3d study model of the new Assembly Rooms on top of the Market Theatre



Section BB through the North/South centeline of the buildings

Design Brief Checklist of Option 9 - External

Accessible Parking Bays	Option 9 Design Response
<p>Introduce 1 or 2 accessible parking bays to the front of the WAC building.</p>	<ul style="list-style-type: none"> • There is space for these accessible parking bays to be provided but the safety of car users reversing out onto this busy junction needs to be discussed with Highways, PCC and the Town Council. • Any proposals need to be developed in conjunction with an ambition to improve the safety and visibility of the pedestrian approach from the main riverside car park.
External Facade, External Signage, Lighting and Advertising	Option 9 Design Response
<p>Building frontage needs to be more distinctive and inviting, welcoming the public into the building during the day and night time, therefore, WAC wish to consider the following: -</p> <ul style="list-style-type: none"> • Remodelling of the building frontage, possibly returning the building to its historical appearance by opening up the brick arch infills and creating a more inviting appearance to coincide with any main foyer re-configuration. Improving the quality of the remaining windows and doors. • Improved external lighting which is subtle and hidden when not in use, and perhaps up lighting given the buildings location on the main road. • Consider signage and advertisement such as digital signage, LED billboards displaying promotional material. Signage, lighting and advertisement to both the side and rear aspects of the building. 	<ul style="list-style-type: none"> • Opening up of the original arches to re-instate glazing commensurate of the historic shops. • Re-instate the original awnings. • New colour scheme to painted elements. (Analysis of historic paint layers) • Improved low energy lighting that enhances the heritage asset. • Appropriate digital signage to be considered, including projection that has a ‘light’ touch on the heritage fabric. • Signage and advertisement boards on the west facing elevation to be reconsidered to improve the appearance of the building but also to not encourage pedestrians to cross the road adjacent to the busy bridge with blind summit.
Main Entrance	Option 9 Design Response
<p>At present, the main entrance to the building can be found to the left of the front façade and is perfectly functional but does not encourage customers to access the bar area which is a lost business opportunity.</p> <ul style="list-style-type: none"> • WAC wish to explore the creation of a more distinctive entrance, possibly by re-instating the central double doors as the main entrance. • This return to using the central doors must be balanced with any reconfiguration of the main foyer and functionality of the box office. The main staircase down to the basement level and Market Theatre is positioned behind the central doors and so building security and fire safety must be considered here. 	<ul style="list-style-type: none"> • Main entrance to be relocated to the central position as per the original market entrance. • Side entrances to be used for escapes and main access only. • Main entrance to project forward with a glazed porch commensurate of the historic awning and cast iron structure to allow sufficient space for an air lobby. There is a preference for automated doors to ensure better air tightness. • Box Office and Bar visible at ‘moment of arrival’. • Staircase to basement level is not original and is remodelled to allow for new central vertical circulation core.

Design Brief Checklist of Option 9 - Internal

Main Foyer & Bar Area	Option 9 Design Response
<p>WAC wish to pursue the re- configuration of the main foyer and bar areas but at the same time retaining the cosy and unique feeling that WAC presently has, consideration should be given to: -</p> <ul style="list-style-type: none"> • The opening up of the space to create a welcoming, “heart of the building” experience. Improve the flow through the foyer to all areas and facilities essential to encourage a “stop, spend and enjoy” situation before going into the cinema or other areas. • Provision of and possible re-location of a compliant passage lift, that is usable for wheelchair users and services the Castle Cinema and Market Theatre well. • Depending on building and structural limitations, enlarging the bar area to allow for better service and an enhanced food and drink offering. This does not mean that there is a need for a fully equipped professional kitchen but rather the provision of equipment such as a “warming up” cabinet and chilling cabinet within the bar area enabling WAC to bring in food from external suppliers and prep on site. • Provide functional and comfortable seating and tables within reconfigured foyer and bar space encouraging people to visit the centre during the daytime or sit and take a drink before going to see an evening show, • The provision of customer WC’s and if possible an accessible facility within the foyer area or on the ground floor so that customers are not required to climb down stairs to the basement area. • Create a small sales area possibly lockable glass cabinets to display local / national/ international quality products, possible gifts, local arts and crafts, books. • Explore the introduction of Digital infrastructure to support electronic ticket sales. Introduce digital imaging and advertisement “what’s on at Wyeside” screens freeing up wall space from posters. 	<ul style="list-style-type: none"> • Retaining the cosy and unique feeling that WAC presently has will be maintained through interior design and careful selection of furniture, fittings and equipment. It is also assumed that WAC will naturally continue to offer a warm welcome ace to face with visitors as they always do. • The opening up of the Main Foyer and Bar spaces by removal of current dividing columns and walls. Memory of historic plan to be maintained by downstand beams and the wall around the central core. • Improve flow around through the foyer by acknowledging typical ‘desire lines’ to Box Office, Bar, Lift and WCs. • The majority of the ground floor area is to be opened up as a public facing foyer, which has the ability to section off a significantly sized ‘Foyer Studio’ for events and performance. (Possibly 4th screen?) • to all areas and facilities essential to encourage a “stop, spend and enjoy” situation before going into the cinema or other areas. • Provision of new DDA compliant passage lift at the core servicing both Castle Cinema and Market Theatre and also Disabled WCs on both Basement and Mezzanine levels. • Enlarged bar area allows for better service and an enhanced food and drink offering. (Not a fully equipped professional kitchen) • The scheme will provide functional and comfortable seating and tables within reconfigured foyer and bar space encouraging people to visit the centre during the daytime or sit and take a drink before going to see an evening show, • Visitor WCs on both Basement & Mezzanine levels improved and made compliant. It is not possible to locate a Disabled WC on Ground floor area but this is mitigated by having facilities only 1 floor level away from each level away . • Lockable glass cabinets to display local / national/international quality products, possible gifts, local arts and crafts, books throughout the foyer and in the new street facing ‘storefront’ windows • Digital infrastructure to be included within cost plan allowance.

Design Brief Checklist of Option 9 - Internal

Gallery Area	Option 9 Design Response
<p>The gallery area, whilst currently being used for local artist displays and a meeting space, does little to create real income for WAC. Therefore, WAC wish to explore alternative uses for this space such as: -</p> <ul style="list-style-type: none"> • Investigation into the inclusion of the gallery area within the main foyer to give a sense of space, or, perhaps the relocation of the bar and provision of retail space. This would mean that artworks would then be displayed throughout the building in strategic locations. • Business analysis findings supports the provision of a third screen and therefore, WAC wish to consider the gallery area as a third screen location. • Relocate a meeting space within the building as a result of the loss of the gallery area. 	<ul style="list-style-type: none"> • Gallery included within larger open plan Foyer but can also be subdivided off with sliding screen to form 'Foyer Studio'. • It is assumed that any future meeting could either happen in the 'Foyer Studio' or in the improved Staff Offices
Internal Flow, Signage and Wayfinding	Option 9 Design Response
<p>Generally, it is felt that the building does not flow well from one space to another. WAC would like to maximise logical, easy to navigate routes between the various internal public areas and facilities.</p> <ul style="list-style-type: none"> • Using the central foyer as the heart of the building, wayfinding from one area of the building to another should be a natural and enjoyable experience. • Improvements in internal flow should be supported by strategically placed internal signage which is inclusive in its use of design, colour contrasting and tactile text. 	<ul style="list-style-type: none"> • New central vertical circulation core as the heart of the building, which improves wayfinding from one area of the building to another, and which is natural and enjoyable experience. • Improvements in internal flow will be supported by strategically placed internal signage which is inclusive in its use of design, colour contrasting and tactile text.

Design Brief Checklist of Option 9 - Internal

Accessibility in General	Option 9 Design Response
<p>Accessibility throughout the WAC building and within its main performance areas such as Castle Cinema and Market Theatre is in need of improvement such as a compliant lift to connect all floor levels and to bring the building up to current accessibility standards. Ensure that the facilities satisfy the requirements of the Equalities Act.</p>	<ul style="list-style-type: none"> • As far as possible ‘stepped’ and ‘step free’ access is brought onto the same path throughout the building.
<ul style="list-style-type: none"> • The provision of accessible seating areas where wheelchair users can sit with partners or carers within the auditoria is problematic and needs careful consideration. 	<ul style="list-style-type: none"> • New Wheelchair balcony to be added to the ground floor area to allow new wheelchair position within the Market Theatre that is not limited to front row. • Lift out rows to front rows of both Cinema Studios 2 & 3. • There is a possibility to have wheelchair position at the rear of Cinema Studio 2 but this will have an impact of seat numbers and it is not clear if a evacuation refuge can be formed adequately here yet.
<ul style="list-style-type: none"> • The services of an access consultant as part of the design team is seen as essential. Consultation with local access groups will also be necessary throughout the feasibility study. 	<ul style="list-style-type: none"> • Full Access Audit has been undertaken.
<ul style="list-style-type: none"> • Due regard should also be given to the Care and Wellbeing Act (Wales) and the clients responsibilities as a service provider. 	<ul style="list-style-type: none"> • Recommendations of Access Audit will be implemented. A Changing Places facility is possible in lieu of the Family Room on the mezzanine level.
<ul style="list-style-type: none"> • Current arrangements for safe evacuation for those with disabilities, especially wheelchair users will also need a detailed review in conjunction with the relevant fire officer. 	<ul style="list-style-type: none"> • Evacuation Refuge to be formed adjacent to Cinema Studios 2 & 3.

Design Brief Checklist of Option 9 - Internal

Castle Cinema	Option 9 Design Response
<p>Creating a third screen is seen as a future business objective. Therefore, WAC wish to consider the possibility of splitting the Castle Cinema into two smaller screen facilities with seating, if possible, being split equally. In conjunction with the screen available in the Market Theatre, this proposal would give WAC the desired third screen.</p> <p>Whether the third screen is located in the gallery space or by splitting up the Castle Cinema will depend on what is structurally possible and economically viable.</p>	<ul style="list-style-type: none"> • This has been achieved. We are reviewing the seat widths and even the reuse of the existing 560mm wide seats. • It is possible that the 'Foyer Studio' can accommodate a 4th screen.
Market Theatre	Option 9 Design Response
<p>Although the Market Theatre underwent significant refurbishment in 2012, which was largely successful, over time the centre management and staff have become aware that there are several areas of the theatre that could be improved further. WAC wish to pursue: -</p> <ul style="list-style-type: none"> • New or improved heating systems, currently the theatre can become very cold. • Improved flow so that people can access and egress without walking over stage. • Introduction of general lighting for other events such as conferences, meetings etc, only theatre lighting available at present and improve theatre lighting generally • Create an entrance that is more logical and flowing, • Improve routes and route flow to the theatre, improve lighting from main staircase to theatre. 	<ul style="list-style-type: none"> • New heating systems to be included. • Improved flow by entering through arch to the west of the existing main arch. • Improved general lighting for other events such as conferences, meetings etc to be included • Creation of an Events Bar area behind the seating rake in the western arches. • Improve flow to and from the theatre • Improve lighting throughout.

Design Brief Checklist of Option 9 - Internal

Basement Level, Toilets, Dressing Rooms, Circulation Spaces & Lower Bar	Option 9 Design Response
<p>At basement level, the existing facilities such as changing rooms, artist dressing rooms, shower, toilets, accessible WC, bar area and circulation spaces are tired, do not meet current standards and are in need of upgrading.</p> <p>WAC would like to explore the possibility of partitioning off and sound-proofing between the Market Theatre seating and the surrounding basement areas so that the basement bar and adjacent spaces under the arches can be put to better use such as a place where customers can sit and enjoy a drink before and after a Theatre performance or even low key live music or entertainment.</p> <p>As part of any building redevelopment, storage solutions will need to be found for existing and new equipment.</p>	<ul style="list-style-type: none"> • All Dressing Room facilities improved. • Stage level access Dressing Room is proposed with DDA compliant Shower and WC facilities. • New public facing Disabled WC is proposed, which is more accessible. • Creation of an Events Bar area behind the seating rake in the western arches. Acoustically and environmentally within the same space as the auditorium and therefore only conducive to open mic comedy events or gigs. • Deeper Wing dock formed. • Improved new main entrance to the Auditorium with newly formed Sound & Light Lobby. • Improved Back of House ‘Get in’ with newly formed Sound & Light Lobby. • Improved Tech storage in new discovered space under the main stairs.
Staff Offices and Rest Rooms/Storage Space	Option 9 Design Response
<p>The existing staff office/volunteer room is small and does not offer a particularly pleasant working environment. Therefore, there is a need to provide a fit for purpose staff rest room in the most appropriate location within the main building. The facility is to include a small area with a worktop, sink, an area for heating up food (microwave) and making tea and seating.</p> <p>There is also a general lack of storage for paper, files, stationary and electronic kit etc. The facility will need adequate ventilation and if possible the introduction of natural light.</p>	<ul style="list-style-type: none"> • Newly formed floor levels links front of house to back of house and allows lift access to Staff areas for the first time. • Addition of dormer to Staff Office on west facing roof slope increases amount of usable floor area, improving the sense of space and allowing more natural light and ventilation. • Staff Kitchenette to be formed as part of the new arrangement. • Storage facilities to be improved as part of the fit out.

Design Brief Checklist of Option 9 - Internal

General Acoustic Issues	Option 9 Design Response
<p>There are sound transfer issues that need resolving in several parts of the building. For instance, due to its location, there are noise transfer issues from the busy road into the Market Theatre, gallery and main foyer areas.</p> <p>There are also noise transference issues between the Castle Cinema and other internal areas.</p> <p>It is thought that an acoustic survey will be required to outline effective solutions and a course of action to be included in concept design and costing proposals.</p>	<ul style="list-style-type: none"> • Sound and light lobbies added to all ingress and egress points from Performance or Cinema Studio spaces. • Secondary glazing added to Market Theatre windows. • All doors where relevant to be upgraded to acoustic grade doors, fit for purpose. • Previously 'leaky' external perimeter doors and windows to the street to be replaced with air tight, acoustic grade doors and windows with double glazing and acoustic seals.
Heating & Lighting (M&E Systems)	Option 9 Design Response
<p>The current heating system within the main building does not cover the building evenly, certain areas remain cold whilst other areas are too hot. There are no controls over the temperature in most areas. The existing boiler is old and may need replacing. In most if not all areas the hot water is too hot.</p> <p>Lighting systems are poor, old and are not unified or particularly good throughout the building. Electrical wiring and circuitry installations are not clearly defined and unreliable. Therefore, WAC would like to investigate: -</p> <ul style="list-style-type: none"> • Existing M&E systems, heating & lighting systems and their operation. • Targeted improvements to provide compliant, energy efficient lighting and comfort heating in all areas (note- possible introduction of new European legislation into stage lighting efficiency) • Introduction of functional lighting in specific areas of the building internally, easily controlled, modern and fun. • Existing M&E systems are inefficient and expensive to run and are in need of modernisation, therefore WAC would like to explore a wide range of sustainable initiatives and alternative green technologies. • Any final redevelopment proposals should endeavour to achieve BREEAM very good standard or at the very least a good standard and at the same time recognising the financial impact of delivering BREEAM for the renovation of a listed building. 	<ul style="list-style-type: none"> • The heating system is to be overhauled. • The existing boiler is to be replaced. • Lighting systems are to be upgraded. • Electrical wiring and circuitry installations is to be clearly defined and reliable. • Functional lighting to be proposed in all areas. • Energy efficiencies to be sought throughout. • BREEAM 'Excellent' to be targeted for later design stage development.

Design Brief Checklist of Option 9 - Internal

Security & IT	Option 9 Design Response
<p>There are no special requirements for building security (fine art security). However, the client has recently upgraded their CCTV systems in line with current licensed premises requirements and so any additional CCTV coverage in remodelled or newly created spaces will need to be compatible. Likewise, IT installations will need to be reviewed. Door and window security improvements to the front façade will also be required.</p>	<ul style="list-style-type: none"> • Any additional CCTV coverage to be remodelled to suit the newly created spaces will need to be compatible. • All IT installations to be reviewed through detailed design stages. • Door and window security improvements to all perimeter façades
Operational Considerations	Option 9 Design Response
<p>The WAC is a large building with many different levels and spaces, currently moving large or heavy items requires either manually handling up and down stairs or using the existing passenger lift if the item fits</p> <p>Currently, there is difficulty in taking delivery of and moving large pieces of theatrical equipment through the existing side entrance and down to the basement area Market Theatre.</p> <p>Therefore, WAC wish to explore the possibility of making deliveries and moving equipment within the building easier and more efficient for staff. One possible solution, it technically possible, is the installing of a cargo lift so that deliveries can be taken easily at the front of the building and moved safely to the basement level or indeed throughout the building.</p>	<ul style="list-style-type: none"> • Addition of lift at central core that has doorsets front and back of carriage to allow access to the wing dock from front of house and ground floor areas. • New heating systems • Improved visitor flow so that people can access and egress without walking over stage. • Introduction of general lighting for other events such as conferences, meetings etc,

Design Brief Checklist of Option 9 - An additional space

An Additional Space	Option 9 Design Response
<p>WAC would like to investigate the provision of an additional, multi-functional space to the rear of the building above the Market Theatre as part of this feasibility study. This additional space would allow WAC to expand its range of activities.</p> <p>WAC would like the appointed design team to provide innovative, high level concept illustrations and budget costs which can aid future discussions with key stakeholders, potential funders and the local community. This investigation should confirm if such as space is feasible from a design, structural and building services perspective.</p> <p>WAC consider that this additional space should provide the following:</p> <ul style="list-style-type: none"> • An ambient comfortable space exploiting the views over the River Wye that will encourage people to stay after a performance/film or just visit as a place of destination to relax and enjoy a drink and also, “in the bar” performances. • A flexible space that can be used for meetings, workshops, small conferences space doubling up as small performance space. for open mic nights, comedy club, jazz club, piano bar etc. • A balcony- with external seating area. • Easy access from other internal areas of the building. 	<ul style="list-style-type: none"> • Rooftop riverside extension over Market Theatre can be created in an Enhanced version of Preferred Option 9 re-instating the original concept of the ‘Assembly Rooms’ for craft & food fairs, festivals, and pop ups. • This will be a flexible ‘open plan’ space, which can be used for meetings, workshops, small conferences space, also doubling up as a Performance or Community space. • Canopied external terrace to West, North, and East elevations. • Access directly from new central core at same level as the entrance lobbies to Cinema Studios 2 & 3

Option 9 - SWOT analysis

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • Extended public spaces on ground floor allowing for higher secondary spend • Space adaptable for community/private hire/ corporate use • Better access – lift • Basement area public use increased – seating/ facilities • 3 screens – one large (159) two smaller (75 approx.) • Better entrance from street – building welcoming and more open • Glazed – creates sense of arrival at centreline • Assembly Rooms - creating riverside aspect • Smaller cinemas more intimate for smaller audiences • Events area behind Market Theatre seating 	<ul style="list-style-type: none"> • Security of open space • Potential loss of small scale intimate feel of current bar • Staffing for additional space – impact on budget • Entrance still on busy crossing with no pedestrian crossing • Separate box office/bar – staffing
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • Ground floor space flexible for multi-use and increased use for community, private hire and corporate • Sponsorship/naming opportunities for different space – cinemas/basement bar/roof space • Ability for further capital development to increase business • Foyer space use for smaller events/bar gigs/ exhibitions/craft fairs 	<ul style="list-style-type: none"> • New capital development nearby e.g. Powys Dance • Reduction/plateauing of audiences for satellite broadcasts

PUBLIC CONSULTATION OF OPTION 9

Public Presentation

Midway through the feasibility study, we revealed the work to date to the community at a presentation on Wednesday 19th September. This marked the opening of a 3 week exhibition in the Gallery where members of the public were invited to leave comments and feedback.

Questions raised on the evening:

1. New Entrance, how will weather affect it?
2. Dangerous road, can we change levels?
3. Design pretty dramatic, will the building have to close and if so for how long?
4. Excellent idea, will the performance space be changed? The extension on the roof, could there be a better join?
5. West front, arched windows, would we be retaining this feature, and would the awnings be permanent? Could the glass building be designed to reflect the original building more?
6. Are we going to get the money for this?
7. Congrats on the forward thinking, innovative project. Building the office space would be a waste of the view up the river. Likes the idea of opening up the foyer. Flow of people outside of the building – screen to stop people crossing on the corner, close off the flower bed, narrow the road outside of Cribbs Clothing. (all comments by Jeremy Pugh, Builth CC)
8. What wonderful plans, so impressed. Are we going to publish plans for people to see?



Public Presentation - Wednesday 19th September

Public Exhibition Boards

Wyeside Works Project - new Main Entrance

INTRODUCTION

Wyeside Arts Centre has been undertaking a feasibility study to help plan the future development of the building. The study has been carried out by the Wyeside Arts Centre Development Trust. The Trust is a charitable organisation which is committed to the development of the building and the surrounding area.

We are looking to identify innovative ways to increase facilities for the arts, introduce an additional income stream and create a new public space which can be used for a variety of community activities.

At each Wyeside Arts Centre is on the site of a radical transformation. Its future possibilities are being explored through the Wyeside Government Grant Commissioned Architecture Plan for the Development and the Wyeside Arts Centre Plan. This plan is also being developed by the Trust.



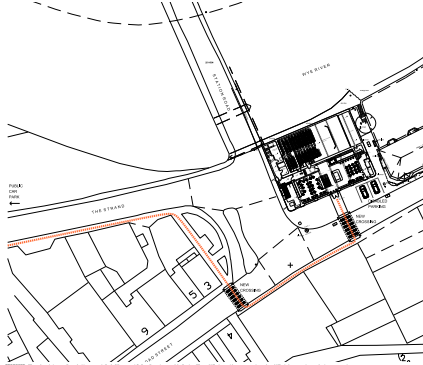
ARCHITECTURE OFFICE

By the Arts Centre, the building has been an increasingly prominent feature in the local landscape. The building has been a focal point for the community and has been a source of pride for many years.

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Street Level - new Foyer, Bar & Studio

NEW FOYER & BAR AREAS

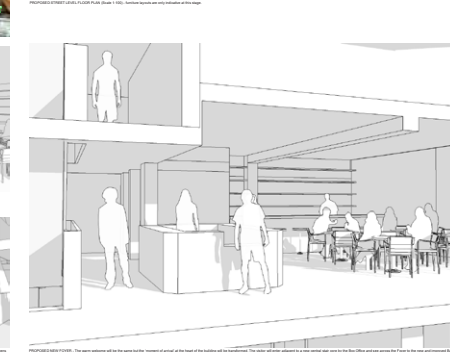
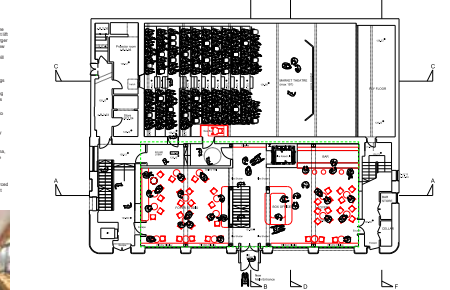
The addition is to open up the ground floor, which has been closed to create a new 'ground floor' space. The new space will be used for a variety of community activities and will be a focal point for the community.

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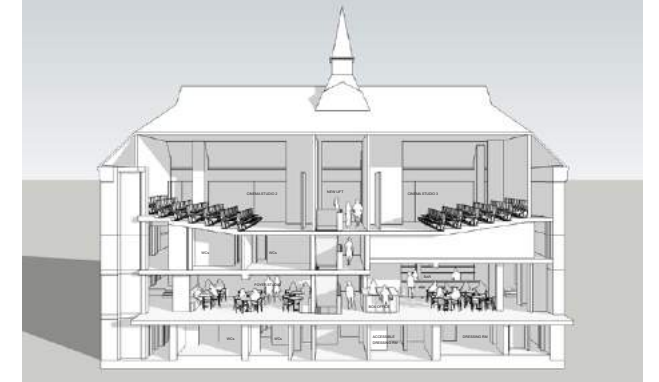
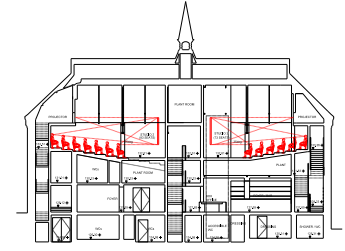


Public Exhibition Boards - new Opportunities everywhere

NEW CATERING AND RETAIL OFFERING

The plan envisages a significant upgrade from space which will facilitate the following:

- Catering and retail space for events and community activities.
- New coffee and cafe to sit or stand and take refreshment on-site or off-site.
- New retail space for community activities and products.
- The introduction of interesting 'shop window' displays on the front facade of the building.



Public Exhibition Boards

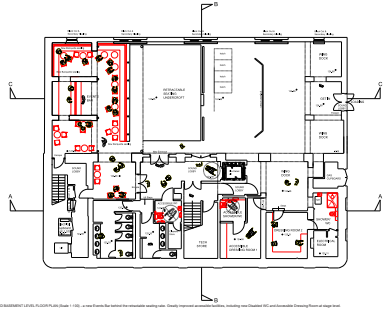
Basement - new Events Bar & Back of House

MARKET THEATRE - BASEMENT AREA - INCREASED PUBLIC USE

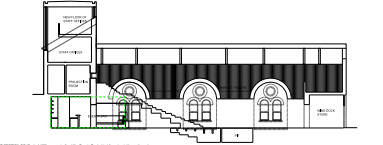
- Revised plans to increase the possibility of providing lift access to the basement between the Market Theatre existing and the surrounding basement areas to facilitate the use of the basement space for the theatre and for public use with a view to the long term of the building.
- A new Reception in existing bar area to provide lift to the ground level and to provide the means to provide lift to the ground level.
- An improved bar offering with attractive, interesting seating and more open seating in a more relaxed and informal setting.
- The possibility of a new bar.
- The possibility of a new bar.

IMPROVED TOILETS, DRESSING ROOMS & CIRCULATION SPACES

- All Dressing Rooms will be replaced with Ensuite Shower and WC facilities.
- All Dressing Rooms will be replaced with Ensuite Shower and WC facilities.
- A new Accessible Changing Room to provide a change room with a CDIA compliant shower and WC facility.
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- Improved bar offering with attractive, interesting seating and more open seating in a more relaxed and informal setting.
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PROPOSED BASEMENT PLAN (Scale 1:100) - Shows layout for the basement area, including the bar, reception, and circulation spaces.



PROPOSED SECTION (Scale 1:100) - Shows vertical layout for the basement area.



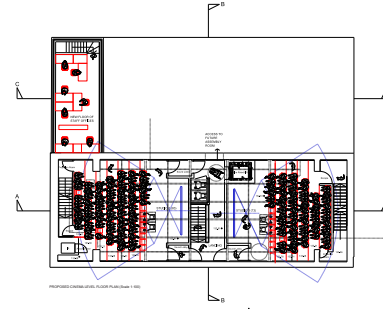
First floor - Cinema Studio 3 & Staff Offices

THE EVOLUTION OF MODERN CINEMA AT WYSESIDE

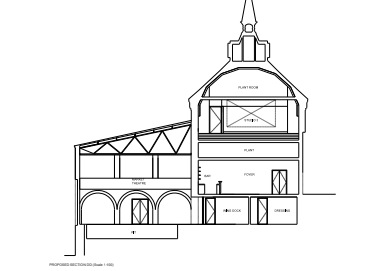
At the end of the 19th century, cinema was a new and exciting form of entertainment. The first cinema was built in London in 1895. The first cinema in Dublin was built in 1901. The first cinema in the City Centre was built in 1911. The first cinema in the City Centre was built in 1911. The first cinema in the City Centre was built in 1911.

A NEW THIRD CINEMA SPACE

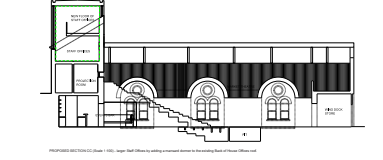
Following the success of the cinema, the city of Dublin has seen a number of new cinema spaces. The first cinema in the City Centre was built in 1911. The first cinema in the City Centre was built in 1911. The first cinema in the City Centre was built in 1911.



PROPOSED FIRST FLOOR PLAN (Scale 1:100) - Shows layout for the first floor, including the cinema studio and staff offices.



PROPOSED SECTION (Scale 1:100) - Shows vertical layout for the first floor.

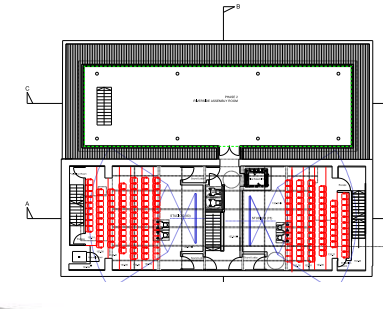


PROPOSED FIRST FLOOR PLAN (Scale 1:100) - Shows layout for the first floor, including the cinema studio and staff offices.

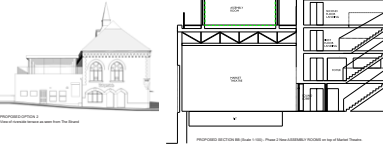
Potential Phase Two - Assembly Rooms

AN EXISTING NEW ROOFTOP RIVERSIDE SPACE POSSIBLY IN THE FUTURE

- An existing, controlled space existing above the River Way that will provide a new and exciting space for the city.
- A new space that will provide a new and exciting space for the city.
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PROPOSED PHASE TWO PLAN (Scale 1:100) - Shows layout for the potential phase two assembly rooms.



Public Consultation Feedback

Respondent 1

- Would be nice to have the assembly space.
- I like the new gables idea.
- New road crossing essential.
- Using the new main entrance would be more accessible and impressive (rather than awkward, small side entrance).
- Foyer is very small, often over crowded. Could the centre pillar be removed?
- Love the idea of a cellar bar behind the raked seating.
- Be a shame to lose the grand staircase.
- I like the idea of blending foyer/gallery (coffeeshop).
- Should keep the style of the building (arches, circles not square).
- Should feel generally authentic, welsh not just hipsterish.
- The whole point of a cinema is that it's a big screen, if it feels just as intimate and cosy as a film on the sofa at home, why not stay at home.
- If adding an extension, it should compliment the buildings original shape not just an add on square.
- Rooftop café sounds lovely.

Respondent 2

- Energy efficient/renewable energy to help running costs. EG photo voltaic on roof or adjacent building? Specialist advice available on those issues if required.
- Other uses during day to improve income in new spaces, rentable space etc, shared facilities.
- Sponsor a brick fundraising campaign?
- HLF discussion based on proposals and under heritage learning outcomes and Big Lottery.
- Agree with the better use of the river frontage

Respondent 3

- Amazing Plans – just hope you get the funding
- Will there be a kitchen/food prep area for phase 2 Assembly rooms? (love the idea of calling it this).
- Please keep the original door, somewhere in the building.
- Try and keep something open – I remember when it was closed in the 70's and it was a great lose to the town.

Respondent 4

- Enjoyed the presentation. Lots of “food for thought”. It's a huge mountain to climb as far as funding is concerned. No evidence of Welsh, so do hope it will be a bilingual venue. (no welsh forms to fill in).
- Keen to see the windows back in the front, love the upstairs.
- Great idea to reduce the size of the cinema, hope you can save the chairs as they were expensive not so long ago.

Respondent 5

- People will not use two road crossings when there is a shorter route.
- Agree that the current facilities for the disabled and bar and kitchen need refurbishment.
- The town already has a large performance hall in the strand!
- Suggest high end restaurant for the new area above the Market Hall.
- No mention of discussion with WG re Built By Pass.
- Generally, support the proposed changes.
- Is there still a flood issue with the building?

Respondent 6

- I don't have practical comments. The proposals were so interesting and impressive. Already you have improved my experience at Wyeseide, but these plans will make it even better. I remember coming here sometimes and being one of half a dozen in the audience, whereas now I have to book well in advance. I suspect it's video live which has achieved this, but the new proposals are exciting and superb. Congratulations!

Respondent 7

- Very interesting proposals. Very supportive of splitting the castle cinema into two having attended films with very small audiences.
- New Foyer – would like to see the building with a glass conservatory (similar to the Metropole in Llandod). People enjoying sitting “outdoors” and watching the world outside. This would enhance the building, bring more light into the building.
- I like the idea about the additional room on the roof of the Market Theatre. However I'm concerned that lift and access are robust enough to move items up and down the building, especially heavy items like chairs, tables and other materials. Thought also needs to be given as to how to serve this room to ensure that its use can be maximised.

Public Consultation Feedback

Respondent 8

- The presentation was excellent. The concept of grounding the building in its history and relevance in the town is well founded. The idea of making the revised building a focal point for civic activities once again will be crucial to its success. A part of that which may need further thought would be how to ensure that there is space for artists and crafts people to operate so as to generate a further income stream. This would encompass all artists to make the Wyeseide an inclusive arts centre.

Respondent 9

- An excellent presentation. I particularly liked the balance struck between respect for the building's history and imaginative ideas for the future. I can see clearly a delightful "new" Wyeseide. Details need to be worked through, of course, but I liked it all!

Respondent 10

- Taking this from a "Town" perspective. Builth Wells needs to be promoted to bring people and money in, to avoid further closed shops and to give the place a character as a place worth travelling to. That is not the job of the Wyeseide but this project throws open that issue. Wyeseide should not be a project alone but should invite the Town and its businesses, clubs, voluntary services and interests groups to join in??
- The plans for the building are impressive especially the use of space to attract an increase of visitors and thereby revenue.
- The capital plans and proposals were all plausible and creative, hopeful for finance, will development within the constraints of planning permissions and architects imagination.
- My concern is about how the eventual building will be marketed and will attract usage and revenue. Without a plan for on-going revenue, we will end up with a

great building in search of a role and reason, much as another building in Builth Wells, funded by Welsh Government, launched by Royalty and then what - a white elephant! No-one running it. No revenue commitment, no management!!!

- Revenue and sustainability must be an essential part of the current planning! Don't get hooked by an Architects dream?!
1. I very much like the idea of the Wyeseide returning to the Market place, with franchised space on a short or longer term basis but is it feasible? Who would want to franchise and why? The current "Market Place" is on the Groe, The White Horse car park and the Fish/Meat stall in The Strand. All would need to be engaged and consulted along with an exploration of interest of other craft and food sellers in Builth and from outside. I think there might be potential to develop something along the lines of Hay market with cafe facilities and perhaps the Wyeseide organising entertainments. Then - good marketing? Events attract public - not just what they can get everyday but a day out or a reason to travel a distance for a good experience. Builth Wells has a very small population and must attract people in. Try the Market Place + theatre / workshops, children' entertainment, shop, cinema and cafe, link with a local cafe(s), Builth Wells Community Support, and Llanwrtyd Community Transport, the School as part of any community service experience for pupils as volunteers, business courses locally to provide marketing projects, information days, health days, exercise sessions with the Leisure Centre and Glan Irfon, etc. Experiment.

Something I have never understood is that when 10's of thousands of people visit the area, Wyeseide shuts?????

What could the relationship with RWAS be?

The planning project must link capital plus revenue/ sustainability considered as one. Consultation with current and potential providers should be an equal priority.

2. Repeating but from the Town's view, what effect will the development have on the Town and the current businesses of the Town? There was no reference to this in the consultation but it needs to be part of the current planning and done sensitively. There are many cafes been allowed to develop in the Town and some food providers. Few are open every day and even fewer in the later evenings. A frustration is that at times of RWAS events, is that most food providers stop at 21.00 hrs. After that, Takeaway or Bilash and good for them! In my personal view, standards are not always so good. The Wyeseide development will or might increase competition further. How will it compete or how will it compliment what is already provided? Needs to be part of the consultation and planning.
3. The Strand Hall!!!!???? In my view a complete waste of the Town's money, granted and loaned from WG Grant and Precept!!! We do not need two major venues in a small Town. The idea that the Town Council might meet at the Wyeseide shows a degree of naivety based on lack of knowledge of local politics (with a small "p") and historical sensitivities. I would guess it might be for the Wyeseide to have the opportunity to hire a larger venue for large events, in partnership? But only if the Wyeseide has the potential to do so.
4. Beware but make the connection and engagement with the Town Council as part of the initial plan. Seek to collaborate. At some time, the Town should work cooperatively.
5. I think that the relationship between the Wyeseide and and Town Council needs to be addressed with willingness on both sides. This Town needs to be branded, needs to find events that attract people and

Public Consultation Feedback

needs a cooperative approach from the Town Council, Trade of Commerce and independent businesses and voluntary organisations. Best of luck but they need to be encouraged to join in. What vision do they have to incorporate the Wyeside development into their plans for the future of the Town? (if they have any?)

It is hard to say but some organisation needs to lead the development of the Town. Unfortunately, in my experience, this is not the Town Council, nor the Trade of Commerce. Again, unfortunately, this project leads the Town and needs the Town behind it. for its own success. How?

6. With regard to the Plan, consider that the front of the Wyeside should have the opportunity for safe drop-off for people with a disability, rather than be occupied by a few parked, Blue Badge holders. There will not be enough room for all to attend events. Drop off is more important than parking, given the limited front space.
7. The crossing arrangements make a lot sense and are overdue. Preferably via the path by the Bank.
8. Everything relies on the Wyeside's ability to attract visitors, its programme, its use of more Screens, its marketing and selling to the community and surrounds. (for example, I attended some time ago, a brilliant one man live performance based on a Liverpool Supporter who ended up, by accident, in the Owner's box. There were very few people attending and I would guess, no marketing to the Football Clubs surrounding as no local Footballers!).

Respondent 11

- Wonderful! I can't wait for it to happen.

Respondent 12

- I think these ideas are wonderful. I fully support the new crossings to make getting to Wyeside Safer. The new Assembly Room would be stunning – we need to make more use of the river!
- All in all, very thoughtful and inclusive ideas. I do hope we will be able to go ahead with them.

Respondent 13

- A great idea but please ensure that all builders, architects, quantity surveyors and painters on the renovation come from Powys. This project must employ LOCALS if it is to succeed.



Public Exhibition - September - October 2018

Consideration of Phasing

Business continuity and the ability to phase the scheme if funding was not available in a single tranche were important considerations.

Phase 1A (12months) : The existing Foyer would remain open and accessible. The Market Theatre would be accessed via the existing lift and the west staircase. The Castle Cinema would remain open but in a shorter raked temporary format whilst Studio 3 was formed. The central staircase would close in order to allow for the new core to be built. The Gallery would be converted to the new Foyer & Bar. The Mezzanine WCs would be refurbished whilst the public would use the existing WCs on the Lower Ground Floor. The new Mezzanine plant Room would be built under the new rake to Studio 3.

Phase 1B (9months) : The east side of the new building, including Studio 3 and the new Foyer Bar, would re-open whilst the remaining west side then undertook its own remodelling. The Market Theatre would be accessed via the new lift and staircase. The Mezzanine WCs would reopen and allow for the lower ground WCs to be refurbished.

Phase 1C (4months) : With the majority of the existing building reopening, there would now be an opportunity to form the new Events Bar and Balcony Box.

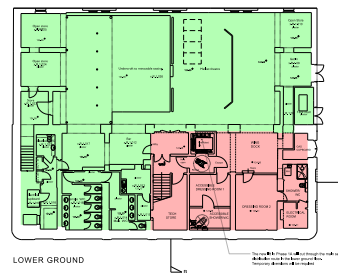
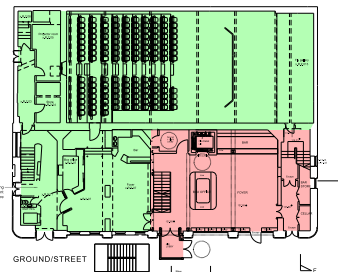
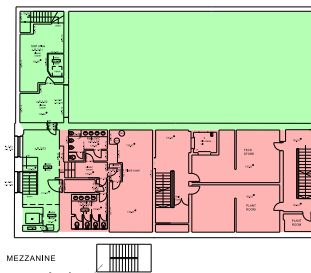
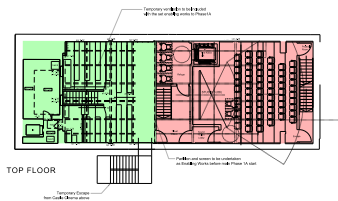
Phase 2A & 2B (15months) :The formation of the new roof and Assembly Room over the Market Theatre.

Conclusion

Setting aside the issues of disruption, noise and managing a building where public and contractor are adjacent, the estimated overall programme of 40months and the preliminary and inflation costs of £1.2million to enable such a phased sequence made this approach prohibitively expensive and damaging to the organisation.

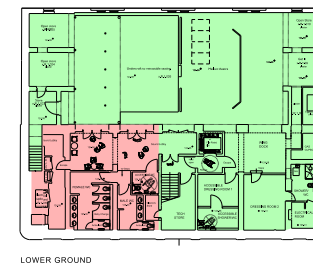
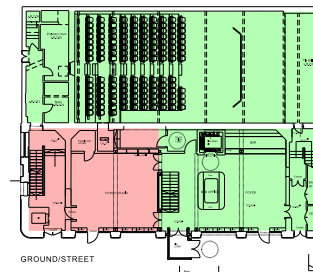
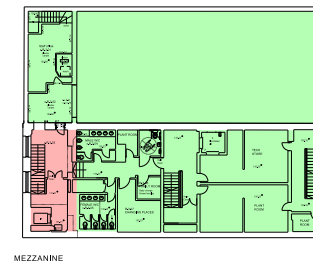
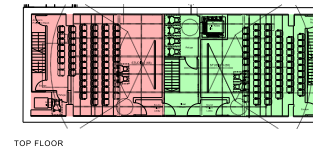
By comparison, done in a single phase, the works could be completed in 18months.

Phase 1A



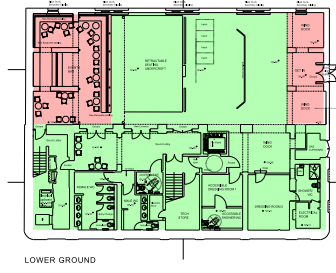
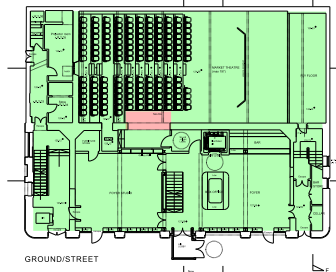
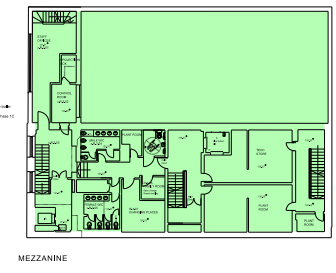
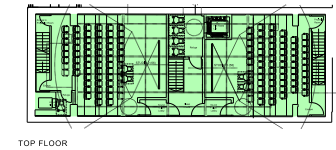
Phase 1A

Phase 1B



Phase 1B

Phase 1C



Phase 1C

In the diagrams above, Green is public areas and Red is contractor areas.

COST ANALYSIS

Cost analysis of Option 9 and variants 10, 11 & 12

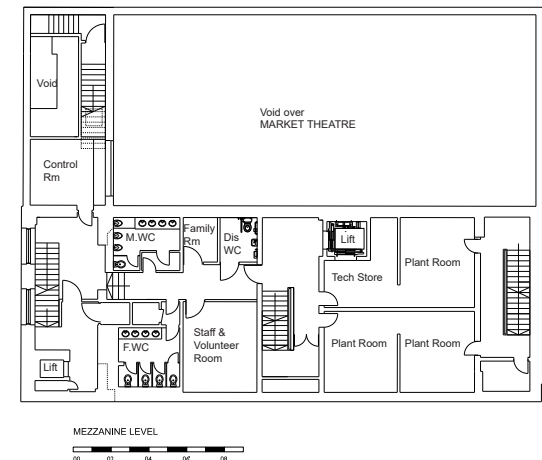
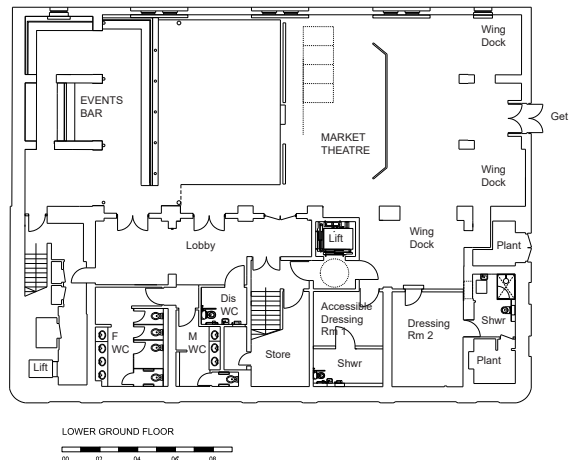
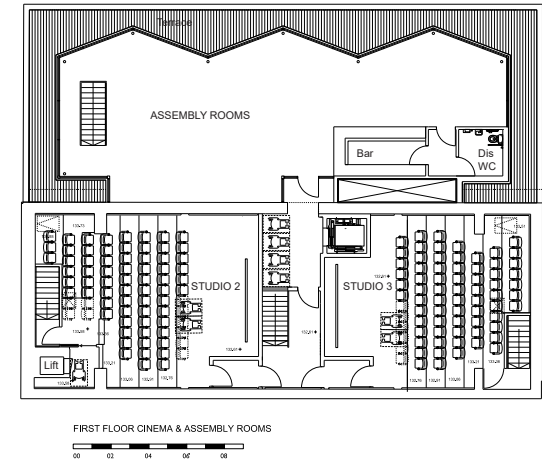
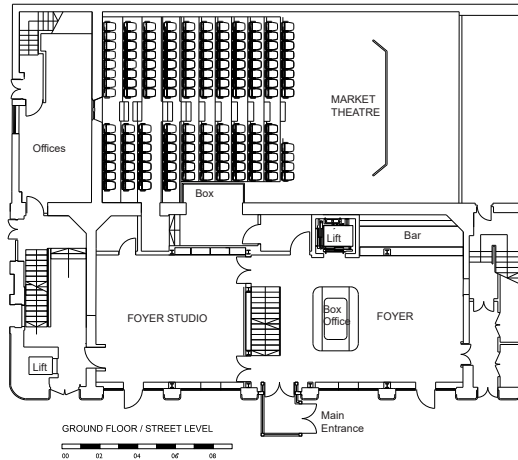
The public consultation was extremely useful in validating the brief and creating a genuine buzz in the community for the opportunity now in front of them. What became clear from this process was that the Assembly Rooms, despite being presented as a potential 'optional extra' to the core scheme, had seized the imagination of the public, who saw it as being essential to creating an landmark project that would underpin a sustainable future for Wyeside Arts Centre.

In partnership with the Steering Group, Option 9 was sense checked against the original brief and found to be fully compliant. In terms of cost planning, having established the outer limit of the 'all-in' scheme, we then went through a process of understanding how the requirements might be delivered for less capital investment, investigating the implications of reduced scope or intervention. In the following pages we summarised that research.

Option 9 - 'All-in' Fully Compliant Scheme

This was similar to the scheme which was presented to the community in September but it now accommodated their comments and benefited from more specialist design team input with the following amendments:

- Direction of Main Entrance lobby revised to avoid the prevailing wind.
- Ground Floor Back of House converted to new Staff Offices.
- Open plan Foyer achieved without need of large fire shutter.
- Market Theatre Balcony Box enlarged to allow for two wheelchairs with associated carers
- Mezzanine Family Room reduced in size and Volunteer Staff Room created.
- Cinema seat numbers increased by digital hubs in lieu of projector rooms.
- Assembly Rooms added to scheme as single phase of work with built in Bar/Servery and Disabled WC.



Cost Summary:

- Net Construction Cost £3,584,304
- Preliminaries(18 months) £630,000
- Inflation £273,930
- Contingency £448,800
- Contractor's Overheads & Profits £320,870
- Total Estimated Construction Cost (excluding VAT, Risks & Fees) = **£5,258,000**
- Build rate £3,230/m2

Option 9 - Executive Cost Summary

Wyeside Arts Centre, Builth Wells Option 9 - Order of Cost Estimate 2RR 29 October 2018						
		GFA		1,586.00	m2	AECOM
5.0	Executive Summary	Main Building	Theatre	Riverside Assembly Room	Total	Comments
	Temporary works (Scaffolding, Access etc)	30,000	132,000	10,000	172,000	
	Demolitions & Alterations	299,499	74,520		374,019	
	New Works to Existing					
	Substructure	27,414	-	-	27,414	
	Superstructure	361,586	185,470	310,660	857,716	
	Internal Finishes	303,742	59,030	28,830	391,602	
	Fittings, furnishings and equipment	148,080	15,500	12,000	175,580	
	Sanitary Fittings, Specialist Installations, Lift	362,960	184,050	12,300	559,310	
	External works	23,100	0		23,100	
	M&E Services Installations					
	Mechanical and Electrical Services				912,330	
	Builders work in connection (7.5% due to thickness of walls etc)				68,425	7.5%
	Testing and commissioning (2.5%)				22,808	2.5%
	Sub-total	1,556,384	650,570	363,790	3,584,304	
	Preliminaries - 18 months @ £35k per month				630,000	
	Sub-total				4,214,300	
	Inflation - BCIS Tender Price Index				273,930	6.5%
	Construction 18 months - Commencing 1Q2020					
	Sub-total				4,488,230	
	Contingency				448,800	10%
	Sub-total				4,937,030	
	Contractor's Overheads and Profit				320,870	6.5%
	TOTAL ESTIMATED CONSTRUCTION COST (excluding VAT) INCLUDING CONTINGENCY, BUT EXCLUDING RISKS.				£ 5,258,000	£/m2 GFA £3,315.26
	Preliminary Allowance for Fees from Stage 3 to Stage 6				£683,578	13%

Wyeside Arts Centre, Builth Wells Option 9 - Order of Cost Estimate 2RR 29 October 2018				
		AECOM		
6.0	ELEMENTAL COST SUMMARY - Main Building	Main Building and Events Bar Element Costs	Main Building and Events Bar Total (£)	Comments
	Temporary works	30,000	30,000	
	Demolitions & Alterations	299,499	299,499	
	New Works to Existing Building			
	Substructure	27,414	27,414	
	Superstructure			
	Frame	66,365	66,365	
	Upper floors	39,680	39,680	
	Roof	1,855	1,855	
	Stairs	62,750	62,750	
	External walls	0	0	
	Windows and external doors	76,350	76,350	
	Internal walls and partitions	50,101	50,101	
	Internal doors	64,485	64,485	
	Internal Finishes			
	Wall finishes	134,386	134,386	
	Floor finishes	68,492	68,492	
	Ceiling finishes	100,864	100,864	
	Fittings, Furnishings & Equipment	148,080	148,080	
	Services Installations			
	Sanitary installations	52,100	52,100	
	Mechanical installations - see Executive Summary			
	Electrical installations - see Executive Summary			
	Specialist installations	185,860	185,860	
	Lift installations	125,000	125,000	
	BWIC MEP	See Exec Summary	See Exec Summary	
	Testing/commissioning	See Exec Summary	See Exec Summary	
	External works			
	Site preparations	5,250	5,250	
	Roads and paving	17,850	17,850	
	Pelican crossings	NIL	NIL	
	Walls and fencing	0	0	
	Landscaping	0	0	
	Street furniture/bollards/lighting	0	0	
	External signage	0	0	
	Drainage	0	0	
	Service mains	0	0	
	Upgrade incoming elec capacity	0	0	
	BWIC	0	0	
	Public Artworks	0	0	
	Sub-total	1,556,384	1,556,384	
	Preliminaries - See Executive Summary	0	0	
	Sub-total	1,556,384	1,556,384	
	Design Development/Risk/Contingency - See separate Risk Register	0	0	
	Sub-total	1,556,384	1,556,384	
	Inflation - See Executive Summary			
	TOTAL ESTIMATED CONSTRUCTION COST	1,556,384	1,556,384	

Option 9 - Executive Cost Summary

Wyeside A Wyeside Arts Centre Phase 2 Option 9 - Order of Cost Estimate 2RR 29 October 2018 Theatre		
	GIFA	260 m2
7.1 Cost Summary - Theatre	Cost £/m2	Total £
Temporary Works, Scaffolding etc		132,000
Demolitions & Alterations		58,200
Frame		74,520
Roof		56,000
Staircases		1,300
External Walls		46,600
Internal Walls and Partitions		2,200
Internal Doors		4,850
Wall Finishes		2,100
Floor Finishes		27,070
Ceiling Finishes		29,860
Fixtures and fittings		15,500
Specialist Installation		184,050
Mechanical and Electrical Services installations - see Executive Summary		-
BWIC MEP - See Executive Summary		
TOTAL CONSTRUCTION COST - THEATRE AND OFFICES	2,439.42	£634,250

Wyeside Arts Centre, Builth Wells Option 9 - Cost Estimate Nr 1 29 October 2018 Riverside Assembly Room		
	GIFA	190 m2
8.1 Cost Summary - Riverside Assembly Room	Cost £/m2	Total £
Temporary Works, Scaffolding etc	52.63	10,000
Frame	183.16	34,800
Upper Floors	132.63	25,200
Roof (Inclg Terrace)	622.89	118,350
Staircases	8.21	1,560
External Walls, Windows and Doors	604.47	114,850
Internal Walls and Partitions	63.16	12,000
Internal Doors	20.53	3,900
Wall Finishes	22.63	4,300
Floor Finishes	59.74	11,350
Ceiling Finishes	69.37	13,180
Fixtures and fittings	63.16	12,000
Sanitary Installation	14.74	2,800
Specialist Installations	50.00	9,500
Mechanical and Electrical Services installations - see Executive Summary		-
BWIC MEP - See Executive Summary		
TOTAL CONSTRUCTION COST - RIVERSIDE ASSEMBLY ROOM	1,967.32	£373,790

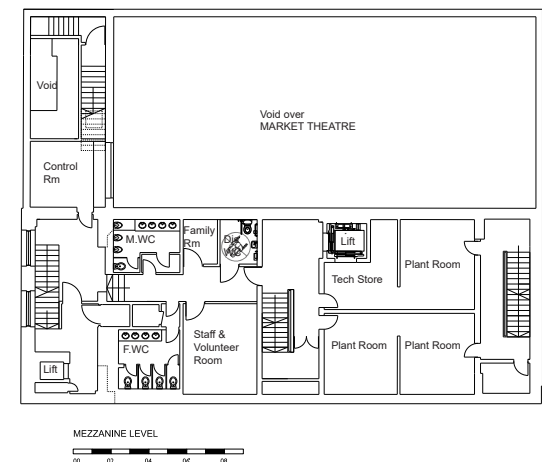
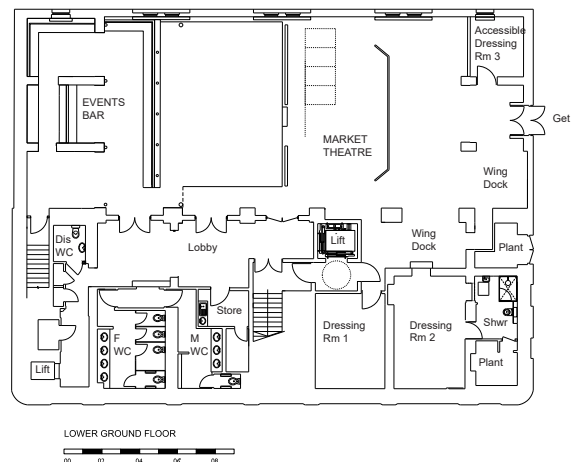
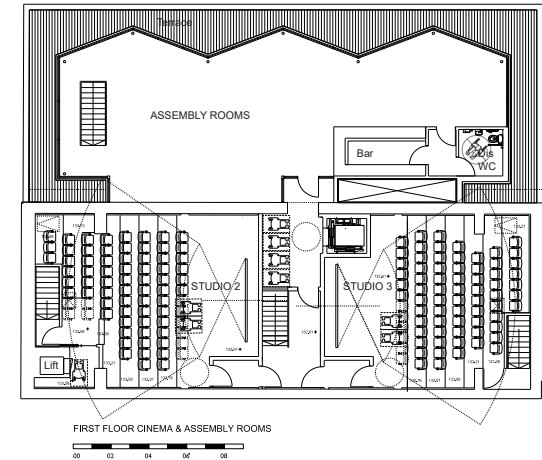
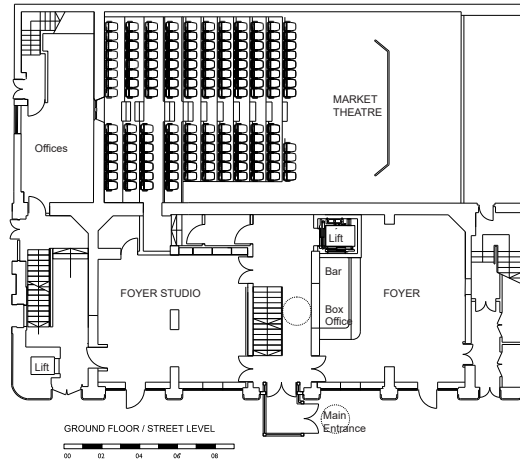
Option 10 - Less Structural Scheme

This was a reduced version of Option 9 , which was structurally involved insofar as:

- All lower ground floor slabs and stepped thresholds remain as existing resulting in the Accessible Dressing Room being a simple enclosed room without Shower or WC facilities, which is Stage Right of the Get-in.
- Lower ground floor Disabled WC remains in existing location.
- Ground floor Entrance Hall not open plan to the Foyer Bar. Existing walls kept in situ with more modest openings made.
- Market Theatre Balcony Box omitted.

Cost Summary:

- Net Construction Cost £3,476,130
- Preliminaries(18 months) £630,000
- Inflation £266,900
- Contingency £437,300
- Contractor's Overheads & Profits £312,670
- Total Estimated Construction Cost (excluding VAT, Risks & Fees) = **£5,123,000**



Option 10 - Executive Cost Summary

Wyeside Arts Centre, Buih Wells Order of Cost Estimate 3 - Option 10 1 November 2018					
GFA 1,586.00 m2 AECOM					
5.0 Executive Summary - Option 10	Main Building	Theatre	Riverside Assembly Room	Total	Comments
Temporary works (Scaffolding, Access etc)	30,000	132,000	10,000	172,000	
Demolitions & Alterations	279,750	74,500	-	354,250	
New Works to Existing					
Substructure	8,404	-	-	8,404	
Superstructure	349,206	187,200	292,700	829,106	
Internal Finishes	291,418	59,700	28,800	379,918	
Fittings, furnishings and equipment	143,080	16,400	12,000	171,480	
Sanitary Fittings, Specialist Installations, Lift	337,960	184,050	12,300	534,310	
External works	23,100	-	-	23,100	
M&E Services Installations					
Mechanical and Electrical Services				912,330	
Builders work in connection (7.5% due to thickness of walls etc)	7.5%			68,425	
Testing and commissioning (2.5%)	2.5%			22,808	
Sub-total	1,462,921	653,850	355,800	3,476,130	
Preliminaries - 18 months @ £35k per month				630,000	
Sub-total				4,106,130	
Inflation - BCIS Tender Price Index	6.5%			266,900	
Construction 18 months - Commencing 1Q2020					
Sub-total				4,373,030	
Contingency	10%			437,300	
Sub-total				4,810,330	
Contractor's Overheads and Profit	6.5%			312,670	
TOTAL ESTIMATED CONSTRUCTION COST (excluding VAT) INCLUDING CONTINGENCY, BUT EXCLUDING RISKS.				£ 5,123,000	£/m2 GFA £3,230.14
Preliminary Allowance for Fees from Stage 3 to Stage 6	13%			£666,028	

Wyeside Arts Centre, Buih Wells Order of Cost Estimate 3 - Option 10 1 November 2018			
AECOM			
6.0 ELEMENTAL COST SUMMARY - Main Building	Main Building and Events Bar Element	Main Building and Events Bar Total (£)	Comments
Temporary works	30,000	30,000	
Demolitions & Alterations	279,750	279,750	
New Works to Existing Building			
Substructure			
Substructure	8,404	8,404	
Superstructure			
Frame	61,365	61,365	
Upper floors	39,050	39,050	
Roof	1,855	1,855	
Stairs	61,000	61,000	
External walls	0	0	
Windows and external doors	76,350	76,350	
Internal walls and partitions	45,101	45,101	
Internal doors	64,485	64,485	
Internal Finishes			
Wall finishes	121,886	121,886	
Floor finishes	68,668	68,668	
Ceiling finishes	100,864	100,864	
Fittings, Furnishings & Equipment	143,080	143,080	
Services Installations			
Sanitary installations	27,100	27,100	
Mechanical installations - see Executive Summary			
Electrical installations - see Executive Summary			
Specialist installations	185,860	185,860	
Lift installations	125,000	125,000	
BWIC MEP	See Exec Summ	See Exec Summary	
Testing/commissioning	See Exec Summ	See Exec Summary	
External works			
Site preparations	5,250	5,250	
Roads and paving	17,850	17,850	
Pelican crossings	NIL	NIL	
Walls and fencing	0	0	
Landscaping	0	0	
Street furniture/bollards/lighting	0	0	
External signage	0	0	
Drainage	0	0	
Service mains	0	0	
Upgrade incoming elec capacity	0	0	
BWIC	0	0	
Public Artworks	0	0	
Sub-total	1,462,921	1,462,921	
Preliminaries - See Executive Summary	0	0	
Sub-total	1,462,921	1,462,921	
Design Development/Risk/Contingency - See separate Risk Register	0	0	
Sub-total	1,462,921	1,462,921	
Inflation - See Executive Summary			
TOTAL ESTIMATED CONSTRUCTION COST	1,462,921	1,462,921	

Option 10 - Executive Cost Summary

Wyeside A Wyeside Arts Centre Phase 2 Order of Cost Estimate 3 - Option 10 1 November 2018 Theatre		
	GIFA	260 m2
7.1 Cost Summary - Theatre	Cost £/m2	Total £
Temporary Works, Scaffolding etc		132,000
Demolitions & Alterations		58,200
Frame		74,500
Roof		56,000
Staircases		1,300
External Walls		46,600
Internal Walls and Partitions		2,950
Internal Doors		5,850
Wall Finishes		2,350
Floor Finishes		27,300
Ceiling Finishes		30,050
Fixtures and fittings		16,400
Specialist Installation		184,050
Mechanical and Electrical Services installations - see Executive Summary BWIC MEP - See Executive Summary		-
TOTAL CONSTRUCTION COST - THEATRE AND OFFICES	2,452.12	£637,550

Wyeside Arts Centre, Builth Wells Order of Cost Estimate Nr 1 1 November 2018 Riverside Assembly Room		
	GIFA	190 m2
8.1 Cost Summary - Riverside Assembly Room	Cost £/m2	Total £
Temporary Works, Scaffolding etc	52.63	10,000
Frame	183.16	34,800
Upper Floors	132.63	25,200
Roof (Inclg Terrace)	528.16	100,350
Staircases	8.42	1,600
External Walls, Windows and Doors	604.47	114,850
Internal Walls and Partitions	63.16	12,000
Internal Doors	20.53	3,900
Wall Finishes	22.63	4,300
Floor Finishes	59.74	11,350
Ceiling Finishes	69.21	13,150
Fixtures and fittings	63.16	12,000
Sanitary Installation	14.74	2,800
Specialist Installations	50.00	9,500
Mechanical and Electrical Services installations - see Executive Summary BWIC MEP - See Executive Summary		-
TOTAL CONSTRUCTION COST - RIVERSIDE ASSEMBLY ROOM	1,872.63	£355,800

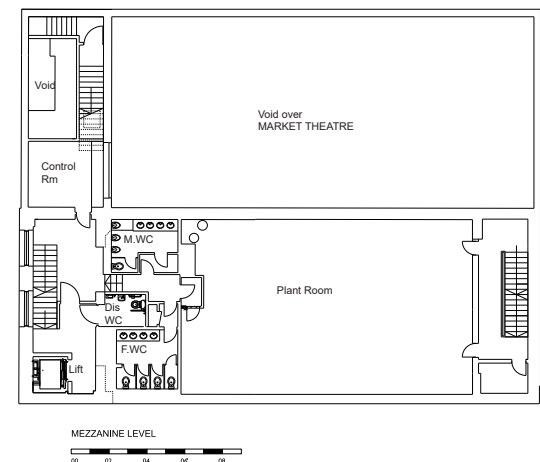
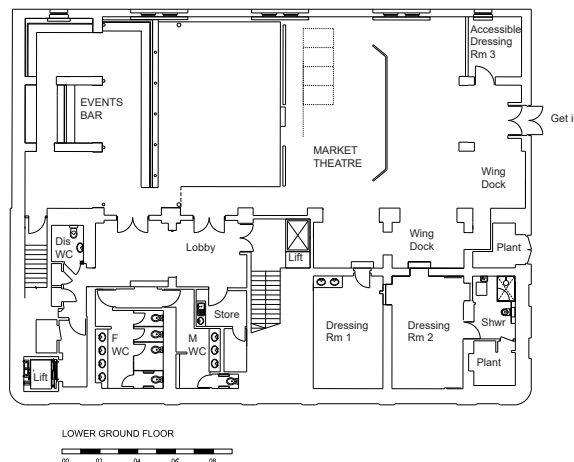
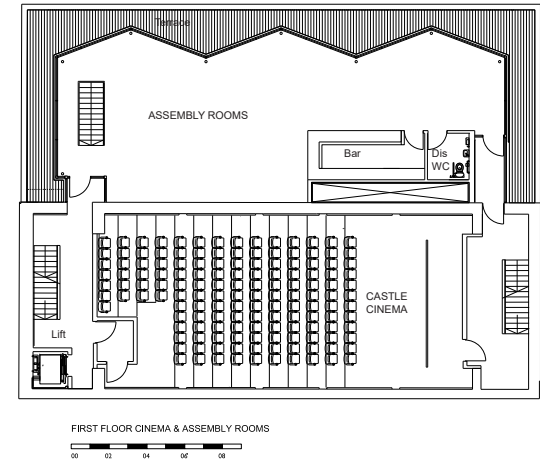
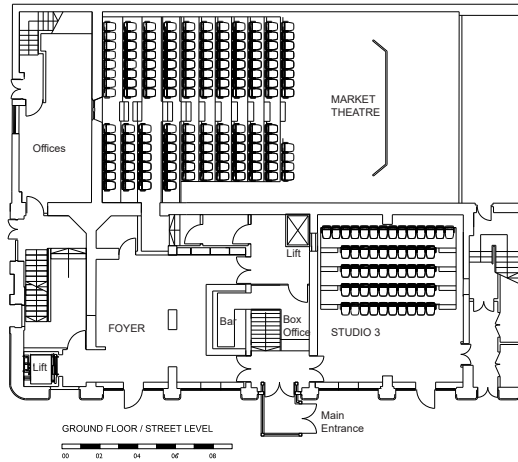
Option 11 - Gallery as Studio 3

This was a version that converted the existing Gallery into the required Studio 3 Cinema and modified the existing Castle Cinema to accommodate improved access and a replacement DDA lift in the SW corner. In many respects, this variant was similar to the original Options 1-4:

- All lower ground floor amendments as per Option 10 but with simple single storey platform lift between ground and lower ground.
- Existing ground floor Gallery opened up and converted to Studio 3 Cinema (with retractable 54 seating bleacher).
- Existing Mezzanine WCs to remain as existing.

Cost Summary:

- Net Construction Cost £3,227,750
- Preliminaries(18 months) £594,000
- Inflation £248,414
- Contingency £407,000
- Contractor's Overheads & Profits £291,040
- Total Estimated Construction Cost (excluding VAT, Risks & Fees) = **£4,768,200**



Option 11 - Executive Cost Summary

Wyeside Arts Centre, Bulth Wells Order of Cost Estimate 4 - Option 11 1 November 2018		GFA 1,586.00 m2		AECOM	
5.0 Executive Summary - Option 11	Main Building	Theatre	Riverside Assembly Room	Total	
Temporary works (Scaffolding, Access etc)	30,000	132,000	10,000	172,000	
Demolitions & Alterations	279,742	74,520	-	354,262	
New Works to Existing					
Substructure	8,404	-	-	8,404	
Superstructure	349,206	187,220	292,660	829,086	
Internal Finishes	291,418	59,700	28,830	379,948	
Fittings, furnishings and equipment	143,080	16,400	12,000	171,480	
Sanitary Fittings, Specialist Installations, Lift	337,960	184,050	12,300	534,310	
External works	23,100	-	-	23,100	
Option11 Potential Net Savings	-248,404	Incl above	Incl above	-248,404	
M&E Services Installations					
Mechanical and Electrical Services				912,330	
Builders work in connection (7.5% due to thickness of walls etc)	7.5%			68,425	
Testing and commissioning (2.5%)	2.5%			22,808	
Sub-total	1,214,509	653,890	355,790	3,227,750	
Preliminaries - 18 months @ £33k per month				594,000	
Sub-total				3,821,746	
Inflation - BCIS Tender Price Index	6.5%			248,414	
Construction 18 months - Commencing 1Q2020					
Sub-total				4,070,160	
Contingency	10%			407,000	
Sub-total				4,477,160	
Contractor's Overheads and Profit	6.5%			291,040	
TOTAL ESTIMATED CONSTRUCTION COST (excluding VAT) - OPTION 11 INCLUDING CONTINGENCY, BUT EXCLUDING RISKS.				£ 4,768,200	
Preliminary Allowance for Fees from Stage 3 to Stage 6	13%			£619,866	

Wyeside Arts Centre, Bulth Wells Order of Cost Estimate 4 - Option 11 1 November 2018		AECOM	
6.0 ELEMENTAL COST SUMMARY - Main Building - Option 11	Main Building and Events Bar Element Costs	Main Building and Events Bar Total (£)	Comments
Temporary works	30,000	30,000	
Demolitions & Alterations	279,742	279,742	
New Works to Existing Building			
Substructure	8,404	8,404	
Superstructure			
Frame	61,365	61,365	
Upper floors	39,050	39,050	
Roof	1,855	1,855	
Stairs	61,000	61,000	
External walls	0	0	
Windows and external doors	76,350	76,350	
Internal walls and partitions	45,101	45,101	
Internal doors	64,485	64,485	
Internal Finishes			
Wall finishes	121,886	121,886	
Floor finishes	68,668	68,668	
Ceiling finishes	100,864	100,864	
Fittings, Furnishings & Equipment	143,080	143,080	
Services Installations			
Sanitary installations	27,100	27,100	
Mechanical installations - see Executive Summary			
Electrical installations - see Executive Summary			
Specialist installations	185,860	185,860	
Lift installations	125,000	125,000	
BWIC MEP	See Exec Summary	See Exec Summary	
Testing/commissioning	See Exec Summary	See Exec Summary	
External works			
Site preparations	5,250	5,250	
Roads and paving	17,850	17,850	
Pelican crossings	NIL	NIL	
Walls and fencing	0	0	
Landscaping	0	0	
Street furniture/bollards/lighting	0	0	
External signage	0	0	
Drainage	0	0	
Service mains	0	0	
Upgrade incoming elec capacity	0	0	
BWIC	0	0	
Public Artworks	0	0	
Option 11 Potential Net Savings	-248,404	248,404	
Sub-total	1,214,509	1,214,509	
Preliminaries - See Executive Summary	0	0	
Sub-total	1,214,509	1,214,509	
Design Development/Risk/Contingency - See separate Risk Register	0	0	
Sub-total	1,214,509	1,214,509	
Inflation - See Executive Summary	0	0	
TOTAL ESTIMATED CONSTRUCTION COST - OPTION 11	1,214,509	1,214,509	

Option 11 - Executive Cost Summary

Wyeside A Wyeside Arts Centre Phase 2 Order of Cost Estimate 4 - Option 11 1 November 2018 Theatre		
	GIFA	260 m2
7.1 Cost Summary - Theatre	Cost £/m2	Total £
Temporary Works, Scaffolding etc		132,000
Demolitions & Alterations		58,200
Frame		74,520
Roof		56,000
Staircases		1,300
External Walls		46,600
Internal Walls and Partitions		2,950
Internal Doors		5,850
Wall Finishes		2,350
Floor Finishes		27,300
Ceiling Finishes		30,050
Fixtures and fittings		16,400
Specialist Installation		184,050
Mechanical and Electrical Services installations - see Executive Summary BWIC MEP - See Executive Summary		-
TOTAL CONSTRUCTION COST - THEATRE AND OFFICES	2,452.19	£637,570

Wyeside Arts Centre, Builth Wells Order of Cost Estimate Nr 1 1 November 2018 Riverside Assembly Room		
	GIFA	190 m2
8.1 Cost Summary - Riverside Assembly Room	Cost £/m2	Total £
Temporary Works, Scaffolding etc	52.63	10,000
Frame	183.16	34,800
Upper Floors	132.63	25,200
Roof (Inclg Terrace)	528.16	100,350
Staircases	8.21	1,560
External Walls, Windows and Doors	604.47	114,850
Internal Walls and Partitions	63.16	12,000
Internal Doors	20.53	3,900
Wall Finishes	22.63	4,300
Floor Finishes	59.74	11,350
Ceiling Finishes	69.37	13,180
Fixtures and fittings	63.16	12,000
Sanitary Installation	14.74	2,800
Specialist Installations	50.00	9,500
Mechanical and Electrical Services installations - see Executive Summary BWIC MEP - See Executive Summary		-
TOTAL CONSTRUCTION COST - RIVERSIDE ASSEMBLY ROOM	1,872.58	£355,790

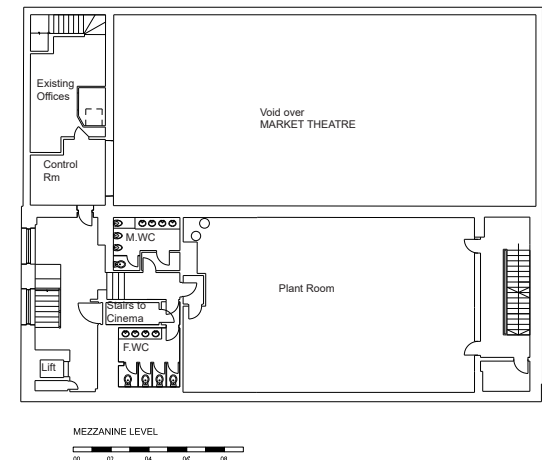
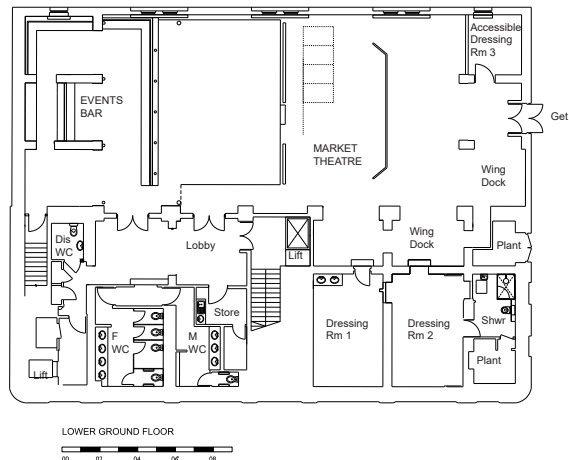
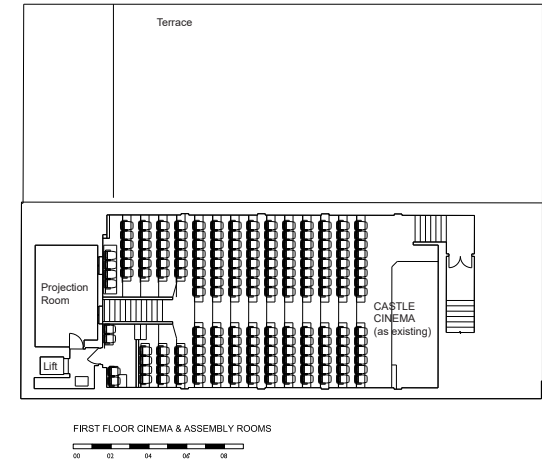
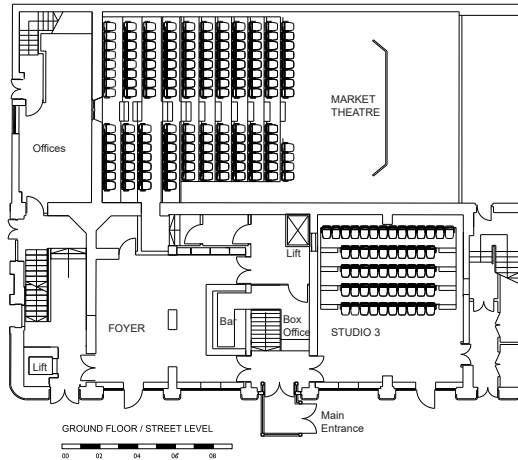
Option 12 - Refurbishment only

This was a version that assumed refurbishment only and omitted the Assembly Rooms in lieu of a replacement insulated roof over the Market Theatre:

- Main Entrance as existing in SW corner (i.e. not central).
- Improved bar servery location and Foyer refurbished.
- Studio 33 in Gallery as per Option 11.
- New insulated roof over Market Theatre
- Castle Cinema remains as existing with the exception of new air handling

Cost Summary:

- Net Construction Cost £2,484,047
- Preliminaries(12 months) £360,000
- Inflation £176,331
- Contingency £302,021
- Contractor's Overheads & Profits £215,955
- Total Estimated Construction Cost (excluding VAT, Risks & Fees) = **£3,538,350**



Option 12 - Executive Cost Summary

Wyeside Arts Centre, Builth Wells Order of Cost Estimate 5 - Option 12 6 November 2018		GFA 1,396.00 m2		AECOM	
5.0 Executive Summary - Option 12	Main Building	Theatre		Total	
Temporary works (Scaffolding, Access etc)	30,000	117,000		147,000	
Demolitions & Alterations	279,742	22,400		302,142	
New Works to Existing					
Substructure	8,404	-		8,404	
Superstructure	349,206	53,120		402,326	
Internal Finishes	291,418	59,700		351,118	
Fittings, furnishings and equipment	143,080	16,400		159,480	
Sanitary Fittings, Specialist Installations, Lift	252,960	184,050		437,010	
External works	23,100	-		23,100	
Option11 Potential Net Savings	-248,404	Incl above		-248,404	
Option 12 Cost Savings - Included in Cinema Costs					
M&E Services Installations					
Mechanical and Electrical Services				819,882	
Builders work in connection (7.5% due to thickness of walls etc)	7.5%			61,491	
Testing and commissioning (2.5%)	2.5%			20,497	
Sub-total	1,129,509	452,670		2,484,043	
Preliminaries - 12 months @ £30k per month				360,000	
Sub-total				2,844,043	
Inflation - BCIS Tender Price Index	6.2%			176,331	
Construction 12 months - Commencing 1Q2020					
Sub-total				3,020,374	
Contingency	10%			302,021	
Sub-total				3,322,395	
Contractor's Overheads and Profit	6.5%			215,955	
TOTAL ESTIMATED CONSTRUCTION COST (excluding VAT) - OPTION 12 INCLUDING CONTINGENCY, BUT EXCLUDING RISKS.			£/m2 GFA 2,534.63	£	3,538,350
Preliminary Allowance for Fees from Stage 3 to Stage 6	13%			£460,000	

Wyeside Arts Centre, Builth Wells Order of Cost Estimate 5 - Option 12 6 November 2018		AECOM	
6.0 ELEMENTAL COST SUMMARY - Main Building - Option 11	Main Building and Events Bar Element Costs	Main Building and Events Bar Total (£)	Comments
Temporary works	30,000	30,000	
Demolitions & Alterations	279,742	279,742	
New Works to Existing Building			
Substructure			
Substructure	8,404	8,404	
Superstructure			
Frame	61,365	61,365	
Upper floors	39,050	39,050	
Roof	1,855	1,855	
Stairs	61,000	61,000	
External walls	0	0	
Windows and external doors	76,350	76,350	
Internal walls and partitions	45,101	45,101	
Internal doors	64,485	64,485	
Internal Finishes			
Wall finishes	121,886	121,886	
Floor finishes	68,668	68,668	
Ceiling finishes	100,864	100,864	
Fittings, Furnishings & Equipment	143,080	143,080	
Services Installations			
Sanitary installations	27,100	27,100	
Mechanical installations - see Executive Summary			
Electrical installations - see Executive Summary			
Specialist installations	185,860	185,860	
Lift installations	40,000	40,000	
BWIC MEP	See Exec Summary	See Exec Summary	
Testing/commissioning	See Exec Summary	See Exec Summary	
External works			
Site preparations	5,250	5,250	
Roads and paving	17,850	17,850	
Pelican crossings	NIL	NIL	
Walls and fencing	0	0	
Landscaping	0	0	
Street furniture/bollards/lighting	0	0	
External signage	0	0	
Drainage	0	0	
Service mains	0	0	
Upgrade incoming elec capacity	0	0	
BWIC	0	0	
Public Artworks	0	0	
Option 11 Potential Net Savings	-248,404	248,404	
Sub-total	1,129,509	1,129,509	
Preliminaries - See Executive Summary	0	0	
Sub-total	1,129,509	1,129,509	
Design Development/Risk/Contingency - See separate Risk Register	0	0	
Sub-total	1,129,509	1,129,509	
Inflation - See Executive Summary	0	0	
TOTAL ESTIMATED CONSTRUCTION COST - OPTION 11	1,129,509	1,129,509	

Option 12 - Executive Cost Summary

Wyeside A Wyeside Arts Centre Phase 2 Order of Cost Estimate 5 - Option 12 6 November 2018 Theatre		
	GIFA	260 m2
7.1 Cost Summary - Theatre	Cost £/m2	Total £
Temporary Works, Scaffolding etc		117,000
Demolitions & Alterations		31,570
Frame		22,400
Roof		21,920
Staircases		
External Walls		
Internal Walls and Partitions		2,950
Internal Doors		5,850
Wall Finishes		2,350
Floor Finishes		27,300
Ceiling Finishes		30,050
Fixtures and fittings		16,400
Specialist Installation		184,050
Mechanical and Electrical Services installations - see Executive Summary		-
BWIC MEP - See Executive Summary		
TOTAL CONSTRUCTION COST - THEATRE AND OFFICES	1,776.31	£461,840

Workshops

Off-site Workshops	Response
<p>WAC also owns a two-storey workshop building close by on Castle Street. The workshops, also on the banks of the River Wye, are currently used for storage of theatrical equipment, costumes and is occasionally hired out. Please see additional site and location photographs at Appendices. From analysis work carried out by the business team, WAC are currently considering two options for this facility</p> <ul style="list-style-type: none"> • Undertake minimal works to render the building fit for purpose for basic business type use • Sell the facility to raise some capital towards the redevelopment of the main WAC building. • Therefore, WAC require the successful design team to undertake a high-level condition survey and provide a £/m2 cost estimate for undertaking minimal works to provide basic level office/workshop spaces for rental where any specific remodelling required by in-coming businesses would be carried out by them. The cost estimates should also include the installation of photo voltaic panels on the roof of the workshops as part of the WAC broader sustainability initiative. 	<ul style="list-style-type: none"> • Cost plan for optimal building fabric improvements in line with the recommendations of the Building Condition Survey is summarised in the following pages



Workshops - Could be let as Offices, Community Studios or 'Artist in Residence' programme



Workshops - Charm and character of original workshops should be brought back

Workshops

EXTERNAL WORKSHOP BUILDING			
EXTERNAL INSPECTION		Our inspection was limited to the south, east (in part) and west elevations only due to access limitations.	
ROOF COVERINGS			
Pre-finished profiled metal sheet covering is secured to a dual pitched roof structure above the main body of the property. A proprietary prefinished metal flashing is provided along the apex and verge of the roof. Translucent rooflight details are provided at intervals along the roof covering.	The roof covering appears to be in fair condition, acting as intended. However, we noted evidence of possible cut-end corrosion along the south facing slope. The translucent rooflights are aged, deteriorated and discoloured.	It is recommended that a local contractor is appointed to clean and inspect the metal roof covering, undertaking repairs to surface corrosion as required. In addition, it is recommended that the profiled roof light/sheets are replaced to improve natural daylight within the building.	2
Our inspection of the roof covering above the garage to the east of the building was limited due to access limitations. The roof covering above the garage was viewed from the first-floor window and comprises profiled metal sheet.	The roof covering above the garage appears to be in fair condition, acting as intended, given its current usage.		
An inspection of the north of facing roof coverings to the main structure was not possible due to access limitations.			
RAIN WATER GOODS			
The rainwater goods appear to comprise prefinished aluminium profiled sections supported by mechanical fixings directly into the timber fascia boards. The gutter is served by prefinished aluminium circular rainwater pipes which discharge at ground level into dedicated drainage channels.	The rainwater goods are deemed to be in very poor condition with broken and missing sections. In addition, we noted significant accumulations of vegetation growth within gutters.	Appoint an appropriate contractor to repair, refurbish or replace the rainwater goods.	1
EXTERNAL WALLS			
External walls to the main body of the property comprise exposed random coursed natural stone, masonry infills with painted render finish and timber cladding sections.	External walls appear to be in fair condition, acting as intended. We noted hairline cracking within the rendered panel sections. The timber vertical boarded cladding is deemed to be in poor condition with loose and missing sections.	Appointed contractor to carry out repairs to the timber cladding sections of walling. In addition, complete localised cosmetic repairs to the rendered panels prior to redecoration.	1
WINDOWS AND DOORS			
Windows and doors to the building comprise painted timber units fitted within painted timber frames. Windows are provided with single glazing.	Very poor condition. Significantly decayed and damaged sections of timber.	Sanction package of work to include for replacement and/or repairs to existing windows and doors.	1
EXTERNAL AREAS			
A hardstanding, believed to belong to Wyese Arts Centre is provided to the front (south) of the building, providing access and off-street parking facility. The hardstanding comprises bitumen macadam coating.	The subject hard standing is deemed to be in fair condition, acting as intended. We noted that a section of the drainage channel adjacent the principal entrance door has collapsed, requiring attention.	Complete repairs to the damaged section of drainage channel.	1
INTERNAL INSPECTION			
GROUND FLOOR			
AREA x.W.R.2.01			
Entrance lobby and staircase enclosure.			
Blockwork walls with decorative finish. Painted concrete floor slab. A timber staircase with mid landing provides access to the first-floor areas.	The finishes are soiled, aged and deteriorated.	Consider redecoration of the subject area.	4
	We noted a series of vertical hairline fractures within the blockwork wall to the rear of the staircase landing. The characteristics of these fractures suggest thermal expansion which has occurred within the blockwork panel.	The fractures noted within the blockwork panel should be carefully filled prior to redecoration – prior to a period of monitoring as a precautionary measure.	1
AREA x.W.R.2.02			
Costume store.			
An appreciable amount of stored items were present within the subject area, significantly limiting our inspection. Walls comprise painted blockwork. No floor coverings are provided within this area. The concrete floor slab is exposed to view.	Based on the areas available for inspection, the walls, floor and ceiling appear to be in fair condition, acting as intended.	You may wish to consider redecoration of this area.	4
AREA x.W.R.2.03			
Studio area comprising painted blockwork walls, plaster ceiling with decorative finish and painted concrete floor slab.			
	Fair condition, suitable for its current usage.	You may wish to consider redecoration of the subject area.	4
AREA x.W.R.2.04			
Single-storey garage. No access provided.			
AREA x.W.R.2.05			
WC serving Area 04.			
Sanitary ware comprises ceramic WC and wash hand basin. Wall tiles are provided floor-to-ceiling height.	Fair condition given current usage.	No works required.	
AREA x.W.R.2.06			
WC serving Area 02.			
Sanitary ware comprises ceramic WC and wash hand basin. Wall tiles are provided floor-to-ceiling height.	Fair condition given current usage.	No works required.	
FIRST FLOOR			
AREA x.W.R.3.01			

22,417.24	Remove and replace roof with insulated cladding panels in order to upgrade the insulation of the building.
Incldd above	Remove and replace roof with insulated cladding panels in order to upgrade the insulation of the building.
inc above	Replacing this roof will be difficult due to access. However, allow for new but an allowance for edge protection needs to be included that does not involve installing scaffolding to the perimeter.

3,533.80	Replace
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5,061.00	Repair and decorate timber cladding. Repaint rendered areas. Repoint defective joints in masonry.
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13,390.00	Replace windows and doors
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1,000.00	Repair drainage channel - take out and replace damaged lengths
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758.60	Paint concrete slab with resin paint. Emulsion paint to walls and ceiling
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500.00	Note and cost
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772.03	Paint concrete slab with resin paint. Emulsion paint to walls and ceiling
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2,320.96	Redecorate
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0.00	No improvement works allowed for
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0.00	No improvement works allowed for
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Workshops

First floor staircase landing.			
Painted blockwork walls. Sheet carpet to landing area.	Fair condition, given current usage.	You may wish to refurbish this area including redecoration and replacement floor covering.	4
AREA x.W.R.3.02			
Studio positioned above ground floor costume store.			
Painted blockwork walls. Sheet carpet and sheet vinyl floor coverings.	Fair condition, given current usage.	You may wish to consider redecoration and replacement of floor coverings.	4
AREA x.W.R.3.03			
First floor studio.			
Painted blockwork walls with sheet carpet and vinyl floor coverings.	Fair condition.	You may wish to consider redecoration and replacement of floorcoverings.	4
AREA x.W.R.3.04			
WC serving Area 03.			
Sanitary ware comprises ceramic WC and wash hand basin. Wall tiles are provided floor-to-ceiling height.	Fair condition given current usage.	No works required.	
AREA x.W.R.3.05			
WC serving Area 02.			
Sanitary ware comprises ceramic WC and wash hand basin. Wall tiles are provided floor-to-ceiling height.	Fair condition given current usage.	No works required.	

877.98	Emulsion paint to walls and ceilings. Replacement carpet.
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4,821.96	Redecorate
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2,295.48	Redecorate
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Other

All Areas Upgrade/renew Electrical Installations			1
New heating Installations			2
Dry lining external walls to upgrade insulation values.			4

55,200.00	New Electrical Installations including Fire Alarm
41,400.00	New heating Installations
13,725.00	Upgrade External Walls to improve insulation values

Total

168,074.05

IMPORTANT The above costs are for the likely costs for repairing and upgrading certain elements of the building in order that they could be let. However, this has been done without the advice of a Letting Agent who would provide guidance on what prospective Tenants they would be targeting and what Specification would be expected for that type of letting. In particular the Electrical Installations have been assumed as needing renewal but this might not be actually be necessary, in part or in total. Similarly, the Heating Installations has been renewed. The External walls have been costed to be dry lined and insulated internally and this has been assumed as being required but this is to be confirmed.

The Priorities have been classed into Priorities 1 - 4 with Priority 1 being the most urgent to do. The split is as follows:

Priority 1	78,685
Priority 2	63,817
Priority 3	0
Priority 4	25,572

Total 168,074

BENEFIT ANALYSIS

Benefit Analysis Scoring & ‘The 7 Lenses’

In order to adjudicate the benefit and compliance of each Option, our feasibility study methodology uses a consultation tool called ‘The 7 Lenses’. The aim of this tool is to create a strong platform for decision making at the conclusion of a feasibility study. It helps form a consensus for each proposal and ensure the most systematic scrutiny of the benefits of each area of change and investment, particularly with regards to the key outcomes required and expected by the client team.

‘The 7 Lenses’ allows our clients to scrutinise the benefits of each and every proposed adaptation or intervention. The lens of each particular attribute sets aside all other criteria momentarily and allows for a clear questioning of the validity and purpose of each proposal in relation to the brief.

In the following pages, we set out a table of scoring for Options 9, and variants 10, 11 & 12.

- Those items highlighted in **Green** are fully compliant with the requirements of brief.
- Those in **Amber** are imperfect. That is to say that they are less than ideal responses to the brief and compromises.
- Those items in **Red** fail to resolve the requirements of the brief.

‘The 7 LENSES’



Health & Safety - will the proposal address urgent Health & Safety issues or improve welfare for staff and users?



Efficiency Savings - will the proposed intervention improve working procedures and therefore save time and money?



Income Generation - will it make the Wyeside Arts Centre more financially resilient?



Accessibility - does it resolve urgent access issues and provide a better quality environment?



New Opportunities - how will it support wider education and creative opportunities and greater accessibility?



Visitor Experience - how well does it improve the visitor experience, especially for young people and families, and does it respond to your research with target audiences?



Sustainability - does it have a positive impact on the environment and our energy use?

Benefit Analysis Scoring

	The 7 Lenses							sub-total	Options							
	Health & Safety	Accessibility	Efficiency Savings	Income Generation	Visitor Experience	New Opportunities	Sustainability		Option 9	Option 10	Option 11	Option 12				
EXTERNAL																
Accessible Parking Bays at front	1	1	0	0	1	0	0	3	1.0	3.0	1.0	3.0	1.0	3.0	1.0	3.0
Open up front brick arches, creating a more inviting appearance	0	1	0	1	1	1	0	4	1.0	4.0	1.0	4.0	1.0	4.0	1.0	4.0
Improve the quality of windows and doors	0	0	1	1	1	1	1	5	1.0	5.0	1.0	5.0	1.0	5.0	1.0	5.0
Improve external lighting	1	1	1	0	1	0	1	5	1.0	5.0	1.0	5.0	1.0	5.0	1.0	5.0
Improve digital signage and advertisement	0	1	1	1	1	1	1	6	1.0	6.0	1.0	6.0	1.0	6.0	1.0	6.0
A more distinctive main entrance at the centre	0	1	0	1	1	1	0	4	1.0	4.0	1.0	4.0	1.0	4.0	1.0	4.0
MAIN BAR & FOYER AREA																
The opening up of the foyer space to be more welcoming	0	1	1	1	1	1	1	6	1.0	6.0	0.5	3.0	0.0	0.0	0.0	0.0
Provision of a DDA compliant passage lift with close proximity to Foyer	1	1	1	1	1	0	0	5	1.0	5.0	1.0	5.0	0.5	2.5	0.0	0.0
Enlarge the Bar area for better service and F&B offering	0	1	1	1	1	1	0	5	1.0	5.0	0.5	2.5	0.0	0.0	0.0	0.0
Provide functional and comfortable seating and tables	0	1	0	1	1	1	0	4	1.0	4.0	1.0	4.0	1.0	4.0	1.0	4.0
The provision of Accessible WCs within the foyer area or ground floor	1	1	0	0	1	0	0	3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Improve Accessible WCs within building generally	1	1	0	0	1	0	0	3	1.0	3.0	0.5	1.5	0.5	1.5	0.0	0.0
Create sales area for local/national/international quality products	0	0	0	1	1	1	1	4	1.0	4.0	1.0	4.0	1.0	4.0	1.0	4.0
Introduce digital infrastructure for electronic ticket sales & digital imaging	0	1	1	1	1	1	0	5	1.0	5.0	1.0	5.0	1.0	5.0	1.0	5.0

Benefit Analysis Scoring

	The 7 Lenses							sub-total	Options							
	Health & Safety	Accessibility	Efficiency Savings	Income Generation	Visitor Experience	New Opportunities	Sustainability		Option 9	Option 10	Option 11	Option 12				
GALLERY AREA																
Investigate the inclusion of the gallery area within the main foyer	0	0	0	1	1	1	0	3	1.0	3.0	0.0	0.0	0.0	0.0	0.0	
Business analysis supports the provision of a third screen in this area	0	0	0	1	1	1	1	4	N/A	0.0	N/A	0.0	1.0	4.0	1.0	4.0
Relocate a meeting space within the building	0	0	0	0	0	1	0	1	1.0	1.0	1.0	1.0	0.5	0.5	0.5	0.5
CASTLE CINEMA																
Creating a third screen is seen as a future business objective	0	1	1	1	1	1	1	6	1.0	6.0	1.0	6.0	0.5	3.0	0.5	3.0
Accessible seating positions front and back	1	1	0	1	1	1	0	5	1.0	5.0	1.0	5.0	1.0	5.0	0.0	0.0
MARKET THEATRE																
New or improved heating systems	0	0	1	1	1	1	1	5	1.0	5.0	1.0	5.0	1.0	5.0	1.0	5.0
New insulated roof to replace asbestos	1	0	1	1	1	1	1	6	1.0	6.0	1.0	6.0	1.0	6.0	1.0	6.0
Improved flow so that people can access without walking over stage	1	1	0	0	1	0	0	3	1.0	3.0	1.0	3.0	1.0	3.0	1.0	3.0
Introduction of general lighting for other events such as conferences	0	1	0	1	1	1	1	5	1.0	5.0	1.0	5.0	1.0	5.0	1.0	5.0
Accessible seating positions front and back	1	1	0	1	1	1	0	5	1.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0

Benefit Analysis Scoring

	The 7 Lenses							sub-total	Options							
	Health & Safety	Accessibility	Efficiency Savings	Income Generation	Visitor Experience	New Opportunities	Sustainability		Option 9	Option 10	Option 11	Option 12	Option 9	Option 10	Option 11	Option 12
LOWER GROUND WCS, DRESSING ROOMS, LOWER BAR																
New dedicated Events Bar	0	1	1	1	1	1	0	5	1.0	5.0	1.0	5.0	1.0	5.0	1.0	5.0
Improved Sound & Light Lobby	0	0	0	0	1	1	0	2	1.0	2.0	1.0	2.0	1.0	2.0	1.0	2.0
Improved Accessible WC	0	1	0	0	1	0	0	2	1.0	2.0	1.0	2.0	0.0	0.0	0.0	0.0
Improved WCs generally	0	1	0	0	1	0	0	2	1.0	2.0	1.0	2.0	1.0	2.0	1.0	2.0
Improved Accessible Dressing Room	0	1	0	1	1	1	0	4	1.0	4.0	0.5	2.0	0.5	2.0	0.5	2.0
Improved Dressing Rooms generally	0	1	0	1	1	1	0	4	1.0	4.0	0.5	2.0	0.5	2.0	0.5	2.0
Improved Wing Dock areas	0	1	1	0	1	1	0	4	1.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0
Improved Tech Stores	1	0	1	0	0	0	0	2	1.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0
Wire Grid	1	1	1	1	1	1	0	6	1.0	6.0	1.0	6.0	1.0	6.0	1.0	6.0
STAFF OFFICES & REST ROOMS /STORAGE SPACE																
Dedicated Staff & Volunteer Room	0	1	1	0	0	0	0	2	1.0	2.0	1.0	2.0	0.0	0.0	0.0	0.0
Storage for paper, files, stationary and electronic kit etc.	0	0	1	0	0	0	0	1	1.0	1.0	1.0	1.0	0.0	0.0	0.0	0.0
Enlarged Staff Offices	0	1	1	0	0	0	0	2	1.0	2.0	1.0	2.0	1.0	2.0	1.0	2.0
AN ADDITIONAL SPACE - ASSEMBLY ROOMS																
A new space that exploits the views over the River Wye	0	1	0	1	1	1	0	4	1.0	4.0	1.0	4.0	1.0	4.0	0.0	0.0

Benefit Analysis Scoring

	The 7 Lenses							sub-total	Options							
	Health & Safety	Accessibility	Efficiency Savings	Income Generation	Visitor Experience	New Opportunities	Sustainability		Option 9	Option 10	Option 11	Option 12				
INTERNAL FLOW, SIGNAGE & WAYFINDING																
Using the central foyer, wayfinding should be a natural experience.	0	1	1	0	1	0	0	3	1.0	3.0	1.0	3.0	0.5	1.5	0.0	0.0
Strategically placed internal signage which is inclusive	1	1	0	0	1	0	0	3	1.0	3.0	1.0	3.0	1.0	3.0	1.0	3.0
ACCESSIBILITY																
A DDA compliant lift(s) to connect all floor levels	1	1	1	1	1	1	0	6	1.0	6.0	1.0	6.0	0.5	3.0	0.0	0.0
Accessible seating areas where users can sit with partners or carers	1	1	0	1	1	1	0	5	1.0	5.0	0.5	2.5	0.5	2.5	0.0	0.0
Due regard should also be given to the Care and Wellbeing Act	1	1	0	0	1	1	0	4	1.0	4.0	1.0	4.0	0.5	2.0	0.0	0.0
Safe evacuation for those with disabilities, especially wheelchair users	1	1	0	0	0	0	0	2	1.0	2.0	1.0		0.5	1.0	0.5	1.0
ACOUSTICS																
Resolve noise transference issues between Castle Cinema and other spaces	0	0	0	1	1	1	0	3	1.0	3.0	1.0	3.0	0.5	1.5	0.5	1.5
Resolve noise transference issues between Market Theatre and other spaces	0	0	0	1	1	1	0	3	1.0	3.0	1.0	3.0	1.0	3.0	0.5	1.5
Resolve noise ingress from outside	0	0	0	1	1	1	0	3	1.0	3.0	1.0	3.0	1.0	3.0	0.5	1.5

Benefit Analysis Scoring

	The 7 Lenses							sub-total	Options							
	Health & Safety	Accessibility	Efficiency Savings	Income Generation	Visitor Experience	New Opportunities	Sustainability		Option 9	Option 10	Option 11	Option 12				
MECHANICAL & ELECTRICAL																
Improved heating to Market Theatre	0	0	1	1	1	1	1	5	1.0	5.0	1.0	5.0	1.0	5.0	1.0	5.0
Improved air handling to Market Theatre	0	0	1	1	1	1	1	5	1.0	5.0	1.0	5.0	1.0	5.0	1.0	5.0
Improved air handling to Castle Cinema	0	0	1	1	1	1	1	5	1.0	5.0	1.0	5.0	0.5	2.5	0.5	2.5
Low Energy Lighting	0	0	1	0	1	0	1	3	1.0	3.0	1.0	3.0	1.0	3.0	1.0	3.0
Efficient Building Services Controls	0	0	1	0	1	0	1	3	1.0	3.0	1.0	3.0	1.0	3.0	1.0	3.0
BREEAM rating	0	0	1	0	1	0	1	3	1.0	3.0	1.0	3.0	1.0	3.0	0.5	1.5
SECURITY & IT																
Upgrade their CCTV systems	1	0	1	0	0	0	0	2	1.0	2.0	1.0	2.0	1.0	2.0	1.0	2.0
Upgrade IT installations	1	0	1	0	0	0	0	2	1.0	2.0	1.0	2.0	1.0	2.0	1.0	2.0
Improve door and window security improvements to the front façade	0	0	1	0	0	1	0	2	1.0	2.0	1.0	2.0	1.0	2.0	1.0	2.0
OPERATIONAL EFFICIENCIES																
Point of welcome and orientation on arrival	0	1	1	1	1	0	0	4	1.0	4.0	1.0	4.0	0.5	2.0	0.5	2.0
Resolve difficulties in moving large pieces of theatrical equipment.	1	1	1	0	0	1	0	4	0.5	2.0	0.5	2.0	0.0	0.0	0.0	0.0
Compliance Score	19	35	30	32	47	36	16		54.5		47.5		39.0		32.5	
Impact Score									206.0		176.5		150.5		124.0	

DEVELOPMENT OF PREFERRED OPTION 9

Developed Option 9 - improve the approach and make it safer for pedestrians!

Due to the high levels of vehicular traffic using both the A470 & A483 through Builth Wells, the approach from The Groe Car Park is not safe for pedestrians. We would like to work with the Powys County Council to make improvements to this foreground, including guarding on the SW corner, a more de-marked route that encourages people to not cross by the bridge and the consideration of a new Zebra crossing on Castle Street on axis with the new main entrance.

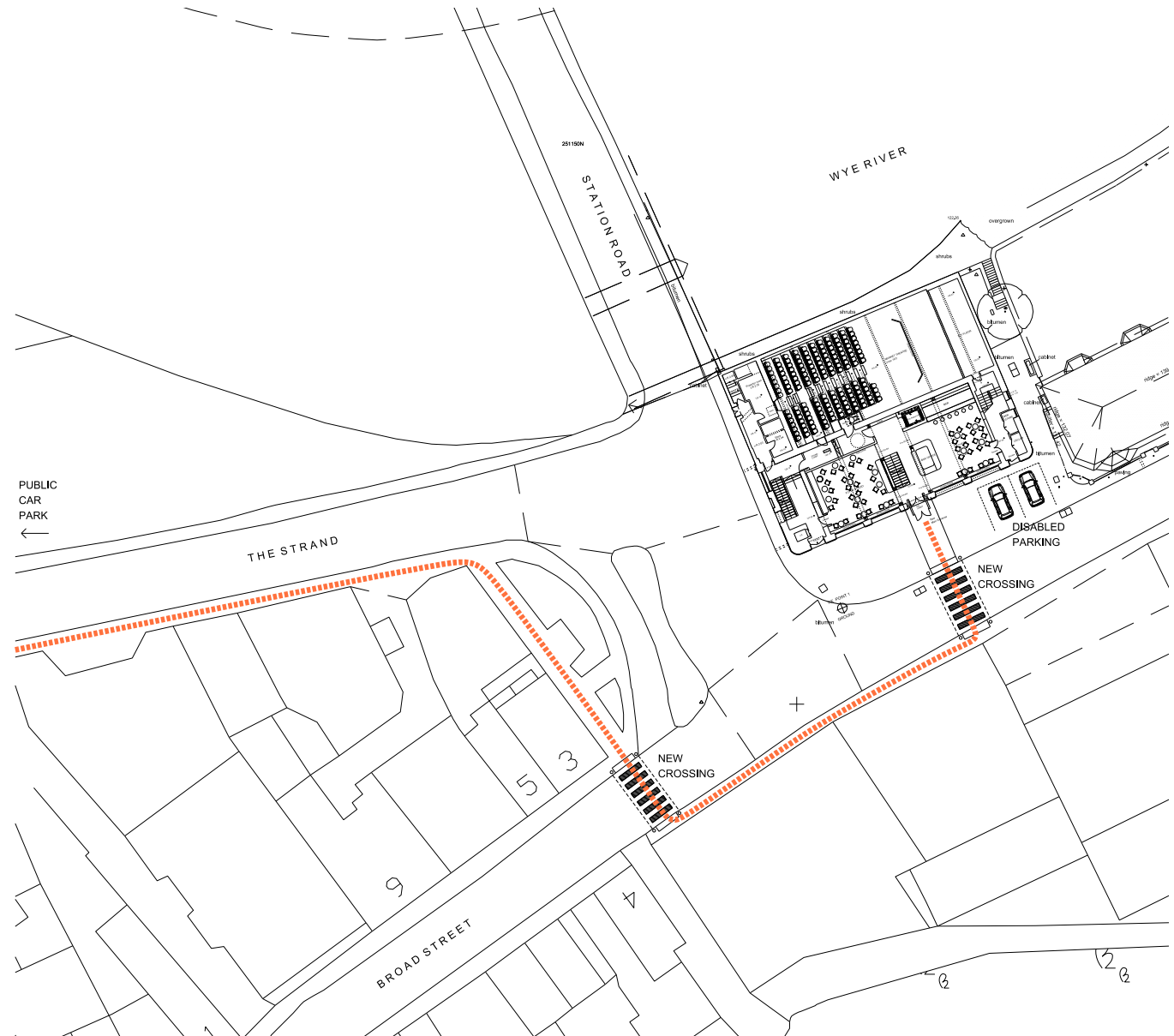


The natural tendency is to want to head straight towards the building but the reality of crossing by the bridge is dangerous for pedestrians, especially the young and the elderly.



LION HOTEL & BROAD STREET LOOKING UP.

In times gone by it used to be considerably quieter and safer outside!

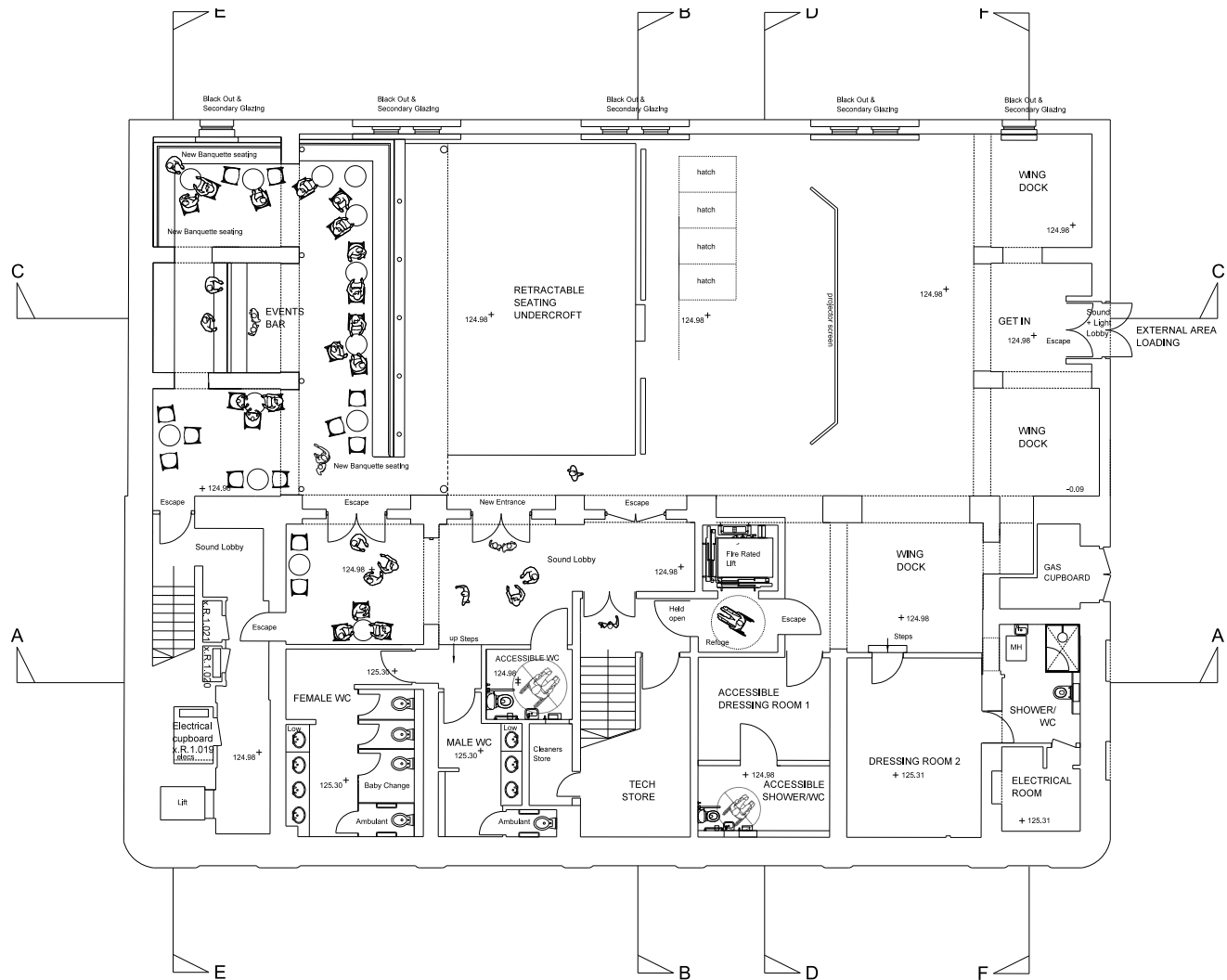
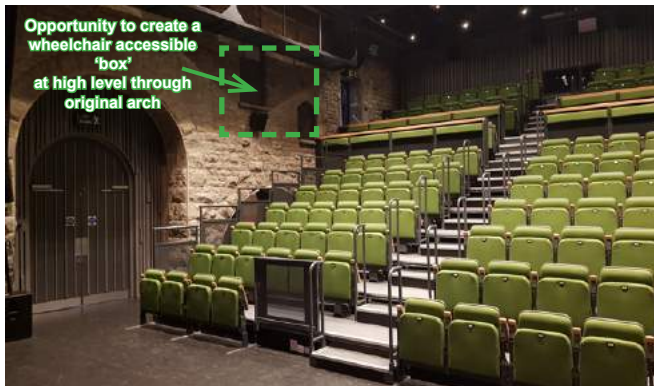


Site Plan

Developed Option 9 - Lower Ground

Existing Back of House lower ground floor facilities, such as Dressing Rooms, showers, WCs, Wing Dock and circulation spaces are tired and do not meet current standards.

- All Dressing Rooms will be improved with Ensuite Shower and WC facilities.
- A new Accessible Dressing Room is proposed at stage level with a DDA compliant Shower and WC facility.
- A new public Disabled Access WC is proposed, which is more easily accessible than the previous one.
- Improved (deeper) Wing dock is to be formed.
- Improved new entrance to the auditorium with a dedicated sound & light lobby, which does not bring audience members immediately across the front row.
- Improved Back of House 'Get in' with newly formed sound & light lobby.
- Improved Tech Storage in newly discovered space under the main stairs.



The arches create a tremendous sense of place. We don't want to lose that character!

Lower Ground Floor Plan

Developed Option 9 - Market Theatre & Events Bar

The scheme seeks to soundproof between the Market Theatre and the surrounding areas so that these adjacent spaces, including the ground floor Foyer Bar, can be active simultaneously and put to better community and revenue making use before, during and after a performance.

- An Events Bar is created behind the existing retractable seating rake. It can be opened whatever the configuration of seating employed in the theatre. (n.b. The current Bar can only be opened when the theatre is in cabaret mode due to fire safety reasons).
- An improved bar offering with attractive, interesting seating areas and more space available to accommodate peak live audiences
- The possibility of private hire.
- This bar will only be used as standalone events space or when the activity of the Market Theatre suits having an open bar at the rear (e.g. cabaret, open-mic, comedy and gigs nights).



The space under the rake needs to be kept clear but we can build in front of the columns.



The arches beyond the rake are an underutilised asset, currently cluttered with storage.

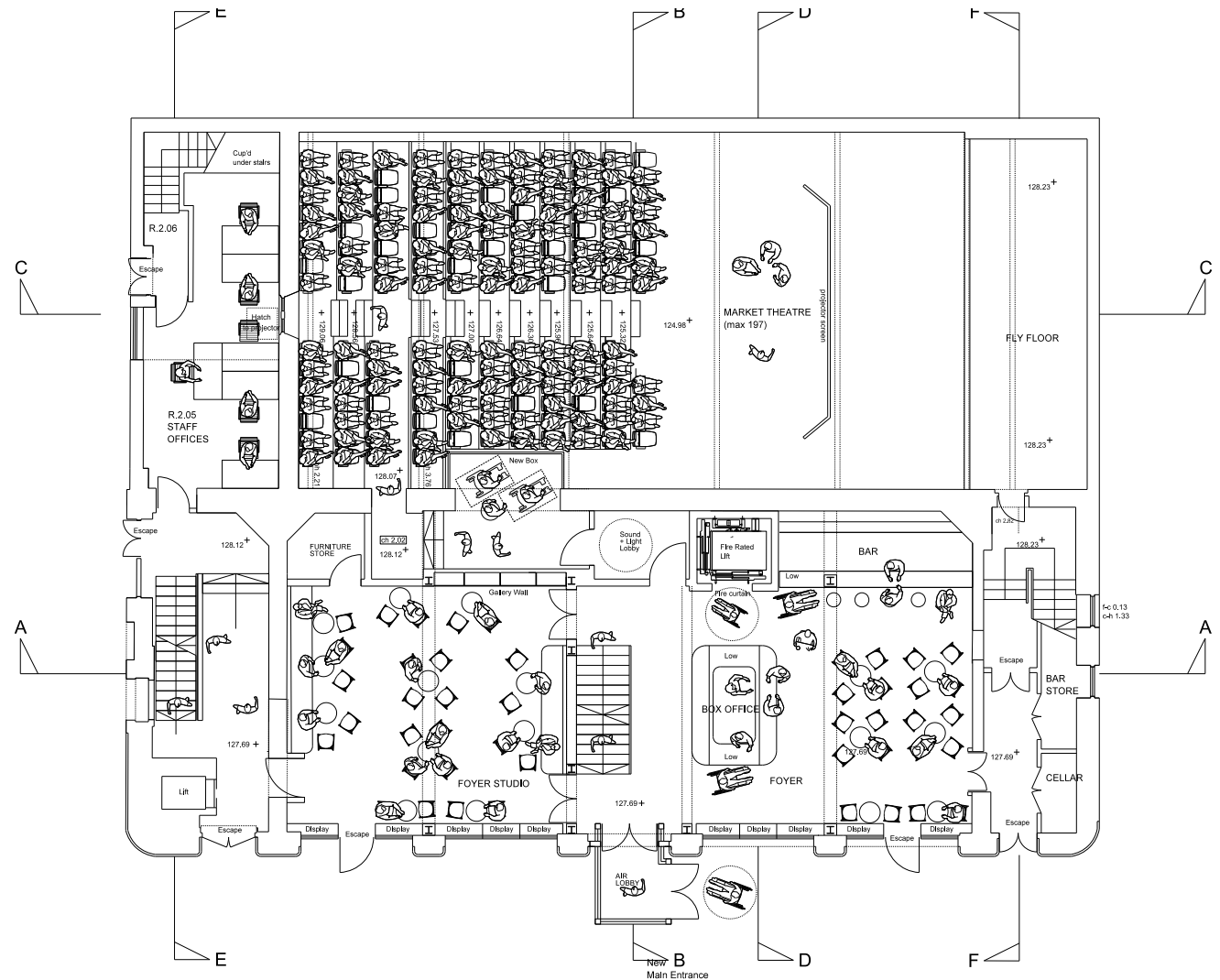


MOODBOARDS for a 'cellars' or 'cavern-like' Events Bar - atmospheric lighting and banquette seating. A really buzzing local place!

Developed Option 9 - Ground Level

Ground Floor

- The main entrance is relocated to the centreline of the building, which is more legible in terms of the natural reading of the building and presents the opportunity to align with a new pedestrian crossing of Castle Street.
- An air lobby protects the entrance as one arrives in an open plan Foyer with the Box Office & Welcome desk immediately in front of you. The Bar & Cafe is visible to the right hand side (East) middle distance. This overcomes the existing issue of currently arriving outside of the revenue making area, which otherwise allows visitors to go direct to the cinema without passing the Bar & Cafe area.
- To the left hand side (West) on arrival is a Foyer Studio. Most of the time, this will be open to the Foyer Bar area to ensure that more of the building frontage is public facing and accessible day to day. As such it is an extension of the Foyer that can be used to display local produce, and arts & crafts, extending the retail offer and exhibition possibilities. Two sets of full height double doors, however, will allow for this space to be closed off and used as multi-purpose studio for both community and commercial events, such as meetings, social gatherings and exhibitions.
- A new balcony allows for a wheelchair accessible box at a higher level within the Market Theatre.



Ground Floor Plan

Developed Option 9 - Foyer Bar

NEW FOYER & BAR AREAS

- The ambition is to open up the ground floor, street facing spaces to create a new welcoming, “heart of the building” experience.
- The visitor will now enter the building through the middle exterior arch, which was the original way into the Market Hall.
- The entrance is adjacent to a newly proposed central staircore with a new DDA compliant lift by the relocated Box Office.
- The visitor will be able to see across the whole of the larger Foyer towards a new and improved Bar.
- The proposals will therefore improve the flow through the foyer and encourage longer and more comfortable dwell time for visitors before they move onto their destination cinema or performance area.



3d study model of the new Foyer Bar area, full of natural light and open plan. Everything of offer is to be highly visible at the moment of arrival. It is to be fully accessible warm and welcoming.



MOOD-BOARDS for retail offer within new Foyer Studio & Bar - Light, natural, possibly organic but definitely local.

Developed Option 9 - Foyer Bar

NEW FOYER & BAR AREAS

Key features will include :

- Retaining the cosy and unique feeling that Wyeseide Arts Centre presently has through an appropriate interior design and the careful selection of furniture, fittings and equipment.
- Although we are proposing to open up of the Foyer and Bar spaces by removing the current dividing columns and walls, the memory of the historic plan of shops will be maintained by expressing the beams in the line of the original walls.
- Improving flow around through the foyer will acknowledge typical 'desire lines' to Box Office, Bar, Lift and WCs.
- Whilst the majority of the ground floor area is to be opened up as a community facing Foyer, there will be the ability to close off a 'Foyer Studio' as a temporary space for events, private hire, community use and performance. (This could possibly even be equipped with a smaller 4th screen?).
- Provision of new DDA compliant passage lift at the core servicing Castle Cinema, Market Theatre and also new Disabled WCs on both Basement and Mezzanine levels.
- Enlarged Bar area allows for better service and an enhanced food and drink offering.
- Lockable glass cabinets and open shelved displays to showcase to locally sourced and produced quality food and drink, arts and crafts, gifts and books throughout the Foyer and in the new street facing 'storefront' windows
- Digital and lighting infrastructure to be improved throughout.



The 'moment of arrival' at the heart of the building will be transformed. The visitor will enter adjacent to a new central stair core by the Box Office and see across the Foyer Bar.



3D study of front street facing elevation with original arches re-opened up and awnings re-established.



3D study of elevation with central glazed porch that projects beyond the line of the masonry building in the same way the previous cast iron canopies once did.

Developed Option 9 - Foyer Studio

NEW CATERING AND RETAIL OFFERING

The plans envisage a significantly larger foyer space which will facilitate the following:

- Extended public spaces on ground floor allowing for higher secondary spend
- More comfort and space to sit or stand and take refreshment (especially at peak times).
- An enhanced refreshment offering, with a wider choice and greater quality on offer.
- Introduction of a retail offering focussing on quality local art and craft and local produce.
- The introduction of interesting “shop window” displays on the front facade of the building.
- The ability to section off an area for private hire/ meeting/community use.



3d study model of the new Foyer Studio, which is open to the Foyer most of the time but can be closed off with full height double doors either side of the new staircase.



MOOD-BOARD for retail offer within the new ground floor areas - Light, Natural, possibly organic but definitely local

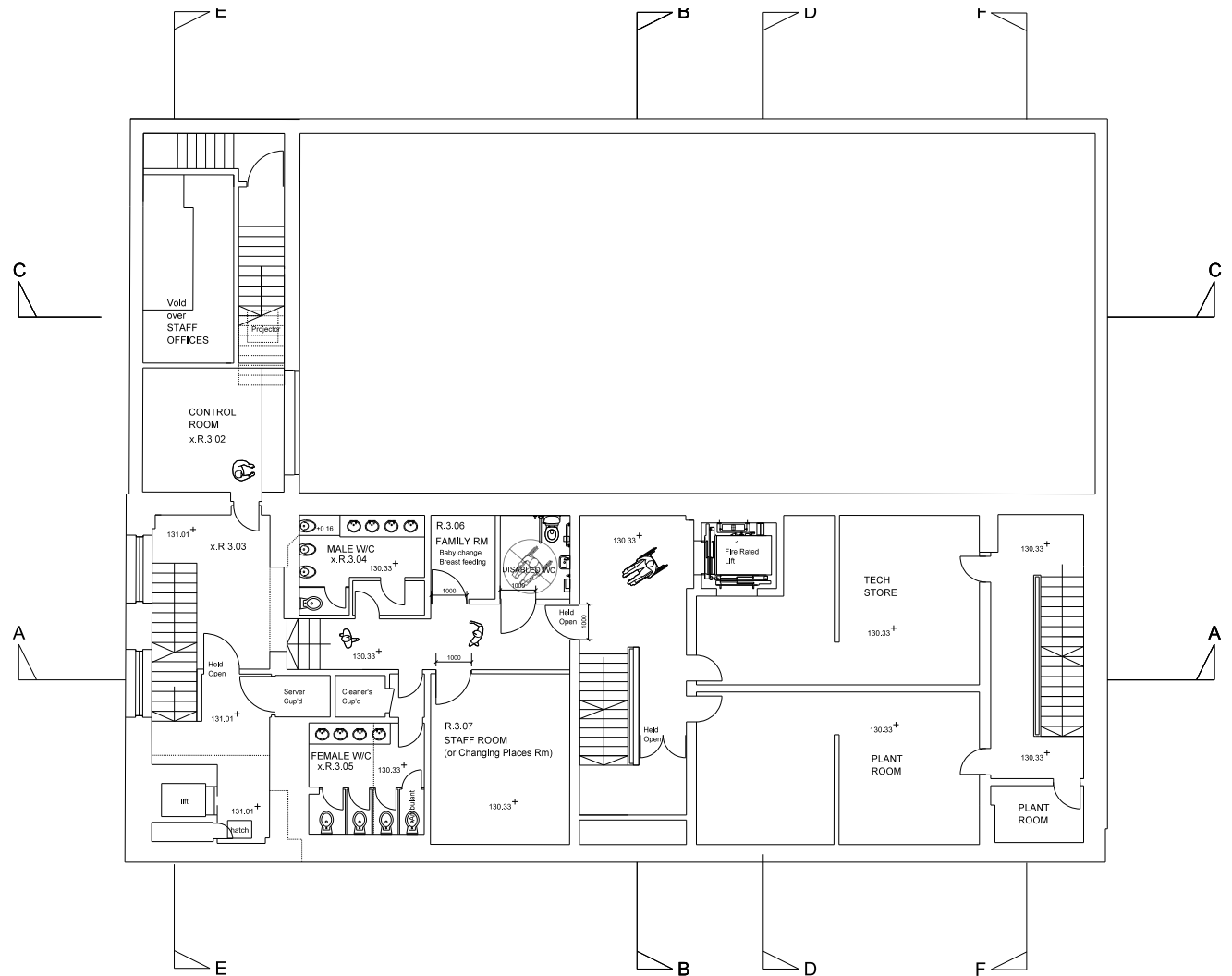
Developed Option 9 - Mezzanine Level

Mezzanine Level

- The new central stair & lift core allows for the mezzanine level WCs to be accessed from both east and west sides.
- DDA compliant WC.
- Family Room for baby change and breast feeding.
- Staff & Volunteer has been established.
- New Plant Rooms created underneath the rake of new Studio 3 to allow for significant new air handling equipment.



COLLAGE - South West approach from Castle Street



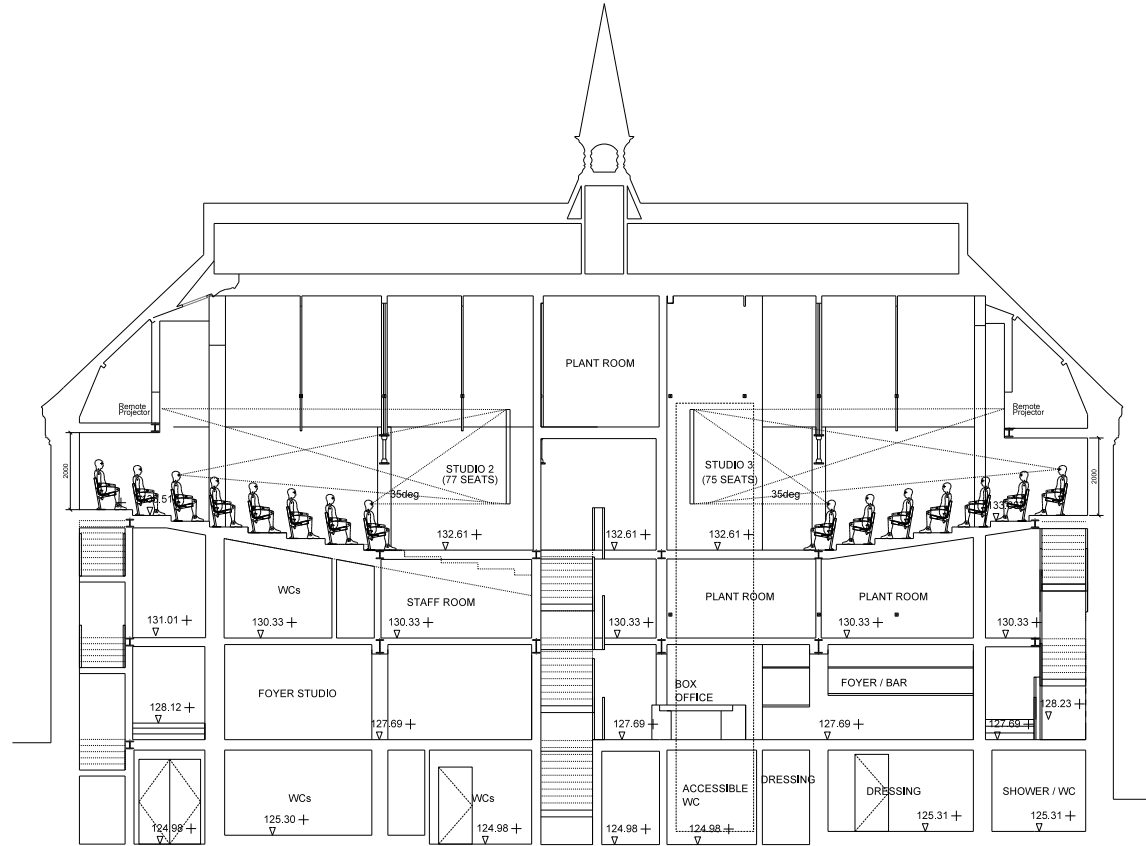
Mezzanine Level

Developed Option 9 - Section AA

- The new central main entrance stair & lift core unlocks the potential of the building, allowing it to become more accessible, improving visibility and visitor flow throughout.
- The sectional arrangement also makes best use of the floor plate available within the existing volume maximising the opportunity to create more public facing, revenue making spaces.
- Foyer Bar (East) with the Box Office & Welcome desk is open plan on arrival.
- Foyer Studio (West) is open to the Foyer Bar area most of the time but can be closed off and used as multi-purpose studio for both community and commercial events, such as meetings, social gatherings and exhibitions.
- The Castle Cinema is split into equally size studios improving the ability to present a wider and more audience responsive programme of films and events.



3d study model of the new central staircase open pal to Foyer Studio & Bar areas



Section AA down the length of the building

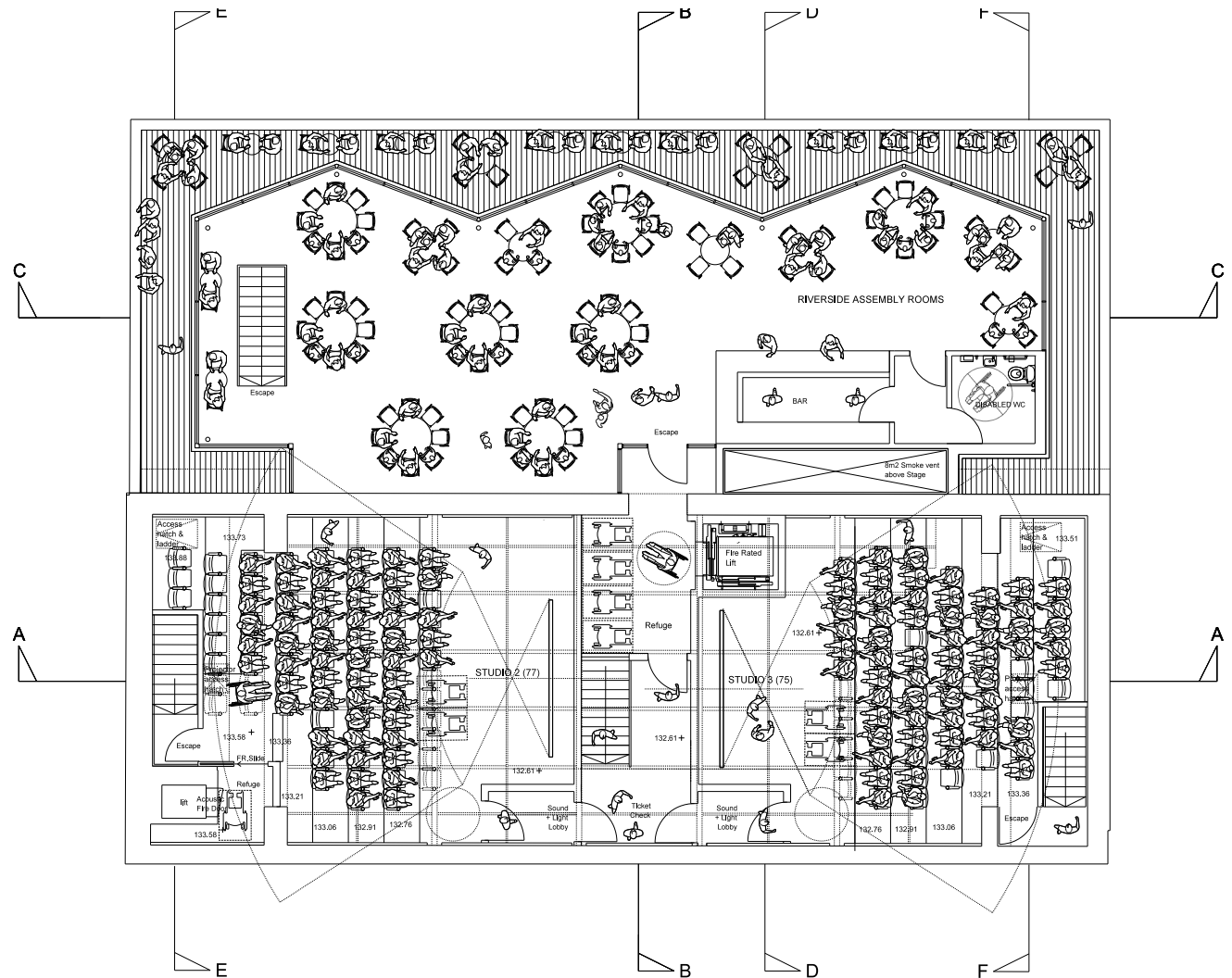
Developed Option 9 - Cinema & Assembly Rooms Level

Cinema Studios 2 & 3

- Rake ascends from the middle to the ends.
- Side aisles to both sides of each studio.
- Escapes towards the rear.
- Studio split : 77 seats & 75 seats.
- Re-use of existing seats
- Sound & Light Lobbies to south side of each studio.
- In addition to wheelchair position at front of both studios, new wheelchair position created to rear of Studio 2, with associated refuge area.
- Dedicated refuge created at head of main central staircase.

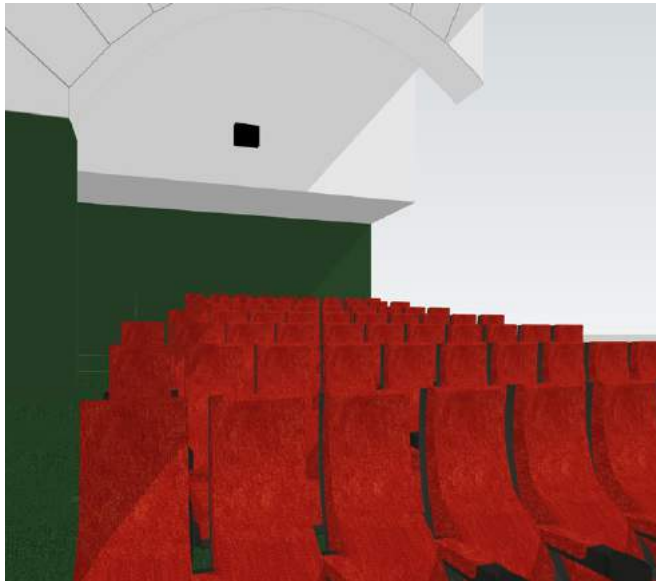
Assembly Rooms

- This single storey extension will re-establish a community space consistent with the buildings 19th century origins before the evolution of cinema as a forum for gathering, display and debate within the local community but also ffrom urther afield.
- The provision of a multi-functional space that would allow WAC to expand its range of activities.
- A flexible space that can also be hired out as for community events, trade fairs, exhibitions, weddings, parties, and small conferences but also doubling up as small performance and F&B space for 'open-mic' nights, comedy club, jazz club, piano bar etc.
- A terrace to all sides with external seating.
- Easy access from other internals areas of the building, which has a common landing level with the cinema studios.
- Light touch in term of heritage by only being connected to the host building by structurally glazed collar.

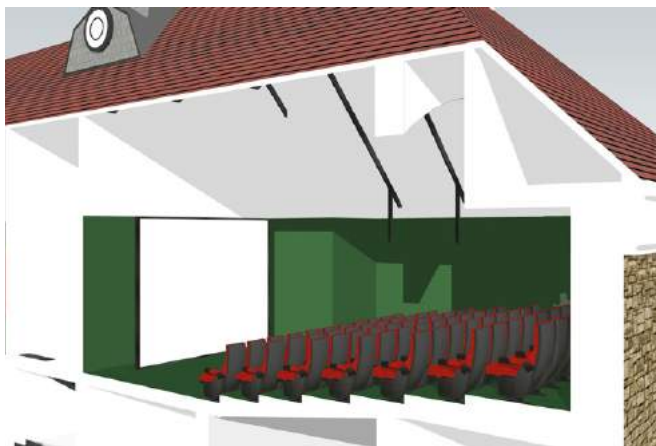


Cinema Level First Floor Plan

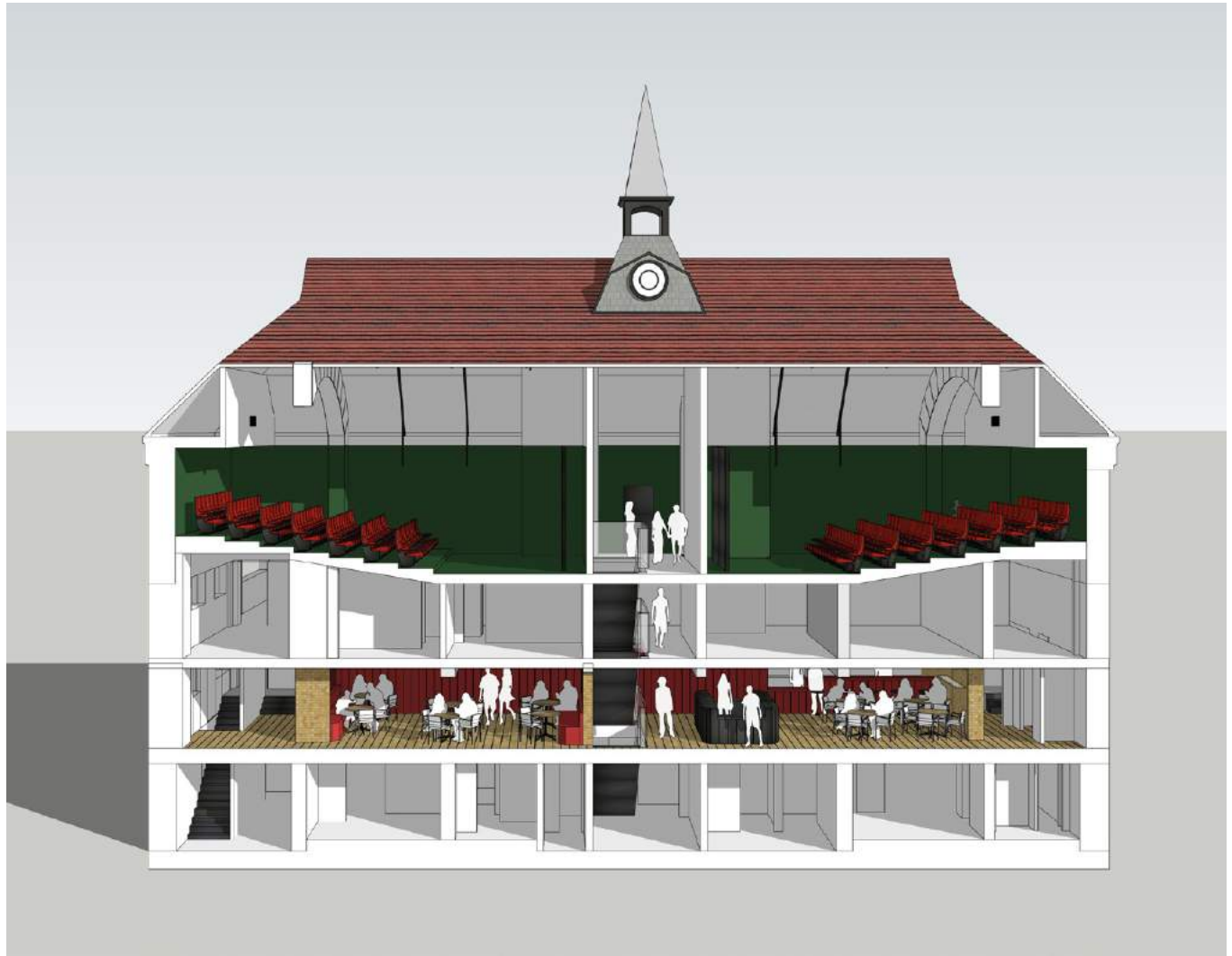
Developed Option 9 - Cinema Studios 2 & 3



3d study model of the new Cinema Studio 3



3d study model of the new Cinema Studio 3

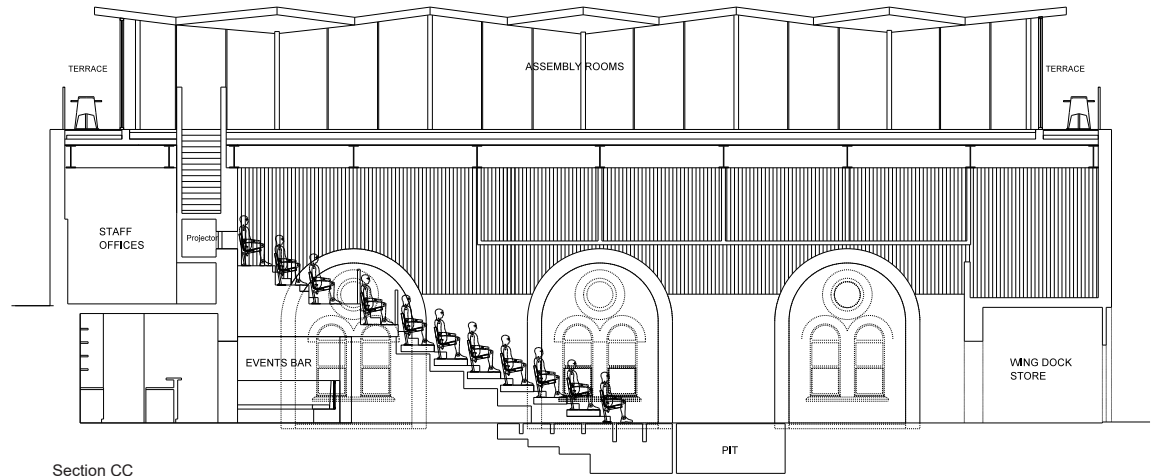


Sectional perspective AA down the length of the building

Developed Option 9 - Section CC



Collage view from The Groe and the riverside footpath

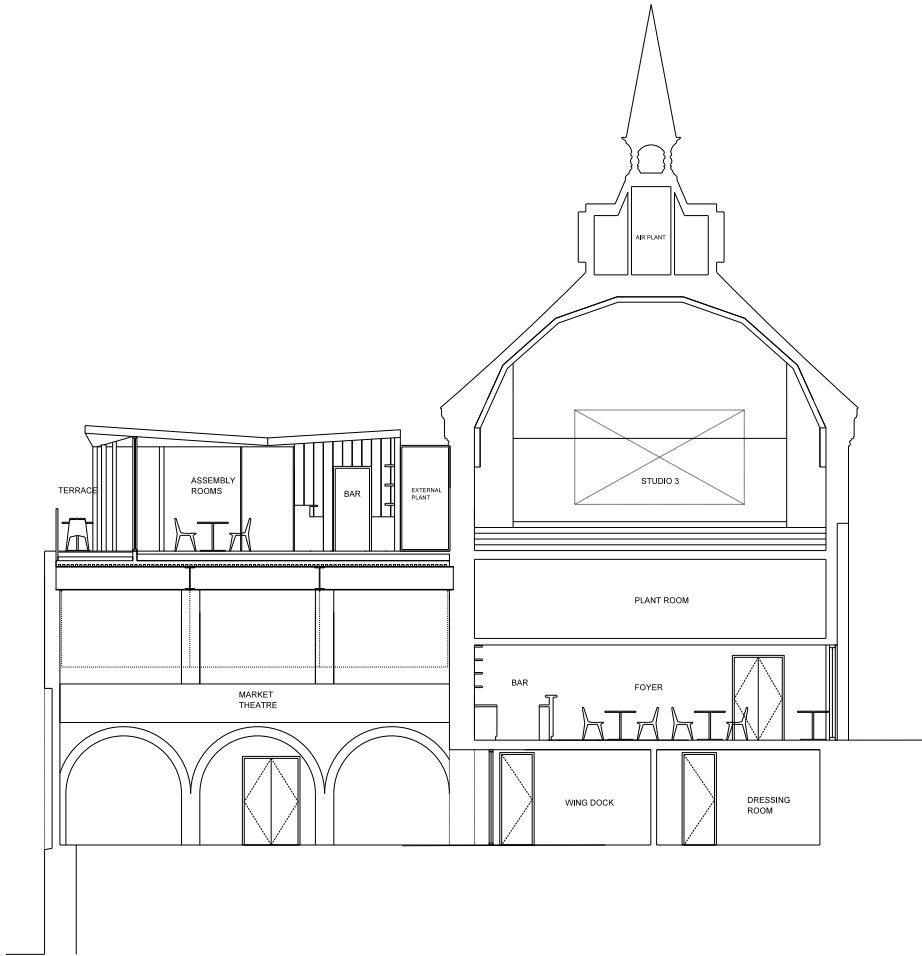


Section CC

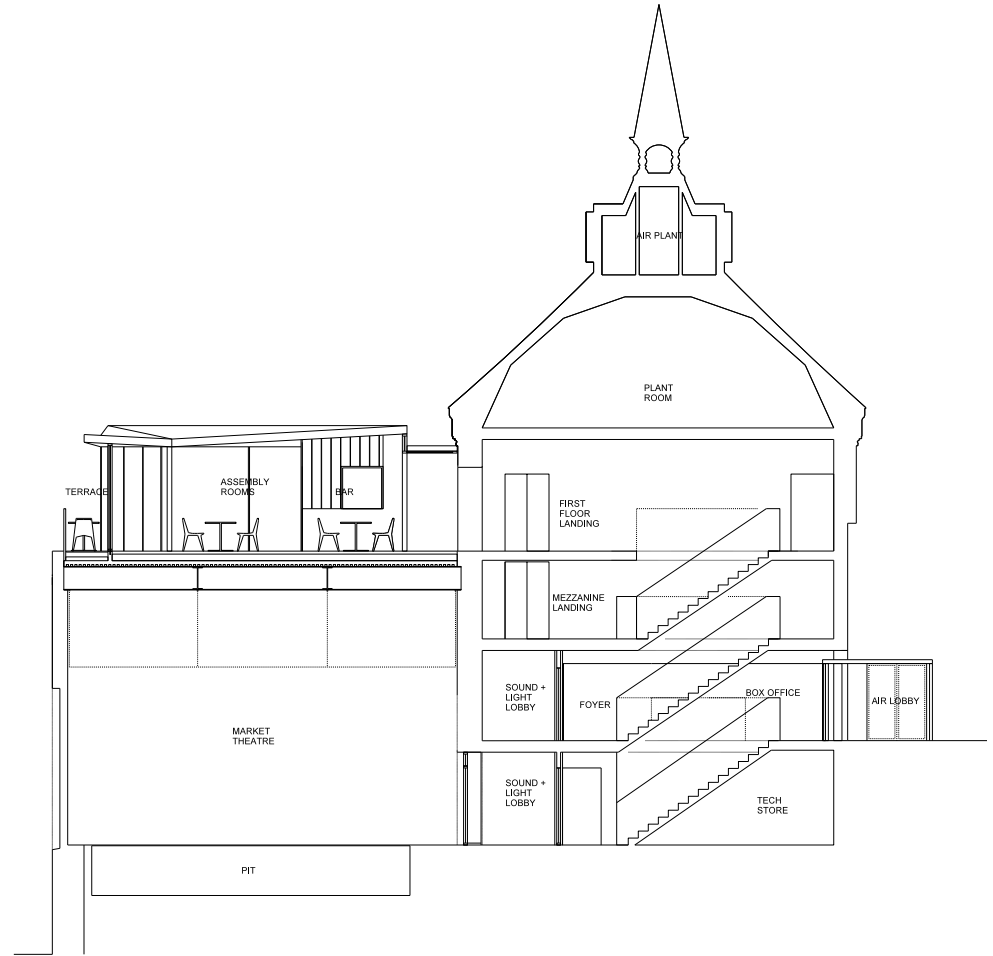


Collage view from the bridge over the River Wye

Developed Option 9 - Section DD & BB

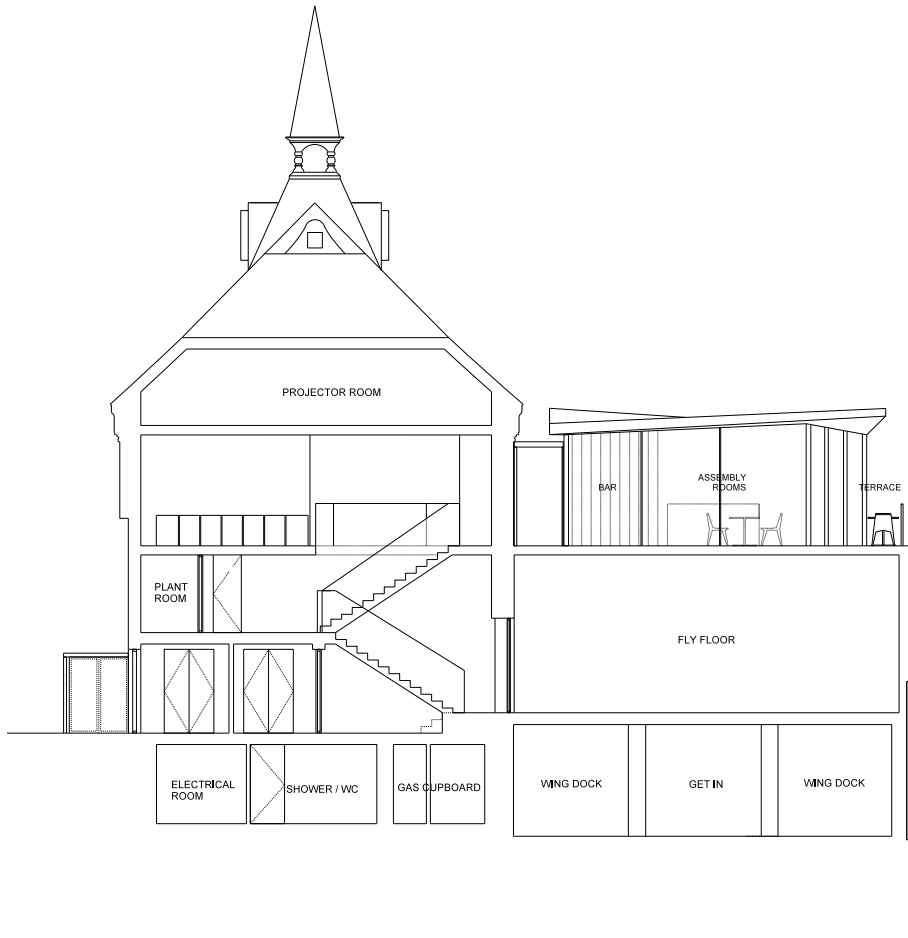


Section DD

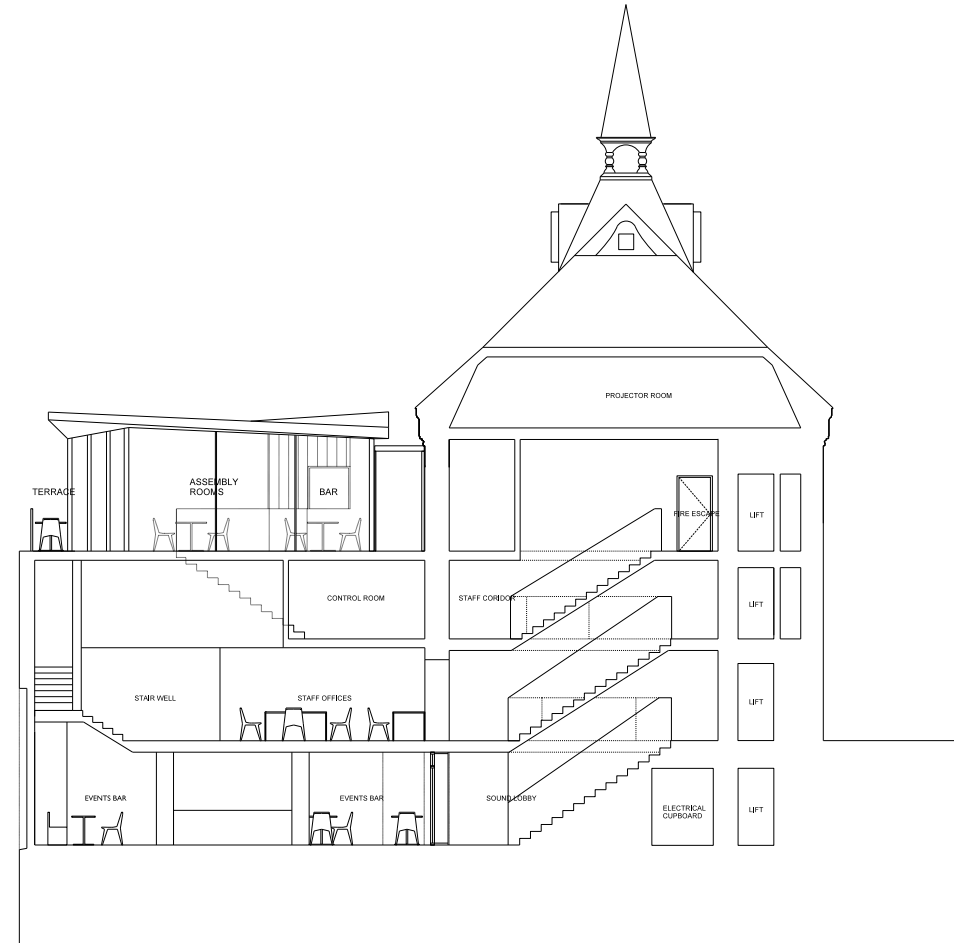


Section BB

Developed Option 9 - Section FF & EE



Section FF



Section EE

Developed Option 9 - Assembly Rooms



Early 3d study of the interior looking West



Collage looking East, upstream of the River Wye



Collage looking West, upstream of the River Wye



Farmer's Market



Wedding Venue



Exhibition Space



Conference / Weddings



Christmas or Craft Fair



Children's Party or General Party

Developed Option 9 - Assembly Rooms



Collage view from the northern bank of the River Wye



Collage view from the bridge over the River Wye



Collage view from the northern bank of the River Wye



Developed Visualisation (Pillar Visuals)



Developed Visualisation (Pillar Visuals)

ARWAIN - INNOVATION & SUSTAINABILITY

Arwain's initiative for innovative solutions to rural issues

It is fundamental to the ethos of this feasibility study that it is fully compliant and consistent with the aims of the LEADER Programme to encourage innovative, bottom-up initiatives by businesses and communities to support the sustainability of the rural economy and to improve the quality of life of Powys' citizens.

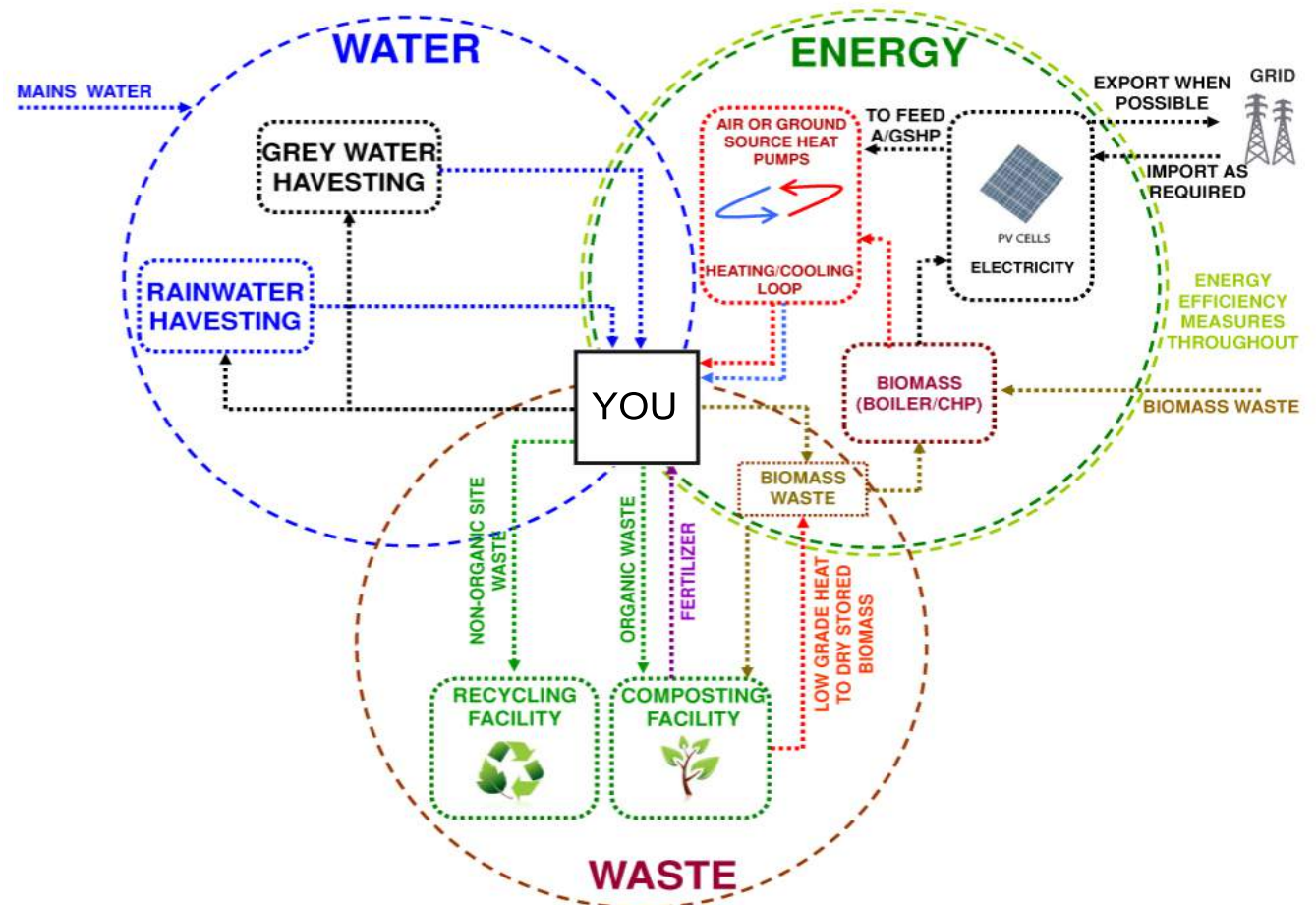
The key LEADER themes are :

- Adding value to local identity and natural and cultural resources.
- Facilitating pre-commercial development, business partnerships and short supply chains.
- Exploring new ways of providing non-statutory local services.
- Renewable energy at community level, and
- Exploitation of digital technology.

The 'Wyeside Works' project is truly innovative.

The deep-rooted innovation of this feasibility study is the close coordination of a robust, well reasoned, business plan with a transformational remodelling of The Wyeside. This project unlocks the potential of the buildings and completes the original masterplan for the site. A business led, fully explored design ensures that WAC now has the opportunity to go forward into a sustainable and resilient future, and in doing so to continue to serve the local community that rely upon it.

Additionally, this study has comprehensively reviewed the feasibility of all opportunity to improve the physical and technical sustainability of the buildings through not only a thorough building condition survey but also what improvements can be made to limit energy use, improve building services and reduce the carbon footprint.



The ideal model - Towards Carbon Neutral

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Sustainable Design

The Preferred Option 9 involves significant internal spatial remodelling to the existing building as well as a single storey extension to the north facing, replacement rooftop over the Market Theatre. The building is already facilitated with statutory incoming supplies including gas, water and electricity and the intention is to re-utilise and/or remodel these, subject to a detailed load assessment in Stage 3.

Much of the internal Mechanical & Electrical services infrastructure is reaching the end of its useful lifespan, especially the boilers. There are significant issues with the efficacy of the air handling in the Castle Cinema. There is currently no air handling in the Market Theatre, where is also insufficient heating, which is made worse by an uninsulated asbestos roof over it.

A combination of the fact that the new central lift & stair core truncates the majority of the existing service routes and that a large portion of services are approaching or have past their economical shelf life, means that the majority of the Mechanical & Electrical services infrastructure requires replacement as part of the scheme.

Energy Strategy

The design set out to develop a scheme that would reduce the building's annual energy consumption, whilst providing energy in an environmentally friendly way to reduce its annual CO2 footprint. Unusually, the existing building's current energy usage is already well below expected benchmarks for buildings of this type and size. This was not a signal of already efficient energy use protocols but rather than the building hardly does anything to affect its internal environment at this point in time. The Market Theatre which is approximately 35% of the building's volume has no effective heating or house lighting. The Castle Cinema, which is approximately 30% of the building's volume has no effective air handling and is predominantly in darkness. This leaves the remaining 35% for Foyer, Gallery, WCs and Back of House, which are currently running at a basic level.

The above withstanding, within the renewed building asset, we will be seeking to be as sustainable as reasonably possible. We have looked to limit the future consumption of the building and its carbon production.

Passive Design – 'Be Lean'

Substantial reductions and/or limitations in future energy usage have been identified through consideration of the passive elements of the design, together with improved occupancy comfort. The aim for the design of the remodelled building is to optimise the passive building elements wherever practicable, and hence limit the energy consumption associated with the new mechanical systems, whilst maintaining a balance between comfort, cost and site constraints, especially heritage fabric and features.

Key to this will be the inclusion of new plant and associated zoning which can be closely controlled to reduce energy consumption. Fabric improvements, such as the application of additional and upgraded insulation to walls and roofs, the installation of replacement double glazed, argon filled, windows and the detailing of airtightness in order to reduce heat loss will have a significant benefit given the age of the building.

Passive Solar Design & Natural Daylighting

Glazing types will be carefully considered so that sun light is able to enter the space to reduce artificial lighting in winter while reducing the risk of 'overheating' in summer. The quantities of solar radiation entering the internal spaces should be limited by the specification of high performance (HP) glass, HP glazing limits the amount of solar radiation penetration whilst maintaining a good level of daylight penetration. There are proposed not a significantly large amount of glazing for the surface area of the building. We will planning to open up the south facing original storefront windows. The new Assembly Rooms glazing is predominantly north facing and in the shadow of the host building, therefore not explicitly suffering from severe solar gain.

Building Envelope

Improving the buildings fabric thermal performance to those presently will help to limit the annual CO2 emissions associated the building's heating and cooling systems, by limiting the heat loss/gain through the building's fabric.

The following improvements over the Building Regulation minimum standards are proposed for the building:

Air Permeability

The ability to limit the buildings infiltration is limited by the existing fabric performance. This is expected to be poor, although obvious issues with building leakage we would recommend should be resolved as part of the refurbishment works. Examples are the existing single glazed frame windows and loose-fitting door frames, whose performance both thermally and from an air permeability perspective are poor. They are as a result also found to be currently a point of acoustic weakness as identified by the acoustic survey in the appendix.

Energy Efficient Systems - 'Be Clean'

After assessing the contribution of the passive elements to the overall energy balance, the aim is to further limit CO2 emissions by selecting efficient mechanical, electrical and control systems to manage the energy use during operation. This is particularly important to the heating and lighting designs as these are typically the larger consumers of energy.

Low-Energy Lighting

Installing efficient low energy light fittings internally and externally can significantly reduce a building's overall lighting load hence lowering its annual CO2 emissions. The building will reduce the energy consumption by the specification of LED lights. Circulation, WC and Staff areas will use absence detection whilst the studios, foyer and plant areas shall be afforded ON/Auto OFF control.

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HVAC Plant Efficiencies

The design team will specify all equipment and plant to exceed the minimum requirements of the Non-Domestic Building Services Compliance Guide. This provides guidance on the means of complying with the requirements of Part L2B of the Building Regulations for conventional space heating systems, hot water systems and ventilation systems. Where appropriate, ventilation systems shall incorporate heat recovery to minimise the sites energy losses and therefore consumption.

Variable Speed Pumps and Drives

All pumps will be specified with variable-speed drives, which will reduce their energy consumption by more than two-thirds compared with equivalent non- variable speed alternatives, by only supplying the required flow rate to meet the demand.

Controls

Appropriate lighting controls, including timers, occupancy controls, daylight sensors and dimming shall be specified where applicable for all internal and external lighting.

Heating and ventilation systems will be zoned and controlled locally to prevent waste, whilst the boilers shall be provided weather compensation and start optimisation to ensure that the premises is provided with the minimum energy required to achieve its set point conditions at any given time.

Energy metering

Metering of the main energy uses in compliance with Part L2 within the building will help the building users identify areas of increased consumption and highlight potential energy-saving measures for the future, hence reducing the associated annual CO2 emissions from these systems. All electrical supplies will be metered to enable building users to be responsible for their own consumption and hence control of CO2 emissions.

Low and Zero Carbon Energy Sources

The following technologies have been considered acceptable for supplying a proportion of the building's energy demand. The feasibility of each of the energy sources listed has been assessed with regard to the potential contribution each could make to supply a proportion of the building's delivered energy requirement, whilst considering the technical, planning, land use and financial issues.

Energy Strategy

The project will be assessed under BREEAM Refurbishment for which an Excellent Rating is being targeted.

In summary, as part of the BREEAM 'Excellent' target process, the building services design will include the following:

- High efficiency LED lighting combined with PIR and daylight-sensitive controls
- High efficiency and variable speed motors in fans and pumps
- High efficiency, low NOx boilers
- Zone controls
- Heat recovery ventilation
- Water leak detection and sub-metering
- Energy sub-metering

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Renewable energy

Consideration has been given to the renewable energy technologies which may be appropriate to the site.

- Biomass boilers: **not appropriate** due to fuel storage limitations
- Ground or Water source heating: **possible**. The river could be a source of heat subject to Environment Agency permissions. Alternatively the Workshop Yard would have space for vertical boreholes. High capital cost (>£100k)
- Air source heating: **possible**. However, since gas is available to the site, the energy and cost benefit is marginal.
- Solar thermal hot water: **not appropriate** due to low hot water energy demand compared with space heating.
- Wind Turbines: **not appropriate** as the output from wind turbines is highly sensitive to wind speed. Hence it is essential that turbines should be sited away from obstructions, with a clear exposure or fetch for the prevailing wind. In built up environments it is difficult to achieve high wind speeds that would make the operation of turbines viable
- Water wheel: **not appropriate** due to the concerns impact to both the wildlife and ecology of the river and the setting of the heritage asset.
- Photovoltaic (PV): **possible** : the new roof of the Assembly Room could accommodate up to 20kW array of PV. The existing south facing slope of the main Castle Cinema building is unlikely to support PV panels both from a structural and heritage point of view.

Of the possible options, we recommend PV and ground/water source heating as suitable technologies for further separate investigation.

Ground & Water Source Heat Pumps

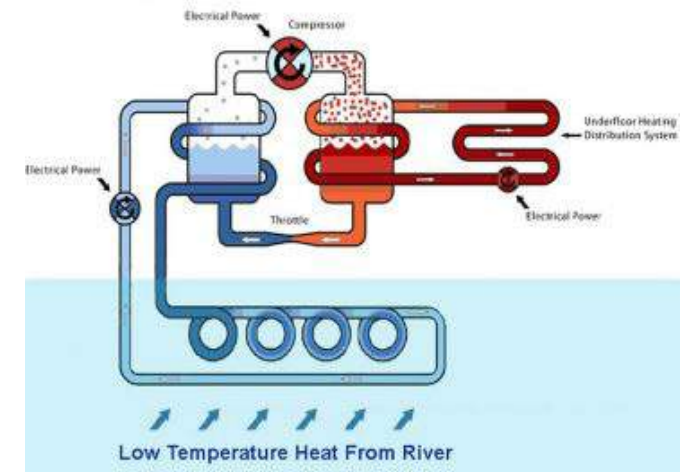
Ground & Water source heat pumps differ from air source heat pumps in that they extract heat from the ground or in our case, the river, and deliver it into a building to provide space heating. In the summer months this process can be reversed, rejecting heat to the ground, to meet the cooling requirements of a building. Ground & Water source heat pumps relies on finding a stable temperature to then accelerate through a heat exchanger.

Photovoltaics

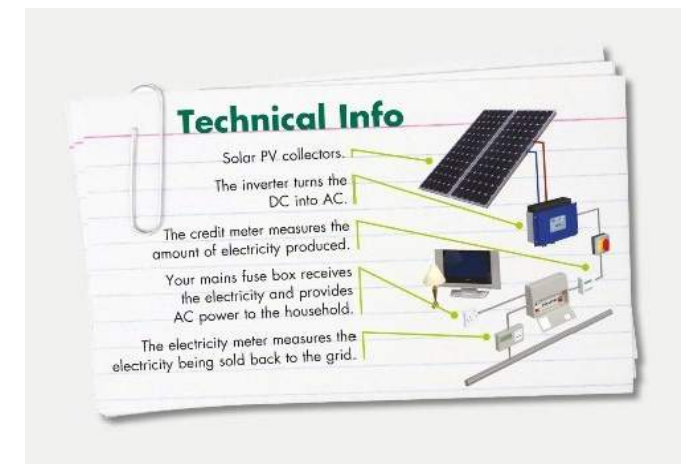
Photovoltaic (PV) solar cells convert solar energy directly into electricity. The cells consist of two layers of silicon with a chemical layer between. The incoming solar energy excites the electrons held within the chemical. The energised electrons move through the cell into a wire creating an electrical current.

The advantage of photovoltaic cells is once they are installed they require minimal maintenance over their operational life and have no primary fuel requirements. There is a possibility to use photovoltaic cells although consideration would be required for the level of shading from main building.

There is satisfying reciprocity between a heat exchanger's electrical requirements and the PV panels. They work well together.



Water Source Heat Pumps



Solar PV

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Pollution

Global concern for environmental pollution has risen in recent years, as concentrations of harmful pollutants in the atmosphere are increasing. Buildings have the potential to create major pollution both from their construction and operation, largely through pollution to the air (dust emissions, NOx emissions, ozone depletion and global warming) but also through pollution to watercourses and ground water. The proposed building will aim to minimise the above impacts, both at the design stage and on-site.

Ozone Depletion

CFCs and HCFCs, compounds commonly used in insulation materials and refrigerants, can cause long-term damage to the Earth's stratospheric ozone layer, exposing living organisms to harmful radiation from the sun. They also significantly increase global-warming if they leak into the atmosphere. Following the Montreal Protocol, production and use of CFCs is no longer permitted and EC regulations will require phasing out of HCFCs by 2015. However, products that replace these gases are often still potent global warming contributors. No refrigerants are proposed to be used.

Internal pollutants

Volatile organic compounds (VOCs) are emitted as gases (commonly referred to as offgassing) from certain solids or liquids. VOCs include a variety of chemicals, some of which are known to have short-term and long-term adverse health effects. Concentrations of many VOCs are consistently higher indoors (up to ten times higher) than outdoors.

VOCs are emitted by a wide array of products numbering in the thousands. Examples include: paints and lacquers, paint strippers, cleaning supplies, pesticides, building materials, furnishings, adhesives, Urea-formaldehyde foam insulation (UFFI), pressed wood products (hardwood plywood wall, panelling, particleboard, fibreboard) and furniture made with these pressed wood products.

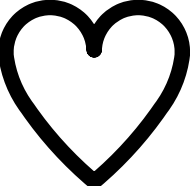
'No' or 'low' VOC paints are available from most standard mainstream paint manufacturers. These 'eco-friendly' paints are made from organic plant sources and also powdered milk based products. The design team will seek to select internal finishes and fittings with low or no emissions of VOCs and comply with European best practice levels as a minimum.

Night Sky Pollution

External lighting encompasses pedestrian access lighting and general feature lighting. Where present it will be designed on a site wide basis to meet the mandatory requirements and aesthetic considerations. The strategy is to provide a balance between adequate external lighting for safe and secure operation of the site without unnecessary illumination or power consumption.

The intention is to be a good neighbour and not to introduce nuisance glare or light pollution of the night sky from miss directed or unnecessary lighting. Feature lighting, where required, will be focussed to the task/subject. Where necessary luminaires will be further screened in cases where there may be an issue of close proximity and light spill to the adjacent neighbouring areas, although the intention is to avoid this situation arising wherever possible from the outset. The external lighting design will take into consideration the relevant guidance from the British Standards and other recommended documents

Three steps towards RESILIENCE in the future



**IMPROVE
THE VISITOR
EXPERIENCE**

- Improve access throughout, making stepped and step free on same path for the first time
- Transform Box Office and Foyer areas & improve Bar offer whilst keeping the warm welcome
- Overhaul acoustic separation throughout so that many more events can happen simultaneously
- Form dedicated 3rd Cinema Studio space so that wider range and more responsive programming can occur
- Create more reasons to visit and the conditions necessary for repeat visits
- Enhance foreground to WAC, improving appearance and visibility.
- Reinstate a gathering space for the community in the Assembly Rooms, taking advantage of the riverside view for the first time.

X



**CREATE THE
CONTEXT FOR
A SUSTAINABLE
BUSINESS**

- A more commercial Front of House, including more retail displays for local produce, artists and crafts people
- Increase footfall, dwell time and secondary spend by creating a destination that has a genuine sense of belonging as a shared community space
- Improve environmental controls and building management systems, including efficiency of energy use
- Improve staff and volunteer facilities and invest in their skills for the future
- Maximise the 'off-site' workshops as an asset of the organisation.
- Make the most of the spectacular river frontage to create a place of gathering, renewing the Assembly Rooms.
- Create a third cinema screen that allows for more dynamic and flexible film programming.

X



**IMPROVE THE
SCOPE FOR HIGH
QUALITY CREATIVE
OUTPUT**

- Expand the potential of all spaces to be able to accommodate even more creative and community uses
- Implement heritage display areas. Tell the story of Wyeside better.
- Develop more flexible Foyer Studio space for community events, clubs and societies.
- Create the conditions for even more creative programming in collaboration with Theatr Mwldan, especially with young people
- Increase the opportunities for a wider audience to engage and participate at Wyeside

Conclusion

WAC's objectives have been:

1. To bring the best arts and entertainment to their audience, with quality, breadth and accessibility as their programming watchwords.
2. To create a warm, welcoming and inclusive environment which breaks down barriers preventing engagement with the arts, and to develop our spaces to offer the very best in facilities and experience.
3. To contribute to the economic and environmental well-being of local communities, with particular focus on opportunities for children and young people, by nurturing strong relationships with local groups, organisations and authorities, and engaging as partners acting to sustain the cultural health of Mid-Wales.
4. To provide opportunities for people, regardless of age, ability, education or economic resources, to discover and explore their own and others' creativity through performance, workshops and classes.
5. To run Wyeside's operations in such ways as to build up their financial and social resilience and ensure our continued existence for future generations and to value, nurture and develop the skills and talents of all associated with the Wyeside team, whether as staff, volunteers, Friends or Trustees.



Conclusion

This feasibility study has considered innovative ways to increase WAC's offer to this community, widening the appeal to a broader audience, so that The Wyeside might become more financially resilient and sustainable in the future.

The design aims to expand upon that the existing warm and welcoming environment, reaching out to all with a quality and breadth of creative programming that will entertain, educate and excite and generate the financial and environmental sustainability that will ensure the well-being of WAC for generations to come.

As a result of the business planning and design work undertaken in the feasibility study, WAC is now on the threshold of a major transformation which will secure its future as a dynamic 21st century arts centre providing an invaluable artistic and public resource in Builth Wells for its wider Mid Wales community.



Conclusion

