

Graham Hogge
The Cube Theatre
Dove Street South
Bristol
BS2 8JD

RM/SL/1400
17 June 2014

Dear Hogge

CUBE THEATRE

Many thanks for the opportunity of meeting and walking around the Cube Theatre which is really quite extraordinary and certainly offers some amazing opportunities to upgrade and develop in dealing with both the functional requirements of the various spaces and also the performance of the building components.

We spoke about the need to reorganise the main social spaces in particular the bar with the opportunity to move it below the stage area and in doing so improve the acoustic separation between that space and the main auditorium.

This would make sense in so far as the back of the stage area is already serviced with a WC and thus placing the bar storage and some staff facilities at the far end would work quite well.

This would also enable the existing bar area to be a lower lounge and the upper lounge could be upgraded and extended partly into the courtyard to significantly improve the volume of social space available.

There also needs to be some gentle rationalisation of the circulation particularly around the access to the main auditorium where the steps up and down confuse and separate the spaces.

The additional space could be constructed above the 'Zone' will provide staff and administration areas with circulation within the existing Zone space. If necessary, the existing toilets could be rationalised and perhaps reduced in area to provide more social space although having looked at the plans since the meeting, I'm not sure that it would be money particularly well spent.

The overall condition of the building is suspect in places although I understand that the original condition report was slightly biased towards the worst case scenario at the time of acquiring the building, thus a review of this might be sensible.

The courtyard space is clearly a very popular social area and should largely remain and if the upper lounge is extended then there might be the opportunity to put a roof terrace on top of that area and increase the outside space available.

We also spoke about the performance of the main auditorium area and the potential need to provide ventilation and perhaps additional insulation to the space and I

suggested that thought be given to the use of the plenum space below the rate auditorium seating as a means of introducing fresh tempered air, possibly through a mechanical ventilation heat recovery (MBHR) unit installed within the same space.

As far as my involvement is concerned, I think there needs to be a staged approach to the development of the complex, the first of which is a review of all the information available and recreation sketch scheme layout drawings that might start to illustrate some of the options and provide the opportunity to test some of the discussions we had during the meeting and also understanding some of the areas that might be creative.

This is effectively a feasibility or options study and can either be undertaken on the basis of a time charge or I can allocate a number of days for the task and aim to contain the work within that limit.

The further stages beyond the feasibility study are rather dependant on the outcome of the first stage and will probably involve the preparation of the drawings necessary for a planning application and ultimately a building regulation application and the information necessary for the work to be undertaken, albeit I recognise that many of your volunteers will want to be involved in this process and thus it is unlikely to be a conventional procurement approach.

Architect's fees are normally based on a percentage of the construction cost but given the circumstances it might be better that we look at each stage individually as we develop a greater awareness of what is required and perhaps agreed what is involved although as a guide, I would anticipate that the fee for the standard full service would be in the region of 9% of the construction cost, I recognise that the standard full service is not required and thus this figure would be reduced.

Our time charge rates are listed below and I would suggest that the feasibility study might consume about three days or 20 hours in the first instance and thus cost in the region of £1200-£1500 + VAT.

Principle Architects	£75 per hour
Project Architect	£60 per hour
Architectural Assistant	£40 per hour

The fees exclude expenses and disbursements such as the planning application fee and the practice has professional indemnity insurance to a value of £2m in accordance with the Architect's Registration Board.

I will be very happy to discuss this in more detail in due course, particularly if you have any more questions or would like to approach things in a different way.

Yours sincerely

R J MITCHELL

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