

Tunbridge Wells Borough Council Civic Development Project

Stage 3 Presentation

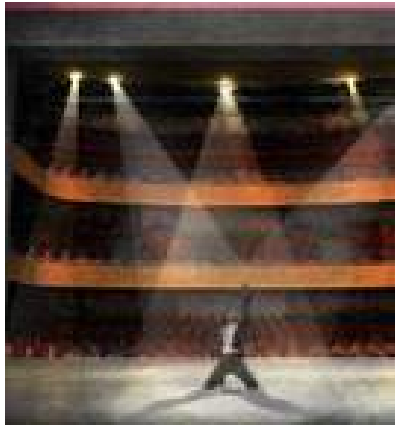
GVA

Allies & Morrison

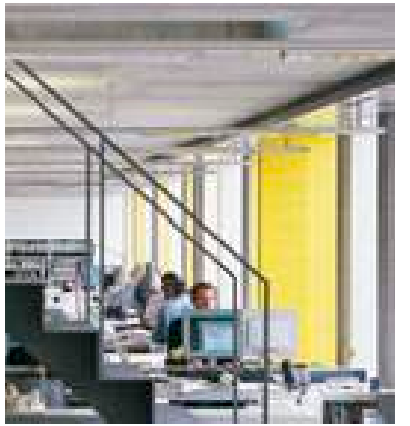
November 2017



- **Place - making: A new theatre for Tunbridge Wells on the edge of Calverley Grounds**



- **Council Office: Replace obsolete and expensive offices with cost-effective, modern office accommodation**



- **Car Parking: Resolve car parking on the Mount Pleasant and Great Hall sites.**



- **Civic complex: Release the current council office and theatre buildings for redevelopment**



Theatre

- Arts and business case in Bonnar Keenlyside report
May 2016
- 1,200 seats
- Suits range of touring shows
- Proposals confirmed by touring companies summer
2017

access ... openness ... a place the public knows



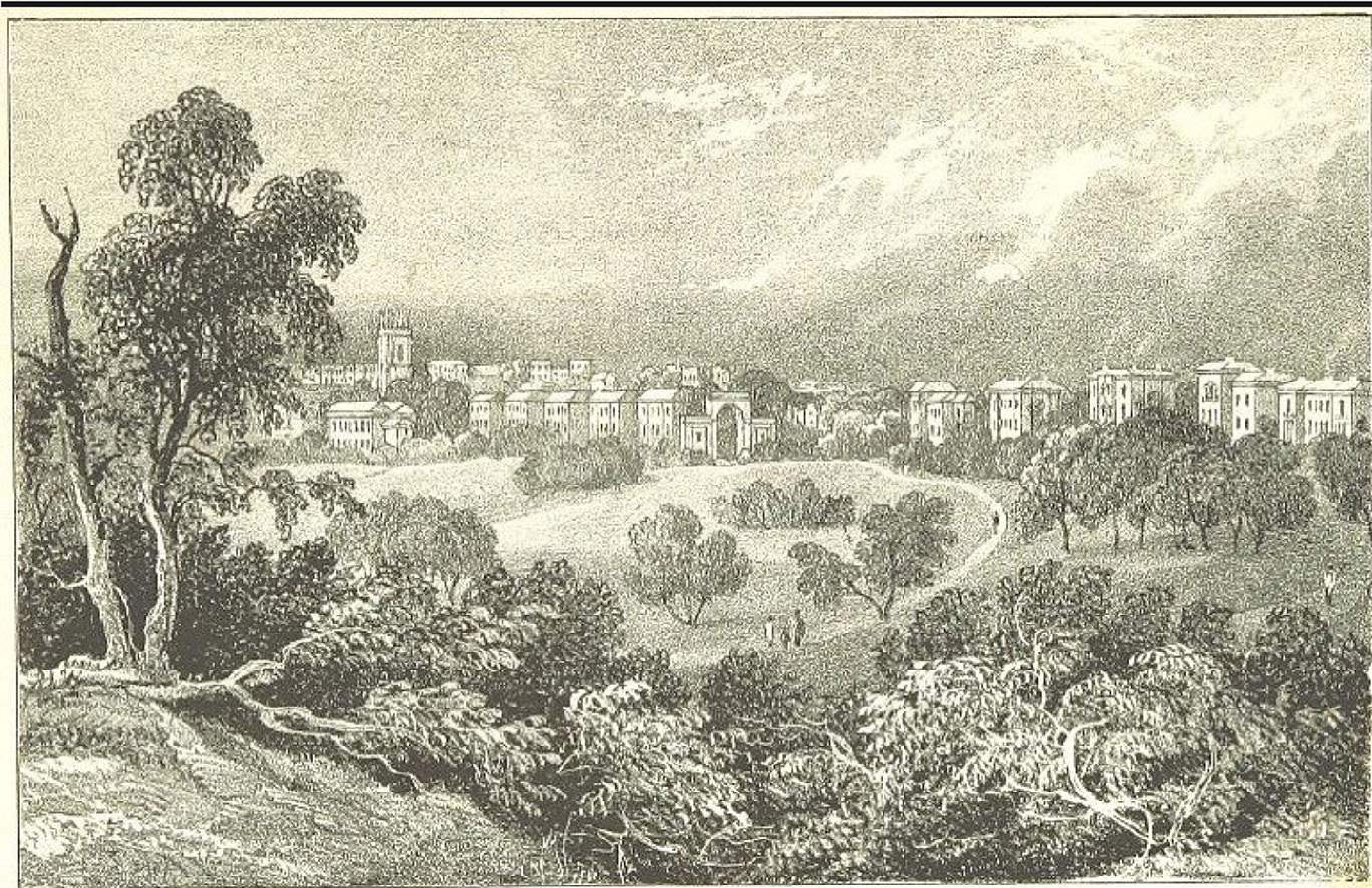
Office

- Flexible Council Chamber for hire-out and multi-purpose use
- 12,250 sq ft flexible Council office space
- 20,000 sq ft flexible tenant office space to provide income



CALVERLEY
GROUNDS

This is an aerial photograph of a residential area. A red outline highlights a specific plot of land in the center. The text 'CALVERLEY GROUNDS' is written in yellow capital letters within this outlined area. The surrounding landscape is a mix of green trees and grey buildings, with a road visible to the left of the outlined area.

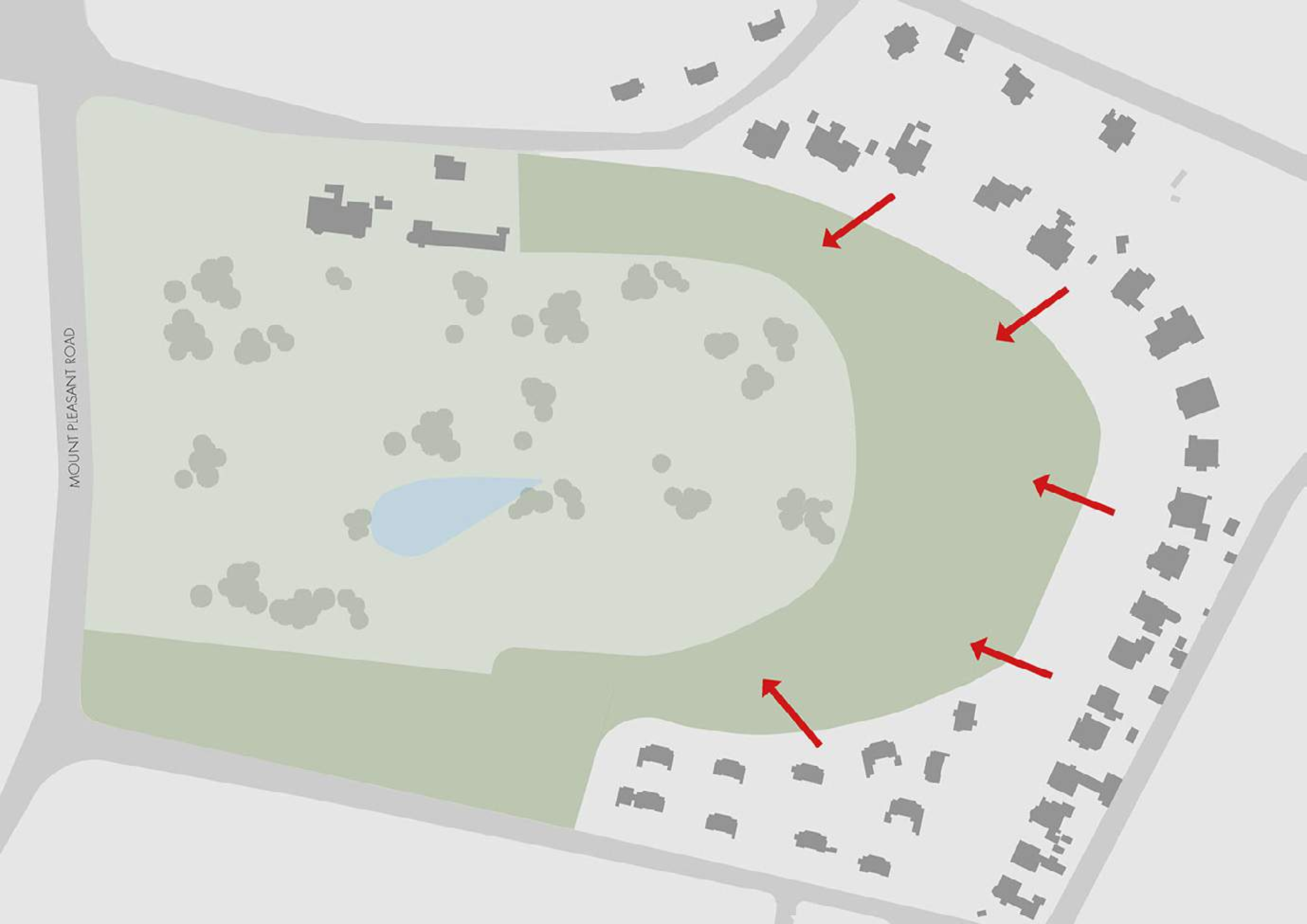


Sketched by T. M. Clarke

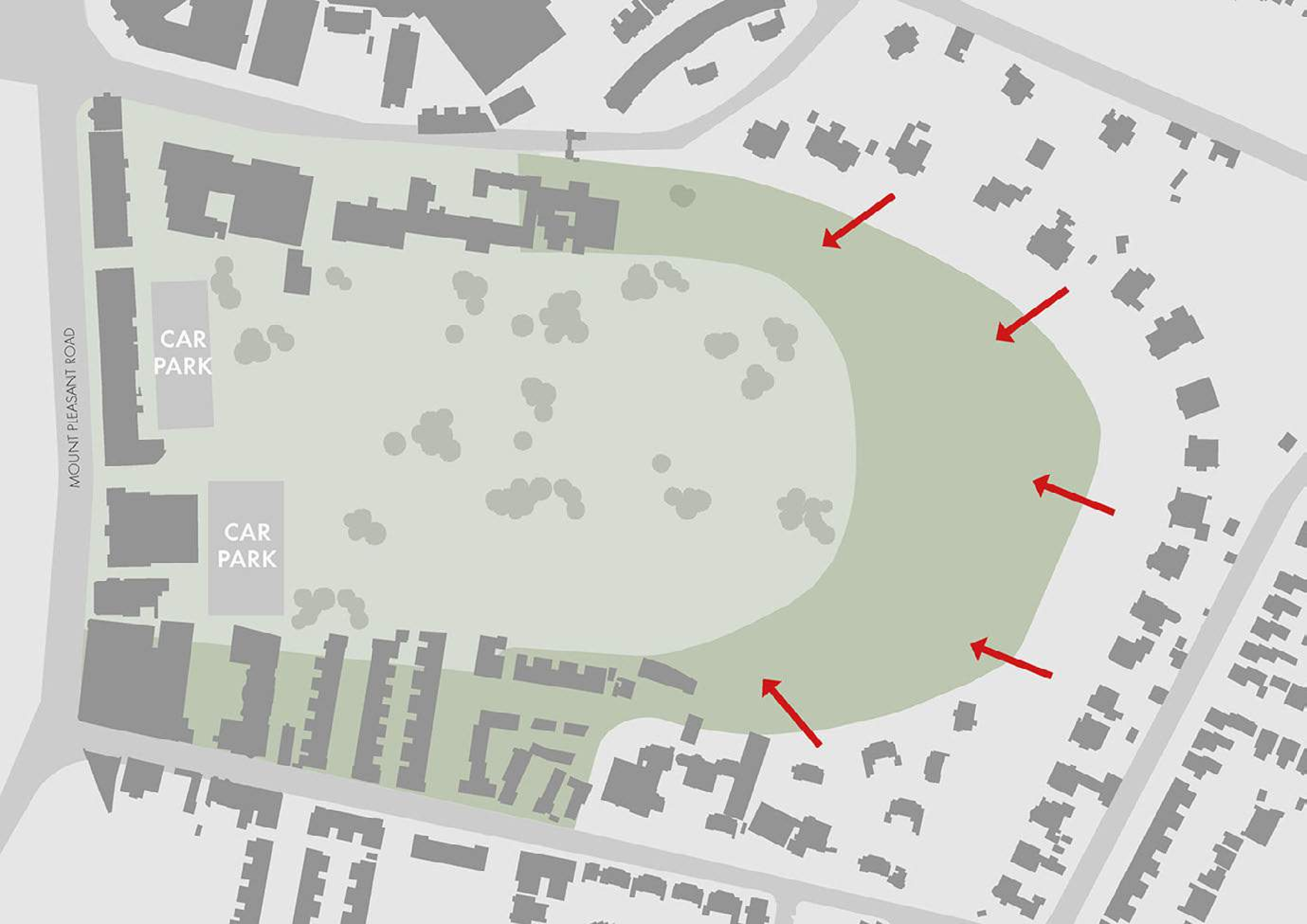
J. S. Compton. Lith.

VILLAGE OF CALVERLEY PARK

Proof



MOUNT PLEASANT ROAD



MOUNT PLEASANT ROAD

CAR PARK

CAR PARK











MOUNT PLEASANT ROAD

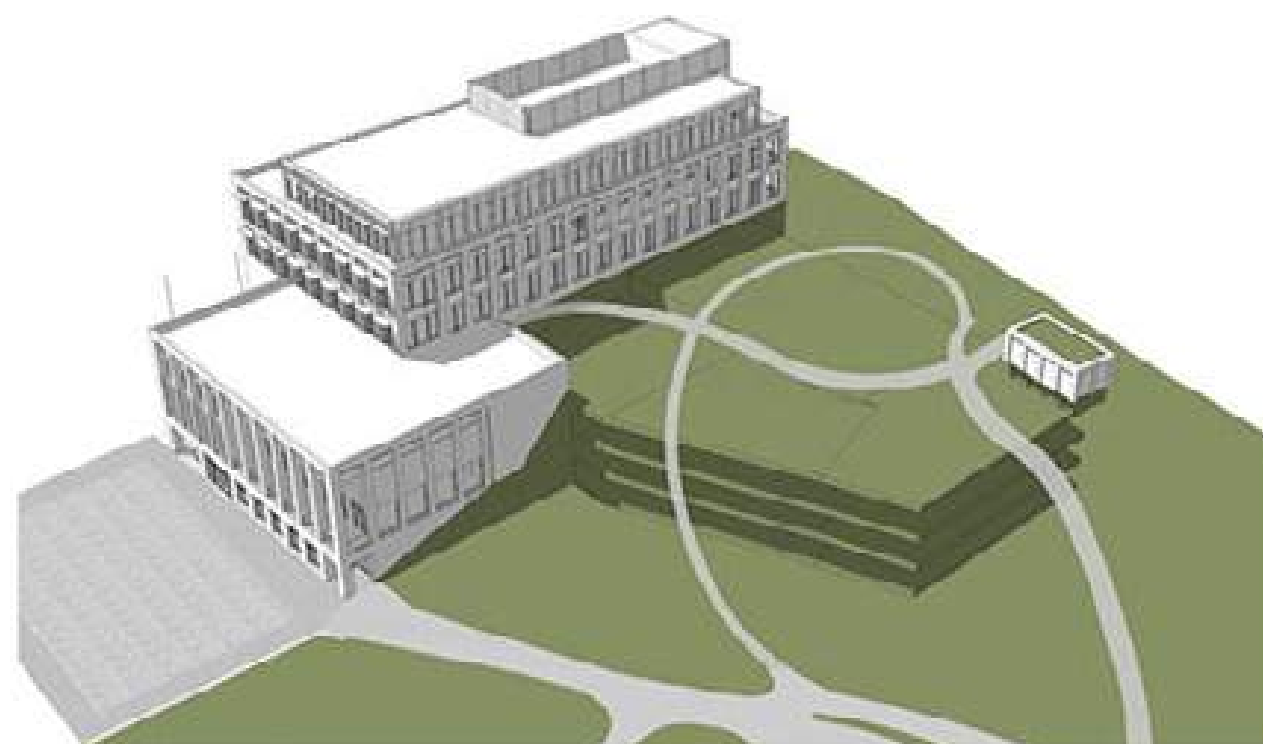
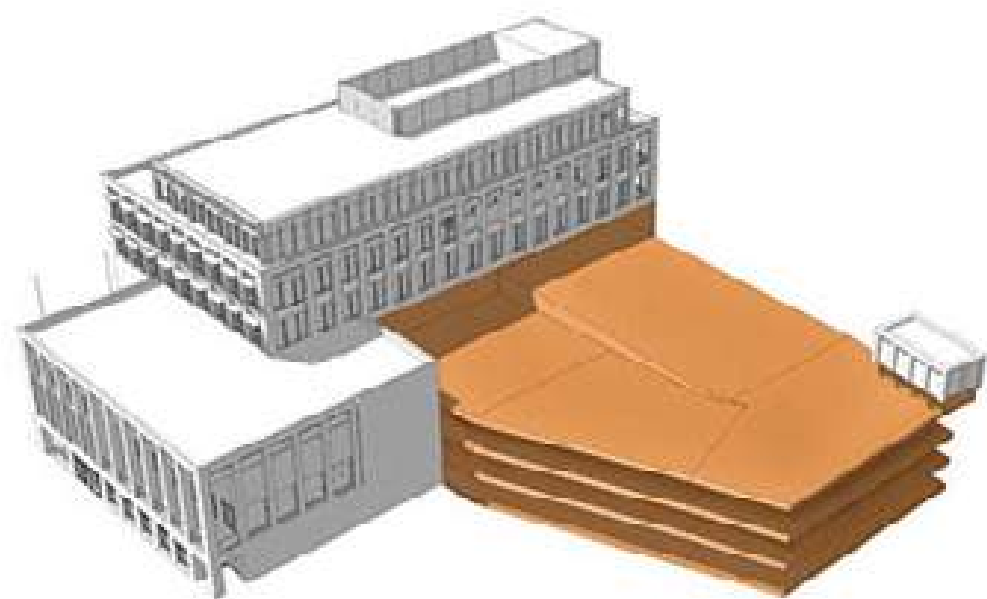


MOUNT PLEASANT ROAD



MOUNT PLEASANT ROAD







Stakeholder engagement

- 20 April 2016 Presentation of the early concept design to a full meeting of the members of TWBC, followed by a question and answer session.
- 25 May 2016 Presentation of the concept design to a full meeting of the members of TWBC, followed by a question and answer session.
- 7 Sep 2016 Presentation of the developing design to a full meeting of the members of TWBC, followed by a question and answer session.
- 3 Nov 2016 Presentation of the early theatre design to theatre stakeholders in and around Royal Tunbridge Wells, followed by questions and discussion.
- 7 Nov 2016 Presentation of the scheme to the Friends of Calverley Grounds, followed by questions and discussion.
- 7 Nov 2016 Presentation of the scheme to Tunbridge Wells business stakeholders, followed by questions and discussion.

- 9 Dec 2016 Presentation of the scheme to residents of Grove Hill House, followed by questions and discussion.
- 16 Jan 2017 Presentation of the Stage 2 design to a full meeting of the members of TWBC, followed by a question and answer session.
- 24 Jan 2017 Presentation of the Stage 2 design to a combined meeting of community stakeholders, the Friends of Calverley Grounds, the Town Forum, theatre stakeholders, and Grove Hill House residents, followed by a question and answer session.
- 11 Apr 2017 Presentation to TWBC members of the developed design reflecting community input at the previous meeting, followed by a question and answer session.
- 10 May 2017 Presentation to Friends of Calverley Grounds of the developed design reflecting community input at the previous meeting, followed by questions and discussion.

- 10 May 2017 Presentation to the Town Forum of the developed design reflecting community input at the previous meeting, followed by questions and discussion.
- 10 May 2017 Presentation to residents of Grove Hill House of the developed design reflecting community input at the previous meeting, followed by questions and discussion.
- 23 May 2017 Presentation to residents of Calverley Park of the developed design reflecting community input at the previous meeting, followed by questions and discussion.
- 18 July 2017 Presentation of further scheme development to theatre stakeholders in and around Royal Tunbridge Wells, followed by questions and discussion.
- 20 July 2017 Presentation of further scheme development to the Town Forum, followed by a question and answer session.

- 9 Aug 2017 Presentation of further scheme development to the Friends of Calverley Grounds, followed by questions and discussion.
- 9 Aug 2017 Presentation of further scheme development to residents of Grove Hill House, followed by questions and discussion.
- 14 Aug 2017 Presentation of further scheme development to residents of Calverley Park, followed by questions and discussion.
- 6 Nov 2017 Presentation of further scheme development to residents of Grove Hill House, followed by questions and discussion.
- 8 Nov 2017 Presentation of further scheme development to the Friends of Calverley Grounds, and the residents of Calverley Park, followed by questions and discussion.

Further engagement

TWBC planners

Full pre-application consultation process.

Historic England

Four consultation meetings to date. HE has expressed support.

Design South-East

Presentation and review.

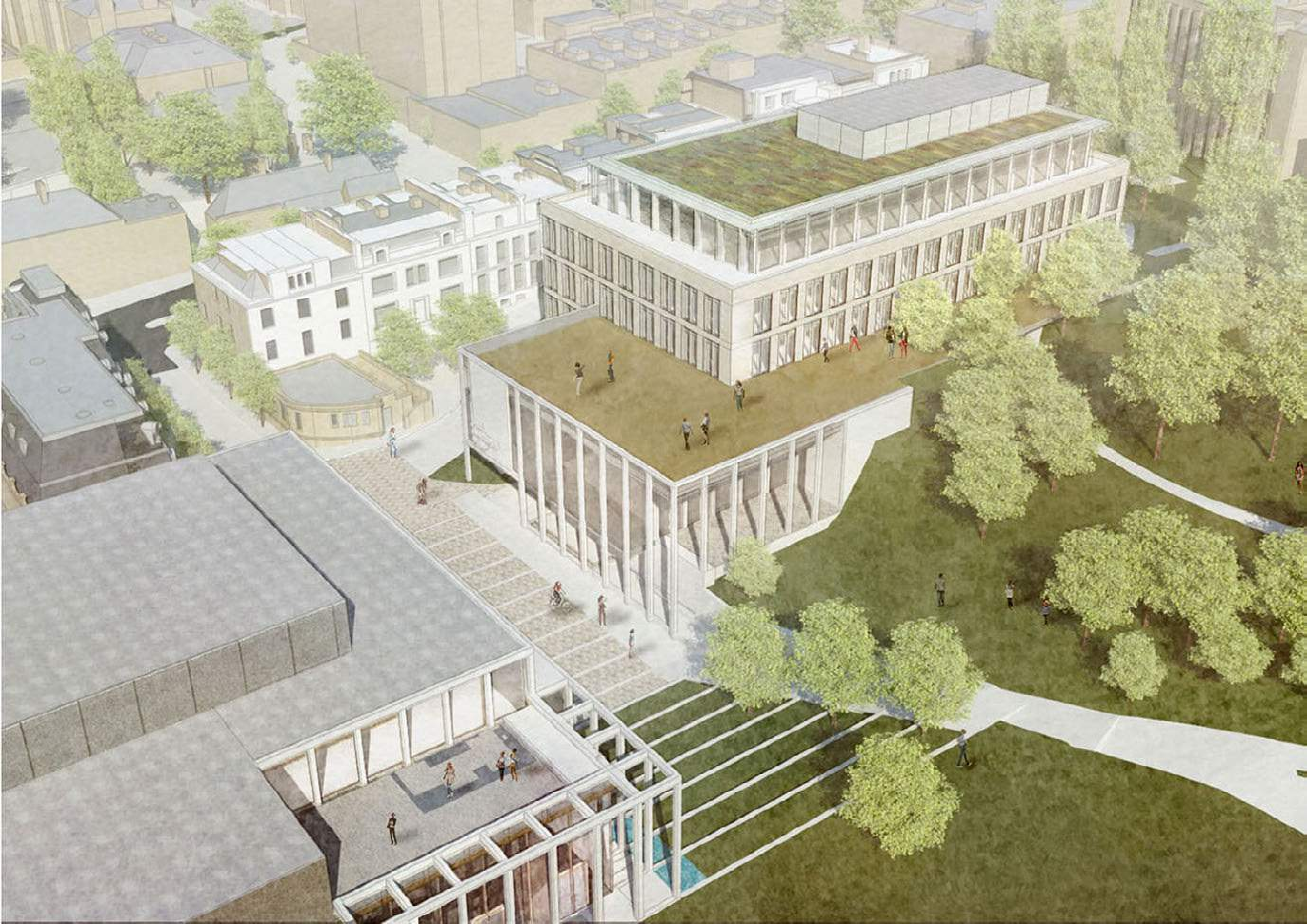
Independent Access Consultant

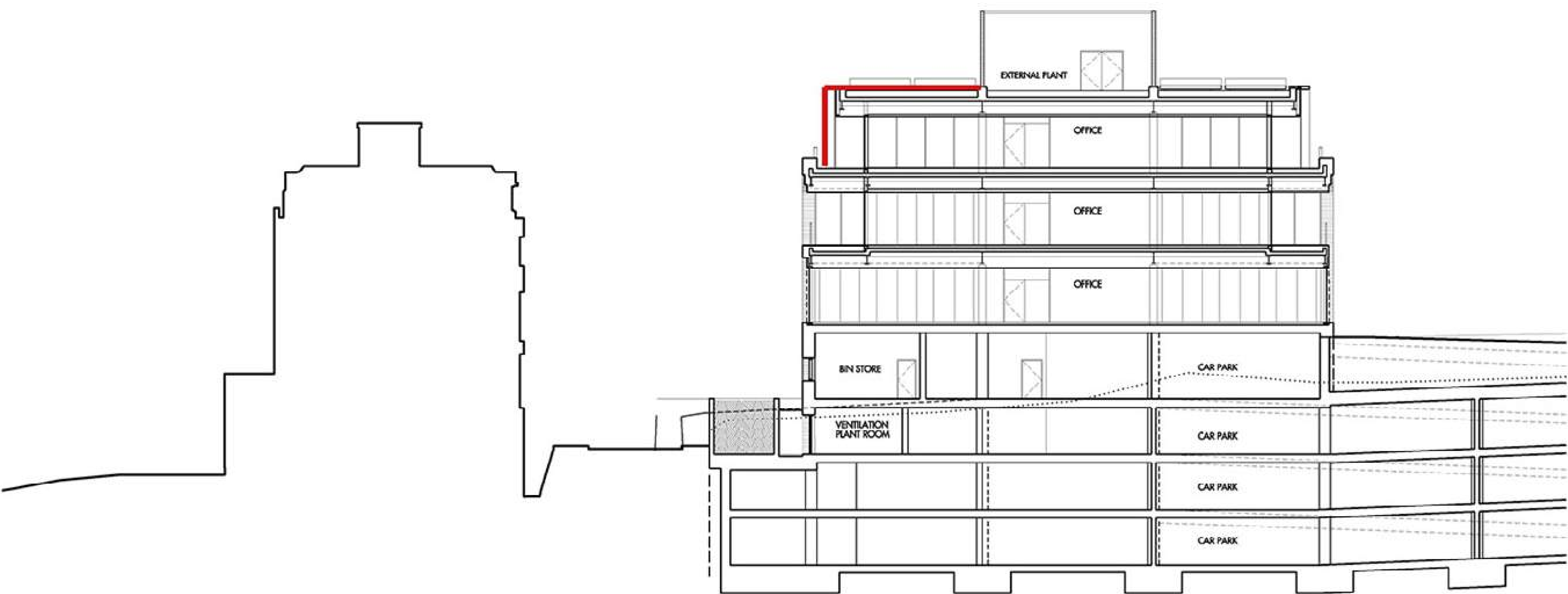
Independent review.

Theatre stakeholders

Touring and national companies.



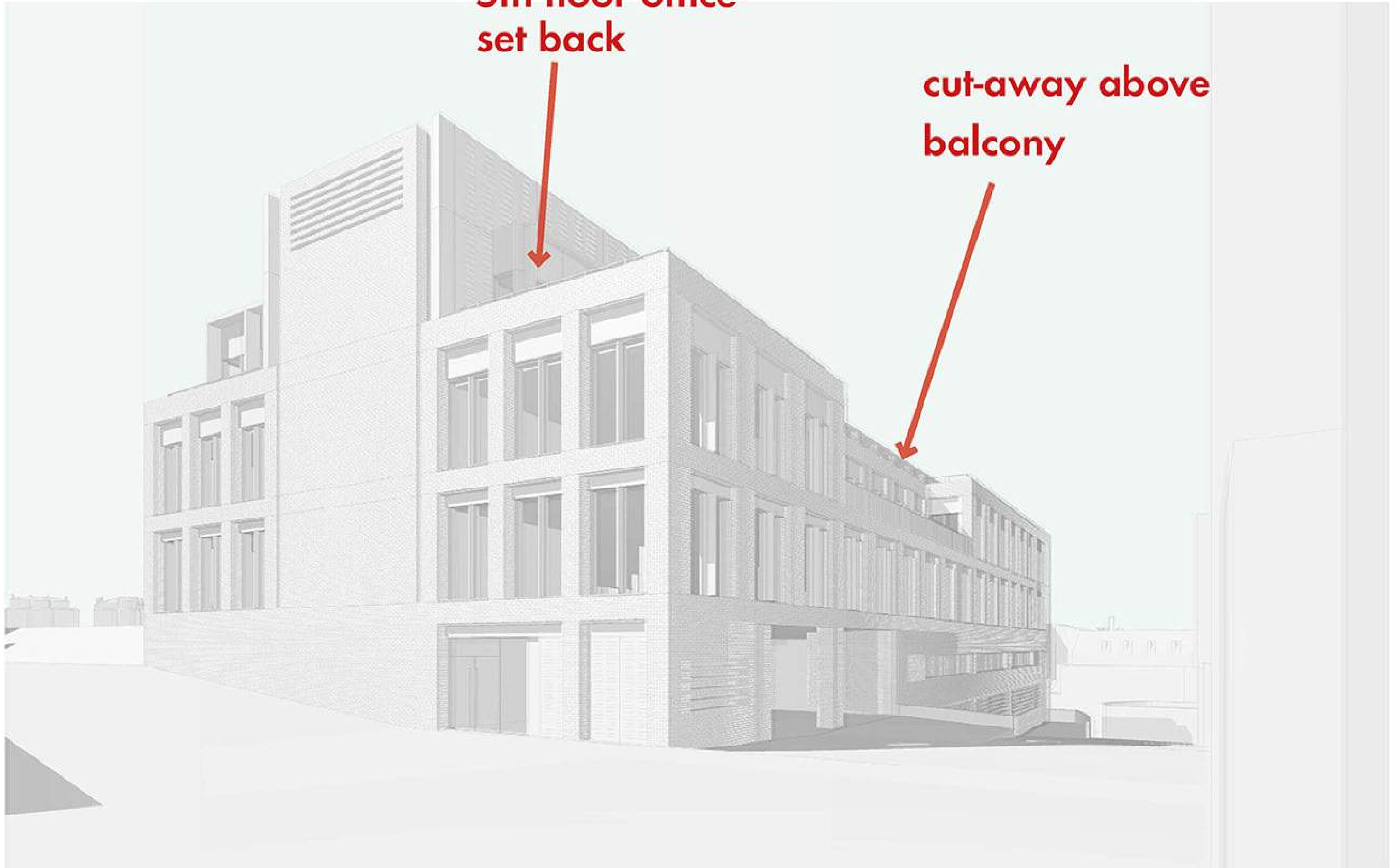




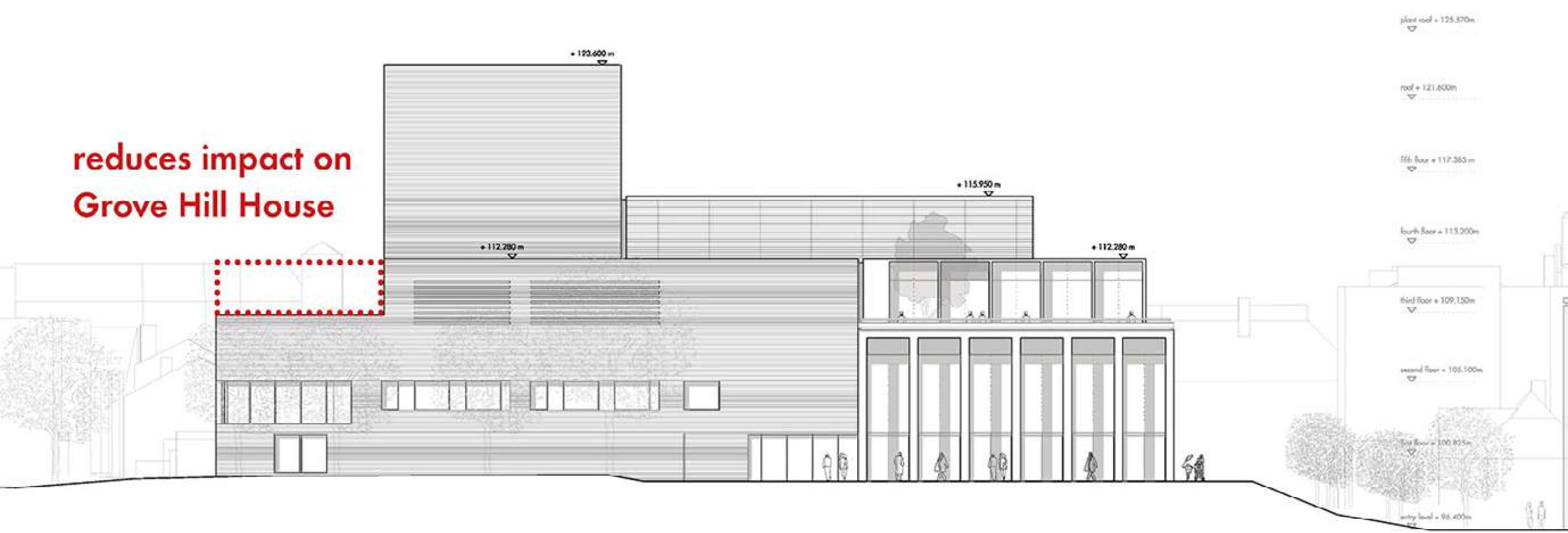
SECTION THROUGH MOUNT PLEASANT AVENUE
PREVIOUS SCHEME

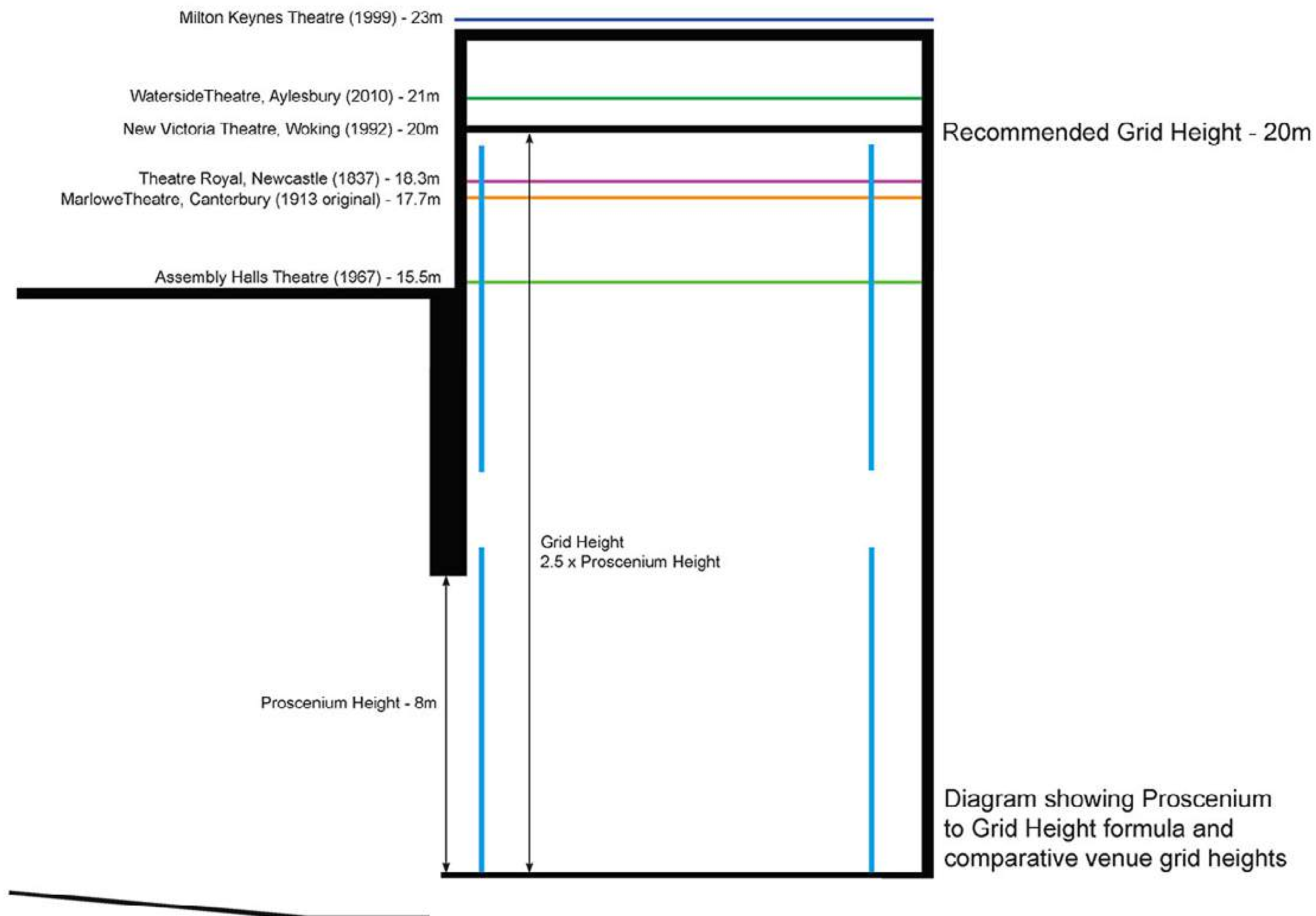
**5th floor office
set back**

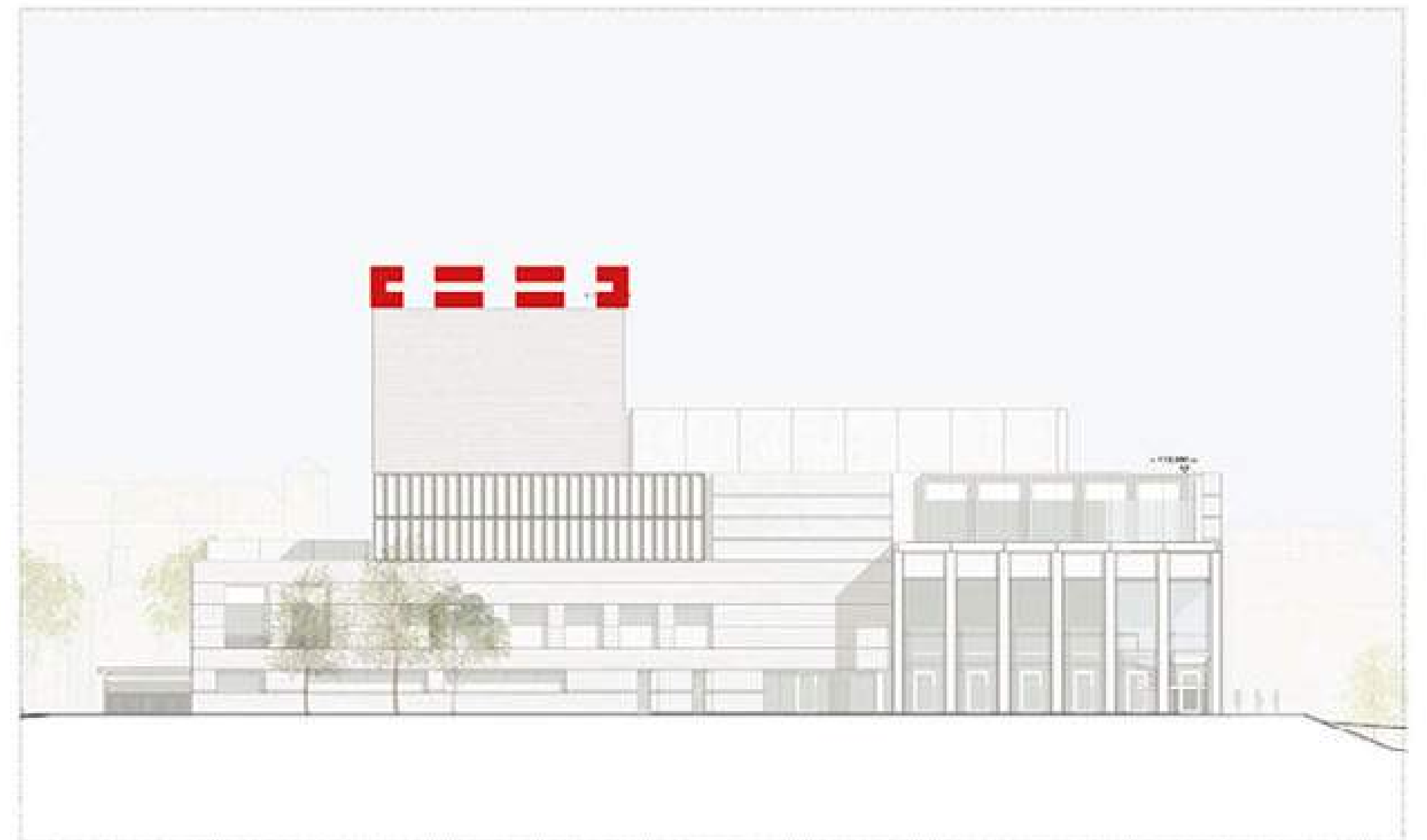
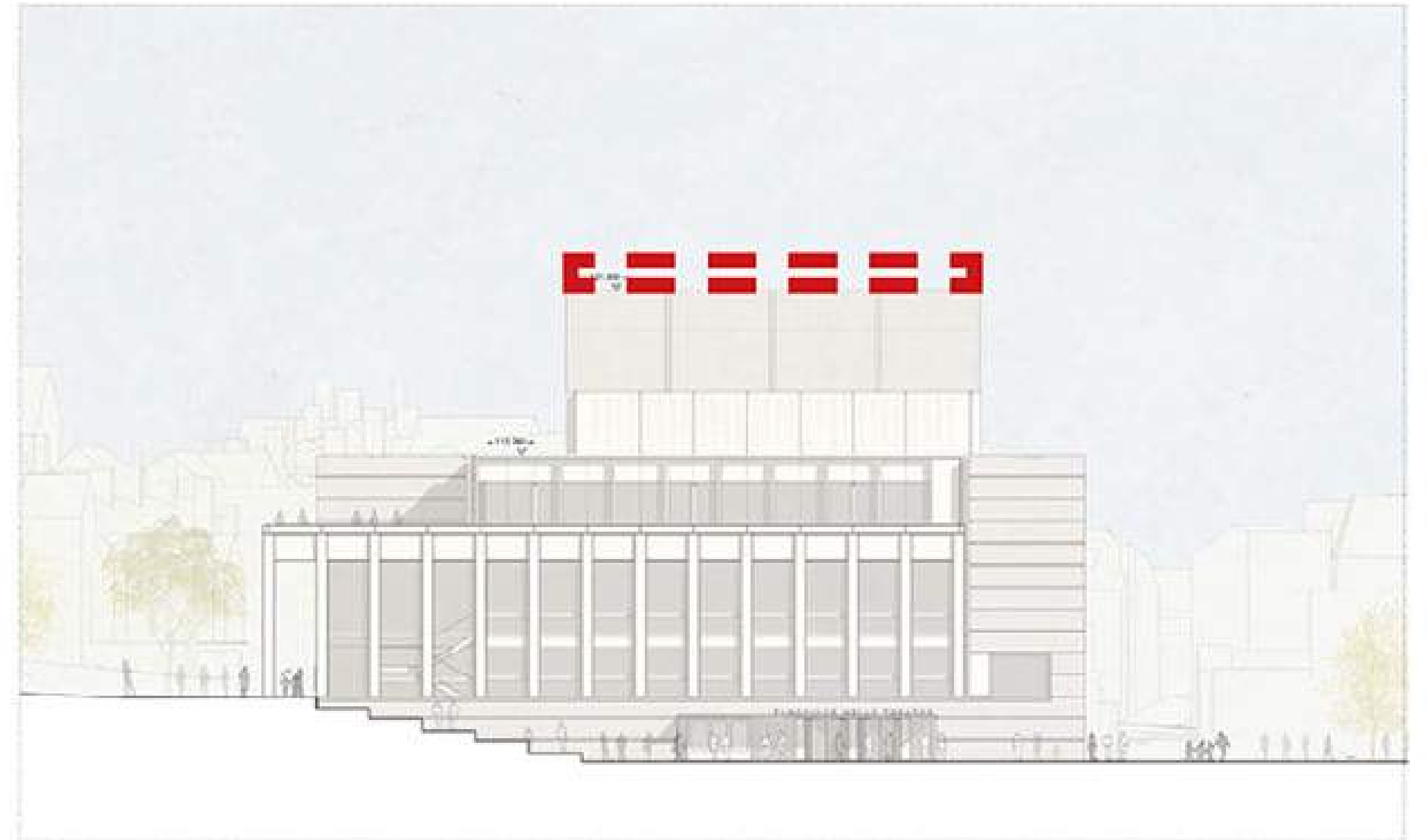
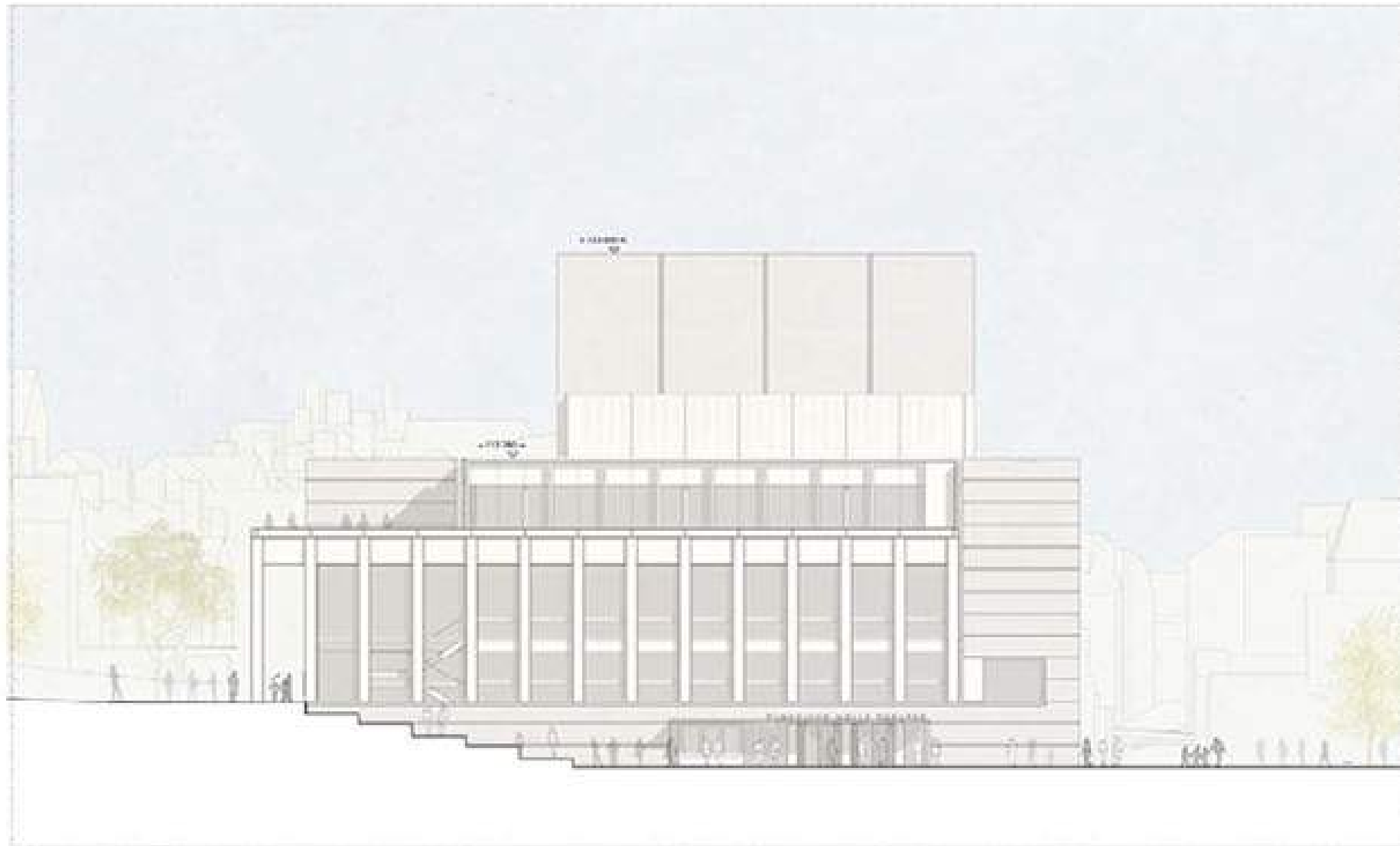
**cut-away above
balcony**

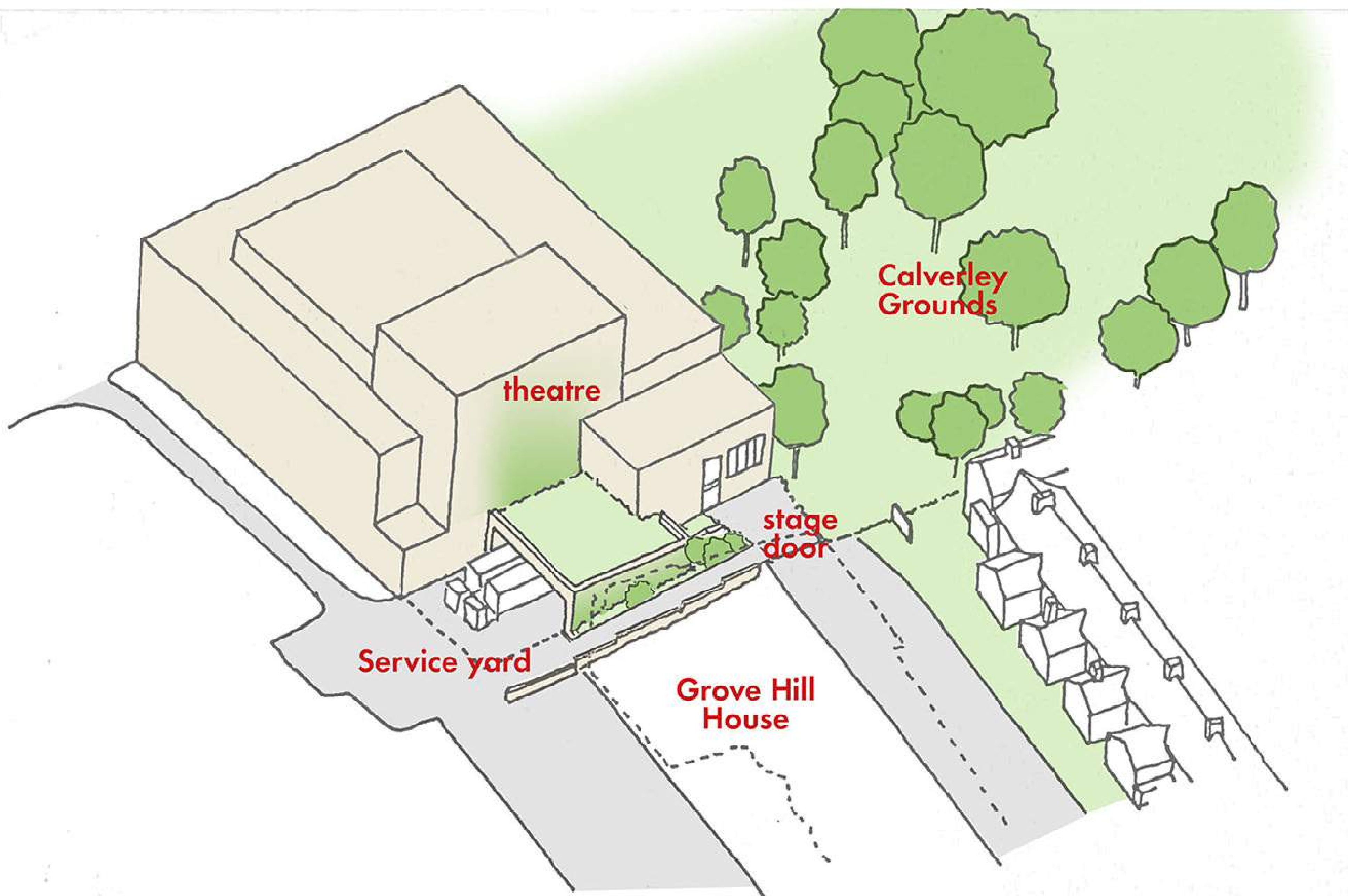


reduces impact on
Grove Hill House









march



09:00

june



09:00

december



12:00



12:00



15:00



15:00



18:00



18:00



existing

proposed

existing

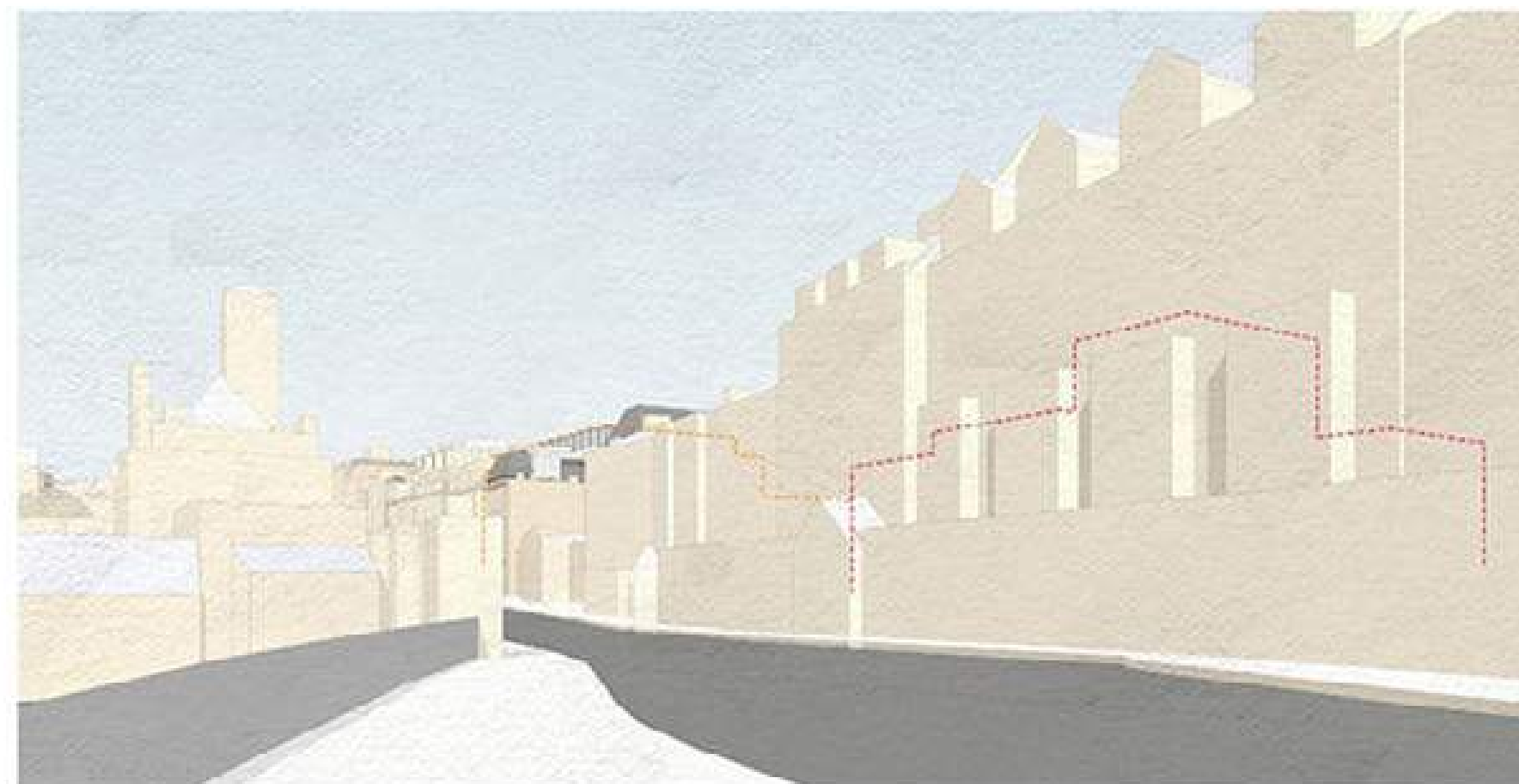
proposed

existing

proposed

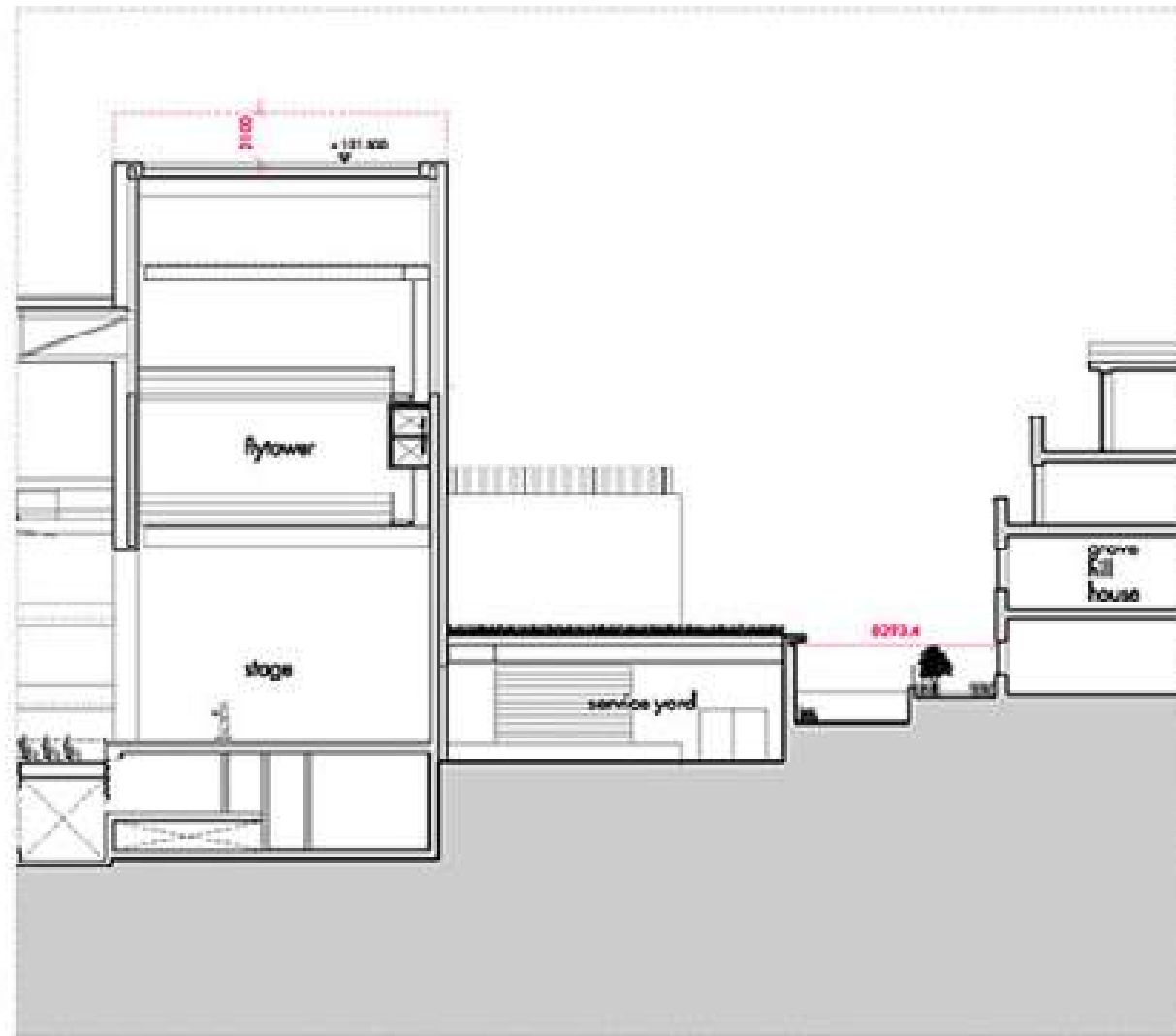


massing in relation to Mount Pleasant Road. Office (gold) and theatre (red)

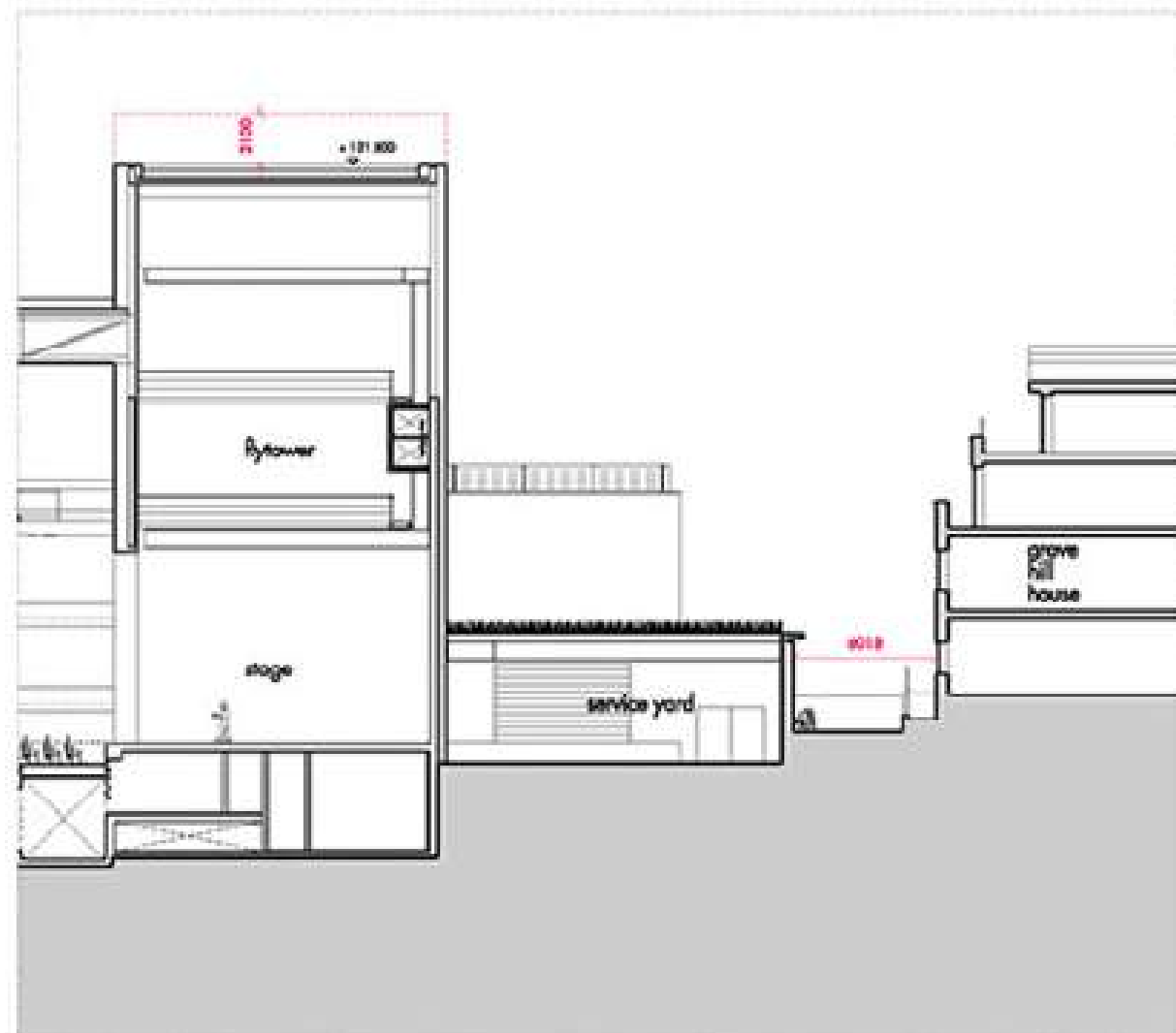


massing in relation to Mount Pleasant Road. Office (gold) and theatre (red)

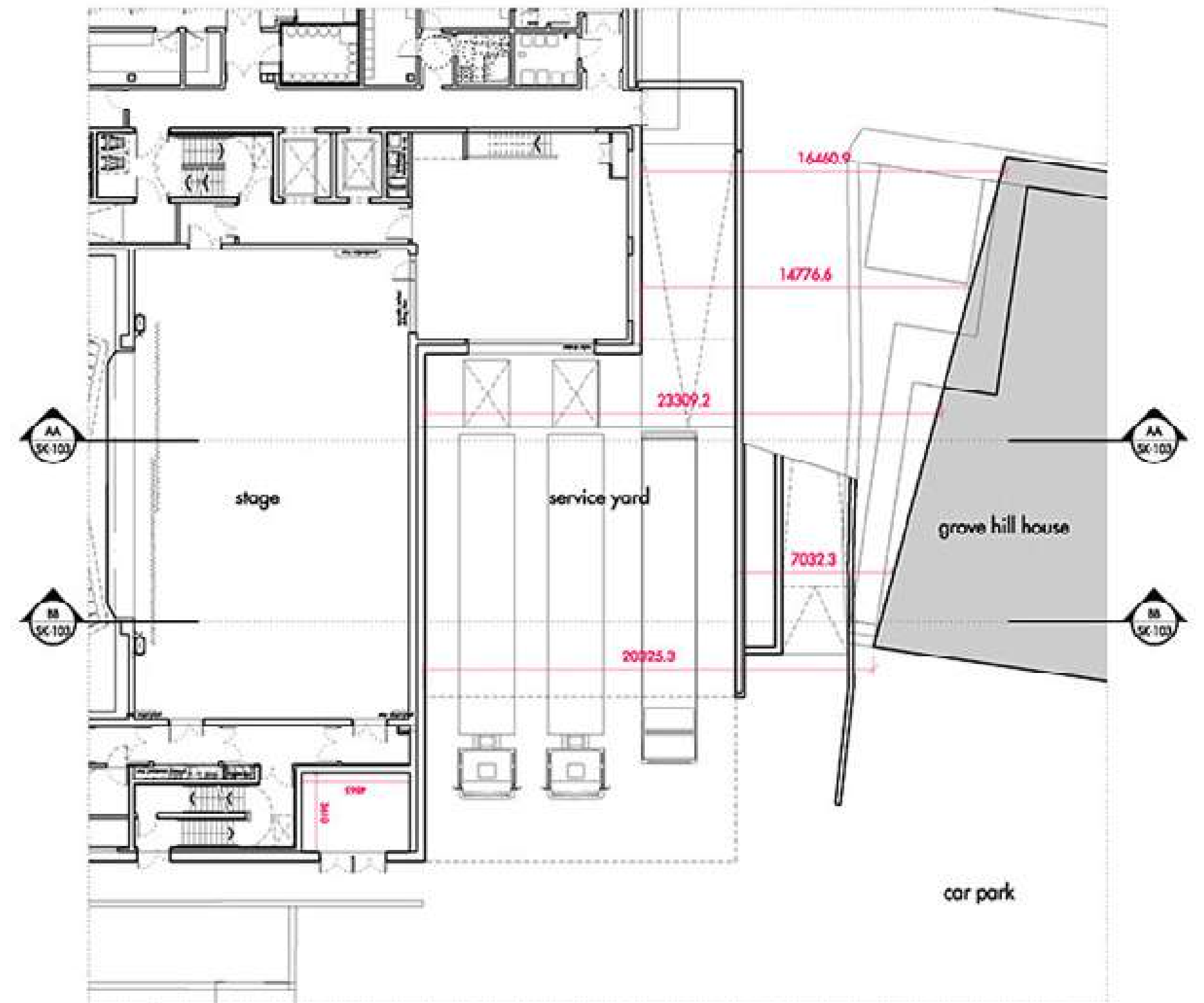




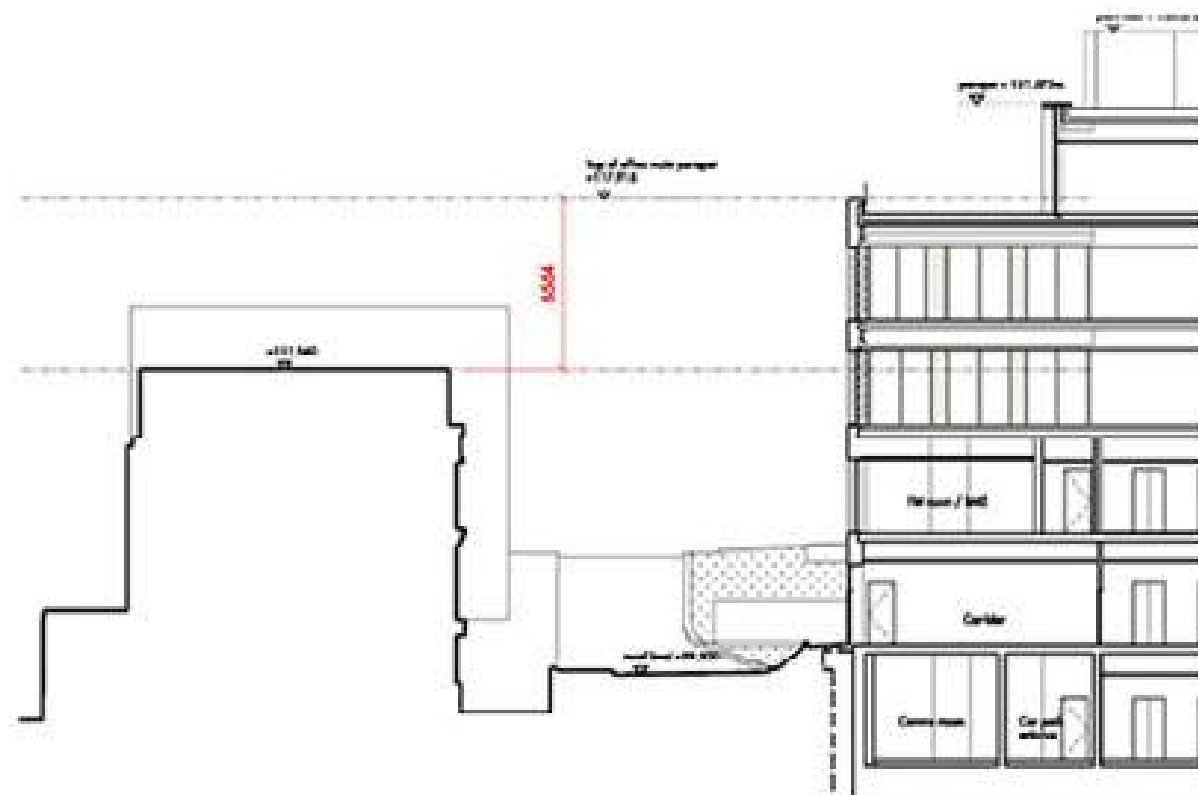
section showing relation of reduced flytower to Grove Hill House



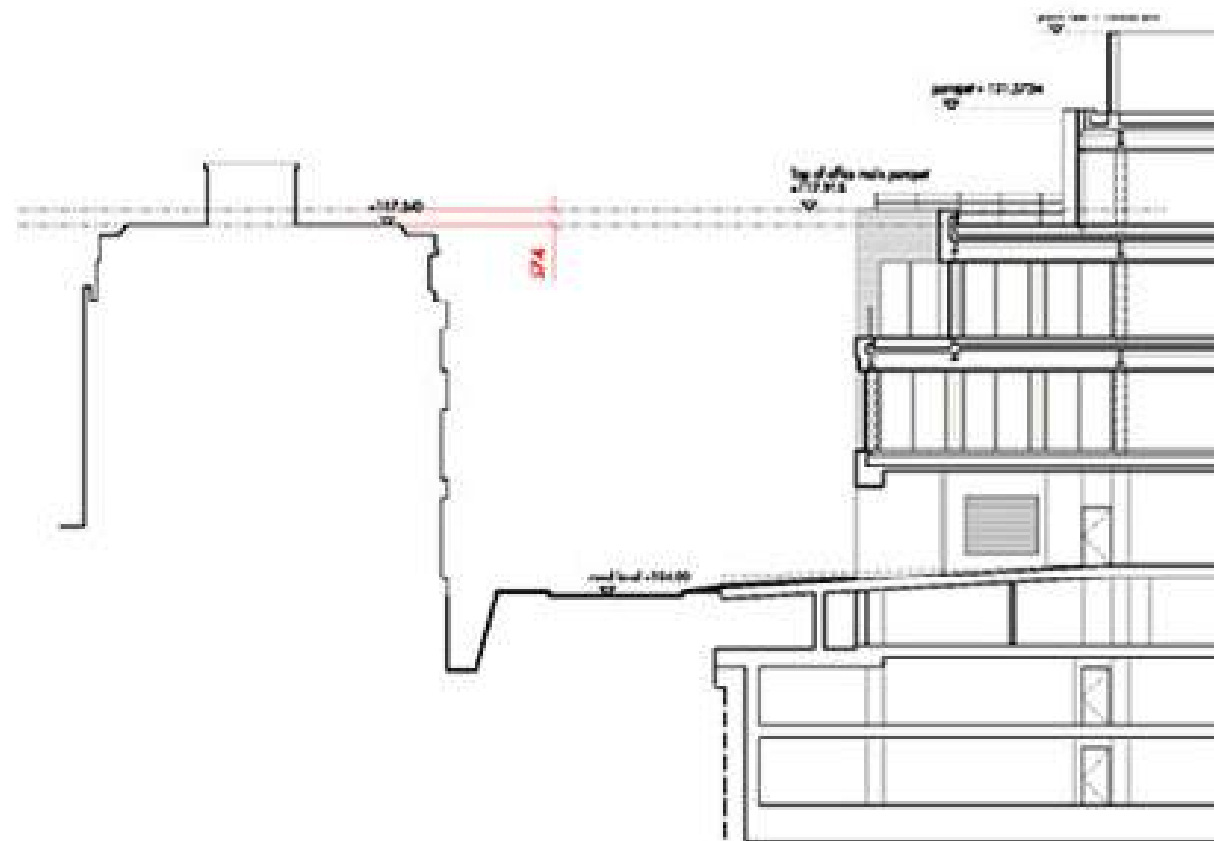
section showing relation of reduced flytower to Grove Hill House



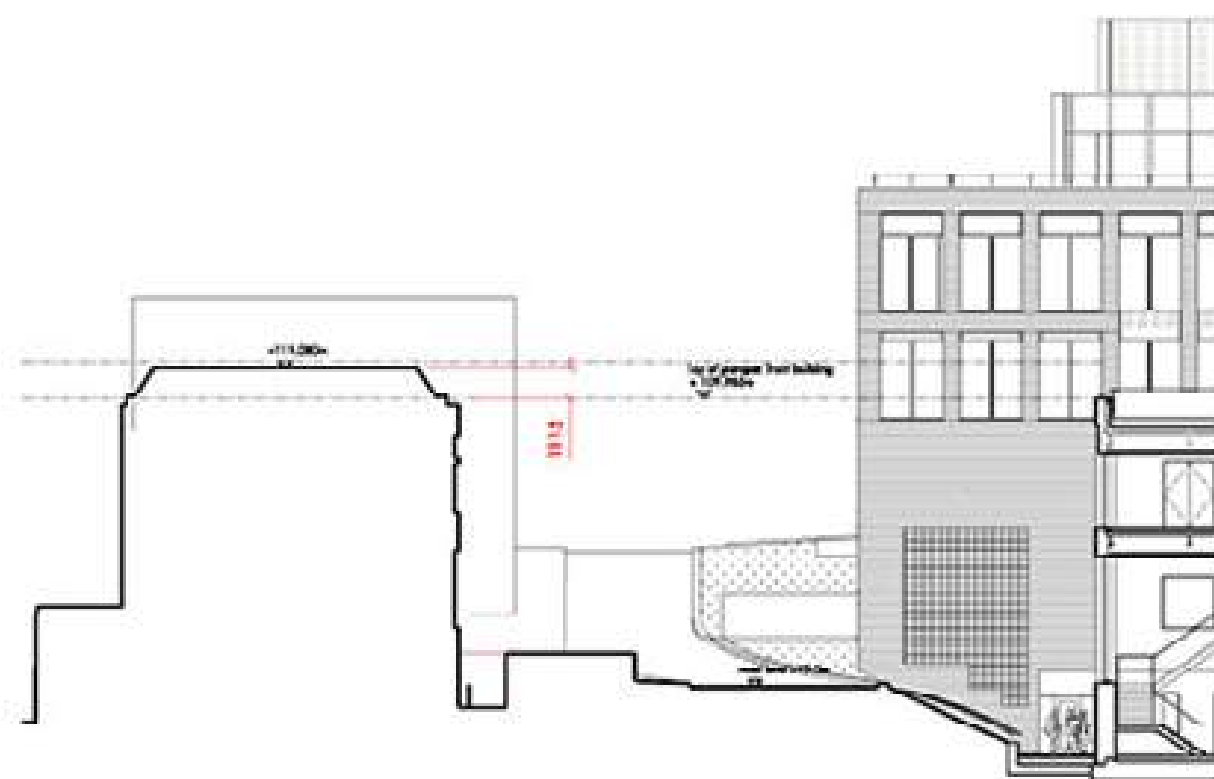
plan showing relation of flytower and dressing room block to Grove Hill House



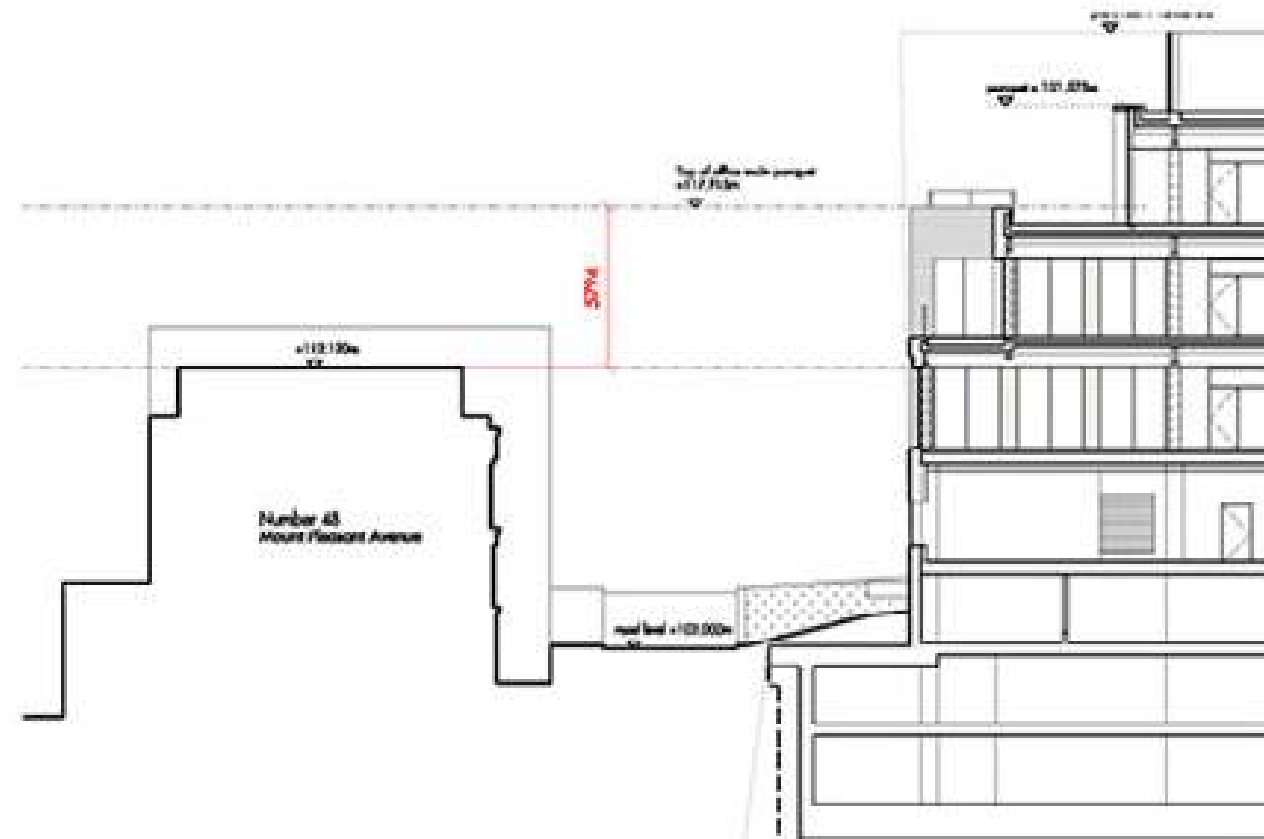
section 2 near south end of Mount Pleasant Avenue



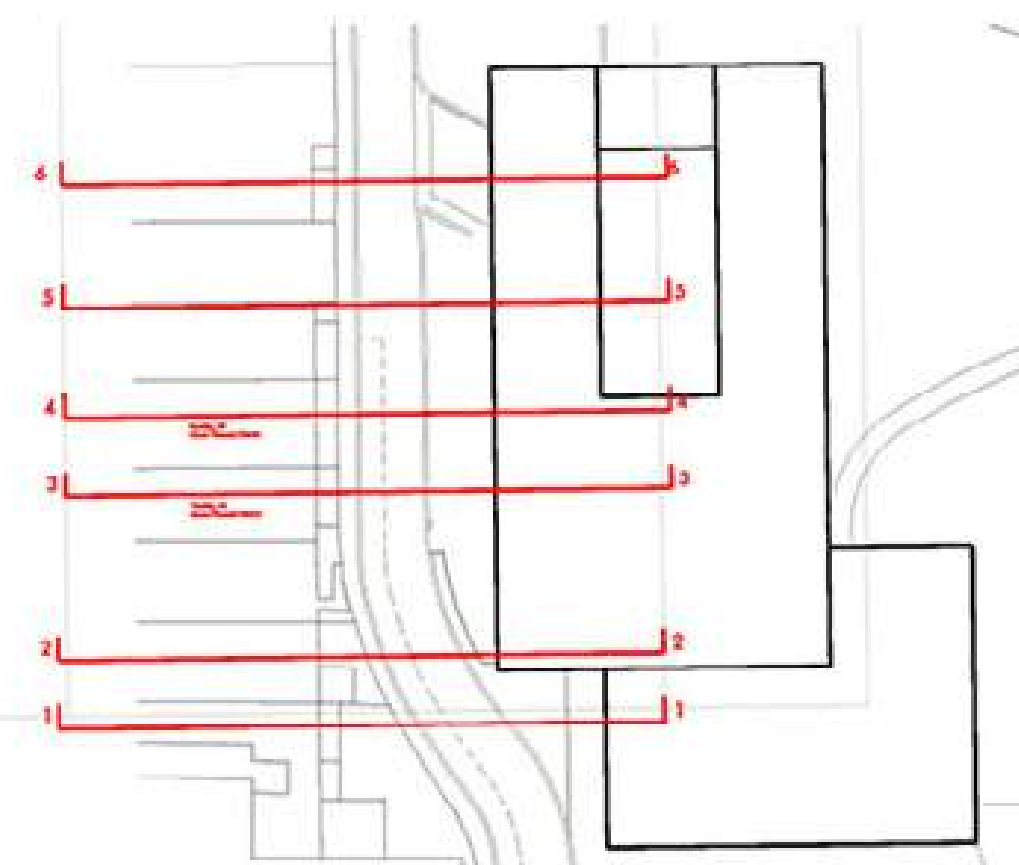
section 6 at north end of Mount Pleasant Avenue



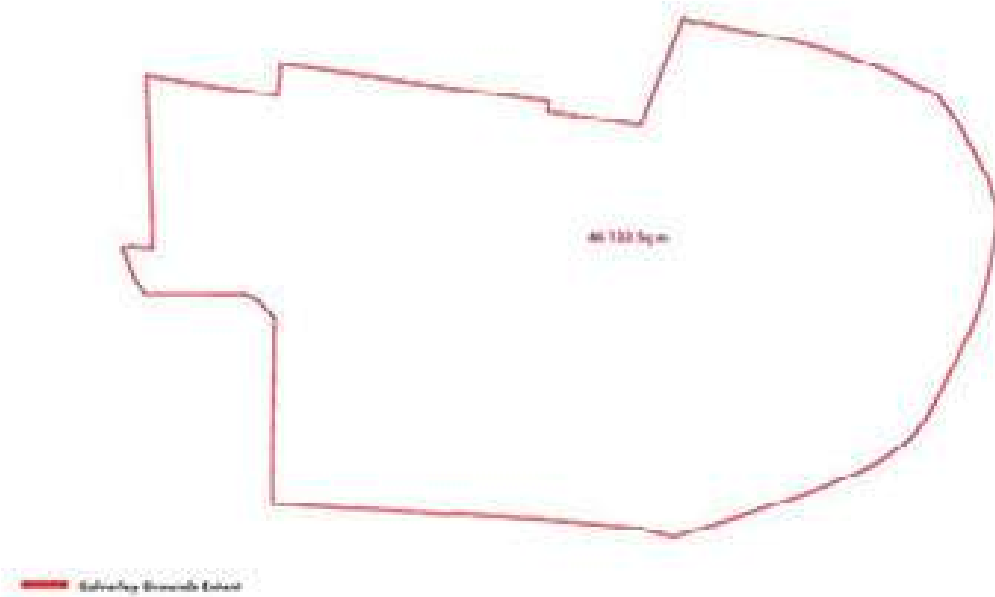
section 1 at south end of Mount Pleasant Avenue



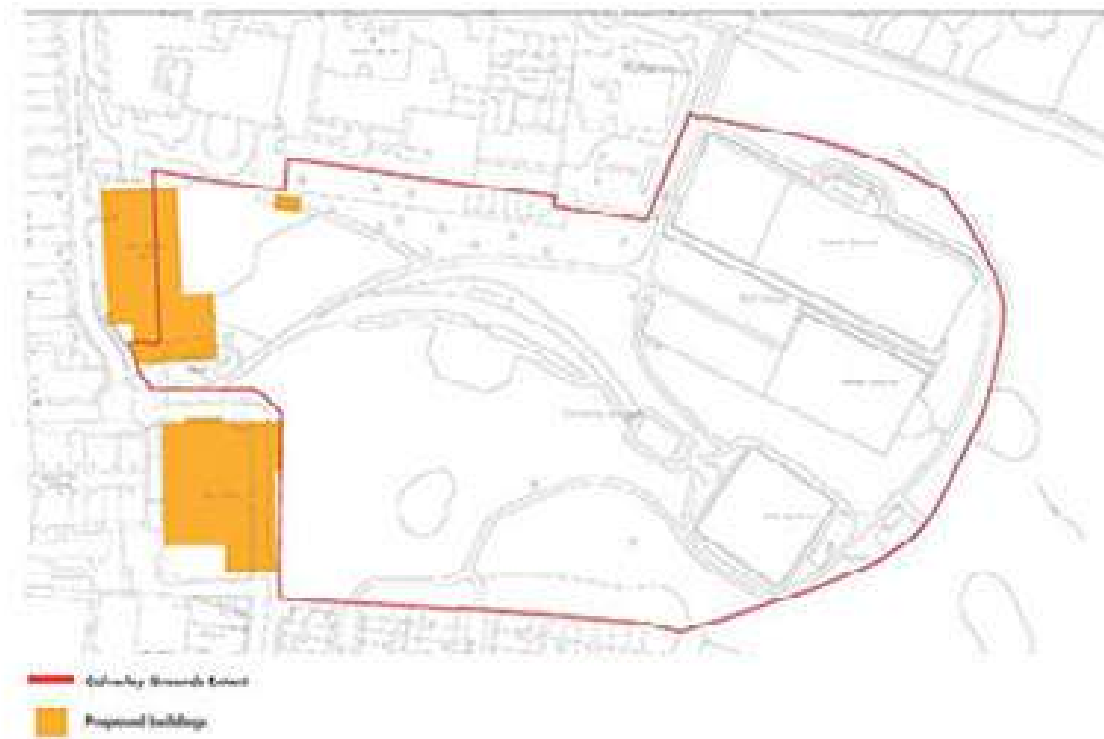
section 4 adjoining no. 48 Mount Pleasant Avenue



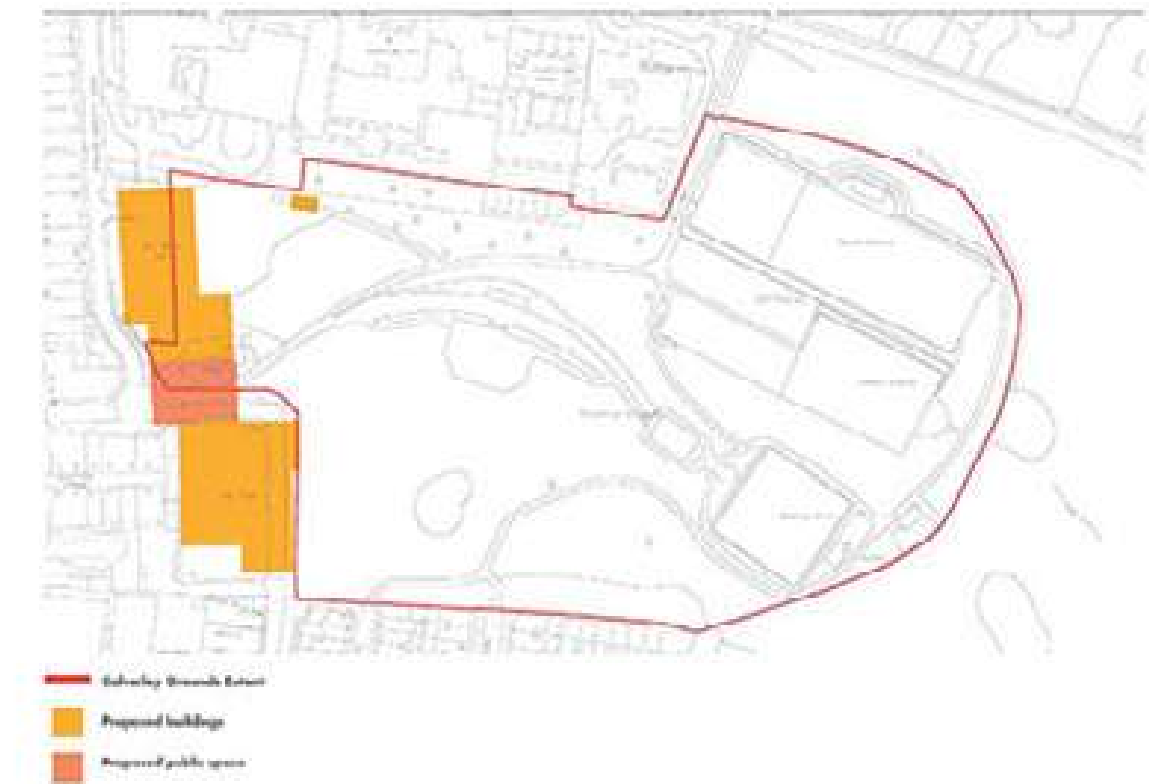
section 5 at north end of Mount Pleasant Avenue



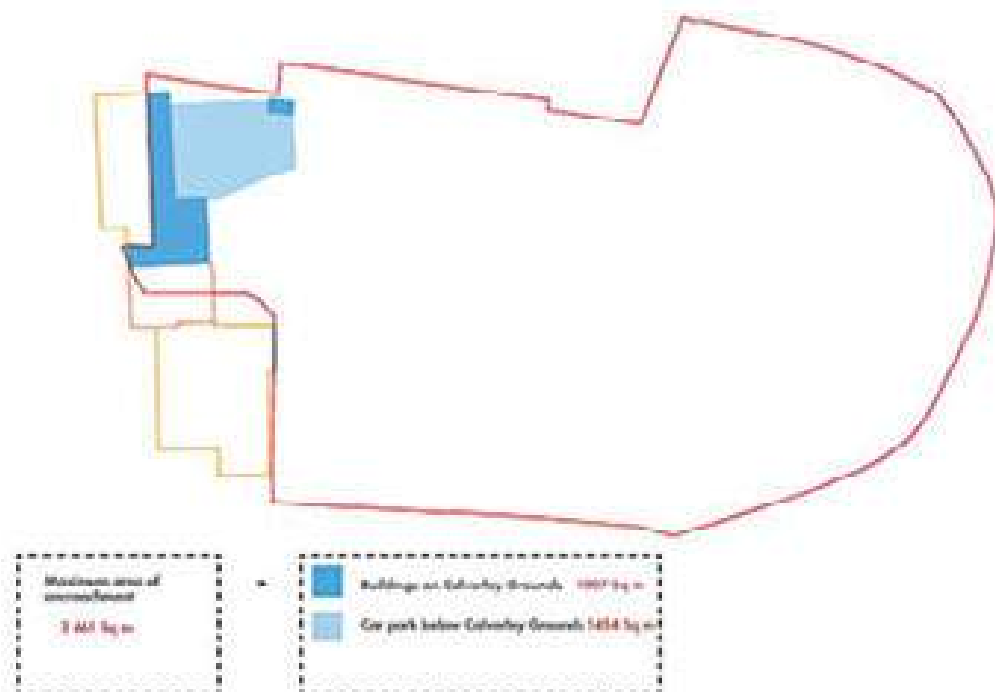
extent of Calverley Grounds



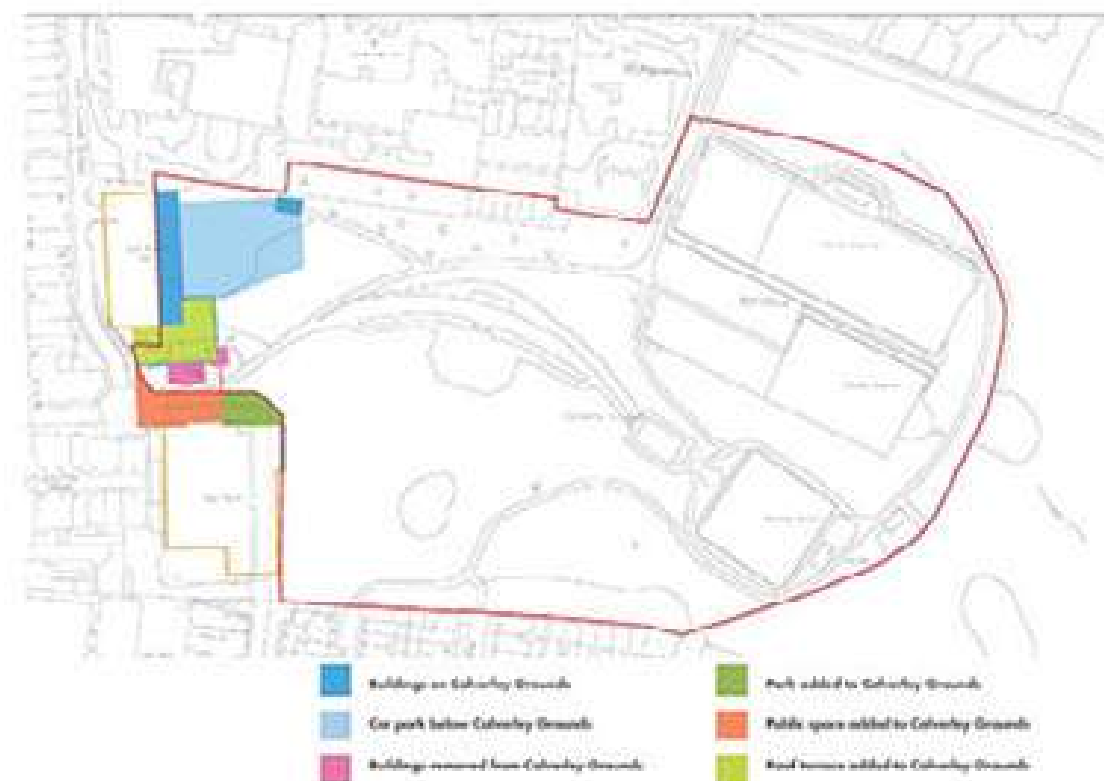
outline of new buildings



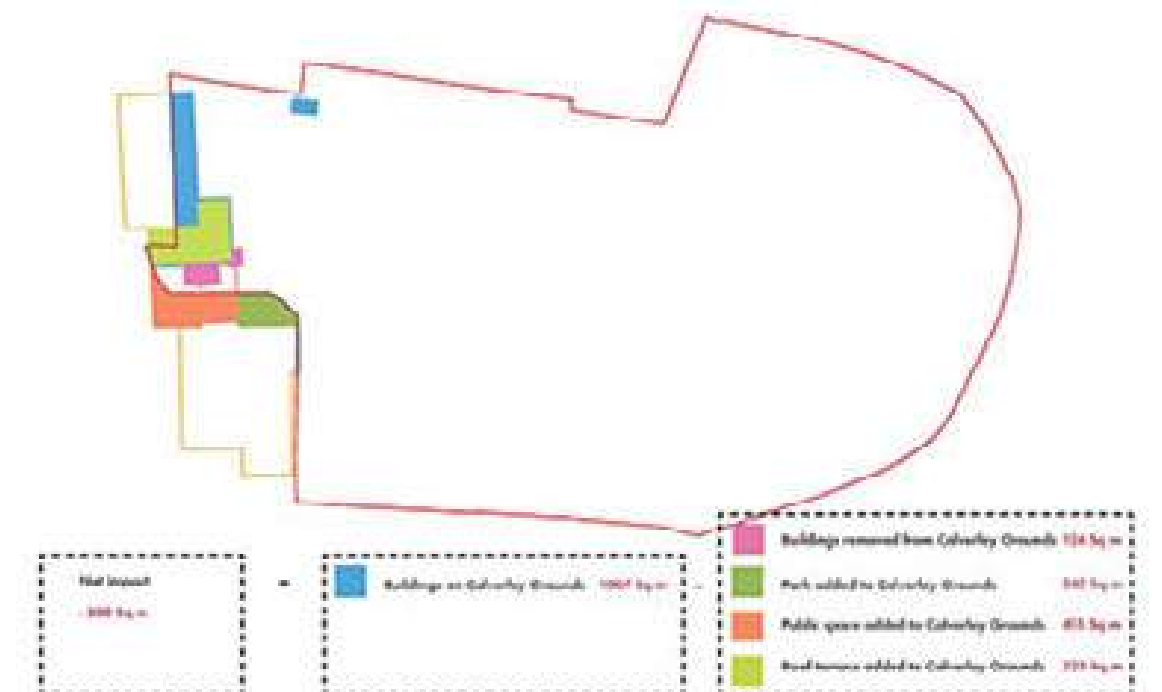
outline of new public square



encroachment onto Calverley Grounds



new public space created



net new public space created









Carluccio's

Carluccio's

Local

LET BY
THESE FIRM OFFERS
ANY VET
NO TRAVEL
CONTACT SALES

Open every day 7am - 11pm

Sainsbury's Local





STAGE DOOR































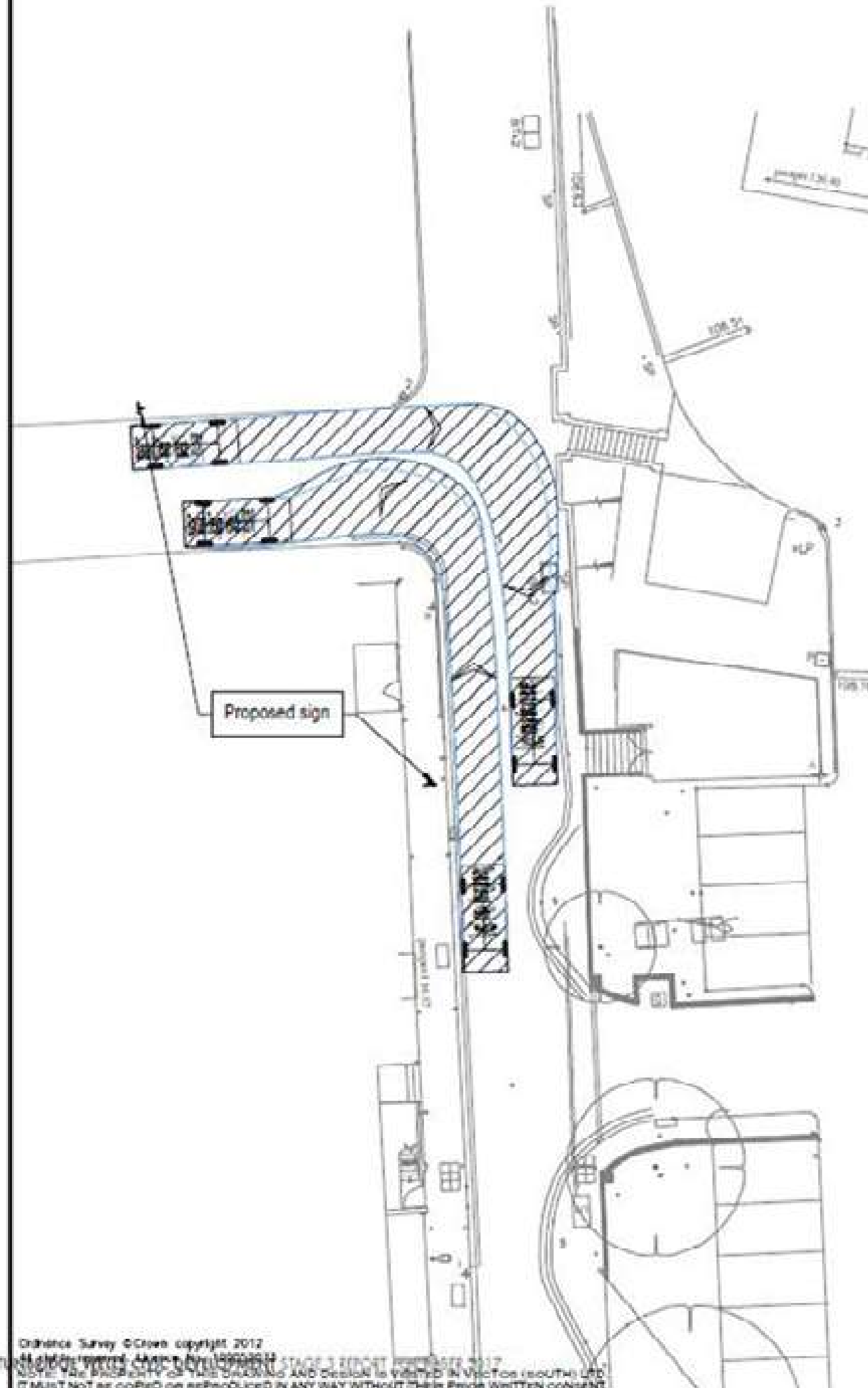
- ← - - - → car park ingress and egress
- - - general servicing for office
- - - refuse servicing for office
- - - Calverley Grounds maintenance
- - - general servicing for theatre
- - - touring shows for theatre

site plan showing principal servicing routes

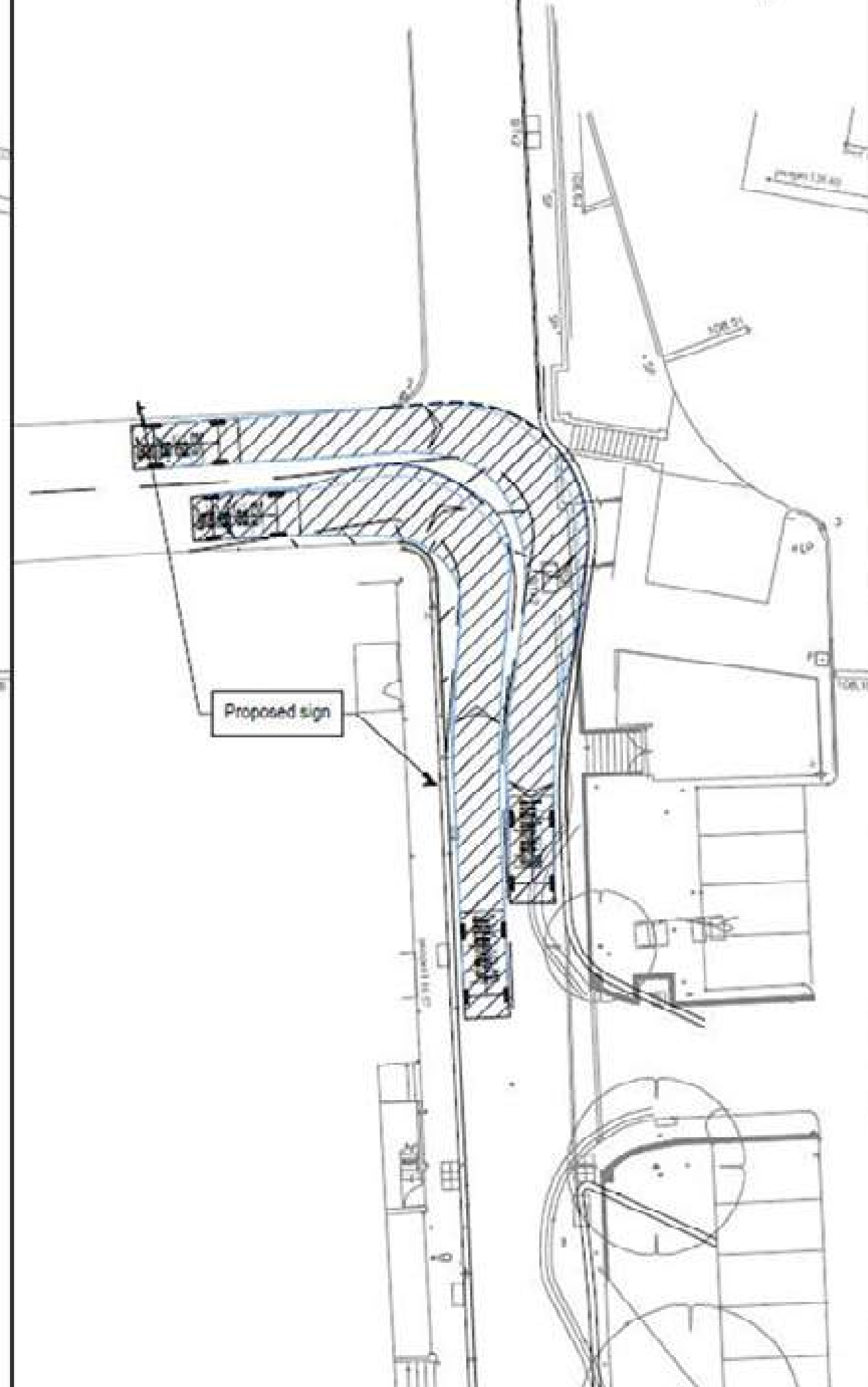


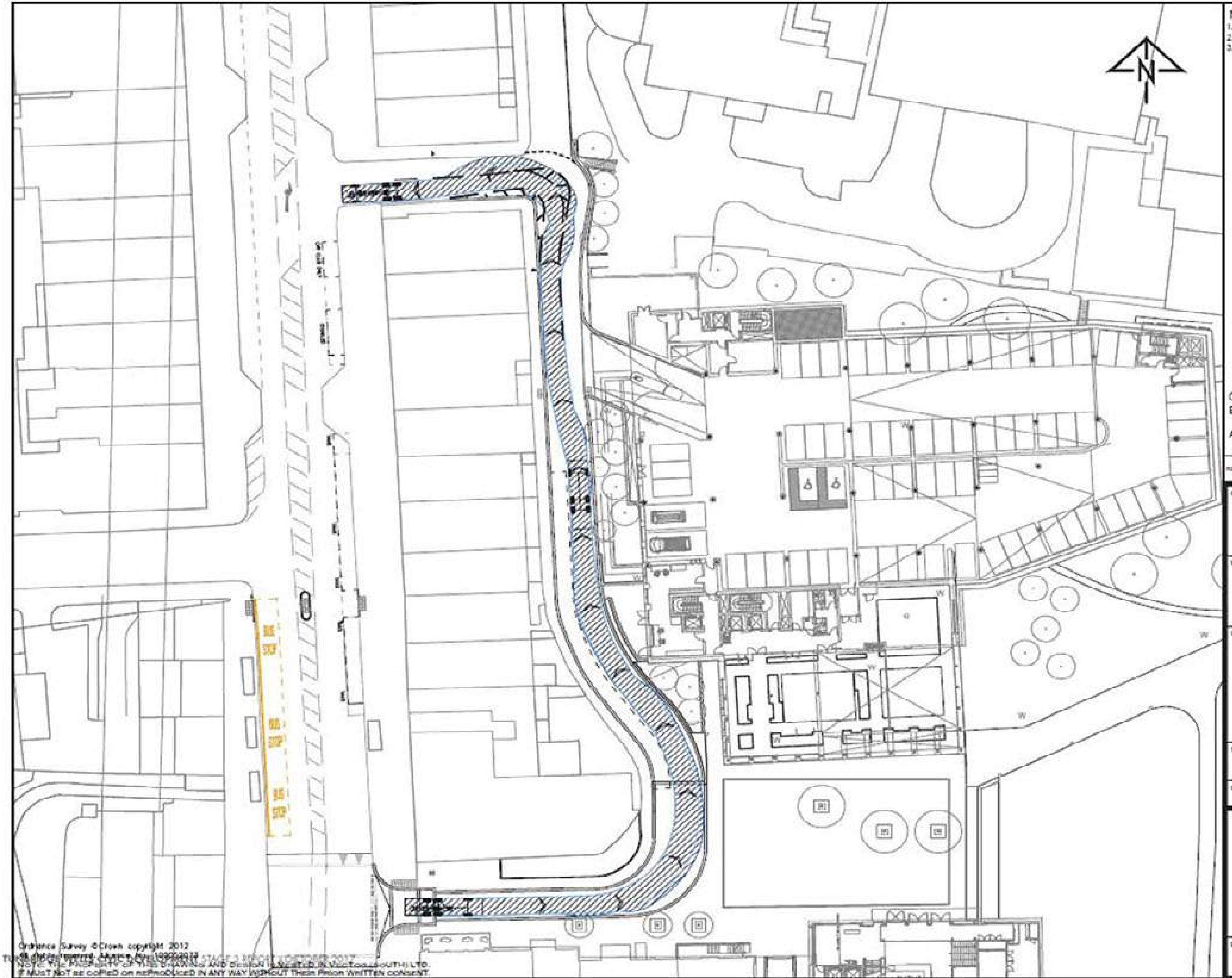


Existing Layout



Suggested Amendments

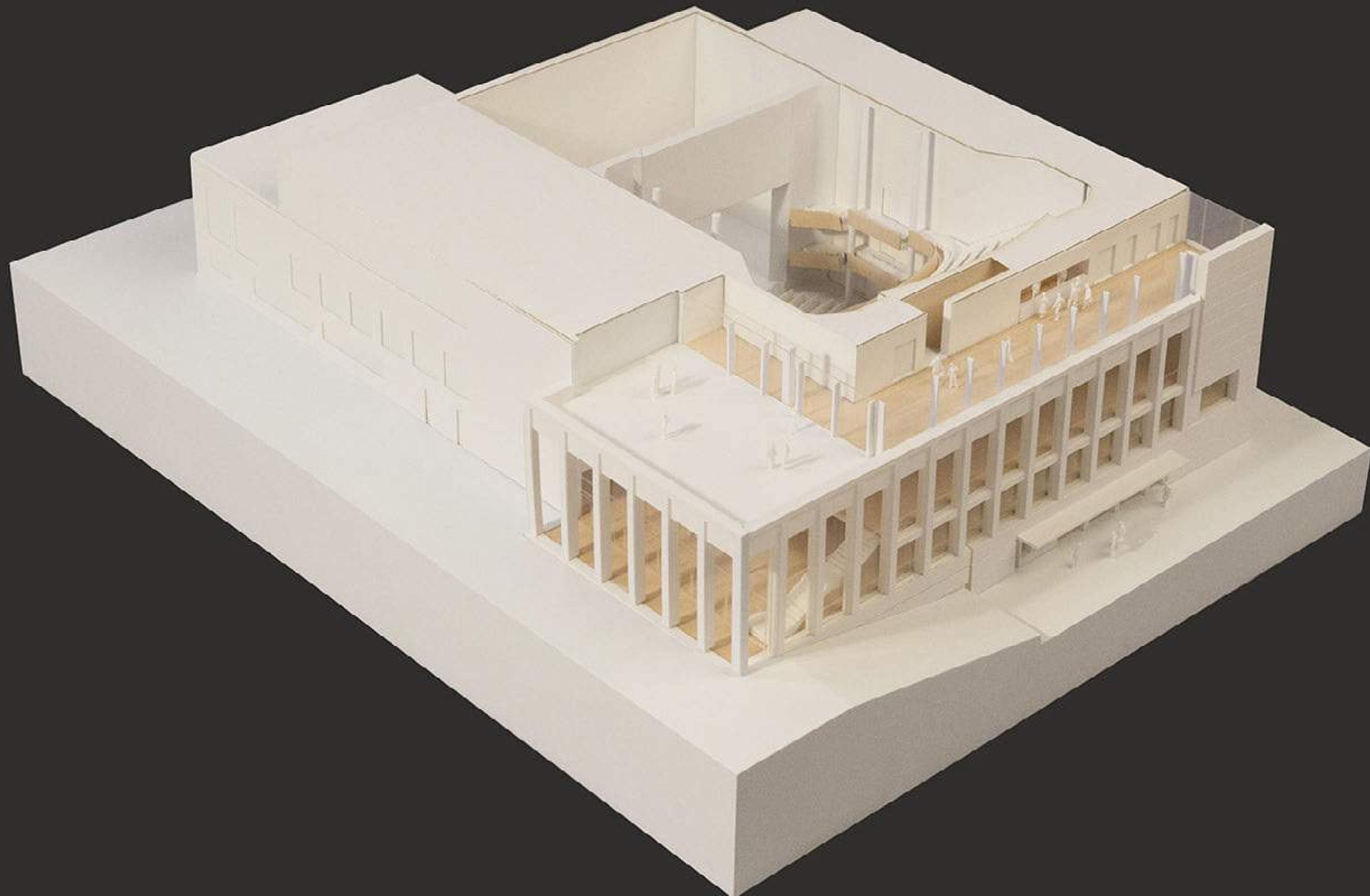




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theatre







TUNBRIDGE WELLS THEATRE

TICKETS

ADULT £18
CHILD £10
CONC £02

COMING SOON

WINNING WOMAN 23.9.17
MILTON JONES 08.10.17
TOTALLY TINA 15.10.17
KIP IT UP 18.10.17

Go! Card

The Assembly Hall Theatre is part of Tunbridge Wells Borough Council's Go! Card scheme.

This offers those on low incomes the opportunity to benefit from reduced prices on selected performances.

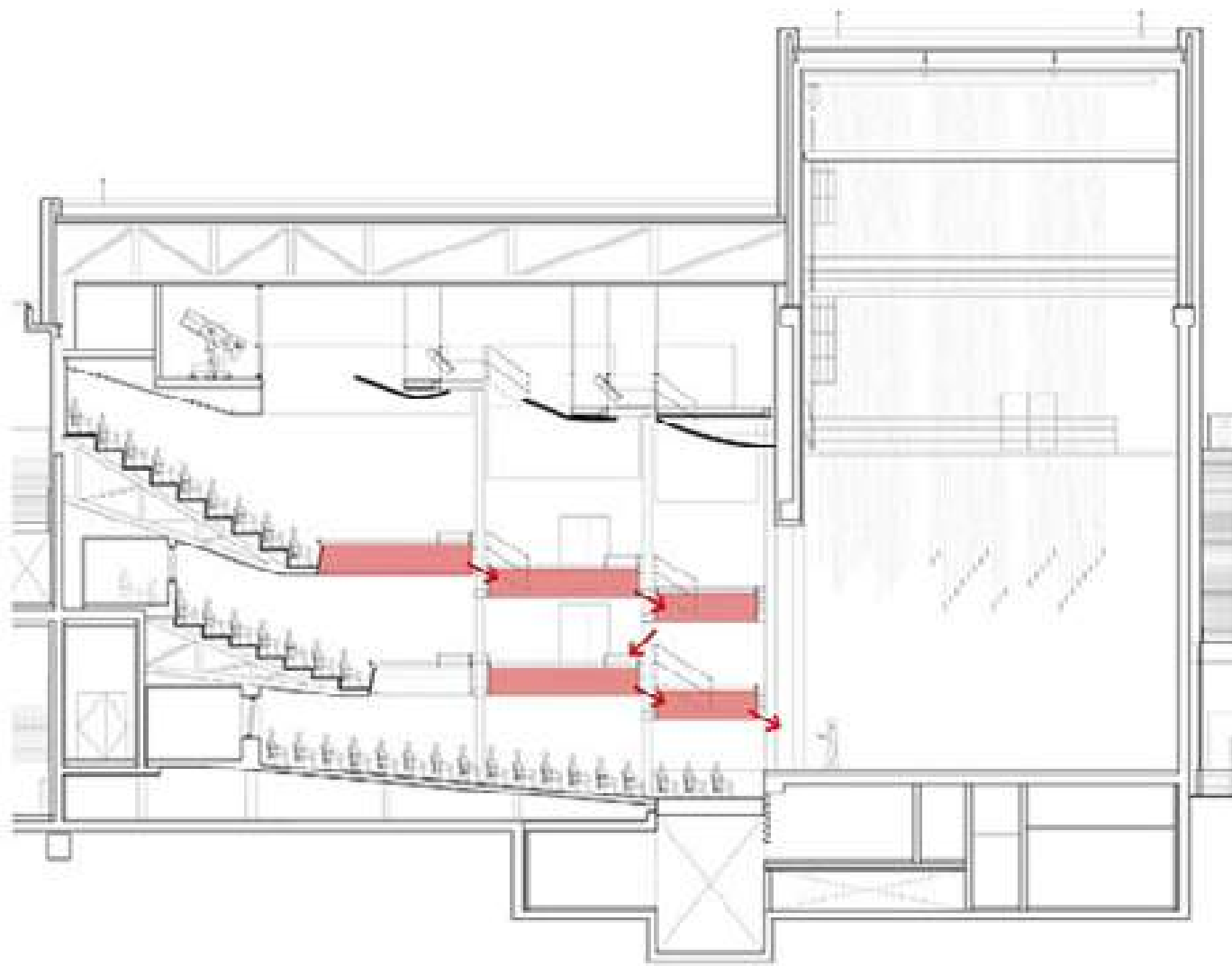




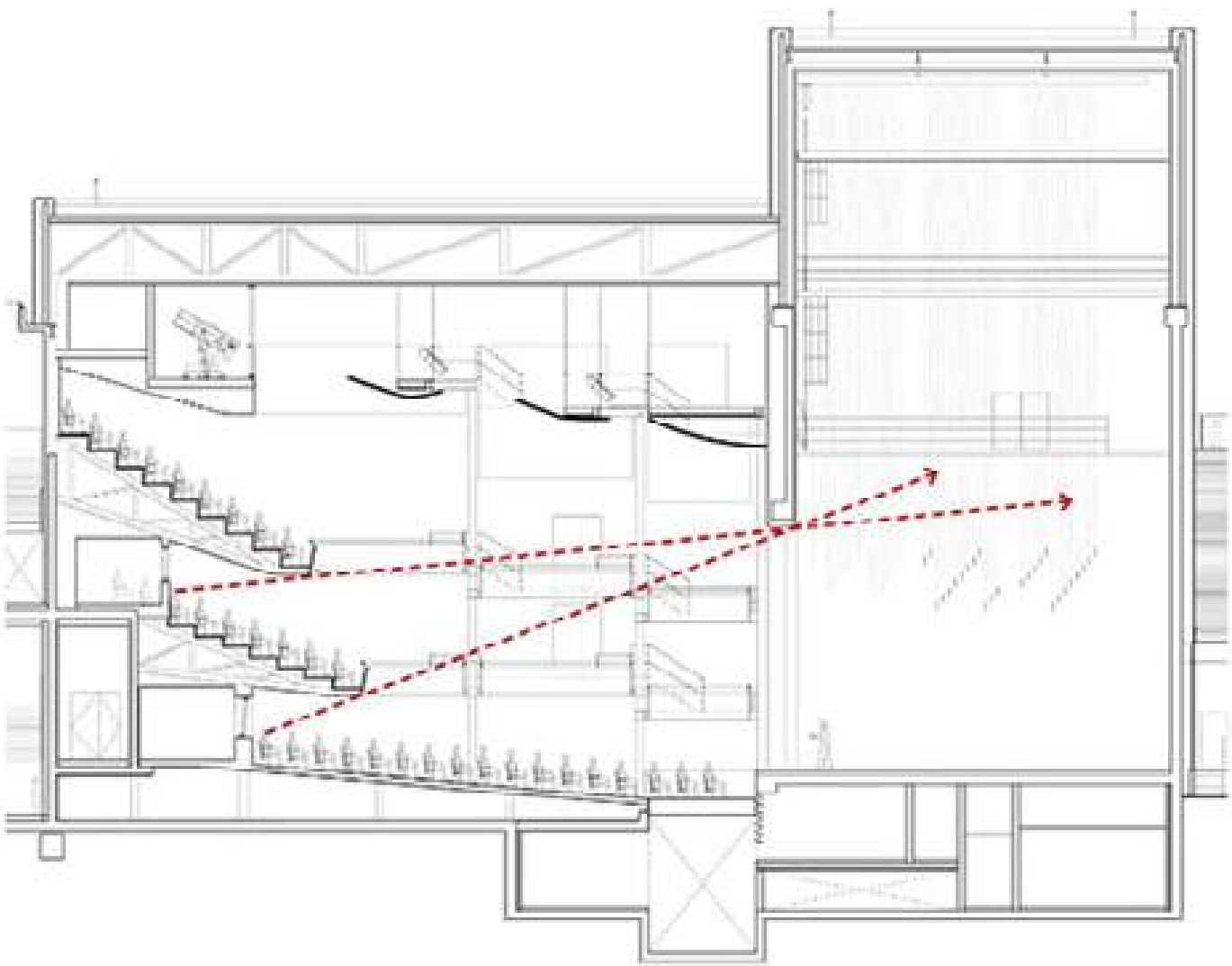




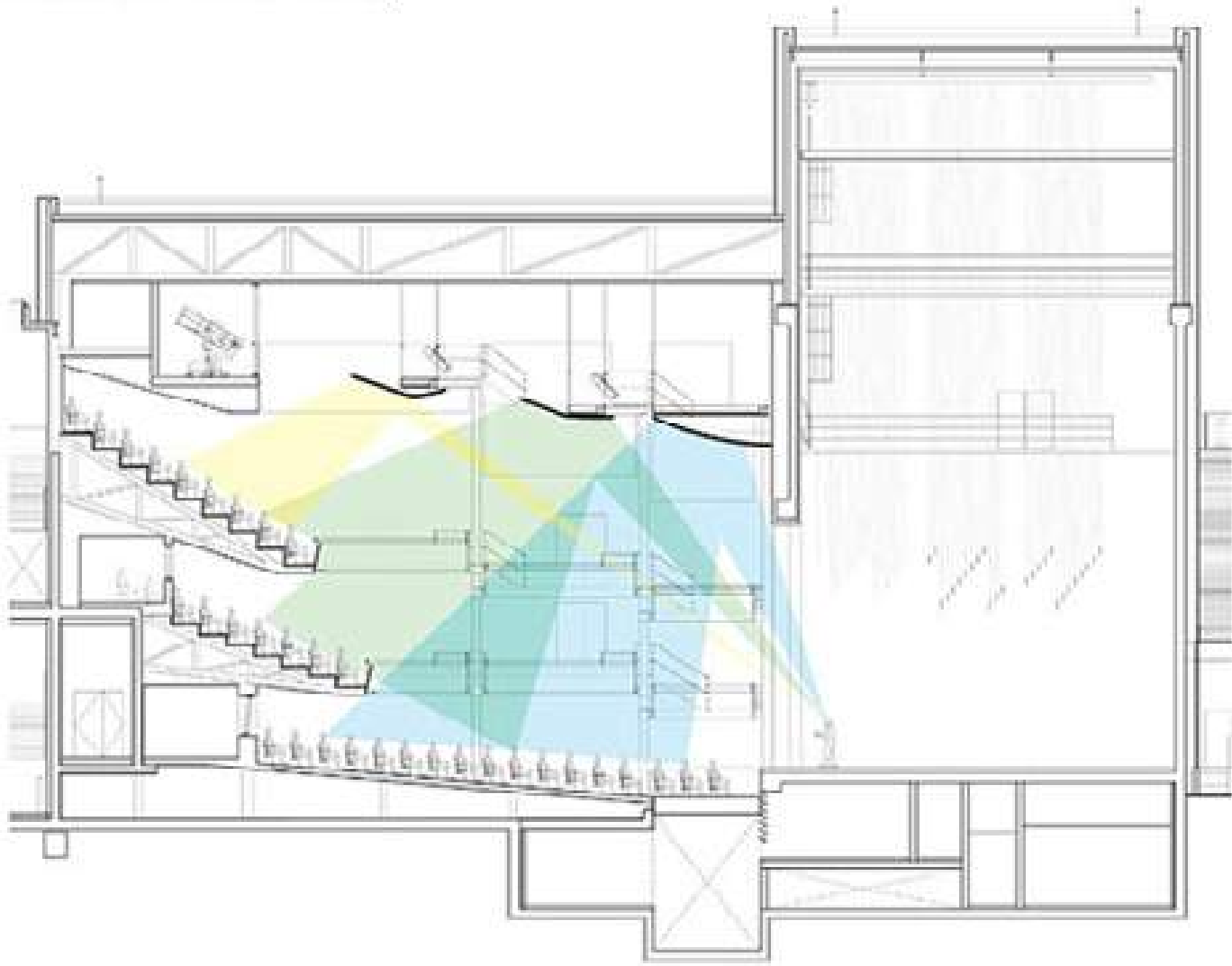




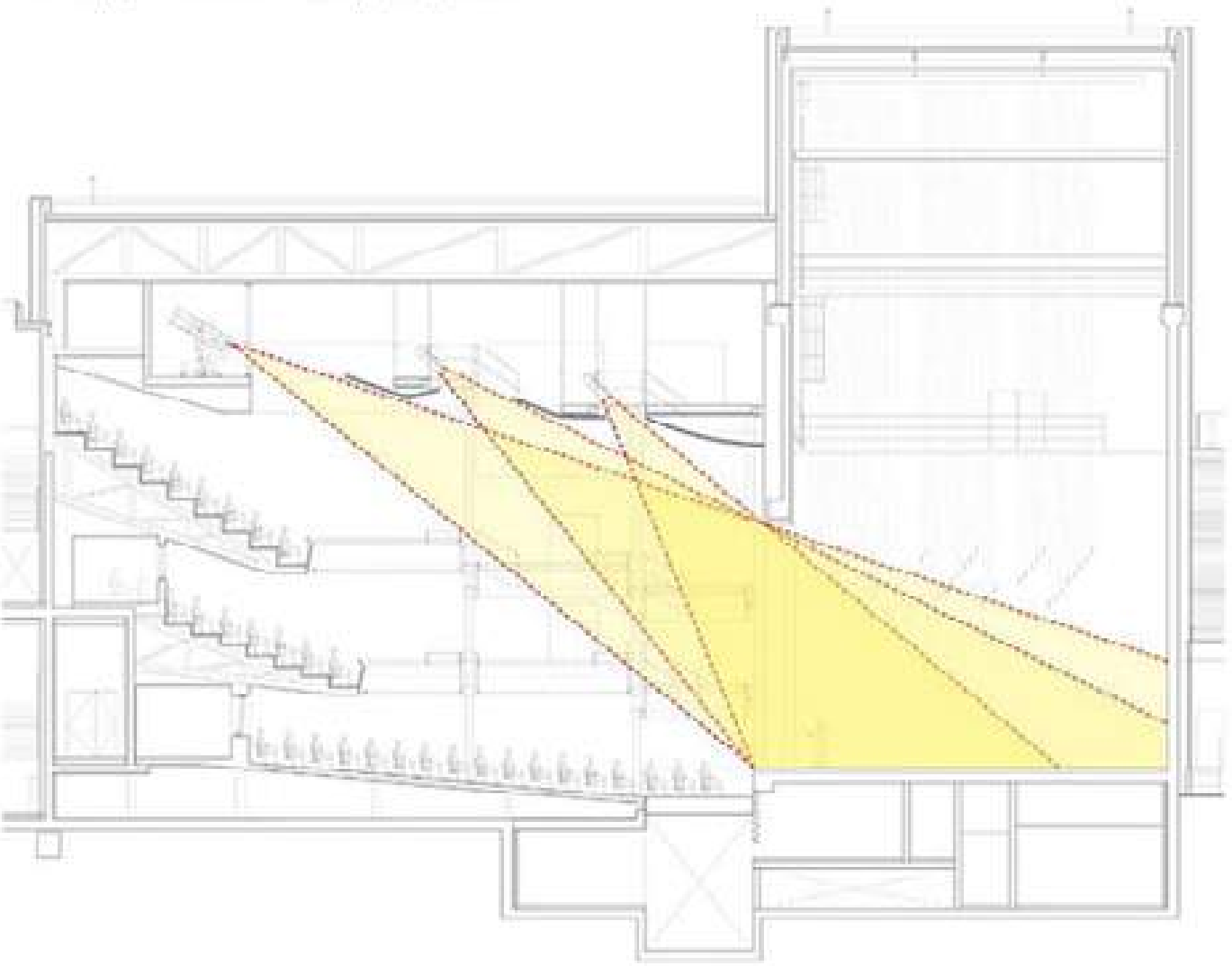
stepped balconies create visual link to stage



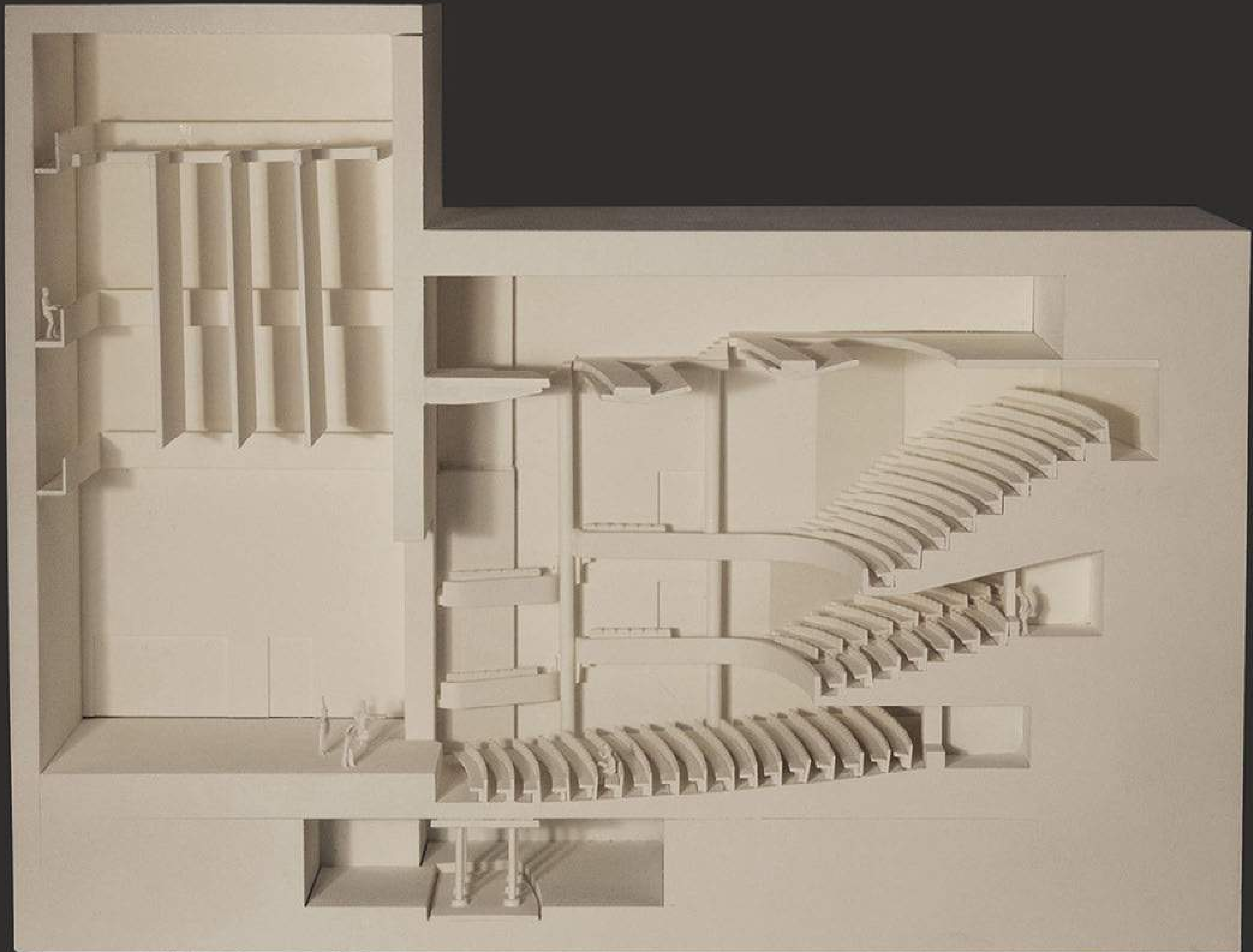
overhangs limited to maintain upper sightlines



reflectors enhance acoustic



lighting positions to stage









Bonnar Keenlyside (original Arts Consultant)

Theatres Trust

Royal Shakespeare Company

National Theatre

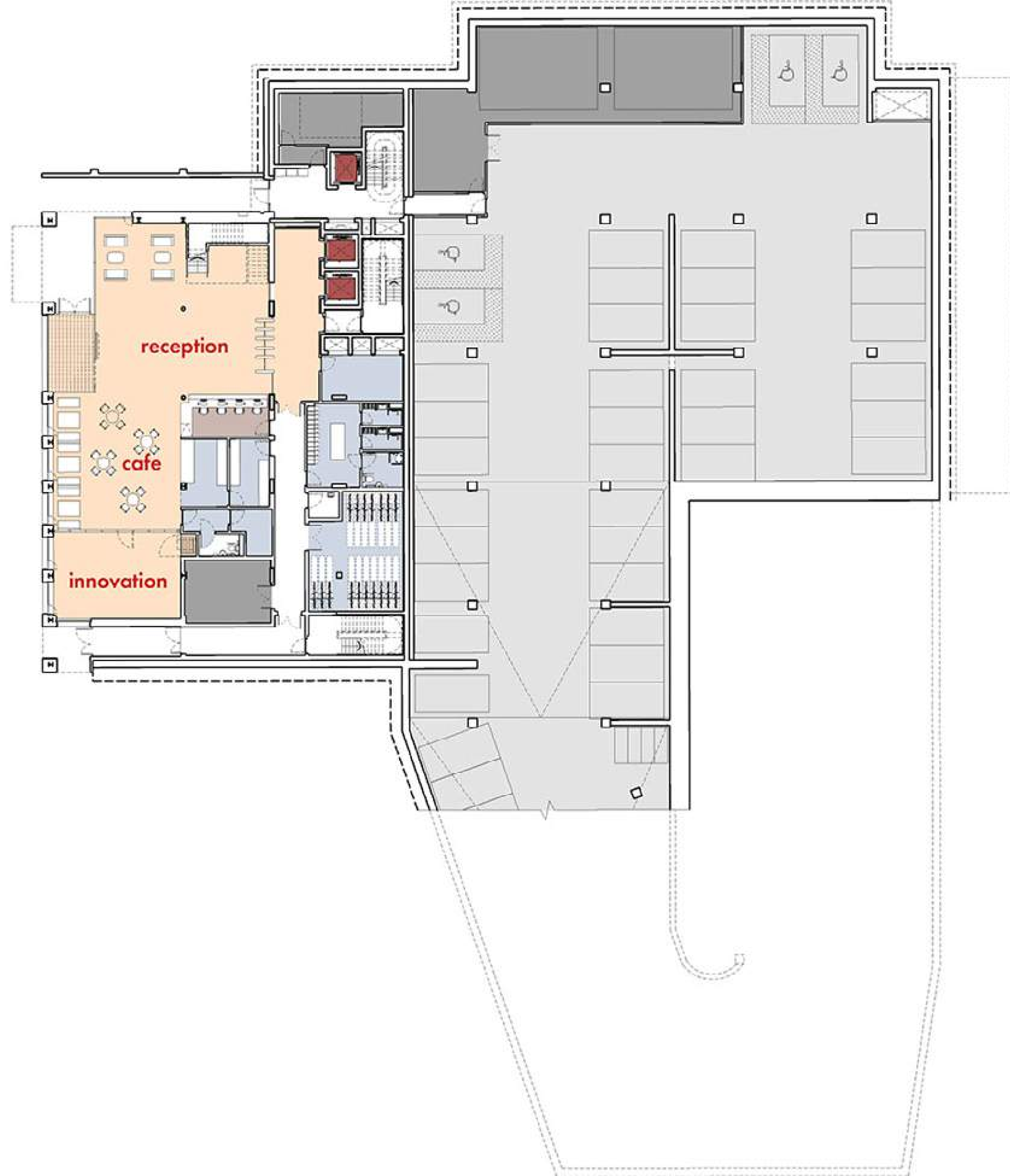
Ambassadors Theatre Group

HQ Theatre Group

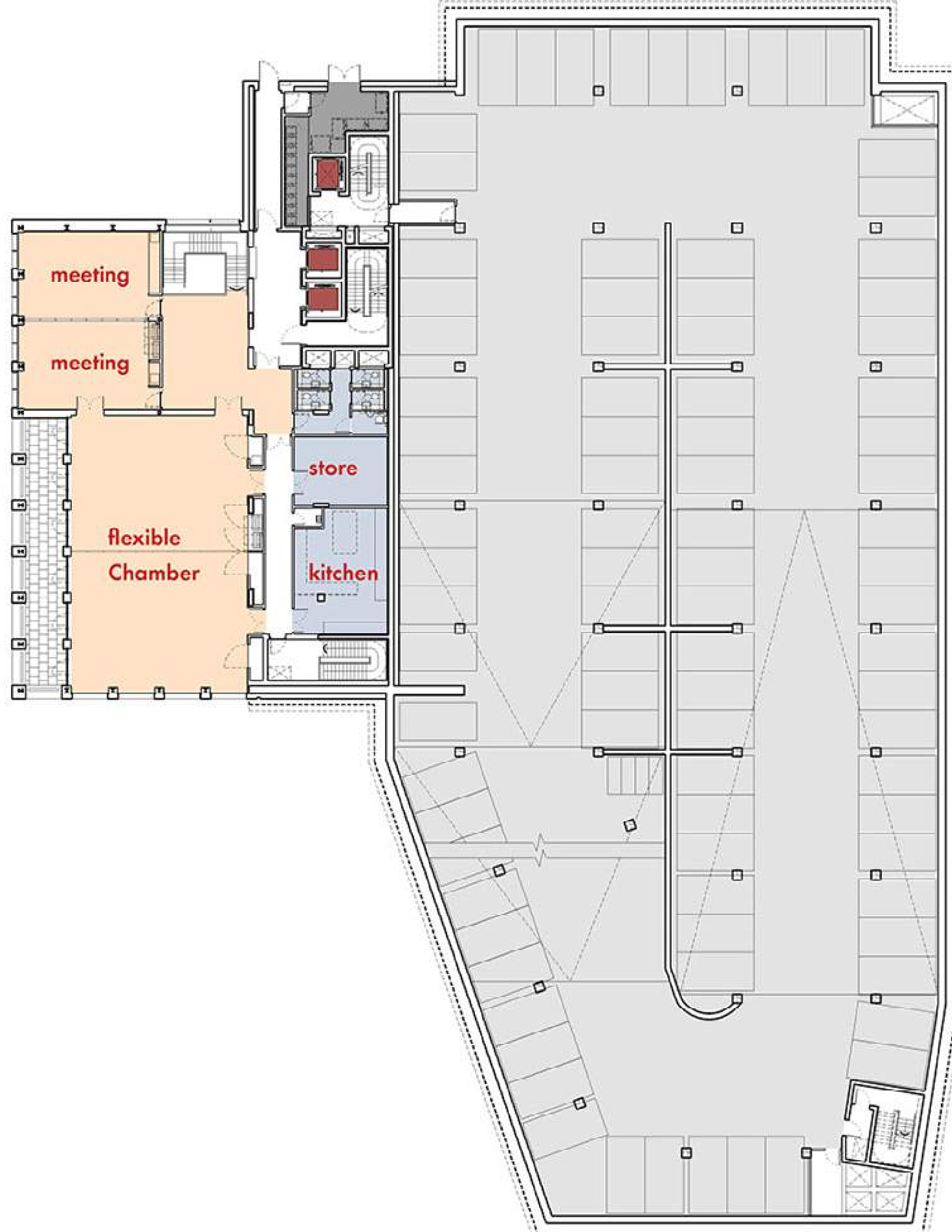
Local theatre stakeholders

office



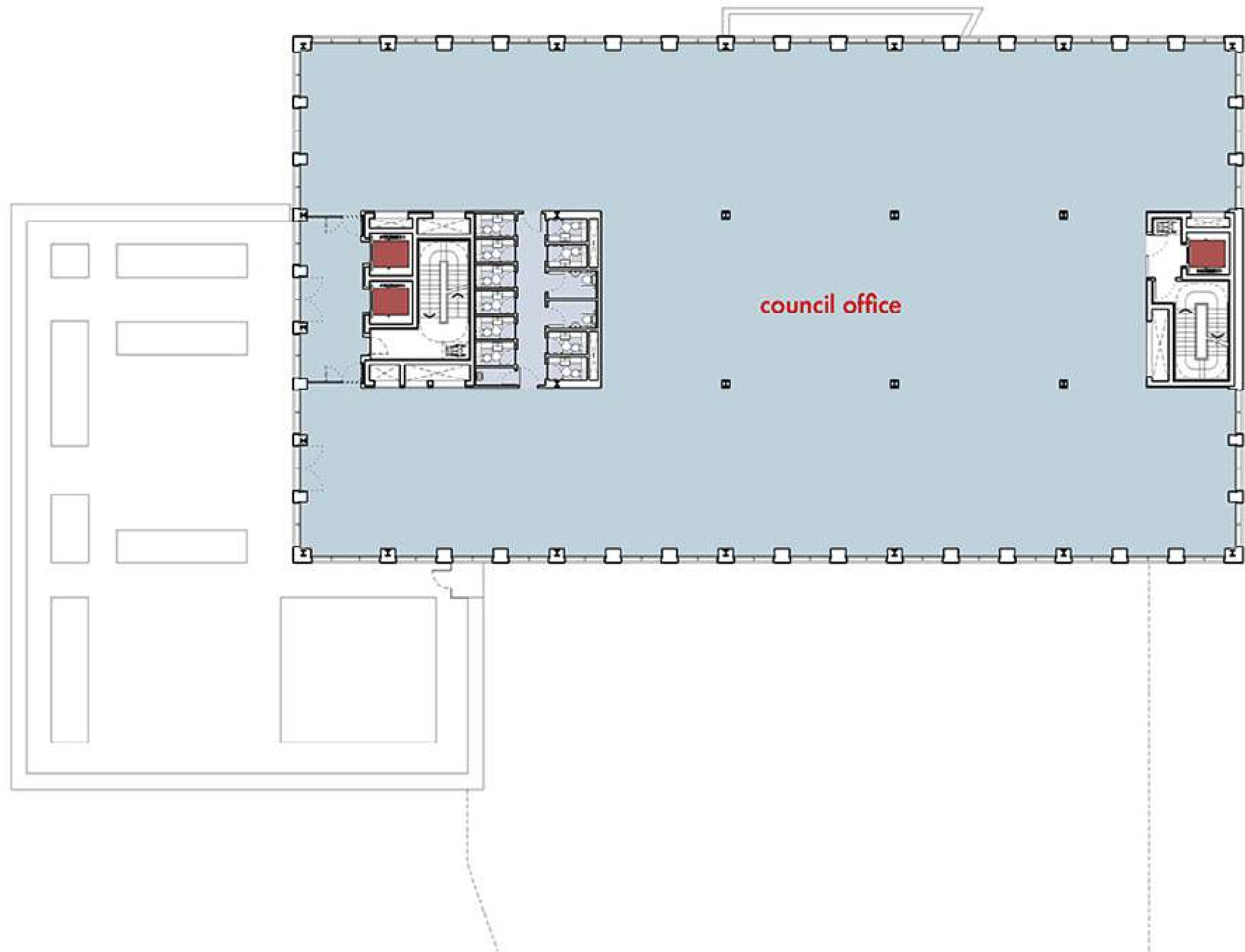


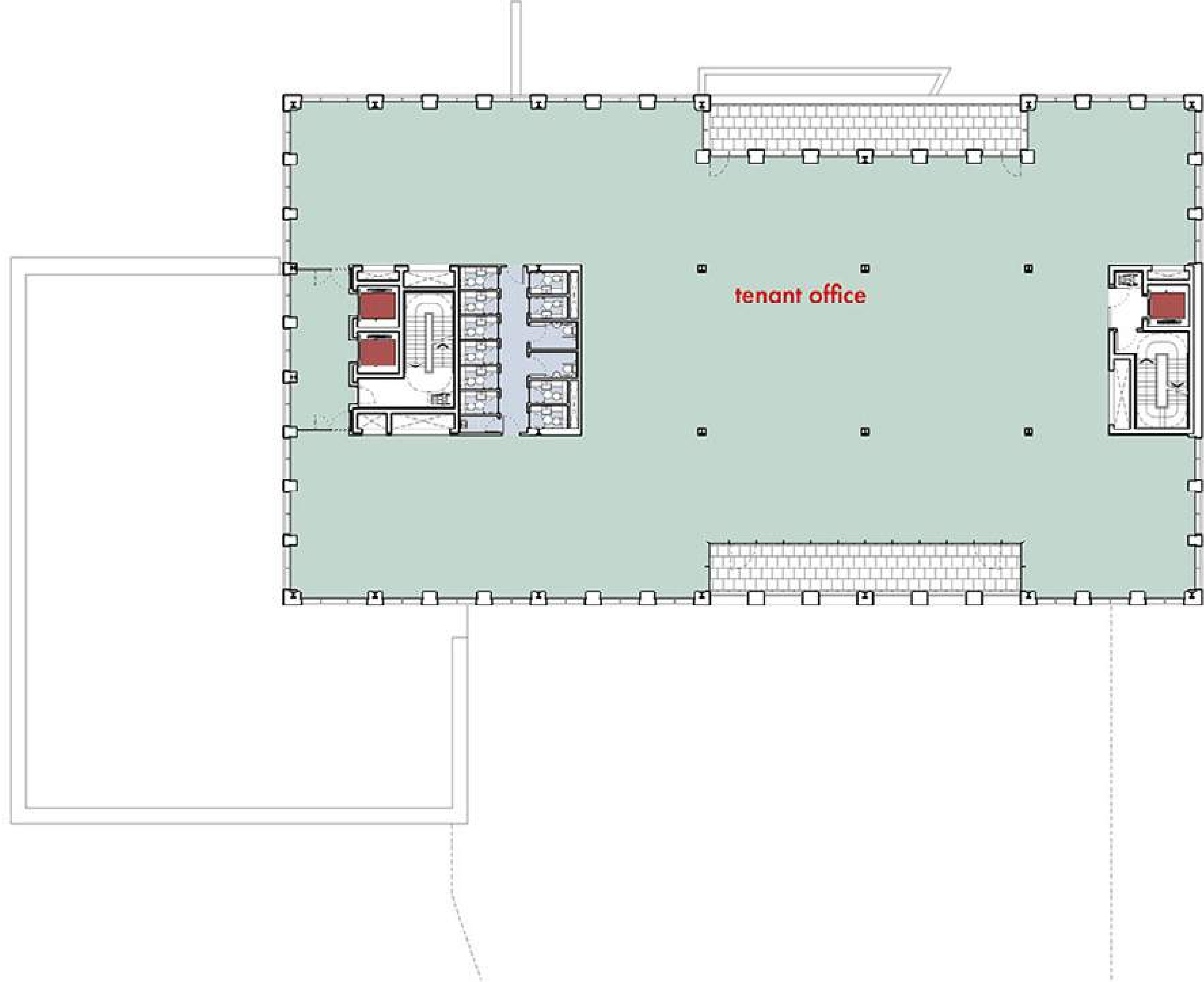
Ground

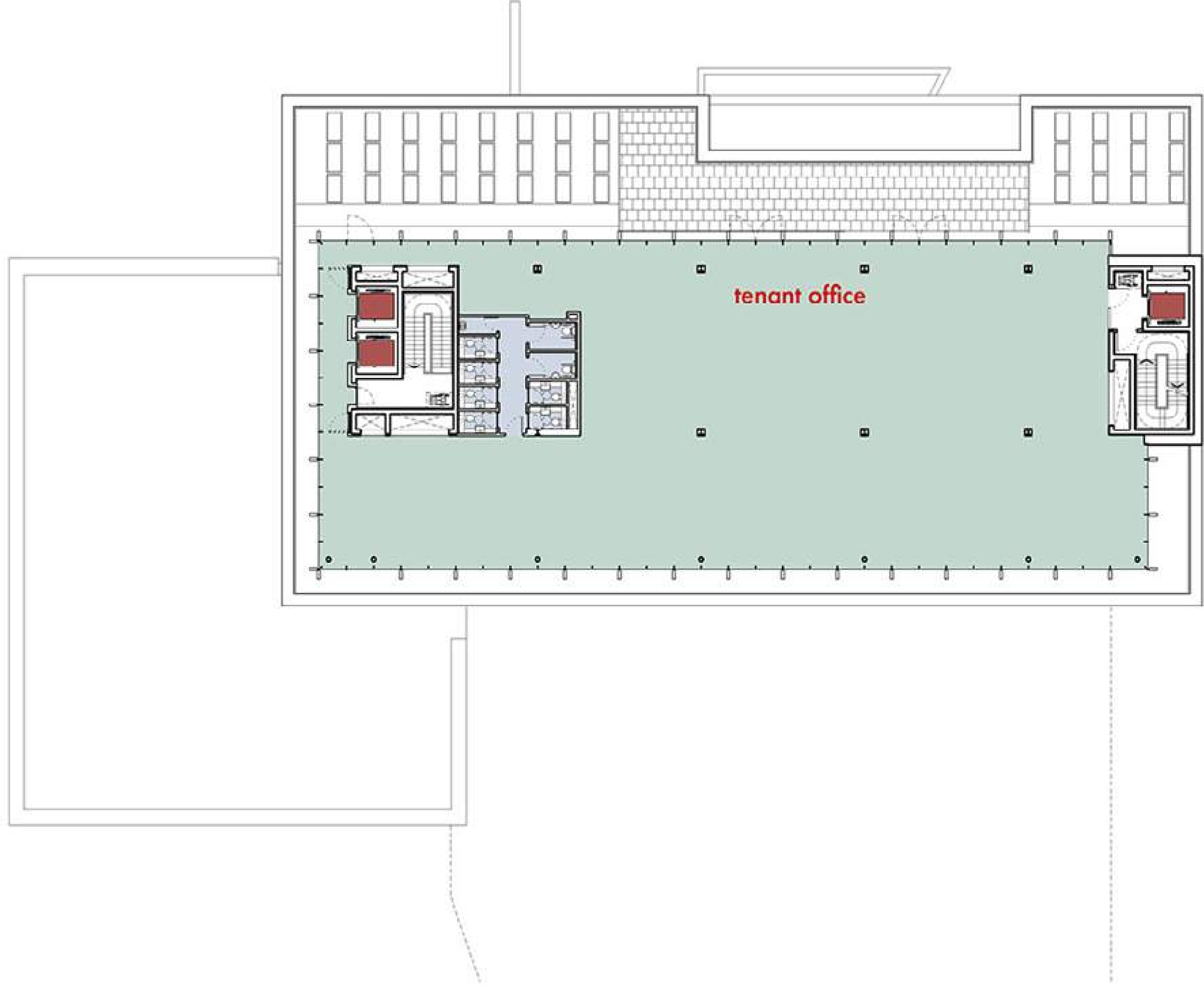




Second



















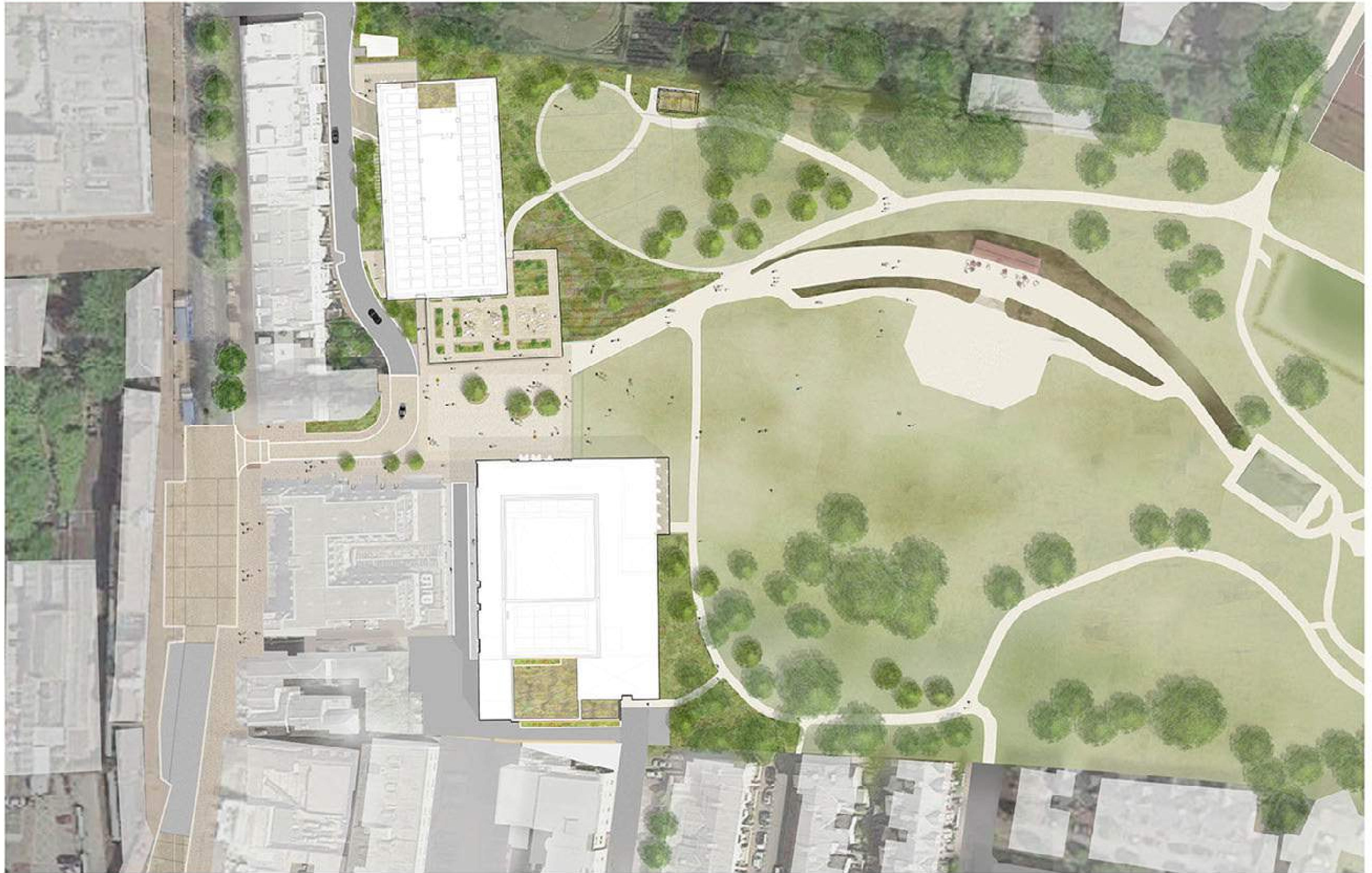
Sustainability : Theatre

- Target: BREEAM Very Good
- Natural ventilation to foyers, dressing and green room, offices
- Separate stage ventilation system to avoid use of full system except in performance
- Rooftop PVs
- Heat recovery on all ventilation systems
- Low energy / LED lighting with automatic switching and dimming
- Variable speed pump and fans
- Control of plant through CO2 monitoring
- Low water flow sanitary fittings

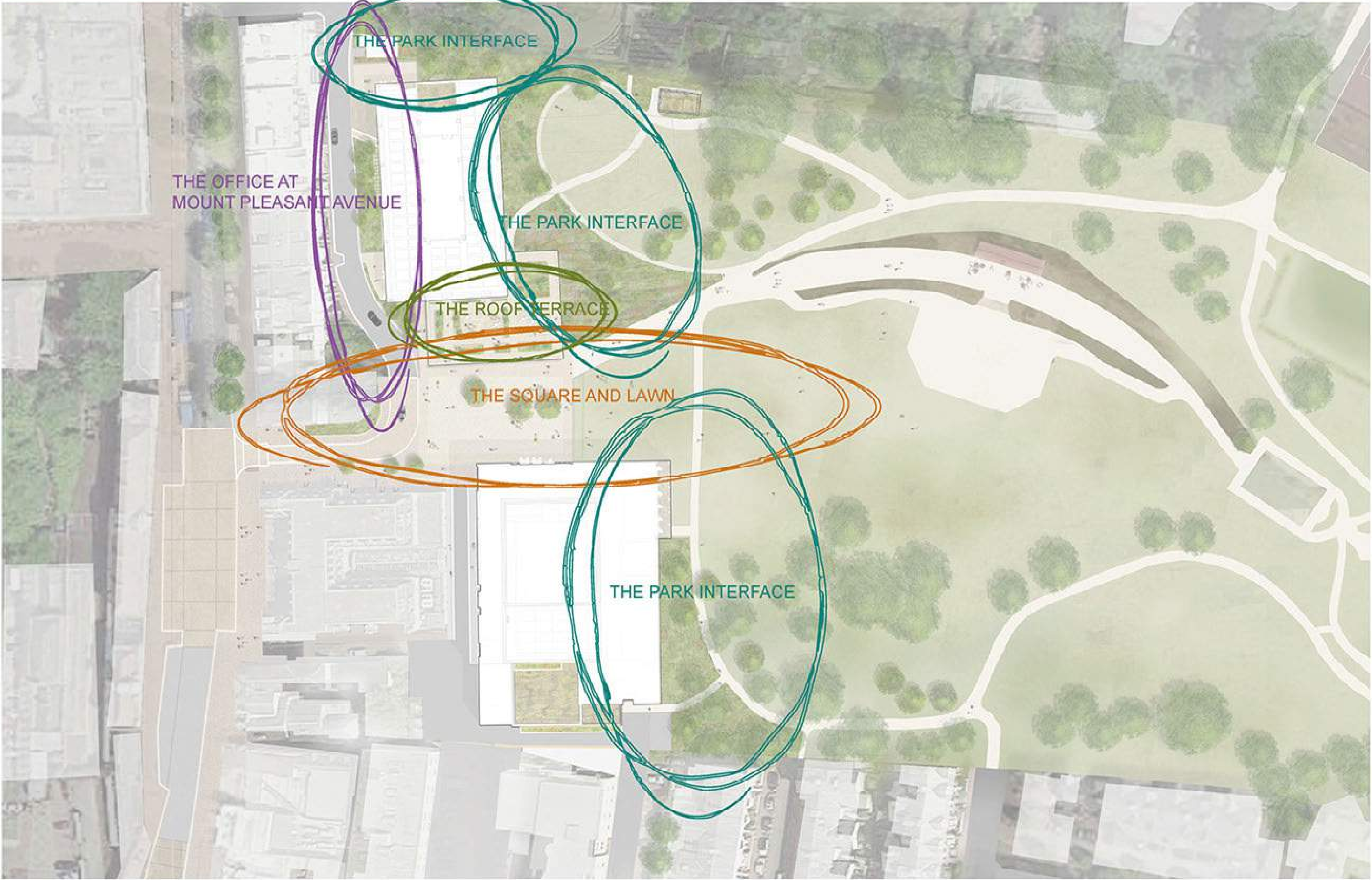
Sustainability : Office

- Target: BREEAM Very Good
- Layout maximises natural light
- Reversible cycle air source heat pumps for heating and cooling
- Rooftop PVs
- Heat recovery on all ventilation systems
- Low energy / LED lighting with automatic switching and dimming
- Variable speed pump and fans
- Control of plant through CO2 monitoring
- Low water flow sanitary fittings

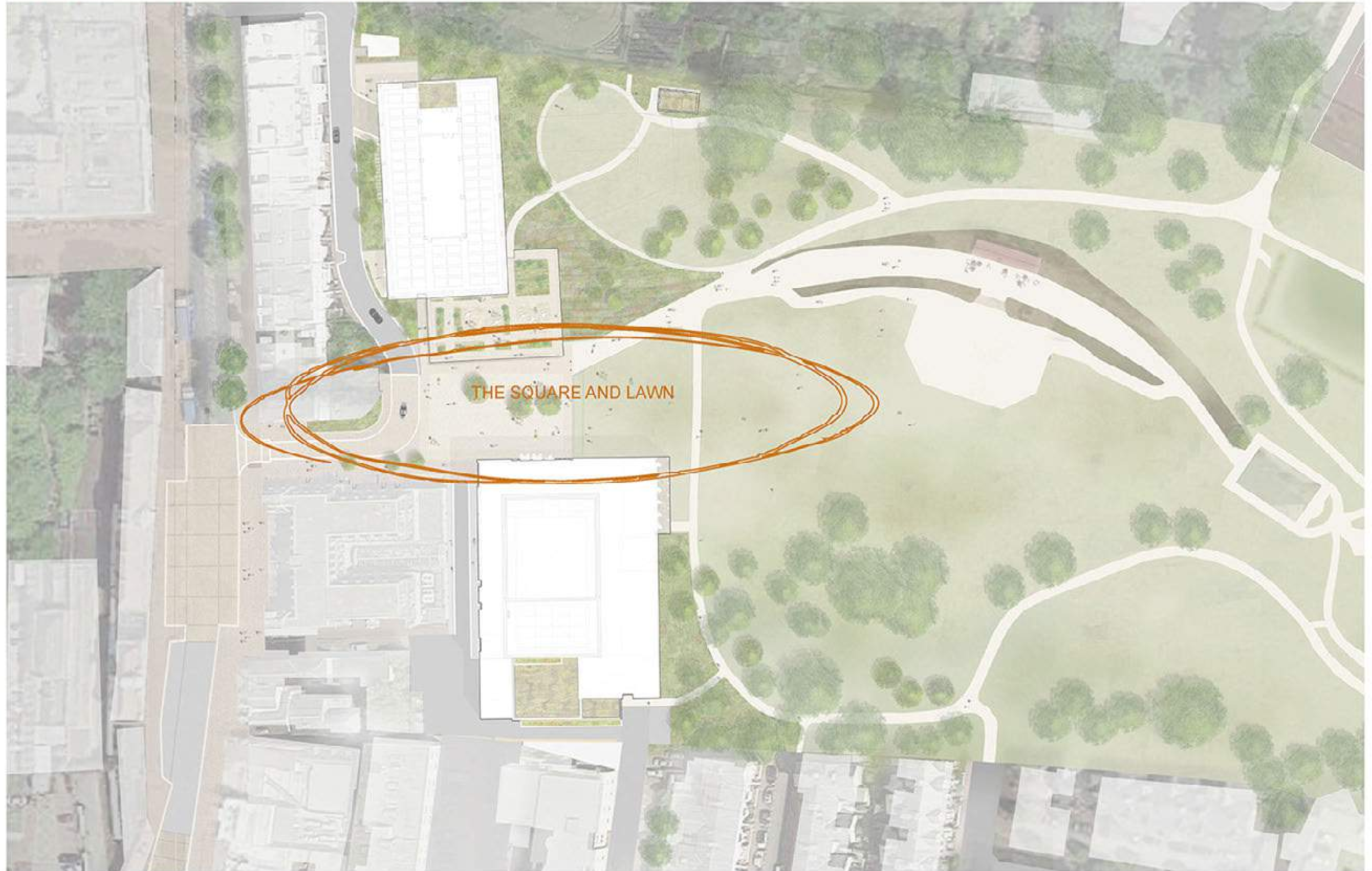
ILLUSTRATIVE MASTERPLAN



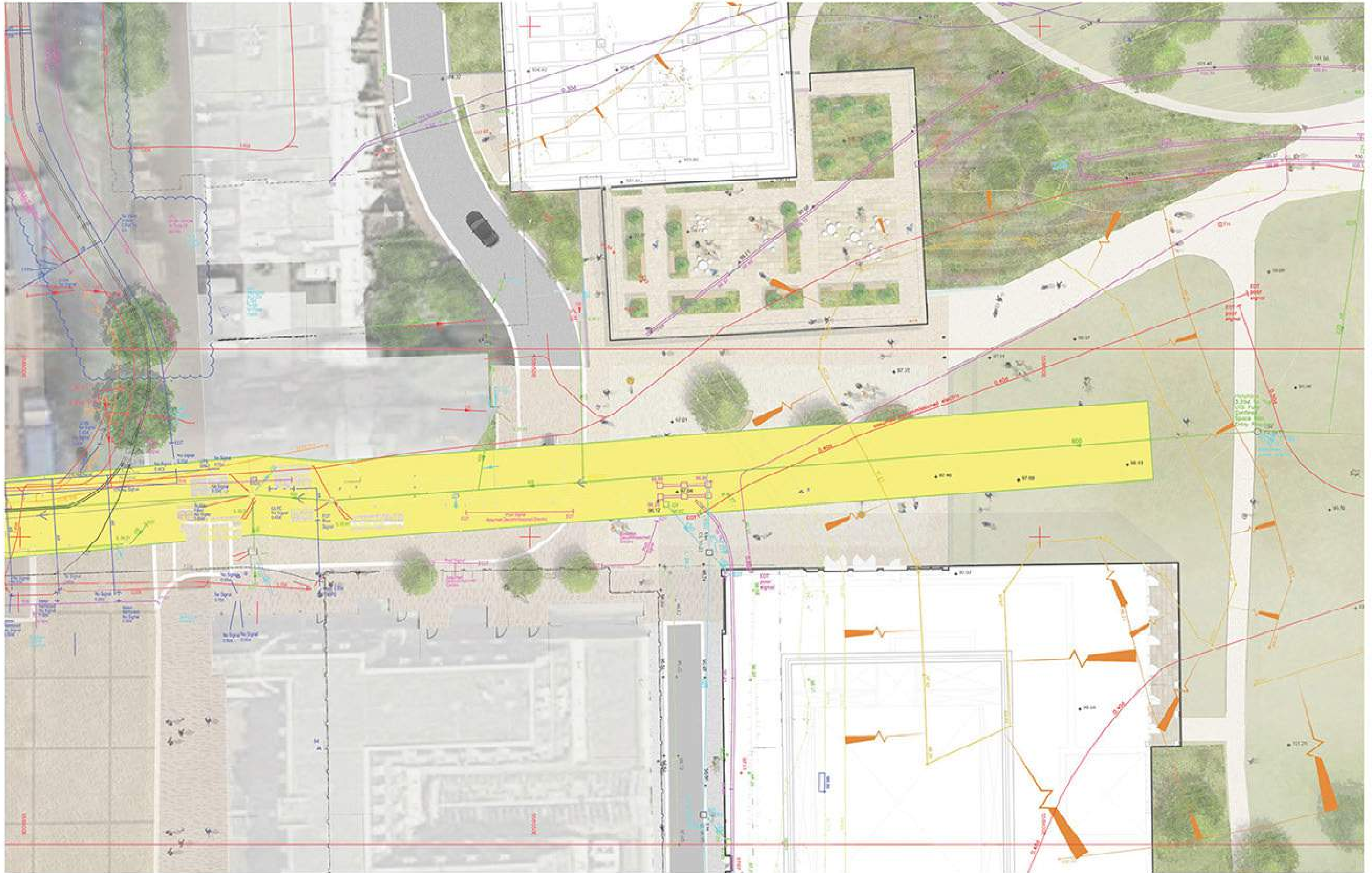
ILLUSTRATIVE MASTERPLAN



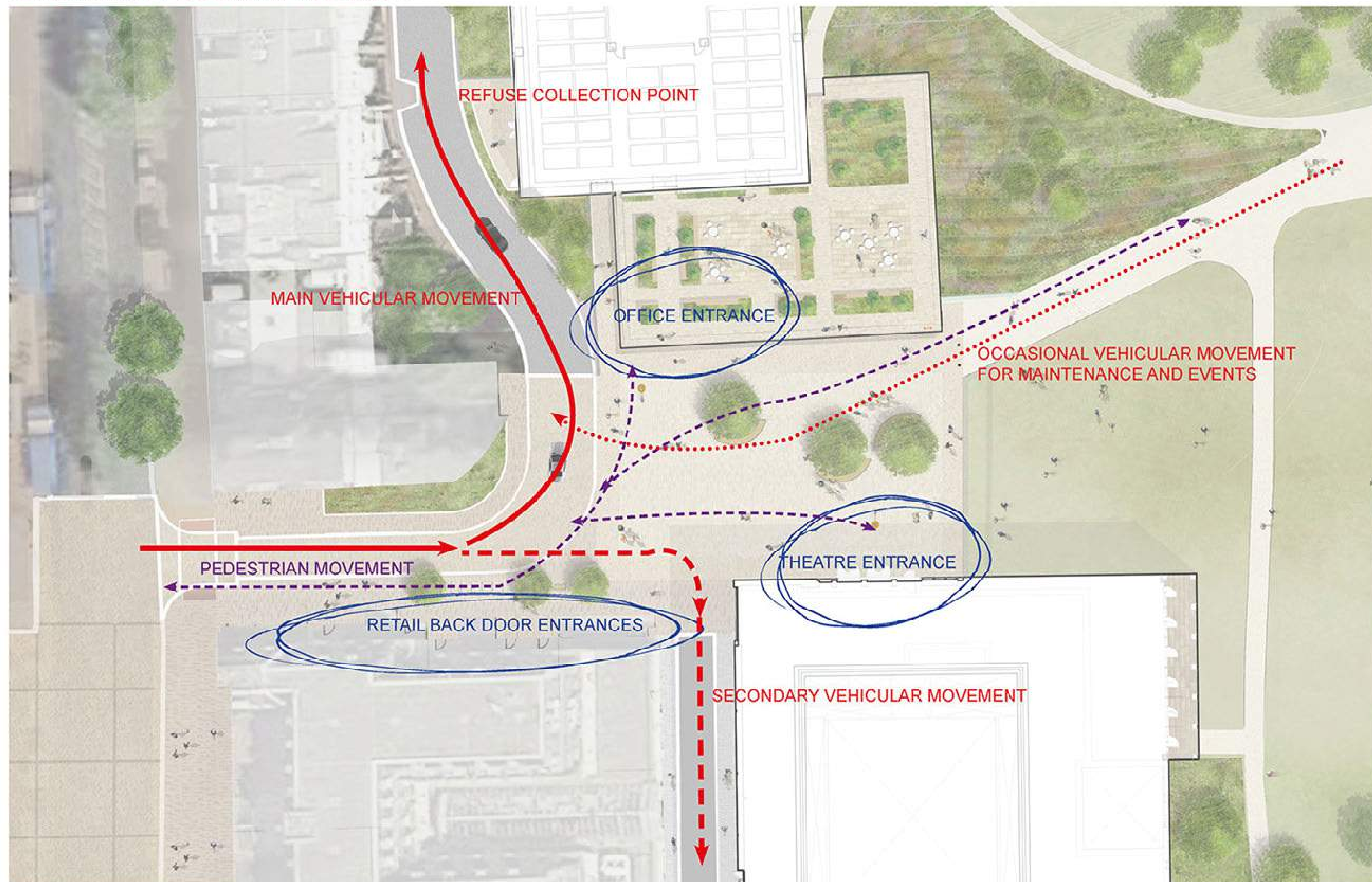
AREAS CHARACTER - THE SQUARE AND LAWN



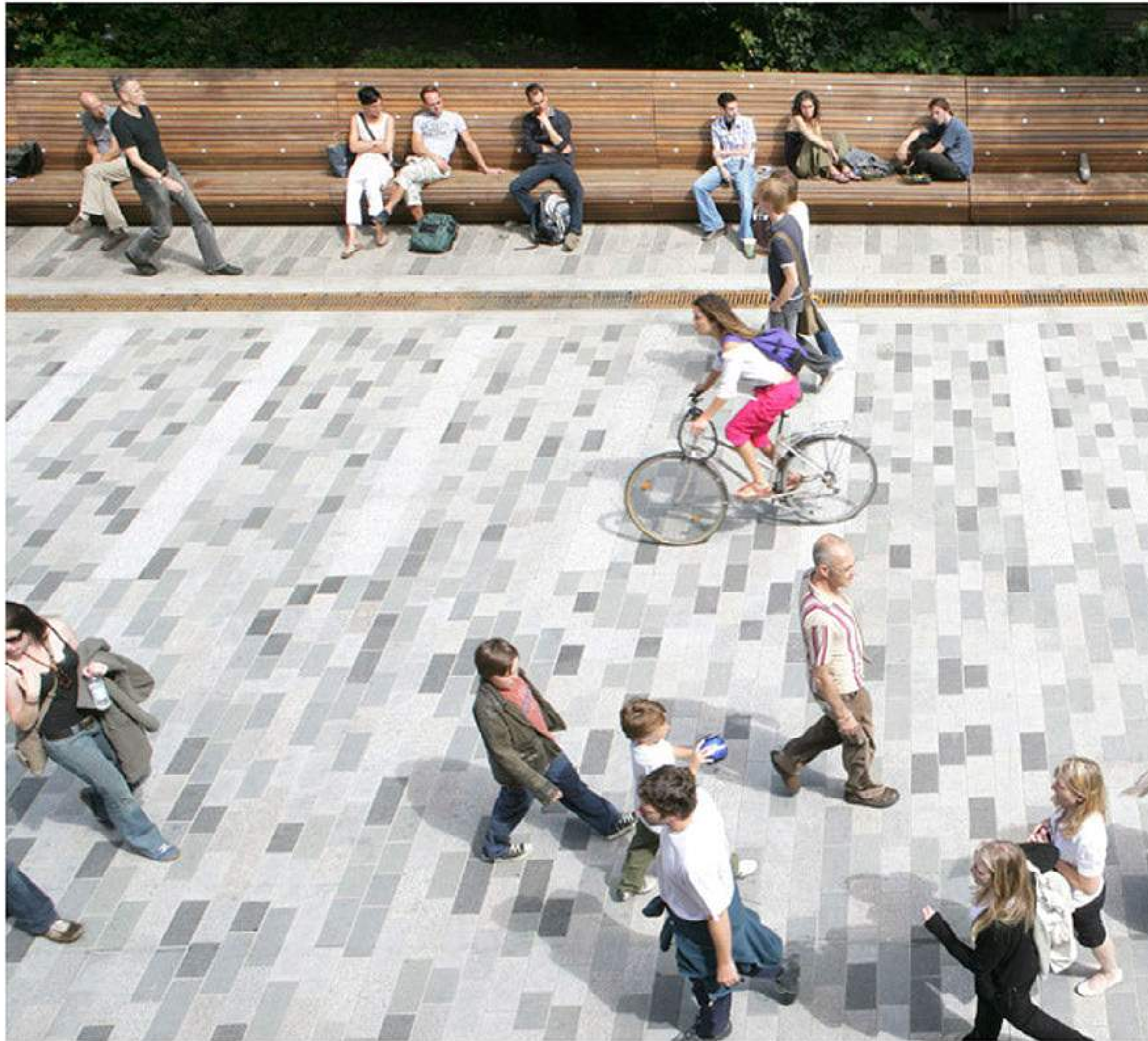
CONSTRAINTS - SEWAGE



CONSTRAINTS- PEDESTRIAN MOVEMENT



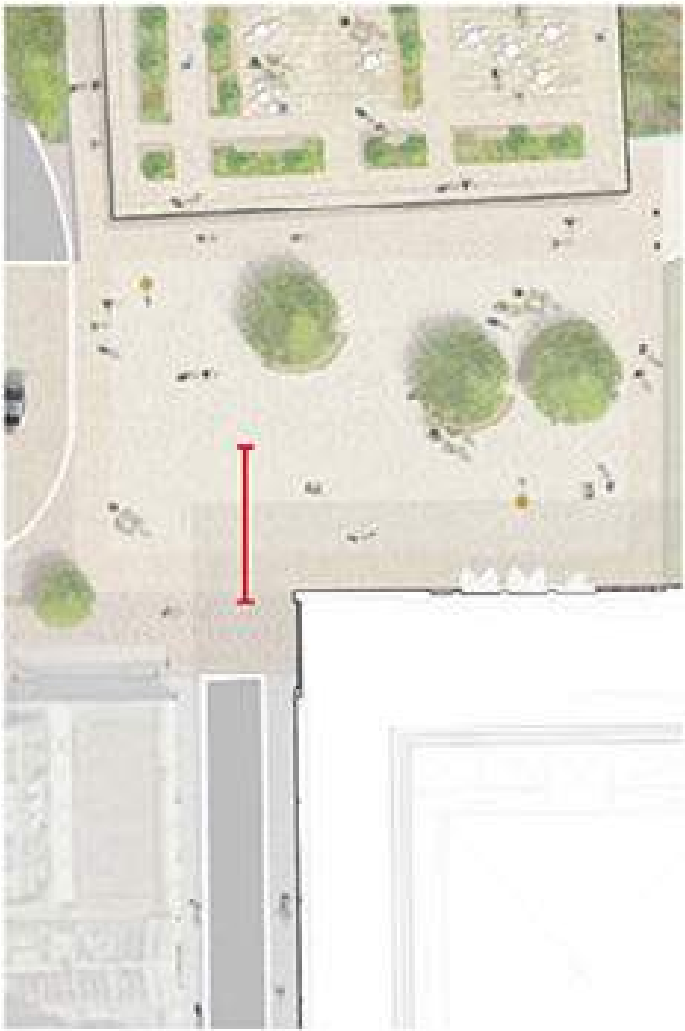
THE SQUARE - REFERENCE IMAGES



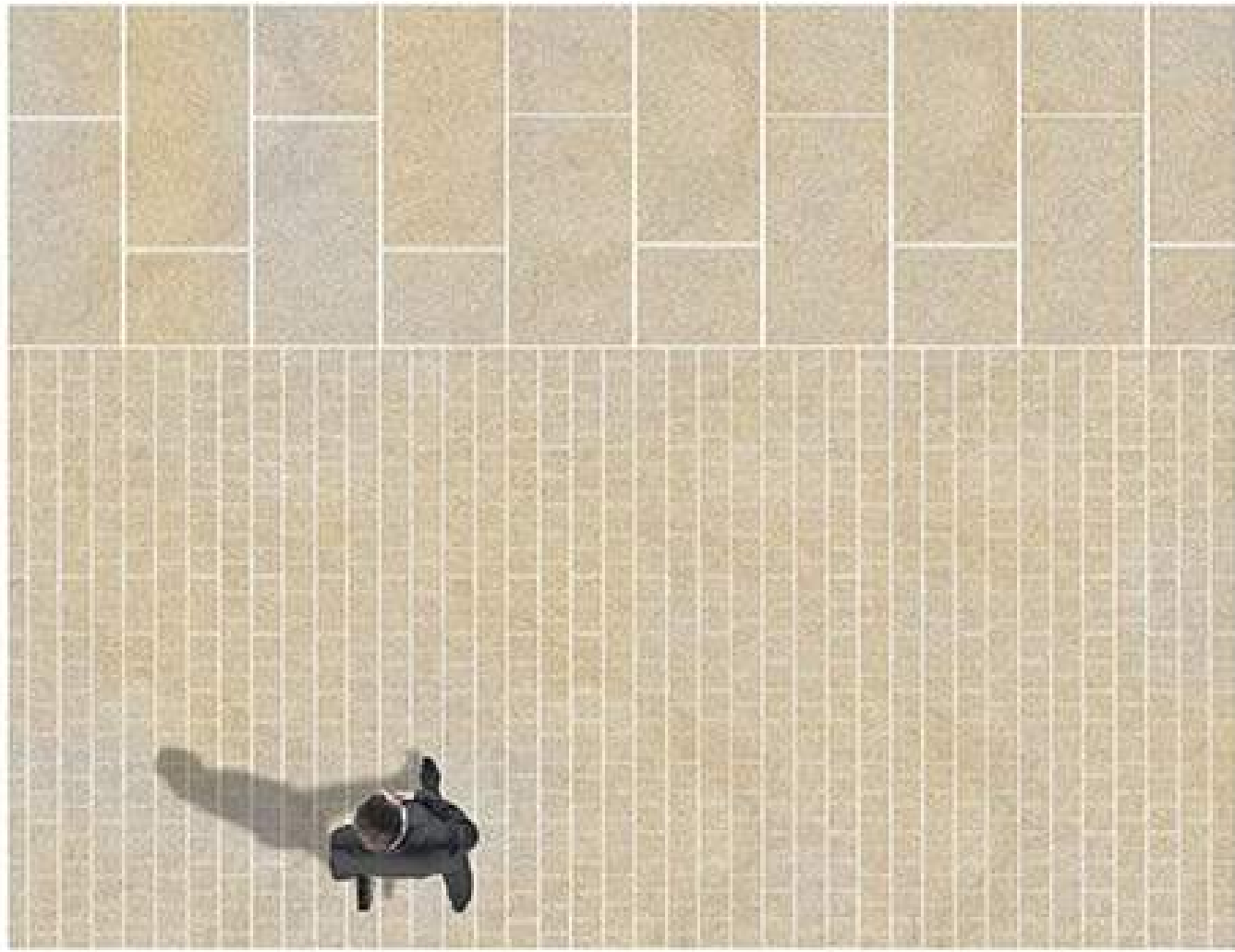
NEW ROAD, BRIGHTON



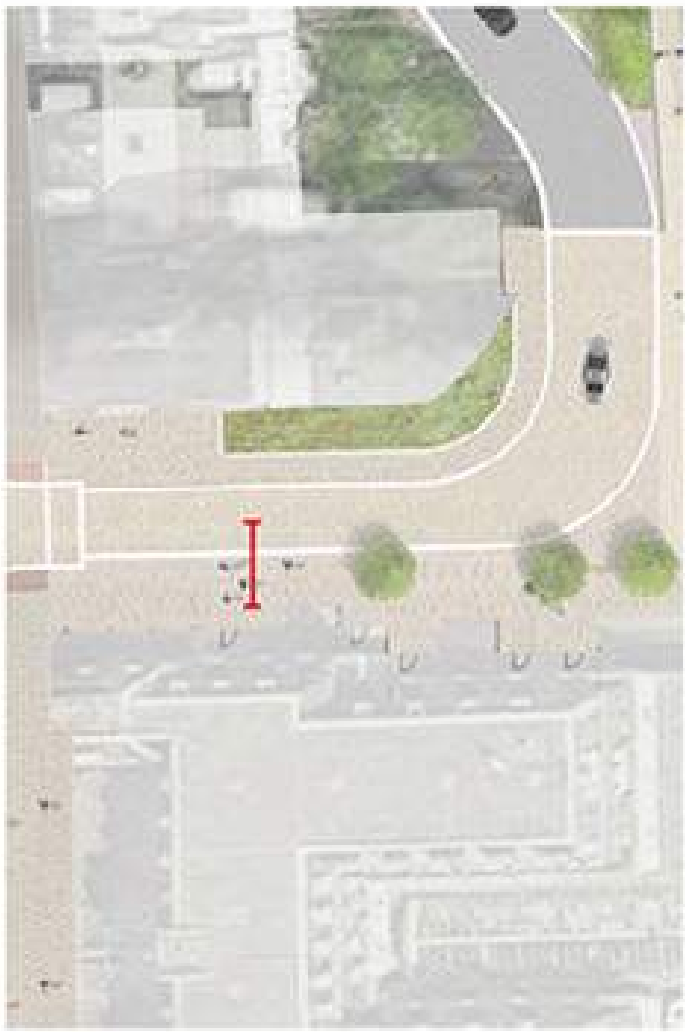
THE SQUARE - PAVING INTERFACE REFERENCE



THE SQUARE



SANDSTONE PAVIOUR PAVIOURS WITH VARYING DIMENSIONS



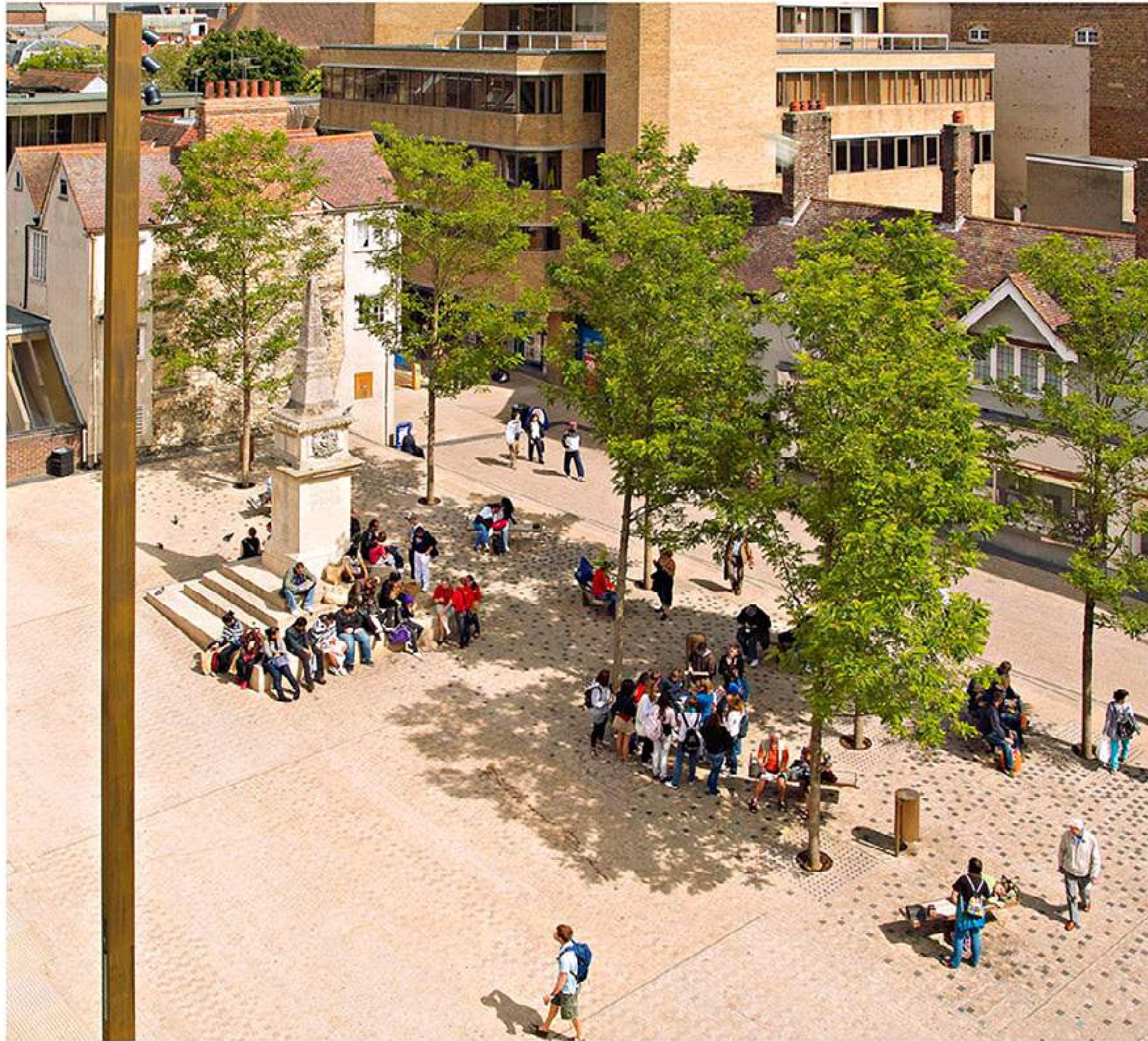
ACCESS ROAD



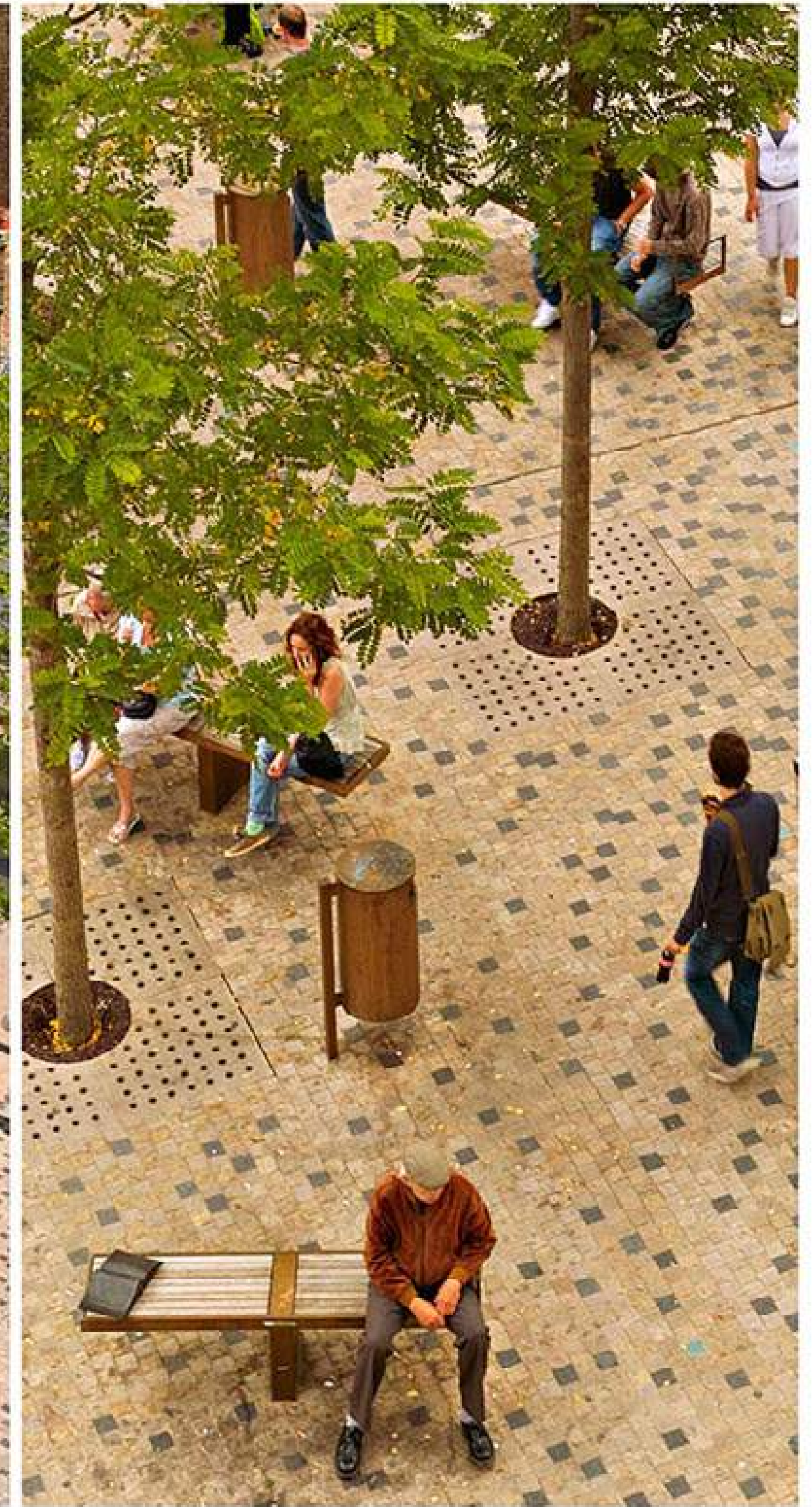
SANDSTONE PAVIOUR, GRANITE KERB AND GRANITE SETTS



THE SQUARE - REFERENCE IMAGES



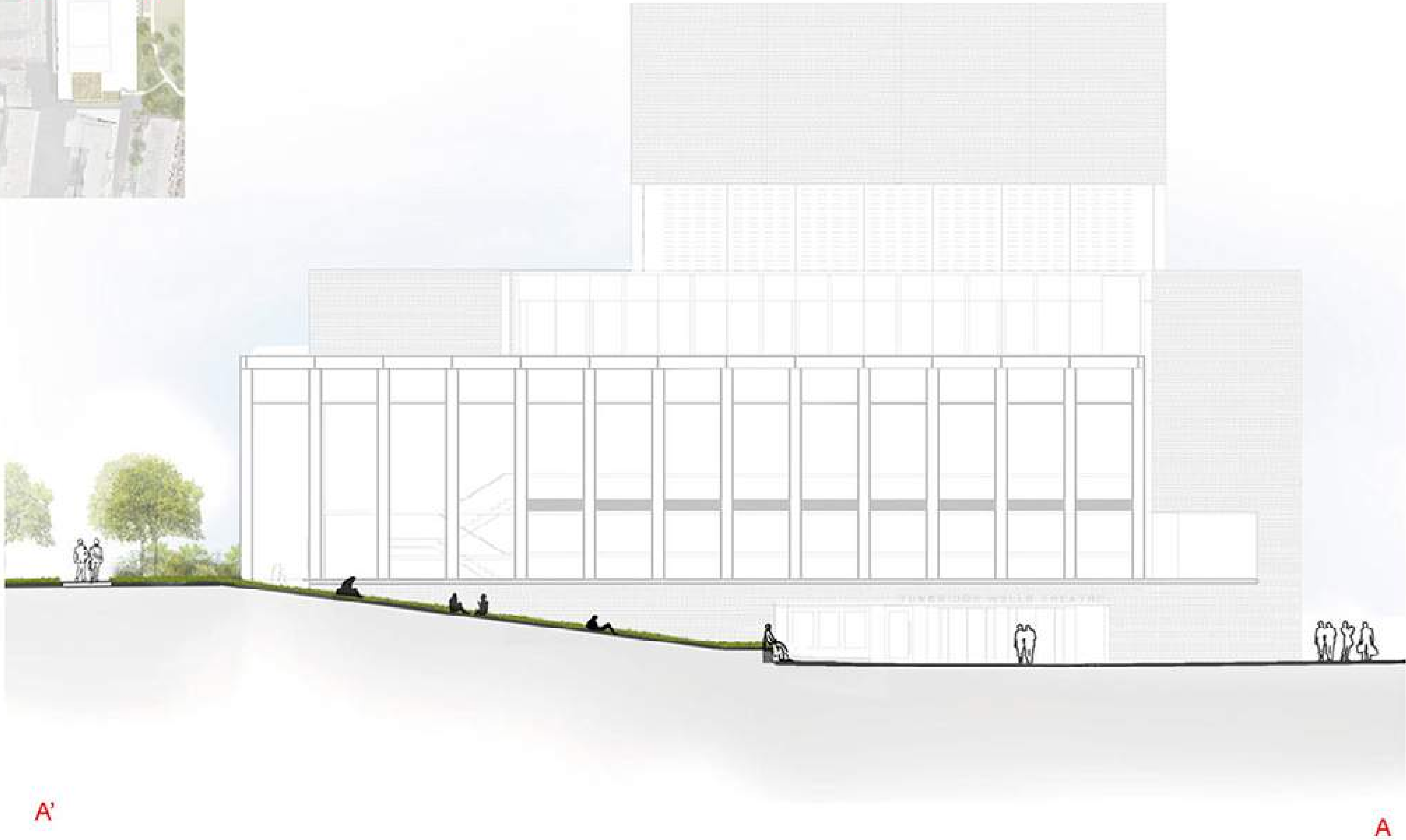
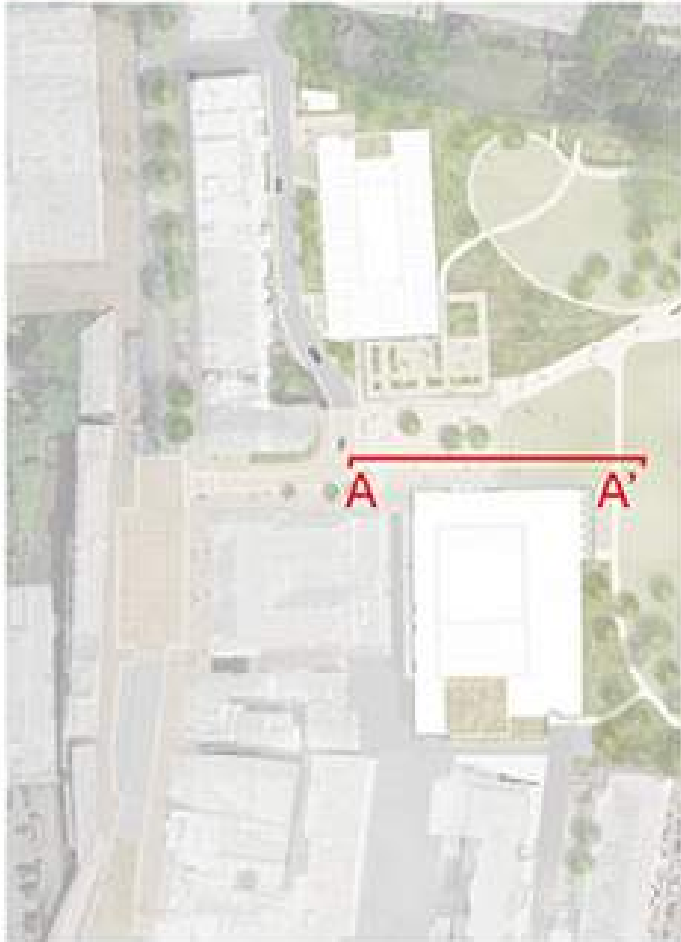
BONN SQUARE, OXFORD



VISUALIZATION



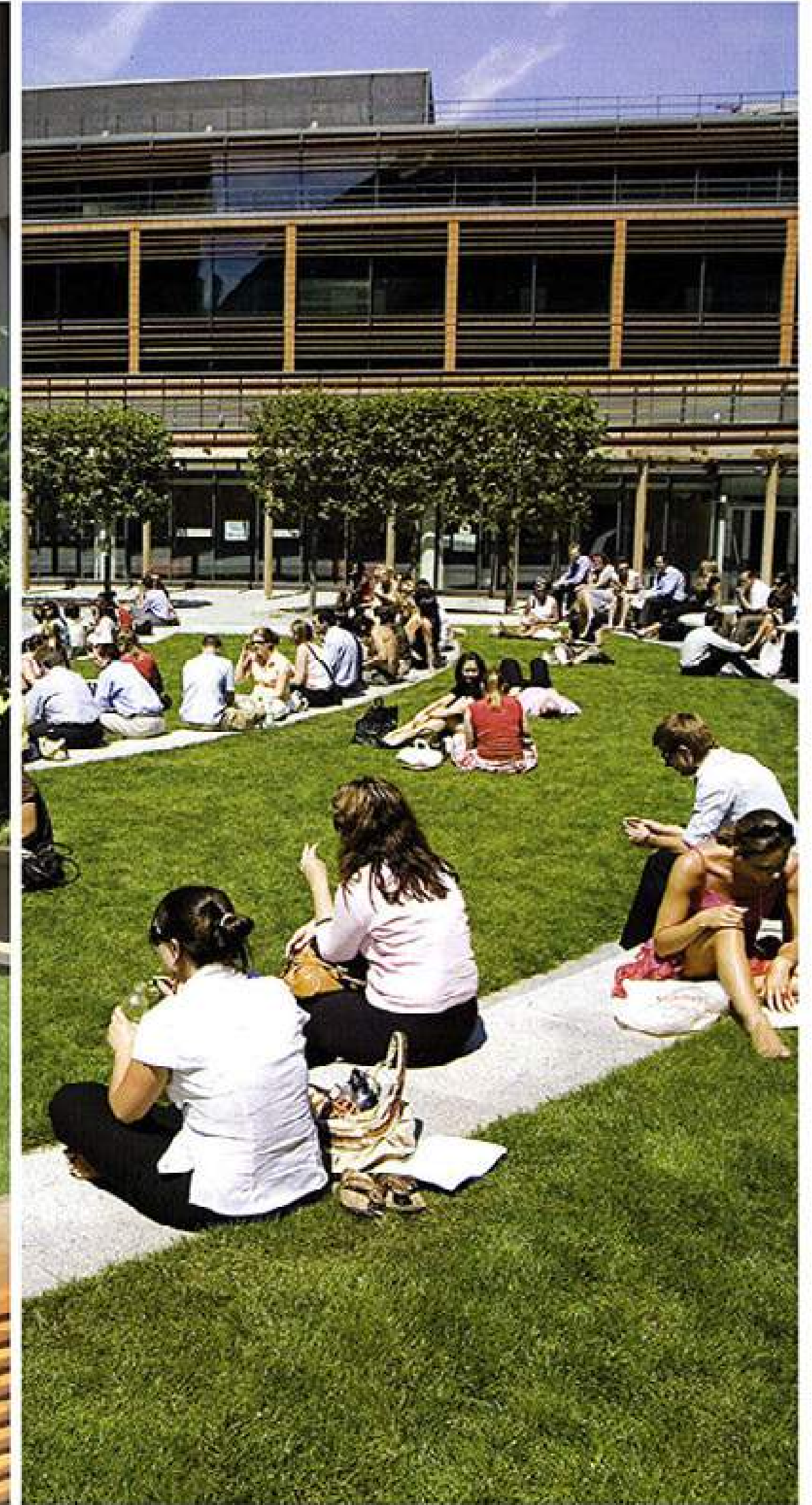
SECTION THROUGH THE LAWN



THE LAWN - REFERENCE IMAGES

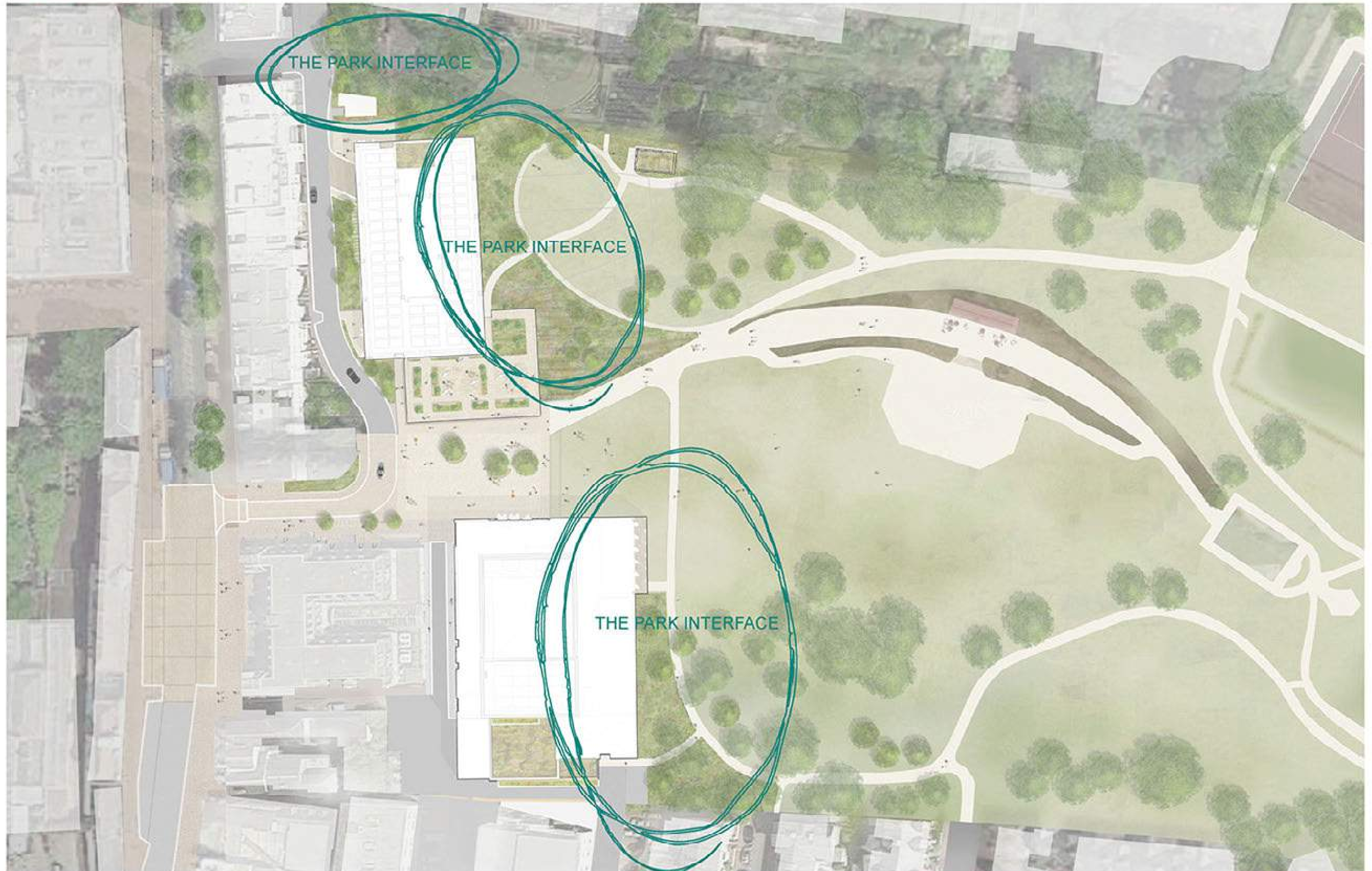


PANCRAS SQUARE, KINGS CROSS - LAWN SEATING STEPS

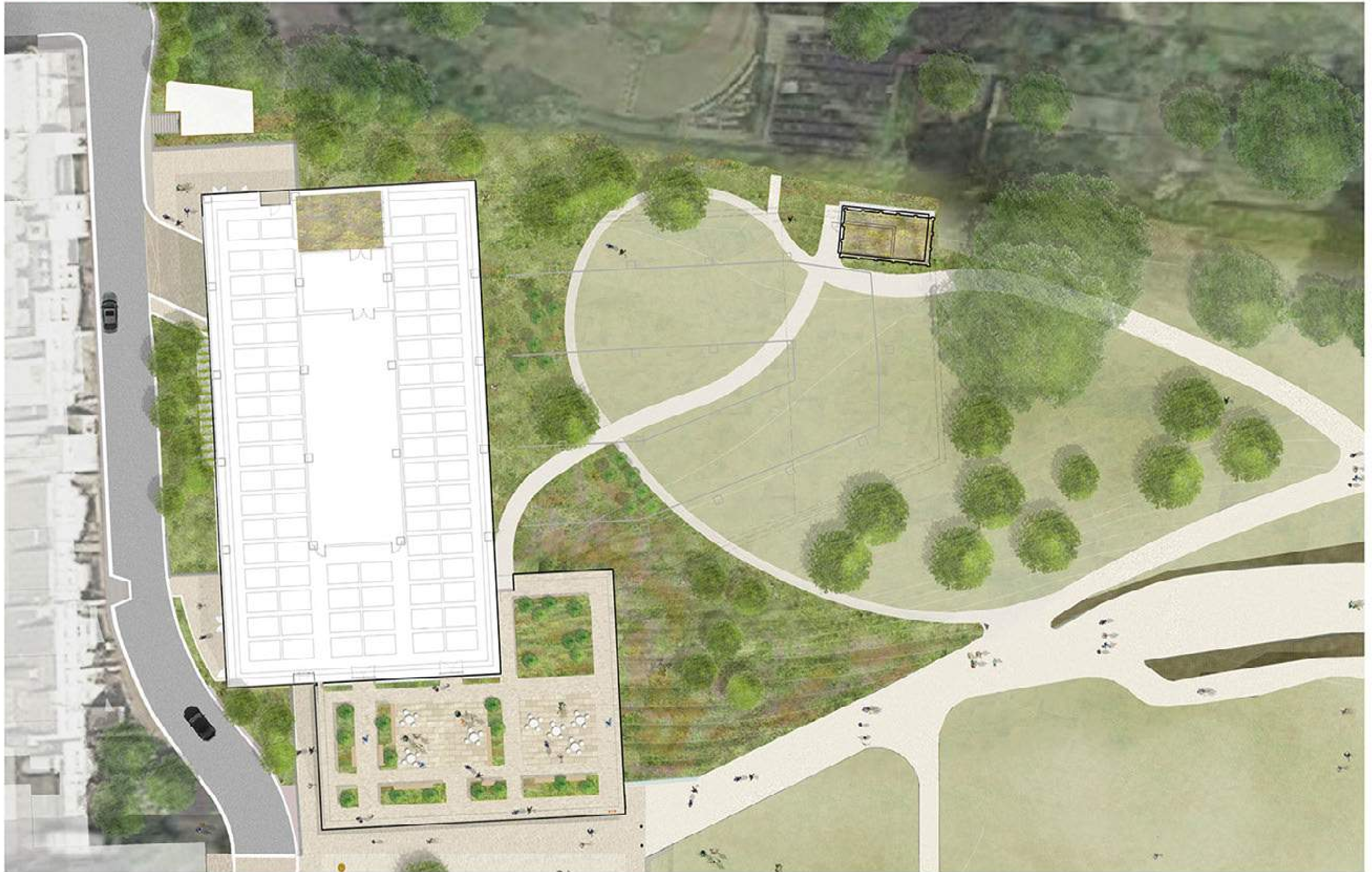


CARDINAL PLACE, LONDON - LAWN SEATING STEPS

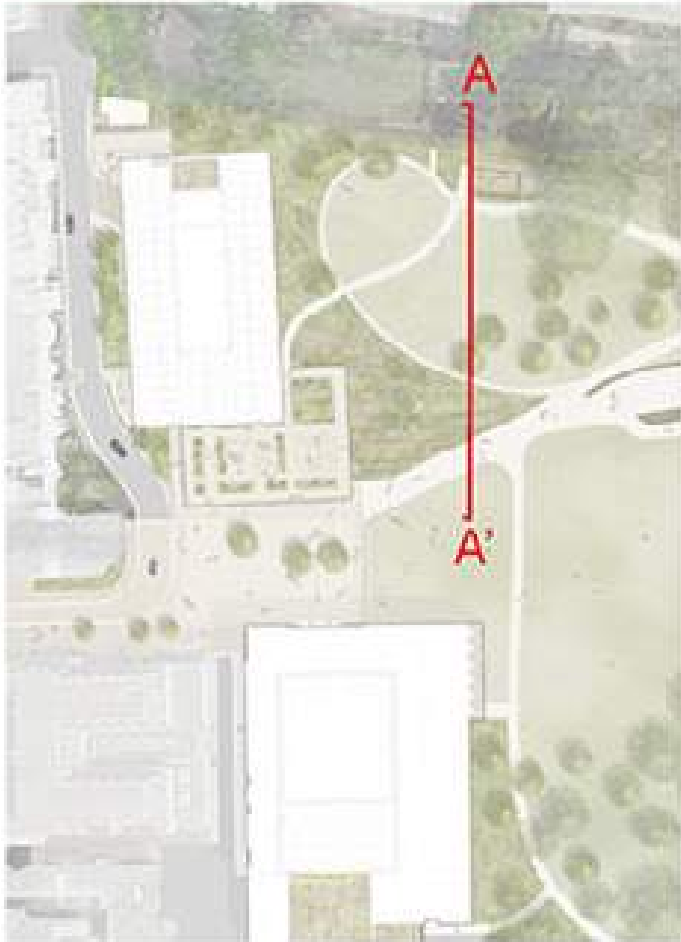
AREAS CHARACTER - THE PARK INTERFACE



THE PARK INTERFACE



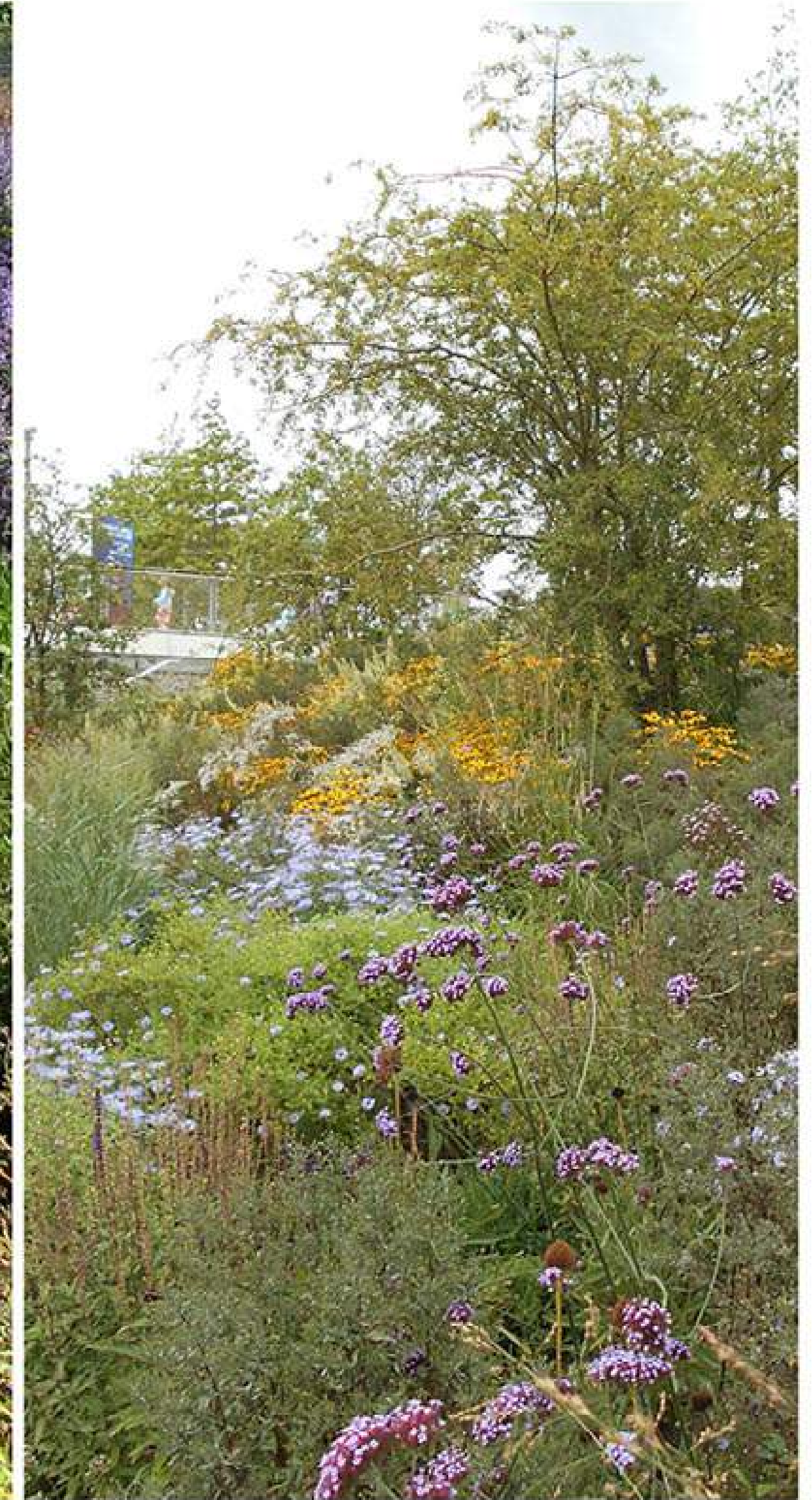
SECTION ADJACENT TO THE PARK



THE PARK INTERFACE - REFERENCE IMAGES



THE CRYSTAL, LONDON



OLYMPIC PARK, LONDON

PROPOSED TREES



● EUROPEAN BEECH
Fagus sylvatica



● SMALL-LEAVED LIME
Tilia cordata



● SWEETGUM
Liquidambar styraciflua



● SCOTCH PINE
Pinus sylvestris



● SILVER BIRCH
Betula pendula



● HAWTHORN
Crataegus monogyna



● FIELD MAPLE
Acer campestre

THE PARK INTERFACE



CLIMBERS AND GREEN ROOF REFERENCE



CLIMBERS



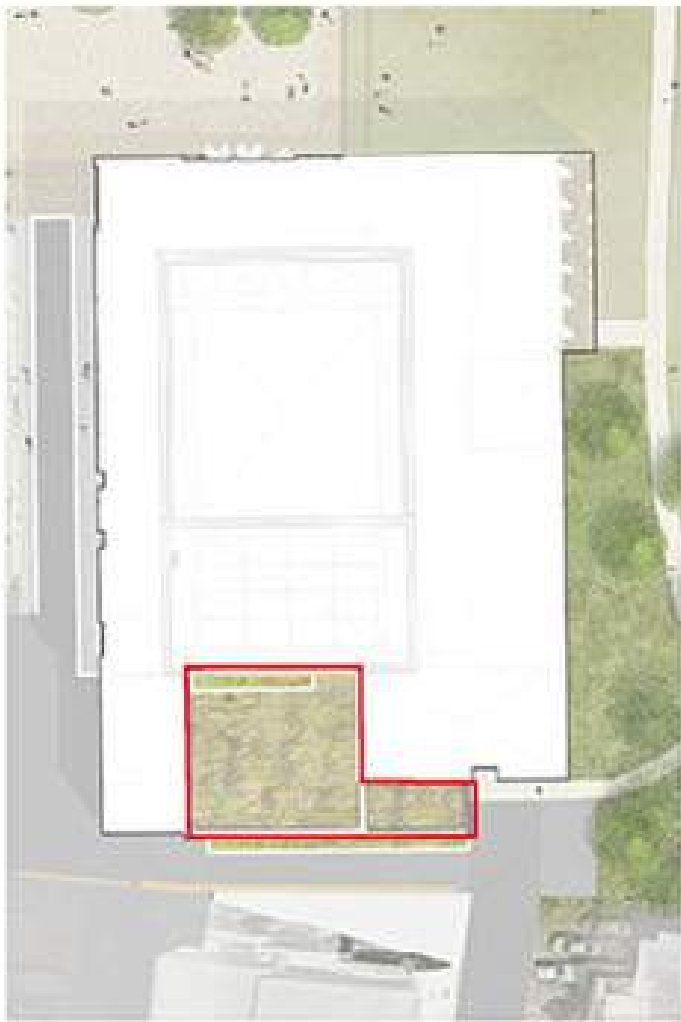
LONICERA PERICLYMENUM 'SEROTINA'



LONICERA JAPONICA 'HALLIANA'



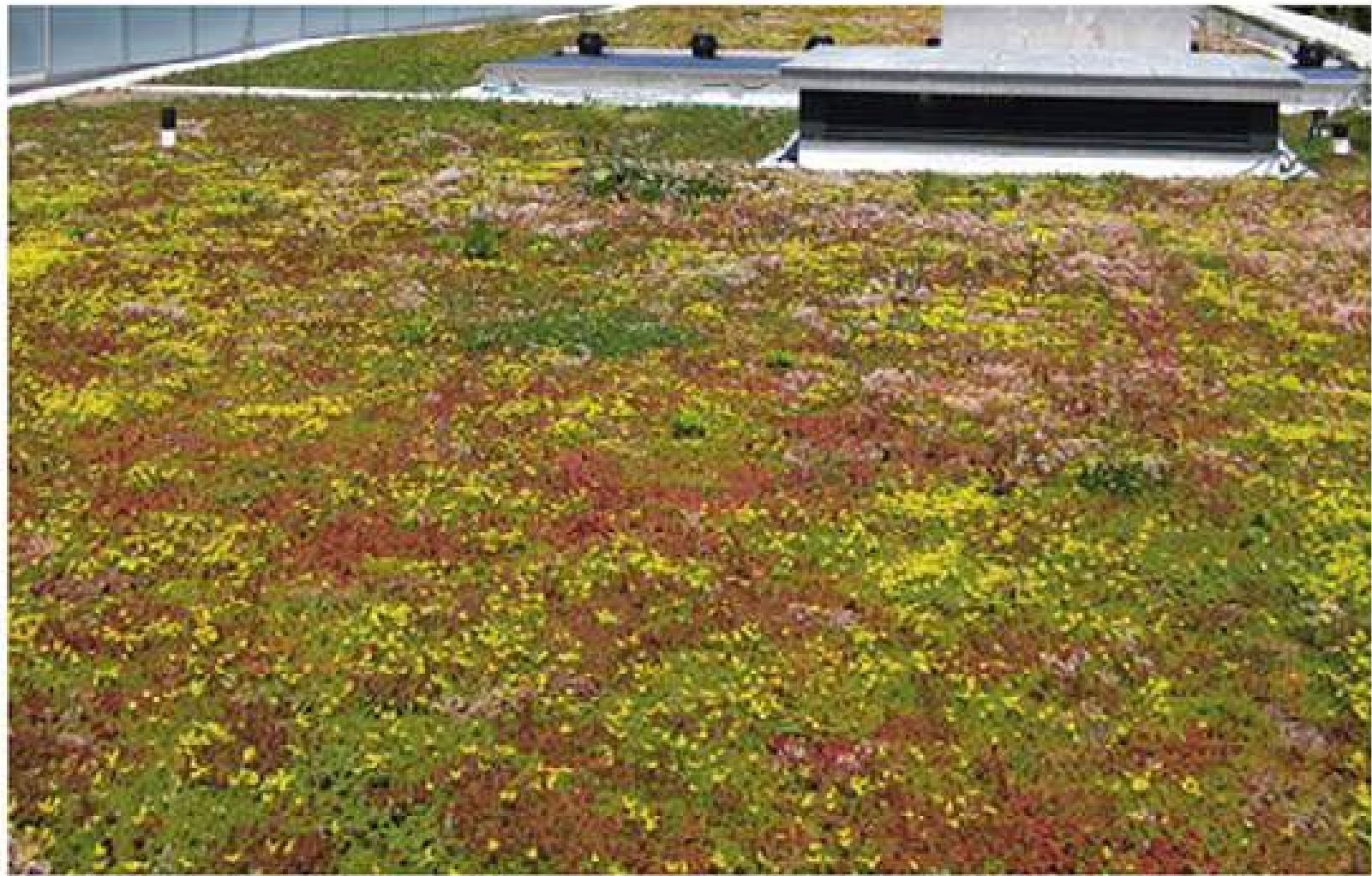
TRACHELOSPERMUM JASMINOIDES



SERVICE YARD GREEN ROOF

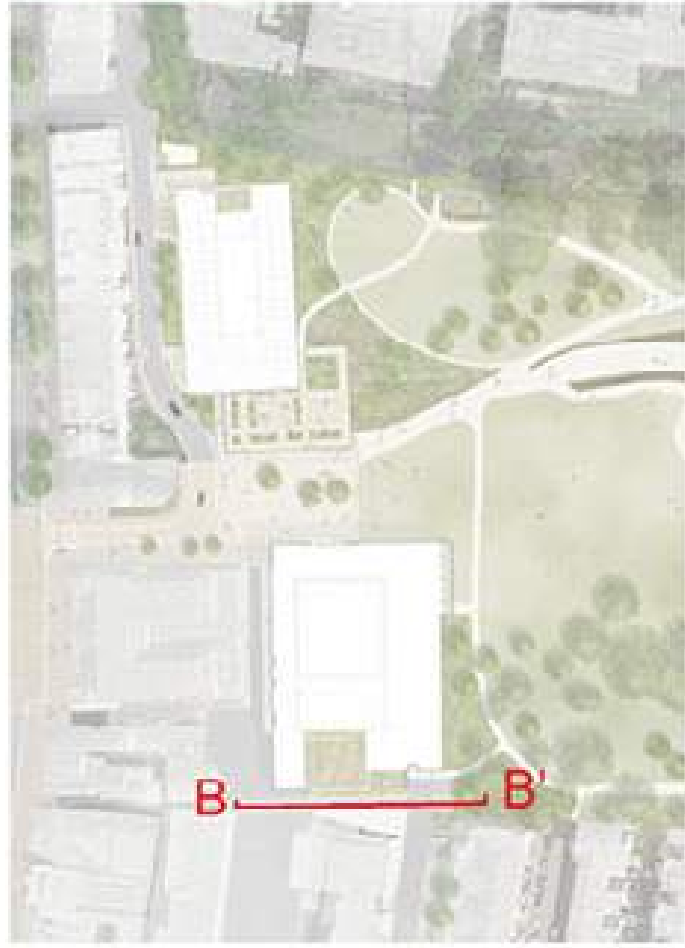


GREEN ROOF - WILD FLOWER MIX



GREEN ROOF - SEDUM

CLIMBERS



AREAS CHARACTER - THE ROOF TERRACE



AREAS CHARACTER - THE ROOF TERRACE



REFERENCE IMAGES



B4 TERRACE, KINGS CROSS CENTRAL , LONDON



AXONOMETRIC VIEW

















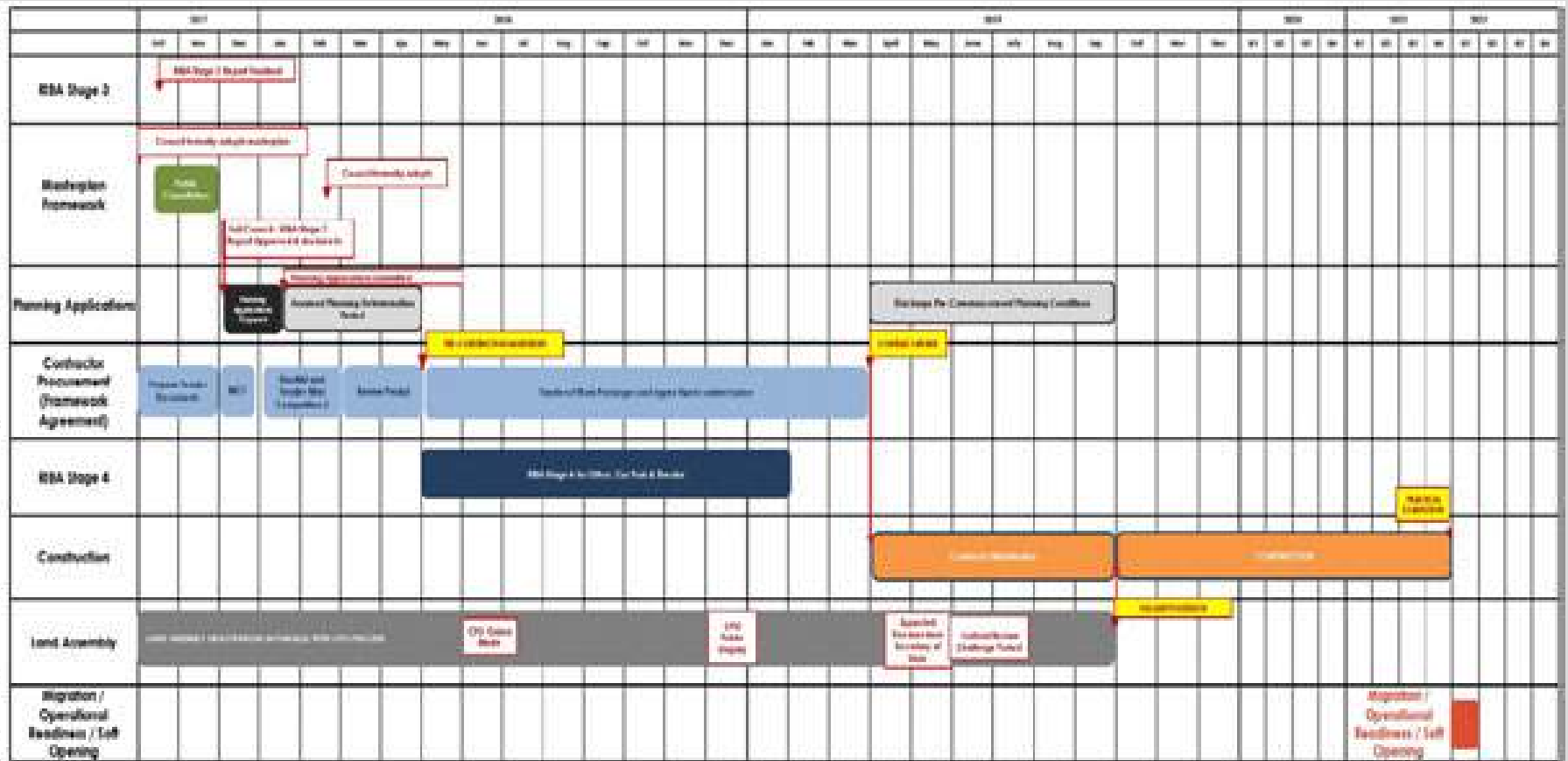
Plan for Master-Plan & Planning

Master-Plan and Planning	Date
Master-plan Adopted by Council	27 th September 2017 (Full Council Meeting)
Public Consultation on SPD	Oct – Nov 2017
Council decision to submit Planning Applications	6 th December 2017 (Full Council Meeting)
Planning Applications submitted	January 2018
Master-plan Adoption by Council as SPD	21 st February 2018 (Full Council Meeting)
Planning Determination	Anticipated Spring 2018
<i>(Note: will need approx. 6 weeks notice to prepare & submit planning applications).</i>	

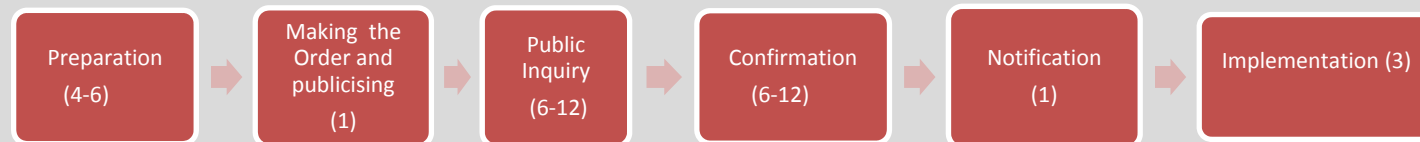
Overall Timeline

Assumptions:

- No JR challenge to planning
- CPOs required
- D&B procurement using public sector framework



CPO Process and Strategy



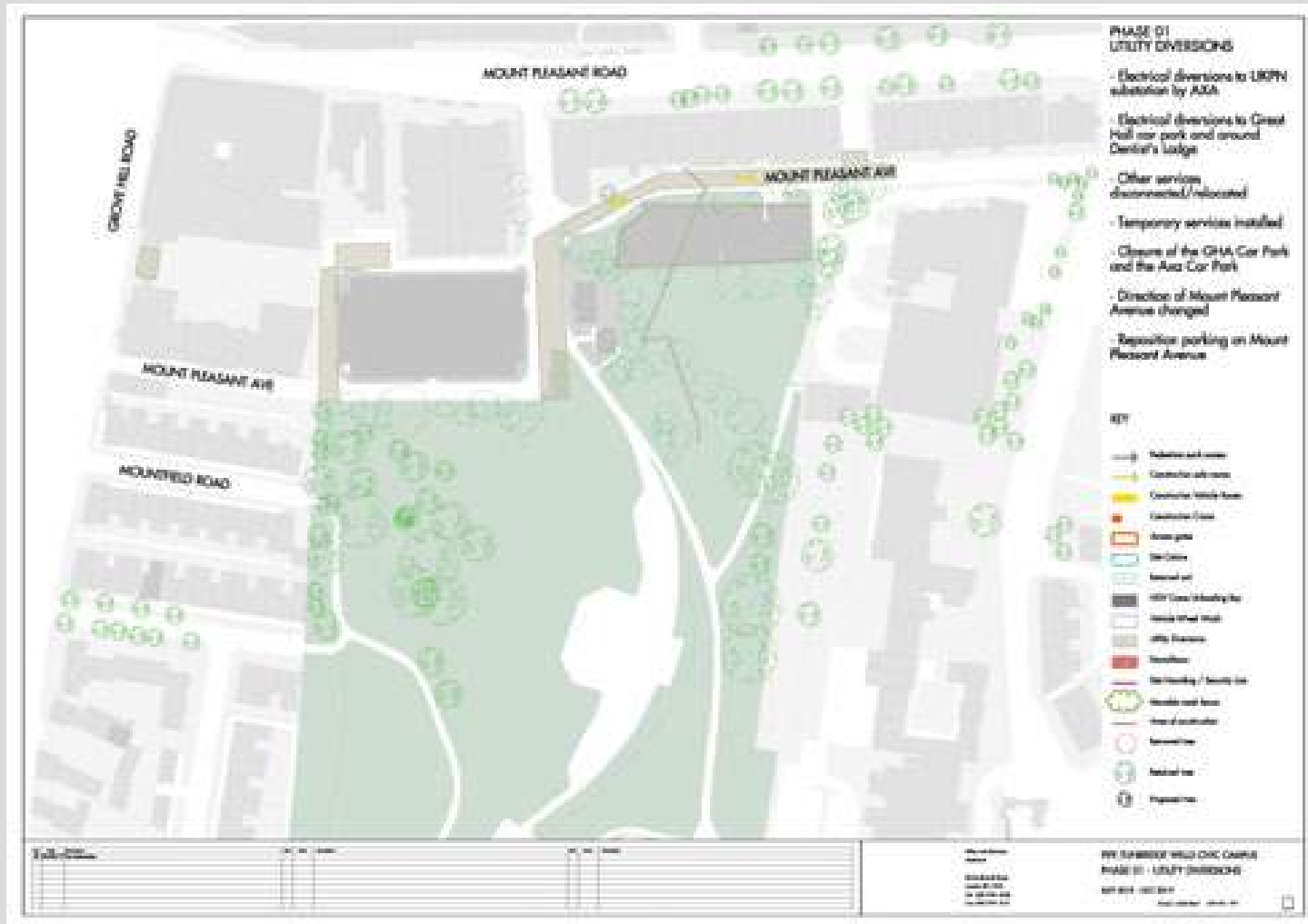
Negotiations with affected interests throughout the whole process

Plan for Site Assembly

Estate Activity	Date
Negotiation of acquisition of interests	On-going since 2016
Preparation for use of CPO powers, e.g. <ul style="list-style-type: none">- Strategy- CPO Preparation & Documentation	July 2017 to May 2018
Formal Council resolution to use CPO powers	6 th December 2017 (Full Council Meeting)
Commence CPO Process (negotiations to continue in parallel)	From Planning Consents (anticipated Spring '18)
Vacant Possession	Anticipated Autumn '19

Construction Management Plan

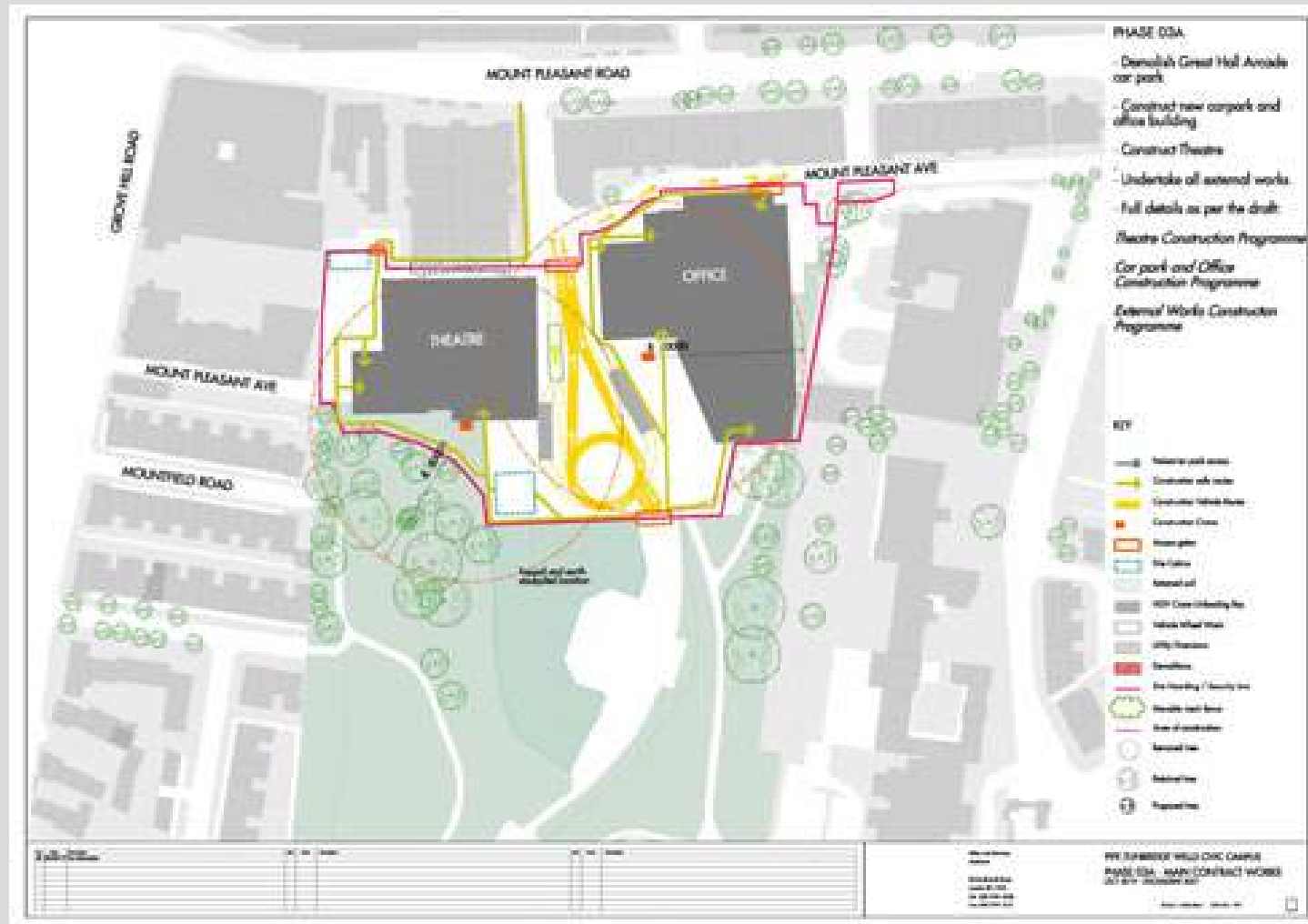
Stage 1 – Sep & Oct 2019



Stage 2 – Sep & Oct 2019



Stage 3A – Oct 2019 to Dec 2021

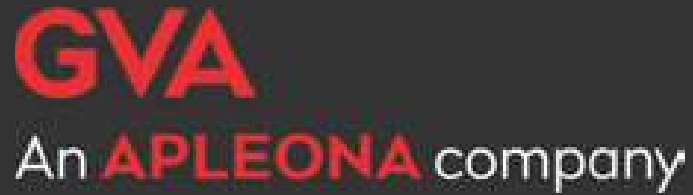


Stage 3B – Jan 2020 – Dec 2021



Reducing Town Centre Construction Impacts

- Single contractor to coordinate and deliver all projects
- Use of Use of off-site consolidation centre (3 possibilities under consideration, prior to engaging with owners)
 - North Farm Lane
 - Tesco's Land
 - Balfour Beatty Site
- Off-site parking for construction teams
- Detailed Traffic Management plan to be agreed with TWBC and KCC, kept under close review and implemented by Contractor
- High standard of communication and signage



Tunbridge Wells Borough Council Civic Development Project

Stage 3 Presentation

GVA

Allies & Morrison

November 2017

