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HEYWOOD CIVIC
CENTRE
ROCHDALE
DESIGN AND
ACCESS
STATEMENT

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INTRODUCTION

Introduction

Our proposal endeavours to breathe new life into Heywood Civic Centre by aligning it with the long-term vision set forth by the Arts Council for England. Our mission is clear: to ensure the continued relevance and vitality of this cherished institution. To achieve this, we aim to expand its offerings, diversify its audience, and create a dynamic cultural hub that resonates with the evolving identity of Heywood.

Heywood Civic Centre

Heywood Civic Centre is a flexible multi-purpose venue for various civic and community uses. It forms part of a small precinct of public buildings and spaces arranged along LCpl Stephen Shaw MC Way. Broadway Malyan branded this area as the town’s Civic Centre in their master plan.

In 2022, following two years as a COVID-19 test centre, the Council committed to restoring Heywood Civic Centre to its original role as a multi-purpose cultural hub at the heart of Heywood’s community.

Heywood’s Transformation over the years

The story of Heywood is one of remarkable transformation. In the 19th century, this quaint locale underwent a dramatic shift from a rural backwater to a thriving industrial town. This transformation brought with it profound social, economic, and cultural changes, shaping the town’s identity and spirit. Today, in the 21st century, Heywood is undergoing yet another evolution. It is emerging as a diverse, culturally rich community bursting with untapped potential and limitless possibilities. Our proposal seeks to tap into this potential and empower the community to explore new perspectives on life and creativity. We envision Heywood Civic Centre as the epicentre of this transformation, a place where the past meets the future in a vibrant tapestry of culture.

A Unique Civic Offering

During Heywood’s industrial decline in the 1960s, the town faced the challenge of adapting to new roles and functions. While other councils opted for separate civic structures, Heywood Borough Council took a bolder approach. They conceived a single, multi-functional event space, aptly referred to as the ‘Assembly Rooms.’ This choice was reminiscent of the British tradition of gathering places for dances, concerts, and assemblies during the 18th and 19th centuries. It reflected an intention for the building to be more than just a typical theatre or cinema. Heywood Civic Centre, from its inception, was envisioned as a place that would not only entertain but also unite and inspire the community.

Thriving with Limited Investment

Over the years, Heywood Civic Centre has faced the challenges of minimal investment in maintenance. Yet, against the odds, it has thrived by adapting to the changing needs and desires of its community. However, in the current cultural landscape, it requires a significant capital infusion to expand its offerings and remain relevant. This investment is essential to align with the national cultural shift towards more interactive arts experiences that actively engage both creators and audiences.

Aligning with Arts Council’s Vision

The Arts Council for England’s ‘Let’s Create’ strategy provides a roadmap for cultural growth from 2020 to 2030. At its core is the belief in breaking down barriers between artists and audiences through creativity. The goal is to harness the creative potential of local communities to drive positive social and economic change through mutual understanding and collaboration. Our proposal is fully aligned with this vision, as we seek to create an inclusive and dynamic space that embodies the spirit of ‘Let’s Create.’

Proposal

Our response to the challenge is threefold:

- Enhancing the Auditorium:** We propose a comprehensive modernization of the auditorium, investing in state-of-the-art technology and accessibility features. This will benefit both patrons and performers, ensuring a world-class experience for all.
- Strengthening Community Engagement:** We envision strengthening the bond between the community and arts providers such as Your Trust and Cartwheel Arts. This will involve the development of a comprehensive social infrastructure around the auditorium, fostering a sense of ownership and participation.
- Activating Peine Square:** To create a more inviting and informative civic centre, the proposed works will create an attractive and vibrant frontage, contributing to the revitalisation of Peine Square. This transformation will not only enhance the aesthetic appeal but also highlight the cultural significance of Heywood Civic Centre to the community.

In conclusion, our proposal is driven by the desire to revitalize Heywood Civic Centre, ensuring it remains in harmony with the Arts Council for England’s vision and secures its ongoing support. Heywood’s history of transformation and its unique civic offering make this a crucial endeavour. Through investments in technology, community engagement, and the activation of Peine Square, we aim to create a vibrant cultural hub that empowers Heywood’s diverse community, fostering creativity and collaboration for future generations. This is not just a renovation; it is a celebration of Heywood’s past, present, and future.



Heywood Civic Centre yourtrust

750 years The Birth of Heywood

The Heywood Charter

Heywood has a long history of being a town. It was first mentioned in the Domesday Book in 1086. The town was then a small village. It grew into a town in the 13th century. The town was then a borough. It became a municipal borough in 1835. It became a city in 1974.

Civic history

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Gunpowder Plot



A number of the Heywood family, and a resident of Heywood Hall, Peter Heywood, was widely responsible for capturing Guy Fawkes on 5 November 1605. Guy Fawkes was plotting to blow up the Houses of Parliament by planting gunpowder in the cellar. As Fawkes was about to light the fuse on the torch, Peter Heywood spotted him and snatched the torch from him to prevent the destruction of Parliament. This is why we celebrate Bonfire Night on 5 November.

The Flying Scotsman pulling into Heywood Station



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BACKGROUND & CONTEXT

1

Project Context

Rochdale Council is committed to enhancing the town's arts and culture offerings. This endeavour involves a substantial redevelopment of Heywood Civic Centre into one of several 'Culture Hubs' in the borough as part of the Council's Cultural Asset Strategy.

The Council secured funding for this ambitious project from The Cultural Development Fund, a Department for Digital, Culture, Media and Sport (DCMS) initiative administered by Arts Council England, complemented by support from the Capital Investment Programme, which Arts Council England fund back.

The comprehensive work planned for Heywood Civic Centre encompasses several key elements. Firstly, there will be an expansion of the venue, including an increase in the size of the foyer, café, and bar areas. The performance space will also undergo significant upgrades to elevate its quality and capabilities. Accessibility will also be enhanced, ensuring the venue is welcoming and inclusive to all community members.

These adaptations aim to improve the venue and foster greater community engagement in the arts. The redevelopment will open new opportunities for residents to participate in cultural activities actively. Furthermore, it includes plans to relocate the local community group Cartwheel Arts to a new base within the Heywood Civic Centre.

Your Trust is a crucial collaborator in this multifaceted project who will continue to oversee the building's operations after completion.

Through these investments and improvements, the Council aims to reshape the narrative of Heywood's cultural landscape. By complementing these changes with a diverse range of events and cultural activities throughout the entire borough, this project intends to create more opportunities for residents and visitors from the wider region to participate in and appreciate the vibrant cultural scene that Heywood offers.



Early vision for Peine Sq featuring a reimagined Heywood Civic Centre in the background

This initiative signifies a substantial stride in the town's cultural growth and underscores a dedicated effort to enhance accessibility and vibrancy within the realm of arts and culture for everyone.



Current entrance to Heywood Civic Centre

Character Assessment

An architectural appraisal of Heywood's compact Town Centre reveals a built environment whose character has evolved from various historical and contemporary architectural styles.

The profound changes brought about by mining and textile spinning during the 19th century have disappeared as the town reinvented itself for the post-industrial era, initially as a dormitory town serving Greater Manchester and later diversifying its local industrial economy.

For the most part, it is the town's 19th-century 2-story red brick terraces, providing most of the local homes and small shops, that characterise the town centre. For this reason alone, it is hard for the visitor to know where the core of the town centre begins and ends.

The civic core is easier to define. It is a compact assortment of buildings of various eras and styles on either side of LCpl Stephen Shaw MC Way. The original layout of the town centre was planned out during the 19th Century and its Late Victorian centre-pieces are the Grade 2 listed St Luke's Church and the Carnegie Library enclosing the Memorial Gardens. The leafy Peine Square, Heywood Civic Centre and a surface car park opened in 1965 are east of the library. Opposite Peine Square is another surface car park enclosed by a small precinct of shops and the red brick Market Hall opened in 1991.

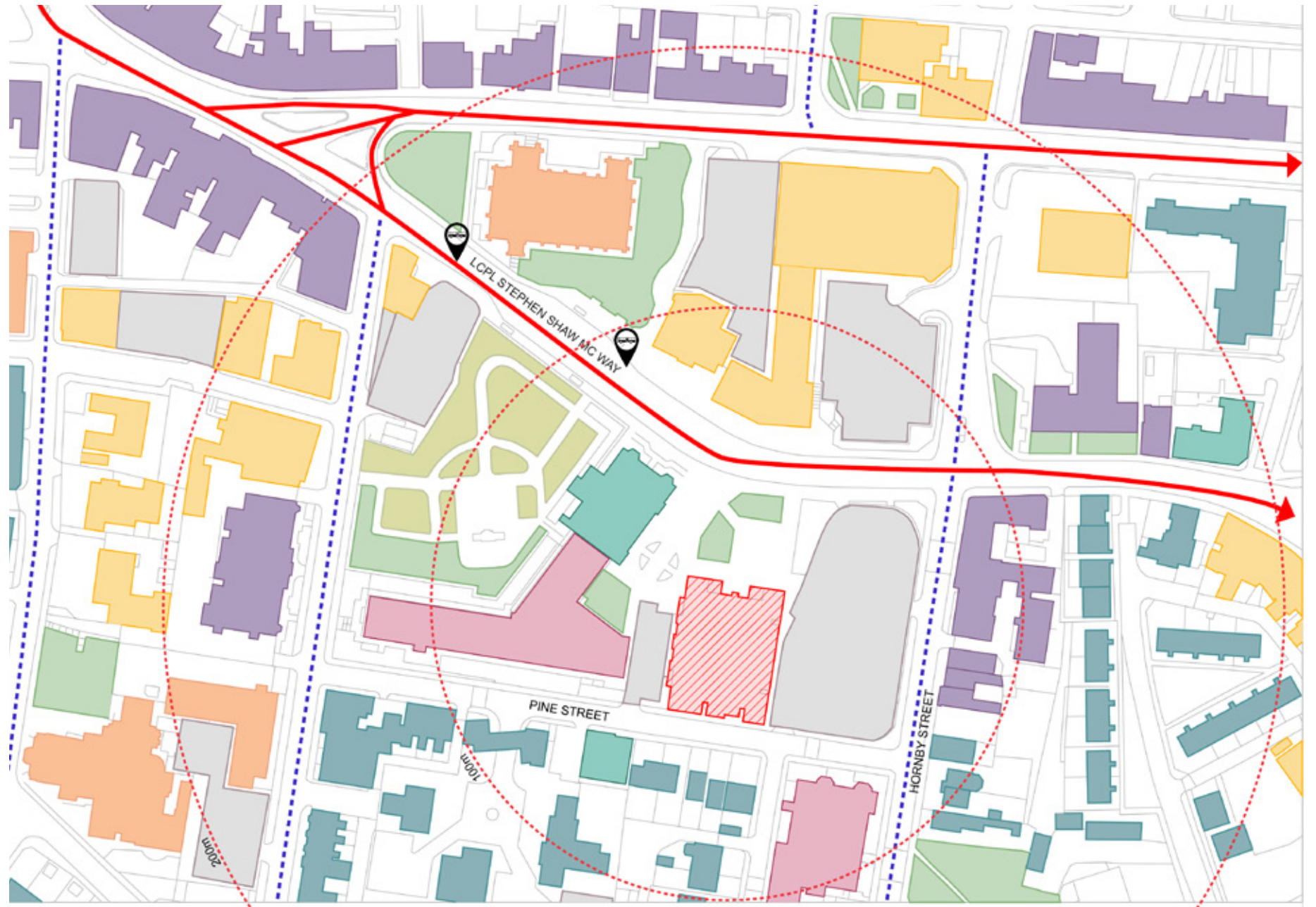
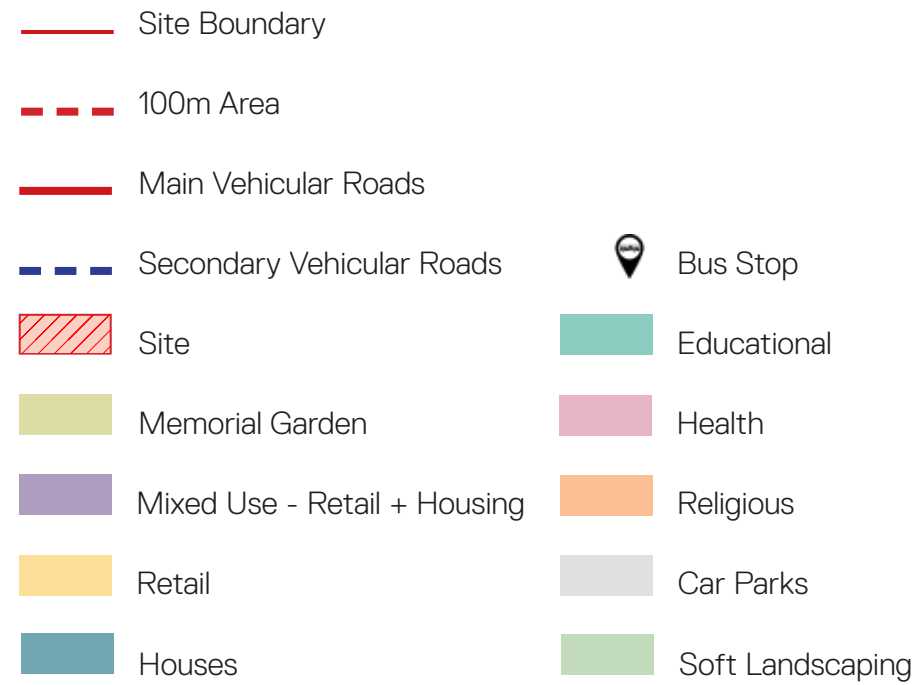
To the west of Heywood Civic Centre is the newest structure in the civic core. The large red-brick four-storey Phoenix Centre provides health and community services for the town.

To the rear of the Civic is a red brick and terracotta New Jerusalem Church built in 1914. Enclosing the rest of the southern and eastern aspects of Heywood Civic Centre are the typical 19th-century 2-story red brick terraces synonymous with the town.



Memorial Park

While the older listed buildings are powerful architectural examples of their respective oeuvres, the modern buildings, including Heywood Civic Centre, fall short of this high standard and need more character. Many contemporary structures are utilitarian in style and need a higher level of civic presence.



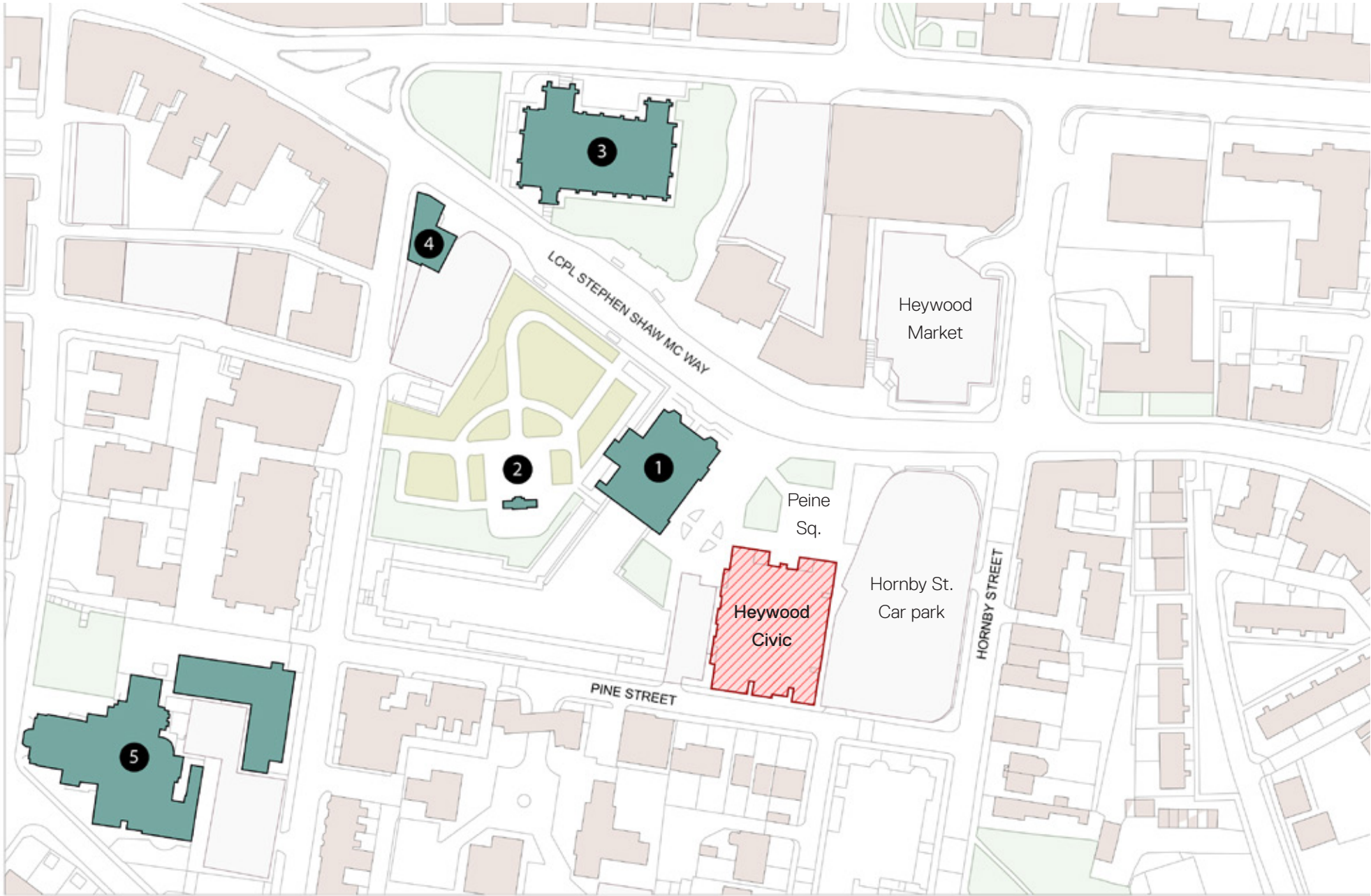
Area Analysis Diagram - Not drawn to Scale



Significant Buildings

There are several significant buildings with listed status near Heywood Civic Centre. However, it is Heywood’s ornate Carnegie Library enclosing the east side of Peine Square which is most affected by this proposal. We have therefore been asked to provide a heritage a statement.

- ① Heywood Library
- ② War Memorial
- ③ St Luke’s Church Heywood
- ④ Former Union Bank of Manchester, Heywood
- ⑤ St Josephs RC Church



Significant buildings around Heywood Civic Centre - Not drawn to Scale



Heywood Library Heritage Statement

Entry Name: Heywood Area Central Library

Listing Date: 12 February 1985

Grade: II

Source: Historic England

Source ID: 1084289

English Heritage Legacy ID: 358841 (1)

The Heywood Carnegie Library’s notable architectural merit distinguishes it as an essential landmark in the town. Pevsner Architectural Guides (2) describes it as an excellent building designed by the architects S.V. North and C. Collas Robin in 1905-6. There is a small 1973 extension on the west elevation.

The library is a single-storey rectangular structure divided into 3-bays that run perpendicular to the gabled frontage from its shorter northern edge. The brick and stone side elevations undulate due to subsidence. The central bay features an attic storey and a large gable roof in Westmoreland slate.

The front façade faces north onto Church Street in creamy ashlar stone decorated in the Edwardian Free Style with Baroque and Elizabethan elements, with two large mullioned-and-transomed bays rising above and breaking the entablature framing a coupé Ionic semi-column doorcase with open entablature and with a hood. Allegorical figures recline in bookend fashion on each side of the hood. The entrance is decorated with egg and dart enrichment, triple keystone to semi-circular door head with date plaque and elaborate cartouche. Above the hood is a 6-light bolection moulded mullioned window to the attic storey, which

is in a steeply pitched coped gable with classical enrichment.

The stonework wraps around to address the first bay of the side elevations, where the detailing of the gable roof is almost as rich and varied. The rear wings are more plain and predominantly clay brickwork. The rear elevation was altered to accommodate a link building to the Phoenix Centre built in 2008.

The entrance has an octagonal lobby with stairs to one side, giving access to both reading rooms. Tripartite interior, clumsily top-lit, the floor, concrete post, and beam structure racing disconcertingly.

Our proposals for Heywood Civic Centre take into consideration the architectural qualities that Heywood Library has to offer. Our design enhances the northern edge of Peine Square with a higher quality permeable façade that activates the square and complements, through contrast, the library’s more enclosed façade on the square’s eastern edge.

Rather than provide a rectangular extension, it is deliberately chamfered on its eastern edge to avoid visually dominating the library and maintain clear sightlines of its facades from across the square. This architectural device also supports sightlines towards the Phoenix Centre’s entrance.

References

1

Historic England National Heritage List for England (NHLE) may be accessed online at: <https://historicengland.org.uk/listing/the-list/list-entry/1084289?section=official-list-entry>

2

Pevsner Architectural Guides, The Buildings of England: Lancashire: Manchester and the South-East- Hartwell, Hyde and Pevsner, Yale University press, 2004 Edition



Heywood Library viewed from Peine Square

Planning Policy

We have evaluated the planning policy concerning Heywood, explicitly focusing on the Heywood Civic Centre. To do so, we have considered relevant national policies and key policies from the local plan that pertain to Heywood.

The Rochdale Unitary Development Plan, Chapter 4, titled ‘Plan Strategy,’ discusses issues specific to the Heywood township. While strategic planning considerations apply across the entire borough, it is essential to address specific local issues in a manner that considers each township’s unique needs, character, and circumstances.

Three particular issues from Chapter 4 align well with the proposed scheme:

- 1. Continuing the physical revitalisation and regeneration of Heywood Town Centre to ensure its effectiveness as a local hub (G/S/1 & G/S/2).
- 2. Maximising the opportunities Heywood presents for attracting employment development, including its ample employment land and easy access to the motorway system (G/EC/1).
- 3. Ensuring that new employment development goes beyond just the distribution industry (G/EC/1 & EC/8).

The policy G/S/2, which focuses on the regeneration of centres, supports promoting designated centres as primary locations for shopping, offices, commercial activities, entertainment, leisure, and cultural and community facilities and includes encouraging building improvement and facelift works. The proposed works at Heywood Civic Centre align with the objectives outlined in this policy.

Furthermore, the policy mentions that, in addition to the guidelines within Chapter 4, several policies elsewhere in the UDP are relevant to the regeneration, nature, location, and design of new development in towns, districts, or local centres. The Design and the Built Environment (19) Policies G/BE/1 - BE/8 are of particular significance, which address design aspects of buildings, landscapes, street furniture, and public art. Quality design plays a crucial role in the appearance and perception of a centre, and these policies aim to uphold high design standards.

Concerning Policies BE/12 - BE/19, Heywood Civic Centre is not within a conservation area; however, several listed buildings are nearby, which we have accounted for in this application (refer to the section on Significant Buildings). We have given particular consideration to the Grade 2 listed Carnegie Library (Refer to the Heritage Statement)

The application under consideration aligns with these policy aspirations, particularly in light of the proposed changes to the new front elevation.



Stakeholder Consultation Workshop in June 2023

Stakeholder Consultation Workshop

During the brief development we consulted with local stakeholders connected to Heywood's arts and culture scene, some of these organisations are:

1. **Cartwheel Arts:** This organisation focuses on community arts and cultural activities, including workshops, exhibitions, and events.
2. **Heywood Civic Centre:** The Civic Centre itself often hosts cultural and arts events, including theatre performances, concerts, and exhibitions.
4. **Heywood Arts Festival:** An annual event that celebrates the arts in Heywood, featuring local artists, musicians, and performers.
5. **Heywood Writers' Group:** A community of local writers who come together for workshops, readings, and writing-related events.
6. **Heywood Community School of Dance:** Offering dance classes and performances, this organisation contributes to the local cultural scene.
8. **Heywood Phoenix Arts Association:** This group aims to promote the arts and culture in Heywood, often organising exhibitions and events.
9. **Heywood Amateur Dramatic and Operatic Society (HADOS):** A local theatre group that puts on various theatrical productions throughout the year.
10. **Heywood Art Group:** A community of artists and art enthusiasts who meet regularly to create, exhibit, and appreciate art.
12. **Heywood Library:** Local libraries often host cultural events, including book clubs, author talks, and art exhibitions.

Initially, the consultation aimed to gain more insight into Heywood's cultural landscape. As the project progressed, this consultation transformed into interactive idea-sharing and feedback sessions, all to optimise the potential benefits a revitalised Civic Centre could bring to the community.

These sessions took on various formats, from one-on-one discussions to more significant workshop-style events. We incorporated the feedback and ideas obtained during these sessions into the design brief as we went along.

No formal pre-planning application process has been carried out; however, Rochdale Development Agency have engaged in informal discussions with local planning officers and their feedback and advice has been integrated into this Design and Access Statement.



Heywood Civic Centre

Building Origins

According to records, the building’s origins are borne out of the 1972 Government Act when the then Heywood Borough Council was keen to spend its capital reserves before its amalgamation into the larger administrative government of Rochdale Borough Council in 1974.

At the time of the building’s commission in 1964, an uncertain future lay ahead for a town reluctant to bow to a greater authority. It is possible that the building’s patrons were keen to ensure that its final commission would be flexible enough to stand the test of time.

Fifty years on, it is clear that their strategy has proven to be a wise one. The building has proved popular with the community and is a strong draw for many civic and cultural events.

The Original Architects

Heywood Borough Council commissioned a design from the nationally well-known practice of Lyons Israel & Ellis. The architect’s work epitomised the post-war Britain of the 1950s and 60s in a new, optimistic, and frankly modern approach to architecture known as Brutalism which became synonymous with institutional buildings influenced by socialist principles. The practice was responsible for constructing many public sector civic projects throughout the UK and served as a finishing school for a generation of famous British architects such as James Stirling, Neave Brown, and James Gowan. The movement began to decline in the late 1970s, with some associating the style with social and economic decline and urban decay of the period.

The delivery drawings were undertaken by Manchester based CB Pearson and Sons Architects

However, it is also a style that lends itself well to adaptation and is currently experiencing something of a renaissance in modern culture.

Stylistically, Brutalism is honest and marked by free, forthright, and sincere expression. It is minimalist in its construction, showcasing raw building materials and expressing structural elements over decorative design. The style commonly uses exposed, unpainted concrete or brick, angular geometric shapes, and a predominantly monochrome colour palette.

We will explain the contribution that Brutalism makes to the design of this building as we go.

Existing Design

External Arrangement

The design of the building is a single low-rise flat roof cube flanked by smaller cubes at each corner. Scale is essential to the brutalist style, so the design emphasises mass through a simple pallet of textured blue-brick surfaces. Large picture windows adorn the north, south and west elevations, and a glazed entrance and a simple canopy project into a public square to the north. The only decorative relief that the building offers are mosaiced spandrel panels featuring a colourful sinusoidal pattern.

It is clear from the design that the original two primary elevations faced north and west. However, the impact of the west elevation, which would have once addressed the view across Memorial Park, diminished following the construction of the Phoenix Centre. The east facade is featureless and probably prefigured an unrealised Hornby Street car park development. For the building, the unsatisfactory outcome of the surrounding evolving story of the town has changed the design’s emphasis from the northwest facades to the northeast.

Closing Peine Square’s western edge is an excellent example of a Carnegie Library, built in 1905-6, with a creamy ashlar frontage and brick and stone side elevations. It is the one building that singularly engages with Heywood Civic Centre to reinforce the idea of the Square as a central public space.



Existing View from Public Square



Existing View from Heywood Civic Centre Car Park



Existing View of Mosaiced Spandrel Panels

Internal Arrangement

To understand Heywood Civic’s original design, you must think of a village hall formed from a single solid rectangular volume of space subdivisible into three smaller areas employing retractable concertina partition walls built into the original structure. Each of these spaces has independent access from an entrance foyer to the north, with the two largest benefiting from a full-service kitchen to the south.

Four smaller and lower cubic volumes flank each corner of the main Hall, providing a range of support functions.

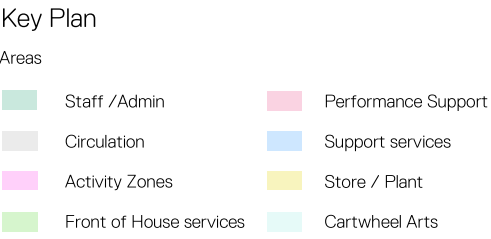
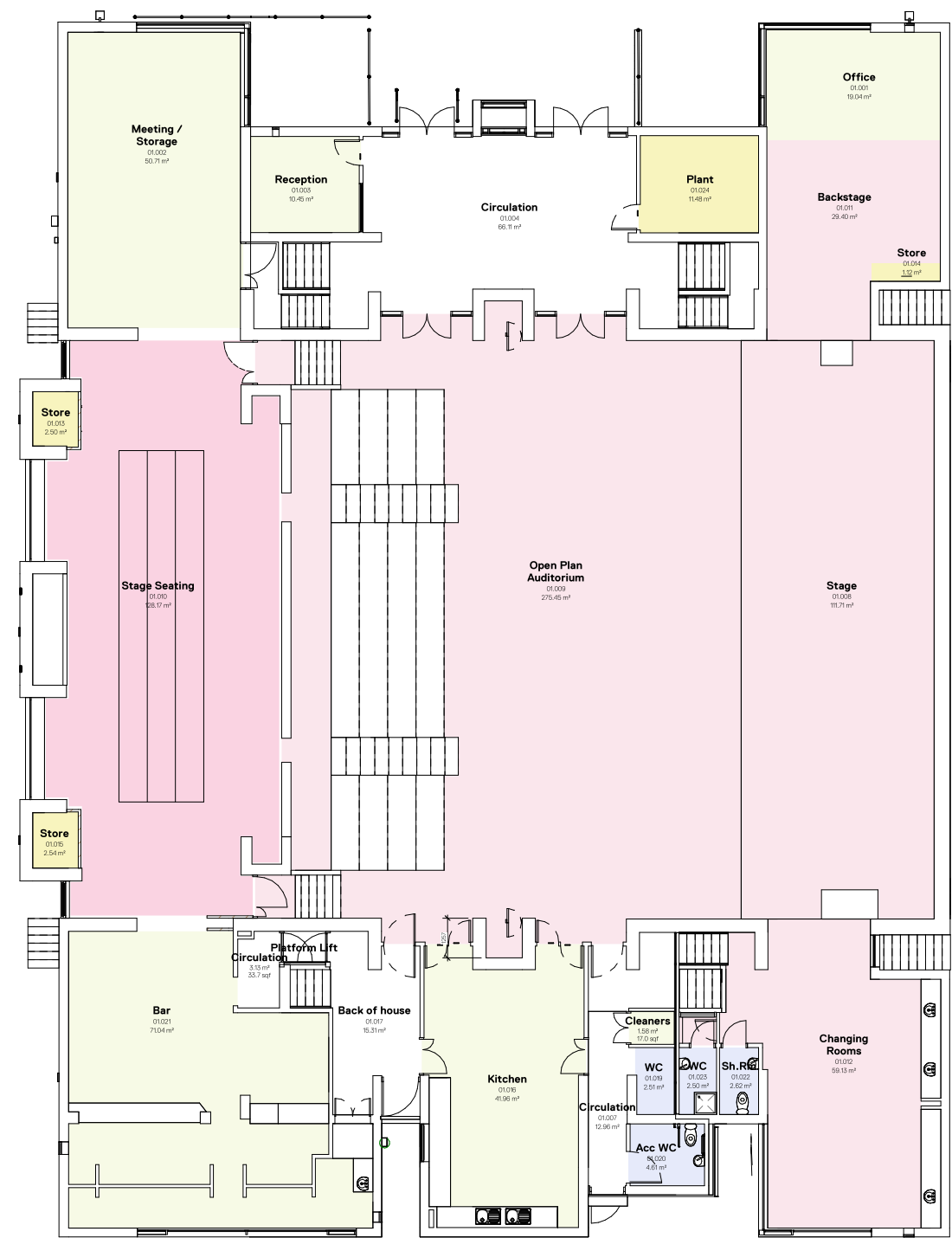
While it is likely that the Hall has always held a performance stage at its eastern end, the bleacher seating along its western end appears to possibly be a later addition that has inhibited it’s potential to maximise its flexibility for alternative uses.

This idea of the building being designed from the point of view of a community hall rather than a theatre is given further credence by the large full-height picture windows that adorn the building’s western elevation, which would be counter-intuitive for a theatre from the brutalist era and once offered visitors views of the memorial gardens from a raised podium.

Detailed Spatial Relationships

Heywood Civic Centre’s design principles are a rigorous and disciplined expression of Brutalism, whose overall layout and volume adopt many of the principles of the Golden Ratio.

The design is highly disciplined and set out on a 3:2 grid ratio. These proportions articulate the scale and balance of the external elevations and many of the building’s critical interior spaces. There is also a robust symmetrical emphasis to the design in both plan, elevation and section.



Existing Ground Floor Plan

Externally, the building presents itself as a simple symmetrical arrangement of volumes defining the main functional spaces inside. However, this belies the complexity of the overall scheme.

The east-west-orientated rectangular Hall dominates the plan. However, all other spatial elements around the Hall orientate to a north-south axis to facilitate circulation and movement, further emphasised by a raised split-level arrangement along the building's east and west flanks.

The two split levels in the Hall create space within space. One acts as a gallery to the western flank, and the other a performance stage to the east. The split-level difference between these spaces is only 4ft, so while spatial continuity is interrupted, visual continuity is maintained, and they may read as a single volume.

The sense of visual continuity is taken further by opening up the sides of the four secondary volumes in each corner of the Hall. These diagonal connections offer two benefits to the spatial experience, best appreciated when the Hall is in its ballroom configuration. First, they

provide some visual relief from the north-south axial emphasis on the design. The second is that they establish a strong visual relationship between the centre of the Hall and the spaces around the edge, which spatially draws everything closer together.

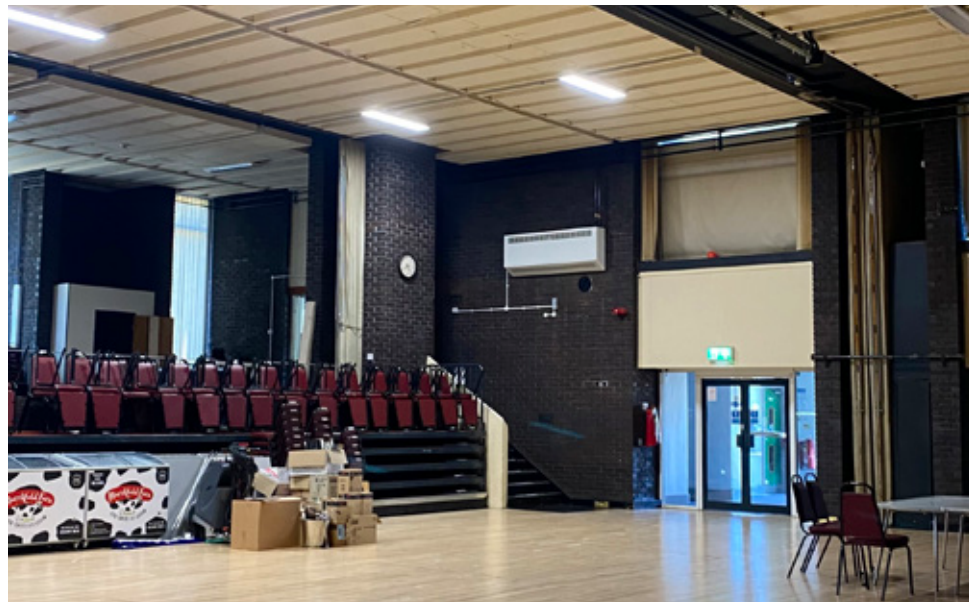
The recent introduction of stepped seating in the Hall has reduced the dance floor's size and versatility. Still, it promotes continuity between the dance floor and the gallery.

Two large concertina curtains, orientated on a north-south axis, allow the subdivision of the Hall into up to four different spatial configurations.

The strength of the emphasis on the north-south axial configuration allows for efficient circulation between the building and Peine Square, particularly evident when the curtains subdivide the Hall.

These architectural devices intend to ensure that the building can offer a variety of community activities and that Heywood Civic is not simply a theatre.

The north and east elevations interact with the outside in ways that a theatre space would not. For example, there is a continuous flow of space between the square, foyer and Hall, and a strong visual connection between inside and out from within the Hall itself. Furthermore, a series of large picture windows along the western gallery of the Hall offers natural light into the space. The quality of the building's western elevation suggested that it may once have directly overlooked Memorial Park, creating another strong visual connection between the Hall and the town from the gallery.



Existing Internal View of Auditorium



Existing Internal View of Auditorium looking to West Elevation



Existing View from Pine Street

DESIGN PROPOSAL

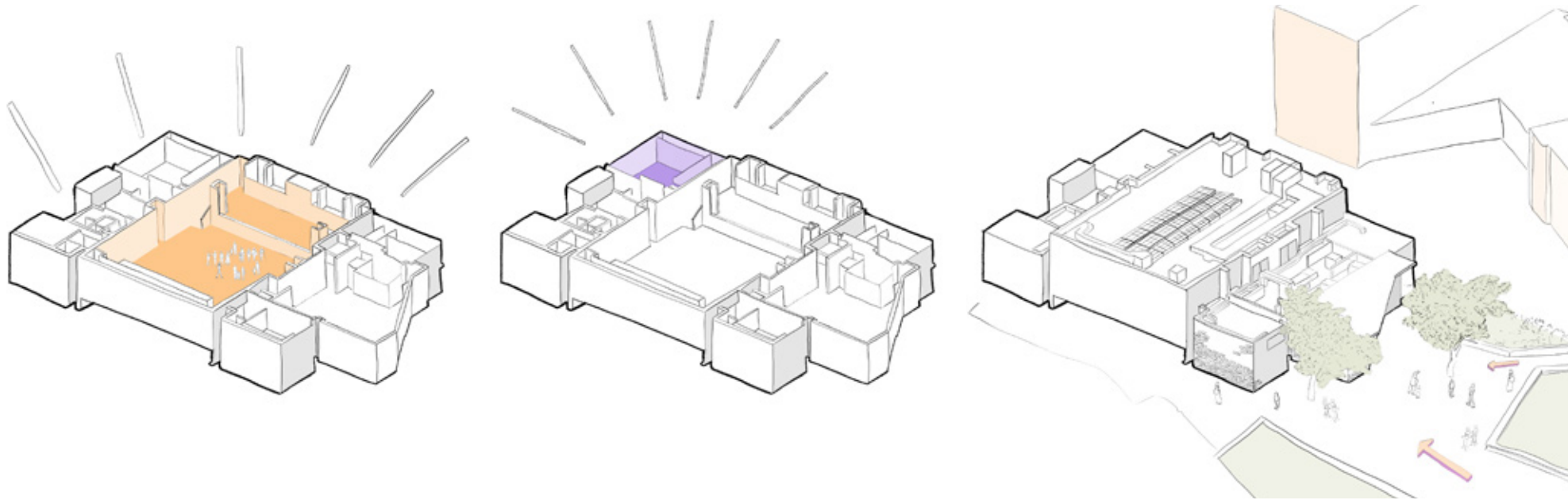
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Proposal

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- 1. Enhancing the Auditorium: We propose a comprehensive modernisation of the auditorium, investing in state-of-the-art technology and accessibility features. This will benefit both patrons and performers, ensuring a world-class experience for all.
- 2. Strengthening Community Engagement: We envision strengthening the bond between the community and arts providers such as Your Trust and Cartwheel Arts. This will involve the development of a comprehensive social infrastructure around the auditorium, fostering a sense of ownership and participation.
- 3. Activating Peine Square: To create a more inviting and informative civic centre, we plan to revitalize Peine Square, turning it into an attractive and vibrant frontage. This transformation will not only enhance the aesthetic appeal but also highlight the cultural significance of Heywood Civic Centre to the community.

This section of the report explores key planning considerations for the proposal, including Use, Amount, Design Principles, Scale, Appearance and Accessibility.



1. Enhancing the Auditorium

2. Strengthening Community Engagement - Relocating Cartwheel Arts

3. Activating Peine Square

Design Principles: Layout

From a planning perspective, in considering the layout of our design, we focus on several key aspects:

Building Placement and Orientation: Our primary aim is to enhance connectivity and accessibility from the Civic Centre's main elevation onto Peine Square by extending into the Square.

Landscape, Service Facilities, Parking, and Bicycle Storage: Rochdale Council intends to address the design of landscaping improvements for Peine Square and the car park as part of a separate future application. Consequently, for now, any external landscape in Peine Square affected will be made good. All existing service yards, car parking, and bicycle storage facilities will remain as they are.

Integration with Surroundings: Characterising our design is a considered approach to the surrounding environment. Peine Square needs better-quality building facades, with only the Carnegie Library's side showing any architectural merit. To address this, we plan to repurpose the Civic Centre's existing foyer into a community café, offering a high-quality addition to the Square that will also benefit the library and health centre.

The café will feature a predominantly glass façade, leveraging activity inside to revitalise the Square with permeable active frontage that offers a safer and more inviting atmosphere.

We have chamfered the extension's eastern edge to prevent it from dividing the Square and ensuring clear sightlines and natural connectivity between the Phoenix Centre and the broader public realm. Additionally, the café enclosure improves the Square's microclimate by enhancing shelter and visually screening the Square from the car park.

Entrance Locations and Accessibility: The main entrance to the Civic Centre will be relocated to the extended café's north side, while other access points to and from the building will remain unchanged.

Use Class

The Use Class Order 2020 categorizes Heywood Civic Centre as Use Class Sui Generis due to its multifunctional nature, accommodating various community activities such as theatre, cinema, concert hall, live music performances, and bingo. Our proposed enhancements aim to expand the range of activities the Heywood Civic Centre can host, but these additions are intended to provide supplementary support for the main auditorium.

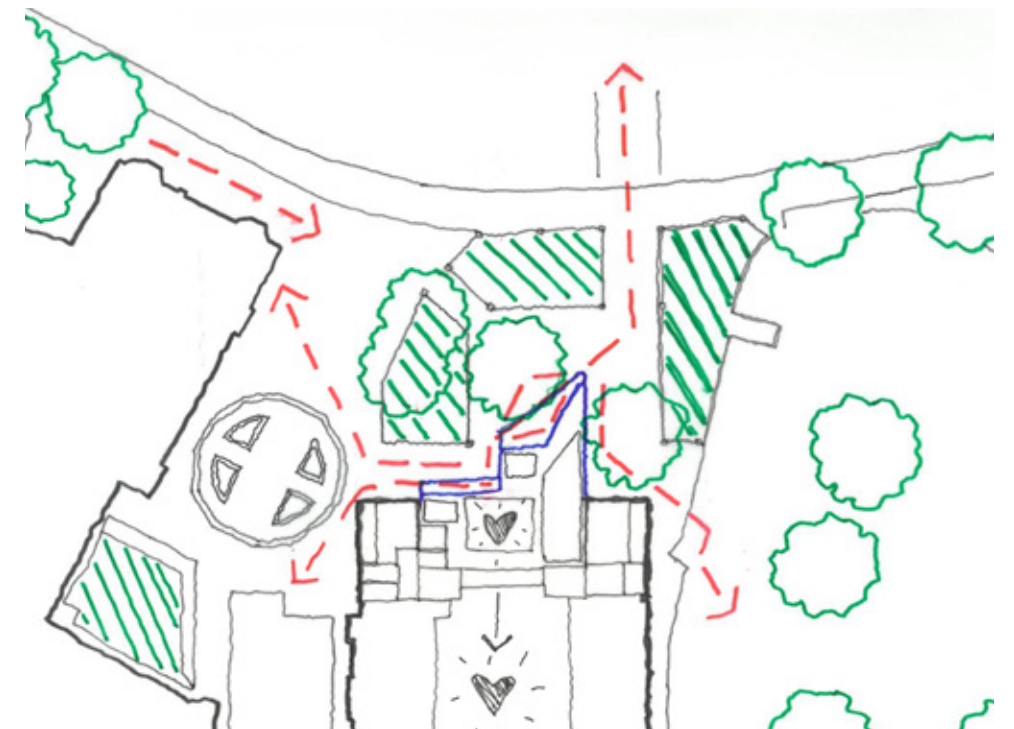
We do not categorize Heywood Civic Centre as Use Class F2, reserved for local community halls or meeting places primarily intended for local community use. This distinction is because the facility is owned and operated for profit by Your Trust. Moreover, including Cartwheel Arts headquarters extends the classification, potentially placing Heywood Civic Centre within two use classes (F1 and E-shops, offices, restaurants). When a property falls under two use classes, it falls under the Sui Generis category.

Consequently, we maintain that the current Use Class for Heywood Civic Centre is Sui Generis, and it will remain so if our proposals are approved and implemented.

Amount

The front of house extension is a total area of 149m². The area has been calculated with careful consideration to the occupancy numbers and activities throughout various times of the day. The extension mass has been carefully designed to consider the existing connections between Heywood Library, the Square and Heywood Market. The extension area creates an active frontage which brings a stronger sense of community and life to the Peine Square.

At present, the existing building gross area is 1195 m², our proposed extension of 149m² would increase Heywood Civic Centre's gross area to 1344 m².



Stage 2 Exploration of Design Principles

Design Principles: Scale

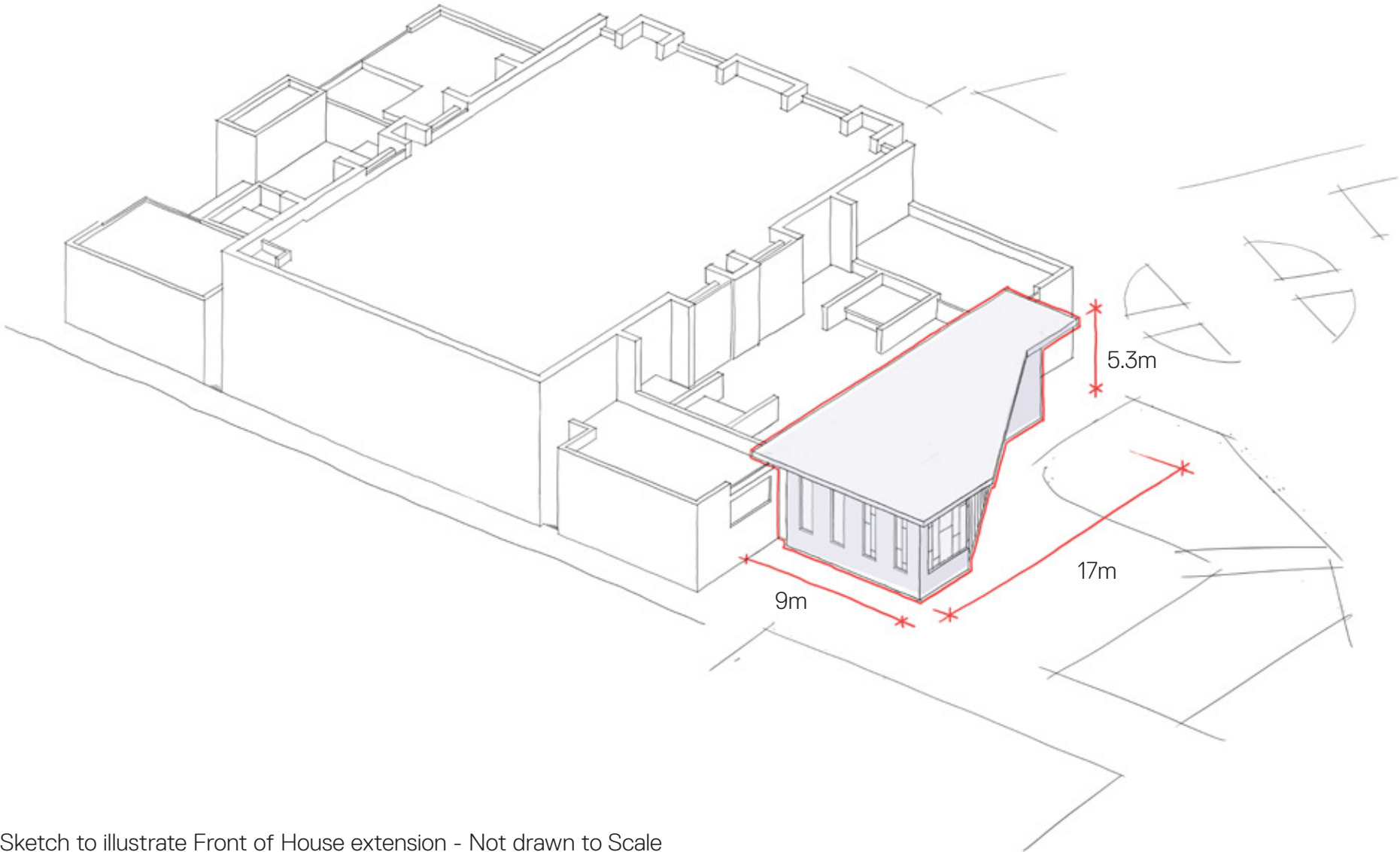
How the various elements of the buildings address themselves and each other in terms of the part to the whole.

The original building is a single low-rise structure with a flat roof featuring smaller cube-like structures at each corner. In brutalist architecture, scale plays a vital role, serving as a visual representation of the building’s internal spatial layout. The original design emphasizes a sense of mass through its textured blue-brick surfaces. However, brutalism often prioritizes functionality over emotional human needs.

Our proposal maintains the importance of scale in the building’s external design, with the auditorium being the most prominent element, while the extension becomes the second most dominant feature. The extension aims to make a bold visual statement that aligns with the civic building’s purpose as a hub for local community engagement in creative and cultural activities.

Departing from the original design principles, we introduce elements of transparency and permeability to address the limitations associated with brutalism. This change in approach allows us to make a striking visual statement that is in harmony with the civic building’s role as a place for the local community to participate in creative and cultural endeavours.

In contrast to the existing building, which unsuccessfully attempts to address the human scale through a series of subordinate cube-like elements around the main auditorium that ultimately lack the character the Square needs, our proposal seeks to enhance the overall experience and aesthetics of the.



Sketch to illustrate Front of House extension - Not drawn to Scale

Proposed Site Plan

-  Site Boundary
-  Main Vehicular Roads
-  Vehicular Access
-  Pedestrian Access
-  Visual Connections to neighbouring sites
-  Threshold
-  Retail and F&B
-  Mixed Use - Retail + Housing
-  Houses
-  Car Parks
-  Soft Landscaping
-  Memorial Garden
-  Trees
-  Retained Fair Quality Trees
-  Retained Good Quality Trees



Site Context Diagram - Not drawn to Scale

Design Principles: Appearance

The extension's design aims to preserve the character of its brutalist origins to maintain a consistent and unified appearance. Brutalism is a style known for its straightforward, sincere expression, emphasizing raw building materials and structural elements over ornate design. It typically features exposed concrete or brick, angular shapes, and a predominantly monochromatic colour palette.

In the case of this building, the design consists of a single, low-rise flat roof cube with smaller cubes at each corner. Scale is crucial in brutalism, and this design emphasizes mass using textured blue-brick surfaces.

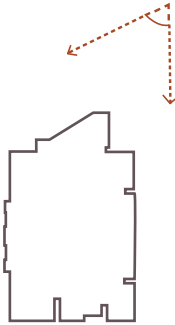
The extension intends to make a bold visual statement consistent with a civic building's purpose as a place of entertainment for the community. By introducing transparency and permeability, we are addressing the limitations of brutalism, which often overlooked emotional human needs in favour of functionality.

The extension's layout aims to reduce anxiety by creating clear sightlines for movement and allowing people to observe human interaction in the café, fostering a sense of welcome and safety. The selected materials will complement the monochromatic palette, particularly the solid blue-brick surface of the original building. Anodized silver framing for the glazing and canopy maintains consistency with the rest of the building while providing a pleasing contrast to the brickwork.

In the evening, the café will play a prominent role in Peine Square's design narrative, with visually strong internally lit spaces radiating warmth and a sense of welcome into the Square. To support this humane approach, the café's interior materials will prominently feature planed timber, adding warmth and texture in contrast to the building's more austere blue-black brick surfaces.

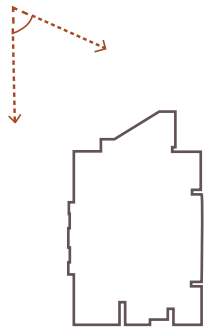
Architectural elements will adhere to the brutalist style, characterized by crisp minimalist detailing. We also propose to preserve the existing sycamore trees flanking the entrance, adding a touch of warmth to the overall composition of the building's façade.





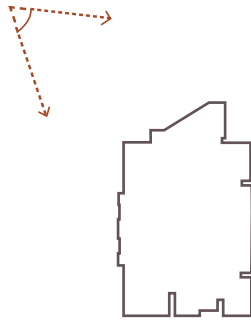
View from LCpl Stephen Shaw MC Way





View from Heywood Library





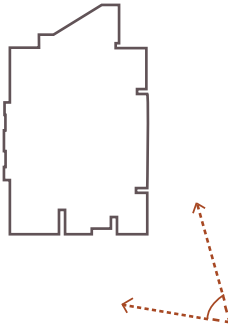
Night View from Heywood Library





View from Pine Street West





View from Pine Street East



Design Principles: Appearance



Bossiere's Primary School - Belgium



Goose Cafe - Thailand



Brick House - Stockport



Gatto Bianco - Taiwan



The Forum - University of Exeter



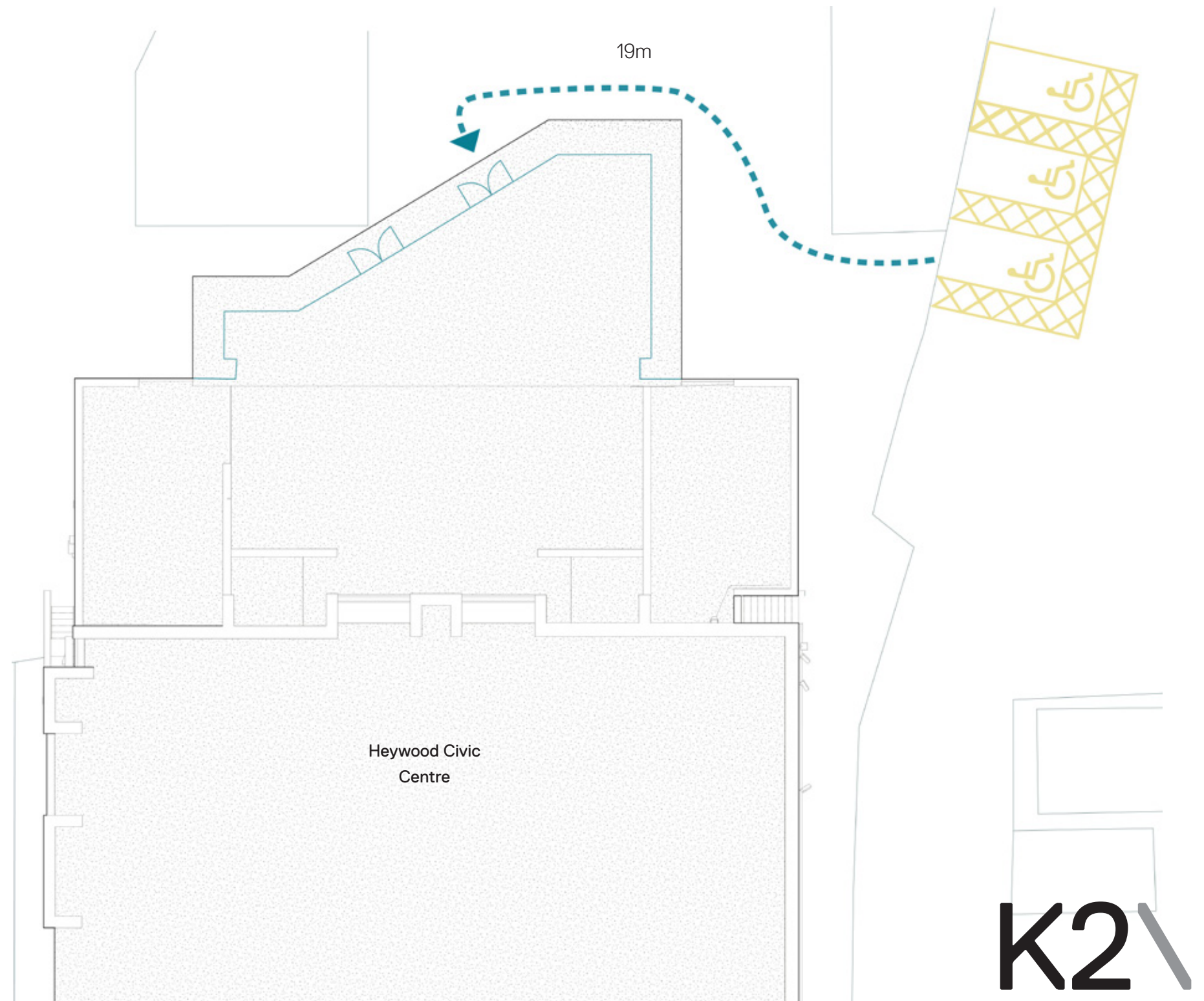
I-Hub Coworking Cafe - Imperial College London

Design Principles: Accessibility

Accessibility:

Peine Square and the adjacent car park offer a level terrain, ensuring easy access around the Square and into the Civic Centre. Accessible parking spaces are located along the western edge of the car park, which is conveniently situated near the existing Civic Centre entrance. Significantly, Arguably, the new extension improves travel distances, as the entrance will be closer to the accessible parking spaces and the local bus stop on LCpl Stephen Shaw MC Way than is currently the situation.

The internal layout of the building has been designed to be suitable for individuals with mobility issues. However, we propose further enhancements, including new accessible power-assisted entrance doors, accessible toilets, a baby changing area, and a prayer room within the café. We also plan to install new platform lifts and a changing facility to improve accessibility for performers with mobility challenges.



Design Principles: Vehicular Access & External Routes

Evacuation Routes:

Fire Engineers Jensen Hughes are advising the design team to ensure compliance with the latest legislation. The existing fire evacuation points will remain unchanged, however we are committed to enhancing fire safety within the building as part of the proposal, resulting in improved overall protection and safety for occupants in an emergency.

Emergency Vehicle Access:

Access for emergency vehicles will remain unchanged. Vehicles will continue to access the site from the adjacent car park. It’s worth noting that the extension will prevent vehicles from entering the Square from the car park through a designated “Keep Clear” area. However, it is unnecessary as alternative routes for obtaining vehicular access to the Square exist. Emergency access to the Phoenix Centre is available from Pine Street. Notably, the fire service will have 360-degree access to the exterior of the building, ensuring effective emergency response.

Waste Storage and Collection:

The adjacent car park currently has a locked compound. These include 4 bins with a weekly collection. The current waste contract includes the separation of recyclables and therefore, separate storage is not required.

Our scheme will continue to use this operation for the waste storage and collection.

 Waste Storage in locked compound

 Electrical Substation

 Car Park Includes:

57 Standard Spaces

3 Disabled Spaces

2 Electric Vehicle Spaces

1 Loading Bay

Parking Restrictions:

3 hour stay - 1 hour no return.

8am to 6pm Monday to Friday



ARCHITECTS

EXISTING

DRAWINGS

3



Revision	Description	By	Date
P03	Issue of Stage 3 Final Drawings	BN	09/11/23
P02	Issue of Stage 3 Drawing Package	BN	30/10/23
P01	Issue of Drawing Package	BN	10/10/23

Key

- Existing Site Boundary

Vehicle Site Entrances

Sycamore Tree

1

Refer to Heritage Statement

2

Refer to Arboricultural Survey
- Rochdale Borough Council Properties

Birch Tree

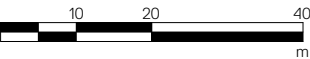
Lime Tree

- See Page 17

- Appendix C

RIBA STAGE 3

1:500



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Drawn	JP	11/04/23	K2 www.k2architects.co.uk 0151 706 9560
Checked	CD	11/04/23	
Approved	MD	11/04/23	

Project	Heywood Civic Centre LCpl Stephen Shaw MC Way, Heywood Greater Manchester, OL10 1LW	Status	Status
Drg Title	Existing Site Boundary Plan	Issue	Preliminary
Drg No.	564-K2A-B1-02-DR-A-90-001	Scale	As indicated
		A1 Sheet	
		Revision	P03

Existing Site Boundary Plan



Existing Site Context Plan

Revision	Description	By	Date
P04	Issue of Stage 3 Following Planning Comments	BN	27/11/23
P03	Issue of Stage 3 Final Drawings	BN	09/11/23
P02	Issue of Stage 3 Drawing Package	BN	30/10/23
P01	Issue of Drawing Package	BN	10/10/23

Key

Vehicle Site Entrances

Birch Tree

Sycamore Tree

Lime Tree

1

Refer to Heritage Statement

- See Page 17

2

Refer to Arboricultural Survey

- Appendix C

RIBA STAGE 3

N

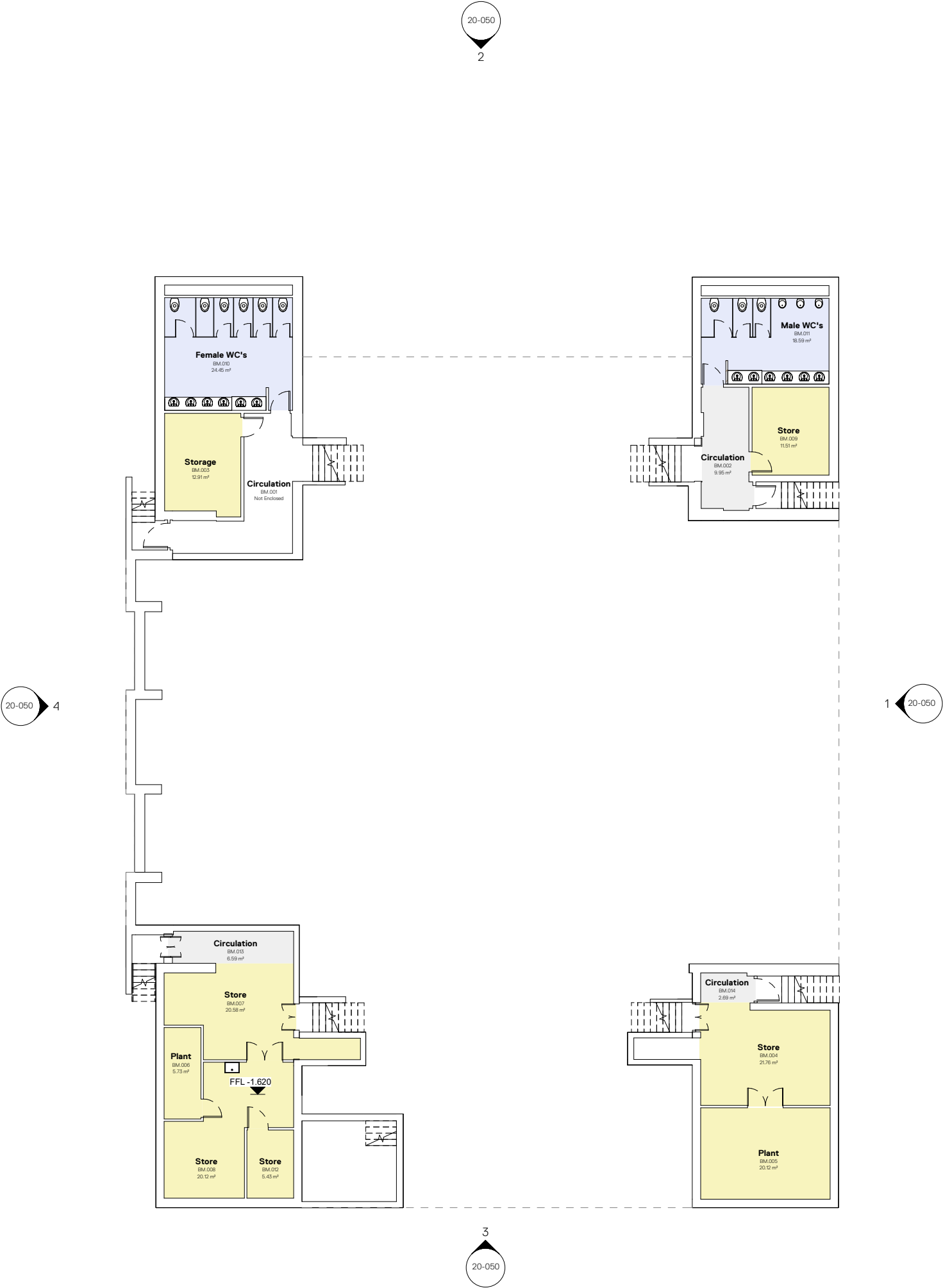
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Checked	CD	11/04/23	
Approved	MD	11/04/23	
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Project	Heywood Civic Centre LCpl Stephen Shaw MC Way, Heywood Greater Manchester, OL10 1LW	Status Issue	Status Preliminary
Drg Title	Existing Site Context Plan	Scale A1 Sheet	As Indicated
Drg No.	564-K2A-B1-02-DR-A-90-000	Revision	P04

Revision	Description	By	Date
P02	Issue of Stage 3 Final Drawings	BN	09/11/23
P01	Issue of Drawing Package	BN	10/10/23



Areas

- Support services
- Store / Plant
- Circulation

RIBA STAGE 3

1:100

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Drawn **JP** 11/04/23
Checked **CD** 11/04/23
Approved **MD** 11/04/23

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Project	Heywood Civic Centre LCpl Stephen Shaw MC Wey, Heywood Greater Manchester, OL10 1LW	Status	Status
Drg Title	Existing Basement Floor Plan	Issue	Preliminary
Drg No.	564-K2A-B1-BM-DR-A-20-000	Scale	1:100
		A1 Sheet	
		Revision	P02

Existing Basement Floor Plan

Revision	Description	By	Date
P02	Issue of Stage 3 Final Drawings	BN	09/11/23
P01	Issue of Drawing Package	BN	10/10/23

Existing Ground Floor Plan



Areas	
 Staff /Admin	 Performance Support
 Circulation	 Support services
 Activity Zones	 Store / Plant

RIBA STAGE 3

1:100



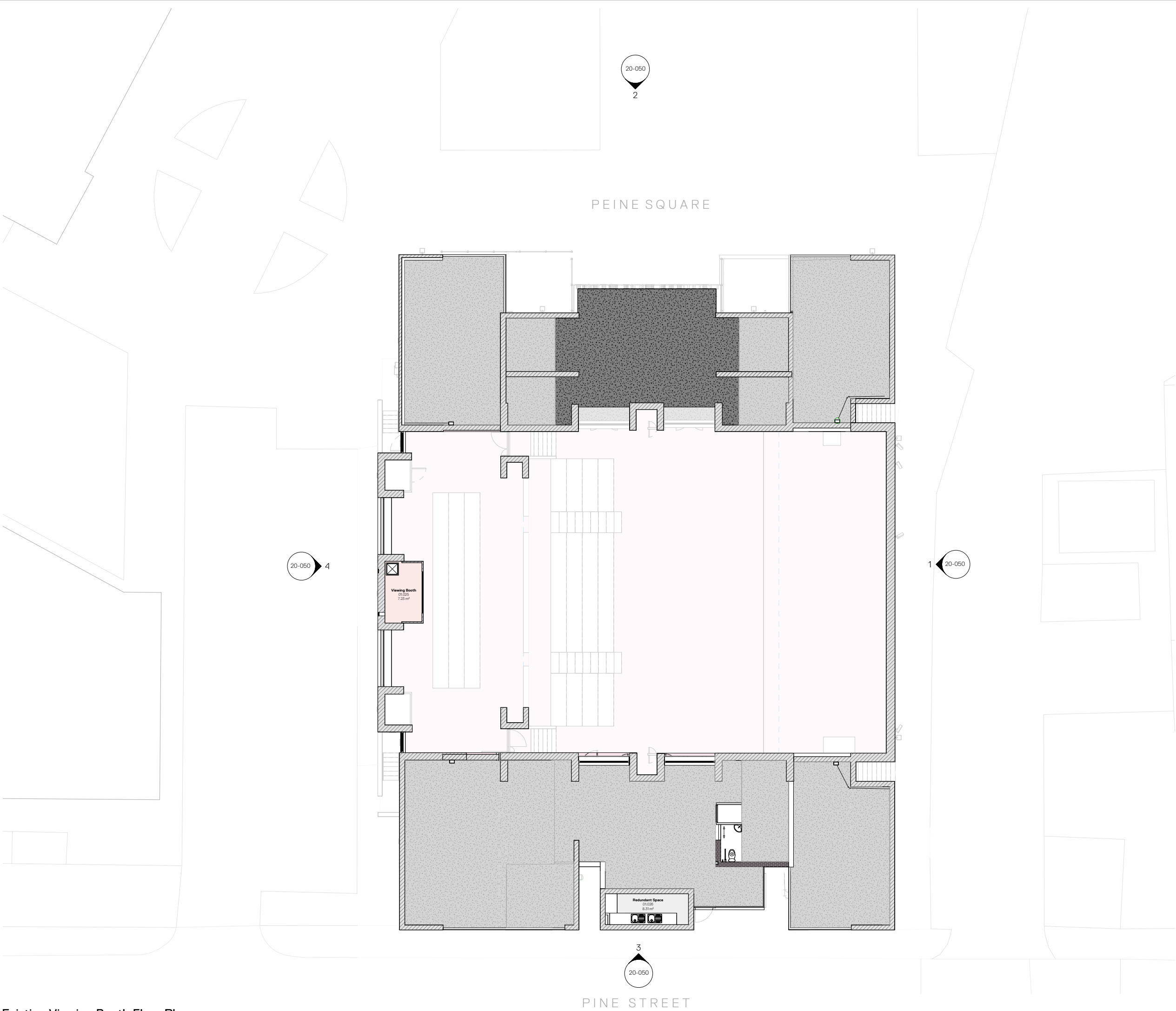
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Approved	MD	11/04/23

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Project	Heywood Civic Centre LCpl Stephen Shaw MC Way, Heywood Greater Manchester, OL10 1LW	Status	Preliminary
Drg Title	Existing Ground Floor Plan	Scale	1: 100
Drg No.	564-K2A-B1-00-DR-A-20-001	Revision	P02

Revision	Description	By	Date
P02	Issue of Stage 3 Final Drawings	BN	09/11/23
P01	Issue of Drawing Package	BN	10/10/23



Areas

Viewing Booth

RIBA STAGE 3

1:100



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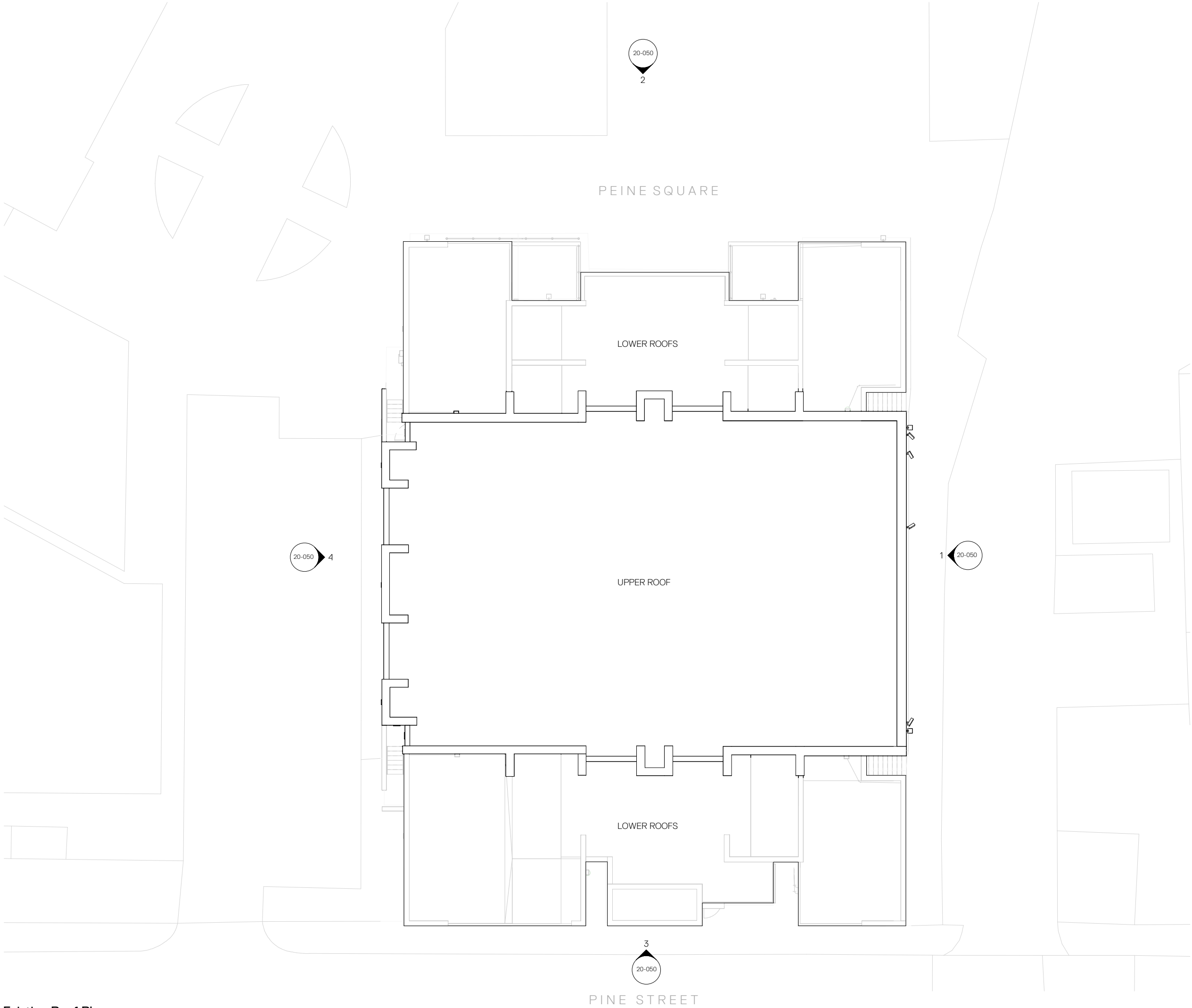
Drawn	JP	11/04/23
Checked	CD	11/04/23
Approved	MD	11/04/23

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Project	Heywood Civic Centre LCpl Stephen Shaw MC Wey, Heywood Greater Manchester, OL10 1LW	Status	Preliminary
Drg Title	Existing Viewing Booth Floor Plan	Scale	1:100
Drg No.	564-K2A-B1-01-DR-A-20-003	Revision	P02

Existing Viewing Booth Floor Plan

Revision	Description	By	Date
P02	Issue of Stage 3 Final Drawings	BN	09/11/23
P01	Issue of Drawing Package	BN	10/10/23



Existing Roof Plan

RIBA STAGE 3

1:100



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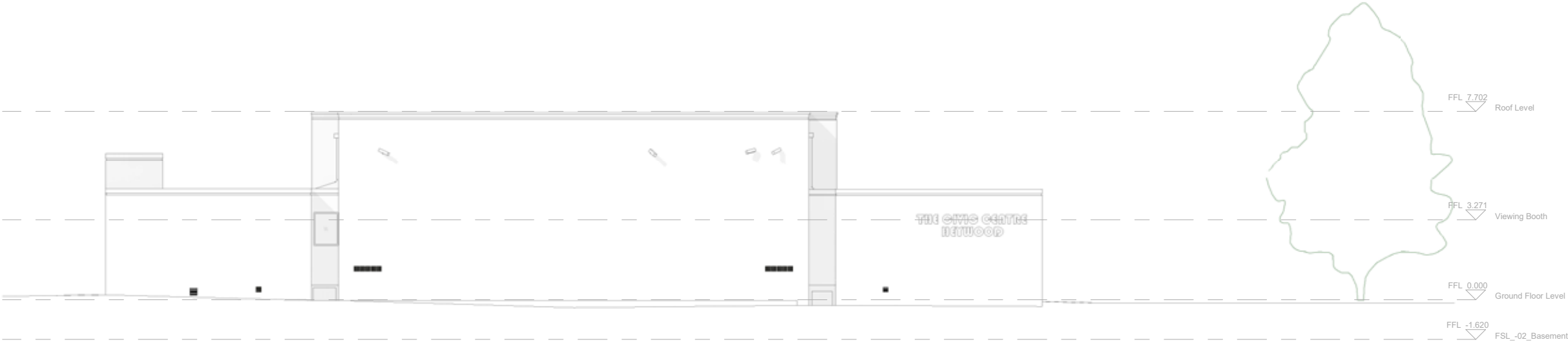
Drawn	JP	11/04/23	 www.k2architects.co.uk 0151 706 9560
Checked	CD	11/04/23	
Approved	MD	11/04/23	

Project	Heywood Civic Centre LCpl Stephen Shaw MC Way, Heywood Greater Manchester, OL10 1LW	Status	Preliminary
Drg Title	Existing Roof Plan	Scale	1:100
Drg No.	564-K2A-B1-02-DR-A-20-004	Revision	P02

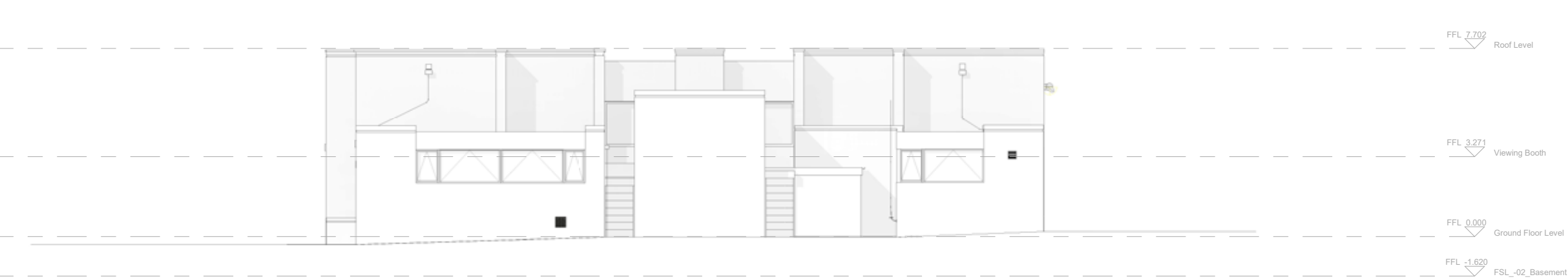
Revision	Description	By	Date
P02	Issue of Stage 3 Final Drawings	BN	09/11/23
P01	Issue of Drawing Package	BN	10/10/23



Existing North Elevation



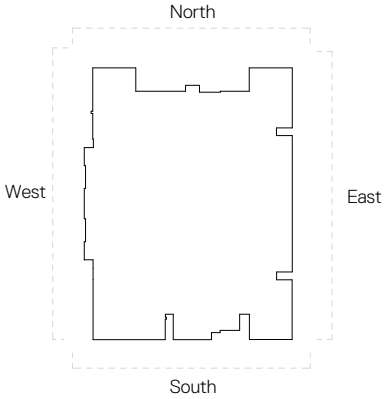
Existing East Elevation



Existing South Elevation



Existing West Elevation



RIBA STAGE 3

1:100

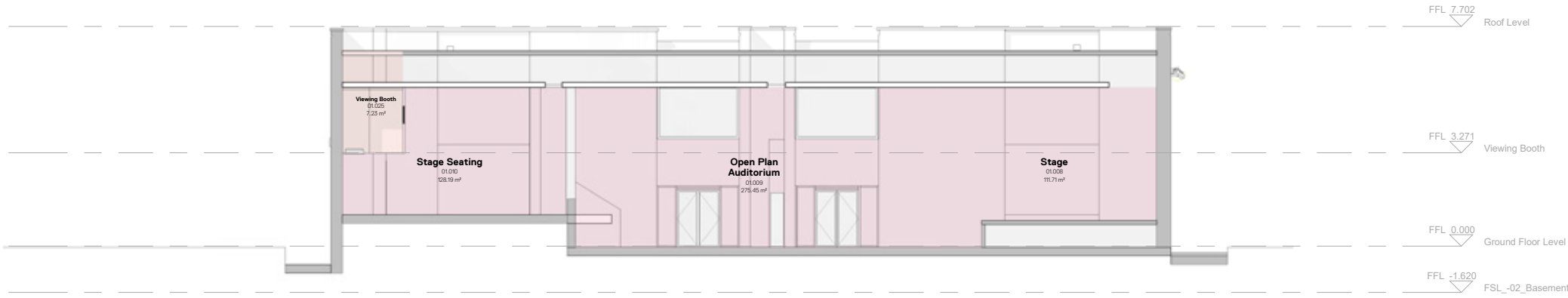


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Checked	CD	11/04/23	
Approved	MD	11/04/23	

Project	Heywood Civic Centre LCpl Stephen Shaw MC Wey, Heywood Greater Manchester, OL10 1LW	Status Issue	Status Preliminary
Drg Title	Existing Elevations	Scale A1 Sheet	1:100
Drg No.	564-K2A-B1-ZZ-DR-A-20-050	Revision	P02

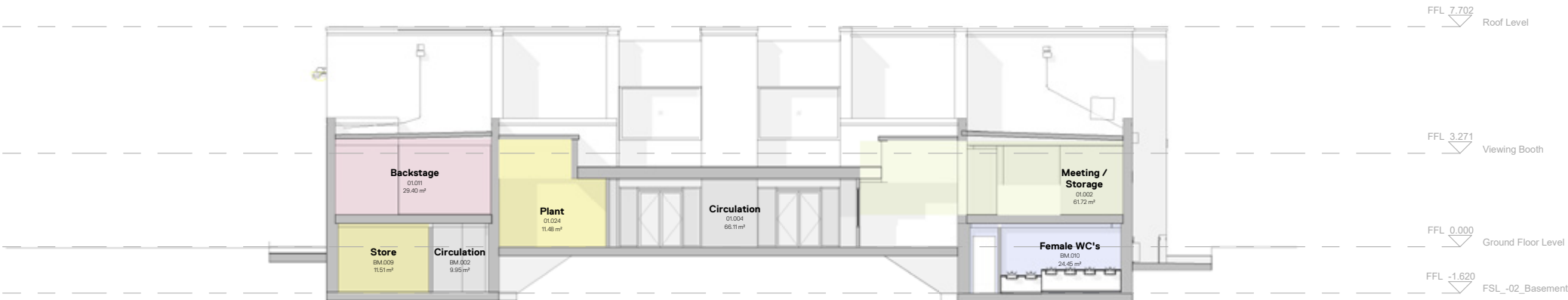
Revision	Description	By	Date
P02	Issue of Stage 3 Final Drawings	BN	09/11/23
P01	Issue of Drawing Package	BN	10/10/23



Existing Section A

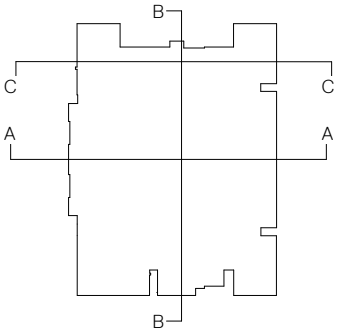


Existing Section B



Existing Section C

Existing Section Key Plan



Areas

- Staff / Admin
- Circulation
- Activity Zones
- Performance Support
- Support services
- Store / Plant

RIBA STAGE 3

1:100



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Drawn JP 11/04/23

Checked CD 11/04/23

Approved MD 11/04/23



Project	Heywood Civic Centre LCpl Stephen Shaw MC Way, Heywood Greater Manchester, OL10 1LW	Status	Issue	Status	Preliminary
Drg Title	Existing Sections	Scale	A1 Sheet	1:100	
Drg No.	564-K2A-B1-ZZ-DR-A-20-070	Revision		P02	

Schedule of Accommodation

Existing Room Schedule - Basement			
Number	Department	Name	Area
BM.001	Circulation	Circulation	Not Enclosed
BM.002	Circulation	Circulation	10 m²
BM.003	Store	Storage	13 m²
BM.004	Store	Store	22 m²
BM.005	Store	Plant	20 m²
BM.006	Store	Plant	6 m²
BM.007	Store	Store	21 m²
BM.008	Store	Store	20 m²
BM.009	Store	Store	12 m²
BM.010	Support	Female WC's	24 m²
BM.011	Support	Male WC's	19 m²
BM.012	Store	Store	5 m²
BM.013	Circulation	Circulation	7 m²
BM.014	Circulation	Circulation	3 m²

Existing Room Schedule - Ground Floor			
Number	Department	Name	Area
01.001	Admin	Office	19 m²
01.002	Admin	Meeting / Storage	62 m²
01.003	Admin	Reception	Redundant Room
01.004	Circulation	Circulation	66 m²
01.005	Circulation	Circulation	Not Placed
01.005	Circulation	Circulation	3 m²
01.006	Circulation	Existing Lift	2 m²
01.007	Circulation	Circulation	13 m²
01.008	Performance support	Stage	112 m²
01.009	Performance support	Open Plan Auditorium	275 m²
01.010	Performance support	Stage Seating	128 m²
01.011	Performance support	Backstage	29 m²
01.012	Performance support	Changing Rooms	59 m²
01.013	Store	Store	3 m²
01.014	Store	Store	1 m²
01.015	Store	Store	3 m²
01.016	Admin	Kitchen	42 m²
01.017	Circulation	Back of house	16 m²
01.018	Admin	Cleaners	2 m²
01.019	Support	WC	3 m²
01.020	Support	Acc WC	5 m²
01.021	Admin	Bar	71 m²
01.022	Support	Sh.Rm.	3 m²
01.023	Support	WC	3 m²
01.024	Store	Plant	11 m²
01.025	Viewing Booth	Viewing Booth	7 m²
01.026	Circulation	Redundant Space	8 m²

ARCHITECTS

PROPOSED

DRAWINGS

4



Revision	Description	By	Date
P03	Issue of Stage 3 Final Drawings	BN	09/11/23
P02	Issue of Stage 3 Drawing Package	BN	30/10/23
P01	Issue of Drawing Package	BN	10/10/23

Key

Proposed Site Boundary

Vehicle Site Entrances

Sycamore Tree

Rochdale Borough Council Properties

Birch Tree

Lime Tree

1

Refer to Heritage Statement

- See Page 17

2

Refer to Arboricultural Survey

- Appendix C

RIBA STAGE 3

1:500

10

20

40

m

N

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Drawn

JP

11/04/23

Checked

CD

11/04/23

Approved

MD

11/04/23

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Project	Heywood Civic Centre LCpl Stephen Shaw MC Way, Heywood Greater Manchester, OL10 1LW	Status	Status
Drg Title	Proposed Site Boundary Plan	Issue	Preliminary
Drg No.	564-K2A-B1-02-DR-A-90-201	Scale	As Indicated
		A1 Sheet	
		Revision	P03

Proposed Site Boundary Plan



Revision	Description	By	Date
P04	Issue of Stage 3 Following Planning Comments	BN	27/11/23
P03	Issue of Stage 3 Final Drawings	BN	09/11/23
P02	Issue of Stage 3 Drawing Package	BN	30/10/23
P01	Issue of Drawing Package	BN	10/10/23

Key

 Vehicle Site Entrances

 Birch Tree

 Sycamore Tree

 Lime Tree

1 Refer to Heritage Statement - See Page 17

2 Refer to Arboricultural Survey - Appendix C

RIBA STAGE 3


N

1:200


m

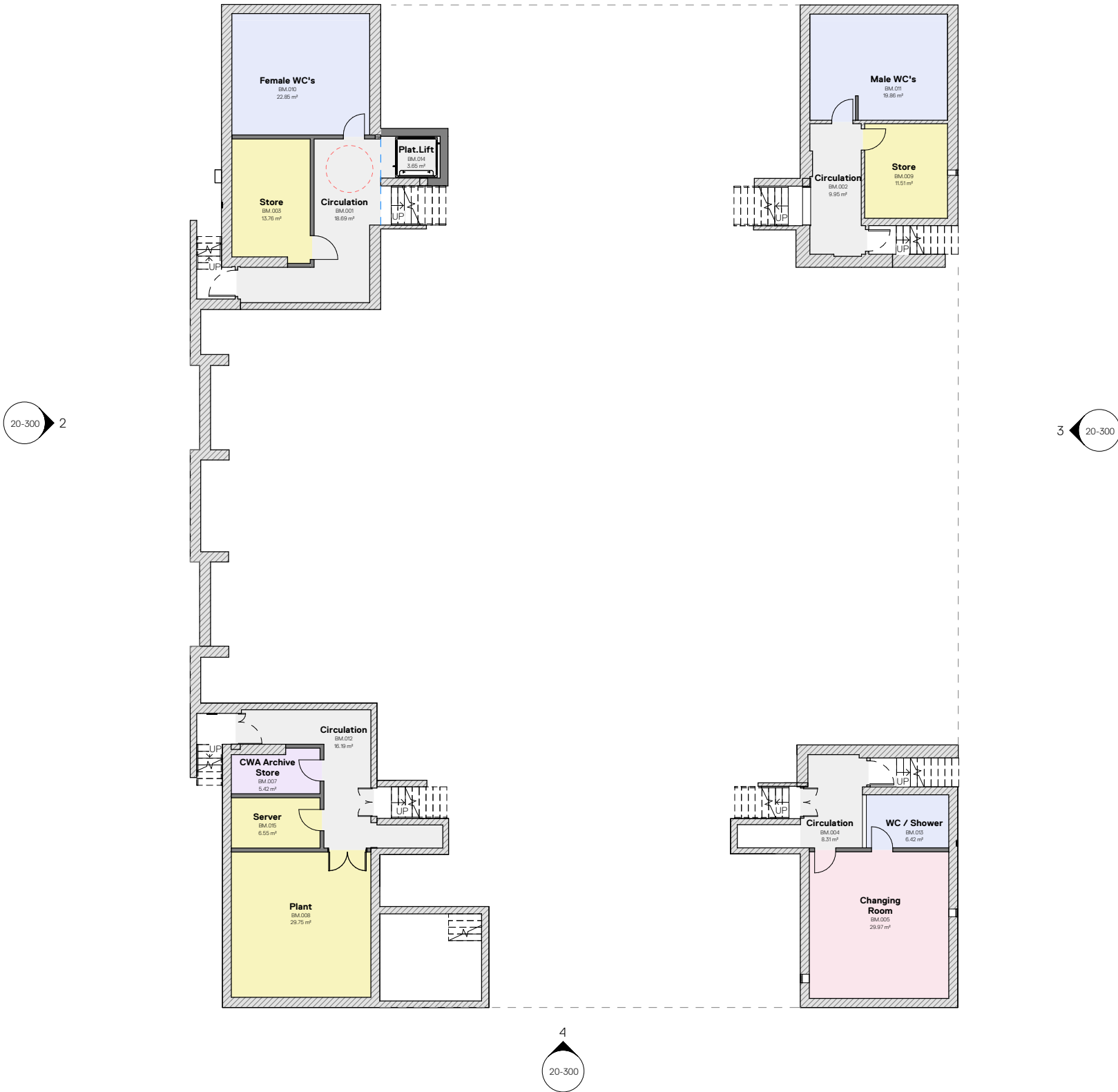
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Drawn	JP	11/04/23	 www.k2architects.co.uk 0151 706 9560
Checked	CD	11/04/23	
Approved	MD	11/04/23	

Project	Heywood Civic Centre LCpl Stephen Shaw MC Way, Heywood Greater Manchester, OL10 1LW	Status	Status Preliminary
Drg Title	Proposed Site Context Plan	Scale	As Indicated
Drg No.	564-K2A-B1-02-DR-A-90-200	Revision	P04

Proposed Site Context Plan

Proposed Basement Floor Plan



Revision	Description	By	Date
P05	Issue of Stage 3 Following Planning Comments	BN	27/11/23
P04	Issue of Stage 3 Final Drawings	BN	09/11/23
P03	Issue of Stage 3 Drawing Package	BN	30/10/23
P02	Issue of Drawing Package	BN	10/10/23
P01	Updated Room - Server Room Added	BN	13/09/23

Areas

Staff / Admin	Performance Support
Circulation	Support services
Store / Plant	Cartwheel Arts

1800mm Wheelchair turning circle
in line with BS 8300-2:2018 guidance

RIBA STAGE 3

1:100

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Drawn **BN** 12/09/23
Checked **JP** 12/09/23
Approved **JP** 12/09/23

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Project	Heywood Civic Centre LCpl Stephen Shaw MC Wey, Heywood Greater Manchester, OL10 1LW	Status	Preliminary
Drg Title	Proposed Basement Floor Plan	Scale	1:100
Drg No.	564-K2A-B1-BM-DR-A-20-200	Revision	P05

Revision	Description	By	Date
P05	Howe Road Civil Engineering Centre	BN	09/11/23
P04	Issue of Stage 3 Final Drawings	BN	09/11/23
P03	Issue of Stage 3 Drawing Package	BN	30/10/23
P02	Issue of Drawing Package	BN	10/10/23
P01	Updated GA changes following kitchen requirements	BN	13/09/23



Areas

	Circulation		Performance Support
	Activity Zones		Support services
	Front of House services		Store / Plant
	Cartwheel Arts		Kitchen

 1800mm Wheelchair turning circle
in line with BS 8300-2:2018 guidance

RIBA STAGE 3 

1:100



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Drawn	JP	21/06/23	 www.k2architects.co.uk 0151 706 9560
Checked	CD	21/06/23	
Approved	MD	21/06/23	

Project	Heywood Civic Centre	Status	Status
	LCpl Stephen Shaw MC Way, Heywood Greater Manchester, OL10 1LW	Issue	Preliminary
Drg Title	Proposed Ground Floor Plan - Day time	Scale	
		A1 Sheet	57 1:100
Drg No.	564-K2A-B1-00-DR-A-20-201	Revision	P05

Proposed Ground Floor Plan - Daytime

Areas

	Circulation		Performance Support
	Activity Zones		Support services
	Front of House services		Store / Plant
	Cartwheel Arts		Kitchen

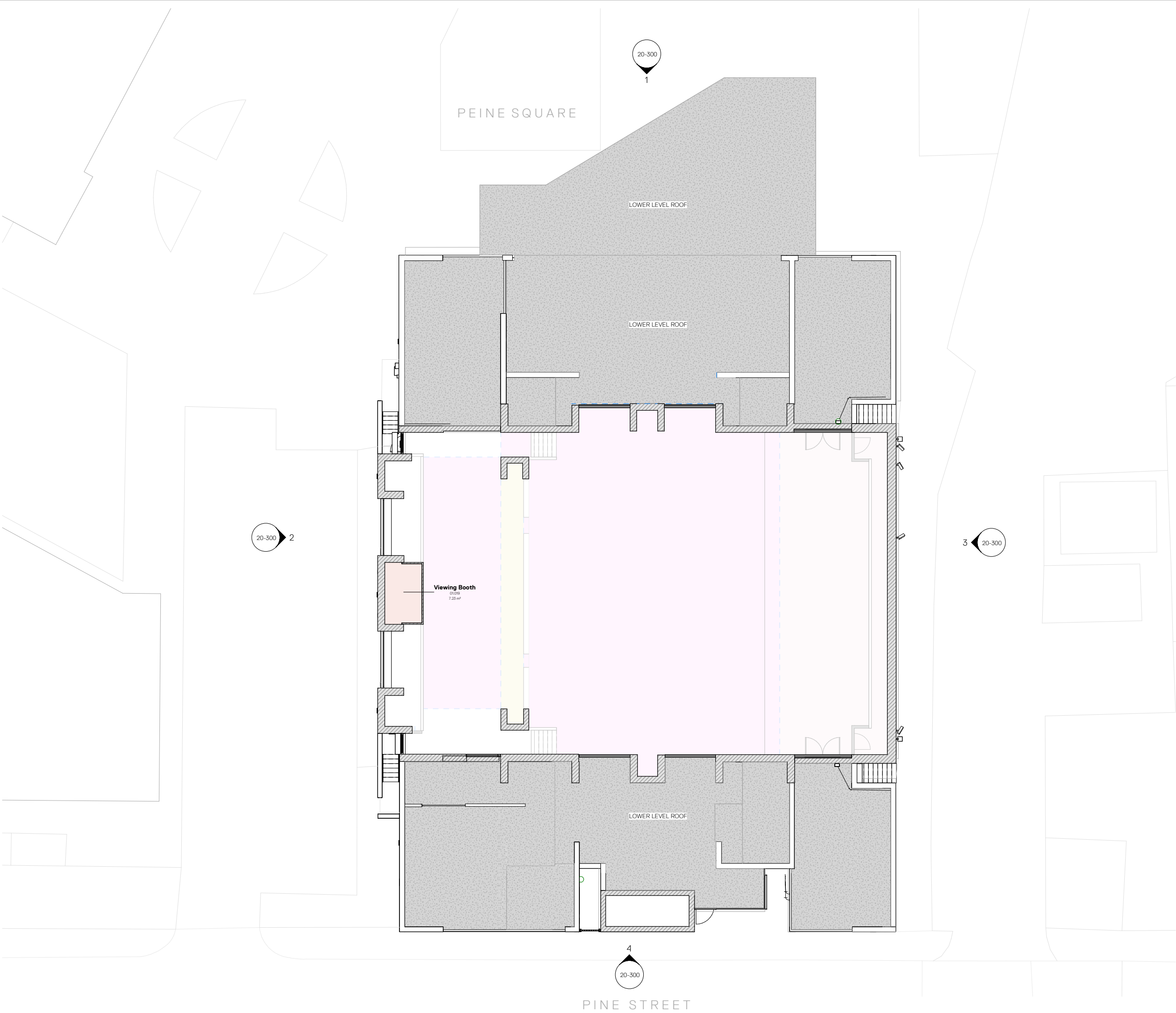
RIBA STAGE 3 

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Project	Heywood Civic Centre	Status	Status
	LCpl Stephen Shaw MC Way, Heywood Greater Manchester, OL10 1LW	Issue	Preliminary
Drg Title	Proposed Ground Floor Plan - Evening	Scale A1 Sheet	1: 100
Drg No.	564-K2A-B1-00-DR-A-20-202	Revision	P04



Revision	Description	By	Date
P04	Heywood Civic Centre - K2 Architects Proposed	BN	09/11/23
P03	Issue of Stage 3 Final Drawings	BN	30/10/23
P02	Issue of Stage 3 Drawing Package	BN	10/10/23
P01	Issue of Drawing Package	BN	10/10/23



Areas	
 Viewing Booth	 Performance Support

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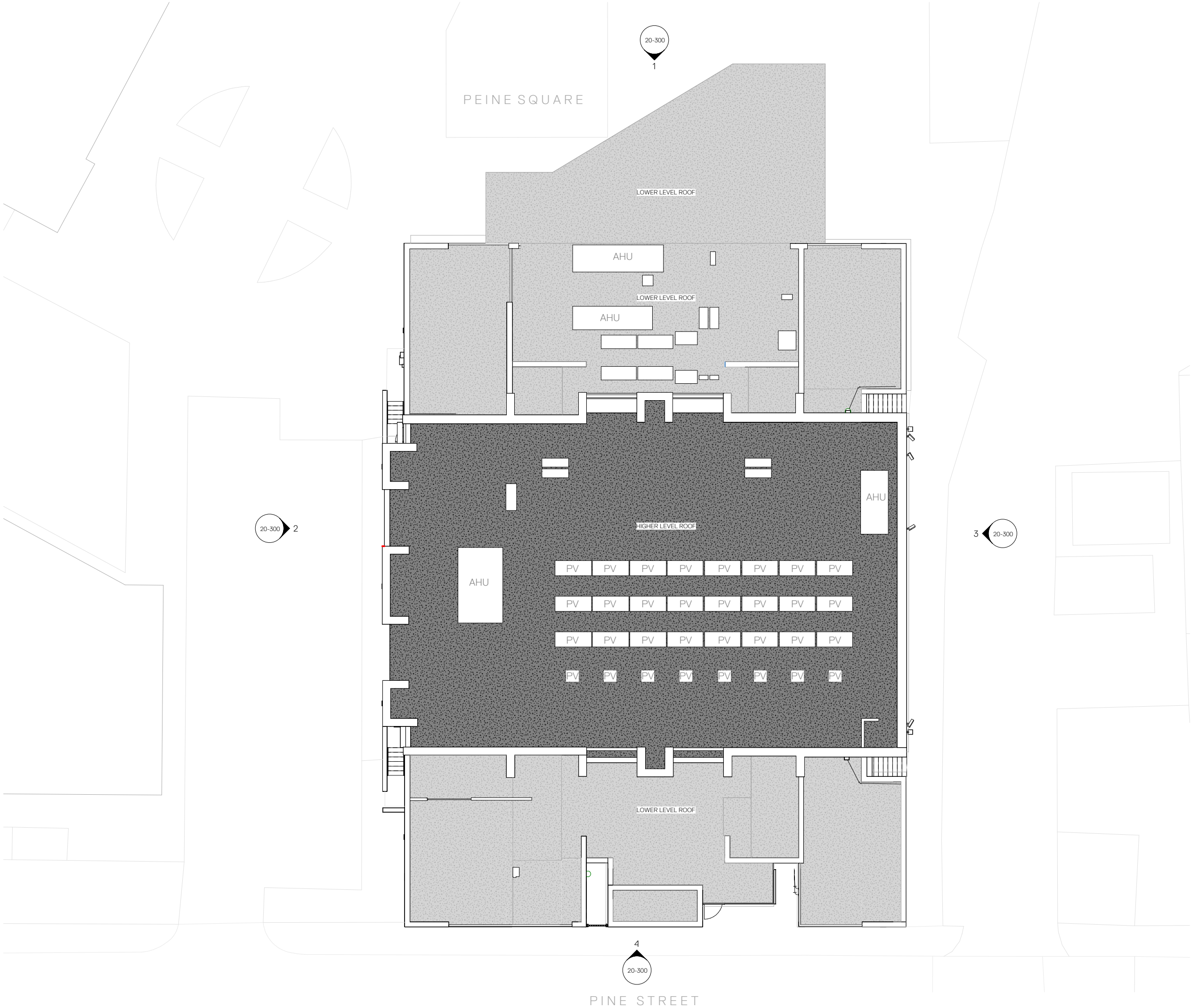
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Drawn	BN	September 2023	
Checked	JP	September 2023	
Approved	KH	September 2023	
			www.k2architects.co.uk 0151 706 9560

Project	Heywood Civic Centre LCpl Stephen Shaw MC Way, Heywood Greater Manchester, OL10 1LW	Status	Preliminary
Drg Title	Proposed Viewing Booth Floor Plan	Scale	59 1:100
Drg No.	564-K2A-B1-01-DR-A-20-203	Revision	P04

Proposed Viewing Booth Floor Plan

Revision	Description	By	Date
P04	Issue of Stage 3 Following Planning Comments	BN	27/11/23
P03	Issue of Stage 3 Final Drawings	BN	09/11/23
P02	Issue of Stage 3 Drawing Package	BN	30/10/23
P01	Issue of Drawing Package	BN	10/10/23



Proposed Roof Key

-  Mechanical Plant
- AHU Air Handling Unit
- PV Photovoltaic Panels

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1:100



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Drawn	BN	September 2023	 www.k2architects.co.uk 0151 706 9560
Checked	JP	September 2023	
Approved	KH	September 2023	

Project	Heywood Civic Centre LCpl Stephen Shaw MC Wey, Heywood Greater Manchester, OL10 1LW	Status Issue	Status Preliminary
Drg Title	Proposed Roof Plan	Scale A1 Sheet	1:100
Drg No.	564-K2A-B1-02-DR-A-20-204	Revision	P04

Proposed Roof Plan

Revision	Description	By	Date
P03	Issue of Stage 3 Final Drawings	BN	09/11/23
P02	Issue of Stage 3 Drawing Package	BN	30/10/23
P01	Issue of Drawing Package	BN	10/10/23

Proposed North Elevation



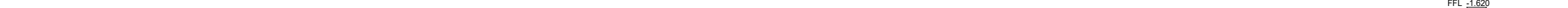
Proposed East Elevation



Proposed South Elevation



Proposed West Elevation



Materiality Key

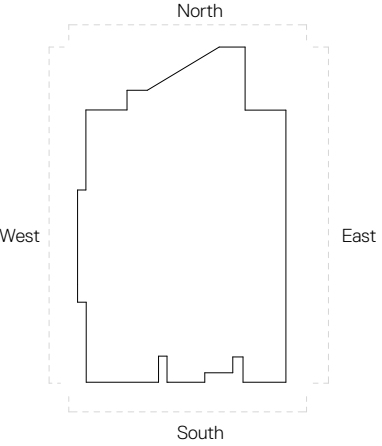
Extent of Proposed Extension

Proposed Brick to Match Existing

Glazing

Existing Mosaic to Remain

Mechanical Plant



RIBA STAGE 3

1:100

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Drawn **JB** 11/04/23

Checked **CD** 11/04/23

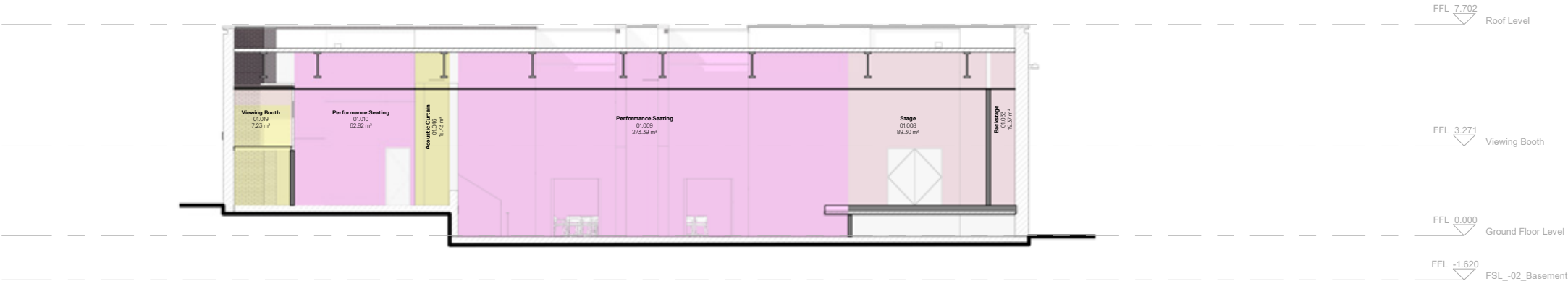
Approved **MD** 11/04/23

K2

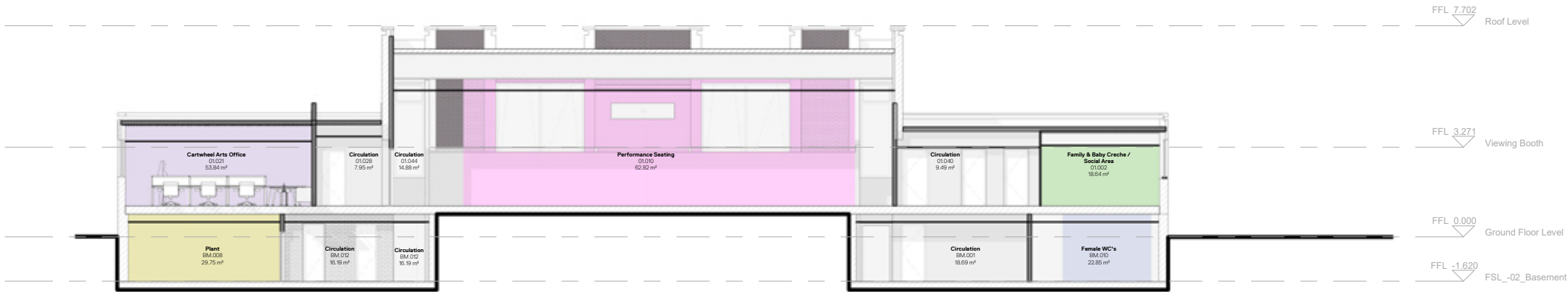
www.k2architects.co.uk 0151 706 9560

Project	Heywood Civic Centre LCpl Stephen Shaw MC Way, Heywood Greater Manchester, OL10 1LW	Status	Preliminary
Drg Title	Proposed Elevations	Scale	1: 100
Drg No.	564-K2A-B1-ZZ-DR-A-20-300	Revision	P03

Revision	Description	By	Date
P03	Issue of Stage 3 Final Drawings	BN	09/11/23
P02	Issue of Stage 3 Drawing Package	BN	30/10/23
P01	Issue of Drawing Package	BN	10/10/23

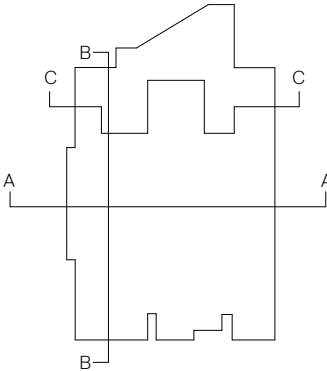


Proposed Section A

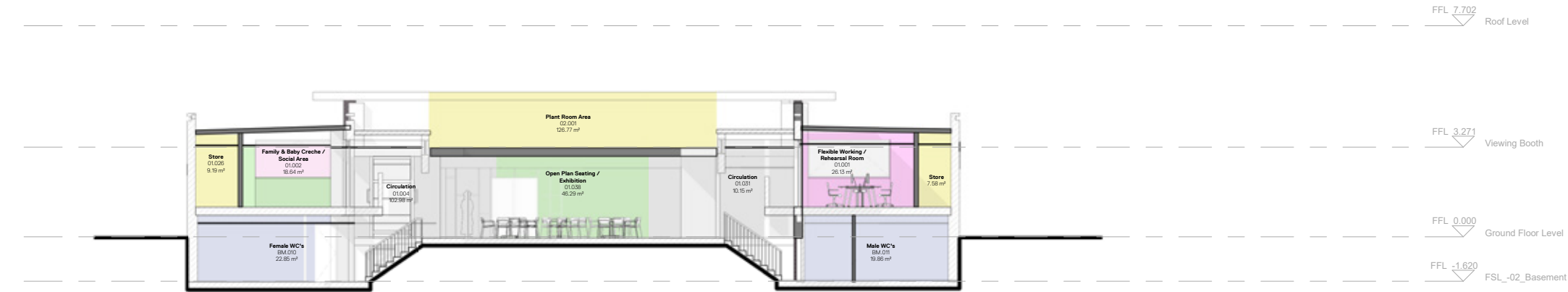


Proposed Section B

Proposed Section Key Plan



- Areas
- Circulation
 - Activity Zones
 - Front of House services
 - Cartwheel Arts
 - Performance Support
 - Support services
 - Store / Plant
 - Kitchen



Proposed Section C

RIBA STAGE 3

1:100

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Drawn **JP** 11/04/23

Checked **CD** 11/04/23

Approved **MD** 11/04/23

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Heywood Civic Centre
LCpl Stephen Shaw MC Wey, Heywood
Greater Manchester, OL10 1LW

Project

Scale
A1 Sheet

Revision

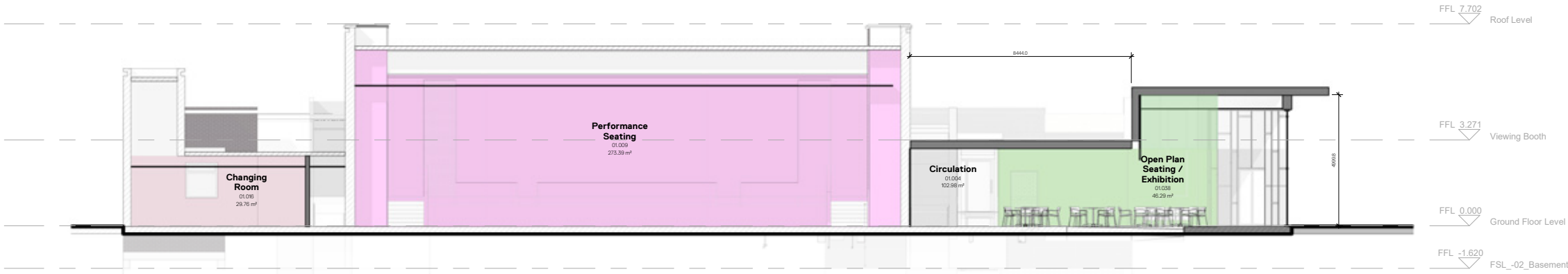
Status
Issue

Status
Preliminary

1:100

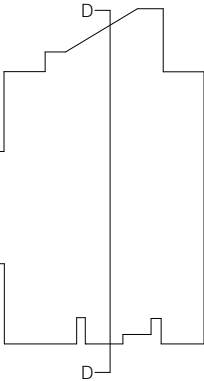
P03

Revision	Description	By	Date
P04	Issue of Stage 3 Final Drawings	BN	09/11/23
P03	Issue of Stage 3 Drawing Package	BN	30/10/23
P02	Issue of Drawing Package	BN	10/10/23
P01	Draft Issue for Comment	BN	13/09/23



Proposed Section D

Proposed Section Key Plan



Areas

Circulation	Performance Support
Activity Zones	Support services
Front of House services	Store / Plant
Cartwheel Arts	Kitchen

RIBA STAGE 3



1:100



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Drawn	BN	12/09/23	
Checked	JP	12/09/23	
Approved	JP	12/09/23	

Project	Heywood Civic Centre LCpl Stephen Shaw MC Way, Heywood Greater Manchester, OL10 1LW	Status	Status
		Issue	Preliminary
Drg Title	Proposed Sections 2 of 2	Scale	1 : 100
Drg No.	564-K2A-B1-ZZ-DR-A-20-401	Revision	P04

Schedule of Accommodation

New Construction Room Schedule - Basement			
Number	Department	Name	Area

BM.001	Circulation	Circulation	19 m²
BM.002	Circulation	Circulation	10 m²
BM.003	Store	Store	14 m²
BM.004	Circulation	Circulation	8 m²
BM.005	Performance support	Changing Room	30 m²
BM.007	CWA	CWA Archive Store	5 m²
BM.008	Store	Plant	30 m²
BM.009	Store	Store	12 m²
BM.010	Support	Female WC's	23 m²
BM.011	Support	Male WC's	20 m²
BM.012	Circulation	Circulation	16 m²
BM.013	Support	WC / Shower	6 m²
BM.014	Circulation	Plat.Lift	4 m²
BM.015	Plant	Server	7 m²

New Construction Room Schedule - Ground Floor			
Number	Department	Name	Area

01.001	Activity Zone	Flexible Working / Rehearsal Room	26 m²
01.002	Public - Front of House	Family & Baby Creche / Social Area	19 m²
01.003	Circulation	Plat.Lift	6 m²
01.004	Circulation	Circulation	103 m²
01.008	Performance support	Stage	89 m²
01.009	Activity Zone	Performance Seating	273 m²
01.010	Activity Zone	Performance Seating	63 m²
01.011	Circulation	Circulation	11 m²
01.012	Performance support	Changing Room	27 m²
01.014	Store	Store	3 m²
01.015	Circulation	Existing Lift	2 m²
01.016	Performance support	Changing Room	30 m²
01.016	Performance support	Changing Room Below	8 m²
01.019	Viewing Booth	Viewing Booth	7 m²
01.020	Support	WC / Shower Room	4 m²
01.021	CWA	Cartwheel Arts Office	54 m²
01.022	Store	Store	4 m²
01.023	Store	Keg Room	4 m²
01.024	Kitchen	Kitchen	17 m²
01.025	Store	Store	27 m²
01.026	Store	Store	9 m²
01.027	CWA	Informal Meeting	8 m²
01.028	Circulation	Circulation	8 m²
01.031	Circulation	Circulation	10 m²
01.032	Store	Store	8 m²
01.033	Performance support	Backstage	19 m²
01.034	Support	Acc WC	6 m²
01.035	Support	Changing Places	14 m²
01.036	Circulation	Circulation	21 m²
01.037	Public - Front of House	Flexible Working / Admin	8 m²
01.038	Public - Front of House	Open Plan Seating / Exhibition	46 m²
01.039	Circulation	Circulation	45 m²
01.040	Circulation	Circulation	9 m²
01.041	Circulation	Plat.Lift	5 m²
01.042	Public - Front of House	Multifaith Room	5 m²
01.043	CWA	CWA Archive Store	6 m²
01.044	Circulation	Circulation	15 m²
01.045	Circulation	Circulation	7 m²
01.046	Store	Acoustic Curtain	18 m²
01.047	Support	Acc WC / Shower	7 m²
01.048	Support	Acc WC	4 m²
01.049	Store	Store	2 m²
01.051	Kitchen	Cafe / Bar	17 m²
01.053	Kitchen	Fridge	1 m²

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