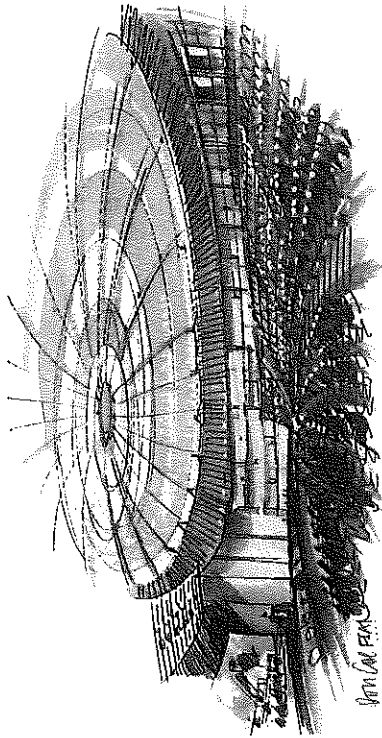
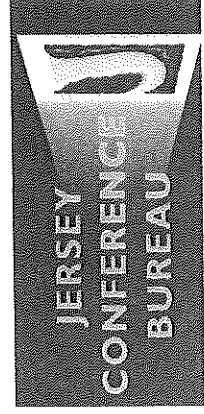


Proposed Conference Facility Fort Regent



for

Jersey Conference Bureau



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**Saville Jones Architects
April 2002**

1.00 Introduction

1.01 Saville Jones Architects were first commissioned by The States of Jersey

in 1996 to prepare a Feasibility Study for the future of Fort Regent as a leisure facility. This study considered how Fort Regent might be rejuvenated as a sporting venue with better, quicker access and a modern set of sporting facilities to bring it in line with similar venues in the UK and Europe.

1.02 From this initial study, the scheme has been progressed and developed in close discussion with The States of Jersey and in particular with Sport Leisure and Recreation (SLR).

1.03 The need for a new Conference Facility has been identified and the options for including this within the Fort Regent redevelopment have been explored and the proposals are covered within this feasibility document.

2.0 Design Concepts Fort Regent had identified the possibility of

2.0 The redevelopment of Fort Regent had identified the possibility of

2.1 The redevelopment of Fort Regent had identified the possibility of inserting an additional floor at high level within the Queen's Hall rotunda.

2.2 The height of the present Queen's Hall is such as to allow a full height sports hall on the ground floor and a Conference Hall capable of seating up approximately 2200 people to on this new upper level.

2.3 Within the Fort Regent redevelopment a number of smaller meeting rooms and lecture spaces have been identified, which would provide ideal 'break-out' spaces for the Conference Hall.

2.4 The provision of two other large spaces within Fort Regent - a new sports hall and the ground floor level of Queen's Hall - offers excellent ancillary spaces that could hold exhibitions organised in conjunction with conferences.

2.5 The access and number of entrances to the Fort will increase with new, high-speed lifts at the northern end giving rapid access to and from the centre of St Helier at Snow Hill. The existing southern main entrance will remain, but will be remodelled to make a more welcoming entrance for Fort visitors and in addition the West Bastion vehicular access will be enclosed and designed to provide reception and cloakrooms for conference visitors. Registration could also take place here and from which there is direct access to the Conference Hall.

2.6 The whole conference facility will be modern and contain the latest audio-visual aids, Fort Regent becoming a leading venue for conferences within Europe.

3.0 Design Proposals - Car parking and Access

3.1 Car parking for Fort Regent will largely remain as it is currently. For people staying in the town centre, there would not be a need to bring their car to the Fort as they could use the new high-speed access from Snow Hill.

3.2 The car parks in Pier Road will remain and can accommodate approximately 1000 cars, with quick and easy access to the West Bastion entrance. Vehicles will still be able to have access to the West Bastion entrance, allowing deliveries of display material and equipment, etc.

3.3 Pedestrian access, as has already been mentioned, will be available from Snow Hill in the centre of St Helier. This will allow quick and easy travelling between town centre hotels and the Conference Hall and also allow delegates access to shops and other town centre facilities at lunchtimes or in free sessions.

3.4 The external ramparts of the Fort will be developed for tourism, including pleasant seating areas, historical interpretation, a Visitors' Centre and views of the coast and town. This will provide conference delegates with very attractive 'time out' areas to visit during meeting breaks.

3.5 Delegates staying in the proposed hotel on Glacis Field (replacing the existing swimming pool building), will also have easy access into the Fort, and so to the conference facilities, by means of a link from the hotel into the south end of the Fort.

4.0 Design Proposals – Parade Level (ground floor)

4.1 The remodelled entrance into Fort Regent, at the West Bastion will include a new, **dedicated conference entrance** through the West Bastion, with the existing entrance tunnel remaining solely for sports use.

4.2 Within the new entrance there will be a large **reception desk**, capable of handling conference registration and enquiries at the delegates' first point of entry to the building.

4.3 There will be two large **cloakrooms**, with attendants, located in a secure area behind the reception desk.

4.4 From the entrance area, there will be direct access into the main concourse of the Fort Regent. From here, two **passenger lifts** or a **staircase** will carry delegates directly to the Conference Hall.

4.5 New **toilets** also lead directly off the concourse area, close to the lifts.

4.6 There are a variety of breakout rooms for various sizes of groups, located at the conference level. Six rooms to accommodate up to 10 delegates and five existing large rooms at Parade Level will be refurbished, each capable of accommodating up to 40 people. The existing Don Theatre, which has full audio-visual equipment can seat up to 125 people.

4.7 Directly below the conference hall, the **Queen's Hall** could potentially provide a large exhibition area. In addition, there is a large events arena adjacent to the rotunda. These could both be used in conjunction with the conference facilities and there would remain a large access route to these spaces through the West Bastion.

5.0 Design Proposals – Rampart Level

5.1

Delegates who use the new Snow Hill access will arrive at the rotunda on this level of the Fort. The access from Snow Hill is an enclosed route, from the top of the lifts into the Fort and Conference Hall. Registration for those arriving by this route, would take place at Level 4.

5.2

The lifts referred to in 4.4 (above) will also serve this level.

5.3

At this level there are **banqueting facilities** for up to 150 delegates, arranged around the Queen's Hall balcony.

5.4

There is also the potential for a catering outlet being created on the West Bastion, which would ideally serve the conference visitors, as well as providing a permanent restaurant location for Fort Regent visitors.

- 6.0 Design Proposals – Level Four**
- 6.1** This level accommodates the main Conference Hall foyer, giving access to the stage/platform and lower seating. Delegates will arrive here by lift or one of four staircases.
- 6.2** At this level there will be a front of house facilities, all accessed from the foyer, including **reception and cloakroom, a bar** within a large seating and gathering area and **toilets**, with a fully equipped **disabled toilet**.
- 6.3** Close to the Conference Hall foyer, there will be a **resource room** providing internet computer terminals for delegates to use.
- 6.4** Six small **breakout** rooms have been provided around the outside of the Conference Hall, providing some seminar space for small groups close to the hall.
- 6.5** The **Conference Hall** will seat approximately 2200 people in comfortable, tip-up seats, arranged in a semi-circular layout, all with excellent views of the platform. Access to the lower seats will be at this level, from both sides. There are also staircases leading out of the bar to the upper tiers of seats. The acoustics within the auditorium will need to be carefully designed, to provide a space that is suitable for speech and music. There will also be full sound reinforcement systems, together with a hearing induction loop for the hard of hearing.
- 6.6** The **platform** is large and capable of being opened up to a large 'backstage' area. Projection and plasma screens being integrated into the overall design.
- 6.7** Backstage accommodation includes two **dressing rooms, storeroom** and **goods lift**.

7.0 Design Proposals – Level Five

7.1 At this level, delegates will have access to the upper tiers of seats within the auditorium. Visitors will reach this level by either staircase or lift.

7.2 In addition to the access to the hall, this level will provide a **control room**, from which lighting and sound will be controlled. This room will be soundproofed with views of the stage.

7.3 Also situated at this level would be three simultaneous **translation booths** allowing the facility to be used for international events and also with the potential to be used for broadcasting commentators.

7.4 A **plant room** serving the conference facilities would be located within the outer structural bay of the rotunda.

8.0 Cost Summary

8.1 The following represents a feasibility stage budget cost for the provision of the new conference facilities within the Queen's Hall rotunda:

	£	£
<u>Parade Level</u>		
Reception Area	50,000	
Refurbishment of Entrance area from Reception to facility lifts	200,000	
Passenger lifts including BWIC	<u>130,000</u>	380,000
<u>Rampart Level</u>		
Refurbishment of Stairs and toilets		180,000
<u>Levels 4 and 5 (Conference auditorium)</u>		
New structural floor	900,000	
Raised seating area	425,000	
Floor and ceiling finishes including insulation to underside of roof	450,000	
Seating 2200no. (allowance £150 per seat)	330,000	
New toilets, bar, cloakroom and other ancillary areas	850,000	
Stage	<u>100,000</u>	3,055,000
		3,615,000
Allowance for Engineering installations		<u>905,000</u>
		4,520,000
Allowance for Preliminaries and Contingencies		<u>900,000</u>
		£5,420,000

8.2 Exclusions

1 The costings are based on second quarter prices 2002 prices, no further allowance for inflation or change of market conditions has been included.

2 The costings exclude the following:

- Professional and Statutory fees
- Clients 'fit out' including networking and equipment, telephone system, loose fittings and furniture, etc.

9.0 Conclusion

9.1 The refurbishment of Fort Regent provides an ideal opportunity to create this dedicated conference centre. The centre could become a major conference venue for the United Kingdom and Europe.

9.2 The mix of facilities that the sporting side of Fort Regent will have on offer could also be very attractive to delegates. In addition, there is also the opportunity of using other meeting spaces within the Fort for breakout facilities and the Don Theatre, without the capital cost of having to provide all of them from new. If the provision of the new conference facilities were to be constructed concurrently with the Fort Regent work, and by the same contractor, then there could be some savings in terms of contractor's Preliminaries.

9.3 There is an intention to demolish the existing swimming pool building on Glacis Field and use the site for the development of a budget hotel, which could also be very attractive as an adjunct to the conference centre.

9.4 The cost of providing these facilities within the existing Fort Regent envelope represents a considerable saving over the cost of building from new on another site.

9.5 To provide a new-build conference facility of this size on the island would require a substantial land-take in a location where land is precious. The infrastructure needs (car parking, roads, services), which already exist at Fort Regent, would create further environmental demands on any new location.

9.6 Fort Regent enjoys a high profile within Jersey and as such it is a good location for a facility which could itself become a prestigious venue.

9.7 The co-existence of sports and conference facilities within the same building will be mutually supporting, with the attendance at conferences advertised to users of Fort Regent's sports facilities and the advertising of the sports facilities, by their very presence to conference delegates.

9.8 International conference events are increasingly requiring venues with the capacity to hold large-scale presentations. Few conference centres can offer a flexible mix of accommodation for conferences, exhibitions, performances and concerts at each level from small to large. The new Fort Regent conference facility will, combined with the other facilities within the Fort, be able to offer such a facility and will rival the best in Europe.

9.9 The next stage is to prepare a scheme design in accordance with RIBA Stage D, which would include detailed costings.

10.0 Acknowledgement

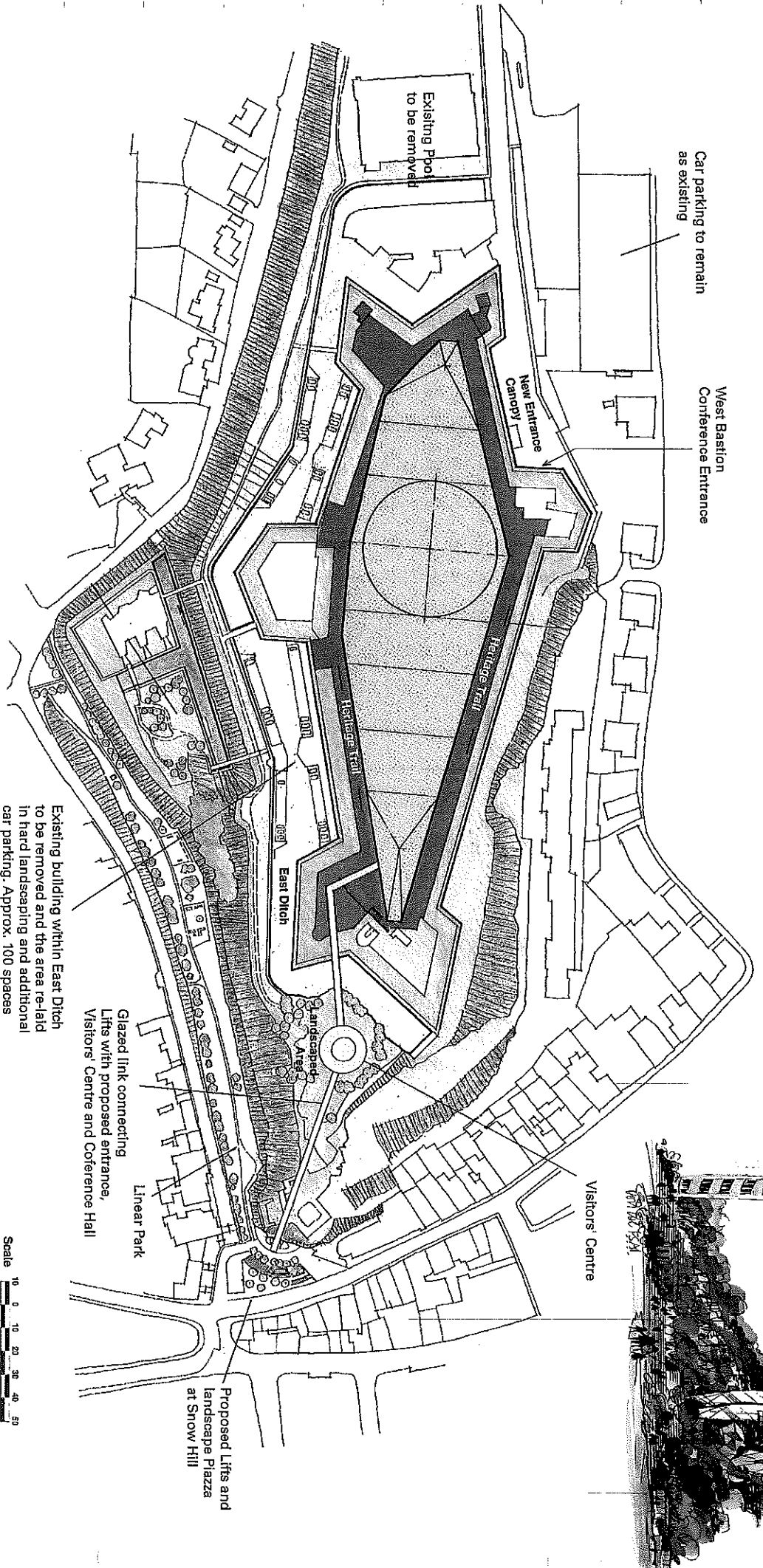
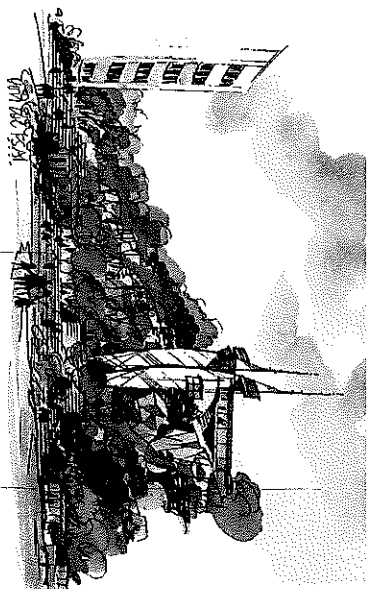
10.1 The following Consultancies have assisted in the preparation of the design and the information contained within this document:

- Structural Engineers – Adams Kara Taylor
- Quantity Surveyors – Boxall Sayer Ltd

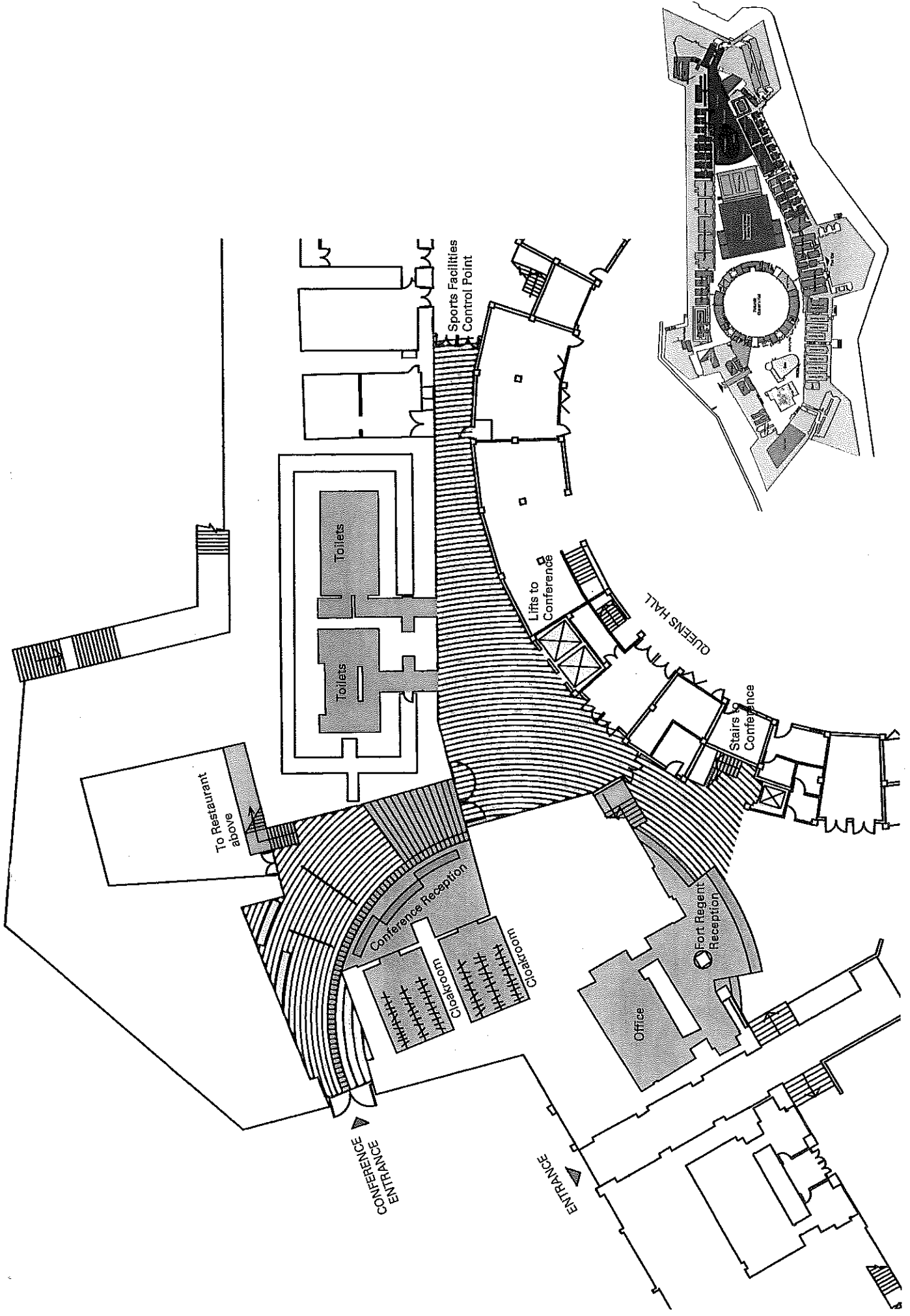
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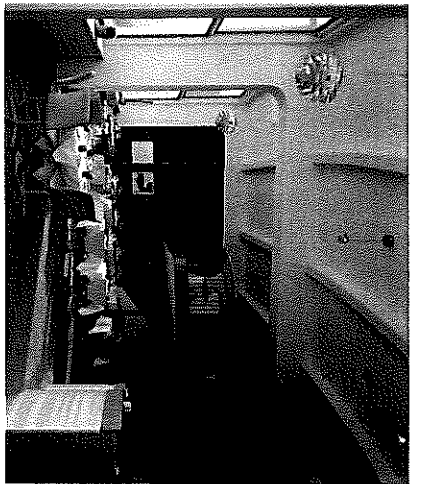
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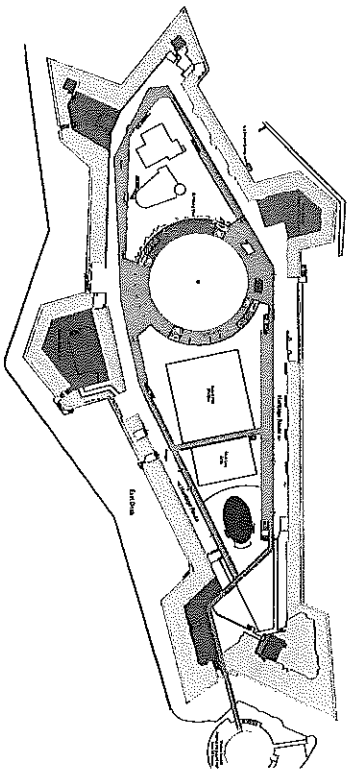
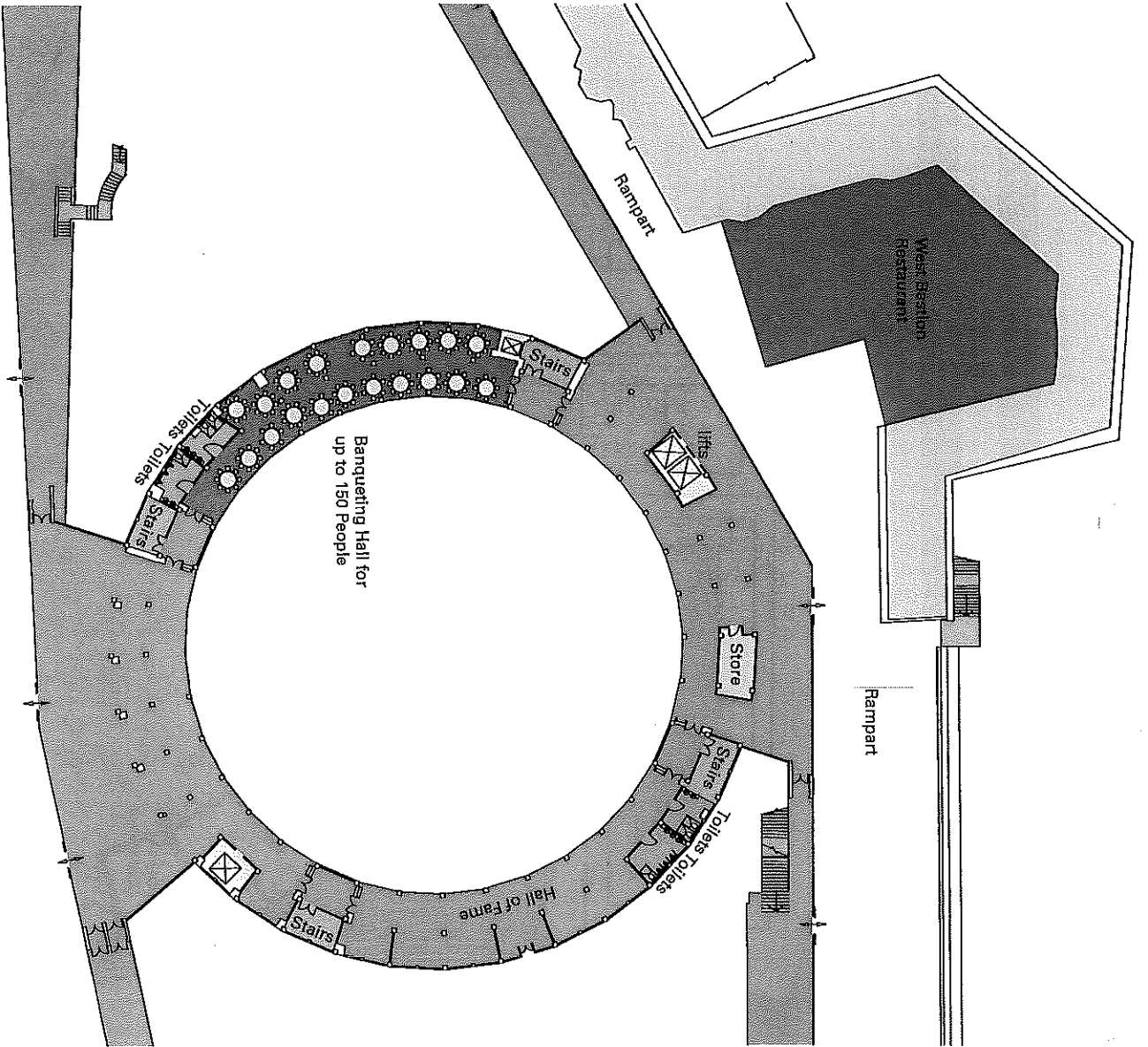
SITE PLAN



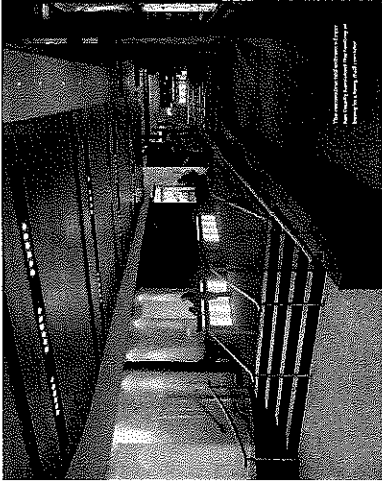
ENTRANCE PLAN



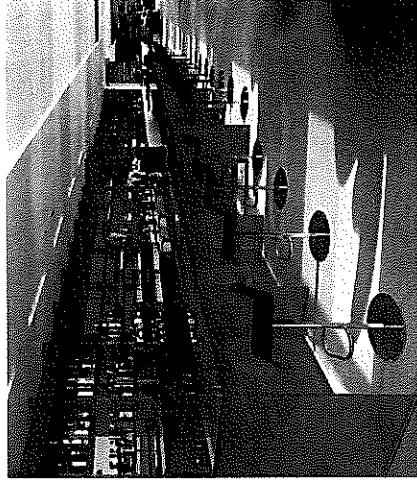
Banqueting



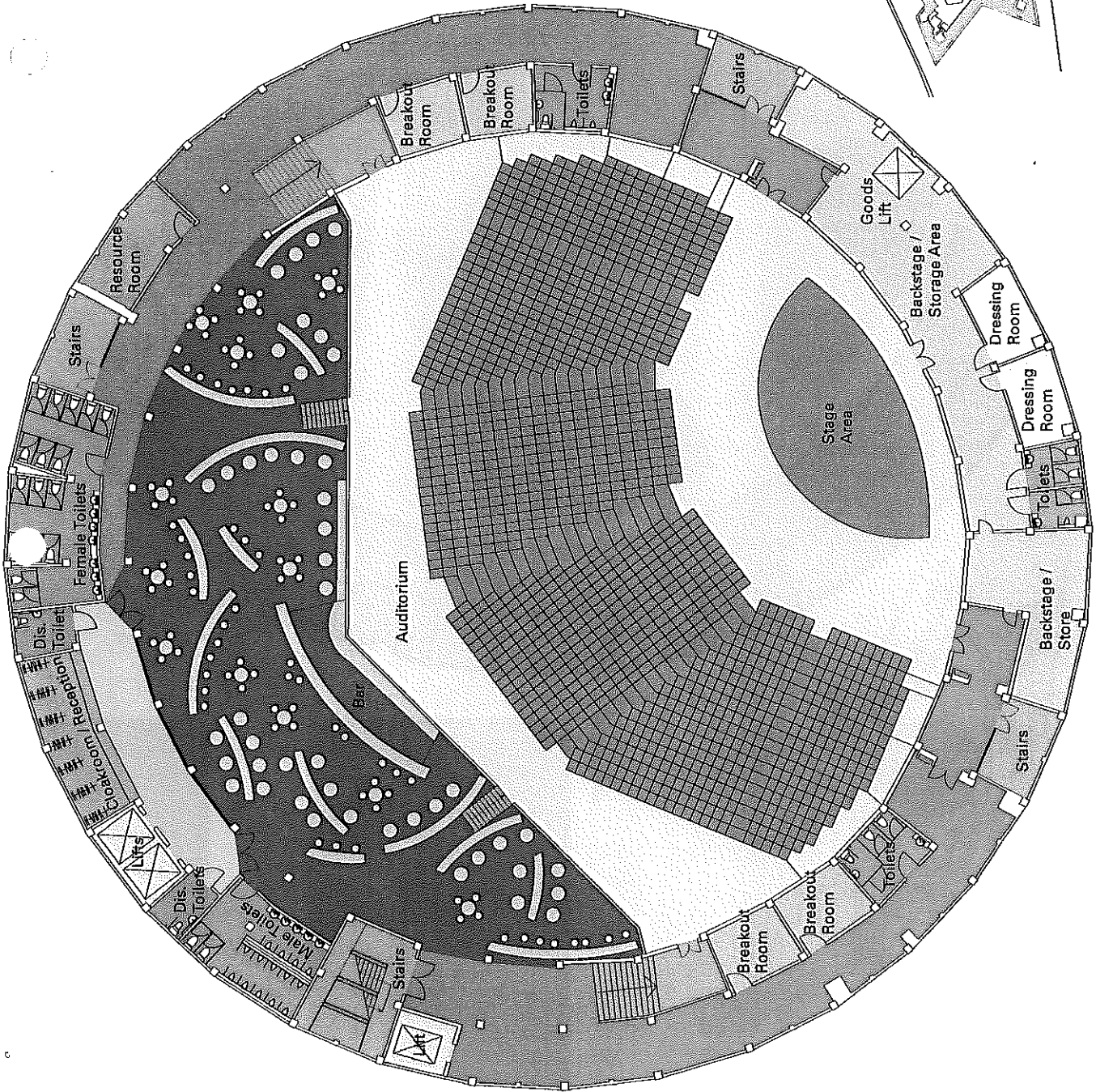
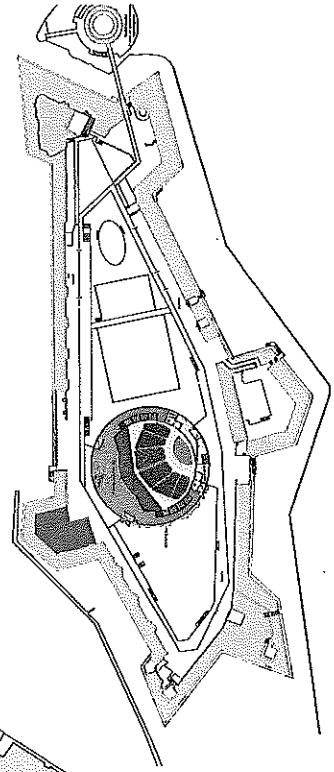
PLAN AT RAMPART LEVEL



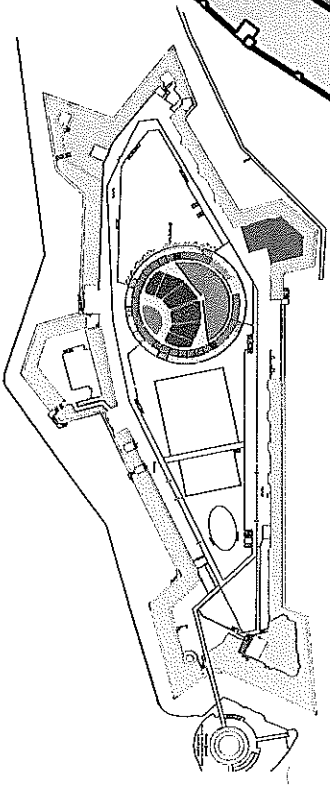
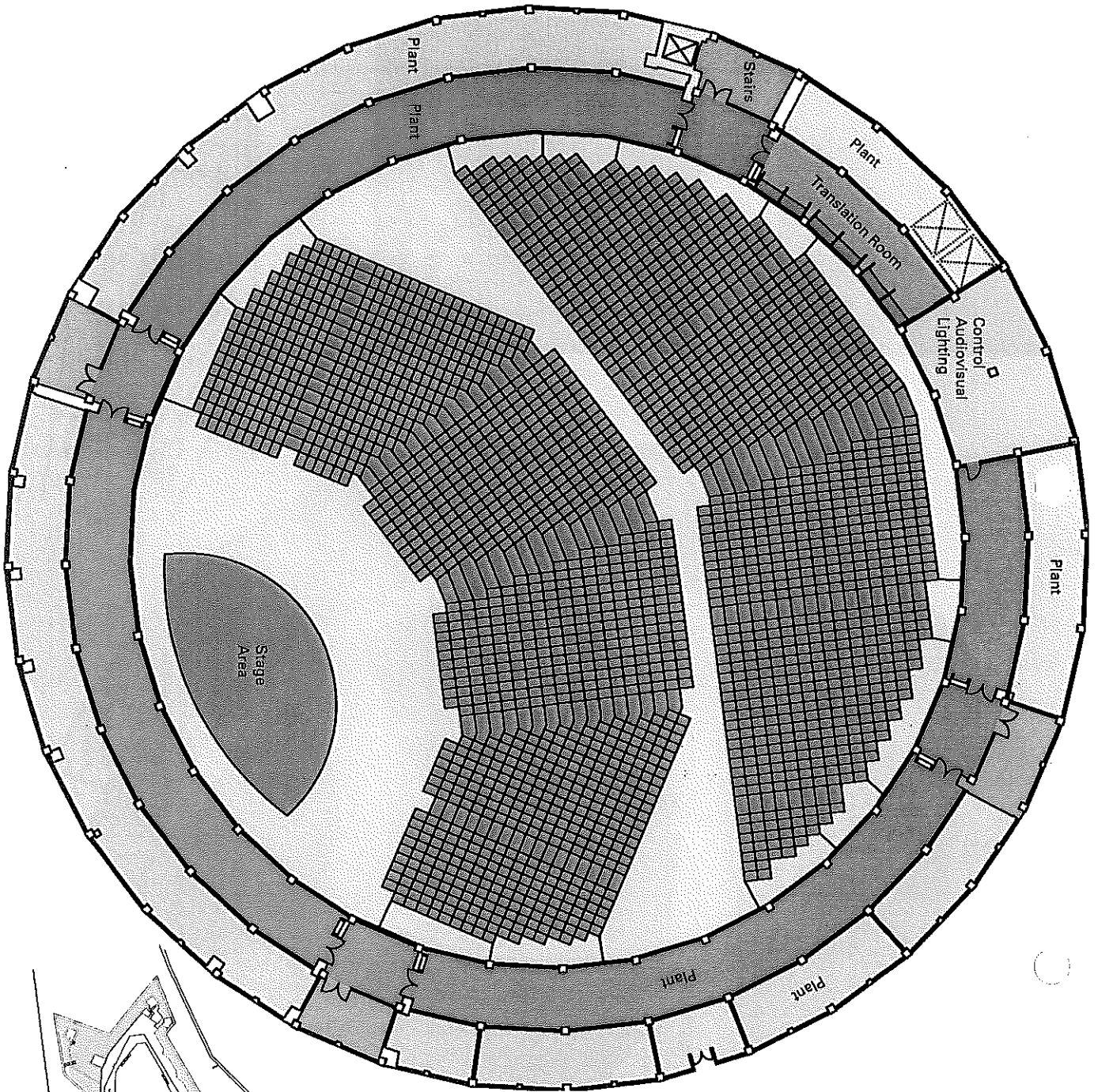
Registration - Foyer



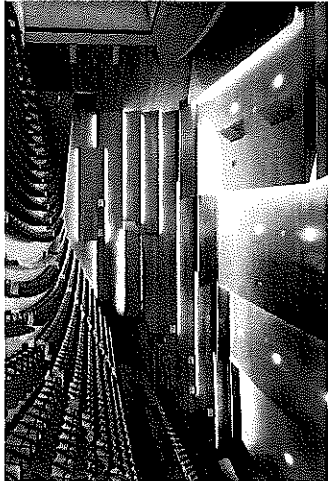
Bar - Servery



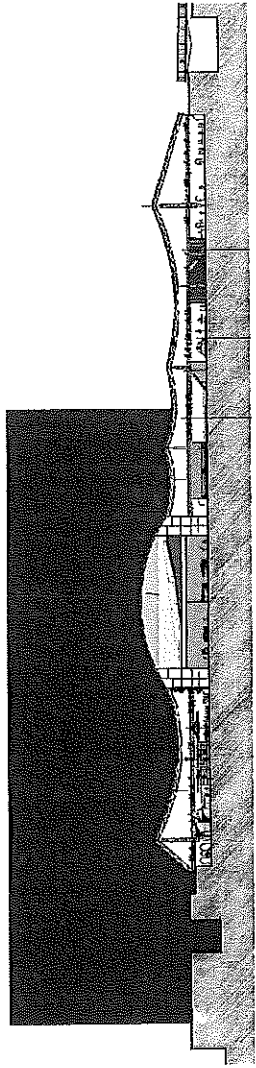
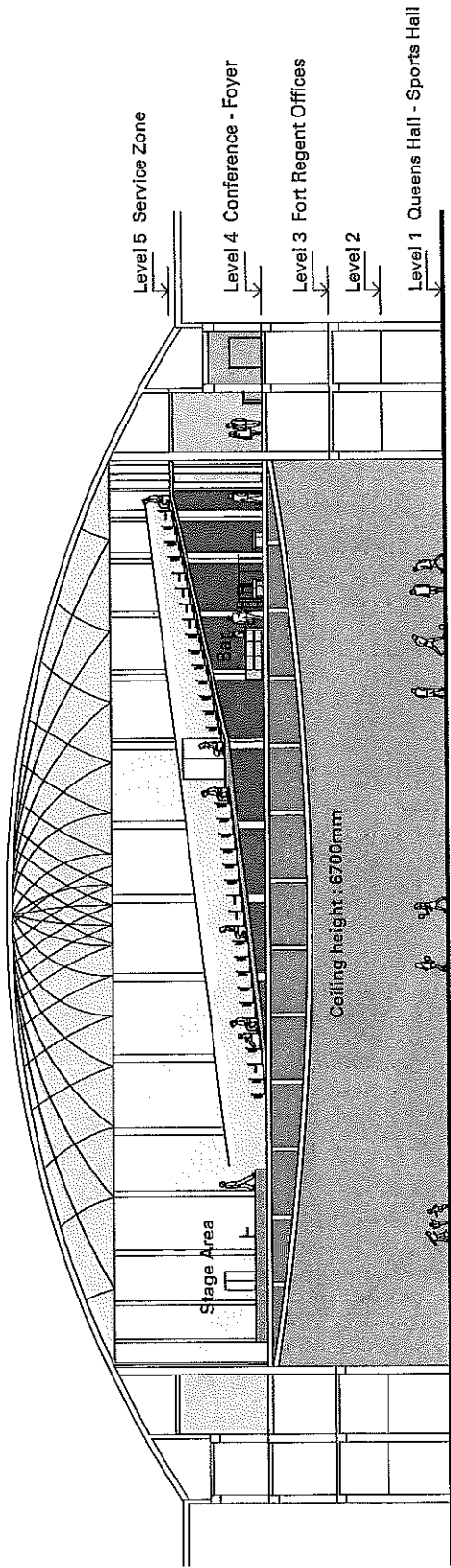
PLAN AT LEVEL 5 - UPPER CONFERENCE LEVEL



Breakout Room



Auditorium



ROTUNDA SECTION

WEST BASTION ENTRANCE

