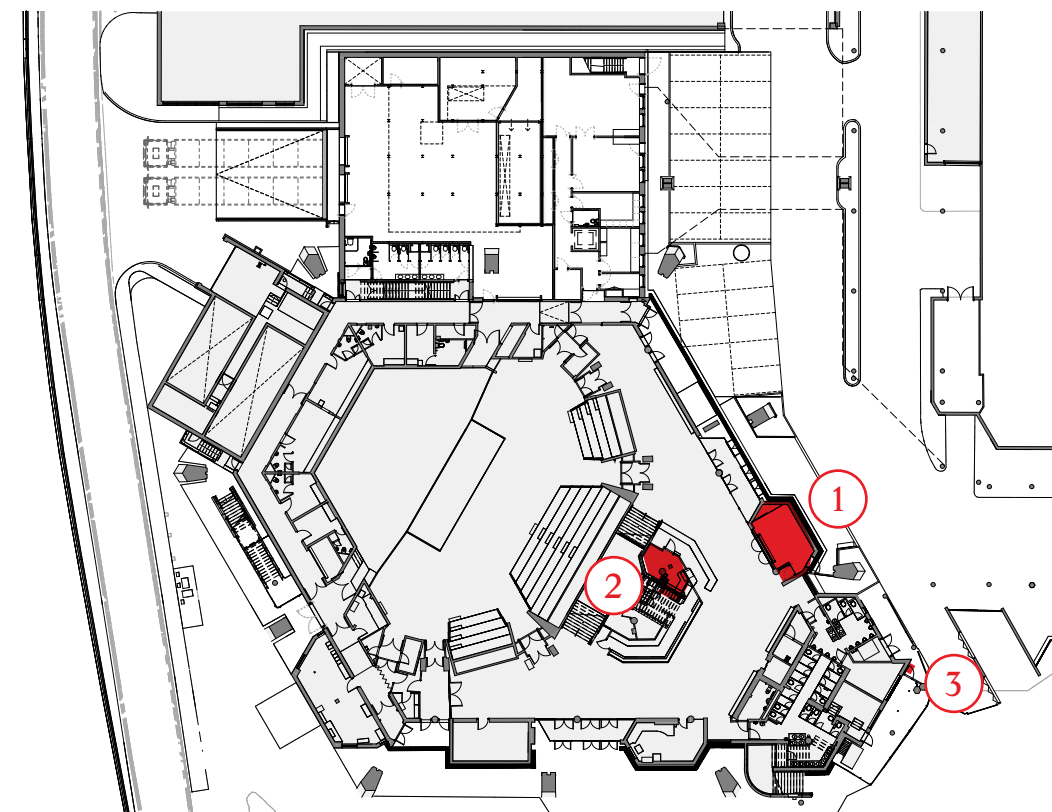
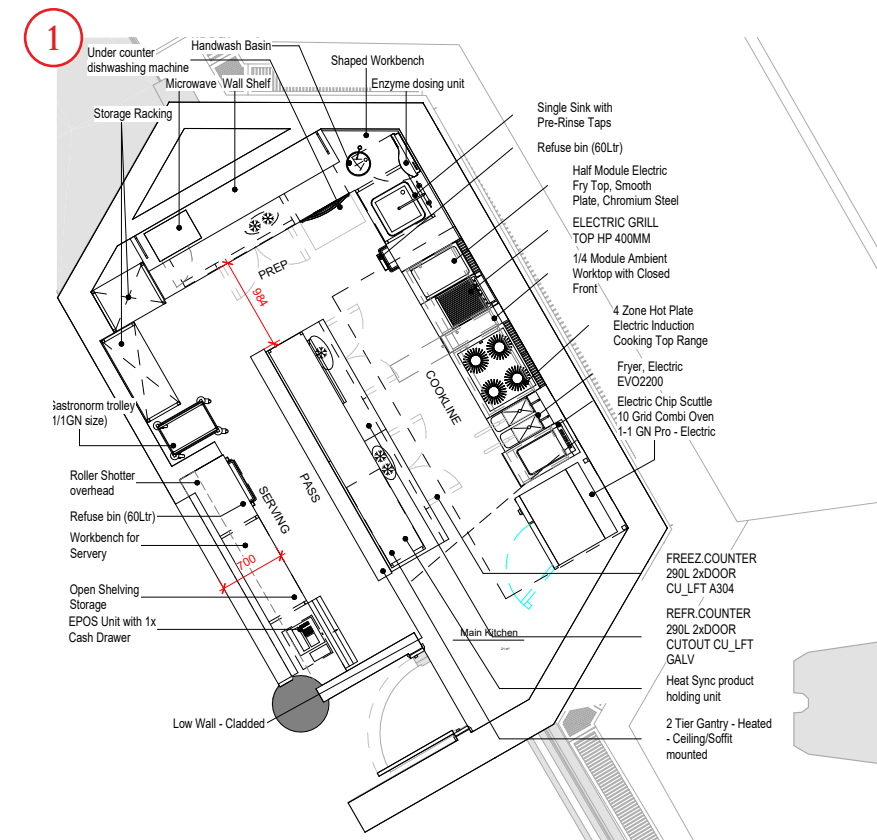


RELOCATED KITCHEN

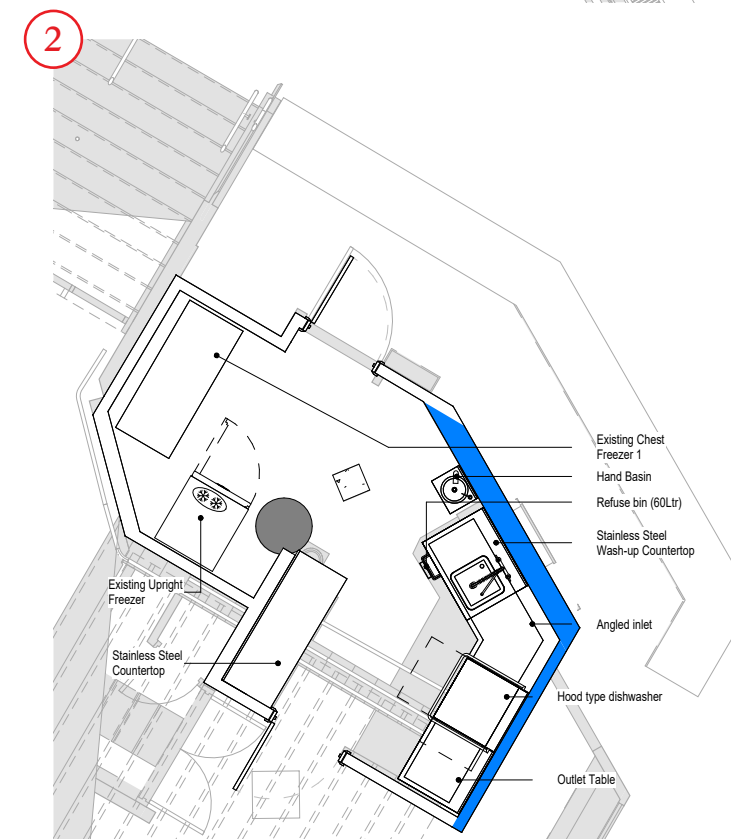
In demolishing the existing back of house block, the kitchen will need to be relocated. The new proposed location is within the existing Hexagon building, and will be two fold:

- *Main kitchen*; this will be located in position 1 on the plan below. This space is currently a store room, which will be repurposed to form the main kitchen, fitted with ovens, fridges, friers and a small serving hatch to the foyer.
- *Wash-up & prep*; this will be located in position 2 on the plan below. This room is located behind the main foyer bar, and currently houses an oversized and underutilised kitchen prep-space. This will split into two parts in the proposed works. One side will be used as the new storage room, and the other side fitted out with a series of worktops, dishwasher and sink for food prep/wash-up.

Sketch plans for both spaces are being worked up by catering consultants, Tag, and can be seen opposite. These are still in development and further co-ordination will be required with the wider design team and client.



Location of proposed kitchen works



Sketch layouts, produced by Tag

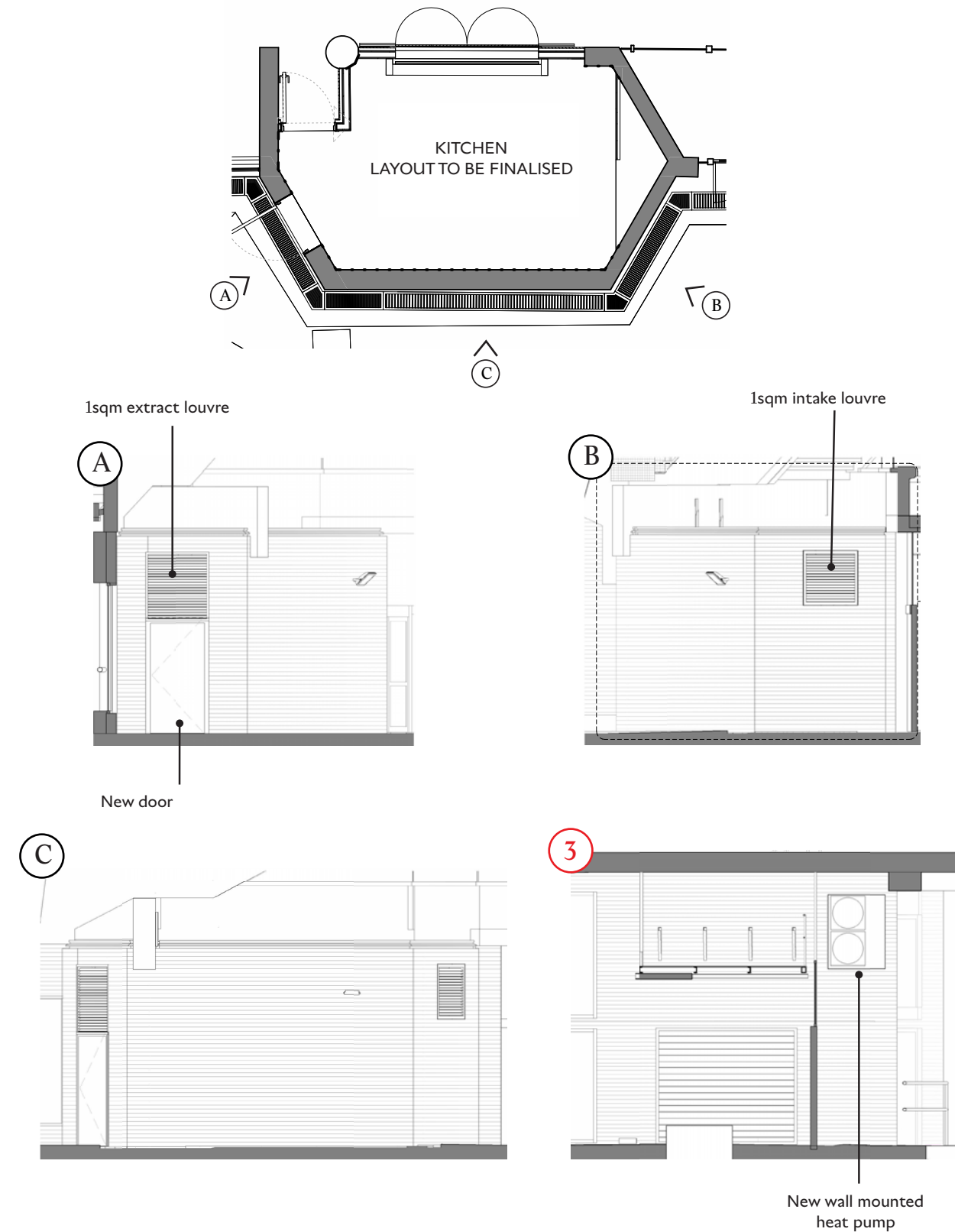
In order to facilitate the new kitchen in its proposed location, a number of alterations to the existing external fabric will be required, these include: a new external door for servicing and escape; a 1sqm exhaust louvre; a 1sqm intake louvre; a new condenser unit on the roof; and a new ASHP to service the kitchen, located below the bridge entrance to the Hexagon Theatre. This scope of work will be developed in greater detail in the next design stage, but the drawings opposite reflect the design intent.

To install the new door and louvres, the existing brick wall will need to be partially opened up, and the new door and louvres installed. The door will be painted red, to match the existing external doors on the Hexagon.

There is already a condenser unit located on the roof, which will be retained. The new condenser unit size and location is to be confirmed and developed in greater detail in the next stage.



Indicative location of the new heat pump and proposed kitchen door



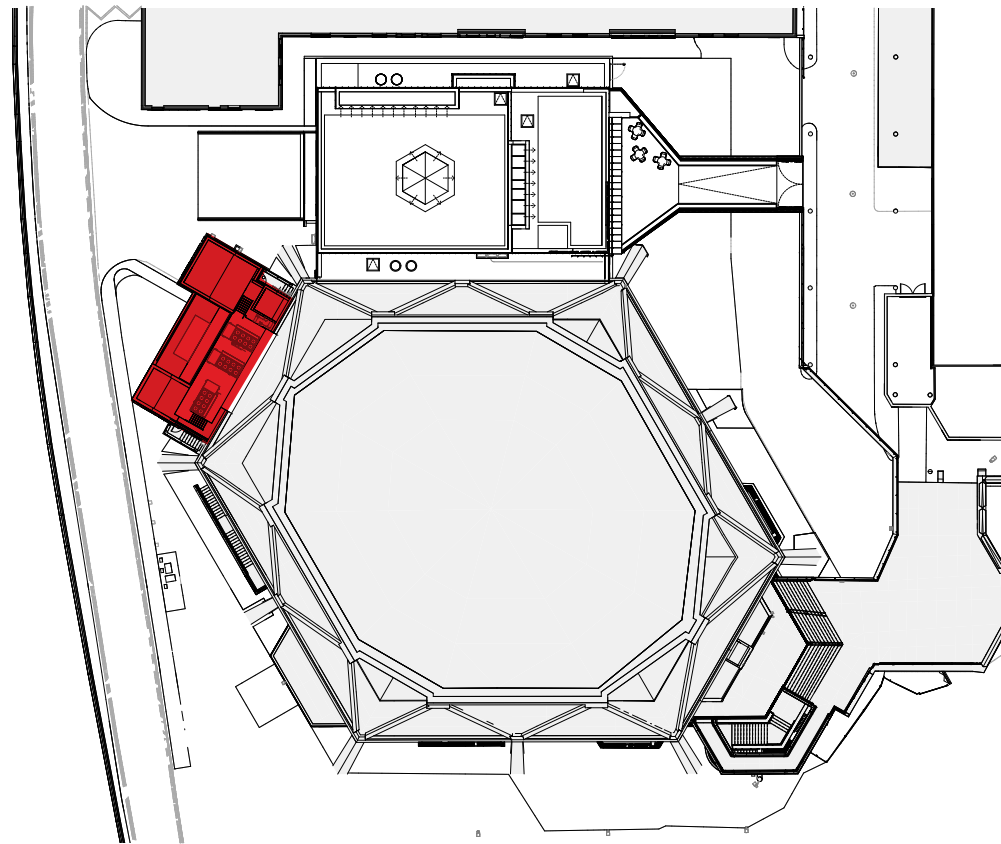
Plan and elevations of proposed kitchen door, acoustic screens and ASHP

AIR SOURCE HEAT PUMPS

A key element of the proposal's sustainability strategy is the use of air source heat pumps to provide low-carbon heating and cooling.

Three air source heat pumps are required to provide the capacity necessary for the new studio theatre, and it is proposed to locate these on the roof of the Hexagon's existing plant room. There is already existing plant equipment on the roof, which will be retained. New structure will be installed to support these units. The drawings opposite illustrate the proposed changes.

These are still in development and further co-ordination will be required with the services and acoustic engineers in the next design stage.



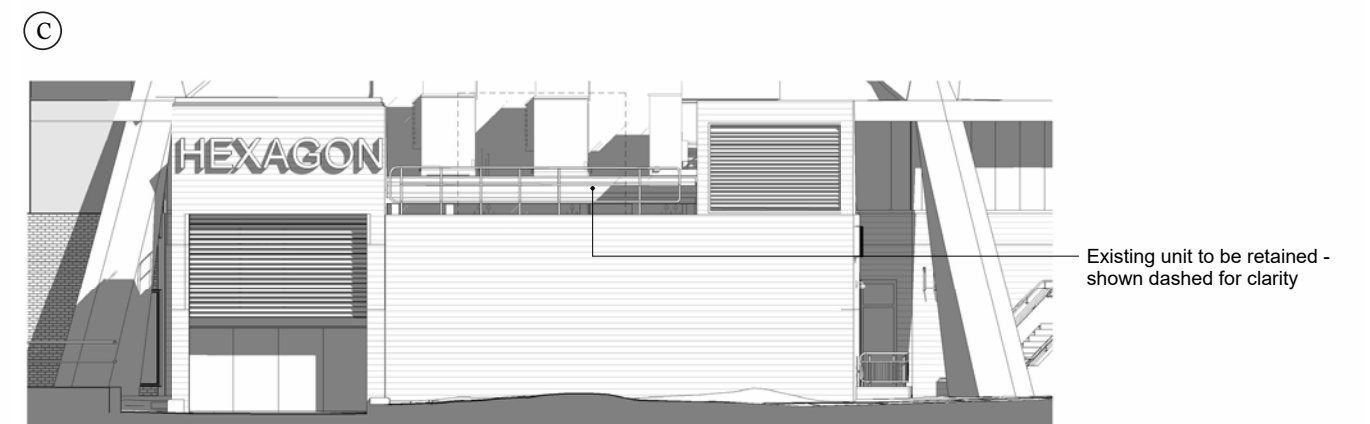
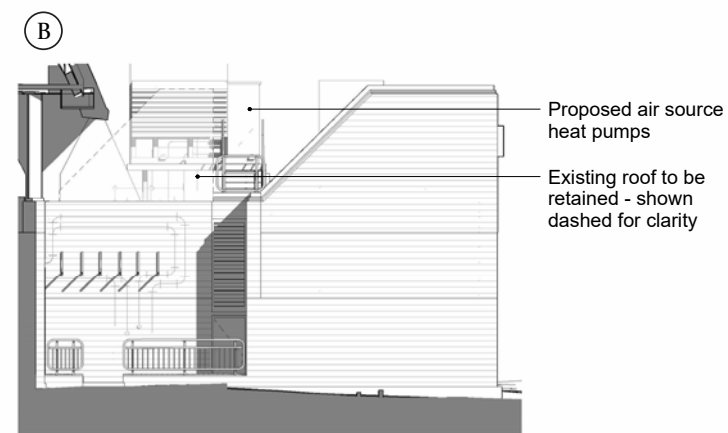
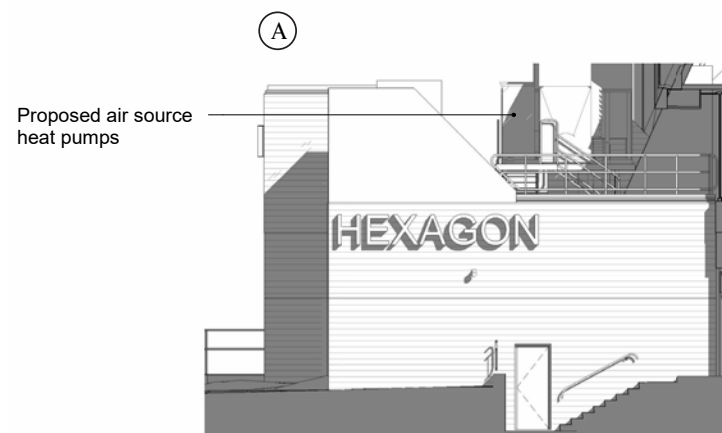
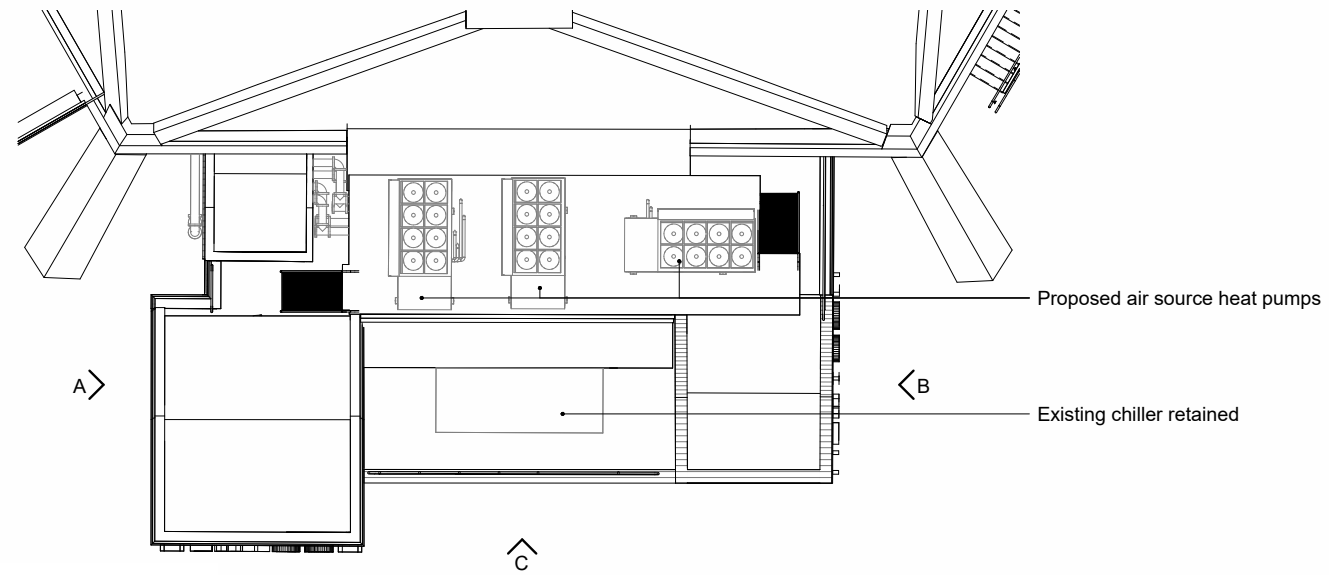
Location of proposed equipment and screens



Location of the air source heat pumps, looking north from the A329 sliproad



The view from the A329, the west, is screened by an existing tree



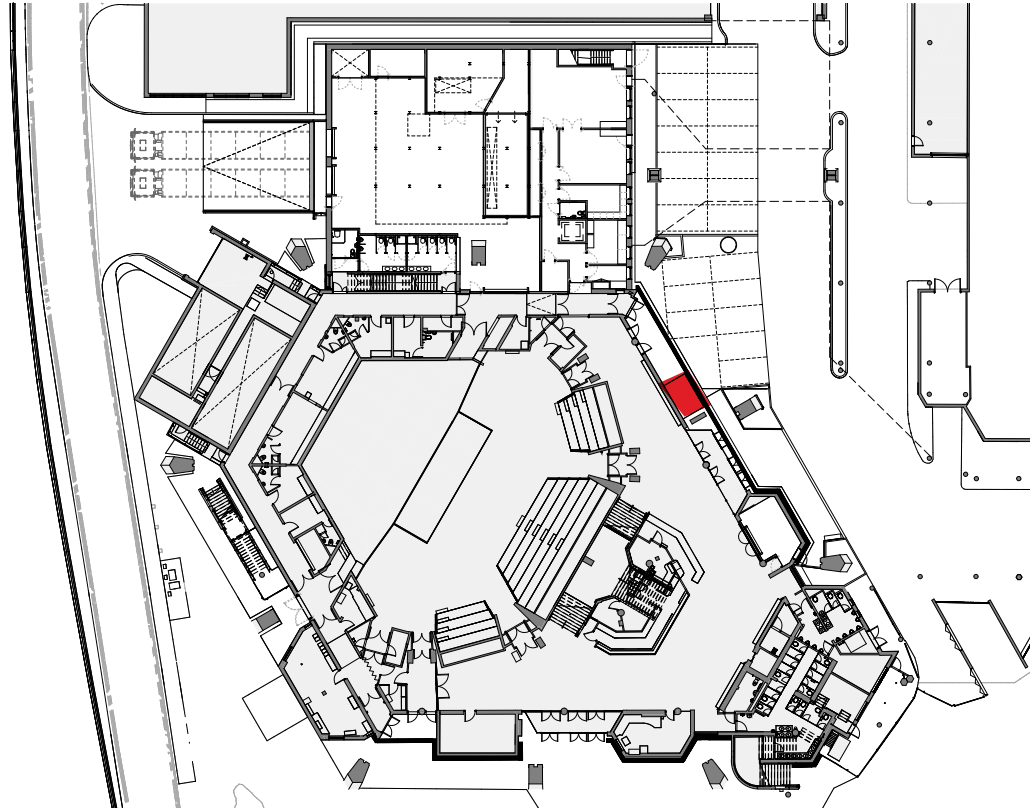
Plan and elevations of proposed air source heat pumps

BIKE STORE

As part of the scheme's redesign, the internal staff bike store was omitted, and replaced with an external bike store next to the Hexagon Theatre's street level entrance.

In order to avoid a pinch point between the disabled parking bays and bike store, which forms part of the studio theatre's evacuation route, the new bike store is proposed in the location of the existing Sheffield stands. Therefore, the provision provided by these will be removed and incorporated into the new external bike store provision.

The drawings opposite illustrate the proposed location of the bike store. This will be a proprietary product which will be chosen in the next design stage.



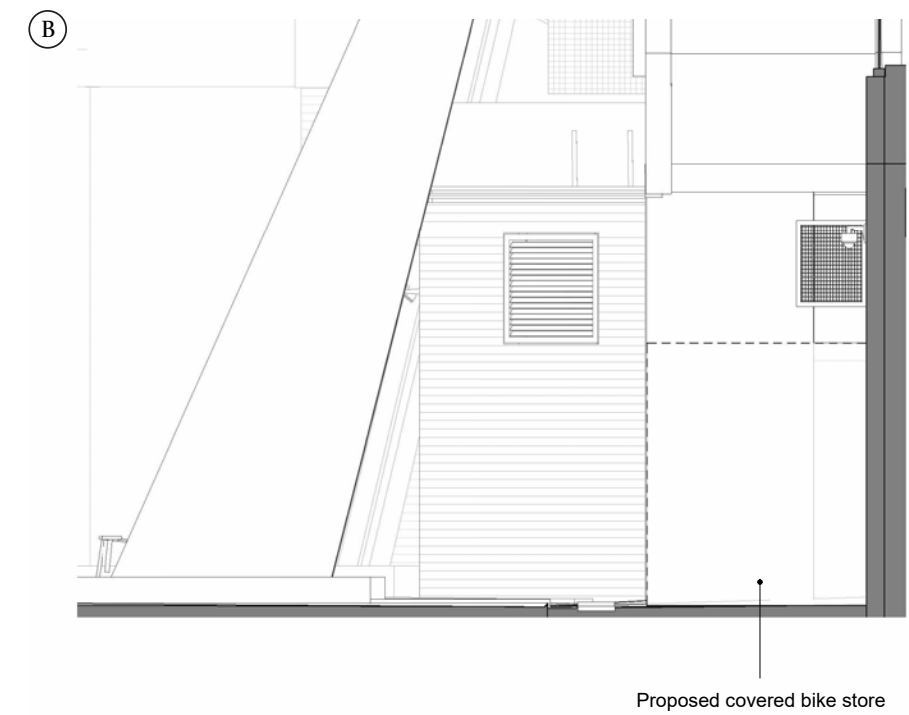
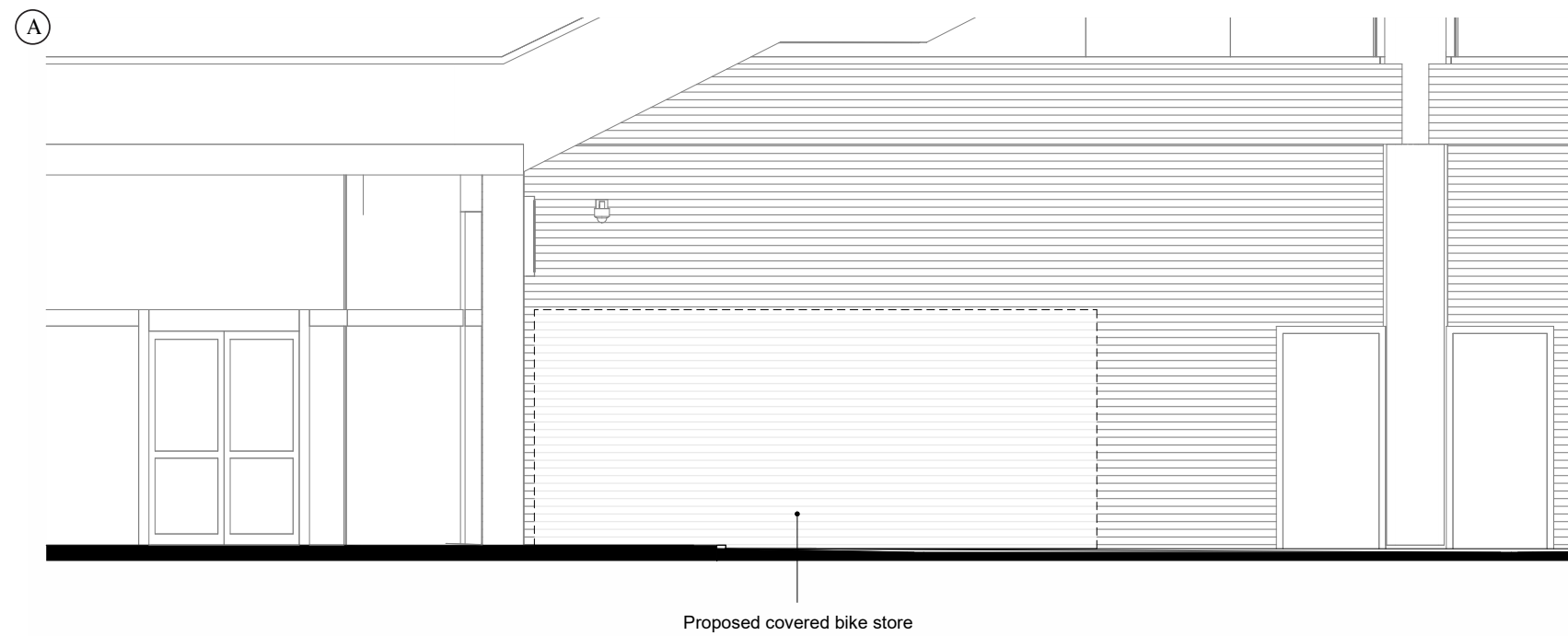
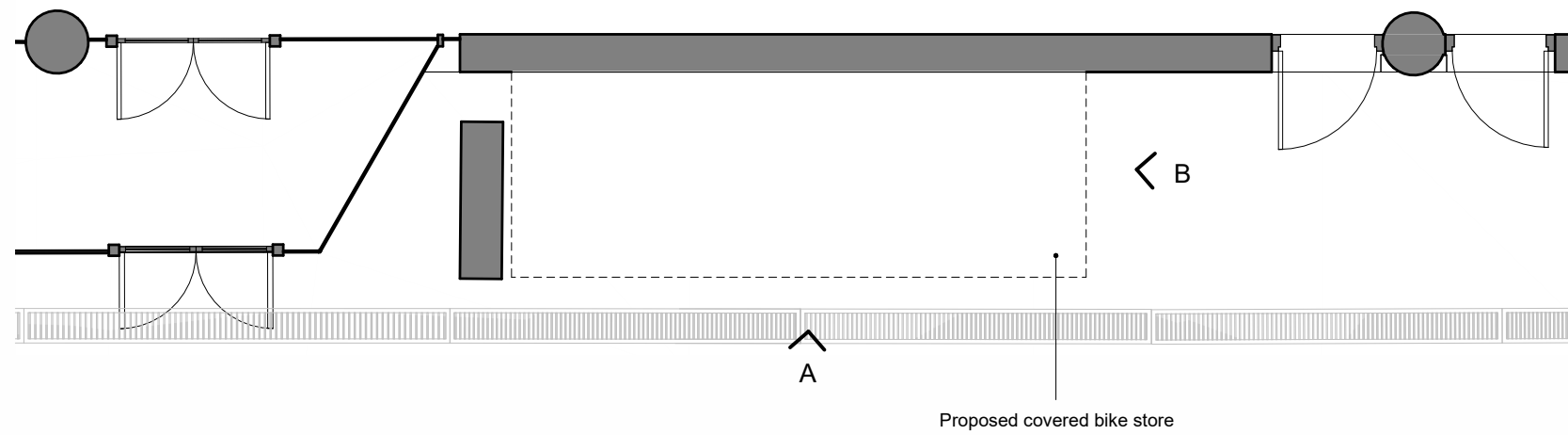
Location of proposed bike store



Location of new covered bike store



Location of new covered bike store



Plan and elevations of proposed covered bike store

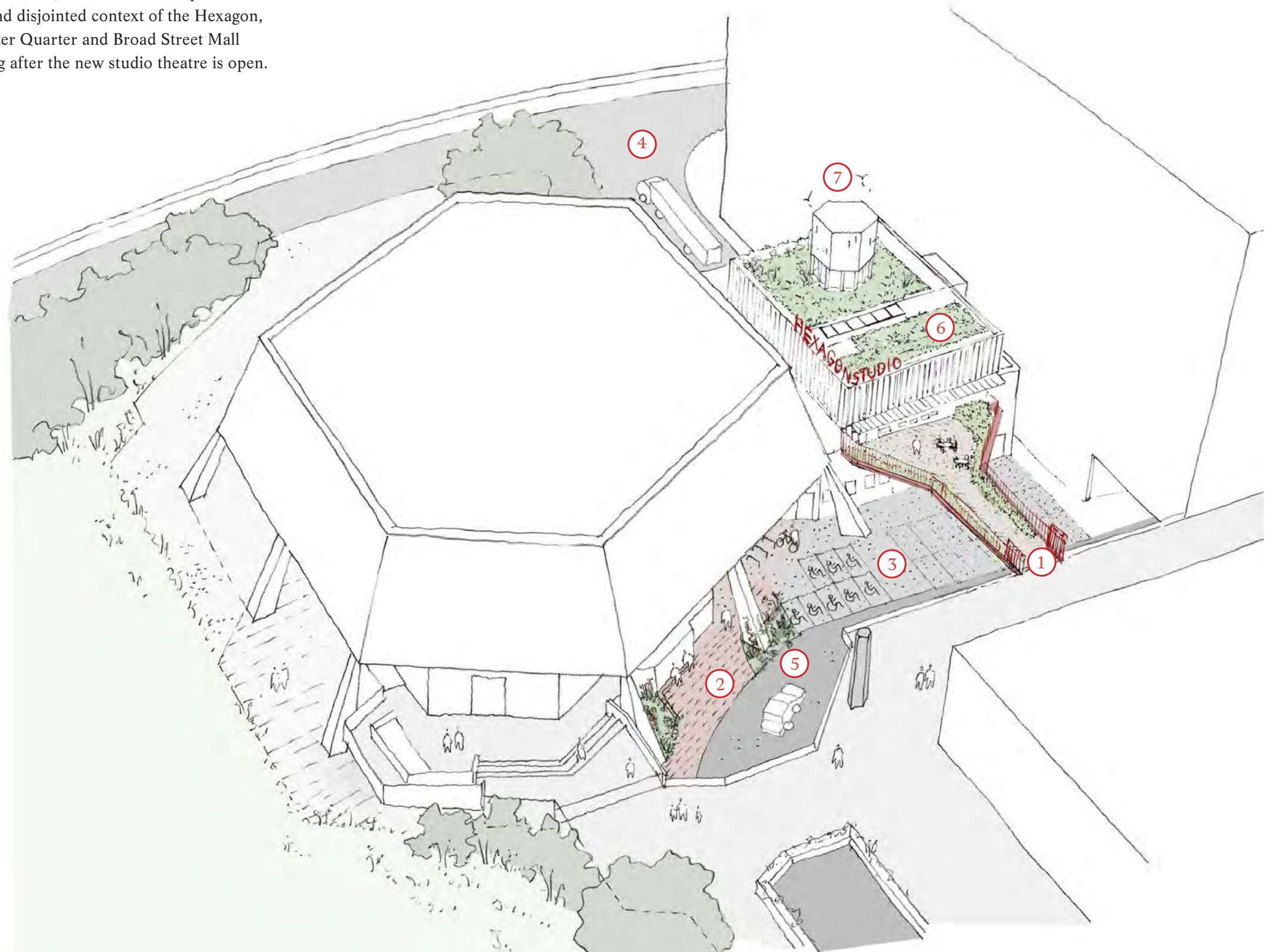
4.13 LANDSCAPE OVERVIEW

Developed alongside Jonathan Cook Landscape Architects (JCLA), the landscape proposals aim to tackle the increasingly neglected and disjointed context of the Hexagon, whilst not jeopardising the wider plans for the Minster Quarter and Broad Street Mall developments, which will be under construction long after the new studio theatre is open.

The primary moves include;

1. A welcoming entrance to the new studio theatre, with linear planters and loose cafe furniture, activating the podium and improving the setting for the new studio theatre.
2. Distinctive hard landscaping to the Hexagon's public street level entrance, to provide an improved arrival for pedestrians.
3. Parking improvements to street level front of house, to maximise staff and performer parking, and maintain the existing visitor blue badge parking bays.
4. Back of house area re-landscaped and kerb edges realigned to accommodate new get-in and ramp for large delivery vehicles.
5. New seating and planting to the base of the Hexagon's raked columns, improving the setting of the street level public entrance, and stage door.
6. Biodiverse green roofs with varied flora and habitat areas.
7. Swift boxes attached to the auditorium's natural ventilation stack to increase biodiversity.

See the landscape statement for further details.



Illustrative sketches of the landscape proposals, produced by JCLA.



Lightweight and slip-proof metal decking to the studio theatre entrance



Green roofs with habitat elements to improve biodiversity



Prairie-style grasses and flowers along the bridge to create a welcoming arrival



Generous foliage at the base of the Hexagon columns to soften the concrete architecture



Clay pavers at street level to improve the pedestrian entrance to the Hexagon theatre

4.14 APPROACH TO SUSTAINABILITY

OVERVIEW

Merely being 'sustainable' as a design approach is insufficient in the face of the climate and biodiversity emergency. Building projects must transition towards a regenerative approach, where any new construction enhances its surrounding environment, measured in terms of ecology, energy & whole-life carbon, people and community.

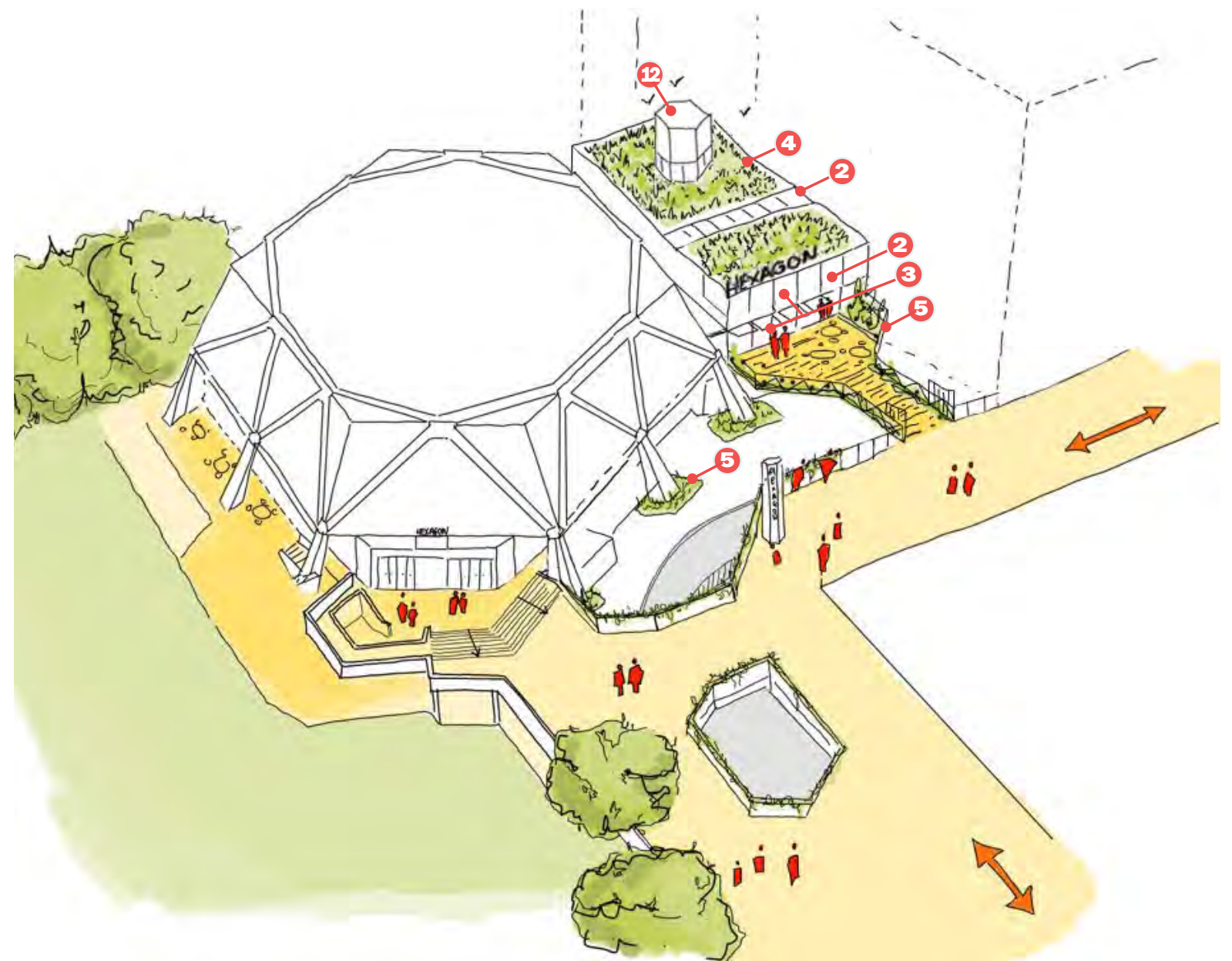
In this knowledge, the Hexagon aims to be an exemplary organisation with regard to its environmental impact as a cultural building. RBC made their aspirations for the project prudently clear, with ambitions of BREEAM Excellent accreditation and a wider Hexagon decarbonisation plan.

As a design team, we have been working together to ensure that the project approach is holistic, and that the architecture, structure, services and landscape are all working together as an integrated system, rather than adding 'bolt-on' solutions at a later date.

See BREEAM assessment and Sustainability statement for further details.

ARCHITECTURAL PROPOSAL

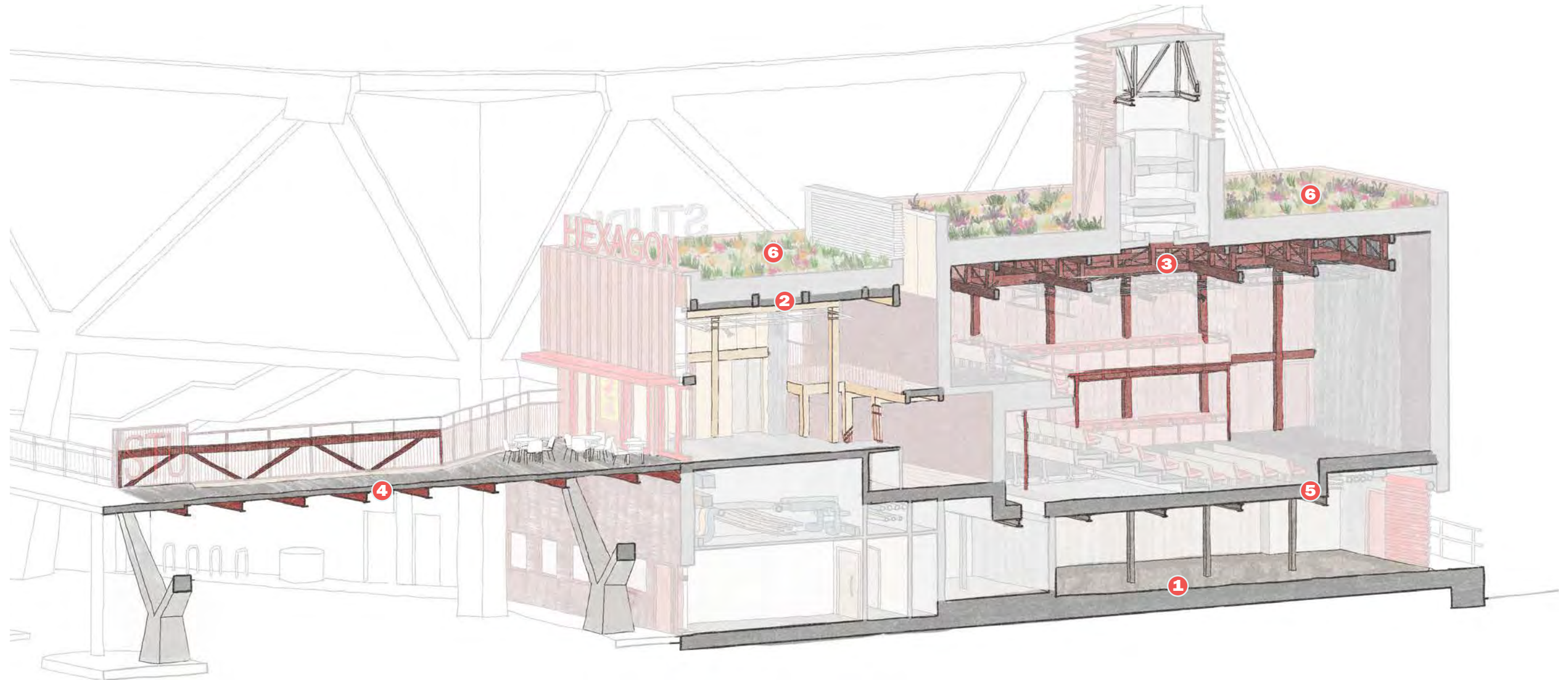
- 1 A fabric first approach, with good air tightness and U-values to reduce the heating and energy load of the building. We will continue to develop and refine this in Stage 4, utilising energy models to inform decisions as the facade develops.
- 2 Provision of daylight where possible.
- 3 Brise soleil, canopies and blinds to control daylight and prevent overheating.
- 4 Intensive biodiverse green roofs with habitat objects and swift boxes to support diverse flora and encourage biodiversity on site. Green roofs also help to prevent heat build-up, thus reducing cooling demands, as well as filtering rainwater.
- 5 New planting at street level and podium level to increase biodiversity.
- 6 Use of materials with low embodied carbon and high recycled content, including timber, zinc, recycled rubber, and woodwool. Where possible, these materials will be manufactured as locally as possible or supplied from circular sources to minimise their embodied carbon.
- 7 Climate change resilience will be a key factor as the design develops, for example, ensuring that rain and surface water attenuation and disposal systems are sized based on climate forecasts rather than current minimum standards.
- 8 The building will be designed in layers and for disassembly to ensure ease of replacement parts and disassembly at the end of components' life cycles.



- 9 Limiting the amount of linings required. We are using materials which serve a function, such as acoustics, as well as improving the aesthetics of the space. Building elements won't be unnecessarily covered. We have worked with the structural engineers and fire consultant to ensure that the timber structure is sized for charring to avoid unnecessary linings.
- 10 Improved wellbeing for staff and community, with greening of the site, a hireable rehearsal space, and an improved outlook for neighbours onto green roofs.
- 11 The design will aim to meet LETI standards and attain BREEAM Excellent.
- 12 The sustainability strategy will be seen and celebrated, such as the natural ventilation stack, timber structure and green roofs, drawing awareness to and promoting sustainability.

STRUCTURAL PROPOSAL

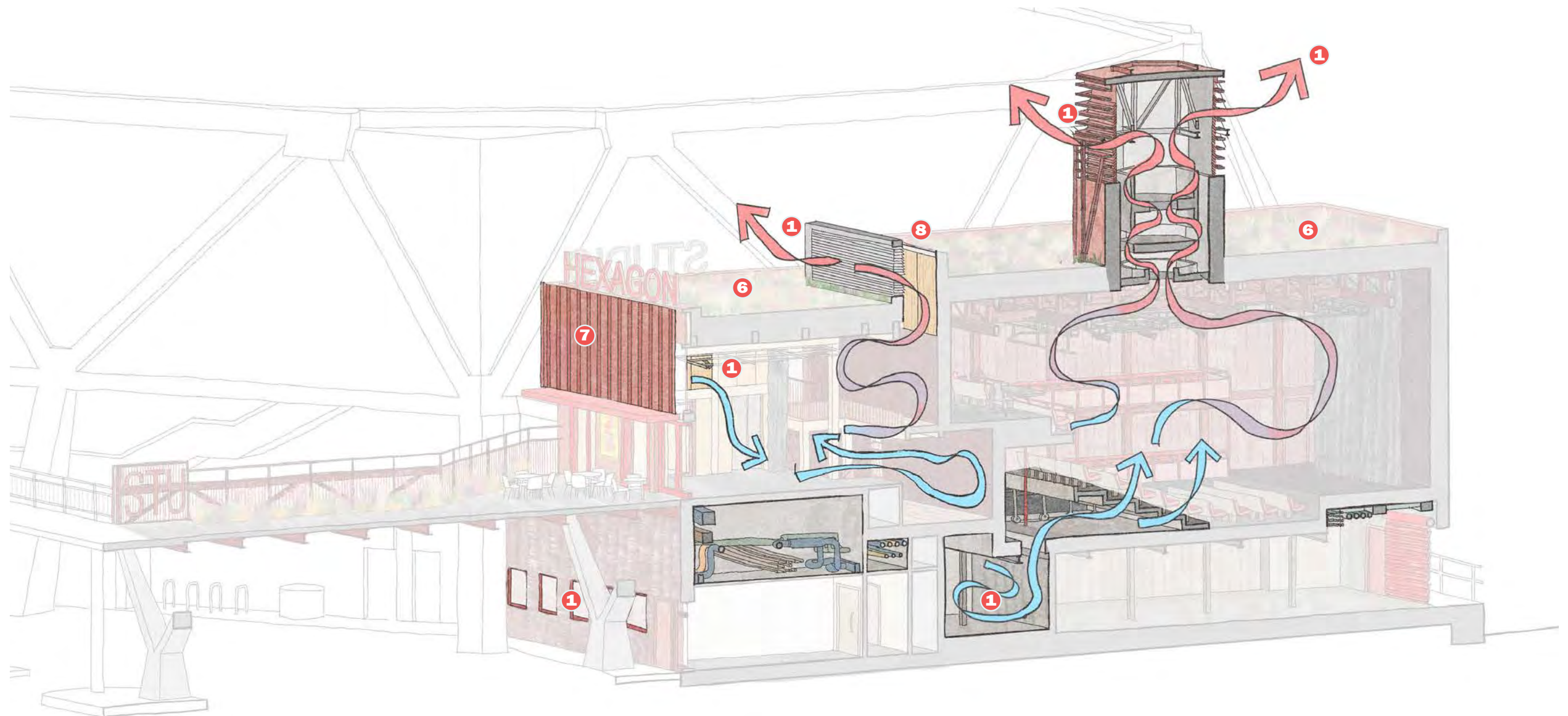
- 1 Reuse as much of the existing concrete foundations as possible, in order to reduce the quantum of concrete needed, therefore reducing the embodied carbon of the new studio theatre.
- 2 The new structure will be primarily constructed from glulam beams and columns, with timber joisted floors. Timber framed buildings have lower embodied carbon as it utilises a renewable building material. Timber is also a lighter structural material than steel or concrete, which makes the possibility of reusing the existing foundations more feasible.
- 3 In the auditorium, there will be an expressive timber truss structure, with a hexagonal framed opening around the natural ventilation stack.
- 4 Due to limited availability for structural depth over the access road, the bridging structure will be constructed from steel beams and a composite concrete slab on metal deck.
- 5 Internally, the first floor will be constructed from concrete deck and steel columns, due to limited head height within the scene dock.
- 6 The structural proposal includes sustainable drainage solutions, including green roofs for filtering rainwater, and permeable paving to control run-off.



SERVICES PROPOSAL

- 1 Natural ventilation in the auditorium and foyers to minimise electrical loads, supported by a mechanical system for shows with smoke, during high occupancy performances, or during extreme temperatures in winter and summer months. Other BoH spaces are naturally ventilated by means of opening a window. The intake for the auditorium is at roof level, next to the green roof, rather than directly out of the plant room, which is adjacent to vents aerating the student accommodation bin store, therefore providing cleaner air.
- 2 Air source heat pumps and ground source heat pumps for de-carbonised heating and cooling. The design allows for the heat pumps to connect to a possible future wider Hexagon and Minster Quarter district heating network, with minimal disruption to the studio theatre.

- 3 MVHR units to reclaim heat in the winter months.
- 4 Sanitaryware with low water use and flow limiting devices to minimise water usage and leakage.
- 5 Efficient LED systems, including daylight dimming and presence detection.
- 6 Green roof to prevent heat build up.
- 7 Brise soleil to control solar gain and overheating.
- 8 Maximising natural daylight where possible, to minimise electrical loads.



4.15 INTERIOR DESIGN

APPROACH

Conviviality, unpretentiousness and delight will be the key qualities of the interior spaces. The new studio theatre will be designed to appeal to first-time attendees and seasoned regulars, and will have a clear relationship with the existing Hexagon, whilst holding its own character and charm. This will be achieved through a careful balance of volume, light, colour, texture and acoustics.

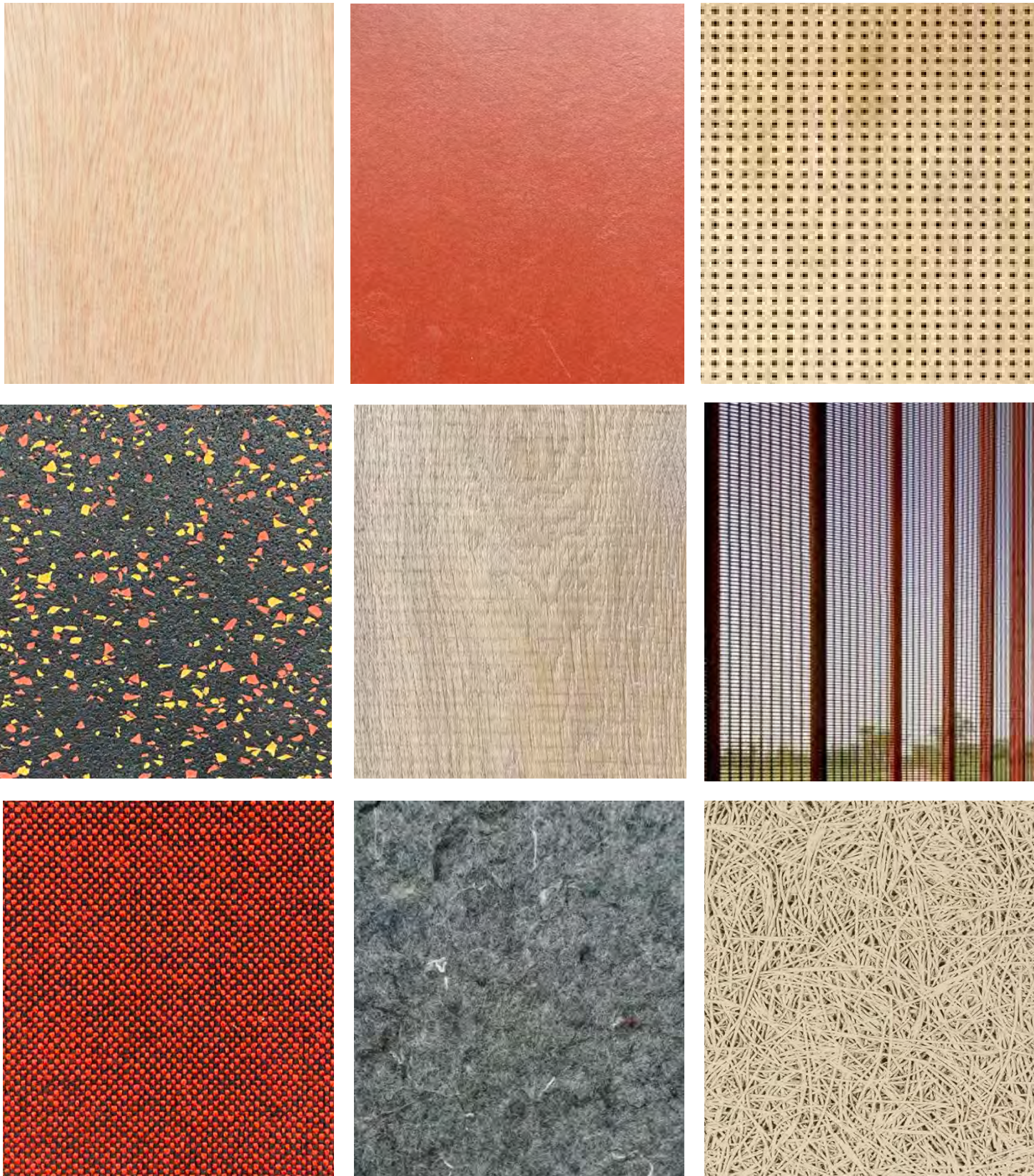
The approach to this building’s aesthetics and palette is rooted in thinking about how it will be made and how it will be used. Materials will be specified for their aesthetics, but will also be working hard to meet the necessary acoustic and functional requirements. This approach is underpinned by sound technical knowledge and a pragmatic attitude to materials and detailing, to ensure that the building is robust and can be maintained easily and age well over time.

The materials we are working with are natural materials, with low-VOC levels, high recycled content and low embodied carbon. Haworth Tompkins have vast experience in working with these materials, and are confident that they will provide the functional as well as aesthetic aspirations that the client is targeting.

During this design stage we have been working with our acoustician at Charcoalblue, to ensure that we specify the right amount of finishes in the right locations. The details of these will be further developed and refined during Stage 4.

In October 2023, at the outset of the original Stage 3, we took the client steering group on three site visits to completed Haworth Tompkins projects. In showing the client the Young Vic, the Bush Theatre and Bristol Old Vic, we were able to discuss the scale and materiality of the spaces, as well as their aspirations for the new studio theatre. These visits have provided a helpful reference whilst developing the internal look and feel, and were a successful exercise which the client reported positively on. This culminated in a workshop in HT’s offices at the end of November, to present a collated set of physical samples to the client, which received positive feedback.

Having since completed the scheme to a Stage 4 level of detail, we have been able to produce detailed internal visuals, which have been a useful tool in communicating internal finishes with the client.



Selection of internal materials specified on the project

REHEARSAL ROOM & FOYER

The brief calls for a flexible space, to be used and hired by both venues and the local community as a rehearsal room, but equipped to transform into a welcoming and lively foyer bar during productions. Positioned at the front of the building, with a physical connection to the podium, this flexible space creates a community anchor on the site. The working nature of the space creates an intensity and delight, which will characterise the space. Visible theatre lighting and AV, along with functional materials suited to a hard working rehearsal room, will draw patrons in, regardless of whether they are coming to see a show or not.

During the day, this space will be primarily used as a rehearsal room. Sized to match the studio theatre stage, the room is a double height volume, fitted with a fixed pipe grid, to enable the Hexagon to fit stage lighting and AV equipment as required. From our experience in designing rehearsal rooms for theatres, this flexibility will not only allow it to operate effectively as a rehearsal space, but also offers opportunities for it to be used for small public performances. A curtain track and drape around the perimeter of the room, gives users the option to deploy privacy and darken the space, or for the Hexagon team to shield off the bar during rehearsal mode.

When productions are on, the space will operate as a foyer, and incorporates a bar, with ancillary food preparation space and chilled store. The foyer is made up of three levels; the upper foyer, lower foyer and gallery foyer, connected by a sculptural stair and lift core. With its exposed timber structure and welcoming bar, the foyer will be light and convivial, and create an active frontage for the building, with a glazed facade that can open up onto the theatre terrace in warm weather. The foyers are sufficient in scale to accommodate a full 330 person audience at a live music gig, but have also been arranged as a cluster of spaces which will feel intimate when not full to capacity.

Moving down the central steps or passenger lift, the lower foyer provides access into the stalls, as well as linking through to the Hexagon foyer. Whilst this can be shut down by means of large double doors, this will allow the two venues to operate simultaneously, and the foyers to flow between one another. On this level, you also access a suite of unisex WCs, and accessible toilet.

The upper foyer provides access to the gallery level of the auditorium, and is characterised by a dramatic roof light above and a full height window looking across to the Hexagon's iconic concrete raking structure, and standing seam cladding.

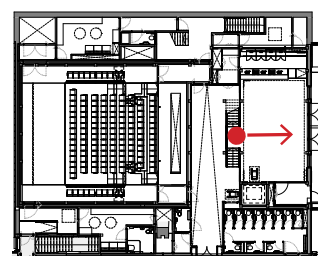
The exposed timber structure, warm timber linings and textured acoustic ceilings, juxtaposed with dramatic shifts in volume, theatre tech and hardwearing surfaces equipped to withstand the toil of a rehearsal space, will create a welcoming and atmospheric foyer for the new studio theatre across a range of settings. Externally, the high level glazing is characterised by the perforated metal brise-soleil cladding, which internally, will create a dappled and varying light which will move and change throughout the day. At night, this effect will be reversed, and light will trickle out through those perforations, creating a warm welcome for patrons at podium level.



Cross section through the foyer in foyer mode



Cross section through the foyer in rehearsal mode



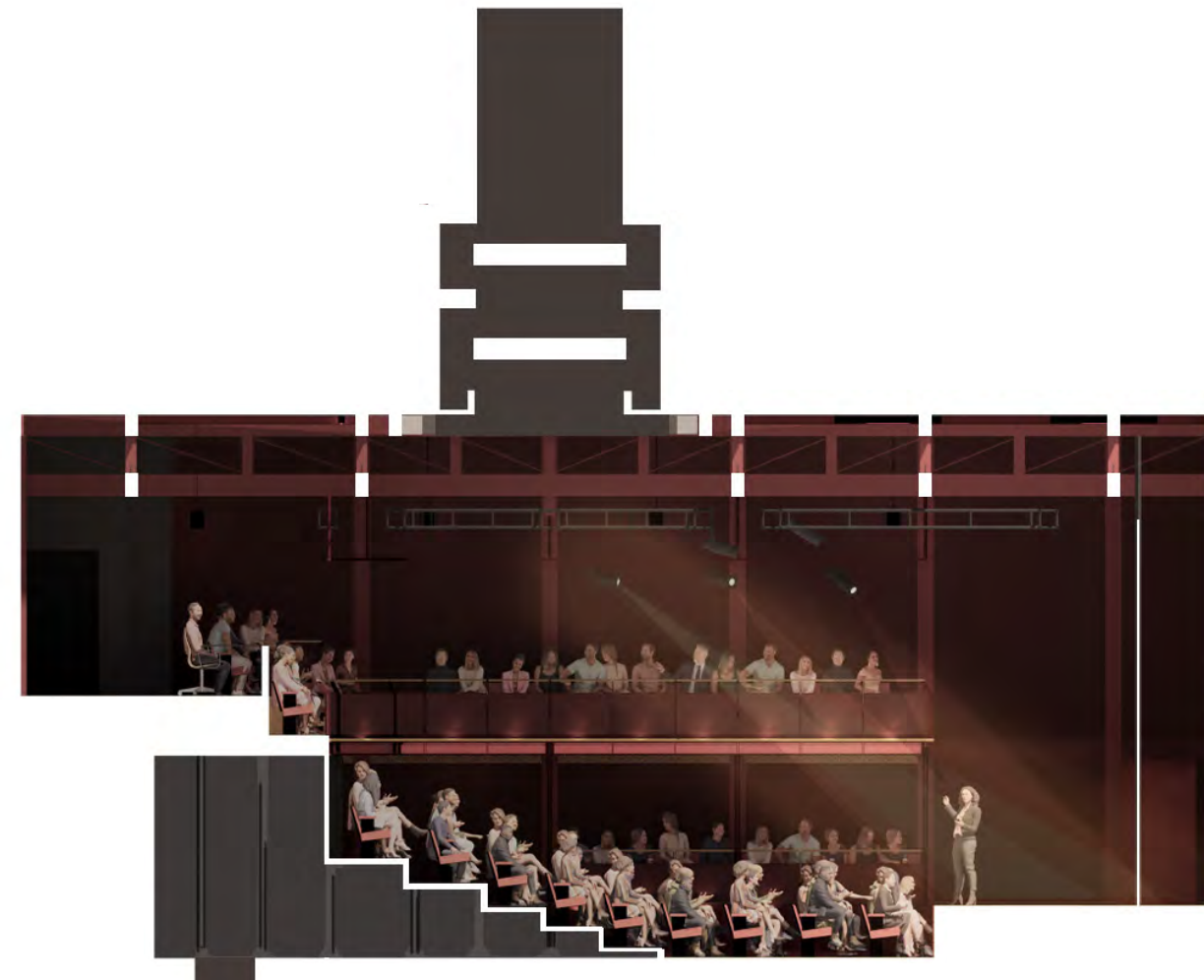
STUDIO THEATRE

The new studio theatre will be programmed to receive 70% professional and 30% amateur focused events, with schools and local community groups having access to the facilities on offer. The theatre is to host live music, comedy, professional theatre and spoken word, and the acoustics will be designed and fine tuned to enhance these performances.

Located in the heart of the new building, the new studio theatre offers a flexible and intimate auditorium, which can seat up to 200 people. In both plan and section, the auditorium is compact and efficient, bringing the audience closer to the performers. From our experience in designing theatres, this compressed design creates a more theatrically intense experience for both artists and the audience.

Using a combination of retractable seating units, removable decking and removable seats, the design has been optimised to offer a fast turn-around between the client's primary programme formats: drama, comedy and live music. Other arrangements are possible with a slightly longer turn around time, including: in the round, thrust, and flat floor. Accessibility for wheelchair users has been a key driver in developing these layouts, so there are accessible seating positions available at both levels, for all configurations.

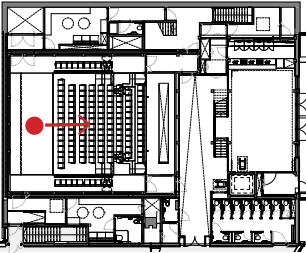
The studio theatre will be an intimate and warm space, with a palette of timber linings and an expressive timber truss structure to the ceiling, with a hexagonal oculus in the centre. The hexagonal chimney stack will provide mechanically assisted natural ventilation via stack effect, with fresh air being delivered through a plenum below the sub-stage, and stale air being exhaled through the top of the stack. This will create a truly unique studio theatre for the Hexagon, as well as signalling the auditorium's ambitious sustainability credentials both internally and externally.



Section through the auditorium

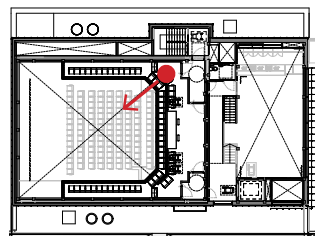


Illustrative view of the auditorium





Illustrative view of the auditorium



BACK OF HOUSE

Primary Get-in & Loading Dock

A key strategy for the new back of house, has been to relocate the existing Hexagon get-in to the rear of the building, where articulated lorries can access the loading dock, directly off the A329 slip road. This new get-in will be shared by the Hexagon and the studio theatre for more efficient operations.

Scene Dock

Directly accessed from the get-in and loading dock, the scene dock provides direct access for scenery and equipment to be offloaded, and either stored within the scene dock, in open, dedicated storage zones, or to be put into the 2.5 x 3.5m scenery lift, and taken up to stage level. This workshop then merges into the get-in for the main Hexagon auditorium, which remains in its existing location. The briefing received from the client has made it clear that the scene dock will be used to construct and store sets and equipment, and so will need to accommodate basic machinery, but it will not be used for the full design and production of scenery.

Stage Door & Tech Office

Also located on G+0, is the stage door, and a tech office. The stage door is a mostly un-manned room, so has been kept relatively small. It will be fitted out with a desk and lockable storage. It will be the first port of call for new visitors to the building. An external window looks out to the car park and entrance door, and an internal window looks through to the entrance lobby, enabling visitors to be spotted and directed as required. The adjacent tech office will be fitted out with three permanent desks, one temporary desk and a tea point.

Laundry & Wigs

A room for laundry and wigs is also located on this level, which will be used by both the Hexagon and the new studio theatre. It is located along the front elevation at street level, for ease of ventilation, to prevent moisture build up and overheating.

Flexible Dressing Rooms

A key part of the back of house brief, was the provision of flexible studios, which can be used for overspill dressing rooms, tour catering, or meetings. These two rooms are

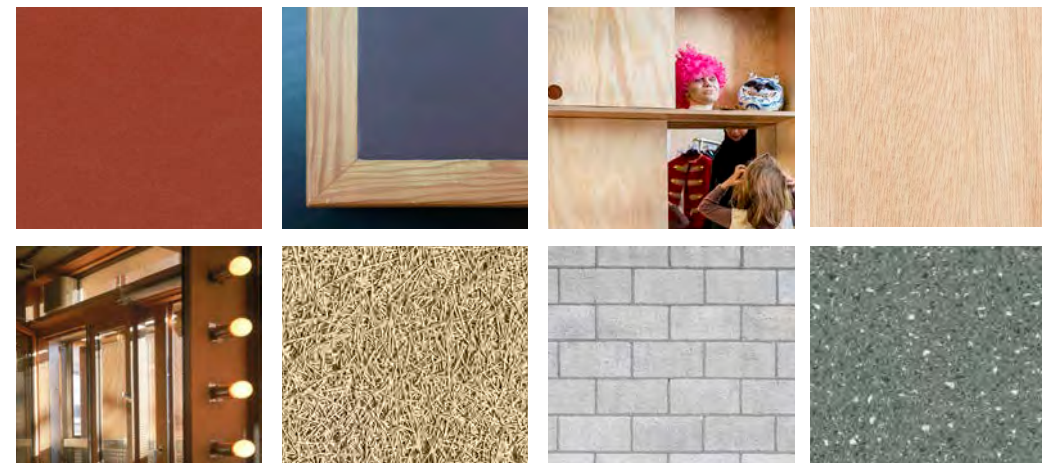
located at ground floor, on the front elevation, with external doors for direct access to the forecourt at the front of the building. The two rooms are connected by a set of double doors, allowing quick movement between the two, for large groups. The two flexible dressing rooms are equipped with a kitchenette each for tour catering, and have a set of double doors on their shared wall for ease of movement between the two spaces.

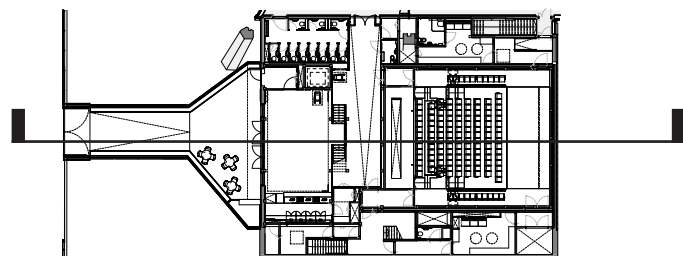
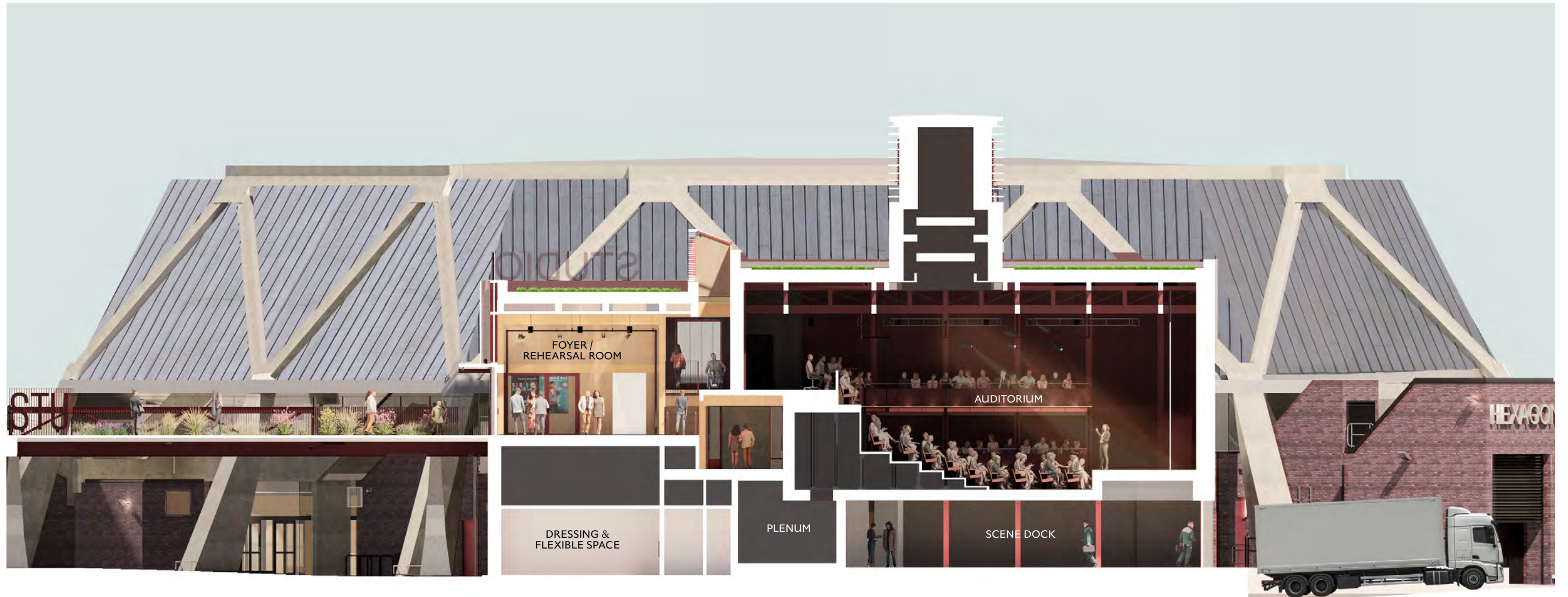
Dressing Rooms

The new studio dressing rooms are located on G+1, which is stage level. They have direct access to the stage, with a sound and light lobby to gather before entering the auditorium. The dressing rooms have roof lights to provide natural daylight, and will both be fitted with front lit make up counters, kitchenettes, hanging space and a sofa. All dressing rooms are accessible, but the dressing room on stage right has a dedicated accessible WC and shower, whereas the dressing room on stage left has a standard WC and shower.

WCs and Showers

The existing back of house toilet and shower block, next to the new scene dock, is going to be demolished and rebuilt. This is to provide a more efficient arrangement to maximise the usable space within the scene dock. A new bank of WCs have been introduced at G+1 for public usage, which includes baby change facilities. These WCs are ideally located at the junction with the existing Hexagon foyer. The scheme also has an accessible WCs G+1m, for easy access to wheelchair users at gallery level.





Section through the foyer / rehearsal room, auditorium, scene dock and laundry & wigs

4.16 INCLUSIVE ACCESS

The client and design team are committed to providing a high level of accessibility throughout the new building. Therefore, a key driver at the outset of this project has been to ensure that wheelchair users, those with limited mobility and people with buggies, are able to move freely throughout the new studio theatre, and that their experience isn't impaired by exclusive design. The team and client have been working with an access consultant to ensure that this aspiration is met within the new studio.

As well as working with an access consultant throughout the design process to date, the proposals were presented to an Access Disability Working Group in February 2024, which provided a forum for a range of users to be consulted on the designs before they are complete. This yielded constructed feedback, and led to the inclusion of an accessible WC at G+1m level of the foyer.

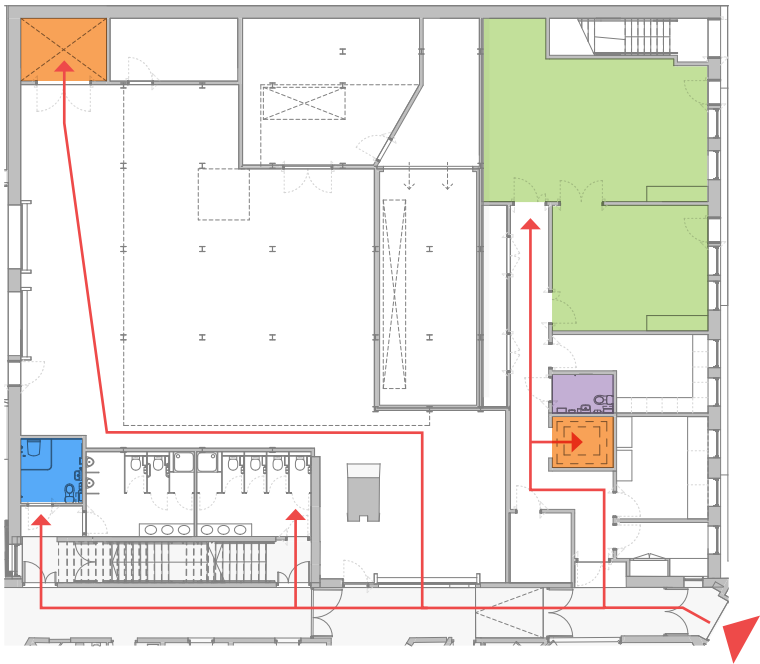
The diagrams on the following page show how the proposals consider accessibility within both the BoH and FoH spaces. For further explanation of the measures incorporated, refer to the Access Statement submitted as part of this application.

Inclusive design has driven many aspects of the proposed scheme, including:

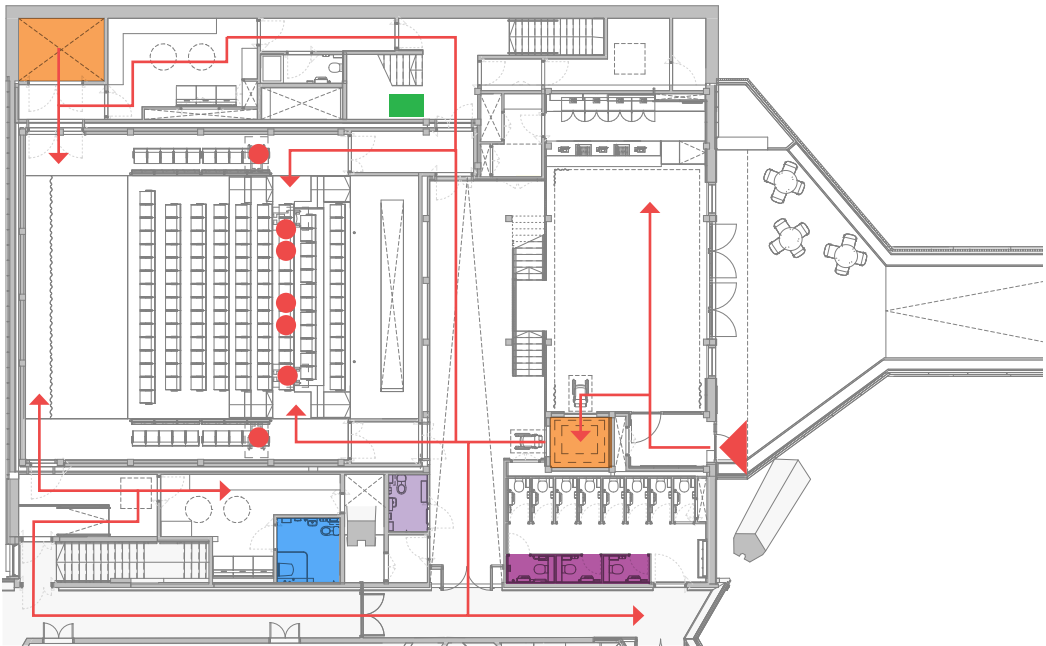
- Step free access to all levels, achieved via slopes, ramps or passenger lifts.
- Step free connection between the existing Hexagon foyer and the new studio theatre foyer.
- A new passenger lift between the Hexagon BoH and the new studio theatre BoH, offering step free access between the existing Hexagon BoH corridors.
- An accessible WC on G+0, G+1 and G+1m.
- An accessible WC and baby changing facility on G+1.
- A new Changing Places facility will be provided within the existing Hexagon in a future phase of works.
- An accessible WC and shower on G+0 and G+1 for performers and staff.
- Up to 10 wheelchair positions within the auditorium, in the theatre's primary end-on format; 3no. in the gallery and 7no. in the stalls.
- Powered entrance doors.
- Consideration has been given to the internal finishes and acoustic treatments of each space, to ensure that they are inviting, non-toxic, healthy and calm, making them open to all.

INCLUSIVE ACCESS MEASURES

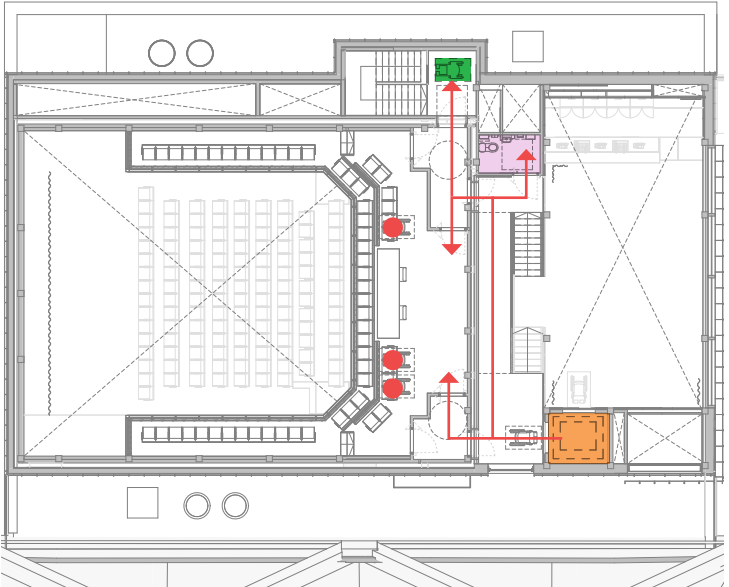
- Lift
- AWC
- AWC & Accessible Baby Change
- Ambulant WC & Baby Change
- AWC & Shower
- Changing Places Toilet
- Wheelchair Accessible Dressing Room
- Wheelchair Refuge Point
- Wheelchair Positions
- Step Free Circulation
- Step Free Entrance



G+0 Access Measures



G+1 Access Measures



G+1m Access Measures

4.17 ACCESS, SERVICING & REFUSE

ACCESS & SERVICING

The new studio theatre will increase the amount of BoH traffic and deliveries on the Hexagon site. This has been managed through the relocation of the get-in, from the east of the theatre next to stage door, to the west, directly accessed off the A329 slip-road. Not only does this provide delivery drivers with a more direct route to the theatre, it also offers dedicated parking space for two artics on site at all times, as well as removing artics from the increasingly vehicle dominated forecourt next to stage door. This new get-in will be supplemented by the stage door at the front of the building, next to a demarcated transit van parking zone, which will accommodate smaller deliveries to the FOH.

The storage of set and equipment as a result of these drop-offs, with be held in the scene dock.

Despite a greater number of productions occurring on the site, the number of staff members is not expected to increase. Consequently, the amount of staff parking has been retained. Additionally, whilst there will be minimal increase to the number of visitors to the building, it is felt that the town centre location, with accessible public transport links and the multi-storey car park immediately adjacent negates the requirement for increased on site parking. For those with limited mobility, there are dedicated parking zones at street level, directly adjacent to the Hexagon's street level entrance. Per the current set-up, this will be managed by the Hexagon staff.

See the Transport Statement for further details.

WASTE & REFUSE

The existing Hexagon theatre have a centralised bin store, located below the Queen's Court student accommodation, north of the site. The proposal for the new studio theatre is to maintain the existing waste and refuse strategy. This requires all waste to be removed during intervals or after productions, as the route from the foyer bar to the external bin is through FoH spaces.