

# REJUVENATION OF THE ALEXANDRA THEATRE



Indicative image of Theatre rejuvenation

## >Welcome!

We are pleased to welcome you to our community conversation event to discuss our vision for the rejuvenation of the Alexandra Theatre. Our exciting proposals will secure and transform our treasured building into a fit for purpose, state of the art venue for our audience, community, and cultural partners to enjoy for years to come.

This event has been arranged by Arun Arts and Arun District Council to provide information on the proposals for the rejuvenation of the Theatre. We aim to provide you with information, answer any questions and give you the opportunity to provide us with your feedback.

Local feedback will be important as we move these proposals forwards, and we hope today that you will help us to shape this investment which we are making into this valued community facility.

If you would like to receive any of the materials shown today as a paper copy, or speak with us directly after this event, please contact DevComms, our community representatives, at **0800 080 3178** or email **[regisrejuvenation@devcomms.co.uk](mailto:regisrejuvenation@devcomms.co.uk)**

**ALEXANDRA THEATRE**

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# ABOUT US



## About Arun Arts

Arun Arts is a registered charity, with a mission of providing local arts and social facilities to contribute to the personal and civic wellbeing, enrichment and enlightenment of our local community.

Our vision is to provide a range of arts and entertainment events and programmes at the Alexandra Theatre, combined with a mixture of wider community activities to deliver a welcoming space and ensure the local community benefits from excellent arts education, quality entertainment and involvement.

We'll be working alongside Arun District Council to deliver this scheme, and are excited to work collaboratively with our partner and local community to deliver an upgraded Theatre which offers a wide range of benefits.

## Arun District Council

Arun District Council has obtained funding from the Government's Levelling Up Fund to provide a range of improvements to Bognor Regis. This includes £12.19million for the rejuvenation of the Alexandra Theatre and we are excited that these funds will directly deliver major improvements to this vital community facility.

## The partnership

Arun Arts and Arun District Council are pleased to be working in partnership to bring forwards the rejuvenation of the Alexandra Theatre, and are aware of its importance to the local area and for the community. We are pleased to be working collaboratively with the local community to deliver an upgraded Theatre which offers a wide range of benefits.

## Delivering the rejuvenation

In September 2022 Arun District Council voted to approve an additional budget of £3 million to add to the £12.19million of Levelling Up Funds allocated for the Alexandra Theatre's rejuvenation, bringing the total budget to over £15 million.

As part of the regeneration of the wider Regis Centre site and to deliver the improved theatre, the Council has also secured the surrender of the long lease of the Regis Centre from Whitbread PLC, which includes the current restaurant / pub and Alexandra Theatre.

This agreement will also result in the construction, by Whitbread, of a new Premier Inn hotel on the south-eastern corner of the Regis Centre car park site, just south of the Town Hall. Whitbread are bringing forward these proposals separately, which will be subject to a forthcoming planning application.

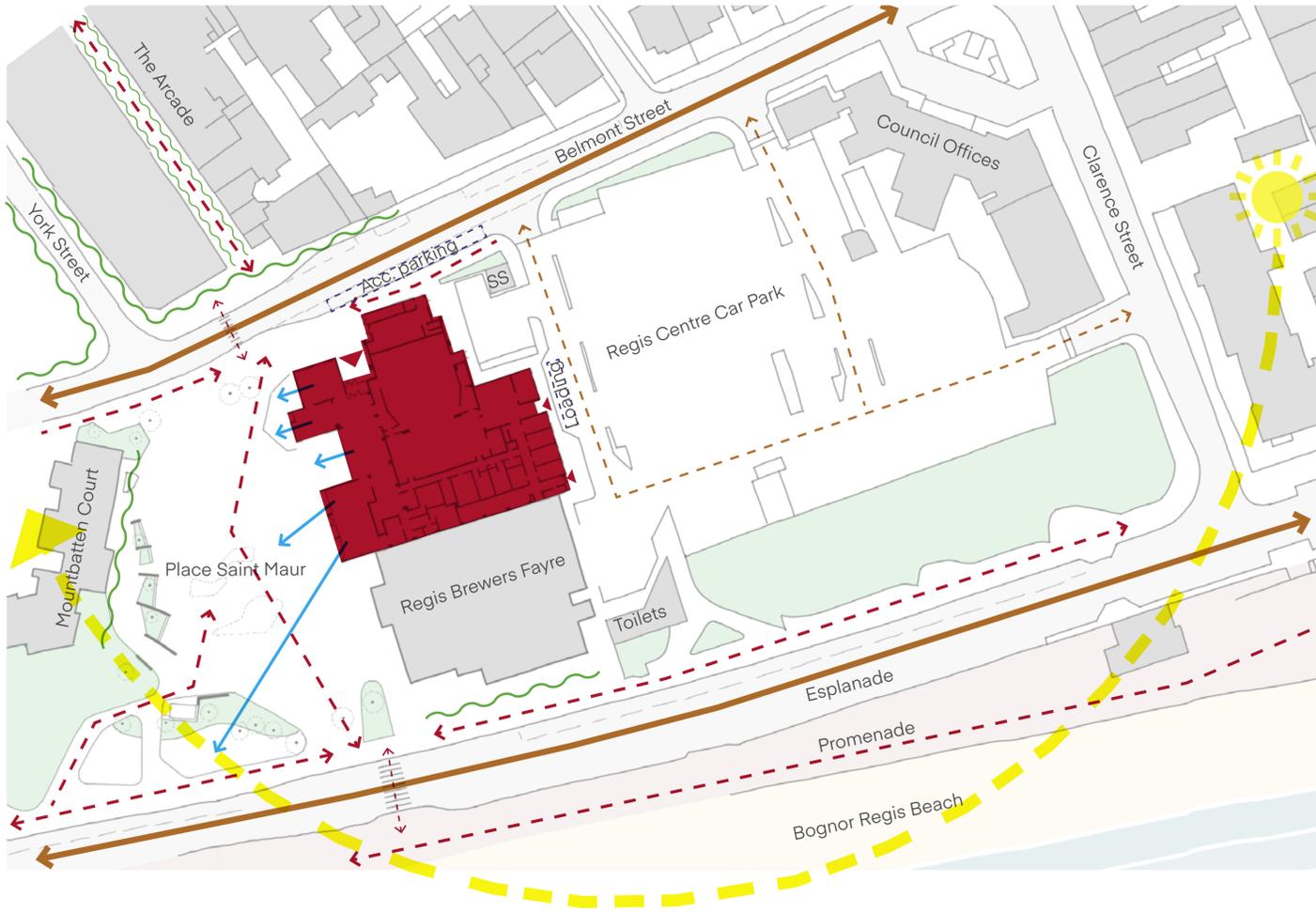
*“ This is the next piece of the puzzle of regeneration in Bognor Regis. For the town, this means that the council regains possession of the Regis Centre, and that the money is available for the theatre, so we don't end up making cuts to the project. We want a quality project and quality theatre that Bognor Regis deserves. ”*

Cllr Shaun Gunner, Leader of Arun District Council

*“ This is another step closer to us being able to deliver a top-quality arts, cultural and community venue for Bognor Regis. Not just to attract new and exciting acts, but also to support the multitude of community groups that use our spaces. ”*

Hazel Latus, BEM, Chairman on behalf of Arun Arts Co Ltd

# ALEXANDRA THEATRE



The Alexandra Theatre forms part of the Regis Centre which was completed in 1980 as a comprehensive leisure facility. The original building included a 364 seat theatre, an entertainment hall, restaurant space, cafeteria, bar, rehearsal studio and meeting rooms.

The Theatre is located immediately to the south of Bognor Regis Town Centre and is within close proximity to Bognor Regis Beach.

## The Theatre now

We aim to rejuvenate the theatre to maximise the opportunities which it can provide for the local community, including accommodating more events, as well as improving the quality of the now tired architecture and its relationship with the local area.



Existing theatre ground and first floor plans

**ALEXANDRA THEATRE**

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# OUR VISION



As with many coastal towns, Bognor Regis is positively seeking to improve its visitor offer as one of England's premier coastal tourist destinations.

Redevelopment of the Regis Centre, especially the Alexandra Theatre, gives us the opportunity to increase visitor numbers, improve the town's economy and create new employment opportunities, whilst also retaining existing jobs.

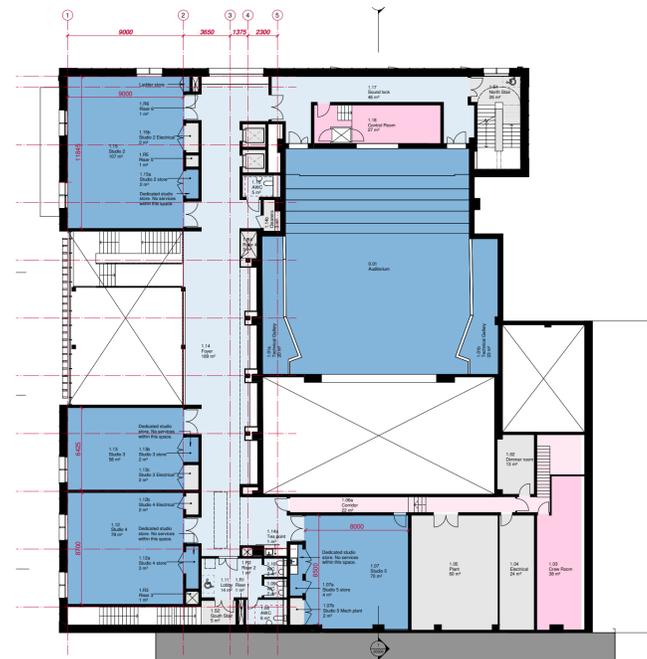
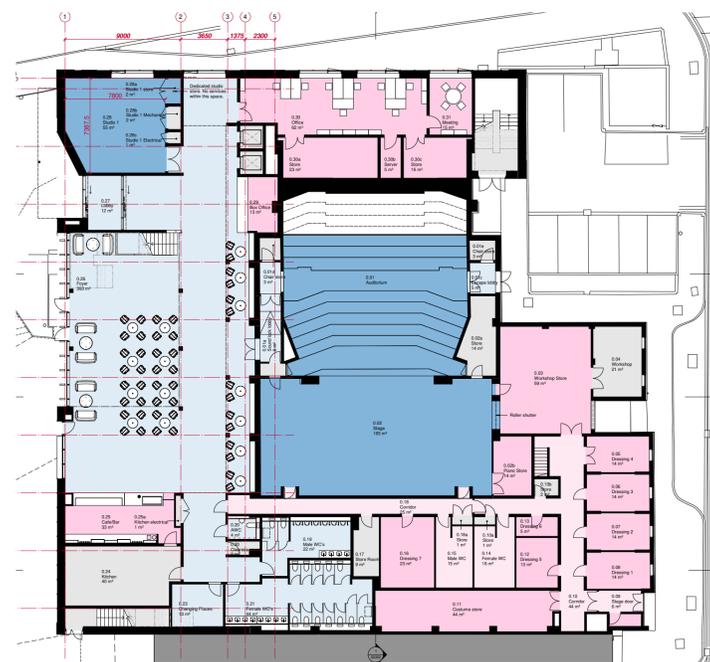
In order to help achieve this, our vision is to secure and transform the Alexandra Theatre into a fit for purpose, state of the art venue for our audiences, community, and cultural partners to enjoy for years to come.

The key improvements include:

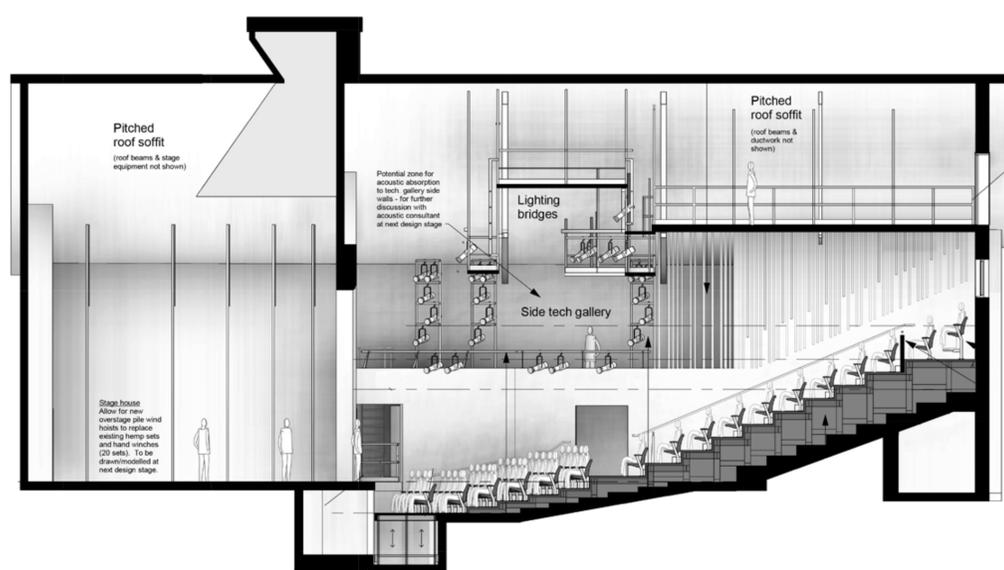
- Refurbishment of the main auditorium - improved sightlines, more legroom, displacement air systems and new technical infrastructure;
- Additional seat capacity in the main auditorium, to raise to 386 seats;
- A total of 2700sqm of arts/cultural floorspace, including 1455sqm of new and reprovisioned floorspace;
- A fully accessible double height foyer/exhibition space with bar & cafe facilities connected by two passenger lifts;

- Inclusion of a new dedicated space in the foyer areas for use as on-site / pop-up art gallery/display space; with the added facility for this in any of the studios when required ensuring an ever evolving and changing art display subject to external provider/interest;
- Improved catering and bar facilities;
- Five new airy studios with sprung floors and technical facilities. Some of these will be performance studios with staging and seating, with the potential for audio / visual connection to the main auditorium, allowing access for larger audiences to keynote performances;
- A striking contemporary and transparent façade spilling out on the new Place Saint Maur des Fosses;
- Improved energy efficiency measures.

These improvements aim to support the finest range of arts and entertainment events and programmes that are inclusive and diverse, inspiring audience groups to engage with new arts and activities in Bognor Regis.



Proposed ground and first floor plans



Section drawing of new main auditorium

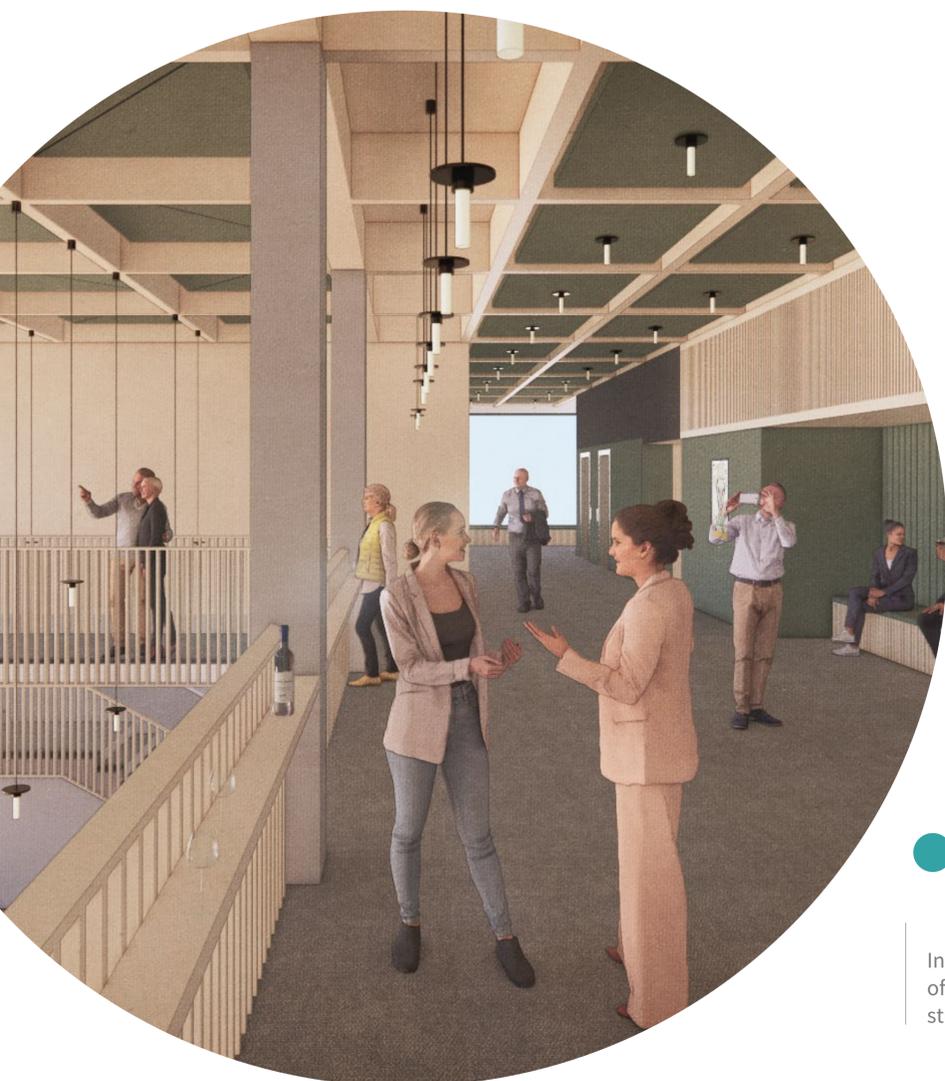
The rejuvenation of the theatre will also afford a number of benefits for the local area, which include:

- Attract new visitors to Bognor Regis;
- Improve visual amenity and attract attention and publicity;
- Improve facilities for local people and make a difference to their perspective of the town centre;
- Deliver long term investment into the Theatre's fabric to increase its life span - whilst also making the building more sustainable;
- Creating new jobs and retaining existing ones.

# A LOOK INSIDE

We are proposing to renew the interior of the auditorium, which will include:

- Introduction of new accessible ramped access within the sound lock lobby;
- The auditorium row spacing will be re-worked to address the existing leg room constraints and improve stage views via re-raking;
- Improved location of the walkways;
- Removal of the steps in the middle of the auditorium and replaced with well-integrated wheelchair and sound desk positions;
- Replacement of the auditorium seats and existing acoustic panelling;
- Introduction of a new control room and soundlock lobby on the first floor;
- Integrated timber bench seating against the auditorium wall at ground and first floor level.



Indicative images of cafe / bar and studio spaces

# FROM OUTSIDE



- Our proposals will rejuvenate and add to the existing theatre, without the need to fully demolish and rebuild the existing building, albeit the western section will be removed and rebuilt to house the new cafe and double foyer space. The proposed addition to the theatre will extend outward to the west and to the north in line with the substation.
- The lower level roof above the foyer will create a relief between the taller elements of the building and provide a sunken plant / equipment area that is hidden from view.
- A contemporary design is proposed, based on the rich and varied architecture of the surrounding area.

Below are some CGIs of our vision for the Theatre. The design (including materials, layout and other details) are still at a draft stage and will evolve as we work with our team and wider stakeholders.



**ALEXANDRA THEATRE**

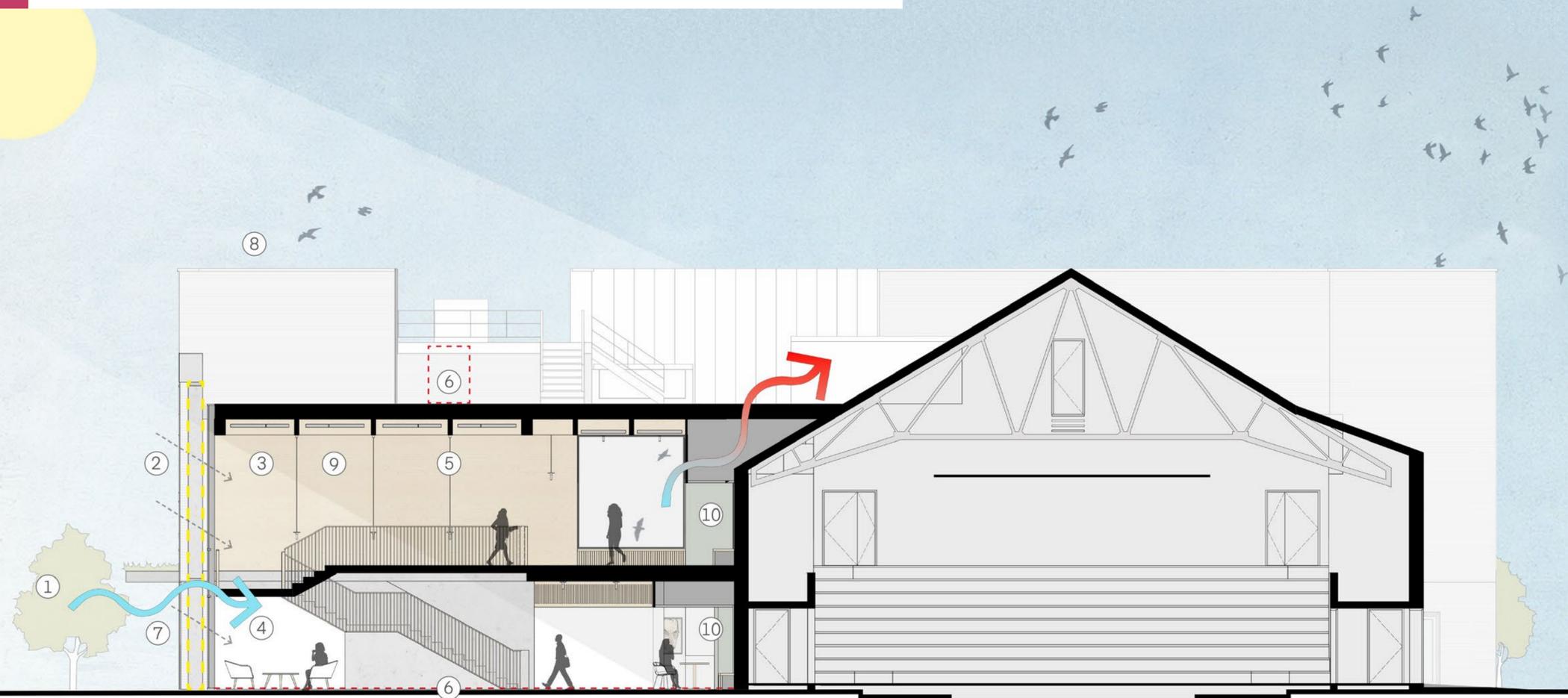
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# SUSTAINABILITY



Part of our vision is to ensure we deliver a sustainable scheme that helps to address the current climate crisis. We are committed to creating a sustainable development which is energy efficient and provides an improvement to the sustainability of the existing building.

**1**  Natural ventilation with stack effect. 'Mixed mode' ventilation strategy to maximise efficiency through seasonal variations

**2**  Façade design optimized to balance the provision of natural daylight whilst controlling solar gain with external shading

**3**  Low embodied carbon materials and use of materials with high recycled content

**4**  Fabric first approach with insulated envelope and thermal mass

**5**  Low energy LED lighting

**6**  ASHP for underfloor heating

**7**  Openable windows for user comfort

**8**  Potential PV array to new roof areas

**9**  Natural materials and plants to improve wellbeing

**10**  Acoustic absorption for user comfort

# ALEXANDRA

# NEXT STEPS



Thank you for taking the time to join us for our community conversation event.

We hope that it has been useful to see further information on our plans for the rejuvenation of the Alexandra Theatre.

We believe working with the local community is crucial to ensuring we deliver a rejuvenated theatre that increases its use and best meets local community need.

We will be holding further community events later this Spring to provide more information and hear views on our evolved plans for the theatre before a planning application is submitted.

We have provided a feedback form, which is also available on our dedicated project website, where we hope that you can sign up for updates and provide your thoughts to help us evolve our proposals.

We ask that all feedback is submitted by Friday 7th April 2023. More information, including these exhibition panels, can be found at our dedicated project website at:

[www.regisrejuvenation.co.uk](http://www.regisrejuvenation.co.uk)

## The team



## Let's keep in touch!

If you have any questions or would like to speak to a member of our team, please get in touch at:

Phone:  
**0800 080 3178**

Email:  
**regisrejuvenation@devcomms.co.uk**

