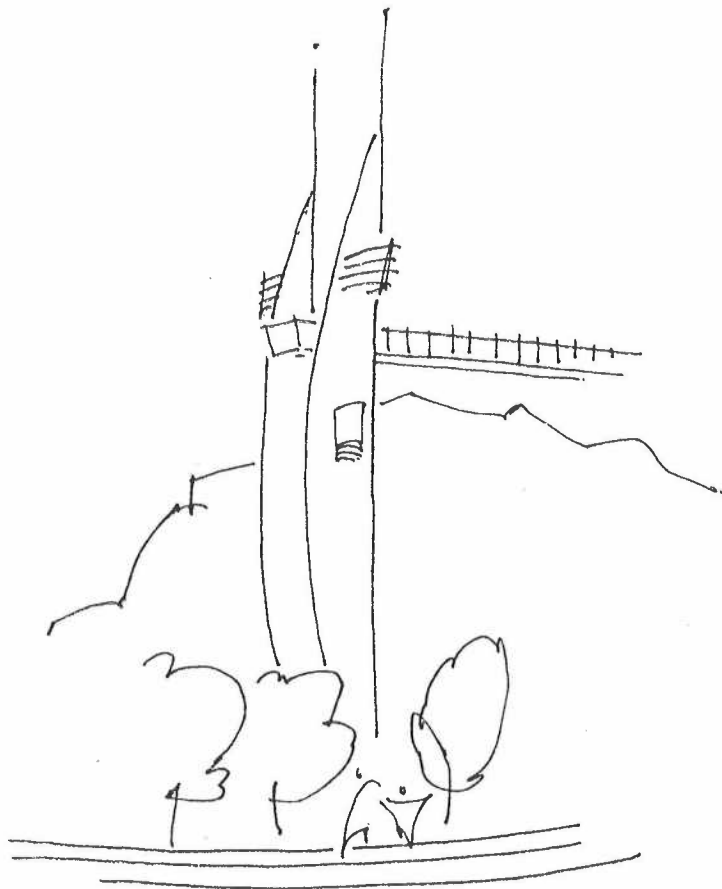


# Proposed Redevelopment of Fort Regent

## Phasing Document



J E R S E Y

**Sport Leisure  
and Recreation**



saville jones | architects

February 2002

**1.0 Introduction**

- 1.1 This Revised Development Report takes the previous reports a stage further towards the realisation of this interesting and exciting project. The purpose of this report is to set out the redevelopment of Fort Regent in terms of phasing to suit the allocation of funding by the States of Jersey, which is spread over a 10-year period.

## 2.0 Design and Construction Phasing

- 2.1 The work has to be phased in a way that affords an annual spend that is in line with the allocation already agreed by the States of Jersey. The annual expenditure that has been agreed by The States is £2million per anum, which is to be indexed linked.
- 2.2 The phasing has been considered, therefore, with an annual expenditure in mind, but also in a way that allows the construction and SLR operations to coexist for the redevelopment period. Temporary accommodation and measures have been considered to maintain use of facilities within Fort Regent.
- 2.3 There will inevitably be a loss of some activities at certain periods of the redevelopment and where this is the case that loss is recorded within this report.
- 2.4 One of the most significant aspects of Fort Regent as it stands, is that of access from St Helier. We, have, therefore, prepared the phasing of this scheme on the basis of working from the north end of the site southwards. This allows the access from Snow Hill to be completed first, which means that once the new facilities come into use within the Fort, new improved access is already there to service these new facilities, which will encourage new users right from the outset.

### 3.0 Phase 1

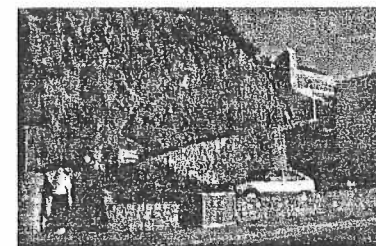
3.1 This phase comprise the following:

- Remodelling of Snow Hill including demolition of existing, redundant buildings
- Lifts from Snow Hill including walkway to the North Redoubt.
- Access from the top of the lift towers into the Fort
- The new Visitors' Centre.
- Heritage Trail

Design development and production information would start in 2003, with a proposed construction commencement in the third quarter of 2004.

### 3.2 Access

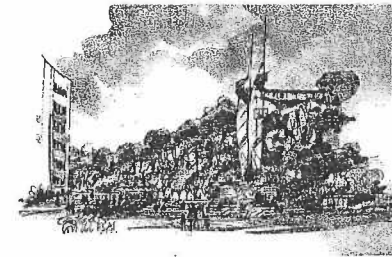
Access to the Fort is considered a key contributor to its future success as a sporting facility and also as a visitor and tourist attraction. The current route from the town is through the Pier Road car park and then by means of a series of escalators or steps. The vehicular route, which would remain, is via South Hill and Fort Regent Road.



3.3 Throughout this phase of the work, customers would continue to have access by road or by way of the existing pedestrian access routes. The northern end of the external ramparts around the Fort would be partially closed to the public to provide the Contractor with a suitable working area. Safety is paramount during construction and so the closure of this area is unavoidable.

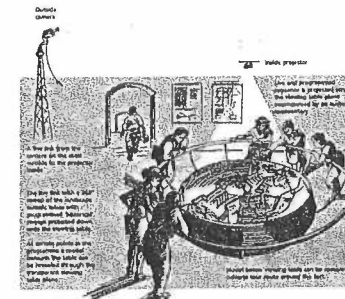
3.4 The new access to the Fort level from Snow Hill will be available on completion of this stage, although not into the Fort itself, only to the external areas and the new Visitors' Centre.

- 3.5 Access for the Contractors in Snow Hill would be from The Cut. The Contractors' access at the top of the Fort, for constructing the Walkways and Visitors' Centre would be via the East Ditch.
- 3.6 Within this Phase of the development, all the current activities within Fort Regent would remain in use, with the south entrance remaining as the control point. Consequently, this phase will have minimal impact upon the use of the Fort apart from the external East Ditch and North Redoubt.
- 3.7 The new lifts will provide an attractive, fast ascent from Snow Hill to the hilltop, taking approximately 30 seconds. Visitors will arrive at an enclosed glazed platform. This journey will provide attractive views of the town and coastline both from the glass lifts and the platform at the top. Visitors will then be able to continue their journey from the lift platform along the walkways to the Visitors' Centre, or continue on into the Fort, or out to the external Ramparts. At the completion of this phase, however, access into the Fort would be limited as the next phase of construction involves altering this end of the Fort. However, the lifts will be available to tourists and others interested in the historic features and the views the hill top affords.



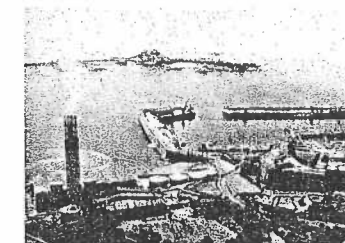
3.8 Visitors' Centre

The new Visitors' Centre will provide information on the history of the Fort, together with information on the flora and fauna found around the Fort's external areas. Within the Visitors' Centre there would be refreshment facilities, a heritage shop, orientation point including a camera obscura. It will provide a new focus for the historic interest the Fort provides, together with information on the island, past and present.



3.9 Heritage Trail

This Phase would also include the installation of the Heritage Trail around the ramparts, which would highlight the historic points of interest around the Fort and also the historic relevance of the buildings and other features visible from the Ramparts, such as Elizabeth Castle.



3.10 The total estimated cost of this Phase of the work is £4,140,000 (which includes £620,000 for the heritage attraction), excluding fees.

**4.0 Phase 2**

4.1 This Phase comprises the following:

- Creation of the new Health and Fitness Facility at north end of Fort Regent
- New changing, sauna, steam and spa relaxation area
- Refurbishment of existing Squash Courts
- Proportion of refurbishment of the building at Rampart and Parade levels
- Formation of new North Entrance.

Design development would be concurrent with Phase 1 in 2003 with production information carrying during the latter half of 2005, with a start date on site programmed for the end of 2006.

4.2 Health and Fitness Suite

One of the most important areas of redevelopment within Fort Regent, is the provision of a new, state of the art health and fitness facility. This will be located close to the new north entrance to the Fort, so that on completion, customers will immediately be able to gain access to the best facilities on the island, via the new lift access from Snow Hill. The new facility will include a large exercise area comprising the latest cardiovascular and resistance equipment, arranged on two levels, together with associated changing accommodation and a dance studio.

4.3 The new health and fitness facility will have its own reception area, which will act as a focal point for advice on exercise and lifestyle. There will also be an office, treatment/therapy rooms and a fitness assessment room.

4.4 This area will require a significant level of mechanical and electrical servicing in order to provide a comfortable environment for customers. The installation of this equipment will be part of this phase.



- 4.5 During this Phase of the work, the existing Health and Fitness would have to be closed to provide space for the contractors to work. As this is a major facility within the Fort and it is important not to lose the existing customer base, alternative accommodation would be created for this activity. The existing swimming pool will be closing in April 2004 and it is proposed that a temporary conversion of the pool be undertaken to provide a base for the Health and Fitness facilities for approximately 12 months.
- 4.6 Contractor's access during this phase would be from the East Ditch.
- 4.6 The total estimated cost of this phase of the work is £4,940,000, excluding fees.



## 5.0 Phase 3

This Phase comprises the following:

- Refurbishment of the Rotunda/Queen's Hall
- Conference Facilities
- Climbing wall
- New main entrance and canopy
- Refurbishment of Parade Level

and design work would commence at the beginning of 2007, with production information starting in the summer of 2007 and construction starting during the summer of 2008.

### 5.1 Queen's Hall

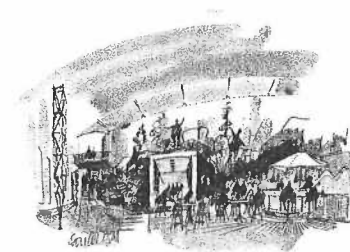
The refurbishment of the Rotunda will provide a further sports venue with badminton, basketball, volleyball, five-a-side netball and hockey courts, with a clear height of 6.7m, which will again provide for recreational standards of play.

### 5.2 Conference Facilities

A new floor inserted into the existing Queens Hall, will provide a dedicated area for conferences. This new facility could seat up to 2500 people and would include a stage area. This level would also provide a large bar and foyer area, toilets, cloakroom, break-out rooms and a backstage area including a green room.

5.4 Climbing Wall

A new 3-dimensional climbing wall will be erected around part of the external drum that forms the Queen's Hall and rotunda. This will provide authentic climbing practice, including and cave and ledge, all undercover. There will be space for spectators, thereby allowing the facility to be used for competitions.



5.3 Included within this phase of construction is the remodelling of the existing main entrance. This will include the removal of the existing extension that forms the entrance, and the provision of a new canopy. The main entrance activities then being moved to within the main fort structure.

5.4 Again, there will be elements of refurbishment of the existing structure as required.

5.5 During this phase of the work, there will be restricted access for the public at Parade level; the Queen's Hall will be closed together with the galleries around it and the existing catering outlet will be closed. Alternative catering can be provided throughout this phase of the work, although it is likely that this would be to a reduced level of service. The south entrance will be closed for a period of approximately 6 months towards the end of this phase and a temporary access via the West Bastion provided.

5.6 The Contractor's access to the work during period would again be through the West Bastion.

5.7 The total estimated cost of this Phase of the work is £6,545,000, excluding fees.

## 6.0 Phase 4

This Phase comprises the following:

- New Sports Arena
- Refurbishment at Rampart and Parade levels
- New multi-purpose area
- Refurbishment of the existing catering provision

and design work would commence during the first quarter of 2010 with production information would commencing in towards the end of 2010, with the proposed construction commencing early in 2012 with the whole redevelopment being completed by the end of 2013.

### 6.1 Sports Arena

The new eight-badminton court sports hall will provide a new sports arena for casual play and competition and matches. It will be designed to international standards, with permanent spectator seating for up to 400 people. For centre-court, premier events, the seating could be increased, providing up to 1000 spaces. The floor of the hall will be a resilient floor, to lessen the risk of impact injury and will be marked out for a variety of sports, including badminton, basketball, volley ball, five-a-side football, netball and hockey.

6.2 The hall will be flexible in its use by the provision of dividing curtains and removable rebound walls to allow differing activities to take place concurrently.

6.3 A new multi-purpose area will be located between the sports hall and the health and fitness facility, which could be used for a whole range of different sports and activities, including martial arts, rollerblading, additional badminton courts, dance and so on.

6.5 Catering

The existing catering outlet to the south of the Queen's Hall will be refurbished to provide a bright, modern facility in keeping with the new centre.

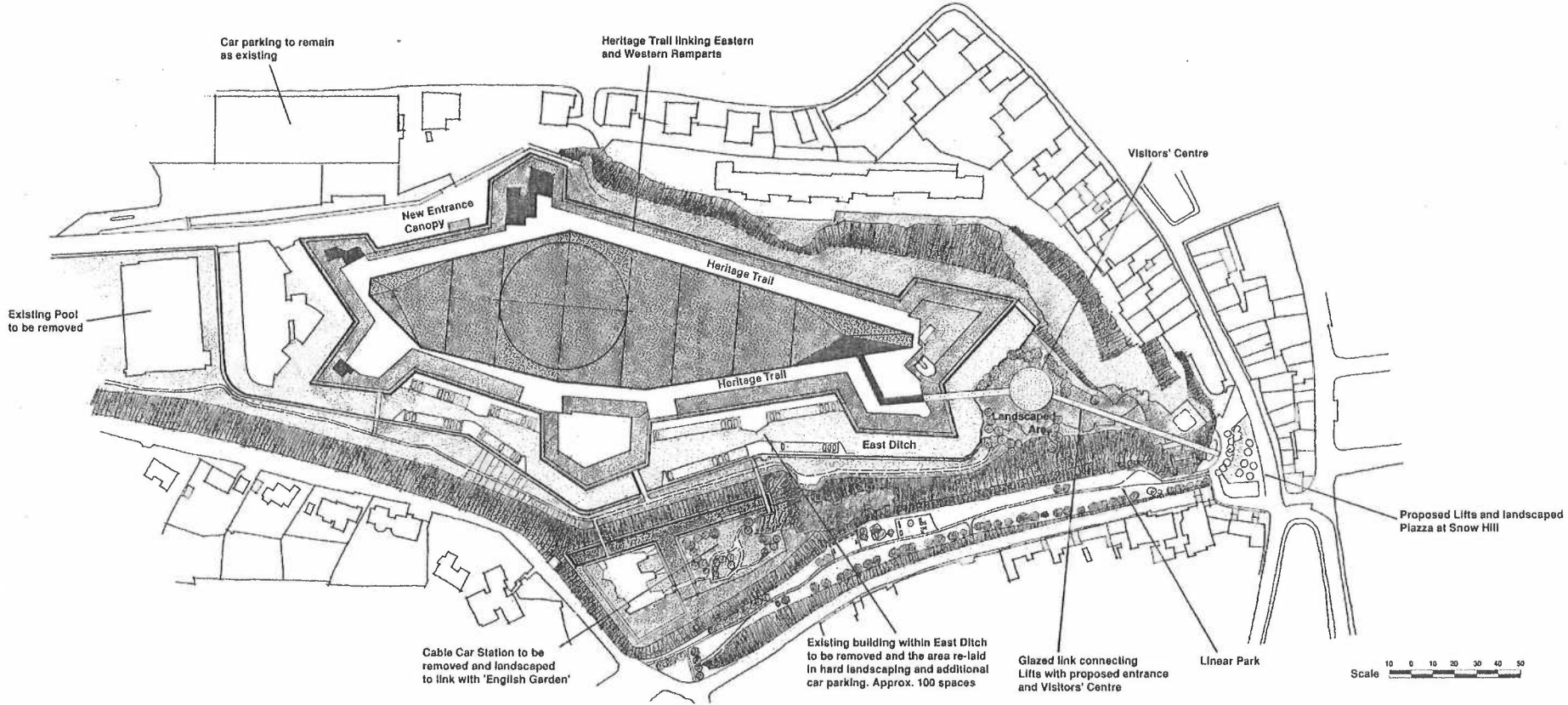
6.6 As with phase 3, this part of the programme will also include some element of refurbishment to the ramparts and parade level of the Fort.

6.7 During this phase of construction, there would be restricted access for the public to the area concerned at Parade Level. There would remain access from the new North Entrance to the Health and Fitness facility, and by means of the upper Rampart level to the south end of the Fort.

6.8 The Contractor's access for this work would be through the West Bastion and they would have a fenced off area at Parade level maintaining a public access at Rampart Level by means of protective hoardings.

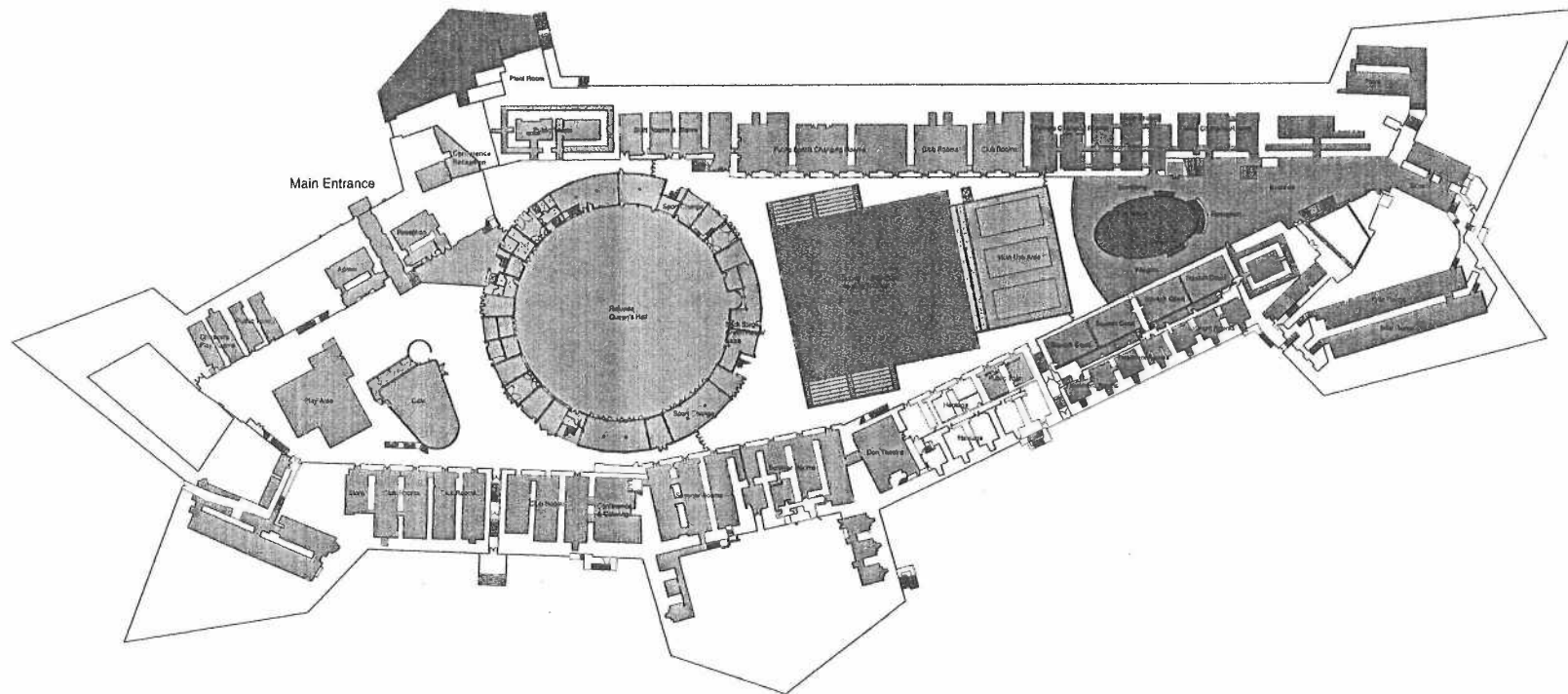
6.9 The total estimated cost of this Phase of the work is £4,950,000 excluding fees.

Phase	New Facilities Created	Existing Facilities Affected	Facilities Still in Use	Cost
1	High-speed access from Snow Hill, Snow Hill Piazza, Visitors' Centre, links to Fort Regent and Heritage Trail.	Some outside garden areas	Whole of interior of Fort Regent and most of the external ramparts	
2	New entrance into the Fort, new health and fitness facility, new changing rooms, including sauna, steam room and spa, refurbishment of the squash courts and some refurbishment of the ramparts.	Existing health and fitness suite, changing rooms and the external ramparts at the northern end. The existing pool building would be converted to provide temporary health and fitness facilities.	Remainder of Fort Regent	
3	Refurbishment of the Queens Hall, new conference facilities above Queens Hall, climbing wall, new main entrance and canopy and refurbishment of some of the ramparts	Queens Hall, most of the Parade Level and existing catering facilities	The New Health and fitness facility and changing rooms, Gloucester Hall; children's play and club rooms.	
4	New sports hall, new multi-purpose area, refurbishment of the Parade level and refurbishment of catering provision.	The existing main entrance, Gloucester Hall	The New Health and fitness facility and changing rooms, Queens Hall and areas south of Queens Hall, rampart	

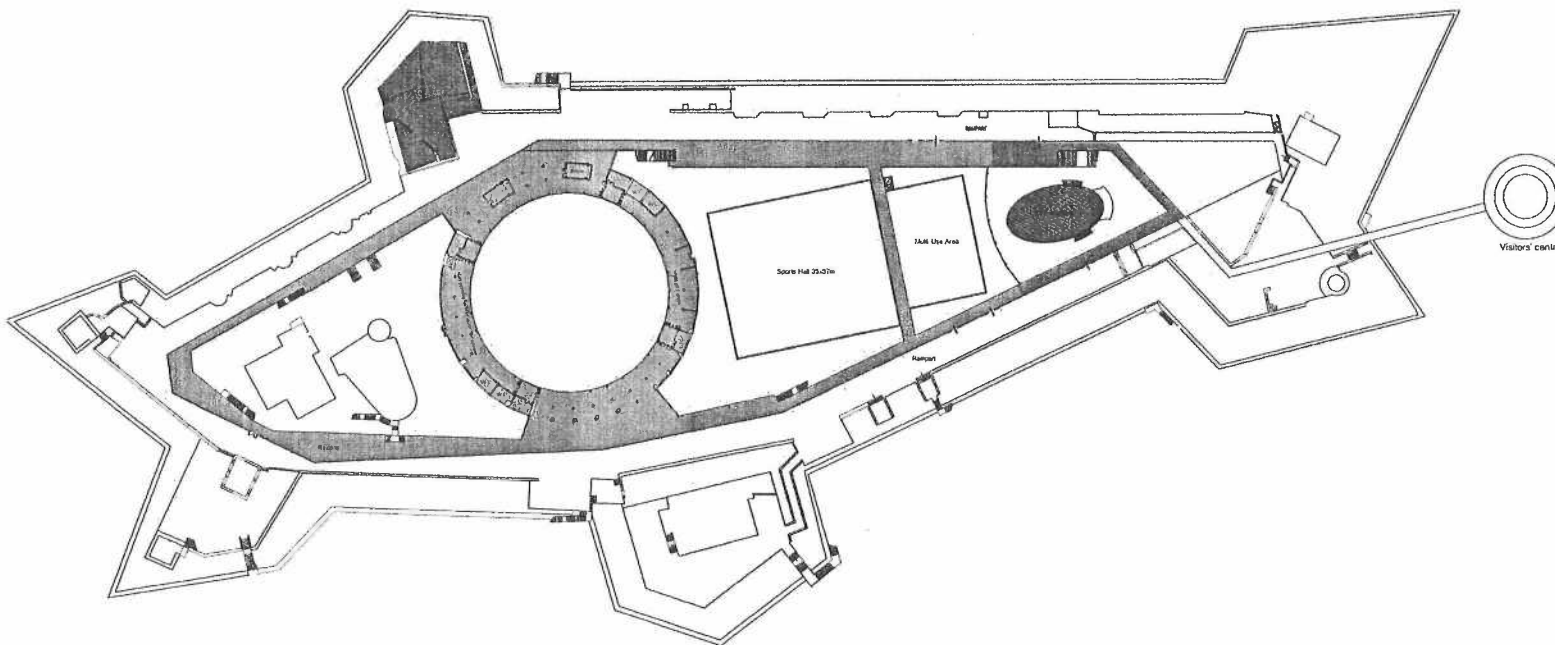


- Key
- Phase 1
  - Phase 2
  - Phase 3
  - Phase 4
  - Most Decline

SITE PLAN



- Key
- Phase 1
  - Phase 2
  - Phase 3
  - Phase 4
  - West Bastion

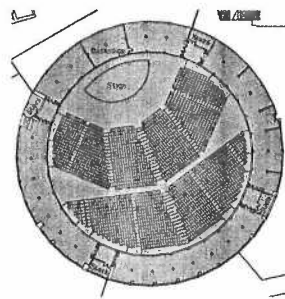
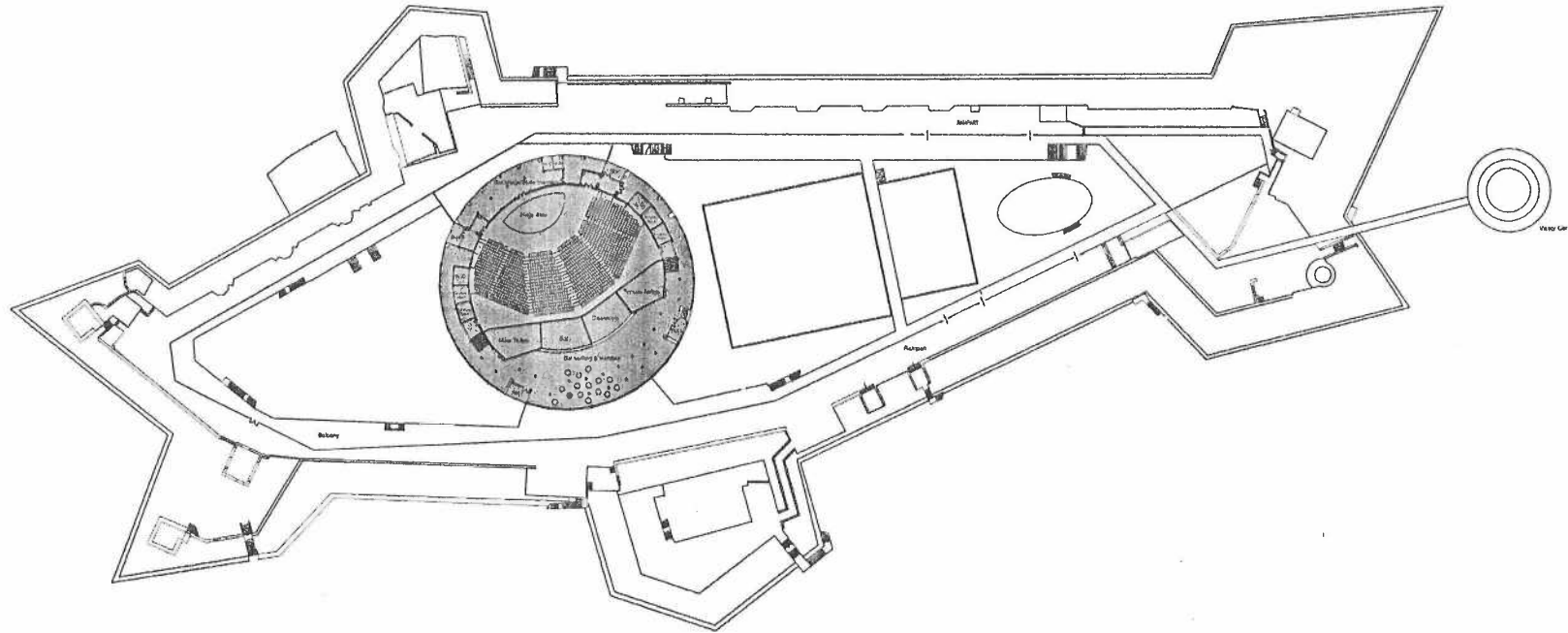


- Key
- Phase 1
  - Phase 2
  - Phase 3
  - Phase 4
  - West Bastion

RAMPART LEVEL



DRAFT



- Key
- Phase 1
  - Phase 2
  - Phase 3
  - Phase 4



**SUMMARY OF ESTIMATED BUDGET COSTS**

	£
<b>PHASE 1</b>	
Lifts, access walkway and visitors' centre from Snow Hill to the Fort, including clearing existing buildings within the East Ditch and forming new hard landscaping for car parking removing cable stations and forming new soft landscaping area.	3,520,000
Heritage attraction.	620,000
<b>PHASE 2</b>	
New Health and Fitness Facility including mechanical and electrical requirements externally and a proportion of the refurbishment at Rampart level and Parade Level.	4,940,000
<b>PHASE 3</b>	
Refurbishment of Queens Hall and the rotunda, including new conference facilities, climbing wall, including new Main Entrance, external canopy and a proportion of the refurbishment at Parade Level.	6,545,000
<b>PHASE 4</b>	
New Sports Hall and Multi-Purpose Area, children's play and catering facilities, and a proportion of the refurbishment at Rampart Level and Parade Level.	4,950,000
	<u>£20,575,000</u>

Notes:

1. Costings are based on first quarter 2002 prices with an allowance for general inflation and Jersey rates and market movements, no further allowance for fluctuations has been included.
2. The costings are based on one contract being placed for the total sum, the works being pashed but providing continuity of work.
3. The costings exclude the following:
  - Professional and statutory fees
  - Demolition of swimming pool
  - Conversion of Sea Cadets accommodation
  - Client 'fit out' (IT Networking and equipment, telephone system, fitness stations, loose fittings and furniture, etc.).

**BUDGET COSTINGS**  
**PHASE 1**

**LIFTS & WALKWAY FROM SNOW HILL  
TO FORT AND VISITORS' CENTRE:**

	£	£	£
Substructure to lifts, plant room and kiosk	57,000		
Construction of plant room and kiosk	25,000		
Precast concrete self-finished encasement units & insitu filling & reinforcement to lifts with feature detail one side	128,000		
Preparation of rock face, anchor points and filling between lifts	37,000		
Plant housing & observation area at high level	76,000		
Conical towers at head of lifts	43,000		
2no panoramic lifts as Otis estimate including BWIC	915,000		1,281,000
	<hr/>		
Alternative costs for lift with glass enclosure		1,385,000	
<b>Walkway:</b>			
Substructures to steelwork	73,000		
Steelwork including treatment	140,000		
Oak flooring and joists	78,000		
Aluminium standing seam roof sheeting	43,000		
Single toughened glazing	111,000		
Ramps, steps, landings & balustrading	37,000		
Form opening in existing Fort cladding for Walkway entry	12,000		494,000
	<hr/>		<hr/>
			£1,775,000

	£	£	£
			1,775,000
<b>Engineering Services:</b>			
Mechanical & Electrical installations as reported by Jersey Energy	123,000		
BWIC engineering services	12,000		
Allowance for diversion of existing sewer within Snow Hill	123,000		258,000
			<hr/>
			2,033,000
Allowance for Preliminaries & Contingencies			387,000
			<hr/>
			2,420,000
<b>Visitors' Centre:</b>			
Substructure	43,000		
Steelwork including treatment	143,000		
Oak flooring & joists	59,000		
Aluminium standing seam roof sheeting	55,000		
Single toughened glazing	74,000		
Doors	20,000		
Internal arrangement	72,000		
Mechanical & electrical installations as reported by Jersey Energy	149,000		
BWIC engineering services	12,000		627,000
			<hr/>
Allowance for Preliminaries & Contingencies			106,000
<b>External Works:</b>			
Clear existing buildings within East Ditch and form new hard landscaping for car parking	232,000		
Remove Cable Stations and form new soft landscaping area	73,000		305,000
			<hr/>
Allowance for Preliminaries & Contingencies			62,000
			<hr/>
			<b>£3,520,000</b>
			<hr/>

## PHASE 2

	£	£
<b>Health and Fitness Suite</b>		
Demolitions	37,000	
New construction of fitness & aerobics areas, staircases, reception area, etc	794,000	
New link bridge	73,000	
Allowance for acoustic screening	62,000	
New floor coverings to general central areas	31,000	
Plastered ceiling to underside of steelwork	165,000	
Refurbishment & 'Fit-out' of existing areas to form changing rooms, toilets, treatment rooms, spas, steam room and saunas	389,000	
Mechanical & electrical installations as reported by Jersey Energy	1,154,000	
BWIC engineering services	92,000	
Proportion of refurbishment work at Rampart level and Parade level	1,185,000	
Temporary health & fitness accommodation within the existing pool building	200,000	4,182,000
Allowance for preliminaries & contingencies		758,000
		<b>£4,940,000</b>

**PHASE 3****Rotunda/Conference Hall**

	£	£
Construction of climbing wall	335,000	
Budget for conference facility	4,500,000	
Refurbishment & 'fit-out' of existing toilets	55,000	
Minor refurbishment & redecoration of existing rooms and construction of new toilets	205,000	
New floor coverings to general central areas	80,000	
Refurbishment existing lift	20,000	
External canopy	30,000	
Mechanical & electrical installations as reported Jersey Energy	500,000	
BWIC engineering services	65,000	
Proportion of refurbishment at Parade level	275,000	6,065,000
	<hr/>	
Allowance for Preliminaries & contingencies		480,000
		<hr/>
		<b>£6,545,000</b>
		<hr/>



**PHASE 4**

	£	£
<b>Multi-Purpose Area/Sports Arena</b>		
Demolitions	25,000	
New construction of Sports Hall, with provision of seating and steps	1,054,000	
Sprung floor to multi-purpose area	50,000	
Lift installation	50,000	
Refurbishment and 'fit-out' of existing areas to form changing rooms, toilets, etc	245,000	
Redecoration of clubrooms	18,000	
New floor coverings to general central areas	110,000	
Plastered ceiling to underside of steelwork	202,000	
Mechanical & electrical installations as reported by Jersey Energy	1,098,000	
BWIC engineering services	123,000	
Proportion of refurbishment work at Rampart level and Parade level	1,170,000	4,145,000
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Allowance for Preliminaries & contingencies		805,000
		<hr/> <b>£4,950,000</b> <hr/>



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February 2002

**Acknowledgement**

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

Structural Engineers – Adams Kara Taylor, London

Services Consultants – Jersey Energy, St Saviour

Quantity Surveyors – Boxall Sayer Ltd, Bognor Regis



