

Erdington Baths

Revised Proposal Extent

24.03.2023

In reviewing the planning approved extent of proposed spatial uses and the scope for delivery with costs, the core aspect of the enterprise hub has been retained in focusing on the main hall space design retention. This will create the intended 20 studio pod spaces across ground level and the additionally created mezzanine level, with the timber material detailing to ensure quality of finish and provision to future tenants.



Proposed internal view: Main Hall

Additionally, the main hall provides a flexible co-working zone for up to 30 people, which can also be reconfigured for stage use in events and performances.

The main areas of reduction for client delivery in phase 2 surround the ancillary spaces adjacent to the main hall, which can operate as separate entities with future tenants of these spaces now able to fit-out and finish the space according to their own requirements, with power connection and the shell of the space provided. These spaces are three offices, a restaurant/kitchen, and nursery with mezzanine and outdoor play area.

The revised total of Ground Floor Internal Area is 1072.6m² (or 11,545ft²), which is completed works area provided in phases 1 and 2 as proposed.



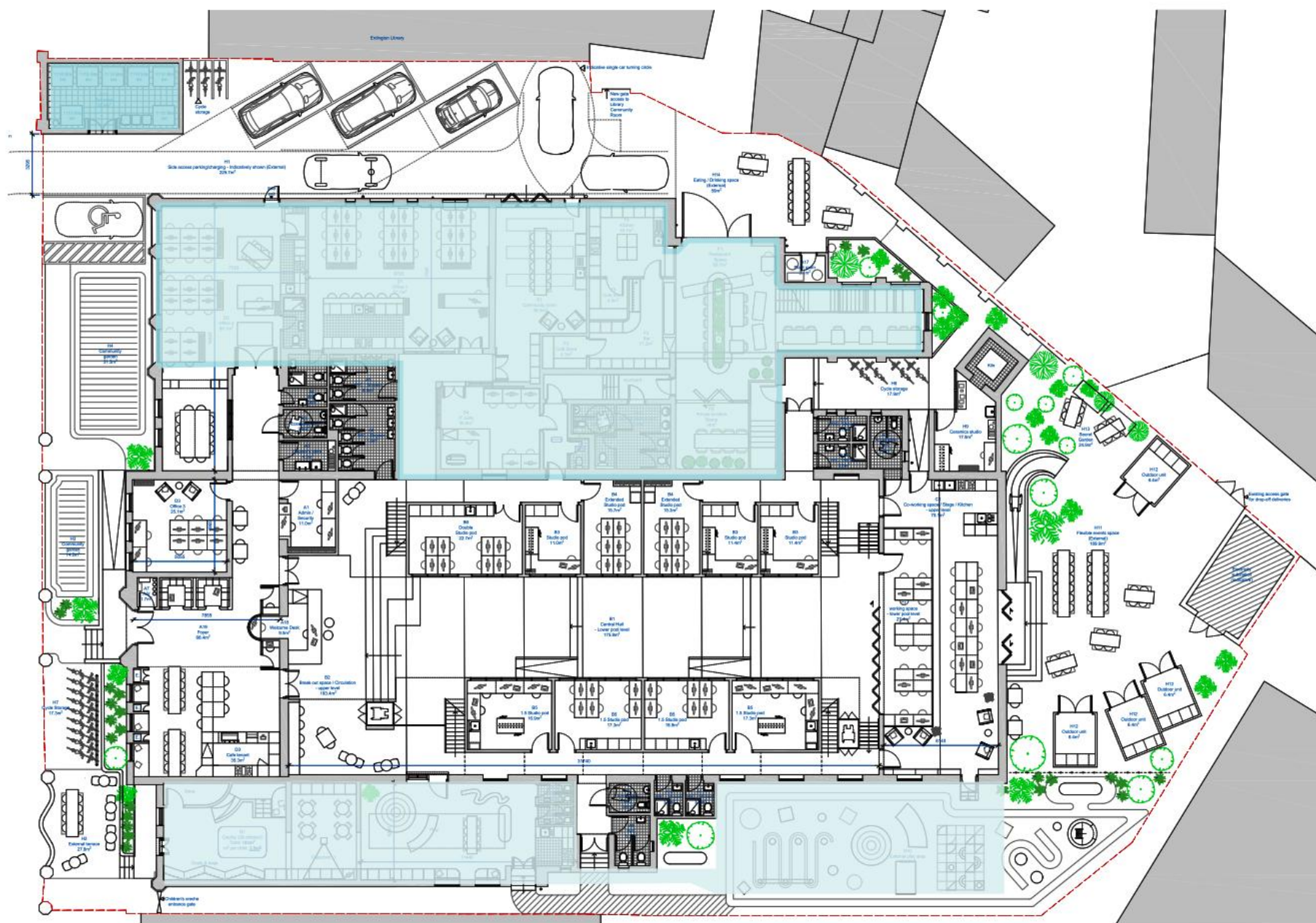
Proposed external view: Rear courtyard

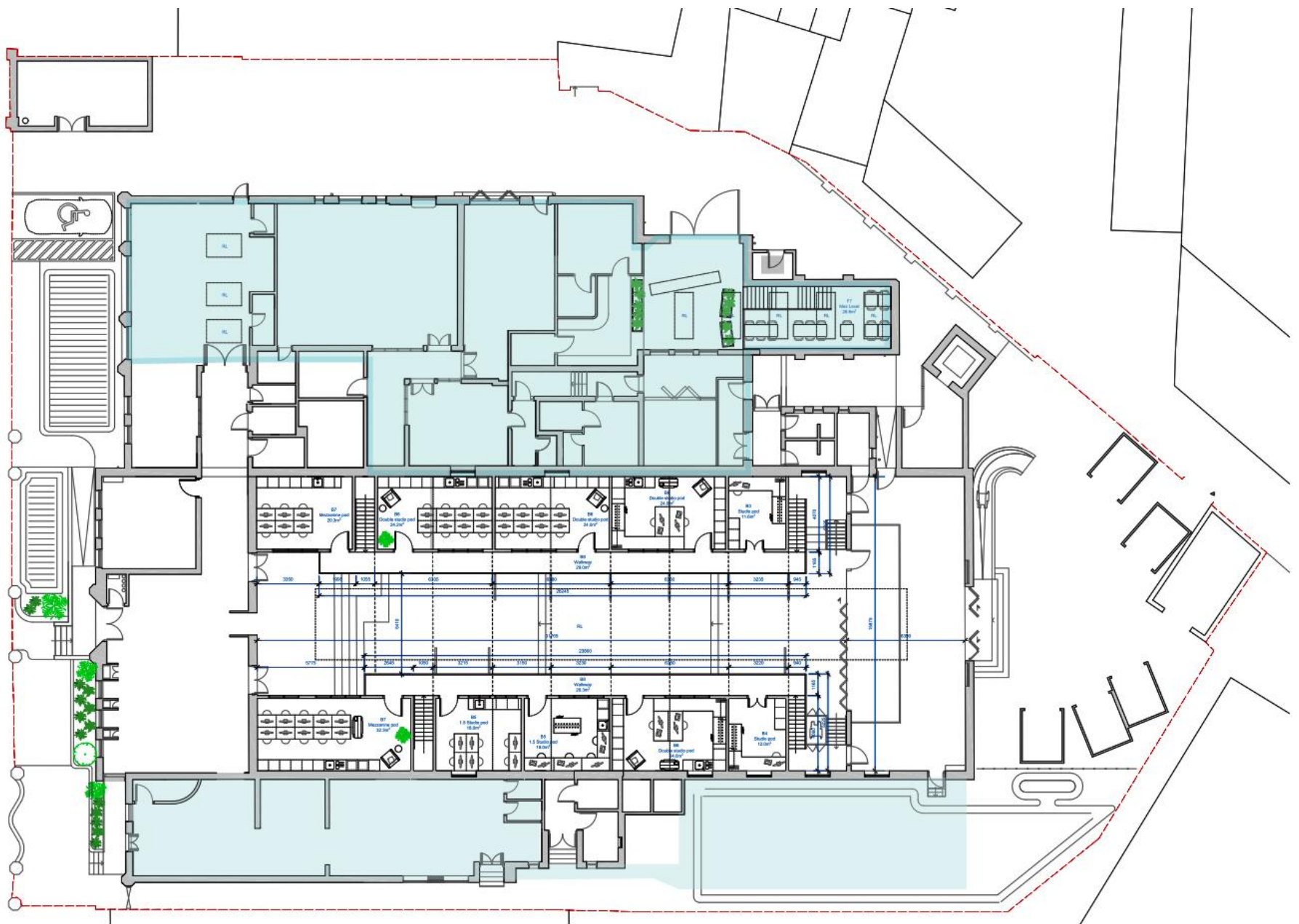


^Proposed Plan Layout Use Diagram (nts)

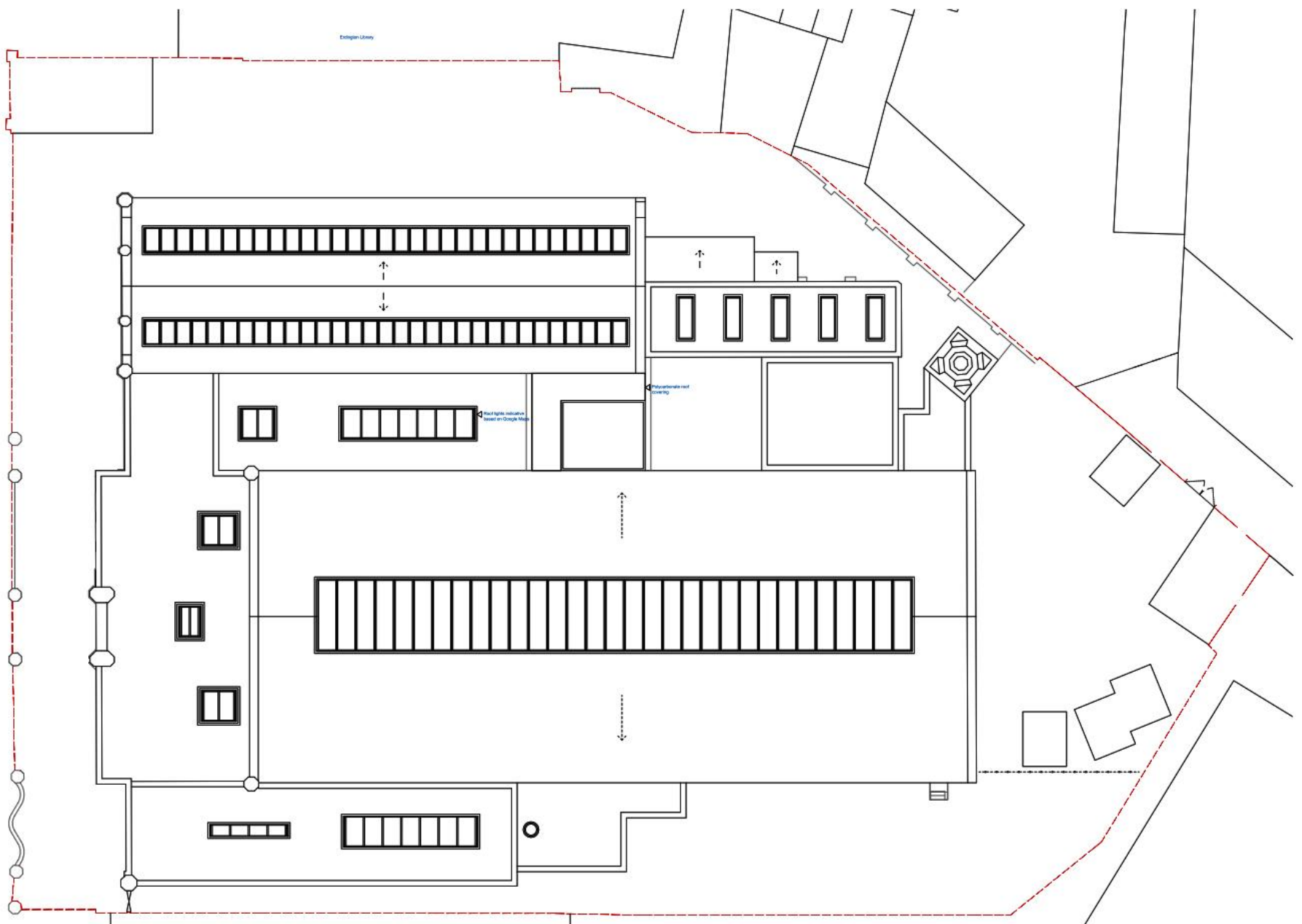


Areas from planning approved drawings not included in revised budget estimate-costing 20.03.2023





Proposed Mezzanine Floor Plan



Proposed Roof Plan

= Areas from planning approved drawings
 not included in revised budget estimate-
 costing 20.03.2023

<div>Schedule of Areas</div> <div>1194 Erdington Baths</div>			
A	Services	m ²	Total
A1	Admin/Security	11	
A2	Cleaner's store	4.5	
A3	Accessible W/C	3.8	
A4	W/C	2.6	
A5	W/C	8.8	
A6	W/C Shower	11.6	
A7	AV	1.7	
A8	Accessible W/C	3.6	
A9	W/C	5.2	
A10	W/C / Shower	3	
A11	W/C / Shower	3	
A12	Accessible W/C	4.9	
A13	W/C / Shower	3.6	
A14	W/C / Shower	3.6	
A17	Plant room - Digital fabrication	3.1	
A18	Welcome Desk	9.5	
A19	Foyer	66.4	
			149.9 m ²
B	Studios/Hall	m ²	Total
B1	Central Hall - Lower pool level	175.8	
B2	Break out space / Circulation - upper level	193.4	
B3	Studio pod (5no.)	varies	57.4
B4	Extended Studio pod (2no.)	varies	31
B5	1.5 Studio pod (6no.)	varies	104.4
B6	Double Studio pod (5no.)	varies	94.9
B7	Mezzanine Studio pod (2no.)	varies	52.6
B8	Mezzanine walkway - total =		55.3
			764.8 m ²
A2	Cleaner's store	4.5	
C	Co-working & inside/outside	m ²	Total
C1	Co-working space- Lower pool level	27.4	
C2	Co-working space / Stage / Kitchen - upper level	70.1	
			97.5 m ²
D	Office remit	m ²	Total
D1	Office 1	25.1	
D3	Café tenant	35.3	
			60.4 m ²
Net internal area:		1072.6 m ²	
Internal lettable space ratio		62.84%	%

Note:
Main hall / studios retained as per
planning approved areas.

Note:
Foyer retained as per phase 1 cost
plan as already agreed/obtained.

H	External areas	m ²	Total
H1	Side access parking/charging (Indicatively)	229.7	
H2	External terrace	27.8	
H3	Community Garden	14.2	
H4	Community garden	31.3	
H6	Cycle Storage	17.3	
H11	Flexible events space	189.9	
H12	Events space stalls	6.4	32
H13	Secret Garden	24.9	
H15	Bin storage	23.5	
			540.1 m ²
Net externally programmed area:		540.1 m ²	
Total programmed area:		1612.7 m ²	