

Wigan Pier Quarter- Trencherfield Mill

Performance Space Options Appraisal - Initial Feedback (revision A)



Introduction

We have compared three options for the performance venue with varying levels of intervention in the existing mill:

Option 1

Free- Standing Building

Option 2

Refurbishment of Existing Mill and Extension Across Canal



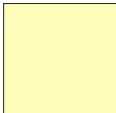




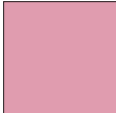


Option 3

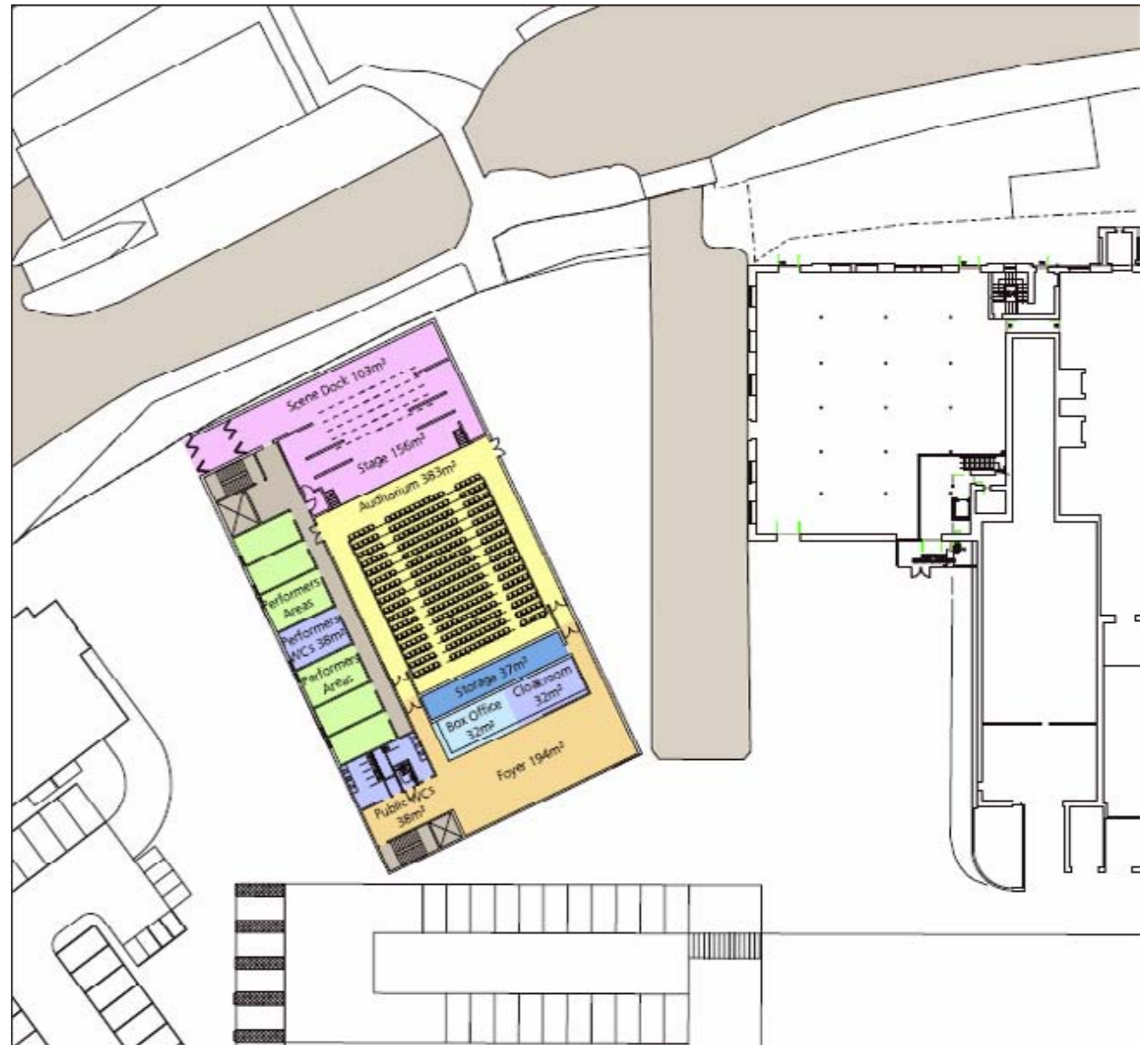
Refurbishment of Mill at Ground Floor and Link to a New Auditorium

Performance Space - Option 1

Free-Standing Building
Ground Floor Plan

Key


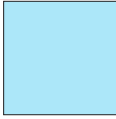
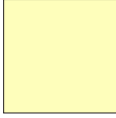







-  Public Entrance/ Foyer
-  Box office / Bar
-  Auditorium (350 seats)
-  Performers Areas
-  Stage and Scene Dock
-  WCs/ Cloakroom
-  Control Room/ Technical Gallery
-  Offices
-  Storage
-  Circulation

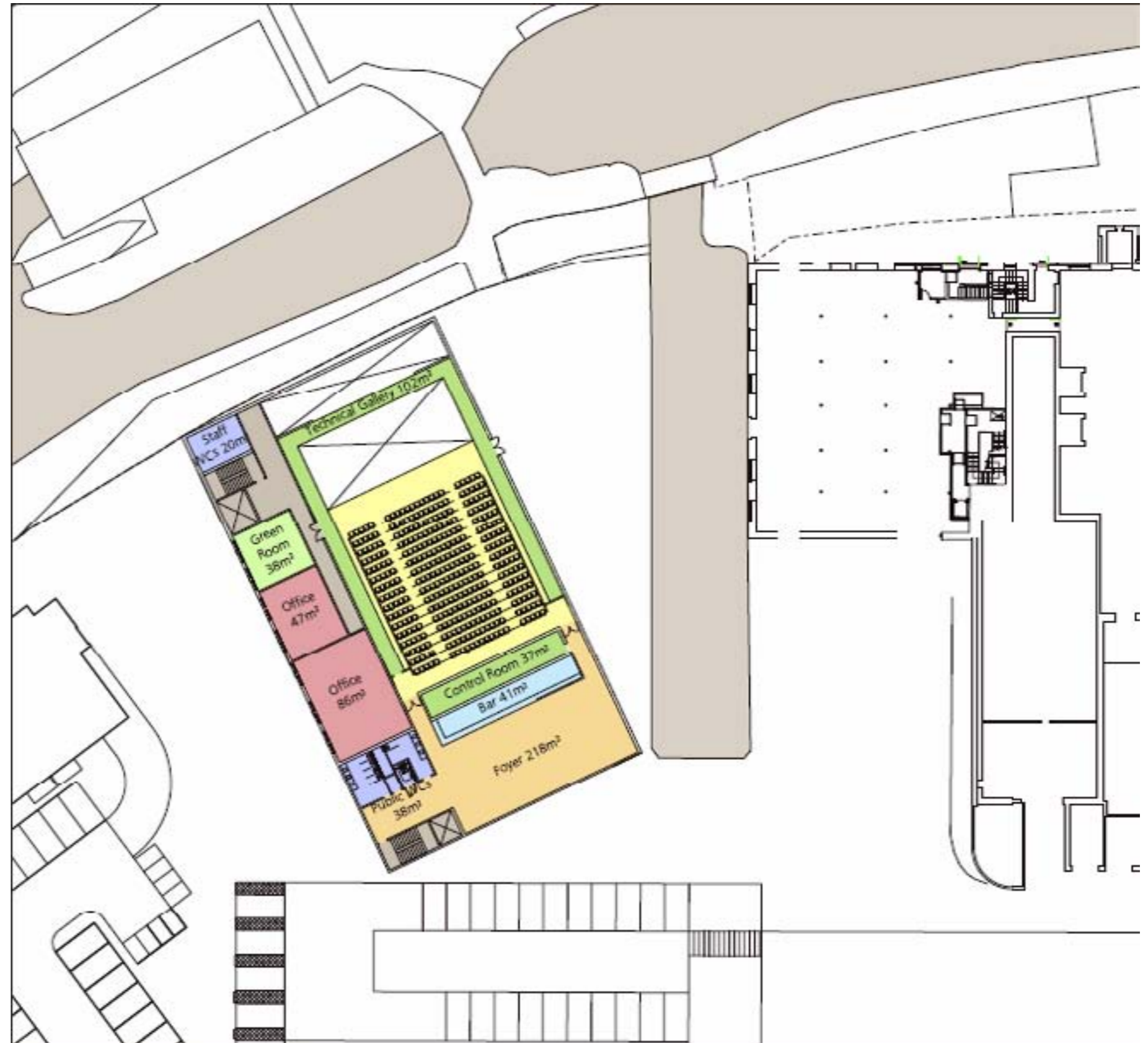


Performance Space - Option 1

Free-Standing Building
First Floor Plan

Key

-  Public Entrance/ Foyer
-  Box office / Bar
-  Auditorium (350 seats)
-  Performers Areas
-  Stage and Scene Dock
-  WCs/ Cloakroom
-  Control Room/ Technical Gallery
-  Offices
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Option 1

Advantages

- Purpose built venue where performances are not restricted by the existing building
- Allows for future development of the Trencherfield Mill into an Arts and Heritage Centre when money becomes available


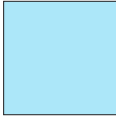
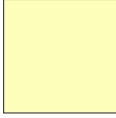







Disadvantages

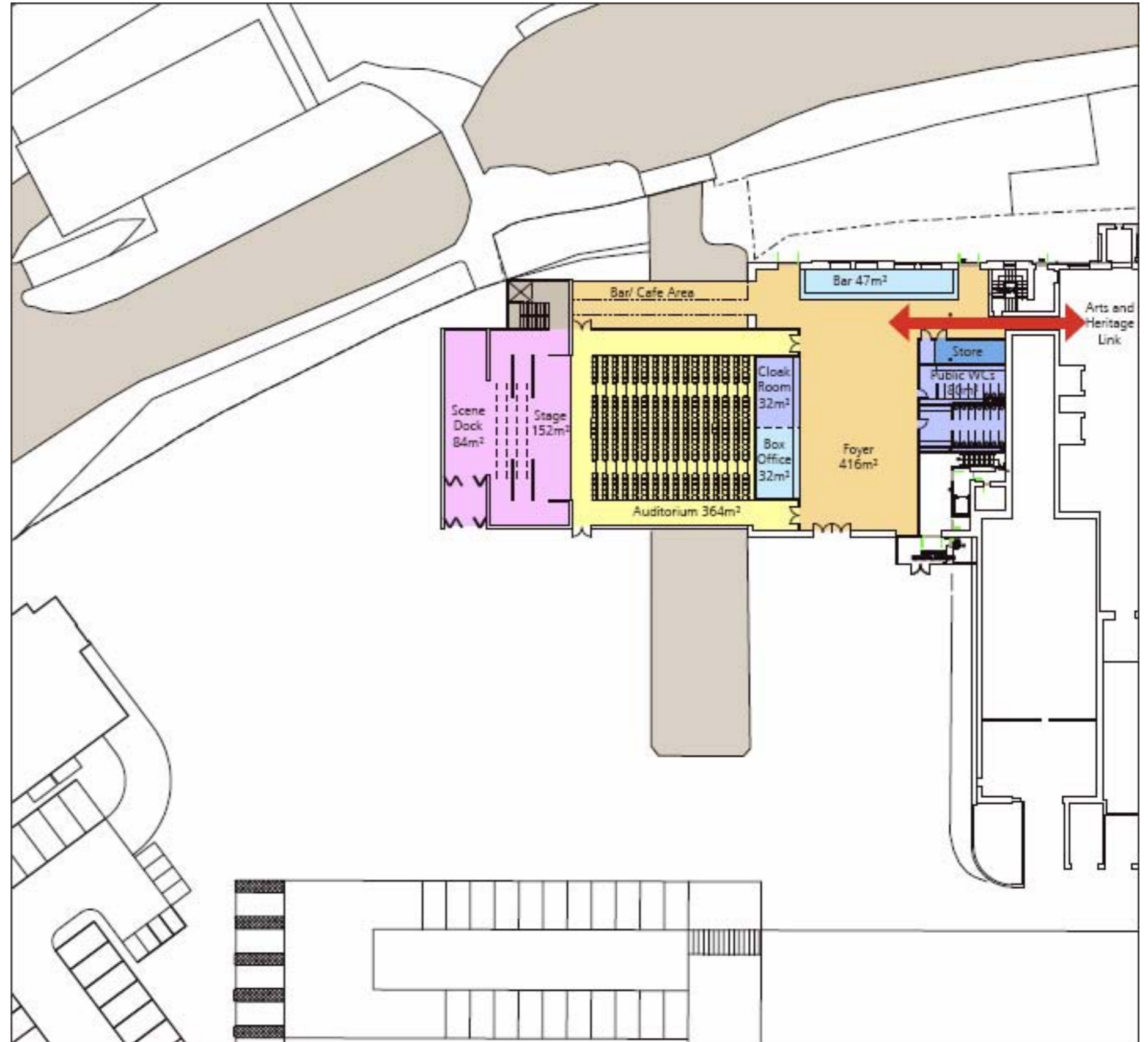
- Does not make any use of the Trencherfield Mill
- Most expensive option
- No contribution to the Engine House

Performance Space - Option 2

Refurbishment of Existing Mill and Extension Across Canal.
Ground Floor Plan

Key

-  Public Entrance/ Foyer
-  Box office / Bar
-  Auditorium (350 seats)
-  Performers Areas
-  Stage and Scene Dock
-  WCs/ Cloakroom
-  Control Room/ Technical Gallery
-  Offices
-  Storage
-  Circulation

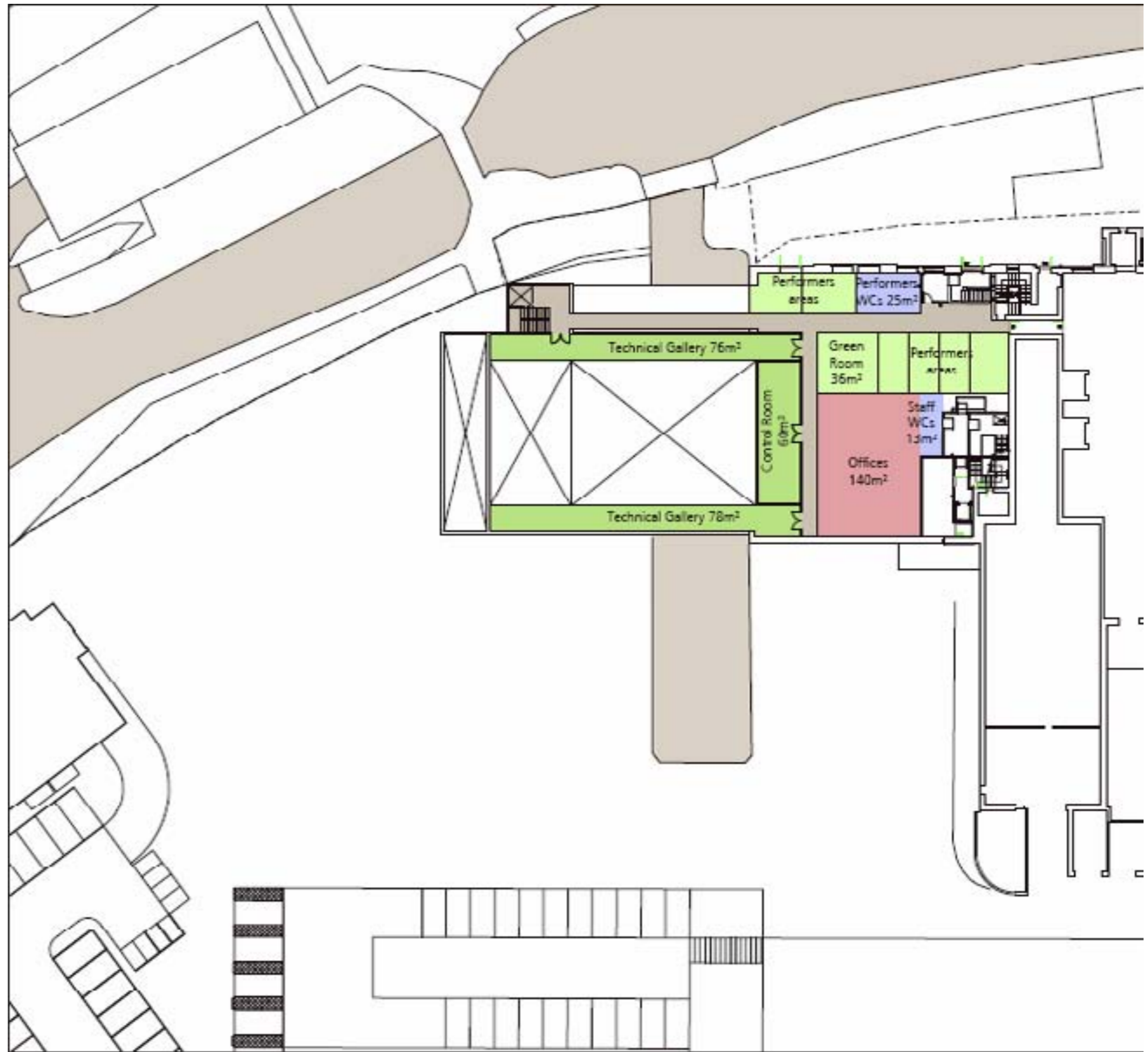


Performance Space - Option 2

Refurbishment of Existing Mil and Extension Across Canal.
First Floor Plan

Key

- Public Entrance/ Foyer
- Box office / Bar
- Auditorium (350 seats)
- Performers Areas
- Stage and Scene Dock
- WCs/ Cloakroom
- Control Room/ Technical Gallery
- Offices
- Storage
- Circulation



Option 2

Advantages

- Maximises the use of the ground and first floors of the Trencherfield Mill
- Provides links to the heritage side of the mill
- There is a clear definition between public space and back stage access

Disadvantages

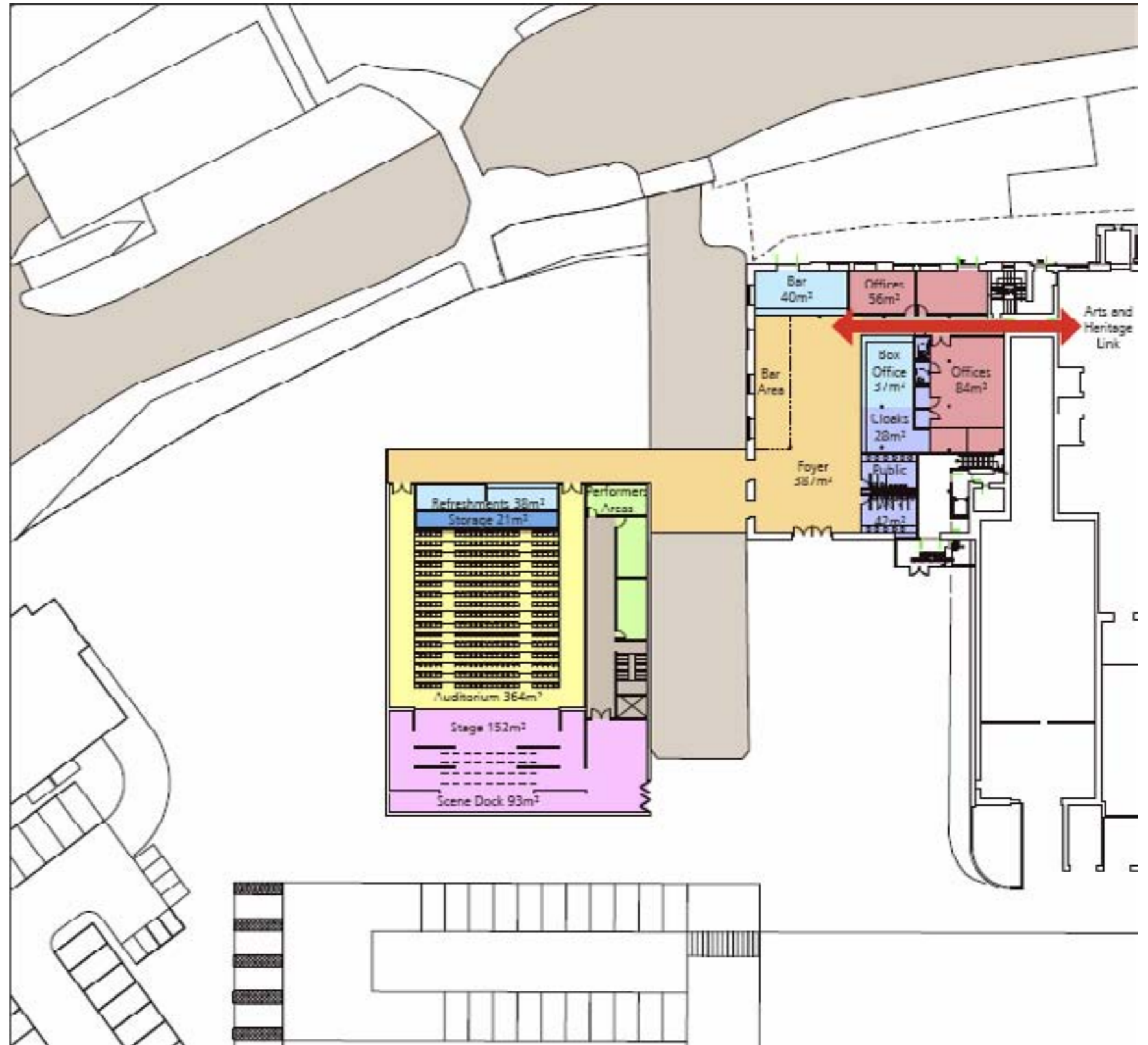
- Complicated engineering involved to build over the canal and there may be issues with water rights

Performance Space - Option 3

Refurbishment of Mill At Ground Floor and Link to New Auditorium.
Ground Floor Plan

Key



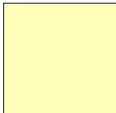




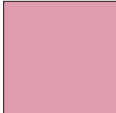


- Public Entrance/ Foyer
- Box office / Bar
- Auditorium (350 seats)
- Performers Areas
- Stage and Scene Dock
- WCs/ Cloakroom
- Control Room/ Technical Gallery
- Offices
- Storage
- Circulation

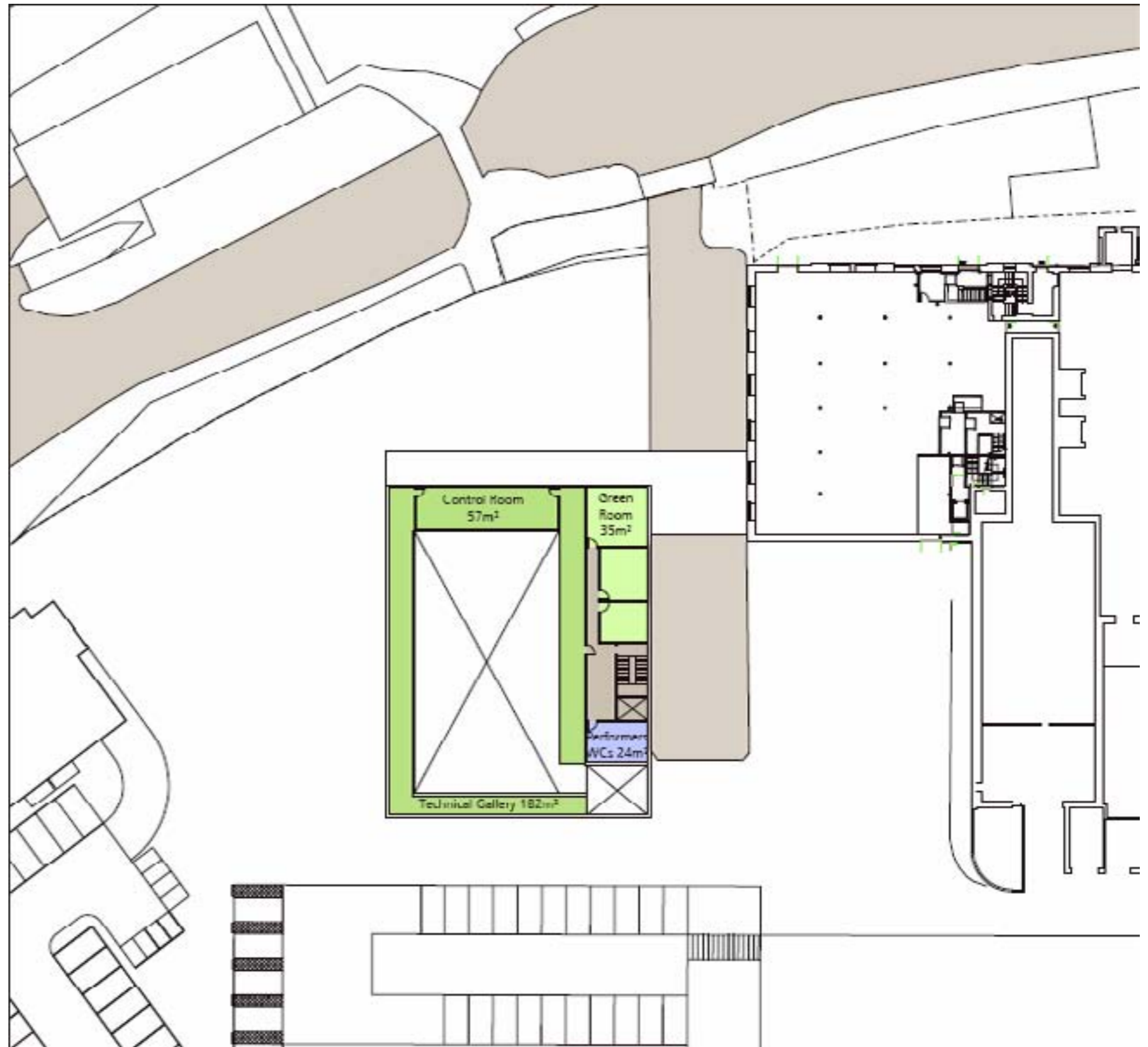


Performance Space - Option 3

Refurbishment of Mill At Ground Floor and Link to New Auditorium.
First Floor Plan

Key

-  Public Entrance/ Foyer
-  Box office / Bar
-  Auditorium (350 seats)
-  Performers Areas
-  Stage and Scene Dock
-  WCs/ Cloakroom
-  Control Room/ Technical Gallery
-  Offices
-  Storage
-  Circulation



Option 3

Advantages

- A stand alone auditorium avoids the restrictions imposed by the existing Mill

Disadvantages

- Only the ground floor of the Mill is used
- Complicated engineering involved to build over the canal and there may be issues with water rights

Precedent Project

Tolbooth Arts Centre

Stirling

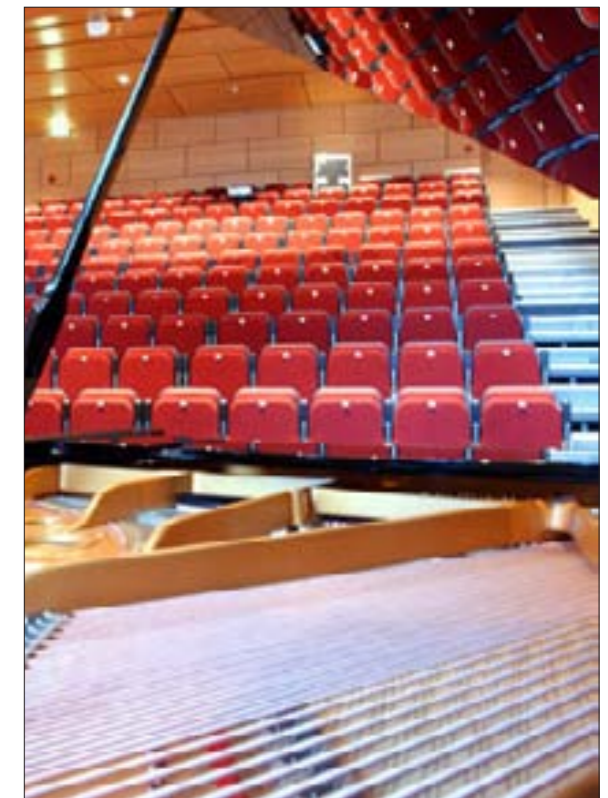
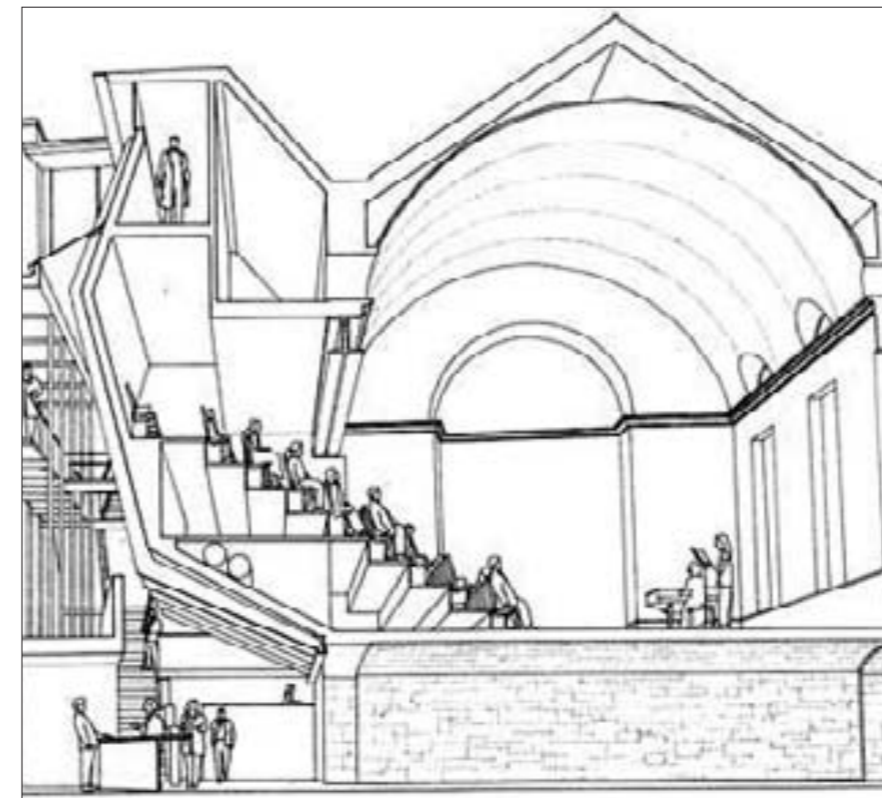
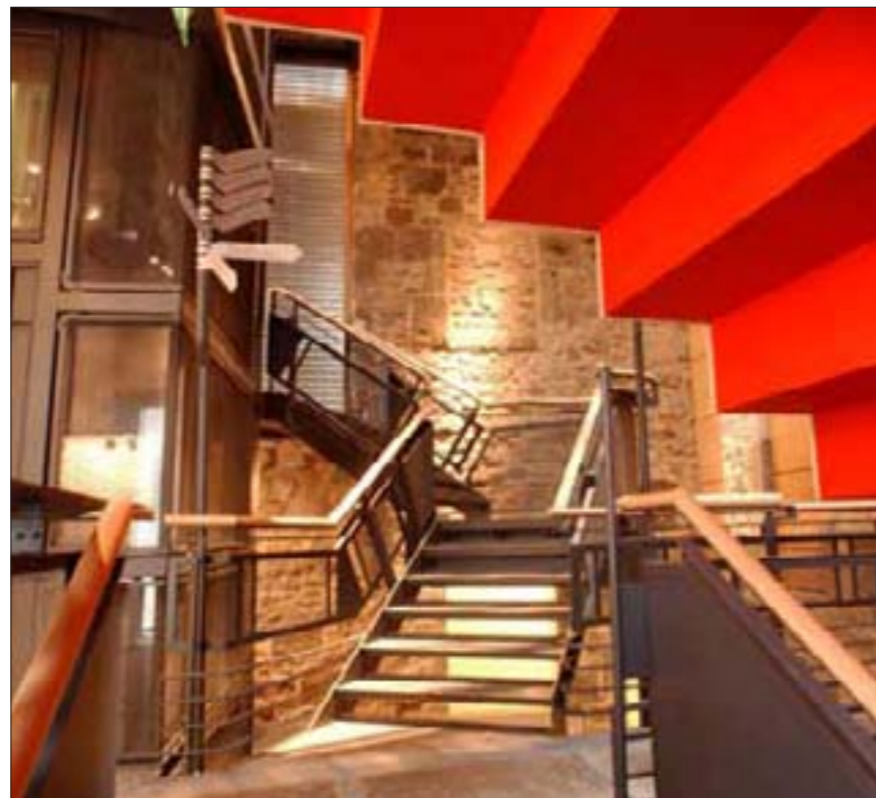
Richard Murphy Architects

200 Seats

1690m²

£4.1m

Completed 2001



Precedent Project

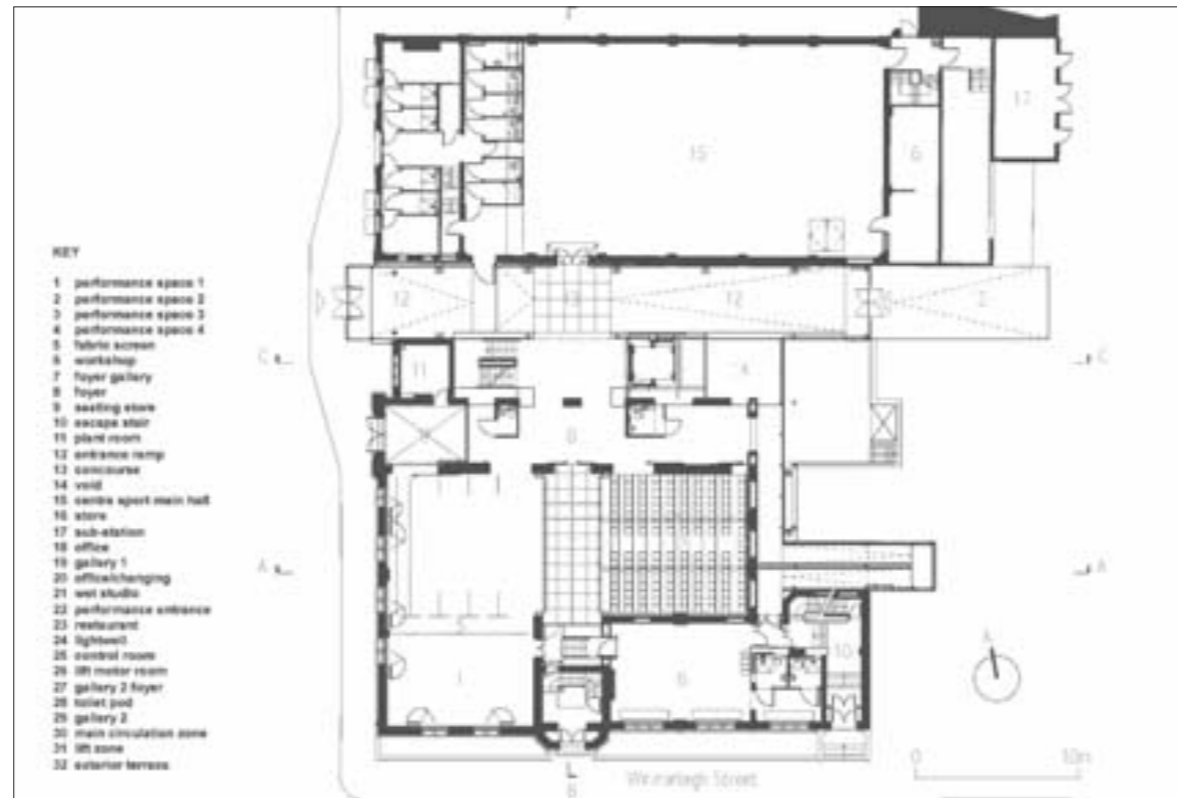
Pyramid Arts Centre

Warrington

Studio BAAD

4 Performance spaces and gallery

Completed 2002



Precedent Images - Performance Space



Area Schedule- Performance Space Options

| Room | Area(m2) | Total | Comments |
|---------------------------------|----------|-------|----------|
| Option 1 | | | |
| Public Entrance/ Foyer | 413 | 413 | |
| Box Office/ Bar | 73 | 73 | |
| 350 Seat Auditorium | 383 | 383 | |
| Performers Areas | 162 | 162 | |
| Stage and Scene Dock | 259 | 259 | |
| Washrooms/ Cloakroom | 153 | 153 | |
| Storage | 37 | 37 | |
| Offices | 133 | 133 | |
| Control room/ technical gallery | 139 | 139 | |
| | | | |
| Option 2 | | | |
| Public Entrance/ Foyer | 417 | 417 | |
| Box Office/ Bar | 79 | 79 | |
| 350 Seat Auditorium | 374 | 374 | |
| Performers Areas | 154 | 154 | |
| Stage and Scene Dock | 240 | 240 | |
| Washrooms/ Cloakroom | 150 | 150 | |
| Storage | 17 | 17 | |
| Offices | 141 | 141 | |
| Control room/ technical gallery | 214 | 214 | |
| | | | |
| Option 3 | | | |
| Public Entrance/ Foyer | 388 | 388 | |
| Box Office/ Bar | 115 | 115 | |
| 350 Seat Auditorium | 364 | 364 | |
| Performers Areas | 132 | 132 | |
| Stage and Scene Dock | 252 | 252 | |
| Washrooms/ Cloakroom | 108 | 108 | |
| Storage | 21 | 21 | |
| Offices | 140 | 140 | |
| Control room/ technical gallery | 239 | 239 | |