

Carlisle Old Town Hall

Development Project

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Our Team

- The Glamis Consultancy
 - Colin Smith
- Bright 3D
 - Ewan McCarthy
 - Fiona Cameron
- James F. Stephen Architects
 - Doug Reid

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Carlisle Old Town Hall

- Grade 1 listed Historic Building
- Dates from 14th Century
- Courtroom, Committee Room and Assembly Room
- Strategic location in city centre
- Central focus for Green Market
- Backdrop for public events
- Location of Carlisle TIC

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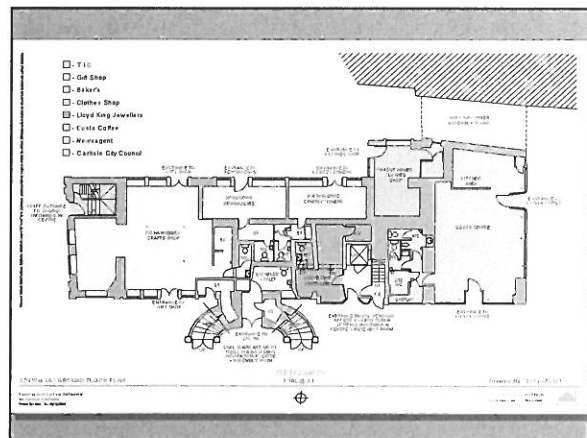
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Carlisle Old Town Hall

- Ground Floor
 - Shops
 - Disabled Toilet

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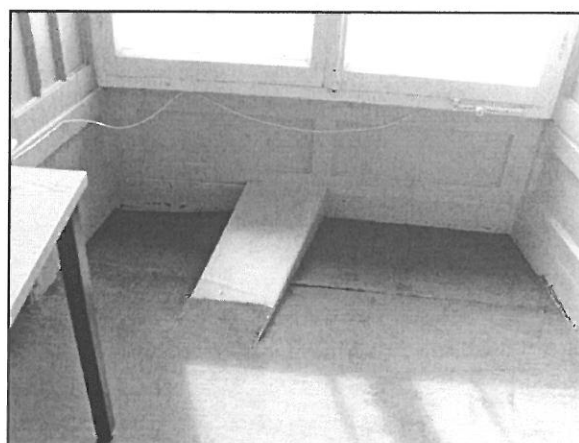
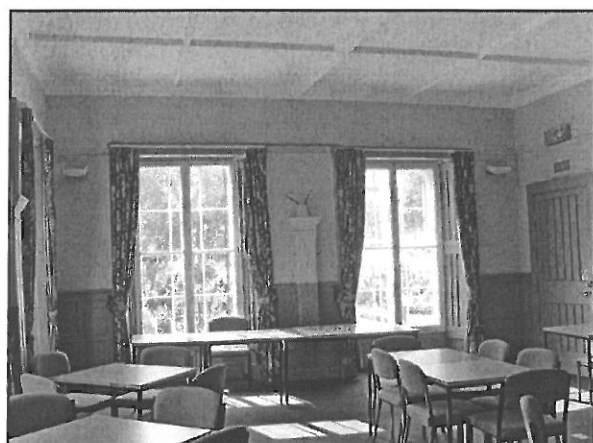
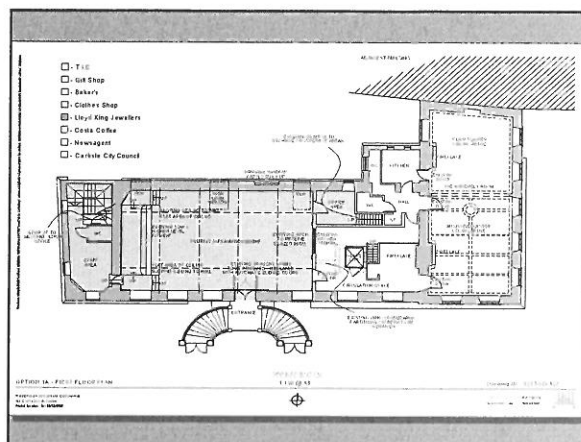
Carlisle Old Town Hall

- First Floor
 - Tourist Information Centre
 - Assembly Room

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Carlisle City Council

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Aims of the Project

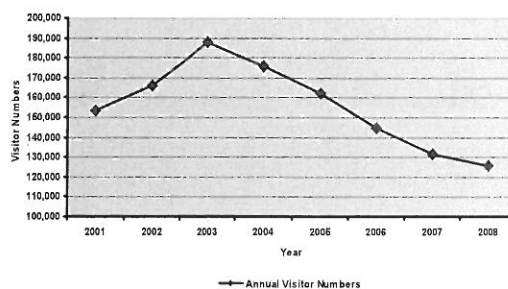
"to develop its role as a gateway to Carlisle's Historic and cultural attractions, orientating visitors and showcasing key historic and visitor assets"

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Carlisle TIC : Annual Visitor Numbers

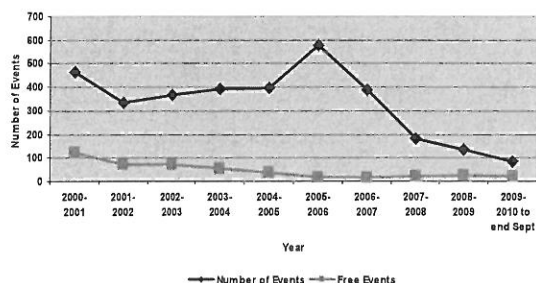


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Assembly Room Use



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Our Approach

- Phase 1 Options Appraisal
- Phase 2 Development of the Preferred Option

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Four Key Elements

- TIC Upgrading
- Assembly Room
- Building Conservation
- External Environment

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Phase 1 - Options Appraisal

- 4 principal options

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Option 1

- Minimal alteration to building layout
- Restoration and upgrade of building
- Restoration of Assembly Room
- Retention and upgrading of TIC in current location
- Comprehensive refit of TIC
- No changes to use of ground floor

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Option 2

- Modest alteration to building layout
- Restoration and upgrade of building
- Restoration of Assembly Room
- Retention and upgrading of TIC in current location
- Comprehensive refit of TIC
- No changes to use of ground floor

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Option 3

- | | |
|--|--|
| • Minimal alteration to building layout | • Comprehensive refit of TIC |
| • Restoration and upgrade of building | • Creation of ground floor entrance to TIC and Assembly Room |
| • Restoration of Assembly Room | • Some changes to use of ground floor |
| • Retention and upgrading of TIC in current location | • External upgrades |

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Option 4

- | | |
|--|--|
| • Alteration to circulation and service areas | • Comprehensive refit of TIC |
| • Restoration and upgrade of building | • Creation of ground floor entrance to TIC and Assembly Room |
| • Restoration of Assembly Room | • Changes to use of ground floor |
| • Retention and upgrading of TIC in current location | • External upgrades |

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Options Overview

- All options respect the integrity of the building
- Differences are internal
- All involve major upgrades to TIC
- May involve reworking the ground floor to improve access to TIC and Assembly Room

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What Might it Look Like?

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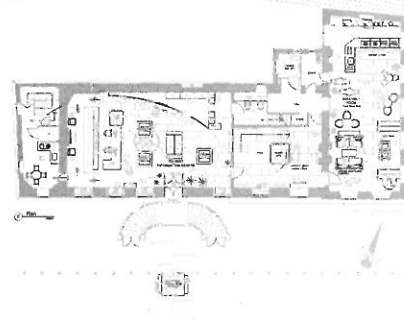
TIC

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Carlisle City Centre
1/21/2010

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TIC - Plan

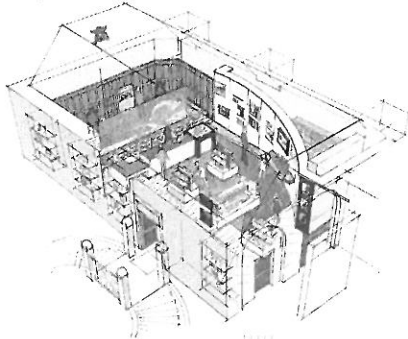


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TIC - Artist's Impression



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TIC mood board



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Carlisle City Centre
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TIC Services

- As existing – booking, tickets, enquiries
- Potential for enhanced retail
- Increased advertising opportunities for Carlisle businesses
- Regional Orientation
- High quality of service standards

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Orientation Themes

- Historic Carlisle
- Lake District
- Hadrian's Wall
- The Debatable Lands
- Cumbria Coast
- Western Dales

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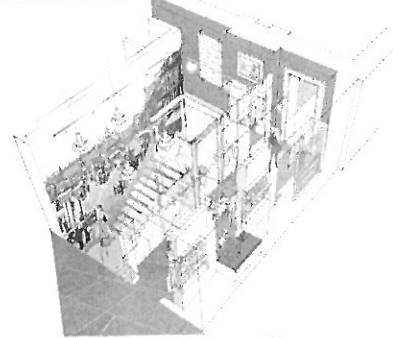
Lobby

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Project: Brighton Airport
Phase 1: Masterplan
Phase 2: Detailed Design
Phase 3: Construction Management

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Lobby - Artist's impression

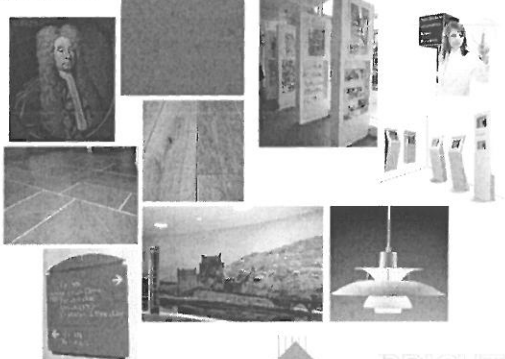


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Project: Brighton Airport
Phase 1: Masterplan
Phase 2: Detailed Design
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Lobby mood board



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Assembly Room

- Two broad options
 - Use as meeting venue
 - Commercial use – retail or catering

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Project: Brighton Airport
Phase 1: Masterplan
Phase 2: Detailed Design
Phase 3: Construction Management

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Assembly Room – Meeting Venue

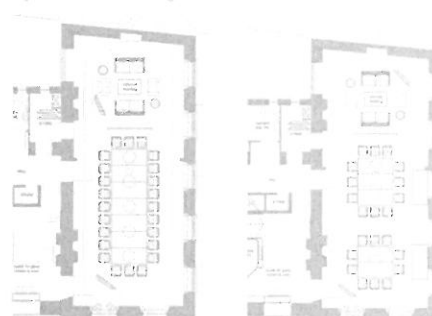
- City Centre meeting venue
- Audiences up to 50
- Flexible formats and layouts
- Full range of AV equipment
- Fully IT enabled
- DDA compliant

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Phase 1: Masterplan
Phase 2: Detailed Design
Phase 3: Construction Management

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Assembly Room Plan – Meeting Venue

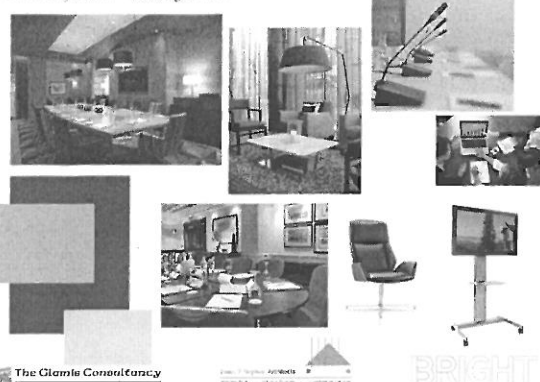


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Assembly Room – Meeting Venue



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Assembly Room – Commercial Use

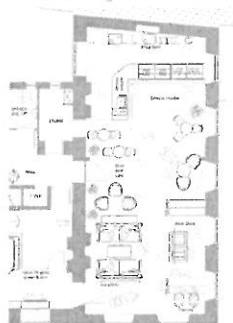
- Attractive venue for functions
- Attractive as a catering/retail outlet
- Possible use by local operator
- Adds to overall range of city offering
- Revenue earner
- Employment generator

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Assembly Room Plan – Retail/Catering Use



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Assembly Room – Retail/Catering Use



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External Areas

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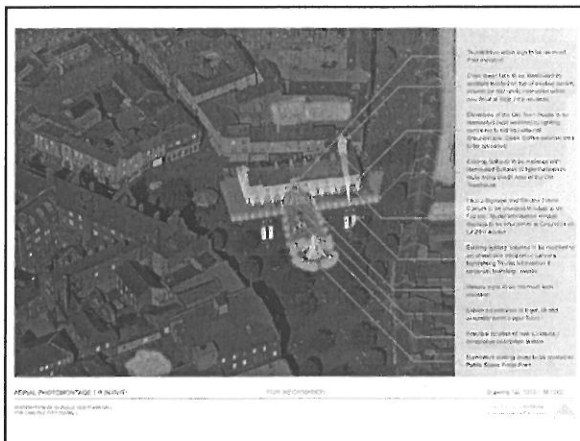
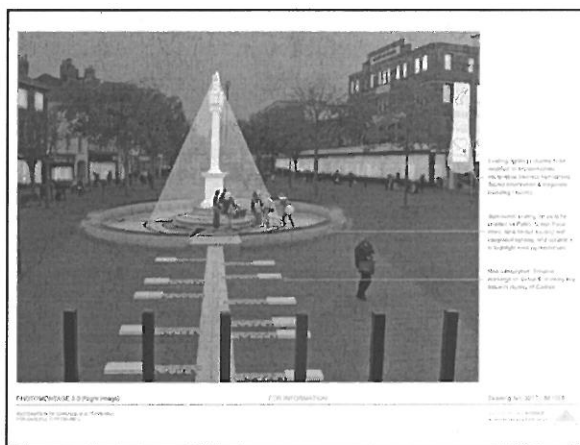
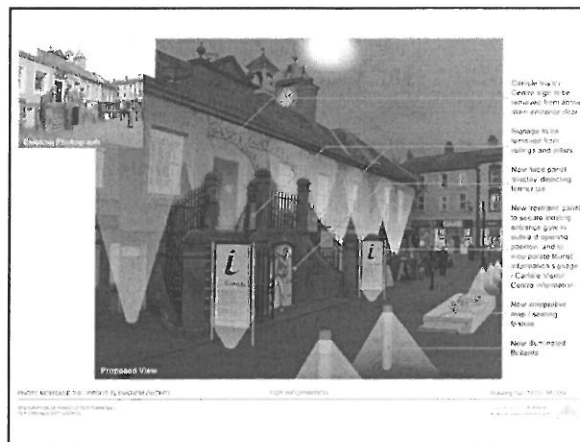
Exterior Visual



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Phase 2 - Develop Preferred Option

- Develop Business Plan
- To support funding applications
- Full report covering RIBA Stages A to D
- Conservation Statement

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Phase 2 - Develop Preferred Option

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Phase 2 Developing the Preferred Option

- Detailed Business Plan
- HLF Stage 1 application
- Support Funding applications
- Development of Phase 3 brief
- RIBA Design Work Stages A to D
- Plans and drawings for public exhibition.
- An interpretive scheme

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Phase 2 - Developing the Preferred Option

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Key Issues

- Preferred option
- TIC Layout and content
- Function of Assembly Room
- Project Costs
- Funding sources
- Phase 3 Programme

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Key Issues

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Costs and Funding

- Dependent upon preferred option
- Could be up to £1.1million
- Funded from several sources

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Costs and Funding

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Costs and Funding

- Carlisle City Council
- NWDA
- English Heritage
- Heritage Lottery Fund

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Costs and Funding

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Impact of Development

- Increase TIC visitor numbers
- Stabilise at higher level
- Improve overall quality and offering
- Provide orientation function for Carlisle and Cumbria
- Restoration of key historic building
- Key to achieving tourism goals for Carlisle

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Impact of Development

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Questions?

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