



The Trinity Centre : helping define the future

Feasibility study review **Presentation of key finding**

The Trinity Centre : the past



The Trinity Centre : the project

“...investigate ways of maximising the use of the building and thereby underpin the sustainability of TCA as an organisation, with the ultimate result of protecting the building.”

The Trinity Centre : the approach

Stage one: Initiation stage

Stage two: This was the research stage and involved user consultations

Stage three: Defining the brief

Stage four: Developed three design options with capital costs ranging from £2.7m to £3.m. The options were narrowed down to a preferred design solution

Stage five: Saw consultation around the detail of the preferred option with an estimated capital budget estimated at £2.7m. The preferred option was designed to be delivered in phases

The Trinity Centre : the approach

TRINITY CENTRE DEVELOPMENT PROJECT

We want to hear from you!

It is important we hear your views so we develop a centre based around what you are interested in. We want you to tell us about how the building could be developed and used in the future. Whether you use the centre every day, week, month, or if you've never used the centre at all – we want to hear your views.

Three easy ways to get involved:

1. Complete a short questionnaire by visiting www.3ca.org.uk or pick one up from the venues below. There are three cash prizes totalling £300 to be won for the completion of the questionnaire
2. Between May and September 2012 comment on the latest design and attend a consultation meeting between 4 and 7pm as below:

	Stage 1	Stage 2	Stage 3
• Arts Westside Café	12th July	6th August	17th September
• Barton Hill Settlement	10th July	7th August	18th September
• Easton Community Centre	11th July	8th August	19th September
• The Trinity Centre	19th July	9th August	20th September

3. Call into the Trinity Centre to find out more

Consultation designed and managed by:
gcp Chartered Architects
www.gcparch.co.uk
2morrow2day!
www.2morrow2day.com

Visit: www.3ca.org.uk

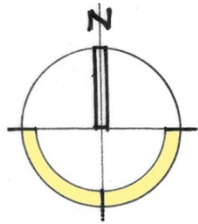
scan barcode with your smartphone



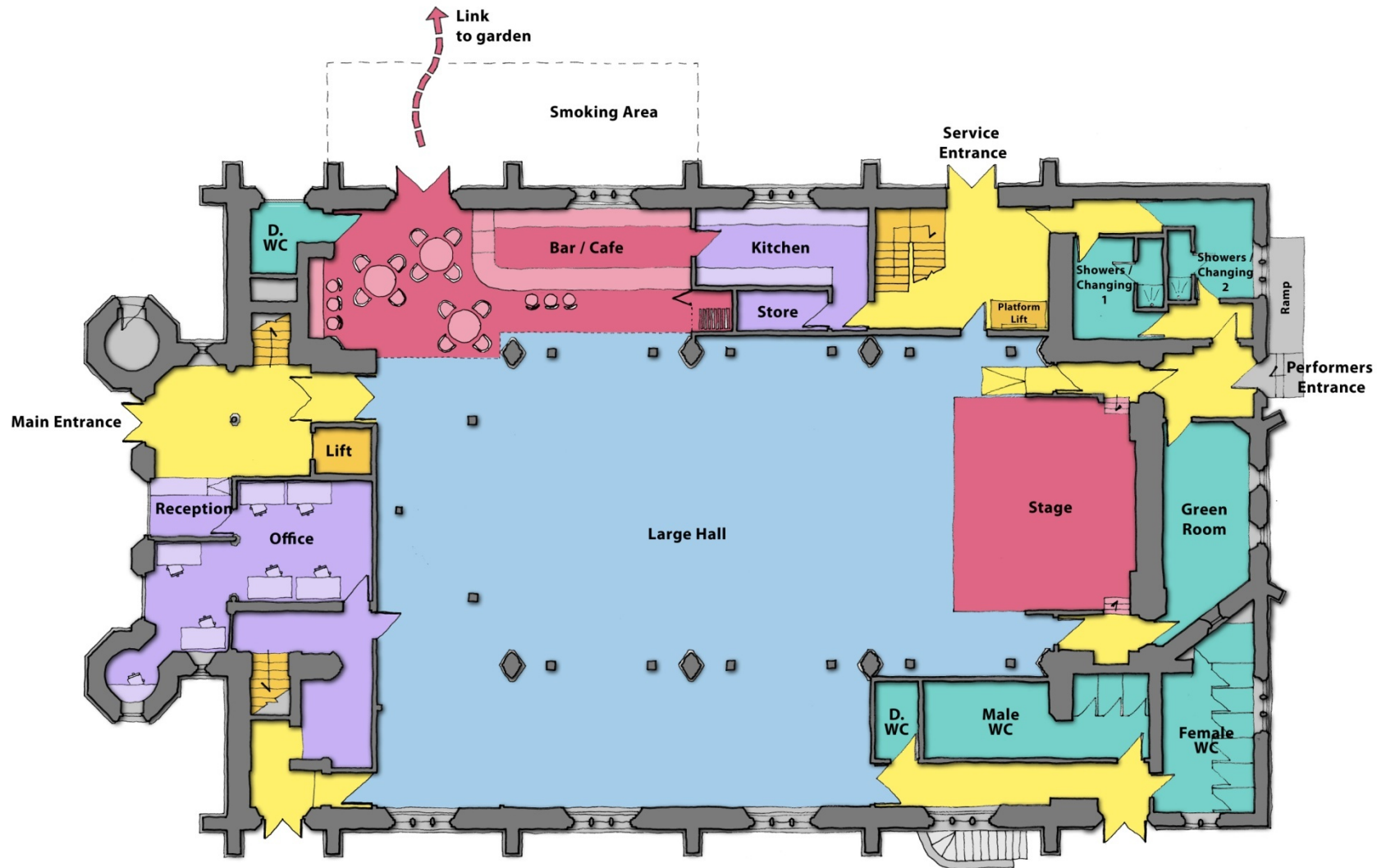
The Trinity Centre: the conclusions

- **It is feasible to redevelop The Trinity Centre to offering a far wider range of activities** as proven by the approval of the detailed Planning and Listed Building Application
- Achieving the planning approval is a major achievement, but the **decision making around the design options lacked the benefit of a parallel exercise in business planning** and operational analysis
- Future **modifications to the planning approval may be needed to optimism business or operational efficiency.**

The Trinity Centre : the future

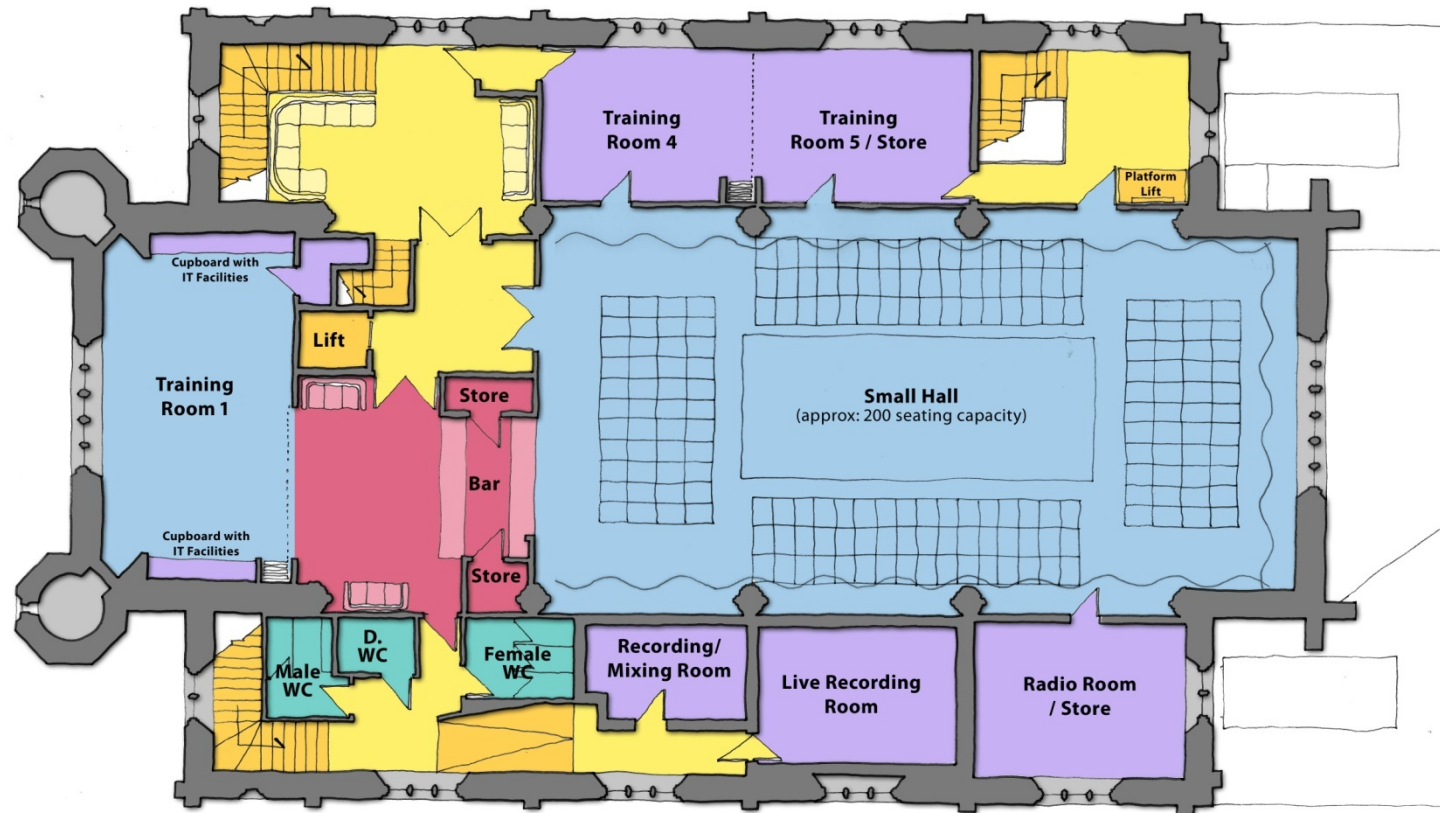


The Trinity Centre : the future



Proposed Ground Floor - Preferred Option
Scale 1:100 approx @ A2

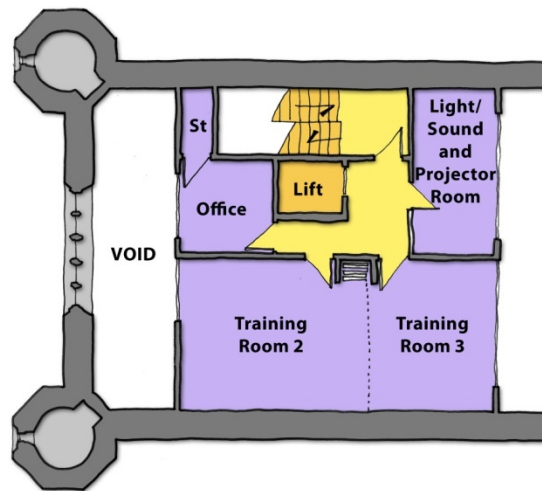
The Trinity Centre : the future



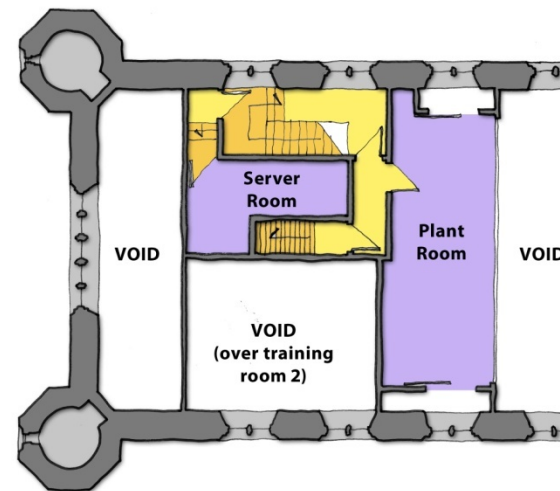
Proposed First Floor - Preferred Option

Scale 1:100 approx @ A2

The Trinity Centre : the future



Second Floor



Third Floor

Proposed Second & Third Floor - Preferred Option
Scale 1:100 approx @ A3

The Trinity Centre : the recommendations

Three areas of focus

- **Managerial**
- **Organisational**
- **Partnership**

The Trinity Centre : the recommendations

Managerial

- Develop **capital fund raising strategy with board level responsibility**
- Understand **requirements of different funding streams and develop applications** around the phases of project
- Develop a **business plan to reflect the implications of the preferred option**
- Develop **sustainable vision for Trinity** by using agreed industry tools such as Julie's Bicycle and Ecovenue. **Make sustainability a board level responsibility**

The Trinity Centre : the recommendations



The Trinity Centre : the recommendations

Managerial continued

- Consider the **health & safety implications of construction projects being delivered whilst the building is occupied**
- Consider the **impact of concurrent building contracts ie roof and BIG Lottery etc on the day to day business of the centre**
- Develop a **strategy to minimise impact of any redevelopment on contracts / bookings**

The Trinity Centre : the recommendations



The Trinity Centre : the recommendations

Organisational

- Sign up to **data collection regime to monitor performance / energy use** within the building
- Put systems in place to **reduce energy consumption** based on results from data collection analysis
- **Update appearance and navigation of web site.**
Be clear about its need and key messages
- Consider **updating answer phone message to**

The Trinity Centre : the recommendations

* **Julie's Bicycle: Sustaining Creativity**

We make environmental sustainability intrinsic to the business, art and ethics of music, theatre and the creative industries.

The Trinity Centre : the recommendations

Partnership working

- *Be an active part of the Bristol **European Green***

Capital bid for 2015

The Trinity Centre : further recommendations

Additional reading

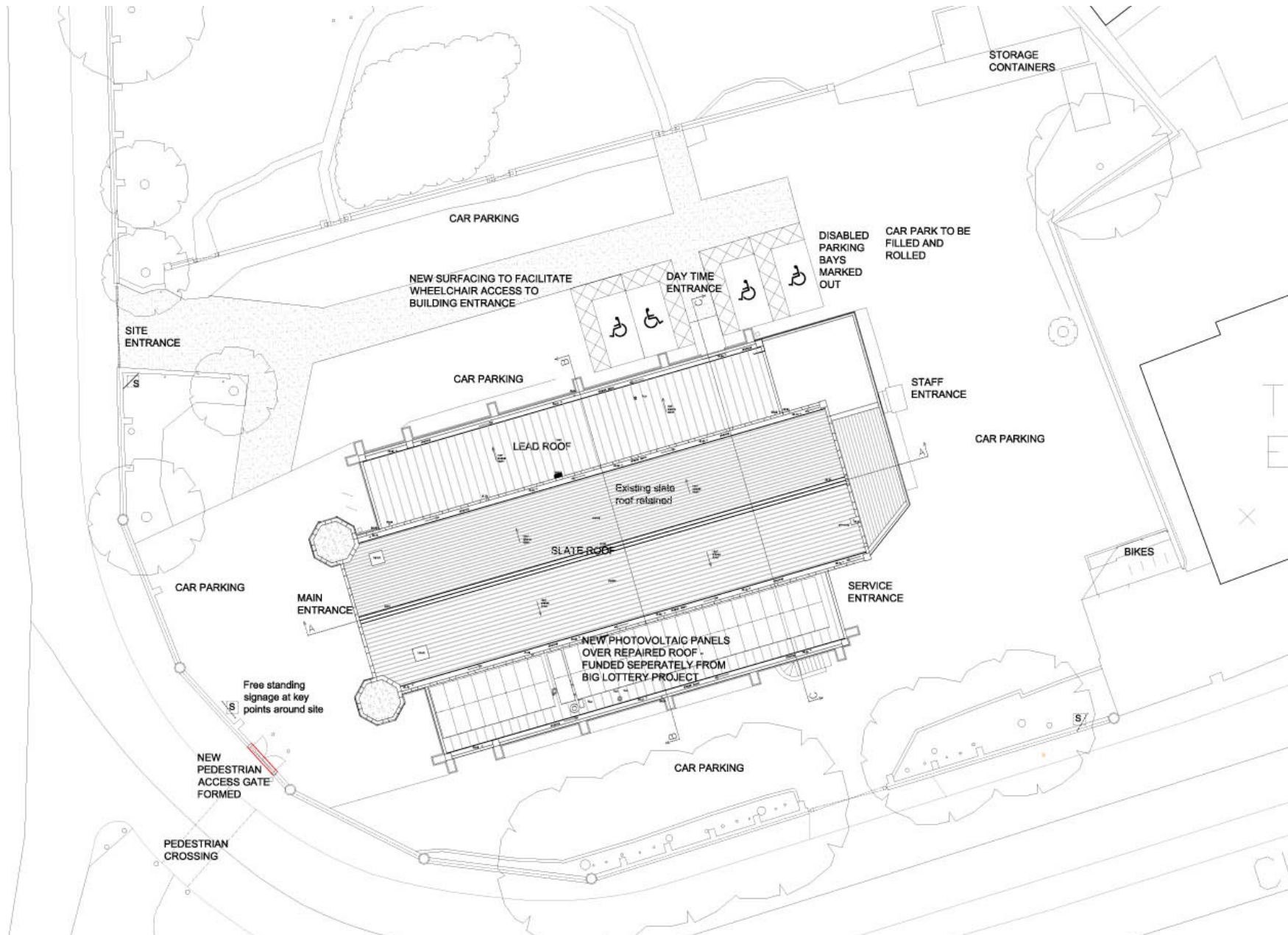
The feasibility study identified a number of additional recommendations. These are still valid and worthy of review

The Trinity Centre – limitations of the study

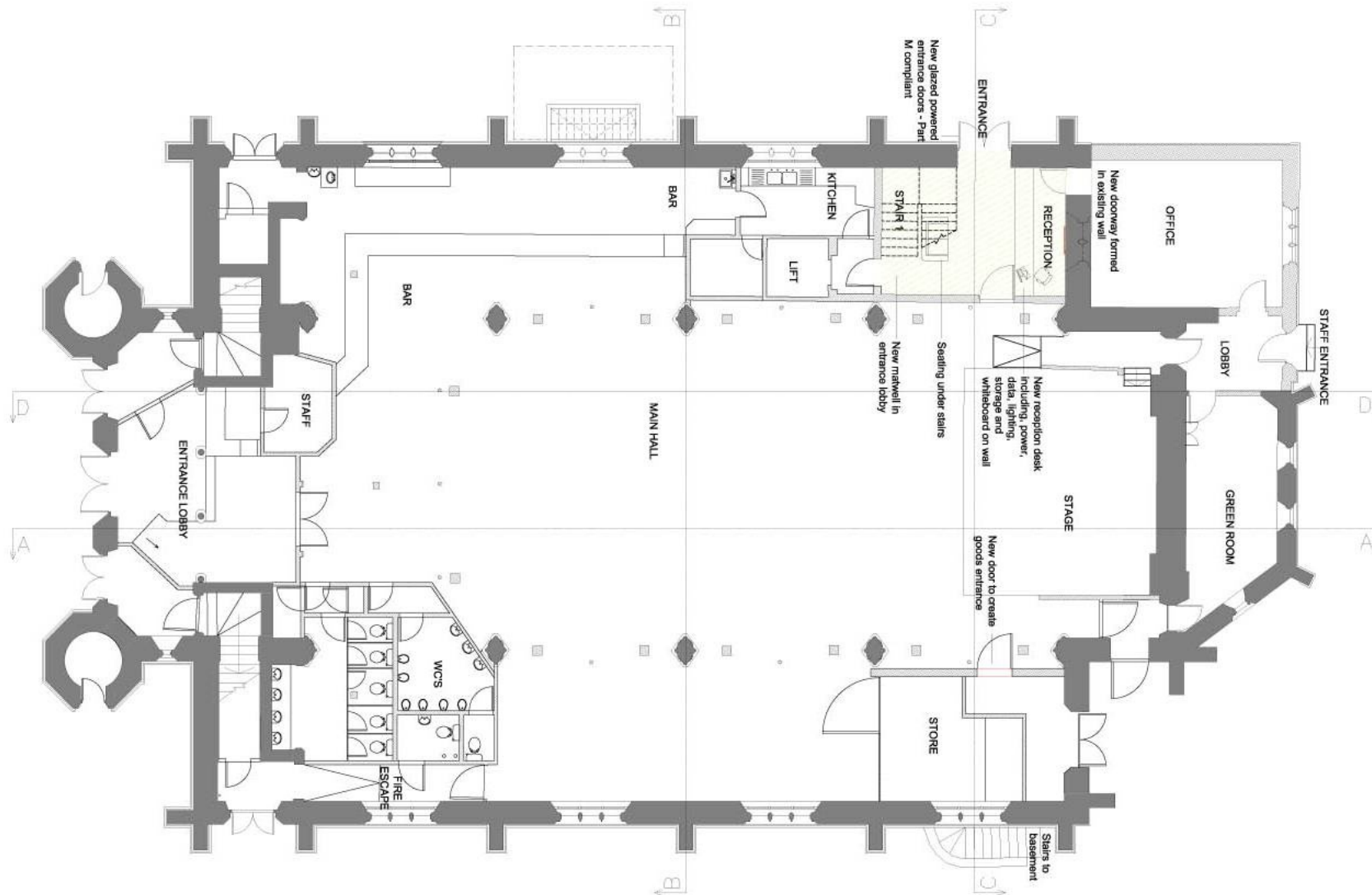
Limitations in relation to the report are few but include:

- Lack of parallel exercise in business and operational planning
- Original intention to identify a ‘high level’ preferred option, but due to funding opportunities the preferred option has been quickly developed for planning approval, which has subsequently been approved

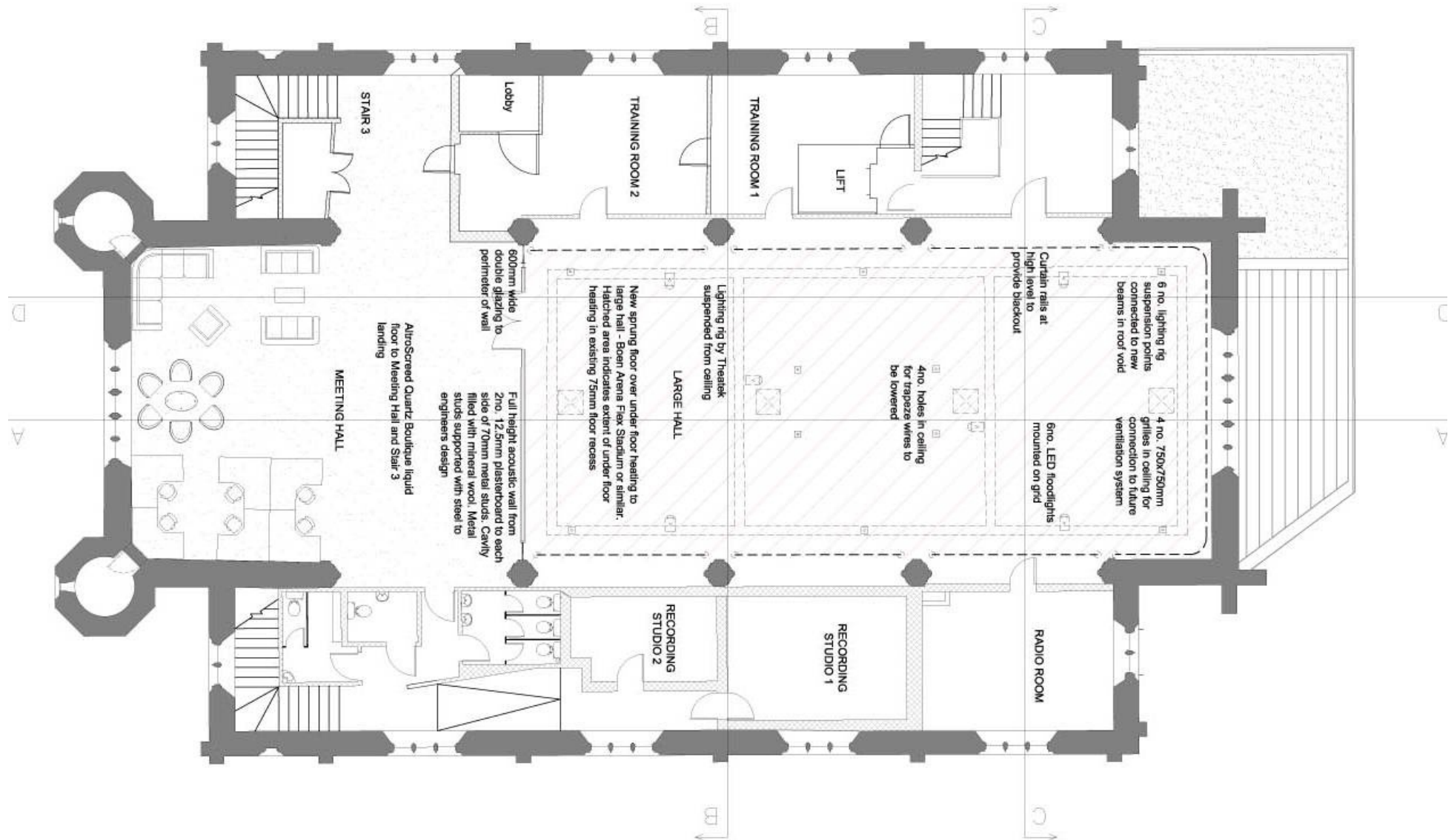
The Trinity Centre : the immediate future



The Trinity Centre : the immediate future



The Trinity Centre : the immediate future



The Trinity Centre : immediate actions

Further work to support delivery of preferred option

- *Secure outstanding statutory approvals*
 - *Building Regulations*
 - *Conservation Area Approval for the removal of the non-protected trees on Clarence Road and the pollarding of all protected trees on the site*
 - *Advertisement Application for signage*

Thank you

