

# Appendix 2

## **Brief and scope for Initial Feasibility work from Hawkins Brown**

As part of an early feasibility study, we will test layouts of the uses described in your email below. This will illustrate an option for each use that explores how the brief could be accommodated within the ownership outline provided. This will show how the space could be used to help narrow down the use options before progressing with any further design development at a later stage.

We will develop a layout for each of the following use scenarios:

- Wheeled sports
  - Assuming a skatepark as the primary use and input from the skatepark operator discussed during our call
- Commercial unit that can accommodate food and beverage uses.
  - Based on previous studies this is likely to mean a single operator. We have assumed that a subdivision of space for multiple uses would be illustrated in the 'Kiosks' study
- Kiosks
  - We have taken this to require subdividing the undercroft space into smaller flexible uses that could accommodate both retail or F&B units.
- A flexible space option that could accommodate any of the above uses, as well as events
  - This will aim to provide a shell and core that can accommodate pop up space or events so that different scenarios of the above uses could be considered in the future.

Deliverables:

- Block plans illustrating a possible layout option for each use scenario
  - These will be supported by precedents of similar types of spaces/uses
- Outline areas of the layout expressed as GEA
- Strategic assumptions on access and servicing the space
  - This assumes further input from specialist consultants at a later stage.

- The above will be collated into an Initial Feasibility report and issued at the end of the stage

**Programme:**

We have assumed a 3-4 week programme to develop the initial feasibility layouts as outlined below:

- Inception meeting (week 1)
- Site visit at inception to get a better understanding of the as built undercroft space
- Interim meeting to review layout progress (start of week 3)
- Final presentation (end of week 4)

**Assumption:**

- For this initial feasibility we have assumed there will be no input or coordination with other consultants. Assumptions made will require further testing and design development at a later stage
- Financial/operational viability or cost assessment is assumed to be undertaken by others after our spatial testing is completed at the end of this stage
- Visualisations, 3D illustrations or models are budgeted for separately if required
- All third-party costs such as obtaining utility plans, surveys, statutory fees etc. are excluded
- Information exchange is assumed to be electronic
- Invoicing on a monthly basis and receipt of payment within 30 days
- Information and decisions will be available in a timely manner to enable the work to progress effectively
- 2D and 3D CAD baseline site information is available