

Prepared for: Southbase Construction / Timaru
District Council
Date: November 6th , 2023

architectus™



TIMARU THEATRE ROYAL & HERITAGE CENTRE

100% Developed
Design Report

Introduction

Project Overview



Above: View of Eastern Facade / Stafford Street Frontage

Introduction

This project for the Timaru District Council includes an upgrade of the Theatre Royal together with the design and construction of a new Heritage Centre.

This co-location will provide opportunities for connections, shared spaces and facilities between the Theatre Royal and the Heritage Centre. The new Heritage Centre will shift public exhibition, education and programme spaces from the current South Canterbury Museum to new purpose-built facilities.

The new Centre will also include additional exhibition space which would be available for touring exhibitions and provide space for additional touring shows for the Aigantighe Art Gallery and other partner organisations. The upgraded Theatre Royal will provide a fit for purpose centre for users and patrons. The project will address the Back of House and Flying system to enable more local productions and touring shows to Timaru.

An upgrade and extension to the existing foyer will address existing conflicts and shortcomings and provide the opportunity to incorporate further community/function spaces shared with the Heritage Centre. The project will also address car parking requirements and improved access from Barnard Street.

The project is now being delivered under a Design & Build Services contract and this report (100% Developed Design) is prepared

by Architectus for Southbase Construction. It summarises the revised architectural design progress subsequent to the revised preliminary design issued in May 2023 and the Draft 50% Developed Design Report issued at the end of August 2023. The report looks to enable client and key project stakeholders to review the proposal against their expectations and requirements, provide feedback and inform costing and further design development.

Introduction

Client Vision

Objectives

Timaru District Council's vision is that the new Theatre Royal & Heritage Centre will be a fit for purpose centre which will add vibrancy to Stafford St and be a place the Timaru community will be proud of.

The objectives of the project also look to maximise the opportunities of the of co-location of the two facilities.

A Vibrant Heritage & Cultural Precinct

- A truly integrated and highly activated centre, inviting greater involvement.
- Increased capacity to deliver enhanced opportunities for locals and tourists.
- A destination providing a catalysis for further re-development and more economic stimulus in local businesses.

A Community Asset to foster Civic Pride

- A welcoming community meeting place
- To provide formal meeting/ event opportunities
- To help promote positive civic pride and function as "town hall".

A Fit for Purpose Theatre

- Improved back of house facilities and flying system to provide the infrastructure and conditions that modern shows require.
- To attract more touring productions
- To act as a tourist magnet to the region as a whole.

A Place of Exploration & Participation

- A cultural hub recording and celebrating local heritage.
- A collective cultural experience that reinforces a sense of history, identity, community and place.
- A resource for all to explore and participate.

(1) Rangitata Braided River

(2) Caroline Bay Walkway, Timaru

(3) Aoraki

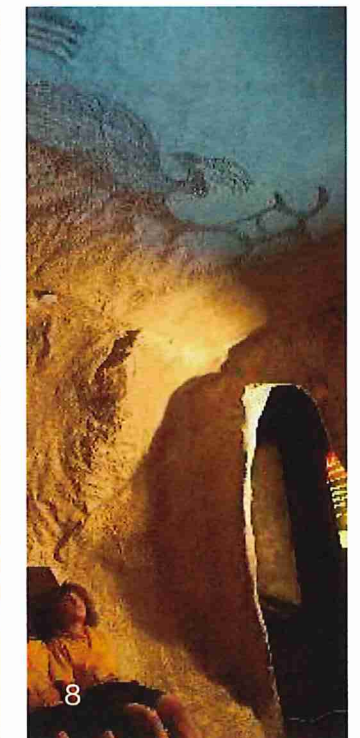
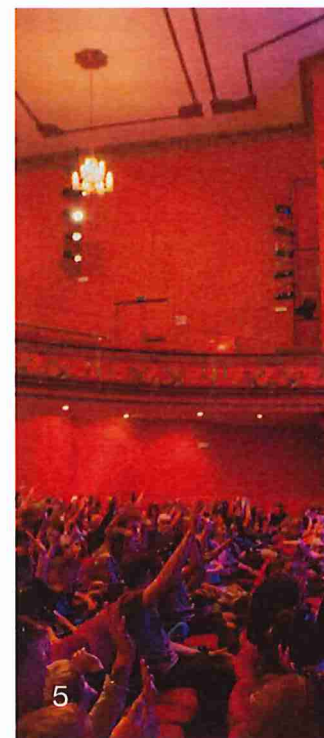
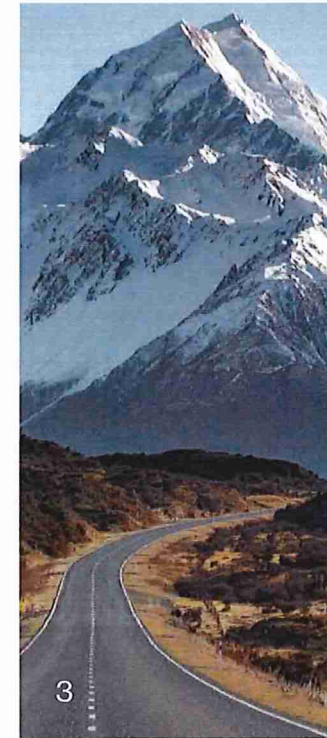
(4) Timaru Artisan Farmer's Market

(5) Timaru Theatre Royal Auditorium

(6) Arowhenua Marae

(7) A replica of the Pearce Aeroplane currently displayed in the South Canterbury Museum

(8) Te Ana Māori Rock Art



Introduction

Project Vision: Co-Located Theatre Royal & Heritage Centre

A Vibrant Heritage & Cultural Precinct

There is significant public esteem for the Theatre Royal building. There are clear synergies between the functions and benefits offered by the Theatre Royal and the new Heritage Centre. The co-location of the facilities within the heritage context of the site presents an opportunity that is considerably greater than the delivery of a fit for purpose performance and exhibition centre. The centre can be truly integrated and highly activated, inviting greater involvement and enhancing its status as a destination with a purpose and appeal beyond its programme. This major development in the CBD provides an opportunity to develop a collective cultural experience that reinforces a sense of history, identity, community and place.

The new temporary exhibition space within the heritage

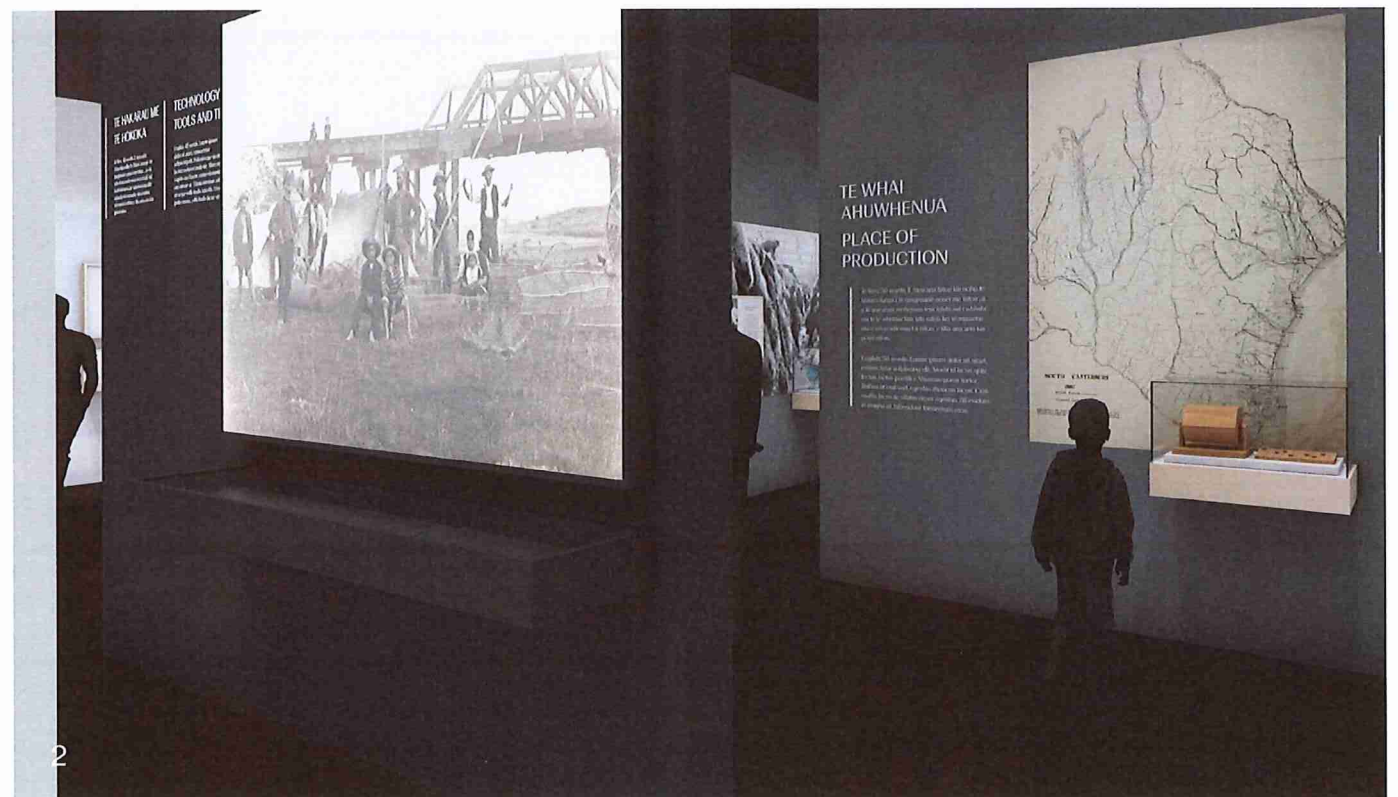
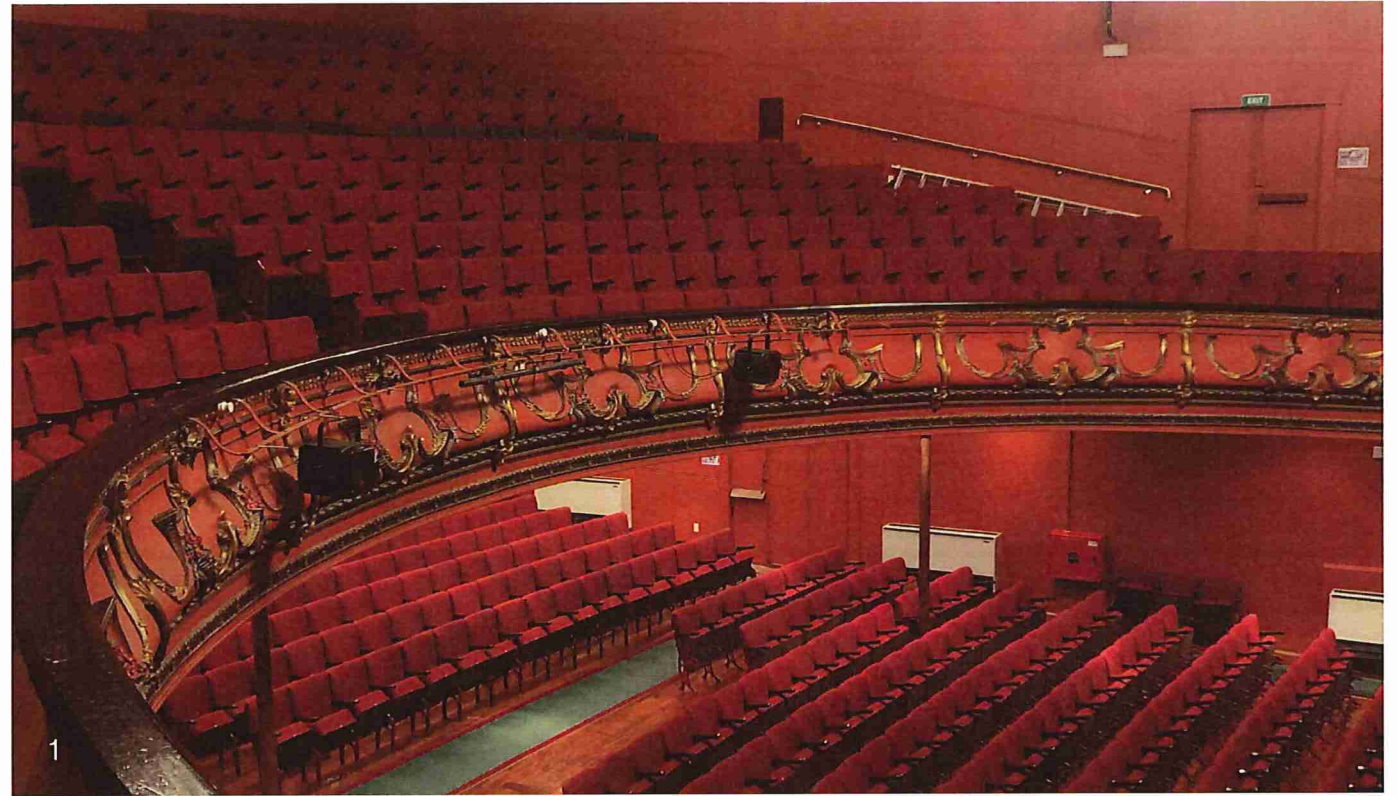
centre will enable the hosting of a wide variety of exhibitions and events, delivering expanded and enhanced opportunities for local audiences to engage with nature, history and culture. These will include touring science, history, art and culture exhibitions that might otherwise be unable to come to the District, along with exhibitions developed by the Museum, Aigantighe Art Gallery, other TDC departments and local organisations and groups working with the Museum.

A new cultural and heritage hub can also encourage connections to the local physical and cultural context providing a catalyst for further redevelopment and bringing more locals to the area and generating more economic stimulus in local businesses.

(1) Existing Theatre decor, being preserved where practicable.

Note Seating will be changing as a part of this project. Existing seating pictured.

(2) Permanent Exhibition Space, refer Exhibition Designer



"The co-location of two distinct facilities to create a 'Cultural Hub' within the Timaru Central Business District, the Theatre Royal and Heritage Centre"

Introduction

Preliminary Design Executive Summary



Above: View of Eastern Facade / Stafford Street Frontage

Executive Summary

Following the previous preliminary design, the scope for the Theatre was updated to incorporate additional back of house and stagehouse requirements and it was confirmed that the existing back of house lean-to was to be replaced with new construction. A new lift connects all back of house spaces, excluding stage galleries. This has allowed for increased accessibility to areas of the Theatre and Heritage Facility.

An extension to the orchestra pit has now been added to the theatre works, however the scope and budget does not include for the retention of the understage basement. New services are added to the theatre and existing foyer area to make these areas compliant with current requirements. Public amenities have been

updated and now provide additional accessible WC facilities. Further review by the fire engineer has established that the seating numbers to the Theatre Royal will need to be restricted to approximately 850 seats. Design development of the Theatre roof areas has occurred, focussed on incorporating the extensive replacement and refurbishment required to existing areas while improving compliance with current building code standards.

The Heritage Centre design was previously revised to account for the demolition of the Excelsior Hotel and retention of the Excelsior Hotel heritage façade. The front of the building has been designed with a facade that provides a singular identity to Stafford St while incorporating the retained hotel facade and

referencing the existing Theatre Royal frontage. The proposed finish and form of the scalloped facade aims to bring energy and an engaging quality required by the client's brief.

The South Canterbury Museum have engaged with dedicated Exhibition Experience designers to provide concept plans for the permanent exhibition area. These have been shared with the base build team. With these requirements in mind, and in order to better meet budget constraints, the roof to the Heritage Facility has been redesigned to provide an exhibition wall height of 4 meters and a flat ceiling to the exhibition space, while the false floor to the area has been removed.

Further planning to the museum staff areas, storage and back of house egress routes have

resulted in an increase in size of the permanent exhibition area to just under 700 square metres. Storage areas for Theatre use have been maintained at the upper level, accessible via the goods lift from the loading bay straight through to the scene dock. The staff areas to the rear of the exhibition space have been developed following stakeholder engagement and now include a meeting space.

The temporary exhibition and education spaces are similar to the previous scheme. The Heritage Facility front of house support spaces have been modified slightly following client feedback and structural co-ordination. Mobile bars have been requested by the client although these are currently not costed and are shown on the plans as client supplied FFE items.

Brief & Programme

Functional Relationships

Building Programme - Functional Relationships

The diagram upper right addresses the functional requirements and dependencies between the Exhibition Space as outlined in the Project Brief and as developed after on-going discussions with client representatives. The specific requirements for the Theatre facilities have been shown on a separate diagram lower left.

Back of House

The loading dock will be used to provide vehicular access to the Theatre and the Exhibition Spaces.

Exhibition Preparation Space and Crate Storage spaces, which will be environmentally controlled are co-located to the north of the loading dock. This area can also be security controlled. A separate zone for theatre storage has been located adjacent to the loading dock. The minimum space required for storage at stage level for technical services and piano and instrument store have been provided.

A small workshop space could also be accommodated here, depending on storage usage. Alternatively, the workshop area could be included in the Theatre Scene Dock. This space could also be used by museum staff when not occupied by theatre productions.

The area of the scene dock is comparable to similar New Zealand Theatres (and Larger than Ashburton Events Centre).

Dressing rooms and a small green room are accommodated behind the stagehouse.

Front of House

Redevelopment of the current Theatre FoH facilities will provide improved access and toilet facilities. Connection between the Theatre Back of House and the Theatre foyer has been provided. A security line has been identified so the Theatre can operate independently of the Heritage Centre, although fire egress through the exhibition space is still necessary.

Multi-functional Spaces

The connection to the new Heritage Centre shared foyer creates the opportunity further break-out space and a hospitality venue for theatre performances, with the use of a mobile bar.

The larger shared foyer also offers the opportunity to expand the footprint of exhibitions and events such as openings and functions across both facilities. The education space can either act as an extension to the foyer area or operate separately as a venue for community groups and function space outside museum operating hours.

It is envisaged that the reception counter to the Heritage Centre will also operate as the Theatre Box Office during normal opening hours.

Exhibition Spaces

The Temporary Exhibition Space is linked to the multifunction foyer area such that temporary exhibitions could also extend beyond the space allocated. This exhibition space could also be used for performance and community events. The permanent exhibition space is located across one level with goods lift access to the back of house.

Support Spaces

A later addition to the brief was the staff offices and staff room with kitchenette facilities. A meeting room has been included in this area.

Diagram of the functional relationships within the Heritage Centre

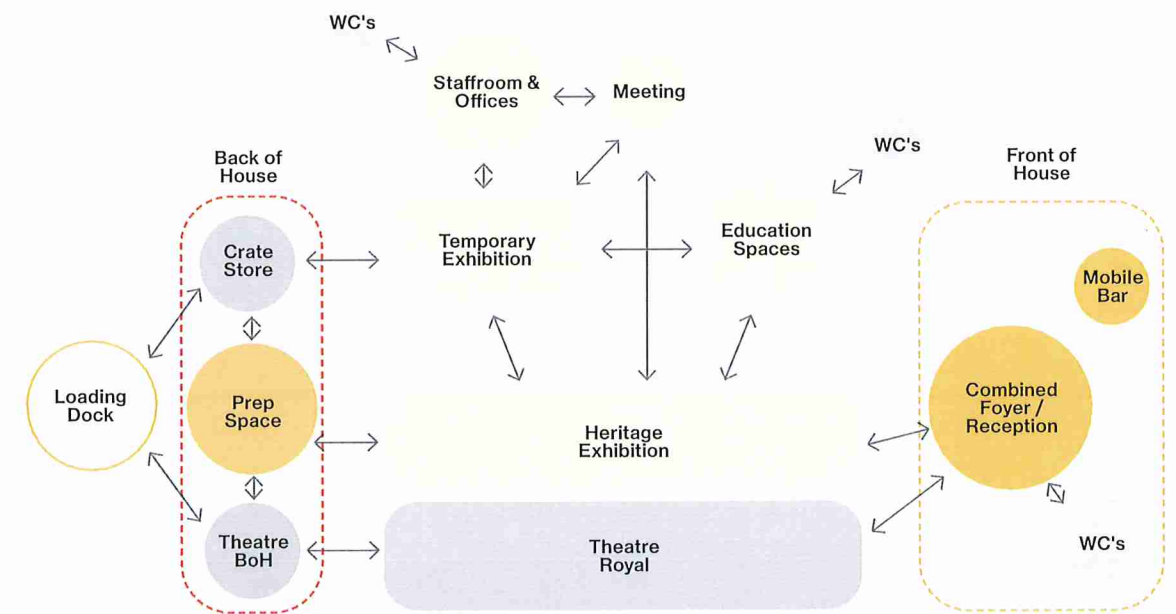
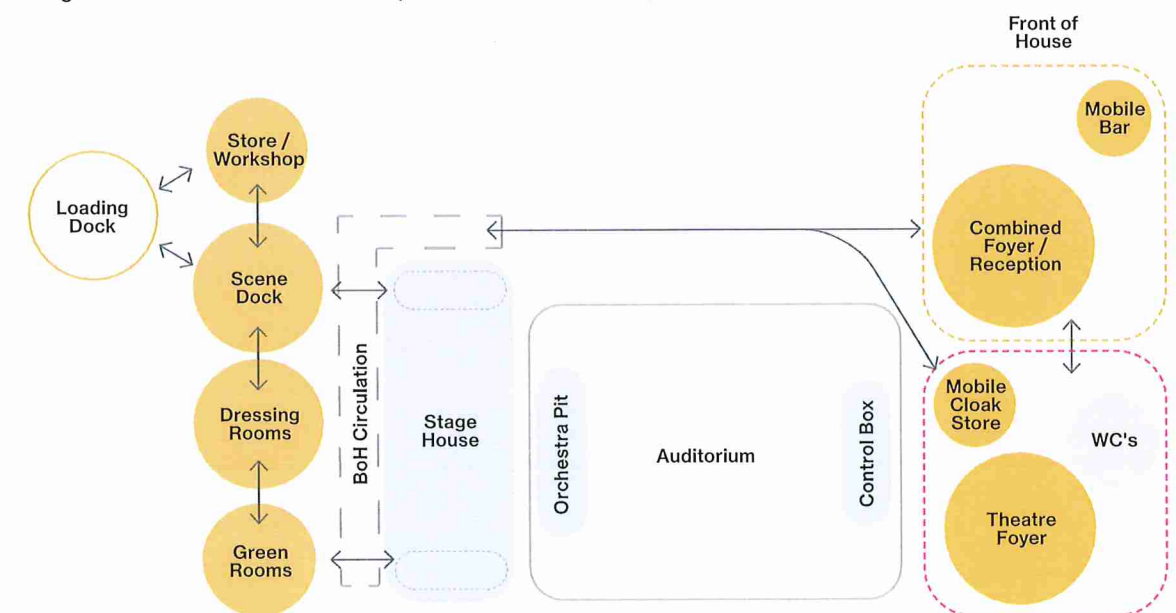


Diagram of the functional relationships within the Theatre Royal



Brief & Programme

Heritage Centre

Design Brief Overview

The project brief calls for a new multi-purpose Heritage Centre co-located with the Theatre Royal, which will include permanent museum exhibition areas for the South Canterbury Museum and also provide temporary exhibition space for the Aigantighe Art Gallery and touring heritage exhibitions.

Multifunctional Foyer (Shared with Theatre)

- Obvious reception/ information point
- Can accommodate exhibition material.
- Able to be used as a performance/ openings / meeting and function space after hours
- The welcome and farewell space for school visits.
- Linked to Theatre and shared facilities but able to be separate
- Retail area may be part of the reception counter

Education Space

- Approx. 140m² space
- Storage for equipment, secure resource storage to be developed
- Wet floor area
- Capable of being opened into foyer to create larger space for after-hours performances, meetings, etc.
- AV Facilities

- Natural light
- Dedicated toilets

Permanent exhibition gallery space

- Approx. 690m² floor space
- Open and flexible with minimum columns and internal walls
- Space for printed or projected imagery
- Minimum 4m high ceiling height
- Building services hidden in the ceiling cavity and walls.
- Museum standard environmental control and services
- Minimum thermal gain & stable internal environment with the minimum of HVAC operation.
- Very low levels natural light and control of artificial light and atmosphere.
- Goods lift access from lower level preparation space and loading bay.

Temporary Exhibition Space

- Approx. 290m² flexible floor space
- Connected to multi-function foyer space, but able to be separated
- Minimum 5m high ceiling height
- Museum-standard environmental control and services

Shared Loading Dock

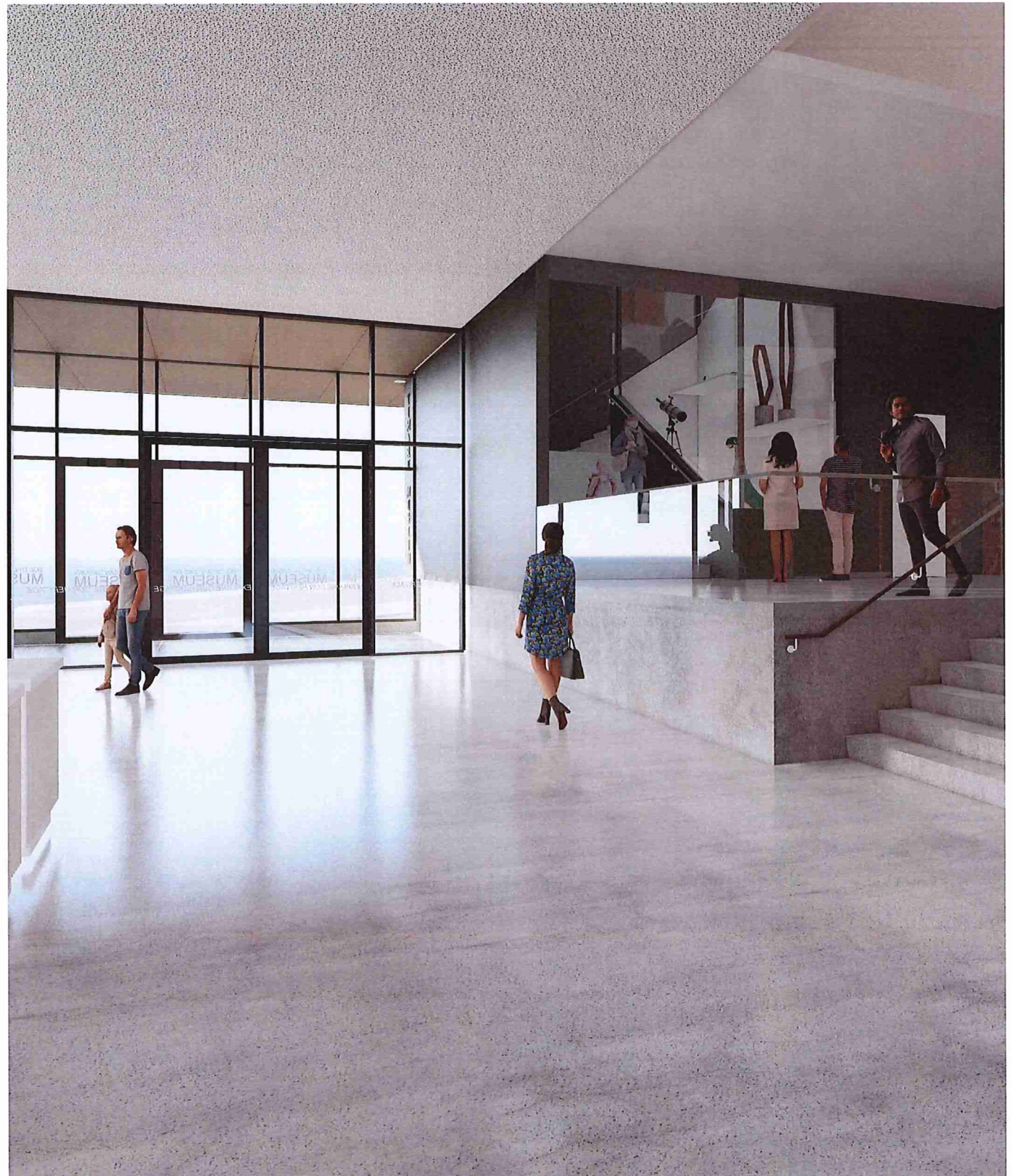
- Access for large vehicles and medium sized articulated truck
- Covered load / unload area

Exhibition Preparation Space

- Approx. 40m² floor space
- Located between loading area and exhibition galleries.
- Museum-standard environmental control

Crate storage

- Approx. 60m² space
- Sized to accommodate objects as tall as 4m and be a minimum of 4m wide
- Secure & separate from theatre crew
- Environmental controls as per museum for exhibits to acclimatise.



Brief & Programme

Theatre Royal

Design Brief Overview

The project brief calls for the refurbishment of the Timaru Theatre Royal to provide a fit for purpose venue which will attract more touring productions and provide the improved back of house facilities and infrastructure that modern shows require.

Loading Dock

- Allows for level docking by maximum 12m rigid truck
- Covered loading area from the rear of docked truck with 900mm truck dock height
- Load to stage without travelling up or down stairs or a significant slope
- Allows for docking of one truck

Scene Dock

- Approx. 70m² floor space adjacent loading dock.
- Min. 4.2m clear height
- Level with stage
- Level access to theatre foyer
- Acoustic door to stage for scenery movement

Stagehouse

- New level stage surface
- Prompt & Op Corner control positions
- New galleries at two levels provides theatre services and seismic strengthening
- Switchboard (new) re-located

- New Radiant heating

New Fly-tower & Overhead Rigging

- Refer Specialist Theatre Designer Entertech Report

Production Audio, Control & Operation

- Refer Specialist Theatre Designer Entertech Report
- Note: production video for presentations not included can be added later.

Technical Grid & Loading Gallery

- Refer Specialist Theatre Designer Entertech Report

Lighting

- Refer Specialist Theatre Designer Entertech Report for lighting system details
- Forestage lighting bridge to be accommodated in existing ceiling openings.

Control Room / Bio Box

- Connected to new theatre control network
- No upgrade currently proposed to Control Room access corridor.

Orchestra Pit

- Size increased.
- Sub-stage area removed due to structural constraints.
- New manual 'pit lid' and infill.

Back of House / Dressing

- Lift access to all levels
- Crew room with kitchenette and dedicated WC.
- 2 (no.) Principal / Accessible Dressing rooms with WC/ Shower at stage level.
- Further 180m² Approx. Dressing room areas to upper floors catering for 60+ cast.
- Toilets and Showers to each level
- Laundry and Storage areas
- Green room with kitchenette
- New heating and ventilation

Service Access over Auditorium

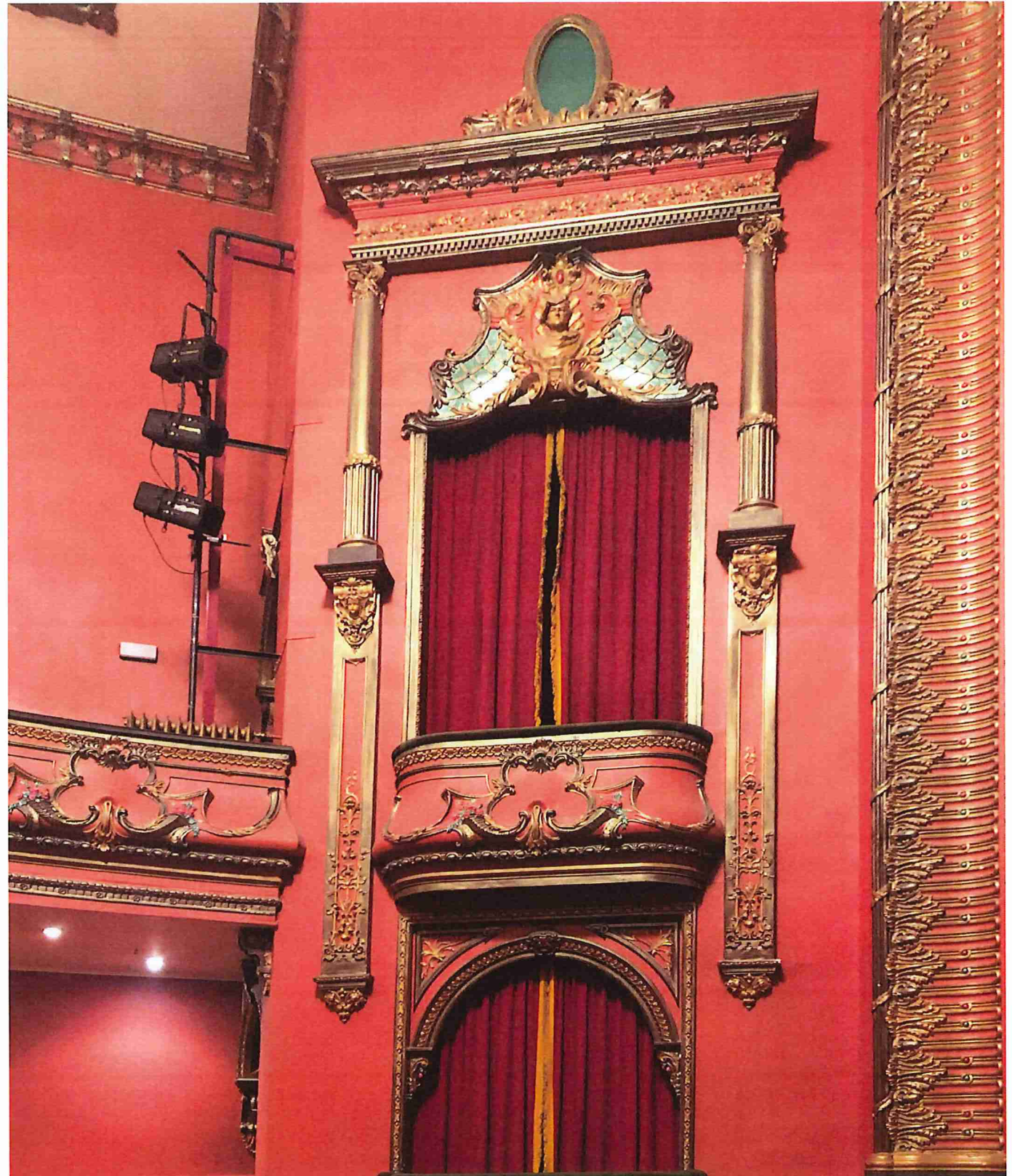
- New gantries in ceiling void to provide safe access to lighting bridges

Auditorium

- New seating (approx. 800 seats)
- New flooring to Stalls
- Redecoration with heritage consideration
- New heating and ventilation system

Foyer

- New compliant lighting & ventilation
- New carpet
- Minimal redecoration as required.



Context & Culture

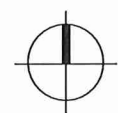
Timaru Locality

Timaru Area

Timaru is home to 29,000 people, and is the largest urban area in South Canterbury. Two rivers naturally define its boundaries, the Rangitata and Pareora. Māori waka seem to have employed the site of Timaru as a place to rest on journeys along the eastern coastline for many years before the Europeans settled the area in circa 1870.

The urban area of Timaru rises above the port having been built on rolling hills created from the lava flows of the extinct Mt Horrible volcano. The result is that most of the main streets are undulating. This volcanic rock was used for the construction of many local “bluestone” buildings, such as the former Criterion Hotel. Timaru is known for its heritage

architecture, showcasing many fine examples of commercial buildings of the late Victorian to Edwardian period in the central city streets. The region contains traditional and contemporary art galleries and museums, including the South Canterbury Museum in Perth St in downtown Timaru. The Aigantighe Art Gallery is located in park-like grounds to the North of the city, named for the historic House donated to the people of Timaru by the Grant family for the purposes of establishing an art gallery. The Landing Services Building houses the Te Ana Māori Rock Art Centre. Many schools visit the Museum and make use of the Ministry of Education LEOTC funded programmes offered at the facility.



Legend

- | | | |
|------------------------------------|-----------------------------------|---|
| 1 Existing South Canterbury Museum | 11 Worship | Yellow square CBD / Commercial Density |
| 2 Theatre Royal | 1 Roncalie College | Grey square Timaru Port / Industrial Area |
| 3 Timaru District Council | 2 Timaru South School | Green square Public / Green Spaces |
| 4 Timaru Library | 3 Timaru Girl's High School | |
| 5 LandingServices Area | 4 Waimataitai School | |
| 6 Railway & Bus Station | — Site Boundary | |
| 7 Aigantighe Art Gallery | - - Primary Adjacent Road Network | |
| 8 RSA | - - Stafford Street | |
| 9 The Bay Hill and Piazza | → Port Loop | |
| 10 Timaru Hospital | → Train | |

Theatre Royal Background:

– The present building was opened in 1912 and replaced earlier buildings on the site.

– Exterior in Italianate style to fit with other buildings in street.

– Interiors in the style of Louis XV of France with auditorium described as having blue and white walls and trimmings. Rocaille style of decoration incorporating elements from nature.

– 1962-63. TDC alterations & earthquake mitigation.

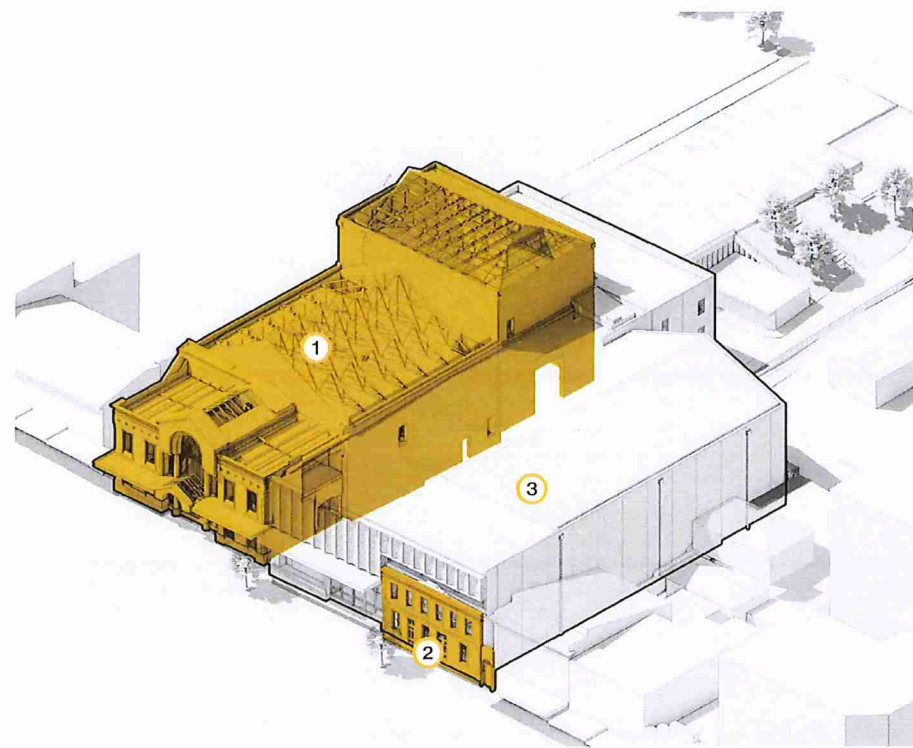
– 1988. Building refurbished and seismically strengthened.

– 1992-3. White's facade and entry foyer demolished and replaced by new structure designed by Barrie Bracefield, local architect. Foyer has ticket box in centre, side entrances to stalls.



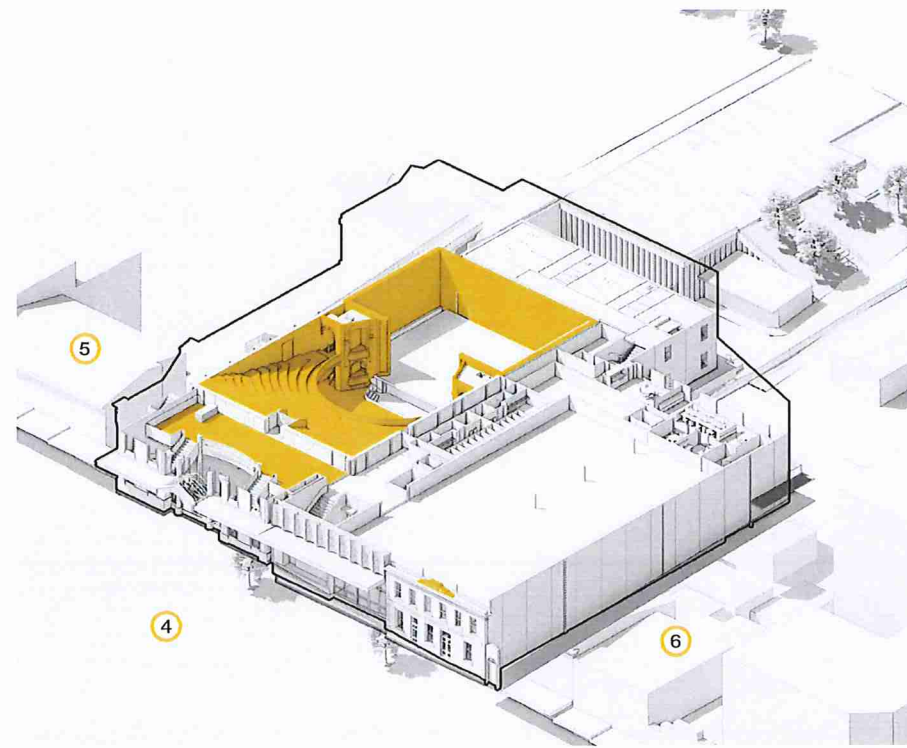
Context & Culture

Heritage Design



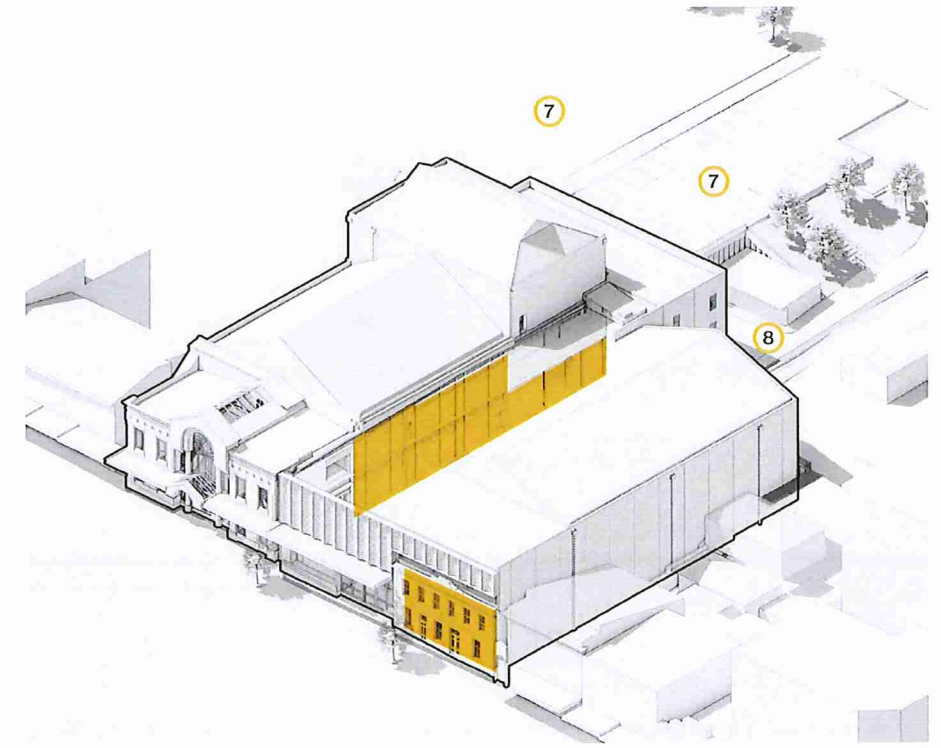
Historical Preservation

Heritage / Existing Buildings Retained (Theatre Royal & Criterion facade)



Historical Restoration

Elements (excl. Roofing) Restored / Repaired To Match Heritage Styling



Historical Expression

Expressed Interior Walls, Original Materials

Heritage Design

As established within the project brief, both the new build and refurbishment show a sensitivity towards the cultural and historic importance of the Timaru Theatre Royal and identity of Stafford Street and the fabric of wider Timaru. The Eastern and Southern frontages retain a large degree of their former materiality and identity, and where practicable both external and internal surfaces have been made good - and in various instances exposed as a part of the building's living identity.

Examples include the Criterion Facade (which is also visible from within the Education space), and the Northern edge of the Theatre Royal, which prominently displays the old brickwork to visitors as they journey throughout the space. At present, a portion of the brickwork that will be exposed has been concealed beneath a plaster finish - this shall be stripped back to enable the underlying brick to be expressed. The brick is the same as that seen on the outside of the

Stagehouse building / fly tower, and forms an essential part of the Victorian styling. Additionally, archival imagery of the Criterion building is being used to recreate a pediment that once adorned the facade, which will be installed atop the historic building.

Various elements of the heritage fabric of the building are either too aged or worn to be preserved in their current state - in this case, efforts have been made to restore certain finishes such that they faithfully

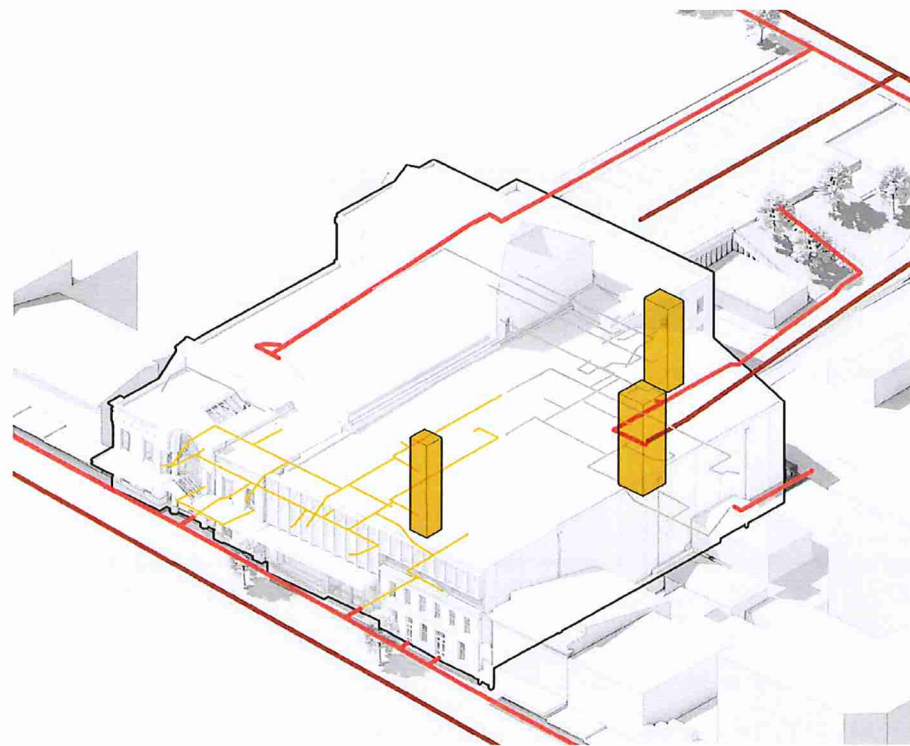
resemble the original design aesthetic and experience afforded to users. Instances include the installation of metal profiled roofing atop the main auditorium that matches the original materiality, and a majority of the internal finishes within the stagehouse, Theatre foyer, and auditorium. The latter area may pose problems owing to the possibility of asbestos within certain finishes and construction materials, necessitating a balance of safety and desire to maintain elements of the historic design.

Legend

- 1 Timaru Theatre Royal (Existing)
- 2 Criterion Facade (Existing)
- 3 Proposed New Build
- 4 Stafford Street
- 5 Existing Context (South)
- 6 Existing Context (North)
- 7 Rear-of-site Carparking
- 8 Vehicle Loading Bay / Access Ramp

Context & Culture

Environment Design



General Access

- Lift Shafts
- Public Circulation
- BoH Circulation
- Vehicle Routes
- Pedestrian Routes (External)

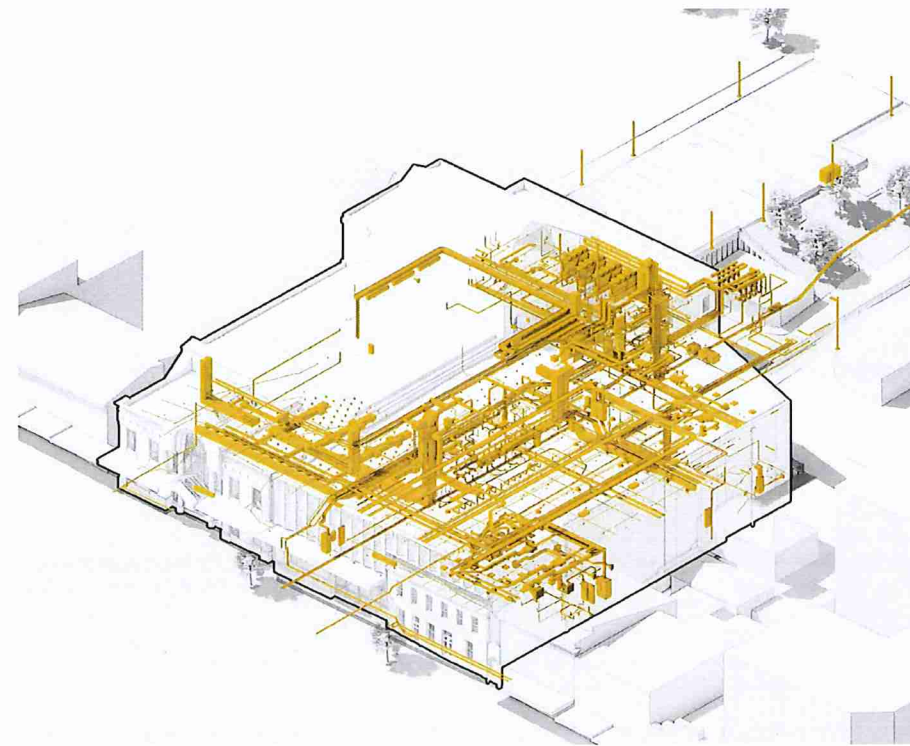
Movement & Sustainability

Owing to the multi-functional nature of the facility, various uses of the spaces are supported simultaneously via a series of public and semi-private thoroughfares, which include a loading dock, goods lift, and fly gallery. Dedicated access to the Back of House is facilitated via the Western facade, while there is a range of Front of House access directly to the Theatre, main Reception, and Education spaces respectively. The design makes use of a central 'spine' to guide users in an

intuitive and efficient manner, all the while maintaining separation between the various user groups of the building.

A high level of user accessibility has been achieved within the design, including to a majority of the Theatre BoH spaces, Auditorium, Heritage Centre and general circulation space.

Throughout the project, in accordance with budgetary and logistical constraints, there has been a dedicated effort to



Services

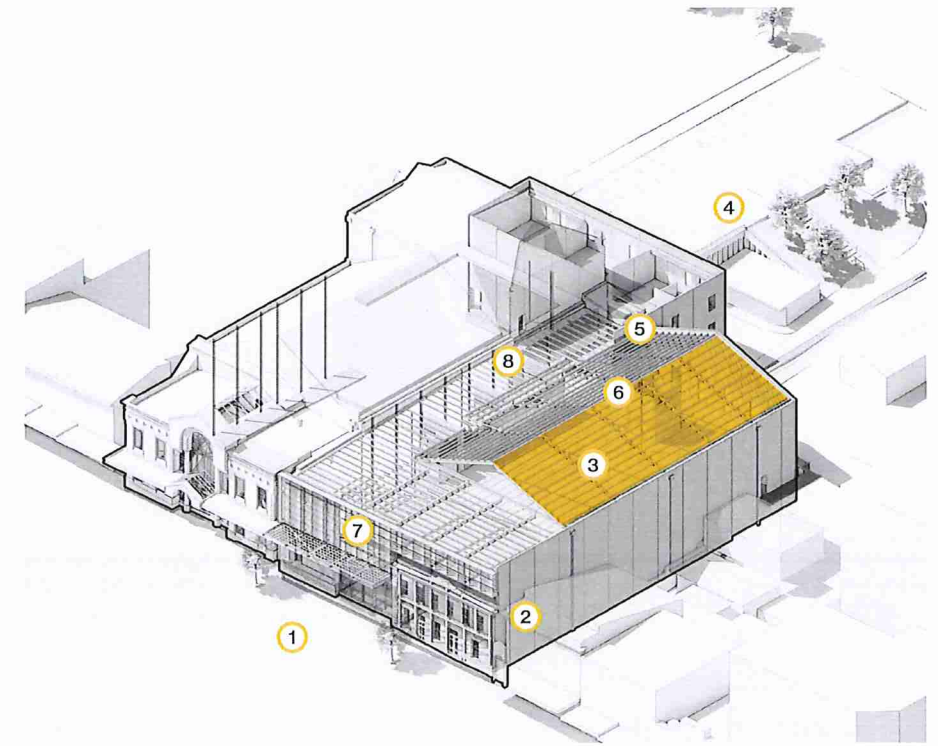
- (Design ongoing) Servicing Configuration / Strategy

incorporate various materials, systems and strategies to improve the sustainability of the design (in terms of ongoing operational impact, and during construction proper). One of the key means of achieving this has been the ability to retain a large amount of the original fabric of the building, or to re-use / re-purpose elements within other areas. This drastically reduces the embodied carbon cost of constructing the building.

Use of highly durable materials

provides longevity and ease of maintenance, reducing operational carbon of the facility.

Additional considerations / further options to be implemented during the building's life are noted right:



Sustainability

- Candidate Area To Incorporate Solar Panel Technology

Legend

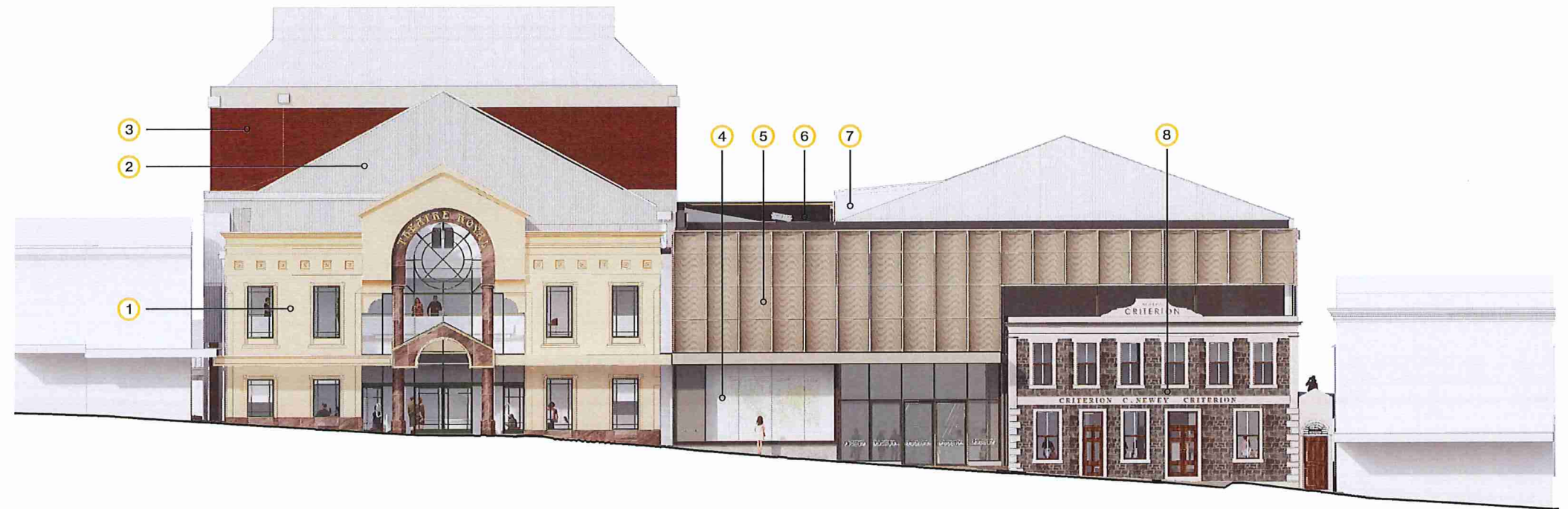
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| <ul style="list-style-type: none"> 1 Proximity to multiple public services and amenities, in accordance with GreenStar guidelines 2 High thermal insulation throughout building envelope to conform to H1 and reduce energy usage during building lifetime 3 Opportunity to introduce future solar | <ul style="list-style-type: none"> panel technology for further reduction of energy consumption from non-renewable resources 4 Opportunity to incorporate EV charging stations and similar infrastructure within West carparks 5 Energy efficient plant & MEP for overall building performance | <ul style="list-style-type: none"> 6 Waste & recycle management to minimise operational impacts 7 Low energy fixtures, fittings, lighting, and HVAC plant 8 Centralised rooftop plant for efficient duct runs and ease of maintenance |
|--|---|---|

Developed Design East Elevation

Stafford Street Frontage

Primary point of entry for Front-of-House activities. The frontage is comprised of both heritage and new build elements, which are stepped to match the style of neighbouring buildings.

The facade includes a prominent display front for exhibitions / performances, and the glazed entryway invites visitors to enter the space. The Stafford Street Upgrade Works provides further opportunity to create a highly activated connection with the surrounding cityscape, and to further improve accessibility between the street, pavement, and building.



Scale @ A3: 0 1 2 4 5 10 15
1:250 m

Legend

- ① Existing Plaster Finish
- ② Existing Brick
- ③ Metal Profile Roof (to replace old Theatre roof)
- ④ Display Frontage
- ⑤ Fluted Aluminium Rainscreen
- ⑥ Membrane Applied Roof
- ⑦ Metal Profile Warm Roof
- ⑧ Existing Bluestone Masonry



(1) View from Stafford St. North towards main Museum entryway



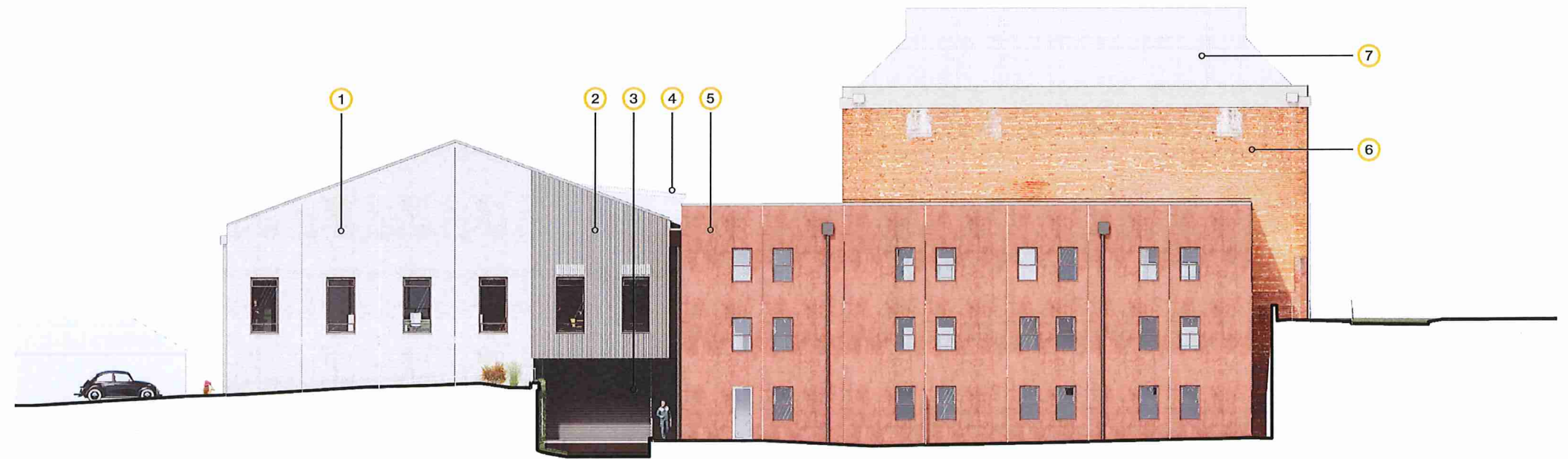
(2) View from opposite edge of Stafford St., toward main Theatre Royal entryway

Developed Design West Elevation

Facing Barnard Street

Servicing various operational needs, the Western frontage provides allowance for a loading dock, Back of House access for performers and staff, and an accessible drop off space.

The Theatre Back of House features a red-tinted precast construction which reflects the previous design that serviced the Theatre proper. This also differentiates the Back of House from the offices to the North, which enjoy views of the surrounding landscape, and good natural lighting characteristics.



Scale @ A3: 0 1 2 4 5 10 15
1:250 m

Legend

- ① Precast Concrete (Natural Tint)
- ② Metal Corrugate (Gull Grey Colour)
- ③ Loading Dock Roller Door (Gull Grey Colour)
- ④ Metal Profile Warm Roof
- ⑤ Precast Concrete (With Tint)
- ⑥ Existing Brick
- ⑦ Metal Profile Roof (to replace old Theatre roof)



(1) View East from Barnard St. towards loading dock / accessible drop-off space



(2) View of BoH office and Theatre BoH building

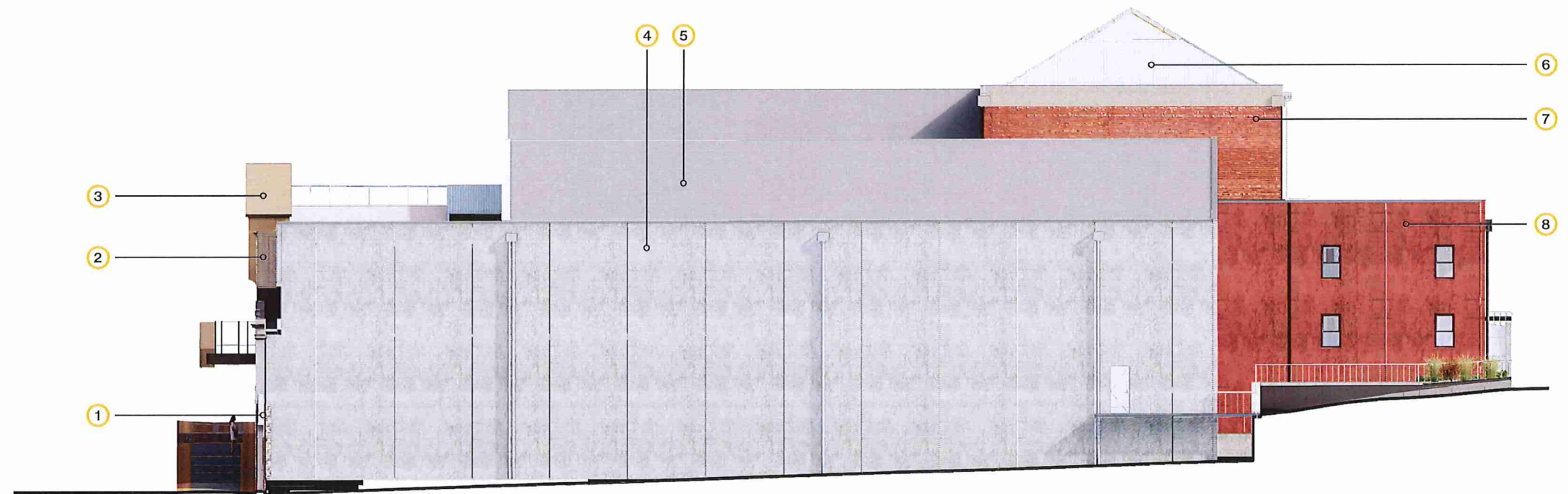
Developed Design

North / South Elevations

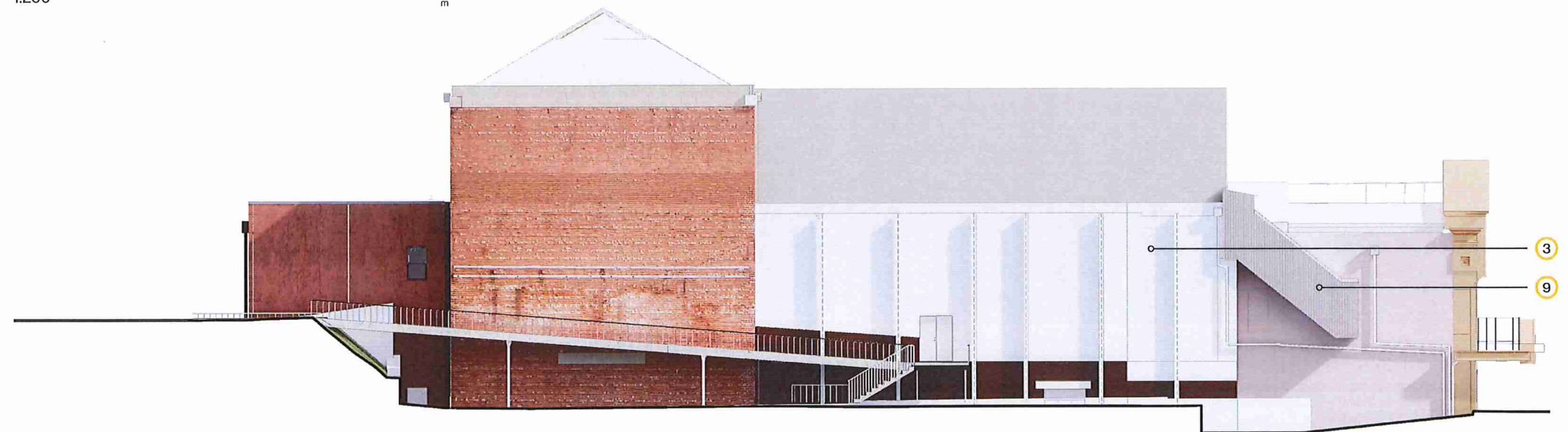
North-South Axis

The Northern facade features a simple yet thermally efficient precast construction, and preserves the small thoroughfare found at the Northeast corner of the site, accessed via Stafford Street. A gantry on the Northwest corner permits access to a stair that services both the loading / store areas and the upper floor offices.

The Southern facade is largely undisturbed, and is either retained or restored to maintain the character of the Theatre Royal. The external ramp between the Western carpark and Theatre is preserved, whilst the access to the Theatre Control Room is re-clad in a metal corrugate.



Scale @ A3: 1:250



Scale @ A3: 1:250

Legend

- ① Existing Bluestone Masonry
- ② Fluted Aluminium Rainscreen
- ③ Existing Plaster Finish
- ④ Precast Concrete (Natural Tint)
- ⑤ Metal Profile Warm Roof
- ⑥ Metal Profile Roof (to replace old Theatre roof)
- ⑦ Existing Brick
- ⑧ Precast Concrete (With Tint)
- ⑨ Metal Corrugate (Gull Grey Colour)

Developed Design

East Access & Envelope

Eastern Envelope

The existing plaster and Bluestone masonry (of the Theatre Royal and Criterion building, respectively) are complimented with the addition of an aluminium scalloped rainscreen, and a glazed frontage (comprised of both a display space and sliding doors). The Criterion facade remains trafficable, courtesy of a pair of doubled doors which open directly into the education space.

The design intent is to ensure these are the only visible elements, with all roof-mounted plant & MEP services set back from the Eastern edge, concealed from view. This will emphasise the distinctive form of the Theatre Royal's archway.



Legend

- | | |
|--|--|
| 1 Theatre Royal Frontage (Existing Building) | 6 Criterion Facade (Heritage Facade, existing Bluestone Masonry) |
| 2 Display Frontage | 7 Precast Concrete |
| 3 Panelised Facade (Fluted Aluminium Rainscreen) | 8 Metal Profile Roof (to replace old Theatre roof) |
| 4 Heritage Centre Main Entry | 9 Membrane Applied Roof |
| 5 Feature Bay Window | 10 Metal Profile Warm Roof |

Developed Design

West Access & Envelope

Western Envelope

This frontage employs a series of distinctive material choices to differentiate the Shared Back of House, Theatre Back of House, and Loading Bay, but features a consistent arrangement of windows which reflect the earlier design of the original Back of House.

Access to the plant deck occurs via the Upper Fly Gallery, or a service hatch near the Dimmer. The intersection of the three seismically separated buildings at this juncture call for a series of expansion joints, installed both vertically and horizontally.

Legend

- | | |
|--------------------------------------|--|
| 1 Gantry | 6 Plant / Services Zone |
| 2 Precast Concrete (Natural Tint) | 7 Membrane Applied Roof |
| 3 Metal Corrugate (Gull Grey Colour) | 8 Metal Profile Roof (to replace old Theatre roof) |
| 4 Loading Dock | 9 Existing Brick |
| 5 Metal Profile Warm Roof | 10 Precast Concrete (With Tint) |
| | 11 Services Enclosure |



3D Visualisation

Interior Views: Reception

Reception Space

Connected to Stafford Street via a wind lobby (which contains locker facilities), providing ready access to most public and semi-public areas.

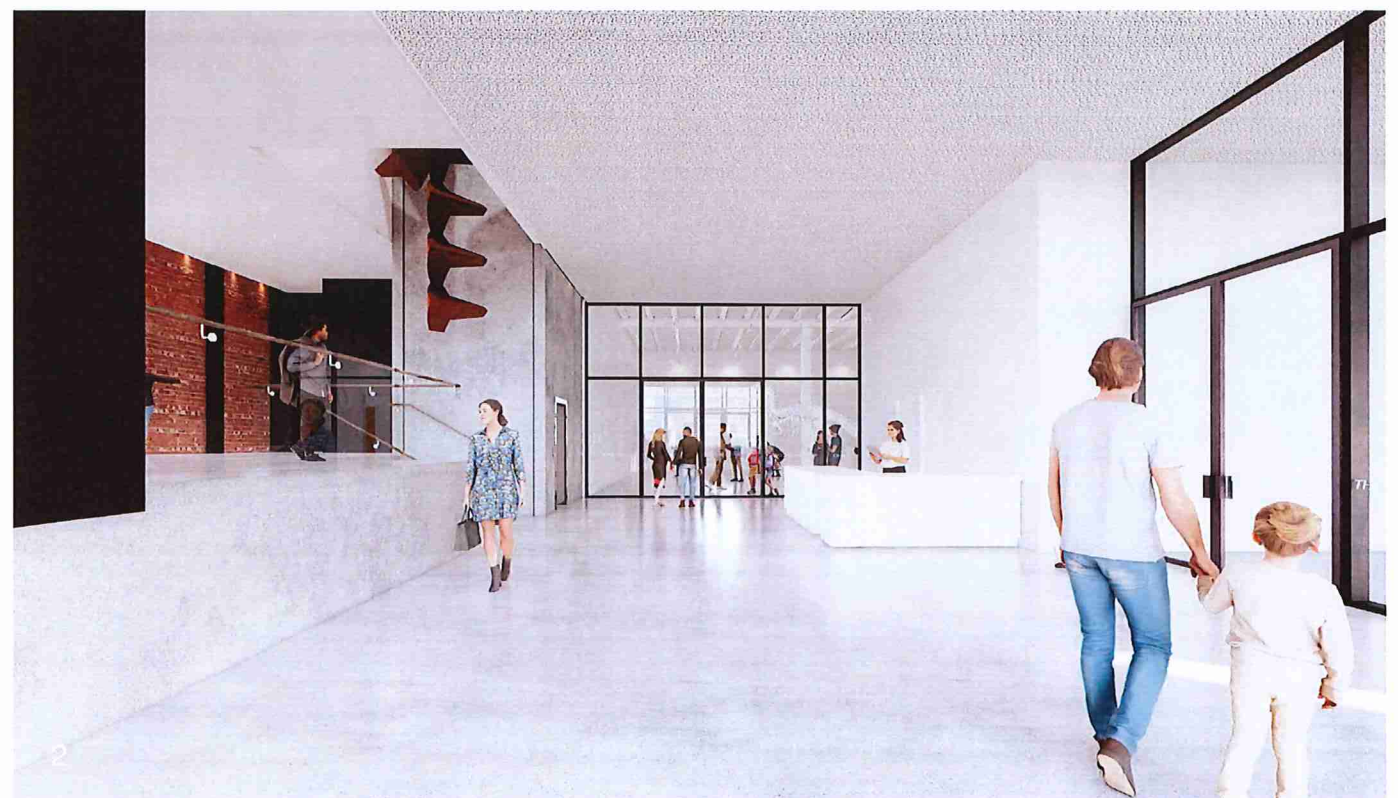
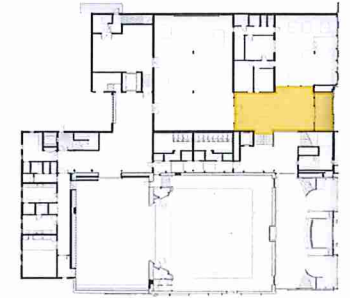
Designed as per client request with mobile reception desks, enabling the reception proper to be converted into an

extension of either the lower floor exhibition or education spaces according to venue needs.

Also adjacent to a cluster of staff and semi-public spaces, including kitchen, office/bag store, services cupboard, and accessible WC.

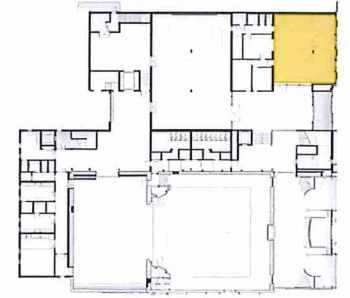
(1) View toward Stafford Street and Link space from reception. Opportunity to install artworks in the space inscribed by the stair to upper level

(2) Reception, view from Wind Lobby toward portable reception desks and temporary exhibition space



3D Visualisation

Interior Views: Education



Education Space

Two modes of primary access; either via the main reception space, or Stafford St. directly via the heritage Criterion facade.

Area is designed with two height planes - necessitated by the heritage facade's doors

being trafficable. At client request, the lower of these two areas has been kept to a minimum in terms of area.

Heritage facade intending to be kept exposed to the interior space, with some steel structure to facilitate this.

(1) View from Southern entry to education space, facing interior of Criterion facade

(2) View towards lower area, separated via a seated edge and contrasting materiality



3D Visualisation

Interior Views: Exhibition

Exhibition Spaces

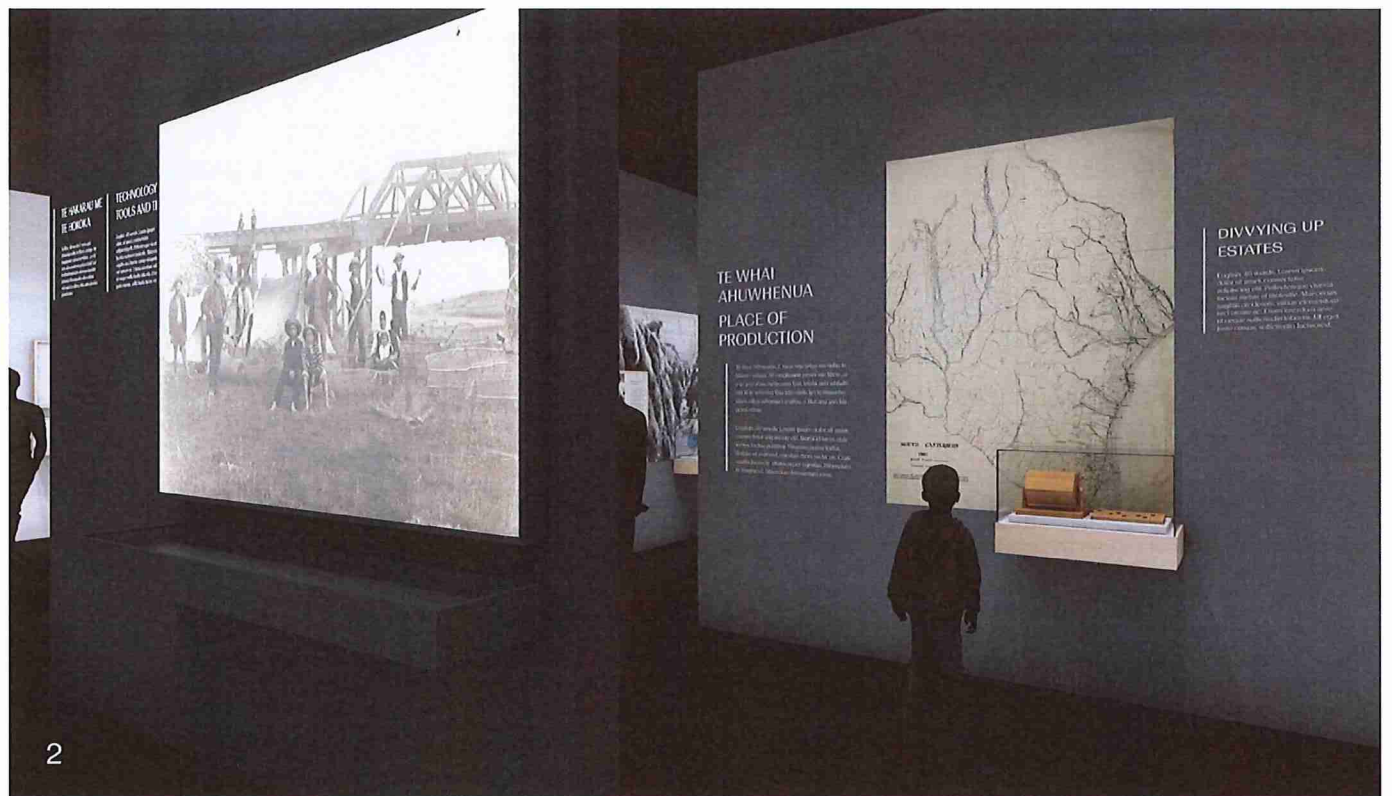
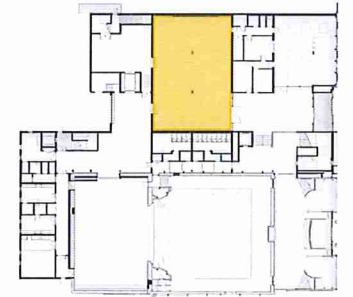
Temporary exhibition space (lower level) publicly accessed via reception, with provision for multiple staff accesses, including directly from the loading dock, and from the adjacent storage space. Intended to be able

to be sealed off from the public during the installation / alteration of exhibitions.

Permanent exhibition space accessed via upper concourse, refer Exhibition Designer.

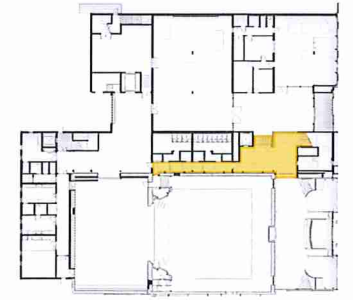
(1) Temporary Exhibition space, stark white interior and materiality

(2) Conceptual rendering provided by Exhibition Designer, features contrasting colour scheme



3D Visualisation

Interior Views: Link / Circulation



Link / Circulation

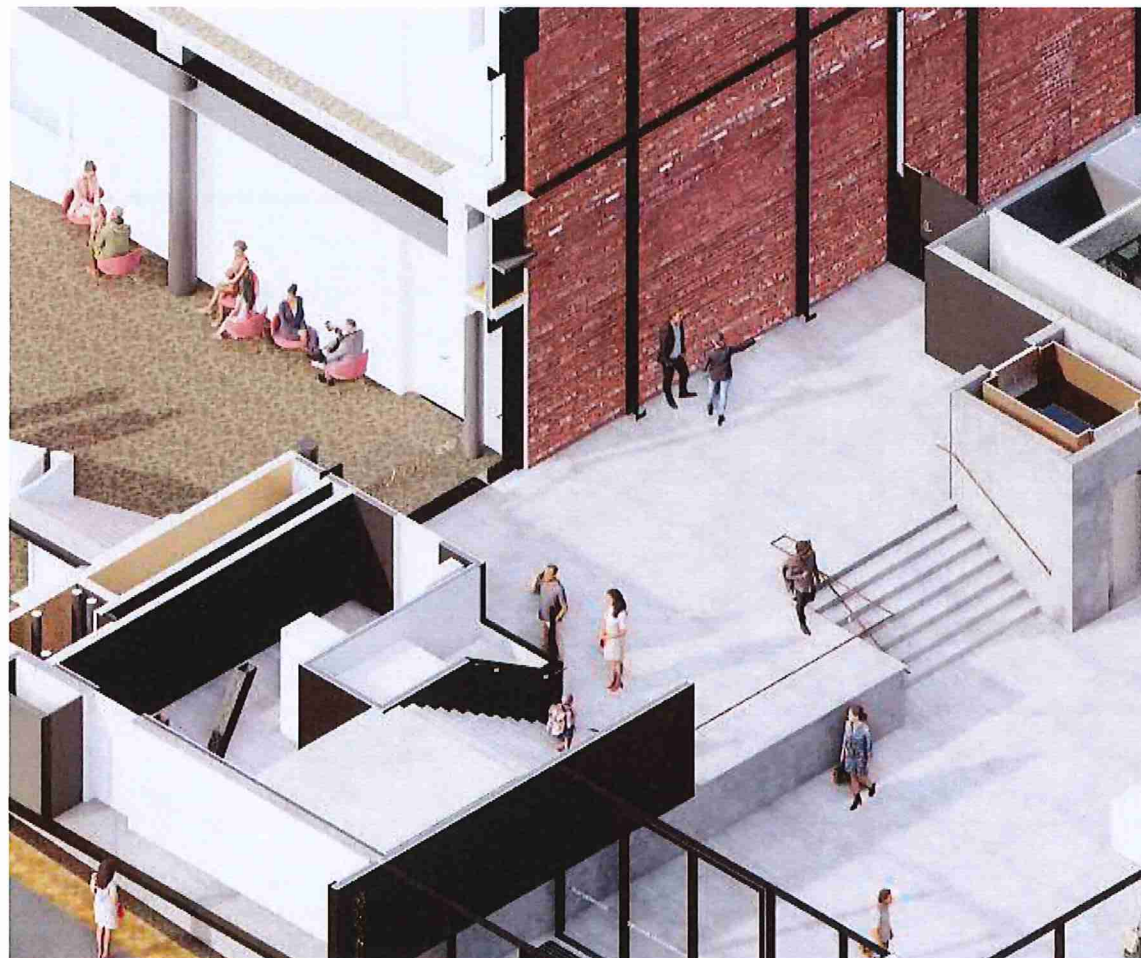
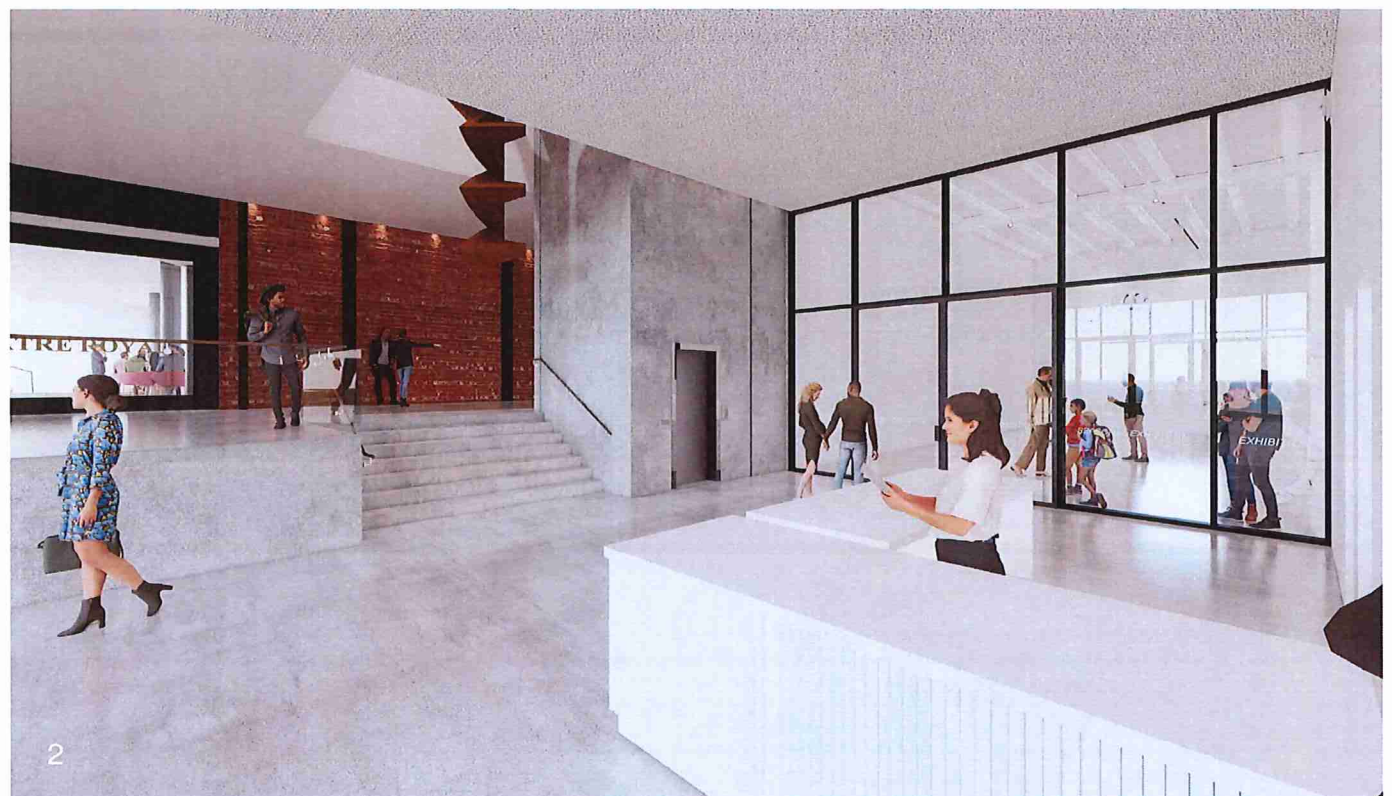
Serves as a connection between various areas and as overflow space for Theatre venue.

Facilitates access to upstairs areas, main WC block, reception and Theatre Lobby.

Ongoing design consideration in having exposed brickwork from the Theatre in portions of both the upper and lower floor to showcases historical element of the existing heritage building.

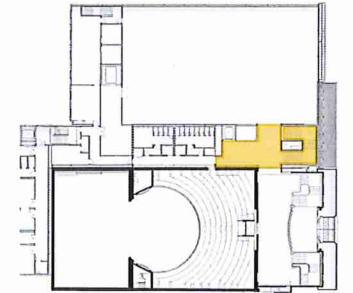
(1) View towards reception and corridor.

(2) Reception, facing the temporary exhibition entrance, and link space



3D Visualisation

Interior Views: Concourse



Upper Concourse Space

Can function as overflow space from the Theatre Foyer, in addition to serving as circulation space and the entry to the Permanent Exhibition space.

Features the exposed Theatre brickwork, which is maintained

along the main corridor. Void in upper level permits light and views between levels, and accentuates the vertical element of the lift shaft. Additionally, may be used as a prominent display space for oversize artworks / hung sculptures.

(1) View from corridor towards main stairway and lift access

(2) View from Permanent Exhibition entry towards Theatre Foyer



3D Visualisation

Interior Views: Offices

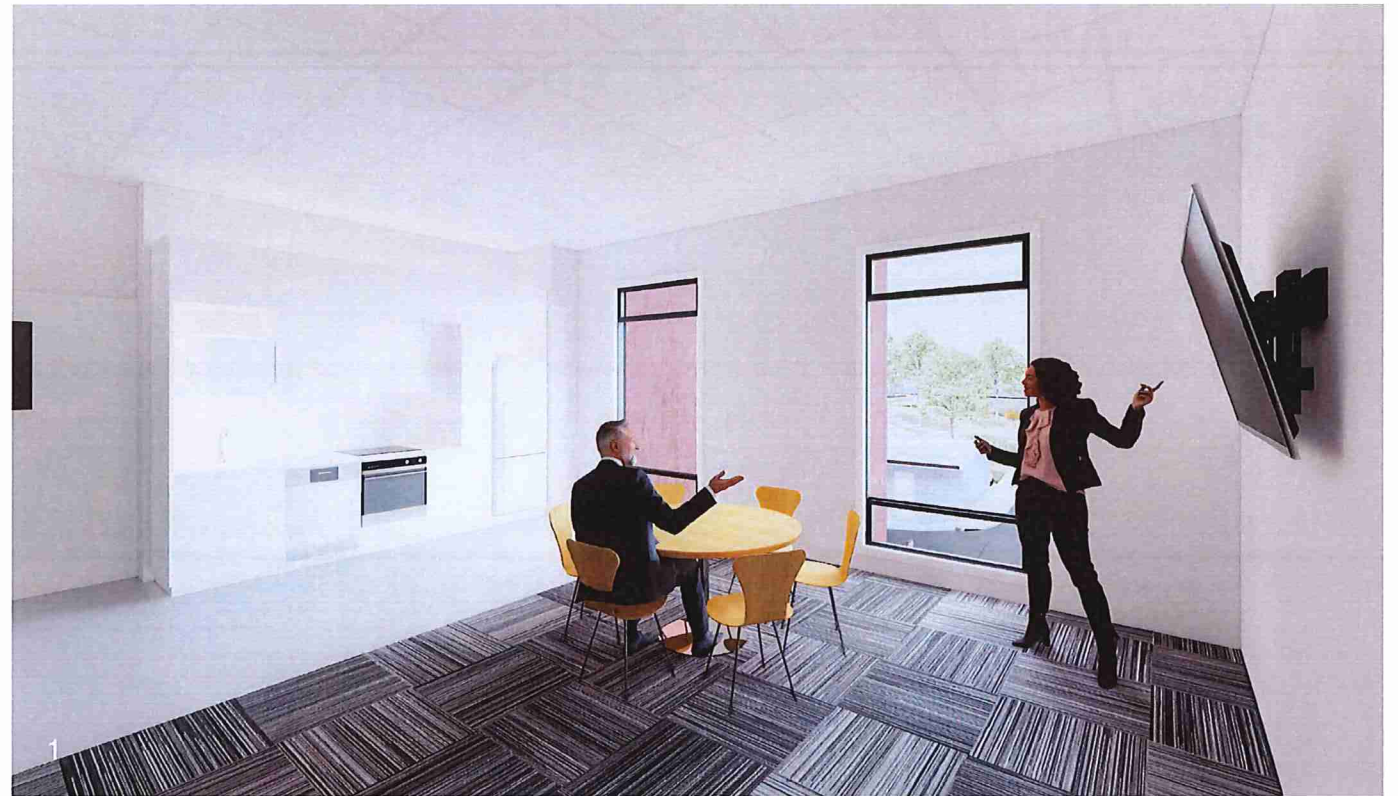
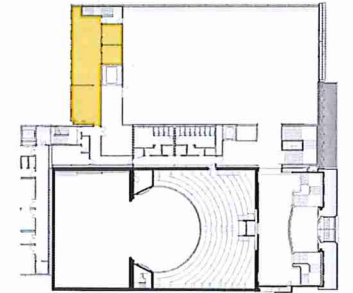
Office Space

Open-plan office space (60m²), meeting cubicle (12m²), office cubicle (12m²) and staff room (34m²) for Back of House and Exhibition. Features large

West-facing windows, direct access via fire stair to lower floor storage, to permanent exhibition, and adjacent to goods lift and store.

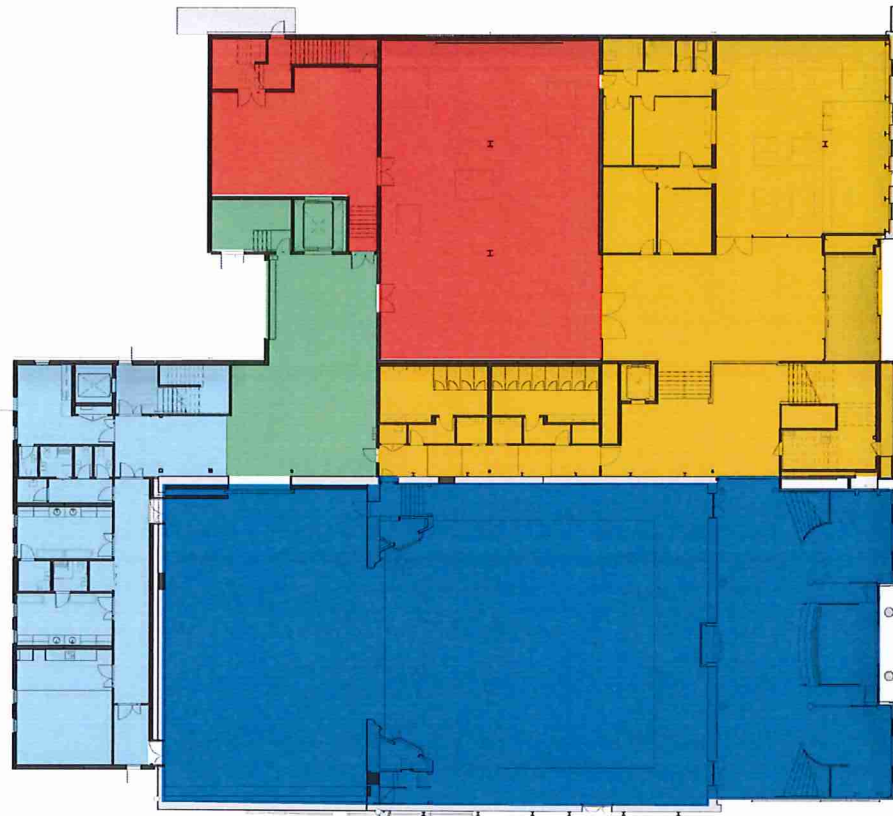
(1) Staff room, view facing Theatre Back of House and carpark / loading bay access

(2) Open plan office, with separate enclosed meeting cubicle and office cubicle

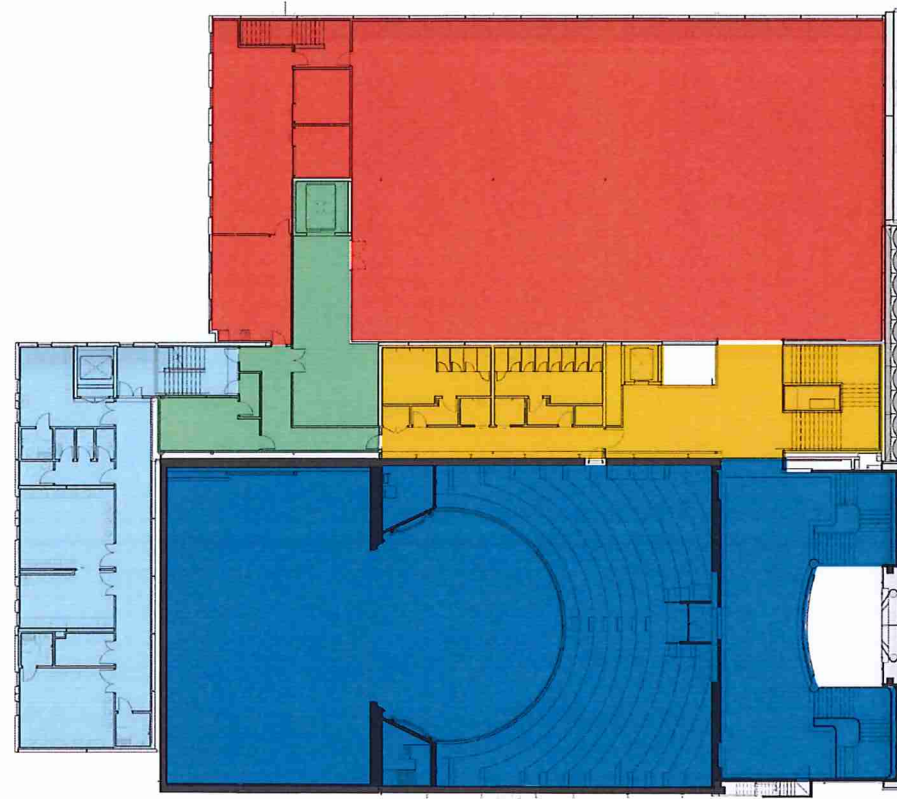


Area Schedule

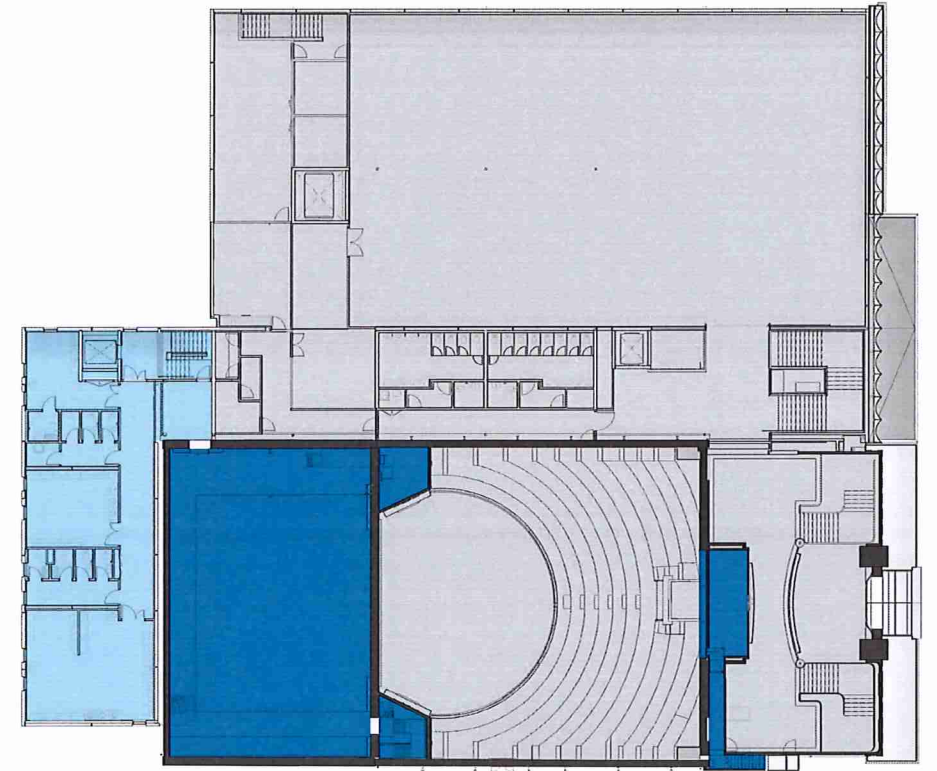
Net Area Key Plan



Level 00-01



Level 02



Level 03

Legend

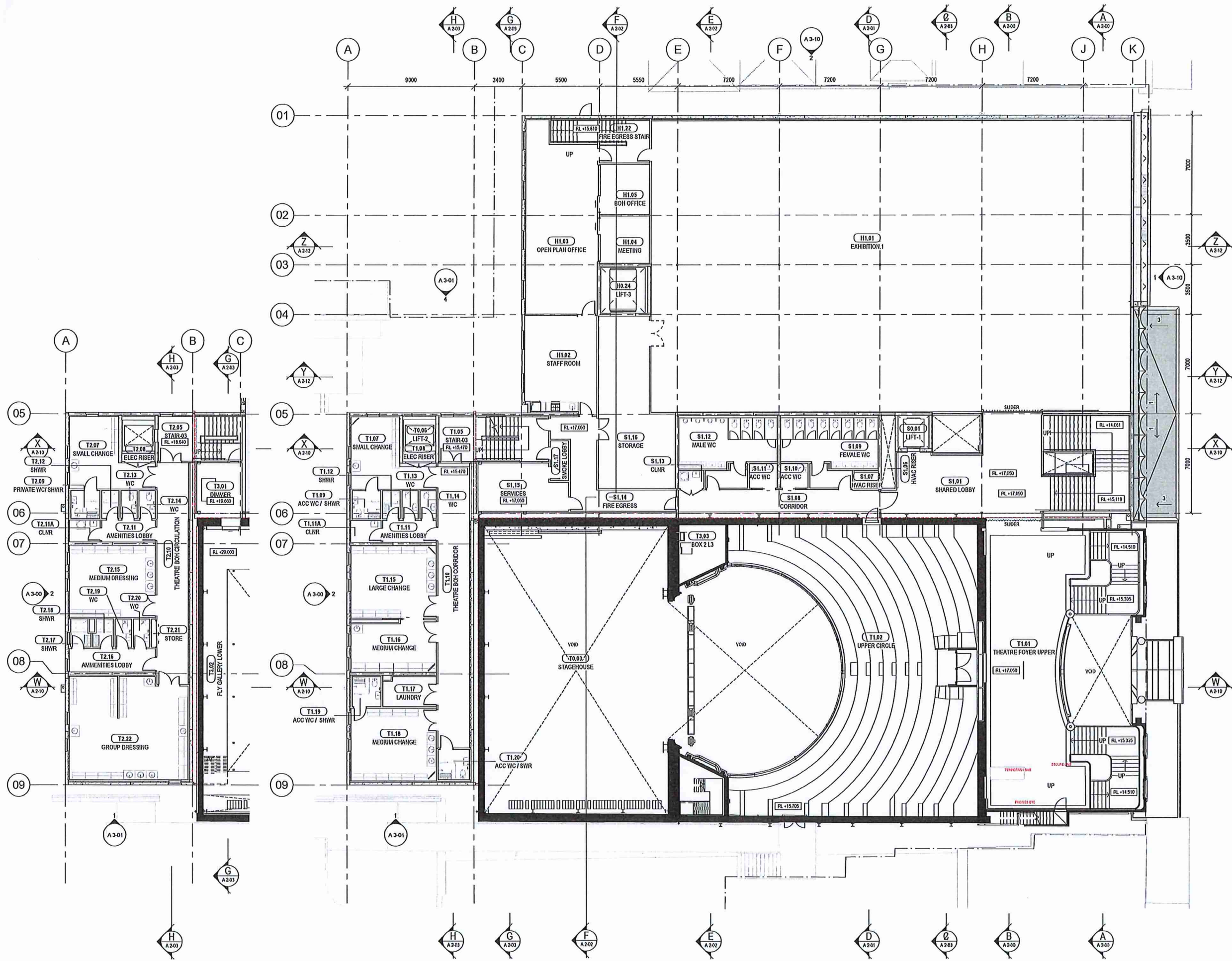
- Shared FoH
 - Shared BoH
 - Exhibition
- } Heritage Facility
- Theatre
 - Theatre BoH
 - [Void]

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Drawings to be read in conjunction with Keynote Legend Sheet
Do not scale drawings. Verify all dimensions on site

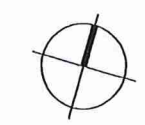
| Issue | Description | Date |
|-------|-----------------------|------------|
| A | 50% Developed Design | 2023-07-28 |
| D | 90% Developed Design | 2023-09-01 |
| C | 100% Developed Design | 2023-09-19 |



NEW - L3 - LOWER FLY GALLERY(1)
1:125

PD PROPOSED LEVEL 02 FLOOR PLAN
1:125

DEVELOPED DESIGN 100%



SOUTHBASE
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Project
Timaru Theatre Royal & Heritage Centre
STAFFORD STREET, TIMARU

Drawn
FIRST FLOOR LEVELS GA
1-0-Floor Plans GA's

| Scale | (A1) | (A3) | Drawn by |
|------------|-------|-------|----------|
| Scale | 1:125 | 1:125 | DC |
| Drawn | DC | | |
| Checked | DC | | |
| Project no | 2201 | | |

A 1-02
C