

ALBANY TOWN HALL

Repurposing Project



EXISTING CONDITION

LOCATION PLAN



PROJECT DESCRIPTION

The **Albany Town Hall** is highly valued by the community for its long and continued role as the principal building associated with cultural and administrative activities in the town and region.

Completed in 1888 the Town Hall reflects an important period of growth and development in Albany and the Great Southern history. It was the first major building project undertaken by the **Albany Municipal Council** and is closely associated with key figures involved in local municipal activities.

The original building has aesthetic value as a good example of a **Victorian Free Classical building**. It has landmark qualities with the clocktower being highly visible along York Street and from the **Town Square, Albany Public Library and Alison Hartman Gardens**.

The building has had numerous additions throughout the 20th century and its use as a modern functioning arts, civic and community facility is outdated. The historical fabric also requires conservation work.

The **repurposing project** aims to restore the Town Hall to its former civic and cultural prominence by increasing the frequency and range of community uses, and moving away from its specialised theatre function to a broader multi-purpose use. The project aims to build capacity for new uses and activities, bringing outdated facilities up to current standards whilst conserving and enhancing the heritage significance of the building.

The project is jointly funded by Lotterywest and City of Albany, and is due for completion in 2020.



KEY PROJECT OBJECTIVES

The project will aim to achieve the following objectives:

- ensure the longevity and continued use of the Albany Town Hall;
- create a multifunctional, adaptable and flexible venue;
- encourage innovation and creativity;
- connect and activate the broader civic precinct;
- enable a wider range of community uses - move away from specialised theatre use;
- conserve and enhance the heritage significance of the building;
- repurpose the main raked floor auditorium for a flexible flat floor space;
- upgrade ground floor galleries for a higher standard and more flexible exhibition space;
- provide dedicated loading and vertical transport to all building levels;
- upgraded building services to meet contemporary standards and support programmable spaces.

PROGRAMME

PHASE 1 Pre-Feasibility Assessment **2011**

PHASE 2 Feasibility and Planning **2011 - 2015**

PHASE 3 Community Engagement City Centre **2014 - 2017**

PHASE 4 Business Case & Funding Agreements **2015 - 2017**

PHASE 5 Community Reference Group **DEC 2017 - Completion**

PHASE 6 Specialist Consultant Procurement **MAY – JUL 2018**

PHASE 7 Building Assessment & Concept Design **AUG – SEPT 2018**

PHASE 8 Detailed Design **SEPT 2018 – APRIL 2019**

PHASE 9 Authority Approvals **NOV 2018 – MAR 2019**

PHASE 10 Construction Tender **APRIL – MAY 2019**

PHASE 11 Construction Works **JUNE 2019 – MID 2020**

ALBANY TOWN HALL Repurposing Project

KEY DRIVERS

Griffiths Architects



ptx
architects

lotterywest
supported

the
AMAZING
SOUTH
COAST

At
CITY OF
Albany



CONSERVATION APPROACH

The design and heritage approach is to allow the heritage place to be conserved and changed to the extent required, and to make new or modern structures do 'the heavy lifting'. The heavily serviced functions such as plant, toilets, lifts and the like have been removed from the heritage structure and accommodated in a modern structure located adjacent to the Town Square.

This approach allows the new building requirements to meet current standards and takes the pressure away from the heritage fabric and spaces. These functions are also subject to the most change and so accommodating them in this way allows them to be upgraded periodically without further damage to the heritage place. A number of original heritage features of the building will be restored as part of the conservation works.

ADAPTATION & FUNCTIONALITY

The design includes the repurposing of the main raked floor auditorium into a multi purpose flat floor venue which re-creates the historic spatial volume of the main hall. The existing ground floor galleries are upgraded to more flexible and higher standard spaces.

Modern lighting, electrical, security and mechanical service upgrades will increase capacity for hosting a range of contemporary visual and performance arts, gallery display spaces, community and civic uses.

The 1980's addition to the rear is repurposed as a dedicated loading and storage facility serviced by historic Grey Street. A new lift links all building levels allowing a broad spectrum of activities in all spaces, and access to the first floor multi program hall space.

BRINGING COMMUNITY TOGETHER

The Town Hall site and precinct has a rich cultural history including the powerful story of local historical figures Mokare and Collie. The repurposing of the Town Hall will draw on this history to inform the built form, landscape setting, cultural interpretation and artworks in the broader precinct to convey deeper cultural meaning behind the connection of people and place.

One of the overarching design concepts for the precinct is that of two cultures coming together – expressed through aspects of built and landscape form, interpretation, and public art. The enhancement of the building fabric and internal spaces, functions and facilities, as well as the concept for a community based 'Friends of the Town Hall', will assist restore the Town Hall as a community venue for generations to come.



- LEGEND**
- 1. Oak Tree (existing)
 - 2. Pine Tree (existing)
 - 3. Primary Event & Open Space
 - 4. Terraces
 - 5. Secondary Event & Open Space
 - 6. Mokare Commemorative Artwork & Statue Garden
 - 7. Old School Path Interpretation
 - 8. Hub Courtyard (existing)
 - 9. Children's Courtyard (existing)
 - 10. Interactive Garden & Trailhead
 - 11. Proposed Stair Link (future)
 - 12. Proposed Student Housing Courtyard & Access (future)
 - 13. Proposed Boardwalk link (future)
 - 14. Proposed Mokare Burial Site Commemorative Garden (future)
 - 15. Carpark Lighting
- Site Boundary

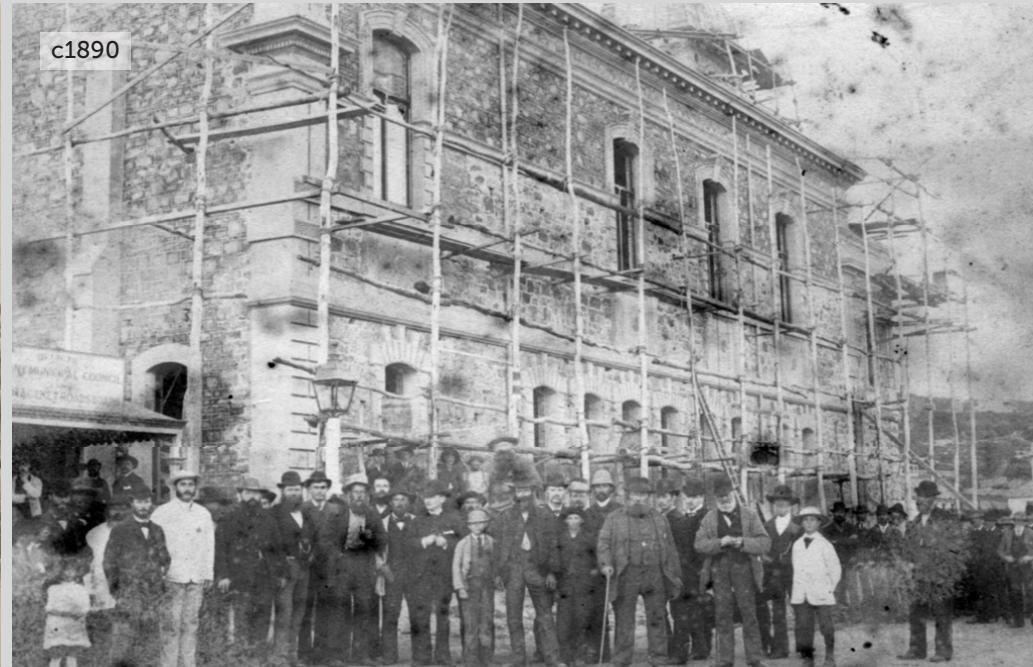
HERITAGE SIGNIFICANCE

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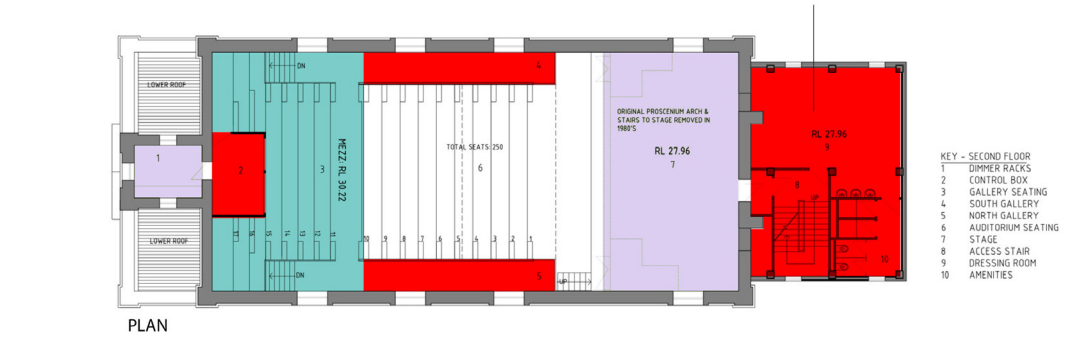
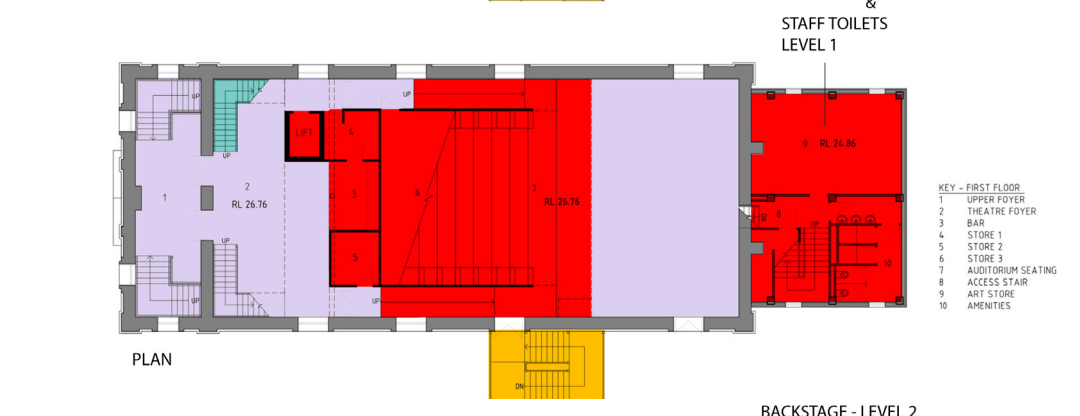
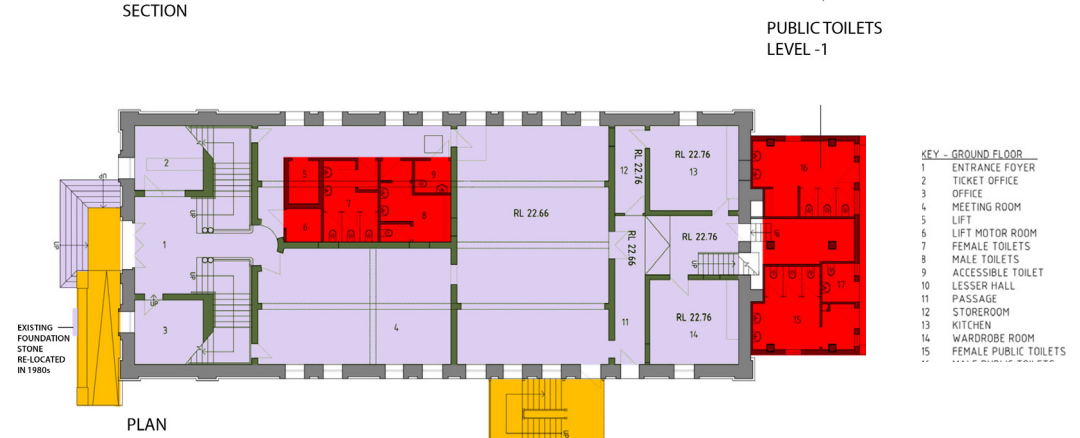
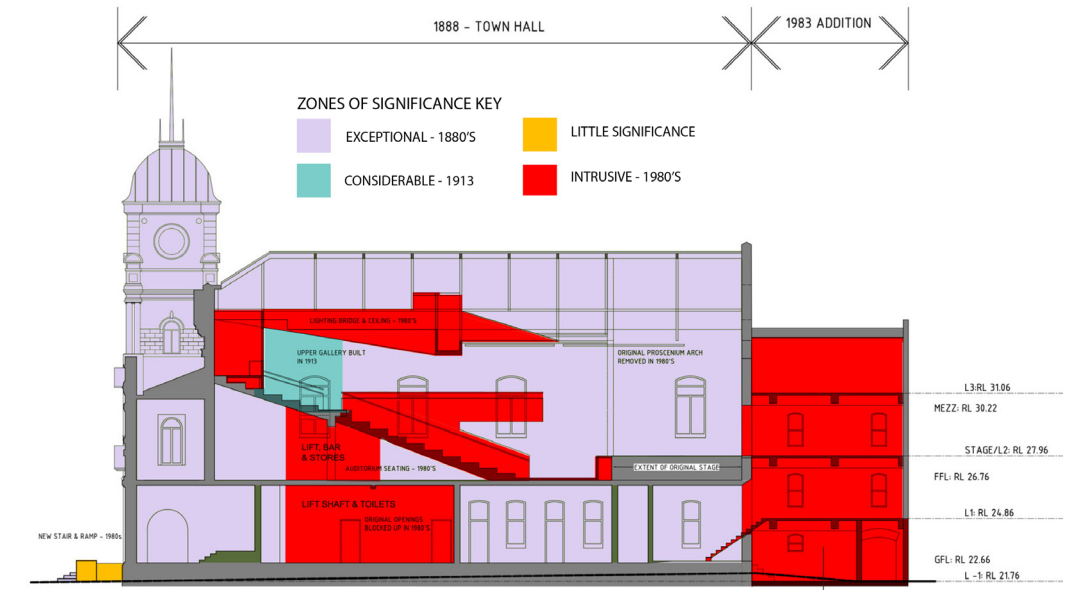
Completed in 1888 it reflects an important period of growth and development in the town's history. It was the first major project undertaken by the Albany Municipal Council.

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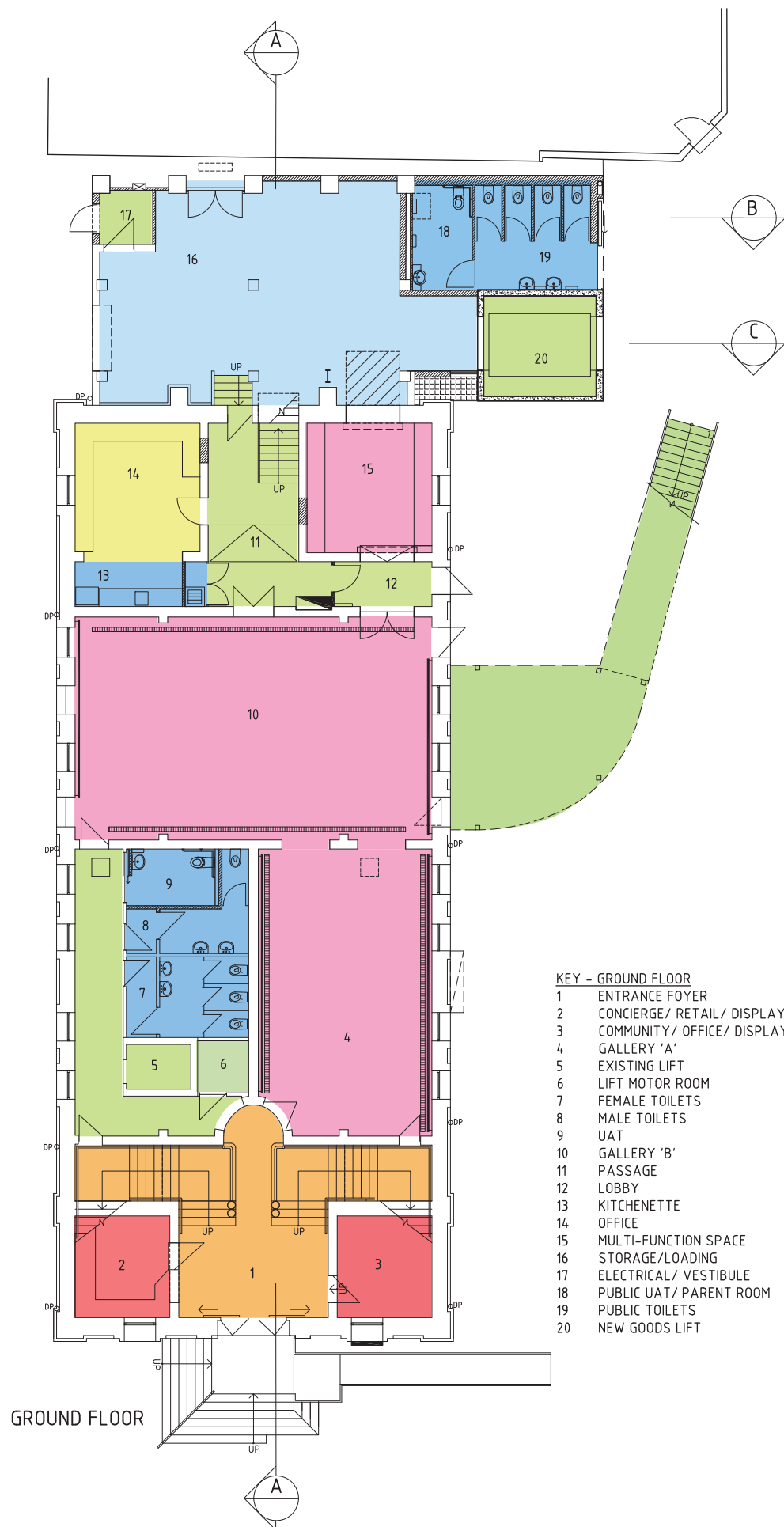
The Albany Town Hall is listed on the Heritage Council of WA register of heritage places, and its repurposing must respect historic and cultural heritage values.



ZONES OF SIGNIFICANCE



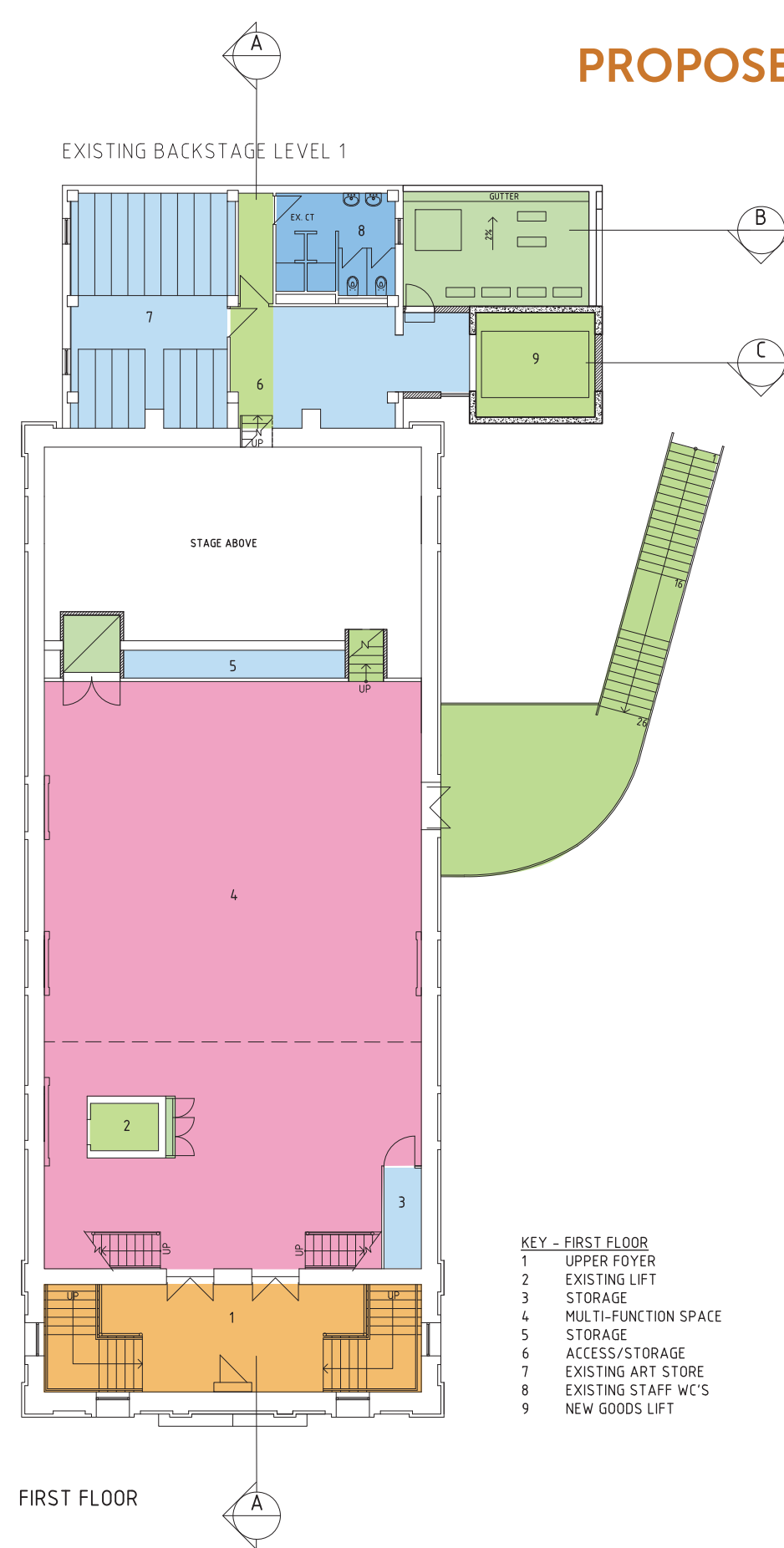
PROPOSED USAGE ZONES



- KEY - GROUND FLOOR**
- 1 ENTRANCE FOYER
 - 2 CONCIERGE/ RETAIL/ DISPLAY
 - 3 COMMUNITY/ OFFICE/ DISPLAY
 - 4 GALLERY 'A'
 - 5 EXISTING LIFT
 - 6 LIFT MOTOR ROOM
 - 7 FEMALE TOILETS
 - 8 MALE TOILETS
 - 9 UAT
 - 10 GALLERY 'B'
 - 11 PASSAGE
 - 12 LOBBY
 - 13 KITCHENETTE
 - 14 OFFICE
 - 15 MULTI-FUNCTION SPACE
 - 16 STORAGE/LOADING
 - 17 ELECTRICAL/ VESTIBULE
 - 18 PUBLIC UAT/ PARENT ROOM
 - 19 PUBLIC TOILETS
 - 20 NEW GOODS LIFT

KEY MOVES: GROUND FLOOR

- upgrade entry ramp and re-set foundation stone;
- upgrade the two gallery spaces;
- upgrade current disabled toilet and retain existing lift and toilets;
- re-arrange backstage rooms to provide additional activity space;
- remove internal stairs and reconfigure current toilet, duct and passage space to provide direct kerbside loading and generous storage;
- construct new toilets with direct access off the square;
- construct a new multipurpose goods lift;
- construct a new stair and part screen to service first floor level



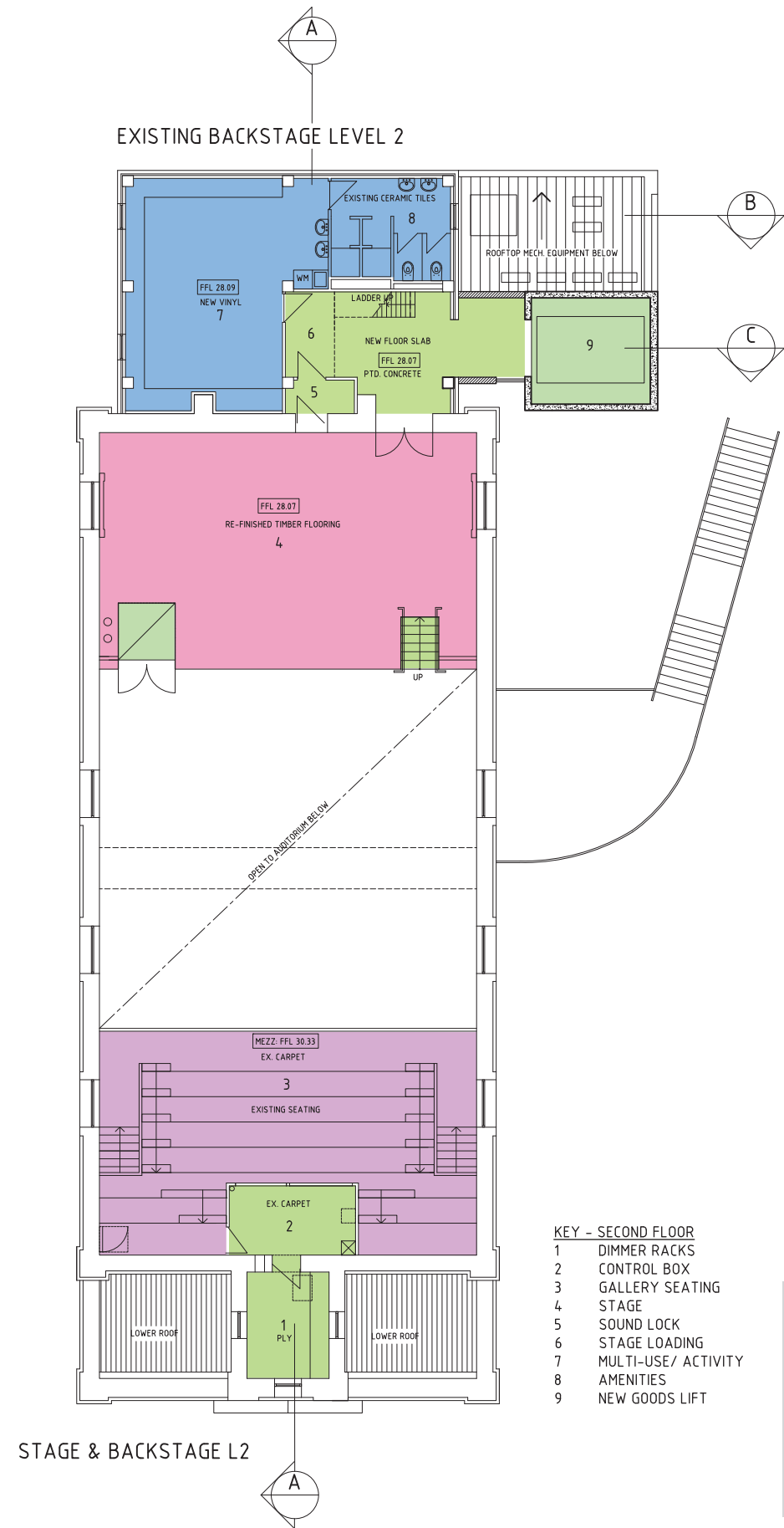
- KEY - FIRST FLOOR**
- 1 UPPER FOYER
 - 2 EXISTING LIFT
 - 3 STORAGE
 - 4 MULTI-FUNCTION SPACE
 - 5 STORAGE
 - 6 ACCESS/STORAGE
 - 7 EXISTING ART STORE
 - 8 EXISTING STAFF WC'S
 - 9 NEW GOODS LIFT

KEY MOVES: FIRST FLOOR

- retain existing lift and remove theatre bar to open up auditorium;
- remove raked seating to create flat floor;
- 'reinstate' proscenium arch;
- install hoist to service between stage and floor;
- install new stair to stage;
- possibly create storage space under stage;
- retain art store;
- remove stair to create link to lift;
- retain toilets;
- lift continues to first floor level;
- new plant room to rear of lift;
- continuation of stair screen and new landing

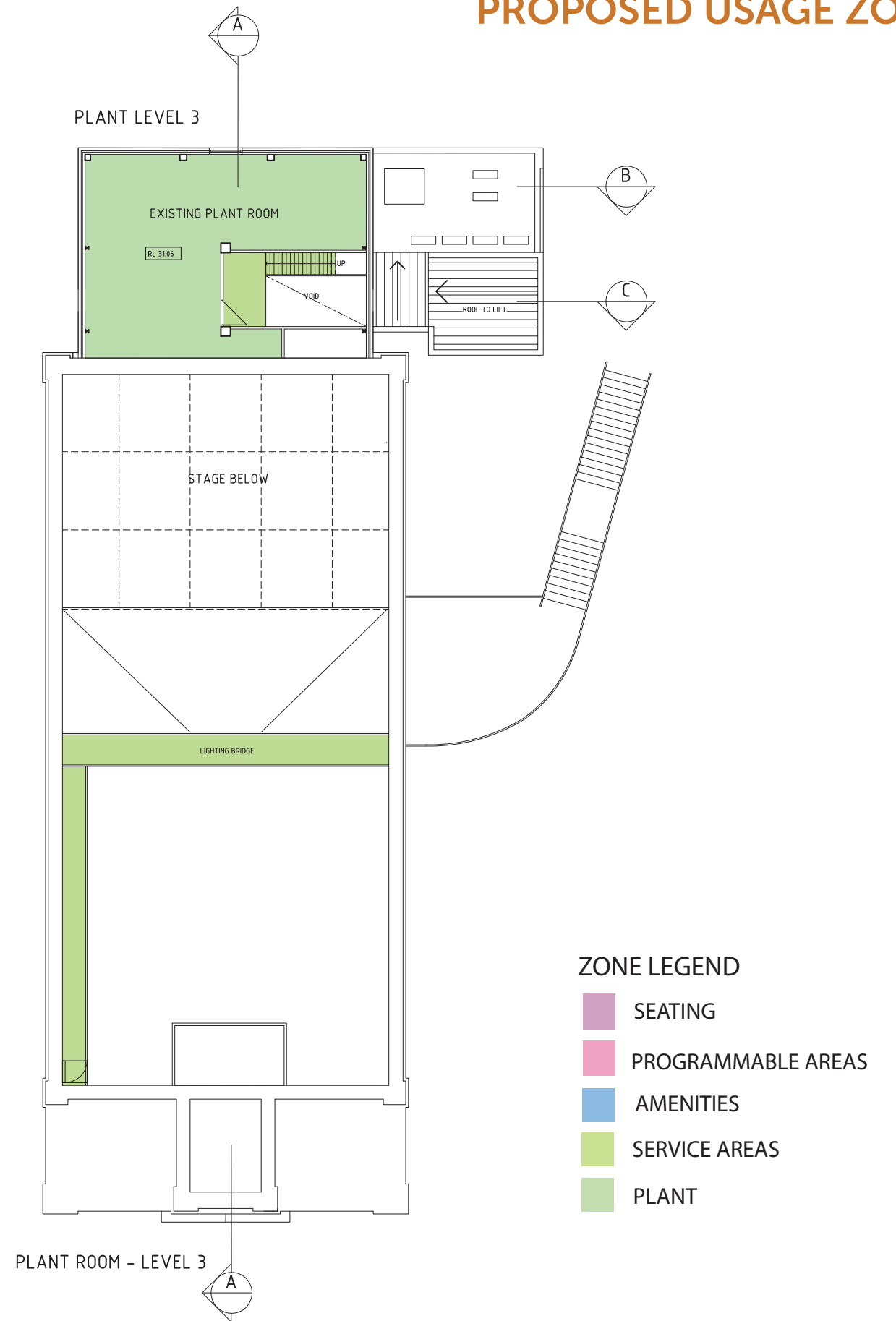
- ZONE LEGEND**
- PUBLIC FOYERS
 - MULTI-USE
 - PROGRAMMABLE AREAS
 - OFFICES
 - AMENITIES
 - STORAGE
 - SERVICE AREAS
 - PLANT

PROPOSED USAGE ZONES

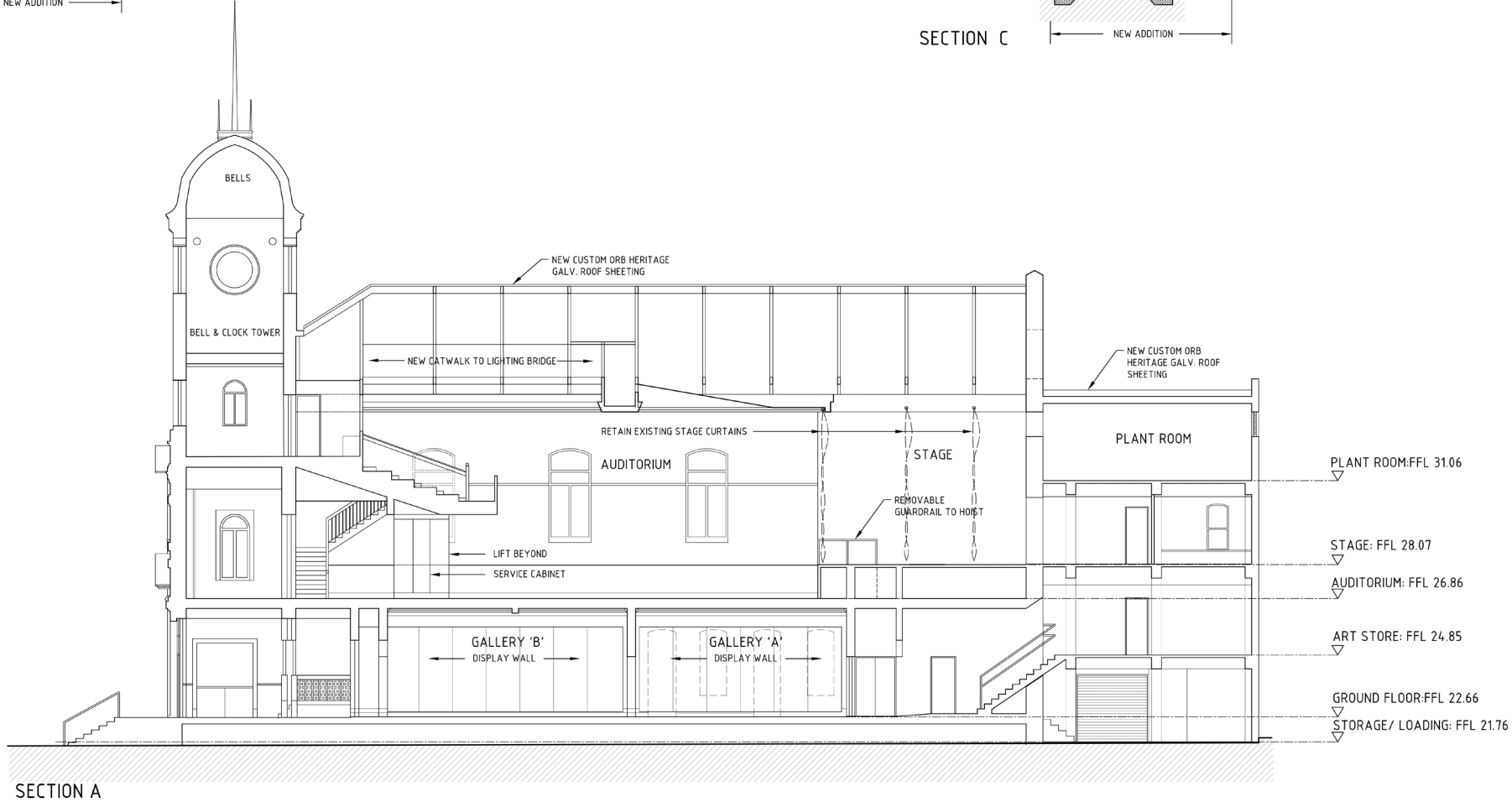
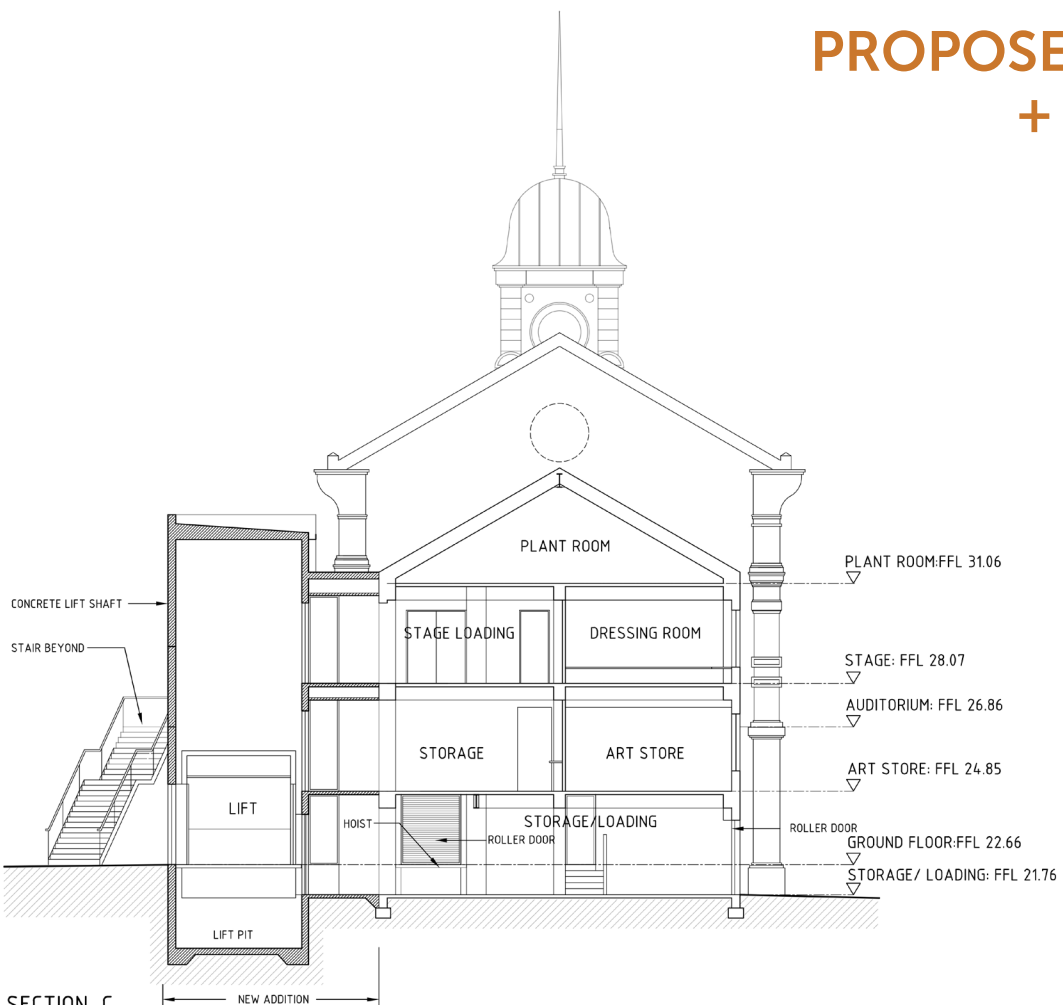
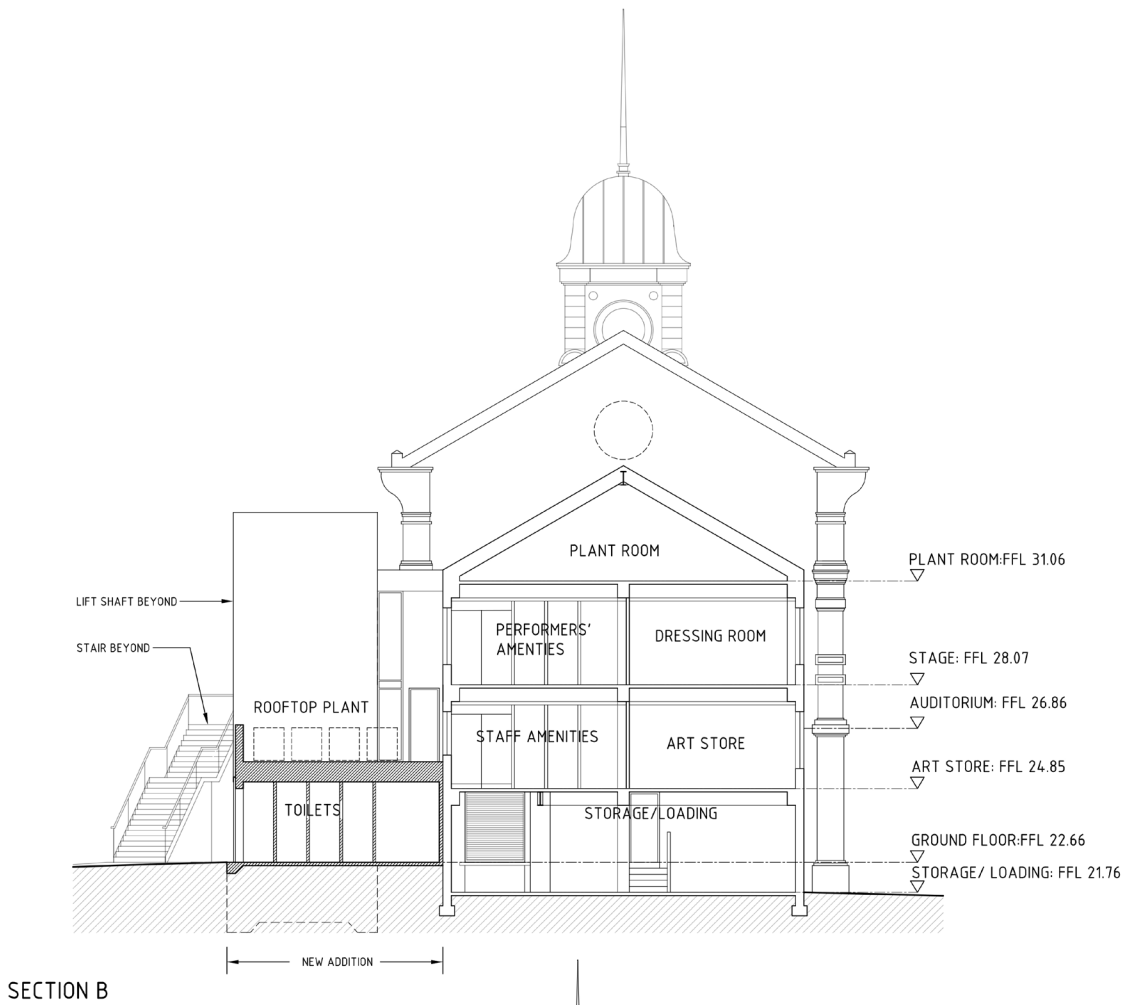


KEY MOVES: SECOND FLOOR

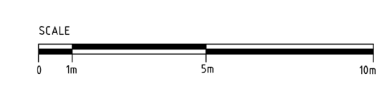
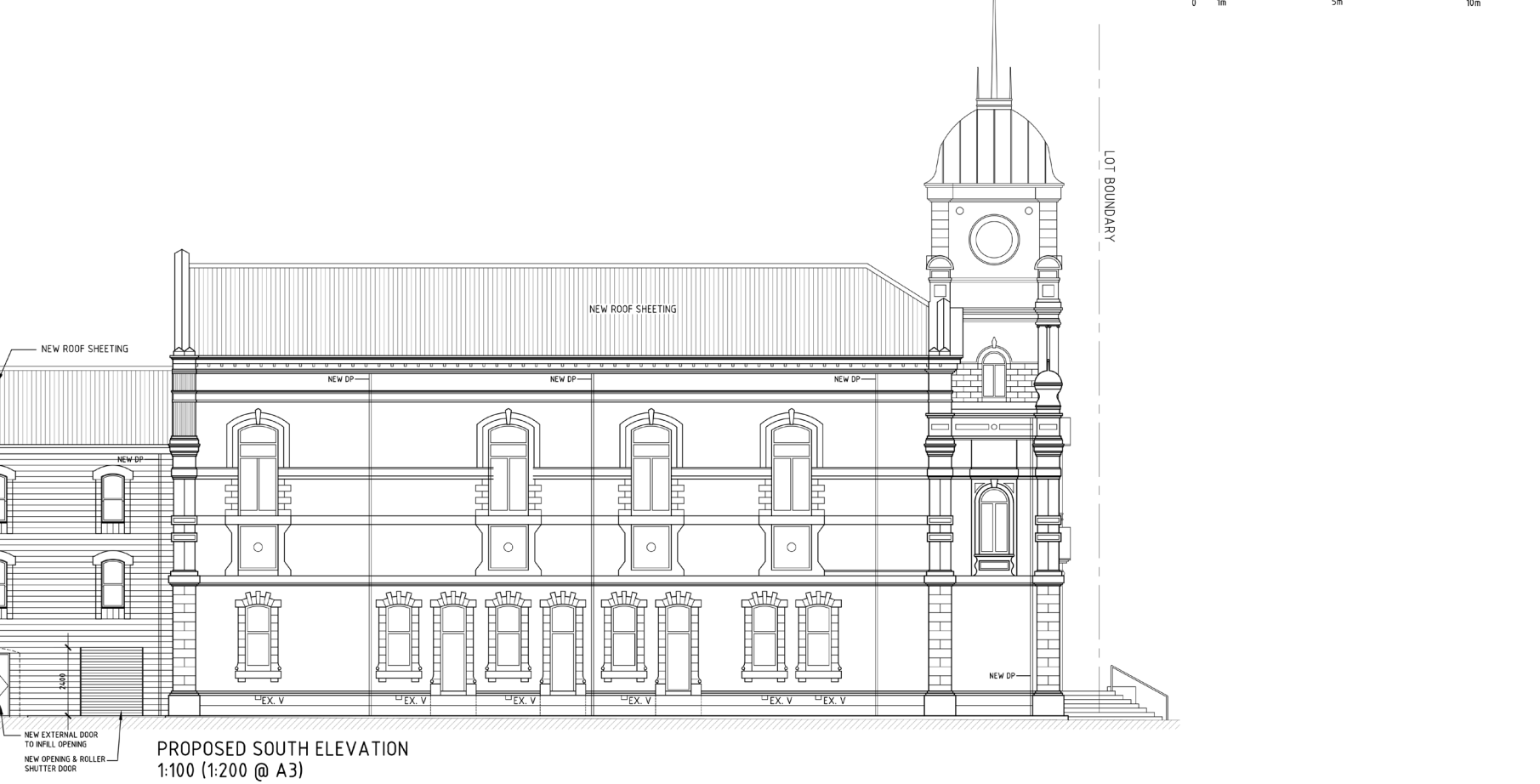
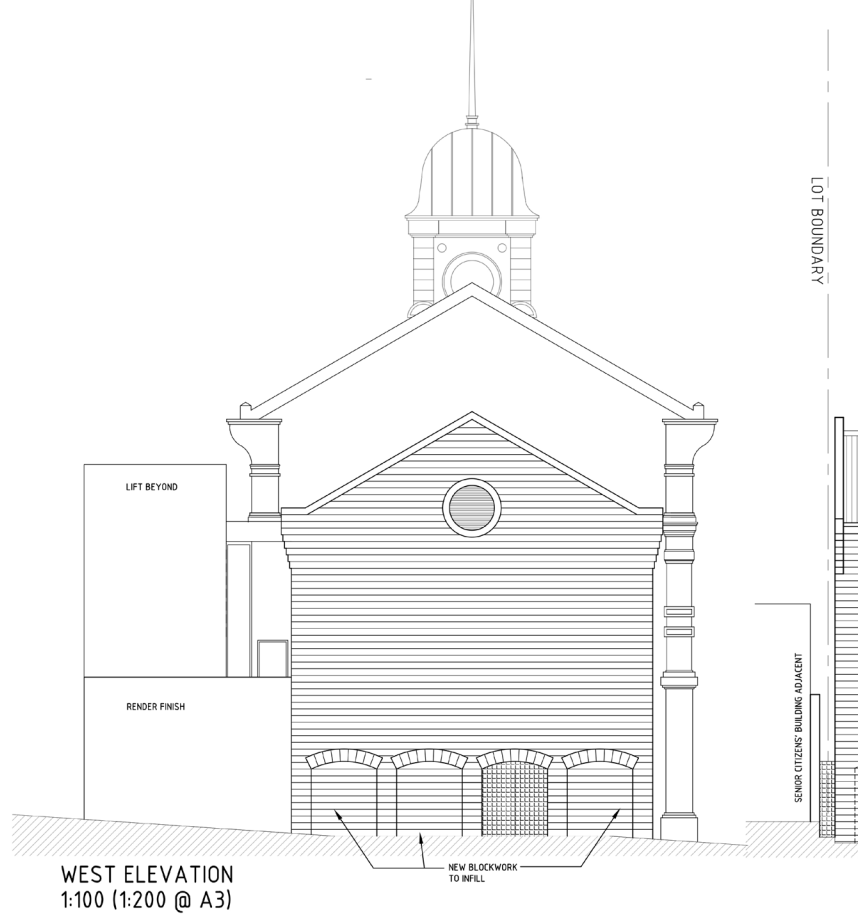
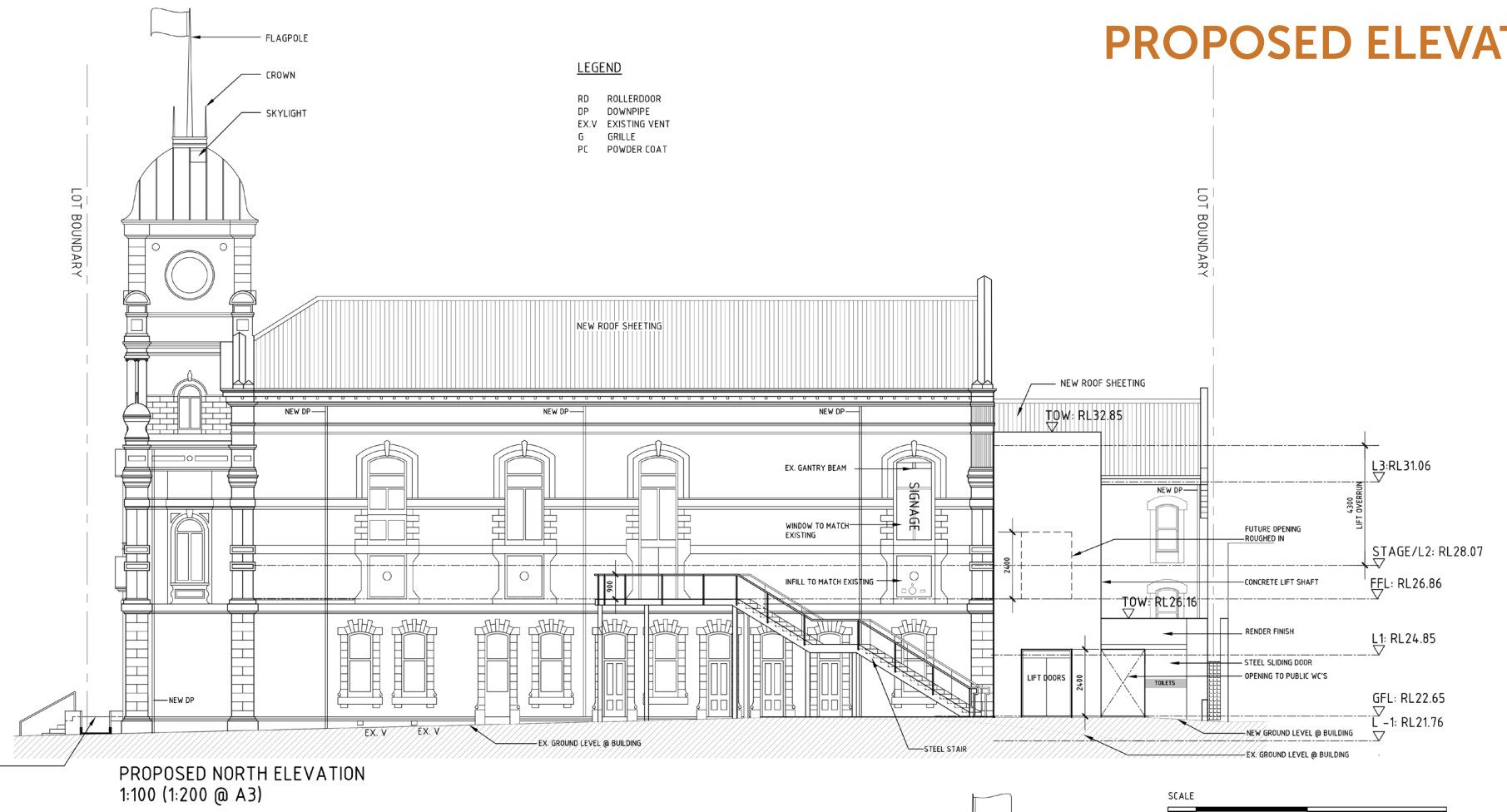
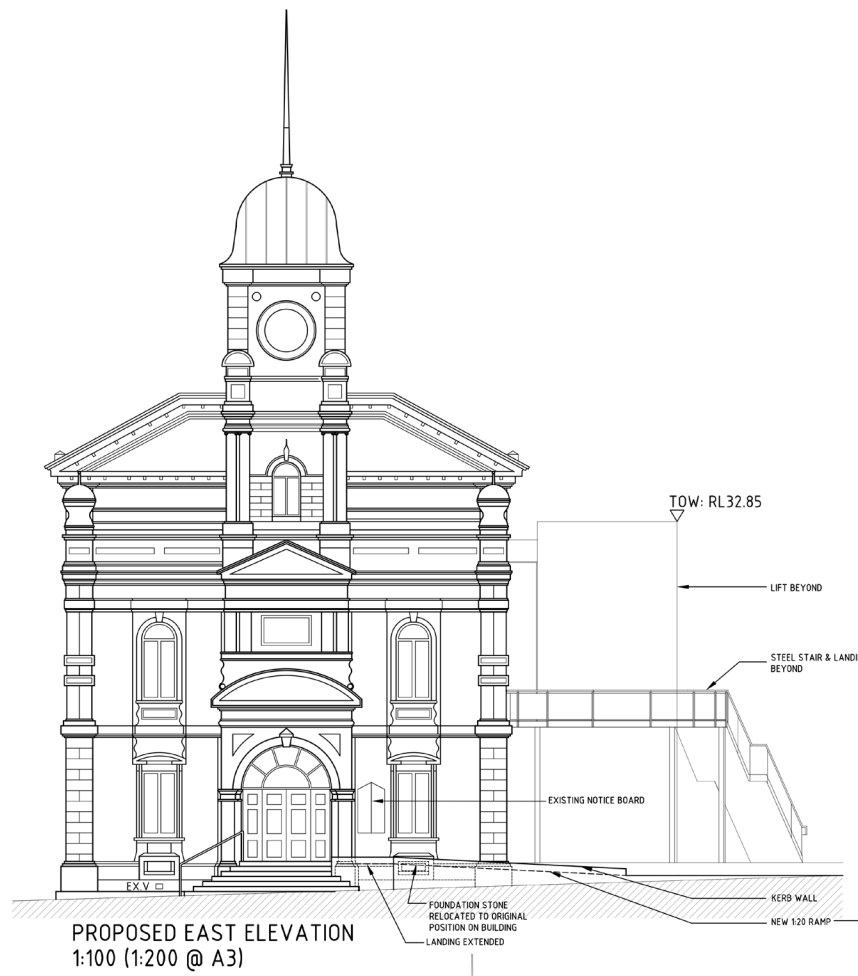
- wings to balcony removed and new balustrade constructed;
- change rooms and toilets retained;
- lift continues;
- screened roof top plan



PROPOSED SECTIONS + ELEVATIONS



PROPOSED ELEVATIONS





PROPOSED EXTERIOR (ARTIST IMPRESSION)

EXISTING CONDITION

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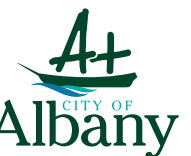




PROPOSED EXTERIOR (ARTIST IMPRESSION)

EXISTING CONDITION

ALBANY TOWN HALL *Repurposing Project*





ALBANY TOWN HALL *Repurposing Project*





PROPOSED GROUND FLOOR GALLERY (ARTIST IMPRESSION)

EXISTING CONDITION

ALBANY TOWN HALL

Repurposing Project

