



PLAYHOUSE



MAYFAIR



ATHENAEUM

DUNEDIN THEATRE NETWORK

CONCEPT REPORT

01 NOVEMBER 2024

CONTENTS

A INTRODUCTION.....	03
1.0 PLAYHOUSE.....	05
2.0 MAYFAIR	09
3.0 ATHENAEUM	13
4.0 APPENDIX	17

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DUNEDIN
THEATRE
NETWORK

A.0

INTRODUCTION

A INTRODUCTION



T E A M [®]

We have been engaged to provide sketch design for 3 existing theatre buildings that form part of the Dunedin Theatre Network. Each building is currently providing a distinctive theatre offering, from buildings that are all over 100 years old.

PLAYHOUSE THEATRE:

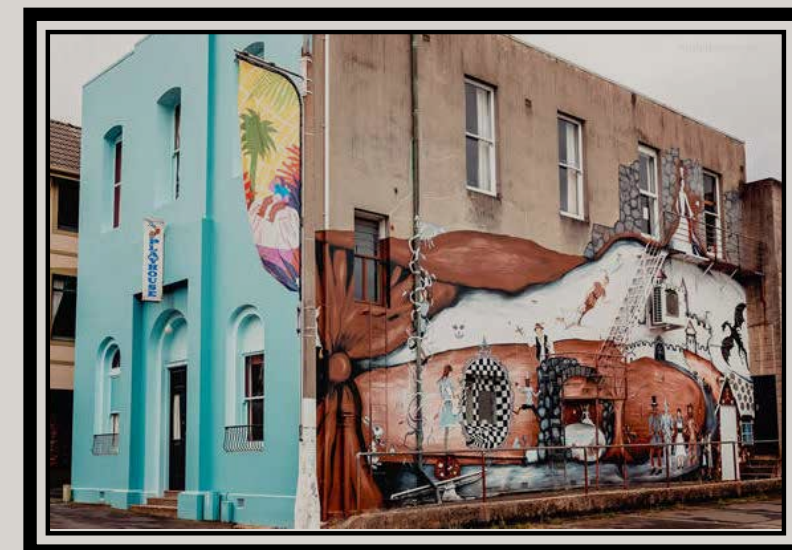
- The Playhouse operates from a building constructed in 1876.
- It provides children's theatre and acts as a training theatre for young aspiring performers and production personnel.

MAYFAIR THEATRE:

- The Mayfair was originally constructed as a motion picture venue in 1914.
- It was converted to a live performance venue in 1967.
- It hosts musical, operatic, theatrical and comedy performances, with a large auditorium of approximately 400 seats.

ATHENAEUM THEATRE:

- The Athenaeum building housed both the Athenaeum Society and the Mechanics institute when it was constructed in 1870.
- The original octagon building was added to as the need for more space grew and now extends over 3 levels. It is home to the Athenaeum Theatre, which provides a performance space for experimental theatre and live performances.



PLAYHOUSE THEATRE



MAYFAIR THEATRE



ATHENAEUM THEATRE



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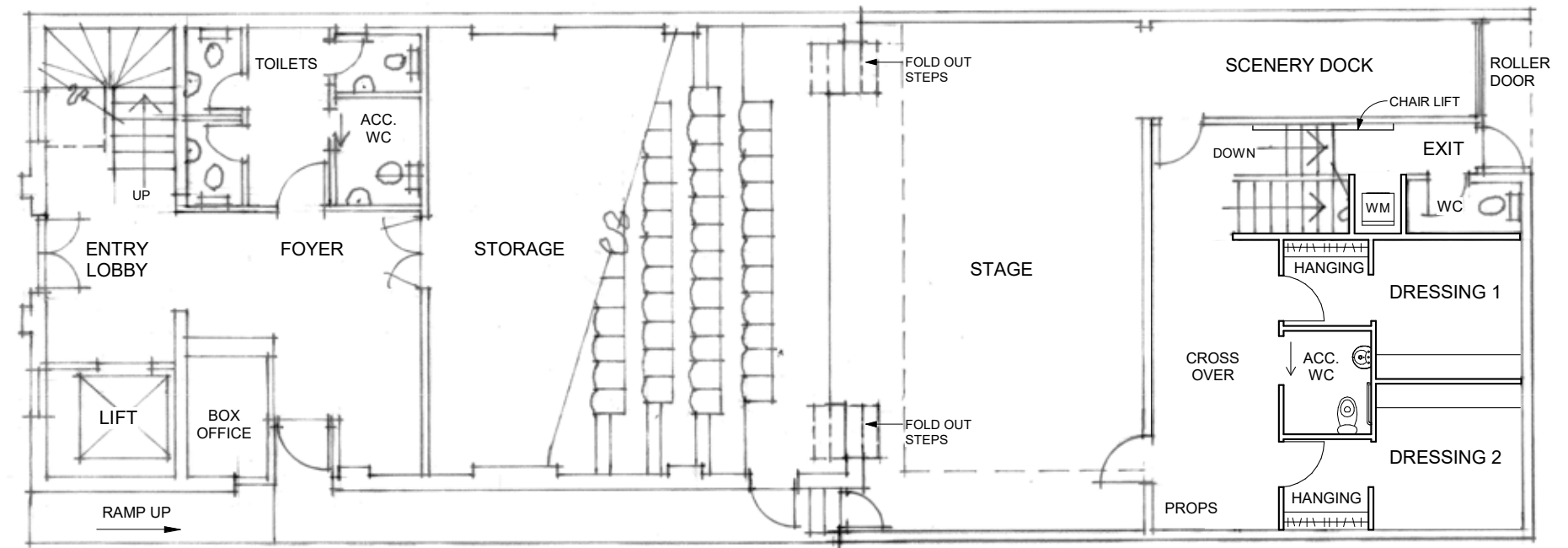
1.0

PLAYHOUSE

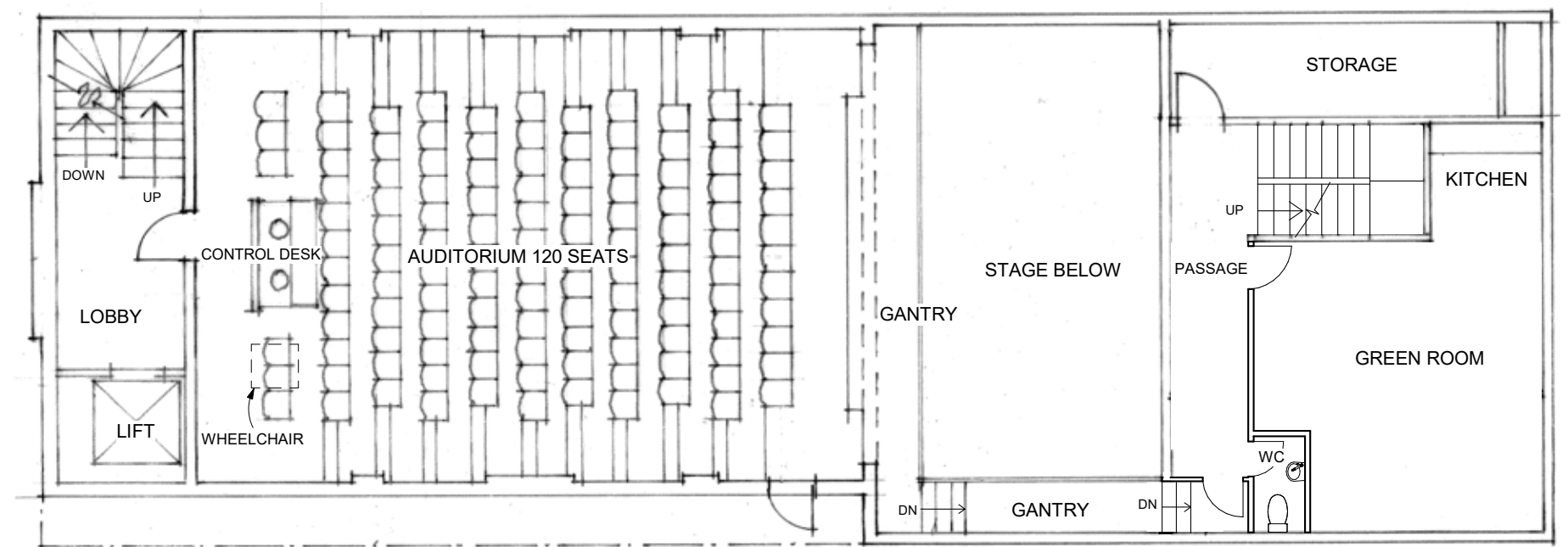
PLAYHOUSE

The attached sketch plans respond to the needs and aspirations of the current theatre group by providing:

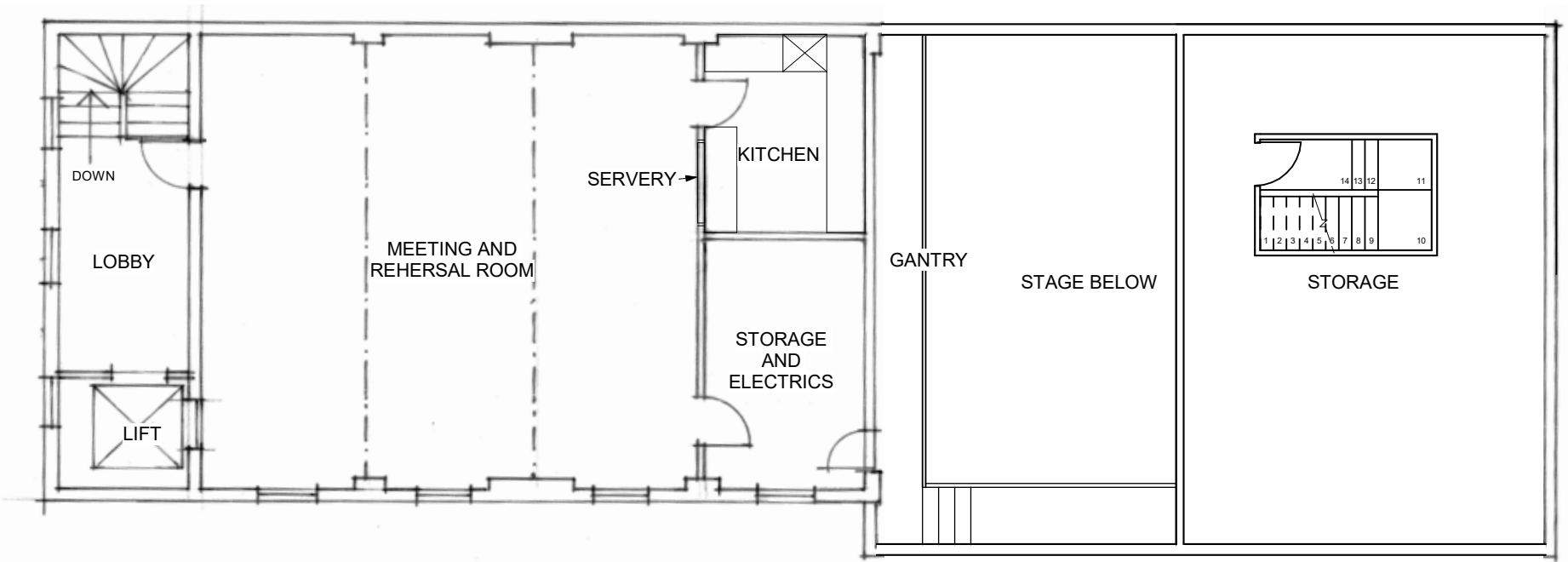
- The creation of an enlarged entrance that is accessible to all (including wheelchairs).
- Provides toilet facilities, including an accessible toilet.
- Allows a small box office for ticketing and welcoming.
- Includes a passenger lift enabling barrier free access to level 1-The Auditorium and level 2-Meeting room.
- Retains the current doors to Albany Street facade and the existing stairwell that accesses the upper levels.
- Utilizes the under-croft space beneath the raked seating for storage.
- Reconfigures the auditorium seating to provide better sightlines and more comfortable seats, while retaining the sense of intimacy and connection to the stage and performers.
- Repositions the control desk to a more central location at the rear of the auditorium.
- Refurbishes the level 2 meeting and rehearsal room with a smaller kitchen and storage space but maintaining a servery for the sale of interval ice creams.
- Retention of the existing proscenium arch, and stage level but providing fold out access stairs up to the stage.
- Reconstruction of the structure beyond the proscenium arch, including acoustic treatment to the stage ceiling.
- Maintain the existing stage depth with modern facilities involving a crossover, two dressing rooms, accessible toilet and scenery door.
- Backstage stairs to a level 2 green room, with kitchenette, additional toilet storage.
- Access to a new gantry above stage for lighting and special effects to performance space.
- Stairs to an additional storage space level 3 above the green room, if required.



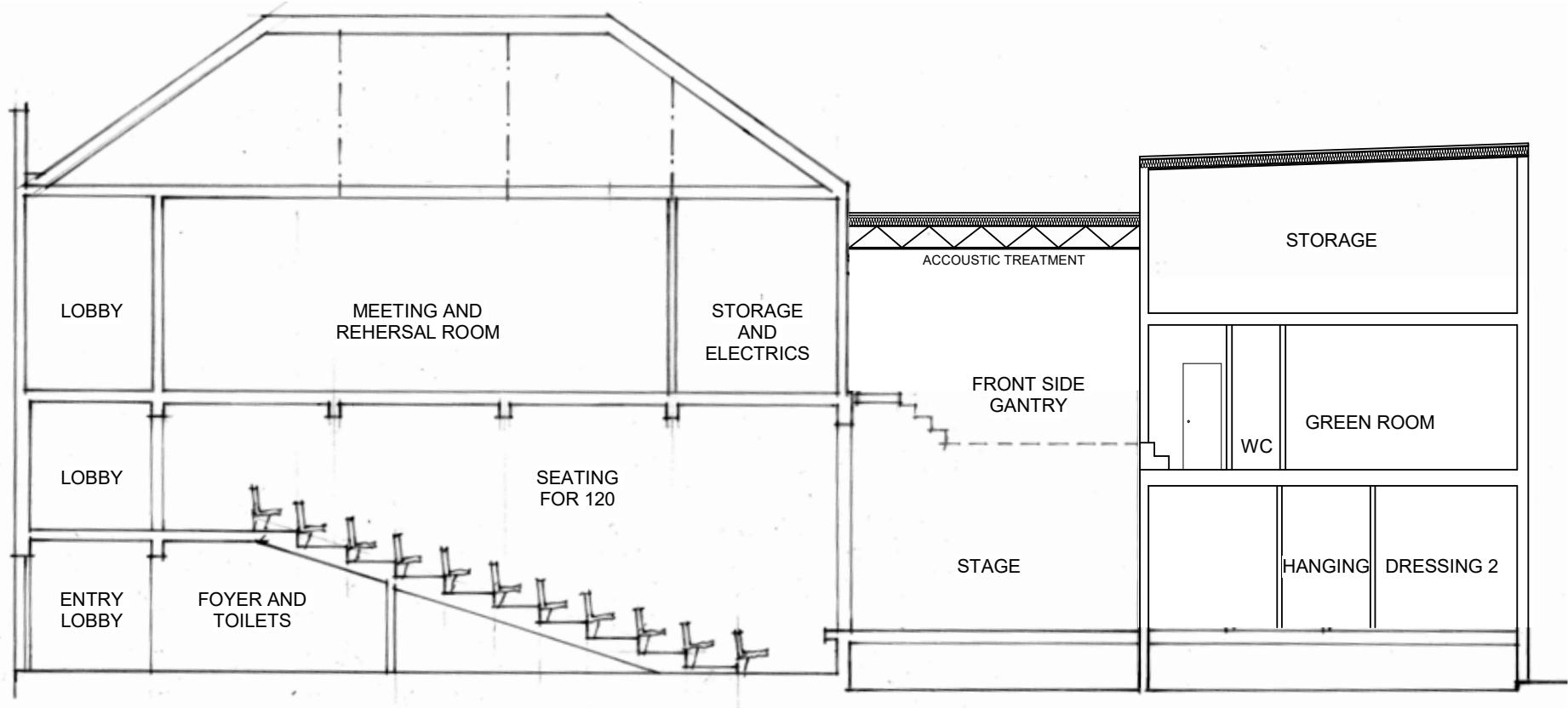
PROPOSED GROUND FLOOR PLAN



PROPOSED INTERMEDIATE FLOOR PLAN



PROPOSED UPPER FLOOR PLAN

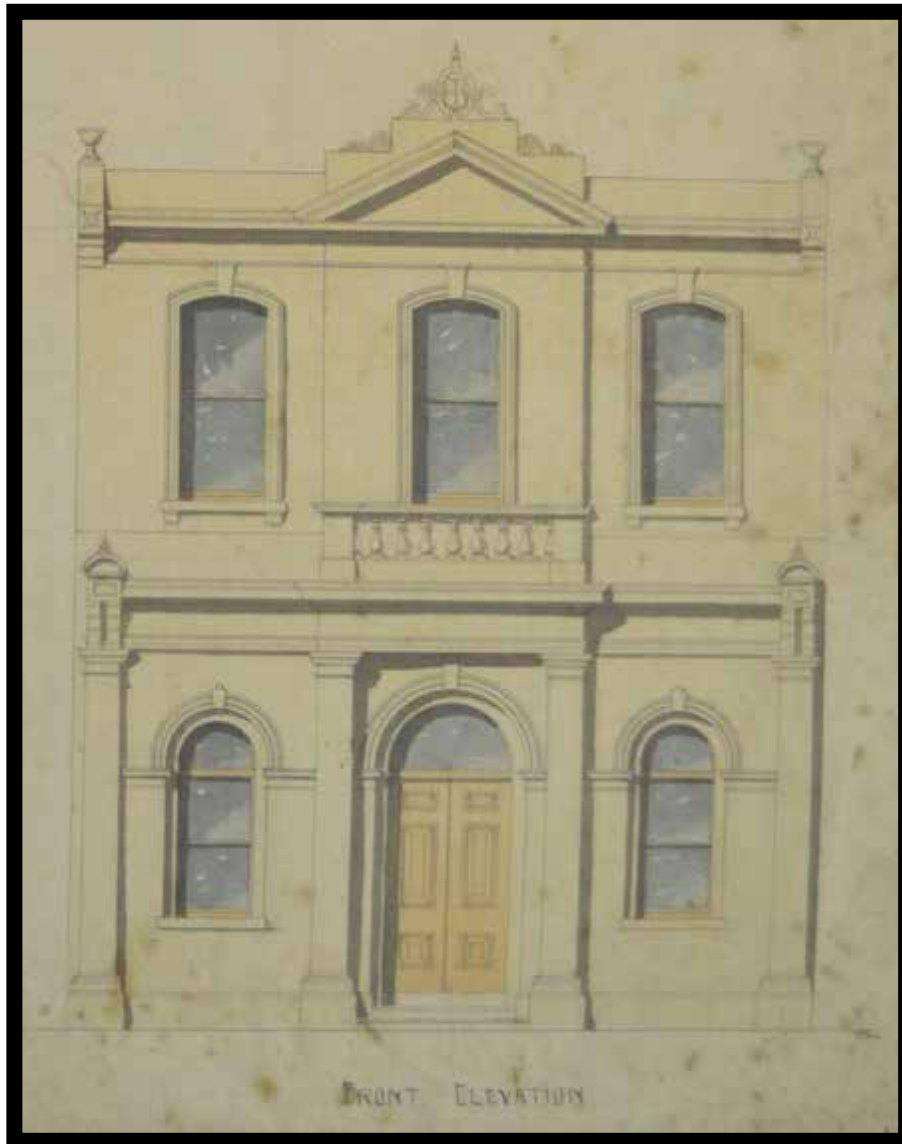


PROPOSED SECTION

PLAYHOUSE FACADE

- REINSTATE ORIGINAL PLASTER DETAILS TO CREATE A MORE ORDERED AND COMPLETE FACADE.
- REPLACE THE EXISTING SIGNAGE WITH A MORE SYMPATHETIC CANOPY SIGN WITH LIGHTING.
- REORDER THE FAÇADE WITH MISSING HORIZONTAL BANDS TO EMILIAE ORIGINAL FAÇADE.
- REPAIR + REPAINT PLASTER, USING COLOUR TO ACCENTUATE ARCHITECTURAL FEATURES.

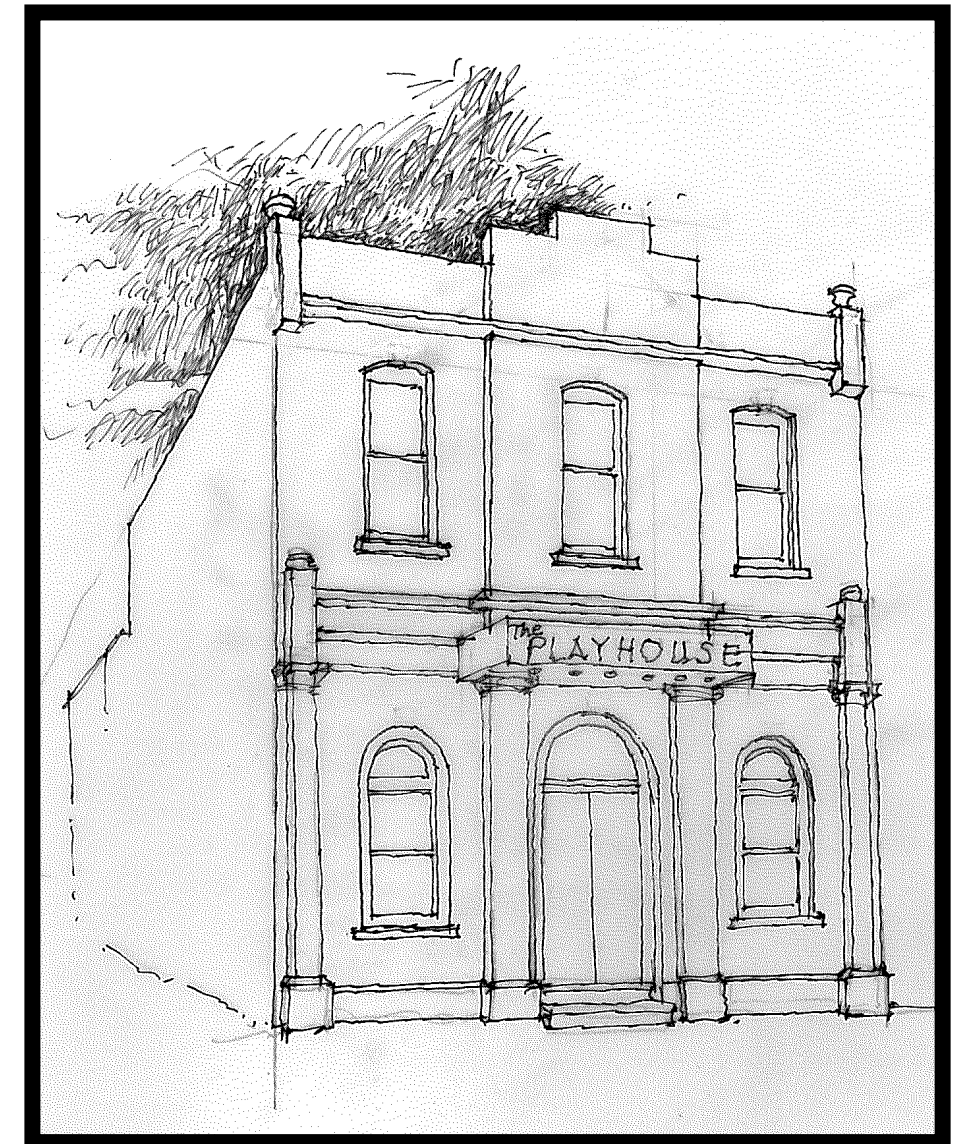
ORIGINAL PLAYHOUSE FACADE



EXISTING PLAYHOUSE FACADE



PROPOSED PLAYHOUSE FACADE





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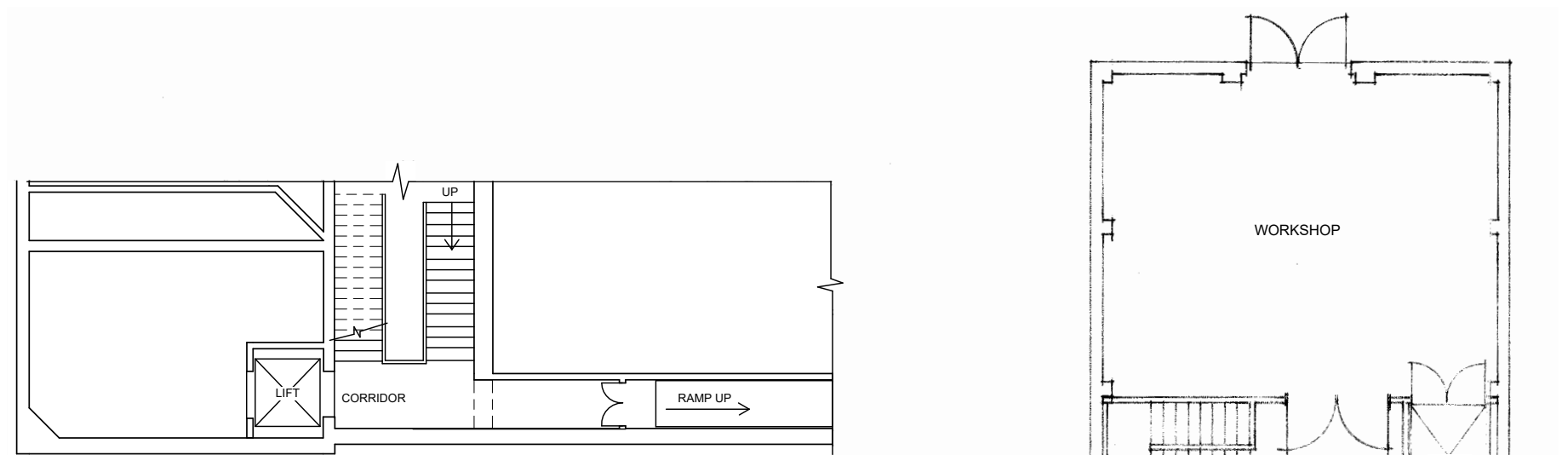
2.0

MAYFAIR

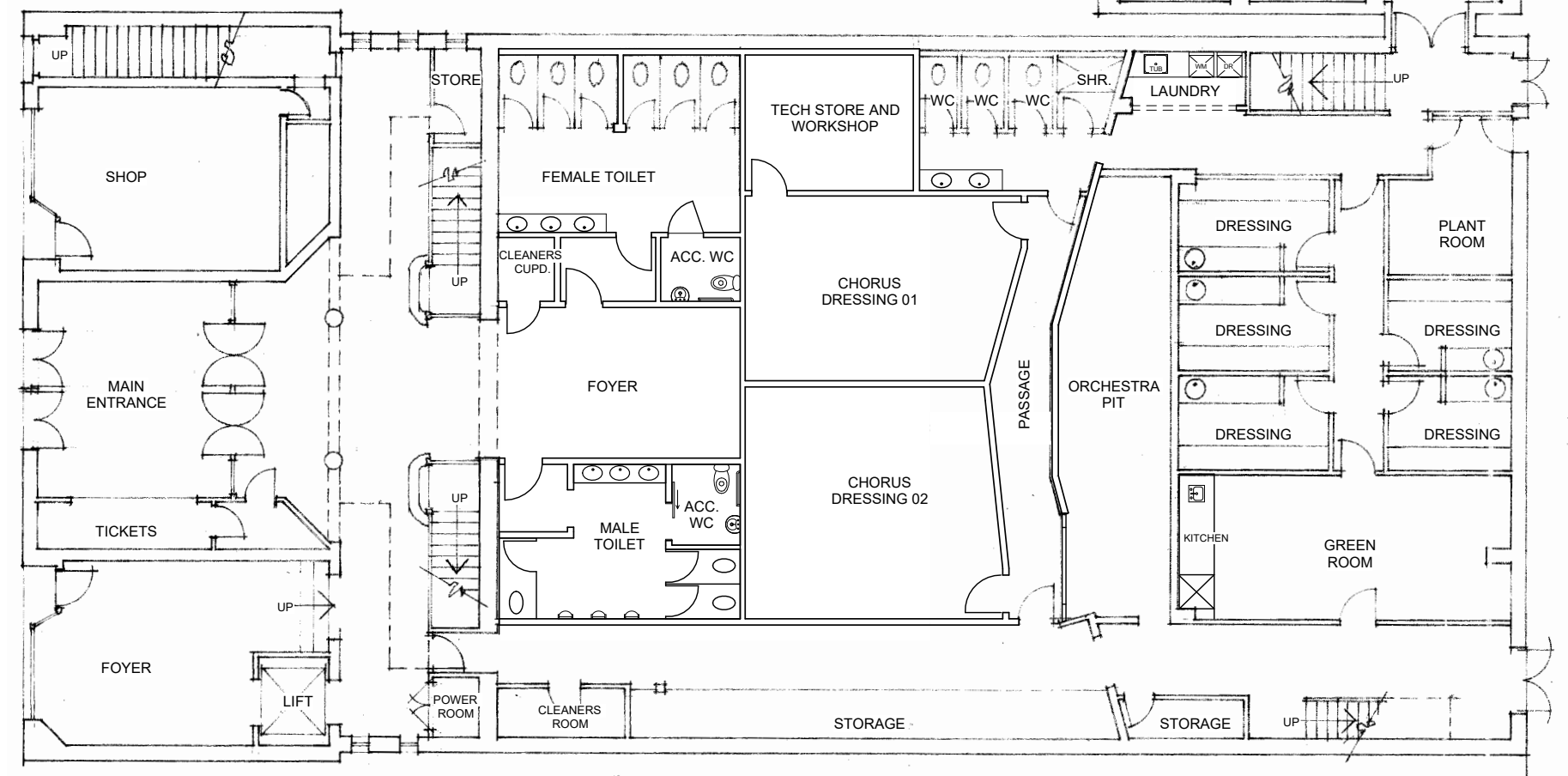
MAYFAIR

The attached sketch plans refurbish and reconfigure the existing theatre and adjacent workshop space, providing for the following:

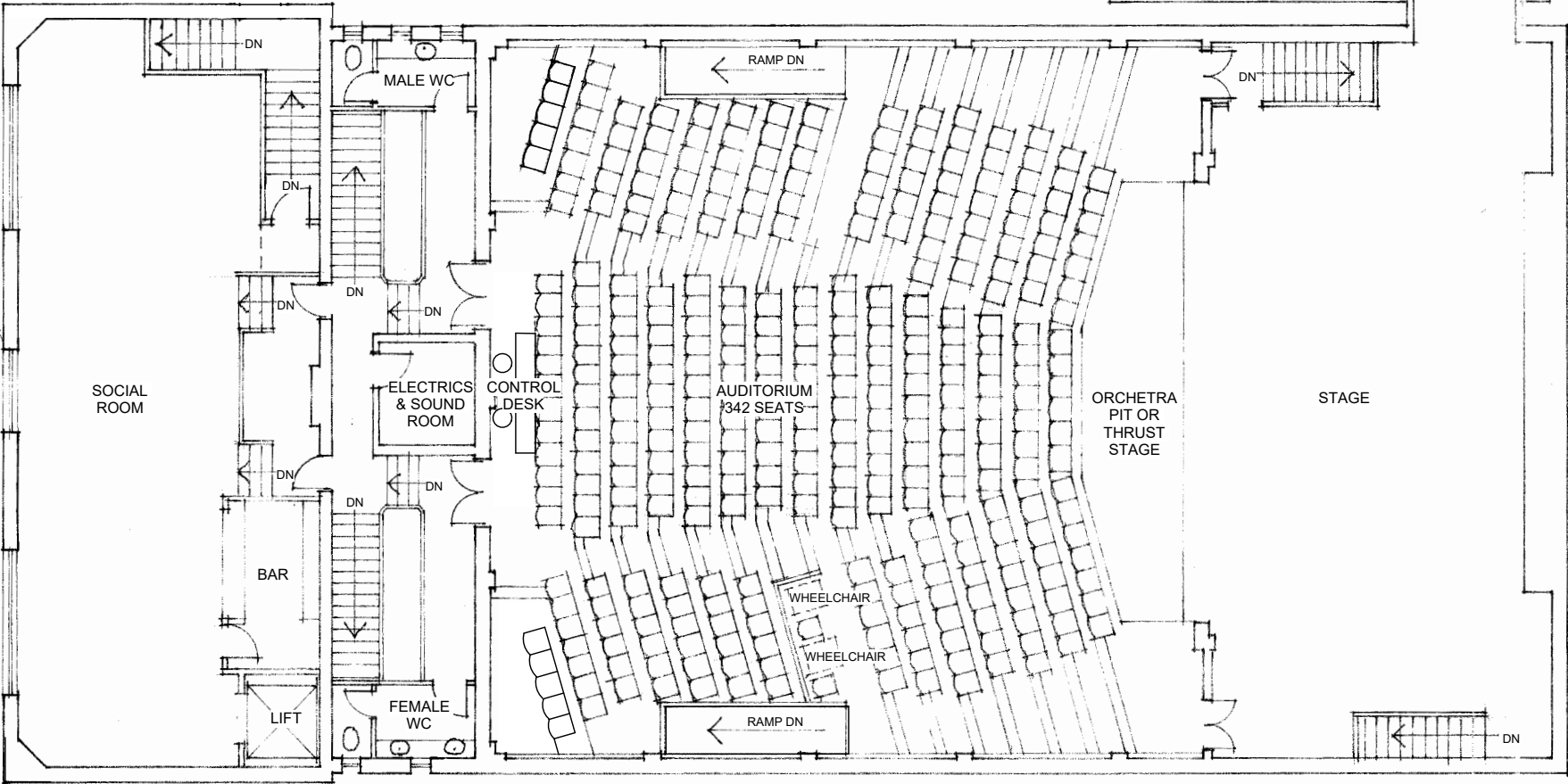
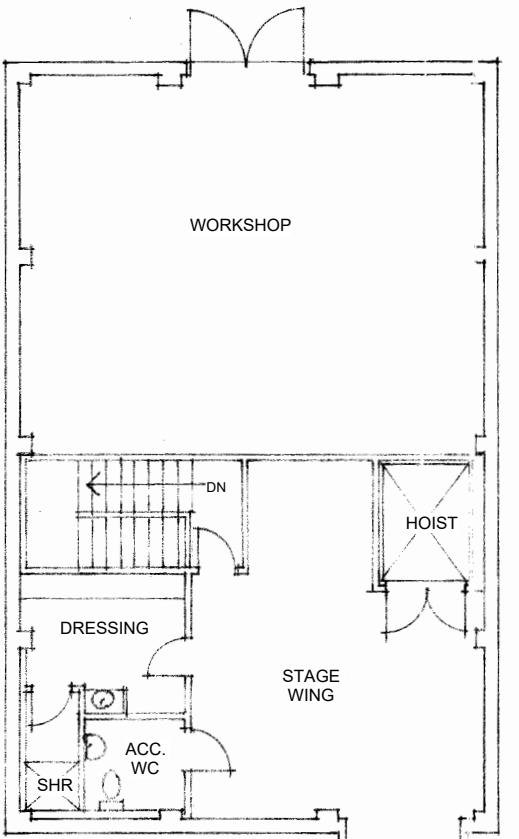
- An accessible entry and route through to the auditorium for people with disabilities and in wheelchairs.
- This includes a passenger lift to an entry foyer that provides access to both the auditorium and social room above the main entrance.
- New toilet facilities including accessible toilets in the area beneath the auditorium but accessed directly from the main entrance.
- Reconfiguring the remaining floor area beneath the auditorium with 5 small dressing rooms, a green room, 2 chorus dressing/rehearsal spaces, back of house toilets and a laundry facility.
- Space is retained for plant, storage, electrical services and a workshop/ technician space.
- A new connection is made with the adjacent concrete block building to the north which provides a workshop and a scene store with hoist and stairs to a mezzanine level at stage level.
- Reconfigure the auditorium seating to provide a better audience to performance connection.
- Provide for wheelchair accessible seat locations.
- Centralise the sound and light control room and control desk.
- Refurbish existing auditorium level toilets.
- Reconfigure backstage stair access.
- Provide stage right wing with performer facilities and access to workshop and scene dock building.
- Refurbish social room with new bar and passenger lift access.



PROPOSED INTERMEDIATE FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

2.1

MAYFAIR FACADE

- REPAIR DAMAGED PLASTER
- REPLACE ALUMINUM JOINERY
- REPAIR + RESTORE ORIGINAL VERANDAH INCLUDING POSTS.
- CONSIDER REINSTATEMENT OF THE ORIGINAL PLASTER DETAIL.
- REPAIR EXITING STORMWATER SYSTEM TO MINIMIZE FUTURE WATER DAMAGE.
- REMOVE ANY UNNECESSARY METAL FIXTURES.

ORIGINAL MAYFAIR FACADE



EXISTING MAYFAIR FACADE





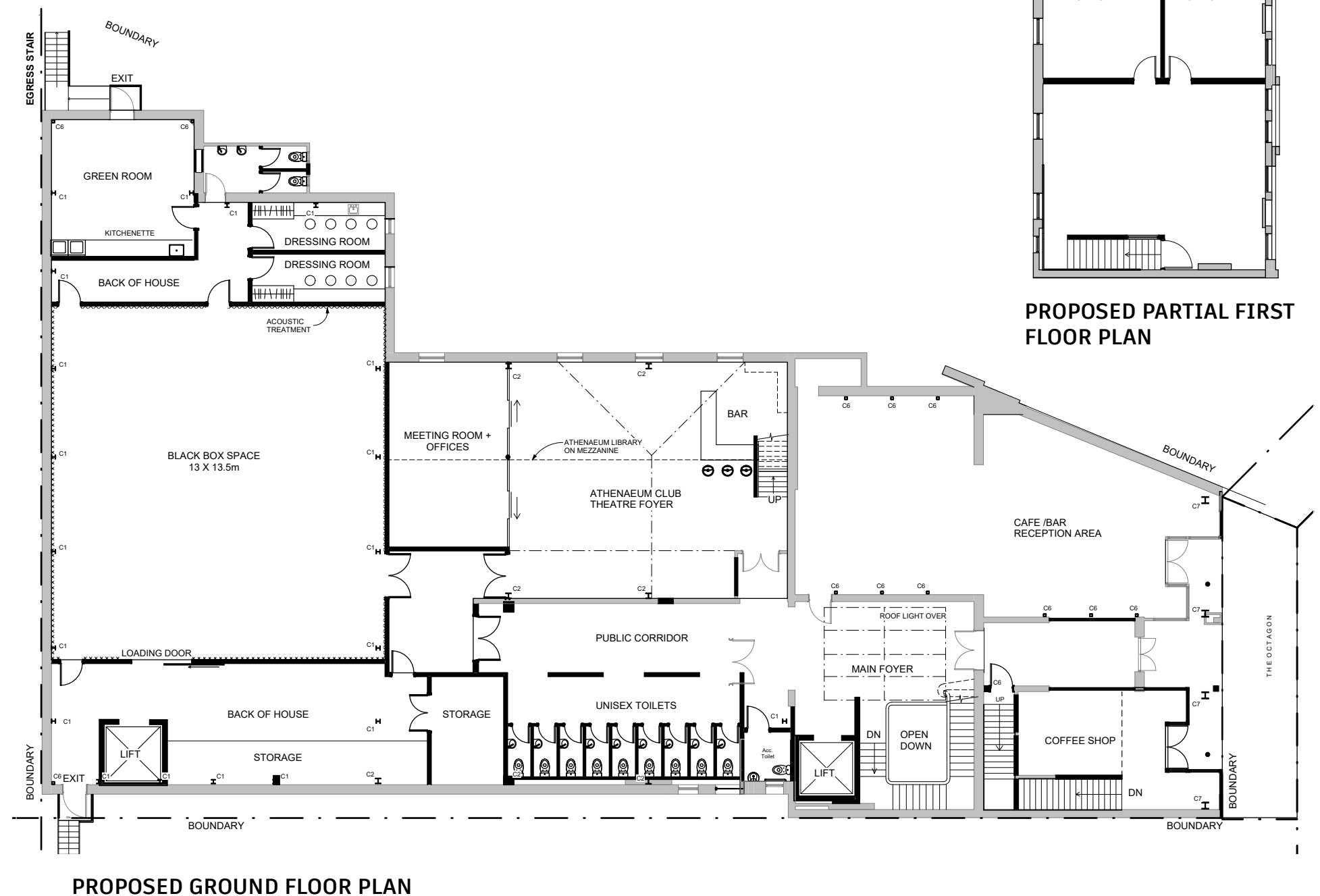
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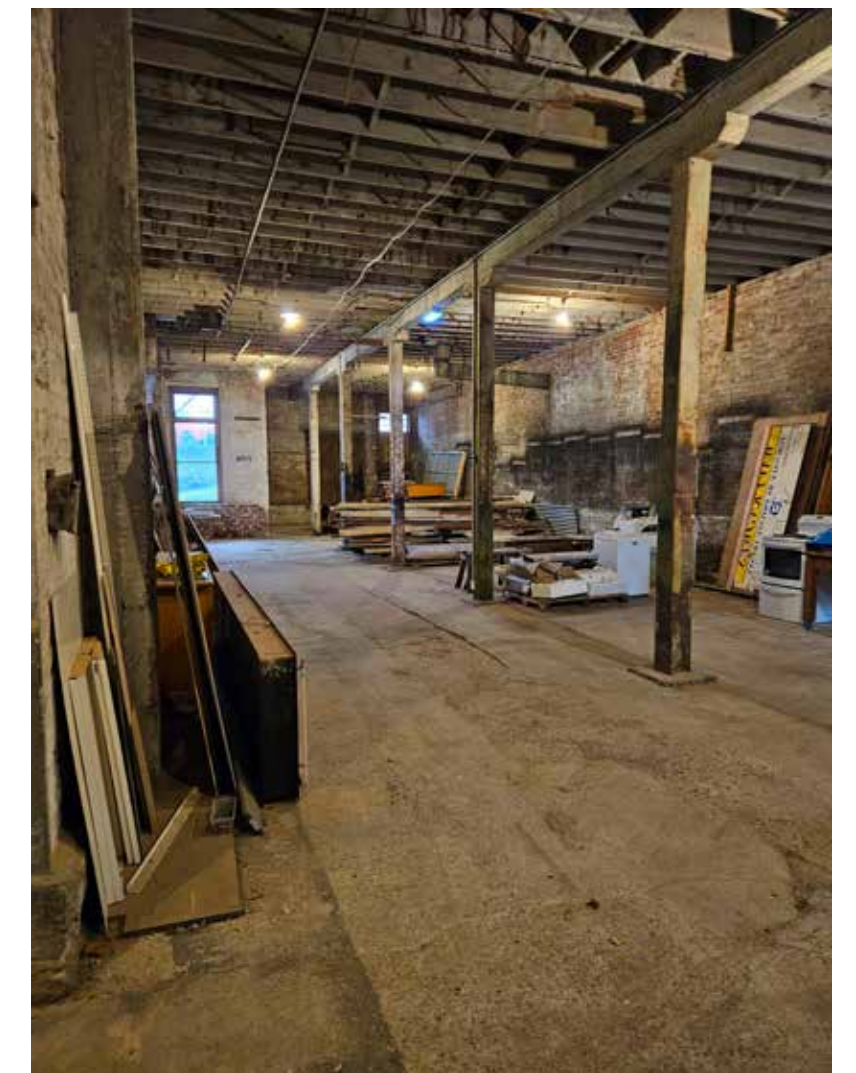
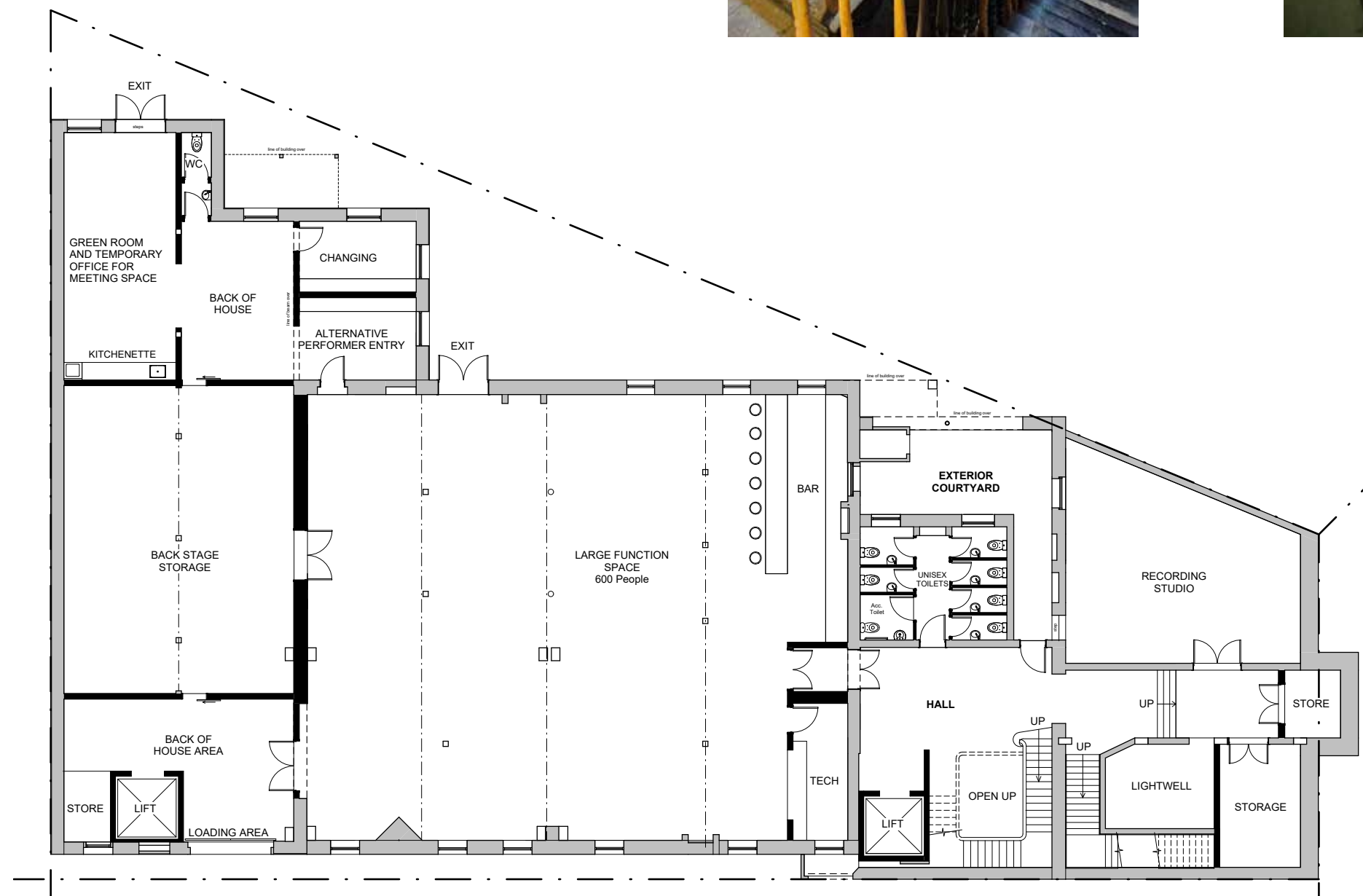
3.0
ATHENAEUM

ATHENAEUM

The following sketch plans respond to the building owner and venue group users by providing the following:

- A remodeled Octagon entry allowing more light and connection to the spaces beyond the entry foyer.
- A new shopfront to the former Thistle Bar space with a new stairwell from Octagon level to lower level.
- Space for a small coffee shop to the former Thistle Bar.
- Retain the stairs to the upper floor with refurbished and rentable office and studio spaces.
- Refurbish foyer with more natural light from above, a passenger lift and original stair to lower level.
- New unisex toilet facilities accessed from a public corridor that provides access to adjacent spaces.
- Retain and reconfigure the Athenaeum Library space as a gathering space with bar facilities for literature and theatre events. This space will have small office spaces with an enlarged mezzanine for the library and meeting rooms.
- A sound lobby provides access to a new 13m x 13m acoustically treated black box performance space.
- To the east there is space for a green room, toilets and 2 dressing rooms.
- To the west is the back of the house storage space with service lift for equipment and scene drops brought up from below.
- On the lower level a large function/venue space is created with foyer and unisex toilet facilities, a bar and a room for technical services, lighting and sound control.
- A recording studio with storage space is created below the Octagon facing building.
- Behind the large venue space is a backstage area for storage of equipment related to the venue.
- There is a green room, toilet, dressing room and back of the house space on the eastern side.
- A loading dock, service lift and store area sit to the western side.



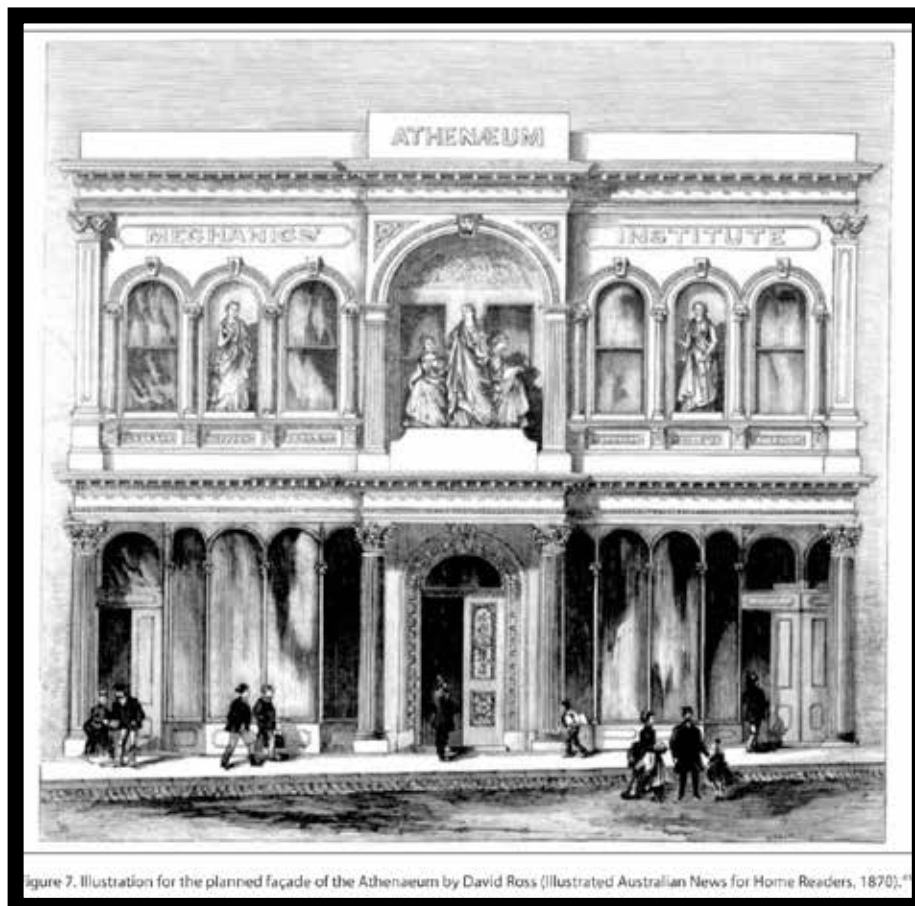


PROPOSED BASEMENT FLOOR PLAN

ATHENAEUM FACADE

- REINSTATE HISTORICAL SKYLINE/ PARAPET LINE.
- INCLUDE HISTORICAL NAME.
- REINTRODUCE ELEMENTS THAT RESPOND TO THE ORIGINAL FAÇADE.
- REPAIR PLASTER + REPAINT.
- REALIGN VERANDAH WITH A GLAZED CANOPY AT A HIGHER LEVEL.
- RECONFIGURE SHOP FRONTS.

ORIGINAL ATHENAEUM FACADE

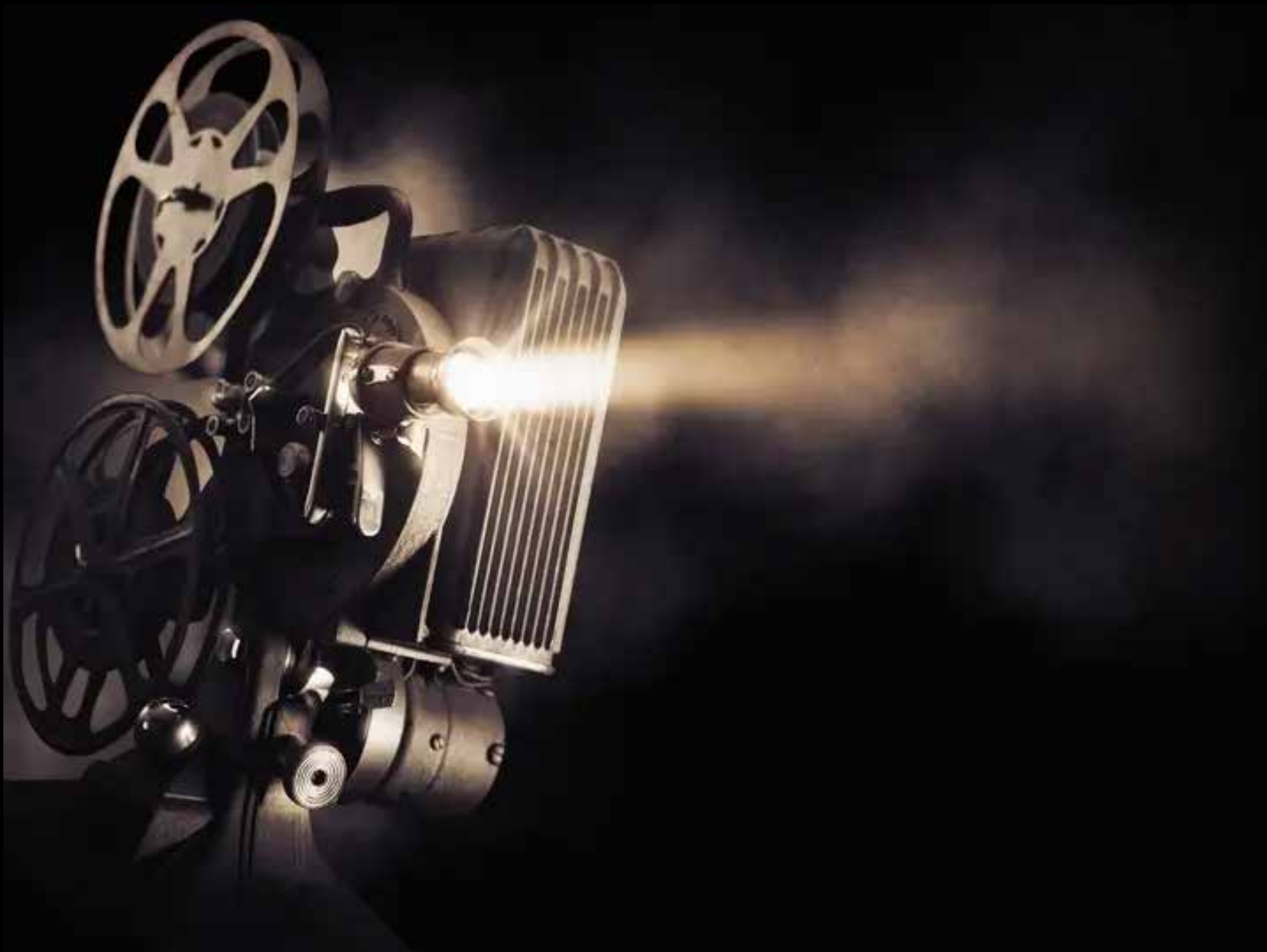


EXISTING ATHENAEUM FACADE



PROPOSED ATHENAEUM FACADE

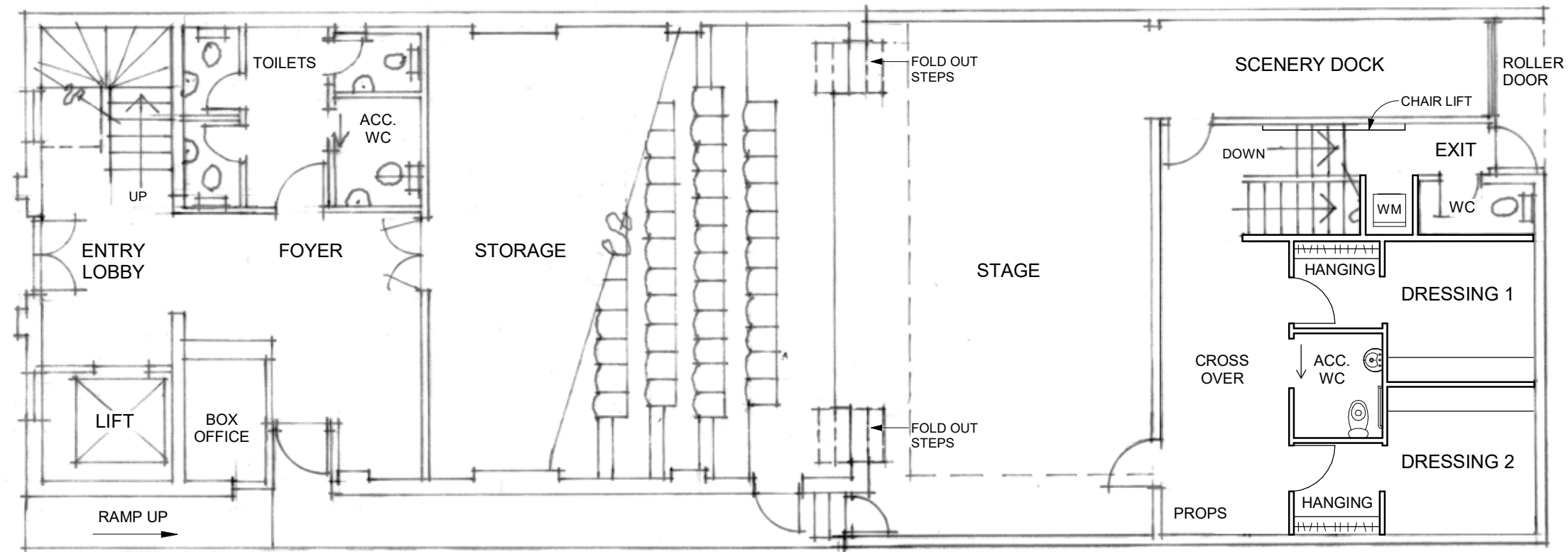




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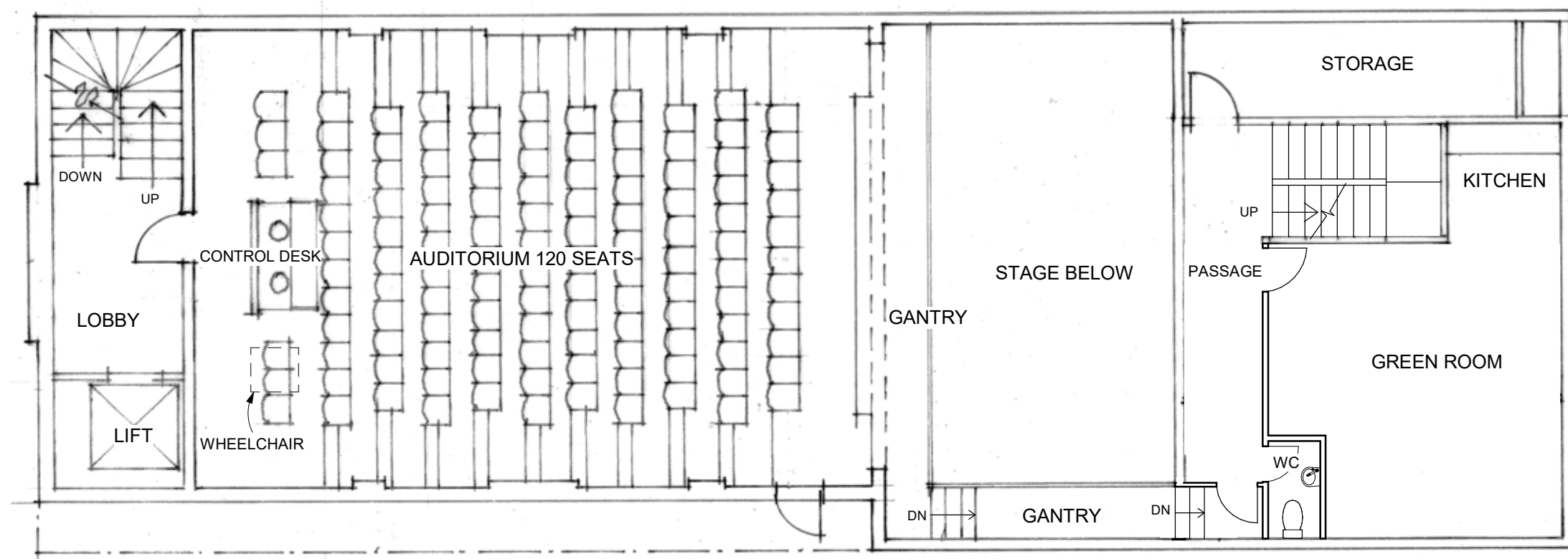
APPENDIX

4.1 PLAYHOUSE PROPOSED FLOOR PLANS:



GROUND FLOOR PLAN

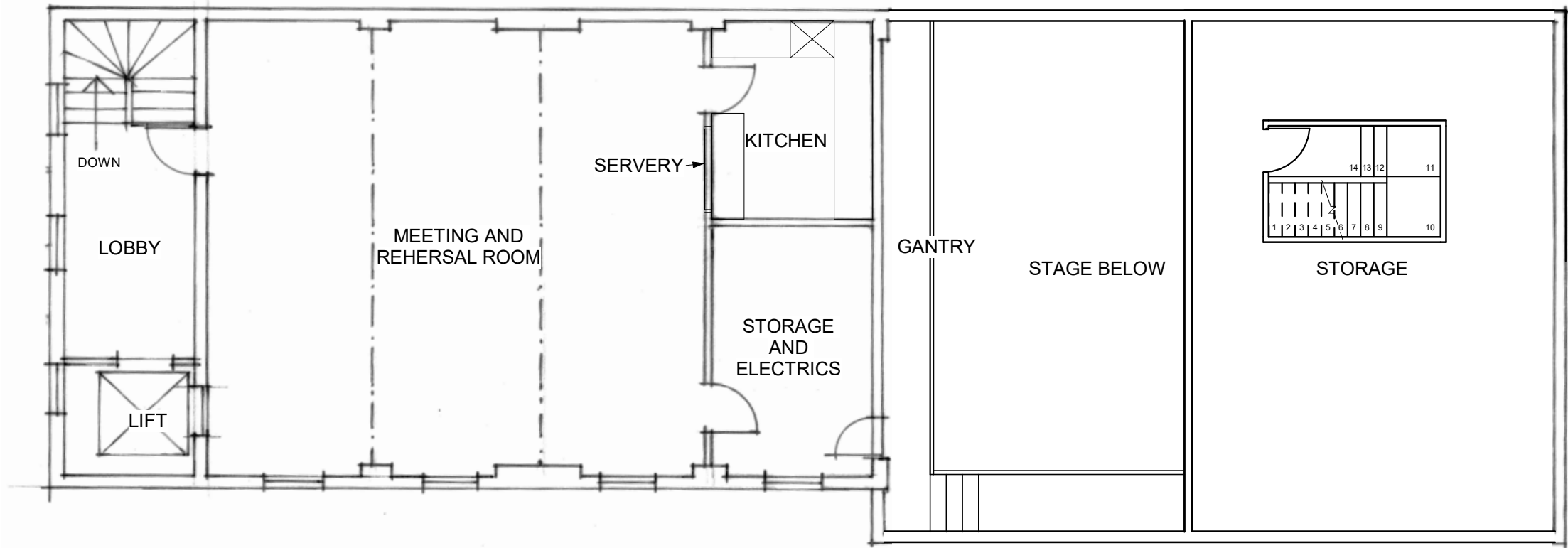
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INTERMEDIATE FLOOR PLAN

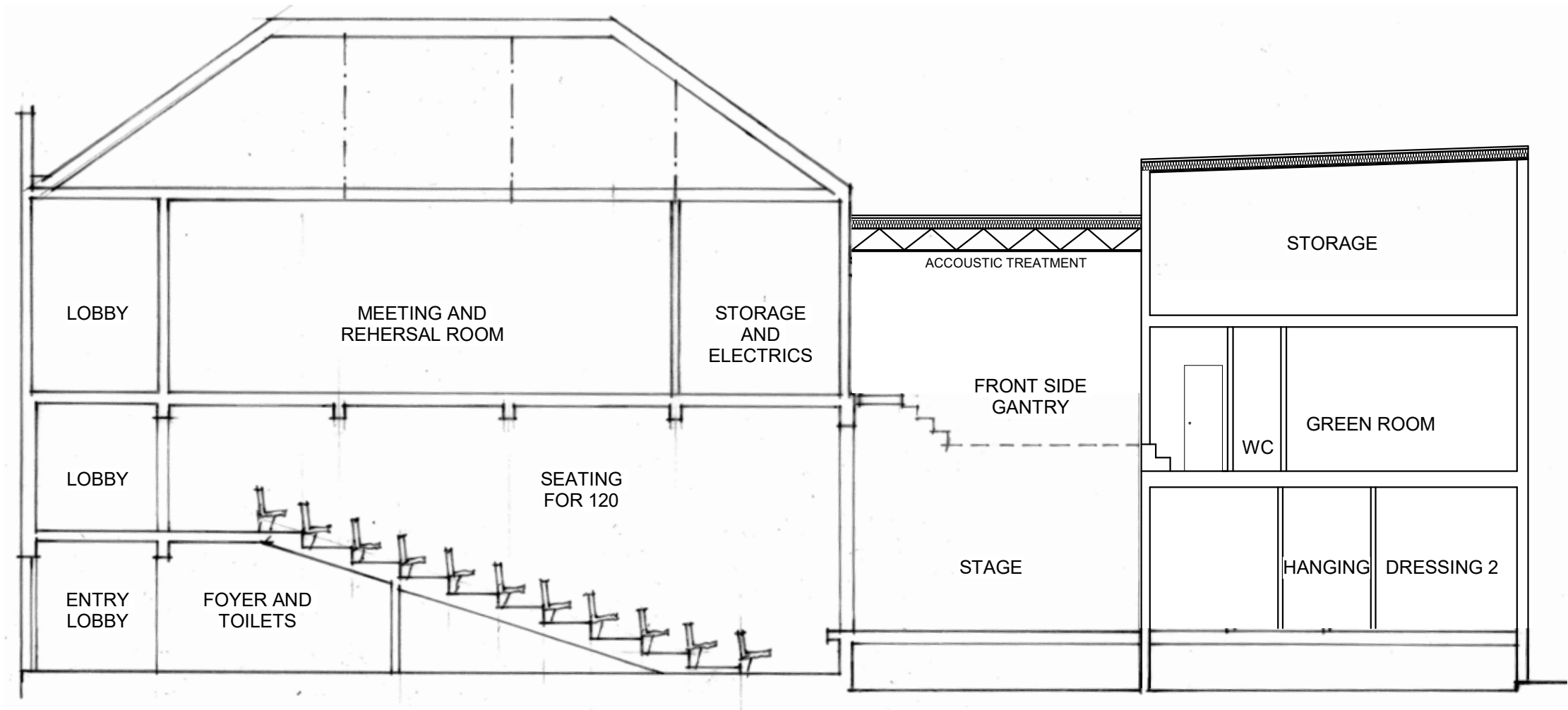
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PLAYHOUSE PROPOSED FLOOR PLANS:



UPPER FLOOR PLAN

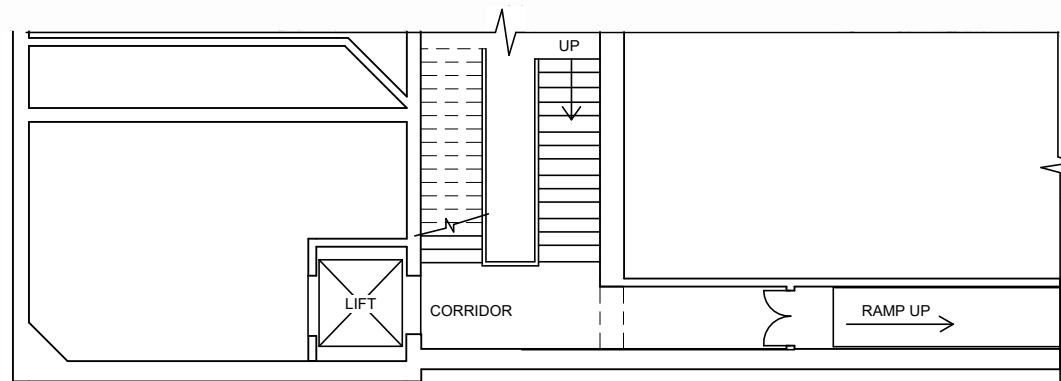
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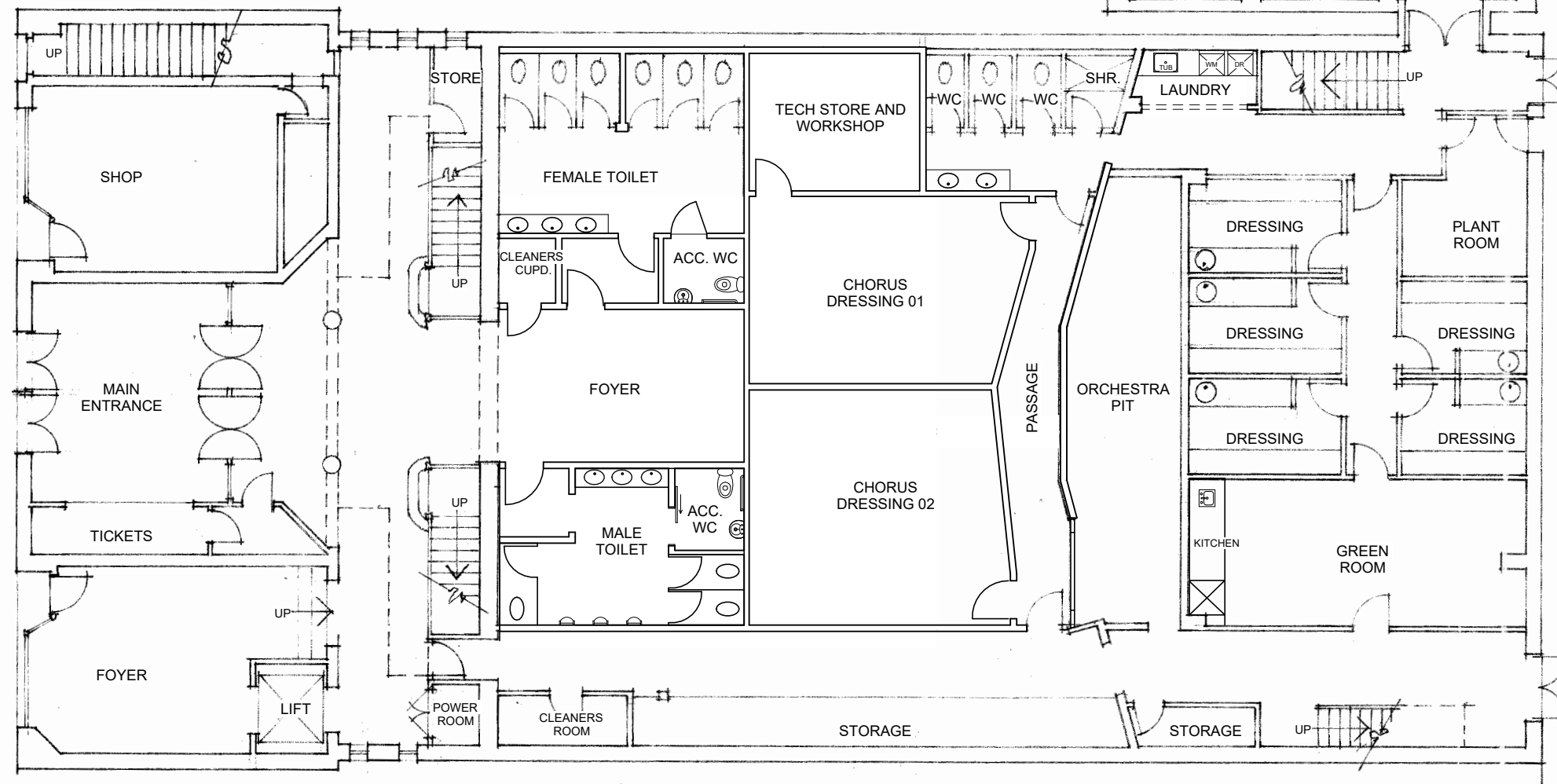
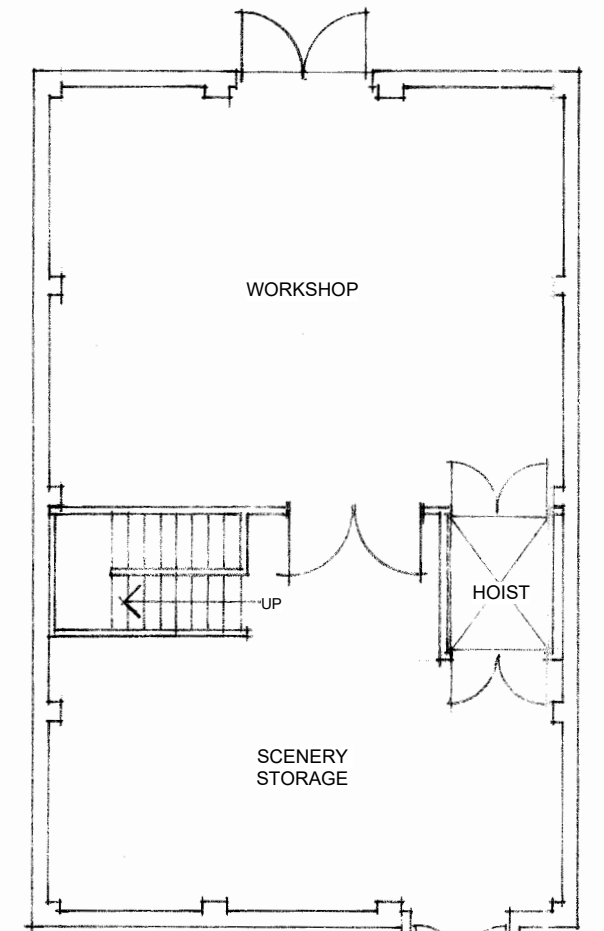
SECTION

Scale = 1 : 100

4.2 MAYFAIR PROPOSED FLOOR PLANS:

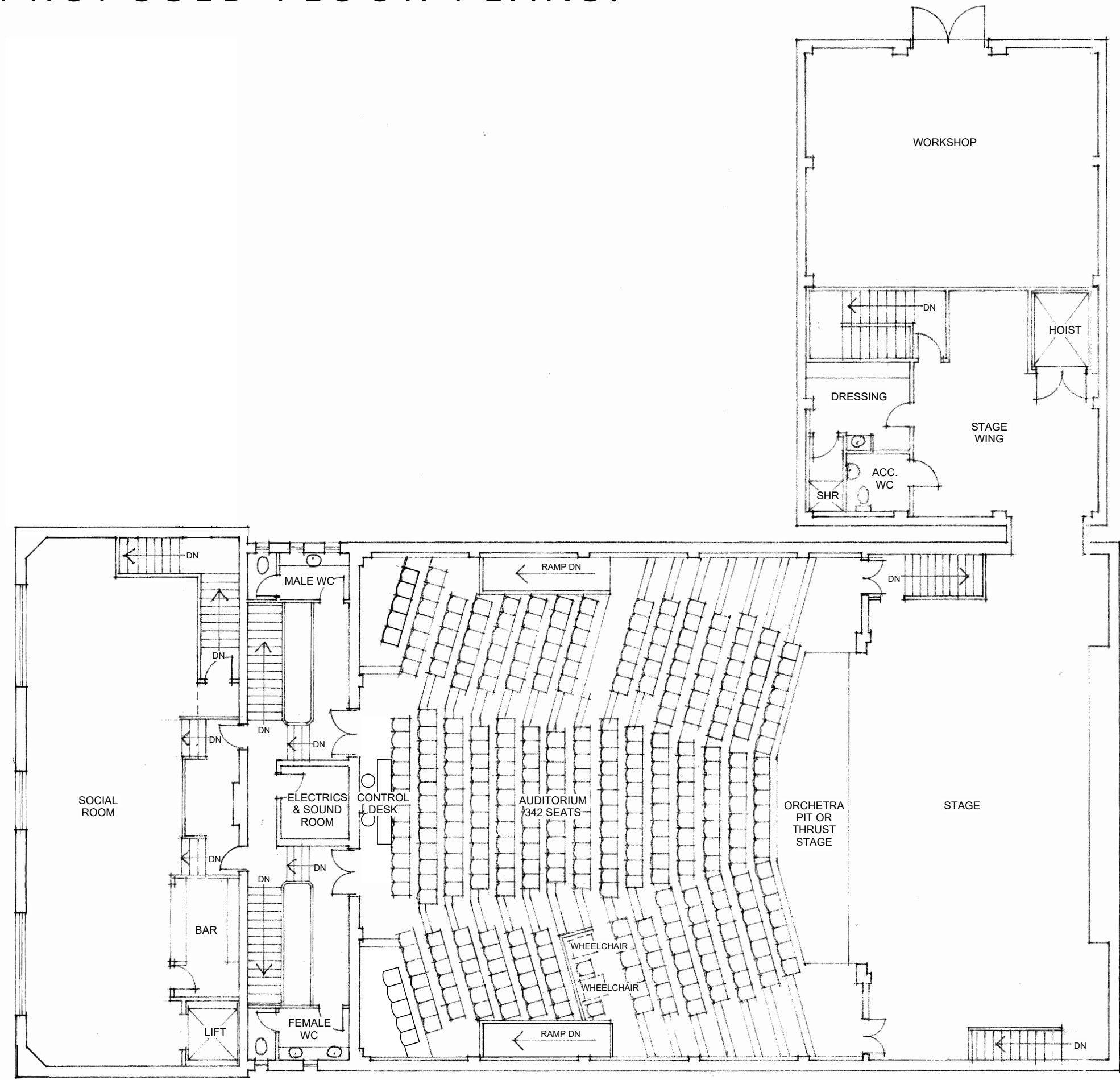


PROPOSED PLAN- INTERMEDIATE FLOOR PLAN
Scale = 1 : 100 (NOT TO SCALE)



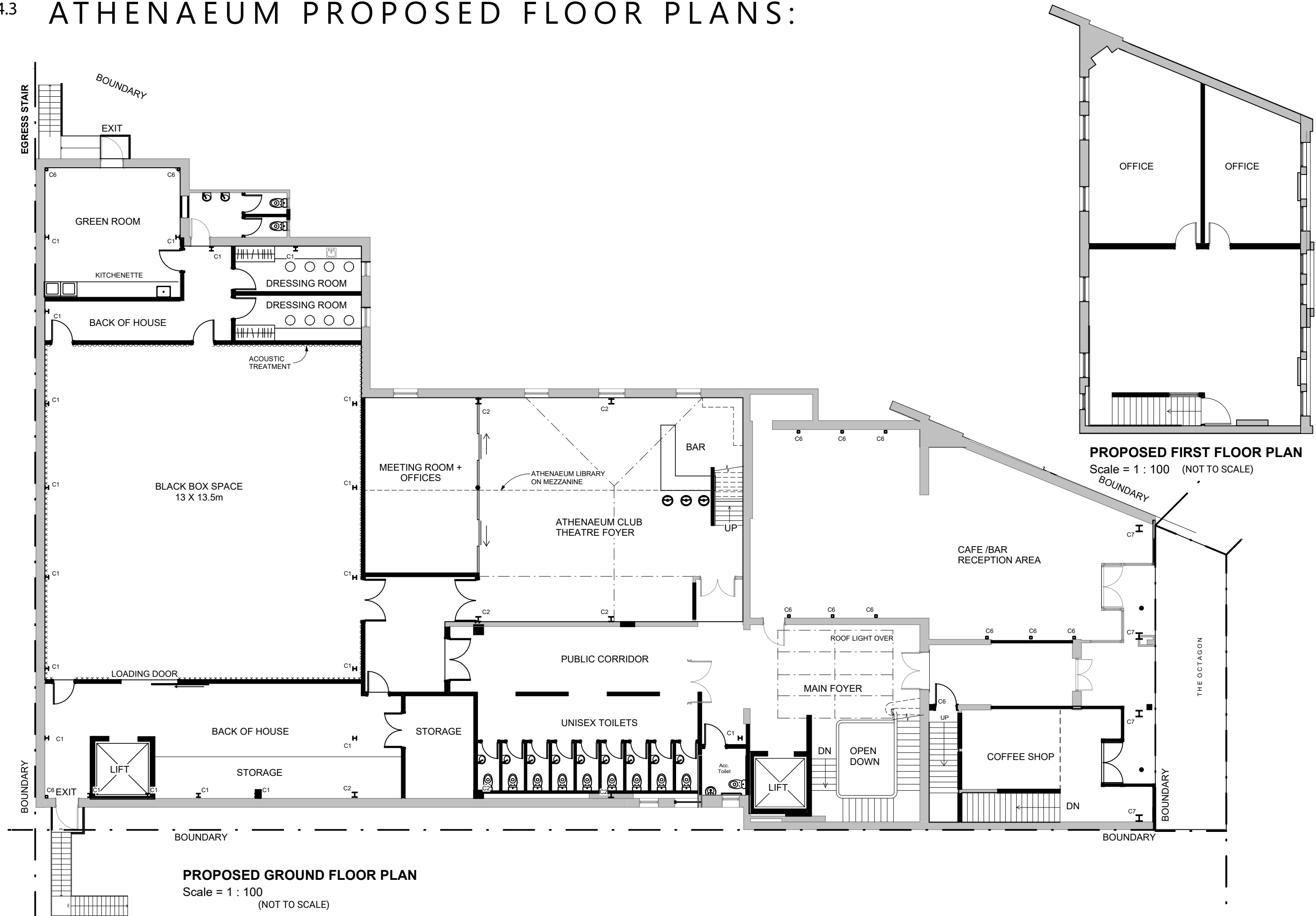
PROPOSED PLAN- GROUND FLOOR PLAN
Scale = 1 : 100 (NOT TO SCALE)

MAYFAIR PROPOSED FLOOR PLANS:

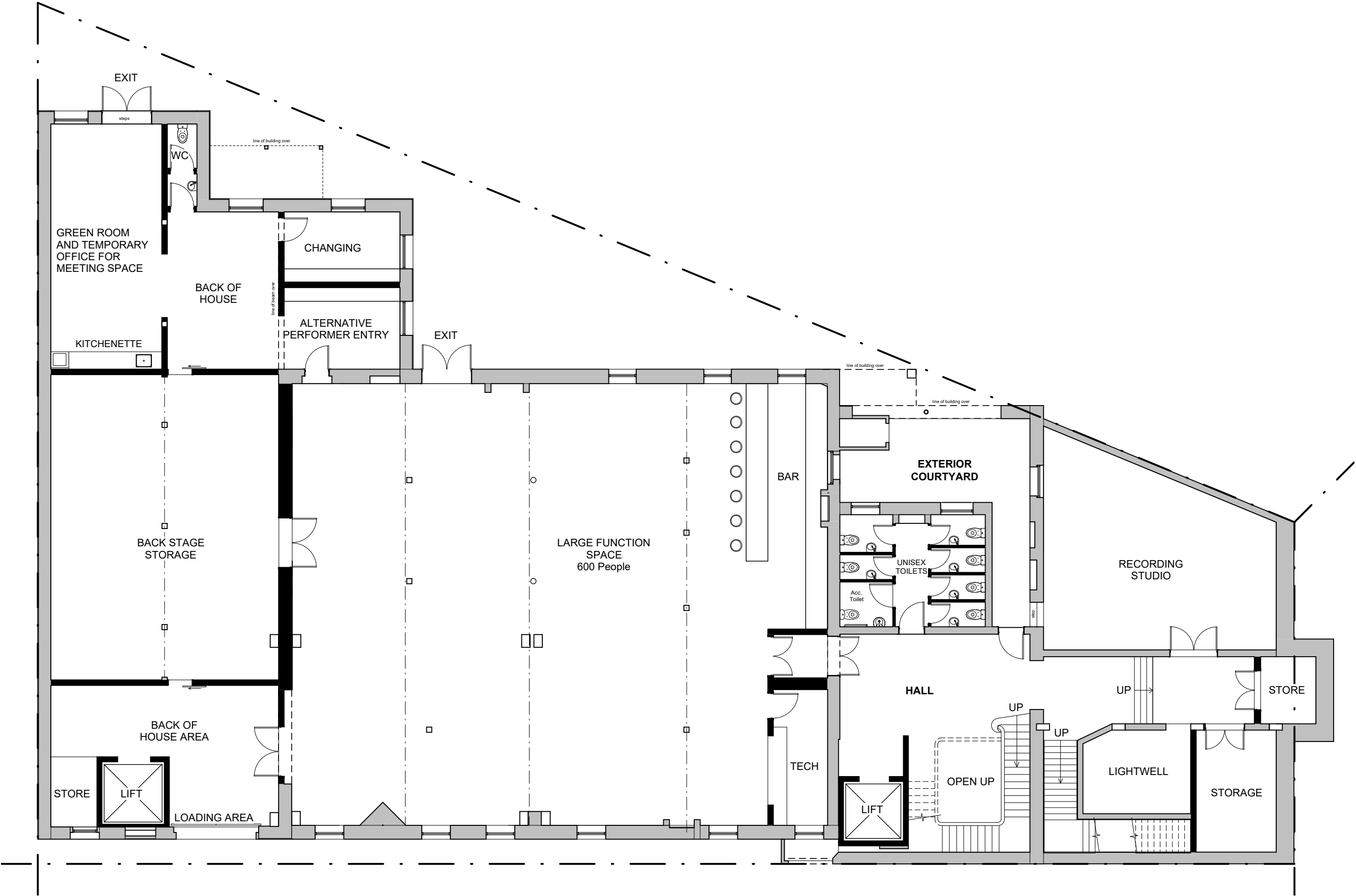


PROPOSED PLAN- FIRST FLOOR PLAN
Scale = 1 : 100 (NOT TO SCALE)

4.3 ATHENAEUM PROPOSED FLOOR PLANS:



ATHENAEUM PROPOSED FLOOR PLANS:



PROPOSED BASEMENT FLOOR PLAN
Scale = 1 : 100 (NOT TO SCALE)

THANK YOU

T E A M [®]