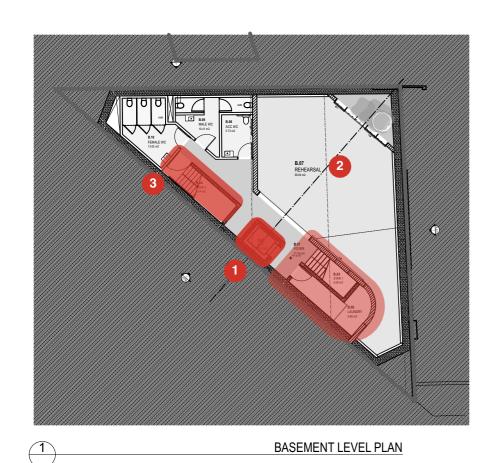
Attachment A2.2

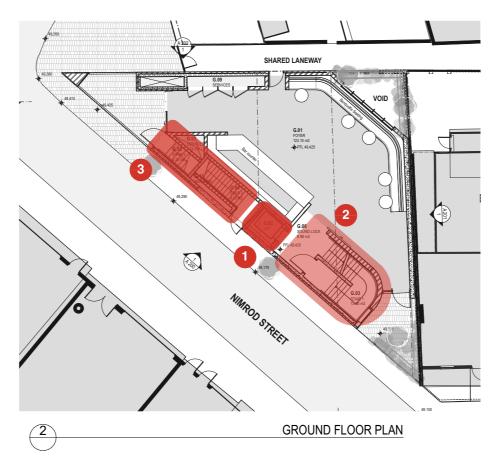
Urban Context Report

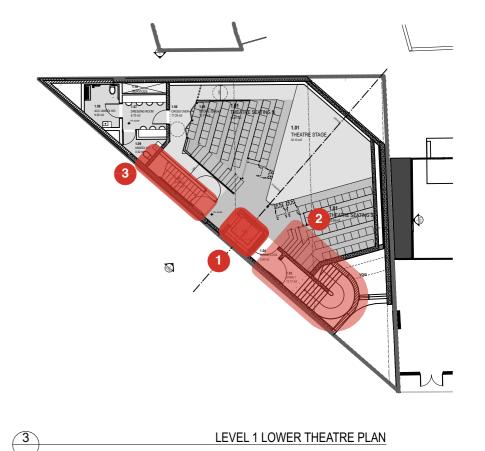
2. ACCESSIBILITY AND COMPLIANCE

A fundamental principle is to achieve a building that provides equitable access for all patrons and actors attending the venue, as well as overcoming existing safety concerns and non-compliant building elements. To achieve this, the building will be able to accommodate the following:

- New accessible lift
- New access stairs
- Fire egress stairs











3. THE GRIFFIN EXPERIENCE

Developing a new building that retains the unique experience when going to the Griffin Theatre through the following key parts:

1 INTIMACY SCA

Designing spaces that retain the intimacy of the existing spaces

EQUITABLE ACTIVITIES AND LEVEL CONNECTION TO THE STREET

Locating flexible foyer spaces with direct access to street and community beyond

EXCITING HARNASSING THE ENERGY OF ANTICIPATION

Designing spaces to enhance and celebrate the arrival and progression of visiting the Griffin theatre

NON-FUSSY MATERIALS

Keeping to simple materials relating back to the heritage of the building, like recycled brickwork and concrete

EGALITARIAN EQUAL ACCESS TO PERFORMANCE

New lift access to all levels for audience members and performers

Retaining opposing seats and stage configuration enabling equal audience access to performances

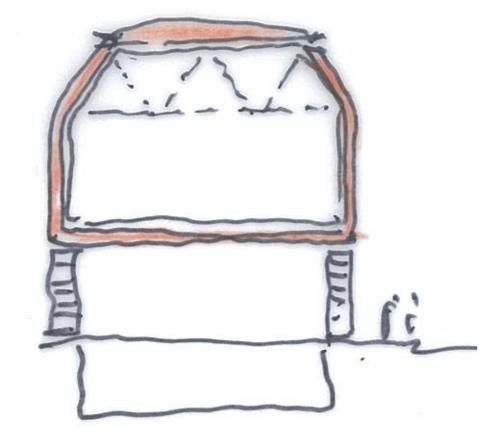




4. THEATRE ACOUSTIC ENVELOPE

Containing the theatre in a central, simple volume for efficiency and economy. Allowing the inherent qualities of the concrete 'encasing' to minimise acoustic impact within the theatre's residential setting.

Clever material selection and minimising of junctions allows for unnecessary buildup to meet acoustic performance requirements.



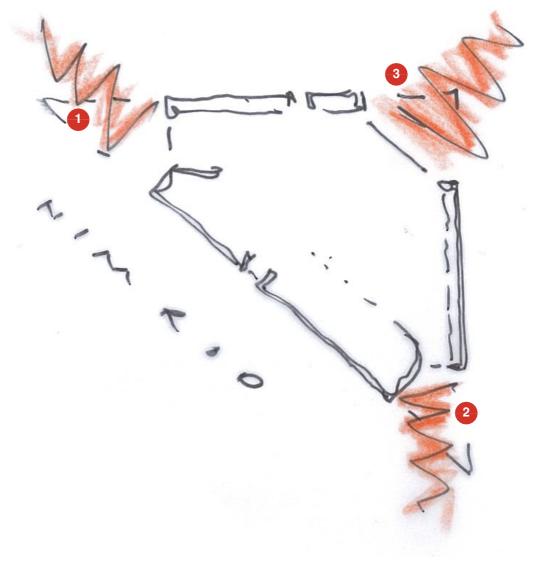
3.1 URBAN DESIGN PRINCIPLES

5. URBAN STAGE

Expressing the Griffin at the three corners of the site.

Making a visually rich and inviting building, despite the need for the walls to be 'blank' to facilitate the theatre use.

- 1 North Signage structure visible from Craigend Street above the congregating public at the entrance.
- **South** Vista into the foyer from Caldwell Street and the stair case ascending to the theatre.
- East Shaped brick work panel 'speaking' to the residential setting.



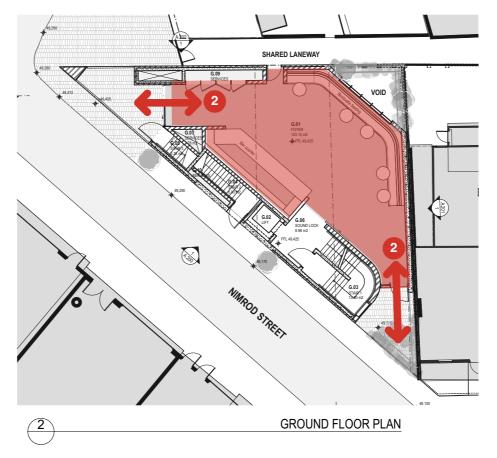


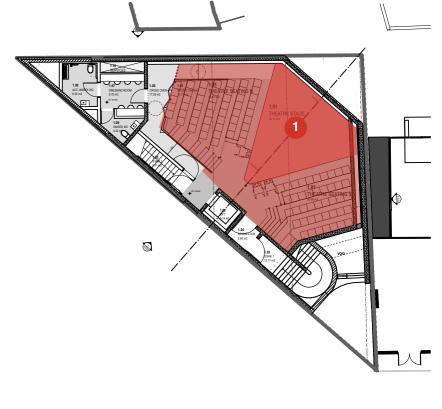
6. BUILDING ORGANISATION

- Theatre located to the centre of the site elevated above the foyer maintaining opposing seat configuration.
- Foyer connecting to Nimrod and Caldwell Streets.
- Basement rehearsal space connecting to the sunken courtyard.

Future proofing the building by allowing for digital capacity and flexible spaces for future use(s).







LEVEL 1 LOWER THEATRE PLAN

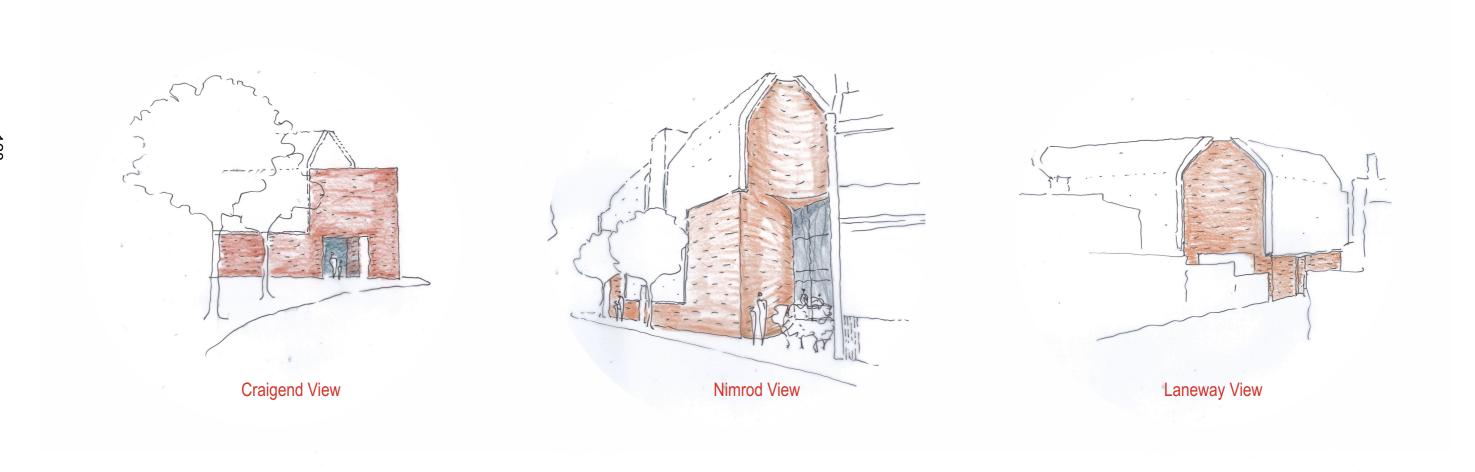




7. URBAN FORM & BUILDING ARTICULATION

Articulating the three corners of the site and connecting the foyer to the urban context.

Making a theatre visually compatible in a residential setting. The foyer level is defined by the Griffin brickwork. The first floor is defined by acoustically beneficial off-form concrete. It is intended to articulate the concrete to express the SBW Griffin story.

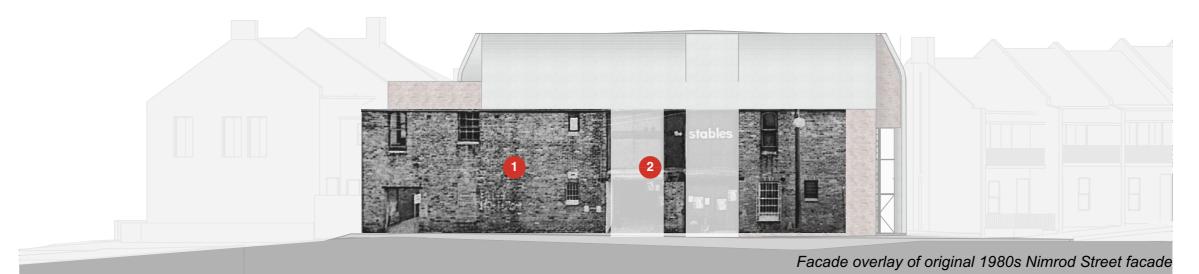




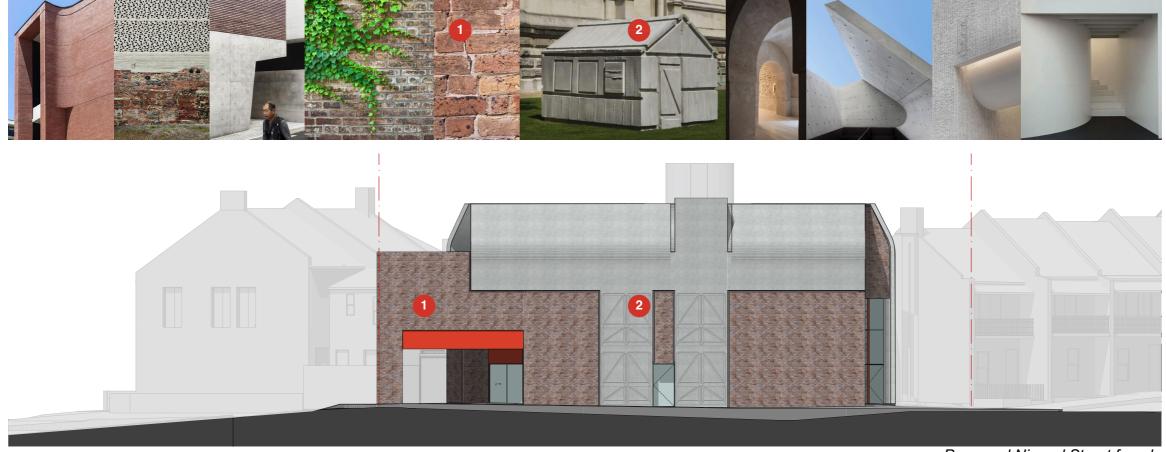


06/04/2022

8. BUILDING FACADE AND MATERIALITY



- Reinstating existing brickwork
- Interpreting significant elements such as the Stable doors
- 3 Keeping to simple materials relating back to the heritage of the building
- Using materiality of new theatre addition to express the Stables narrative



Proposed Nimrod Street facade

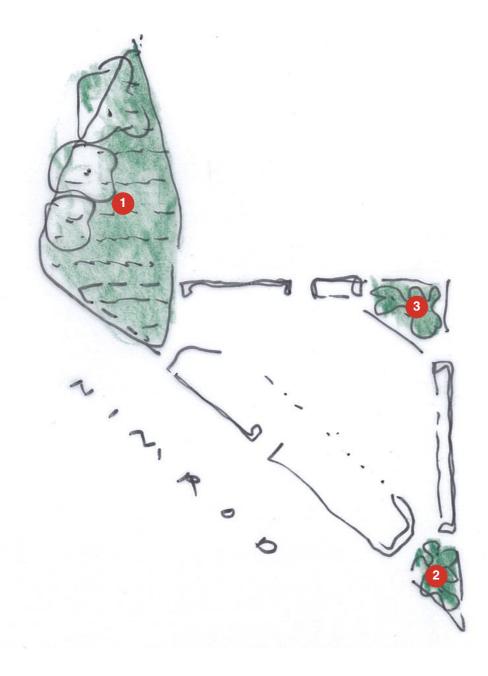


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9. OPEN SPACES

The extremities of the site form open spaces (shaded in green) and connect the foyer to the city.

- North Entrance connecting to a new public space
- South Secondary entrance connecting to a small garden and the terrace house at Caldwell Street
- **East** Basement rehearsal space connecting to the sunken courtyard.



3.1 URBAN DESIGN PRINCIPLES

10. ENVIRONMENTALLY SUSTAINABLE DESIGN PRINCIPLES

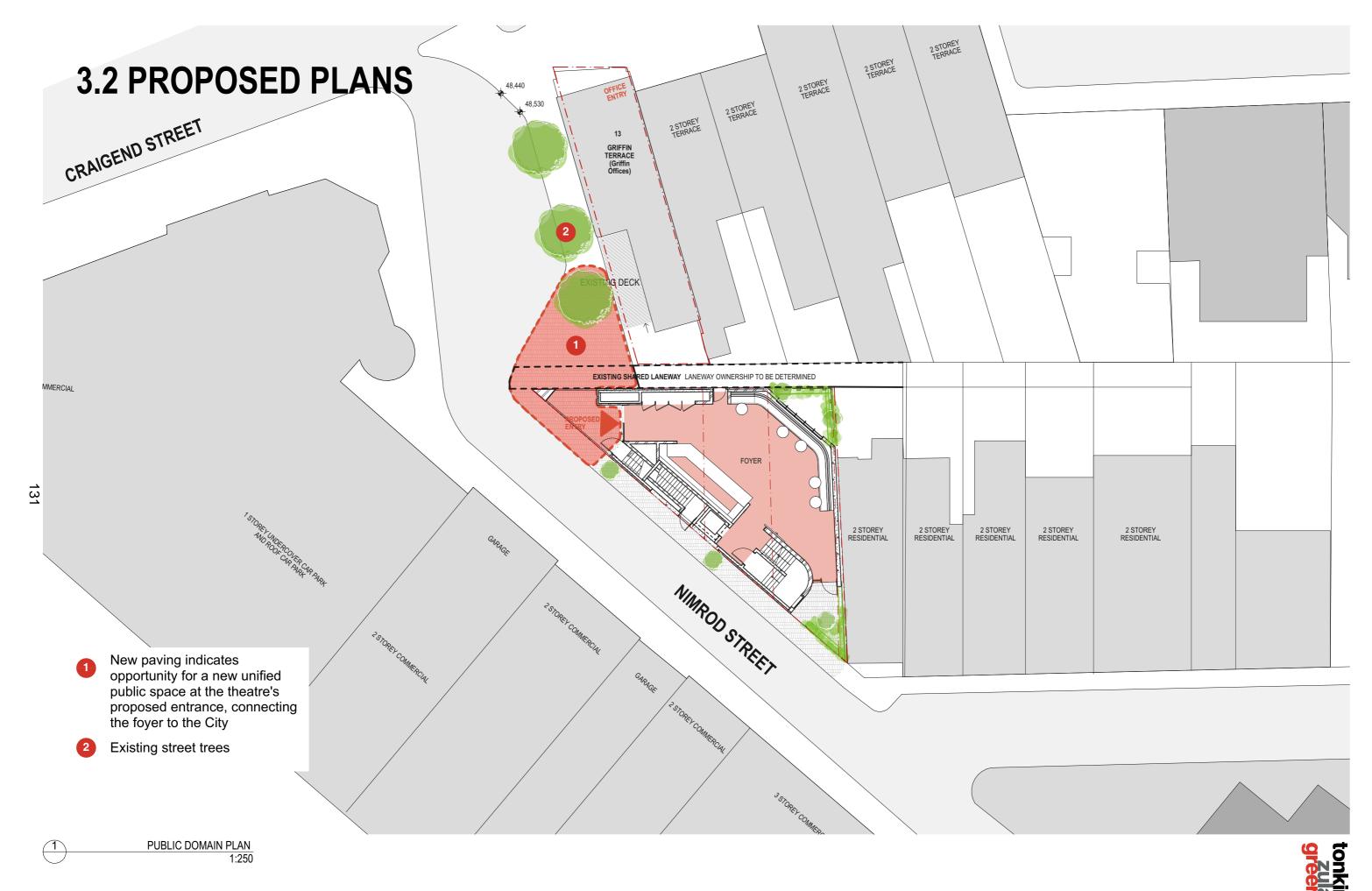
Developing a new building that encompasses an environmentally sustainable approach through the selection of building materials, use of renewable energy systems, reuse of water and in keeping with the Griffin's current ESD initiatives.

- **Building materials** Reuse existing brickwork Long life durable materials Minimal painting
- Energy Systems Photo voltaic roof panels Battery storage (future)
- Water retention and reuse for landscaped areas
- 4 Support Griffin's current ESD initiatives

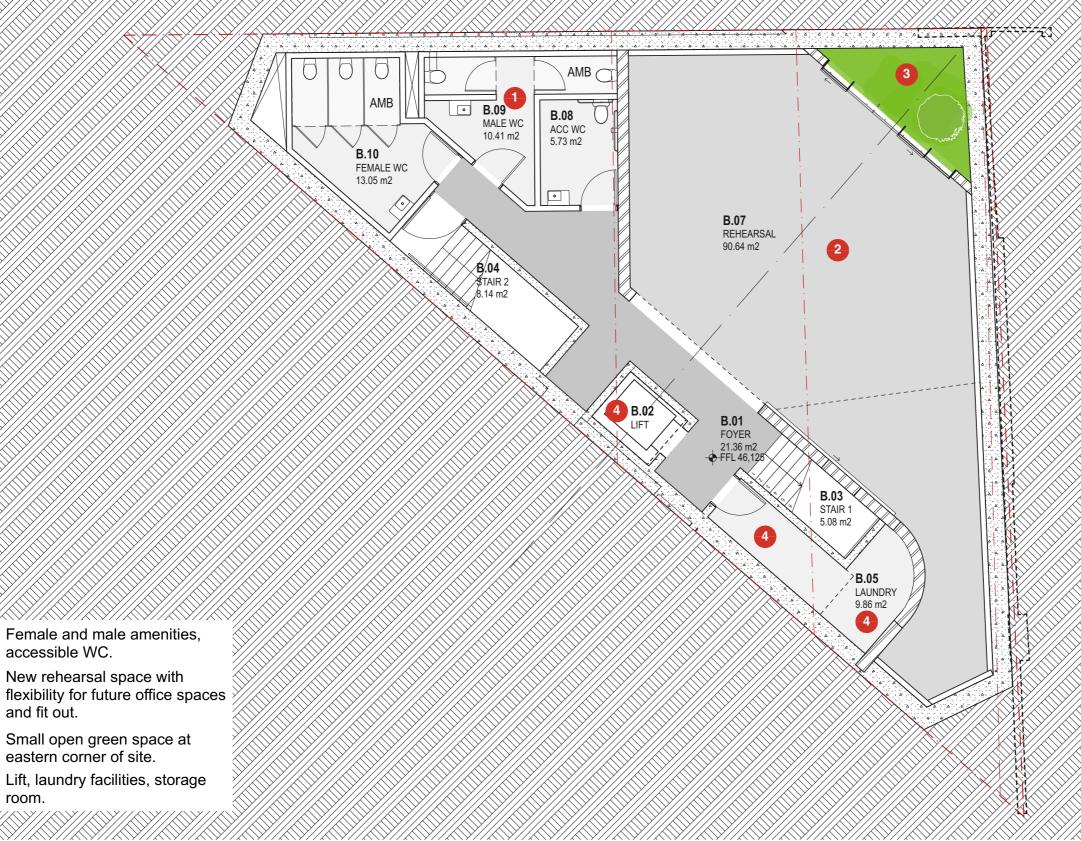








3.2 PROPOSED PLANS



06/04/2022

BASEMENT LEVEL PLAN

accessible WC.

and fit out.

room.

SBW STABLES THEATRE REDEVELOPMENT I PLANNING PROPOSAL 10-12 Nimrod Street, Darlinghurst

1:100



