

Attachment A2.2

<h2>Urban Context Report</h2>

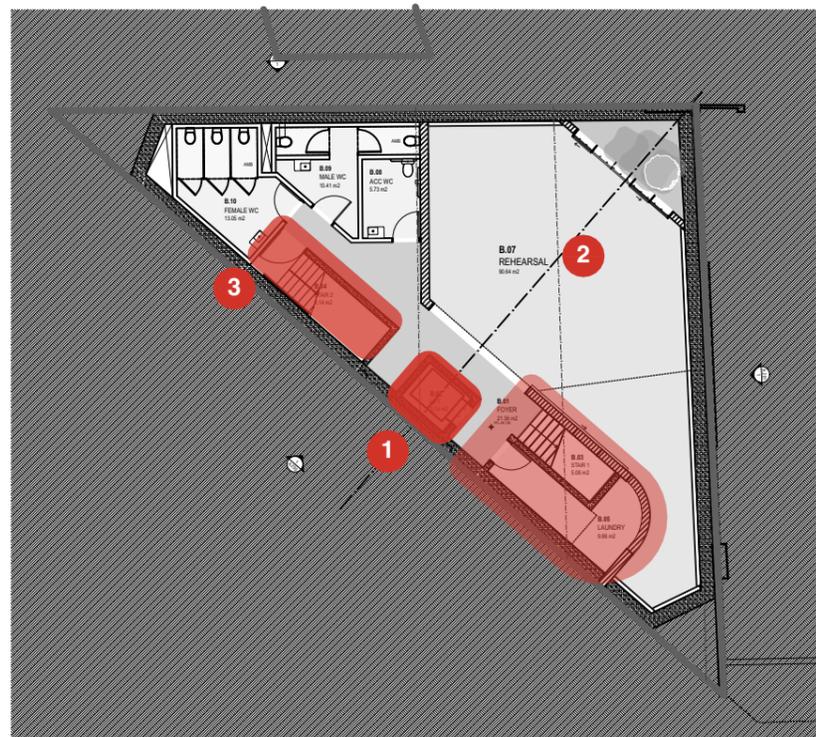
3.1 URBAN DESIGN PRINCIPLES

2. ACCESSIBILITY AND COMPLIANCE

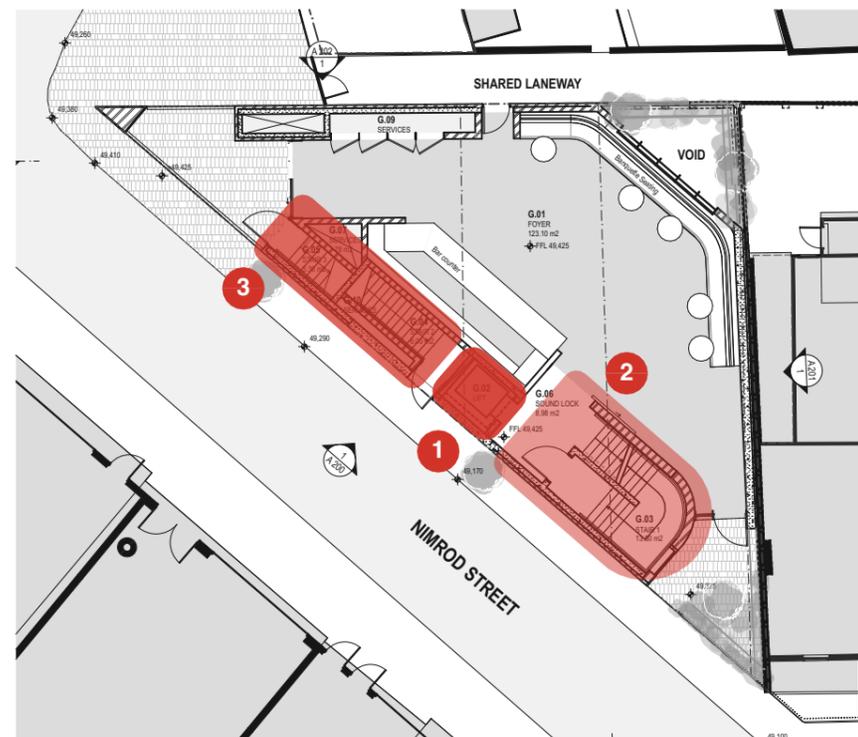
A fundamental principle is to achieve a building that provides equitable access for all patrons and actors attending the venue, as well as overcoming existing safety concerns and non-compliant building elements. To achieve this, the building will be able to accommodate the following:

- 1 New accessible lift
- 2 New access stairs
- 3 Fire egress stairs

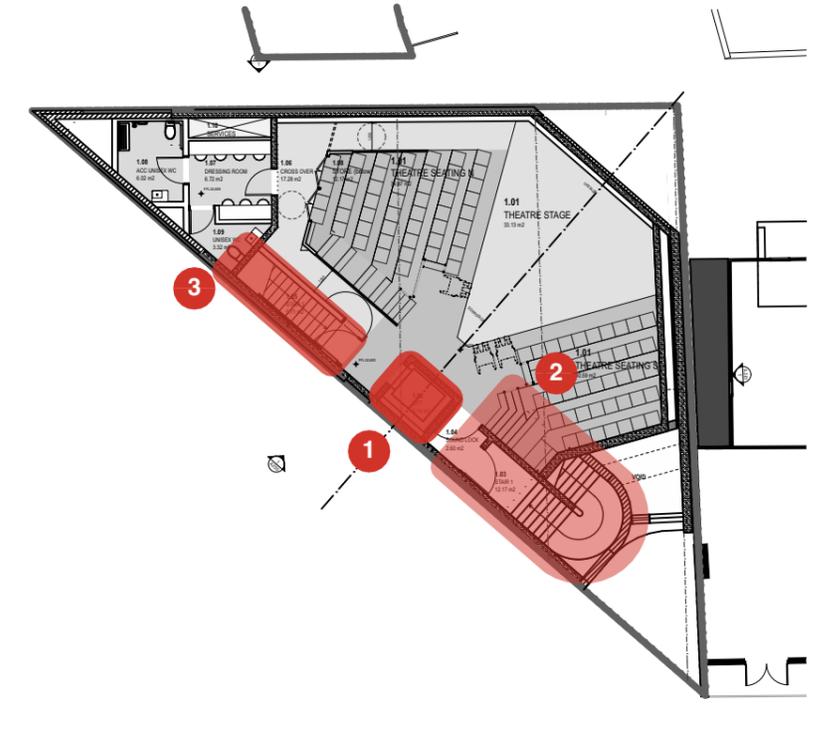
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1 BASEMENT LEVEL PLAN



2 GROUND FLOOR PLAN



3 LEVEL 1 LOWER THEATRE PLAN



3.1 URBAN DESIGN PRINCIPLES

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

SCALE

Designing spaces that retain the intimacy of the existing spaces

2 EQUITABLE

ACTIVITIES AND LEVEL CONNECTION TO THE STREET

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

3 EXCITING

HARNASSING THE ENERGY OF ANTICIPATION

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

4 NON-FUSSY

MATERIALS

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

5 EGALITARIAN

EQUAL ACCESS TO PERFORMANCE

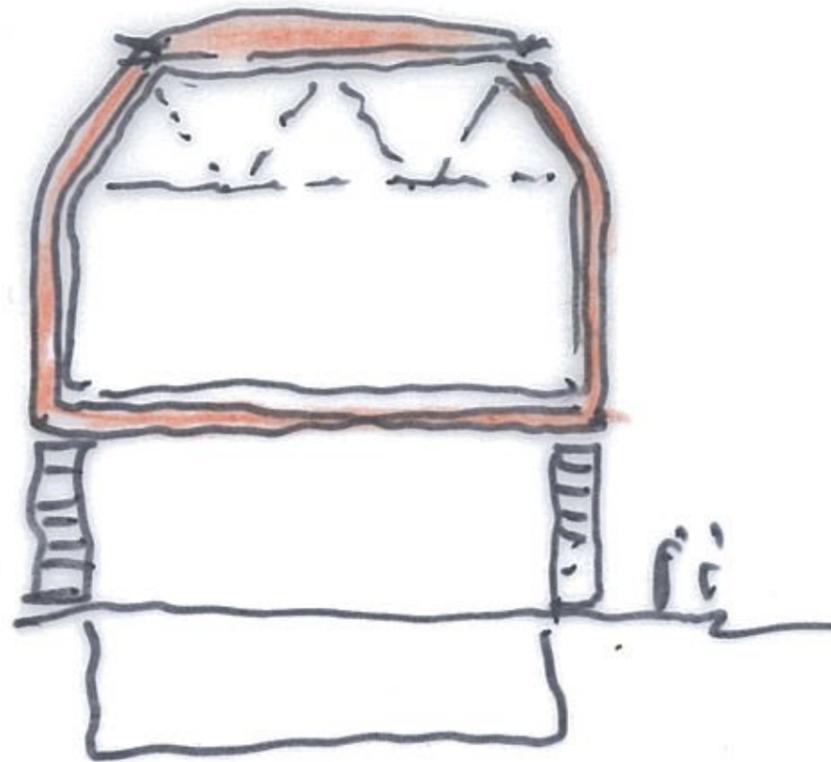
New lift access to all levels for audience members and performers

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

3.1 URBAN DESIGN PRINCIPLES

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 build-up to meet acoustic performance requirements.



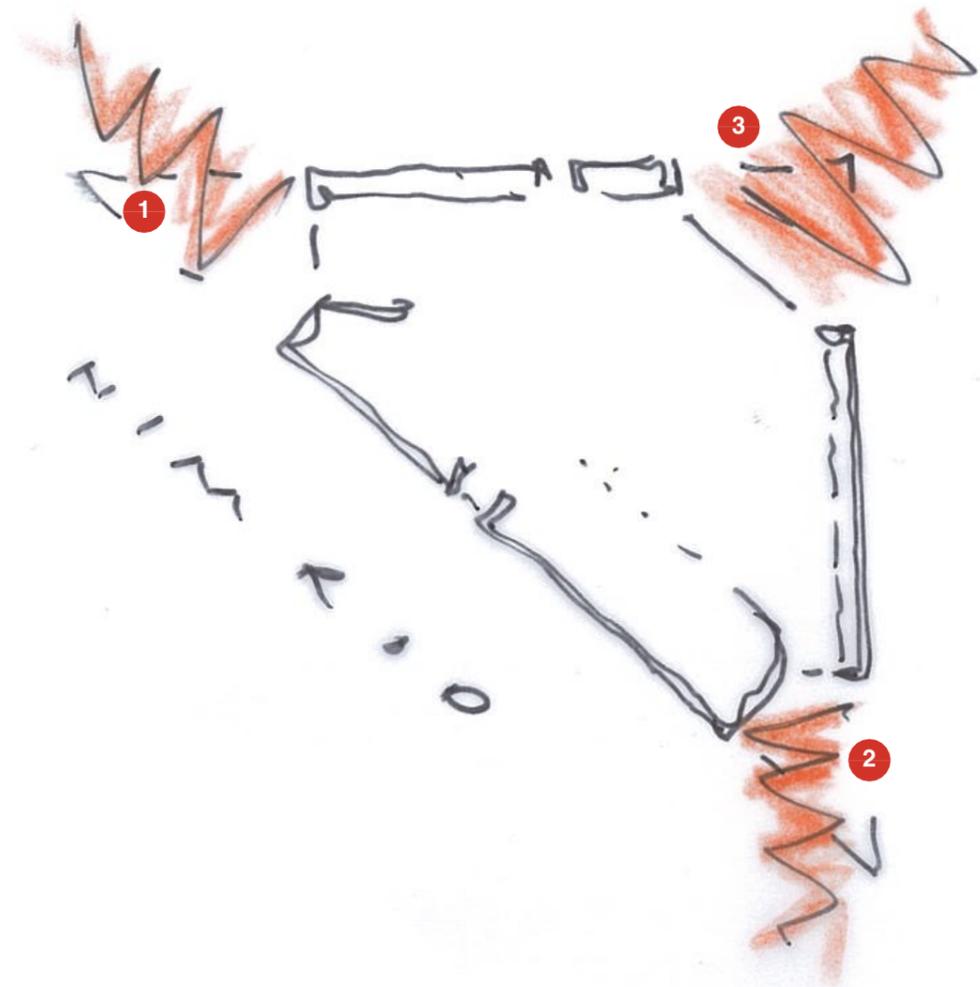
3.1 URBAN DESIGN PRINCIPLES

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.
- 2 **South** Vista into the foyer from Caldwell Street and the stair case ascending to the theatre.
- 3 **East** Shaped brick work panel 'speaking' to the residential setting.



3.1 URBAN DESIGN PRINCIPLES

6. BUILDING ORGANISATION

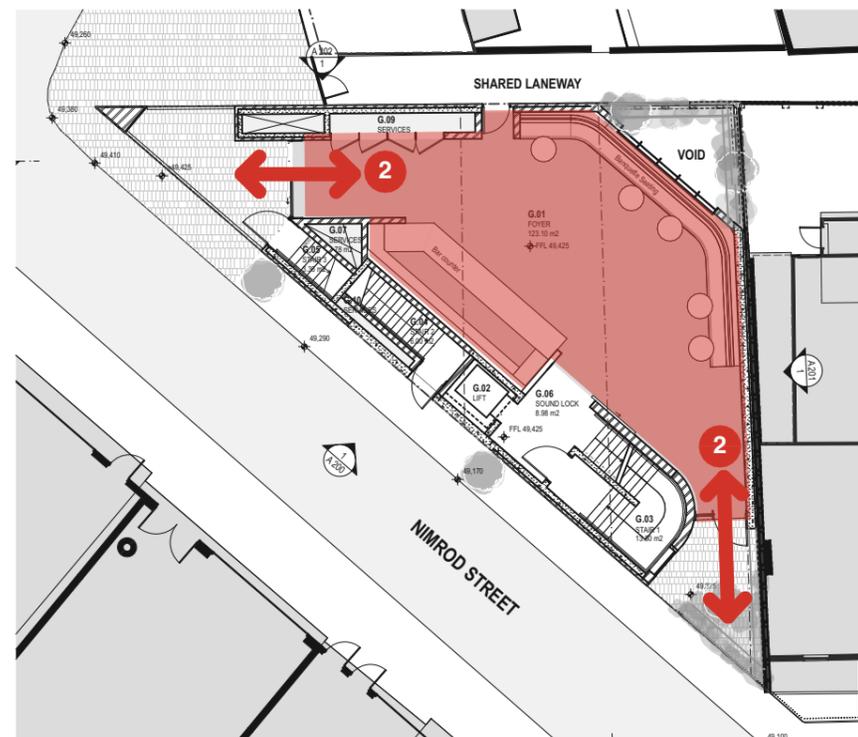
- 1 Theatre located to the centre of the site elevated above the foyer maintaining opposing seat configuration.
- 2 Foyer connecting to Nimrod and Caldwell Streets.
- 3 Basement rehearsal space connecting to the sunken courtyard.

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

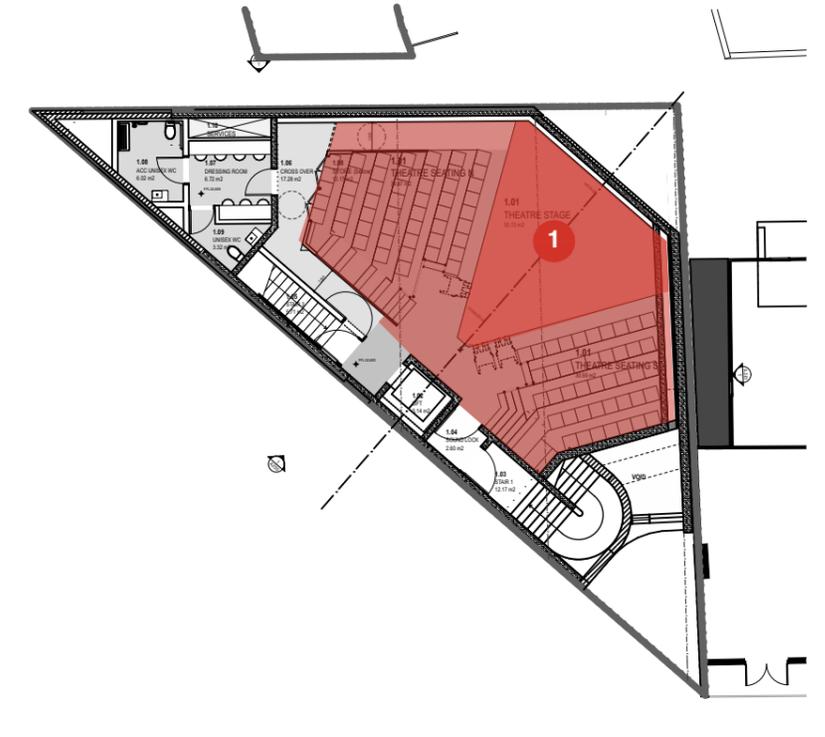
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1 BASEMENT LEVEL PLAN



2 GROUND FLOOR PLAN



3 LEVEL 1 LOWER THEATRE PLAN



3.1 URBAN DESIGN PRINCIPLES

7. URBAN FORM & BUILDING ARTICULATION

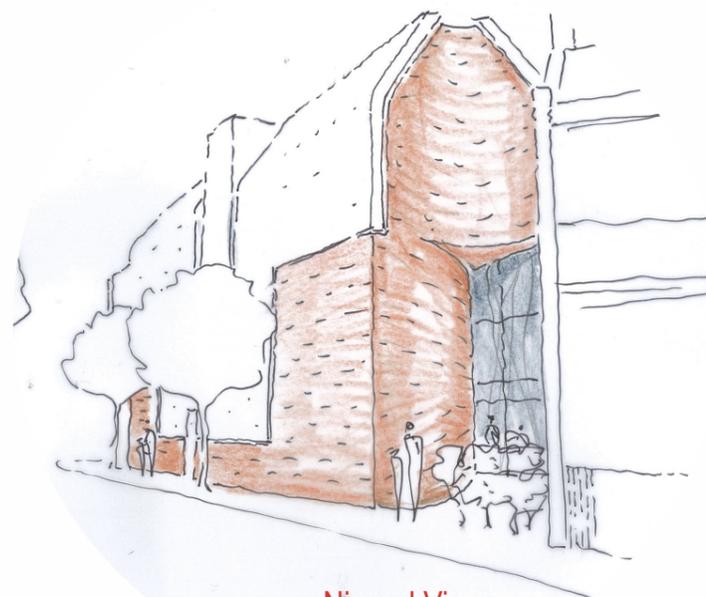
Articulating the three corners of the site and connecting the foyer to the urban context.

Making a theatre visually compatible in a residential setting.

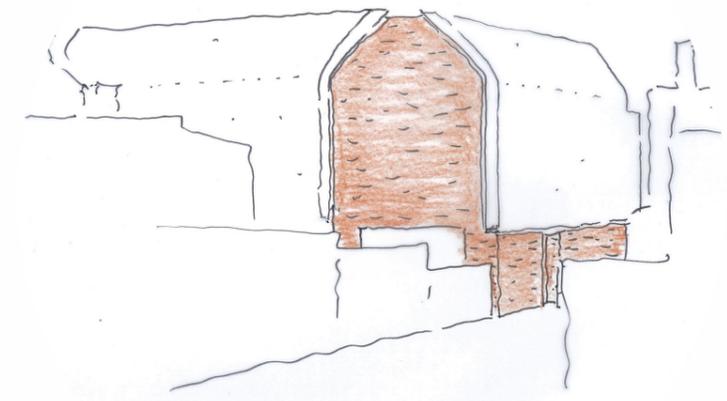
The foyer level is defined by the Griffin brickwork. The first floor is defined by acoustically beneficial off-form concrete. It is intended to articulate the concrete to express the SBW Griffin story.



Craigend View



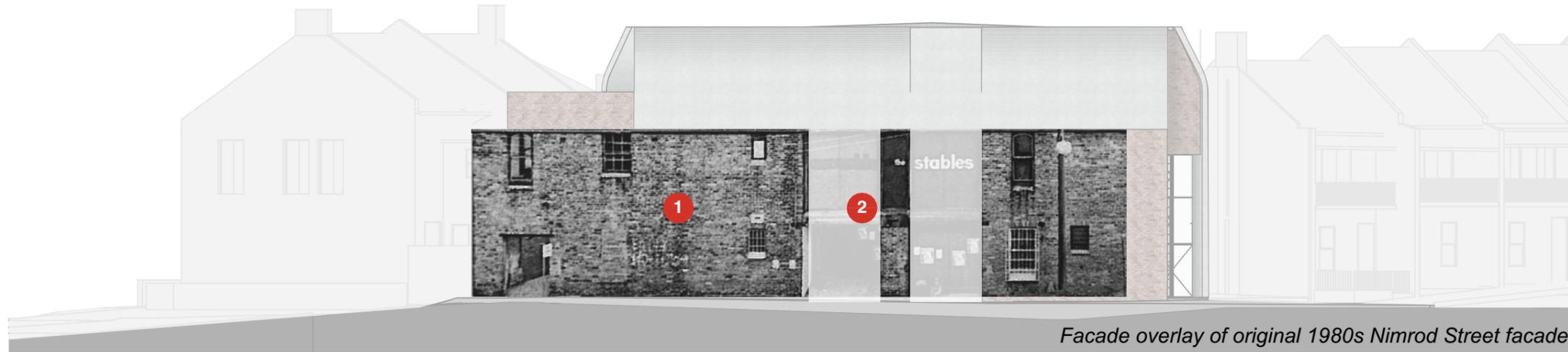
Nimrod View



Laneway View

3.1 URBAN DESIGN PRINCIPLES

8. BUILDING FACADE AND MATERIALITY



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

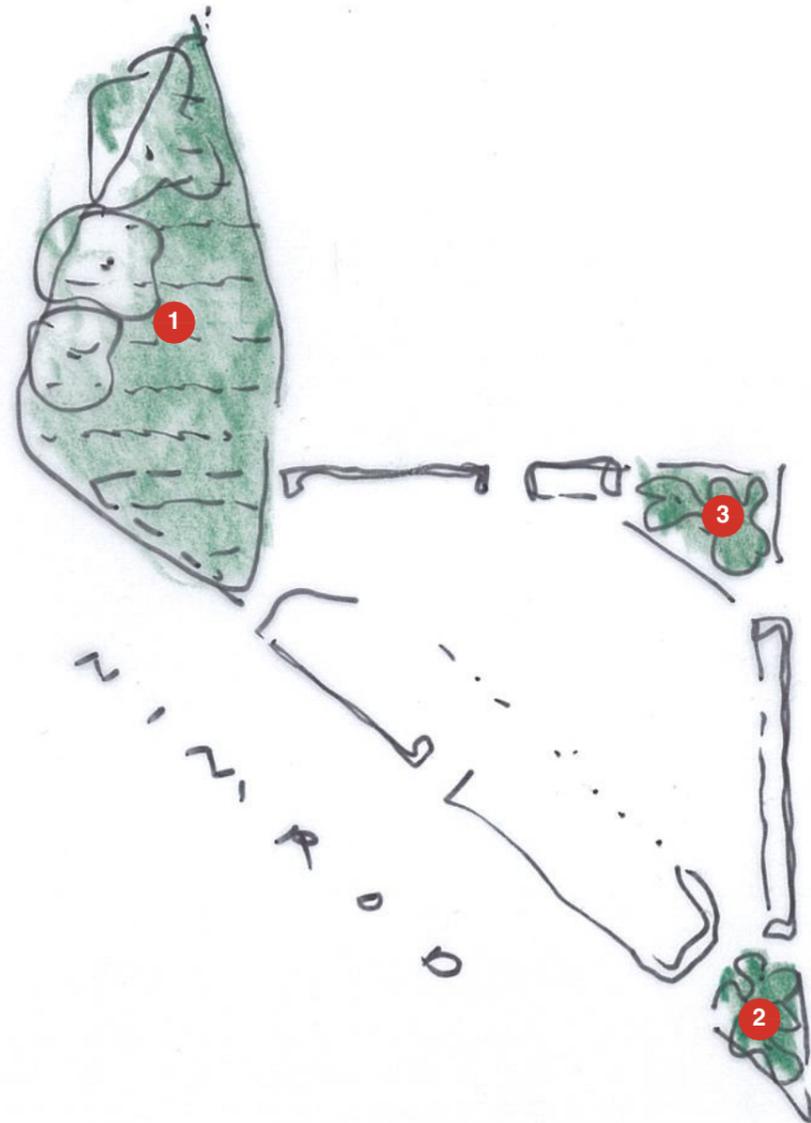


3.1 URBAN DESIGN PRINCIPLES

9. OPEN SPACES

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

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

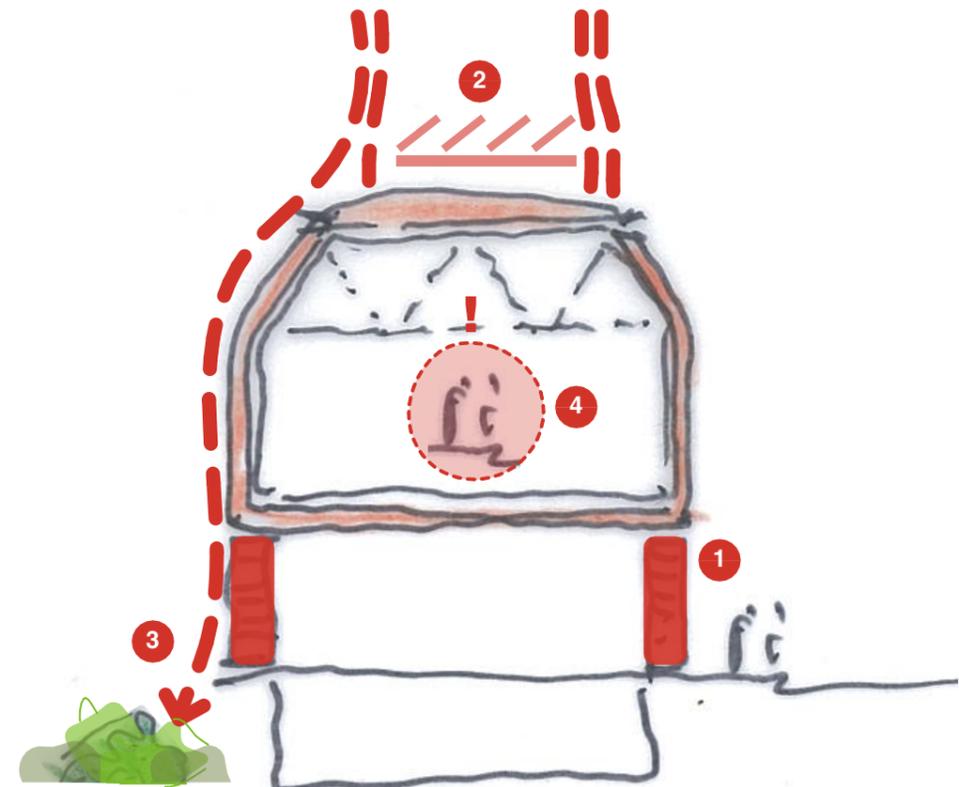


3.1 URBAN DESIGN PRINCIPLES

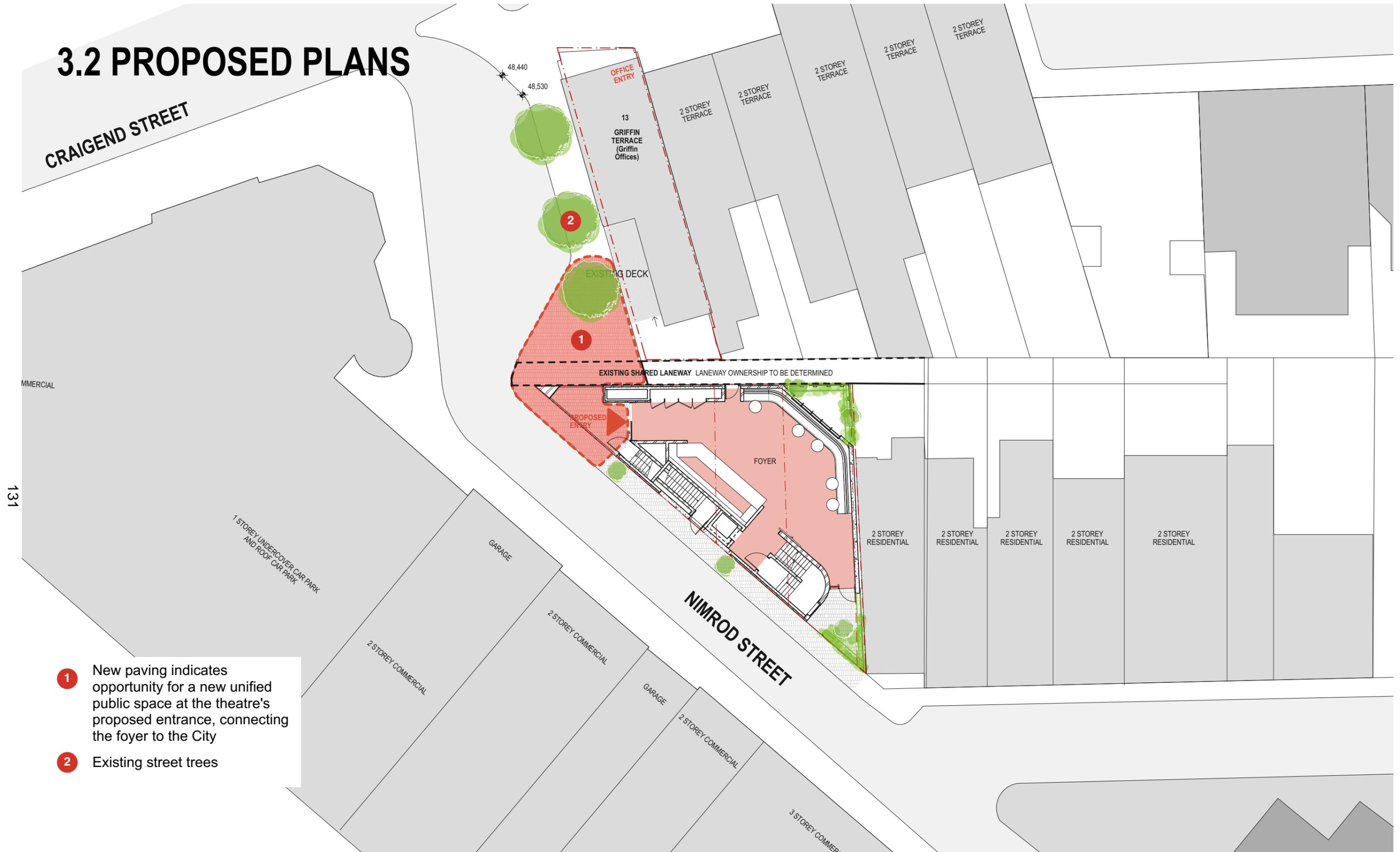
10. ENVIRONMENTALLY SUSTAINABLE DESIGN PRINCIPLES

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.

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



3.2 PROPOSED PLANS



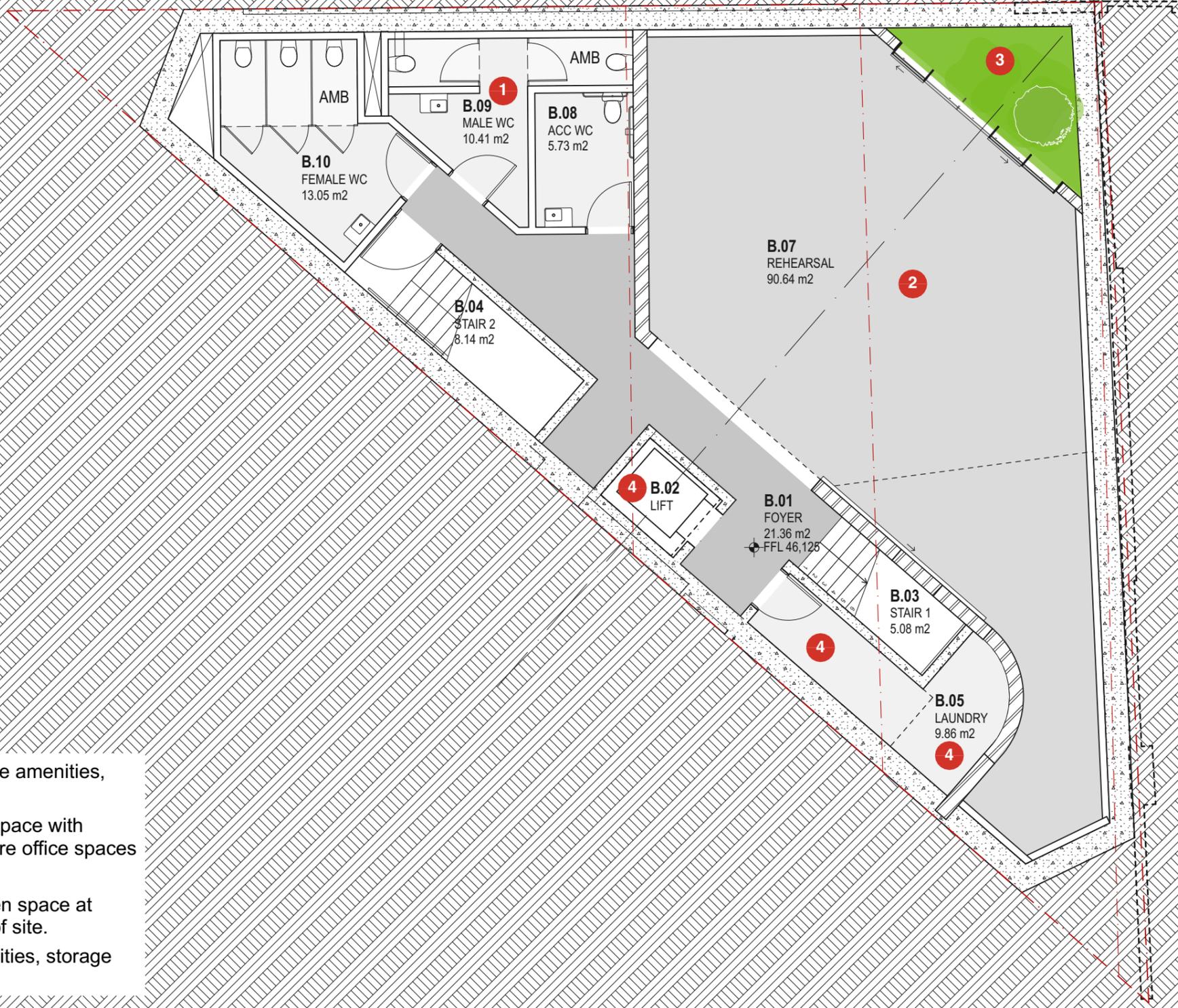
- 1** New paving indicates opportunity for a new unified public space at the theatre's proposed entrance, connecting the foyer to the City
- 2** Existing street trees

1 PUBLIC DOMAIN PLAN
1:250



3.2 PROPOSED PLANS

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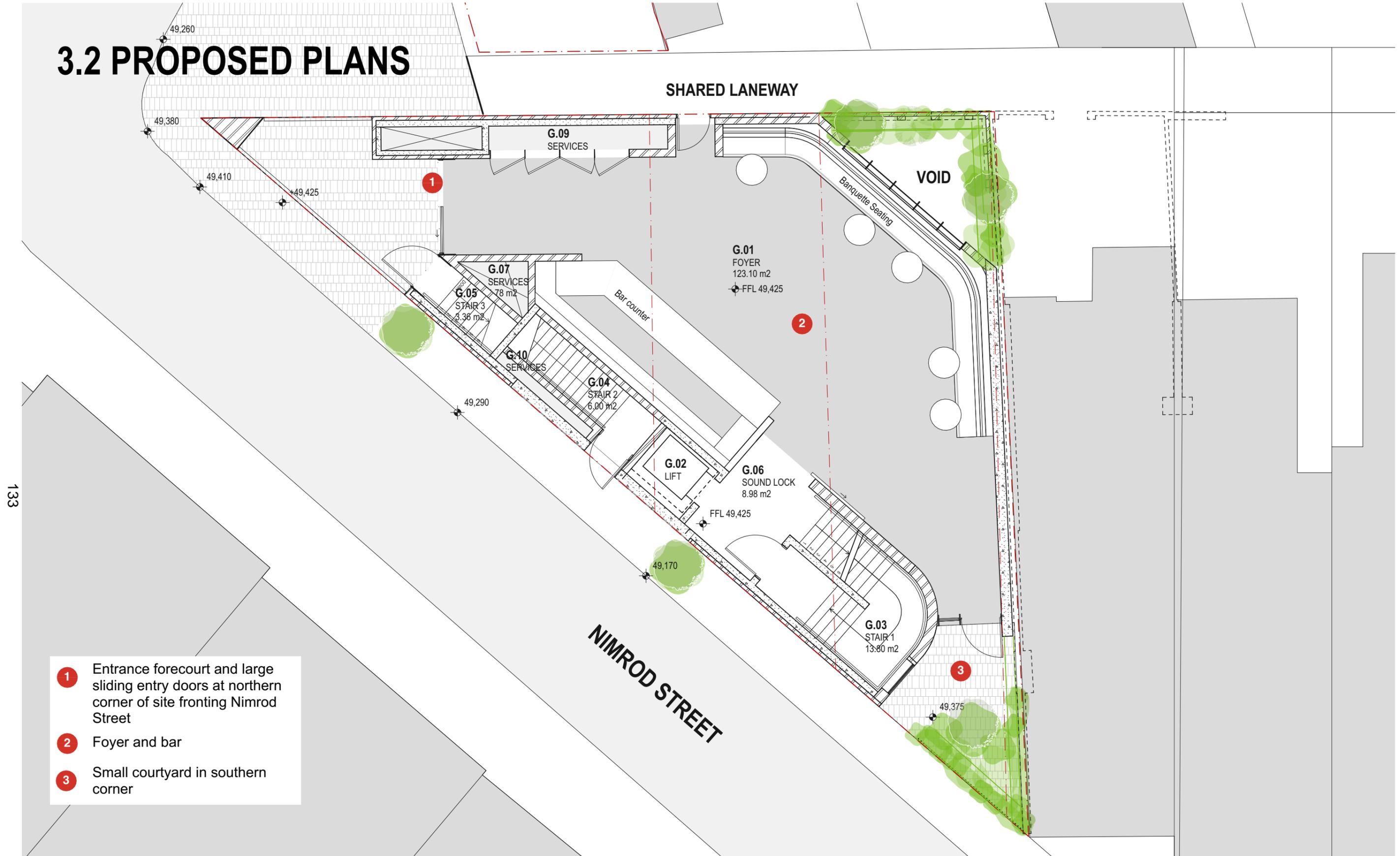


- 1 Female and male amenities, accessible WC.
- 2 New rehearsal space with flexibility for future office spaces and fit out.
- 3 Small open green space at eastern corner of site.
- 4 Lift, laundry facilities, storage room.

1 BASEMENT LEVEL PLAN
1:100



3.2 PROPOSED PLANS

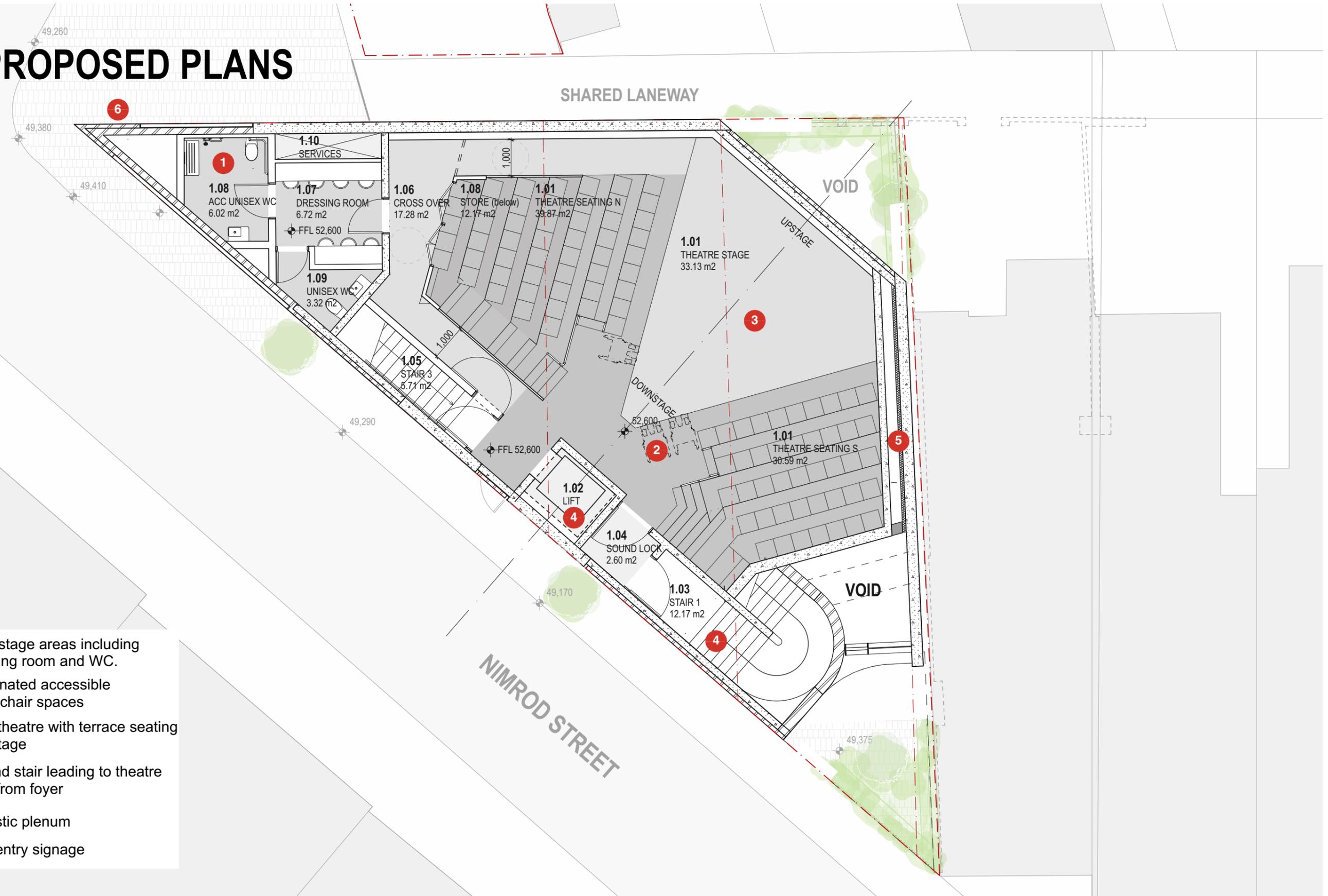


- 1** Entrance forecourt and large sliding entry doors at northern corner of site fronting Nimrod Street
- 2** Foyer and bar
- 3** Small courtyard in southern corner

1 GROUND FLOOR PLAN
1:100



3.2 PROPOSED PLANS



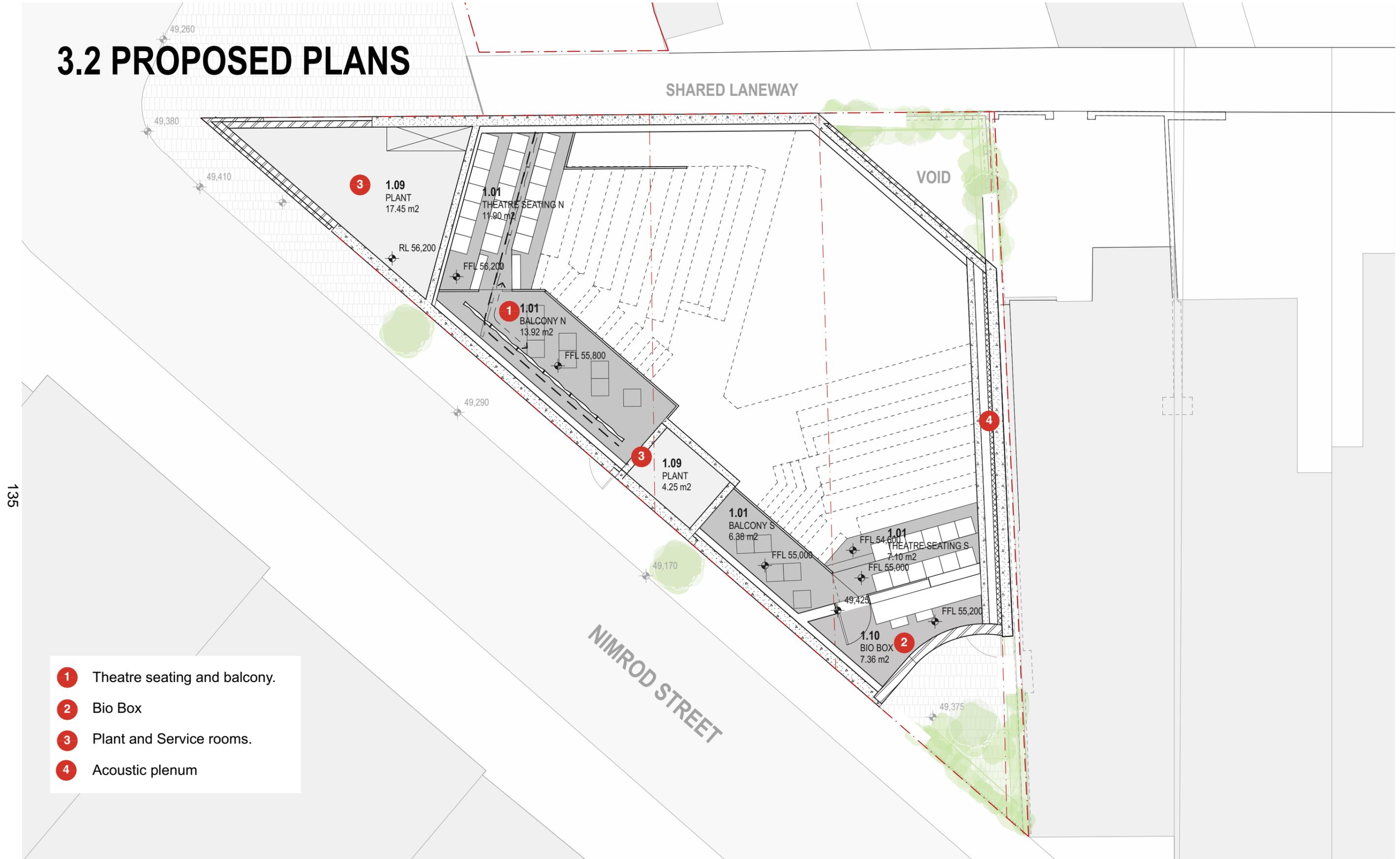
- 1 Back stage areas including dressing room and WC.
- 2 Designated accessible wheelchair spaces
- 3 Main theatre with terrace seating and stage
- 4 Lift and stair leading to theatre level from foyer
- 5 Acoustic plenum
- 6 New entry signage

1 LEVEL 1 LOWER THEATRE PLAN
1:100



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3.2 PROPOSED PLANS



- 1** Theatre seating and balcony.
- 2** Bio Box
- 3** Plant and Service rooms.
- 4** Acoustic plenum

1 LEVEL 1 UPPER THEATRE PLAN
1:100

