

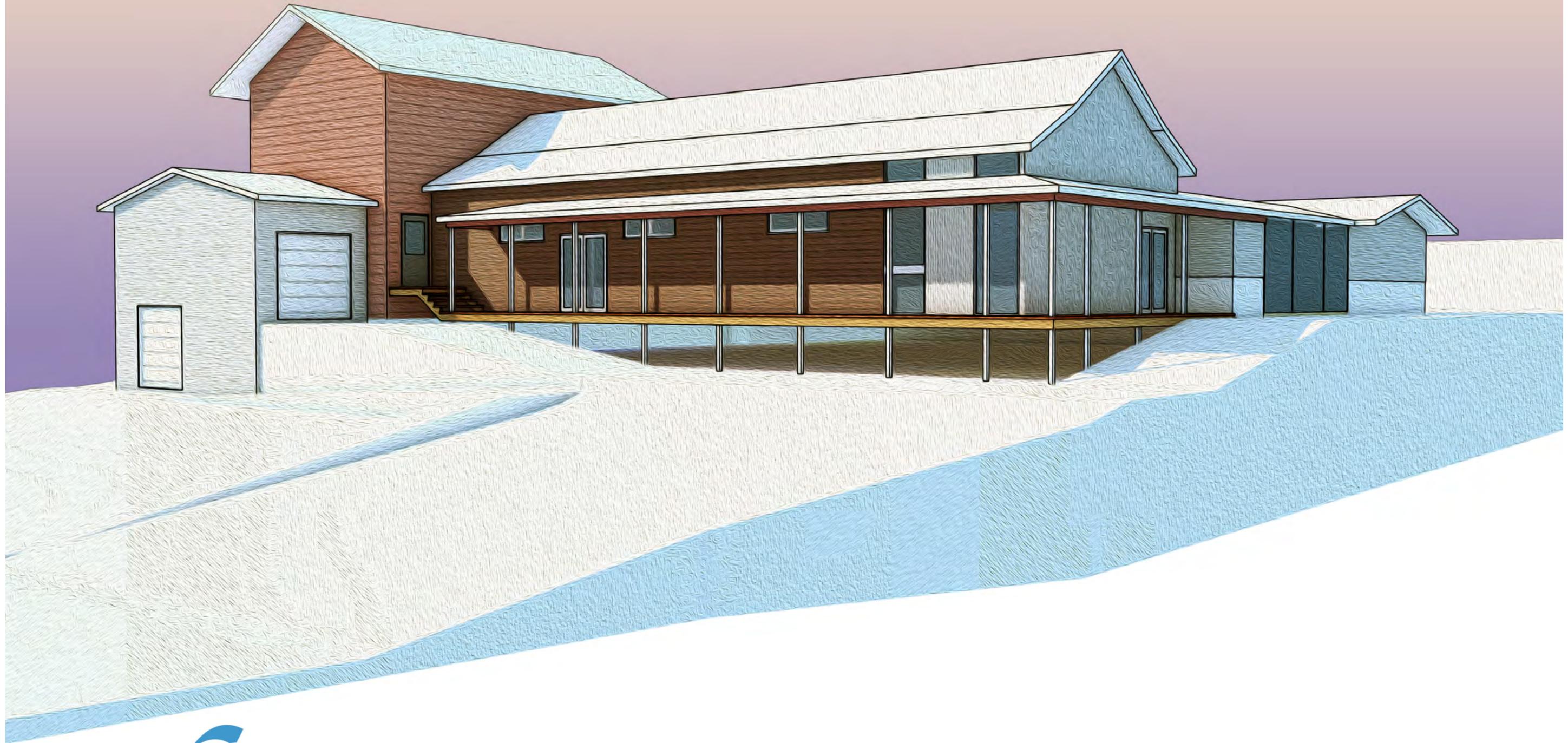
Concept Design Report

8th November 2018

Redevelopment Options for Roleystone Theatre
587 Brookton Highway, Roleystone

Prepared by
Slavin Architects Pty Ltd

For the
City of Armadale



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Introduction

Slavin Architects were engaged by the City of Armadale to develop Concept Design options for the redevelopment of the Roleystone Theatre, 587 Brookton Highway, Roleystone.

The building has been used as performance space by the Roleystone Theatre Group since 1933. They were relocated to another site in 2018 after a routine asbestos inspection identified a number of structural issues with the building which led to its immediate closure.

Slavin Architects commission involved exploring opportunities to redevelop the site so that it could once again be used as a fully operational theatre. Two options for the site were developed following a pre-design process involving:

- a site inspection and tour by the City's Project Control Group
- a review of the photographic survey and 3D model prepared by McDonald Surveys
- a review of background information including the *Roleystone Theatre Conservation Study*, the *Roleystone Theatre Detailed Structural Report* and the Roleystone Theatre Hall entry in the City's *Municipal Heritage Inventory*
- liaison with the State Heritage Office and the National Trust of Western Australia
- consultation workshops with the City's Project Control Group and the Roleystone Theatre Group
- consultation sessions with the City's independent Theatre Consultant, Graham Walne

Project deliverables contained in this report include:

- Functionality Tables and Room Area Schedules
- Heritage Impact Statement
- Advice received by the State Heritage Office and National Trust of Western Australia
- Concept Design Drawings for two site redevelopment options
- Quantity Surveyor's Concept Design Cost Estimate

Executive Summary

Heritage Significance

The building does not meet the threshold requirements for entry into the State Register of Heritage Places, however it is listed as a Category B entry in the City of Armadale's Municipal Inventory and is classified by the National Trust. The Roleystone Theatre is considered worthy of a high level of protection and any redevelopment should conserve the significance of the place.

Built in 1922, the heritage significance of the Roleystone Theatre (formerly the Roleystone Hall) lies in its Historic and Social Value as a long-standing venue for entertainment and social functions. The physical significance of the Original Hall is considerable, the Fly Tower is of some significance and the remainder of the various non-original additions and alterations to the building are of little significance. This is expanded in further detail in the Heritage Impact Statement.

Structural Condition

The original hall, while requiring some remediation work, is of reasonable condition and should be conserved in accordance with best heritage practice.

The Fly Tower is structurally unsound and is currently supported by temporary bracing. As a non-original element, the Fly Tower is recommended for replacement rather than repair due to the high asbestos content, poor structural design and the extensive works that would be required to stabilise the existing structure which is of questionable structural adequacy.

The ancillary buildings are of low quality construction, no heritage significance and are non-compliant in terms of universal accessibility. If any redevelopment of the Roleystone Theatre site is to occur, full replacement of all non-original ancillary rooms is recommended.

Due to the low heritage significance and generally poor structural and non-compliant condition of the ancillary rooms, both concept options assume the repair and restoration of the original hall and demolition of all non-original alterations and additions.

Concept Option 1 – Theatre

Concept Option 1 is a proposal which allows the facility to once again resume its use as a functioning theatre as well as providing the City of Armadale with a valuable community asset capable of accommodating a variety of uses. The existing requirements of the Theatre Group have been provided as well as storage upgrades and enhancements to public spaces to improve visitor experience and allow the facility to double as a function venue.

Concept Option 2 – Community Hall

Concept Option 2 is a proposal which involves the repair and restoration of the Original Hall and reinstatement of the flat floor. This space would function as a multipurpose hall but no longer be suitable as a performance venue. Toilets, universal access and a catering kitchen are provided in accordance with the *Access & Egress* and *Health & Amenity* requirements of the National Construction Codes.

Seating Options

A study was carried out to explore seating options for Concept Option 1. The recommended option involves removing the existing tiered seating, reinstating a flat floor and installing retractable seating for 64 seats. These can be combined with 47 seats at the flat floor level to provide an auditorium capacity of 111. The retractable seats provide the flexibility of offering cabaret seating or standing room only. They also make the hall suitable for non-theatrical functions such as weddings.

Construction Methodology

It is recommended the new development be constructed using lightweight structural framing and cladding for the following reasons:

- This construction method is in keeping with the structure of the original hall
- Lightweight construction has a lower embodied energy than heavier construction materials such as masonry, concrete and hot rolled steel, resulting in lower life cycle energy use
- Lightweight construction particularly suits Western Australia's moderate climate as it responds rapidly to temperature changes, cooling rapidly overnight in the warmer months and insulated to retain heat in winter
- They can be designed to 'touch the ground lightly' which will be of particular benefit in the complex sloping terrain of Roleystone
- It is the cheapest and fastest form of construction available in WA – materials are easy to transport, handle and require less preliminary site works
- There is an opportunity to prefabricate elements of the design and transport 'modules' or preconstructed frames to site for expedient erection

The Place

Roleystone Theatre Hall (formerly Community Hall, Roleystone Hall)
Lot 101, 587 Brookton Highway Roleystone WA

Prepared for

The redevelopment of the place to provide facilities for a fully operational and compliant public theatre.

Heritage Listings

Statutory Heritage Listings

- None (assessed – Below Threshold)

Other Heritage Listings

- Classified by the National Trust
- Municipal Inventory (Adopted) Category B

Statement of Significance

The style, scale and colour of the building, particularly the original hall and fly tower, coupled with the elevated location and surrounding bushland, make the place a recognisable landmark.

- ☒ *The Roleystone Hall (now Theatre) was typical of a community hall built by community funds and used for a variety of social community events in the early to mid 1900s, particularly those constructed in semi-rural areas.*
- ☒ *The place is associated with the Roleystone Choral and Dramatic Society, which was formed in 1933 and has used Roleystone Theatre since that time.*
- ☒ *The place is associated with John Buckingham and Fred Fancote, who built the original Roleystone Hall and who were both prominent community members in the district.*
- ☒ *The place is valued by the community as a long-standing venue for entertainment and social functions, and continues to be used for this purpose.*
- ☒ *The place is one of a few small theatre groups to have remained performing at its original location since the 1930s and to have purpose-built areas to facilitate the performance of a wider range of productions.*

The following aspects of the proposal respect or enhance the heritage significance of the place for the following reasons:

Aesthetic Value

The Roleystone Theatre Hall has notable landmark qualities. The style, scale and colour of the building, particularly the original hall and fly tower, coupled with the elevated location and surround bushland contribute to its landmark quality. (Criterion 1.3)

No siteworks are proposed that will impact on the elevated bushland setting of the *Roleystone Theatre Hall*.

No adjustments are proposed which will impact the size, shape, form or scale of the original hall. The intrusive ancillary rooms are scheduled for demolition and will be replaced with new facilities set back from the original hall. This will enhance the integrity and authenticity of the original hall by creating new aspects previously covered up by non-sympathetic additions. The introduction of a contrasting cladding material to new works will assist in distinguishing original structure from new.

The fly tower will be replaced due to structural inadequacy and it not being fit-for-purpose as a fly tower. The replacement fly tower will feature the same roof pitch, flat sheet cladding and verticality of the original.

The proposed works respect the landmark qualities of the place by maintaining the colour scheme of the original hall and fly tower and introducing a secondary neutral cladding material (Zincalume sheeting) that will not compete with the distinct colouring of the original hall and be readily identifiable as contemporary works.

Historic Value

The Roleystone Theatre Hall was typical of a community hall built by community funds and used for a variety of social community events, constructed in a semi-rural area in the early to mid 1900s. (Criterion 2.1)

The proposed redevelopment of the *Roleystone Theatre Hall* includes a number of features which transform the facility from a theatre to a multipurpose community hall capable of being used for a variety of social events – including theatre. Proposed features include: removing the tiered floor in the auditorium and reinstating a flat floor typical of community hall buildings, providing attractive indoor and outdoor break-out space and providing universally accessible toilets and paths of travel throughout the building.

The Roleystone Choral and Dramatic Society (now Roleystone Theatre Group) was formed in 1933 during a decade when amateur theatre became firmly established in WA and has used the building since that time. (Criterion 2.2)

The primary objective of the *Roleystone Theatre Hall* redevelopment is to rectify structural issues and the return the building to its function as an operating theatre so that the Roleystone Theatre Group can resume their tenancy.

A number of local families have a close association with the Roleystone Theatre through the place's long and continuous use as the home of the former Roleystone Choral and Dramatic Society. (Criterion 2.3)

The Roleystone Theatre Group will maintain its status as the primary tenant in the redeveloped *Roleystone Theatre Hall*.

Scientific Value (N/A)

The following aspects of the proposal respect or enhance the heritage significance of the place for the following reasons:

Social Value

Roleystone Theatre was constructed in 1922 through the effort of the local community. Since this time the Roleystone Theatre has fulfilled a vital role in the area as a venue for community, social and cultural events.
(Criterion 4.1)

The redeveloped *Roleystone Theatre Hall* will allow the place's continued legacy as a community venue for various performance, social and cultural events.

As one of the first community buildings constructed in Roleystone, the Roleystone Theatre contributes to the community's sense of place by providing an ongoing reminder of the effort of the early residents to provide the area with community facilities.
(Criterion 4.2)

The redeveloped *Roleystone Theatre Hall* is an enhanced facility in that it will be suitable for more than just theatre and offer the Roleystone community a venue for a variety of performance activities, private functions, social events and public meetings allowing the facility to continue to contribute to the community's sense of place.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

The proposed redevelopment of the *Roleystone Theatre Hall* involves the demolition of the fly tower which has some landmark qualities attributed to its scale, style and colour.

To address any potential negative impact on the landmark qualities of the *Roleystone Theatre Hall* due to the demolition of the fly tower, the redevelopment includes a replacement fly tower which has been designed to incorporate the following:

- a structure of similar proportion in terms of footprint and equal vertical prominence
- a gabled roof of identical roof pitch
- flat sheet fibre cement cladding (to suit the appearance of asbestos sheeting on the existing fly tower)
- the same distinct salmon-pink colour scheme

Conclusion:

The proposal does not impact on the Historic or Scientific values of the place and will contribute and reinforce the social values of the place by expanding the functionality of the original hall by providing a facility capable of accommodating a multitude of community and social events. The improved public amenities and greater accessibility for a far wider range of activities, will encourage greater public use and enhance the facility's standing in the local community.

The proposal will generally maintain the Aesthetic values of the place by retaining the scale, style and colour of the original hall and fly tower. New elements will be clad in Zinalume steel to provide a neutral backdrop to the recognisable salmon-pink colour scheme of the original hall.

Notes

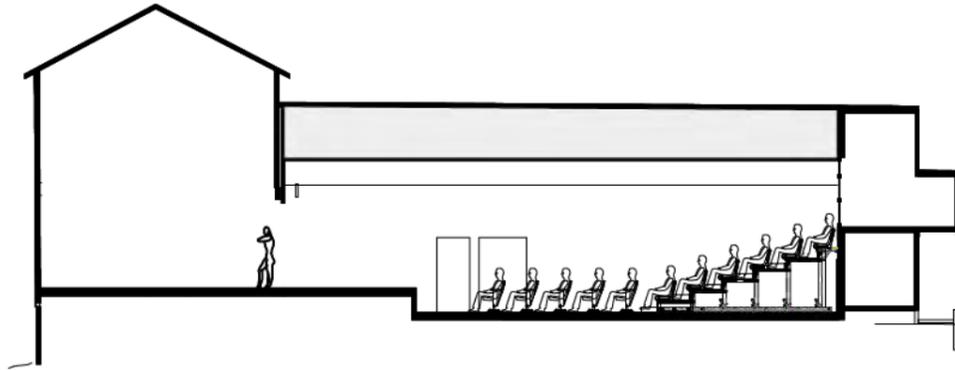
Heritage Services declined to comment on the proposal as the place does not meet the threshold for listing as a State Heritage Place

The National Trust provided Slavin Architects with a letter supporting redevelopment that would 'facilitate reinstating the facilities place as a functioning theatre'.

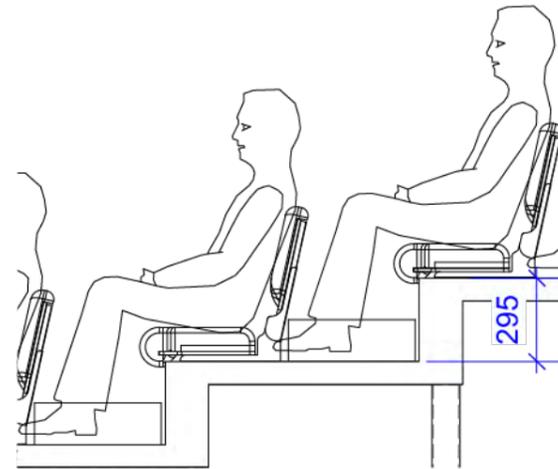
Seating Options - Rail Mount & Deck Mount

2 Types of retractable seating available. Deck Mounted and Rail Mounted.

Current height of Hall limits quantity of retractable seats that can fit in the space



RETRACTABLE - DECK MOUNTED - 295 high steps 900 deep deck x 6
 SUPPLIER: Interseat



Cost

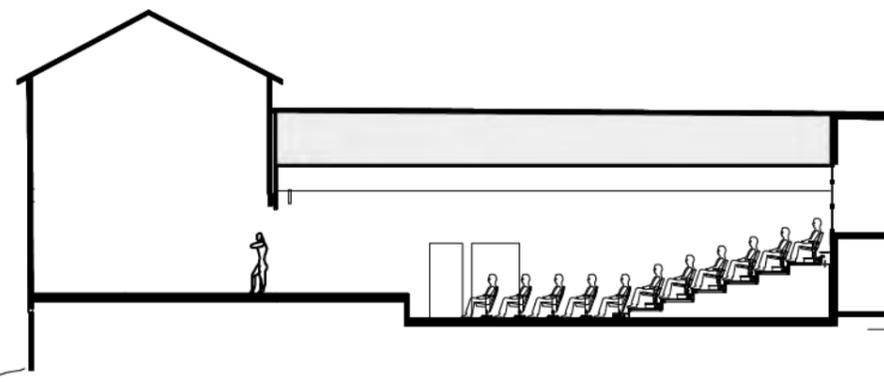
- \$700 per chair

Pros

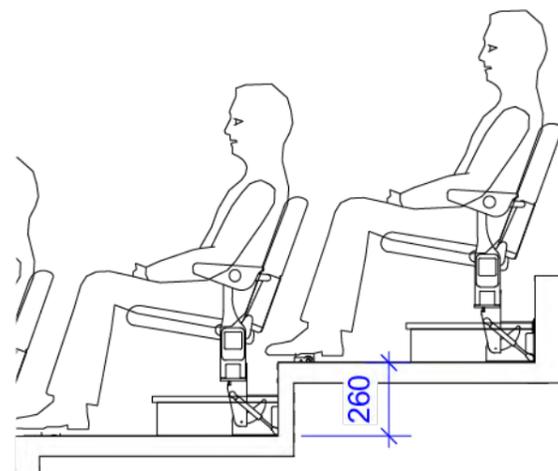
- Retractable
- Good leg room
- Better sight lines

Cons.

- Chair design requires tall deck levels.
- Rows of seats on ground level which don't have good sight lines
- Retractable design is cheap, seat is fixed direct to deck. sitting position is perpendicular to the deck.



RETRACTABLE - RAIL MOUNTED - 260 high steps 900 deep deck x 6
 SUPPLIER: Audience Systems



Cost

- \$800-\$1200 per chair - Pictured is \$1200

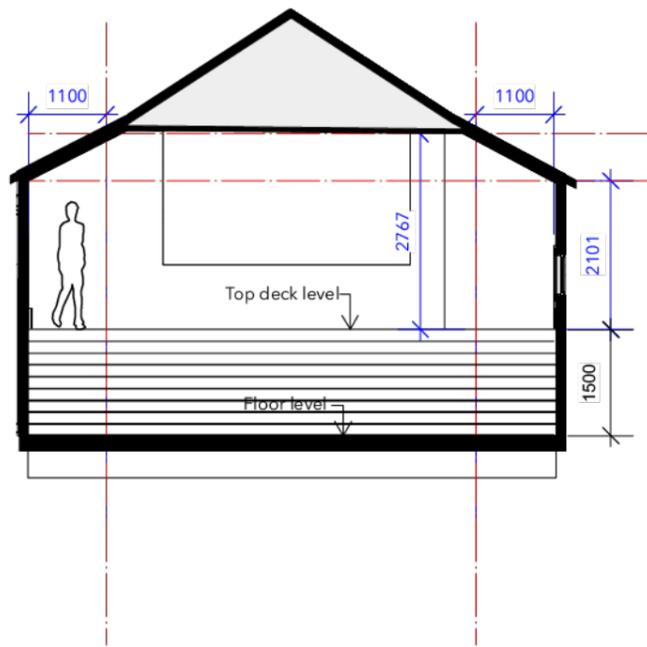
Pros

- Retractable
- Better leg room
- Good sight lines
- Better Circulation
- Option to have acoustic panel fixed to front.

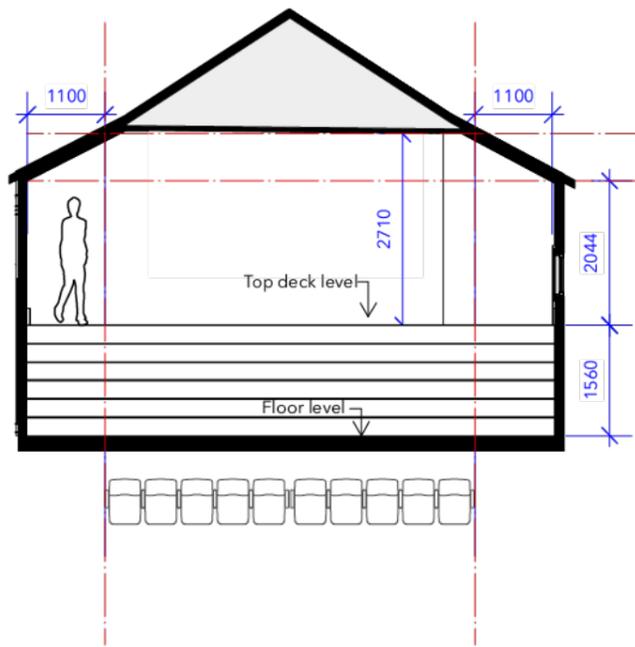
Cons.

- rows of seats on ground level which dont have good sight lines.
- Expensive

Head clearance around 2100 needs to be maintained to comfortably access the last row of seats.

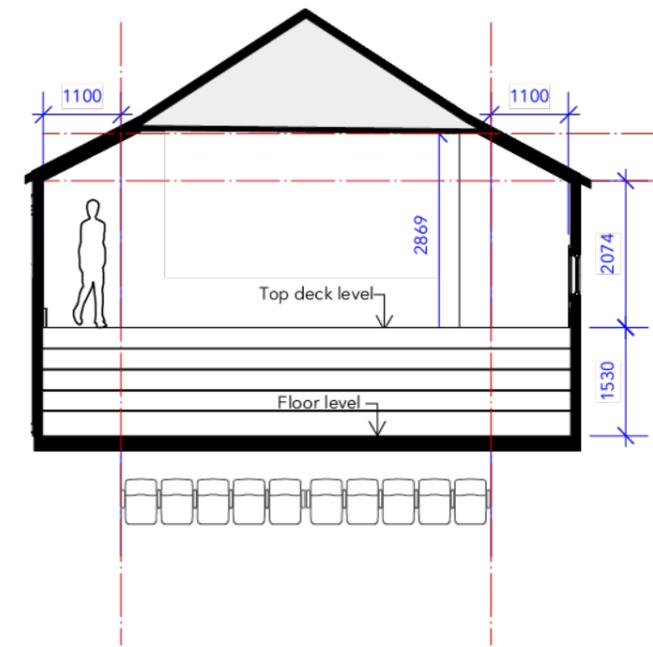


REAR ELEVATION - EXISTING



REAR ELEVATION - 260 TALL DECK

SUPPLIER: Audience Systems

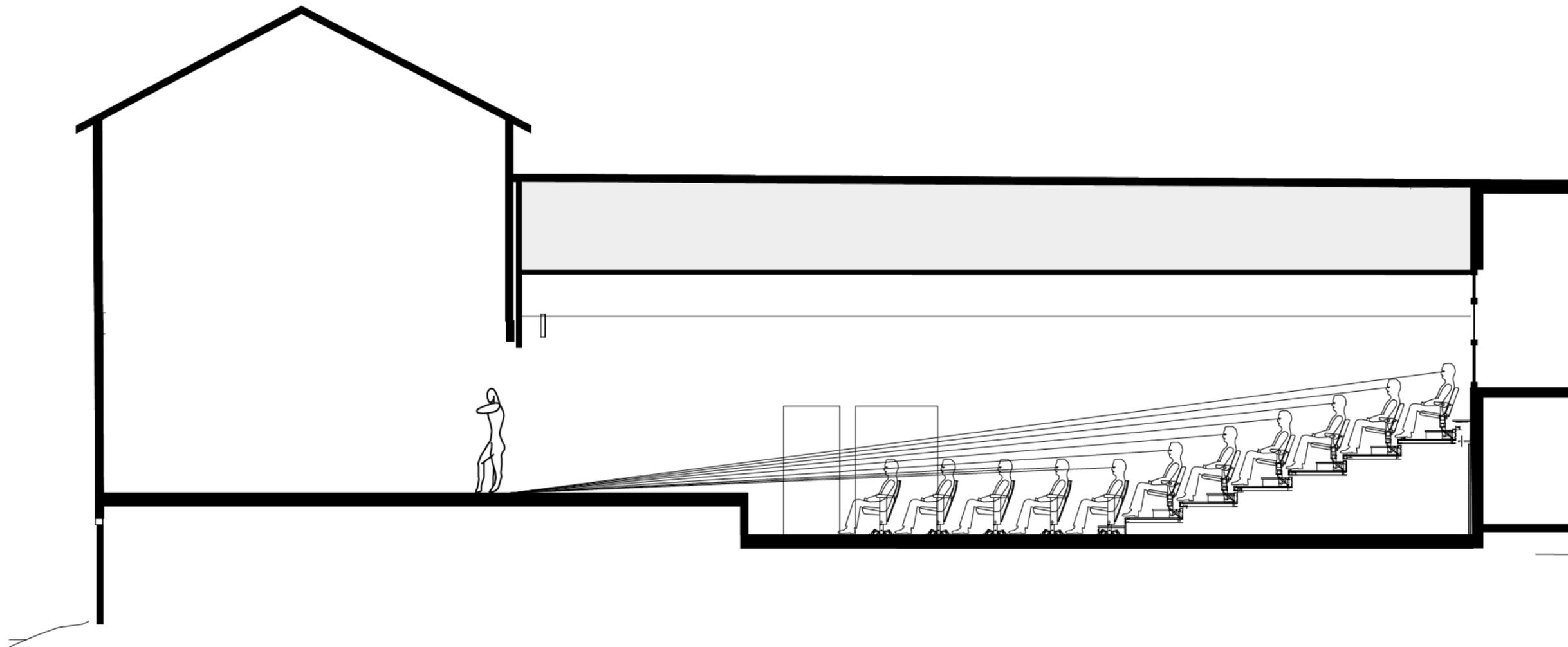


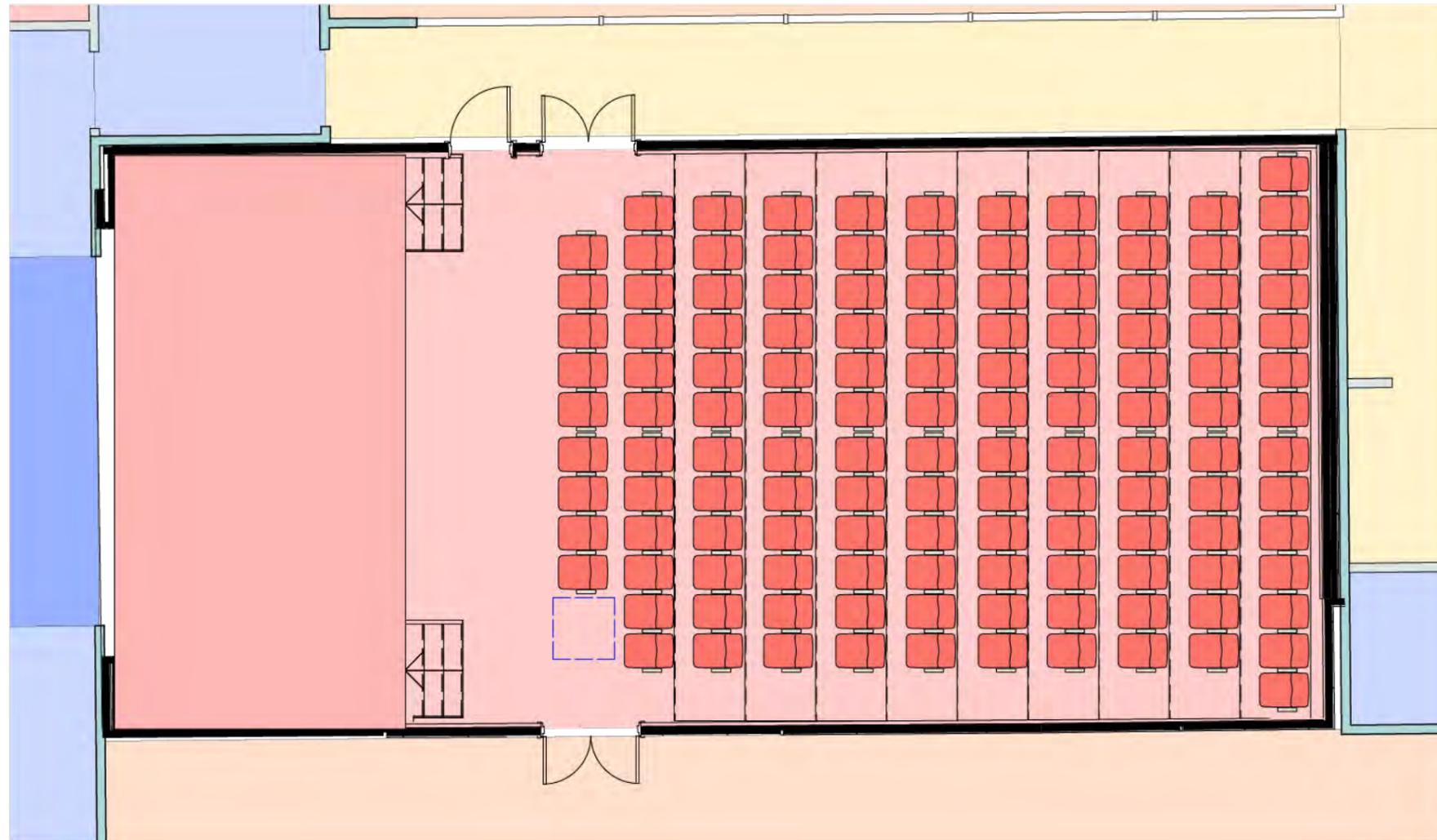
REAR ELEVATION - 295 TALL DECK

SUPPLIER: Interseat

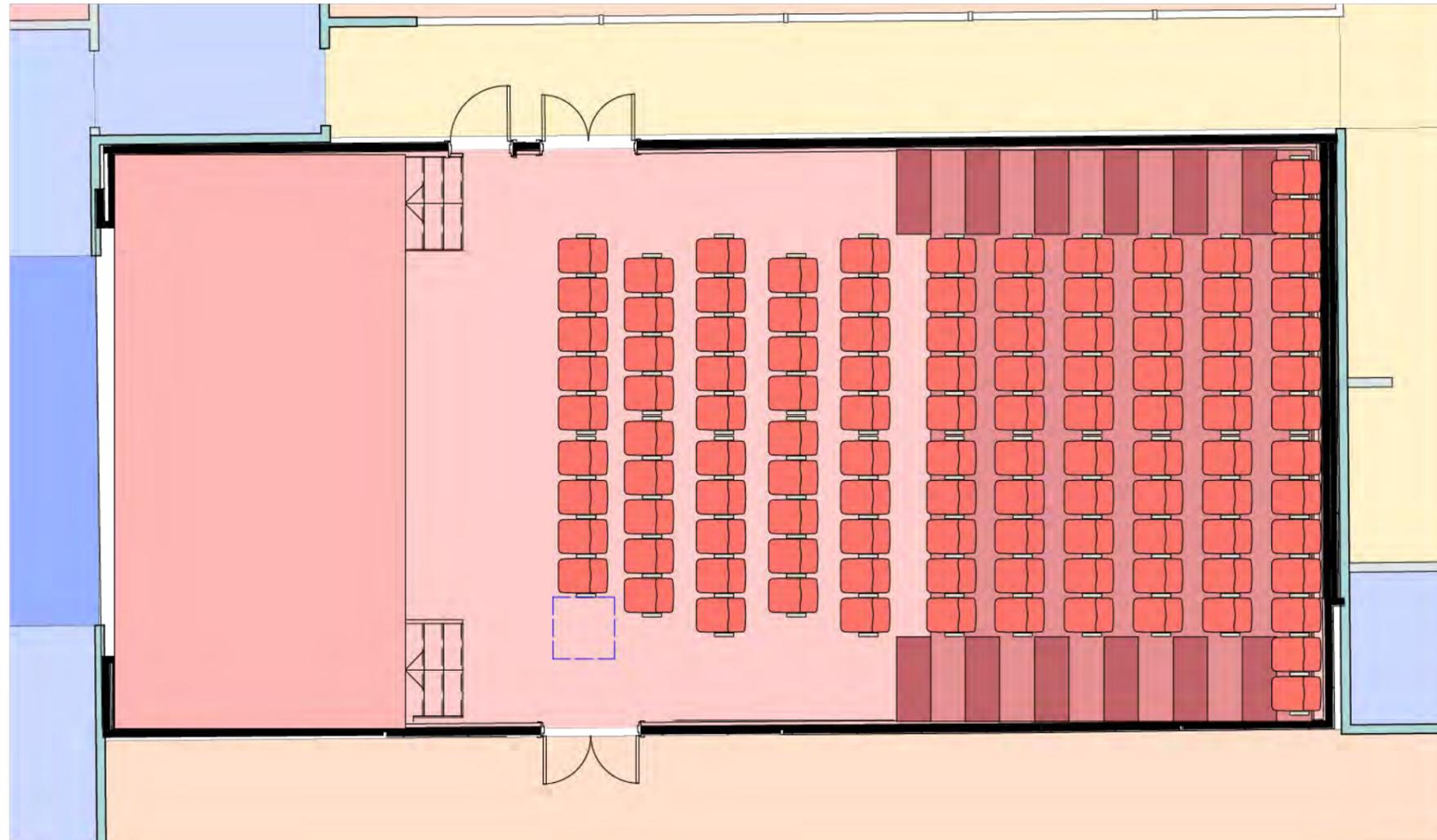
Both retractable options offer clear sight lines from all raised seating positions.

Due to the minimum height of platform levels only 6 decks can be used within the hall. An increase in decks reduces head clearance below 2.1m tall which is uncomfortable.

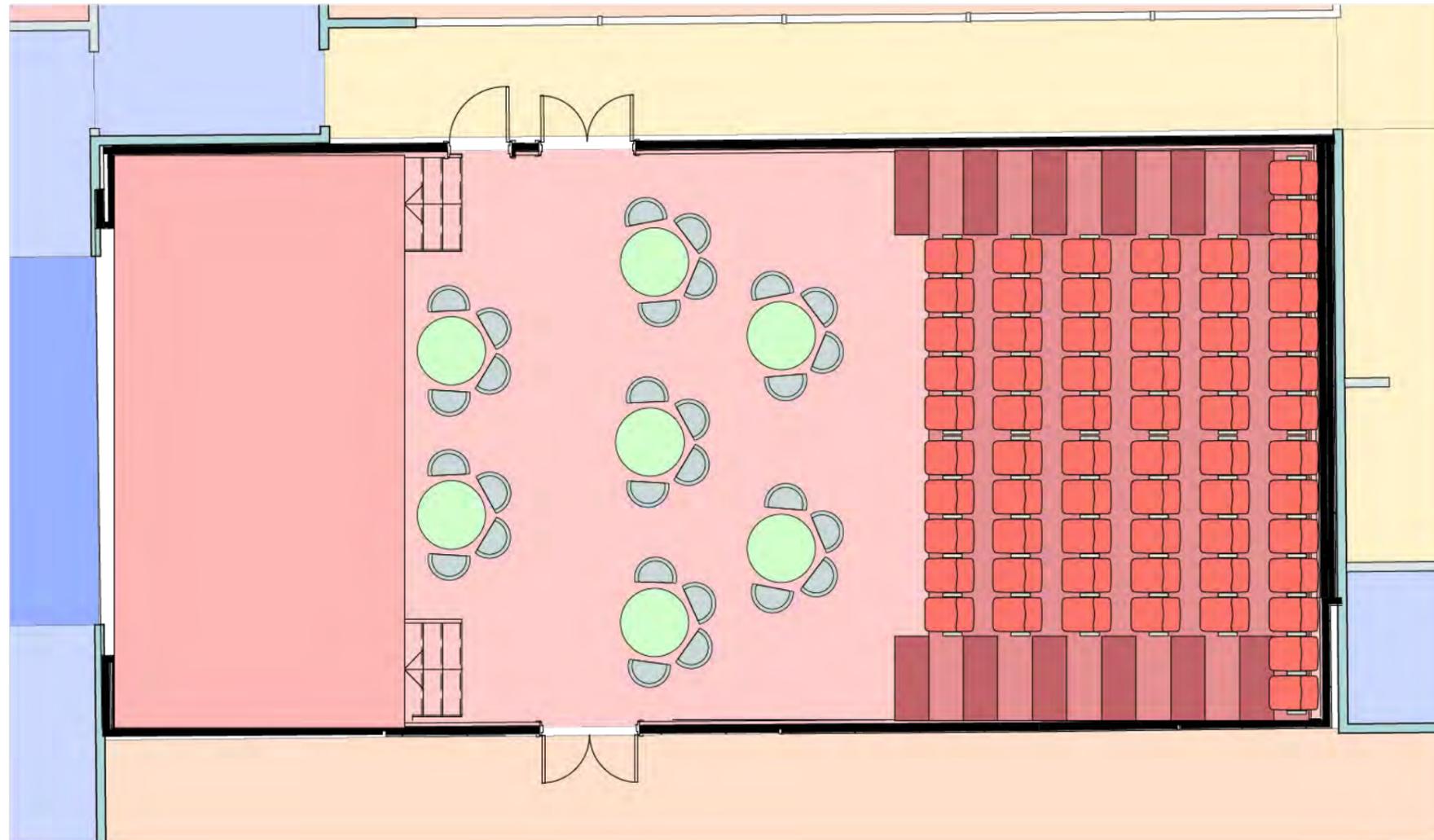




131 SEATS - 9 ROWS OF 12 + (1 ROW OF 14) + (1 ROW OF 9)

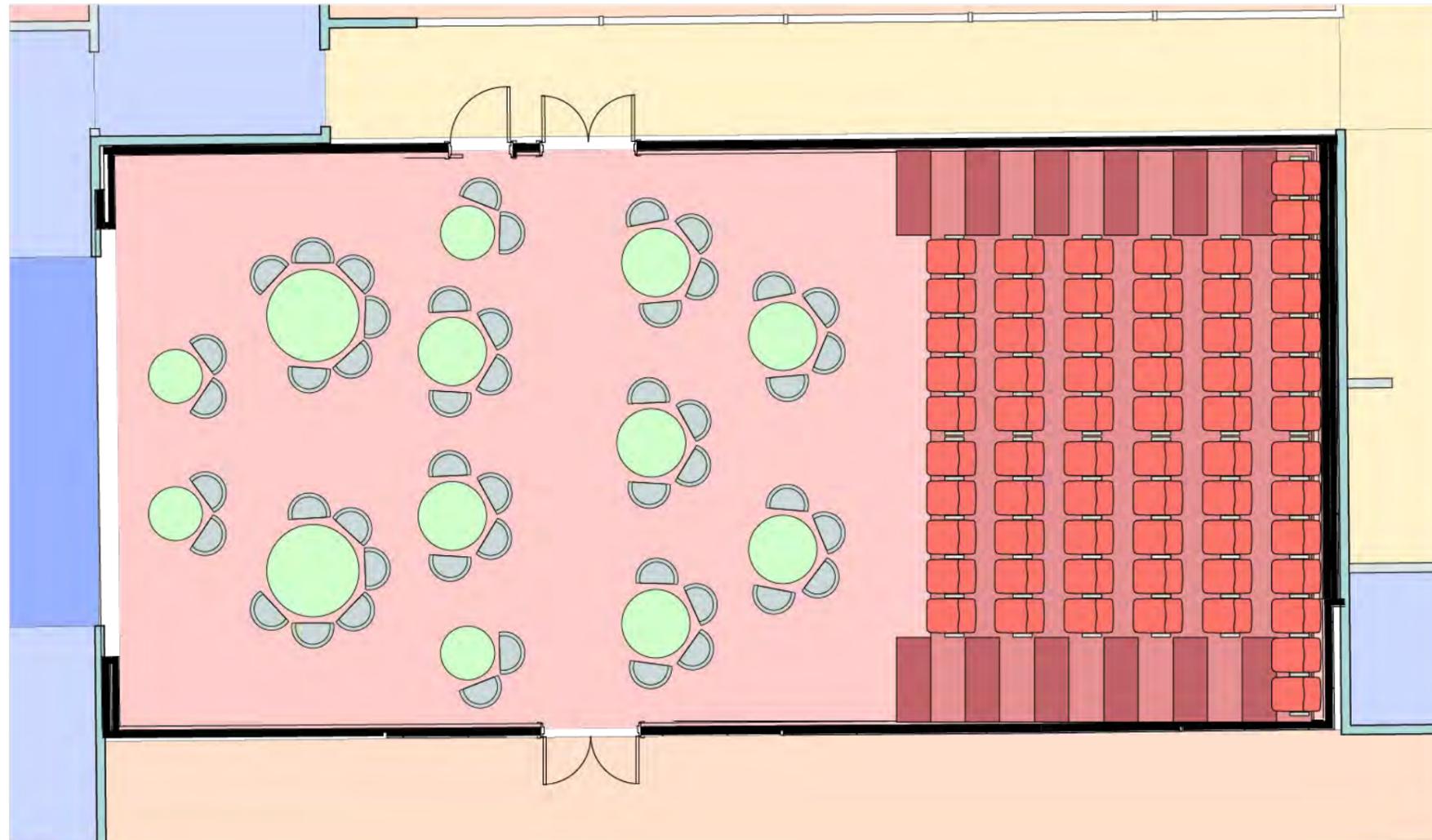


111 Seats - 7 Rows of 10 + (1 Row of 14) + (3 Rows of 9)
- 5 rows of seating on the ground.



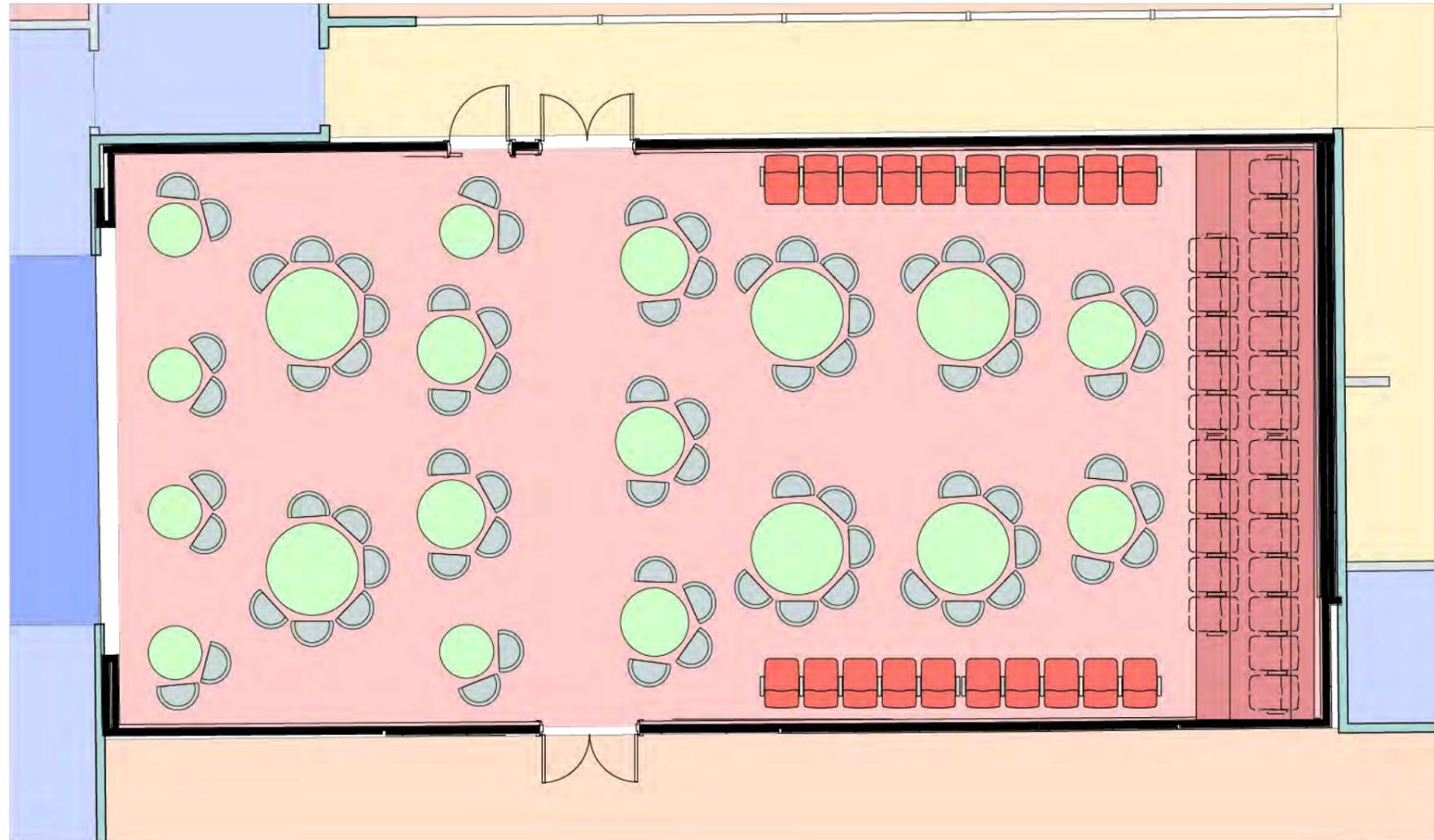
28 chairs with 7 table and 64 retractable seats

92 seats in total

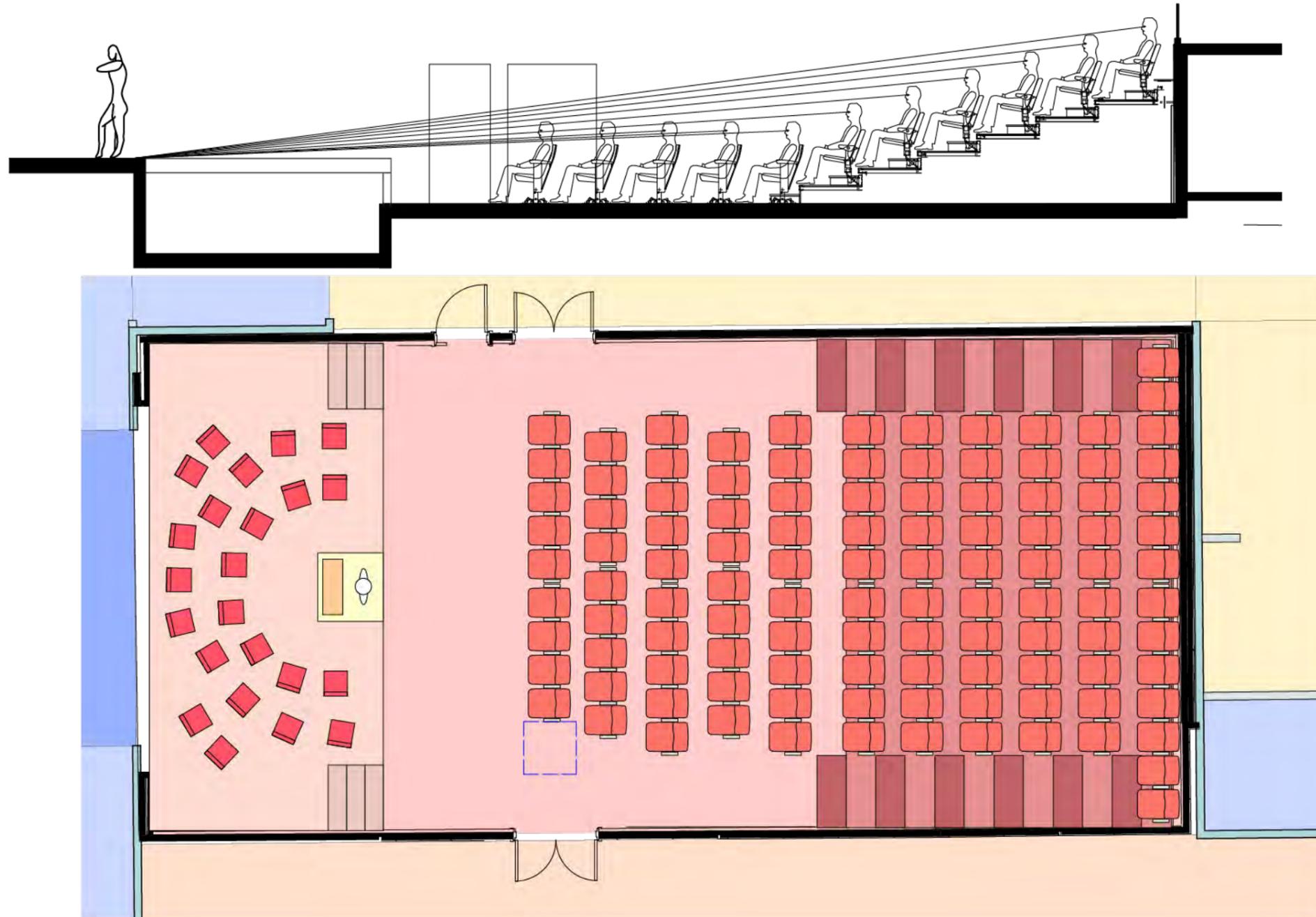


52 chairs with 13 tables and 64 retractable seats

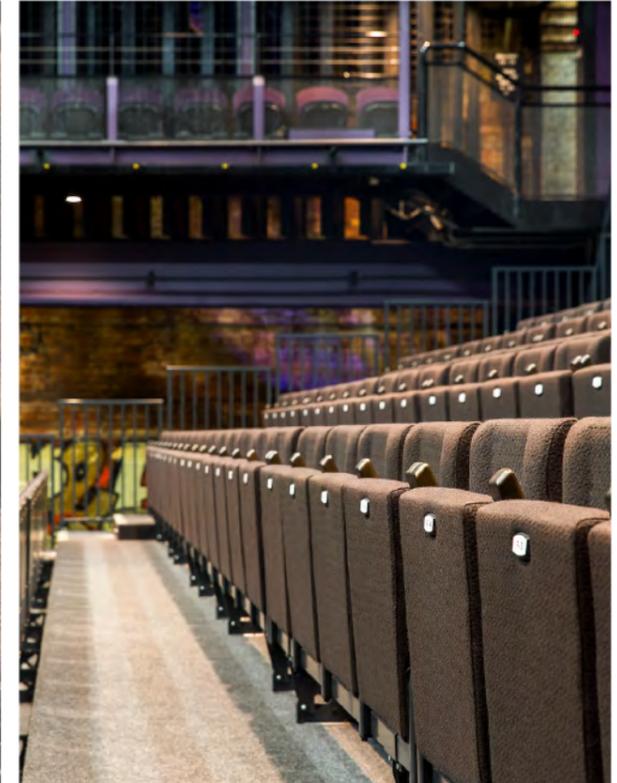
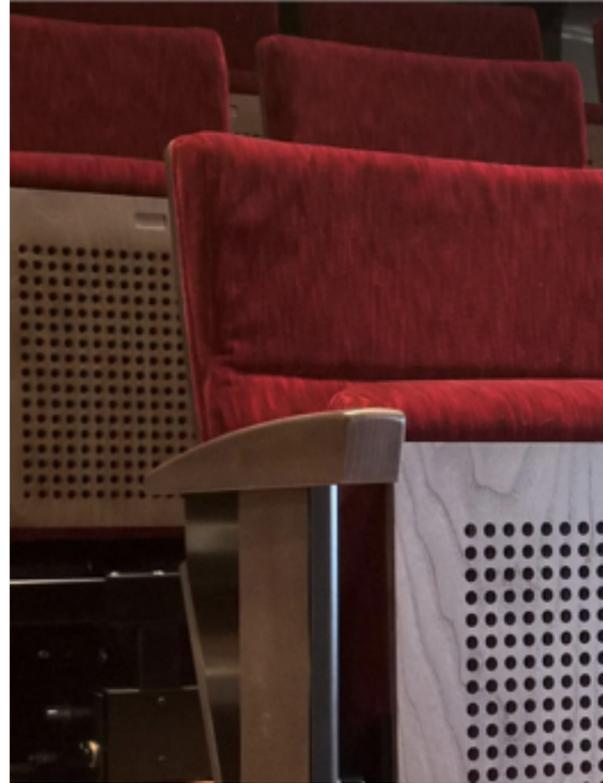
116 seats in total



76 chairs with 19 tables



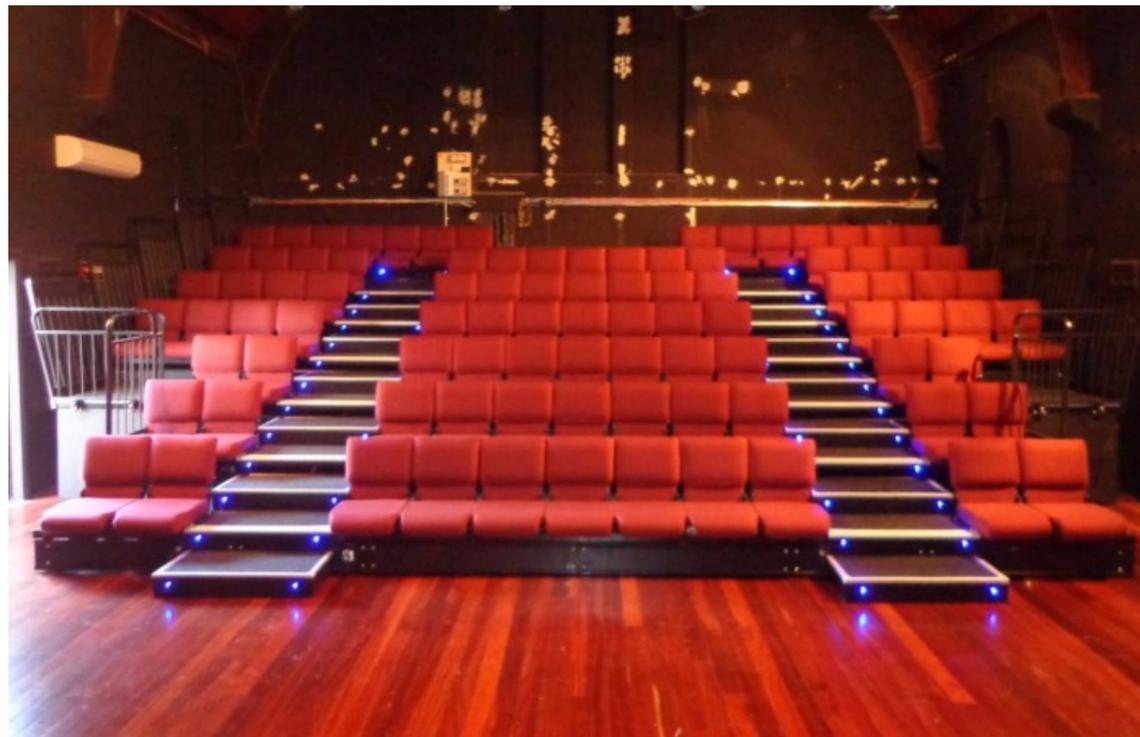
111 Seats - 7 Rows of 10 + (1 Row of 14) + (3 Rows of 9)
- 5 rows of seating on the ground.



Recital Chair - \$1200 per chair

ESpace 628 CC - \$800 - \$1000 per chair

SUPPLIER: Audience Systems - for both seats



Northam Link Theatre currently use this chair

Merlot Chair - \$700 per chair

SUPPLIER: Interseat

Functionality Table 01

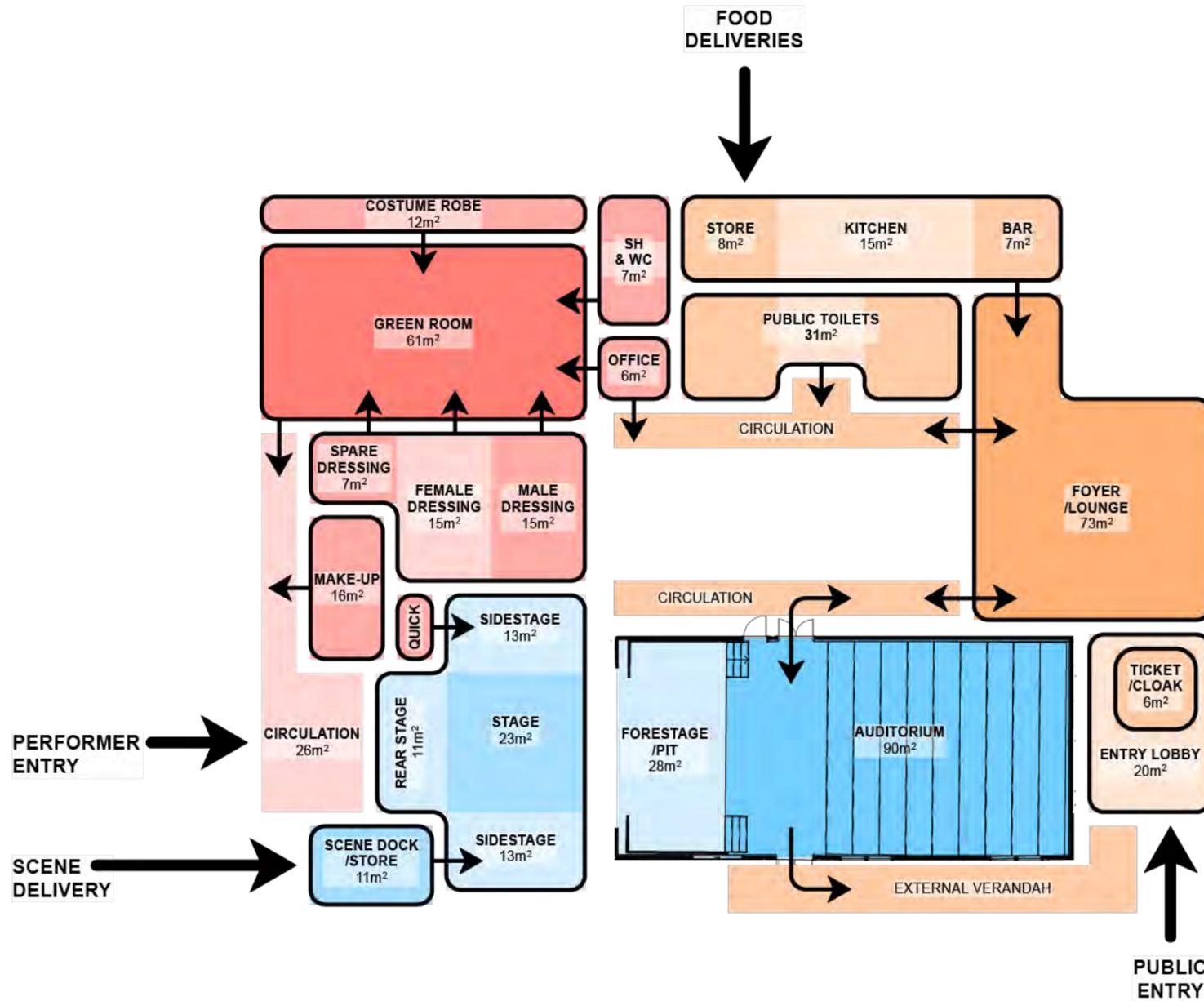


EXISTING BUILDING

Room	Dimensions	Existing Area (m ²)
Front of House		135
Entry Lobby		13
Foyer/Lounge		58
Kitchen		15
Bar		6
Public Bathrooms		43
Back of House		171
Green Room		43
Female Dressing		17
Male Dressing		15
Costume Store		13
Make-up Room		15
External Store		40
Prop Storage/Circulation		27
Performance		201
Auditorium		90
Forestage/Orchestra Pit		28
Stage		23
Side Stage		20
Rear Stage		27
Bio Box		10
TOTAL		507

Functionality Table 02

SPATIAL DIAGRAM - 04.10.18



Room	Dimensions	Existing Area (m²)	Proposed Area (m²)
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Front of House			
Entry Lobby		13	20
Foyer/Lounge		58	73
Kitchen		15	15
Bar		6	7
Public Bathrooms		43	31
Food Store		-	8
Ticket Booth/Cloak Room		-	6

Back of House			
Green Room		43	61
Female Dressing		17	15
Male Dressing		15	15
Costume Store		13	12
Make-up Room		15	16
External Store		40	40*
Prop Storage/Circulation		27	26
Spare Dressing Room		-	7
Shower & Toilets		-	7
Office		-	6
Quick Change		-	3

Performance			
Auditorium		90	90
Forestage/Orchestra Pit		28	28
Stage	4.8 x 4.8m	23	23
Side Stage	4.8 x 2.7m	20	26
Rear Stage	4.8 x 2.4m	27	11
Bio Box		10	10*
Scene Dock/Store		-	11

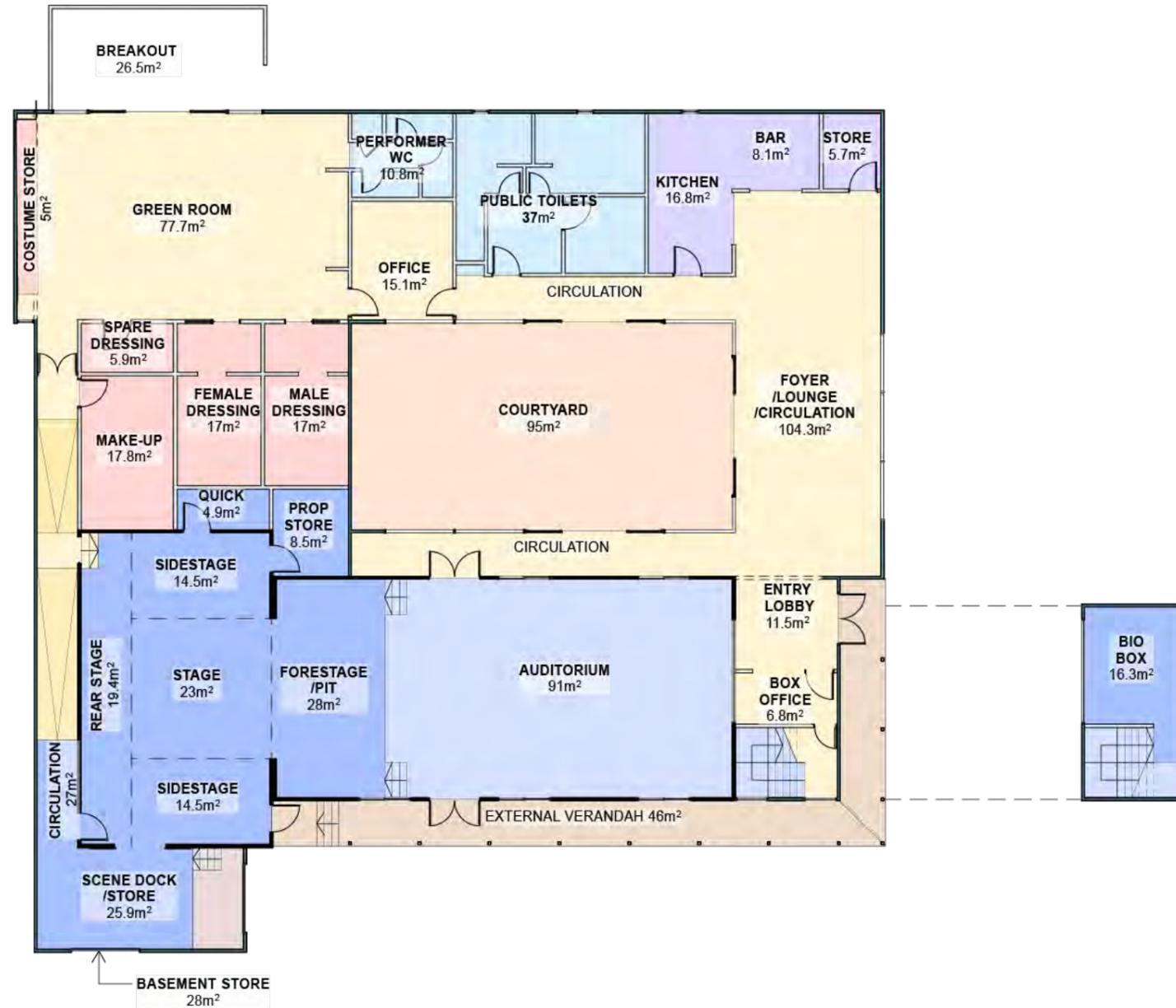
TOTAL 507 567

*not shown

City of Armadale
Roleystone Theatre Redevelopment

Functionality Table 03

PROPOSED BUILDING - 24.10.18



Room	Dimensions	Existing Area (m ²)	Proposed Area (m ²)
Front of House		135	199.2
Entry Lobby		13	11.5
Foyer/Lounge		58	104.3
Kitchen		15	16.8
Bar		6	8.1
Public Bathrooms		43	37
Chair Store		-	5.7
Box Office		-	6.8+9

Back of House		171	206.7
Green Room		43	77.7
Dressing Rooms		32	34
Prop Store		-	8.5
Costume Store		13	5
Make-up Room		15	17.8
External Store		40	*
Circulation		27	27
Spare Dressing Room		-	5.9
Shower & Toilets		-	10.8
Office		-	15.1
Quick Change		-	4.9

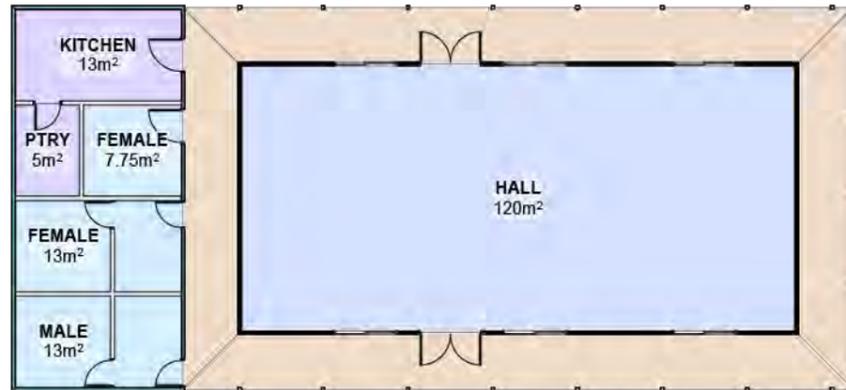
Performance		201	217.9
Auditorium		91	91
Forestage/Orchestra Pit		28	29.6
Stage	4.8 x 4.8m	23	23
Side Stages	4.8 x 3.0m	20	29
Rear Stage	4.8 x 3.0m	27	19.4
Bio Box		10	16.3
Scene Dock/Store		-	25.9

TOTAL 507 624

*understage storage, courtyard, breakout space and verandah excluded from functionality table.

Functionality Table 04

Option 2 - 24.10.18



Room	Dimensions	Proposed Area (m ²)
Amenities		54
Kitchen		13
Pantry		5
Public Bathrooms		26
UAT		7.75
Hall		120
TOTAL		174
Verandah		85

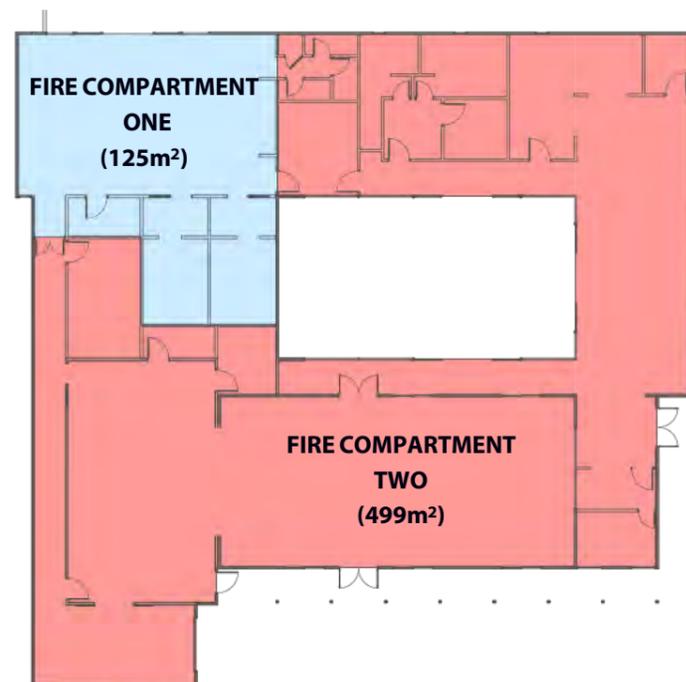
DESIGN AND PLANNING FEATURES

Concept Option 1 is a proposal which allows the facility to resume its use as a functioning theatre. It will also provide the City of Armadale and the local community with a valuable asset capable of accommodating a multiplicity of uses.

In accommodating the existing requirements of the Theatre Group as well as upgrading storage provisions and enhancing public foyers and amenities the **total gross floor area of the building is 624m²**. In addition to the gross internal floor area, the proposal features an internal courtyard (95m²), performer breakout space (26.5m²), covered entry verandah (46m²) and understage storage (40m²).

Design considerations include:

- as the building is over the maximum 500m² fire compartment prescribed in *Part C2 of the National Construction Codes* the building will need to be compartmentalised into 2 fire compartments separated by fire rated walls and fire doors. The two compartments are illustrated in the diagram below. Fire Compartment One is 125m² and includes the Green Room & 3 Dressing Rooms. The rest of the facility forms Fire Compartment Two which is 499m²



- The building is designed for a maximum capacity of 200 patrons – up to 110 in the Auditorium and an additional 90 in the foyer/courtyard
- The public toilets provide the correct number of toilets for 100 males and 100 females as prescribed in *Part F2.3 of the National Construction Codes for Public Halls, Function Rooms or the like*
- The toilets provided in the Green Room support 30 performers in accordance with *Part F2.3 of the National Construction Codes for Theatres* with overflow facilities provided in the public toilets
- The site has 76 existing carbays and should provide 2 accessible parking bays (1 for every 50 bays) in accordance with *Part D3.5 of the National Construction Codes*. One accessible bay is provided beside the entry door and the second shall be provided at the loading bay on performance nights

Design features include:

Front of House: facilities have been designed to enhance the theatre experience of guests and encourage return visits.

- Entry Lobby located directly off a new covered verandah
- A box office/ticket booth adjacent the entry lobby with under-stair cupboard to provide a cloak service
- A foyer/gathering space with access to kitchen and bar serveries, the auditorium and public toilets
- An internal courtyard enclosed by full height glazed walls. This space will provide overflow for the foyer and provide pleasant gathering space in fine weather

Auditorium: designed as a viable multifunctional space, providing a suitable venue for performance (theatre, dance, karaoke, live music), film, quiz nights, public meetings, school assemblies/performance, fund raisers, social events and private functions such as weddings or parties.

- The auditorium will have a flat floor with retractable seats. The auditorium floor will be suitable for tiered theatre seating, combination tiered/cabaret seating, a full hall of table and chairs and standing room functions
- The forestage is designed to be dismantled to increase the floor space of the auditorium by an additional 26m²
- The demountable forestage also enables use of the existing orchestra pit
- The proscenium arch is increased in height (from 2400 to 3200) to establish a 2:3 proscenium height:width ratio
- Replacement of ceiling linings with acoustic plasterboard
- Internal and external painting throughout
- Replace/repair damaged internal wall linings
- Replace/repair damaged external wall cladding
- Complete electric rewiring and full lighting replacement
- Installation of timber framed verandah to Southern and Eastern facades
- Roof structure stabilisation/repair to remediate eaves spread
- Total asbestos removal

Back of House: amenities are considerably improved from existing conditions.

- Performers have access to dedicated administration space
- Showers have been provided adjacent to the Greenroom for the exclusive use of performers
- Semi-professional dressing rooms are outfitted with: personal lockers, full height mirrors, wash basin, robes and dressing bench
- A third changeroom has been provided for children or non-binary performers
- Costume storage is provided as a full-length robe within the Greenroom
- The green room features north facing glazing and a northern external breakout space
- The make-up room accommodates 6 performers and will be plumbed to provide a washing basin
- The stage is dimensioned 4.8m x 4.8m (to suit the width of the proscenium arch)
- The stage is flanked by two side-stages 3m in width
- The 1800 wide rear stage runs the length of the back-stage area
- A ramped corridor provides universal access from the Greenroom to the stage and acoustically isolates the stage from Greenroom activities
- A quick-change room and prop storage room are conveniently located immediately adjacent backstage
- A scene dock is provided with direct access to backstage as well as a loading dock providing vehicular access
- Additional lockable storage is provided below stage utilising the sloping contours of the site
- The eaves height of the backstage area is twice the proscenium arch (6.4m above stage level)
- A second option for a backstage area with the height to operate as a function fly tower has also been costed. The fly tower will have an eaves height 2.5x the height of the proscenium arch (8m above stage level)



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Drawing No	A100	
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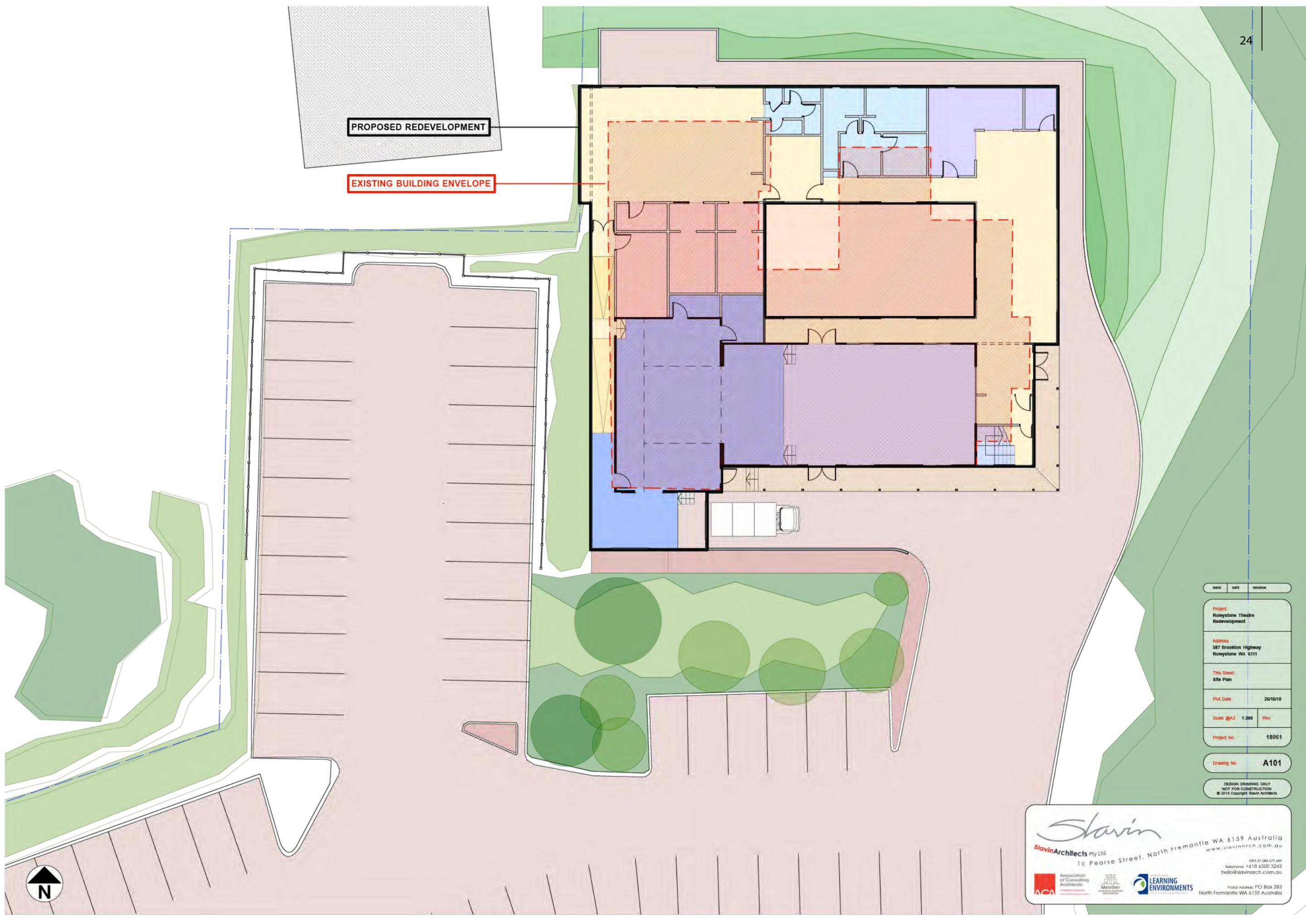
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PROPOSED REDEVELOPMENT

EXISTING BUILDING ENVELOPE

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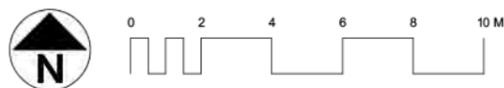
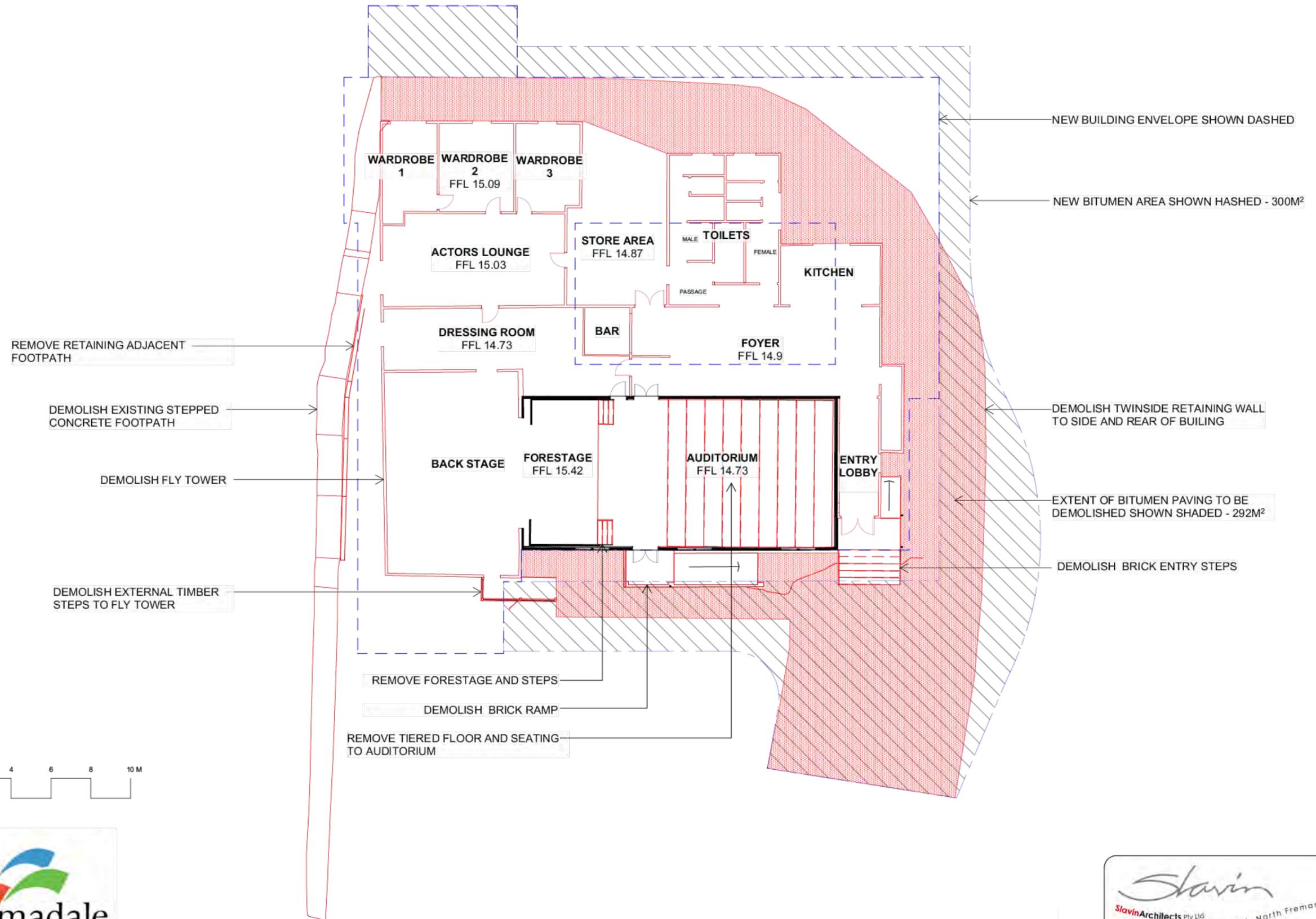
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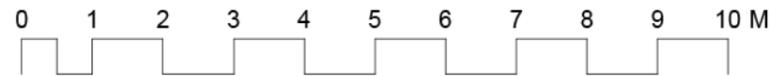
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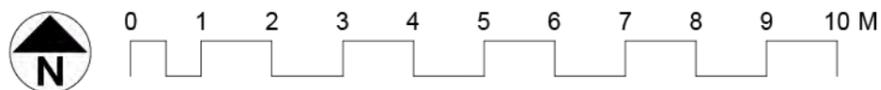
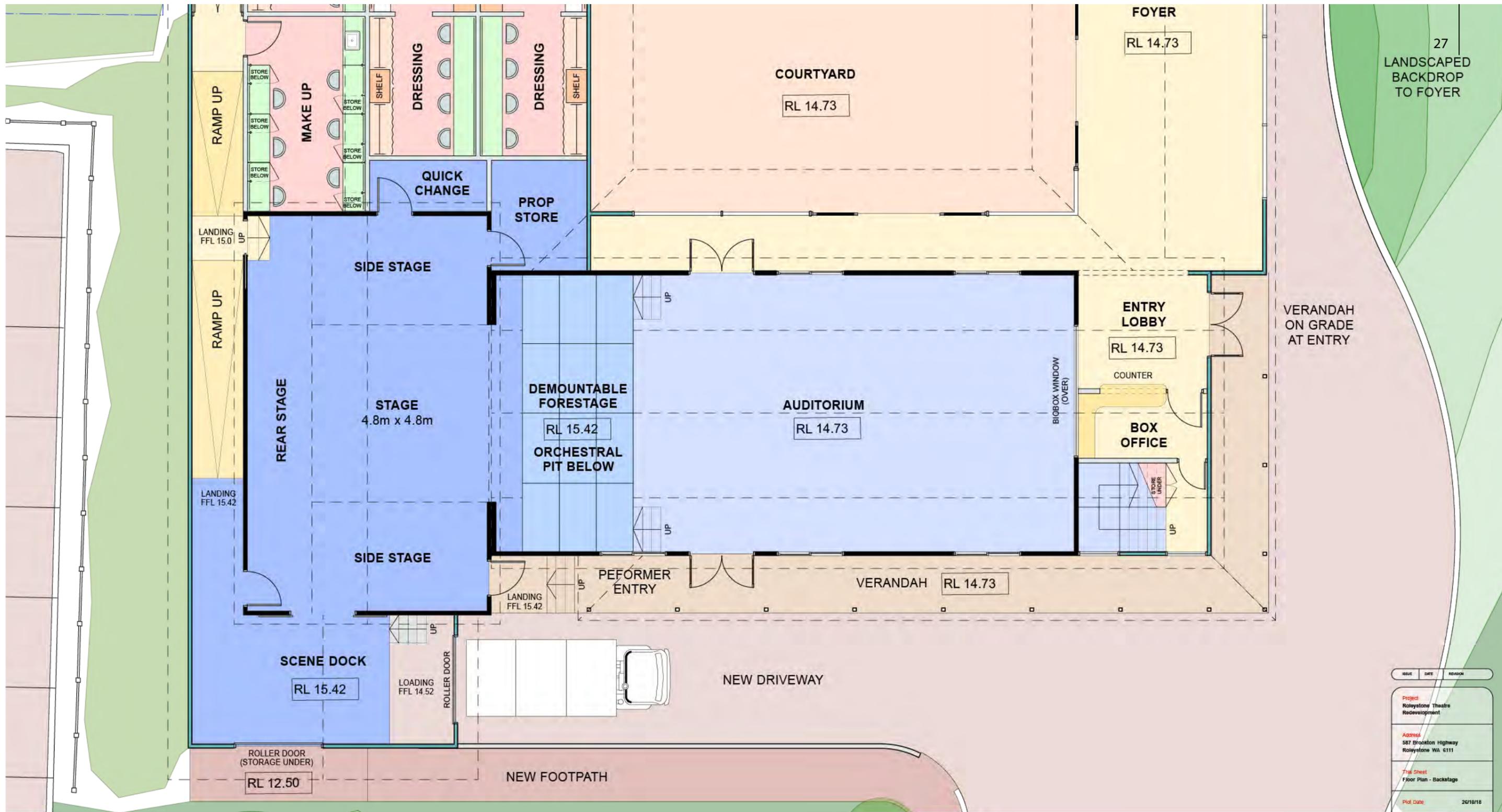
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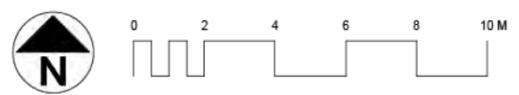
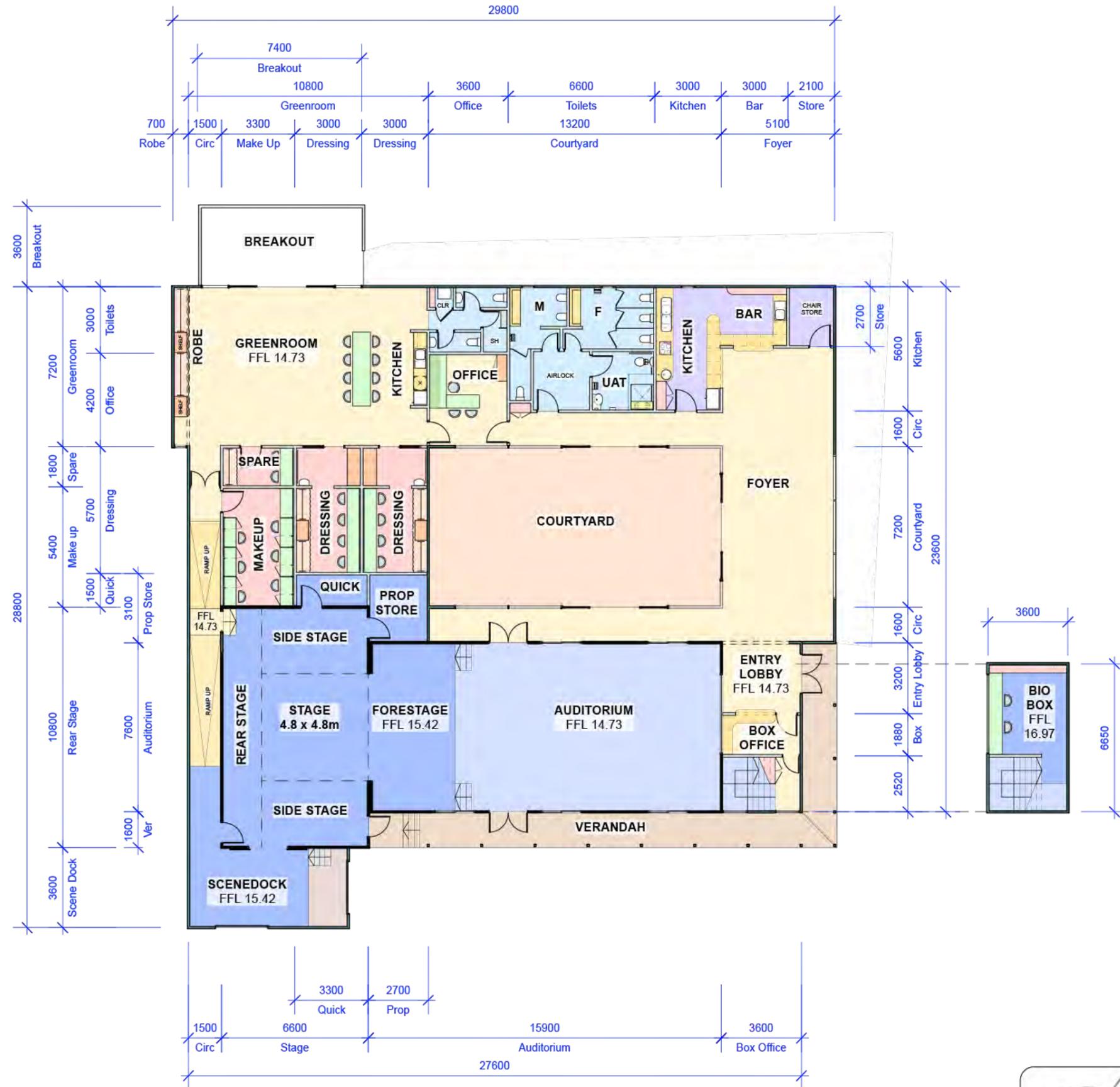


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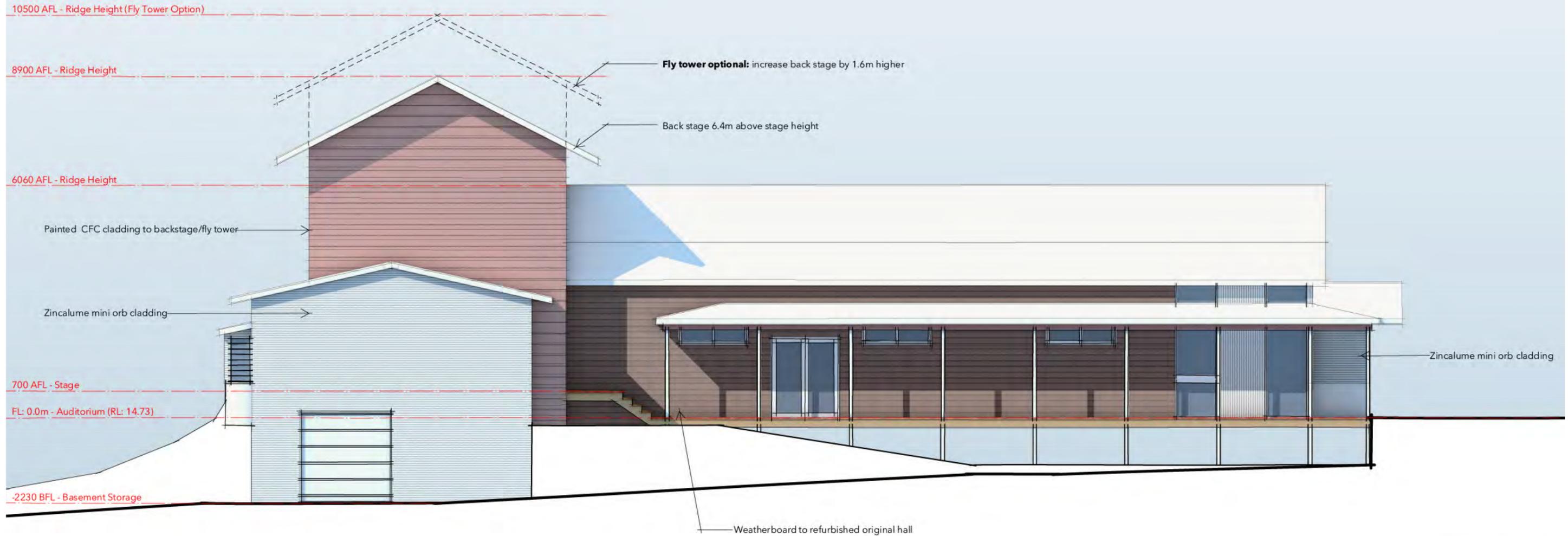


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Drawing No:		A201
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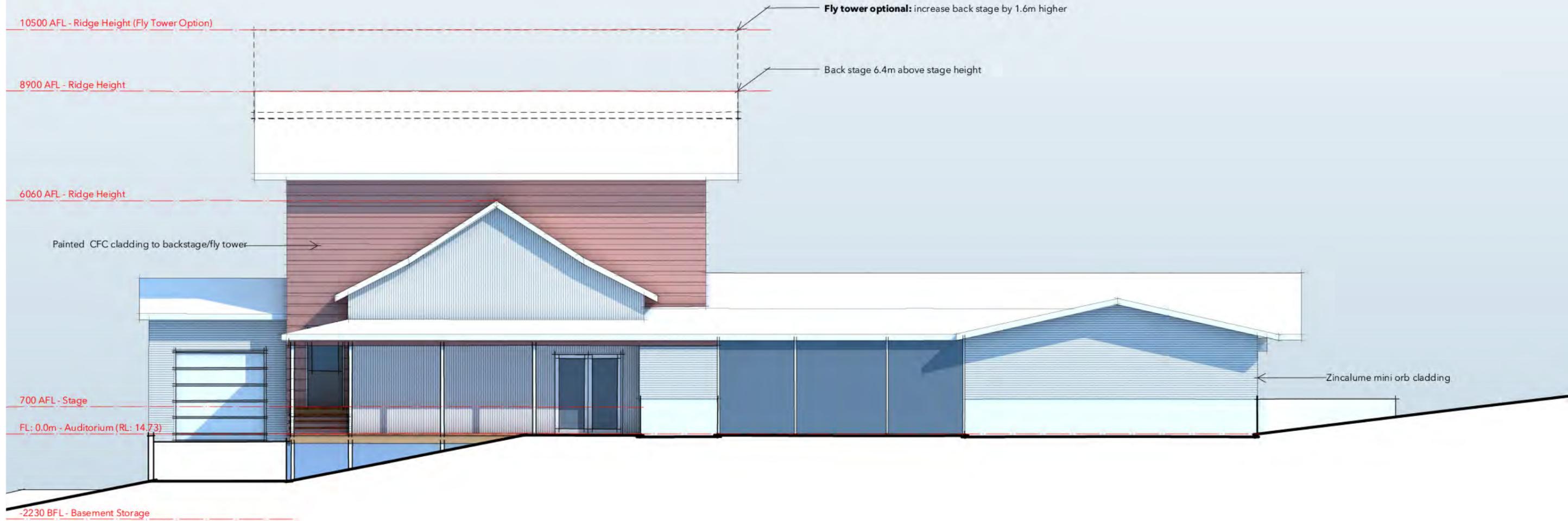


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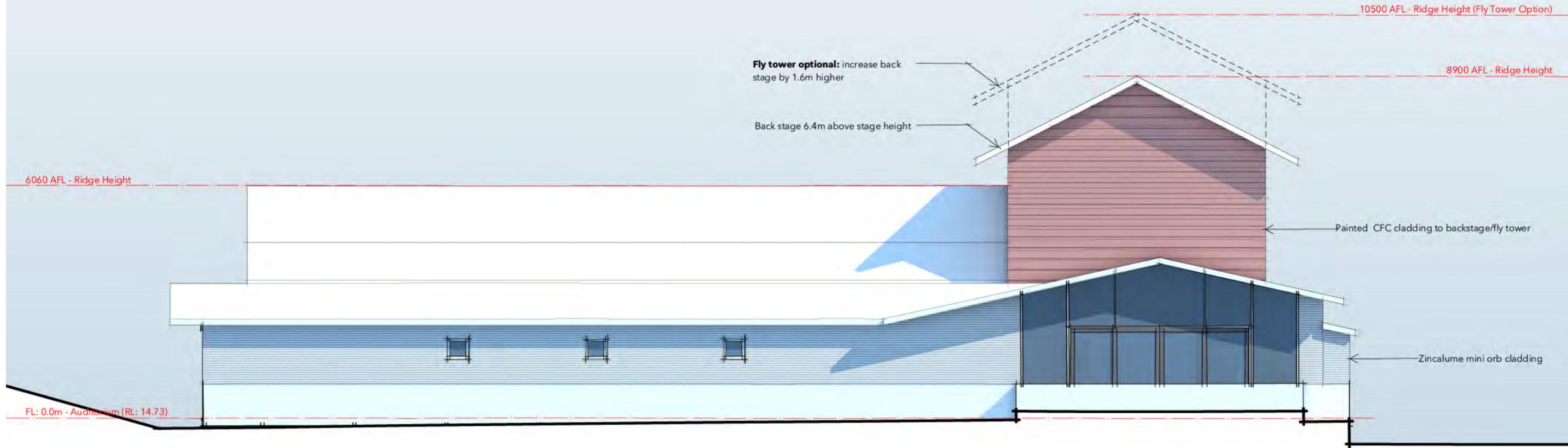


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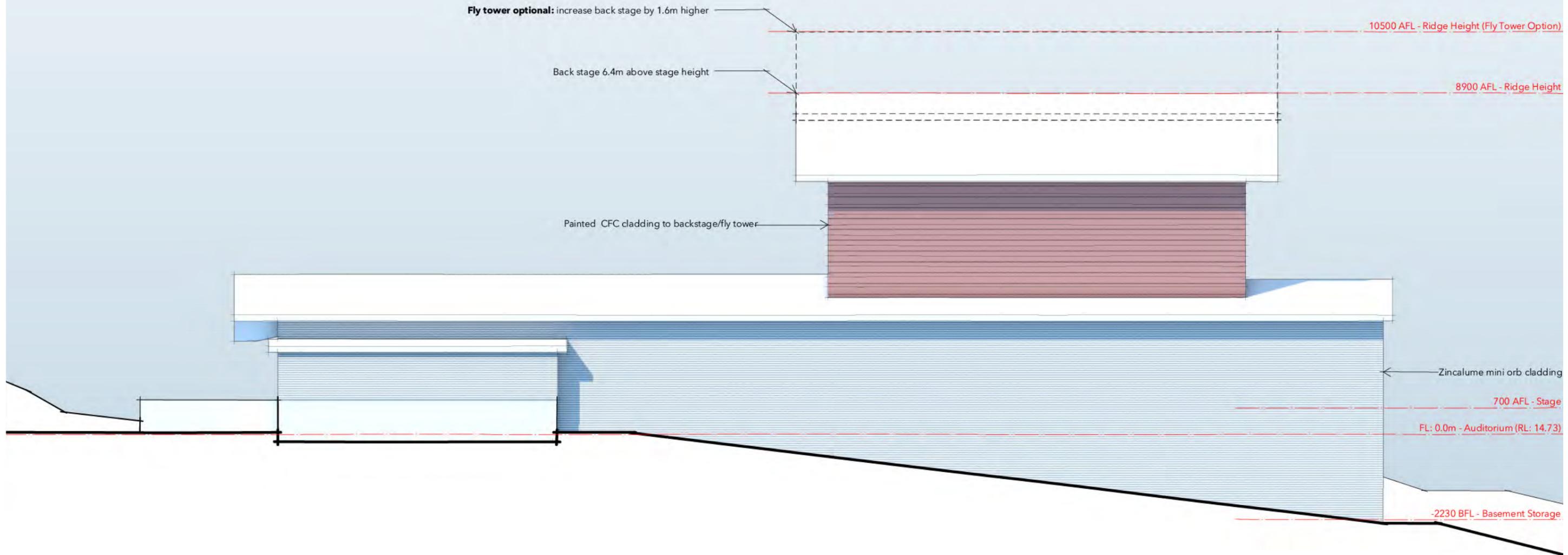


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Project
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Elevation-West

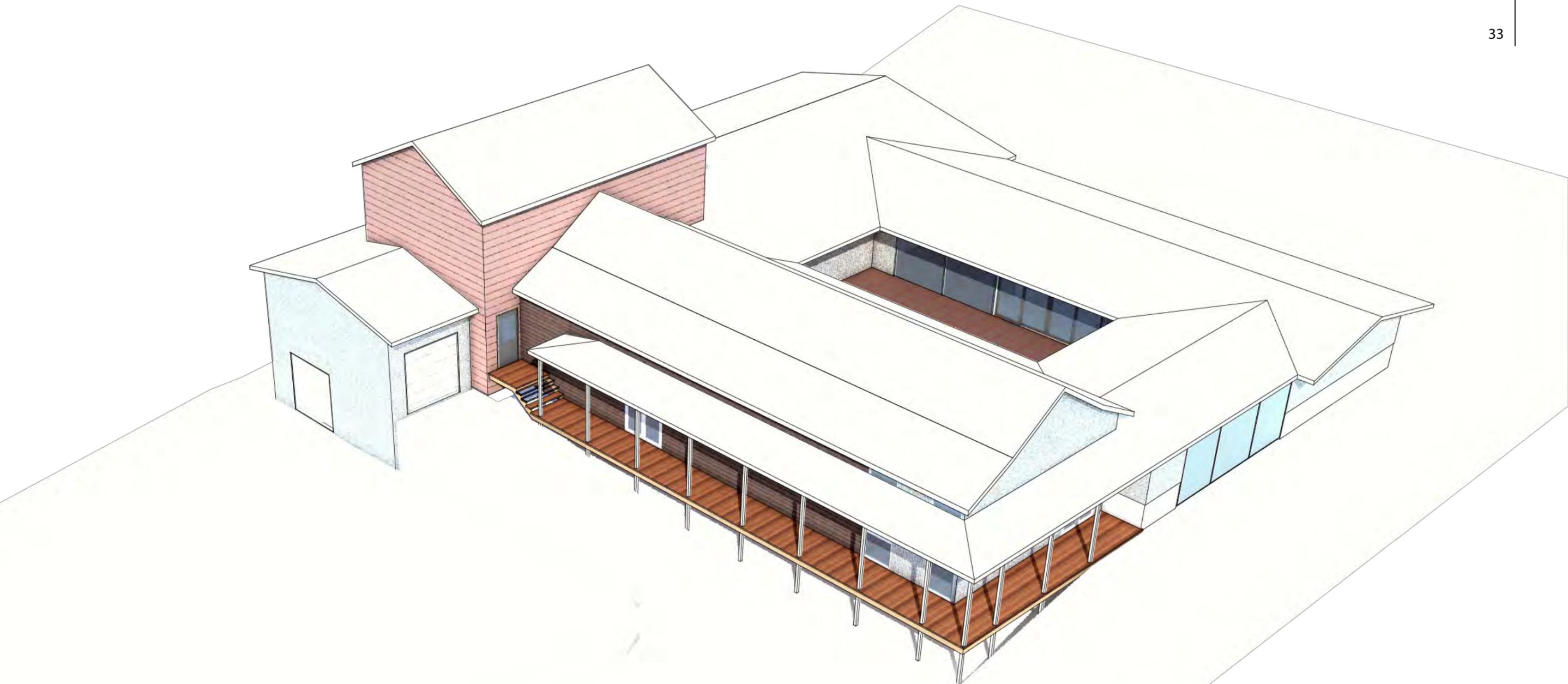
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Drawing No A303

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Aerial

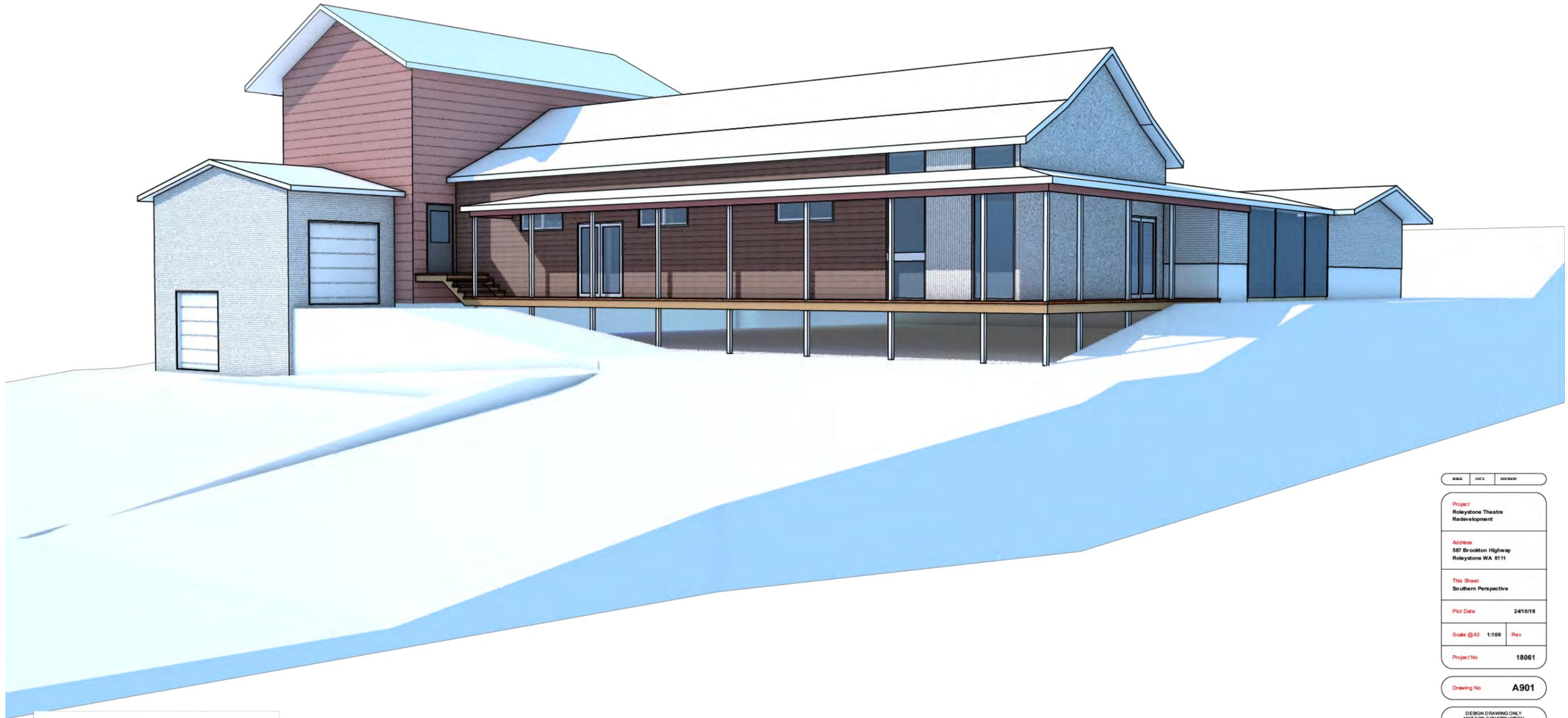
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Concept Design Option 2 - Hall

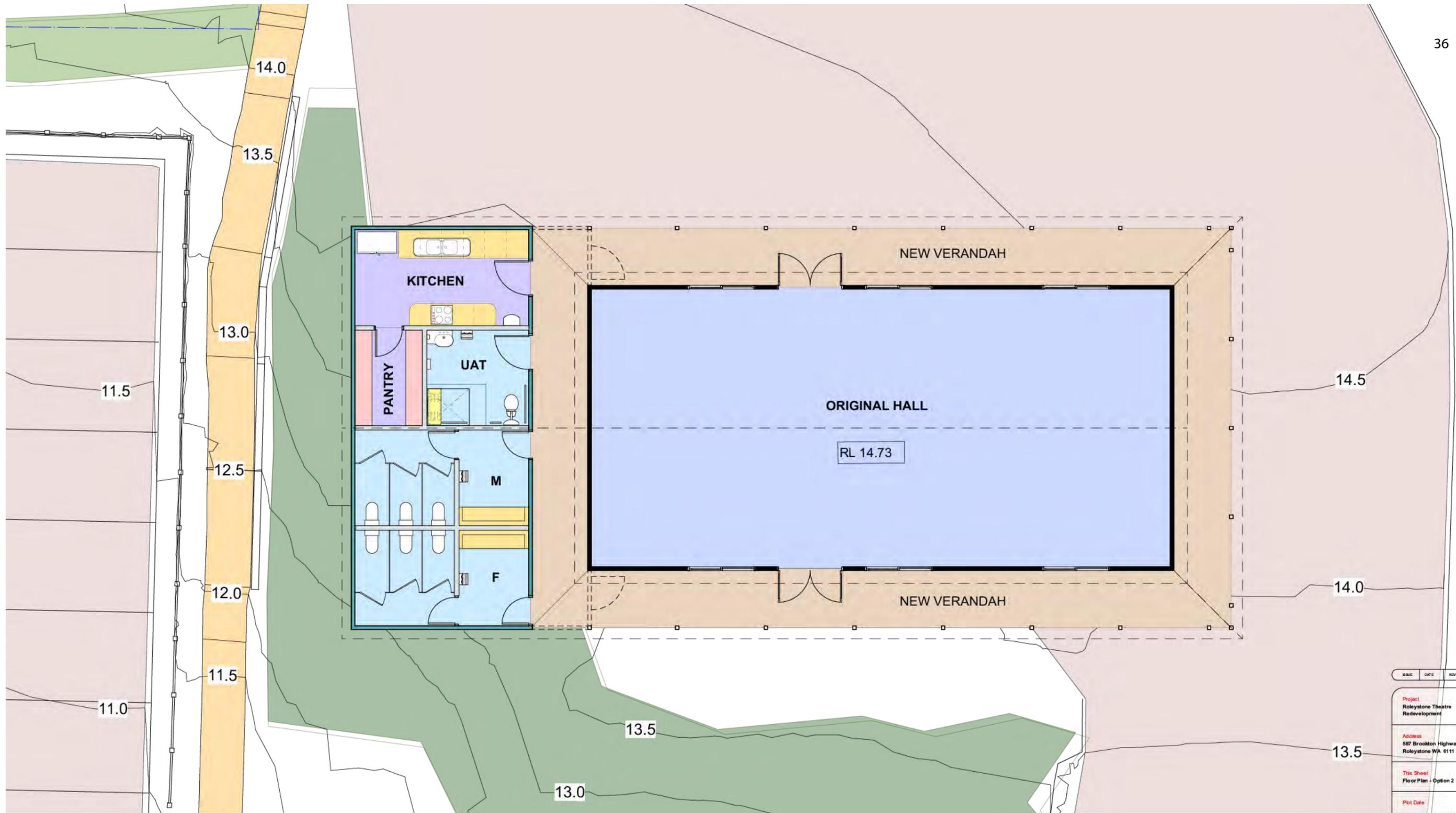
DESIGN AND PLANNING FEATURES

Concept Option 2 is a proposal which involves the repair and restoration of the original hall and reinstatement of the flat floor. This space is designed to function as a multipurpose hall but is no longer suitable as a performance venue. The proposal involves removing the bio-box, fly tower and proscenium arch and returning the auditorium to the original proportions of the 120m² hall.

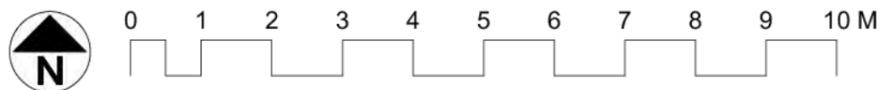
A 54m² annex adjoins the community hall to provide male, female and universally accessible toilets as well as a catering kitchen in accordance with the *access & egress* and *health & amenity* requirements of the *National Construction Codes*.

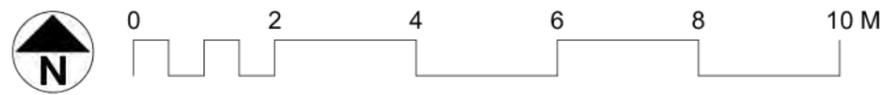
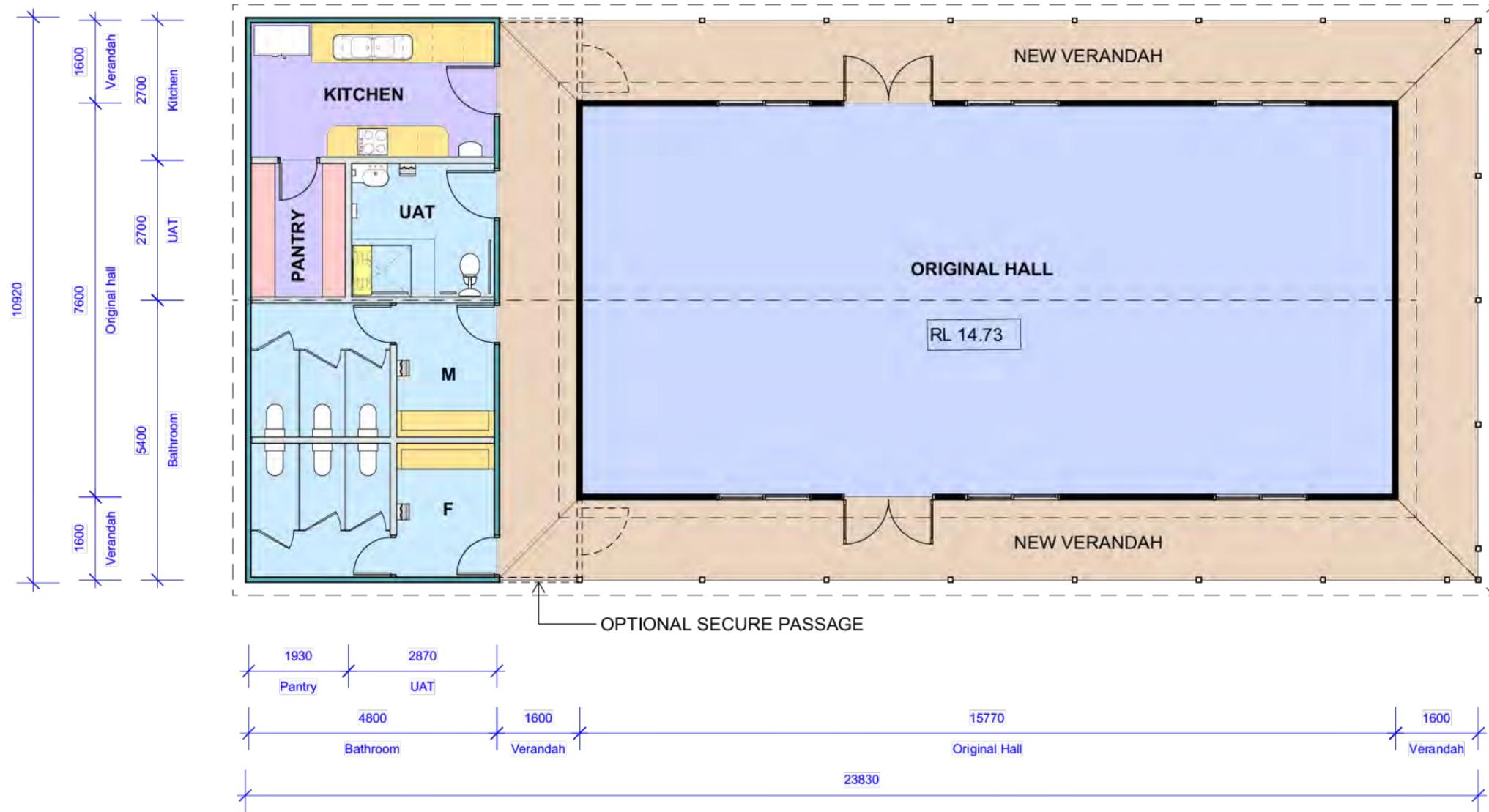
Refurbishment of the hall includes:

- Removal of existing tiered floor
- Replacement of ceiling linings with acoustic plasterboard
- Internal and external painting throughout
- Replace/repair damaged internal wall linings
- Replace/repair damaged external wall cladding
- Complete electric rewiring and full lighting replacement
- Installation of timber framed veranadah to perimeter of building
- Roof structure stabilisation/repair to remediate eaves spread
- Total asbestos removal
- Close proscenium arch and reinstate Western external wall



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Roleystone Theatre Redevelopment - Option 2

Southern Elevation

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Roleystone Theatre Redevelopment - Option 2

Eastern Elevation

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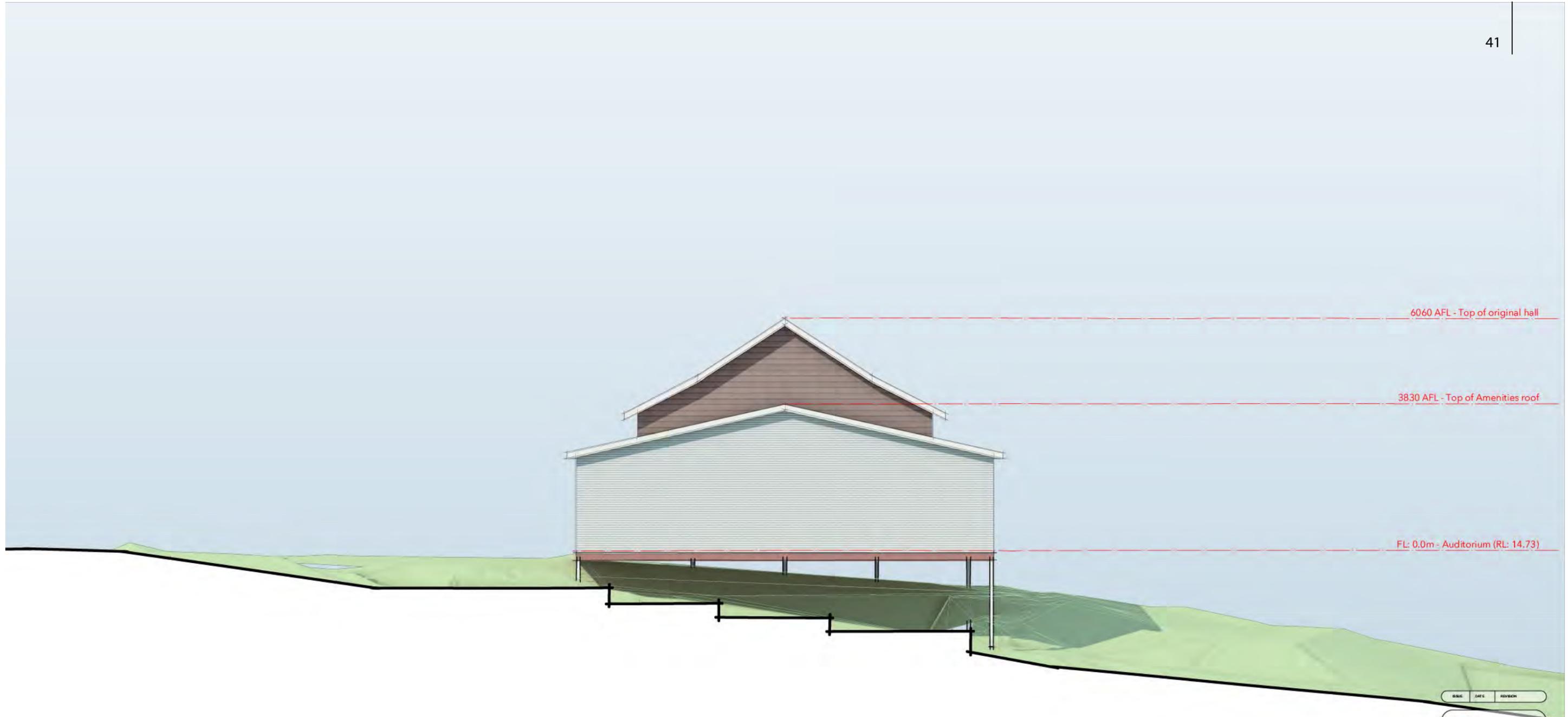
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Roleystone Theatre Redevelopment - Option 2

North Elevation

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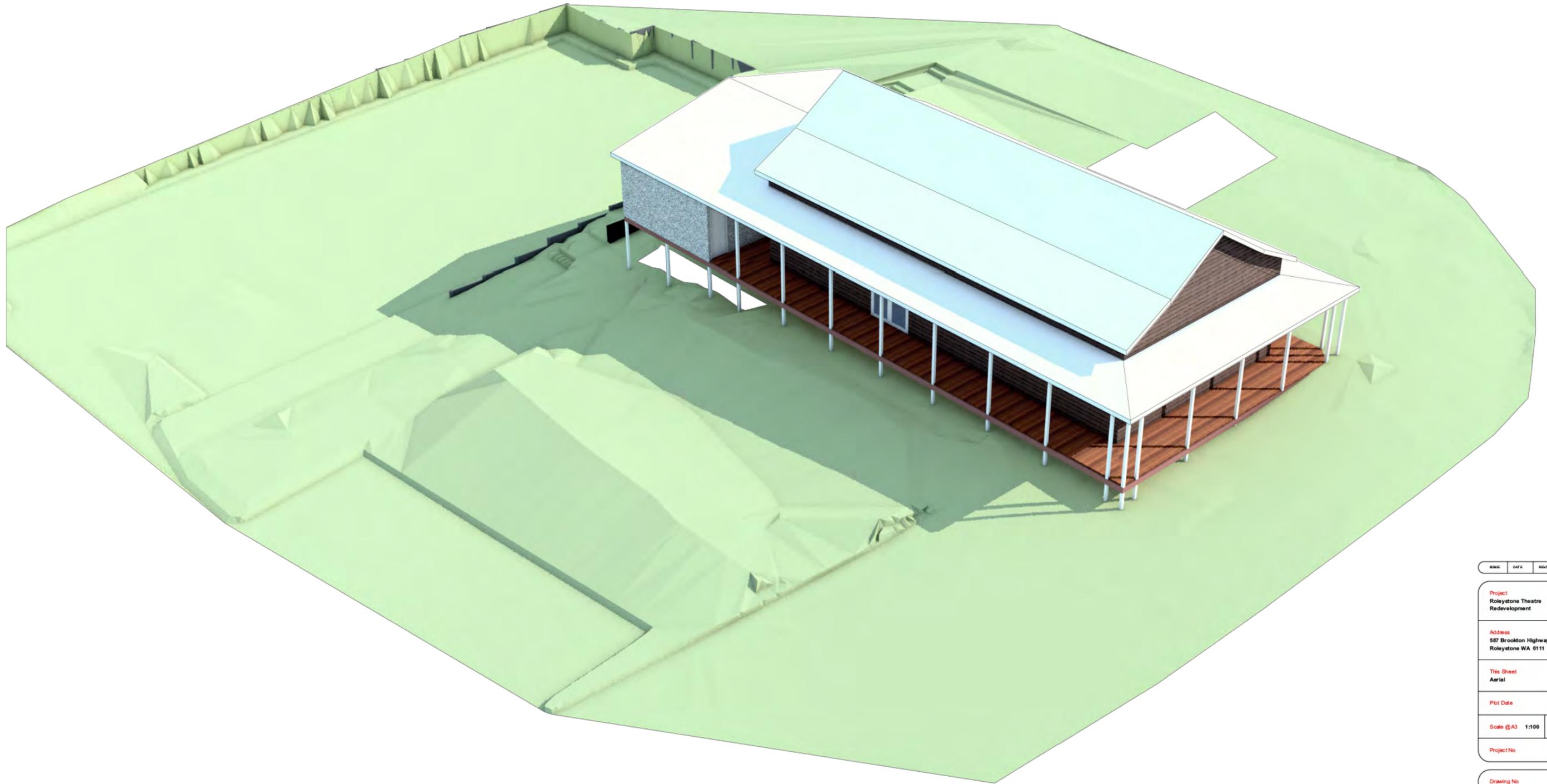
Project Roleystone Theatre Redevelopment	
Address 587 Brookton Highway Roleystone WA 6111	
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Plot Date	24/10/18
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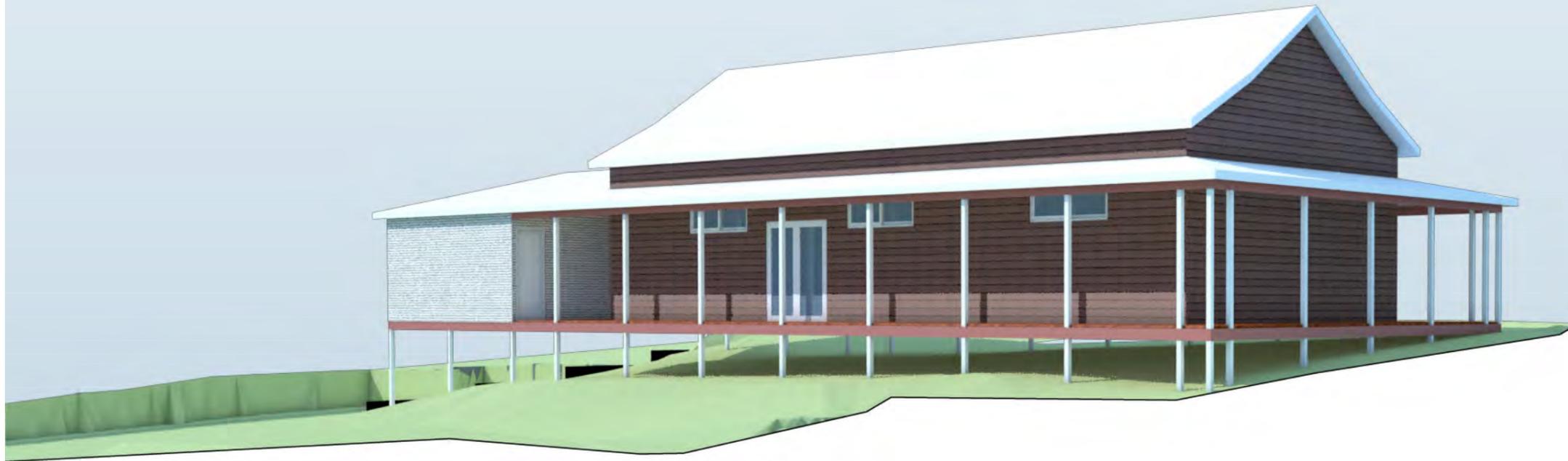
Roleystone Theatre Redevelopment - Option 2

Western Elevation

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Roleystone Theatre Redevelopment - Option 2

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