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South Melbourne Town Hall Renewal Project

Heritage Victoria Permit Application

Architect's Design Rationale
5 September 2024



Heritage Victoria Architect's Design Rationale Report

Introduction

This report outlines the architect's design rationale for the project as part of the Heritage Victoria permit application, as prepared and lodged by Bryce Raworth Conservation & Heritage.

The Australian National Academy of Music (ANAM) has a 50 year lease as the principal tenant at the South Melbourne Town Hall (SMTH). The City of Port Phillip (CoPP) as the landlord, will occupy a small ASSIST office on the corner of Bank and Fishley Streets.

The SMTH will become a special place for ANAM as a home for making music and engaging with a wide audience. The CoPP will undertake base building upgrade and compliance works in preparation for the ANAM tenancy works. ANAM had occupied about 50% of the building from the late 1990's until 2018 when a section of roof collapsed and the building subsequently had to be vacated. ANAM relocated temporarily to the Abbotsford Convent until the SMTH refurbishment works are complete.

About ANAM

ANAM is an international, dynamic and outward facing cultural institution, training and performance company, with a demonstrated commitment to servicing and engaging with its communities. It is internationally renowned as the only purely performance classical music training academy in Australia, and one of the few in the world.

ANAM has industry partnerships with over 20 organisations, including the Australian Chamber Orchestra, the Sydney, Tasmanian, Melbourne and West Australian Symphony Orchestras, the Auckland Philharmonia, Musica Viva Australia, a range of national music and arts festivals, and internationally with the Berlin Philharmonic Orchestra, the Bavarian State Opera Orchestra (Munich), Mahler Chamber Orchestra (Berlin) and London's Royal College of Music. ANAM is also part of the federal government ARTS8 program which provides funding to the eight national elite training organisations in the performing arts which supports Australia's thriving creative economy.

Project Objective

The project objective is to transform the 1879 South Melbourne Town Hall into a welcoming 21st century cultural and community performing arts destination venue, and a secure home for the Australian National Academy of Music. It will become a dynamic creative hub which simultaneously will enfold and nurture the training and growth of the country's finest young musicians who come to Melbourne to train at ANAM.

City of Port Phillip

The CoPP Base Build works contract has been awarded. The scope of the Base Build will be amended after consultation with the ANAM design team so as to minimize abortive works. The ANAM design has significant acoustic and functional requirements that need to be coordinated with the base build. A variation process is being undertaken to resolve the transfer of specific works from ANAM to the CoPP and vice-versa.

The CoPP have advised there is no requirement for a Planning Permit.

First Nation's engagement

ANAM and the design team has undertaken an extensive engagement process with Traditional Owners to listen and review stories of Country. This has included a series of co-design workshops with

- Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation, and
- Bunurung Land Council Aboriginal Corporation

This has been led by Kat Rodwell from the Balert Mura Consultancy. Everyone participating in the workshops and follow up sessions have gained a great deal from listening and engaging with the Aunties.

Bringing the building alive again with music making and cultural activities will be the strongest acknowledgement of ANAM's First Nations engagement. The project vision is to celebrate the First Nations history of the site as a "gathering place" and engage with Traditional Owners to:

- Celebrate Country
- Establish a Respectful Relationship
- Conduct Co-Design Meetings
- Review Design Elements & Documentation

Adaptive Reuse

The SMTH complex was built to house a range of civic and community functions within one building. This included South Melbourne Council offices, Mechanics Institute, Court House, Fire Brigade, Post office and residences. The SMTH building has a long history of alterations and adaptive reuse. The ANAM tenancy is an excellent fit for the building given the large range of space types and former uses accommodated that can be adapted. ANAM has very specific acoustic requirements which is a critical component of the tenancy works.

The ANAM Brief

The project brief is to refurbish the existing building with small additions to the eastern wing and north west corner. The brief is to provide two state-of-art public performance venues (350 and 150 seats respectively), 32 practice studios, new front-of-house and back-of-house facilities, a lounge/bar, catering kitchen, together with a series of innovative spaces for teaching, rehearsal, learning and performance, as well as informal spaces for staff and students to interact, relax, study and practice in between formal classes.

The ANAM Return Brief Revision A, 17 November 2023 is the reference document for the design of the ANAM tenancy. This includes both the functional and aspirational requirements for the project. An important aspect of the Brief was to establish the space available within the existing building versus the ANAM spatial requirements and to see how well they fit.

Area schedule:

- Existing building footprint 2,985m² gross
- Existing SMTH useable space 3,976m² net
- ANAM projected space requirements 4,124m² net
- Shortfall nominally 148m² net
- Actual floor area increase 125m² gross

(Note, the above net areas do not include circulation spaces, lifts, stairs and wall thicknesses, etc).

The list of functional spaces has been matched to the existing spaces on offer within the building on a best fit basis. This has required some juggling and modification of spaces to maximise the efficiency of occupation and to reduce impacts to the heritage fabric.

The existing building effectively occupies 100% of the site, aside from a small 64m² service yard accessed off Daly Street.

There are very limited opportunities to create additional floor area, given site and heritage constraints. After careful consideration, the following locations have been selected for small additions. These are purposefully located where the building had been previously altered in the 1930's and 1990's.

1. East Infill

this is a first floor addition above the existing single storey loading dock. This creates a new student common room co-located among the majority of the practice rooms on the east side of the building. There is no other suitable location of an adequate size for this function. The infill flanking wall are largely obscured given its location and relative scale to the 2 storey section of the Layfield Street façade and the higher volume of the Ballantyne room (former courthouse) to the north.

2. NW Annexe

This is a new addition sleeved into the north west corner above and around the former fire brigade station and service yard. The City of Port Phillip base building works demolish the 1930's concrete escape stairs and accessway creating the opportunity for a new infill. This allows for the ANAM project to resolve some regulatory and functionality issues in this location. The ground floor CoPP office space in the former fire brigade station will be converted to a music practice studio and green room and new internal stairway.

The first floor former Assistant Librarian's flat is proposed to be demolished for a new recording and practice studio. The existing flat is isolated/disconnected from the main building, has a misaligned floor level (1.94m below the west wing first floor) and is not DDA accessible. In addition, overall there is an excess of small practice studios throughout the building (with a shortfall of larger studios) The small rooms in the flat also have low ceilings, which are not acoustically suitable (as they are excessively loud). Elsewhere in the building virtually all spaces have very high ceilings which are ideal for the studio acoustics. The original internal stair serving the flat was removed in the late 1970's to create a corridor, leaving the flat's only access via the external concrete stairs which are to be demolished. The retention of the corridor is critical to the functionality and accessibility of the ground floor north west corner. (note: the CoPP base build works proposed to reinstate the stair thus losing the corridor).

The 70m² studio no.32 will be an important addition to the suite of practice studios as it is the second biggest studio after the Ballantyne Studio (84m²) and the only other space suitable for certain orchestral instruments. It also will be the only new space that can be built to achieve the highest acoustic performance required for professional standard recording and audition. The rest of the building will be upgraded acoustically, but with certain limitations of a nineteenth century heritage fabric.

At the south end of the service courtyard a ground floor infill will provide a new catering kitchen to serve the main hall and 150 seat performance studio. This will be a plating and warming kitchen provisioned by external caterers. This location will allow for direct loading and delivery via the courtyard or Fishley Street ramped access doorway.

To the first floor a new recessed external terrace will be located above the kitchen and approximately where the demolished concrete stairs were. At the south end of the terrace will be a small addition to provide for a staff common room, which can open out onto the terrace. Both the terrace and staff room are deeply recessed in the space between the main hall and west wing.

ANAM Operating Modes

The venue will have different operating modes depending on the three main user groups:

- ANAM Academy, students and faculty
- General public
- Venue hirers

Whilst the aim to keep each user group separate and secure, the layout of the refurbished building means there will be times when the groups overlap, cross paths and or share spaces. The building has been zoned for each user group as best as the room and circulation system allows. There are sections of the building, particularly on the first floor that do not have corridors and therefore circulation is through rooms (en-filade) Generally there are alternative circulation routes to minimise disruption, but this will need to be managed depending on use patterns.

The building has 8 active external entry exit doorways. Individual doorways can be programmed to allow entry or not depending on operational needs. Most of the doorways are required fire exits and must retain free arm exit mode. A number of original external doors have been permanently closed. It is important to secure the building with controlled entry through the main front doors on Bank Street. All other doors can be card access controlled for ANAM staff and students.

The building has been zoned as follows, noting some overlap:

ANAM students & faculty

East wing ground floor

All of the first floor

General Public

South, central main hall & west wings ground floor

Venue hire, spaces individually or in combination with or without catering

Main Hall

Ballantyne Studio

ANAM Performance Studio

ANAM Rehearsal Studio

Former Council Chamber

A number of new corridor doorways have been added to allow parts of the building to be secured off or activated depending on the operating mode.

The operating modes for the building are complex given ANAM's need to run various activities concurrently. The strict separation of patrons, performers, students, caterers and other technical staff is generally achievable, but sometimes there will be overlap which will have to be managed.

ANAM has a requirement to make the building open and welcoming and this will need to be balanced with security needs. In particular the student spaces need to be securely separated from the general public.

Design Language - Interior

The design language for the building interior will encompass the extraordinary history of the SMTH along with its new adapted reuse. The building has endured a long history of alterations and changed uses resulting in a great variety of spaces of varying quality. The design approach is to accept and reveal past histories and occupations of the building whilst editing out the unsympathetic and adapting it to new uses.

The SMTH complex is a place of cultural significance and subject to statutory heritage controls as administered by Heritage Victoria. The building fabric has been graded according to its heritage significance: primary, contributory and no significance. The heritage strategy involves multiple approaches to retention, adaption, refurbishment, new additions and insertions.

The intent is to establish different characters for the core components of the building to reflect the diversity and richness of the interiors and their various uses. This will include colour and material

selection along with fittings, fixtures and furniture. BOH spaces need to be more robust and practical, whereas FOH and performance spaces need a sense of occasion, drama and warmth. Student and faculty areas can be more lively and colourful. It is intended to draw inspiration from the First Nation's co-design themes throughout the building.

Design language - Exterior

The design for the north west annexe and east infill adopts a common language of simple masonry forms with shaped cut-out windows, in the manner of nineteenth century buildings. The window shapes are based upon recessed decorative elements located in the upper walls of the main hall, being rectangular with inverted circular scalloped corners. The walls are clay masonry thin brick flats with a soft patina finish. The bricks are locally made by Krause and colour matched to a light grey cement render which is the predominant surface finish to the north, east and west walls of the existing building.

Sustainability Objectives

The CoPP as landlord, is responsible for the overall building fabric and infrastructure services performance to both satisfy NCC regulatory requirements as well as their own sustainability policy. ANAM as the single tenant, has an opportunity, albeit limited, to contribute to the sustainability ambitions for the building. This includes:

- Fully electric infrastructure, fittings and operation
- Improved thermal envelope
- Energy efficient lighting and controls
- Additional solar PV installation (on main hall roof)
- Water efficient fixtures and fittings
- Rainwater capture, storage and re-use (underfloor tanks for toilet flushing)
- Glare and daylight control
- Low VOC paints, adhesives and sealants
- FSC certified timber products
- Low carbon concrete
- Construction and operational waste management
- Bike store and end of trip
- Recycled materials

External Precinct Works

The perimeter footpaths and landscaping around the building are intended to be upgraded by the CoPP at the completion of the refurbishment works as part of a larger precinct plan.

ANAM Building Works

The works to the building will be implemented according to the significance levels set out in the CMP: primary, contributory and no significance. The CoPP early works contract has opened up and revealed large areas of the interior previously not able to be seen. This has been of great assistance in understanding and tracking changes to the building fabric over many years. ANAM commissioned a digital photo scan of the interior in March 2024 to record the condition of the interior prior to the CoPP base build contract.

Levels of significance: ground floor

Refer Figure 91, page 59 CMP

External walls, windows, south portico and roof

The exterior of the building is of *primary significance* with some small areas of *contributory significance* and will be retained as existing, except as noted below:

a) Portico

- New DDA ramp to access the main front door on the south façade as the public entry.
- New 1 in 40 DDA threshold transitions to eliminate the step at the south entry doorway under the portico.
- New handrails, tactiles and tread nosings in 2 locations on the south bluestone entry steps
These works are required to satisfy DDA access via the main public entry doors. The ANAM brief is to reopen these main doors as the principal venue access. This will assist in activating the forecourt and heighten the sense of arrival. This is a variation to the CoPP base build, which directs access to the east and west vestibules.

b) West windows

- The 8 windows to the former library reading room (CMP no.3) and childrens library (CMP No.4) need to be reglazed within the existing sashes to satisfy the acoustic requirements for the new performance studio. The existing windows have clear glass in the top sash and opaque fluted glass in the bottom sash. The new glass will be 12.78mm laminated clear with solar performance in both sashes. A second internal jockey sash will be installed within the window reveal as part of the acoustic treatment.
- The existing external window pelmets will be retained and refitted with motorised blinds for daylight and sun control (west facing).
- The 3 windows to the former fire brigade station (CoPP offices) need to be reglazed within the existing sashes to satisfy acoustic requirements for the new practice studio and green room. Glazing details as per above.

c) Loading Dock

The loading dock will be retained but upgraded with new doors to replace the existing folding glass panels. The former gas meter enclosure will be removed (CoPP disconnects gas) and the steps and landing on the north side will be rebuilt. A new dock leveller will be installed within the existing recess. When not in use it will be flush with the footpath level and thus not seen.

d) Ballantyne room high level windows

- The 10 upper level windows will be reglazed within the existing sashes to satisfy the acoustic requirements for the new practice studio (percussion) This is as per the windows above.

e) Main hall roof

- New solar PV panels to be installed on the main hall roof. A new roof will be installed as part of the CoPP base build works. The hall roof cannot be seen from any location around the precinct due to the overall height of the building including parapets.

Internal works

The interior areas of *primary significance* will be retained, except as noted below:

a) Main Hall including stage (CMP No's 1 & 2)

The main hall will be upgraded to improve contemporary acoustic and theatre performance standards with minimal impact to the interior fabric. The original hall has had various changes over time mostly from the 1930's and 1950's with later minor elements. The acoustic upgrade is complex requiring several adjustments to reduce the (booming) reverberation characteristics.

The 1930's stage does not meet contemporary standards given its size, curved shape and lack of DDA access. The CoPP base build works provides for fixed barriers to prevent stage access, which is not a good outcome. In addition there is a very limited back stage area which is not DDA accessible. The whole of the stage area and understage (CMP No's 1 & 2) will be retained albeit adapted as outlined below.

The balcony has a flat floor format with poor sightlines, making it of limited use. ANAM does not intend using the balcony for audiences, although it is useful for sound, light and video recording technicians and the occasional performer. The balcony will be retained as existing.

The hall has no foyer or front-of-house audience arrival space. Audiences can only gather in the east west corridor and south vestibule which are entirely inadequate for 350 – 500 people. The hall also does not have any soundlocks which are essential for such a venue.

The hall requires acoustic upgrade and protection from external noise sources, like rooftop mechanical plant, rain noise on the roof, street and air traffic as well as isolation from other adjoining spaces within the building like the practice rooms.

Building fabric acoustic upgrade scope:

- CoPP roof replacement works will include a 19mm acoustic layer on top to the purlins under the roofing along with thermal insulation.
- Existing east and west hall windows (No.18) to have external acoustic jockey sashes installed within the rendered reveals.

Hall lobby & soundlock

- A new lobby and soundlock to be created under the balcony inside the 4 existing columns, with glass screen, acoustic doors and curtains both sides of the screen.
- The new lobby will require a modification to the mechanical system as it becomes a separate space from the hall.

Hall stage (contributory significance)

- The existing stage is retained with a new separate extension added to improve functionality.
- The stage extension shall be clearly distinguished from the 1930's stage but match in general appearance.
- The extension will square up the stage shape to match almost identically the original 1879 stage.
- The extension will have 3 motorised retractable 1.2m wide platforms to provide for different performance modes, for performers, musicians and or audience seating.
- Two sets of new steps will be located on either side of the stage extension.
- The west stair will have a motorised retractable DDA platform hoist to provide access to the stage.

Window curtains

- New manually operated curtains will be installed to the windows between the pilasters to provide solar and daylight control.

Wall and ceiling acoustic panelling

- The hall has 2 types of acoustic panels that appear to date from the 1930's. There are flat rectangular ceiling panels on the flat sections of the ceiling and under the balcony. Sections of the side and rear walls have a stippled acoustic panel. The panels have been painted a number of times thus altering their acoustic qualities. The wall and ceiling panels are barely noticeable to the eye.

- Retain the existing ceiling acoustic panels.
- Remove the existing acoustic wall panels and make good the plaster finish.

Acoustic reflectors

- Suspended acoustic reflectors are required to assist with modifying sound reflections as part of the acoustic tuning of the hall.
- Three suspended reflectors will be centrally located above the circular theatre rigs in an integrated compact arrangement.
- The middle reflector will be dish shaped and made from plywood sheet with a stippled surface. The two end reflectors will be a stepped and folded shape and made from plywood sheet with a stippled surface.
- Extensive complex acoustic modelling has been undertaken regarding the design and location of the reflectors. An initial option producing optimum acoustics, proposed 6 large reflectors, 3 along each side of the hall, but this was rejected on the basis of their visual intrusion. The preferred option locates 3 reflectors symmetrically down the centre of the hall and coordinated with the flown theatre rigging (see below). This configuration concentrates the new static and flown elements centrally within the hall, leaving the outer decorative margins uninterrupted to view.

Flown theatre rigging and strong points

- New flown theatre rigging is required to contain lighting and speakers along with other equipment like, digital projectors, projection screens, drapes, banners and other theatre devices.
- Three circular rigs have been located symmetrically down the centre of the hall, being one large 10m rig in the centre with 2 smaller 6m rigs either side. A single rigging pipe will be located upstage. This configuration concentrates the new flown elements centrally within the hall, leaving the outer margins uninterrupted to view.
- A grid of strong points (24) have been located within the flat section of the ceiling. These are flush circular holes from which various theatre elements can be hung. They are only used as needed.
- Within the roof space a grid of catwalks and work platforms will be installed to provide safe access to each of the rigging hoist motors and strong points along with associated tech panels.

Existing central suspended light fittings

- The existing central suspended light fittings (4) need to be removed to avoid clashing with the rigging and acoustic reflectors.

Vertical lighting rigging bars

- Four vertical wall mounted lighting rigging bars will be located down each side of the hall. The bars are 1200mm long and mounted on the side of the pilasters (to avoid the curtains).

West exit doors

- The 2 pairs of doors in the west wall will be modified to align with the raised floor level of the west corridor to match the hall.
- Currently these doors do not comply with DDA access due to a steep ramped threshold. The CoPP base build works seals the doors to prevent access. ANAM requires these doors for back-of-house access to the catering kitchen and more convenient patron access to the bank of toilets on the west side of the hall.

Internal finishes

- The existing timber floor will be retained and re-finished.
- The hall will be repainted in a new generally monochromatic colour scheme.

b) South Vestibule, east/west corridor & east stair (CMP No's 7 & 10)

West Lift replacement

- The existing passenger lift as installed by the CoPP will be replaced with a larger lift suitable for the transporting of the ANAM musical instruments and staging equipment. A study was undertaken to confirm the optimum size and location, which concluded with the west lift replacement. This also avoided the need for a third lift, given planning and heritage constraints. The new lift will be a walk-through type with doors in the east west orientation. This eliminates the need for the DDA hoist in the west vestibule as installed by the CoPP.
- The new lift requires a soundlock lobby to acoustically isolate it from adjoining performance and rehearsal spaces. The soundlock size has been determined by the turning templates for the largest instruments, concert grand piano D and percussion marimba.
- The existing corridor timber wall panelling will be modified to match. Infill the existing lift opening and create new sound lock doors.

South vestibule (CMP No.7)

- retain, with new carpet.

East stair (CMP No.10)

- Retain stair, noting NCC compliance upgrade works by CoPP, new handrails, tactiles and stair nosings.

Existing wall opening to former theatrette (CMP No 6)

- Retain existing opening to the new lounge/bar. This is an important part of the front-of-house spaces and to improve crowd/patron management.
- Install a pair of new sliding doors on the inner room side.

New wall opening to create ANAM reception/box office/cloaking

- Demolish the 1990's ANAM practice studios (4) to create a single room.
- Create a new wall opening to the corridor similar to the theatrette on the west side.
- Install a pair of new sliding doors on the inner room side.

c) Former Library Reading Room (CMP No.3)

- This room's most recent function was as CoPP offices with a series of pod-like insertions, new openings, a glazed foyer wall and DDA hoist.
- Originally this was the Mechanics Institute meeting room. In 1892 it became a free reading room and a public library in 1904, with further alterations in the 1930's. The CoPP heritage archive has 2 photographs of the library dating from 1944 and the 1950's showing changing functional and decorative schemes.
- The ANAM works remove all of the later insertions to return the room to its original size and volume. The room will become ANAM's premier public performance studio for up to 150 patrons.
- The existing wall openings will be modified and generally closed up. New wall openings will be created to accommodate new 2 new soundlocks to the north and south, the new lift doors and storeroom doors.
- The windows are retained but reglazed as outlined elsewhere with new acoustic jockey sashes.

- The room requires significant acoustic treatment to both isolate it from external noise sources as well as modify the internal room acoustic characteristics. The room is a classic shoe-box shape which is ideal for a small music performance space.
- Acoustic treatment is required to the internal wall surfaces with new panelling and retractable curtains on tracks.
- Significant acoustic works are required to the floor and ceiling above to the ANAM offices on the first floor. This includes multiple floor, ceiling and insulation layers. The existing ceiling will need to be removed to allow for the acoustic buildup and concealment of numerous services including fire, mechanical, electrical and AV.
- A fixed pipe grid will be installed below the new ceiling for theatre lighting, speakers and digital projectors.

d) Former Childrens Library (CMP No.4)

- This room has undergone significant change over time. There were 2 anti-rooms a lobby and stair within the Mechanics Institute, which was altered to become a childrens library in the 1930's. It remained a library until the CoPP converted the room into a meeting room.
- The ANAM works create a new link through to the north rooms with a soundlock, stage managers desk and IT rack cupboard all serving the adjoining performance studio. A catering kitchen will be installed which will expand into a new annexe to the east.
- The existing wall openings will be modified to accommodate the adapted use.
- The ANAM works can sit within the existing room volume as they only require 3m ceilings leaving a void above for mechanical plant and services.
- The external window, door and highlight window remain but have acoustic treatment as per the performance studio.

The interior areas of *contributory significance* will be retained, except as noted below:

e) Former theatrette (CMP no.6)

- This space has had numerous previous functions with significant alterations. The ceiling was removed after the roof collapse and subsequent water damage. ANAM has requested the CoPP base build works not proceed for this room, given the new use of lounge and bar.
- Significant acoustic works are required to the floor and ceiling above to the Rehearsal Studio on the first floor. This includes multiple floor, ceiling and insulation layers.
- A new bar is located at the west end of the room within the existing square arch opening.
- The existing timber wall panelling will be removed. The panelling is not from the 1930's corridor period, but appears to be much later, presumably when the theatrette was created.

f) ANAM reception/boxoffice/cloaking

- The new reception desk facility is a freestanding joinery unit within the overall room. Behind the rear east wall of the room will be space for cloaking, storage and deliveries. A first aid room will be accessed directly off the corridor.

g) Former Assistant Town Clerk's Office (CMP No.8)

- The room is retained as a practice studio.

h) Former Town Clerk's Office (CMP No.9)

- The room is retained as a practice studio.
- The existing west wall door will be closed to the adjoining small practice room. Note currently this door is the only access to the former town clerk's office from the 1970's.
- Reinstate a new door to the east vestibule. This door location accords with a door from the 1879 post office general office.

i) East Vestibule

- This space has been substantially altered a number of times with the introduction of glass windlock and light weight plasterboard partitions and false ceilings.
- The ANAM works simplify the space as a single lobby within the student zone. The east door will only be used as an exit, since all future access is via the front door on Bank Street.
- The timber wall panelling is retained to the south and west walls, noting the new door added to the former Town Clerk's Office (see above).

j) The Vault (CMP No.12)

- The vault will be retained as a store room.

k) Ballantyne Studio (CMP No. 13)

- The room is retained as a practice studio for percussion instruments with acoustic upgrading to the ceiling, windows and east wall. Noting the east wall is a later infill from when this north east corner was a large CoPP Supper Room. The wall requires improved insulation and a new pair of doors to access the adjoining practice studio .
- The chandelier is retained.
- The windows are retained but with new laminated glass within existing sashes. The existing internal jockey sashes will be retained.
- The existing curtain tracks and patches of timber slotted acoustic wall panelling will be replaced with improved acoustic panels and curtains.
- The existing west and north corridors and ramps are retained. A new security door will be added at the north end of the west corridor. The north corridor will be extended to the west through the former CoPP kitchen to access the main hall back stage. This is an operational requirement for ANAM.

l) West vestibule and stair (CMP No.5)

- Retain the existing stair, noting CoPP NCC compliance upgrade works by CoPP, new handrails, tactiles and stair nosings.
- The existing north wall opening into the former CoPP offices will be reduced in size to create new sound lock doors into the ANAM performance studio.
- Modify the understair cupboard (previous fire hose reel) and add a pair of doors to create a new soundlock.

j) West corridor adjoining the main hall

- The existing corridor floor levels mismatch adjoining spaces (toilets and main hall) requiring ramps, threshold ramps and landings, variously added over time. This is a service corridor providing access to the west bank of toilets, other back-of-house facilities and an exit pathway to Daly Street.
- The ANAM works raise the floor level in the middle zone to match adjoining spaces thereby removing the need for the ramps and threshold ramps, except the northern 1 in 8 ramp which transitions down towards Daly Street. This is a DDA non-compliant ramp but acceptable on a performance basis given it is a service area.
- Raising the floor level overcomes the non-compliant threshold ramps to the 2 pairs of doors to the main hall. The CoPP base build closes these doors to prevent access, which is a poor outcome. The doors are needed for service access from the catering kitchen and to provide a more direct and convenient patron access to the toilets.
- An additional pair of corridors doors have been added to improve ANAM security.
- To the west side of the corridor an additional pair of doors have been added to facilitate the operation of the catering kitchen. This allows for efficient waiter service with the northern doors serving food and drinks and the southern doors kitchen returns. The original 1879

corridor has a series of 10 windows and doorways onto an adjoining light court and yard, most of which have been filled in or altered.

CMP level of significance – *no significance*

The areas of *no significance* on the ground floor have a number of alterations and new construction. This includes store rooms, AV rack rooms, production office, upgraded loading dock lobby, first aid room and various practice studios, additional toilets, store rooms, expanded catering kitchen, corridor, new internal stairway, green room and practice room within the former fire brigade station. The CoPP base build works demolish the concrete stairs and associated areas.

Levels of significance: First floor

Refer Figure 92, page 60 CMP

External walls and windows

The walls and windows of *primary significance* are retained as existing except as noted below:

a) West windows

- The 9 existing windows to the former lodge room are in very poor condition and need of refurbishment. The sashes are distressed due to lack of paint protection and water and condensation damage. Much of the float glazing has missing putty and is not safe. The works retain the existing window frames, but replace the sashes, parting beads and inner beads to match. The glazing will be upgraded to a solar performance safety glass given its west orientation.

b) South windows

- The 6 existing windows to the former Supper Room are in good condition but require acoustic upgrade. The existing sashes will be retained with new 12.78mm laminated glass to replace the existing float glass.

c) Main Hall windows

- The 16 existing windows to the main hall on the east and west walls will be retained but have new external jockey sashes to upgrade their acoustic performance. The jockey sashes will be installed within the existing rendered reveals. This will require minor alteration to the projecting cornice element at the base of the arch-head. The windows on the east side are of particular concern given their close proximity to the CoPP base build rooftop mechanical plant platform and central chiller.
- The existing windows are very large being 4m high by 1.4m wide. They are in reasonable but variable condition, requiring repainting along with selective repairs to the timber beads, glazing putty and sash hardware. The existing stippled obscured glazing remains consistent throughout and is a significant feature of the hall as is the decorative internal window reveals. We presume the glass is 3 - 4mm thick having little or no acoustic or thermal qualities typical of nineteenth century buildings.
- The most effective way to upgrade the acoustic and thermal performance of the windows is to replace the glass with 12.78mm laminated glass and add an additional sash preferably on the inside with an airgap. Elsewhere in the building this is what is proposed. For the hall though, the existing glass will be retained given its significance and the additional sash added to the outside. This is to minimise any visual or physical impact to the interior of the hall. The external rendered window reveals are plainer in detail than the interior making the installation of the new sash simpler and least impactful.

The walls and windows of *contributory significance* are retained as existing except as noted below:

d) Former lodge room north and east

- To the north wall a new set of doors added to access the north west annexe extension

- The east wall openings will be modified to accommodate new ANAM functions , including a new staff room, control room and editing suite, store room and lift doors. The upper parts of the wall previously damaged by the former mechanical duct penetrations will be made good.
- e) The former assistant librarians residence in the north west corner (CMP No.22 mezzanine level)
- This residence was added in the 1930's above the former fire brigade station. It originally had a separate stair accessed directly from Fishley Street, but was removed sometime later and converted to a corridor. The residence is only accessed from the external concrete stair on the east side. These stairs will be demolished as part of the CoPP base build works.
 - The floor level of the residence is 1.94m lower than the first floor in the west wing making it an isolated space with no DDA access.
 - The ANAM works propose to demolish the residence and construct a new practice and recording studio and stair on the same footprint. The floor level will be raised to match the west wing first floor level to improve functionality and provide DDA access.
 - A new internal stair is required to satisfy the NCC exit pathways from the first floor. It also provides an alternative access to the west wing given how far away the existing 1930's stair is in the south east corner of the building.
 - The studio will be the only new studio in the whole building and therefore is able to be constructed to a higher acoustic standard than the other refurbished spaces. It will be used as a professional standard recording and audition studio.
 - The architectural language of the new annexe has been considered as a companion addition as a simple rectangular form with cut-out shaped windows. The walls are masonry with a similar colour tone to the cement rendered walls of the existing building. The window shape is an enlarged version of the recessed decorative element on the upper walls of the main hall.
 - The stair hall retains a planar side wall form with north facing glazing recessed back from Daly Street, whilst retaining the existing single storey entry porch.
- f) North wall of the East Wing
- The ANAM works proposes a new east infill addition above the ground floor loading dock to house the student common room and work space. The common room is located on the east side where the majority of the practice studios are.
 - The addition will be a separate structure from the existing building.
 - The existing north wall will require a new door opening to link the room to the corridor by removing a small practice room adjoining the north east timber stair.
 - The addition will have the same architectural treatment as the north east annexe outlined above.

Internal Works

The rooms of *primary significance* (CMP figure 92, page 60) are retained and have the following works as noted below:

- a) Former Council Chamber (CMP No.16)
 - This room remains as existing, noting minor works by the CoPP base build.
- b) Former Mayor & Mayoress Suite (CMP No. 17)
 - These two rooms remain as existing, noting minor works by the CoPP base build.
- c) Main hall Balcony (CMP No.19)
 - The balcony remains as existing with minor changes as part of the main hall interiors. This includes removing the existing acoustic wall panelling and restoring the hard plaster finish.

- New retractable acoustic curtains will be installed across the south wall. This is to tune the hall acoustics by opening or closing the curtains. Two decorative plaster uprights mounted on the rear wall pilasters need to be removed to allow the curtains to operate. Note there are 16 identical uprights retained on the east and west walls of the hall.
- d) East Stair and corridor
 - These spaces remain as existing, noting NCC compliance works by the CoPP to the stair handrails, nosings and tactiles.
- e) Mezzanine main hall apse
 - This remains as existing as part of the main hall interiors.

The rooms of *contributory significance* (CMP figure 92, page 60) have the following works:

- f) Former CoPP kitchen
 - This room is between the two mayoral suite rooms. The room is retained as existing with minor changes to joinery and cabinetry which are all later additions of no significance.
- g) Clock Tower room
 - The CoPP base build works includes for seismic strengthening.
 - The clock tower stair remains as existing as service access only.
 - The ANAM works remove the existing toilet, sink and cupboards to create a comms room.
- h) Former Supper Room (CMP No.18)
 - The CoPP early works contract stripped this room back to a single space after the structural failure of sections of the roof and the subsequent water damage. The CoPP base build will undertake structural strengthening works.
 - The ANAM works retain the room as the principal Rehearsal Studio, requiring significant acoustic treatment.
 - The glass to 6 windows will be replaced with laminated glass within the existing sashes, along with a new internal timber framed jockey sashes with laminated glass. This is similar to the acoustic treatment to the Former Library windows on the ground floor west.
 - The existing lift and opening will be removed and replaced with a new larger lift suitable for ANAM instruments. The new lift will be a walk-through type in the east west direction. This requires a soundlock lobby to acoustically isolate it from the Rehearsal room with a new pair of lobby doors.
 - The existing floor is a patchwork of sheet and tongue and groove boards in poor condition. The floor will be removed and replaced with a cement sheet underlay and new timber t&g boards over to satisfy the acoustic requirements.
 - The ceiling has been removed by the CoPP with remnant timber battens remaining. To satisfy the acoustic requirements a new upper sheeted ceiling will be installed within the roof volume along with a horizontal labyrinth ceiling under the trusses. All of the mechanical, fire and lighting services will be concealed within the upper ceiling space.
 - The walls will have acoustic panelling installed.
- i) West stair (CMP No.21)
 - The stair is retained as existing, noting CoPP base build NCC upgrade to handrails, nosings and tactiles.
- j) Former Lodge Room (CMP No.20)

- The CoPP early works stripped this room back to a single space following structural investigations and other damage. A patchwork of timber battens and joists remain below the truss level.
- The ANAM works retain the room as staff offices, library and meeting rooms.
- The 9 west windows will have refurbishment works due to their poor condition as outlined elsewhere.
- The existing floor will be upgraded to satisfy the acoustic requirements to isolate the offices from the ANAM performance Studio below. This includes a cement sheet underlay with t&g boards and carpet over.
- The east wall will be retained with some amended door openings, including infilling redundant doors and providing new doors to a storeroom, control room/editing suite, staff common room and new lift.
- The north wall is retained with an additional new pair of doors accessing the stair lobby.
- To the south end of the room two office work rooms, a meeting room and lift lobby will be added in lightweight walls and glazed partitions. Mechanical plant will be installed above this zone to serve the large open plan offices.
- Sections of damaged lathe & plaster ceiling remain in the central section between the trusses following the plane of the rafters. The new ceiling will retain this and complete the central section of the room in the same alignment with exposed trusses. New services will be neatly exposed and run between the trusses. The existing trusses will be repaired as part of the CoPP base build works. Localised repairs will occur to selected trusses where the bottom chord has sustained water damage, mostly along the west wall. This will involve the addition of short sections of bolted plates to strengthen the truss, plus some additional fixing brackets. Overall these works are very discrete and will have minimal visual impact.
- The office open plan workstations and support facilities will be freestanding within the room.

CMP level of significance – *no significance*

The areas of *no significance* on the first floor have a number of alterations and new construction. This includes store rooms, practice studios, control room/editing suite, staff common room, north west annexe and external terrace.