

RIBA STAGE 2 CONCEPT DESIGN REPORT NOVEMBER 2021 REV 01

EAST AYRSHIRE COUNCIL CULTURAL KILMARNOCK

KEP-XX-XX-RP-A-603001 REV 01



STAGE 2 CONCEPT DESIGN REPORT

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REVISION HISTORY

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Rev 00	01/11/21	DRAFT ISSUE	Information	00	LW	AM
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PROJECT TEAM

The Design Team has been carefully selected to develop the proposals covering all necessary disciplines.

CLIENT

EAST AYRSHIRE COUNCIL



PROJECT MANAGER & COSTS

FAITHFUL + GOULD



ARCHITECT & MASTERPLANNER

KEPPIE DESIGN



LANDSCAPE ARCHITECT

WARDELL ARMSTRONG



CIVIL & STRUCTURAL ENGINEER

STRUER



MEP ENGINEER

RSP



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EXECUTIVE SUMMARY

This report consolidates the RIBA Stage 2 Concept Design proposals developed by the design team between August – November 2021, for key components of the Cultural Kilmarnock masterplan vision. The masterplan vision builds on the earlier 2017 exercise undertaken ('Kilmarnock Cultural Quarter: A Vision' (September 2017)) and the proposals are shaped by the themes and recommendations from recent stakeholder engagement events and the client briefing requirements. The emerging concept design proposals, supporting engagement, research and analysis will form part of the forthcoming Levelling Up Fund (LUF) submission to the United Kingdom Government by East Ayrshire Council.

A summary of the masterplan vision, client briefing requirements and stakeholder engagement are included at the start of this report. Followed by architectural information on the concept design proposals for The Palace Theatre and Grand Hall. The Palace Theatre and Grand Hall has been identified as the initial focus of the masterplan vision for Cultural Kilmarnock and as a catalyst for the longer term **cultural transformation** of the town.

This report outlines the core tasks undertaken to develop the architectural concept for The Palace Theatre and Grand Hall. The proposals incorporating the strategic engineering requirements and the proposals aligned to the **cost plan, project strategies and outline specification**.

Throughout the Stage 2 Concept Design, regular project design reviews with the client and design team have taken place to inform the proposals. (The proposed layouts have been developed based on the various historical drawings and information made available by the East Ayrshire Council client team. All architectural drawings are subject to current site surveys and dimensions being undertaken.)

At the end of the stage a key outcome is that the architectural concept is approved by the client and aligned to the project briefing requirements. In addition, within the appendices of this report, consultant information on the wider public realm improvement works to **The Palace Theatre and Grand Hall, The Dick Institute, Elmbank Drive and Kilmarnock Water and other ancillary changes to car parking, access, landscaping etc.** are also included.

Moving forward information on the project programme and planning route are also contained within this report.

We very much look forward to progressing this exciting and transformational project with the client and design team.



SKETCH PERSPECTIVE THROUGH NEW FOYER EXTENSION
YOUTH THEATRE/CAFE, BAR AND PROPOSED TERRACE





1.0

MASTERPLAN VISION

1.1 OVERVIEW

CULTURAL KILMARNOCK

The adjacent aerial sketch from 'Kilmarnock Cultural Quarter: A Vision' (September 2017), illustrates the ambition of the masterplan vision to create a vibrant area of cultural significance that encapsulates the rich history of the area and the people of Kilmarnock.

The overarching high level strategies of the 2017 exercise, for example; the connections of the cultural assets, pedestrianisation, linking of green spaces, forming new pedestrian routes and the preservation and enhancement to the culturally significant buildings remain pertinent to the current masterplan vision for Cultural Kilmarnock. (Please refer to the Kilmarnock Cultural Quarter: A Vision (September 2017) for further information on the background, history, purpose etc.)

The 2017 Cultural Quarter Vision/ Themes were informed by detailed consultation with East Ayrshire Council, steering groups and wider consultation engagement. In addition, the 2017 proposals stem from historic studies, such as, 'Celebrate Kilmarnock Action Plan' and 'Kilmarnock Integrated Urban Development Plan'. The 2017 Kilmarnock Cultural Quarter proposals and the 2021 East Ayrshire Council and East Ayrshire Leisure 'Key Requirements for Multi-Disciplinary Team Appointment' form the basis of the emerging proposals.

As outlined in this report the proposed masterplan vision and design concepts are also influenced by; the global pandemic, changes to the political landscape/ financial context, changes to the built context (buildings/ boundaries ie. Loanhead Primary and Ayrshire Arts Academy) and stakeholder aspirations.



AERIAL IMAGE OF KILMARNOCK CENTRE AND ADJACENT 'CULTURAL KILMARNOCK'



CULTURAL KILMARNOCK MASTERPLAN VISION 2017

OVERVIEW

CULTURAL KILMARNOCK

KEY MOVES & ASPIRATIONS

As noted the masterplan vision is informed by the client briefing requirements and stakeholder feedback as outlined in the following pages of this report.

An indication of the key moves and aspirations that inform the masterplan vision for Cultural Kilmarnock are provided on the adjacent high-level masterplan diagrams.

01 EXISTING OVERVIEW

02 CULTURAL ASSETS

- A THE DICK INSTITUTE
- B AYRSHIRE ARTS ACADEMY
- C THE PALACE THEATRE AND GRAND HALL
- D THE CROSS

03 CULTURAL CONNECTIONS

Improved pedestrianisation, accessibility, public realm, landscaping, signage and way-finding between the Cultural Assets and to the wider town.

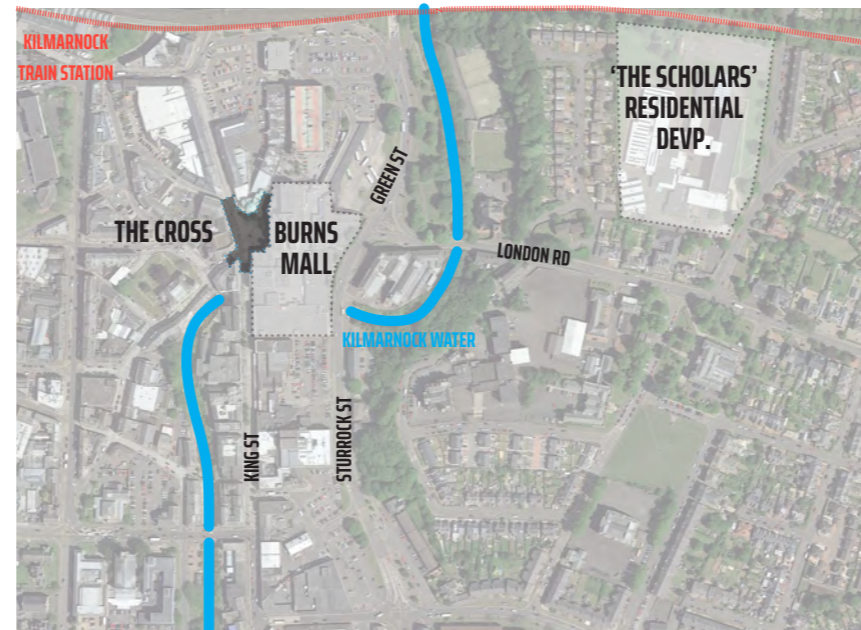
04 PROPOSED MASTERPLAN AREA

Indication of the proposed masterplan area, incorporating the Cultural Assets, public realm and wider opportunities.

05 OPPORTUNITIES

High-level indication of the possible opportunities, interventions and aspirations that contribute to the masterplan vision for Cultural Kilmarnock.

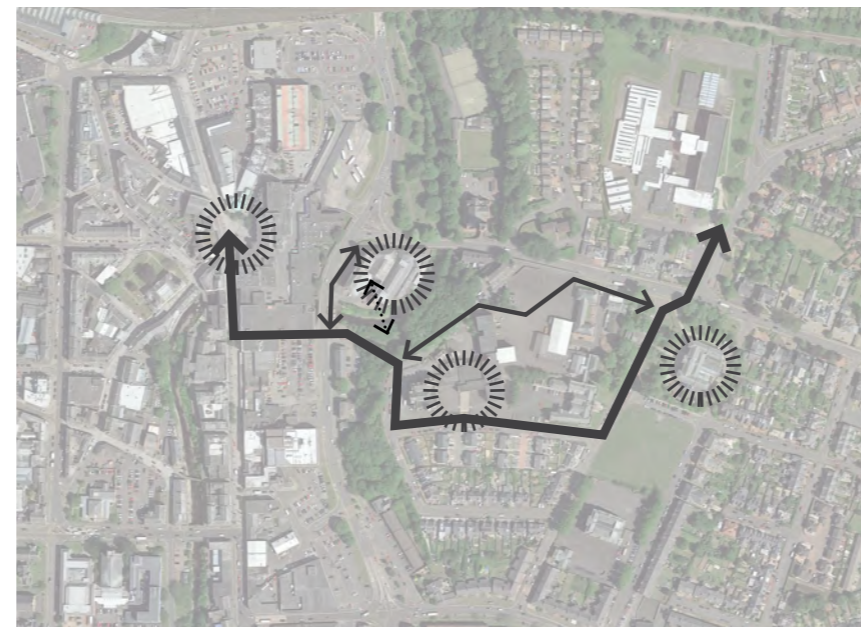
06 THE VISION (ABSTRACT)



01 EXISTING OVERVIEW



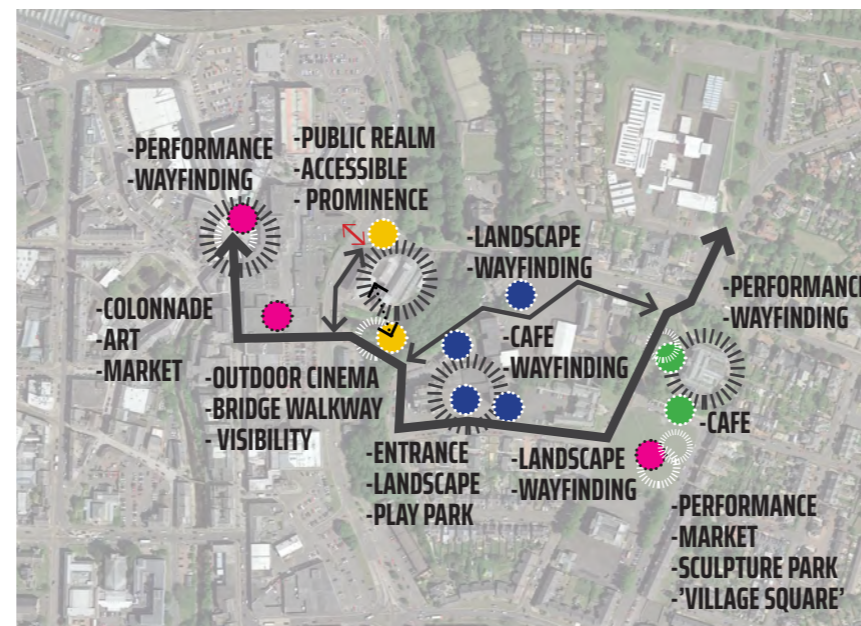
02 CULTURAL ASSETS



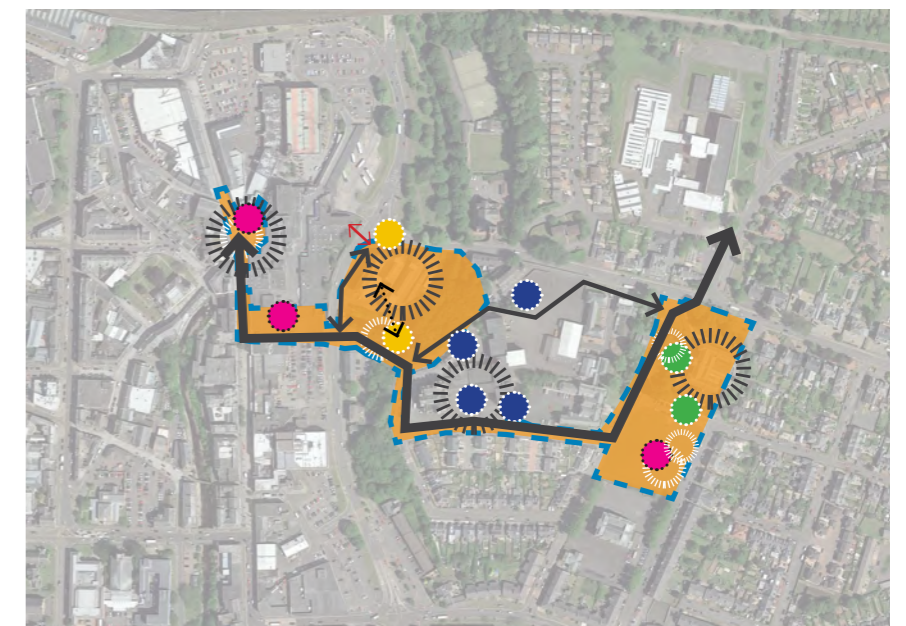
03 CULTURAL CONNECTIONS



04 PROPOSED MASTERPLAN AREA



05 OPPORTUNITIES



06 THE VISION (ABSTRACT)

OVERVIEW

CULTURAL KILMARNOCK

MASTERPLAN 2021

The adjacent masterplan vision drawing highlights the proposed opportunities and aspirations to improve the pedestrianisation, accessibility and connections between the 'Cultural Assets' and the wider town.

Informed by stakeholder feedback, a key strategy of the proposed masterplan vision, is to improve pedestrianisation and accessibility within Cultural Kilmarnock, through the linking of green spaces and forming of new pedestrianised routes.

Improvements to the soft and hard landscaping, lighting, signage and way-finding will enhance the setting, connection and offering of the Cultural Assets. Opportunities to improve pedestrianisation and accessibility have been identified to the public realm around; The Dick Institute, Elmbank Drive, Kilmarnock Water and The Palace Theatre and Grand Hall.

Improvements to the public realm, accessibility, visibility and connections to The Palace Theatre and Grand Hall are at the heart of the masterplan vision and the emerging design proposals. Further information on the emerging design proposals for The Palace Theatre and Grand Hall are contained in the following section of this report. In addition, information on the emerging proposals for; The Dick Institute, Elmbank Drive and Kilmarnock Water are also included in this report and within the Wardell Armstrong Landscape Architects Stage 2 package of information.

The transformation outlined by the masterplan vision will contribute significantly towards improving the long-term prospects of the Dick Institute and The Palace Theatre and Grand Hall. A new Kilmarnock which has respect for - and reference to - it's heritage and it's past. The masterplan vision aims to strengthen, improve and promote Kilmarnock town centre and to create a lively, vibrant and healthy centre that meets the needs and aspirations of the local community.

The adjacent narrative summarises a number of wider masterplan connections and opportunities that have been identified as part of the emerging concept design proposals.



'MASTERPLAN VISION 2021'

OVERVIEW

CULTURAL KILMARNOCK

MASTERPLAN CONNECTIONS

1. 'Burns Mall Underpass' (Closure)

An important aspect to improving the public realm and accessibility to The Palace Theatre and Grand Hall is the proposed closure of the Burns Mall underpass – the underpass replaced with a ramp infill and at grade crossing.

The existing underpass has been regularly highlighted by the various stakeholder groups as a problem area. Stakeholders felt it was often intimidating, unsafe (especially at night) and a negative way to connect the town centre with buildings such as The Palace Theatre and the Grand Hall. Previous discussions with New River Retail – owners and operators of the Burns Mall – have highlighted that the footfall is largely drawn from the bus station and The Cross. The closure of the underpass allows for the removal of the ramps, barriers and steps and the protective wall associated with it, making the public realm around The Palace and the Grand Hall entrances much more attractive.

2. 'Former BHS Store' (New Crossing/ Colonnade Route/ Public Realm)

A new road crossing is proposed adjacent to the rear of the former BHS store. The new crossing connected to existing routes and nodal points which lead to The Palace Theatre and Grand Hall, Kilmarnock Water, Ayrshire Arts Academy and The Dick Institute. In addition, the recent public realm improvement works to the paving and landscape adjacent to the bus station could also be extended down to the rear of the former BHS store.

An opportunity exists to open the ground level of the former BHS store and extend the stores visibility along a currently blank edge adjacent to the existing car park. If this was done by introducing a covered colonnade at ground level, it would widen this route and potentially increase future mixed retail interest from smaller units on its edge.

3. 'White Tile Building' (Key Active Node)

Through the improvements outlined above there is an opportunity to strengthen the connection to King Street and to the Celebrate Kilmarnock Digital Hub that will be located in the 'White Tile Building.'

4. 'The Cross' (Connect)

Already a high quality civic space, there is an opportunity to integrate The Cross into a shared Cultural Kilmarnock programme of events and an opportunity to link The Cross with the other Cultural Assets through improved signage and way-finding.

5. 'St Marnock Square' (Urban Green Space)

Landscape proposals are currently being developed to improve St Marnock Square, with the possibility to consider and include a 'Tiny Forrest' community sustainability initiative to create an urban green space.

6. 'Tesco Site' Fowlds Street (Civic Use?)

Currently a large vacant gap site in the town centre. Opportunity for a multi-agency civic use.

7. 'Multi-storey Car Park' James Shaw Crescent (Re-purpose?)

Falling into disrepair and in poor condition.



'MASTERPLAN VISION 2021'

1.2 KEY VISION THEMES

CULTURAL KILMARNOCK

A summary of the key vision themes and client briefing requirements are provided below alongside plan extracts from the landscape proposals.

ELMBANK DRIVE/ AYRSHIRE ARTS ACADEMY - CONNECTION

Themes/ Recommendations

A. Develop landscape proposals that provide a green link between the Dick Institute, Ayrshire's Arts Academy, The Palace Theatre and Grand Hall and the Town Centre.

B. As part of this brief promote and encourage spaces for performance and public interaction.

C. Create a brief for a landscaped trail connecting the wider network of parkland and green spaces with the town centre

KEY

1. Visual features at either end of the street.
2. Buffer to residential side of the street.
3. Retaining wall to north side - break up with steps.
4. Bring people into Arts Academy grounds (café/ rest/ play.)



WARDELL ARMSTRONG: ELMBANK DRIVE / AYRSHIRE ARTS ACADEMY

KEY VISION THEMES

CULTURAL KILMARNOCK

DICK INSTITUTE & WIDER CONNECTIONS

Themes/ Recommendations

- A.** Create inside/outside space for the Dick Institute with café.
- B.** Sculpture Park/ Village Square in green space between Dick Institute and Loanhead Primary to be designed and implemented.
- C.** Connective space to Ayrshire Arts Academy and Loanhead Primary (public realm/ green space/ programme/ signage and way-finding.)
- D.** Create an action plan for coach/car parking and infrastructure to enable the best use of the existing space.
- E.** Create temporary covered area outside Dick Institute.
- F.** Develop a way-finding plan for a connected public realm around the Dick Institute.
- G.** Address the flexible, event - related need for supporting public facilities.

KEY

- 1. Elmbank Drive key pedestrian link to the rest of the cultural park.
- 2. South-west corner of the site to become a shared surface plaze connecting Elmbank Drive, village square, and The Dick Institute.
- 3. Extend green space to the west to create one green space encapsulating the war memorial.
- 4. Services/ vehicular entrance.
- 5. Strategic clearing of trees to open up The Dick Institute to the village green.



WARDELL ARMSTRONG: THE DICK INSTITUTE

KEY VISION THEMES

CULTURAL KILMARNOCK

THE PALACE & GRAND HALL

Themes/ Recommendations

- A.** Develop sketch feasibility studies to improve accessibility for visitors and performers including enhanced dressing room facilities, toilets and access to the stage.
- B.** Develop sketch feasibility studies to create a vibrant and welcoming entrance that provides access to both the Grand Hall and the Palace Theatre and is integrated into the streetscape
- C.** Develop sketch options for opportunities for outdoor space - creating spaces for year round outdoor performance
- D.** Developing landscape proposals that provide green links between other heritage assets and the town centre
- E.** Proposals to contribute to creating facilities that support and nurture local talent

KEY OPPORTUNITIES

- Opportunity to create a flexible public park with grass terracing, capable of hosting outdoor events.
- Opportunities to retain and enhance river views.
- Opportunities to create lookout terrace spaces on both sides of the river, starting an enticing journey through the theatre and its grounds.

KEY

- 1. Riverside spill out spaces (to be developed)
- 2. Improve connection over existing bridge to southern park including art installations & lighting
- 3. Realigned staircase - safer direct link to Arts Academy
- 4. Grass terraces that can act as an amphitheatre/ outdoor cinema
- 5. Existing trees retained/ scrub cleared to create a nature trail as part of way-finding through cultural park
- 6. Opportunities to create picturesque scenes of the river from within the building

Architectural information on proposals to improve the accessibility, entrance and internal refurbishment are contained in the following section of this report.



WARDELL ARMSTRONG: THE PALACE & GRAND HALL AND SURROUNDING AREA

KEY VISION THEMES

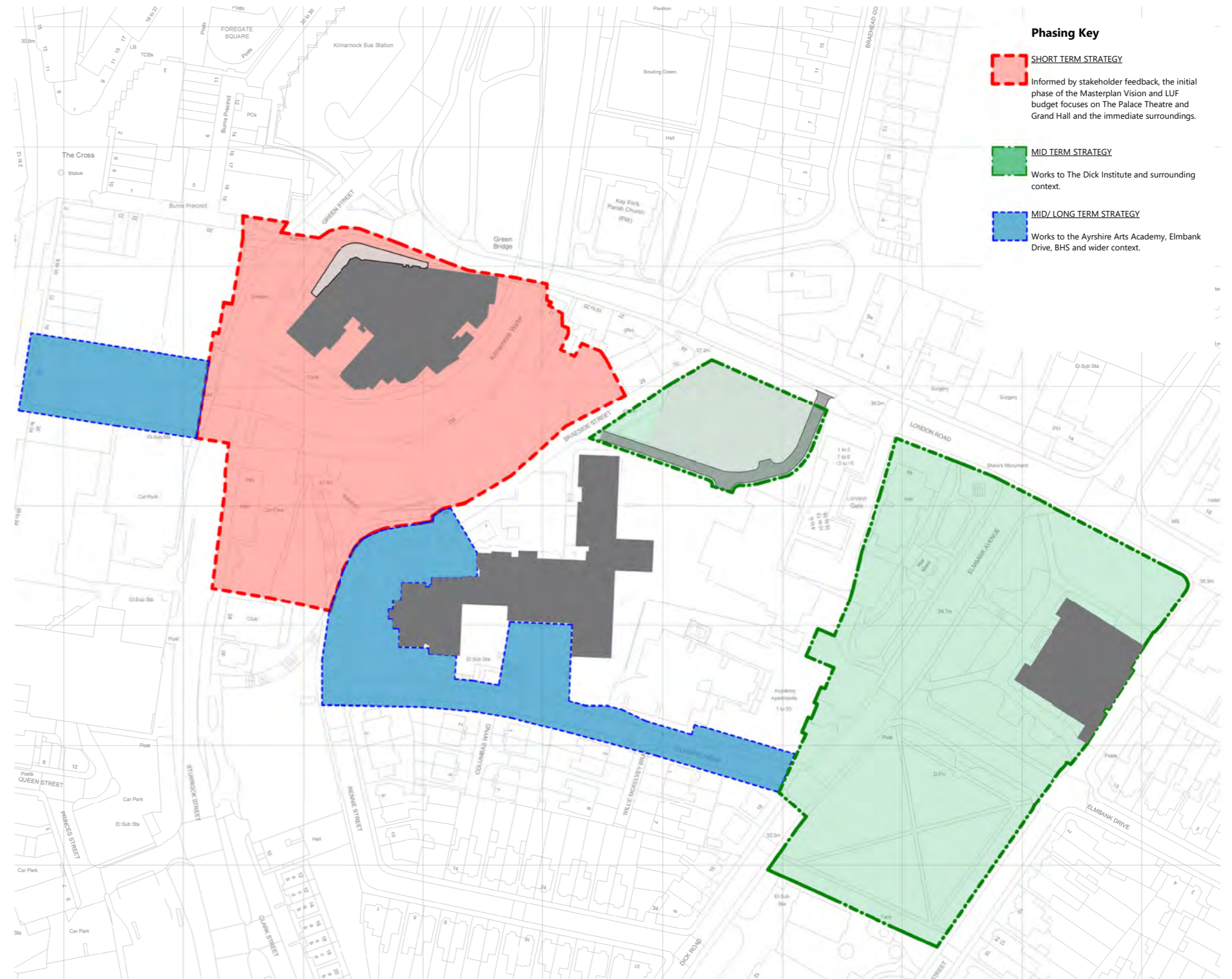
CULTURAL KILMARNOCK

STRATEGY & PLANNING

The adjacent 'short/ mid/ long' term masterplan phasing strategy drawing provides an indication of the proposed sequencing of the masterplan vision. The strategy has been informed by client feedback and the requirements of the Levelling Up Fund application.

The initial phase of the masterplan vision and Levelling Up Fund budget focuses on The Palace Theatre and Grand Hall and the immediate surroundings. The client group view the initial phase as the catalyst for the longer term vision for Cultural Kilmarnock, part of a wider 15-20 year plan for the town.

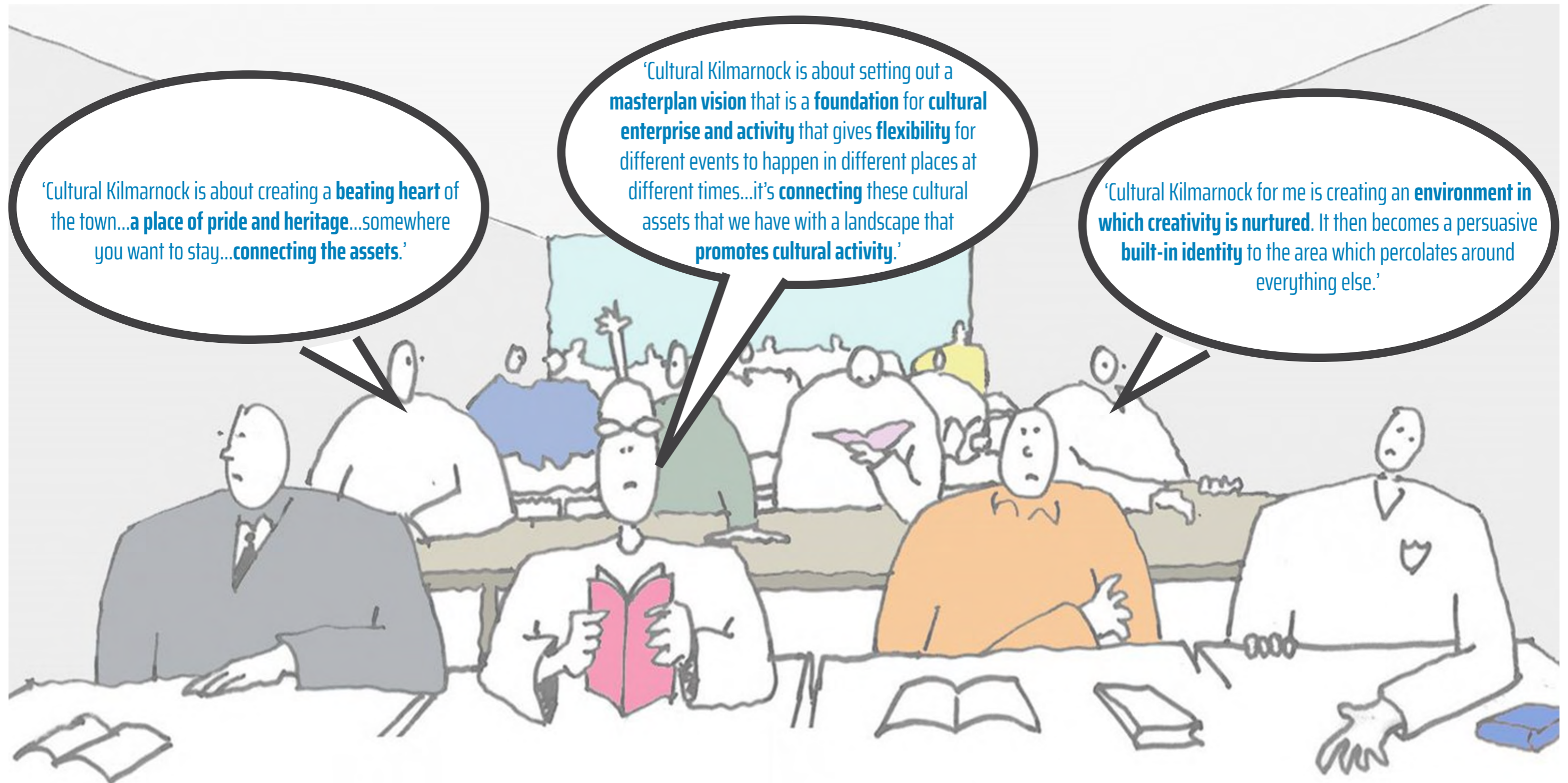
An overview of the visioning feedback and central aims following the stakeholder engagement and client group workshops undertaken is provided on the following pages of this report providing further substantiation to the proposed themes and recommendations outlined in the design proposals.



STRATEGY & PHASING PLAN

1.3 VISIONING FEEDBACK & CENTRAL AIMS

CULTURAL KILMARNOCK



VISIONING FEEDBACK & CENTRAL AIMS

CULTURAL KILMARNOCK

As outlined below a number of stakeholder events and client workshops have taken place to inform the design proposals.

- 02/09/2021 Stakeholder Event 01
- 13/09/2021 Stakeholder Event 02
- 20/09/2021 Town Centre Development Framework
- 22/09/2021 Client DTM Workshop
- 06/10/2021 Client DTM Workshop
- 19/10/2021 Ayrshire Roads Alliance Initial Meeting
- 22/10/2021 East Ayrshire Council Planning Initial Meeting
- 27/10/2021 Client DTM Workshop
- 10/11/2021 Client DTM Workshop

'Summarised Findings' from the discussions are outlined below;

EXTERNAL SPACES

The Dick Institute is working well internally however externally the green spaces to the south could offer a lot of potential to extend the current offering and allow events to expand and complement the events run in the town centre.

ACCESSIBILITY

Making all areas more accessible particularly regarding The Palace Theatre and Grand Hall entrances and internal space was a high priority for the group as the space currently was not functioning well.

SAFETY

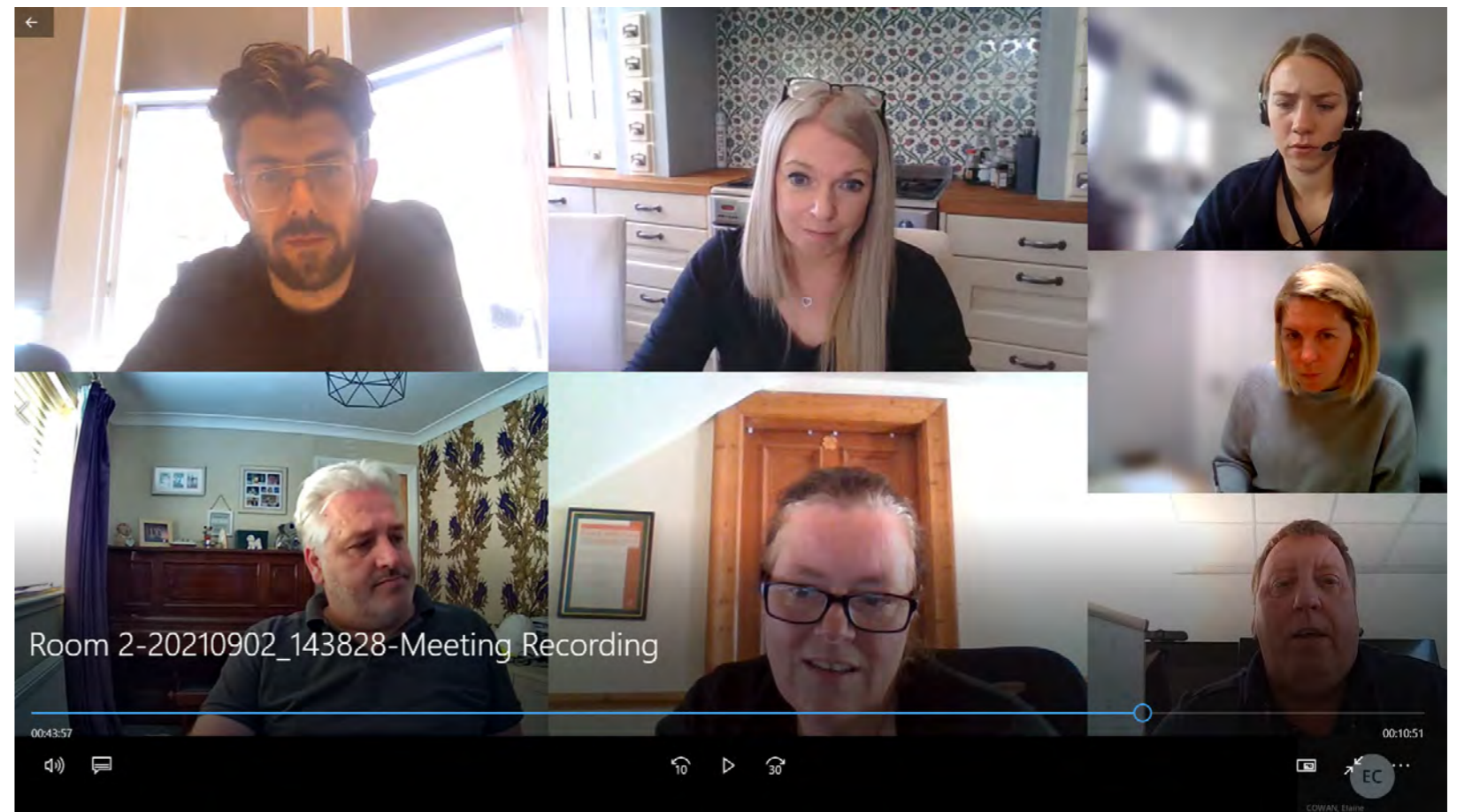
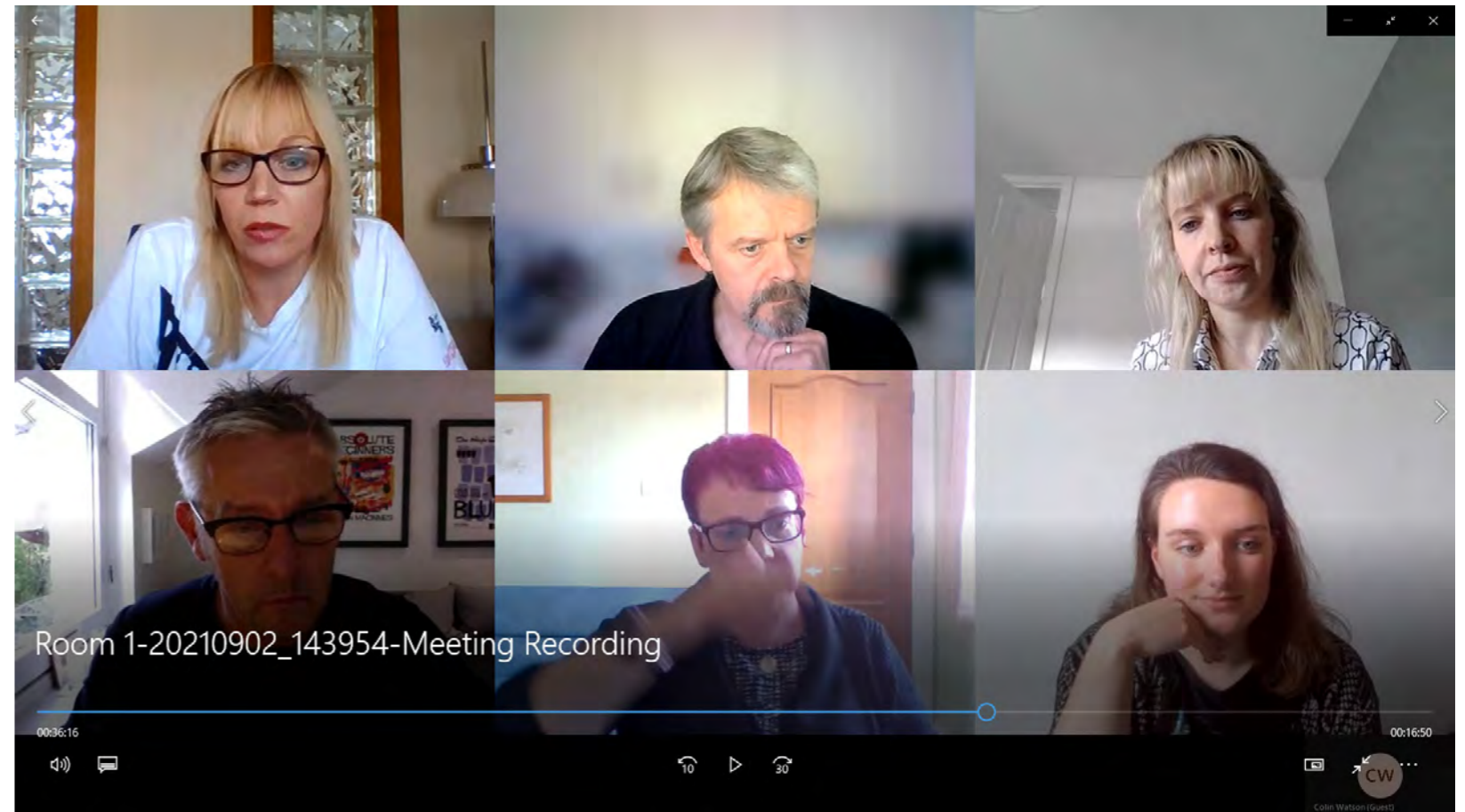
Making the underpass feel safer was also a priority. It was felt that this space currently segregates the locations and is uninviting.

WAY-FINDING

The group felt that there was poor way-finding between the locations and thus they were underutilised and difficult for visitors to find and move between. (You cannot see from one location to the next.)

FLEXIBILITY

The group felt that they wanted to make spaces as flexible as possible giving them the most range to undertake various activities/events. As several of the group had already experienced at The Cross, it was felt that sculptures or lots of outdoor seating would limit what outdoor events could be run in the areas.



CULTURAL KILMARNOCK STAKEHOLDER EVENT 01 02/09 (MS TEAMS 2-4PM)

VISIONING FEEDBACK & CENTRAL AIMS

CULTURAL KILMARNOCK

CONNECTIVITY

The group highlighted aspirations to see The Palace better connected to the centre of Kilmarnock and connecting all four cultural venues together.

VISUAL SIGHT LINE

The group highlighted issues with connectivity; the Burns Mall, obstructed views of palace, one way system and trees blocking views of The Dick Institute and Academy. The group were in support of investigating opportunities to give increased natural visibility to the venues.

CREATIVITY

The group voiced that they felt there was no sense of artistic community and want a creative community where people want to be in the area and feel they are part of something.

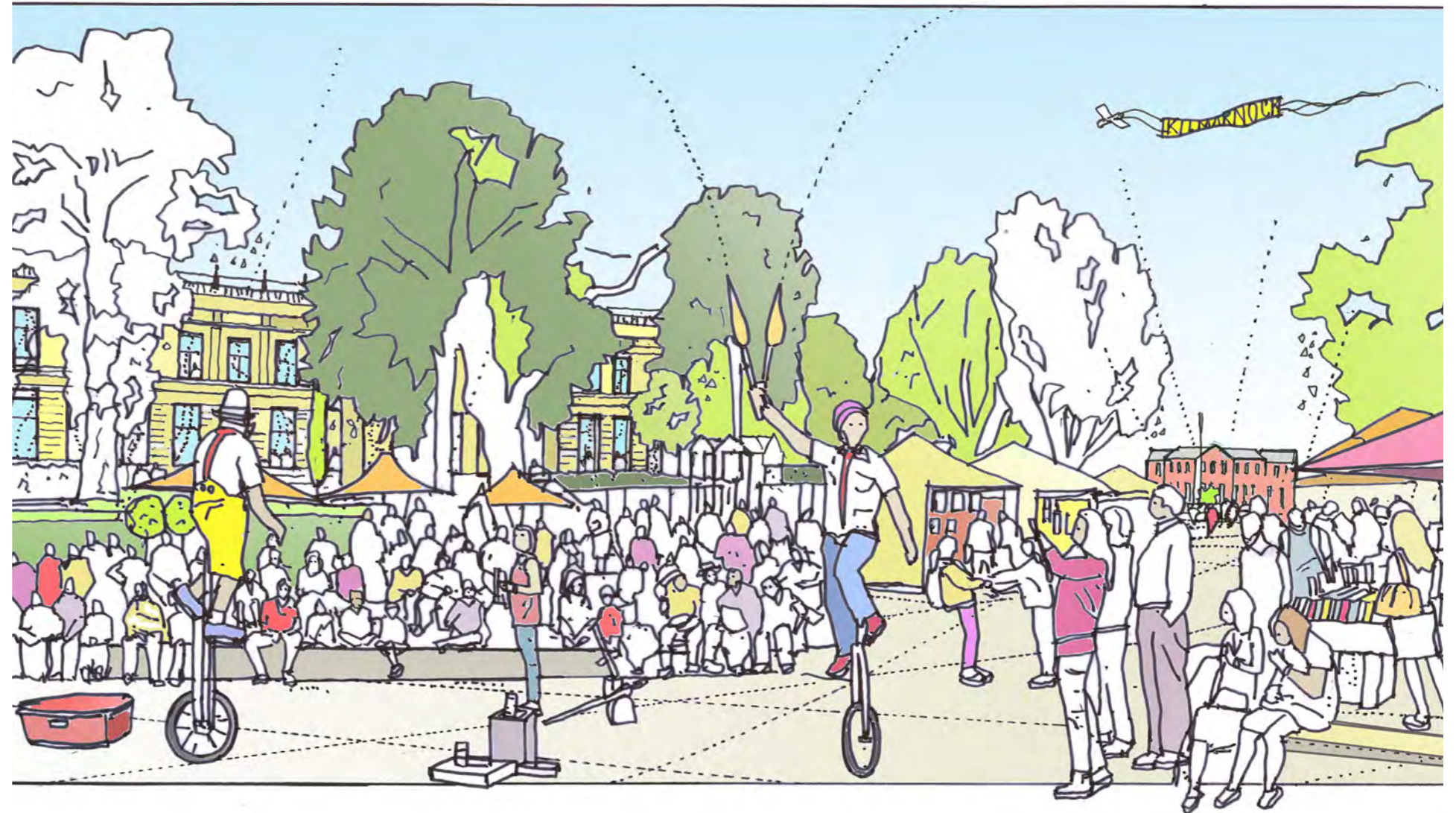
ENTRANCE SPACE

The group noted The Palace Theatre and Grand Hall look like one building however is two separate buildings and this is confusing for the customer entering and moving around the building. Opportunity to provide one single point of entrance should be explored.

CATALYST FOR FUTURE CHANGE

The group noted they saw this project as the first part of a longer-term vision for Kilmarnock as part of a wider 15-20 year plan.

(The above notes are extracts for F+G 'Meeting Notes Stakeholder Engagement Session 01.')

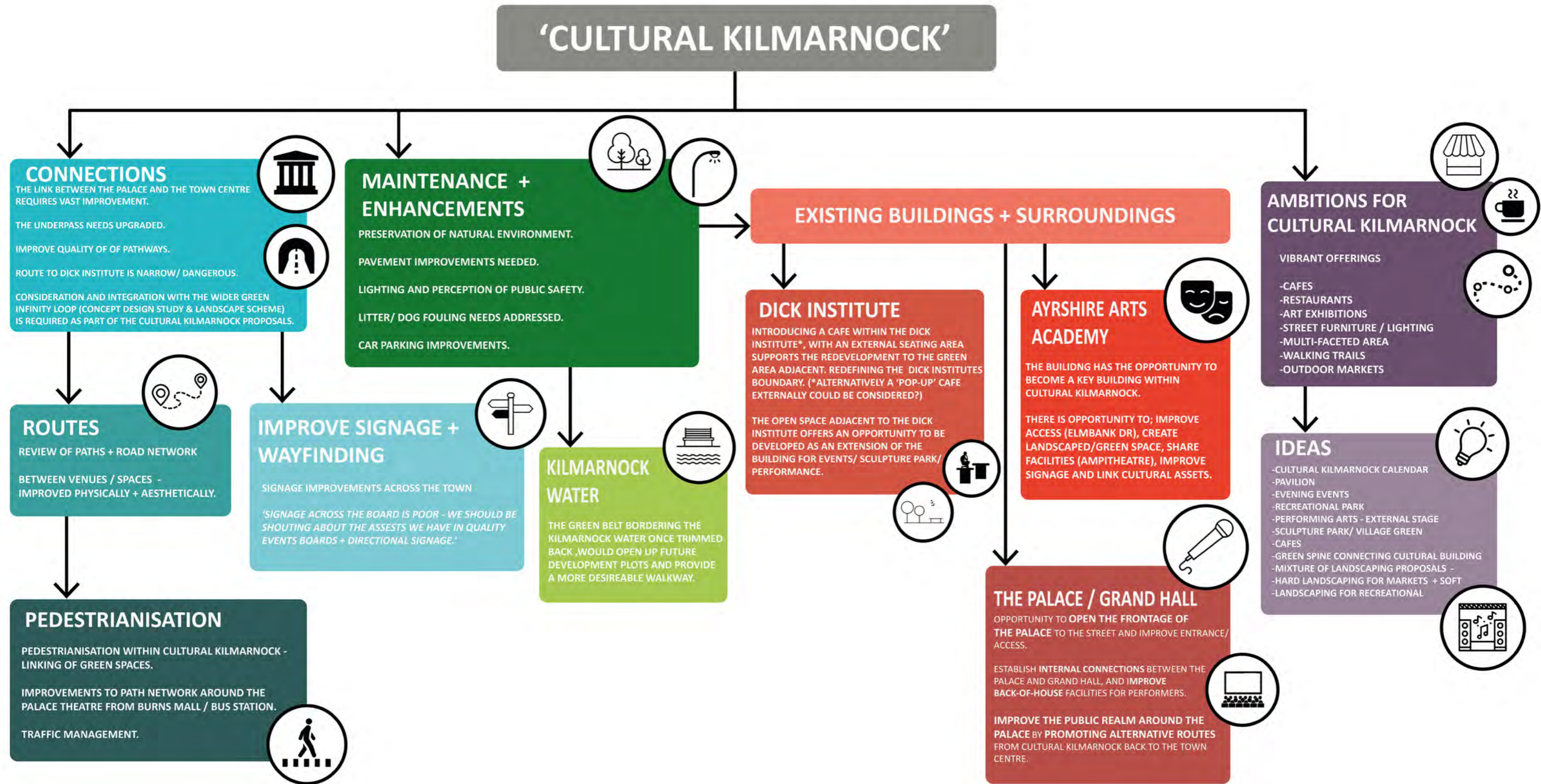


KEPPIE ASPIRATIONAL SKETCH - PUBLIC PERFORMANCE (THE DICK INSTITUTE)

VISIONING FEEDBACK & CENTRAL AIMS

CULTURAL KILMARNOCK

The below 'mind map' diagram summarises the key strategies and central aims of the Cultural Kilmarnock initiative.





2.0

THE PROPOSAL - THE PALACE THEATRE & GRAND HALL

2.1 EXISTING ANALYSIS

CULTURAL KILMARNOCK

This section of the report focuses on the development of the architectural concept design proposals for The Palace Theatre and Grand Hall. The architectural concept design responds to the themes/ recommendations of the client briefing requirements as outlined in the earlier key vision themes.

In summary, the architectural concept design proposals for The Palace Theatre and Grand Hall aim to;

- Improve accessibility (externally and internally)
- Create a vibrant, prominent and welcoming entrance
- Improve/ rationalise/ refurbish internally to create greater flexibility, changing, storage space etc.
- Improve connections and opportunities for outdoor performance
- Stimulate future masterplan phases
- Provide facilities to encourage, nurture and retain local talent

The adjacent photographs are extracts from a study of historical photos of The Palace Theatre and Grand Hall and the surrounding area. The historic images are a source of inspiration for the emerging architectural concept design proposals and masterplan vision moves. The photos indicate the prominence and visual connection to the surrounding streetscapes that The Palace Theatre and Grand Hall once had. In addition, the photos show the soft corners, connections, active frontage and vibrancy of the rich civic spaces in the town centre.



THE PALACE AND THE CROSS (1960S) **'PROMINENCE + VISUAL CONNECTION'**



KING STREET/ THE CROSS (1962) **'REINSTATE THROUGH ROUTES'**



THE CROSS (1890) **'HIERARCHY OF PUBLIC SPACE'**



THE CROSS (1960S) **'SOFT CORNERS'**

EXISTING ANALYSIS

CULTURAL KILMARNOCK

SITE PHOTOS

A snapshot overview of the opportunities and constraints that are presented by the existing building and immediate public realm are conveyed via the following selection of site photos and site plan analysis.

The site photographs highlight the challenges imposed by the adjacent road network and the associated pavement, ramps, railings, stairs and underpass that navigate the roadway. There are numerous disparate entrances into the venues at present with separate entrances to the theatre and grand hall venues. In addition, there are separate accessible and staff entrances into the venues. Service access to the building is from the south west from Sturrock Street into a courtyard area adjacent to Kilmarnock Water. A modern 'lean to' extension and stage access corridor, which are in poor condition, wrap the courtyard. There is no lift access to the back of the theatre at present and access to the south of the building along Kilmarnock Water is currently blocked by the building/ boundary wall.

Internally, the main theatre and grand hall as well as supporting function rooms are fantastic spaces – however, would in general benefit from internal redecoration and replacement of fixtures throughout. An outline description of the proposed works internally and accompanying sketch plans, prepared following stakeholder workshops and site visits are included in the supporting analysis section of this report. Upon commencement of Stage 3 we would suggest a focused workshop with East Ayrshire Leisure and East Ayrshire Council to 'walk the building' to bring together the client briefing requirements and the emerging plan proposals.

With regard to the external fabric of the building we would suggest that a current Building Conditions Survey for The Palace Theatre & Grand Hall is undertaken by a chartered surveyor with conservation specialist input. At present, clarity is required from East Ayrshire Council on the status of existing reports and the existing envelope fabric repairs recommended and whether the existing envelope fabric repairs are part of an ongoing maintenance programme and separate funding stream to the emerging proposals. In addition, we would suggest a full measured survey of the key buildings is required, in particular The Palace Theatre and Grand Hall; including plans, sections elevations, levels and point cloud survey of the external envelope and key internal spaces (REVIT LoD250). This is required to substantiate and further develop architectural and coordinated proposals. As noted earlier, the proposed layouts have been developed based on the various historical drawings and information made available by the East Ayrshire Council client team and all architectural drawings are subject to current site surveys and dimensions being undertaken.



PUBLIC REALM



THE PALACE, GRAND HALL & SUPPORTING SPACES



BACK OF HOUSE/ SERVICES



CONNECTION TO KILMARNOCK WATER & SURROUNDINGS

EXISTING ANALYSIS

CULTURAL KILMARNOCK



1. PUBLIC REALM/ UNDERPASS



2. THE PALACE THEATRE



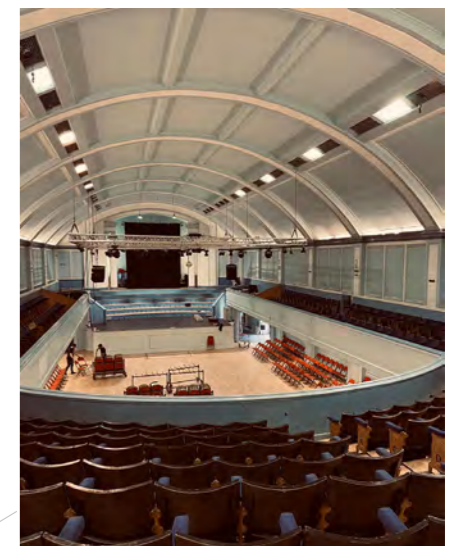
3. SERVICE ACCESS/ BOH



4. PALACE BAR (First Floor)



5. GALLERY ROOM (First Floor)



6. THE GRAND HALL

EXISTING ANALYSIS

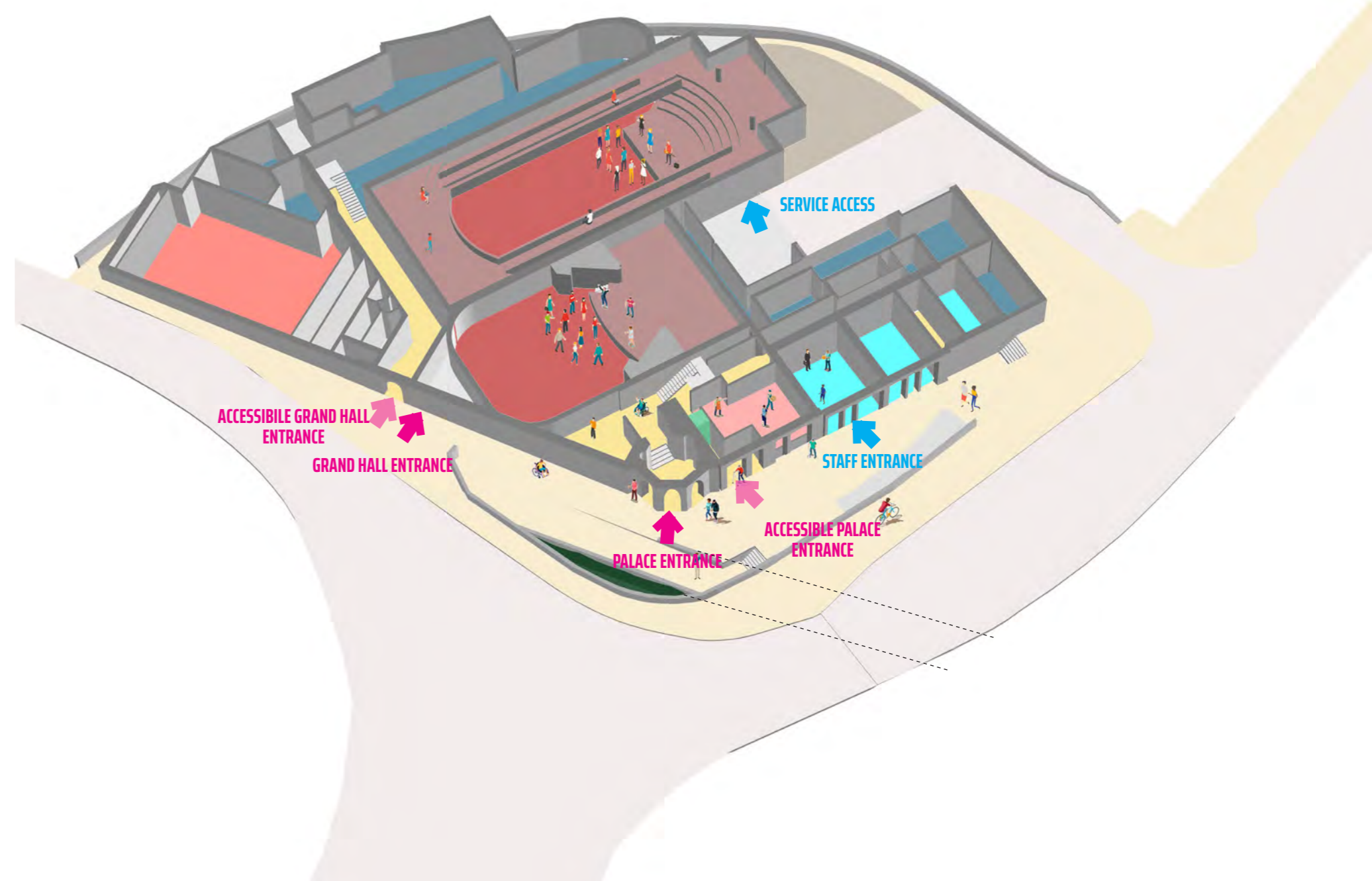
CULTURAL KILMARNOCK

EXISTING PLAN AXO

The following sketch axonometric plan diagram shows the existing ground floor plan and access.

In summary;

- ramps, railings, stairs and underpass – cluttered and uninviting public realm
- numerous disparate entrances
- separate entrances to the theatre and grand hall venues
- separate accessible entrances
- poor quality service/ back of house accommodation
- no stage lift
- no route adjacent to Kilmarnock Water



EXISTING AXO. GROUND FLOOR PLAN SKETCH

2.2 OPTION TESTING

CULTURAL KILMARNOCK

Further to a recent site visit to The Palace Theatre and Grand Hall and internal design workshops, the following high level sketches explore possible options to improve access to the venues.

OPTION 01 'IMPROVE EXISTING'

PROS Works alongside existing layout
Opportunities for external performance and upgrades to public realm

CONS Venues function separately and you can't/ difficult to promote both venues/ events as one
Hidden/ Not visible

OPTION 02 'CENTRAL'

PROS Main central entrance which leads to both venues
Iconic corner turret/ tower as symbol for entrance
Existing Grand Hall entrance space can be reused

CONS Access route reduces capacity to Palace Theatre
Front facade becomes less active
Palace Theatre accessible entrance needs to be retained (as ramp and link corridor to Grand Hall require a long ramp to raise the 2m approx height difference leaving no space for a ramp up from outside to the Palace Theatre floor level.)

OPTION 03A/B 'FOYER EXTENSION' / (REDUCED)

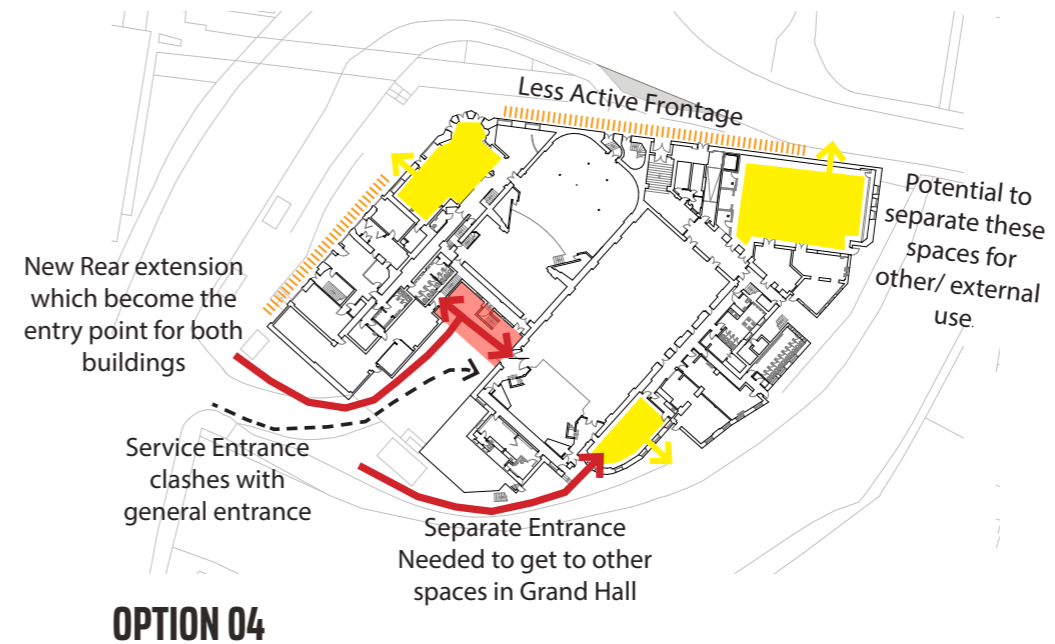
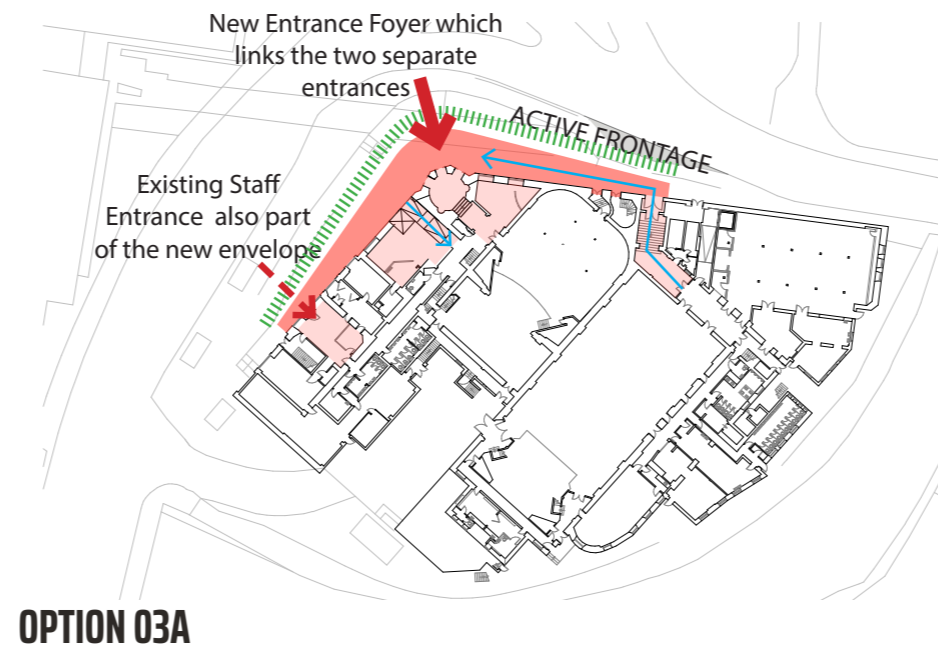
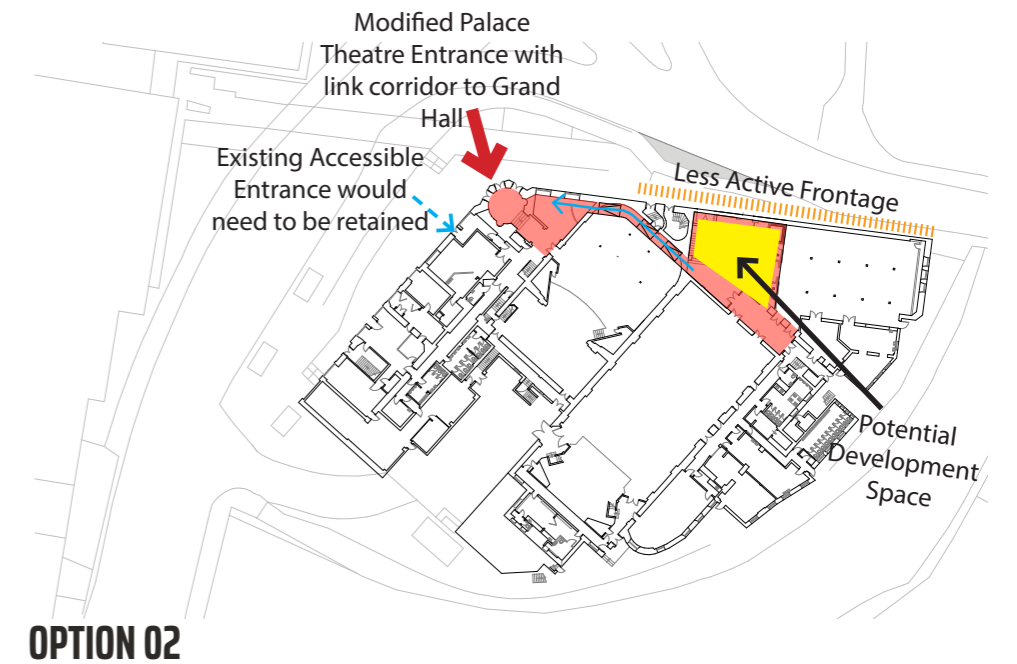
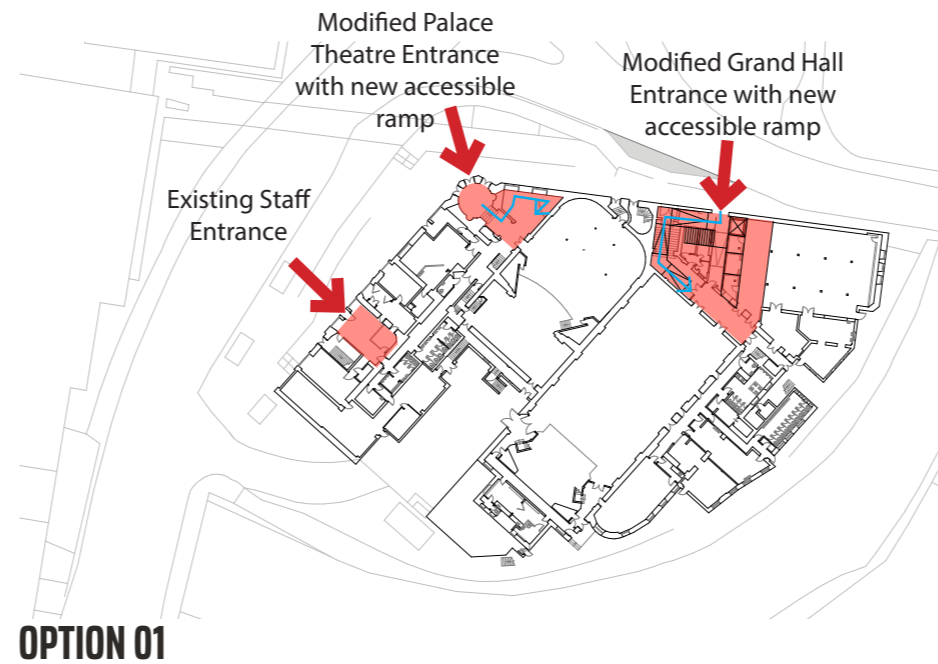
PROS Shared entrance space to venues
Fully accessible
Clear/ Visible/ Active Frontage/ Engages
Catalyst for further future improvement
Opportunities for cafe/ connect inside and outside (more external space)

CONS Reduced public realm
Drop off relocated
Separate staff entrance

OPTION 04 'KILMARNOCK WATER'

PROS New entrance engages with Kilmarnock Water to the south
Entrance connects both venues
Spaces highlighted (yellow) could become external Restaurants/ Bars/ Cafe

CONS Further review of levels required
Operational conflict with service access/ BOH spaces
Less visible frontage to Sturrock Street/ town

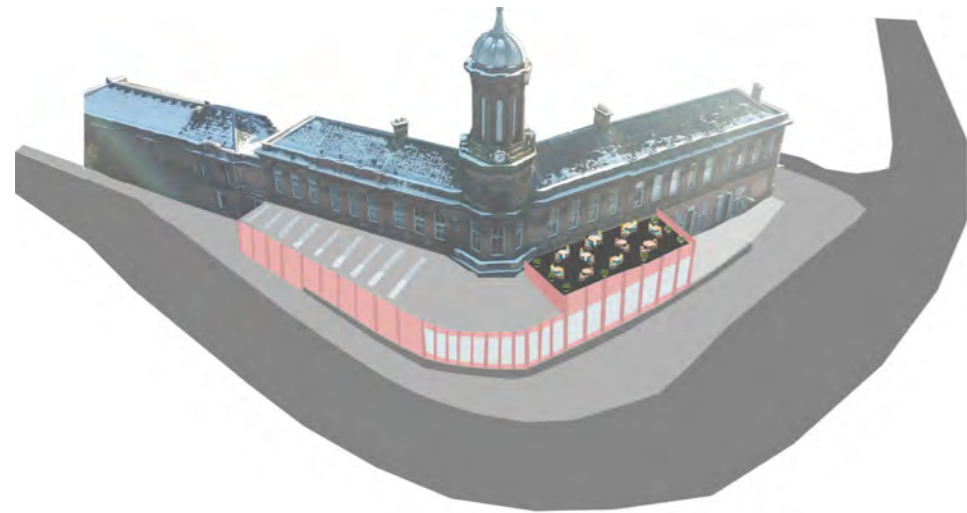


OPTION TESTING

CULTURAL KILMARNOCK

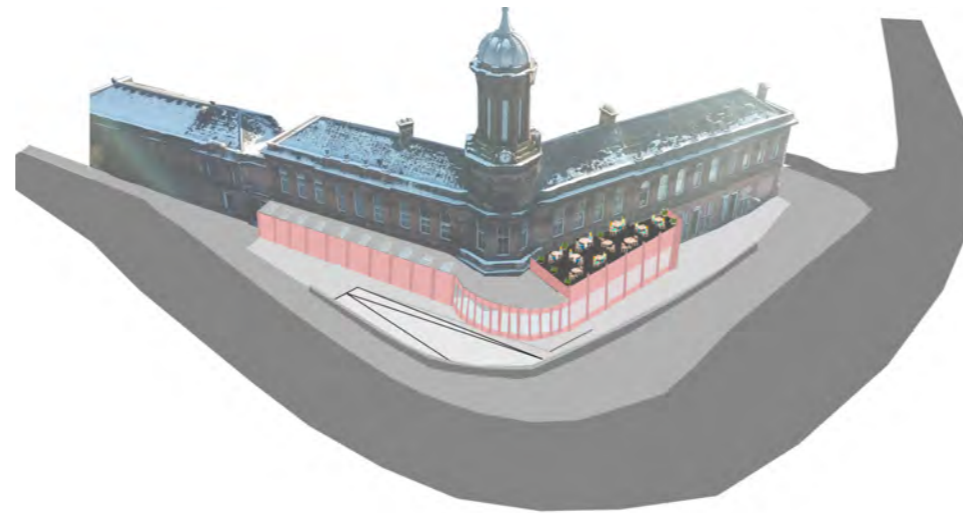
MASSING OPTIONS

A number of options have been tested and explored to improve the accessibility and connectivity of the venues as outlined below. Following detailed review with the client and design team a foyer extension was agreed as the preferred option.



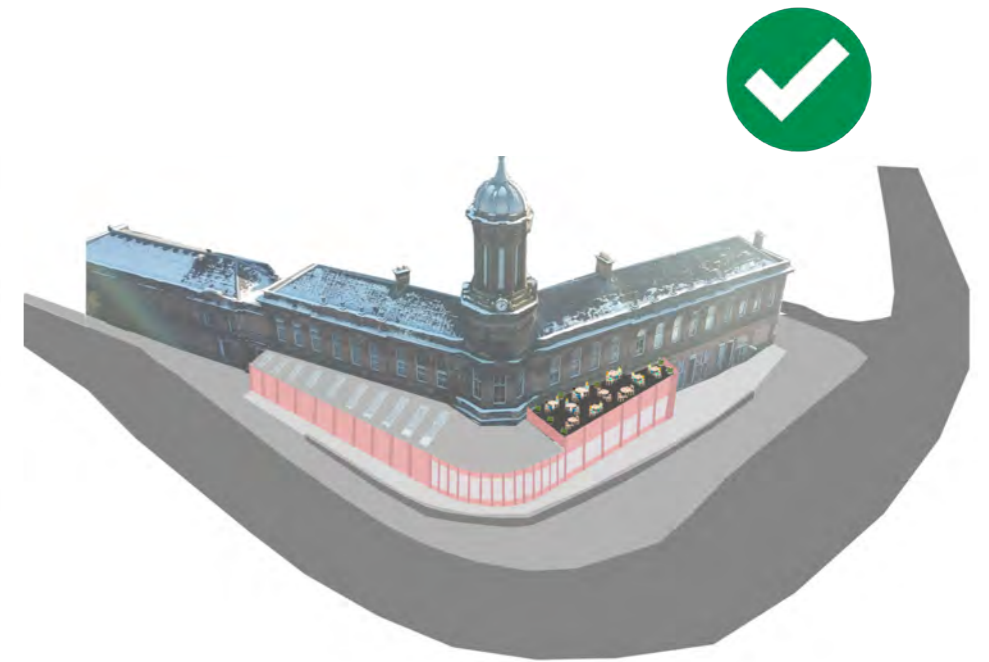
OPTION 01

Larger external envelope which sits above the existing retaining wall and blocks of the burns mall access from the underpass but allows it to be used as a space within the new foyer.



OPTION 02

Tighter external envelope on one side to allow for the existing underpass and ramp to be retained.





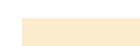






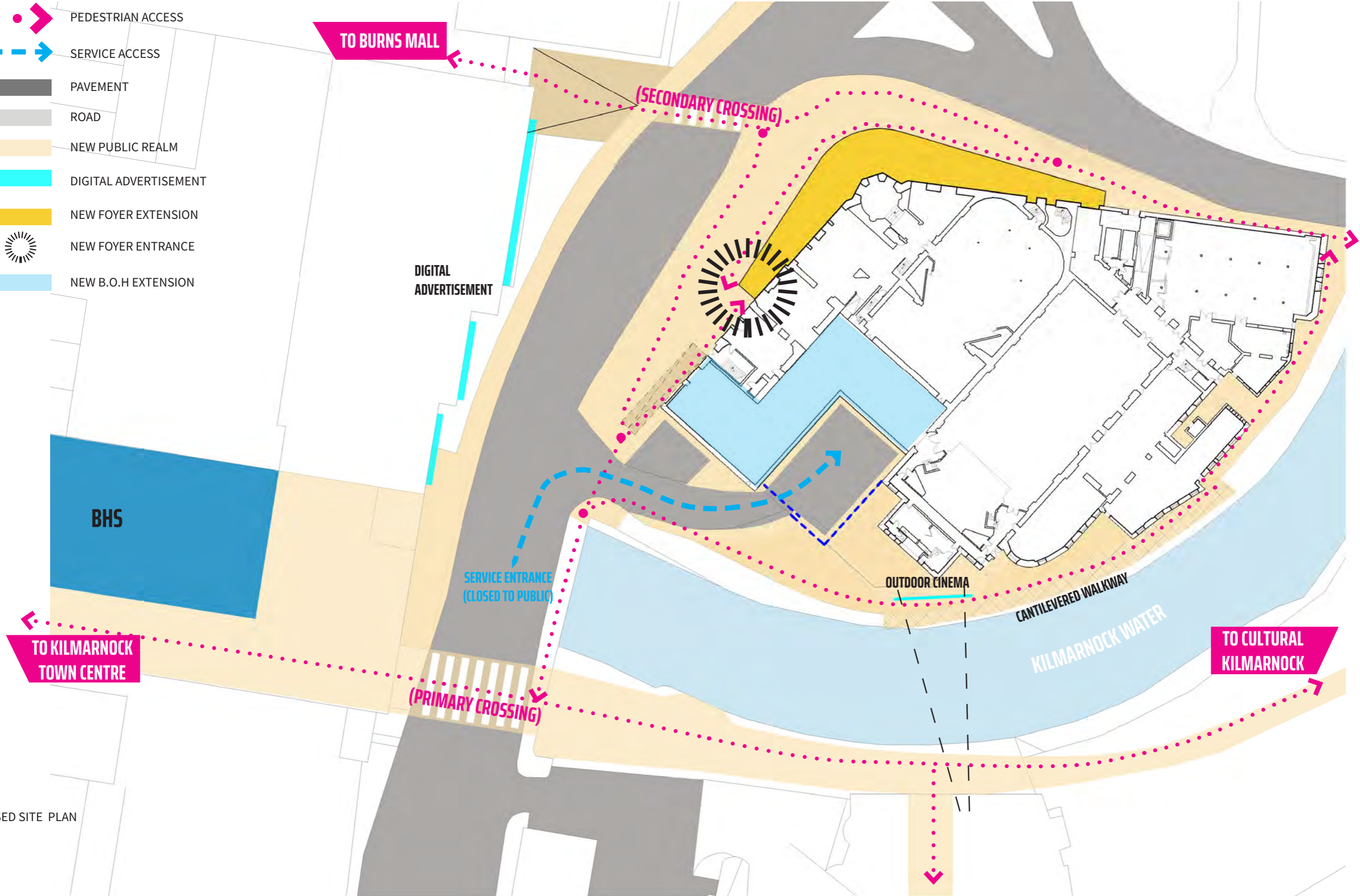
OPTION 03

External envelope which creates a new shared surface around the lower level and blocks off access from the underpass

2.3 THE PROPOSAL

CULTURAL KILMARNOCK

-  PEDESTRIAN ACCESS
-  SERVICE ACCESS
-  PAVEMENT
-  ROAD
-  NEW PUBLIC REALM
-  DIGITAL ADVERTISEMENT
-  NEW FOYER EXTENSION
-  NEW FOYER ENTRANCE
-  NEW B.O.H EXTENSION



PROPOSED SITE PLAN

THE PROPOSAL

CULTURAL KILMARNOCK

PROPOSED PLAN AXO

The following sketch axonometric plan diagram shows the proposed external entrance foyer.

“If we retained the upper footpath (1) at road level and maintained the retaining wall to allow a new dedicated footpath at lower level (2) that would allow us to suggest that the access to the underpass was simply closed off. The new foyer (3) would then have its own dedicated external space for queueing etc without blocking the footpath around it. The foyer could also have a terrace area accessible from first floor.”

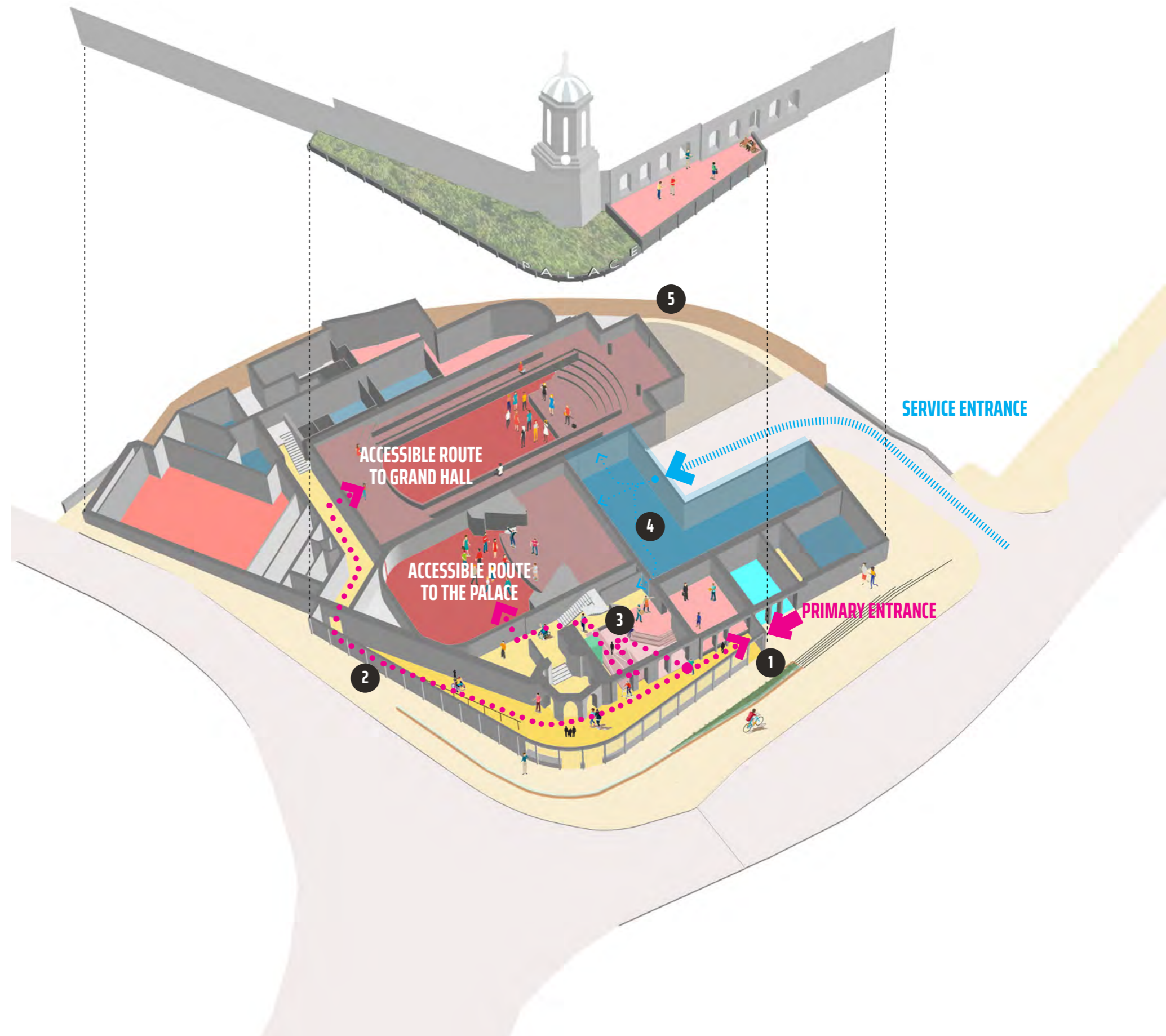
OVERVIEW

- Shared entrance space to venues which connects all existing entrances
- Fully accessible
- Clear/ Visible/ Active Frontage/ Engages
- Catalyst for further future improvement
- Opportunities for café and improved connections – inside and outside
- Opportunities for performance space
- Opportunities for signage
- Sustainability opportunities
- Opportunities for roof terrace at first floor

KEY

1. Unified entrance from new foyer to all venue spaces
2. Shared accessible access provided by new foyer ramp
3. Ramped access to Youth Theatre/ Cafe/ Support Spaces
4. Reconfigured BOH for improved accessibility/ storage/ dressing rooms
5. Proposed walkway

PROPOSED AXO. GROUND FLOOR PLAN SKETCH



THE PROPOSAL

CULTURAL KILMARNOCK

GROUND FLOOR CONCEPT PLAN

The following ground floor zonal plan drawing shows the proposed internal and external alterations along with the new foyer extension.

The plan also shows improvements to the service/ B.O.H area – with a new B.O.H area shared between the venues that offers additional storage and changing facilities as well as incorporating a new stage lift. The proposed walkway to Kilmarnock Water and pedestrian bridge connecting to the woodland walkway and external performance/ outdoor cinema space are also shown. Please also refer to the Wardell Armstrong Landscape Architects drawings for further information on the external works, public realm improvements and wider connections/ interventions.



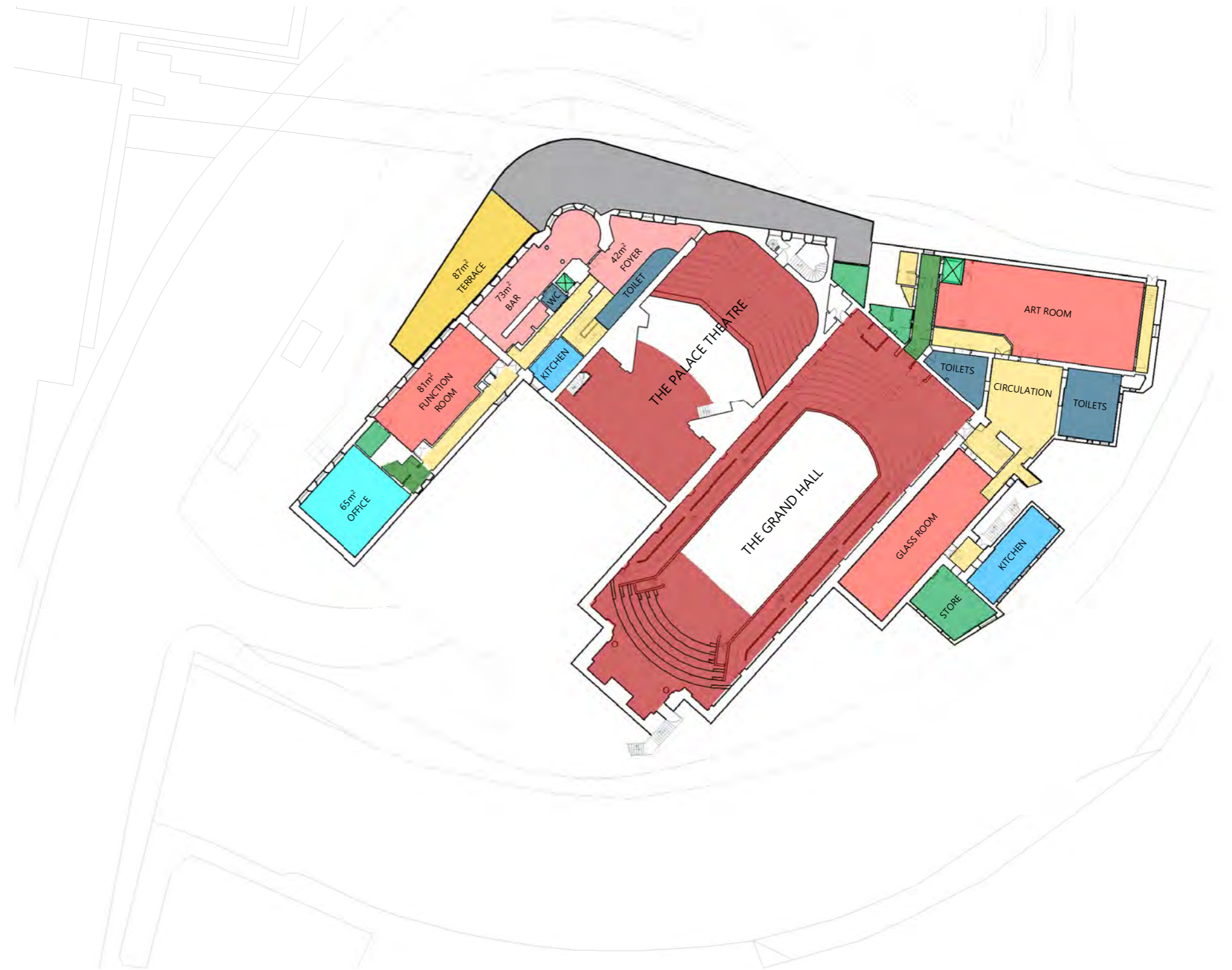
THE PROPOSAL

CULTURAL KILMARNOCK

FIRST FLOOR CONCEPT PLAN

The following first floor zonal plan drawing shows the proposed internal and external alterations along with the new foyer extension.

The roof terrace to the foyer connects to the existing first floor bar of the theatre. As noted earlier, at the start of Stage 3 we would suggest a focused workshop with East Ayrshire Leisure and East Ayrshire Council to 'walk the building' to bring together the client briefing requirements and advance the plan layouts further.

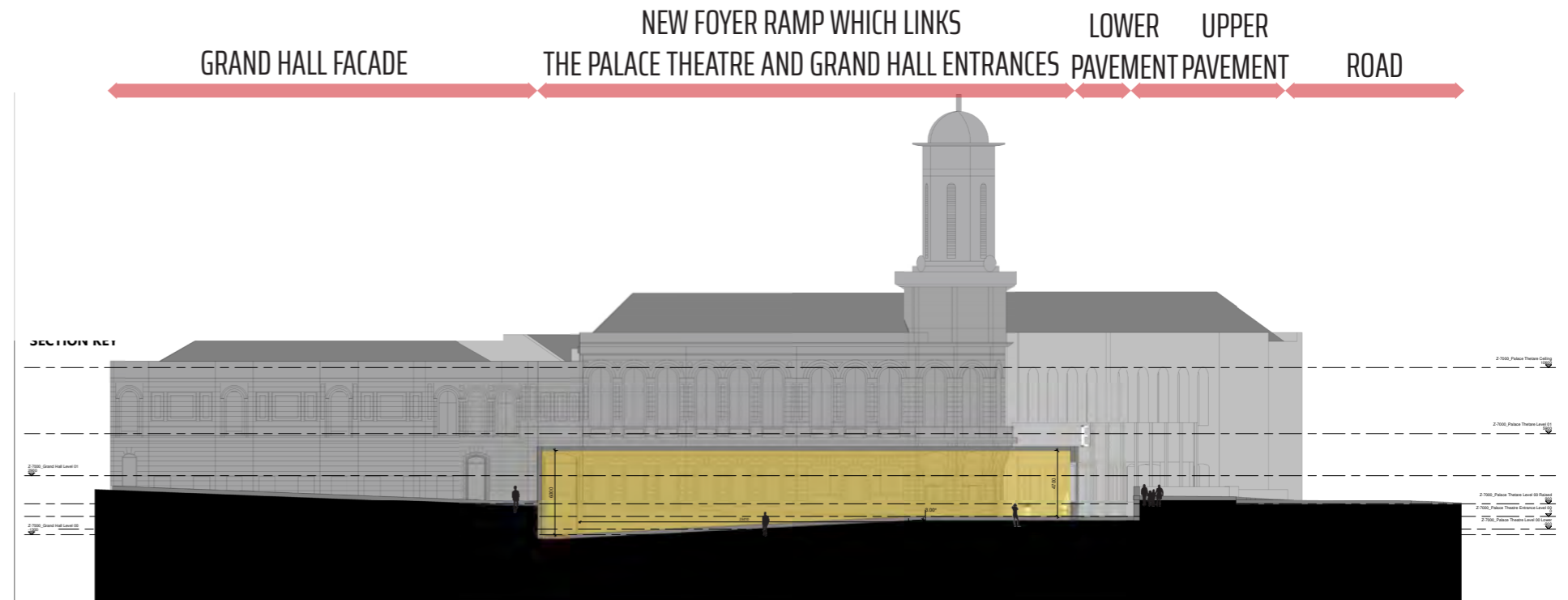


THE PROPOSAL

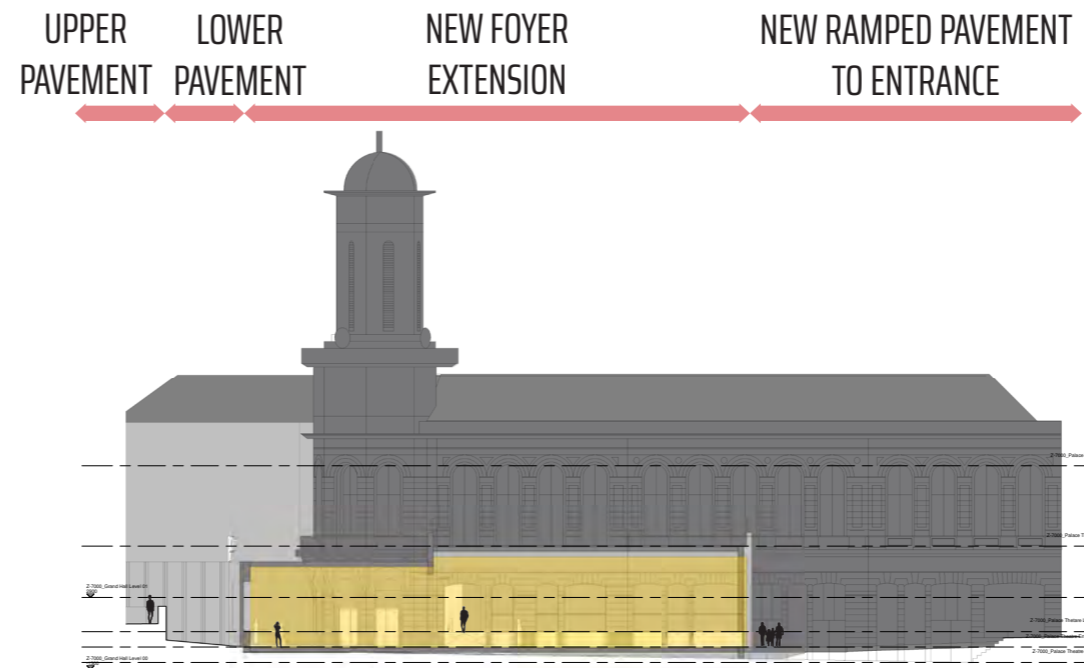
CULTURAL KILMARNOCK

SKETCH SECTIONS

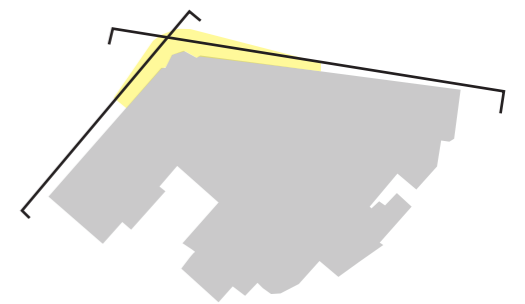
The following sketch sections and perspective section drawings show the proposed foyer extension, which creates an accessible, clear, welcoming and vibrant new shared entrance to the venues.



SECTION A



SECTION C



NOTE: ALL LEVELS ARE ESTIMATES AND SUBJECT TO FULL SITE SURVEY

THE PROPOSAL

CULTURAL KILMARNOCK

KILMARNOCK
WATER

GRAND HALL CIRCULATION AND
FUNCTION SPACES

THE GRAND
HALL

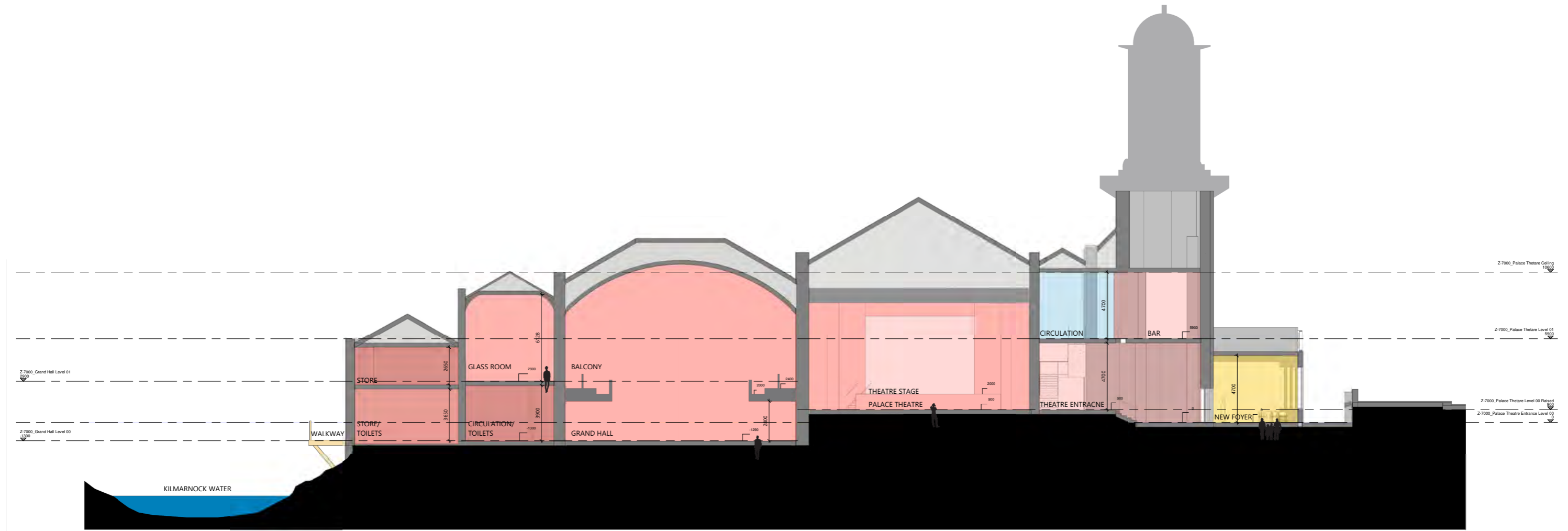
THE PALACE
THEATRE

THE PALACE
THEATRE ENTRANCE

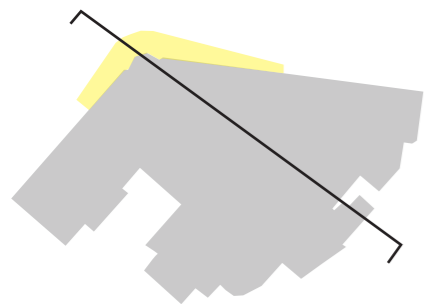
NEW
FOYER

LOWER
PAVEMENT

UPPER
PAVEMENT



SECTION B



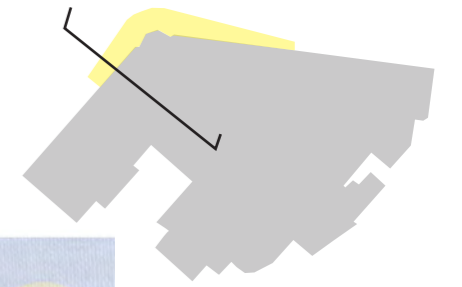
NOTE: ALL LEVELS ARE ESTIMATES AND SUBJECT TO FULL SITE SURVEY

KEY

- FRONT OF HOUSE EXTENSION
- BACK OF HOUSE EXTENSION
- HEAVY TOUCH REFURBISHMENT
- LIGHT TOUCH REFURBISHMENT

THE PROPOSAL

CULTURAL KILMARNOCK



SKETCH PERSPECTIVE THROUGH NEW FOYER EXTENSION
YOUTH THEATRE/CAFE, BAR AND PROPOSED TERRACE

THE PROPOSAL

CULTURAL KILMARNOCK

PROPOSED ELEVATIONS

The adjacent elevation drawings indicate the proposed elevational treatment to the foyer extension.

Analysis of the existing elevations has informed the emerging façade proposals – with the proportion, order, rhythm and detailing of the existing building informing the concept design. In addition, as part of the concept design development, review of relevant precedent studies and material option testing for the façade proposals has also been undertaken as demonstrated in the following pages of this report.

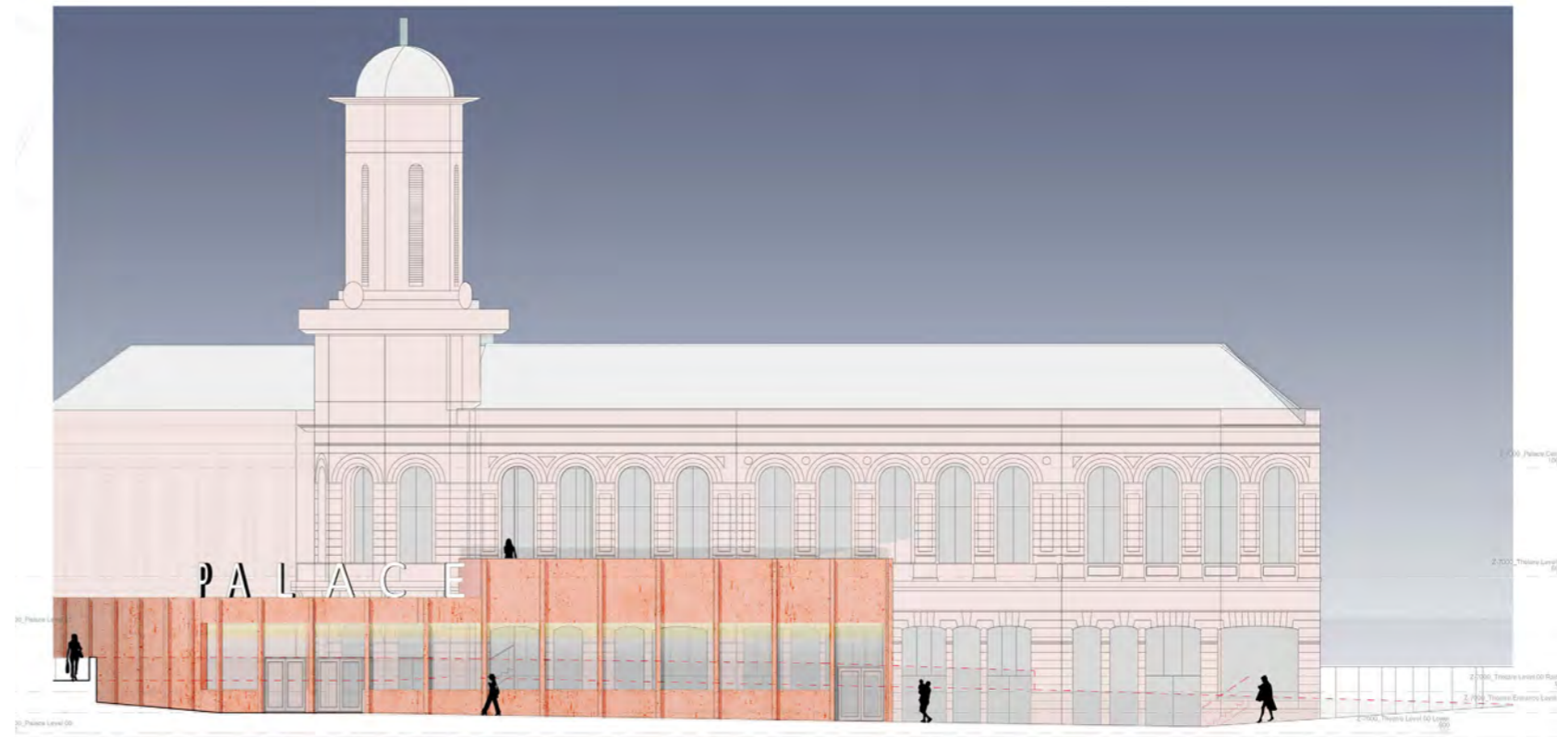
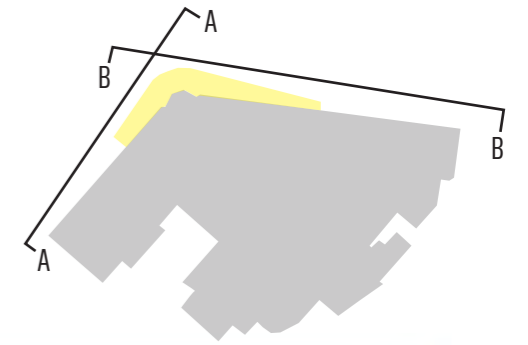
The materiality will be explored further to test material selections that work in harmony/ compliment/ contrast with the existing building.

In tandem with the development of the concept design proposals, initial pre application discussions with East Ayrshire Council planning department are underway, with encouraging feedback received to date on the masterplan vision and proposals for The Palace Theatre and Grand Hall. Please refer to the Supporting Analysis section of this report for further information.

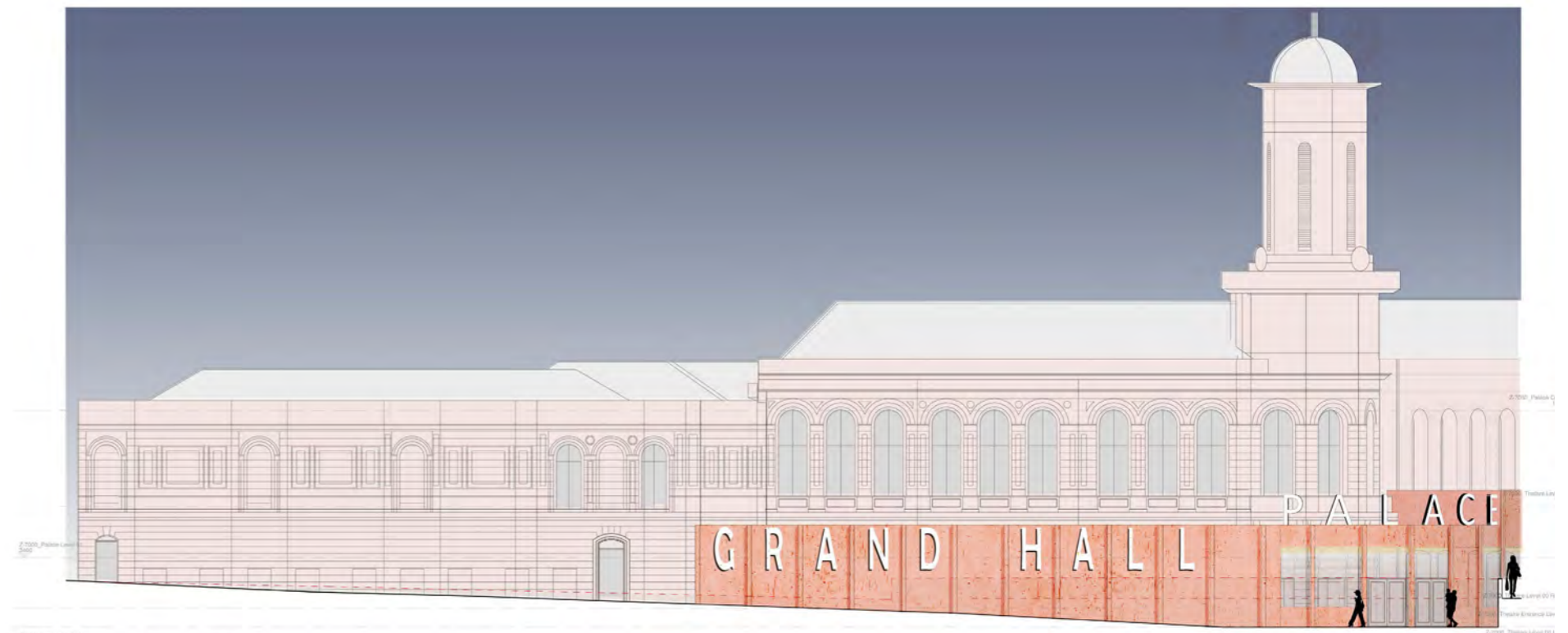
Moving forward engagement with Historic Environment Scotland is critical given the Grade A Listing of the building as well as continued and regular input and discussion with East Ayrshire Council planning department.



Reinstating original Palace and Grand Hall signage on new foyer extension.
(Image of the Palace, 1960s)



PROPOSED ELEVATION A-A



PROPOSED ELEVATION B-B

2.4 ELEVATION & PRECEDENT STUDY

CULTURAL KILMARNOCK

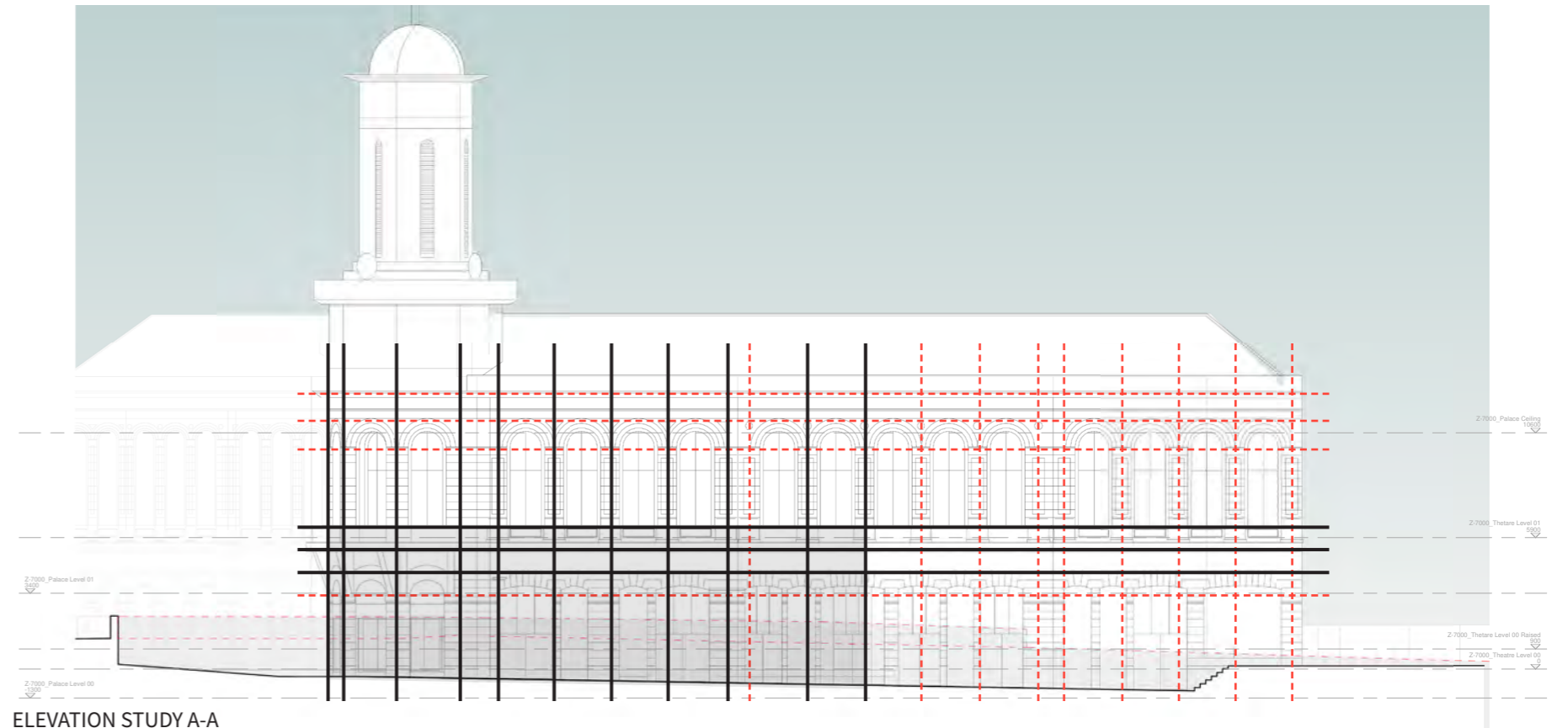
Much of the historic building stock in Inverness follows an architectural language that has given a cohesion and continuity to the city over its development.

Expressed floor edges group vertically proportioned openings, with animated dormers and ornate parapets celebrating the upper levels.

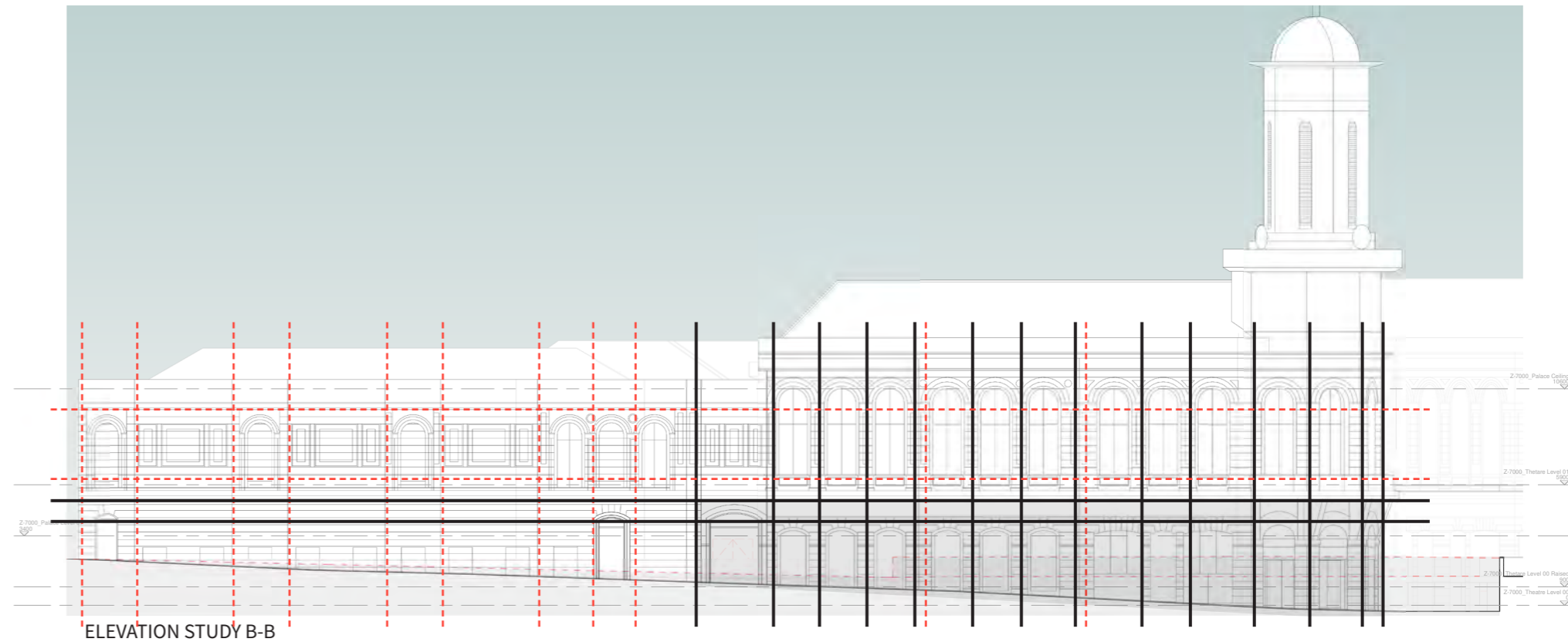
Material palettes are limited with active ground floors offering variety to the public realm.

Rational, ordered façades that reflect the buildings function are typical of the historic building stock in the city.

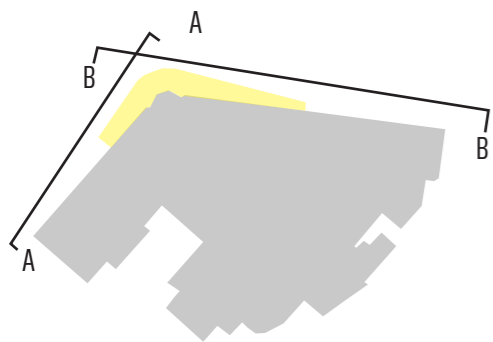
Variety and articulation of different window surrounds, through colour, depth/ projection and scale provide visual interest to The Palace & Grand Hall.



ELEVATION STUDY A-A



ELEVATION STUDY B-B



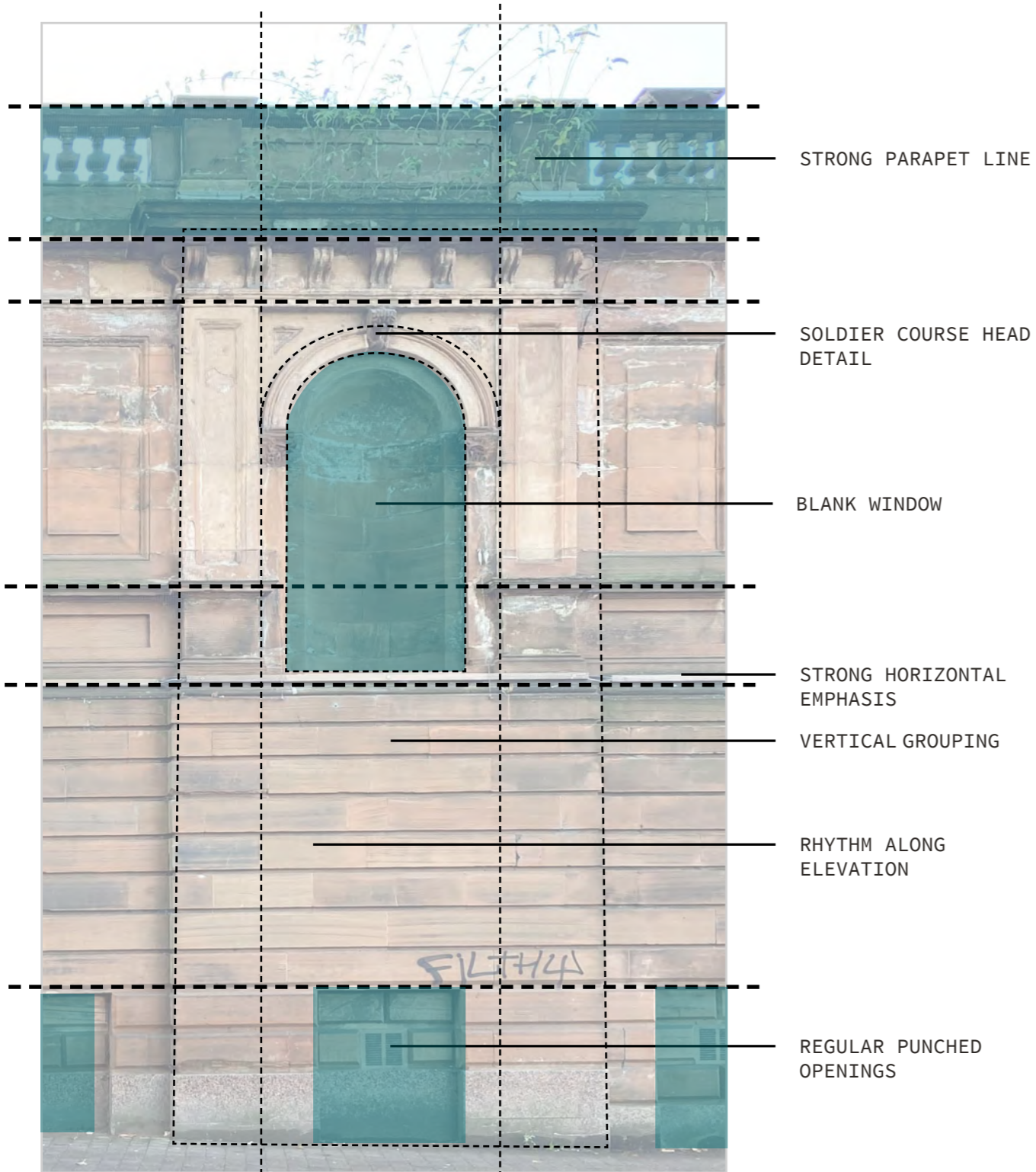
KEY

- - - INDICATION OF RATIONALISED ELEVATION GRID INFORMED BY EXISTING BUILDING FIRST FLOOR COLUMNS AND ARCHES.
- INDICATION OF RATIONALISED GRID INFORMING PROPOSED FOYER EXTENSION.
- PROPOSED FOYER EXTENSION MASSING.

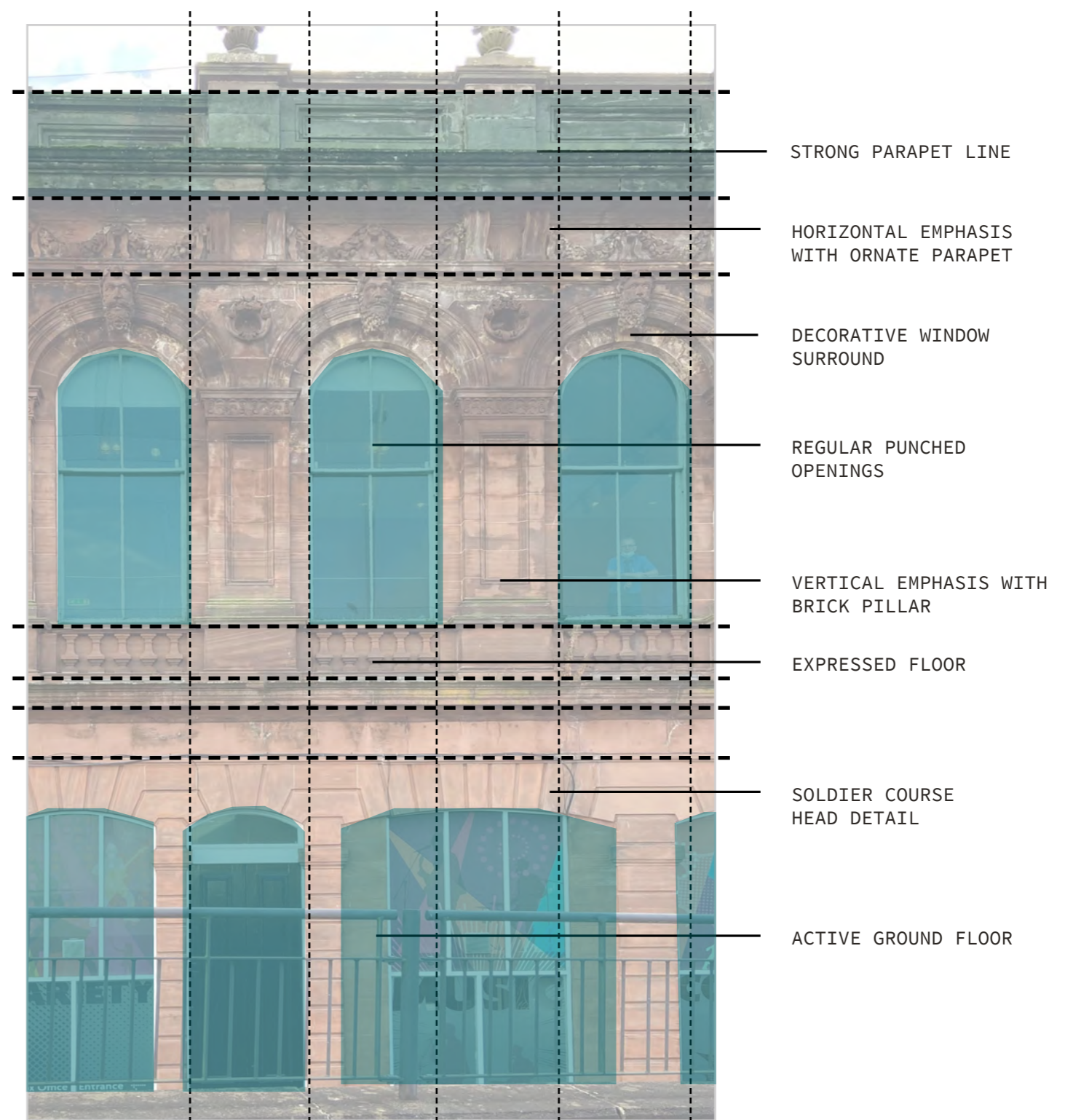
NOTE: ALL LEVELS ARE ESTIMATES AND SUBJECT TO FULL SITE SURVEY

ELEVATION & PRECEDENT STUDY

CULTURAL KILMARNOCK



ORNATE DETAILING



ORDERED ELEVATION

ELEVATION & PRECEDENT STUDY

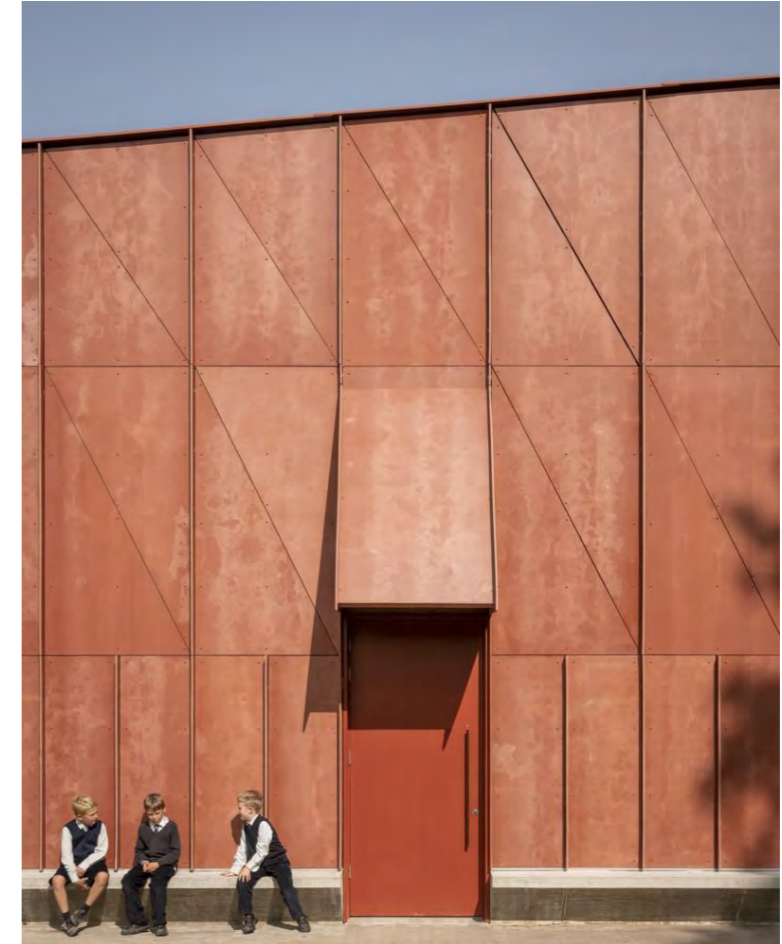
CULTURAL KILMARNOCK



MORRIS + COMPANY WILDERNESSE RESTAURANT



MORRIS + COMPANY WILDERNESSE RESTAURANT



JONATHAN TUCKEY THEATRE



ROYAL COURT THEATRE LIVERPOOL



BELL PHILLIPS ARCHITECTS - GRANARY SQUARE PAVILION



BELL PHILLIPS ARCHITECTS - GRANARY SQUARE PAVILION

ELEVATION & PRECEDENT STUDY

CULTURAL KILMARNOCK

METAL

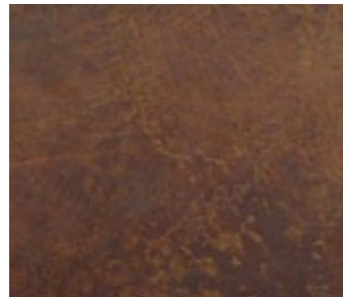
The adjacent annotated bay study and precedent images provide an indication of the proposed material palette for the metal options.

01 NES Architectural
2mm corten steel
(or equal and agreed)

02 FSE Foundry
Cast iron steel
(or equal and agreed)



CORTEN WEATHERING STEEL
GREY MILL FINISH



CAST IRON STEEL - COPPER

Integrated metal
handrail

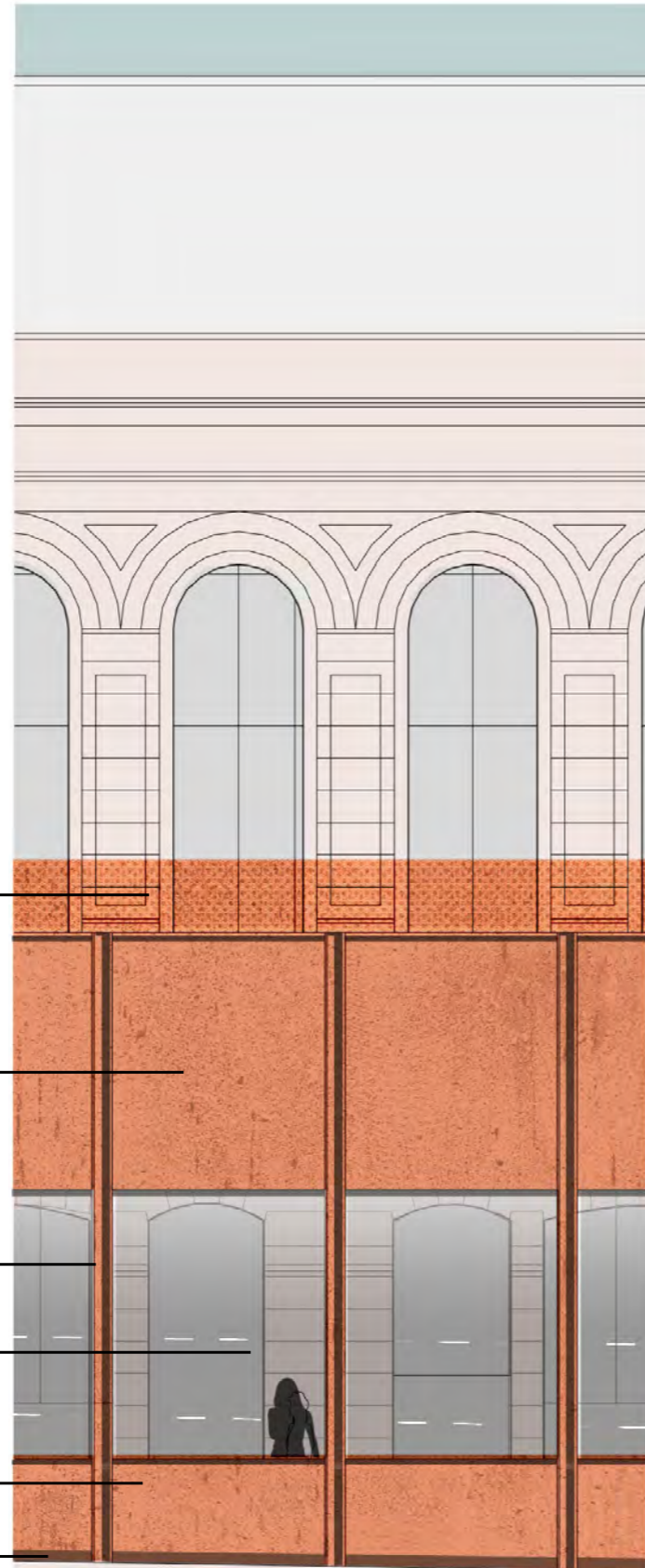
Ordered Openings

Steel fins

Curtain wall

Corten steel cladding

Ground block shadow
gap



STONE

The adjacent annotated bay study and precedent images provide an indication of the proposed material palette for the stone options.

01 Locally sourced Red Sandstone
Dimensions variable
(or equal and agreed)

02 Shackerley Sureclad
1200mm x 600mm ceramic granite panels
(or equal and agreed)



LOCALLY SOURCE RED
SANDSTONE



SURECLAD MALA ML06

Glazed handrail

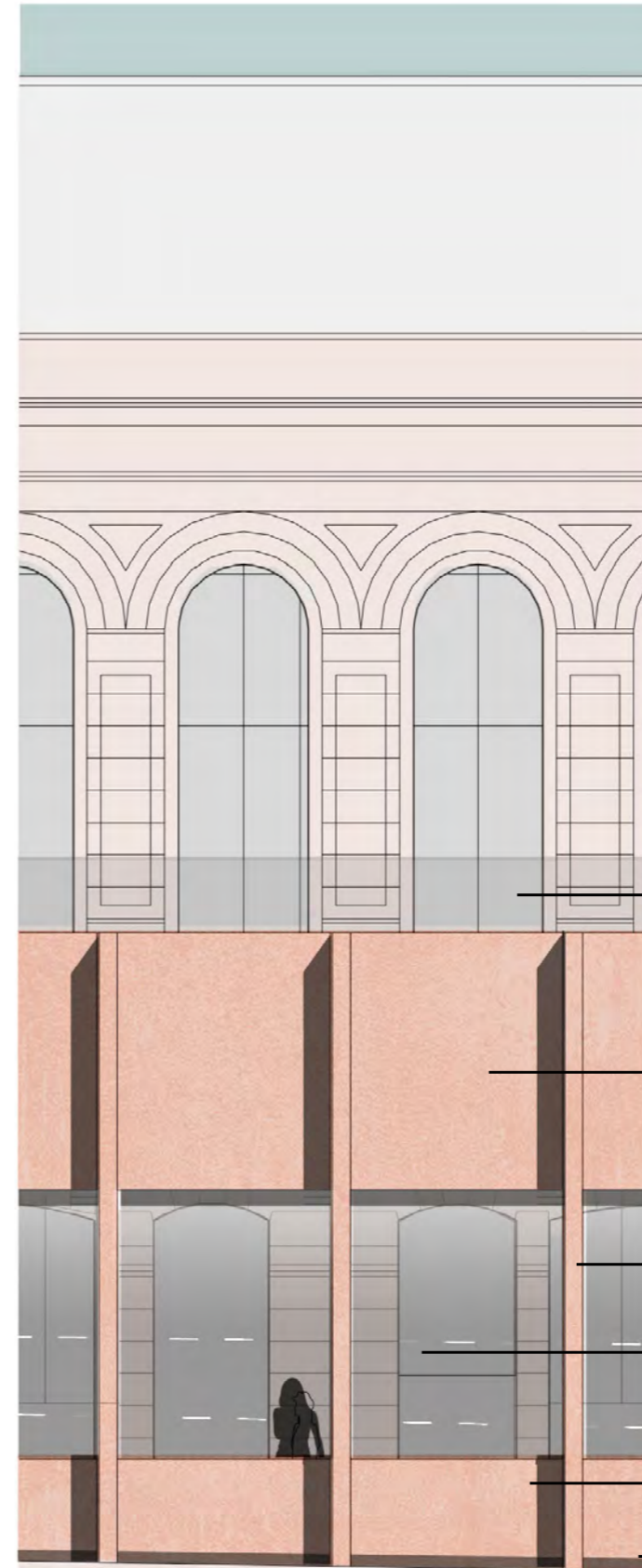
Ordered Openings

Concrete fins

Curtain wall

Concrete panel cladding

Ground block shadow
gap



2.5 PUBLIC REALM IMPROVEMENTS

CULTURAL KILMARNOCK



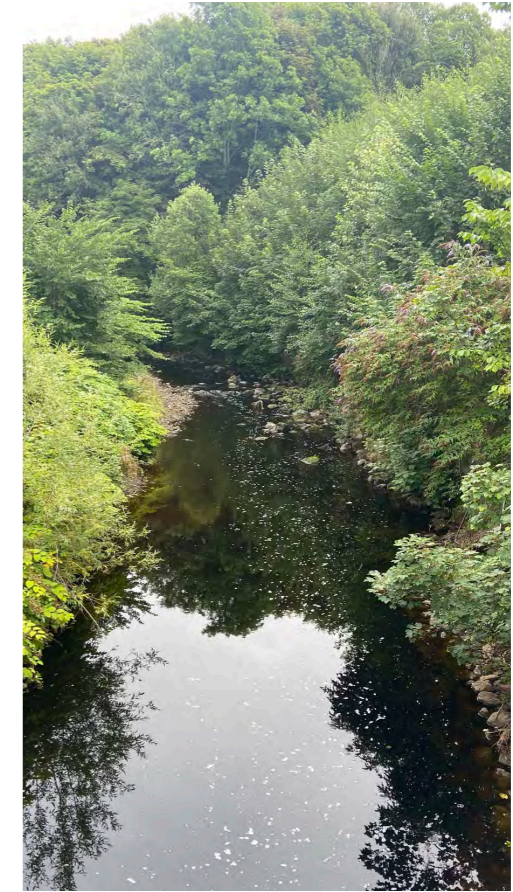
SOFT LANDSCAPING TERRACING - FORT WERK



SOFT LANDSCAPING TERRACING - FORT WERK



WOODLAND WALKWAY (PROJECT UNKNOWN)



SITE PHOTO - EXISTING RIVER CONDITIONS



INTEGRATED HARD/ SOFT TERRACING (PROJECT UNKNOWN)



CONNECTING TO THE RIVER MASONIC AMPHITHEATRE AND SMITH CREEK PEDESTRIAN BRIDGE



VIEWS TO THE RIVER - CROSSBASKET CASTLE

PUBLIC REALM IMPROVEMENTS

CULTURAL KILMARNOCK



KEY

- 1 Riverside spill out spaces (to be developed)
- 2 Improve connection over existing bridge to southern park including art installations & lighting
- 3 Realigned staircase - safer direct link to Arts Academy
- 4 Grass terraces that can act as an amphitheatre/ outdoor cinema
- 5 Existing trees retained/ scrub cleared to create a nature trail as part of way-finding through cultural park
- 6 New Foyer Extension
- 7 New Back of House Extension

SITE PLAN OF THE PALACE & GRAND HALL AND WIDER LANDSCAPING

3.0



SUPPORTING ANALYSIS

3.1 PLANNING OVERVIEW

CULTURAL KILMARNOCK

In summary, it is anticipated that both Planning Permission and Listed Building Consent are required for the works to the Palace Theatre and, given it's A-Listed status, it is recommended that initial discussions with both East Ayrshire Council Planning and Historic Environment Scotland are undertaken as soon as possible to discuss early concepts, and at least agree the future consenting requirements and time-scales – this could help inform the Stage 2 Reporting.

While the proposals also encompass other listed buildings and/or their immediate lands (Kilmarnock Academy, Former Kilmarnock Technical School, and The Dick Institute), and part of the Kilmarnock Conservation Area, as the majority of the works around these other areas largely consist of public realm works and will be undertaken by the local authority, it may be that many of these works constitute 'permitted development' at most, and therefore can commence without the need for planning permissions.

As we are aware, the Palace Theatre is an A-Listed building. While it is for the planning authority to determine whether the proposed Palace Theatre works constitute an "alteration or extension in any manner which would affect its character as a building of special architectural or historic interest" (section 6 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997), it would be reasonable to assume that the Council would deem these works to "affects its character", and therefore Listed Building Consent would be required.

As this would be an application for LBC by a planning authority, relates to an A-Listed building, and potential includes elements of demolition, then Historic Environment Scotland are not only a key consultee, and their comments will be treated as 'material considerations' in the assessment of the LBC application.

Planning Permission will also be required for any external alterations/additions to the Palace Theatre, and any internal changes that will affect the external appearance of the building. Given that the new-build element of the works will be less than 5,000m2 GFA, and the area of 'development' less than 2ha, then we would expect the development to be treated as a 'Local Development'. While a 'Local Development' commands a target determination period of 2 months from submission, it is anticipated that any applications would need to be considered by the Planning Committee, being a Council development.

We would recommend engaging with EAC as soon as possible to clarify our understanding on the above-related consents and associated time-scales.

In relation to the public realm/landscaping works to the wider project area, on the assumption that these works will be undertaken by the local authority on land owned by them, and the function of this land will remain as existing (open space/outdoor recreation/landscaping), then we would suggest that the argument can be advanced that these works constitute 'permitted development' under Class 30 (Development by Local Authorities) of The Town and Country Planning (General Permitted Development) (Scotland) Order 2011 (as amended).

Amongst other works, this Order allows for works for (inter alia) "the maintenance, improvement or other alteration by a local authority of... (a) any... works... on land belonging to or maintained by them, being building works or equipment required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers" to be undertaken without the need for planning permission.

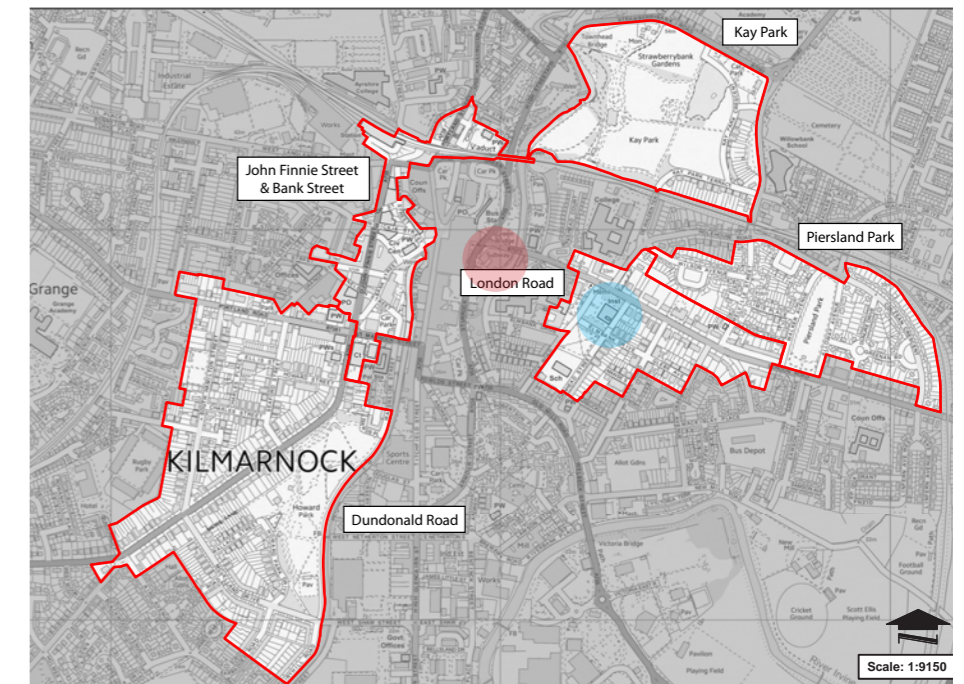
If this position is agreed, then such works can commence immediately, and can be considered 'oven ready'. Similar positions have been agreed for similar works with other local authorities in recent times.

The Palace Theatre & Grand Hall

Summary		
Category A	Local Authority East Ayrshire	NGR NS 42982 37941
Date Added 03/07/1980	Planning Authority East Ayrshire	Coordinates 242982, 637941
	Burgh Kilmarnock	

The Dick Institute

Summary		
Category B	Local Authority East Ayrshire	NGR NS 43271 37787
Group Category Details 100000020 - See Notes	Planning Authority East Ayrshire	Coordinates 243271, 637787
Date Added 09/03/1971	Burgh Kilmarnock	



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- THE PALACE THEATRE & GRAND HALL
- THE DICK INSTITUTE

PLANNING FEEDBACK

CULTURAL KILMARNOCK

The below extracts are from feedback on the project from Development Planning and Regeneration Manager Karl Doroszenko of East Ayrshire Council following an initial site meeting with Keppie at The Palace Theatre and Grand Hall on 22/10/2021. On the whole feedback was positive with some important points to explore moving forward as noted.

-In general there are some really good ideas coming out in the report.

- Dialogue with Historic Environment Scotland and Development Management are crucial to ensure planning consent and listed building consent.

- More detail to be given on the closure of the underpass - how this will be achieved and alternative access route provisions.

- Strong support for cantilevered walkway and footbridge over Kilmarnock water.

- EAC aim to become a Net Zero Council by 2030, sustainability is essential. Energy efficiency, PV panels on B.O.H roof, and more solutions should be considered for the Palace & Grand Hall.

- Concern over the lack of public realm to the north of the building if the underpass is closed off. Option testing should be undertaken to address this.

- Visualisations with context of the town will greatly benefit the scheme.

- Can the size of the foyer extension be reduced/adapted to minimise impact on the facade of the 'A' listed building?

- Proposals from the Dick Institute and surrounding areas are supported with key emphasis on the need to remove the road and reallocate parking where necessary.



SITE AERIAL LOOKING NORTH (CANMORE)



- Landscape and Visual



- Access, Traffic and Transport



- Ecology



- Climate Change

PLANNING DISCUSSION OVERVIEW (INDICATIVE)

3.2 SUSTAINABILITY STRATEGY

CULTURAL KILMARNOCK

A high level architectural overview of the proposed sustainability strategy for The Palace Theatre & Grand Hall is outlined on the adjacent diagram along with summary commentary below on key aspects of the approach.

The sustainability strategy will be developed further through client and design team workshops led by the mechanical and electrical engineers to ensure that the sustainability goals of East Ayrshire Council are achieved. It is imperative that the team strive to achieve a positive strategy to ensure the building aligns with East Ayrshire Councils' aspiration to be a Net Zero Council by 2030.

SOLAR PV AND RAINWATER HARVESTING

Possible opportunity to integrate systems into the back of house extension to the south of the building.

BROWN/ GREEN ROOF TO NEW EXTENSION

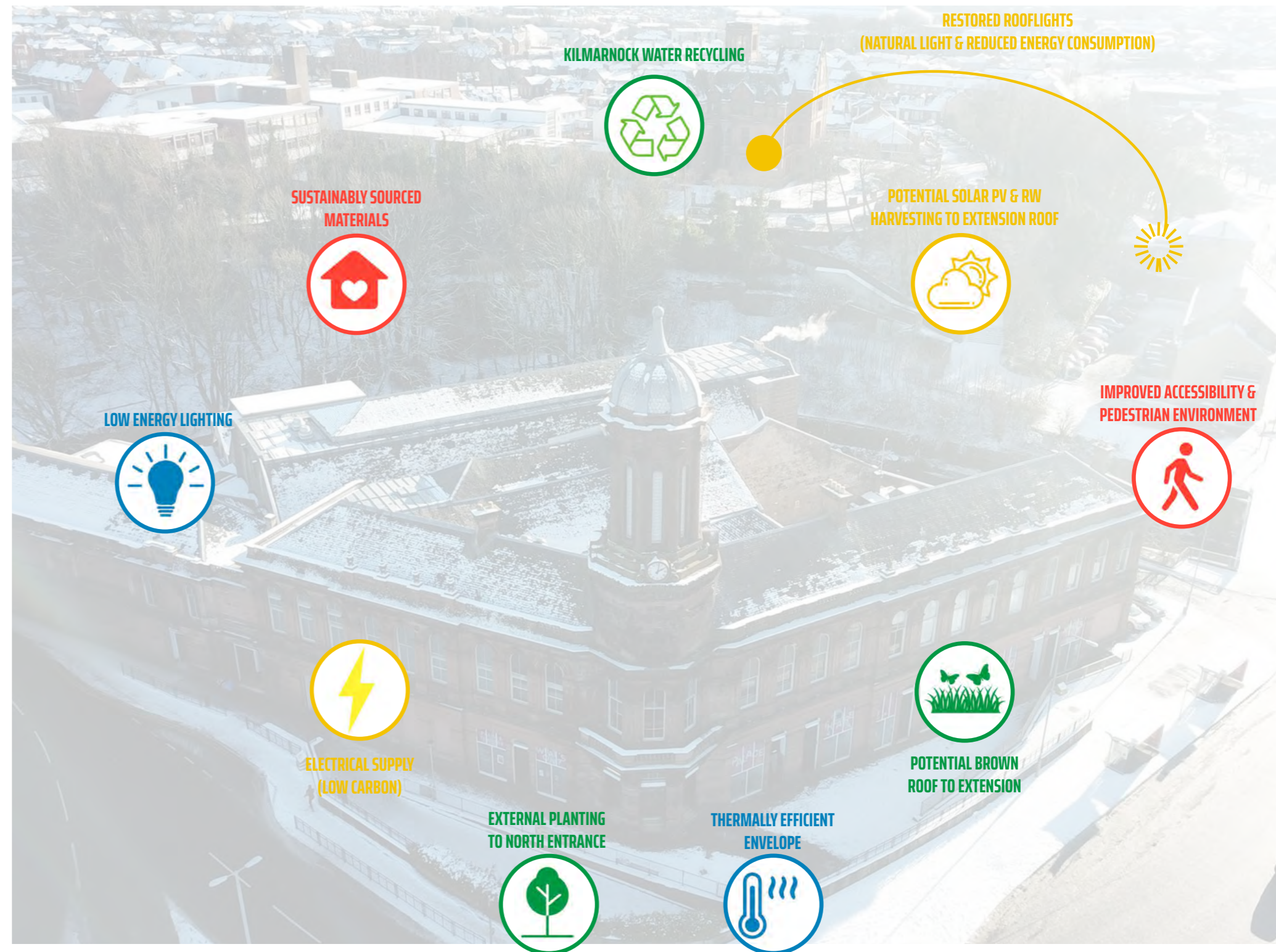
Possible opportunity to introduce a brown/ green roof to the foyer extension increasing biodiversity and improving rain water management.

SUSTAINABLY SOURCED MATERIALS

The new extensions will support improving the performance of the existing building with modern insulation and locally sourced materials where possible.

KILMARNOCK WATER

Opportunities to utilise the adjacent Kilmarnock Water will be explored with the client and team.



Laurie Caldwell

3.3 TECHNICAL DESIGN DEVELOPMENT

CULTURAL KILMARNOCK

A. INITIAL APPRAISAL OF SITE AND INFRASTRUCTURE

In undertaking an initial appraisal of the site/ building, members of the design team walked the site/ building to gain an understanding of the topography, physical constraints, infrastructure, building condition and client's aspirations for the development.

There is currently limited historic site/ building survey information available and the design team has identified and recommended to Faithful + Gould/ East Ayrshire Council a number of surveys to be undertaken that will further inform the emerging design proposals.

The initial appraisal of site/ building and infrastructure as well as the available survey information has been used to develop the current concept design proposals as outlined in the consultant reports. In turn, the consultant reports and drawings form the basis of the Faithful + Gould budget cost report. The consultant reports, drawings and costs will support the East Ayrshire Council Levelling Up Fund application submission.

B. SCHEDULE OF ACCOMMODATION

A detailed schedule of accommodation is to be developed with the client team. The architectural strategy and zonal plans provide an overview and indication of key areas.

C. HIGH-LEVEL COST PLAN

A high-level cost plan will be completed by Faithful + Gould in support of the Levelling Up Fund application package.

D. BENCH-MARKING

A benchmarking exercise is yet to be undertaken by Faithful + Gould and should be completed in the next stage of design development.

E. RISKS AND TECHNICAL STANDARDS

As noted, the proposed layouts have been developed based on the various historical drawings and information made available by the East Ayrshire Council client team and all architectural drawings are subject to current site surveys and dimensions being undertaken.

The design team has also identified and recommended to Faithful + Gould/ East Ayrshire Council additional consultants that will be required to assist with developing the proposals moving forward (for example; fire engineer, acoustician, planning consultant and conservation specialist.) A consolidated project risk register that the design team has contributed to has been produced by Faithful + Gould.

Moving forward and alongside receipt of current site/ building survey information the emerging proposals will be developed in accordance with the Scottish Non Domestic Technical Standards (2021.) At the outset of Stage 3 we would recommend a series of engineering workshops to advance the spatial coordination, access & maintenance strategy and client requirements.

Subject to fire engineering input, the fire strategy will build on the principles of the current fire strategy for the building.

The accessibility improvements proposed will be designed in accordance with the Scottish Non Domestic Technical Standards and Historic Environment Scotland requirements.

F. DESIGN PROGRAMME

Please refer to the Faithful + Gould design programme.

G. SCHEDULE OF SERVICE/APPOINTMENT

Appointment documents are currently being finalised with East Ayrshire Council via Faithful + Gould.

H. DESIGN RESPONSIBILITY MATRIX

Please refer to the Struers Civil & Structural Stage 2 Report.

I. SEPA

Please refer to the Struers Civil & Structural Stage 2 Report.

J. PLANNING

Please refer to the planning overview and planning feedback contained in the supporting analysis section of this report. A pre app request has also been submitted to East Ayrshire Council planning department 04/11/21. We look forward to progressing the concept design proposals further with the local authority and Historic Environment Scotland.

K. STRUCTURAL + CIVIL

Please refer to the Struers Civil & Structural Stage 2 Report.

L. MEP

Please refer to the RSP MEP Stage 2 Report.

M. LANDSCAPE

Please refer to the Wardell Armstrong Stage 2 Report.

3.5 EXISTING DRAWINGS

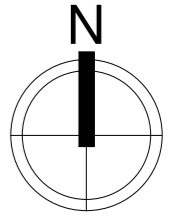
CULTURAL KILMARNOCK

Note: The proposed layouts have been developed based on the various historical drawings and information made available by the EAC client team. All architectural drawings are subject to current site surveys and dimensions being undertaken.

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Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

CDM: Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of "The Construction (Design and Management) Regulations 2015" and the associated "Industry Guidance for Designers"



175m² Approx Gross Internal Floor Area



Scale 1:500

01	Stage 2 Concept Design (For Information)	AP	AM	01.11.21
00	Sketch layout for information.	AP	AM	14.10.21

REV	DESCRIPTION	DRN	CHKD	DATE
-----	-------------	-----	------	------



GLASGOW
160 West Regent Street
Glasgow
G2 4RL
Tel: 0141 204 0066

www.keppiedesign.co.uk

Client
East Ayrshire Council

Project
Cultural Kilmarnock

Drawing
The Palace Theatre and Grand Hall (Existing Basement Floor Plan)

Project No.
P21041

Drawing No. P21041-KEP-XX-XX-DR-A-852101 Rev 01

Status FOR INFORMATION Status Code S2

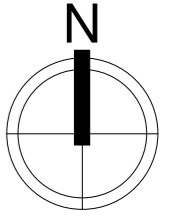
Created: AM 09/29/21 Checked: AM As Scale: As @n3cated

EXISTING GROUND FLOOR CULTURAL KILMARNOCK

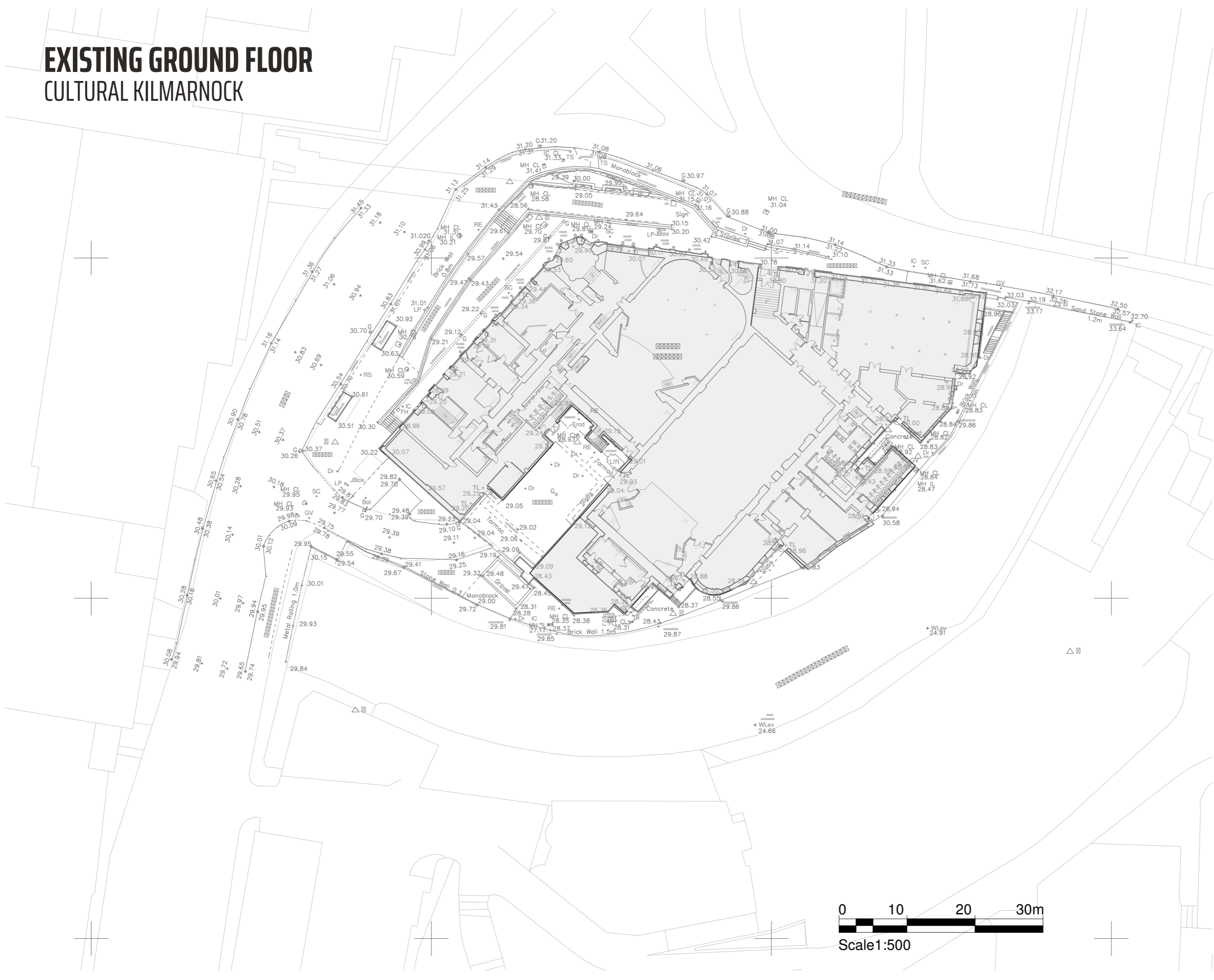
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Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

CDM: Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of "The Construction (Design and Management) Regulations 2015" and the associated "Industry Guidance for Designers"



2890m² Approx Gross floor plan area



REV	DESCRIPTION	DRN	CHKD	DATE
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Project
Cultural Kilmarnock

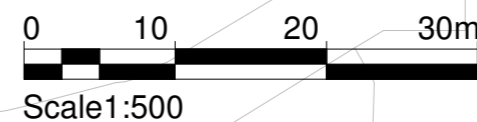
Drawing
Existing Ground Floor Plan

Project No.
P21041

Drawing No. P21041-KEP-XX-XX-DR-A-852102 Rev

Status FOR INFORMATION Status Code S2

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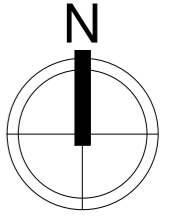


EXISTING FIRST FLOOR CULTURAL KILMARNOCK

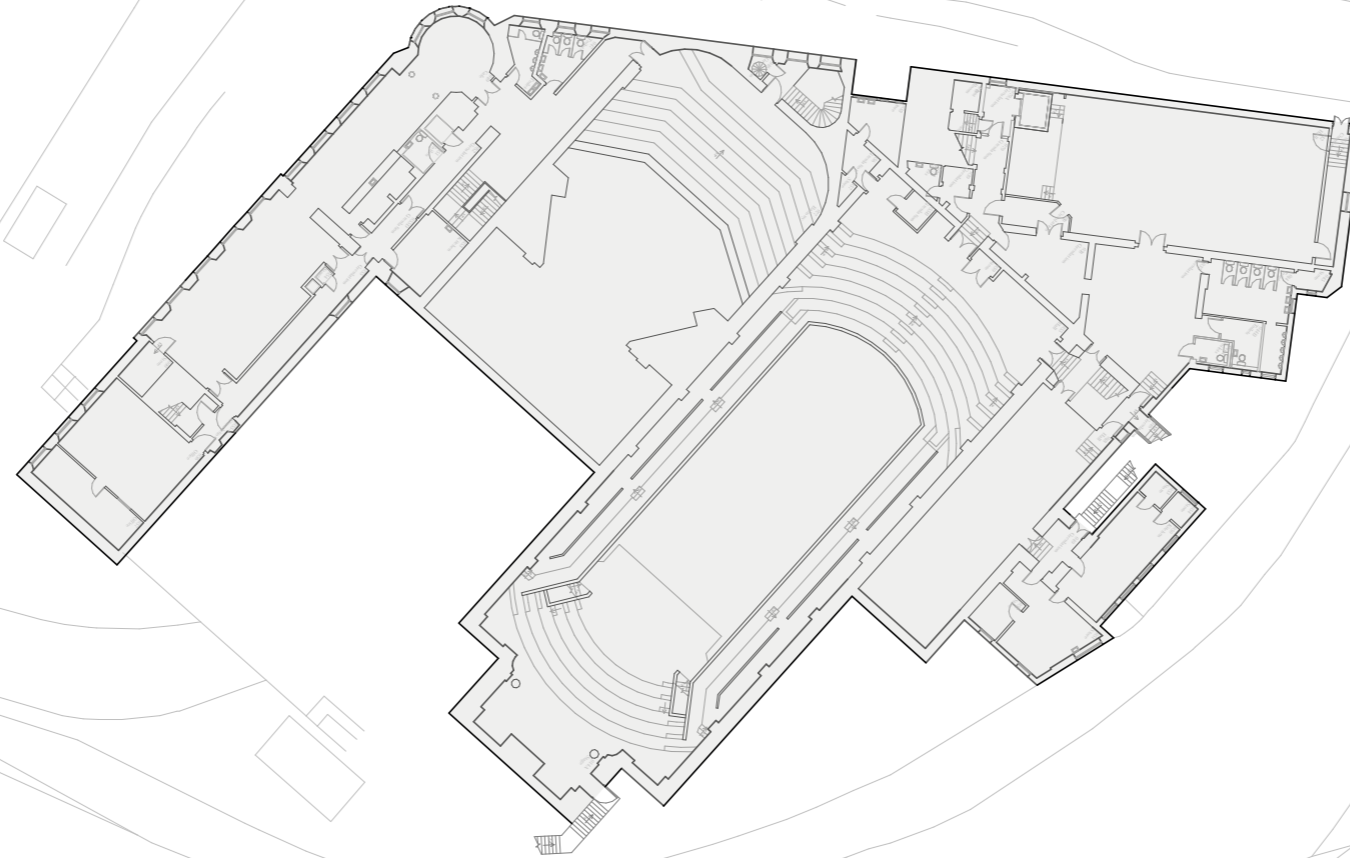
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2450m² Approx Gross floor plan area



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Drawing
Existing First Floor Plan

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Drawing No. P21041-KEP-XX-DR-A-852103 Rev

Status FOR INFORMATION Status Code S2

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Scale 1:500

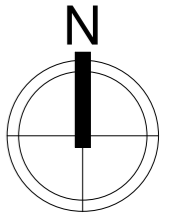
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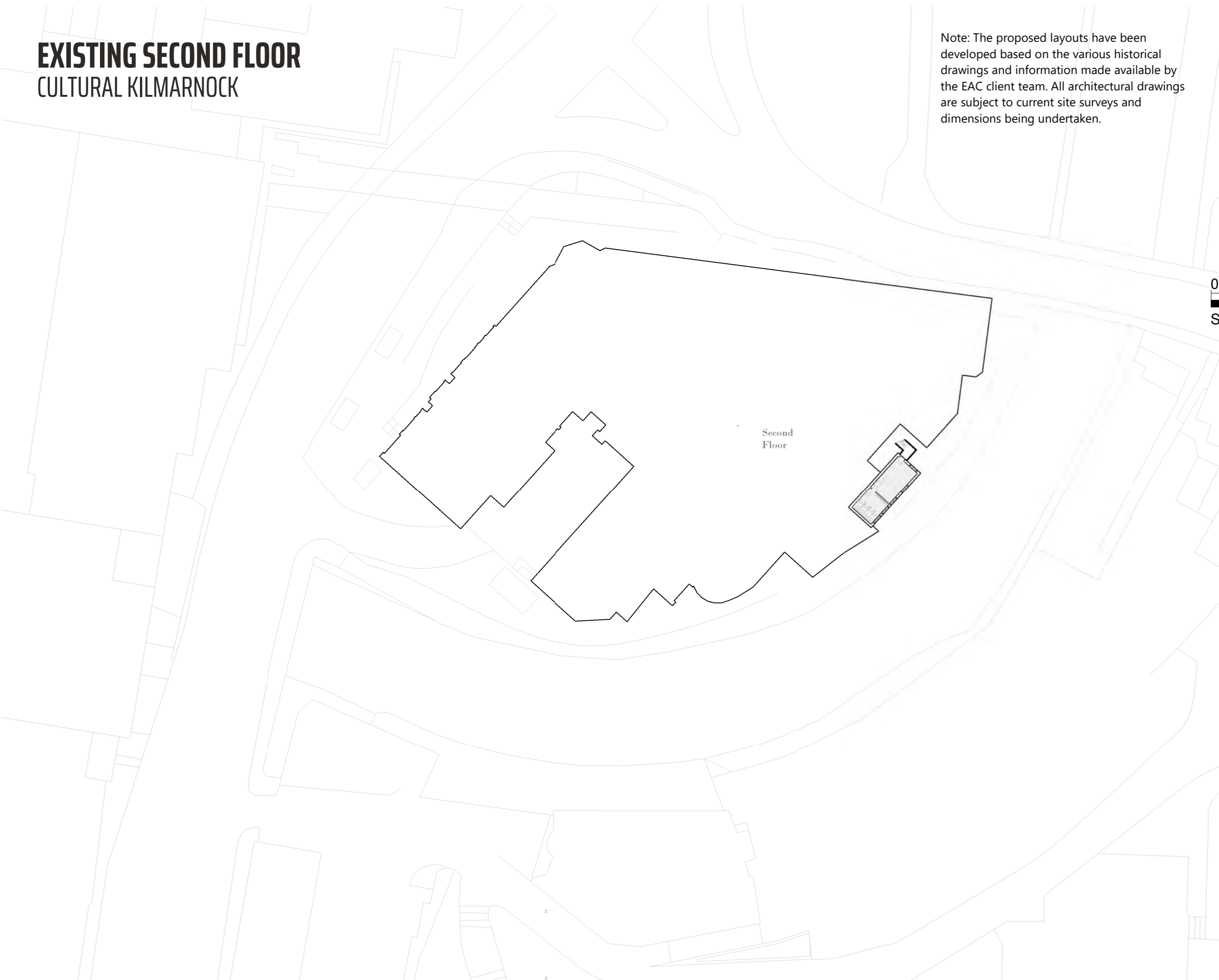
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40m² Approx Gross floor plan area



Scale 1:500



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Drawing
The Palace Theatre and Grand Hall (Existing Second Floor Plan)

Project No.
P21041

Drawing No. P21041-KEP-XX-XX-DR-A-852104 Rev 01

Status FOR INFORMATION Status Code S2

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EXISTING ROOF PLAN

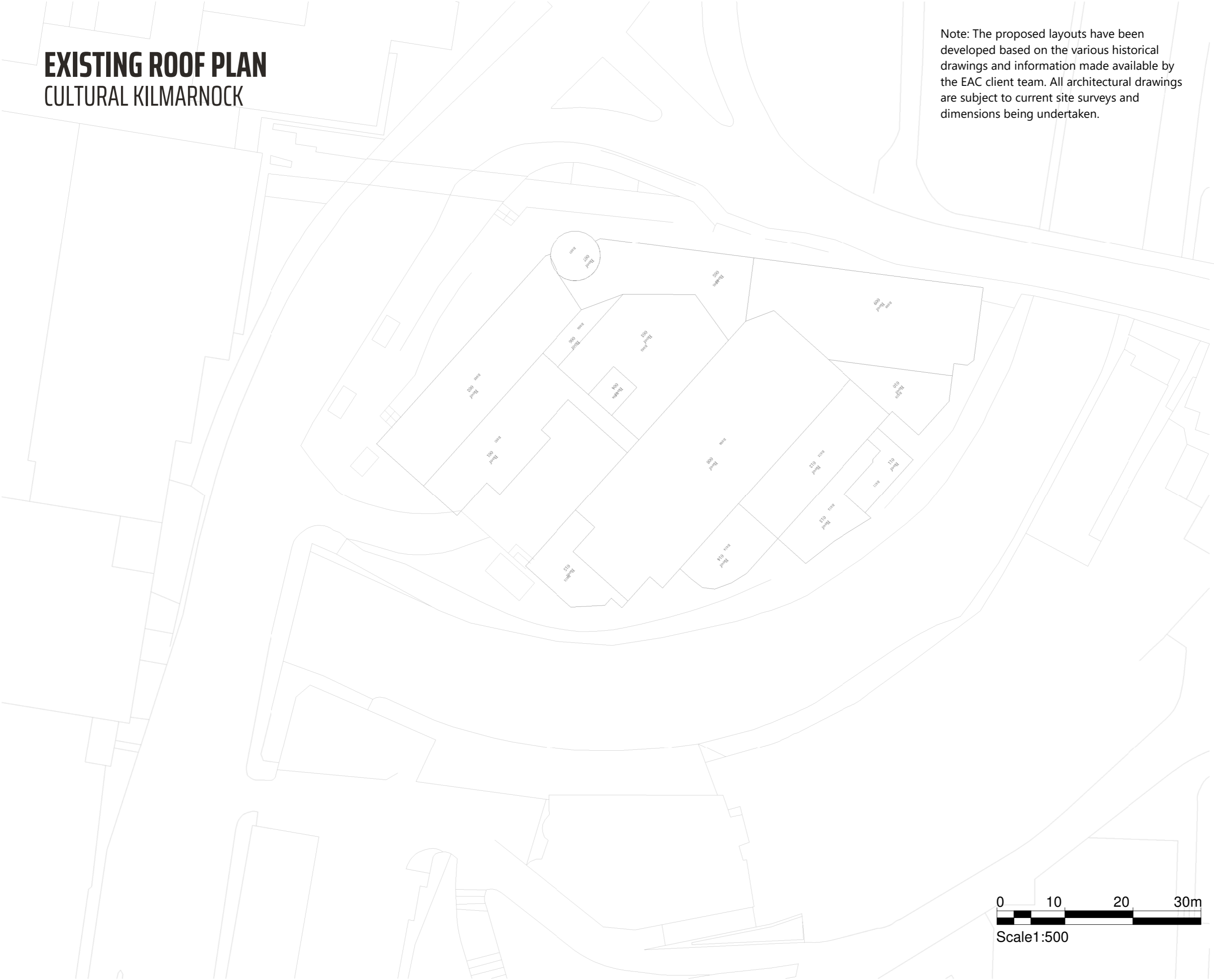
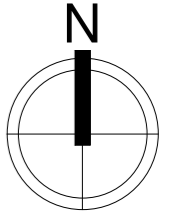
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Drawing
The Palace Theatre and Grand Hall (Existing Roof Plan)

Project No.
P21041

Drawing No. P21041-KEP-XX-XX-DR-A-852106 Rev

Status FOR INFORMATION Status Code S2

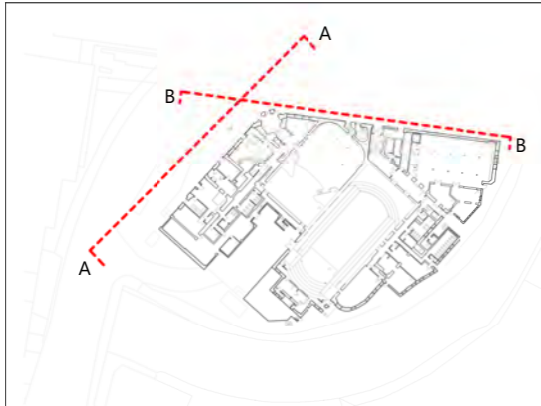
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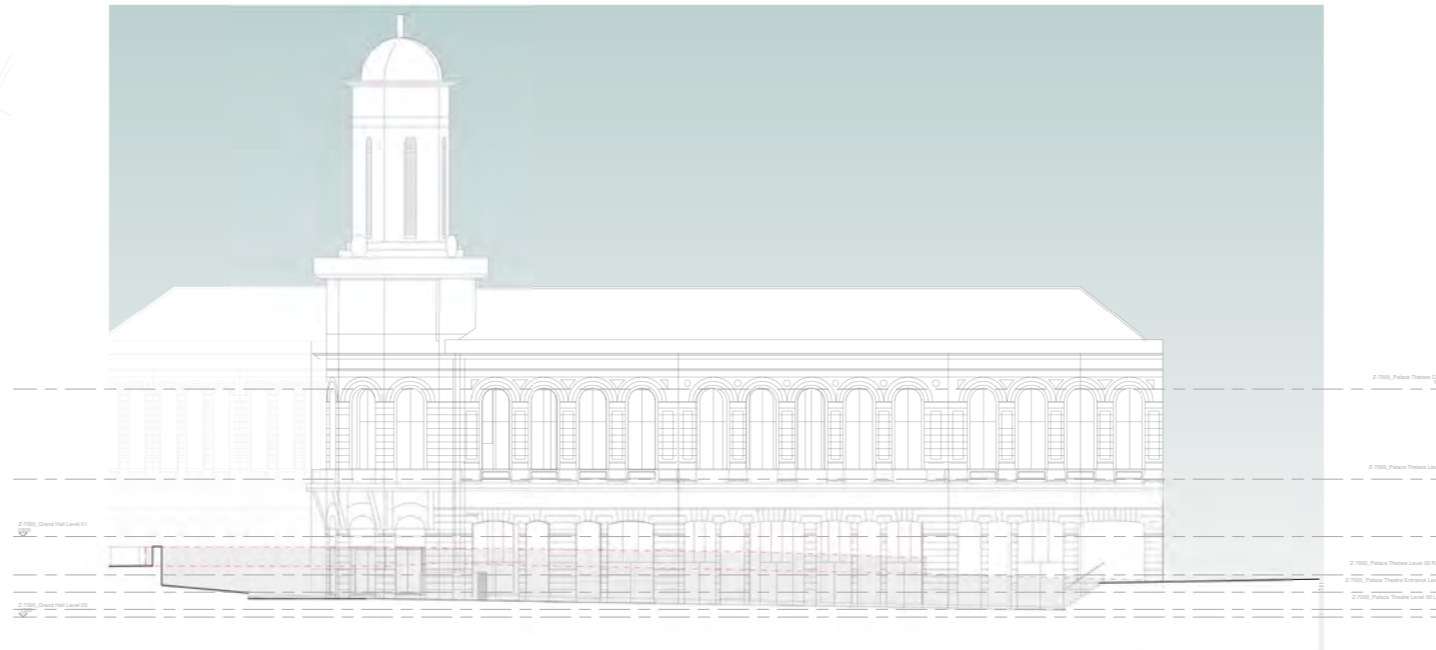
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EXISTING ELEVATIONS

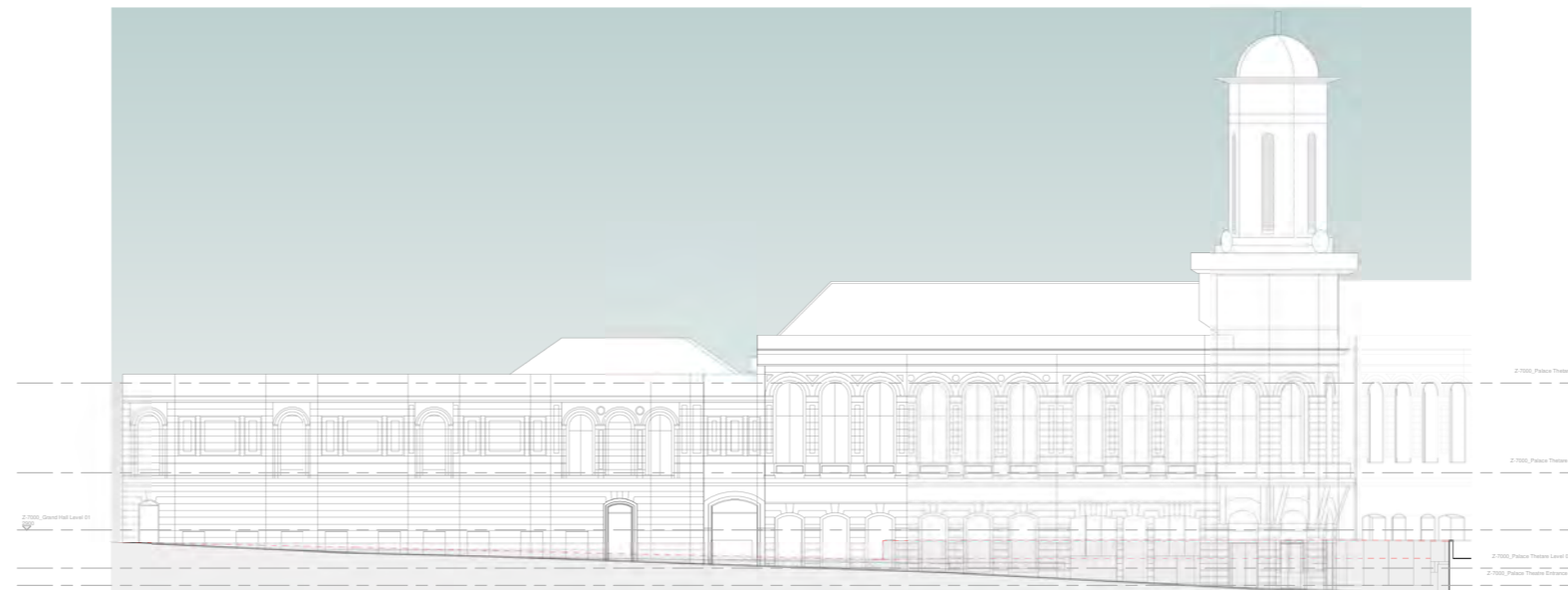
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ELEVATION KEY



Existing Elevation A-A
Scale: 1:100



Existing Elevation B-B
Scale: 1:100

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 Note: Sections and elevations (including levels, heights and dimensions noted) are indicative and subject to site survey.

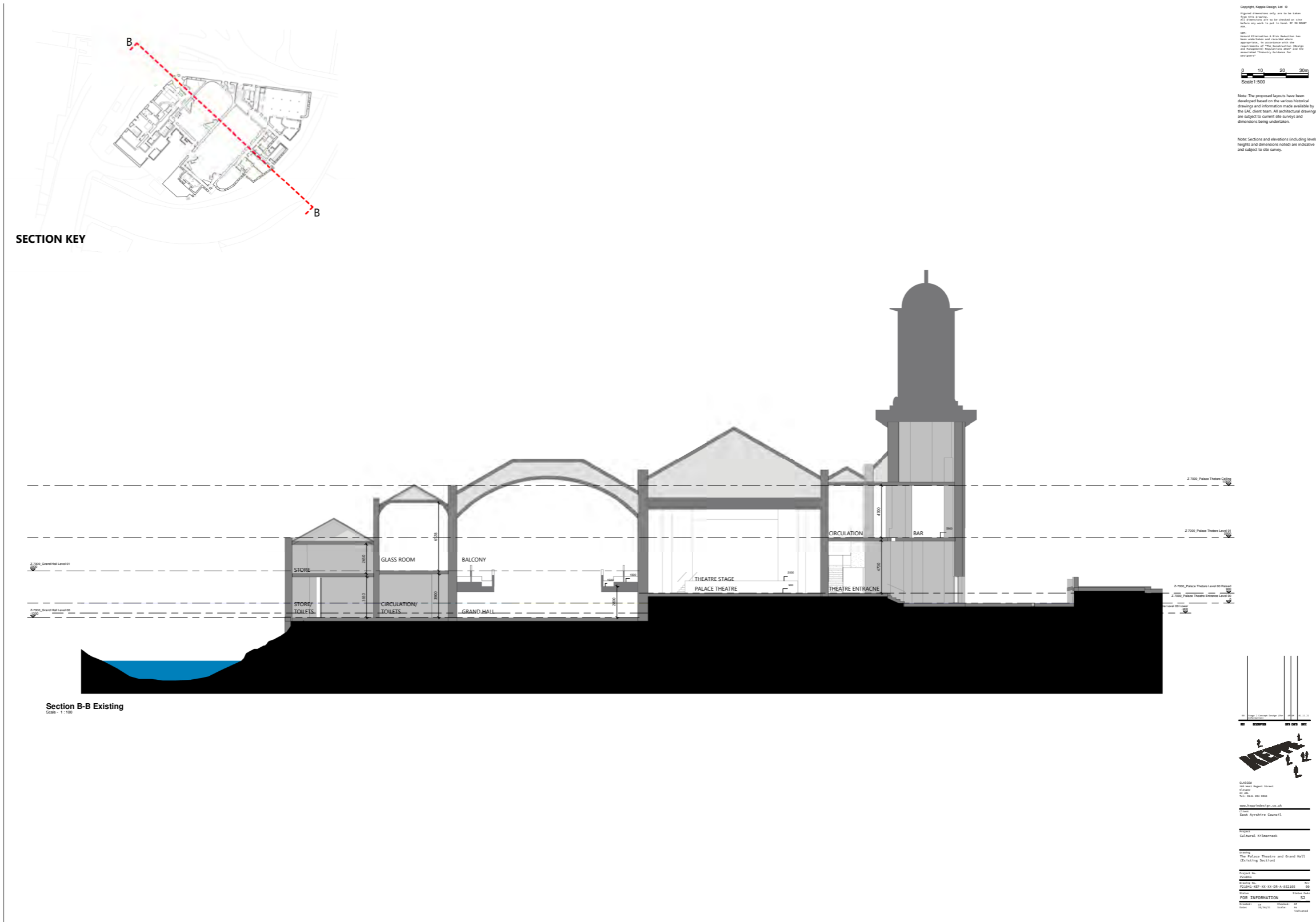


Client:	East Ayrshire Council
Project:	Cultural, Wilkies
Location:	The Palace Theatre & Grand Hall Glasgow, East Ayrshire
Scale:	1:100
Author:	PPDA
Check:	PPDA
Drawn:	PPDA
Date:	2024-09-09
Project No.:	PPDA-24-09-09-01
Sheet No.:	52

NOTE: ALL LEVELS ARE ESTIMATES AND SUBJECT TO FULL SITE SURVEY

EXISTING SECTIONS

CULTURAL KILMARNOCK



NOTE: ALL LEVELS ARE ESTIMATES AND SUBJECT TO FULL SITE SURVEY

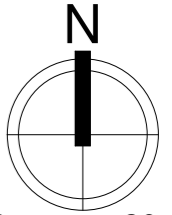
3.6 DOWNTAKINGS CULTURAL KILMARNOCK

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Scale 1:500

GENERAL NOTE

Floor finishes throughout to be removed and replaced (with the exception of the existing timber floors to; The Pillar Room, The Arts Hall, and The Theatre Bar (First Floor)).

Existing signage and wayfinding to be removed throughout

Existing services (plumbing and ventilation) to be improved throughout (MEP Engineer to provide further information.)

Upgrade/ replacement of existing public passenger lifts TBC.

DOWNTAKINGS KEY

1. Existing underpass closed. Civil & Structural Engineer to advise on retaining wall design to the west. Underpass access secured to the east with a proposed pedestrian crossing 'at grade' from the rear of the Burns Mall to be developed.
2. Existing ramps, railings steps etc providing access to the underpass removed/ infilled to the proposed public realm. (Civil & Structural Engineer to provide further information.)
3. Internal walls and sanitary fixtures removed (Civil & Structural Engineer to advise on whether loadbearing and any structural works required.)
4. Existing fixed seating removed to the ground floor of The Palace Theatre.
5. Existing windows and doors to the 'arches' removed.
6. Windows reinstated (views to Kilmarnock Water.)
7. Window openings to be extended to the ground to create door/ access to a proposed terrace area and Kilmarnock Water walkway.
8. B.O.H 'lean-to' structure removed.
9. Opening formed and stairs removed.
10. FFL seating in Palace Theatre and Grand Hall to be removed and new fixed seating installed.
11. Ceiling above stage to be replaced. (TBC)



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Client
East Ayrshire Council

Project
Cultural Kilmarnock

Drawing
The Palace Theatre and Grand Hall (Ground Floor Downtakings)

Project No.
P21041

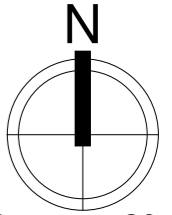
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P21041-KEP-XX-XX-DR-A-852201 01

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Scale 1:500

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Existing services (plumbing and ventilation) to be improved throughout (MEP Engineer to provide further information.)

Upgrade/ replacement of existing public passenger lifts TBC.

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Project
Cultural Kilmarnock

Drawing
The Palace Theatre and Grand Hall (First Floor Downtakings)

Project No.
P21041

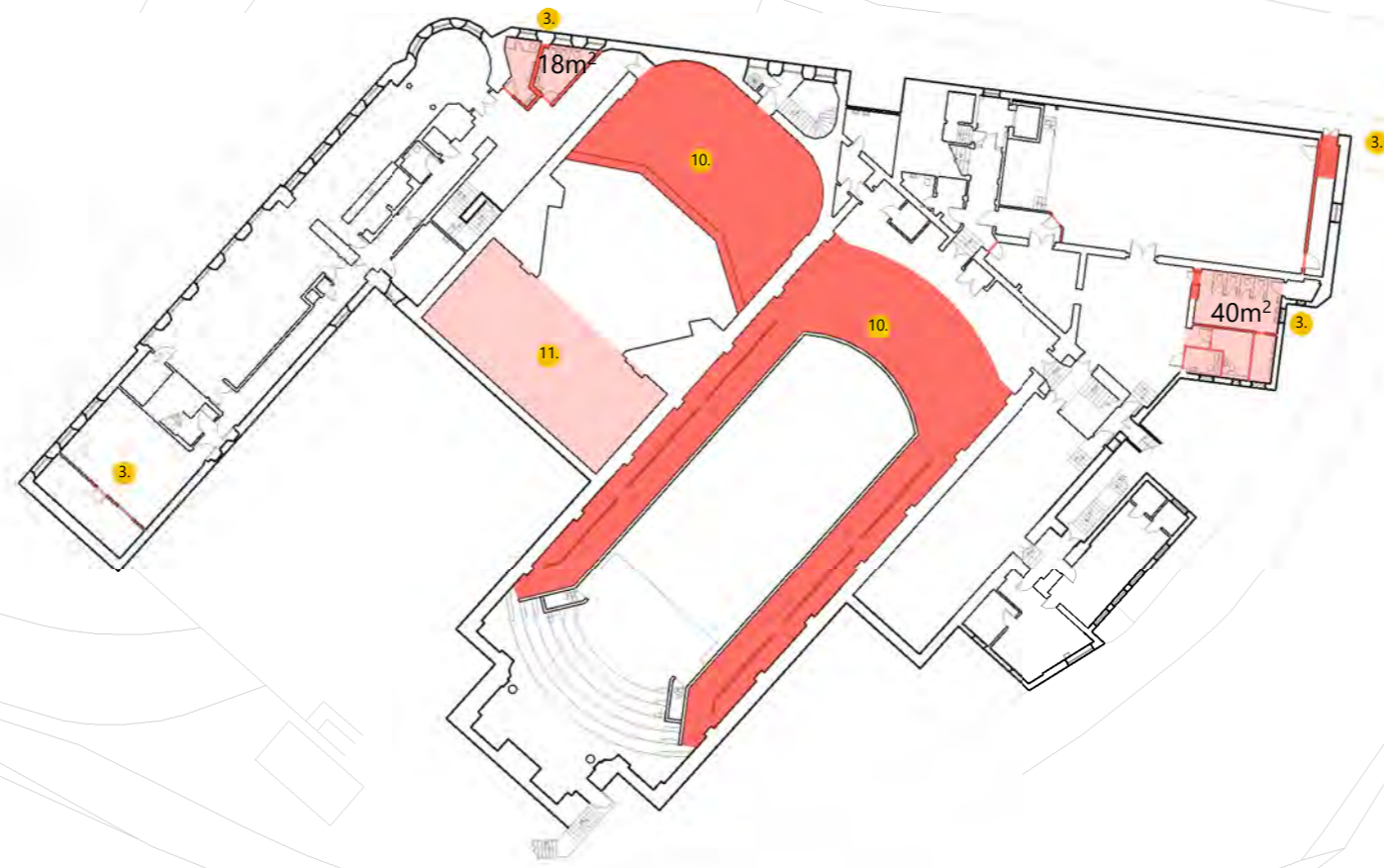
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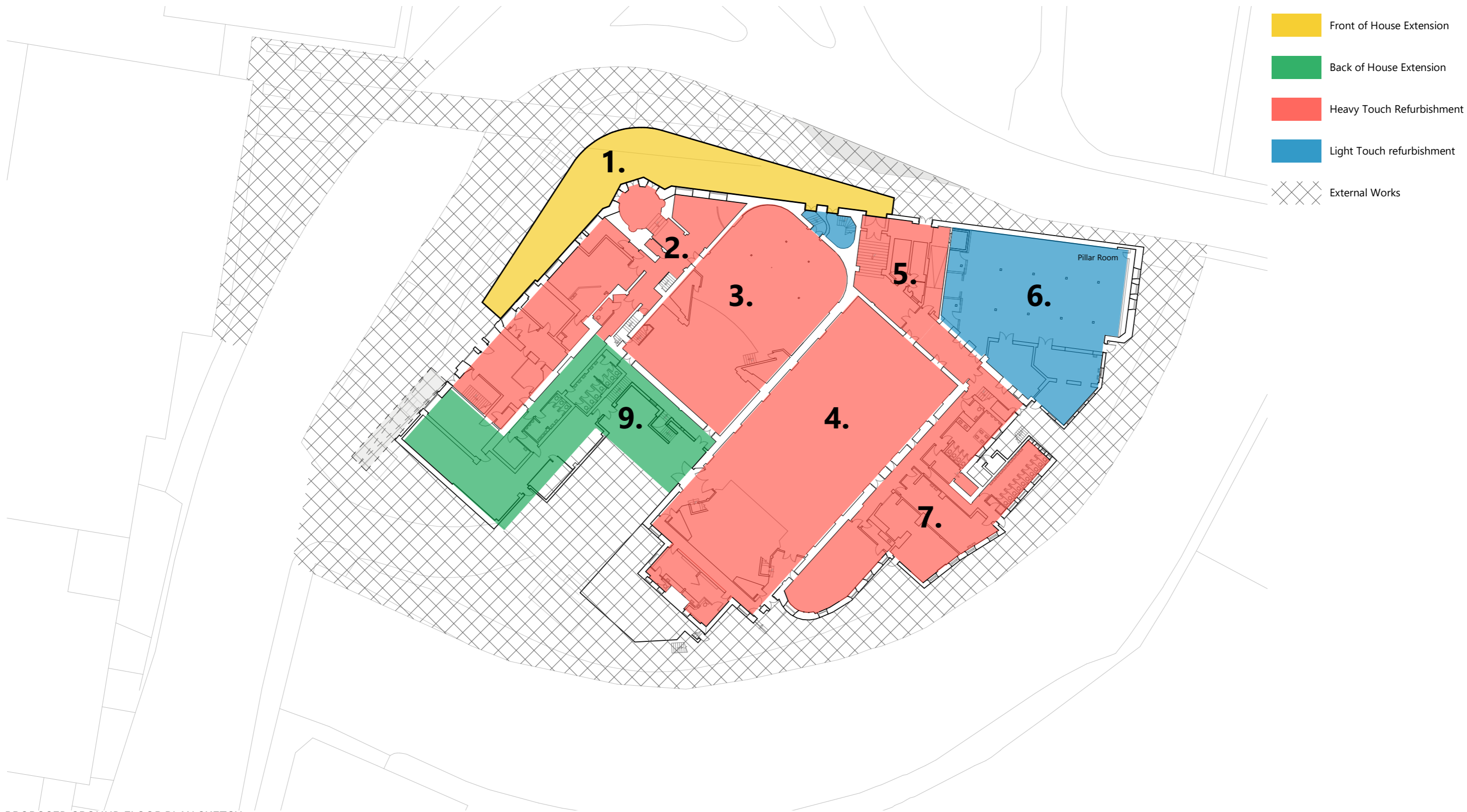
DOWNTAKINGS KEY

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11. Ceiling above stage to be replaced. (TBC)



3.7 PROPOSED DRAWINGS

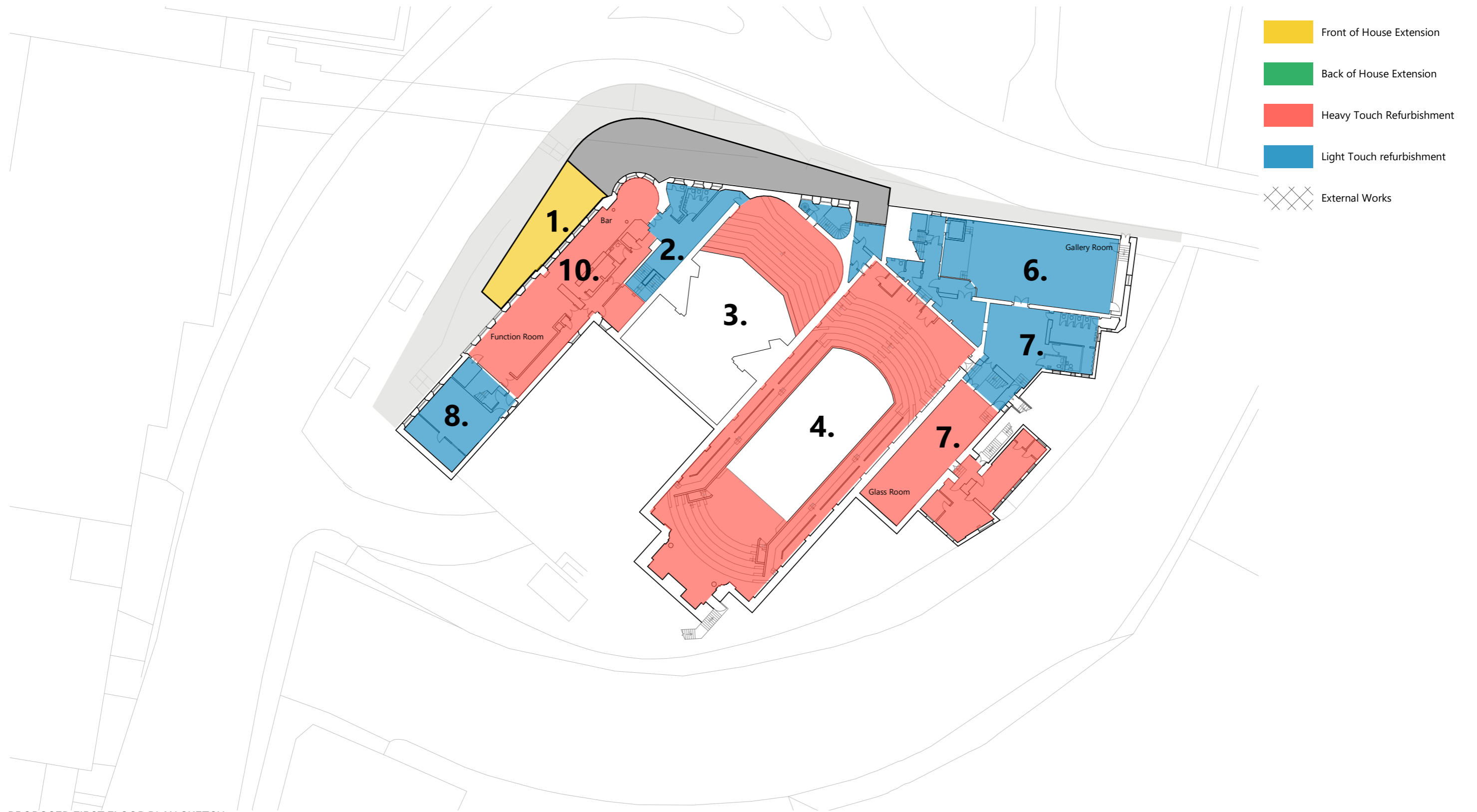
CULTURAL KILMARNOCK



PROPOSED GROUND FLOOR PLAN SKETCH

SKETCH PLANS

CULTURAL KILMARNOCK



PROPOSED FIRST FLOOR PLAN SKETCH

SKETCH PLANS

CULTURAL KILMARNOCK

The Palace Theatre & Grand Hall

Outline Description of Proposed Works

This Outline Description of Proposed Works is based on Keppie Notes and Observations from the EAL Site Visit 10/09/2021 and subsequent EAL Workshop via MS Teams 24/09/2021.

Overview

To assist with the preparation of the high-level budget costs by F+G, the proposed works have been consolidated into the following categories;

- ‘Front of House’ New Foyer Extension
- ‘Back of House’ New Extension
- ‘Heavy Touch’ Refurbishment
- ‘Light Touch’ Refurbishment

The adjacent sketches and notes should be read alongside the downtakings sketches (please refer to the 852 SK series for further information.)

General Notes

- Plumbing/ Heating and Air Conditioning throughout require to be replaced/ upgraded (RSP MEP Engineer to provide further guidance.)
- Connection ‘at grade’ to the Burns Mall and surrounding town to be developed and included as part of a longer term vision and wider public realm improvement works.
- Finishes throughout to be replaced/ upgraded (walls, floors* (including carpets), ceilings) *Please refer to the below notes for areas of existing flooring that are to be retained.
- New lift access to the BOH area adjacent to the stage is required.
- Provision/ replacement/ relocation of the existing public passenger lifts within the building TBC
- New matrix seating to be provided to the GFL of the Theatre and Grand Hall.
- New fixed seating to be provided to the FFL of the Theatre and Grand Hall.
- New signage and way-finding throughout.
- New external feature lighting.
- Sanitary-ware throughout to be replaced.
- General lighting replacement/ upgrade throughout.
- Appropriate precedent reference for design aspirations and cost benchmarking for the new foyer extension - Royal Court Theatre Liverpool. In addition, general reference for cost benchmarking; Scottish Opera Theatre Royal Glasgow, Perth Theatre and Old Vic Bristol.
- Moving forward early engagement with statutory authorities (planning/ listed building consent/ grade A listed) is recommended to discuss the emerging proposals.
- Improvements to the external fabric are part of an on-going maintenance programme of works and not part of the proposed works outlined.

1. ‘Front of House’ New Foyer Extension (Ground Floor approx. 270m2 / First Floor External Terrace approx. 90m2)

- A new entrance and foyer extension with café/ bar offering at GFL
- FFL external roof terrace connecting to FFL internal theatre bar
- Ramped floor connecting main entrance and Grand Hall (Civil & Structural Engineer to advise on structural design.)
- Glass CW with stone or metal cladding and piers TBC
- Signage
- Digital Screen
- External feature lighting

2. The Palace Theatre Entrance. (Ground Floor approx.315m2 / approx. First Floor 80m2)

- Includes the reworking of the space to accommodate a new accessible ramp.
- Existing ‘Box Office’ replaced with flexible ‘pod’ (with power and data provision.)
- Existing ‘arches’ exposed and opened up to space.
- General uplift required ie. paint, floor, finishes, way-finding etc.

3. The Palace Theatre. (Basement approx. 160m2 / Ground Floor approx. 390m2 / First Floor approx. 140m2)

- Removal of existing ground floor seating to be replaced with matrix style seating.
- Removal of existing first floor seating to be replaced with new fixed seating (NB: minimum seating capacity of 450 required.)
- Sound proofing enhancement required between The Palace Theatre and Grand Hall so events can be held at same time.
- New and improved sound system required for the theatre.
- Orchestra pit ‘lids’ to be replaced.
- Ceiling above the stage requires to be replaced (EAL/ EAC to confirm.)
- General uplift required ie. paint, floor, finishes, way-finding etc.

4. The Grand Hall. (Ground Floor approx. 635m2 / First Floor approx. 490m2)

- Removal of existing ground floor seating to be replaced with matrix style seating.
- Removal of existing first floor seating to be replaced with new fixed seating
- Requires new and improved lighting system.
- Sound proofing enhancement required between The Palace Theatre and Grand Hall so events can be held at same time.
- General uplift required ie. paint, floor, finishes, way-finding etc.
- Accessibility to be improved, including access to changing/ B.O.H spaces.

5. The Grand Hall Entrance Area. (Ground Floor approx. 125m2)

- Reworking of the space to include new accessible ramp from the new foyer.

-Reworking of the other older separate accessible entrance as storage/ office/ toilets/ extension to ‘Pillar Room.’

-General uplift required ie. paint, floor, finishes, way-finding etc.

6. Function Rooms (Ground Floor approx. 350m2 / First Floor approx. 180m2)

- General uplift required ie. paint, floor, finishes, way-finding etc.
- Further EAL input required on use and requirements for rooms.

7. The Grand Hall (Circulation and Function Spaces) (Ground Floor approx. 360m2 / First Floor approx. 315m2)

- WC layouts need to be improved. More toilets required due to 1,300 ground floor capacity. (Water pressure poor upstairs which cause issues.)
- Improved connections to Kilmarnock Water (ie. VIP Room/ Green Room/ Riverside Café)
- General uplift required ie. paint, floor, finishes, way-finding etc.
- Proposed external walkway and improved public realm/ finishes

8. Office and Store Admin (First Floor approx. 90m2 / Second Floor approx. 40m2)

- General uplift, paint, floor, finishes, way-finding etc.

9. Back of House Extension. (Ground Floor approx. 355m2)

- Demolition of existing ‘lean-to’ and replaced with new B.O.H extension that aims to improve the accessibility and connection between the venues.
- Power needed to the B.O.H service area (tour bus/ rigging truck)
- External screen mounted on rear of building (outdoor cinema)

10. The Palace Theatre Bar and Function Space. (First Floor approx. 240m2)

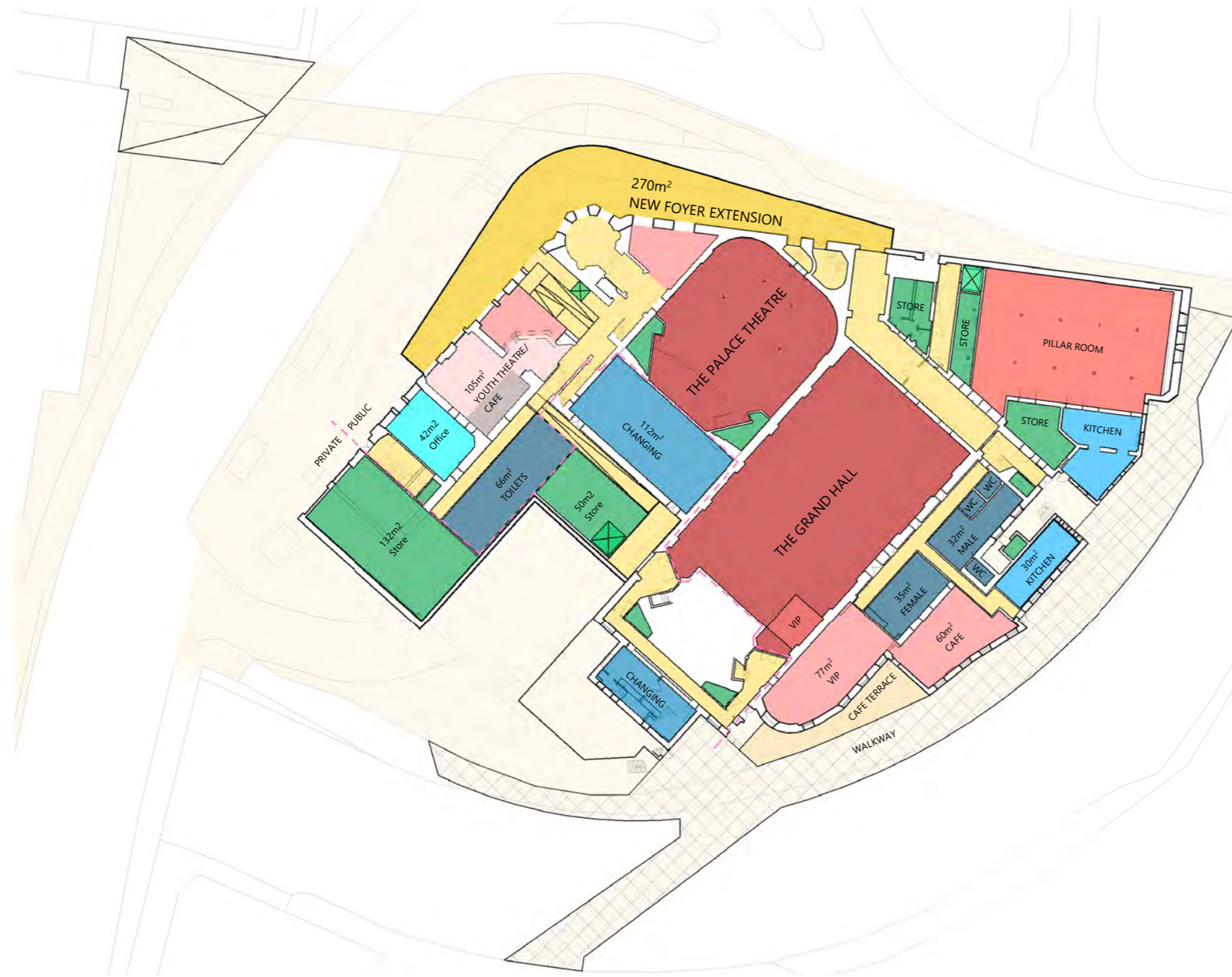
- Removal of window coverings
- General uplift, paint, finishes, way-finding etc.
- Connection to FFL roof terrace

11. External Works (Overall Area approx. 2755m2)

- Underpass closed (Civil & Structural Engineer to advise on retention/ structural design.)
- Connection ‘at grade’ to the Burns Mall and surrounding town to be developed and included as part of a longer term vision and wider public realm improvement works.
- Existing ramps, steps, barriers and planting removed and replaced with new high-quality public realm (paving, lighting, street furniture and landscape.)
- New external ramp proposed to the south west corner.
- New Kilmarnock Water walkway proposed to the south of the building.
- Lay-by omitted and public realm extended.

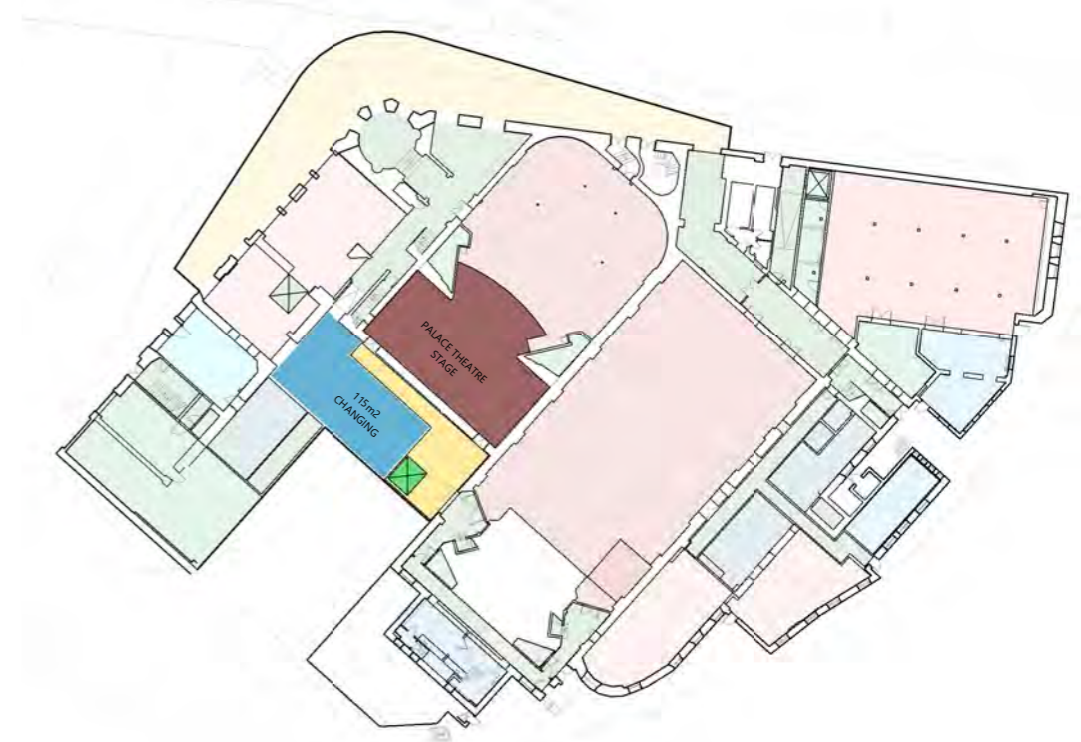
PROPOSED PLANS

CULTURAL KILMARNOCK



PROPOSED GROUND FLOOR PLAN

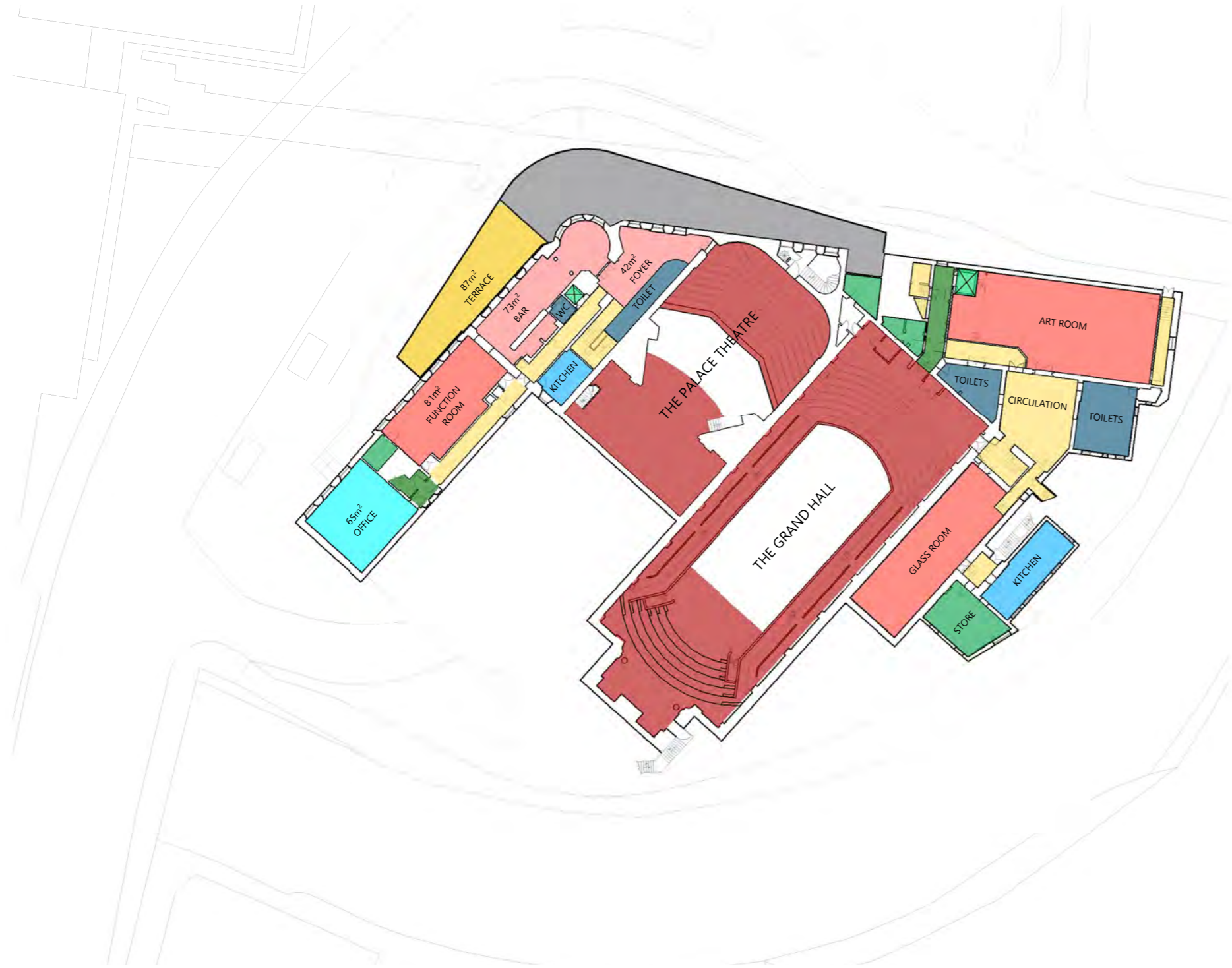
- Circulation**
 - Corridor
 - Store
 - Elevator
- Event Space**
 - New Foyer
 - Large Event Space
 - Function Room
 - Cafe/ Bar
- Admin**
 - Toilets
 - Changing
 - Kitchen
 - Office



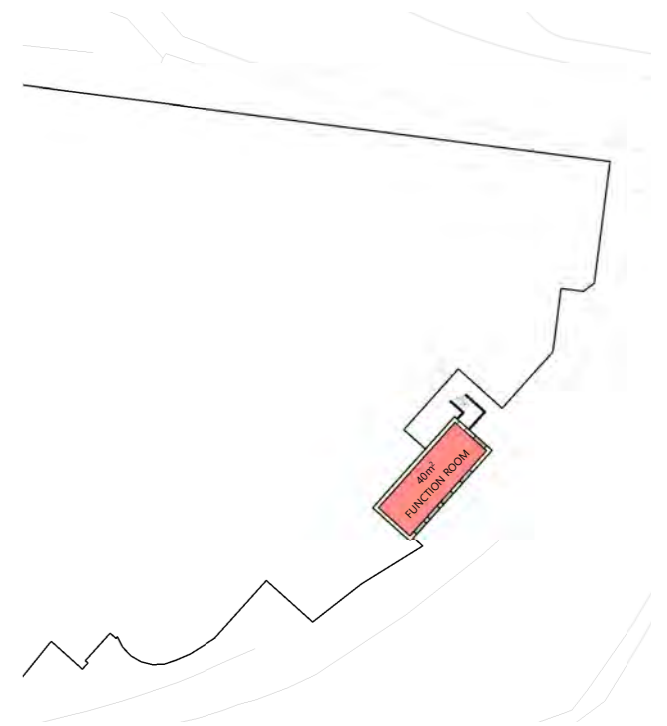
PROPOSED MEZZANINE FLOOR PLAN SKETCH

PROPOSED PLANS

CULTURAL KILMARNOCK



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

- Circulation
 - Corridor
 - Store
 - Elevator

- Event Space
 - New Foyer
 - Large Event Space
 - Function Room
 - Cafe/ Bar

- Admin
 - Toilets
 - Changing
 - Kitchen
 - Office

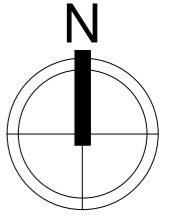
PROPOSED ROOF PLAN

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Note: All information is based on historic information provided by East Ayrshire Council and subject to full site survey.



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Drawing
The Palace Theatre & Grand Hall
(Proposed Roof Plan)

Project No.
P21041

Drawing No. P21041-KEP-XX-XX-DR-A-852307 Rev

Status FOR INFORMATION Status Code S2

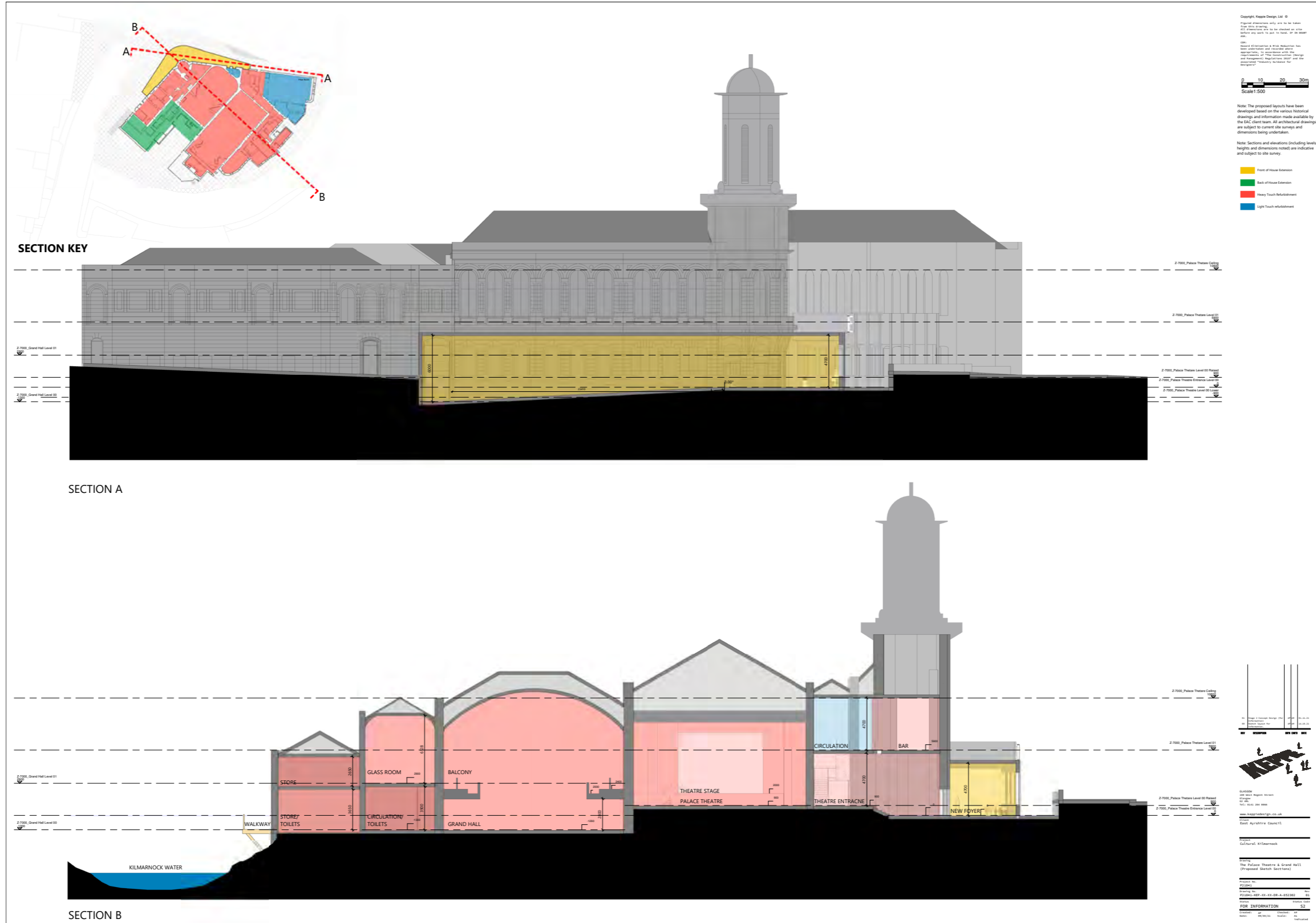
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PROPOSED SECTIONS

CULTURAL KILMARNOCK



NOTE: ALL LEVELS ARE ESTIMATES AND SUBJECT TO FULL SITE SURVEY

CONCLUSIONS

4.0



CONCLUSIONS

CULTURAL KILMARNOCK

This Stage 2 Report sets out the proposed masterplan vision for Cultural Kilmarnock and focuses on the architectural concept design proposals for The Palace Theatre and Grand Hall. As outlined in this report, the initial phase of the masterplan vision and Levelling Up Fund budget focuses on The Palace Theatre and Grand Hall and the immediate surroundings. The client group view the initial phase as the catalyst for the longer term vision for Cultural Kilmarnock, part of a wider 15-20 year plan for the town. This report will form part of a package of information in support of the East Ayrshire Council's forthcoming Levelling Up Fund application.

As highlighted in this report, an important focus of client discussions and feedback has been on improving the accessibility, inclusivity and connectivity of The Palace Theatre and Grand Hall. At present, the public realm to The Palace Theatre and Grand Hall, is uninviting, cluttered and dis-connected from the town and Kilmarnock Water. In addition, the existing access to the building is poor, with separate entrances to each venue and separate accessible entrances. As part of the emerging design proposals for The Palace Theatre and Grand Hall, the proposals aim to create a new external foyer to The Palace Theatre and Grand Hall, creating a shared fully accessible entrance to the venues with opportunities and flexibility within the foyer for a café/ bar/ performance space. Ramped access and personnel lifts within the building have been carefully considered and strategically located to ensure inclusivity and that the interventions work in harmony with the existing listed building.

Whilst improving the accessibility to the public realm and the venues, the external foyer will also create a visible and active presence for The Palace Theatre and Grand Hall at the heart of the Cultural Kilmarnock masterplan vision, becoming a catalyst for change and future phased improvements of the masterplan. The external foyer proposals unlock the opportunity for the venues to operate together as one building. Internally and working closely with the client team, an outlined description of proposed works and accompanying plans have also been prepared for the internal refurbishment and improvement works. Improvements to the service/ B.O.H area are also included, with a new B.O.H area shared between the venues that offers additional storage and changing facilities as well as incorporating a new stage lift. A proposed walkway to Kilmarnock Water and pedestrian bridge connecting to the woodland walkway and external performance/ outdoor cinema space are also proposed. (Please refer to the appendix of this report for the Wardell Armstrong Landscape Architects Stage 2 Report for further information on the proposals to the public realm to The Palace Theatre & Grand Hall and wider masterplan themes.)

The significance of this project for the town cannot be underestimated, this is a fantastic opportunity to create a new vibrant and assured Kilmarnock – we very much look forward to progressing this exciting and transformational project with the client and design team.



APPENDIX



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