

MASTERPLAN VISION

ENHANCED PUBLIC REALM

Public realm improvements will create an enhanced parkland setting and maximise the links between The Palace Theatre & Grand Hall and Kilmarnock Water.

CONNECTION TO OTHER CULTURAL VENUES

Together with the proposals for the rear of The Palace Theatre & Grand Hall, implementation of a new way-finding strategy will seek to create a clear connection between the redeveloped venue and the Dick Institute along Elmbank Drive.

CONNECTIVITY TO THE TOWN CENTRE

Cultural Kilmarnock is just 300m away from the heart of the town centre but is segregated by dominating highway infrastructure and a poorly lit, unpleasant underpass provides the only link from The Palace Theatre & Grand Hall into the town centre. The project includes for the removal of the underpass and replacement with a future 'at grade' crossing.

IMPLEMENTATION OF NEW GREEN AND ACTIVE TRAVEL CORRIDOR AND WAY-FINDING STRATEGY WITHIN THE HEART OF THE CULTURAL PARK (2,340 SQM).

This will provide connections into the proposed Infinity Loop, creating better active travel links to the north and east of the site, including Kilmarnock town centre.

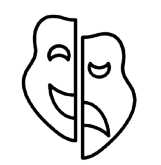


MASTERPLAN VISION DIAGRAM

THE PALACE THEATRE AND GRAND HALL - BRIEF



Enhance hospitality offering, including new cafés and bar facilities



Creating opportunities for outdoor spaces for year-round outdoor performance



Improving accessibility and inclusivity for visitors and performers including enhanced dressing room facilities, toilets and access to the stage



Developing landscape proposals that provide green links between other heritage assets and the town centre - encouraging active travel



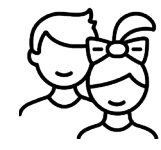
The general refurbishment of the historic building



Create a vibrant and welcoming entrance which is integrated within the streetscape, providing access to both The Palace Theatre & Grand Hall.



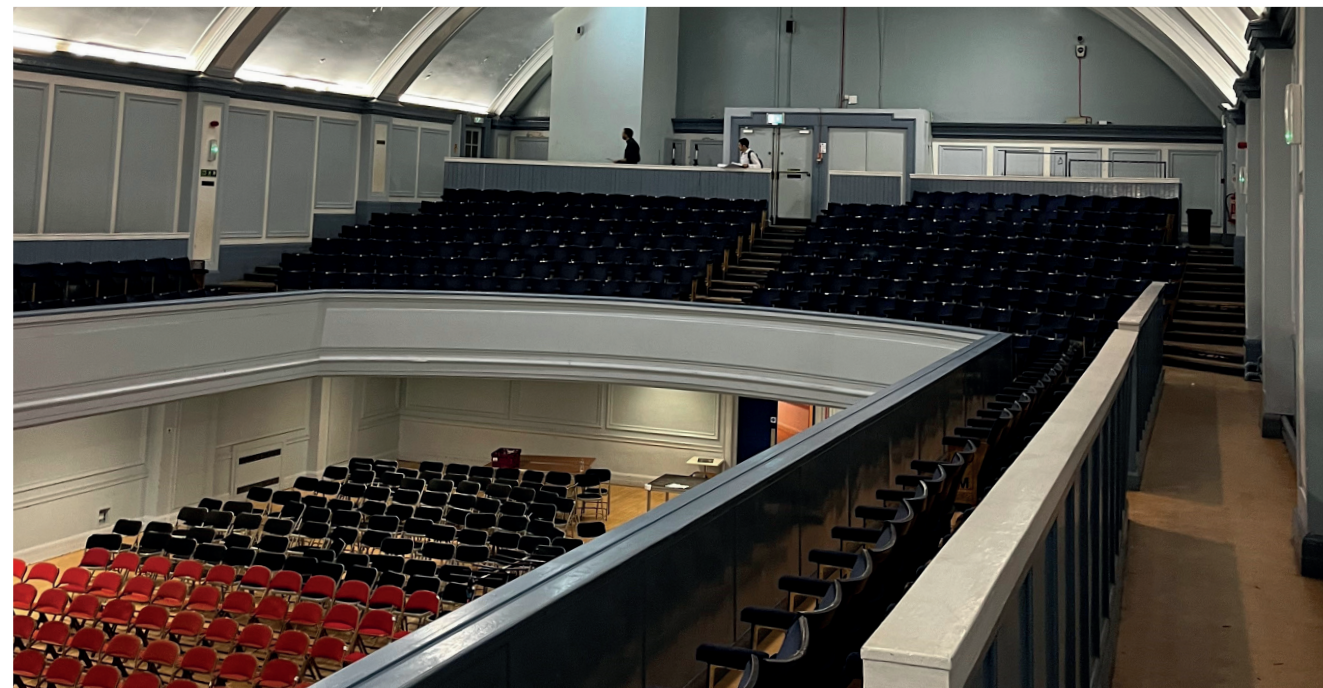
Improved backstage and back of house facilities



Creating facilities that support and nurture local talent



THE PALACE THEATRE



THE GRAND HALL

PROPOSAL

The Palace Theatre and Grand Hall will be re-imagined. The proposed works will comprise extensive refurbishment including new front and back of house provision, improved amenity offer, for example; café bar, youth theatre, craft area, changing facilities etc and creation of a new fully accessible shared foyer/ entrance to create a more positive and inclusive visitor experience as well as greater prominence for the building, given it provides an important gateway to Kilmarnock Town Centre.

The proposals will maximise the efficiencies of the building, creating flexibility to host a wider range of events and attract key touring companies, as well as provide the opportunity to deliver added social value and benefits, including the establishment of a new youth theatre company.

Aligned with the recommendations of the Conservation Architects Building Conditions Survey Report, a programme of works to repair and improve the Category A listed building fabric shall be undertaken.

KEY IMPROVEMENTS

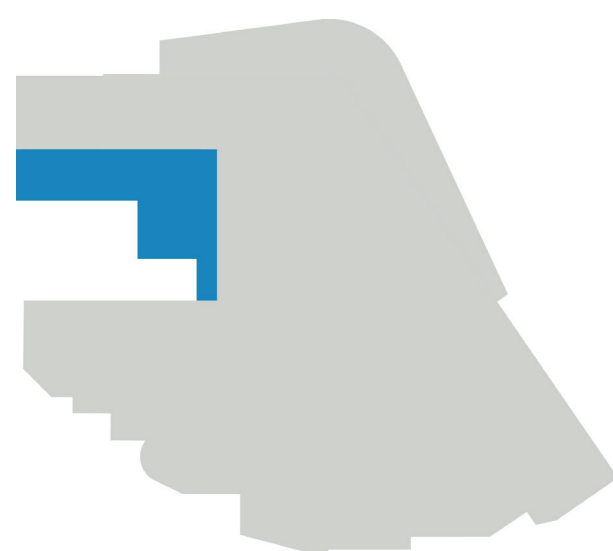
The design approach to The Palace Theatre and Grand Hall can be summarised via 4 key areas; Foyer Extension, Back Of House Extension, Interiors and Public Realm.



INTERIORS



PUBLIC REALM



BACK OF HOUSE EXTENSION



FOYER EXTENSION

FUNDING

EAST AYRSHIRE COUNCIL AND EAST AYRSHIRE LEISURE TRUST



HISTORIC ENVIRONMENT SCOTLAND



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA

UK GOVERNMENT - LEVELLING UP FUND (LUF)



POWERED BY
**LEVELLING
UP**

SITE HISTORY

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 THEATRE



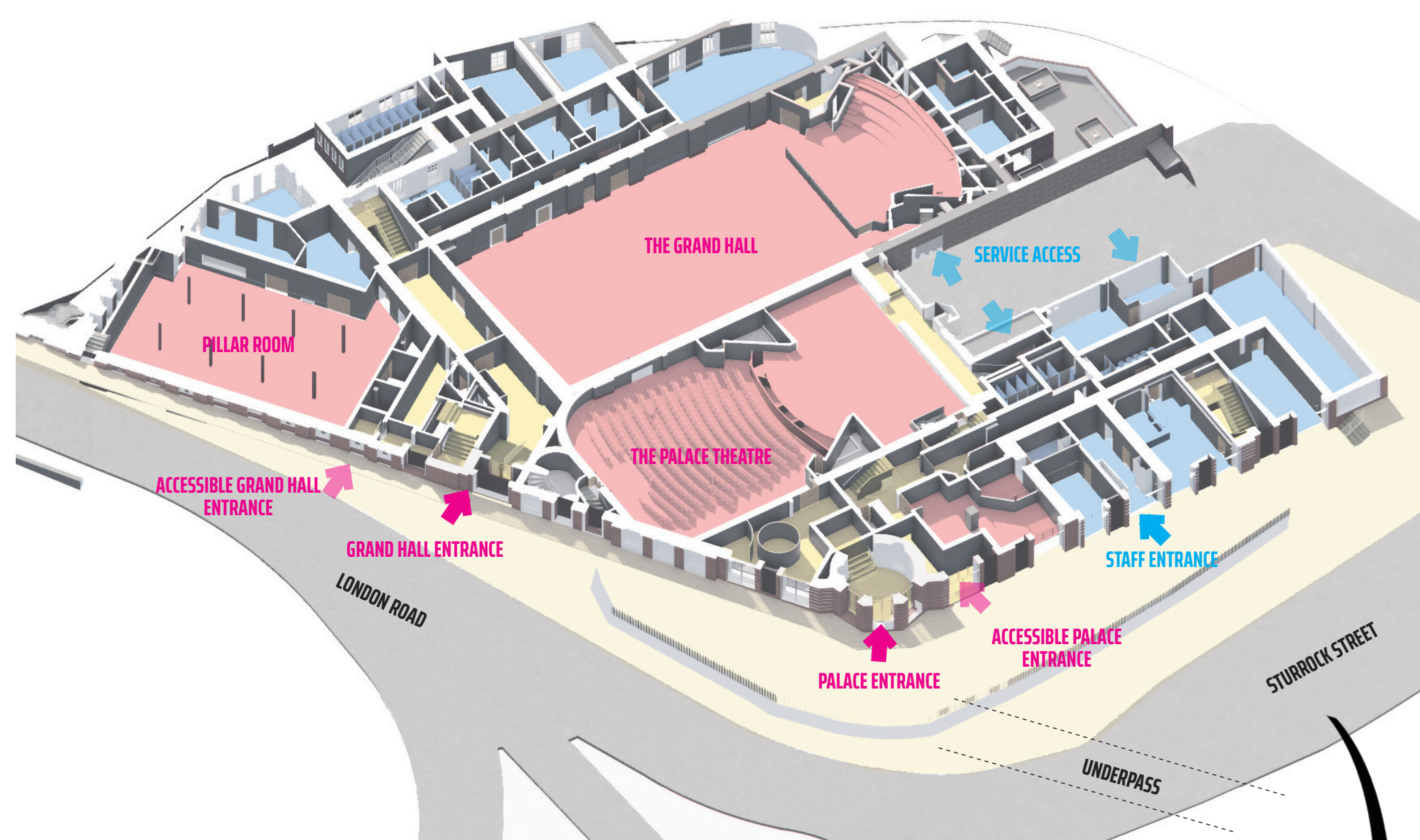
THE PALACE THEATRE

EXISTING BUILDING ACCESS

The adjacent 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

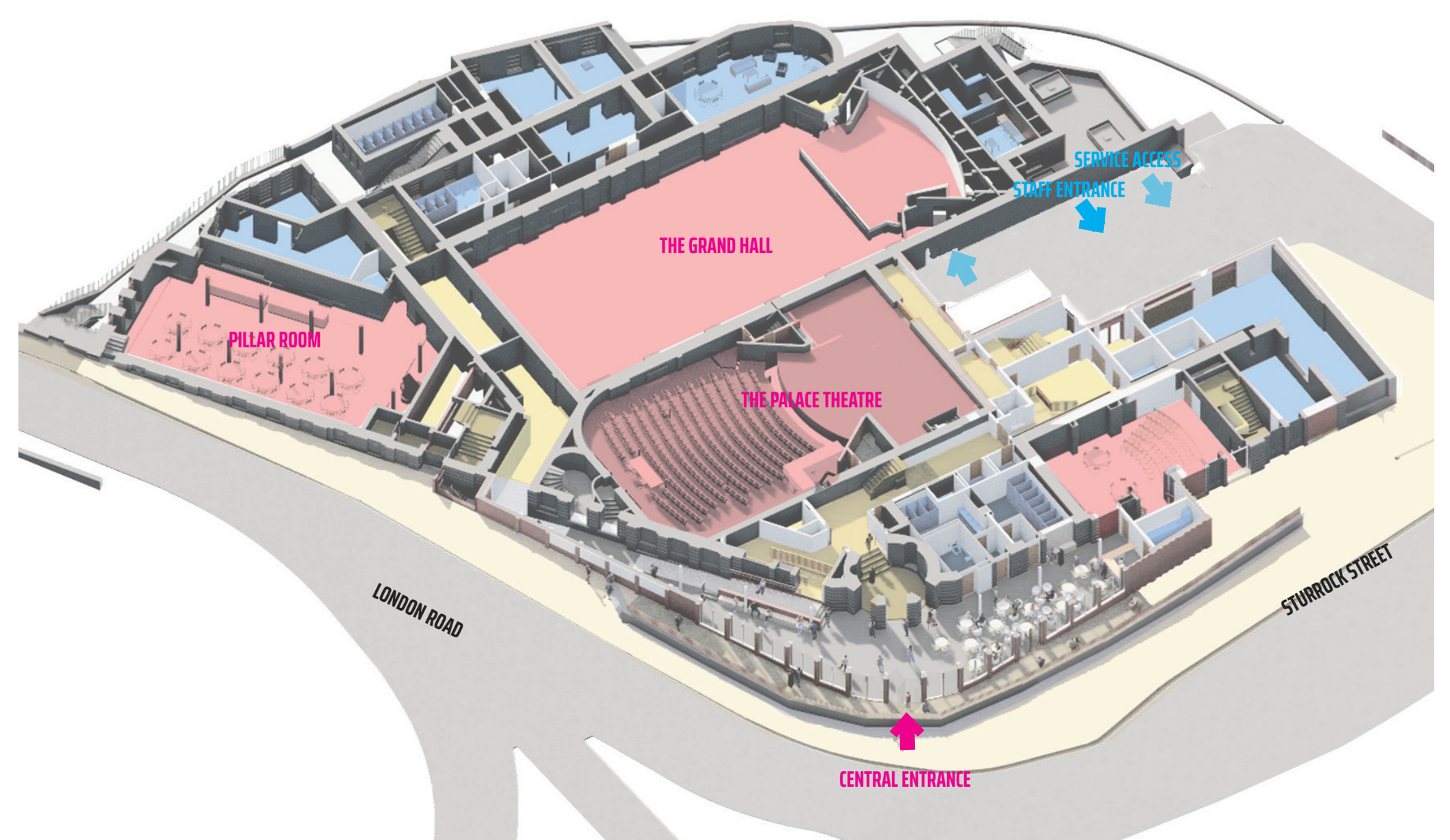


PROPOSED BUILDING ACCESS

The diagram opposite highlights the design approach for the proposed foyer extension by rationalising the existing points of access.

In summary;

- The several disparate entrances have been consolidated into a single point of access on the prominent corner of the Albert Tower, at the junction of London Road and Sturrock Street. This is a historically significant junction within Kilmarnock which was sterilised following the installation of the raised highway and clearing of historical urban fabric in the 20th century.
- The foyer design celebrates the historic tower, and activates the frontage of the building.
- Provides an accessible and inclusive entrance to the venue complex for the public and performers



SITE PHOTOGRAPHS



Existing public realm



Disjointed access routes



Harsh public space at the front of house



Underpass to be closed as per proposals



VIEW 01

View along London Road towards the rear of the Burns Mall and bus station, The Palace Theatre and Grand Hall to the left of the image.



VIEW 02

View from Green Street looking towards the junction of London Road and Sturrock Street at The Palace Theatre and Grand Hall.



VIEW 03

Oblique view of the proposal at the junction of London Road and Sturrock Street.



ARTICULATION

The refined articulation of the facade pays homage to the Italianate ornamentation of the original building. The scalloped design of the facade serves as a subtle yet profound narrative, echoing the architectural motifs found within the original structure.

Inspired by the building's façade and cultural heritage, for example the curved niches and the symbolic curtains of the theatre, the scalloped design of the new façade becomes a subtle yet profound narrative, underscoring its significance as a cultural landmark.



Bay Study



Pigmented concrete - to match existing stone.
Proposed Material.

PROPOSED ELEVATIONS

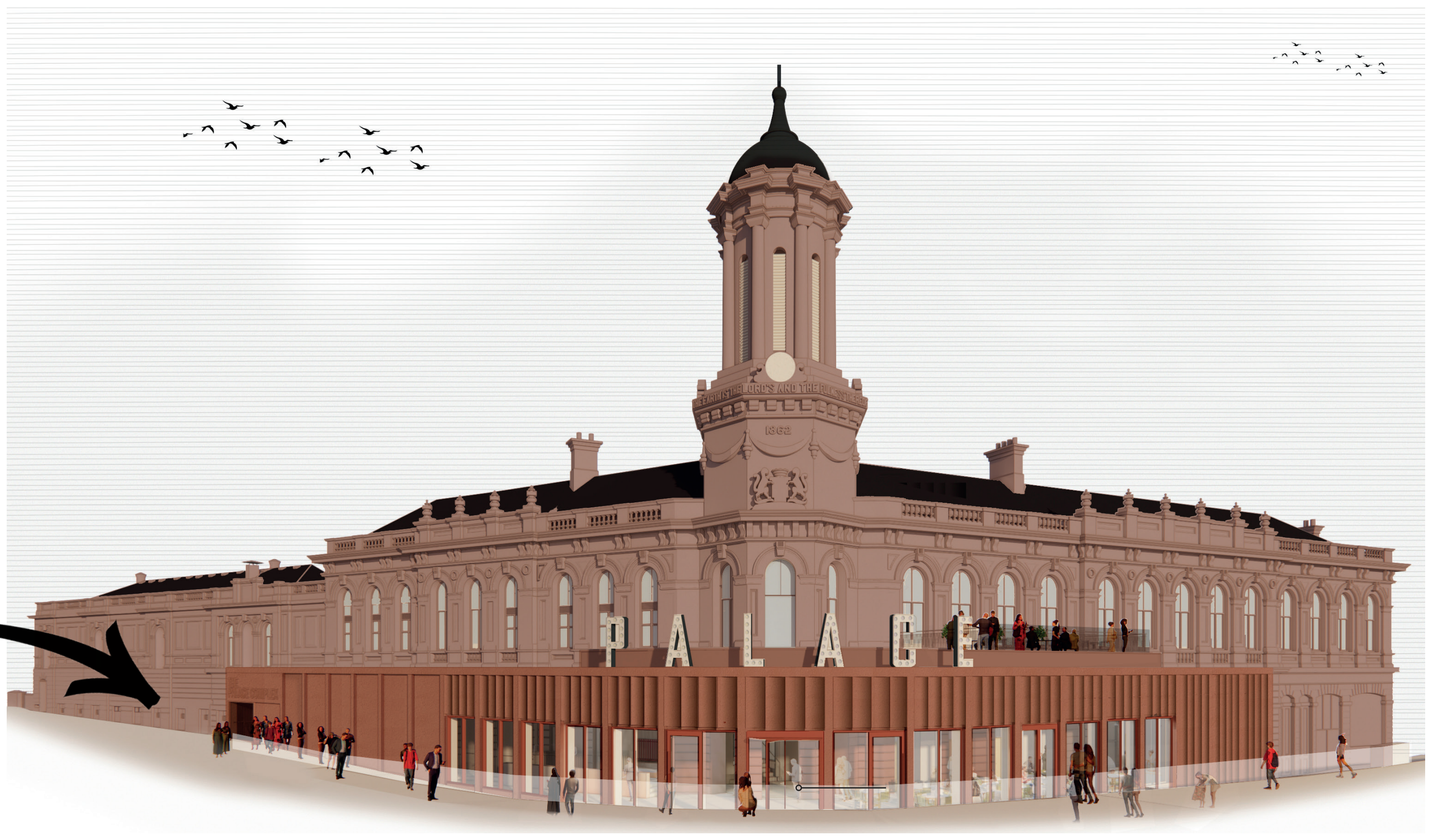
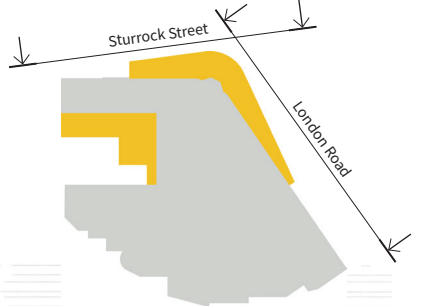
The elevations of the front of house foyer extension to London Road and Sturrock Street have an order and rigour which takes cues from the controlled upper level of the existing historic façade.



London Road Elevation



Sturrock Street Elevation



Front of House 3D view

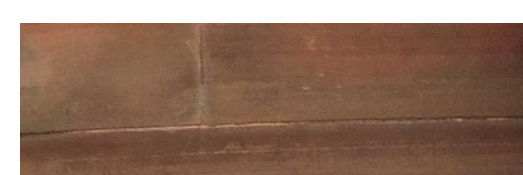
FOYER INTERIOR



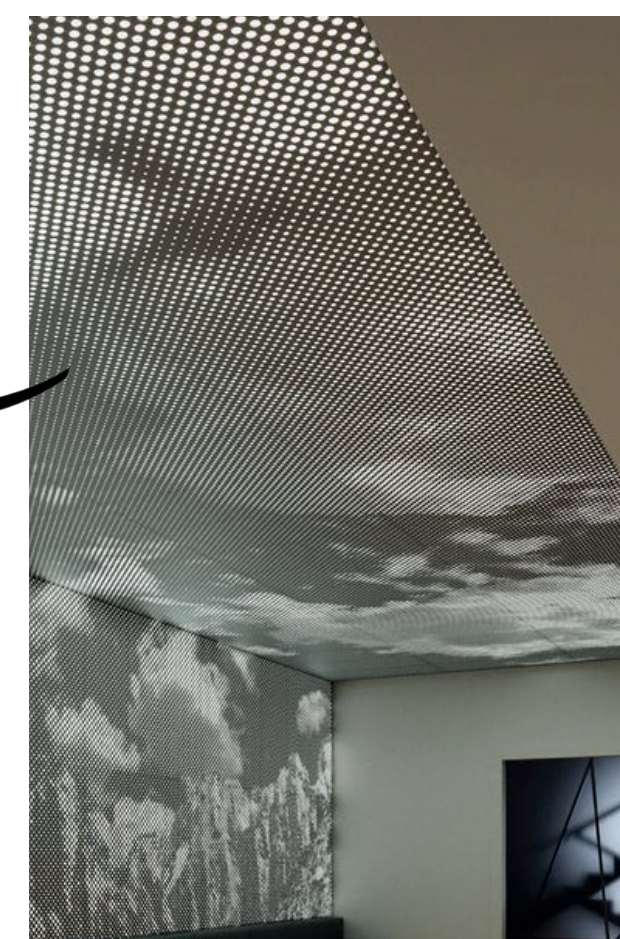
Ceiling
Mesh metal ceiling curtain panels with linear pendant lighting set around oversized circular diffused light box.



Walls
Linear scalloped natural stone effect tile to internal walls of existing entrance/box office.



Walls
Existing red sandstone

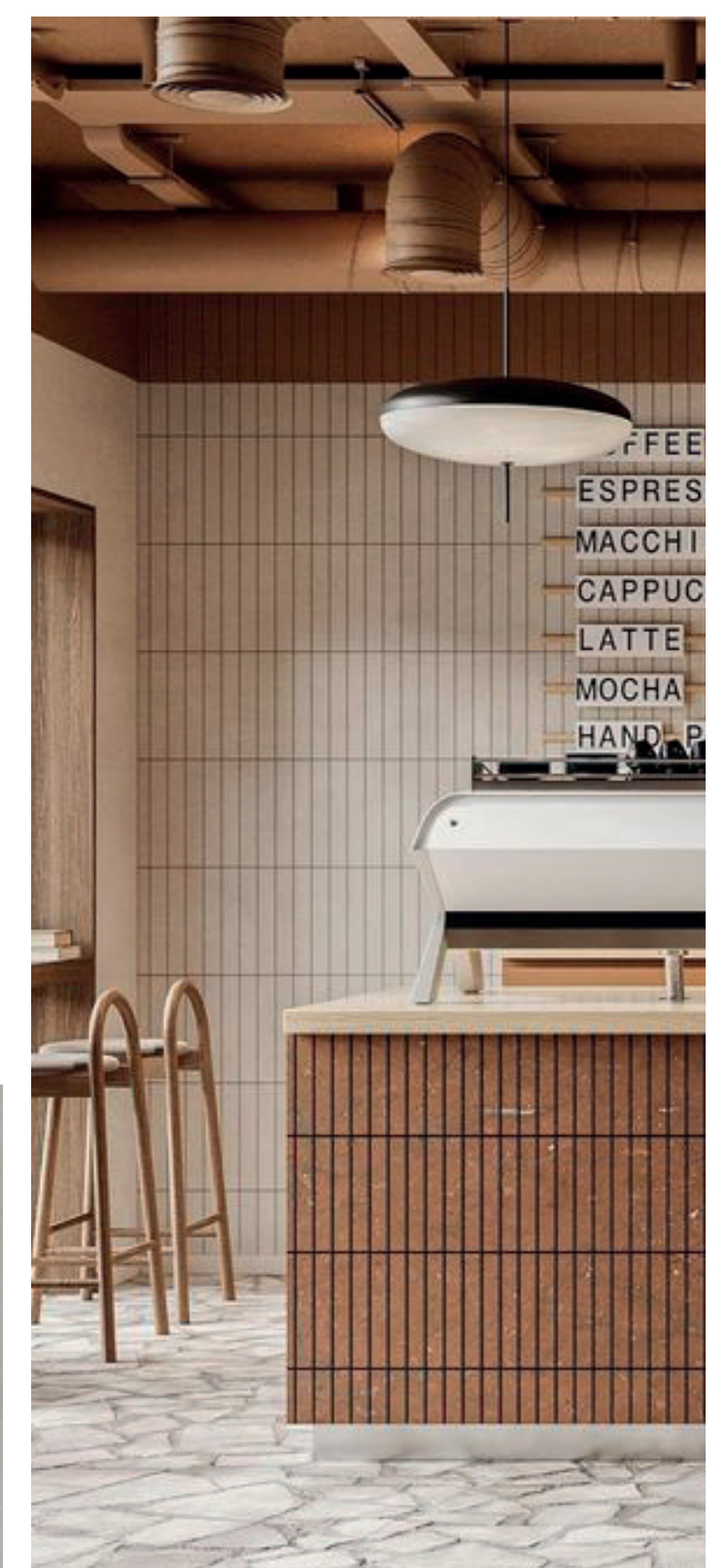


Ceiling
Perforated mesh metal with backlit LED screen lighting.



Flooring
Polished concrete floor finish throughout main Foyer.

Feature geometric floor tile within box office area, introducing accent colours.



BACK OF HOUSE

The existing rear extensions have been added, and amended over time creating a compromised internal arrangement which is no longer suitable for the needs of a modern theatre. These include several level changes, which limit access for physically impaired performers and staff members, and disjointed back of house facilities which prove logistically difficult for the venue operator (EALT).

These extensions have also created rear elevations which appear disordered and detract from the Category A listed building.

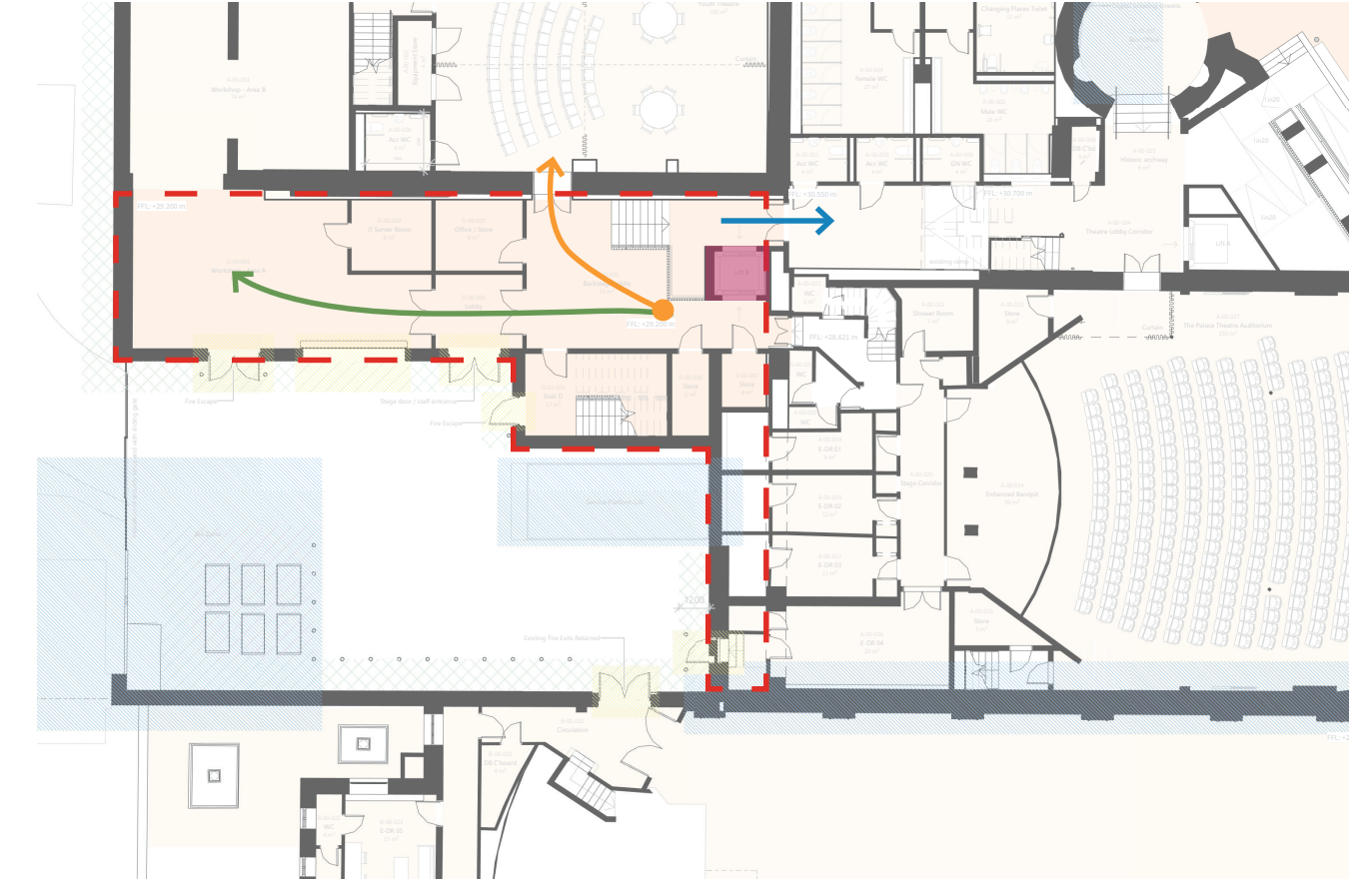
These extensions are no longer fit for purpose, have limited historical significance, and hamper the operation capabilities of the wider venue. As part of the building works, we are proposing these extensions are dismantled, protecting the listed historic building fabric, and replaced with a new structure.

The new extension will be capable of satisfying the demands of a modern theatre, and meet the expectations of performers, encouraging a wider range of visiting touring companies. The proposed new build element will also meet modern technical standards securing the buildings use for the future.

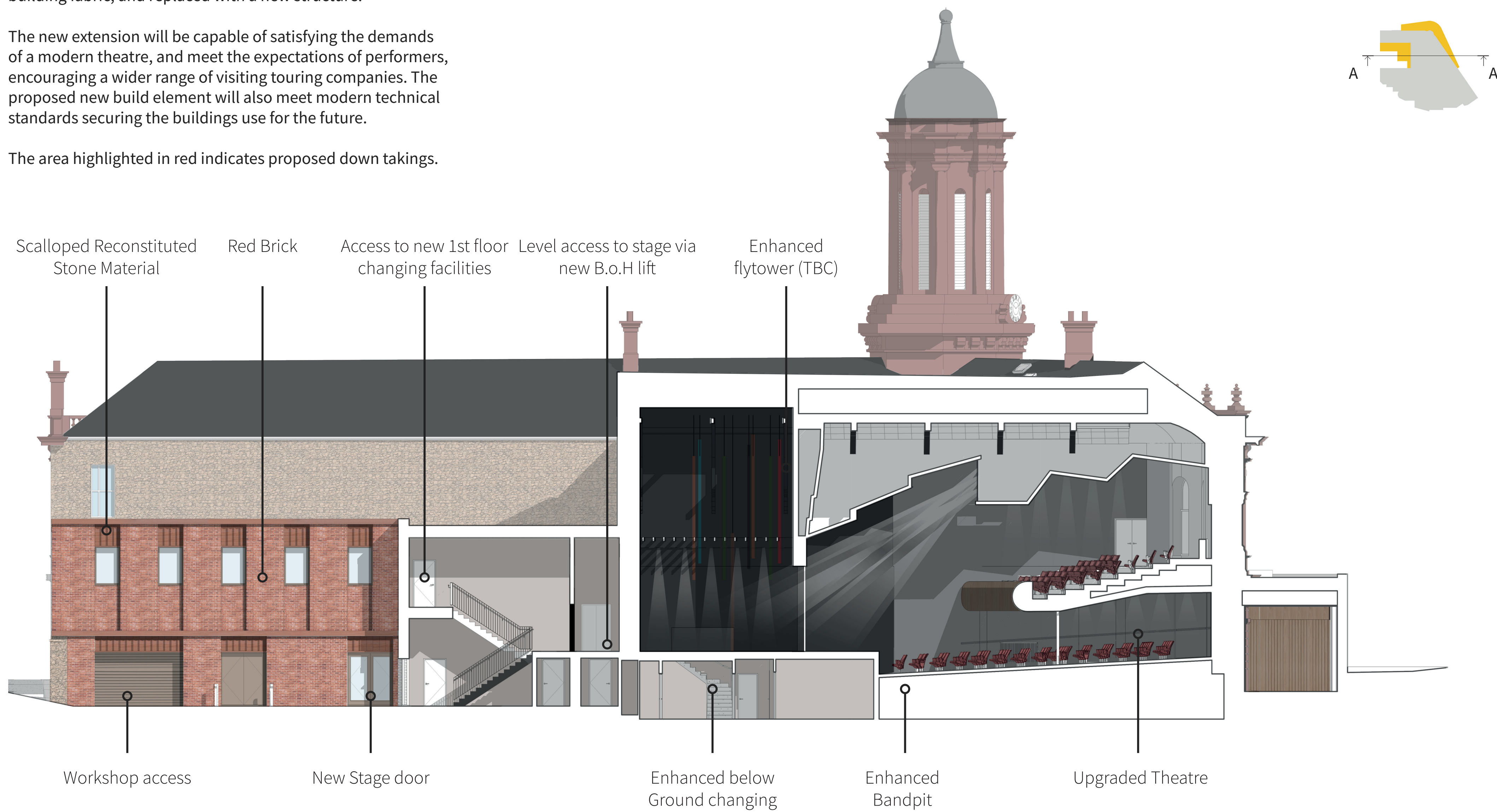
The area highlighted in red indicates proposed down takings.



Existing back of house



Proposed general arrangement plan



Section A-A

The back of house extension has been developed to ingrate with the existing Palace Theatre stage, proposed front of house facilities and provide modern, adaptable back of house facilities to ensure the theatre has a sustainable future.

The new back of house extension will provide modern theatre facilities including upgraded / new changing rooms, a workshop and back stage area. All new back of house facilities will be full accessible, including the stage (via the proposed B.o.H lift).

The proposal has been designed to allow spill over changing to fully utilise the youth theatre space if required.

The proposed back of house extension will provide,

- Enhance workshop facilities
- Refurbishment and enhancement of the existing changing rooms, shower rooms and WC's (located under the stage)
- Enhance band pit
- Six new changing rooms, all of which have integrated shower facilities, with 2 equipped with full ensuite facilities.
- New lift, ensuring all new back of house facilities are assessable and providing an accessible step free route to the Palace Theatre stage for the first time.
- Improved service access to transport heavy/bulky stage equipment from the service yard to the Palace Theatre stage

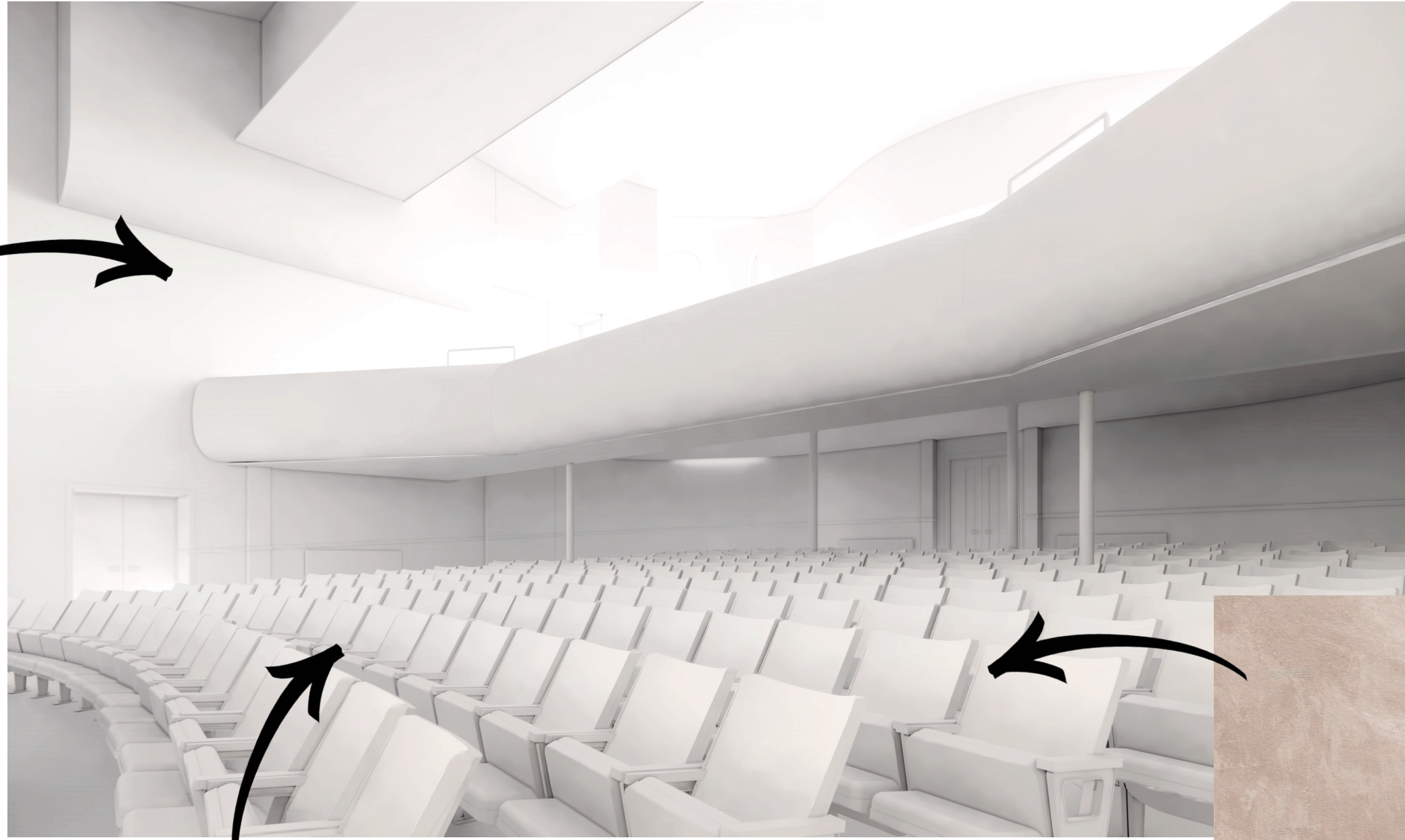


Back of House 3D view

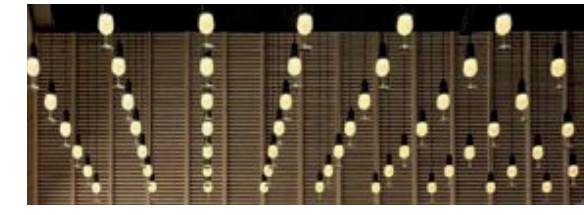


Ceiling
Suspended acoustic fabric panels integrated with lighting to create a sculptural, organic design – softening the existing heavy finishes and adding depth within the height of the space.

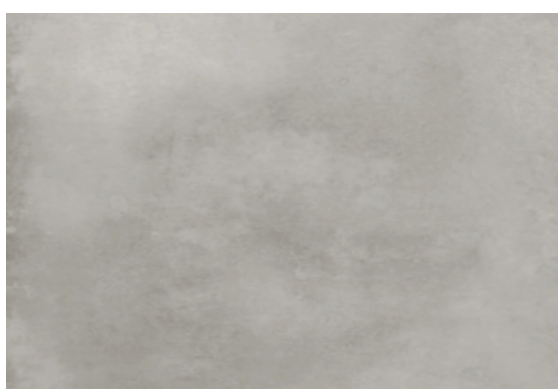
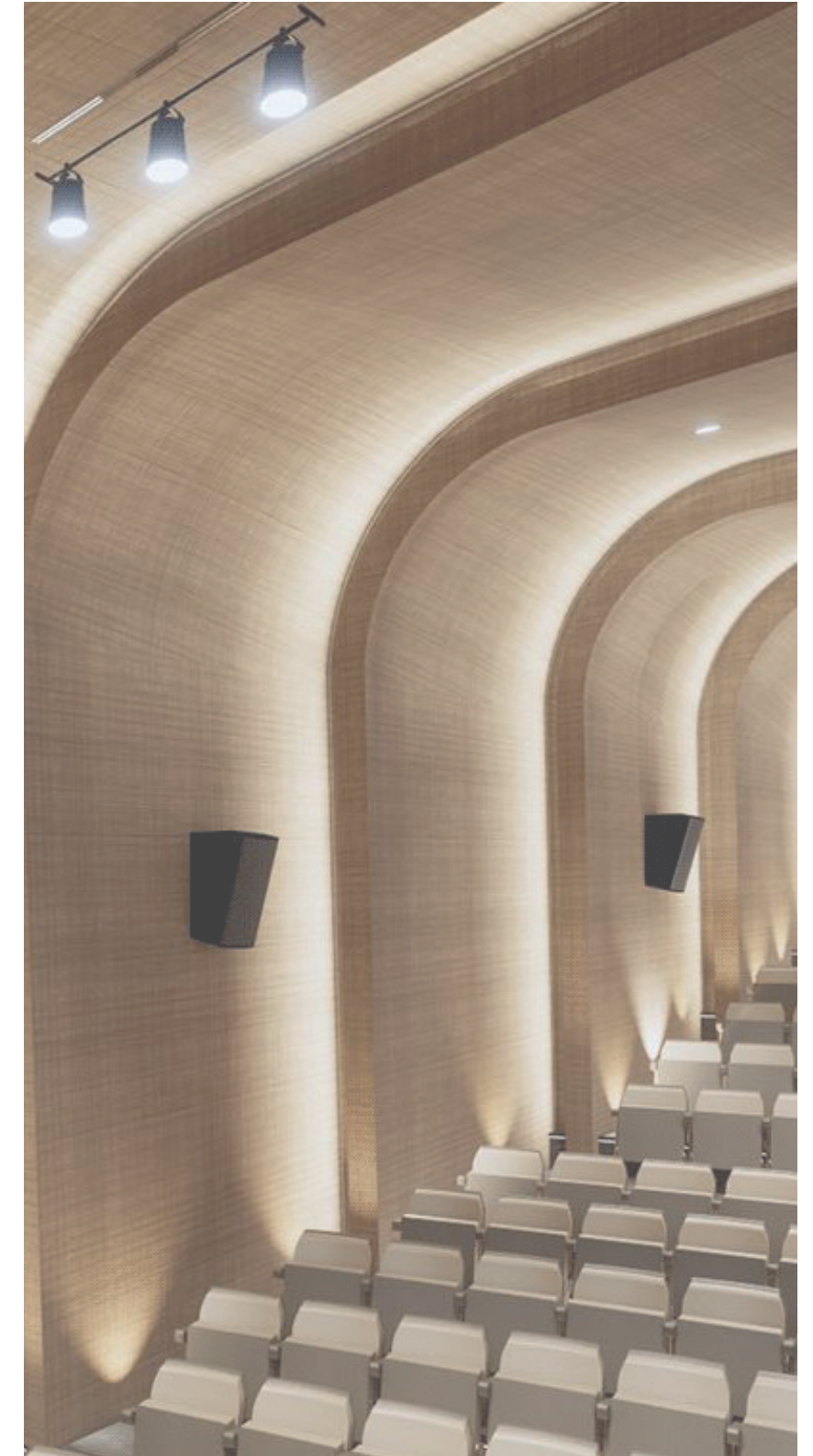
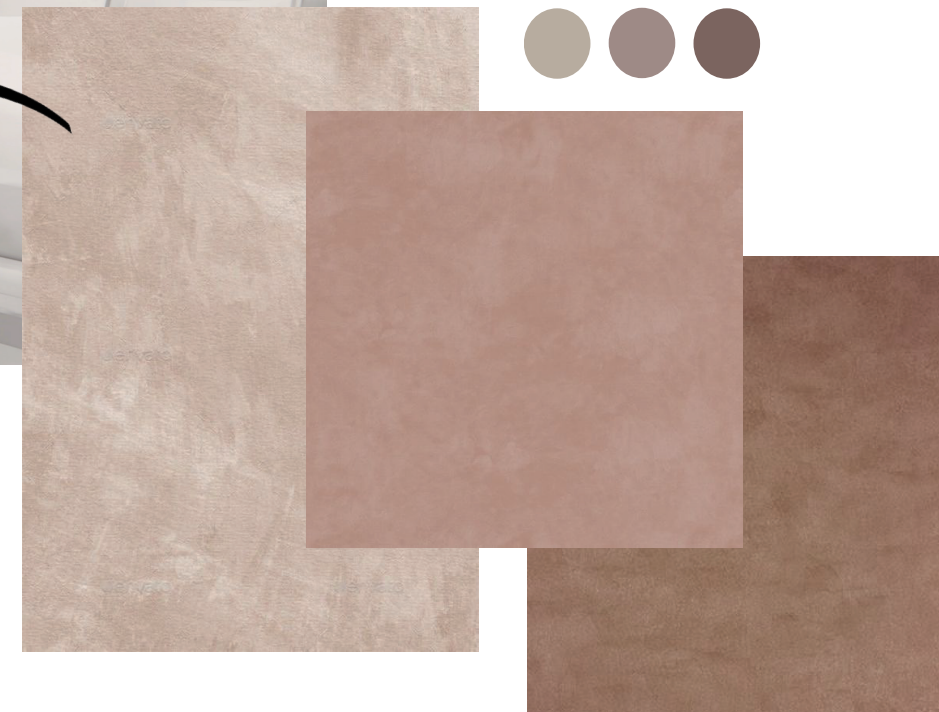
THE PALACE THEATRE



Existing Concrete Finish
Painted finish to existing concrete balcony and ceiling in neutral, light limewash effect paint – lifting the overall space and creating a matte, chalky texture.



Upholstery
Muted, pastel colour palette for theatre seating upholstery – capturing elements of the building's exterior and entrance foyer materials. Adding an accent colour in a muted tone to maintain a warm, uplifting space.

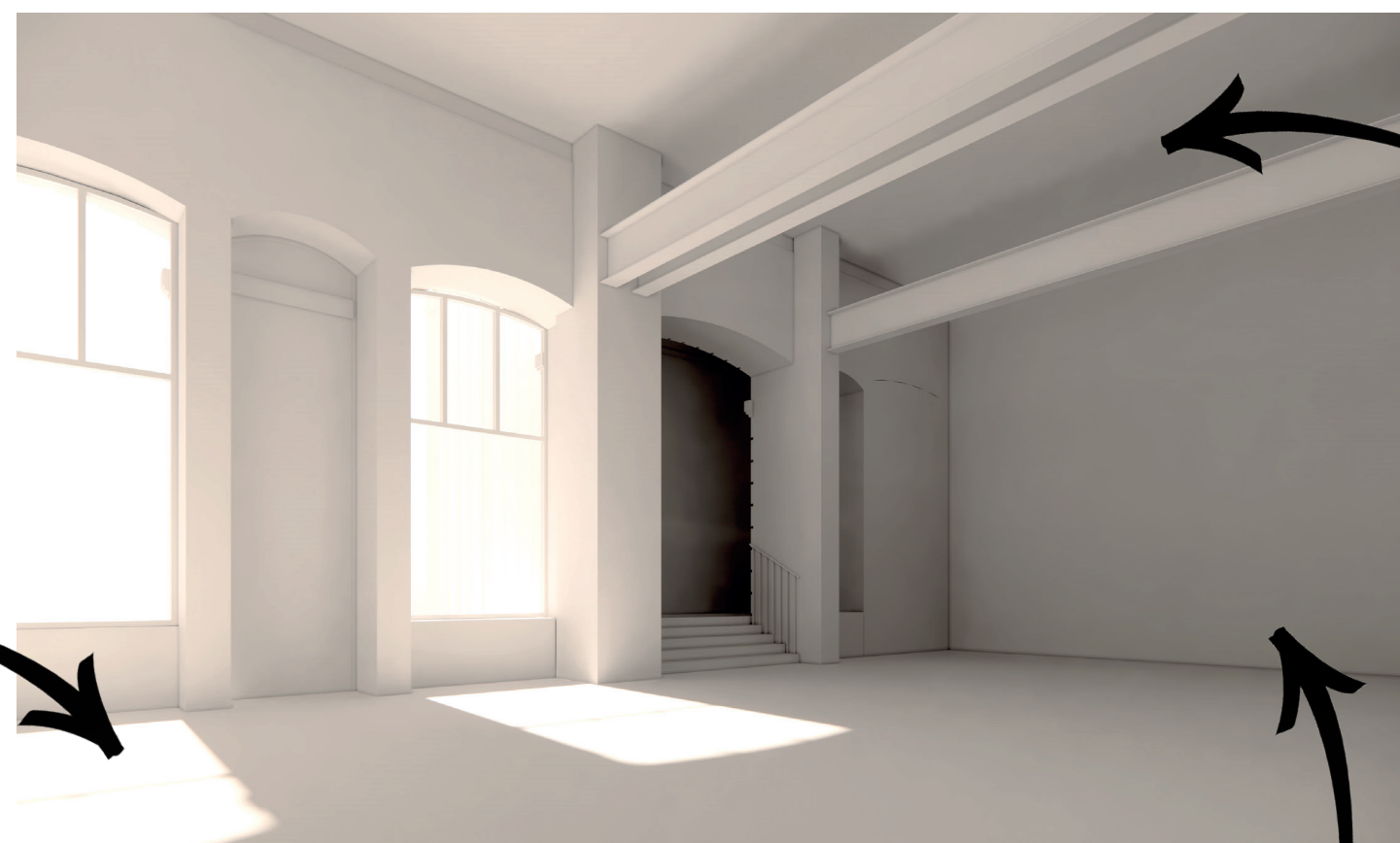


Flooring
Acoustic vinyl floor finish – Forbo marmoleum decibel range. Ability for bespoke design and colour to be applied. Part concrete effect finish with feature terrazzo design, introducing warm accent colours.



Modular Furniture
Multi-functional furniture that can adapt to being used in various configurations and activities. Stackable within wall recess to maximise use of space.

Soft furnishings in complementary colour palette allows stacked items to double up as a wall feature.



Acoustic Wall Finish
Linear ribbed acoustic wall panelling in arched design creating feature to main back wall with integrated lighting.



Ceilings
Exposed ceiling and services, painted out in muted accent colour to add a softness to an industrial element.



Structural Beams
Exposed beams finished in antique bronze, creating a feature with the structural elements

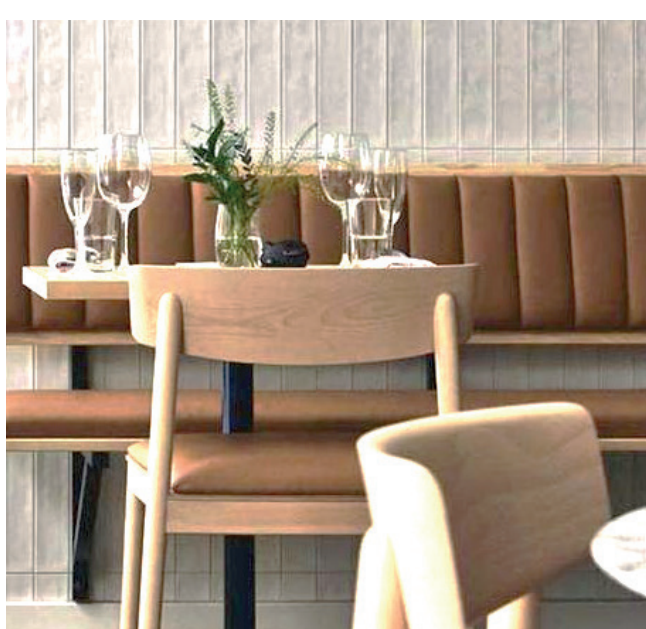
Structural Beams
Integrating curtains within the centre of the space to allow it to be split for multi-use. Concealed head detail within structural beam.



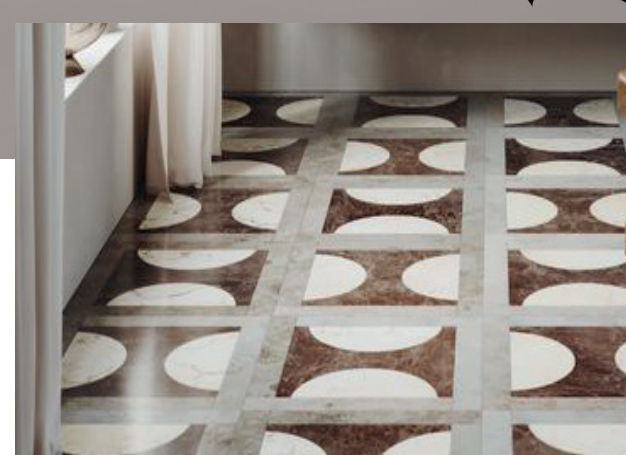
Lighting + Signage
Integrated bench seating with LED signage within recess as feature facing main entrance into the youth theatre.



THE YOUTH THEATRE



Café Seating
Variety of seating types and styles, in muted pastel upholstery fabrics of orange and green tones.



Flooring
Polished concrete flooring, in line with Foyer – combined with feature geometric tiled walkway in front of bar to create walkway into turret.



Bar Counter
Refurbishment of existing bar;

Panelled arched gantry, with concealed backlighting to perimeter – mirroring the arch of the windows.

Pendant lighting cluster, with white globe shade above bar counter – drop lengths to vary.



FIRST FLOOR CAFE / BAR

NEXT STEPS

Q1 2024 - Preparation
Continued strip out and removal of existing equipment and goods from the venue.

Q2 2024 - Planning App
Planning application due to be submitted Summer 2024.

Q2 2024 - Design Development
Design to be progressed into Technical Design (RIBA Stage 4)

Q2 2024 - Building Warrant
Building Warrant applications submitted to East Ayrshire Council.