Dear Sir/Madam

Broadway Theatre, Catford

The enclosed pages are a record of the presentation to the Sustainability Development Committee at Lewisham Civic Suite on Thursday 14th January 2016.

The content is an edited extract of a feasibility study which was generated over the past 10 months.

The report describes a collection of thoughts for refurbishing The Broadway Theatre in Catford - and are a summary to a number of conversations (and enthusiastic building tours) with Martin Costello, The Theatres Artistic Director (now retired).

The proposals enclosed have been presented to the key Statutory Consultees: Historic England and The Theatres Trust. Both bodies support the key moves within the proposals, with the finer details needing further clarification in due course.

The proposals are in many ways quite pragmatic and seek to resolve some of the design flaws within the existing building and offer the theatre a more promising future.

The options for improvements to the building can be treated in isolation, or as a package. They are developed with economy in mind, as the budget for any scheme has not yet been defined.

The building is Grade II listed and we have been mindful of the buildings significant parts within all of the proposals.

This sketchbook is intended as a discussion piece, to assist in: Ongoing conversations, Applications for funding and (possibly) Integration into the wider Catford Area Action Plan - and other masterplan reports which may supersede it.

This sketchbook should be read in conduction with other briefing memos prepared by the theatre, which identify essential ongoing repairs to the building.

Everything in this sketchbook to date, has been undertaken on a pro-bono basis, by Ian Chalk and Edward Whiteley of Ian Chalk Architects, and with additional input from Conservationist friends at Alan Baxters.

We are based at Farringdon in central London, but I live off Belmont Hill in Lewisham, so have a vested interest in making a meaningful contribution to the area.

We look forward to the opportunity to continue this discussion.

Yours faithfully

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Introduction
Existing location plan
Existing ground floor
Existing lower-ground floor
Existing first floor
Existing second floor
Existing third floor

Auditorium

Plant room

Fly tower

Offices

Tea room

Projection room

Offices

Offices

Tea room

Offices

Offices
Existing fourth floor
Existing long section
Existing cross section
Existing cross section through stage
1930 Press release for new town hall extension
1950 - Jubilee Dance
1970s - Proposed Pedestrianised Precinct
Improving the studio
Existing studio

- Column positions causing restricted views
- Seating capacity could be increased
- Adjoining gallery underused
- Control room poorly positioned

Key constraints:

- Low seating capacity given studio size
- View restricted
- Gallery underused
Improved arrival and connection
Proposed studio

- Fixed capacity increased to 105
- Columns relocated
- Gallery to act as foyer for studio
- Improved entrance to studio
- Central control room
Proposed studio

- Proposed studio
- New truss to support lighting equipment
- Amphitheatre seating with unrestricted views
- Central control room
Improving the main auditorium
key constraints:

get-in is remote from stage and includes complicated changes in level

visibility obstructed in places - particularly front circle behind control desk

lack of good disabled facilities

very little backstage and wing accommodation

little flexibility for performance type

Working within the volume
Proposed cross section

Proposals for both stage and seating are illustrated together for simplicity, however one does not preclude the other and each proposal could be delivered independently.
Proposed ground floor

Proposals for both stage and seating are illustrated together for simplicity, however one does not preclude the other and each proposal could be delivered independently.
Proposed first floor

Auditorium

stalls capacity 340

Bar

Bar

Foyer

access to circle

access to circle
Proposed second floor
Greater audience comfort

Existing seat widths and row depths insufficient
- Seat width increased to 550mm minimum
- Depth of stall rows increased from 800mm to 890mm
- Depth of circle rows increased from 710mm to 800mm
Wider building considerations
A new 2nd entrance....?
A new 2nd entrance....?