

Catford Broadway : Sketchbook No. 4

Jan 2016

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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 conjunction 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

Ian Chalk

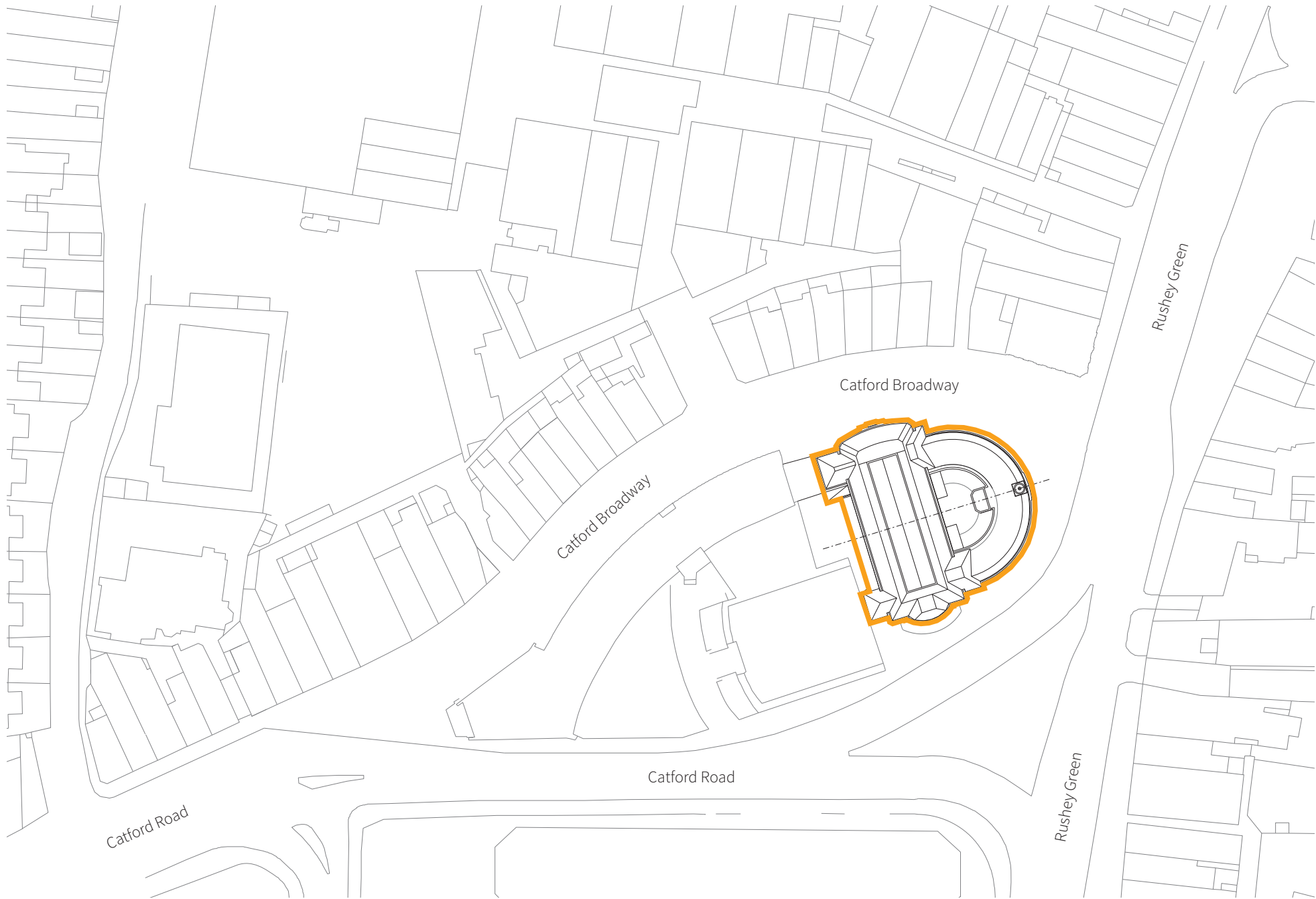
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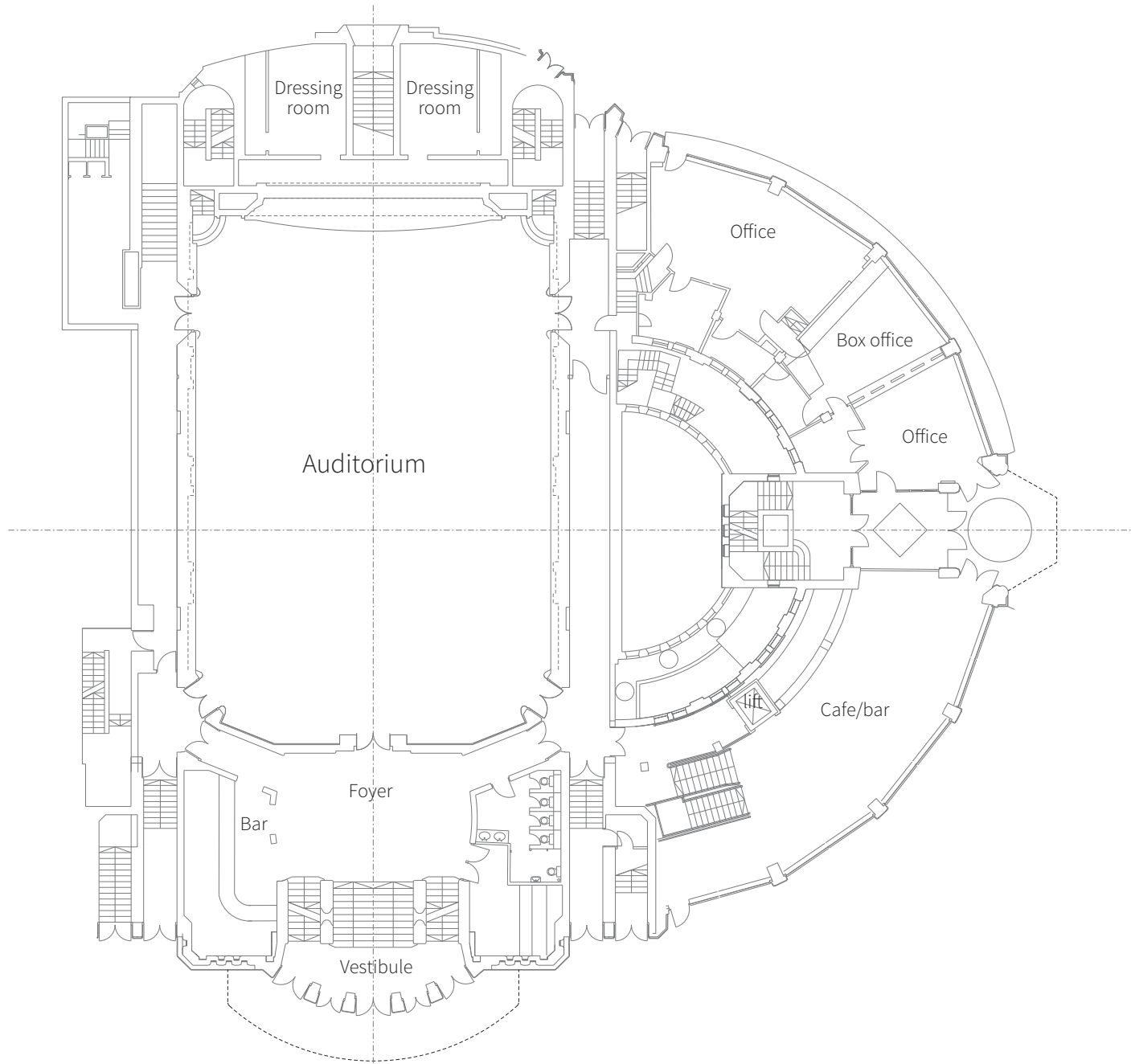
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Introduction

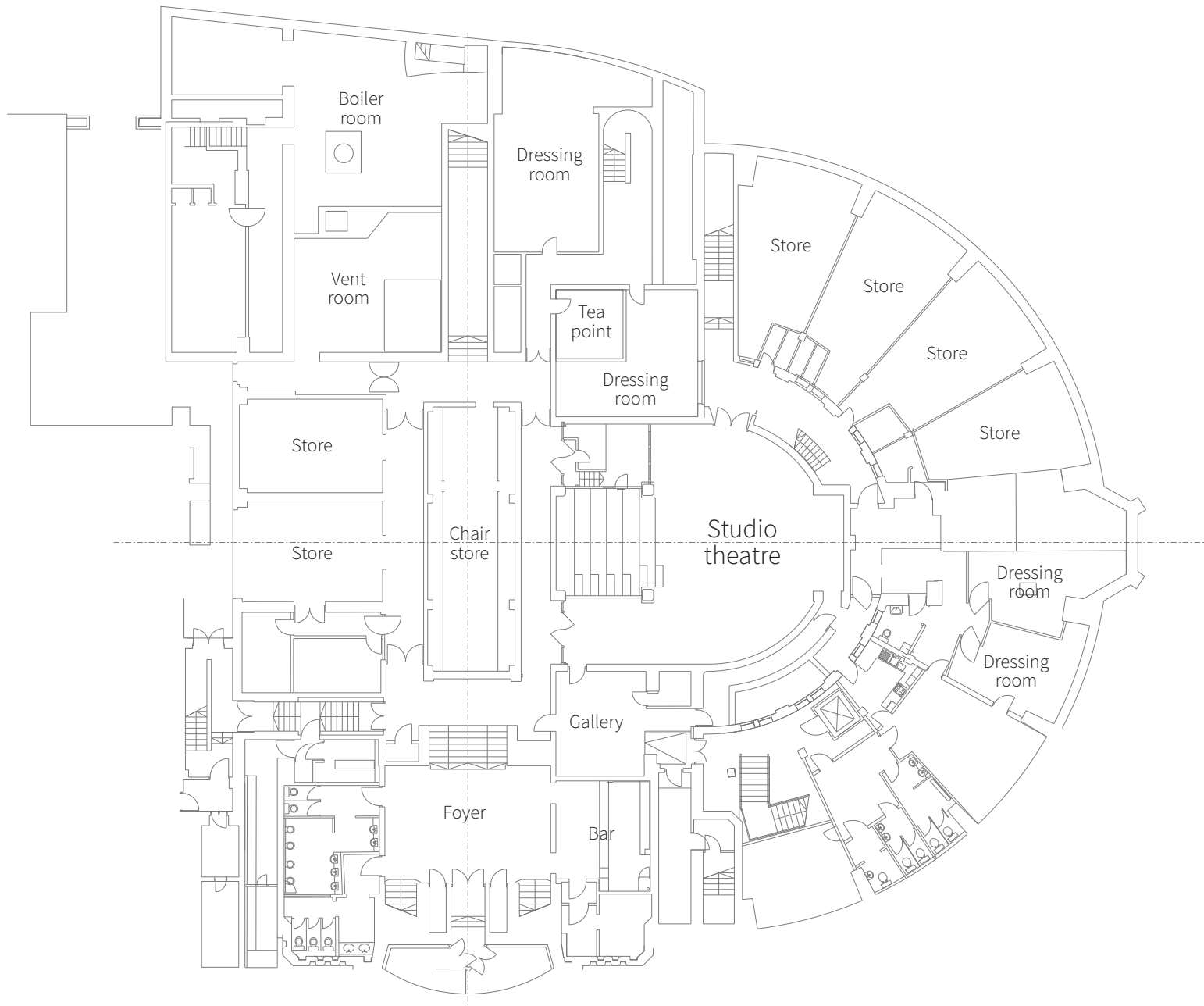


# Existing location plan

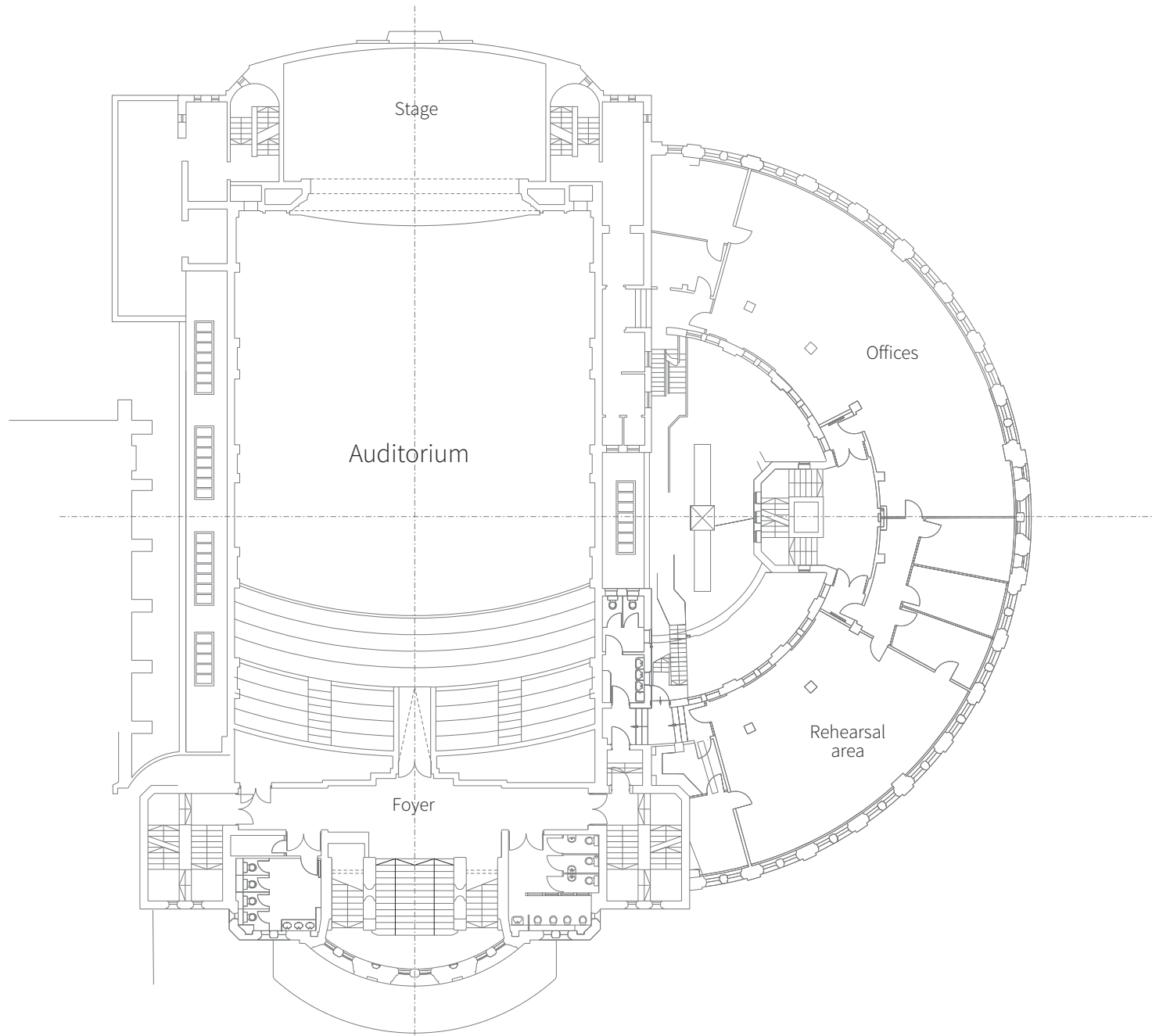




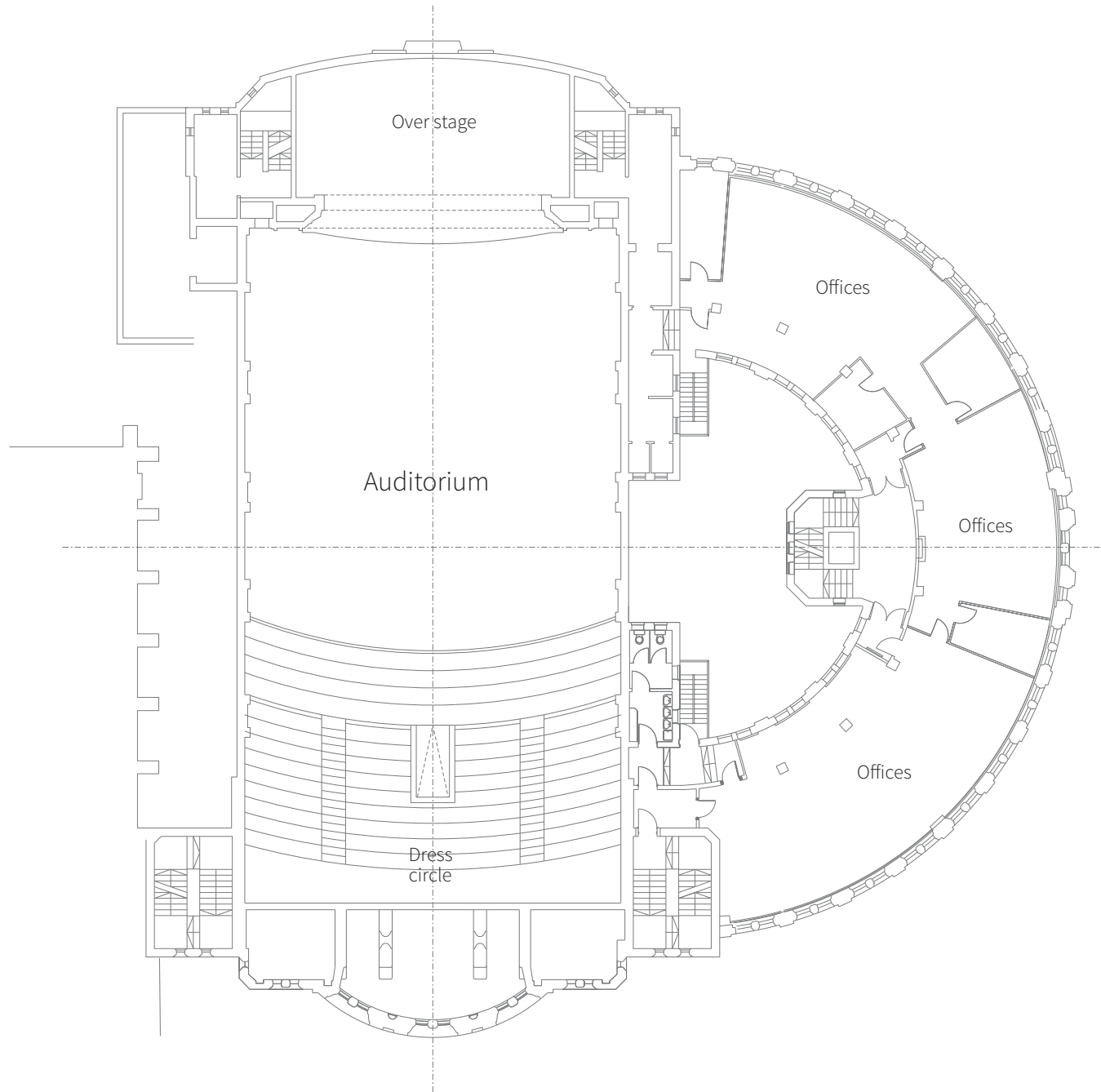
# Existing ground floor



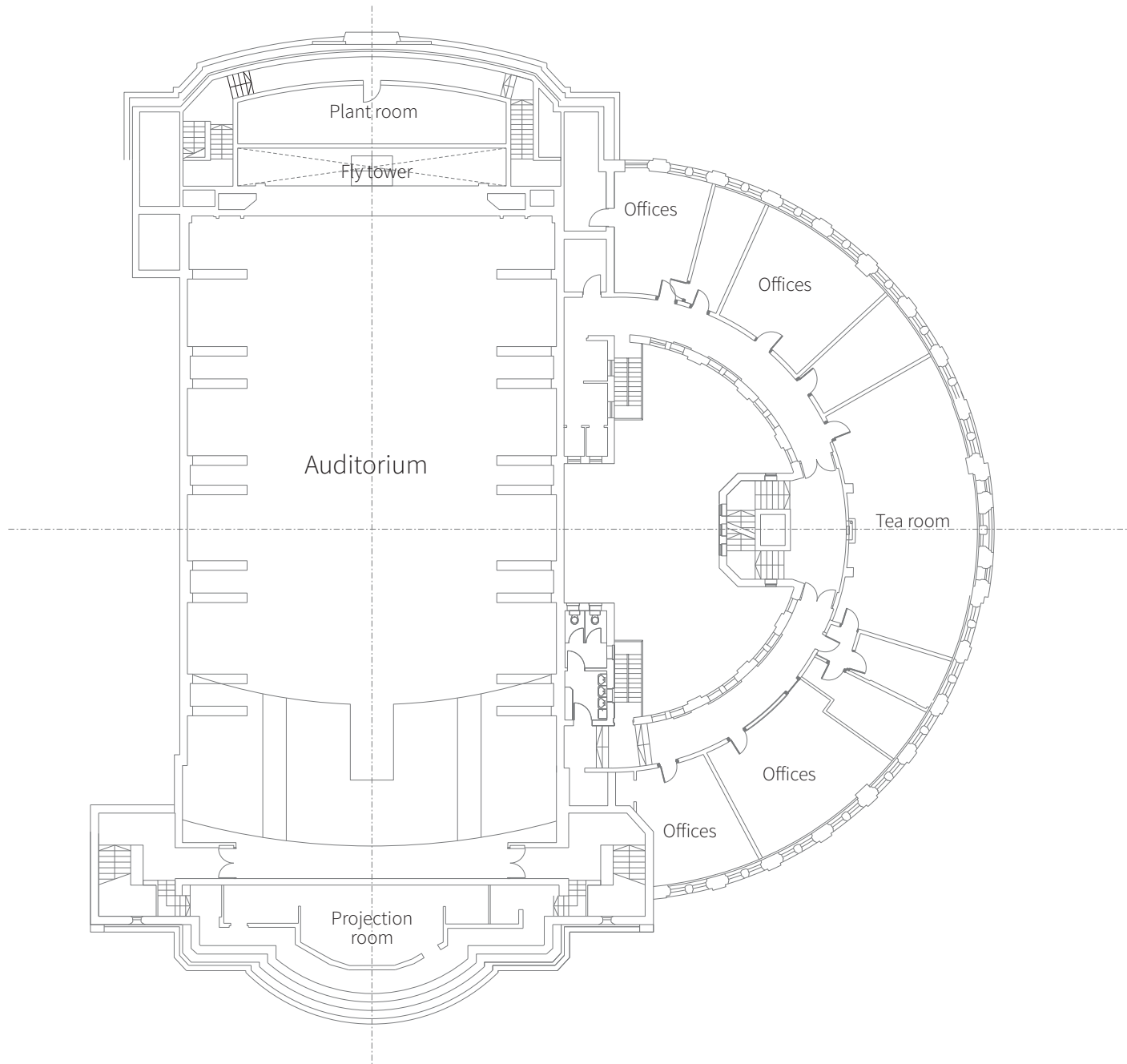
# Existing lower-ground floor



# Existing first floor

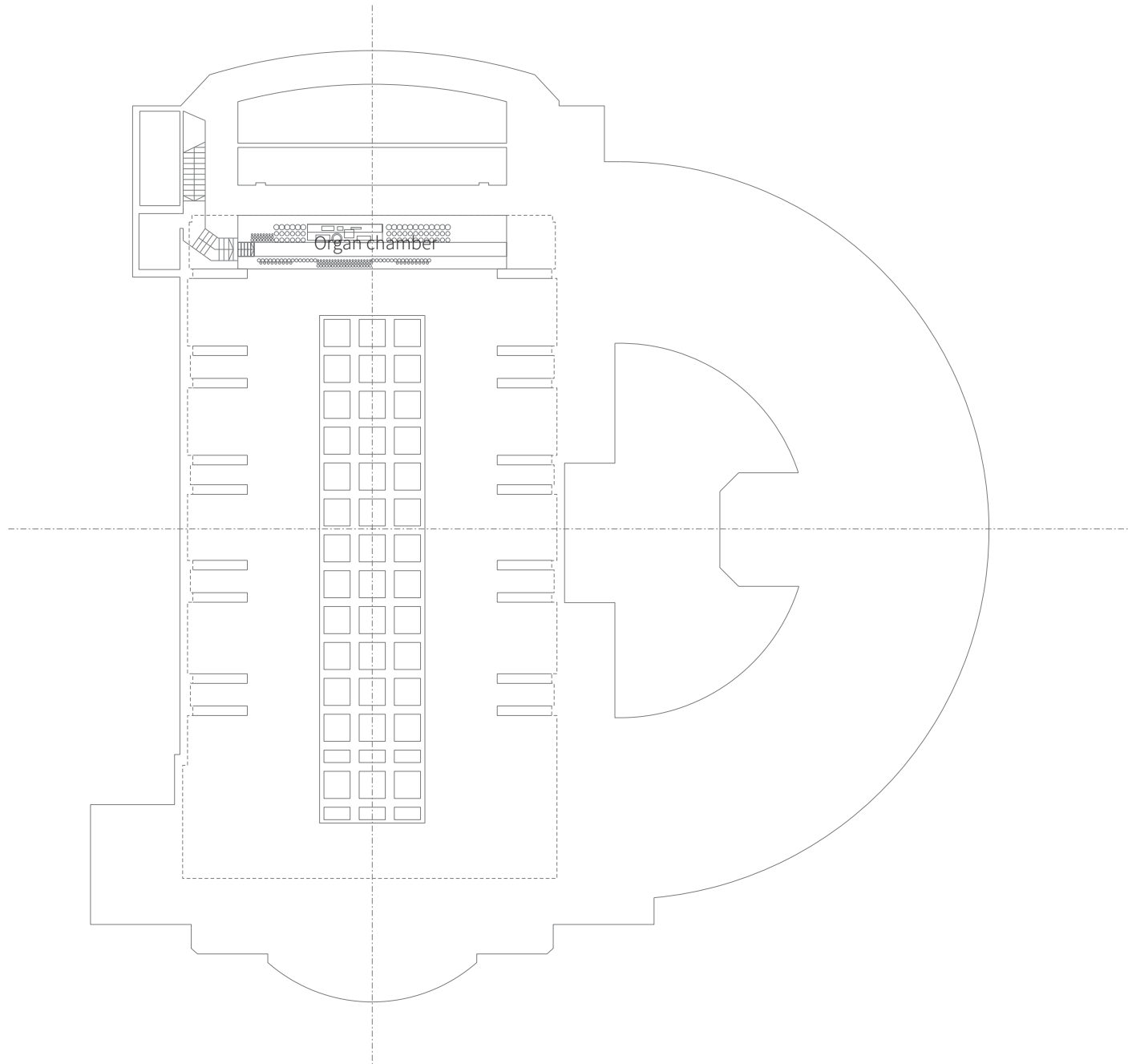


# Existing second floor

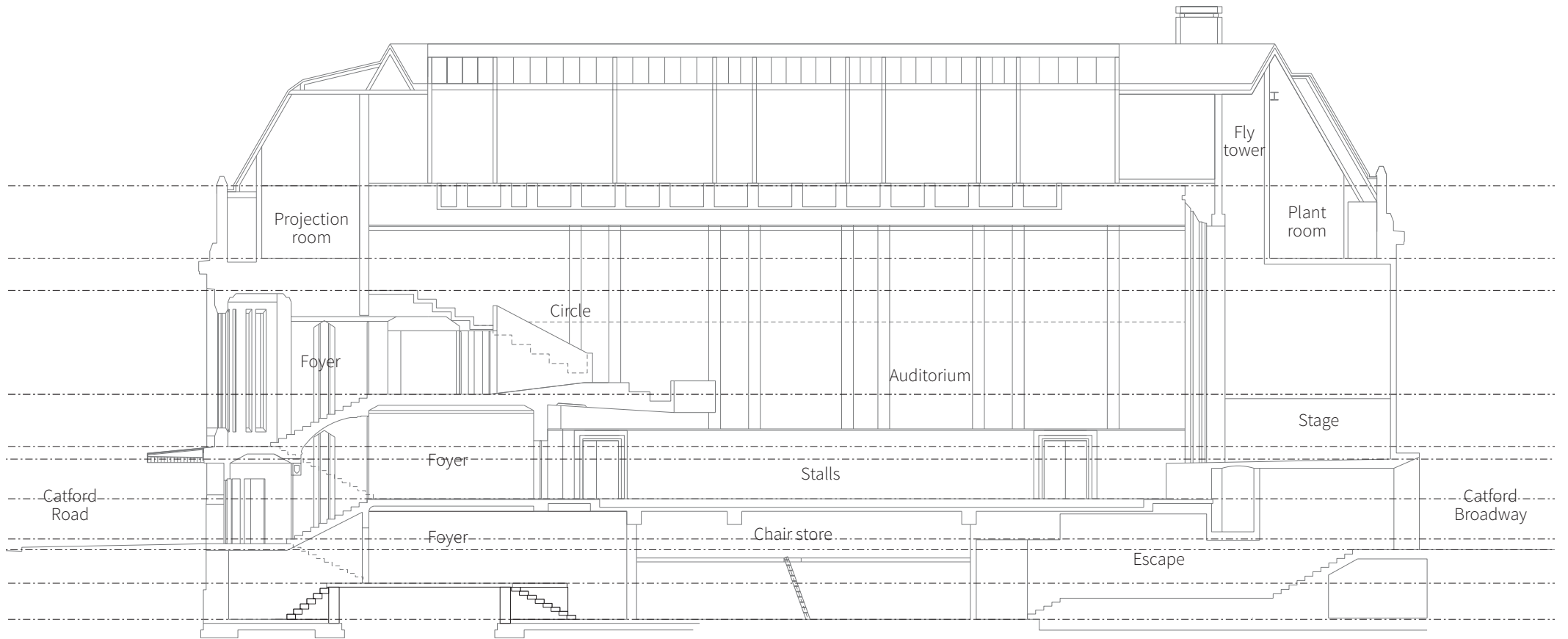


# Existing third floor

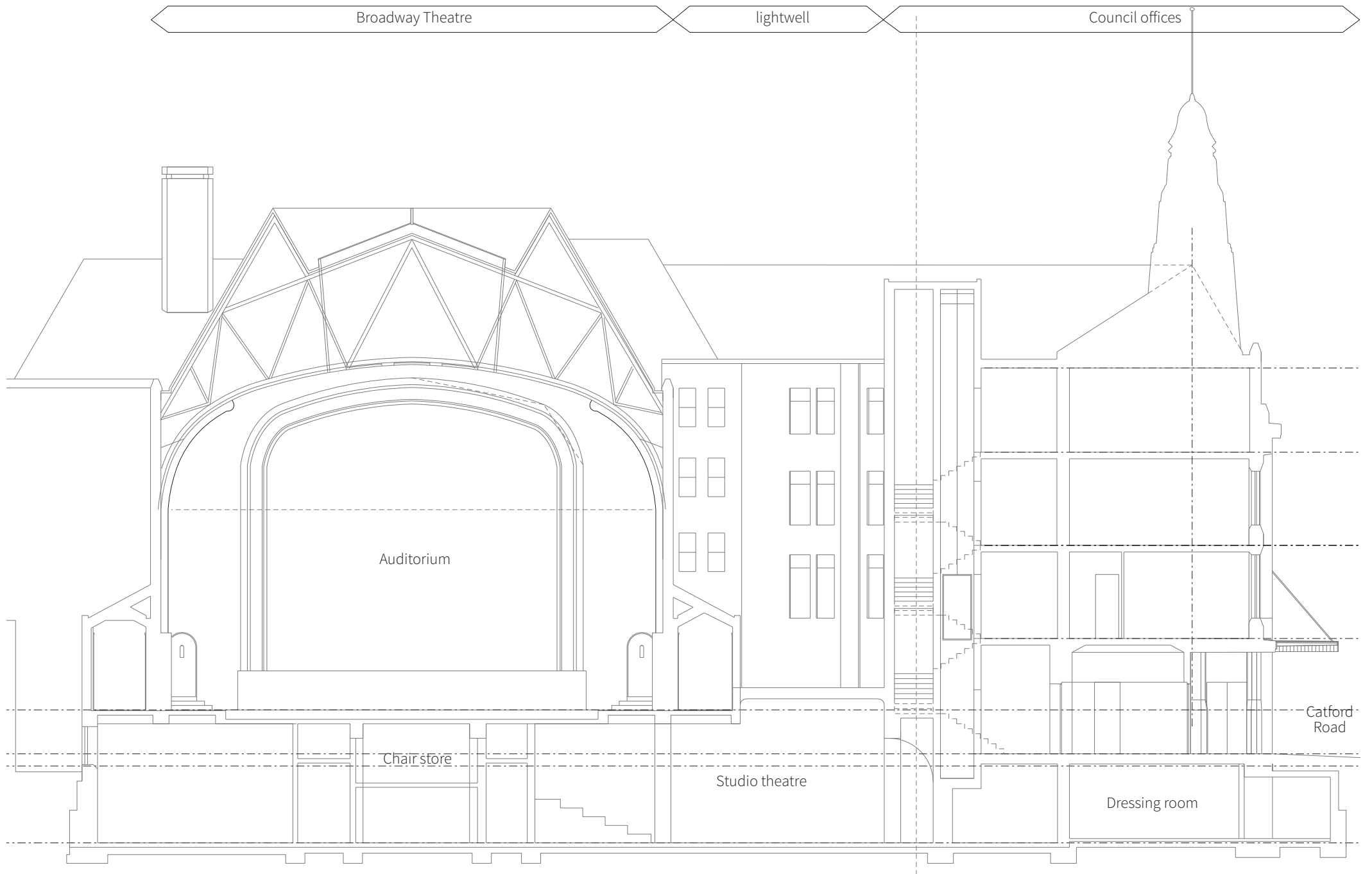




# Existing fourth floor



# Existing long section

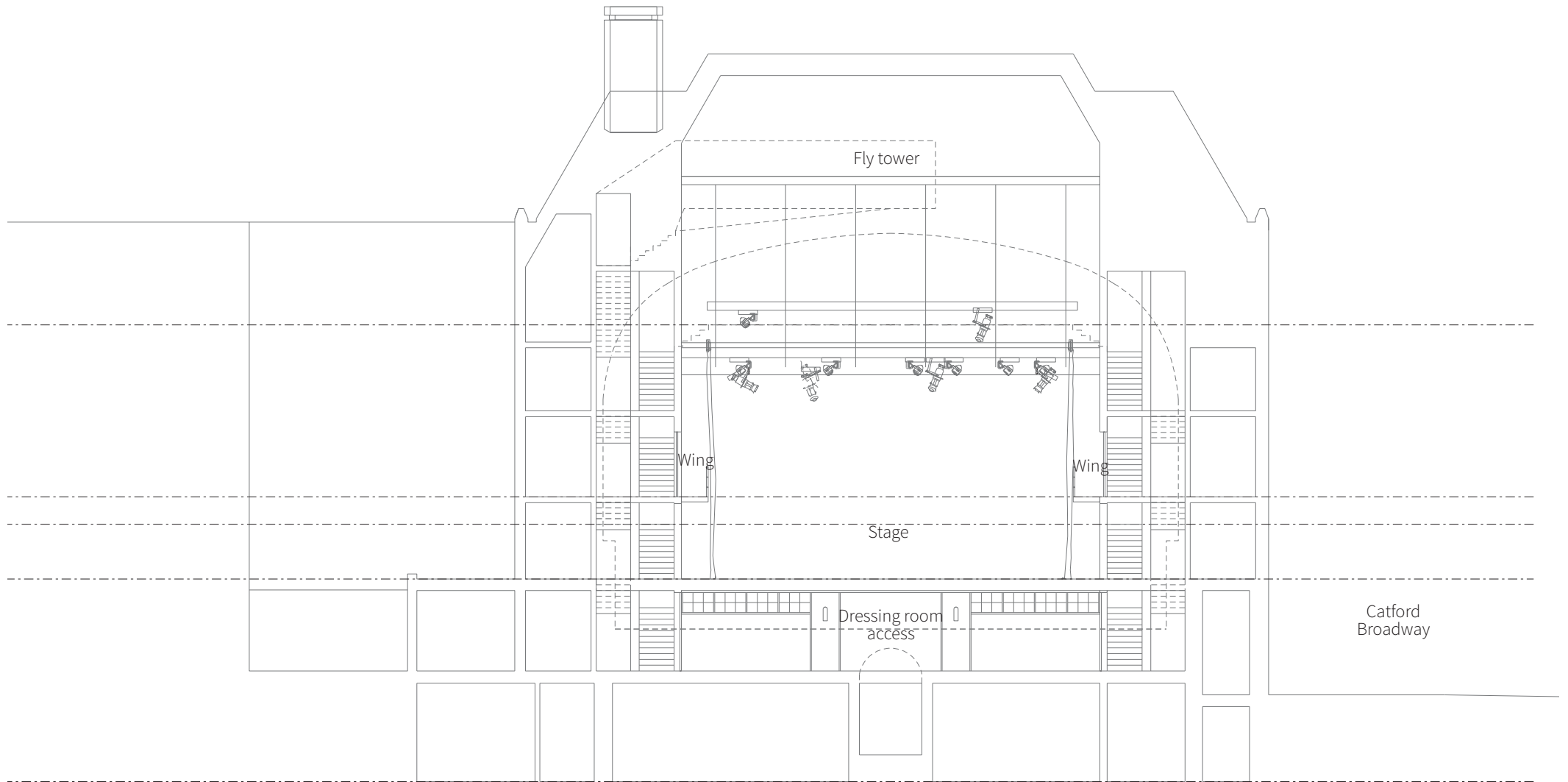


# Existing cross section

Council chambers

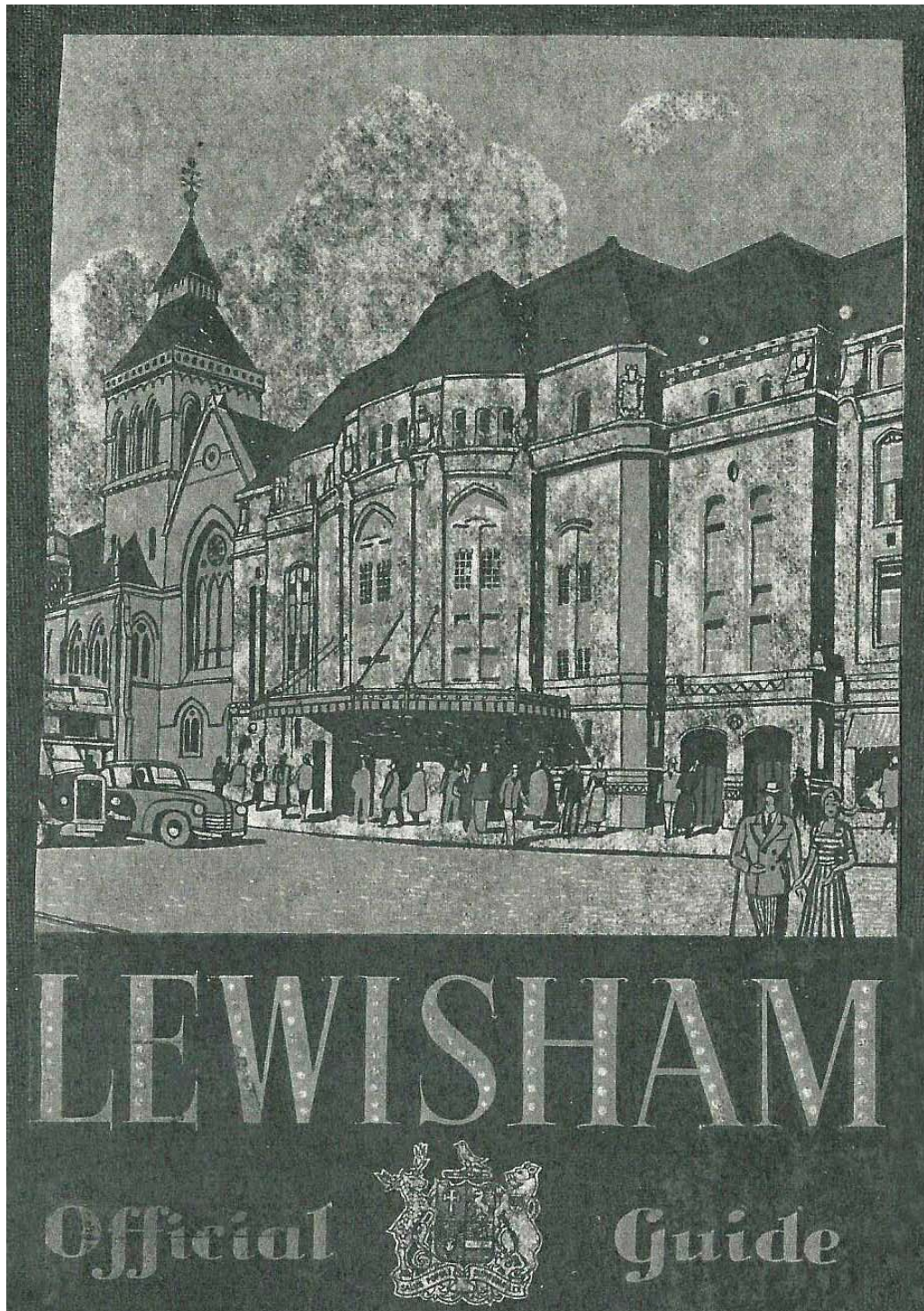
Access yard

Broadway Theatre



# Existing cross section through stage

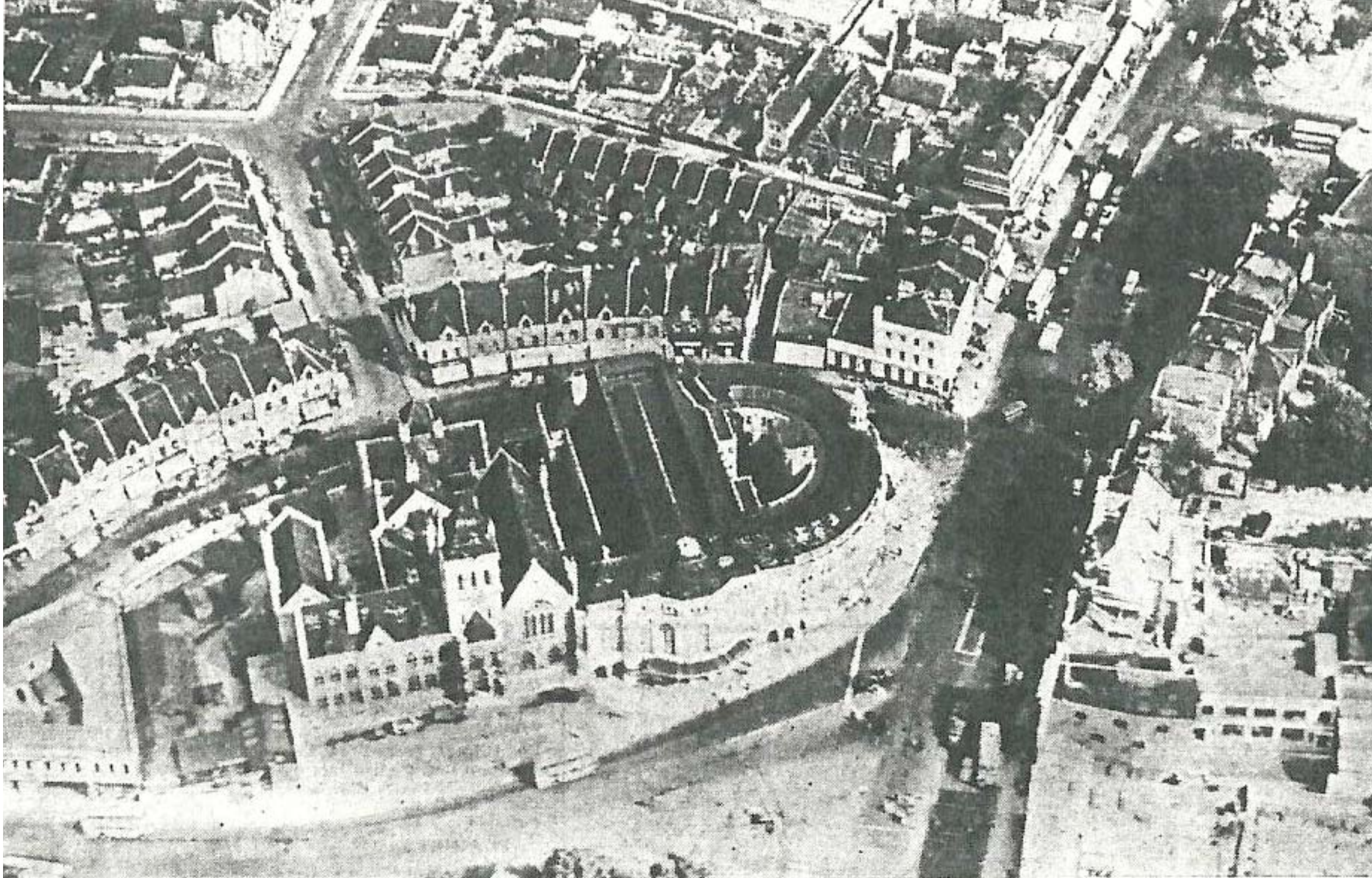




1930 Press release for new town hall extension



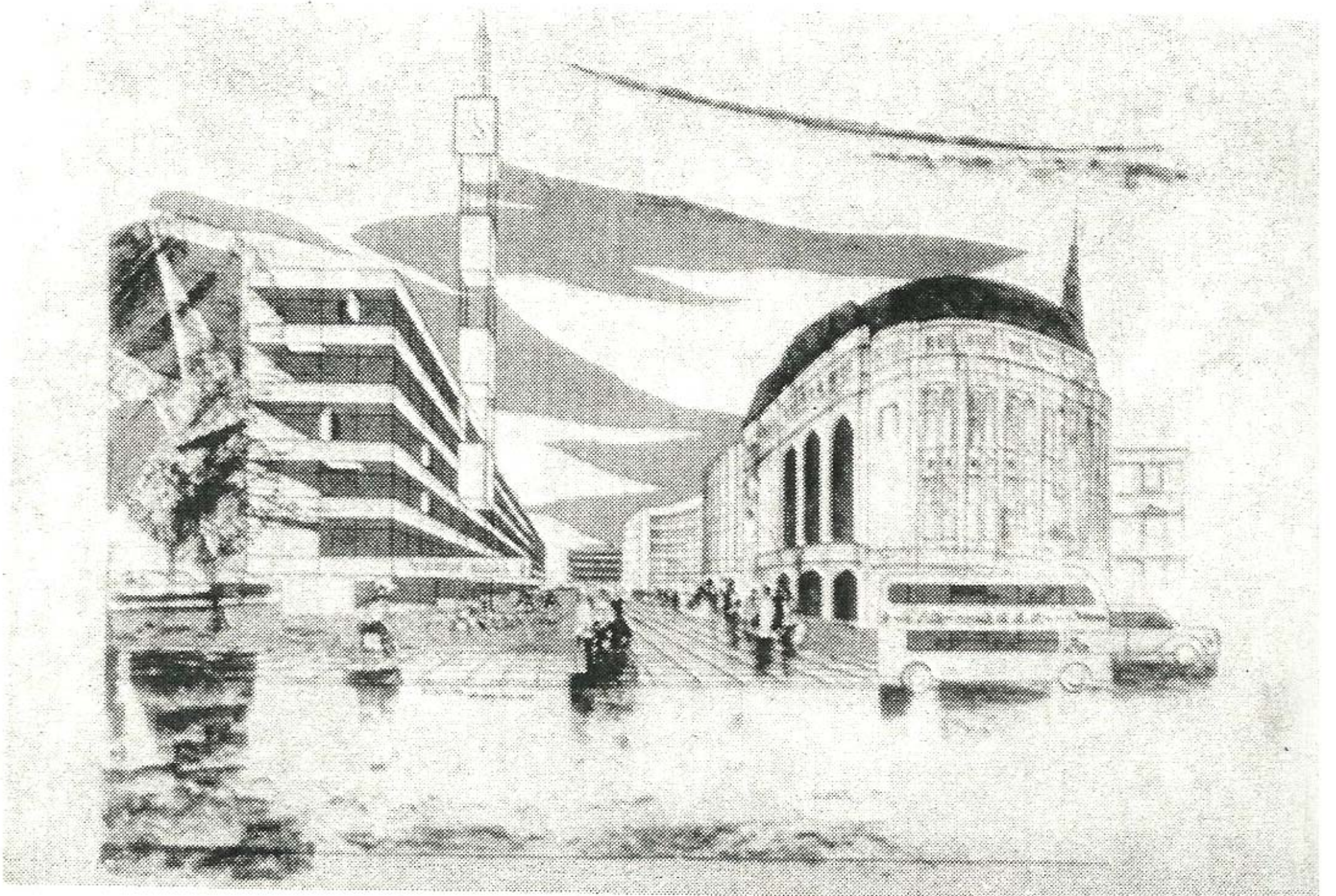
1950 - Jubilee Dance



1955





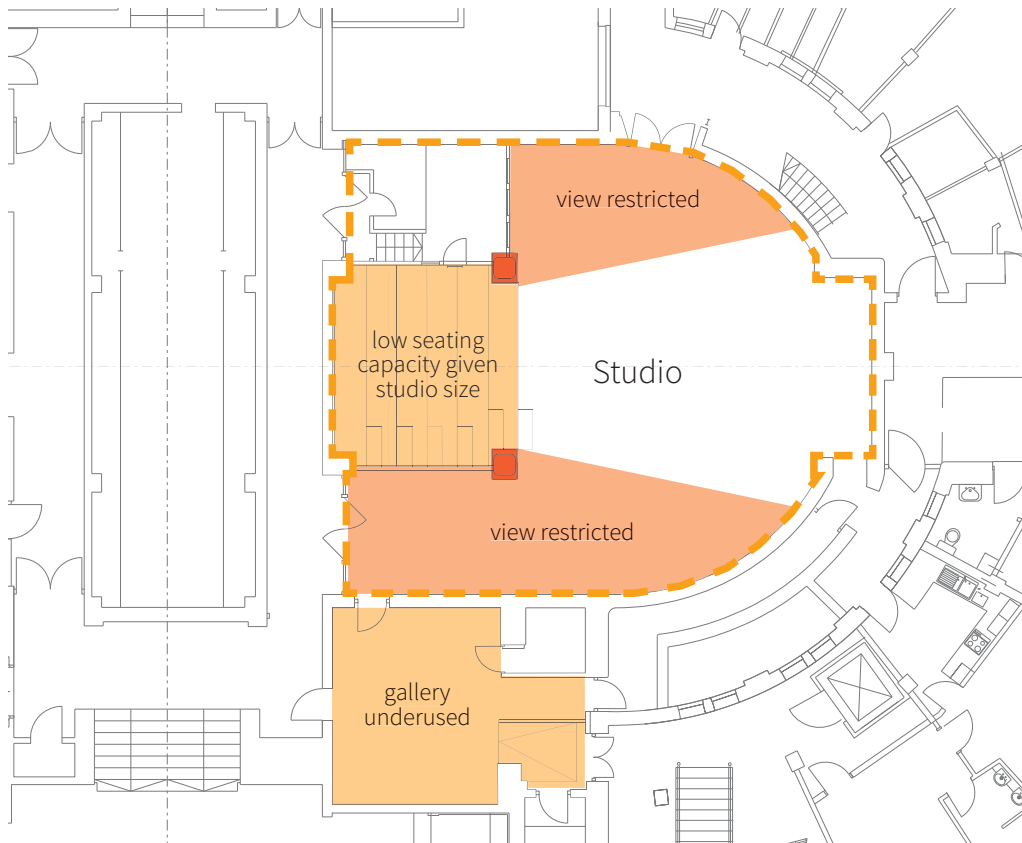


1970s - Proposed Pedestrianised Precinct

# Proposals



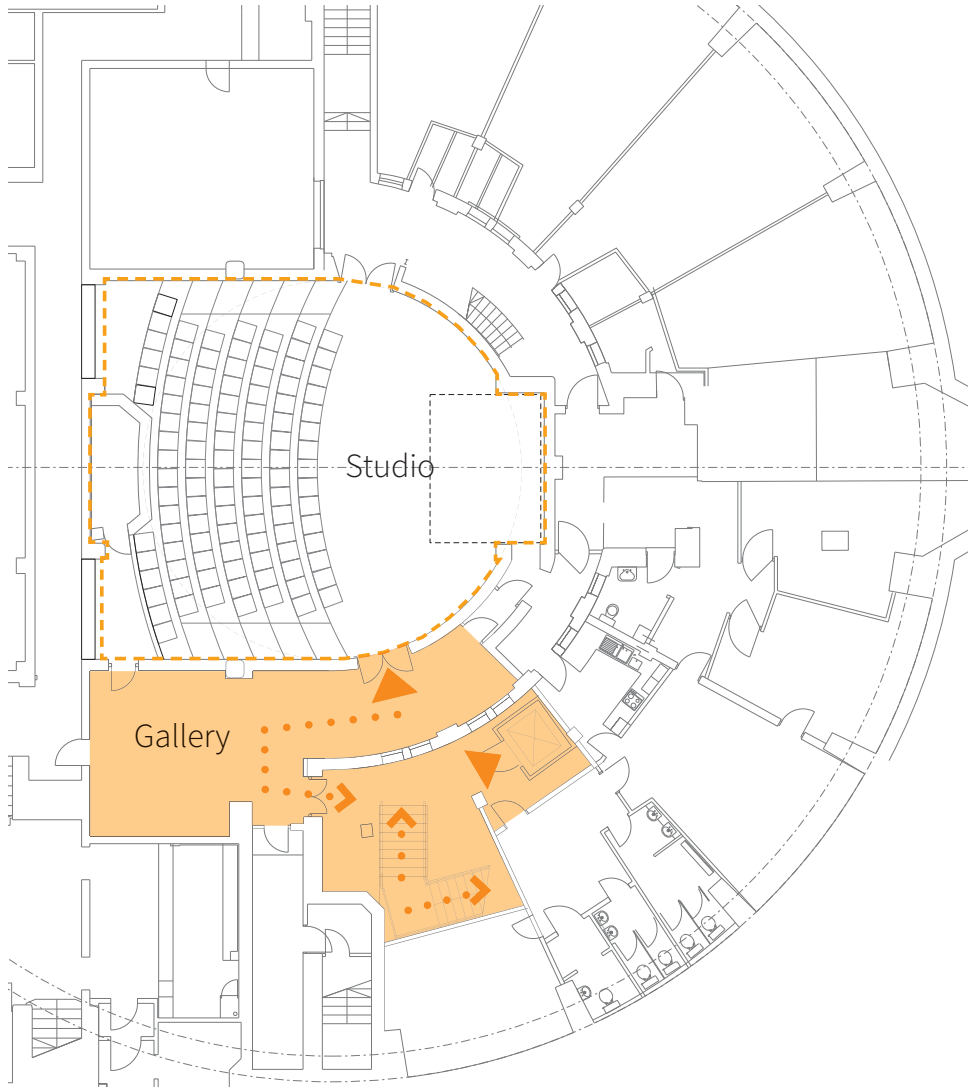
## Improving the studio



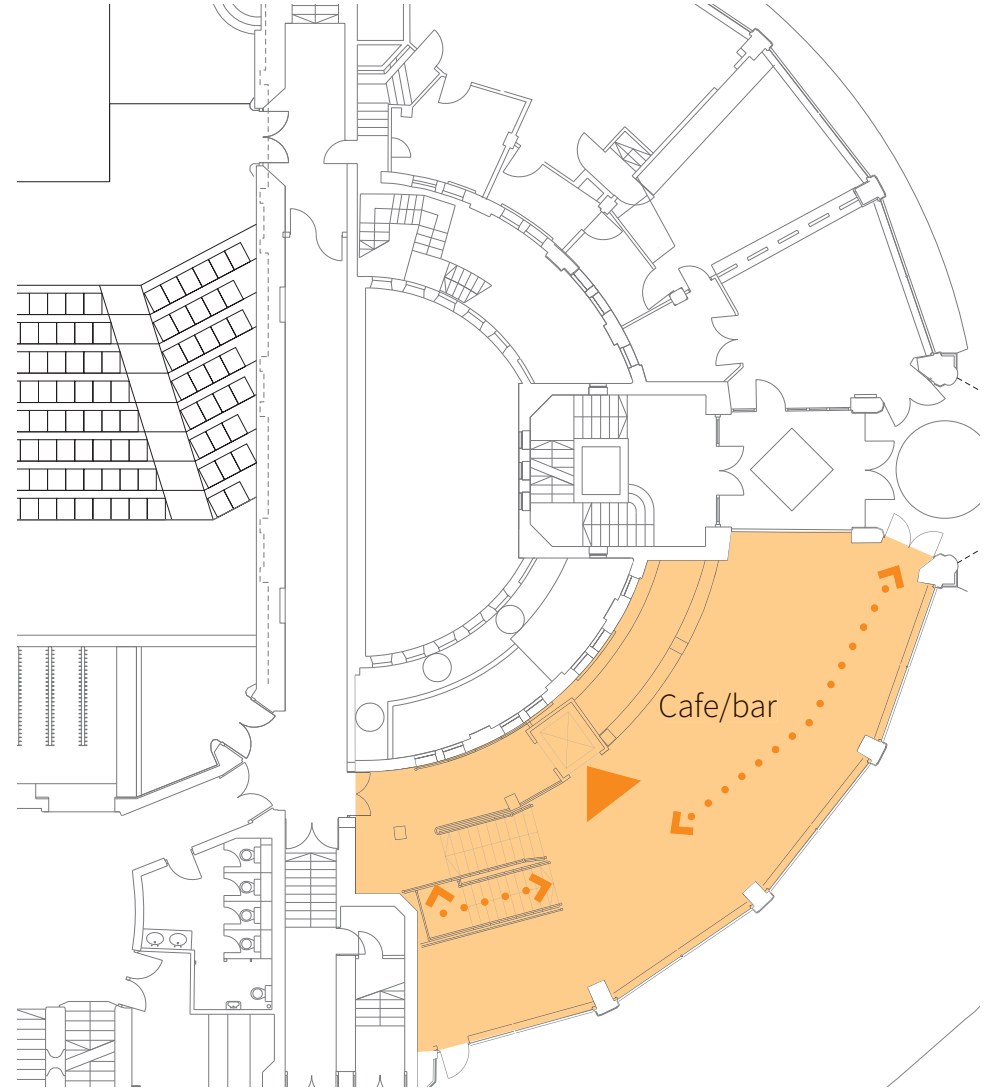
key constraints:

- column positions causing restricted views
- seating capacity could be increased
- adjoining gallery underused
- control room poorly positioned

## Existing studio

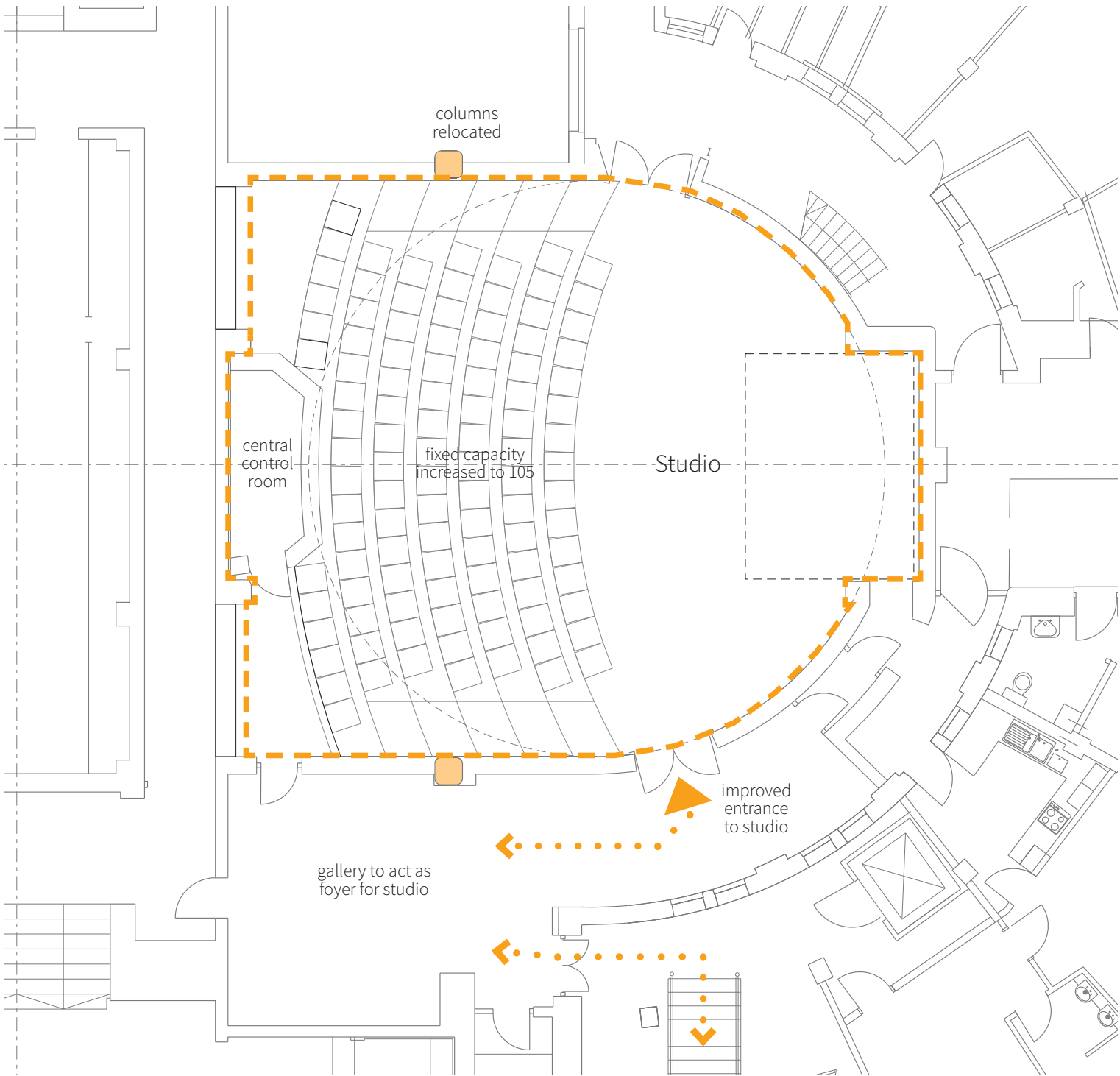


Lower-ground floor

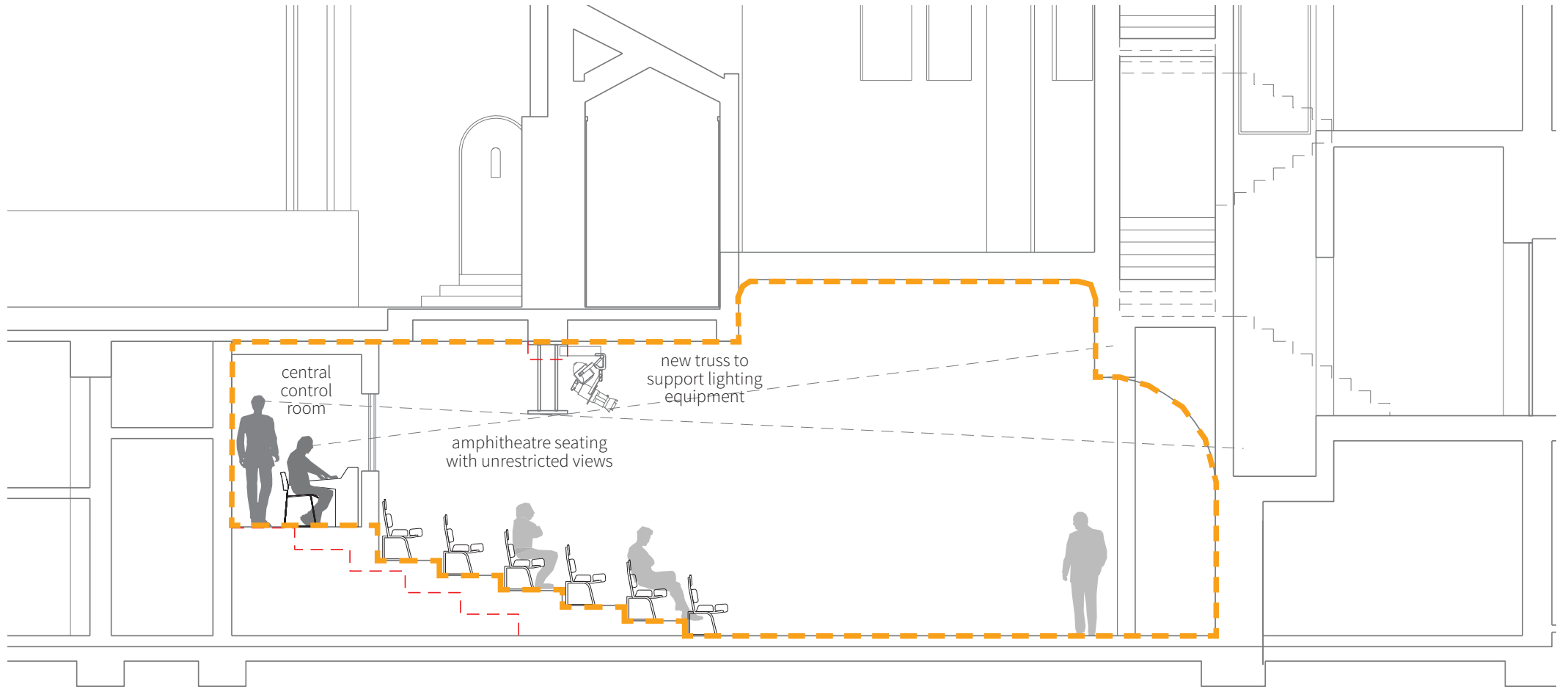


Ground floor

Improved arrival and connection



# Proposed studio



## Proposed studio





# Improving the main auditorium

key constraints:

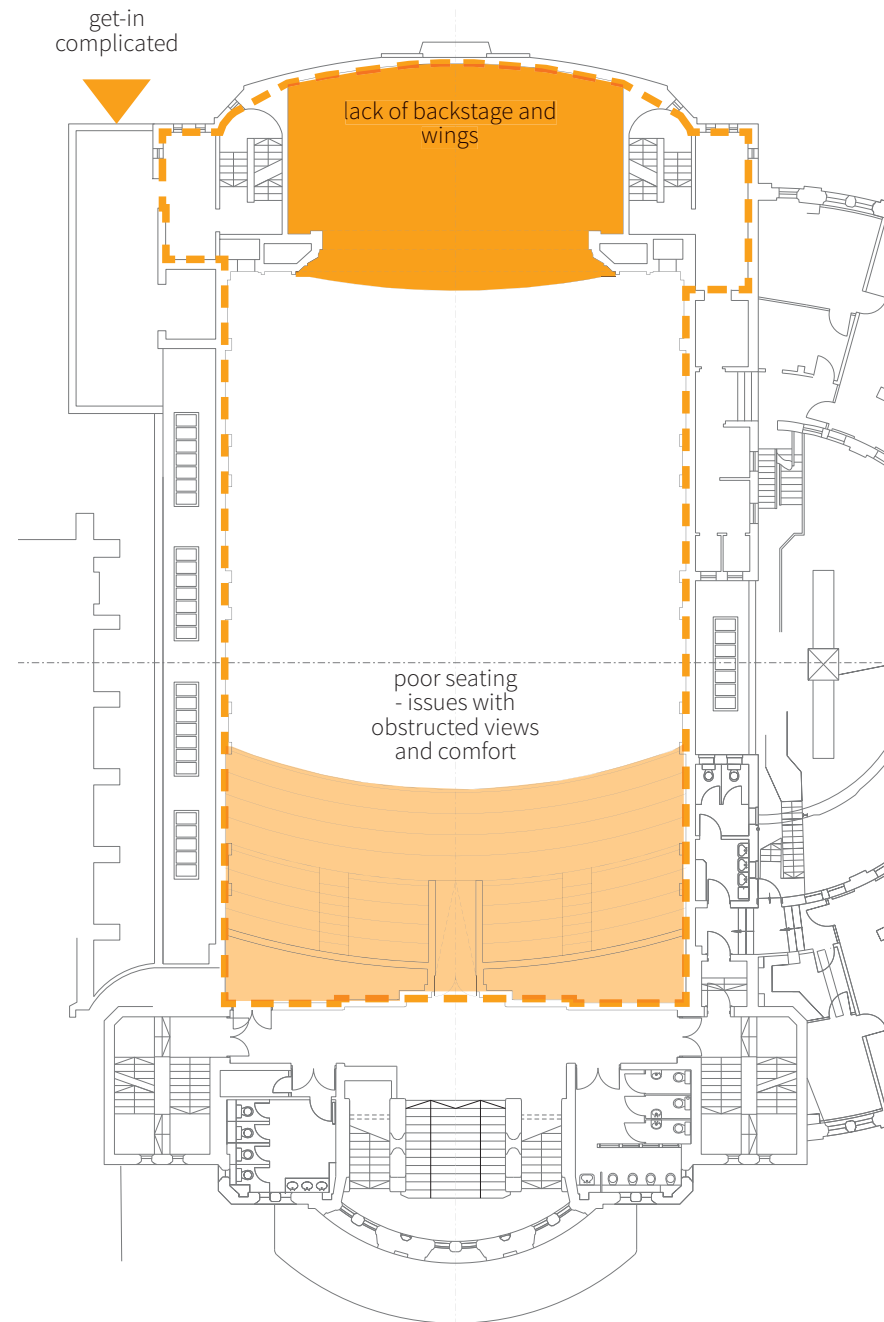
get-in is remote from stage and includes complicated changes in level

visibility obstructed in places - particularly front circle behind control desk

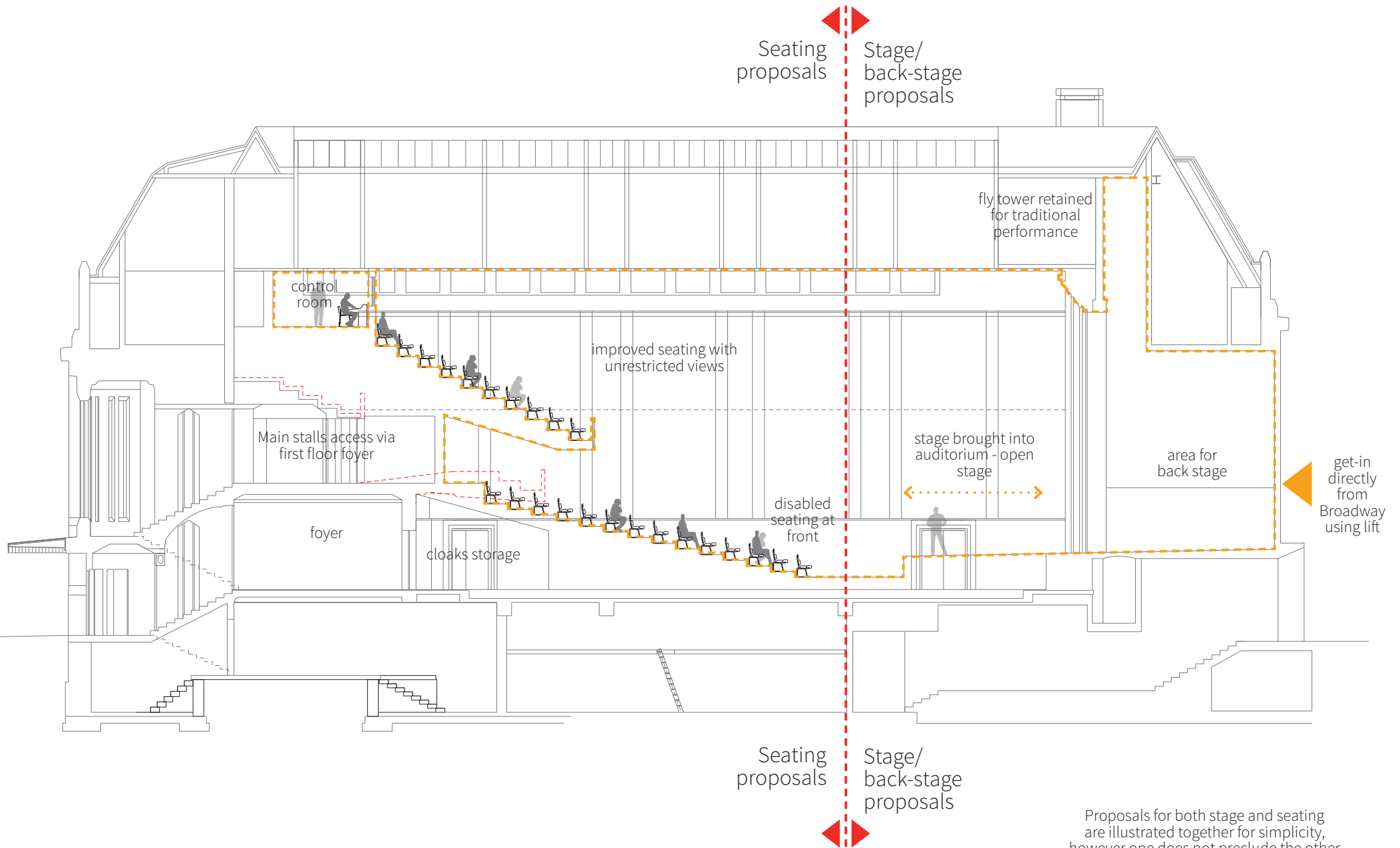
lack of good disabled facilities

very little backstage and wing accommodation

little flexibility for performance type

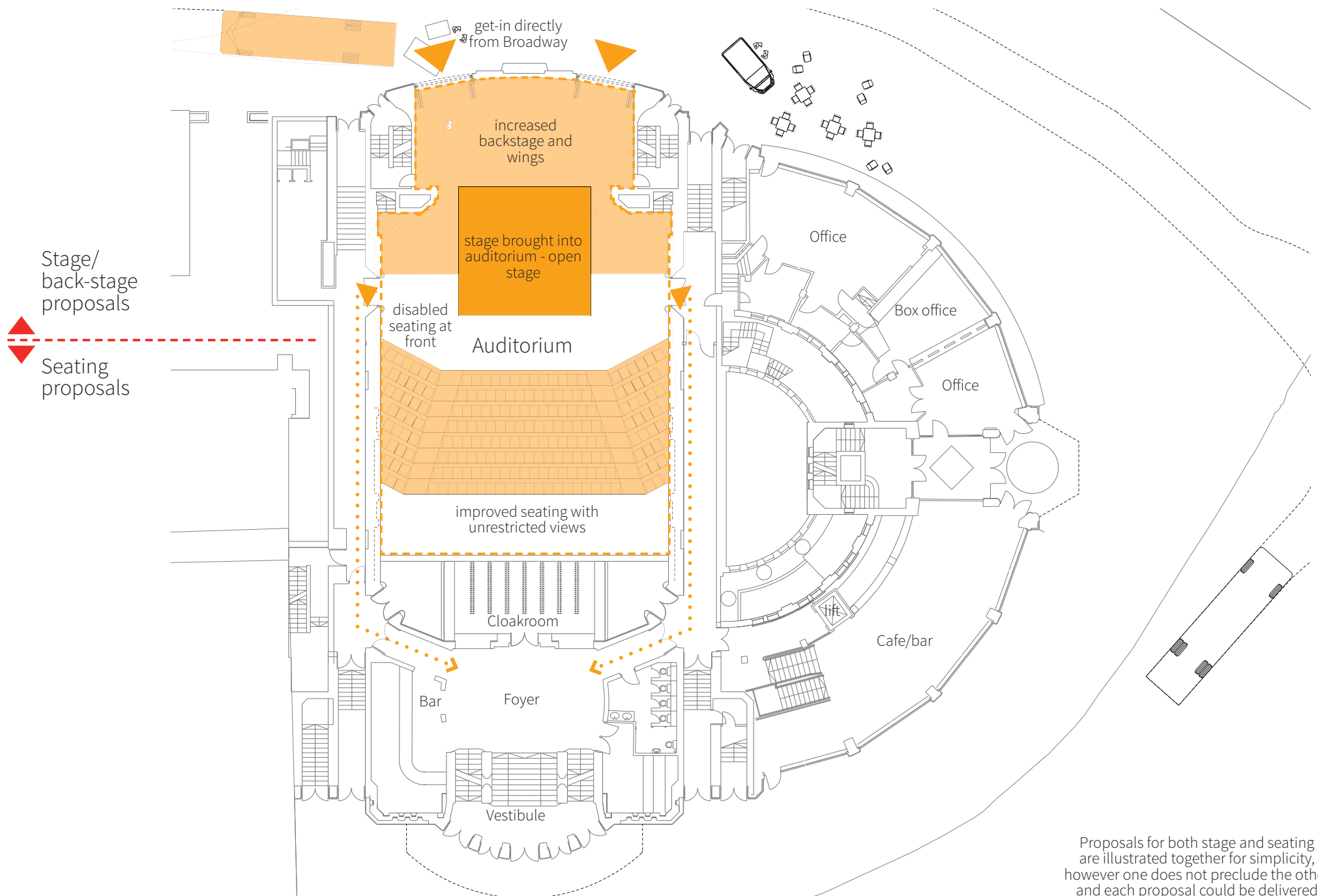


# Working within the volume



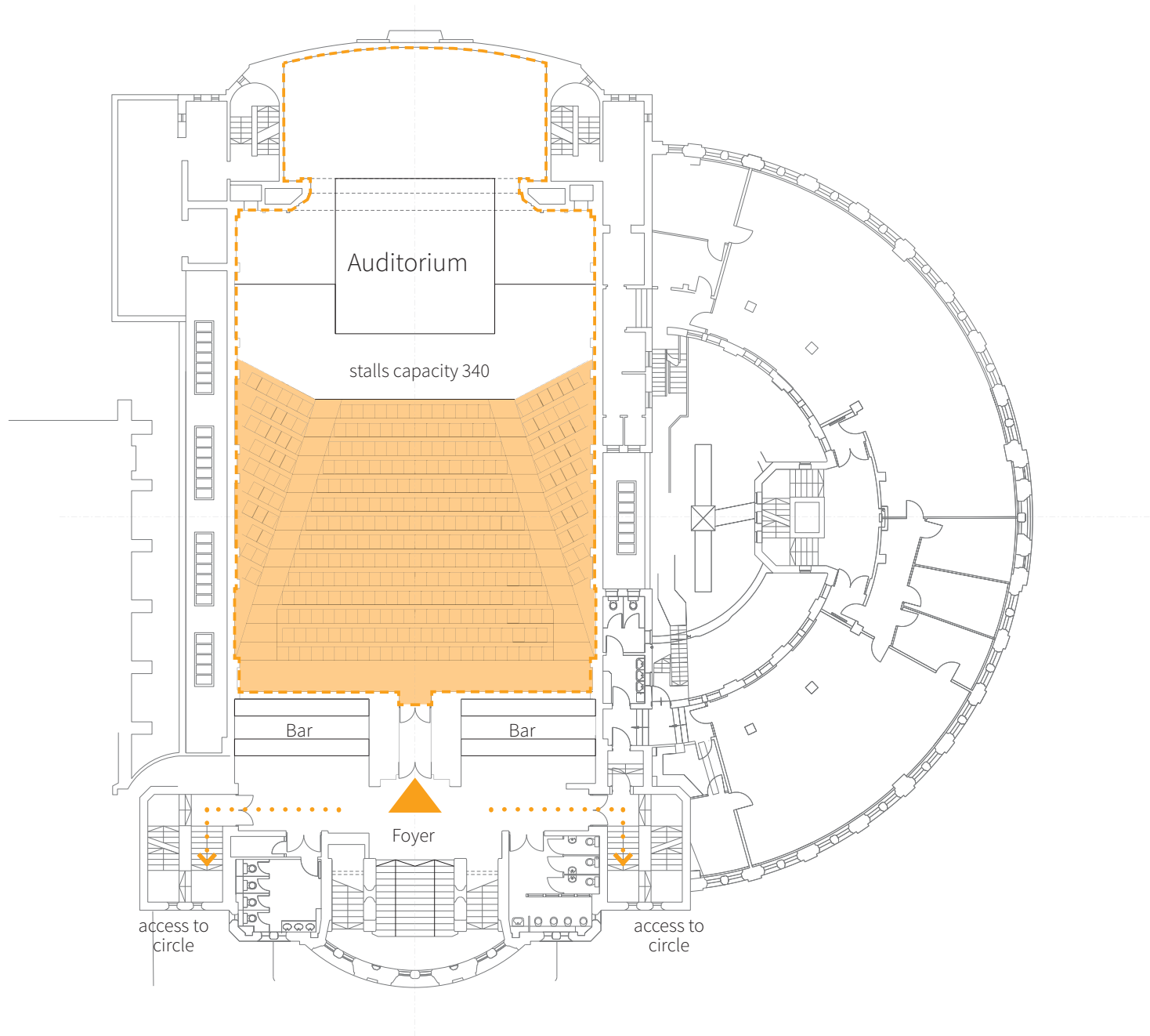
Proposals for both stage and seating are illustrated together for simplicity, however one does not preclude the other and each proposal could be delivered independently

# Proposed cross section

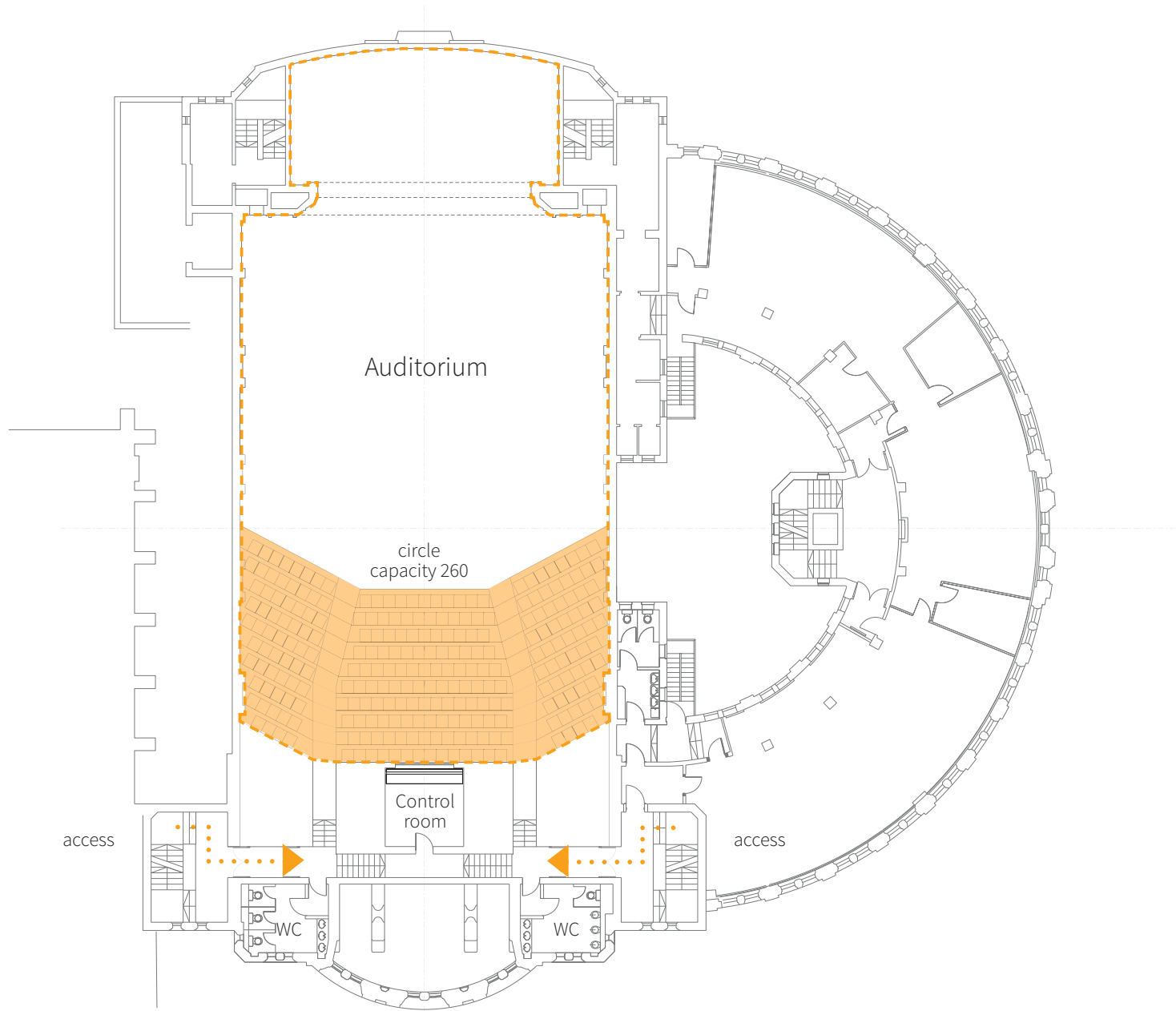


# Proposed ground floor

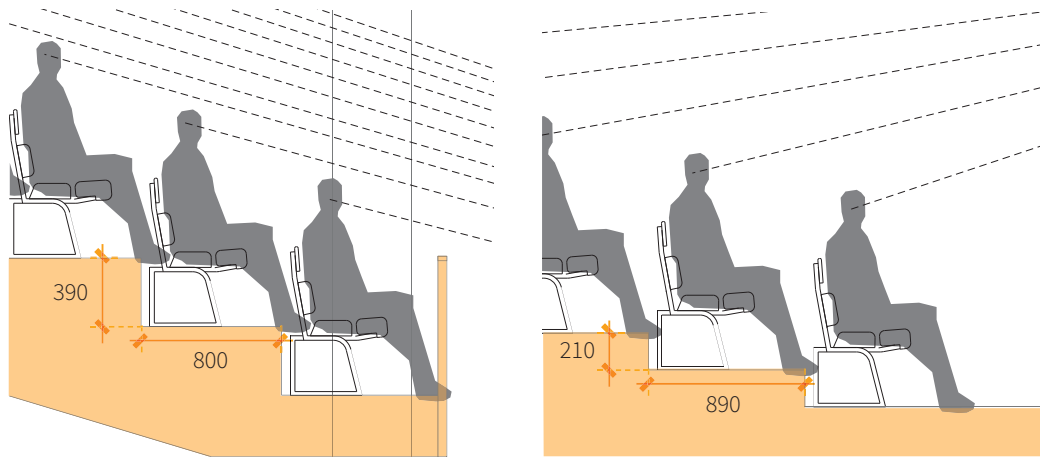
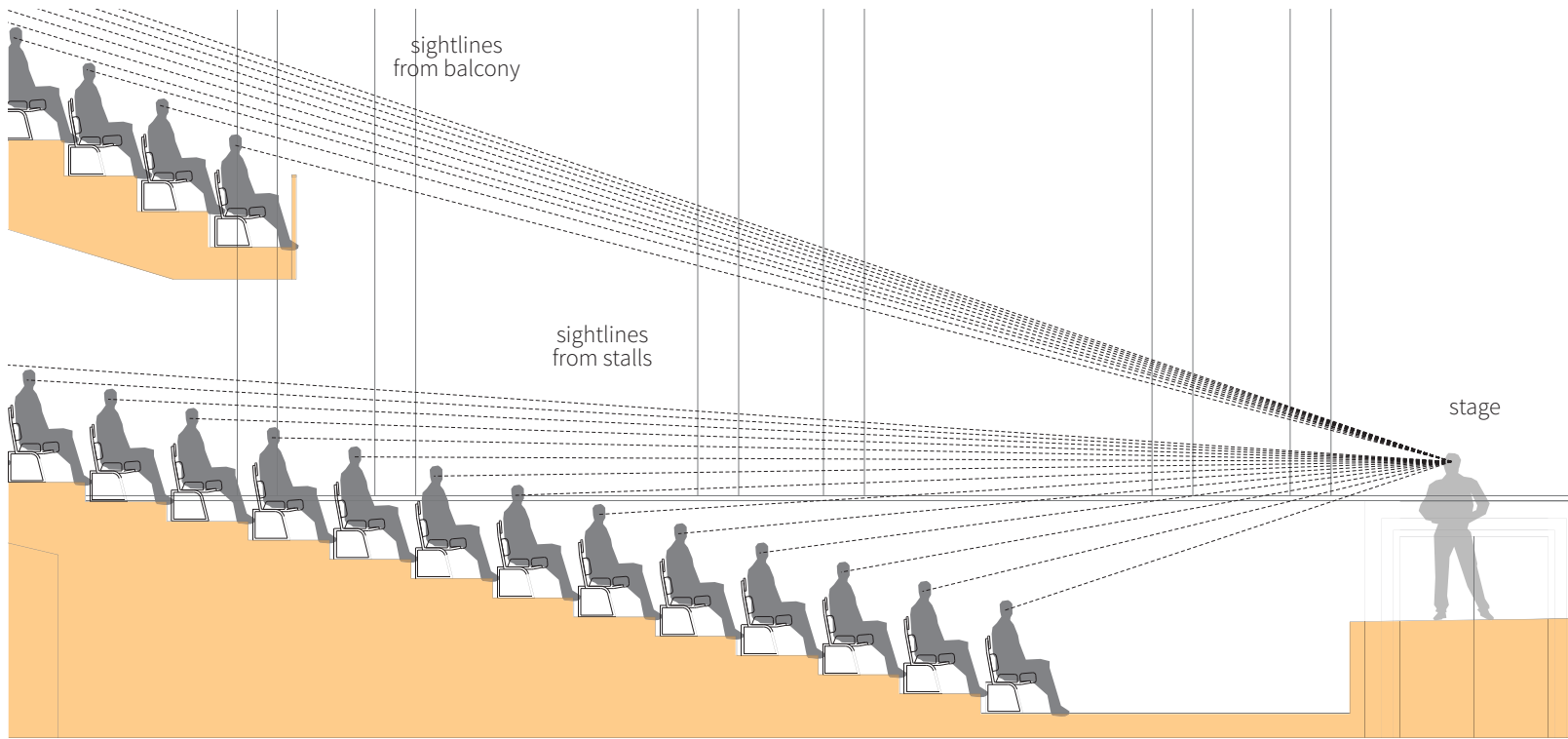
Proposals for both stage and seating are illustrated together for simplicity, however one does not preclude the other and each proposal could be delivered independently



# Proposed first floor



# Proposed second floor



Existing seat widths and row depths insufficient

seat width increased to 550mm minimum

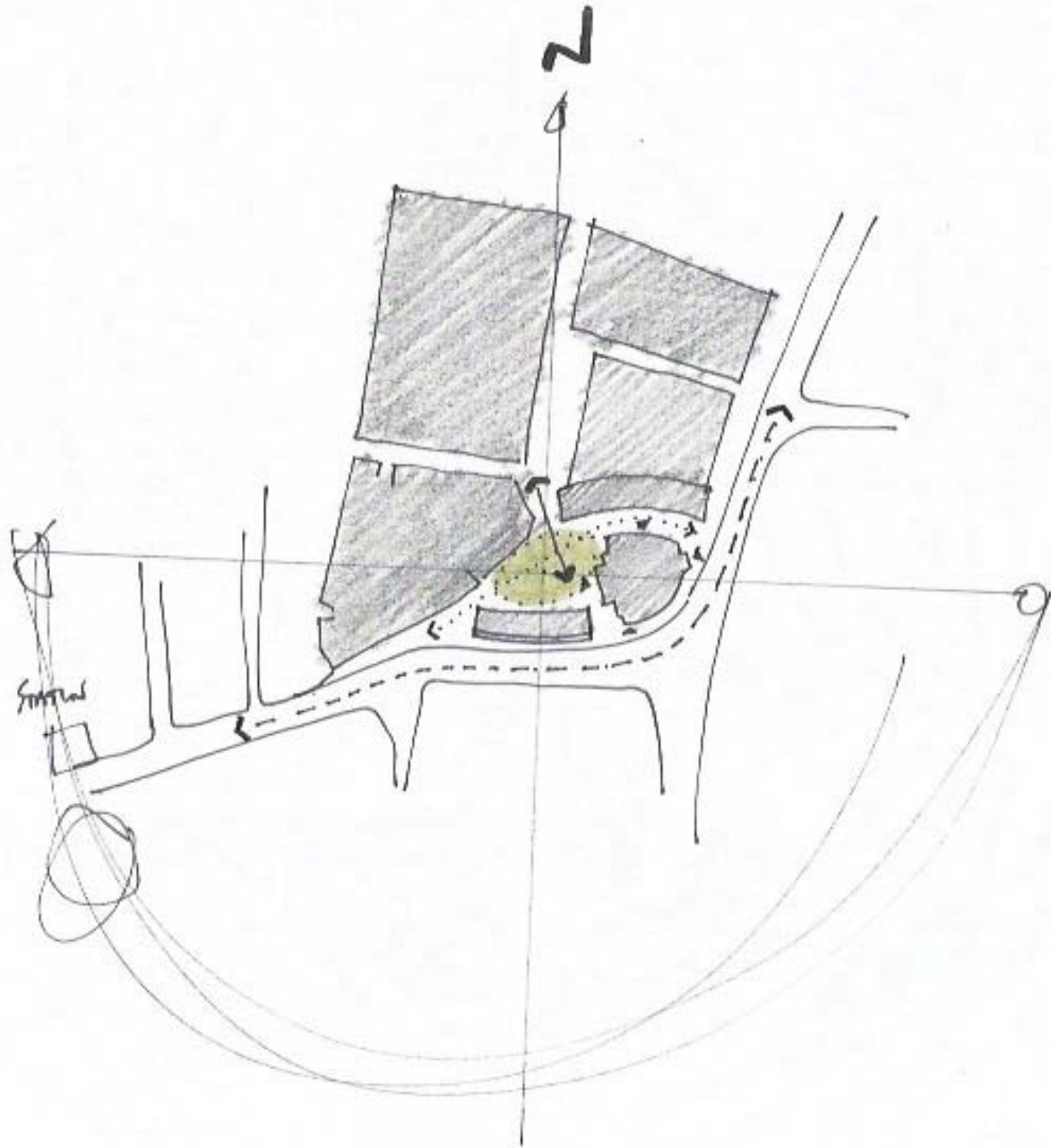
depth of stall rows increased from 800mm to 890mm

depth of circle rows increased from 710mm to 800mm

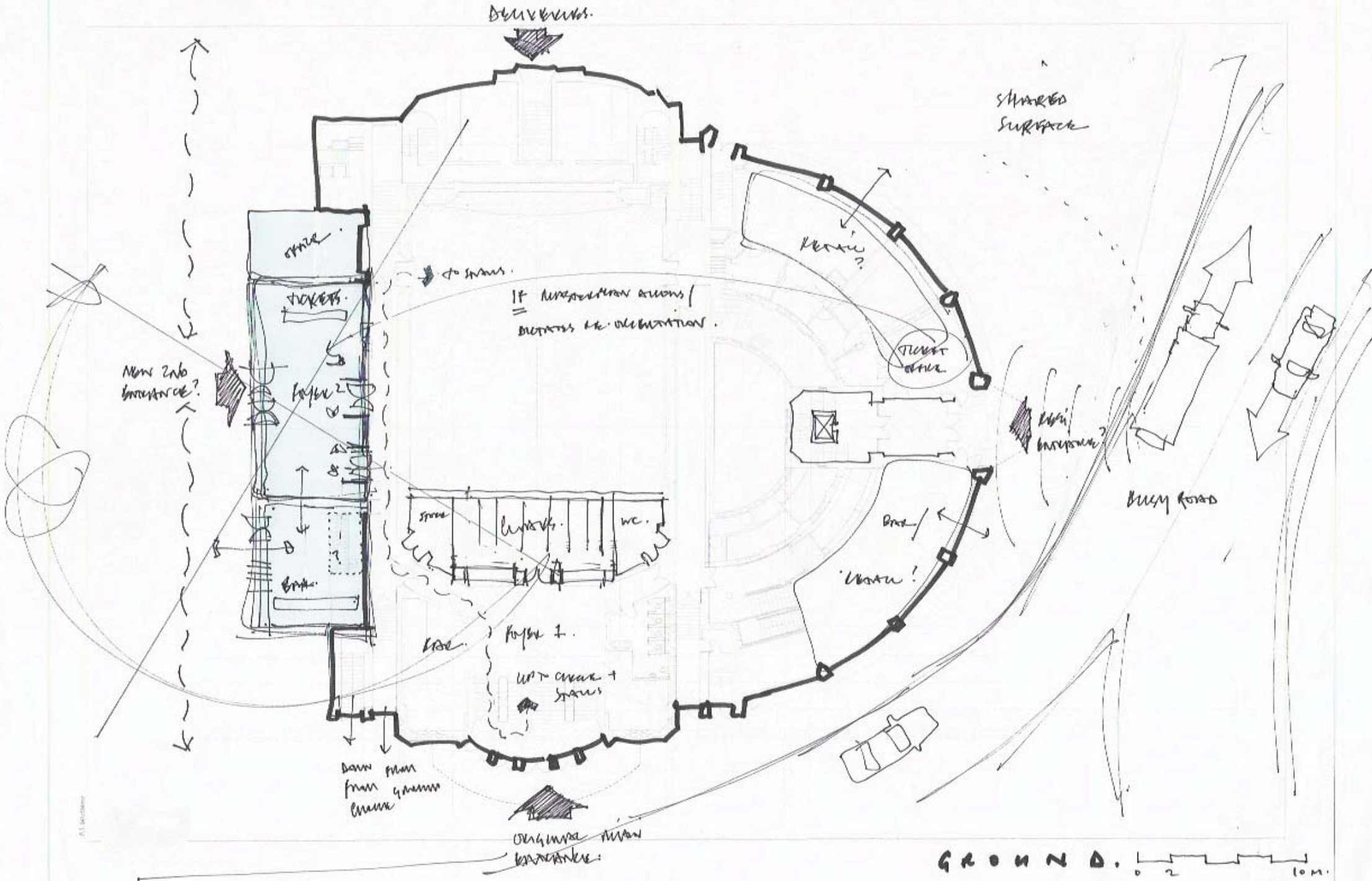
## Greater audience comfort

# Wider building considerations

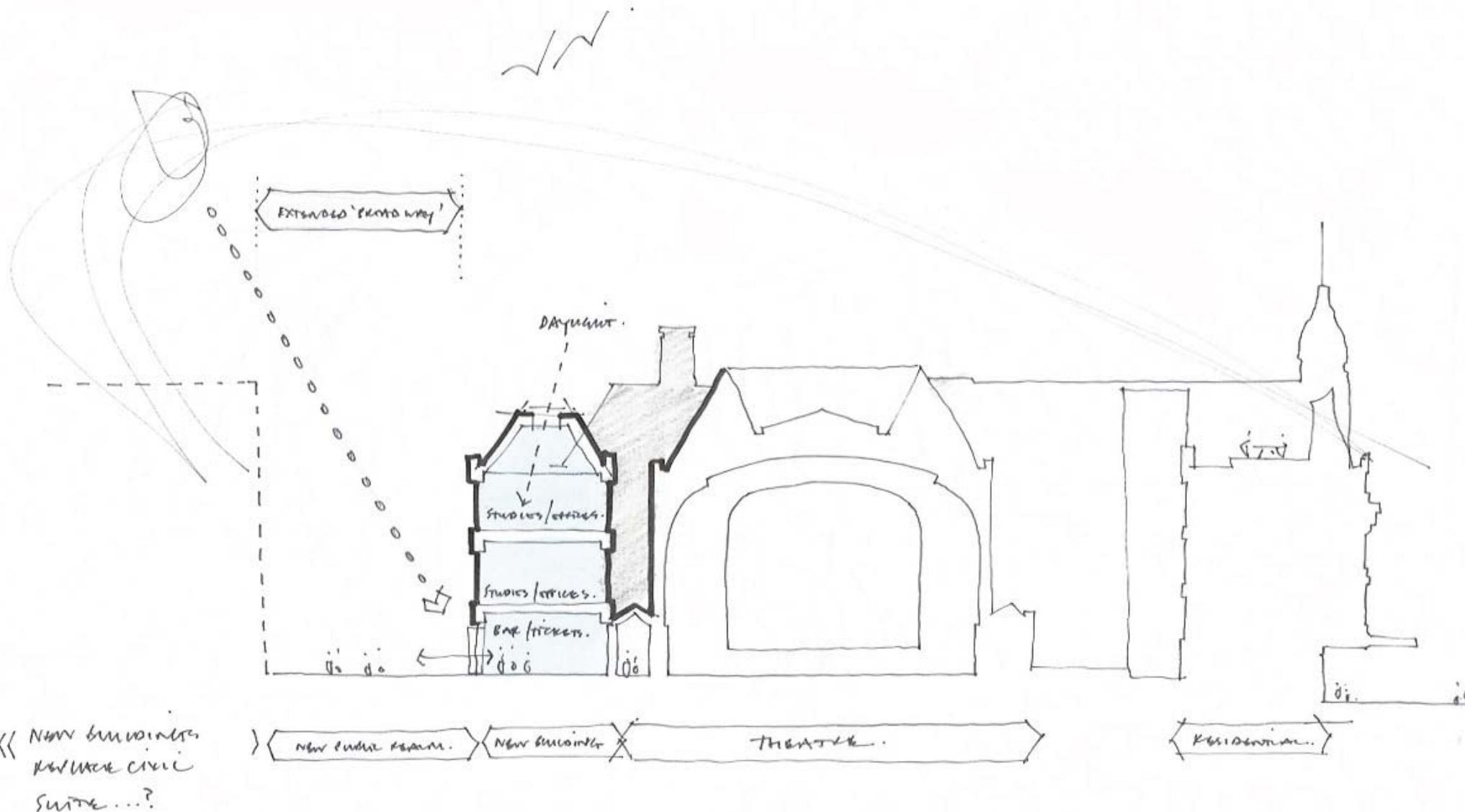




# AAP extract



A new 2nd entrance....?



SECTION 0 2 10M.

A new 2nd entrance....?

