

# NHIG

NEW HAMILTON GALLERY

**PART FOUR**  
SPATIAL  
ANALYSIS

## Site Location plan and survey



Figure 1

Figure 1 shows the Study site location in blue over a strategic base map/diagram extracted from Hamilton Central Business Area Activation Masterplan page 11, March 2020. Prepared by Jensen Plus Consultants.

It emphasises the important location of the gallery site in the Activation Plan "focused on Hamilton's Central Business Area, specifically Melville Oval, Gray street, and connecting laneways"



Figure 2

Figure 2 Area Plan / survey  
Survey detail within the study site boundary.  
The survey does not include footprint detail of building along Gray street.  
Fine grain detail not included in this survey but exact location of the combined gallery Library and PAC building suitable for purpose in this study.

Existing building areas and functional layout

Figure 3 indicates the areas and existing functional relationships within the buildings that are the focus of this study ie the existing combined library gallery building and the PAC, function space and municipal office usage.

The ground level of both buildings are at the same (nominal) floor levels which is an added advantage to possible functional rearrangement within.

At first floor there is a significant change in level between the council offices in the northern PAC building where it connects with the first floor cinema level. This requires detail consideration for flexible re-arrangement at this level.

From very early analysis it is clear that retention the PAC, function room, access foyer bar and amenities as well as an expanded gallery necessitates relocation of the library and Council offices off site to achieve usable floor space commensurate with the brief requirements.

The open space between the gallery/ library building and the PAC is advantageous in any new reconfiguration of the two buildings in that it brings light, cross ventilation and visual amenity to new facilities that are to be provided.

It has the potential to provide a link to the Council envisaged new north south, Lonsdale street - Gray street pedestrian link as part of the CBD Activation report

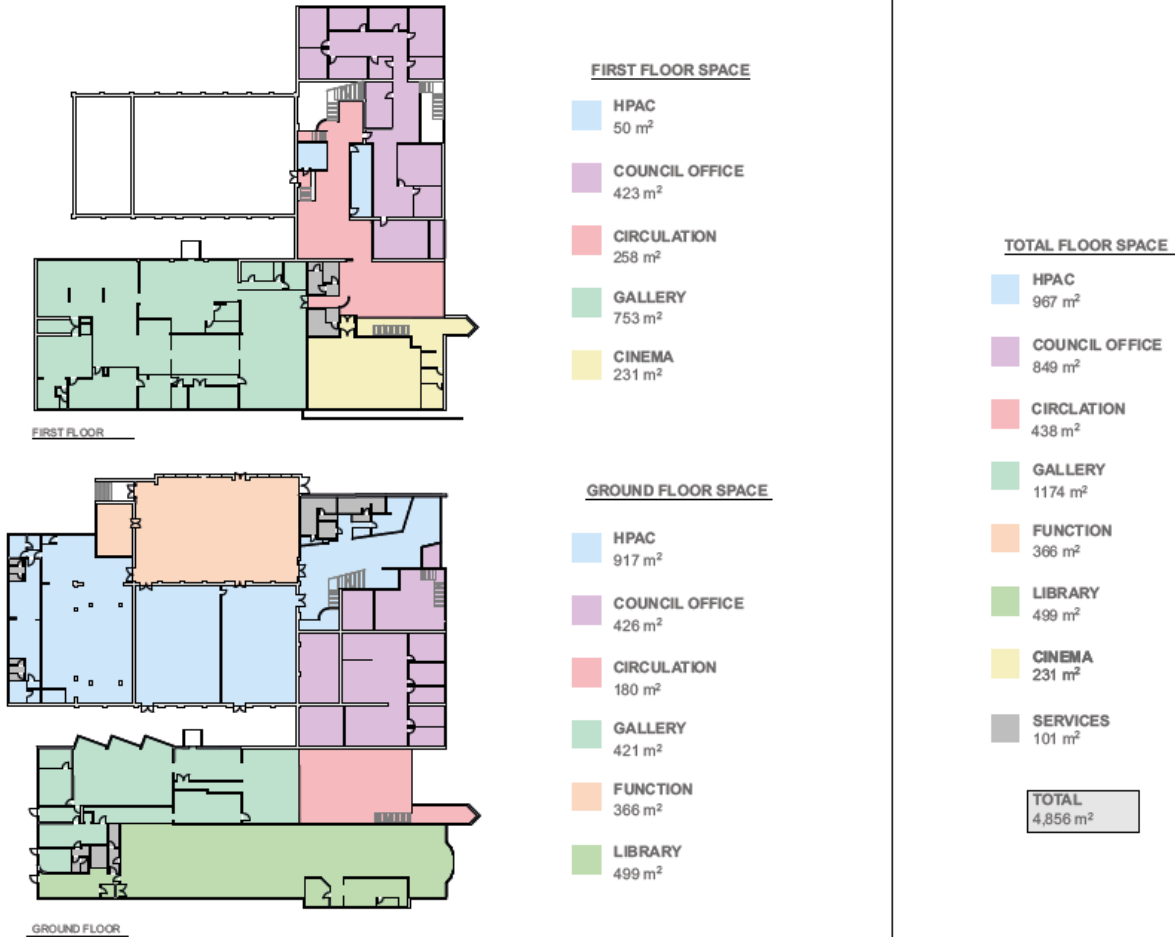


Figure 3



## Immediate site with major constraints & objectives

Figure 4 Indicates the combined foot print of the library gallery building and the adjacent PAC/ Function Centre and municipal offices building.

Existing open space on the North side of the building, the 'laneway'\* to the south side of the library, open space along the frontage on Brown street and the carpark zone immediately to the west are also indicated on the plan.

\* this laneway is an access agreed and provided across the rear portion of the Gray street sites that back onto the Council owned library site. The Gray street sites are in various ownerships

Mark ups on the plan indicate as follows:

- **PINK LINE-** The theoretical maximum ground foot print defined by the width of the combined library gallery building extended to Brown street on the east and the carpark area boundary on the west. This creates a potential usable site area of 1637m<sup>2</sup>. The existing site cover of the combined library gallery building is in the order of 1000m<sup>2</sup>
- **BLUE LINE-** Desirable extent of active frontage in any new redevelopment proposal. This includes: retention of active usable open space in front of PAC and the landscaped area between the small free-standing building and the PAC to the north as well as the established trees in this areas. (This might be revised pending arborist advice)
- **GREEN LINE-** indicates access that must be maintained to the rear of the newsagent on Gray Street.
- **RED LINE-** indicates vehicle and pedestrian access required to properties
- **BLACK LINE-** indicates potential usable open space of benefit to new facilities on the south side of the space itself.
- **YELLOW DOTTED LINE-** indicates long term Council CBD Activation Strategy linking Lonsdale street to Gray street

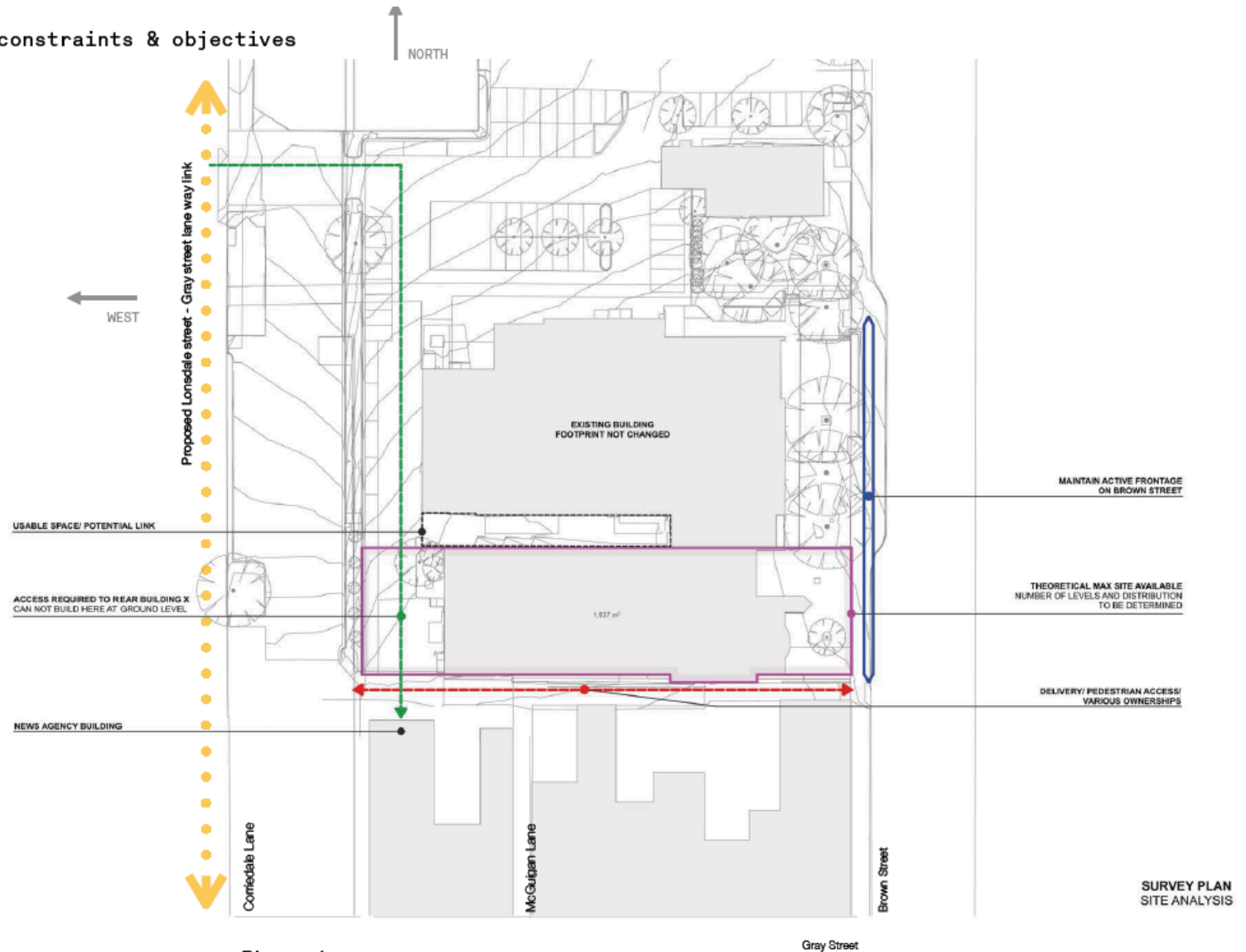


Figure 4



## Proposed Approach A-Retain, adapt & extend existing structure for new gallery

Figure 5 indicates in simple plan form, the additional areas to be added to the existing building to maximise the reuse potential of the existing structure and meet the briefed area requirement. Figure 6 indicates the same information but presented in a 3 dimensional diagram format.

### Ground floor

- Extends the building to the east up to the Brown street boundary
- Annexes existing ground floor space occupied by the Council offices.

### First Floor

- Extends the building to the east at this first floors per the ground level
- Extends this first floor level to the west over the carpark area behind the rear of the library/gallery building and the carpark boundary. The extension at this level maintains clear access to the building on the south as well as providing undercover loading to the gallery.

- Annexes the existing first floor level containing Council offices, bar and upper level PAC access and reassigns the space for gallery use and relocation of new cinema facility with dual screen

### Second Level

New level added over the existing expanded building. This new floor will extend across the entire floor plan on the south side of the central open space. No usable floor extension is to be provided above first level on the north side.

From the 3 dimensional diagram it can be seen the the 3 level expanded building on the south side of the PAC is of an equivalent height. The new volume will be a strong presence in the precinct and be visible from all sides.

*Note: diagrams show indicative areas only and provide record of the analysis process*

(current footings can facilitate three stories)

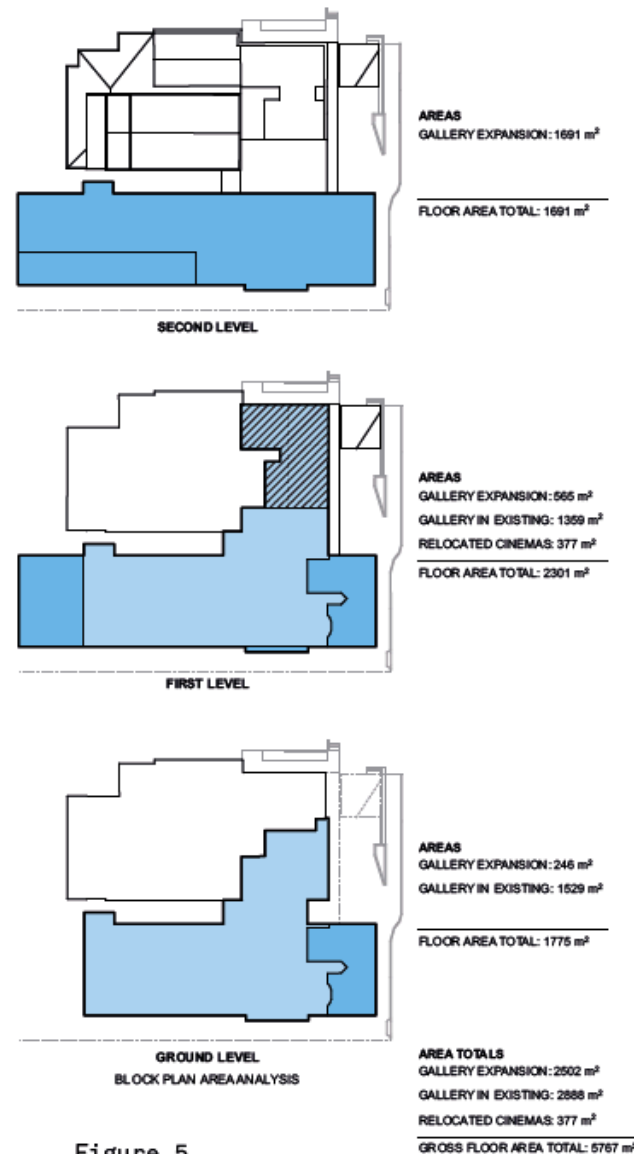


Figure 5

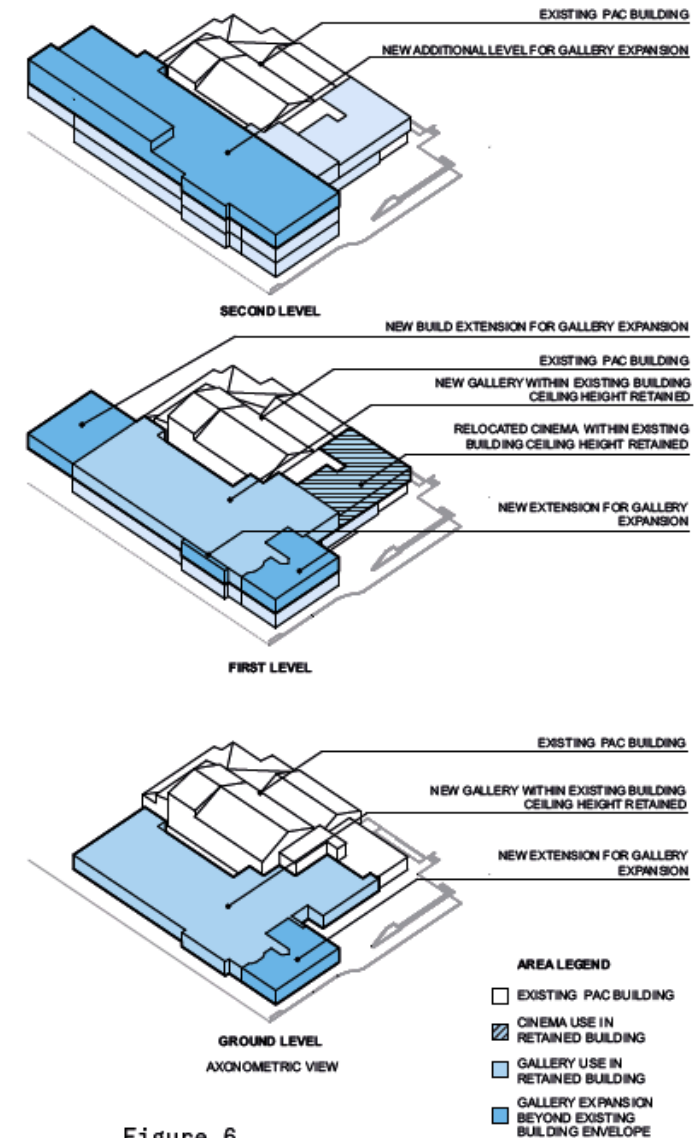


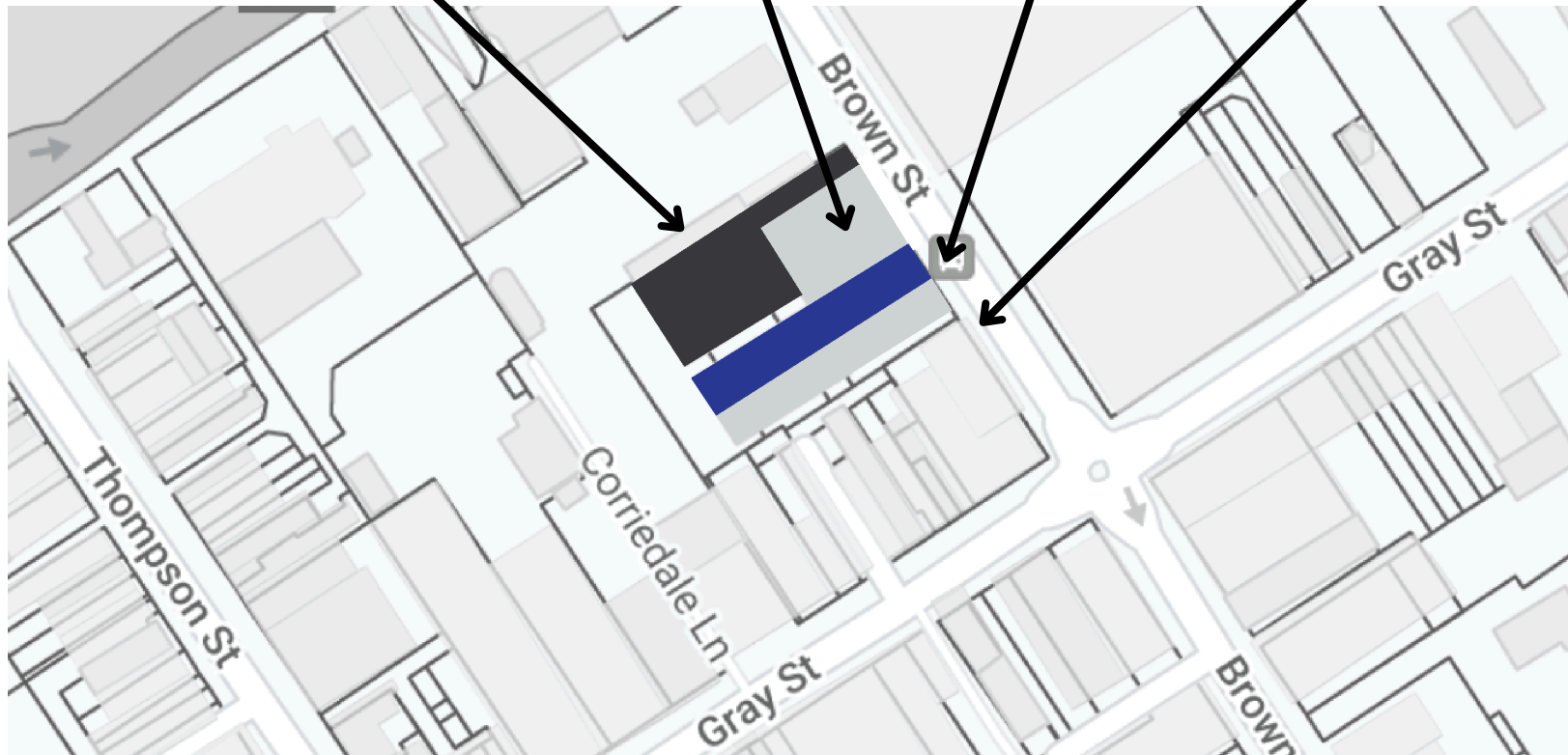
Figure 6

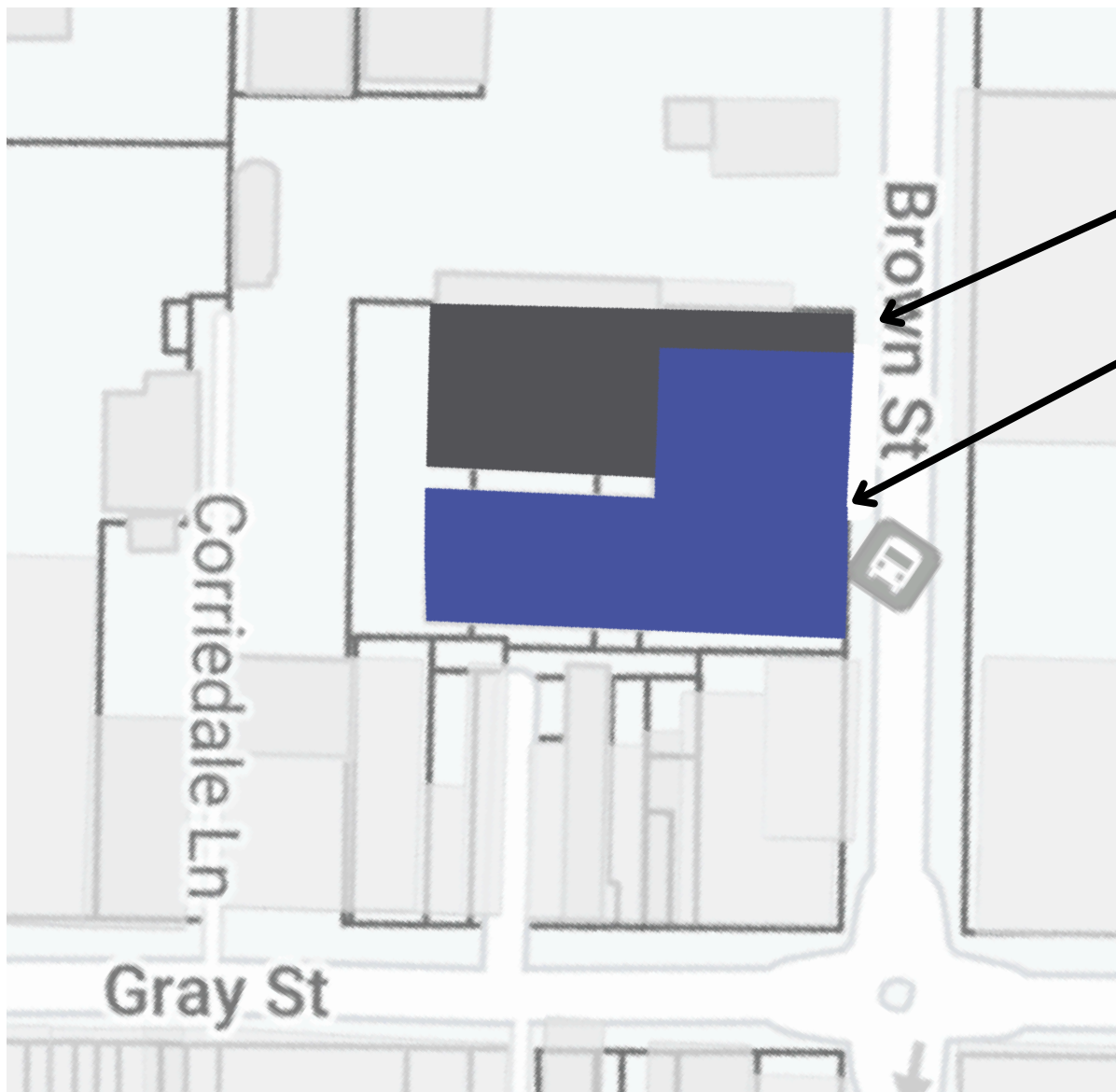
Performing Arts Centre

Council Offices

Gallery

Library





Performing Arts Centre

New Hamilton Gallery

Library, Cinema, Council offices to relocate.  
Performing Arts Centre to remain





Proposed building footprint  
(not detailed)