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LOWTHER PAVILION REDEVELOPMENT

FEASIBILITY STUDY

LOWTHER GARDENS (LYTHAM) TRUST

15-04 FS02

26.05.15

A3 DOCUMENT

PROJECT BRIEF & OBJECTIVES

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EXISTING PAVILION INFORMATION

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PAVILION DEVELOPMENT MASTERPLAN

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PROJECT BRIEF & OBJECTIVES

CLIENT REQUIREMENTS / GOALS

Short Term Goals

- Repair/replace the defective roof finish to the barrel vaulted auditorium roof and adjacent flat roof areas.
 - The thermal insulation to the roof areas to be repaired will also need to be upgraded to meet current standards. This will help to improve the energy efficiency of the existing building.
- Repair/re-set loose coping stones to existing gable walls.
- Repair defective external render wall finish where damage caused by water ingress.
- Reconfigure the foyer, cafe, box office and bar areas to form one large open-plan flexible space.
 - This space should be able to be secured independently of the auditorium to further increase flexibility and allow independent opening hours.
 - The design should connect the internal space to the gardens and emphasise the pavilion's unique setting.
 - A Tourist Information Centre will be located within the space and should be easily identifiable both internally and to the public outside the building.
 - The dated box office will be replaced by a modern, central ticketing point.
 - The existing roof lantern within the foyer space should be reinstated or enlarged if feasible.
 - The design of the new space should encourage people to naturally move towards the auditorium via the bar and ticketing areas when used for performances.
 - The toilets should be modernised to the same standard as the new bar/cafe/foyer space.
- Auditorium seating system modernised to maximise flexible use of the space.

Medium Term Goals

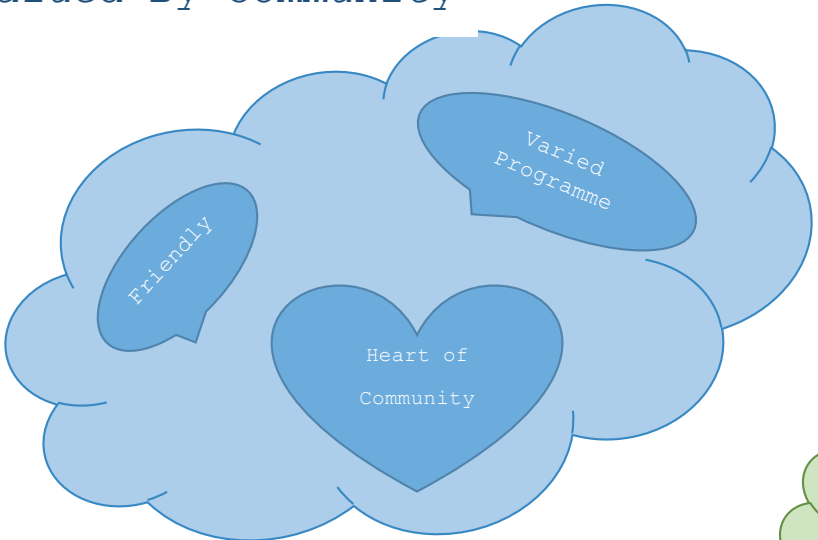
- Creation of new office space - max 20 people (A new first floor area above the existing bar has been identified as a possible location for this but all options will be explored.)
- Modernisation of dressing room spaces to include showers and toilets (potentially in one central core) and allow flexibility to expand/combine dressing rooms to accommodate larger groups for certain performances - max 40 people
 - (A new first floor area above the existing dressing rooms has been identified as a possible location for this but all options will be explored.)
- Creation of new Chorus Room that could also be used as a workshop space for classes etc.
- Enlarge wing area to stage.
- Improve access to all areas, including stage, for disabled users.
- The remaining internal spaces should be modernised to match the standard of the new bar/cafe/foyer space.
- The external aesthetic of the building should be improved with the intention of reinstating the building as a local architectural landmark.

Long Term Goals

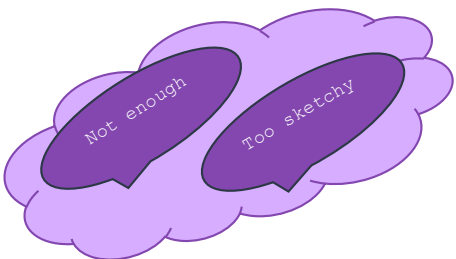
- New build studio theatre space with connection to ancillary spaces within the existing building - max users 40/50, max audience 150
 - (The existing staff car park has been identified as a possible location for this but all options will be explored.)
- The new building should enhance the aesthetic of the main pavilion building and further integrate both within the setting of the gardens.
- Locally sourced natural materials would be favoured to again connect the building to the natural setting of the gardens.
- The building should have a low carbon footprint and include sustainability as a core principle.
- The building should be directly accessible from outside and be able to be secured independent of the main pavilion to allow flexible hours of occupancy.

NOW

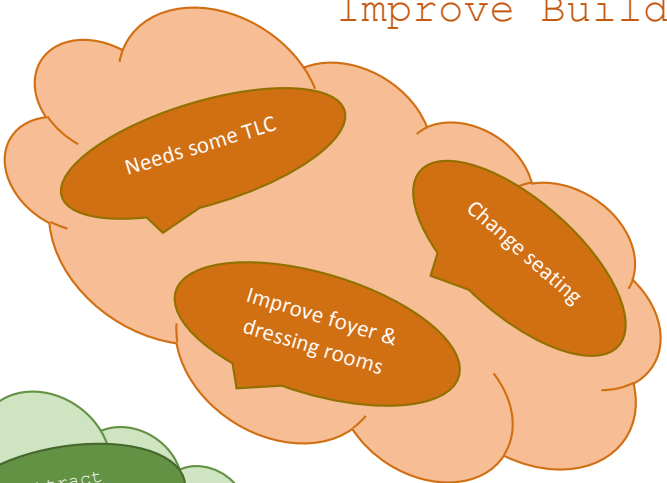
Valued By Community



Poor Communications



Improve Building

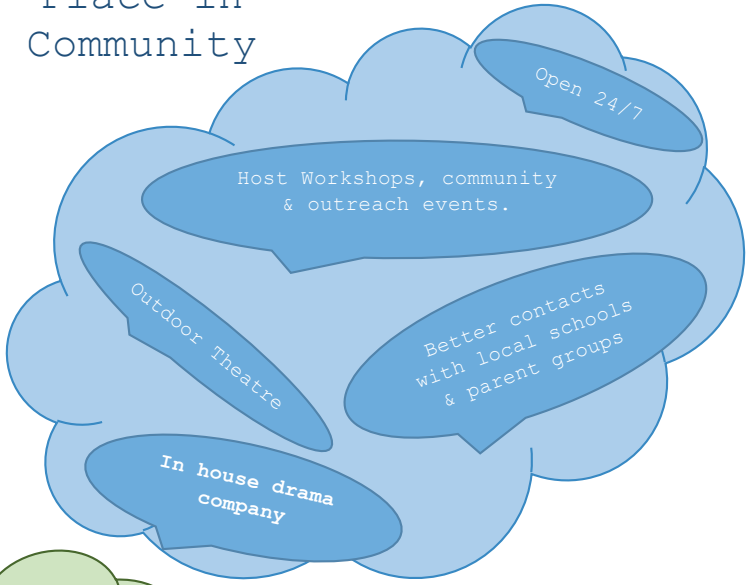


Increase Audience

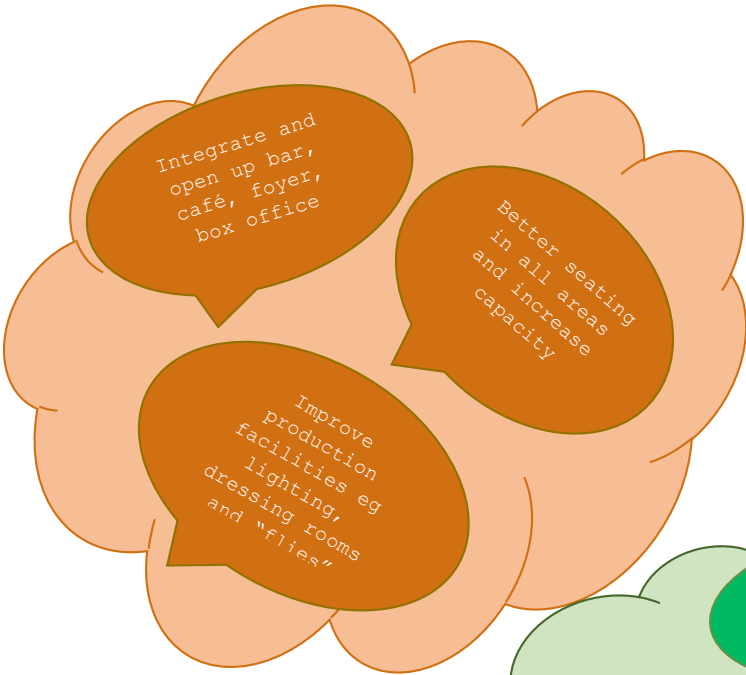


FUTURE

Place in Community



Improve Building



GOING FORWARD



STAFF



EXISTING PAVILION INFORMATION



Hugh Cecil Lowther, 5th Earl of Lonsdale - also known as the 'Yellow Earl'. 1857 - 1944



Lowther Pavilion Postcard - 1929



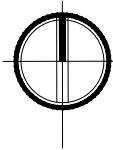
Lowther Pavilion Cafe



Lowther Pavilion Postcard - circa 1940s



Lowther Pavilion Aerial View - circa 1940s





EXISTING SITE LOOKING NORTH



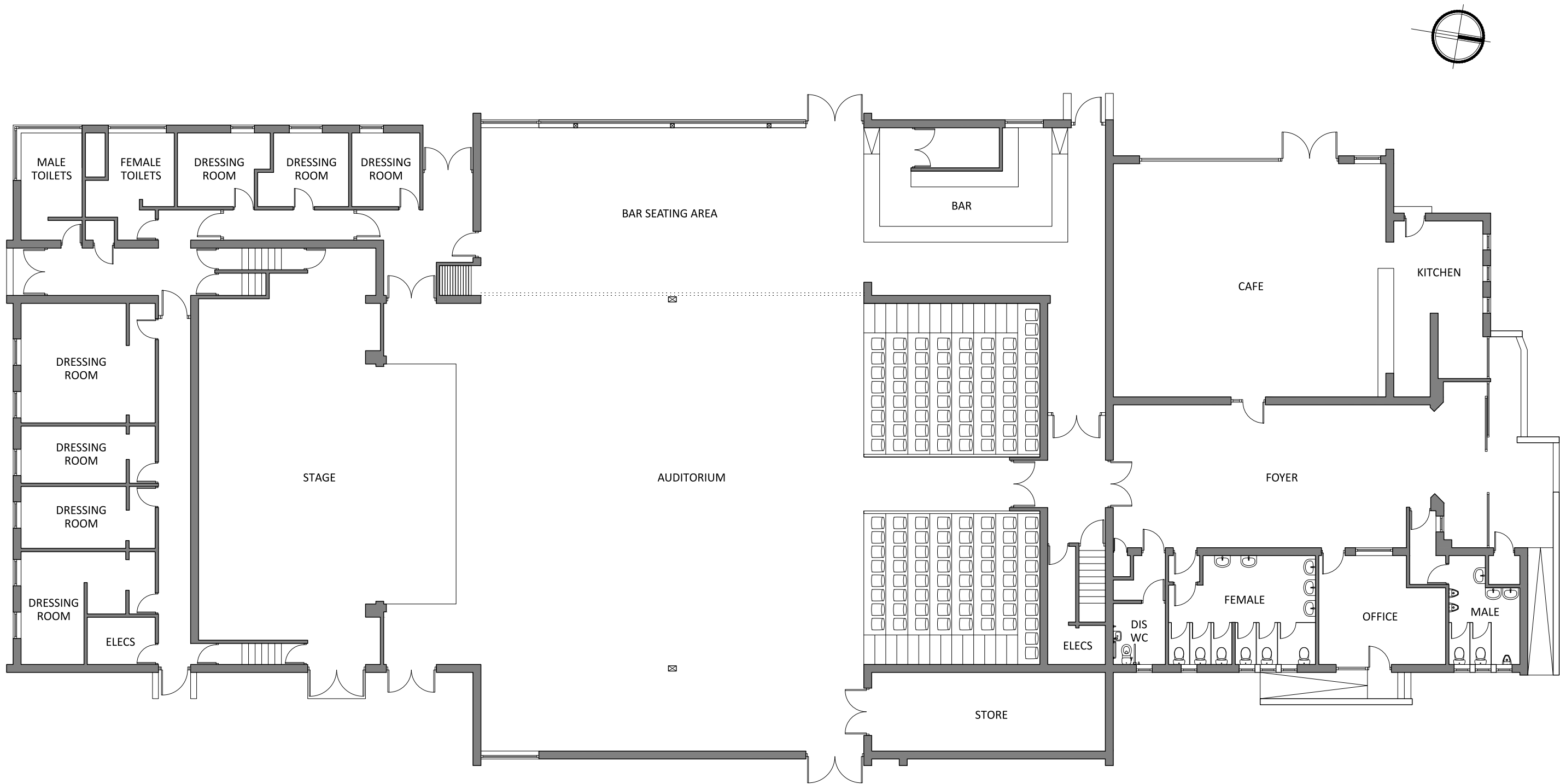
EXISTING SITE LOOKING SOUTH

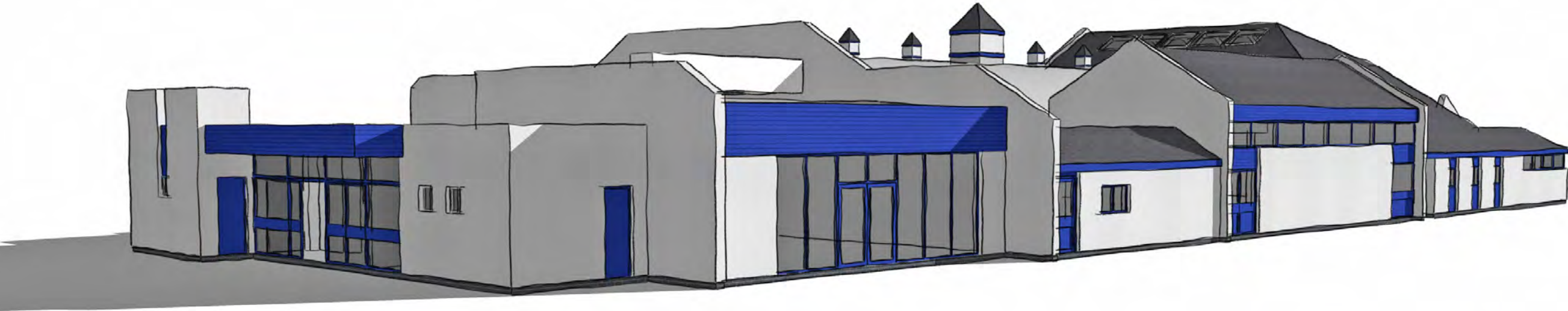
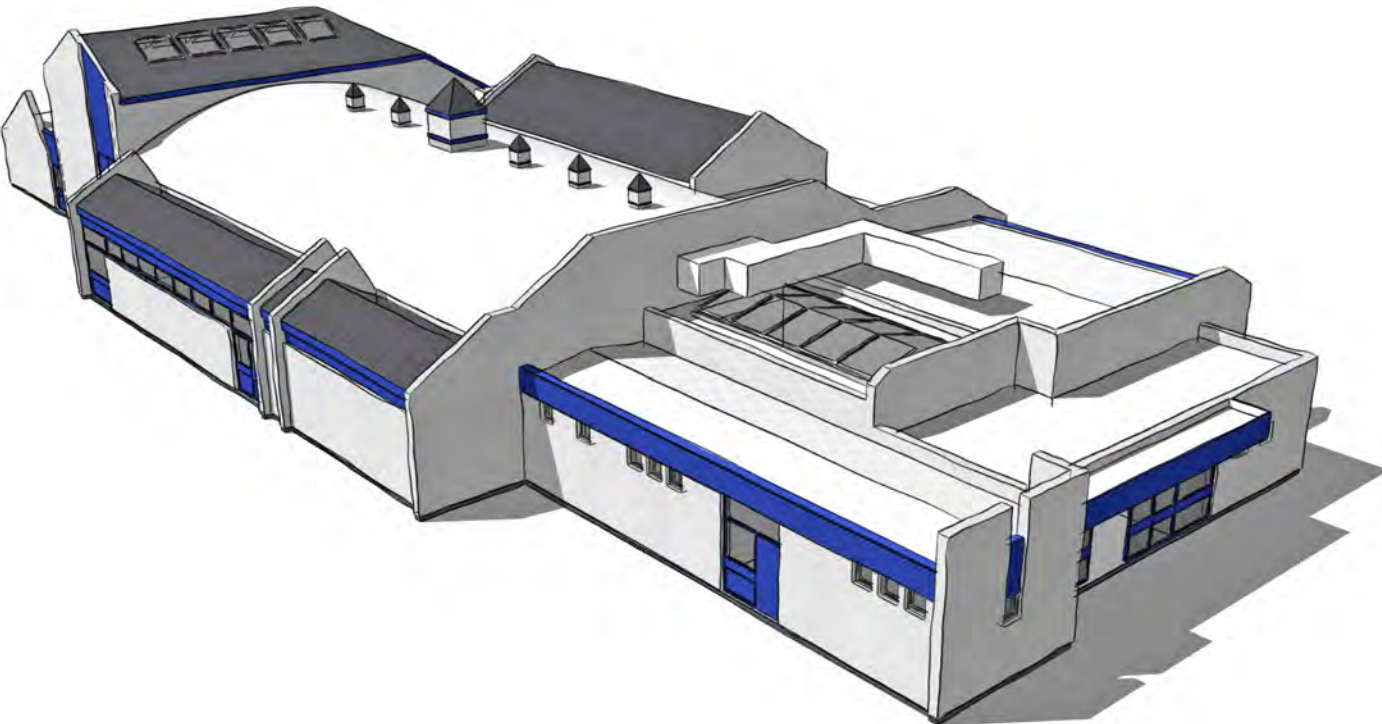
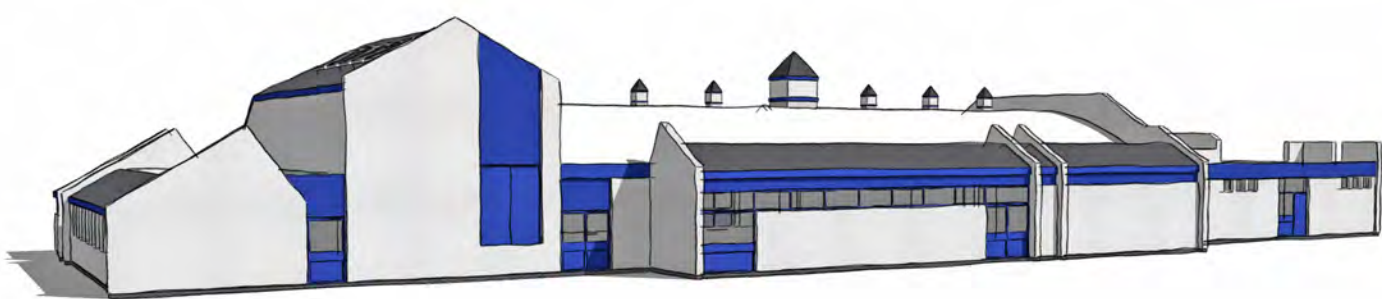


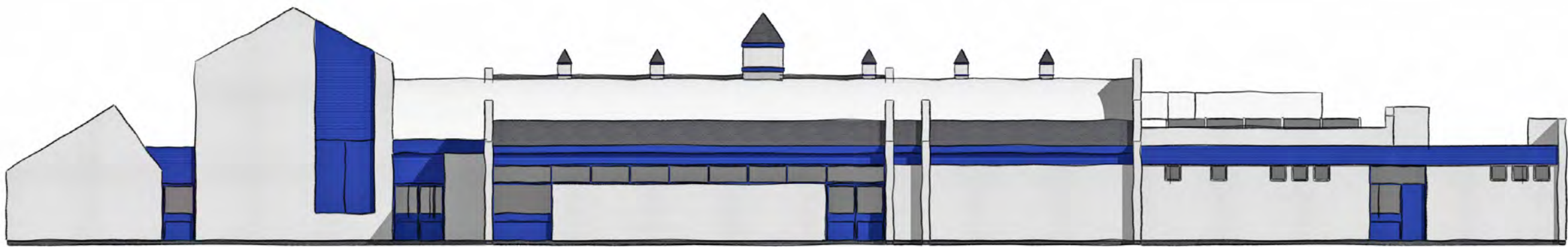
EXISTING SITE LOOKING EAST



EXISTING SITE LOOKING WEST



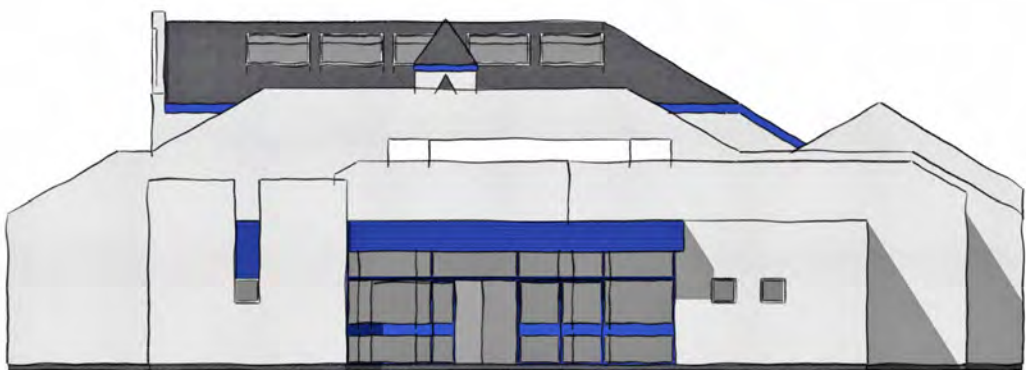




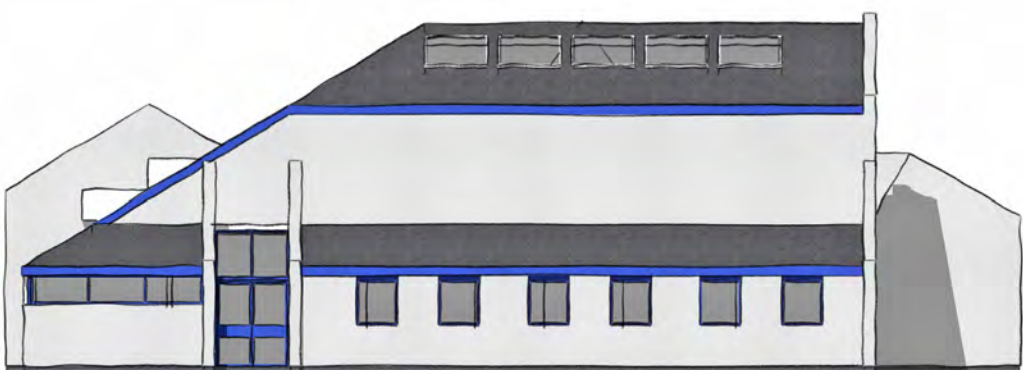
EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION

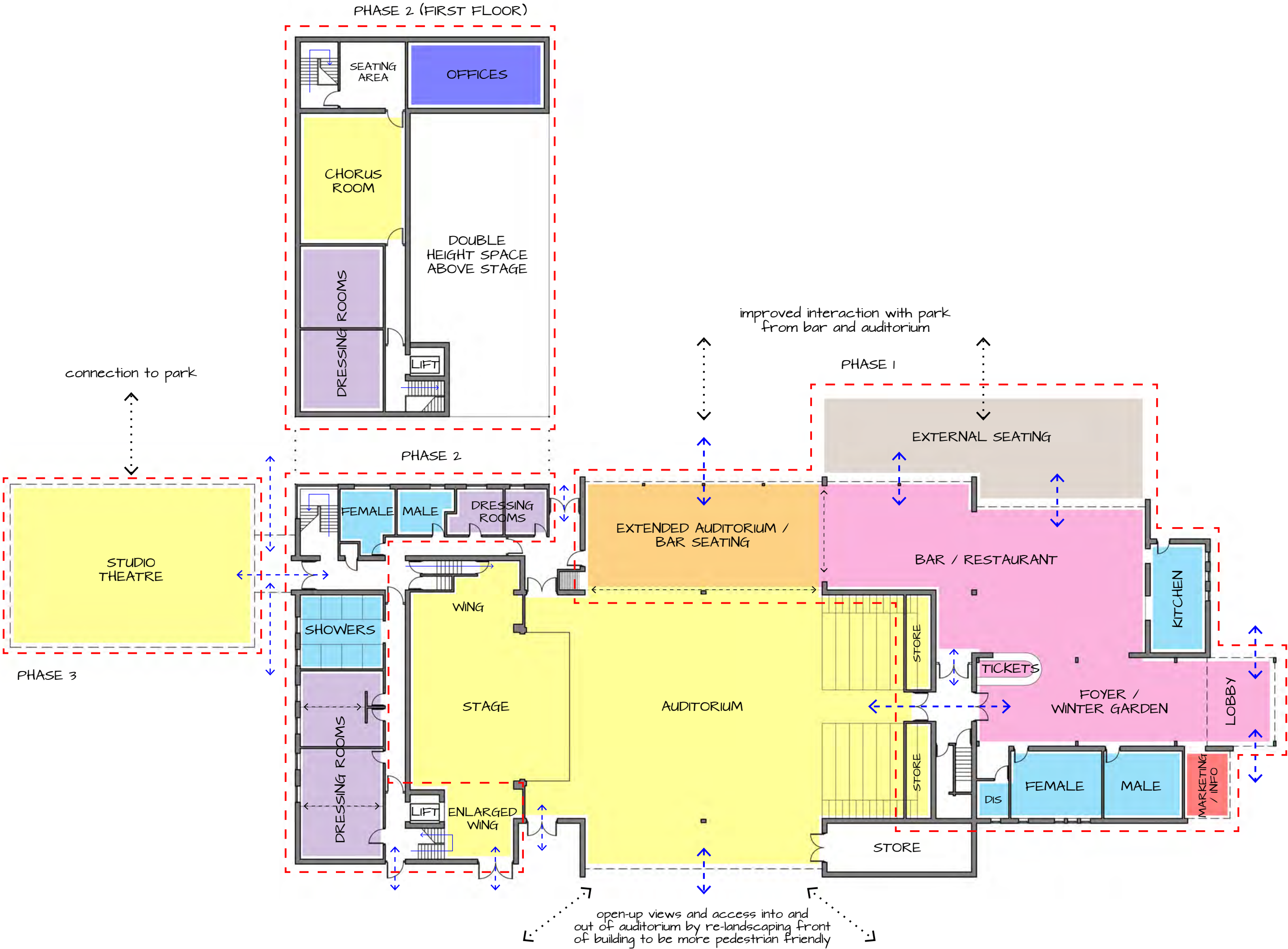


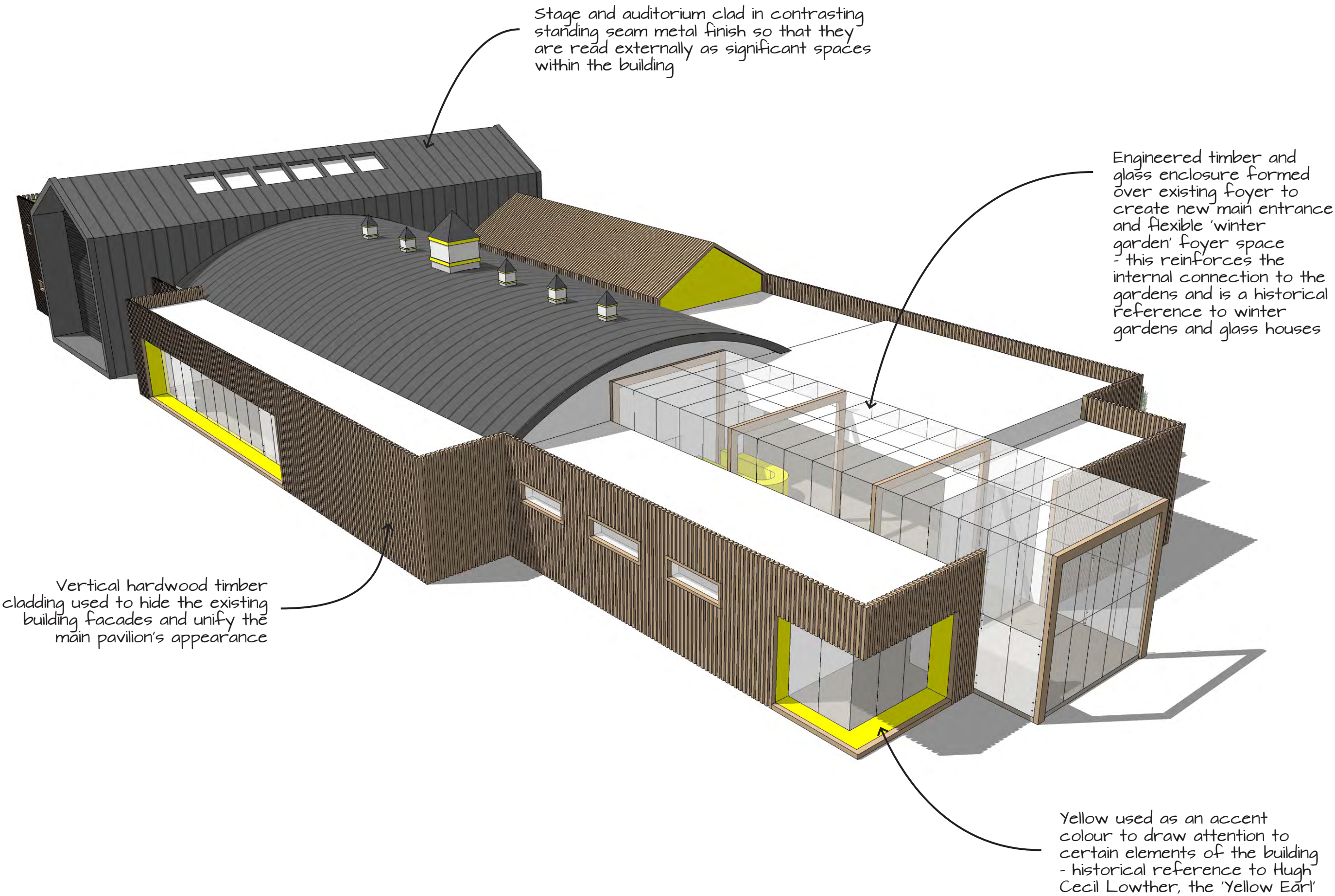
EXISTING EAST ELEVATION



EXISTING WEST ELEVATION

PAVILION DEVELOPMENT MASTERPLAN









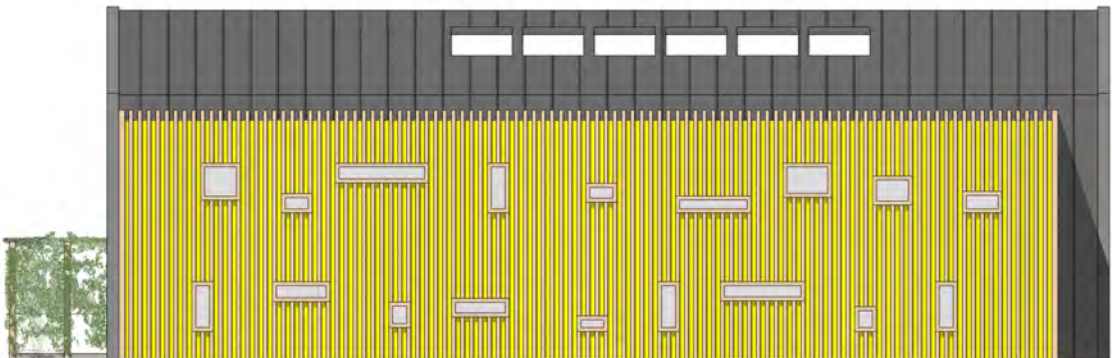
PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

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