

## Hawke's Bay Opera House – Theatre Hastings

### BRIEF

The project brief to the design team lead by Shand Shelton, was to develop a cultural precinct for the City of Hastings. This involved heritage restoration of the existing Theatre and Municipal Buildings, and the addition of a courtyard colonnade to enhance existing recreational and entertainment facilities of the complex.

With implementation of this brief in stages, the first incorporated two facets: the redevelopment of an old motor garage site into the courtyard colonnade area; and the heritage restoration of the Opera House.

To date the heritage restoration aspect has been largely completed, and we outline LHTDesign's involvement.

### COMMERCIAL BUILDING DESIGN PROJECT OUTLINE

LHTDesign worked as part of a multi-disciplinary project team and provided design and advisory services in relation to the structural support requirements of the multi-million dollar face-lift of the outdated Opera House.

A significant aspect of the project was to modernise the facility while ensuring there was minimal impact on what is an iconic regional heritage asset. This process included:

- A major interior face-lift
- New seating
- New Orchestra Pit
- New heating and ventilation system
- New lighting

### LHTDESIGN'S SCOPE OF WORKS

LHTDesign worked closely with architects Shand Shelton, project manager and lead consultant, and the contractor Morgan Builders to conceptualise, and then implement construction requirements.

LHTDesign carried out all structural design and produced the associated documentation necessary under very tight and demanding time constraints. The firm also provided practical, prompt structural solutions and advice for site-specific project requirements. In particular, LHTDesign provided:

- A fire safety design to bring the building to acceptable modern standards.
- A review of the structural adequacy of the building with respect to current codes and economic strengthening recommendations to provide an acceptable level of risk to both the public and the owners of the asset, the Hastings District Council. This involved:
  - New openings in structural walls.
  - Seismic performance review and strengthening measures.
  - Grand Circle and Dress Circle floor strengthening.
  - Main floor strengthening.
- Structural design for:
  - New Orchestra Pit with allowance for a high water table.
  - Support of new mechanical plant.
  - New lighting rail capable of supporting relatively heavy modern lighting equipment.

### OUTCOME

In true theatre tradition, the show did go on. The Royal New Zealand Ballet's production of Dracula went on stage on schedule, and the new theatre received rave reviews. The Hastings District Council and all involved in the project were delighted with the result.

All achieved under very demanding time constraints with particular care needed to ensure the beauty and character of the 'Grand Old Dame' of Hawke's Bay was protected.

### REFERENCE

For a client's perspective on this project please contact Roger Shand of Shand Shelton. Phone: (04) 801 5170.

