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ROBE INSTITUTE - 20 YEAR MASTERPLAN (MAY 2023)

LOT 131 MUNDY TERRACE, ROBE SA 5276

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Cover image: Robe Institute, Robe



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INTRODUCTION

In February 2023 Arcuate Architecture completed a report for the District Council of Robe on the condition of the existing building fabric of the Robe Institute. It was then agreed that this 20-year master plan should be prepared to include the following:

1. The recommendations for the building repairs identified in the February '23 fabric condition report
2. Suggested upgrades to public realm areas around the outside of the Institute
3. Possible designs for a new entrance to the library and information centre
4. All works associated with 1 to 3 above organised into works packages that could be staged over a 20 year period.

The intention of this high-level strategic report is to use 3D rendered images to illustrate how the redevelopment of the Institute, War Memorial, foreshore and public toilets together could create a much more attractive, practical and coordinated civic area in the heart of Robe.

Suggested works packages staged over a 20 year period are outlined at the end of the report, and a document with the budget costs for those packages is available separately.



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LOCATION PLAN



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EXISTING - IMAGES



Existing east wall/main entrance

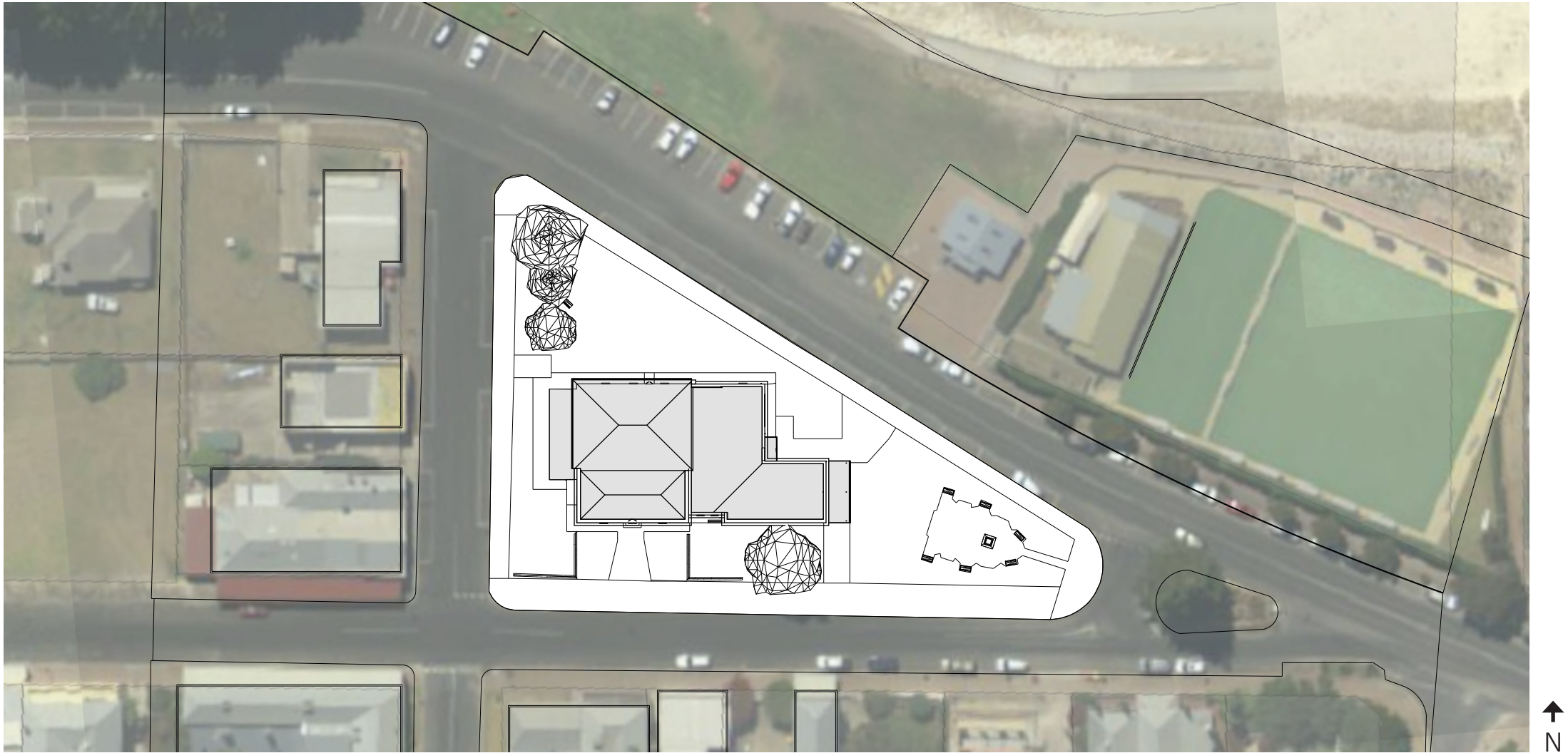


Existing west wall



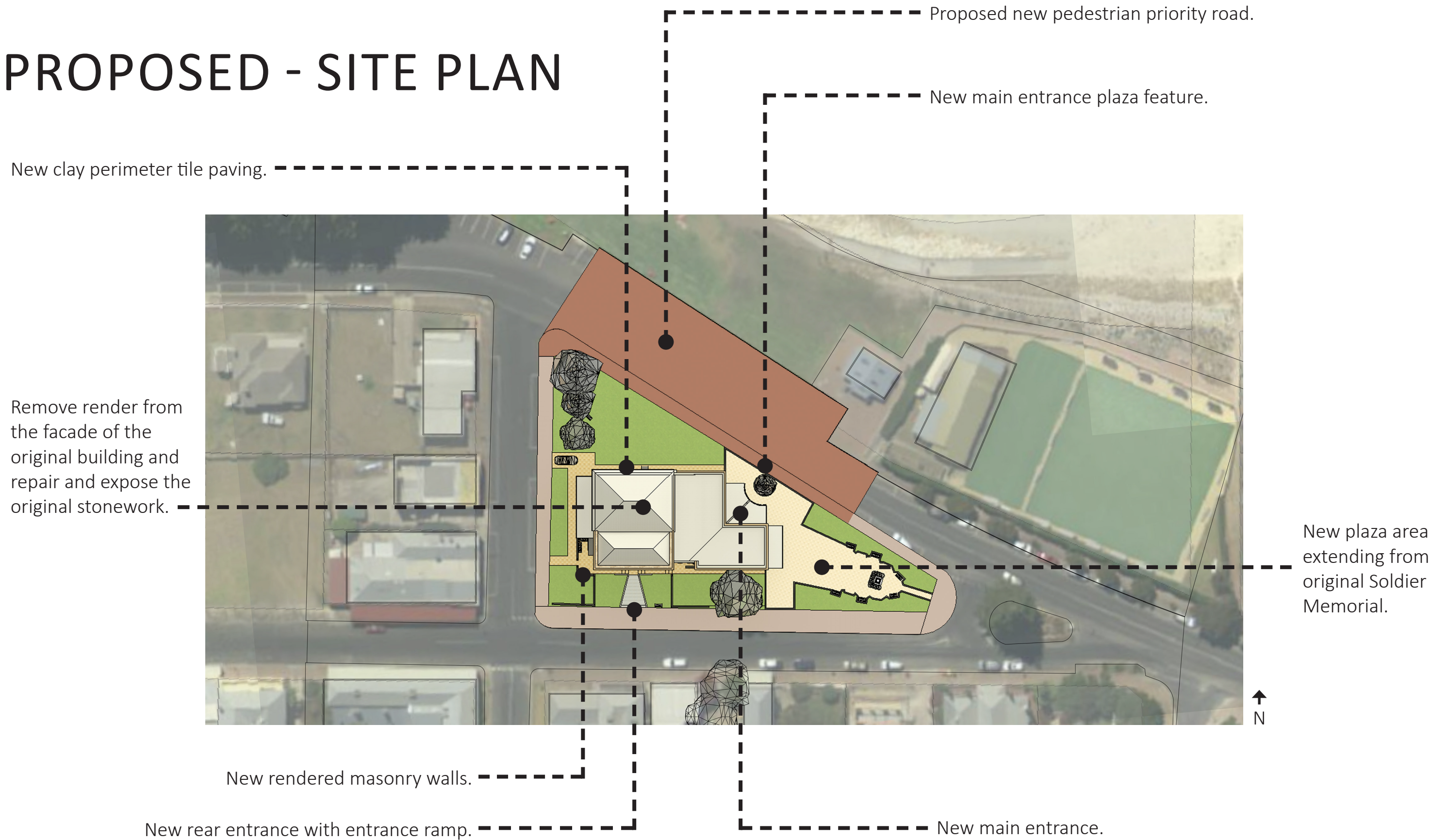
Existing south entrance

EXISTING - SITE PLAN



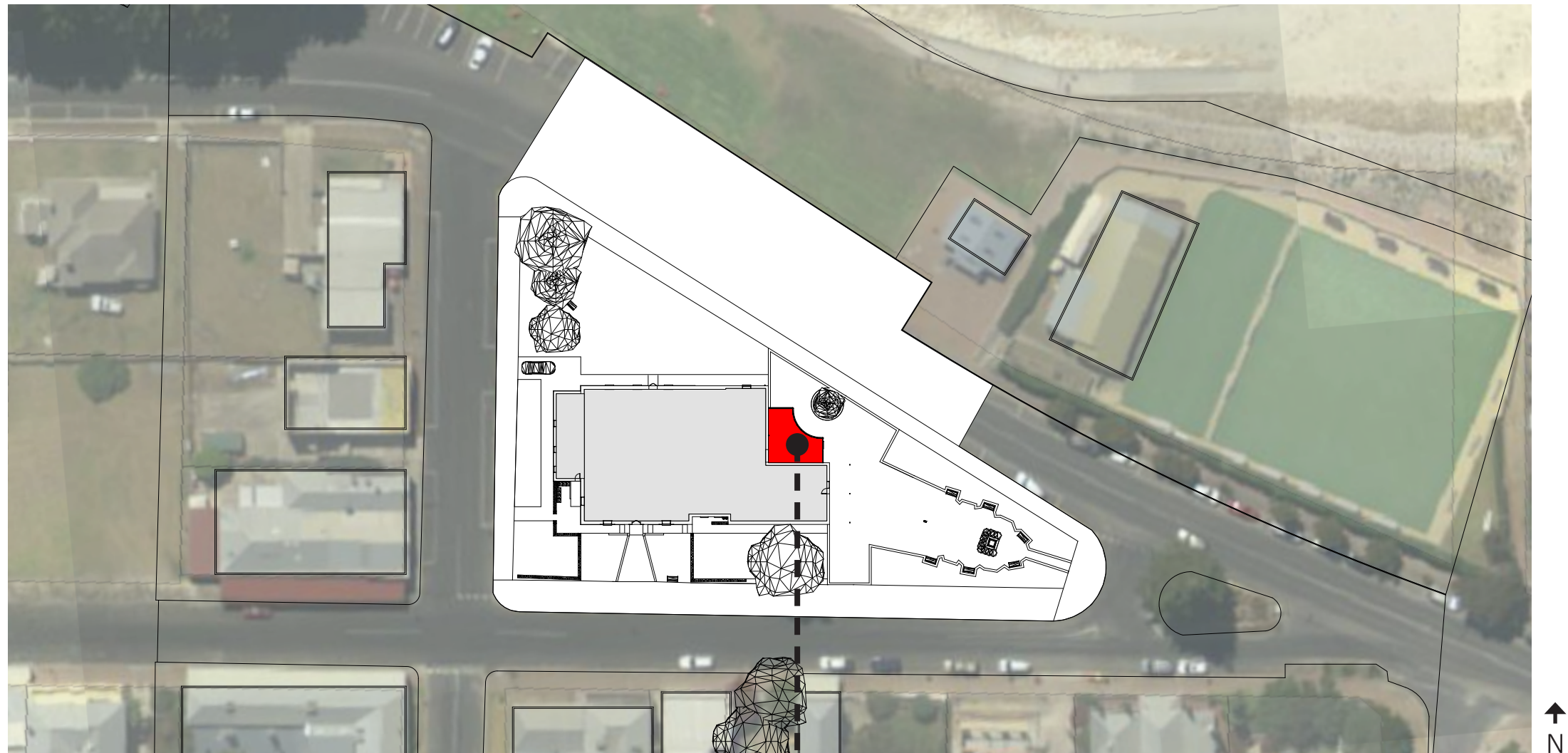
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PROPOSED - SITE PLAN



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PROPOSED - NEW MAIN ENTRANCE



New Jarrah hardwood timber
framed main entrance lobby.
Z600 Heritage Galvanised steel
roof sheeting.



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PROPOSED - NEW MAIN ENTRANCE



Cement render removed on the institute building. Re-rendered with lime + painted with breathable paint.

New Jarrah hardwood timber framed main entrance lobby. Z600 Heritage Galvanised steel roof sheeting.

Repair and refurbish all timber framing on windows.
Brown, sandstone coloured paving.

PROPOSED - NEW MAIN ENTRANCE

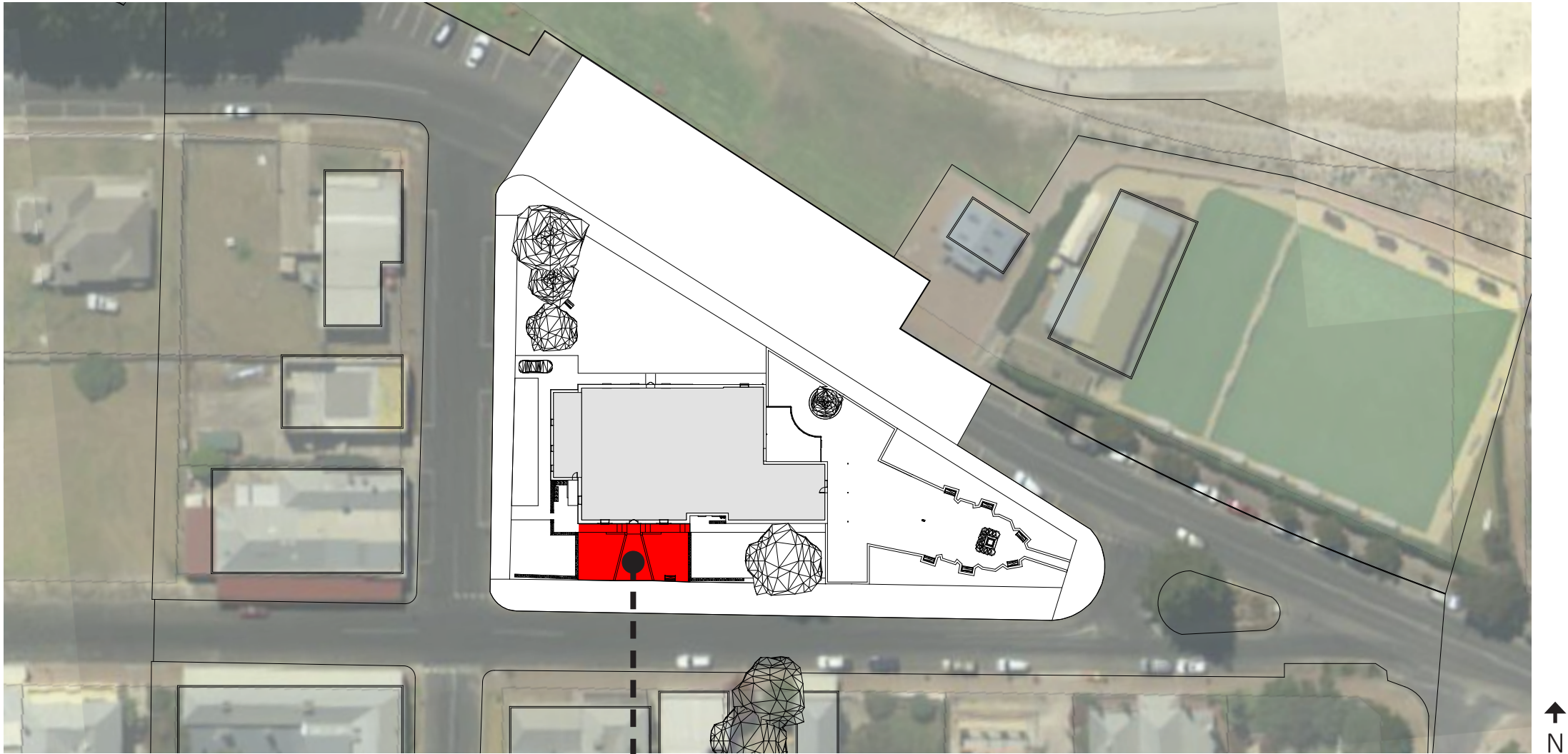


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— New light sandstone colour plaza paving.
— New Z600 Heritage Galv verandah roofing.

— New plaza feature tree.

PROPOSED - NEW SOUTH ENTRANCE



New rear entrance ramp
and steps for accessibility.
New ramp paving is to be
900x600mm granite or slate
slabs with concrete coping.



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PROPOSED - NEW SOUTH ENTRANCE

New rendered masonry walls to match existing.



New steps either side of entrance.
Paving to match brown sandstone
coloured perimeter paving.

Ramp paving is to be slate or granite slabs,
900x600mm, with concrete coping.

Repair and refurbish all timber
framing on windows and doors.



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PROPOSED - NEW SOUTH ENTRANCE

Remove render from institute building to expose original stonework.



New rendered masonry walls to match existing.



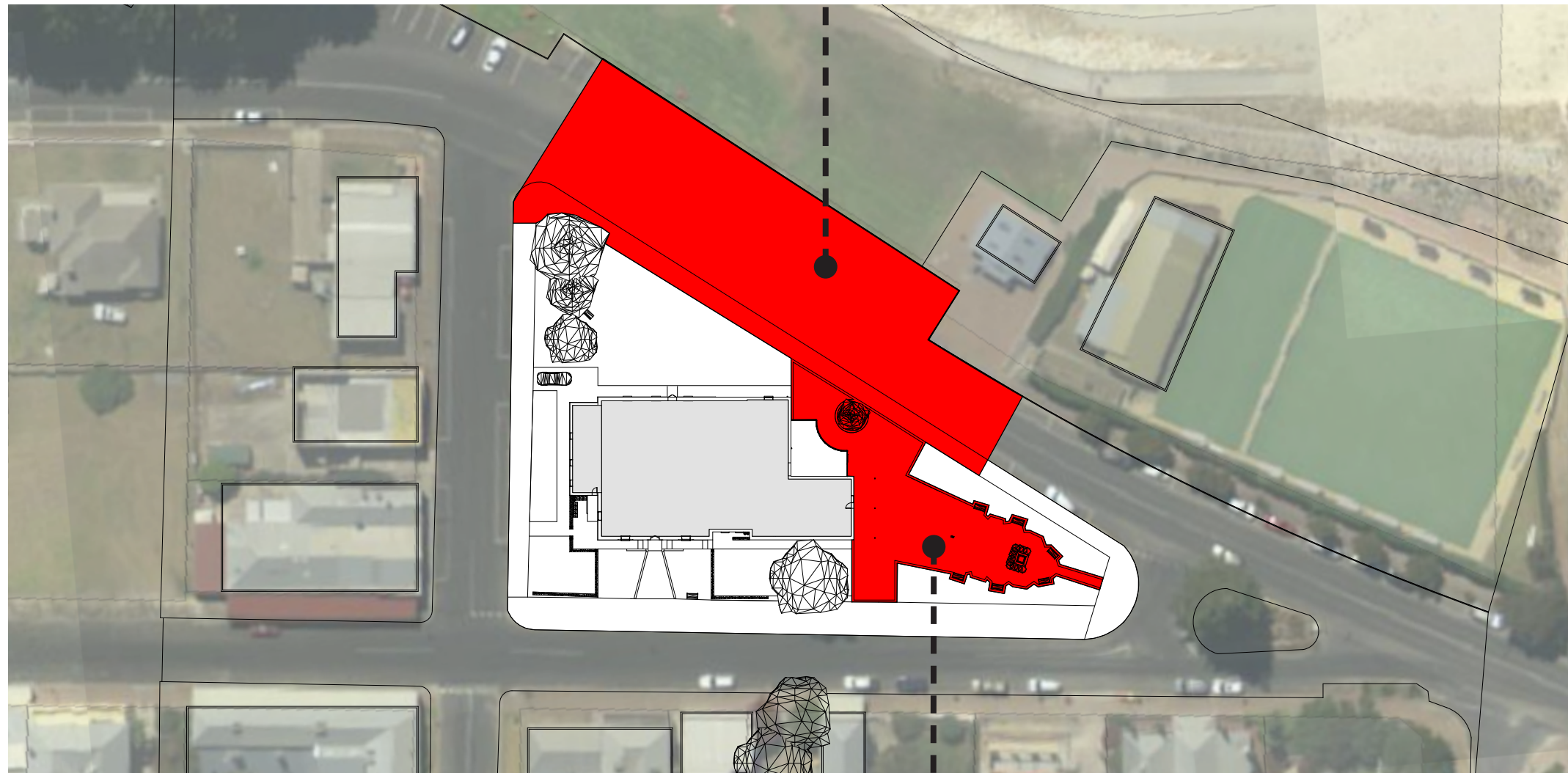
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PROPOSED - NEW PLAZA PAVING



Proposed pedestrian priority road, to connect the open grass area, beach access and the institute plaza.

This provides more opportunity for events such as the Robe Beer Festival.



Existing paving and granite coping at the soldiers memorial adjacent to the institute building. To be continued over highlighted area.



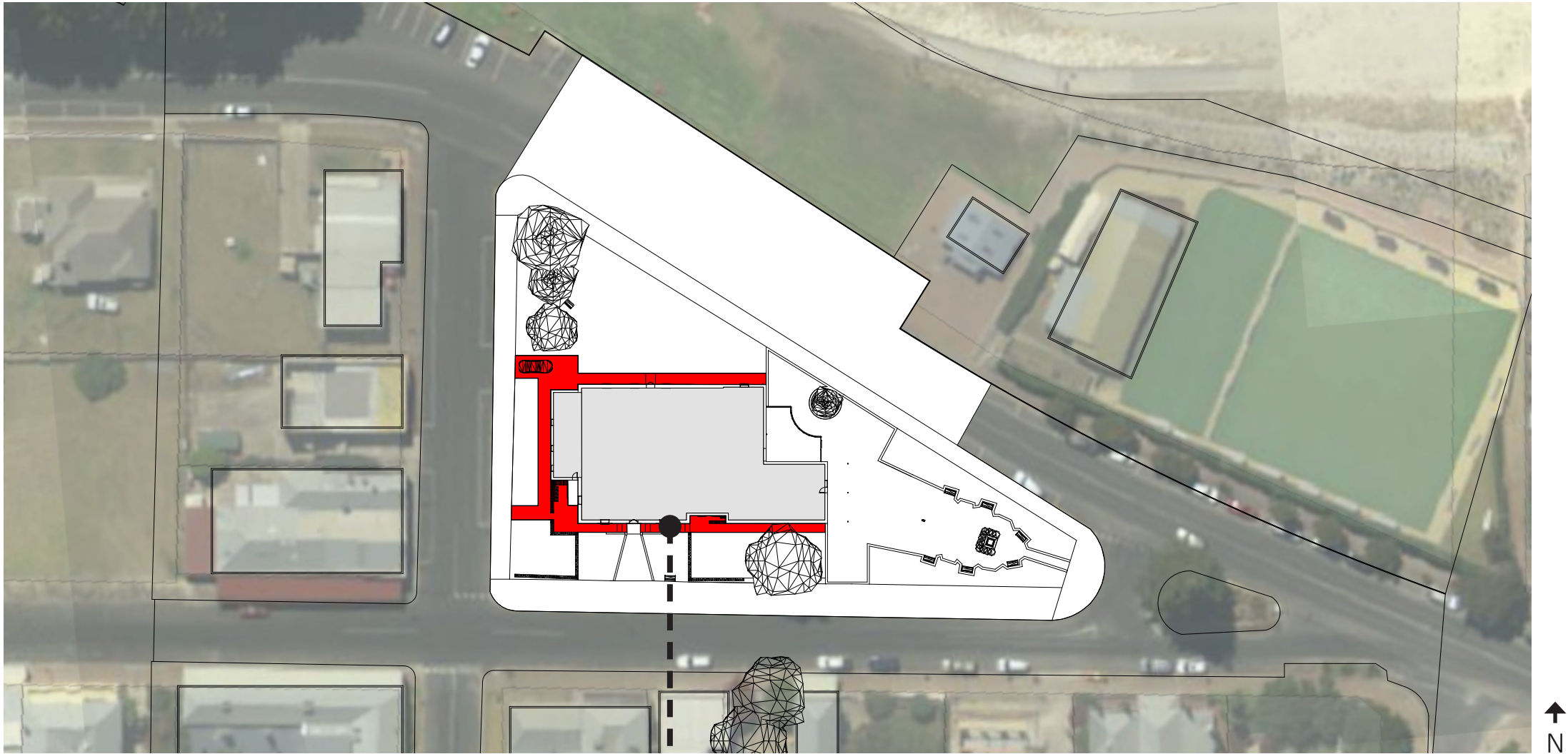
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PROPOSED - NEW PLAZA PAVING



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PROPOSED - NEW PERIMETER PAVING



----- New brown sandstone coloured perimeter paving.



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PROPOSED - NEW PERIMETER PAVING



SUGGESTED STAGING OF WORKS

The timeline and associated works could be as follows:

Within 5 years

- Remove existing cement render from original Institute building. Carry out stone repairs. Inject chemical dpc. Re-render with lime and coat with breathable paint.
- Build external rendered masonry walls either side of the Smillie Street main entrance to match those existing in order to conceal wheelie bins and gas bottles.
- Refurbish existing public toilets across Mundy Terrace.

Within 7 years

- Insulate the inside of the external walls of the original historic Institute. Install double glazing. Insulate the external doors and roofspace.
- Apply external insulation with painted acrylic render finish to the outside of the external walls of the library, information centre and western kitchen. Install double glazing. Insulate the external doors and roofspace.
- Install radiators throughout all internal rooms supplied by hot water from new ground source heat pumps. Upgrade internal lighting and electrics, and redecorate.

Within 10 years

- Upgrade the Smillie Street main entrance with a new ramp and steps.
- Construct a new entrance lobby to the library and visitor info centre, and create a new civic square in front by paving through to the War Memorial area. Relocate olive trees from war memorial to elsewhere.
- Pave around the north and west perimeter of Institute.

Within 15 years

- Lay pedestrian priority paving to Mundy Terrace roadway. Construct a new public toilet block with new external paving to match that around the library and information centre civic square.

Within 20 years

- Replace roofing finish throughout Institute (including library and information centre extension and west kitchen extension).



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