

Strategy:

4

Extend the library



Initiatives aimed at retaining this key facility within the town centre by improving the functionality of the library and possibly providing for other community services within the same building

This strategy includes the following recommendations:

- A range of site options within the town centre is introduced
- The site evaluation process is described
- A concept for the extension of the existing library is introduced

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Community facilities

Picton's and Waikawa's community facilities have been mapped (Figures 4-26 and 4-27) to assess their geographic spread and identify any shortfalls. The majority of the facilities is provided within Picton's town centre or in near proximity of it, with the exception of schools.

Analysis has shown that there is a shortfall of:

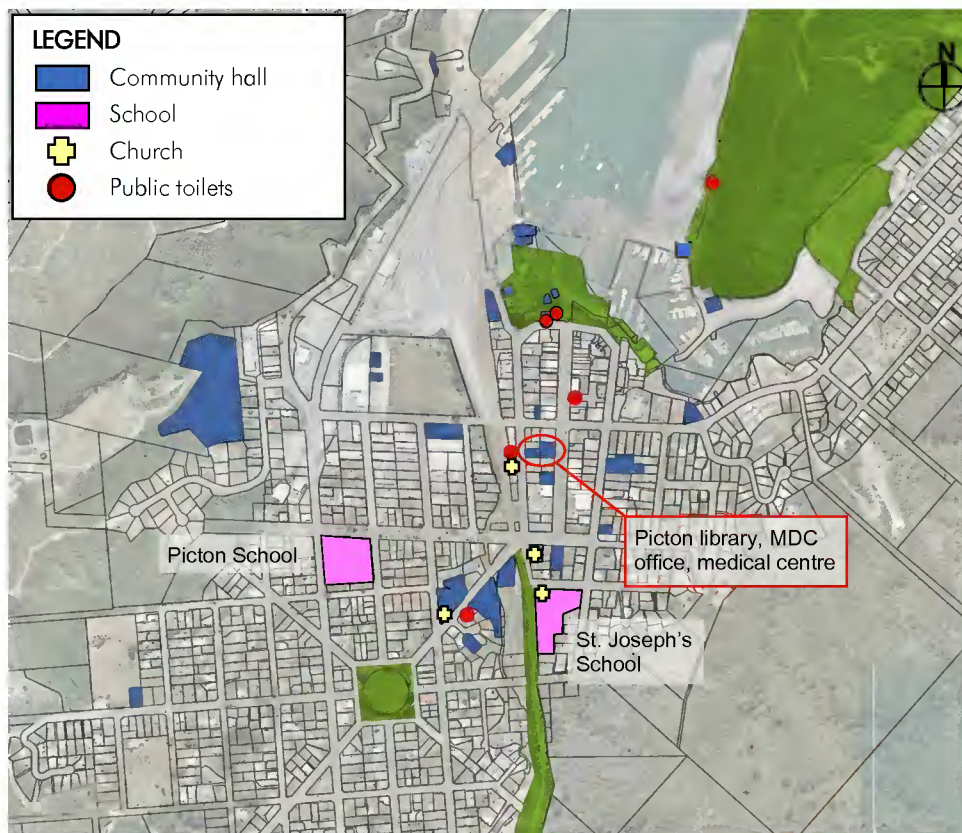
- Meeting spaces for 20-25 people (there are commercial spaces)
- Activities for 11-16 age group
- Connectivity and public awareness of services

Picton relies on Blenheim for:

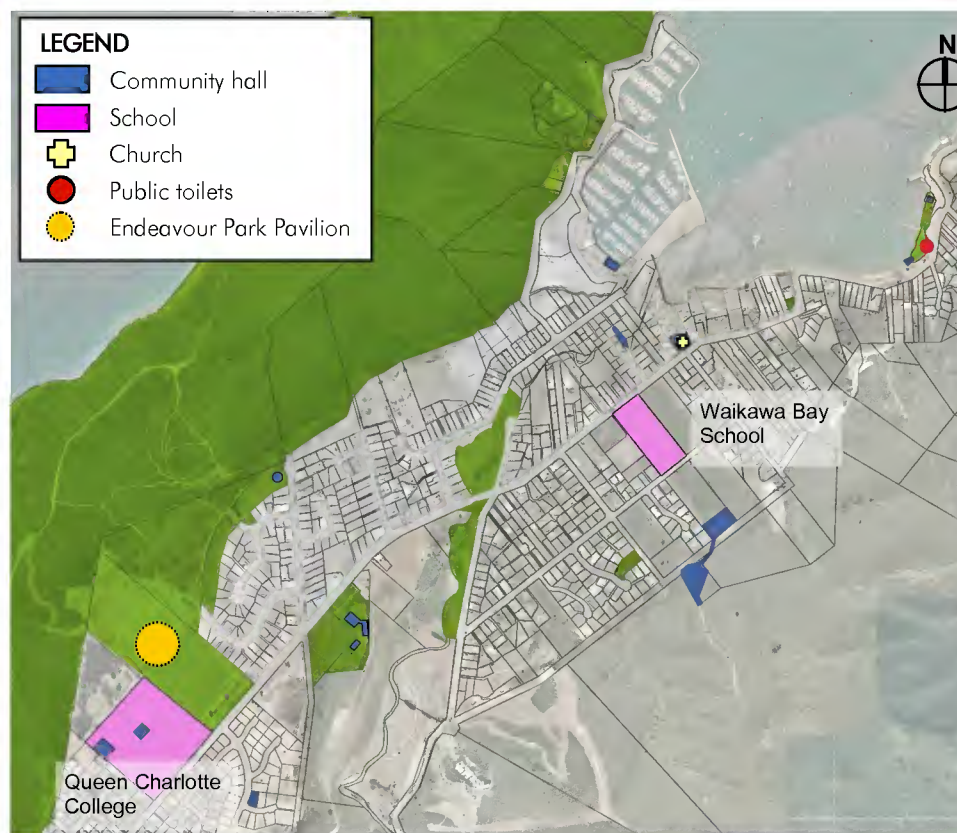
- Citizens Advice Bureau, WINZ, Legal aid
- Child Youth and Family Services (CYFS)
- Services for migrant workers

Picton library

Another conclusion was that the High Street building that accommodates the library, the local Council office, and the medical centre (refer Figure 4-26), has become too small to fulfil its function adequately. These are key facilities for the Picton community in general and contribute to the vibrancy and diversity of the town centre in particular. This project therefore contains a strategy for the upgrade and expansion of the existing building.



ABOVE FIG. 4-26: existing community facilities in Picton



ABOVE FIG. 4-27: existing community facilities in Waikawa Bay

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Library options

Before the option to expand and upgrade the current library was selected, a number of alternatives were considered in a multi-disciplinary evaluation process. These options are depicted in Figure 4-28 and include the following:

1. Existing site:
 - A: new building
 - B: upgrade and expand
2. Heatherly House, for sale at the time of this evaluation
3. Wellington Street, at the back of the High Street mall
4. Upper High Street, next to the mall
5. Malt House site, empty site on the corner of High Street-Waikawa Road
6. Council-owned carpark in Lower High Street, connected to Wellington Street
7. In a location that in the London Quay upgrade plan is indicated as a site for a future building
8. London Quay, near the Picton museum

Preferred option 1B: upgrade and expand existing building

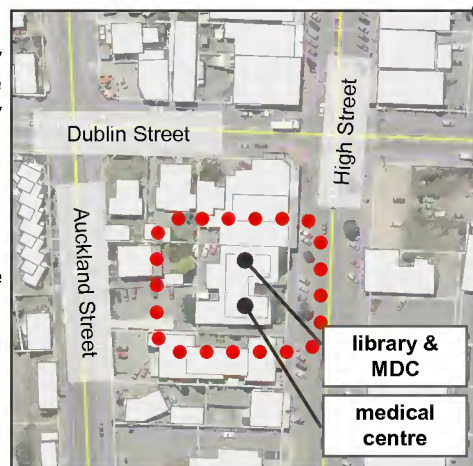
From the evaluation it became evident that option 1B is the preferred one. The following benefits were identified:

- The Medical Centre is considering to relocate to larger independent premises, leaving room for the library and the Council office to expand
- This option seems the most affordable and feasible in the short term and less dependent on a third party
- At first glance the building appears technically suitable to be upgraded and expanded
- By retaining the library and the Council office in their current location, life and diversity will be retained in Upper High Street as well.
- This proposed initiative provides synergy with the proposed streetscape upgrade and additional street parking supply (refer to Strategy 2).

Disadvantages include:

- Constrains of the existing structure.
- Disruption of services during construction, as opposed to one relocation process to a new building.

An expanded and upgraded library may provide scope to attract and accommodate services and facilities that Picton is currently short of (refer to the previous page)



ABOVE FIG. 4-28: the library site options that have been evaluated

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Library expansion and upgrade

A concept for the upgraded library and the Council office is shown in Figures 4-29 and 4-31. Key elements include:

- The entrance lobby can become more inviting and multifunctional by increasing it in size. Figure 4-29 shows that this could be possibly done by placing the entrance and glazing elements between the concrete columns.
- More daylight can be let into the entrance lobby by a skylight. This makes the lobby more suitable for a reception desk or exhibitions.
- More glazing at the street and clearing of some planting will expose and present the functions of the building better to the street.
- The extra space inside could be utilised for expansion of the computer spaces, more comfortable lounge-type seating, or a coffee corner.
- A plan for the entrance area, containing additional hard surface public open space and appropriate planting should be integrated with the proposed Upper High Street footpath upgrade.

Long term options include expanding the building and opening it up to the rear, as well as possibly integrating the neighbouring Heatherly House site.



ABOVE FIG. 4-29: concept for the entrance lobby upgrade



ABOVE FIG. 4-30: the current building, with the medical centre (left) and the library & MDC office (right)



ABOVE FIG. 4-31: artist's impression of the proposed library upgrade and expansion