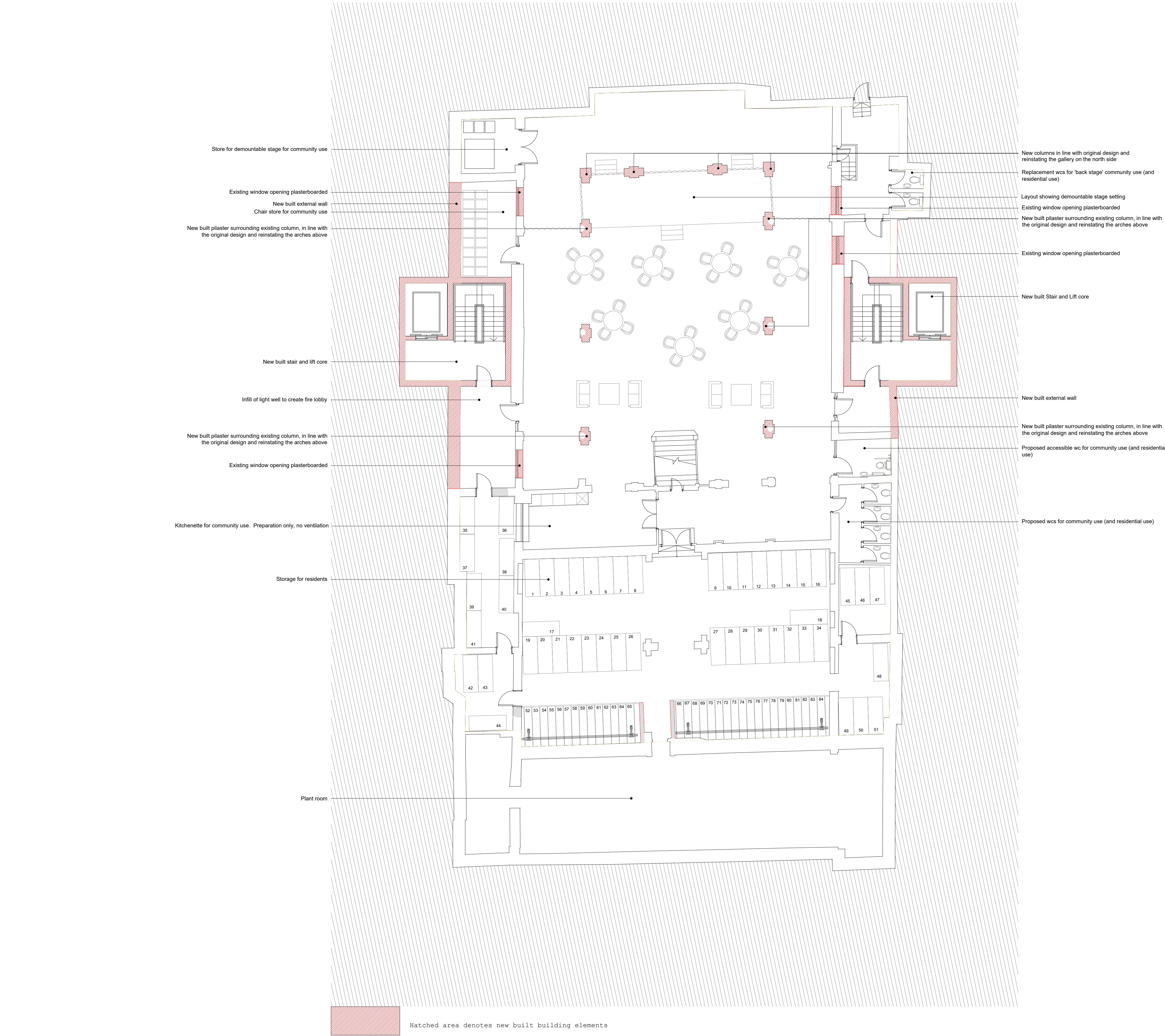




## BUILDING CONDITION, REPAIRS AND NEW BUILDING ELEMENTS:

### General Comments

The Leas Pavilion is located at the heart of the redevelopment scheme and careful consideration has been paid to how to best reveal the asset, both physically in terms of the design of the new residential units and in terms of how the asset is used. As such, the grade II listed building will serve a dual function as 1) the main entrance and ancillary space for the residential units above, and 2) as a community facility.

The main hall of the lower floor, where the tea room functioned from, will be provided with flexible seating and staging so that a variety of different performances, functions etc. can be held in the space. Existing rooms and spaces around this area will be used for different ancillary functions including storage for community use and a kitchenette. The former bowling alley and snooker area to the front of the building beneath the courtyard will be used as storage for the residential units, and plant rooms to serve the Leas Pavilion and the residential development.

Internally, a detailed scheme of restoration and repair is also proposed, mainly to reinstate the lost elements of the building.

When the building was provided with a formal stage in the 1920s, various alterations to the 1902 interior were undertaken. This included removing the colonnade and gallery at the northern end to create space for the stage. The arched colonnade was also removed on the lower ground floor to allow more seating in the auditorium space, and to improve sightlines to the stage.

Current proposals seek to reinstate these lost features, restoring the interior of the building back to its 1902 form and character. These works have been carefully informed by documentary research (including the original architect plans and historic photographs from the period) and reinstate the building back to a known position.

New structure, likely to comprise structural columns, foundations steel beams and timber joists, will be inserted to recreate the gallery at the north of the building in the current stage area.

Alongside the internal restoration works there are also a number of alterations proposed to the grade II listed building which are necessary to it functioning as the core of the residential proposals and a community space.

The main alteration proposed within the historic building is the provision of two new cores either side which would provide a link between the Leas Pavilion and the residential units above. These cores would serve both the lower and upper level of the building and provide a staircase and lift and disable/level access from the right hand side.

The new building will bridge over the northern part of the Pavilion. This means that new construction and conservation works need to be carefully managed with for example temporary works explicitly separating the conservation works from the new build construction site above.

### PLEASE NOTE

For additional specialist details and information, please refer to enclosed reports:

- Heritage Statement, Heritage Collective
- Listed Building Repairs Notice, Folkestone & Hythe District Council
- Structural Inspection and Appraisal, Ramboll
- Facade inspection and outline terracotta repair methodology, PAYE Conservation

# Hollaway

London | 11a Acton Street | London | WC1X 8NG  
T +44 (0) 20 7038 5623 | E london@hollawaystudio.co.uk | W www.hollawaystudio.co.uk

Kent | The Tramway Stables | Rampart Road | Hythe | Kent | CT21 5BG  
T +44 (0)1303 260 515 | E kent@hollawaystudio.co.uk | W www.hollawaystudio.co.uk

Project | THE LEAS PAVILION, THE LEAS  
FOLKESTONE

Client | GUSTAVIA LTD.

Title | LISTED BUILDING APPLICATION: PROPOSED LOWER GROUND FLOOR

Status | PLANNING

Scale | A1 | 1:100 Date | 26.03.20 Drawn | DS Chk'd | ME

Project Number  
19.098

Drawing Number  
032LB

Revision  
----

0 1 2 3 4 5M

