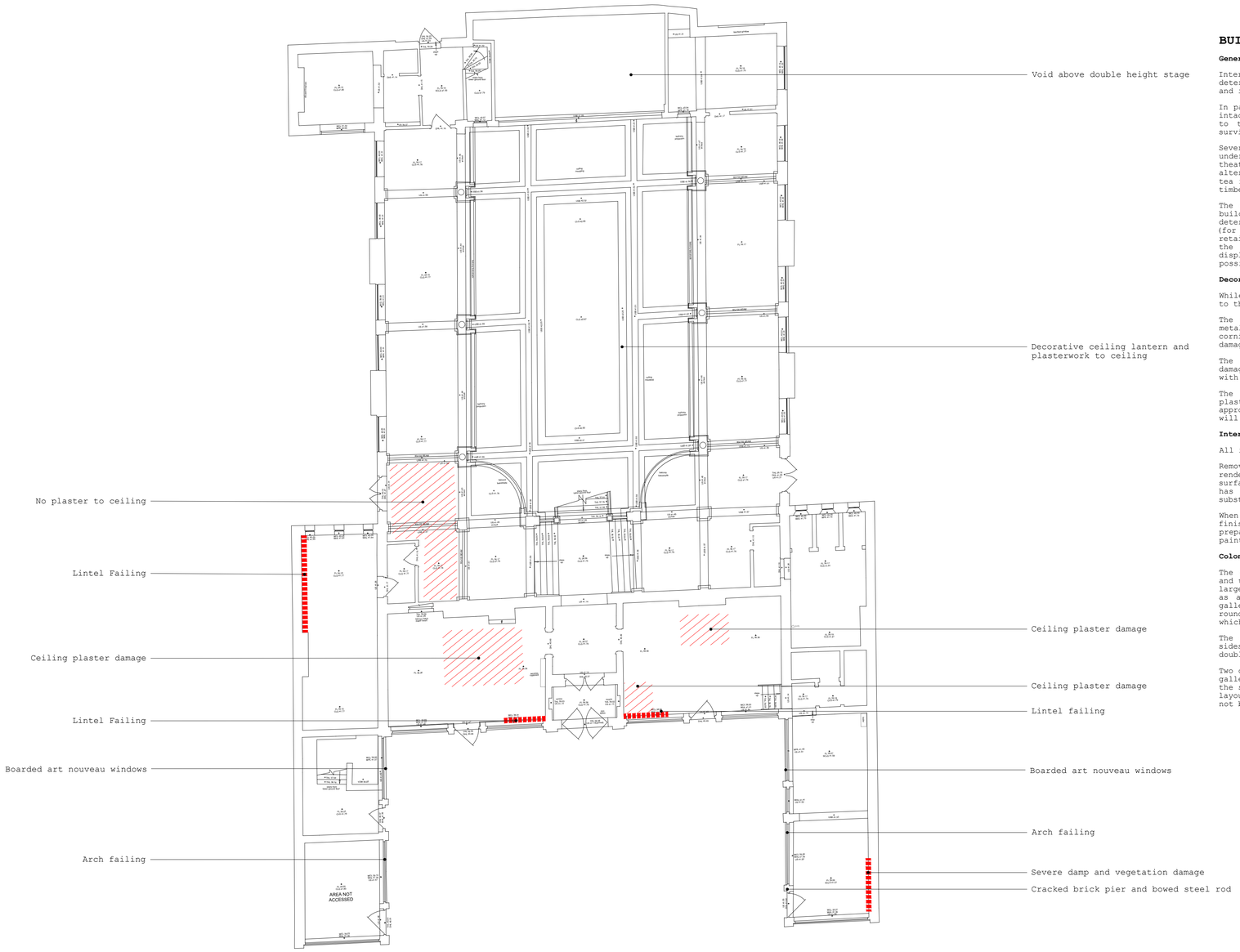

Existing Ground Floor Plan

0 1 2 3 4 5M

Building Survey by J. C. White 2005, 2007 and 2020

BUILDING CONDITION AND REQUIRED REPAIRS:

General comments

Internally, while in a poor state of repair with some particularly deteriorated areas, the building retains much of its original detailing and is of particular significance.

In particular, the plan form of the original tea room survives broadly intact in comparison to the original plans of the building. In addition to the plan form much of the original detailing of the building survives intact.

Several alterations are seen within the building's interior which were undertaken to convert the building from the original tea tooms to a theatre in 1928, and then a club in the 1980s. While undergoing minor alterations as part of the 1928 theatre conversion much of the original tea room detailing, including the imperial staircase, galleries sprung timber floor and decorative plaster ceiling, survive.

The deteriorated condition of the building has had an effect on the building's authenticity and integrity causing certain elements to deteriorate. Housed within the building are numerous displaced features (for example elements of terracotta and stained glass) which have been retained for future re-use. As such, while elements have been lost and the condition is deteriorated much survives (both in-situ and displaced) meaning that a comprehensive scheme of restoration would be possible.

Decorative Ceiling and Plaster Work

While the roof of the building is now watertight, there has been damage to the ceiling due to past water ingress.

The internal finish to the ceiling seems to be a plaster render on metal lathe, fixed back to the ceiling joists, with a decorative cornice detail to each ceiling panel. The central roof lantern area is damaged and has been painted over repeatedly.

The plaster is generally in poor condition, with large areas either damaged or missing including the decorative cornices, or painted over with numerous coats.

The ornate and highly decorative ceiling, lantern, columns and plasterwork will be carefully restored as part of the works and an appropriate colour scheme, reflective of the history of the building, will be provided.

Internal Wall Finishes

All internal paint and tile finishes are in very poor condition.

Remove all paint and tile finishes and wet and rot damaged plaster render and all defective or loose plaster render back to a sound surface. Leave plaster off the walls until all necessary remedial work has been completed to prevent any water ingress and the masonry substrate is completely dry.

When all necessary remedial work has been carried out and plaster finishes by specialist to all walls and ceilings have been completed, prepare and redecorate walls and ceilings with a suitable, breathable paint system.

Colonnade

The gallery level originally had six round-headed arches to the east and west sides but two were removed on each side and incorporated into larger arches to provide better sightlines for the building's later use as a theatre. The north side originally had a continuation of the gallery with one large central cambered arch flanked by smaller round-headed arches on each floor with balustrading to the gallery, which was originally used by a small orchestra and vocalist.

The gallery around the tea room remains on the east, south and west sides, however, the northern gallery was removed in 1928 to create a double-height stage space and proscenium.

Two columns on the east gallery supporting the roof and two on the west gallery have been removed (probably in 1928 to improve visibility to the stage). Historic photos and drawings suggest the lower floor column layout is original under the east and west galleries (i.e. columns have not been removed at this level).

Gallery Balcony Floor and Roof Structure

The gallery floor is timber boards on timber joists spanning onto timber wall plate in the external masonry wall and steel beams and columns. The steel beams that were visible were rolled I-sections.

At roof level there were steel I-sections running parallel to the joists, onto the tops of columns, which were presumably to restrain the columns in this direction. The columns are shown on the drawings as I-section and at one previously opened up location it was confirmed that the column was a riveted I-section.

Timber Decay

The timber joists of the flat roof and the gallery floor, which are embedded into the solid external masonry walls, together with the timber wall plates supporting them are at high risk of decay, caused by moisture in the walls and there is evidence that they have decayed in places. In some areas, for example the roof above the east gallery, they have been replaced with new timbers.

There is also a risk of decay where water ingress is occurring through damaged roofs, windows or rainwater goods. There is evidence of extensive dry rot (*Serpula lacrymans*) within the building.

There is evidence of recent dry rot in the south west corner of the gallery and the main floor of the tea room.

It is recommended that the brickwork around the ends of a sample of timber joists are opened up and the timbers are micro-drilled to determine the extent of the decay, as this cannot be determined visually. (Timbers that look sound could be internally decayed.) Some joists will need to be replaced in their entirety. Decayed wall plates will need to be cut out and replaced with new timbers half lapped to the existing. The joist ends should have an air gap around their ends.

A timber specialist consultant who is experienced in working in listed buildings should be engaged to advise on the timber decay and dry rot. They should undertake a timber and damp survey to determine the extent of the decay. They should also investigate the extent of the dry rot, the source of water ingress and remove the fruiting bodies. It is recommended that the removal of fruiting bodies and stopping water ingress are done as soon as possible to prevent further deterioration.

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 | 10a Acton Street | London | WC1X 9NG
T +44 (0) 20 7096 5425 | **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 | EXISTING GROUND FLOOR PLAN

Status | PLANNING

Scale@A1 | 1:100 **Date** | 31.03.2020 **Drawn** | DS **Chk'd** | ME

Project Number 19.098

Drawing Number 012LB

Revision P1

Birm Number