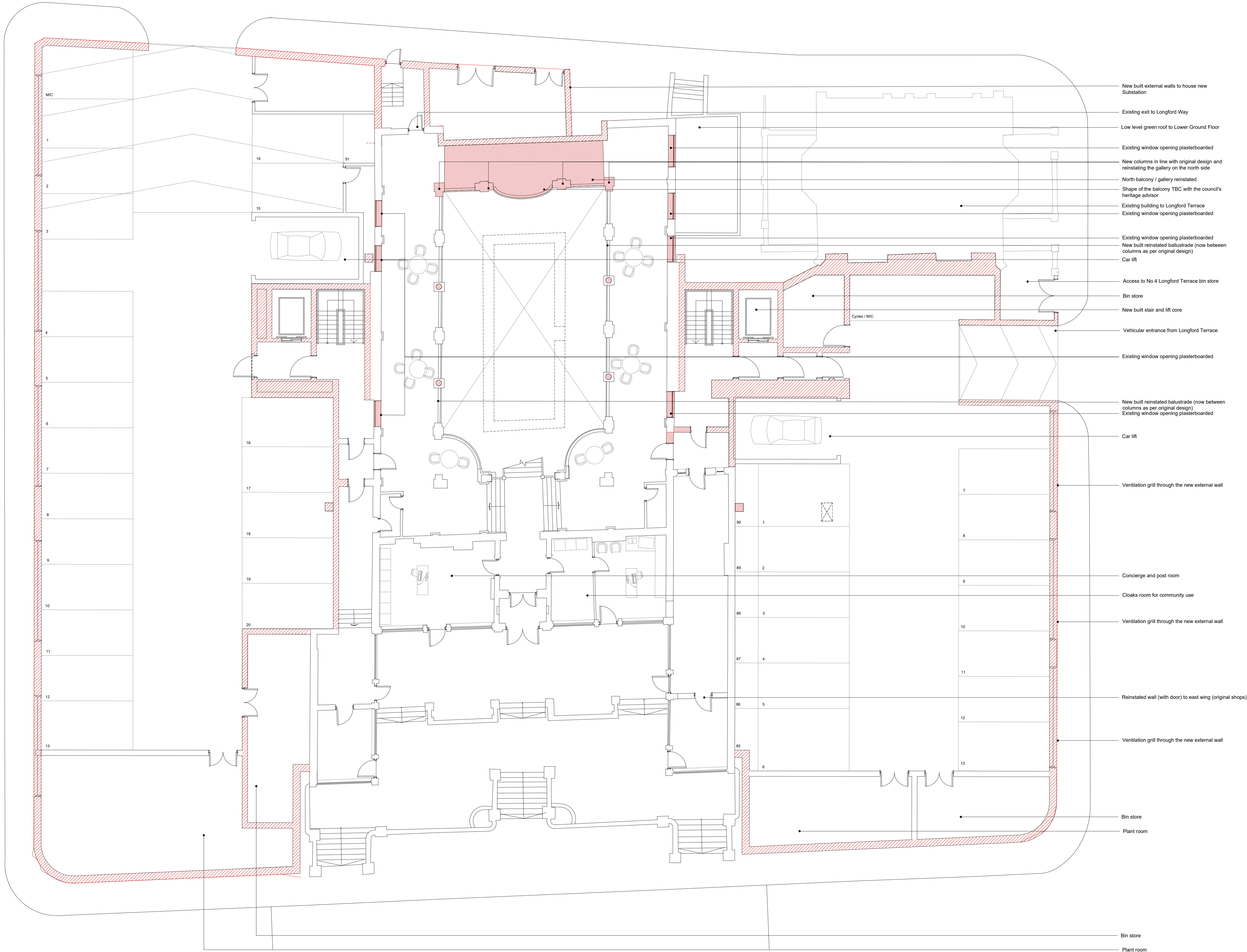




BUILDING CONDITION, REPAIRS AND NEW BUILDING ELEMENTS:

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.

Residents will access the building via the main entrance from The Leas before using the upper level / Ground Floor gallery to access the circulation cores to the residential units above. The gallery will also provide informal seating.

To the front of the building at the upper level / Ground Floor, the existing two main rooms will be used as a concierge and clock room. Secondary access into the residential units (for use when a community function etc. is using the main hall) will be provided through the projecting wings of the building. These wings will feature an exhibition of historic images from the Leas Pavilion Archives that would tell the story of the building and better reveal its significance and historic for occupants and visitors.

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.

Current proposals seek to reinstate these lost features, restoring the interior of the main hall 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.

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

The existing structure at roof and ground level will be investigated and assuming it is adequate and in good condition new columns will be inserted. Depending on the investigation results these columns could be non-loadbearing mock-ups.

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 disabled / level access.

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

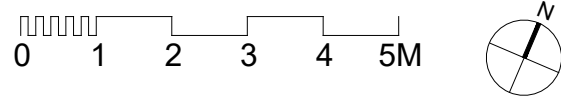
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Project | THE LEAS PAVILION, THE LEAS
FOLKESTONE
Client | GUSTAVIA LTD.
Title | LISTED BUILDING APPLICATION: PROPOSED GROUND FLOOR PLAN
Status | PLANNING

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

Project Number
19.098
Drawing Number
033LB
Revision
P3



Hatched area denotes new built building elements