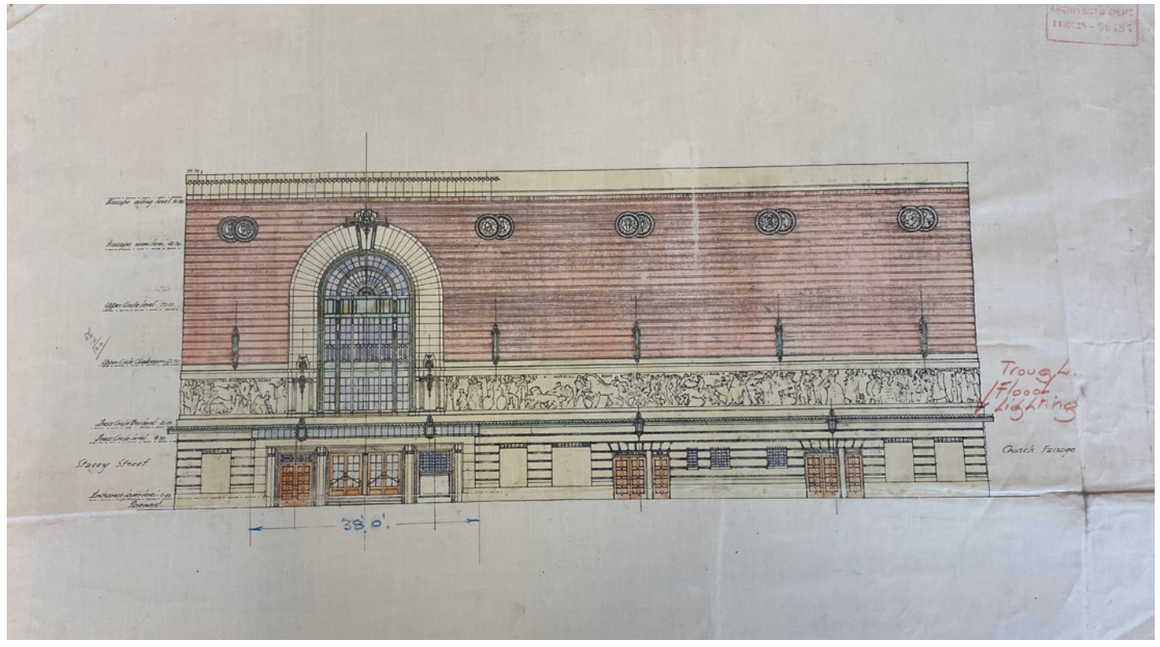
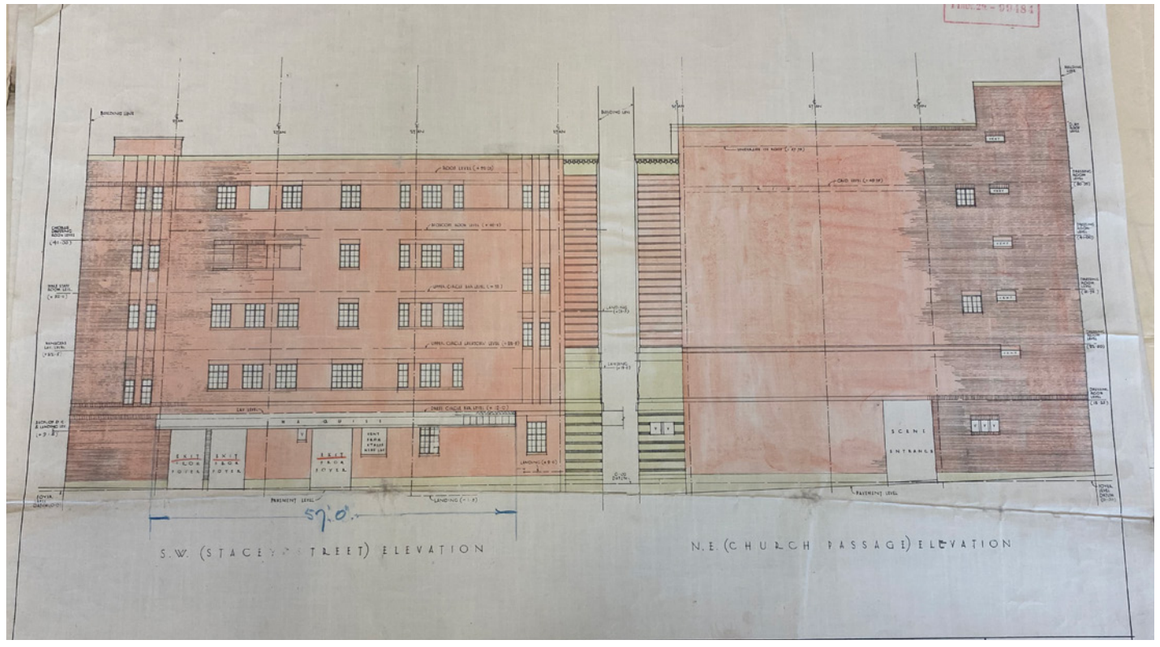
THE EXISTING LISTED FACADE

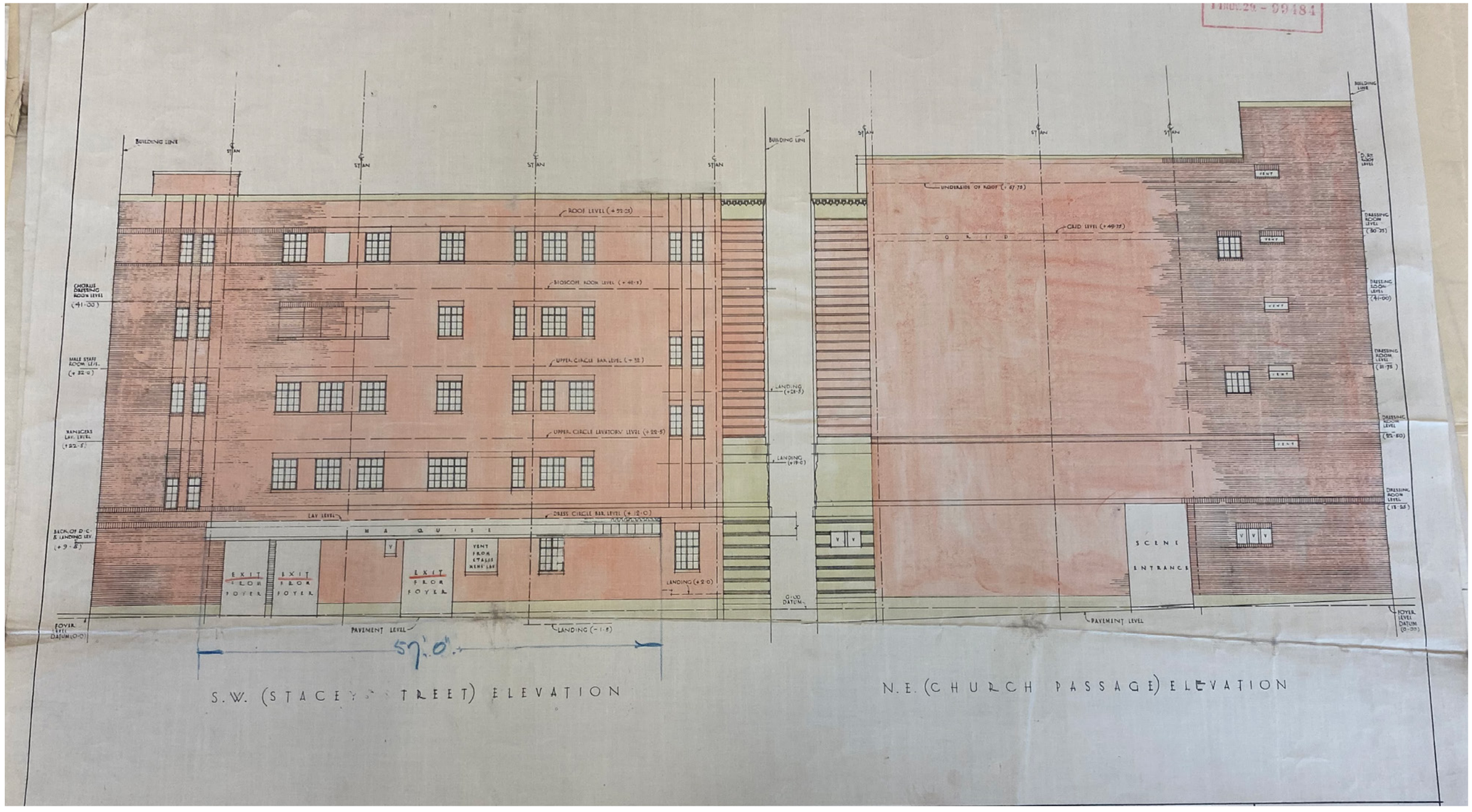
3.0

HISTORIC ELEVATION - SHAFTESBURY AVENUE





HISTORIC ELEVATION - STACEY STREET/ST GILES PASSAGE



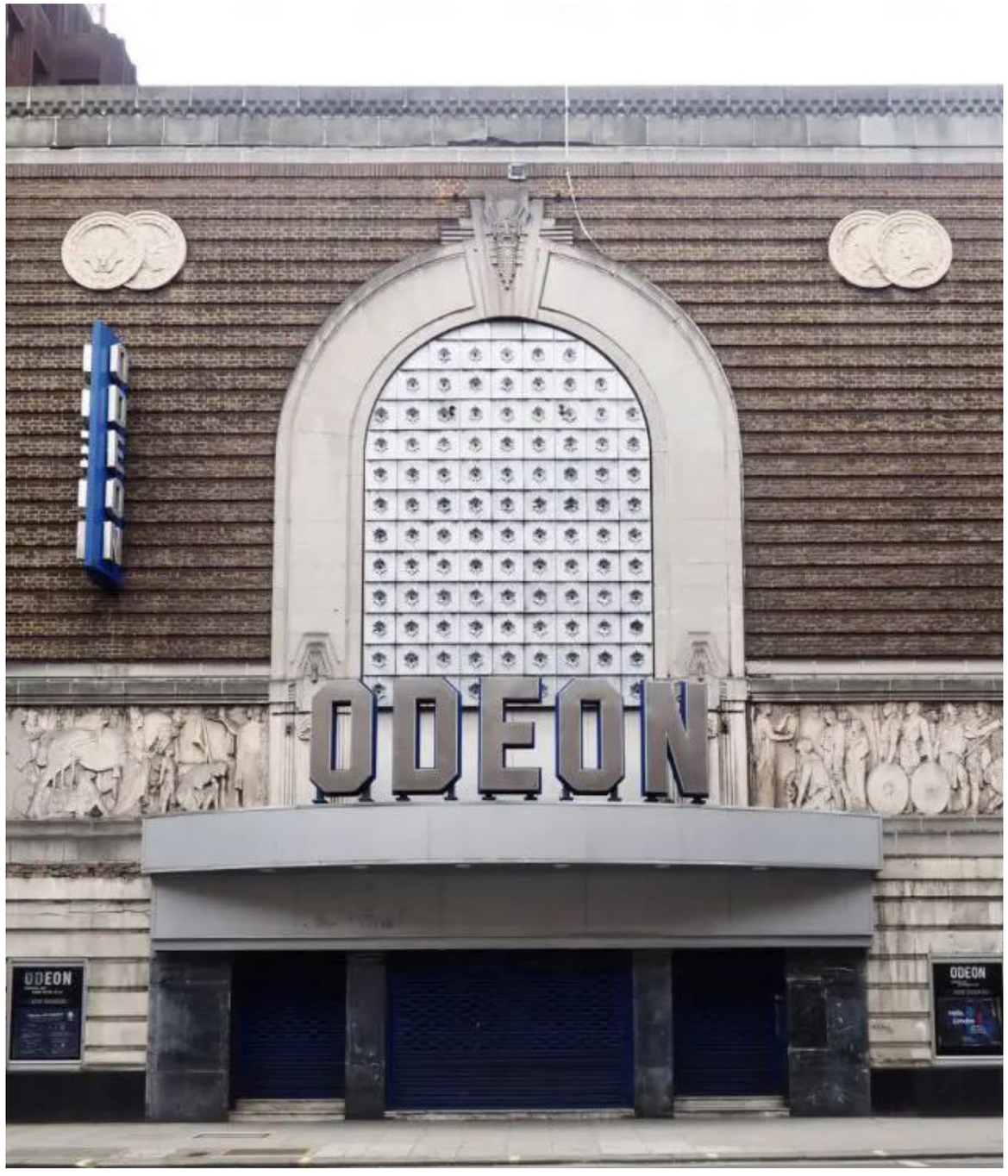
FACADE CONDITION

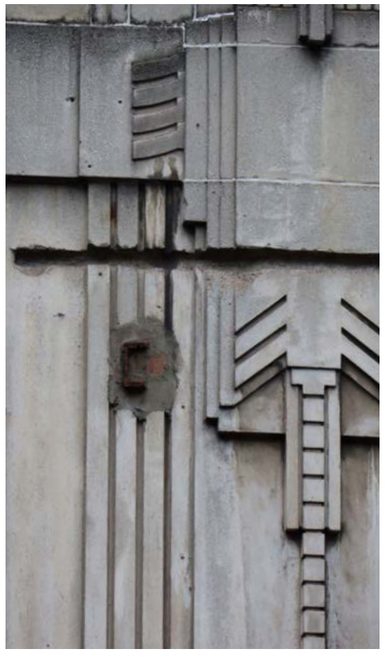
The Building Today

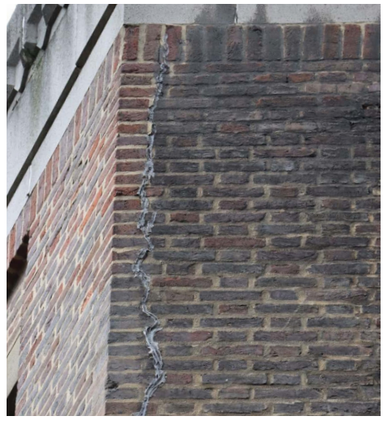
The building façades are in a declining condition with significant cracking at the building corners, at parapet level, and other high level areas including window heads. Vertical cracking is also present at regular intervals across the front elevation. The cracking locations and character indicate this is caused by laminar corrosion of the structural steel building frame which is encased within the external façade. There is a moderate amount of past repair but much of this has been carried out poorly and is inappropriate.

Decay has been caused by a combination of inadequacies in the original design, for example a lack of durable protection to the steel frame to prevent corrosion, and a long term lack of adequate investment and building maintenance.

Substantial repair is required if further and more widespread damage is to be prevented.





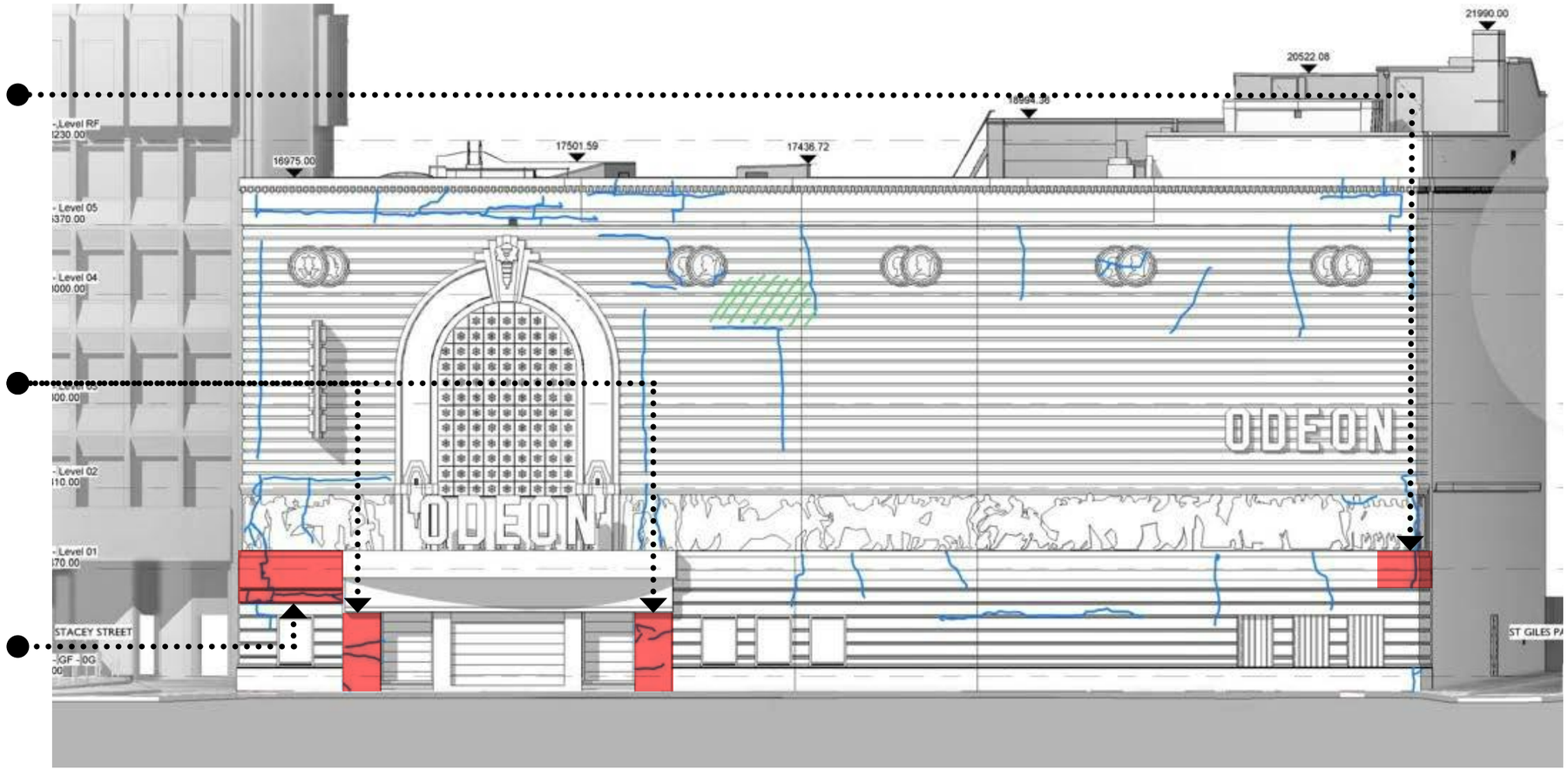


SOUTHEAST ELEVATION - SHAFTESBURY AVENUE

A - FELTON BRICK BAND PARTIALLY RENDERED WITH VERTICAL CRACK PASSING THROUGH STONE AND BRICKWORK

B - MAIN ENTRANCE MARBLE CLADDING IN POOR CONDITION

C - CRACKING IN THE RUSTICATED PORTLAND STONE

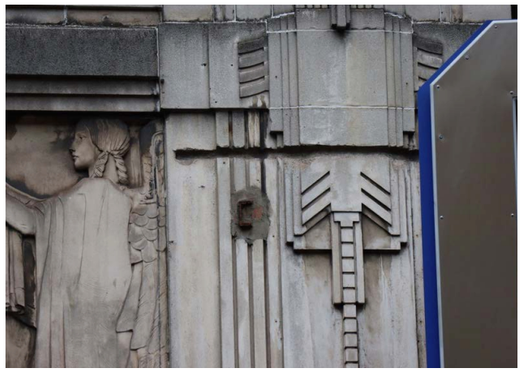


AREA OF DAMAGE HIGHLIGHTED IN IMAGE CALLOUT

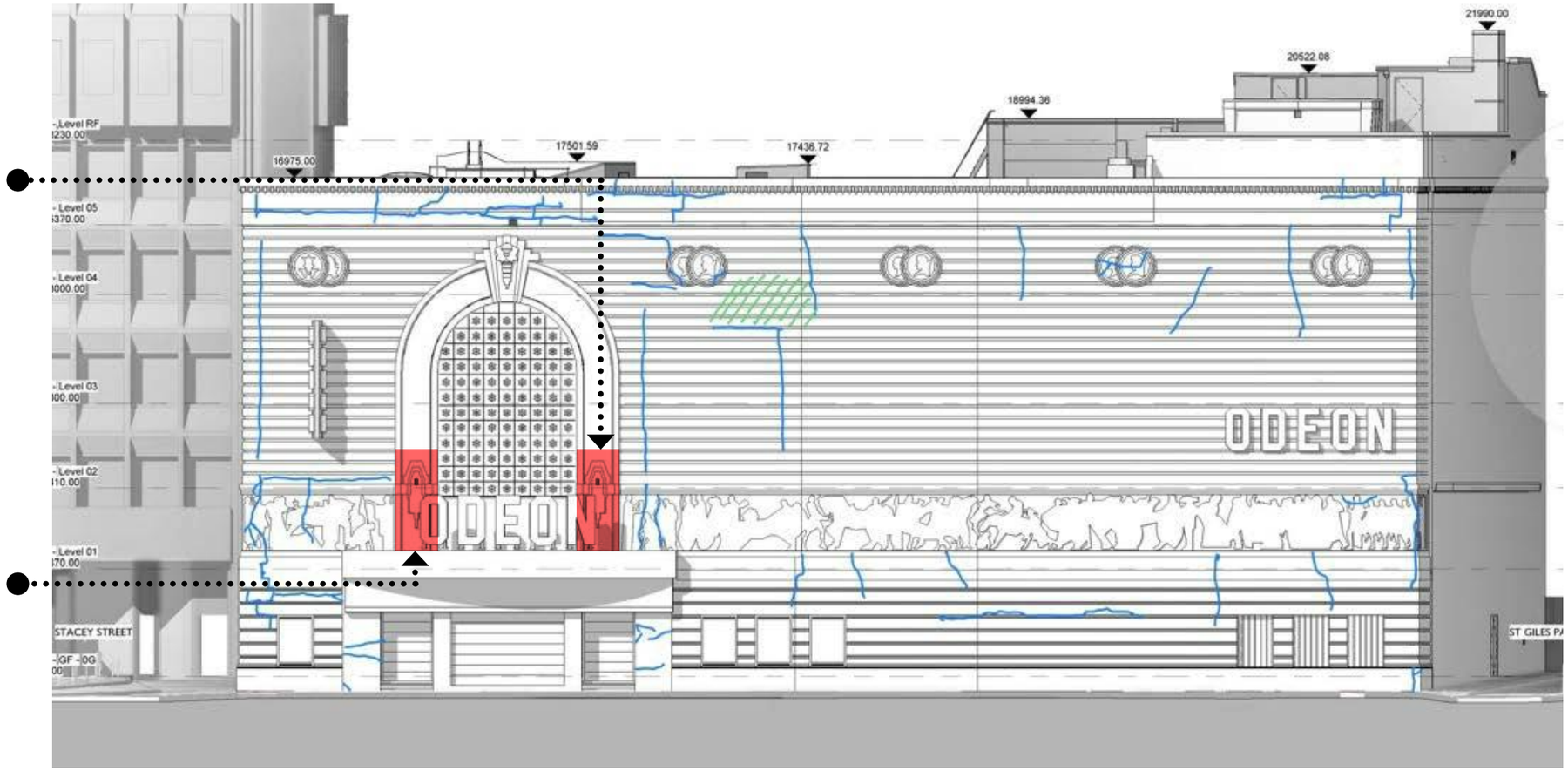
SOUTHEAST ELEVATION

SOUTHEAST ELEVATION - SHAFTESBURY AVENUE

D - CHASE CUT INTO THE CAST STONE WINDOW SURROUND, CORRODING STEEL CHANNEL IS PRESENT, SMALL FIXING INASTALLED IN THE STONE



E - CHASE CUT INTO THE CAST STONE WINDOW SURROUND, CORRODING STEEL CHANNEL IS PRESENT

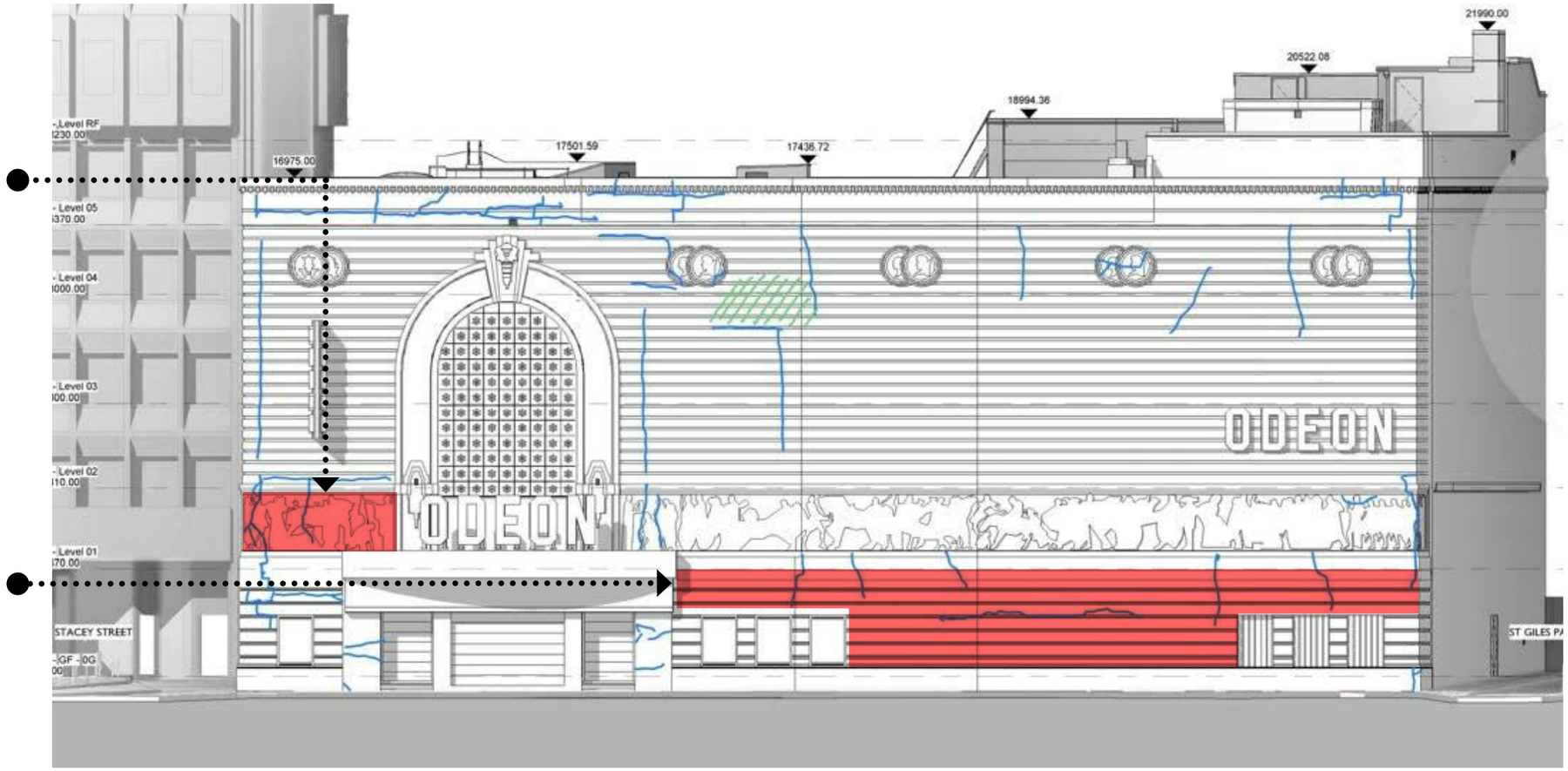


AREA OF DAMAGE HIGHLIGHTED IN IMAGE CALLOUT

SOUTHEAST ELEVATION - SHAFTESBURY AVENUE

F - GILBERT BAYES FRIEZE CRACKING THROUGH THE MORTAR JOINTS AND PRE-CAST ARTIFICIAL STONE

G - FINE CRACKING AND SPALLING IN RUSTICATED PORTLAND STONE, POTENTIAL LAMINAR CORROSION IN EMBEDDED STEEL WORK



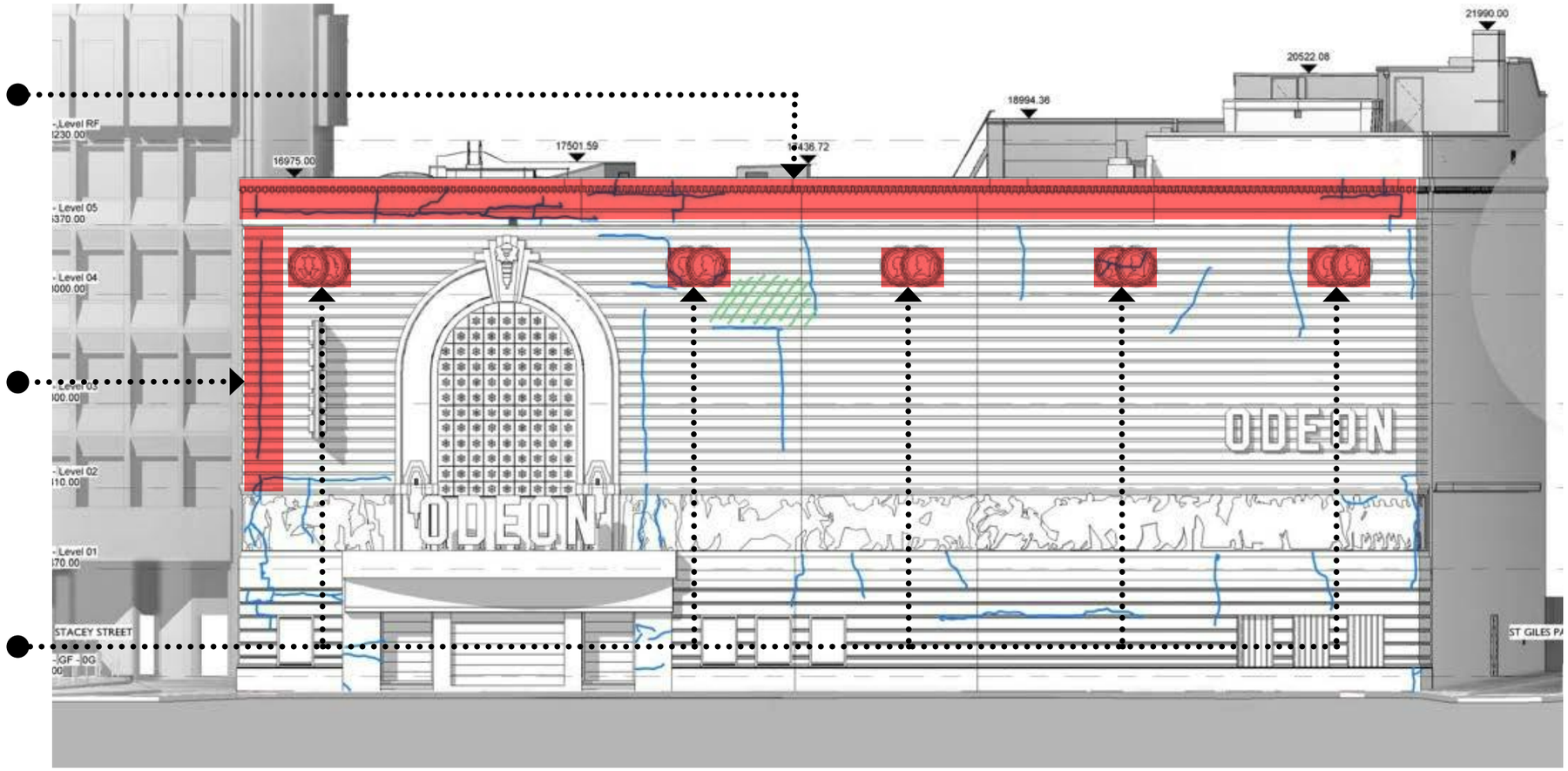
AREA OF DAMAGE HIGHLIGHTED IN IMAGE CALLOUT

SOUTHEAST ELEVATION - SHAFTESBURY AVENUE

H - CRACKING AND SPALLING IN ARTFICIAL STONE PARAPET, LIFTING AND DISPLACEMENT OF STONE BLOCKS, PROBABLE LAMINAR CORROSION OF STEEL STRUCTURE

I - NARROW VERTICAL FRACTURE IN CORNER BRICK WORK, POTTENTIAL LAMINAR CORROSION IN STEEL COLUMN

J - CRACKING IN CAST STONE RONDEL MORTOR JOINTS



AREA OF DAMAGE HIGHLIGHTED IN IMAGE CALLOUT

SOUTHEAST ELEVATION

SIGNIFICANT HERITAGE FEATURES

4.0

THE GILBERT BAYES FRIEZE

The Saville Theatre facade frieze by Gilbert Bayes, titled 'Drama Through the Ages', depicts various historical scenes of theatrical entertainment. Bayes is also known for the 'Queen of Time' sculpture at Selfridges, and collaborated with TP Bennett on other occasions, notably for the Royal Doulton works in Lambeth. 'Drama Through the Ages' has been referred to as his tour de force, and it won Bayes the silver medal from the Royal Society of Sculptors in 1931 for the best applied work of that year. The list description refers to it as "one of the largest and most important works of public sculpture of its age". It is integral to the design of the building, and it is accentuated by the simplicity, clarity and proportions of the façade.

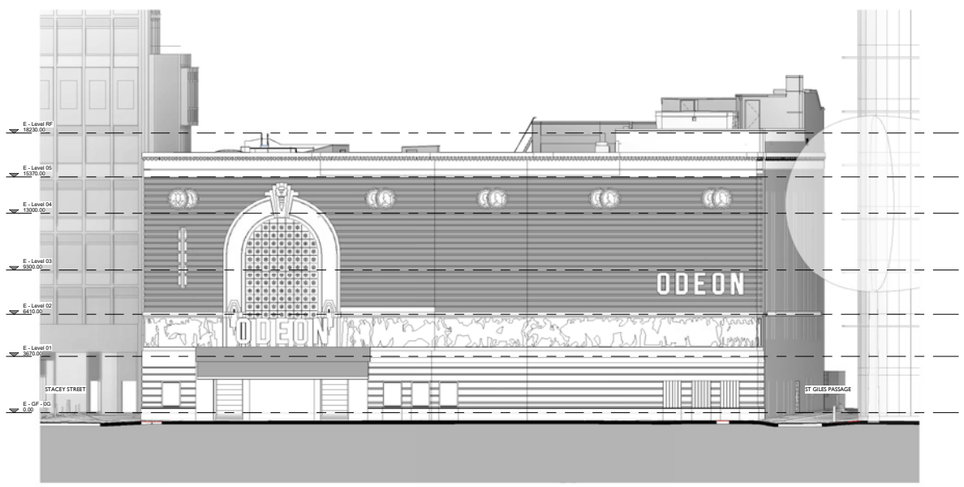
The frieze has been sculpted and manufactured to a very high standard and is generally in good condition. The frieze is a cast artificial stone designed to simulate natural Portland stone. It has proved to be very durable with minimal surface decay. The panels appear to be approximately 250mm thick and are probably attached to the solid brick wall with restraint fixings.

Part of the scope of works includes the restoration and improvement of the existing frieze, which may include removing and replacing frieze panels at the building corners. Vertical fractures are present at both external corners in the Gilbert Bayes frieze which is probably caused by corrosion of structural steel columns. Ideally the frieze panels at each corner may be carefully removed so the corroding steelwork can be cleaned and protected. To achieve this the brickwork above the comer panels will need to be removed to expose the top of each frieze panel. Once removed, fractured frieze panels should be repaired. The frieze has very high intrinsic and heritage value and any handling of these pieces will be undertaken great care. To this end, detailed methodologies will be developed to minimise risk.

REINSTATING THE HISTORIC ARCHED WINDOW

Existing Window

The Saville's original arched window was lost many years ago during the conversion of the theatre to the ABC studios. The arched opening's fine metal-framed window was infilled with unattractive modern cladding, and the canopy has been replaced with a truncated modern version which is out of character. However, the original design of the façade is entirely appreciable, and is of high significance.



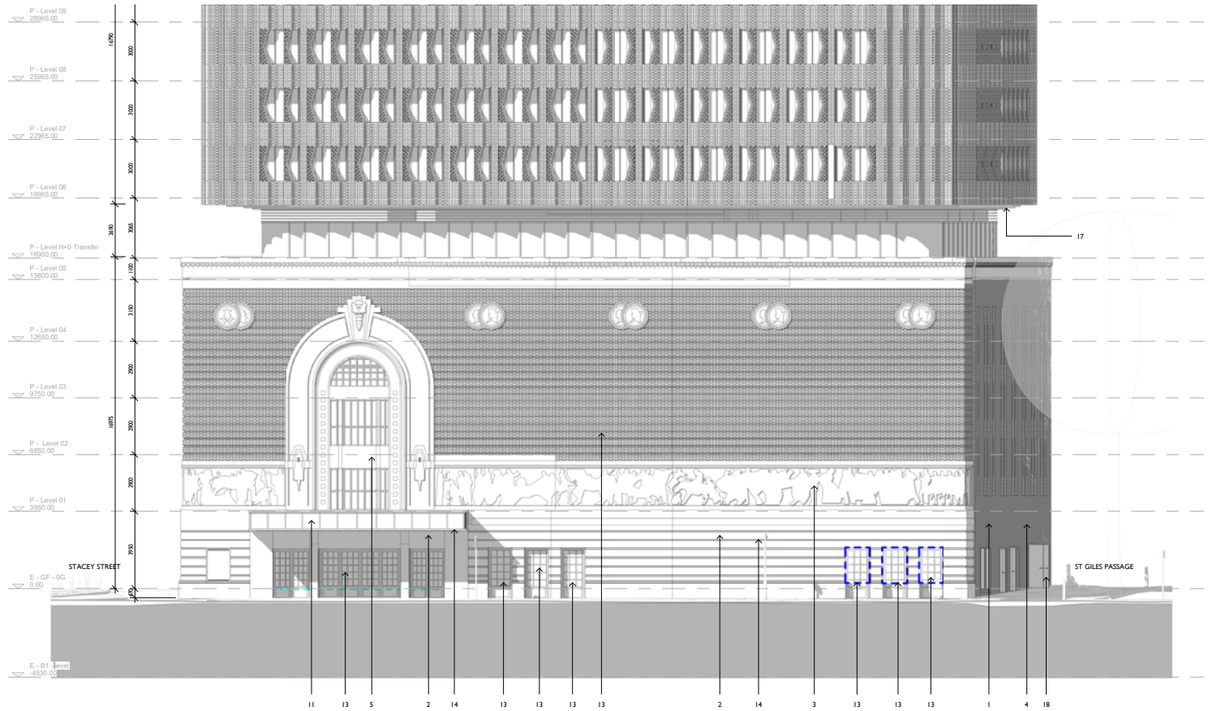
Existing Arched Window

Existing Arched Window

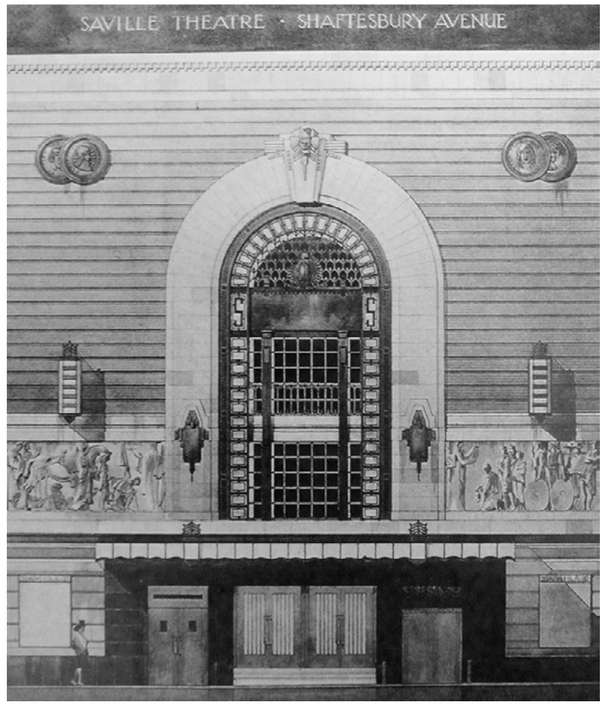
Proposed Window

The current application proposes to reintistate the arched window to its orginal grandeur. In the new proposal, SPPARC will reintroduce glazing to this location which will allow natural light into the foyer space at ground level. A triple height void over the proposed main entry will endow this feature with the majesty it deserves and allow this window filter natural light to the FOH spaces at ground floor.

The restoration of the window to its original design will also allow the archway to function as part of the external lighting strategy; transforming the element into a glowing "lanturn" in the evenings and creating a visual invitiation to the perfomances within.



Proposed Arched Window to match original design

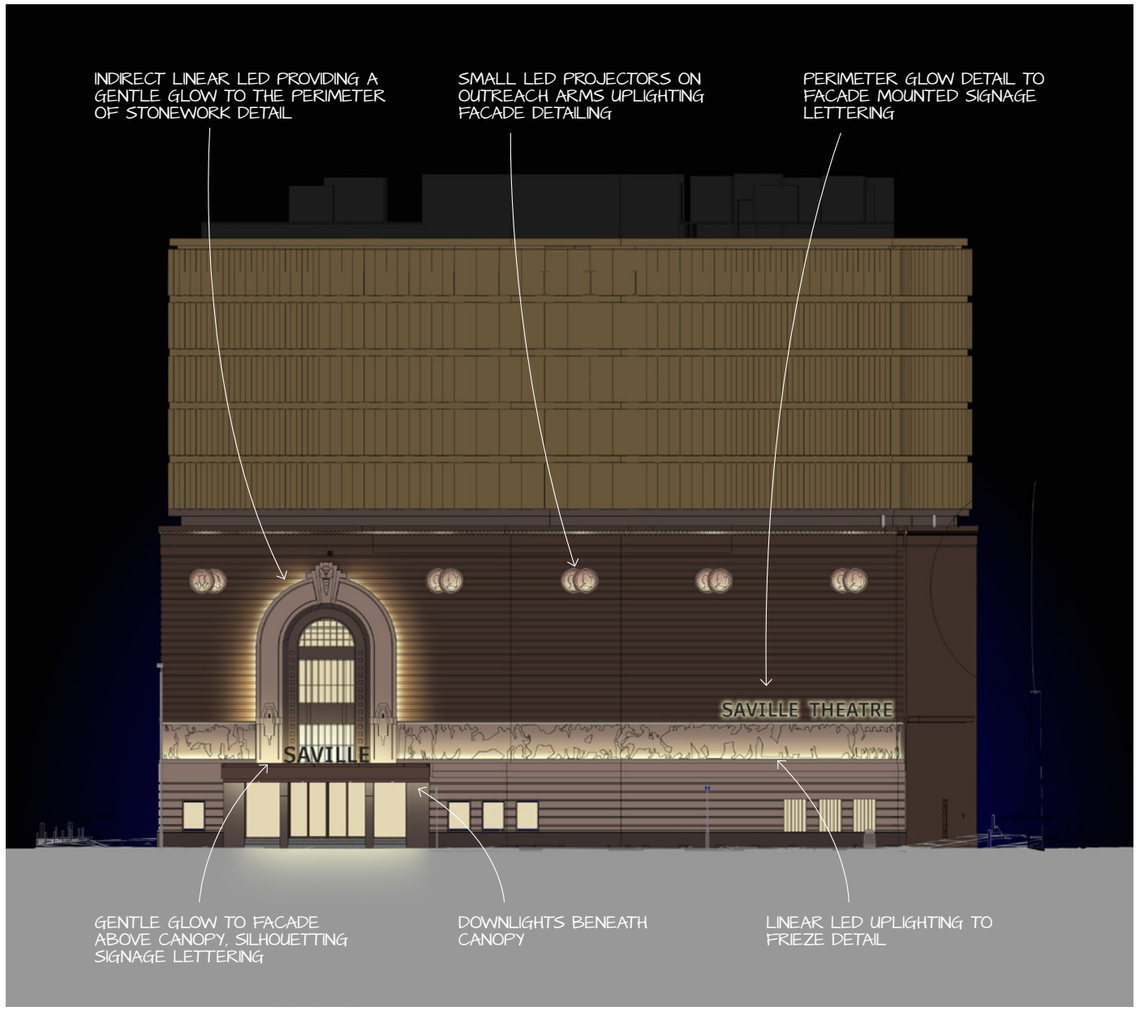


Historical Design of Arched Window

CELEBRATION OF HERITAGE ELEMENTS

The following images have been prepared by specialist lighting design consultants Studio Fractal, and demonstrate one of the ways in which the project aims to enhance and celebrate the original architectural features of the Saville Theatre Facade. The proposed lighting design aims to draw attention to the unique elements that identify the theatre, with particular emphasis on the glazed arched window, the Gilbert Bayes Frieze and the cast stone roundels thereabove.

The aim of these works is to ensure that the existing facade of the Saville theatre is not only restored to its former glory but further enhanced through the use of modern technologies (such as LED lighting and automation) that may not have existing when it was originally constructed. The option shown below is only one of the many strategies that are being investigated and these options will continue to be refined as the scheme is developed.



Southeast Elevation

Option for proposed lighting design to enhance and celebrate the historical architectural features of the Shaftesbury Ave. Facade (note this scheme is based on an earlier iteration of the hotel facade)