



Our Ref: 2613/DS/REV A

Date: 01 December 2016

**DESIGN & ACCESS STATEMENT
AND HERITAGE STATEMENT**

recorded at

**The Forum
9-17 Highgate Rd
Kentish Town
London
NW5 1JY**

on behalf of

**Academy Music Group Ltd
211 Stockwell Road
Brixton
London
SW9 9SL**

Re-Roof to Main Auditorium

History

The venue was built in 1934 and was originally used as an art deco cinema. After the cinema was closed, the venue re-opened as an Irish dance hall called The Forum. In the mid-1980s, it changed direction to a 2,100-capacity live music venue under the name of The Town & Country Club.

Proposal

The proposed works are to remove the existing corrugated asbestos roof sheets and replace with a new Kingspan roof cladding.

Design Access Statement

The purpose of the report is solely to assess what effect that the removal will have on the building. The existing roof is currently leaking and needs extensive repairs carrying out to make watertight. As asbestos is a hazardous material it has been decided the safest and easiest solution is to replace the entire auditorium roof with more a modern material. A Kingspan product has been selected as the same or a similar profile can be achieved.

Materials & Detailed Design

The existing roofing material to the auditorium roof is a single layer of approximately 4-5mm thick corrugated asbestos sheets which is fixed to the existing steel purlins and roof trusses. Once the asbestos has been safely removed a Kingspan roofing cladding can be installed directly to the existing purlins without compromising or modifications to the existing primary structure. The Kingspan Sinsoidal KS1000 SRW insulated roof covering has been chosen to replace the existing as this offers the closest match to existing 'Trafford tile' profile. The colour selected for the new material is 'Goosewing Grey' as this match the light grey of the existing roof covering. The data sheet for both the roof covering and colour have been included in the application for reference.

Historic Building Impact Assessment

Introduction

This report shall seek to identify those elements of The Forum which are of historic importance and consider the impact which the proposed works will have on those elements.

Historic importance should not be considered only in Architectural terms but also extend to encompass the social significance of the building in the locality. Similarly it should not be assumed that the impact of all works will be detrimental to the historic significance of the building. There is potential for much which may be beneficial to the long term future and appreciation of the historically valued elements of this building.

Proposed Brief – To remove the existing corrugated asbestos-cement roofing sheet to the main auditorium roof.

Architectural Significance

History

The venue was built in 1934 and was originally used as an art deco cinema. After the cinema was closed, the venue re-opened as an Irish dance hall called The Forum. In the mid-1980s, it changed direction to a 2,100-capacity live music venue under the name of The Town & Country Club.

The building was constructed in 1934 and around this time corrugated asbestos cement sheets were prevalent in the construction industry. Original construction drawings have been obtained and although a little faded, the roof construction is labelled as 'Trafford Tile', which was one of the two primary shapes provided (the other being 'Fibrotile'). This would indicate that the current roof covering is indeed the original roof covering from the 1930's. That would mean the asbestos sheets are approximately 83 years old and would suggest the current

problems with the roof (leaking and fragility) are of a consequence of this, as the perceived life span of such a material is 50 years.

Visual Impact

The existing roof covering is a plain mid-grey corrugated asbestos-cement sheet. As it is the roof offers no architectural significance and its removal and replacement would not deter from its Grade II listing. The roof can be seen at street level, partly, on the Greenwood Place elevation only. The proposed Kingspan Sinusoidal KS1000 SRW product will provide the closest match to the original covering in terms of profile and colour, and will increase the overall height of the roof by approximately 65mm.