KOKO, Camden High Street

HERITAGE STATEMENT:
Baseline, Significance and Impact Assessment

Prepared by:

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Prepared for:
KOKO, Camden

September 2020

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1 INTRODUCTION

1.1 Introduction and Aims

KOKO (formerly known as the Camden Palace Theatre) is a Grade II listed building within the Camden Town Conservation Area. Internal ana external alterations based on a number of planning and listed building consents received since 2016 are currently being undertaken on site.

On 6th January 2020, a fire broke out within the dome, destroying the timber dome and resulting in significant water damage in large areas of the building. Following the fire, a number of meetings were held with the London Borough of Camden and Historic England to formulate a strategy for the post-fire drying out and reinstatement works. Considering the urgency of the drying out works, consent was secured for enabling works within the building (strip out and drying out) to be undertaken following recording and salvage operations.

The current listed building consent application, which this heritage statement accompanies, is for the reinstatement of the building's interiors and finishes with proposed new internal alterations. This application also includes (retrospectively) the ongoing strip out works (including asbestos, M&E and building fabric removal) and drying out works.

This heritage statement provides an assessment of the history, development and significance of the listed building. It also provides a detailed assessment of the impact of proposed internal alterations on this significance.

This report sets out:

- An historical background of the building and the site;
- An appraisal of the historical significance of the site and the contribution (or otherwise) it makes to the Camden Town Conservation Area;
- An assessment of the impact of the proposed works upon the significance of the site
- A justification statement in accordance with the NPPF and relevant local policies.

1.2 Consultation with the London Borough of Camden/ Historic England

Following the January 2020 fire, a site visit and meeting with Camden and Historic England was undertaken on 14th January 2020, where the strategy was laid out. Following this, SLHA, as heritage consultants, have been in regular conversation with Camden Council with regard to the phased strip out strategy, drying out strategy and dome reinstatement works.

We have also collaborated with John Stewart, Historic Plaster specialist from Historic England regarding the proposed strategy for reinstatement of the plaster ceilings in the building.

1.3 Authorship

This heritage statement has been prepared by Stephen Levrant Heritage Architecture Ltd, which specialises in the historic cultural environment.

- Stephen Levrant [RIBA, AA Dip, IHBC, Dip Cons (AA), FRSA] – Principal Architect
- Francesca Cipolla [Dottore dell`Architettura, MSc, RIBA] – Practice Director
- Shantanu Subramaniam [B.Arch, M.A., M.Sc. Conservation] – Architectural Conservation Consultant
- Paola Brancaccio [RIBA, Dottore dell'Architettura, Conservation Architect,Msc]- Conservation Architect
- John Mullankuzhy [B.A. (Hons), M.Sc, Conservation, M.Arch] – Architectural Conservation Consultant

1.4 Methodology Statement

This assessment has been carried out using desk-based study (both in-house and archives) combined with extensive site visits and fieldwork.

The methods used in order to undertake the study were the following:

1.4.1 Literature and Documentary Research Review

The documentary research was based upon primary and secondary sources of local history and architecture, including maps, drawings and reports. Attention was given to the National Archives, the RIBA Library and Archives, the London Metropolitan Archives and the Camden Local Archives & Planning Archives.

Dates of elements and construction periods have been identified using documentary sources and visual evidence based upon experience gained from similar building types and construction sites.

1.4.2 Area Surveying

SLHA have been involved with the project since 2016 and a large number of detailed site surveys and assessments have been undertaken since then. Following the fire, a survey of the site was conducted on 14th January 2020 and almost daily site visits were undertaken in the remainder of January and February 2020 to record fire damaged building.

The surveys undertaken have included detailed photographic surveys of the building, damp and moisture surveys, condition surveys of different elements within the building, survey of the historical paint samples and schemes within the building, asbestos survey and a survey of the M&E services. Some of these surveys were undertaken in liaison with specialist consultants appointed on the project.

1.4.3 Post Fire recording

SLHA and Indigo Planning have been coordinating with the Local Authority and Historic England since the Fire, providing regular updates on the progress of works. An initial visit to the fire and water damaged areas of the KOKO building was undertaken on 15th January 2020 with the Colette Hatton, Conservation Officer (London Borough of Camden- LBC) and Claire Brady, Inspector of Historic Buildings and Areas (Historic England - HE). John Stewart, HE's plasterwork expert, joined the visit. As a result of the site meeting it was concluded that: "The project team agreed to prepare a schedule of urgent works divided into a number of packages. These were prepared under the supervision of the Conservation Architects- Stephen Levrant Heritage Architecture.

The urgent works identified were as below:

- *Erection of a temporary scaffold roof over the entire building in order to prevent any further water ingress;*
- *Careful removal and recording of the dome structure (part of a separate application, currently under consideration)*
- *Execution of a soft strip to the rooms affected by water ingress – removal of carpets, furniture, builders materials and curtains;*
- *Erection of a supporting structure for the plasterwork ceilings to prevent any further collapse;*
- *Recording, salvage and storage of any fallen plasterwork;*
- *Subject to recommendations of structural engineers, plasterwork experts and drying experts, start a program of drying out and plasterwork repairs. This may include opening works to assess the extent of water penetration into voids and to allow timbers to dry out.*

SLHA's Team has regularly been on site for 2-months since their post-fire appointment on 15th January 2020, carrying out a detailed room-by-room, element-by-element condition survey[1] until the lockdown in late March 2020. This includes the identification of all remaining historically significant furnishings, fixtures and fittings and their respective vulnerability to damp and decay. A room-by-room photographic survey to document the fabric post-fire[2] has been carried out, including inspection records, photo documentation, marked up drawings.

Investigative opening up works have been carried out in February 2020 to better understand the nature of the building's historic fabric and its condition.

Salvage of fire- and water-damaged fabric has been an important element of the initial work, once safe access was gained to the building and was undertaken from January to March 2020. Even where damaged beyond reuse, fragments of the existing fabric can inform the repair process, including any decorative ceiling plaster, panelling and other items of interest and these have been recorded, catalogued and stored in an off-site storage facility.

SLHA have carried out an extensive measured and photographic survey of these charred structural timber elements. The survey has been done to investigate the original construction of the dome, and potentially salvage elements that could be used in the proposed reinstatement. A report (submitted as part of the separate application for dome reinstatement) contains detailed evidence of the structural elements obtained within the debris; indicating its condition, construction method and materiality. This report has benefited from previous surveys of the dome (before the fire) reported and undertaken by H+R.

SLHA have been coordinating and advising on environmental protection of the building following the fire through liaison with relevant specialists of the Heritage Team, particularly Artemis, H+R and L&R.

Asbestos is the primary concern, and the risks need to be managed and analyses commissioned, particularly to identify asbestos types and locations. In parallel, DeRisk UK were commissioned to undertake a thorough asbestos survey of all the areas affected by fire/ water damage and asbestos removal is currently underway. This report is included in Appendix 5.

Regular updates on the strategy and progress of works were provided to the Local authority (LA) and Historic England (HE) via email, with update meetings with the Conservation Officer in February, April 2020, May and September 2020. The detailed and thorough information provided, alongside the established relationship with the local authority, have enabled SLHA to confidently establish an on-going dialogue with the Officers.

The Conservation Officer has been proactive and forthcoming in assisting the Team during the process and, due to the urgency, has expressed willingness for the works of Stages 1 and 2 to proceed via an 'exchange of emails' which are included in the current application retrospectively.

1.5 Planning Policy Guidance and Legislation

The assessment of the impact of the proposed development on the Conservation Area and the identified heritage assets has been prepared taking into account the information contained in:

- The Planning (Listed Building and Conservation Areas) Act 1990
- National Planning Policy Framework (NPPF), February 2019
- Planning Practice Guidance (PPG); last updated October 2019

[1] As part of the survey, only those areas where safe access has been provided have been surveyed. Some areas, such as balconies at second floor level are inaccessible due to scaffolding and these areas will be surveyed once safe access can be provided.

[2] The photographic survey has been subsequently updated following Phase 1 of Strip out works, March 2020 (see Para 3.2).

- Conservation principles, policies and guidance for the sustainable management of the historic environment, Historic England, April 2008
- Understanding Place: Conservation Area Designation, Appraisal and Management, Historic England, Guidance, 2011
- Historic England Advice Note 12: Statements of Heritage Significance (October 2019)
- Historic Environment Good Practice Advice in Planning, Historic England, March 2015:
    - Planning Note 1: The Historic Environment in Local Plans
    - Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment
    - Planning Note 3: The Setting of Heritage Assets
- Camden Local Plan, adopted on 3rd July 2017
    - Policy D1 Design
    - Policy D2 Heritage
    - Policy D4 Advertisements
- The Camden Town Conservation Area Appraisal and Management Strategy, October 2007

1.6 Executive Summary

KOKO, formerly Camden Palace Theatre is a Grade II listed building located in the Camden Town Conservation Area. Built in the late 19th C and inaugurated in December 1900. The building has undergone changes to its function over the years, changing from a theatre to a cinema (in 1913) and to a music venue in the post war years. In 2004, the building was refurbished and rebranded as KOKO and has been an internationally renowned music venue in Camden.

The building is assessed as having a low archaeological interest and medium-high architectural and historic interest. The medium-high architectural and historic interest was due to the surviving interior fabric, much of which was irretrievably damaged during the January 2020 fire.

On 6th January 2020, a fire broke out in the historic timber dome of the building, destroying the dome and causing significant water damage to the interiors from resulting firefighting efforts. Following the fire, a detailed programme of strip out, drying out and fire reinstatement works have been proposed, and partly commenced on site.

The proposed works are for the reinstatement of the building and include a multi-stage approach. The main stages are- 1) Phased strip out works (damaged historic and modern fabric, M&E and Asbestos removal), 2) Drying out (using natural and mechanical means) and 3) Reinstatement works.

The proposals are supported by detailed fabric surveys of the building undertaken by specialists and these are included in Appendix 5. As part of the post-fire documentation, the existing/ surviving fabric has been documented in detail using photographic (Appendix 2) and inventory-based recording systems. Where possible, historic fabric has been salvaged and stored off site for reinstatement. Likewise, where fabric is damaged beyond repair, samples and details have been taken by specialists to enable a like for like reinstatement.

The proposed works would reinstate the interiors and finishes of the fire damaged building, integrating services streamlined within the building fabric. The proposals would result in some loss of irreparable historic fabric (mainly historic decorative fibrous plaster ceilings at first and part of ground floor), however these have been extensively documented and will be reinstated like for like. Overall, the proposed works would have a beneficial impact on the special architectural and historic interest of the listed building.

2 SETTING AND HISTORIC BACKGROUND

2.1 Location

KOKO is located on a traffic and pedestrian junction and is the first building to the south of Camden High Street and is opposite Mornington Crescent Underground Station (Figure 1). The building's prominence and location on a node makes it a landmark. Furthermore, it is a renowned night club and live music venue.

The site is bounded by Crowndale Road to the south, Camden High Street to the west and Bayham Street to the east and is within walking distance to Regent's Park and Camden Market. Recent roadway alterations have created a plaza to the front of the building which now forms part of its setting and includes the Grade II listed Cobden Statue.

Figure 1: Aerial view showing location of KOKO on the junction of Camden High Street and Crowndale Road. The site is in close proximity to the Mornington Crescent Underground Station (source: Google Earth 3D)

2.2 Statutory sites

The subject building is a Grade II listed building and is identified as a focal building within the townscape. It is also located within the Camden Town Conservation area and has a number of listed buildings and buildings identified as positive contributors within its context.

2.2.1 Conservation Area

The site is within the Camden Town Conservation Area (Figure 2) in the London Borough of Camden. The Camden Town Conservation Area is bounded to the Regent's Park Conservation Area to the west (separated by the railway tracks), Regent's Canal Conservation Area to the north and Primrose Hill Conservation Area to the northwest.

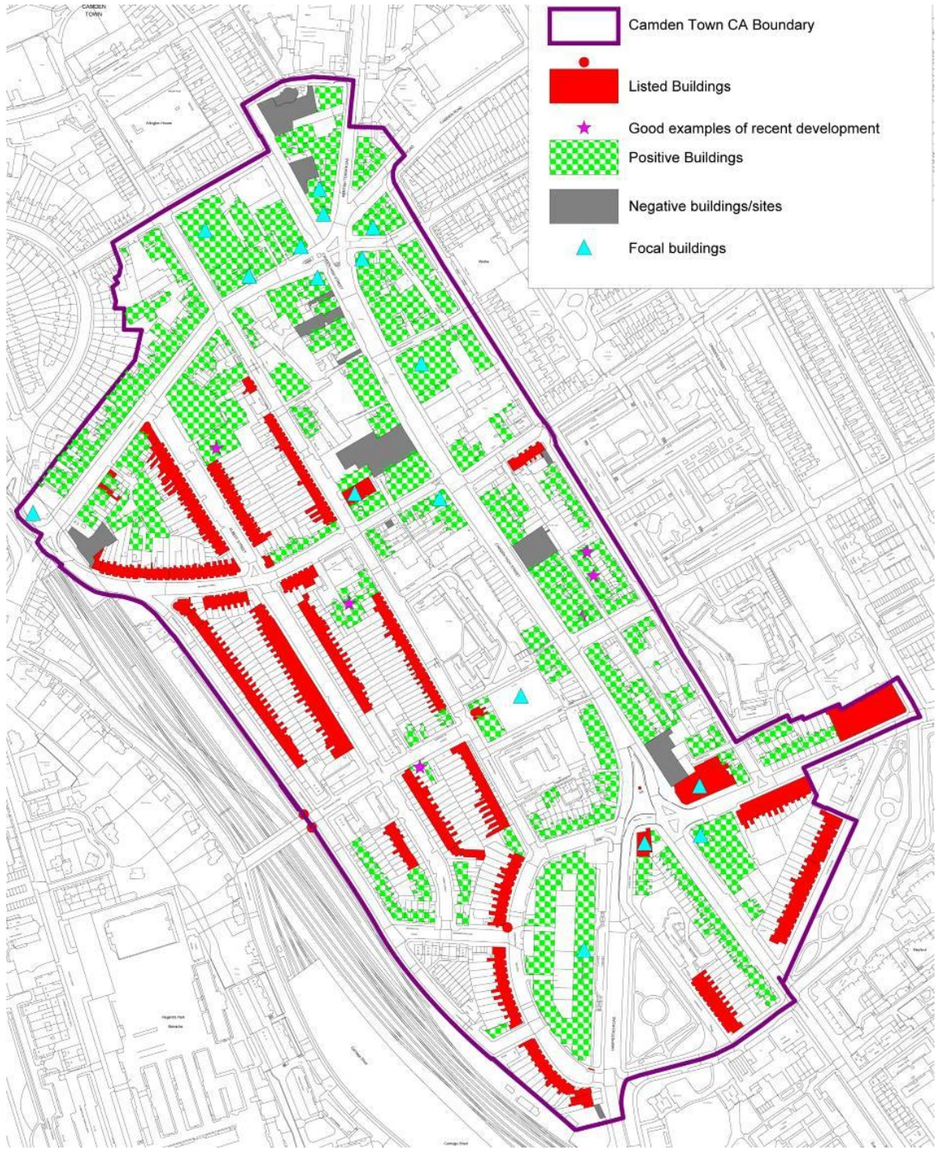

Figure 2: A map of Camden Town Conservation Area indicating listed buildings, positive contributors, negative buildings and focal buildings. (source: Conservation Area Appraisal)

2.2.2 Heritage Assets

There are a number of buildings on the statutory list in close proximity (Figure 2) to the site, namely Mornington Crescent Underground Station, the Cobden Statue and nos. 31-53 Crowndale Road, all grade II listed. Many buildings that are considered to have a positive contribution to the townscape surround the site, however, there are also a number of 'negative' buildings on Camden High Street; one of them adjacent to KOKO and two others further north on Camden High Street. The subject site is very central in views of Camden High Street.

2.2.3 Designated Views

Camden Core Strategy and the London View Management Framework – designated views in the London Plan identify a number of views of local and national significance. These are panoramic views towards the city and include:

- Parliament Hill to Central London
- Kenwood to Central London
- Primrose Hill to Central London

As the subject building is a local landmark within the foreground of these designated views, it effectively provides a unique vantage point, thus contributing to the legibility, composition and character of the townscape.

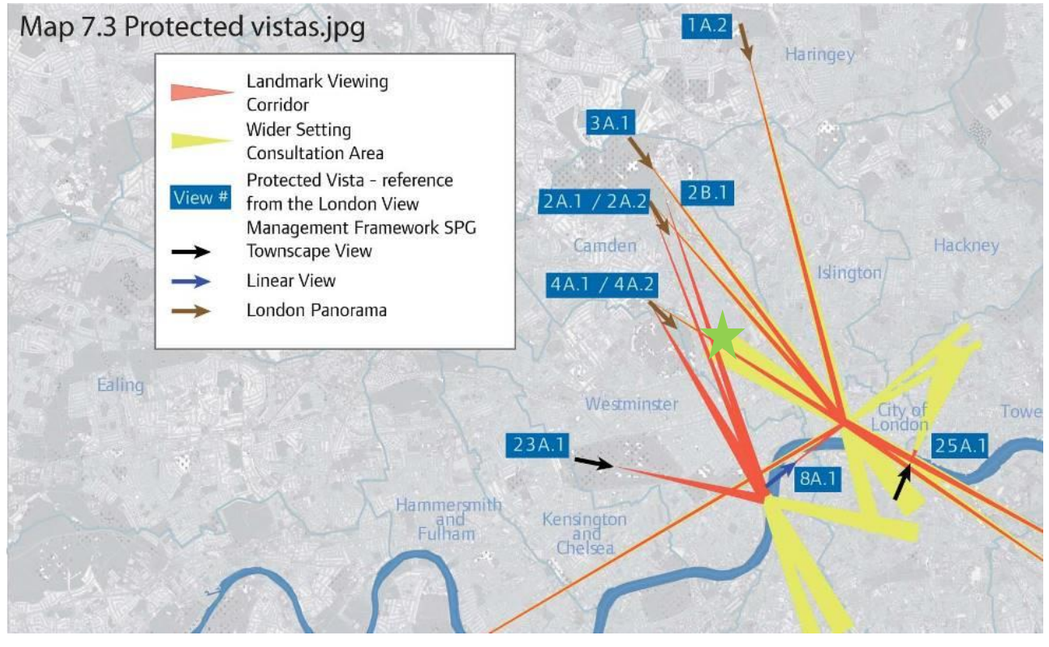

Figure 3: Extract of Protected vistas from the London View Management Framework. The approximate location of KOKO (indicated by a green star) lies within views 2A.1/2A.2, 2B.1, 3A.1 and 4A.2. (source: London View Management Framework)

2.3 Camden Town Conservation Area

The Camden Town Conservation Area was designated in November 1986. It was extended in 1997 to include Camden Town Underground Station. Its location is central to the Borough of Camden.

2.3.1 Sub areas

There is an appraisal and management plan available for the Camden Town Conservation Area, as adopted in October 2007. The appraisal divides the conservation area into two sub-areas. Sub-area one consists of mostly retail and commercial buildings, and sub-area two is mainly residential.

Sub-area one contains the main commercial hub of the Camden Town Conservation Area and wider Borough of Camden, including Britannia Junction (a traffic and pedestrian focal point) and two underground stations, Mornington Crescent and Camden Town. The area has an eclectic urban feel and buildings vary in style and function. The townscape character of Camden is further enhanced by the variety of restaurants, street markets, stalls and signs, creating a bustling multi-use hub. There is a historically rich streetscape with buildings that exhibit architectural developments over the past 200 years. Plot sizes in sub-area one conforms to a looser grain, relative to sub-area two. This is particularly apparent at junctions and larger late 19th and 20th century buildings. Originally, the buildings were mostly residential, comprising flat fronted terraces, most of which have been converted and now have shop frontages. Many were demolished to make way for larger scale 19th and 20th century buildings.

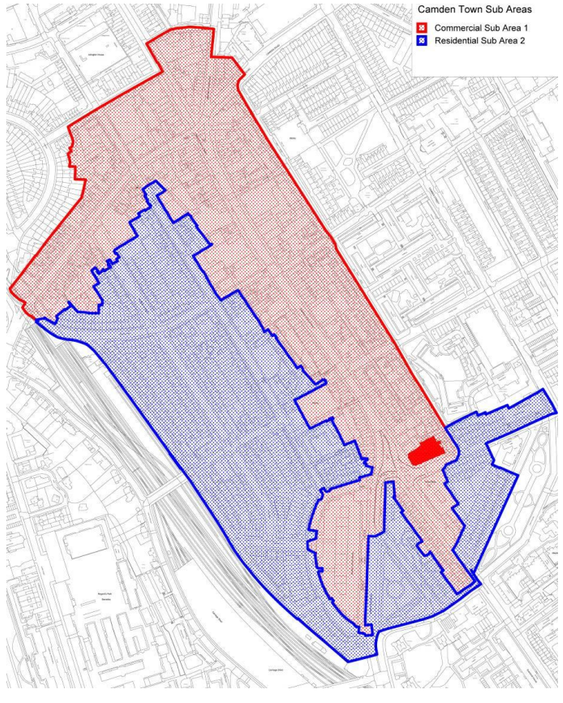

Figure 4: Map of the Camden Town Conservation Area showing the two sub areas. The subject site is highlighted in red.

Sub-area two consists of late 18th – 19th century residential developments forming a series of tree lined terraces with narrow plots, one crescent formed on a regular tight grid. Generally, buildings are two-four storey flat fronted terraces with yellow London stock brick and some with stucco frontages.

Both areas have a strong sense of historic and urban character and contain numerous listed buildings and 'positive' buildings.

2.3.2 Brief History

During Camden Town's early development towards to end of the 18th century, the land owners Charles Pratt, the Earl of Camden, and Charles Fitzroy, Baron Southampton sold many of their leases for the development of residential buildings, mostly terraced houses on narrow plots. This development can be seen in Thompson's Parish map, 1801/1804 and some of the buildings still survive today as shops.

Prior to the area's development during the 19th century, it was used chiefly for pasture. There are records from the late 17th century of development where the road fork diverges (Britannia Junction), leading to either Hampstead or Highgate. These are known today as Chalk Farm Road and Kentish Town Road. A number of buildings existed in the 18th century, namely: a tavern (The Old Mother Red Caps, seen in Rocque's Map, 1746), The Britannia Hotel, Public House (1777) at the Britannia Junction and a coaching inn at the Mornington Crescent Underground Station corner. These establishments catered for travellers in and out of London.

Figure 5: Camden High Street 1903 showing the carriages transporting goods and extended shopfronts. (source: Historic postcard)

Camden started out as a wayside hamlet, and developed gradually off the main road (now Camden High Street). As seen in Thompson's parish map (**Error! Reference source not found.**), by the 1800s, the high street between t he two underground stations (which had not yet been built); and Gloucester Place (now Crowndale Road) had terraces with narrow plots, though the surrounding land still consisted of open fields.

Figure 6: South side of Camden High Street (1904) showing Cobden Statue and some of the 18th and 19th century buildings that still exist today. Those on the right were adjacent to KOKO and no longer exist. (source: Historic postcard)

London expanded rapidly in the 19th century and by c. 1850, the open fields in Camden had transformed into a series of terraces and crescents branching off from Camden High Street. The London & Birmingham Railway was constructed in 1837, creating a physical division between Camden Town and the more prestigious Regent's Park. This division had a fundamental influence on the development of Camden Town and inhibited its chances of reaching the same class as the Regent's Park area.

Industry and activities associated with the canals and railway drew in middle class workers in high numbers. This spurred the development of Arlington Road, Albert Street, Mornington Terrace and Delancey Street, providing homes for the working families. In the 1860s, there was a huge influx of people, displaced from the impoverished area of Somers Town due to the construction of Midland Railway towards St. Pancras. Housing at that time generally consisted of three storey buildings with basement and attics (for servants). However, the displacement of people meant that the houses were soon converted into apartments. Overcrowding became a problem, and with the nearby railway, the buildings soon became soot-stained. As a result, the area went into decline.

Figure 7: Britannia junction, c.1930s with Camden Town Underground Station to the left.

2.3.3 Building Types

One of the principal industries in Camden Town was piano manufacturing. The canals allowed for the easy transportation of timber, and subsequently there was a piano workshop on almost every street in Camden Town. One of the more distinguished piano manufacture warehouses was in Bayham Place. Another notable piano warehouse, outside the Camden Town Conservation Area, was the Camden Works Rotunda on Gloucester Crescent and Oval Road.

By the 1840s, numerous shops had been built into the existing front gardens of the High Street terraces. Hotels and public houses were also built to serve the working class moving into the area. Camden Town soon had a reputation for its Bohemian atmosphere and cheap lodgings and entertainment, attracting craftsmen, artists and writers. In the late 19th century, numerous buildings on the High Street, particularly around Britannia Junction were redeveloped to provide larger shops.

The two underground stations within the Camden Town Conservation Area were opened in 1907 as part of the Northern Line. Both buildings display a number of features of architectural interest, including giant arches with keystones flanked by 'lugged architrave sashes', modillion cornices and maroon glazed faience. By the time the underground stations were built, Camden Town had evolved from a quiet middle-class London suburb into a busy inner-London hub with multi-use buildings.

In more recent history its popularity with architects and designers grew due to their interest in industrial and mews buildings. In the 1970s, the area to the north of Camden Town Underground Station was a popular hub for young visitors and soon developed into a bustling area with markets, shops and music venues, attracting Londoners and tourists alike.

2.4 Progression of Historic Maps

The following maps show the development of the area from 1745 to 1935. The area marked in red shows the exact or approximate location of the subject site.

1745 - Rocque Map of London

1801 – Thompson Parish Map

1804 – Thompson Parish Map (Redrawn)

1875 - Ordnance Survey

1889 – Charles Booth Poverty Map

1891 – Insurance Plan of London North West

1895 – Ordnance Survey

1900 – Insurance Plan of London North West District

1901 – Stanford

1914 – Ordnance Survey

1935 – Ordnance Survey

1745 Rocque Map

Figure 8: 1745 - Rocque Map of London. Site of KOKO location indicated red. Camden town is not yet developed at this time. Only The Old Mother Red Cap and a coaching inn at the Mornington Crescent Underground Station corner are built at this time.

1801 Thompson Parish Map

Figure 9: 1801 – Thompson Parish Map. Terraces built on narrow plots have been built along the high street between the Britannia Junction and Mornington Crescent (not yet built at this time). Some of these buildings on the high street still exist and have been converted into shops.

1875 Ordnance Survey Map

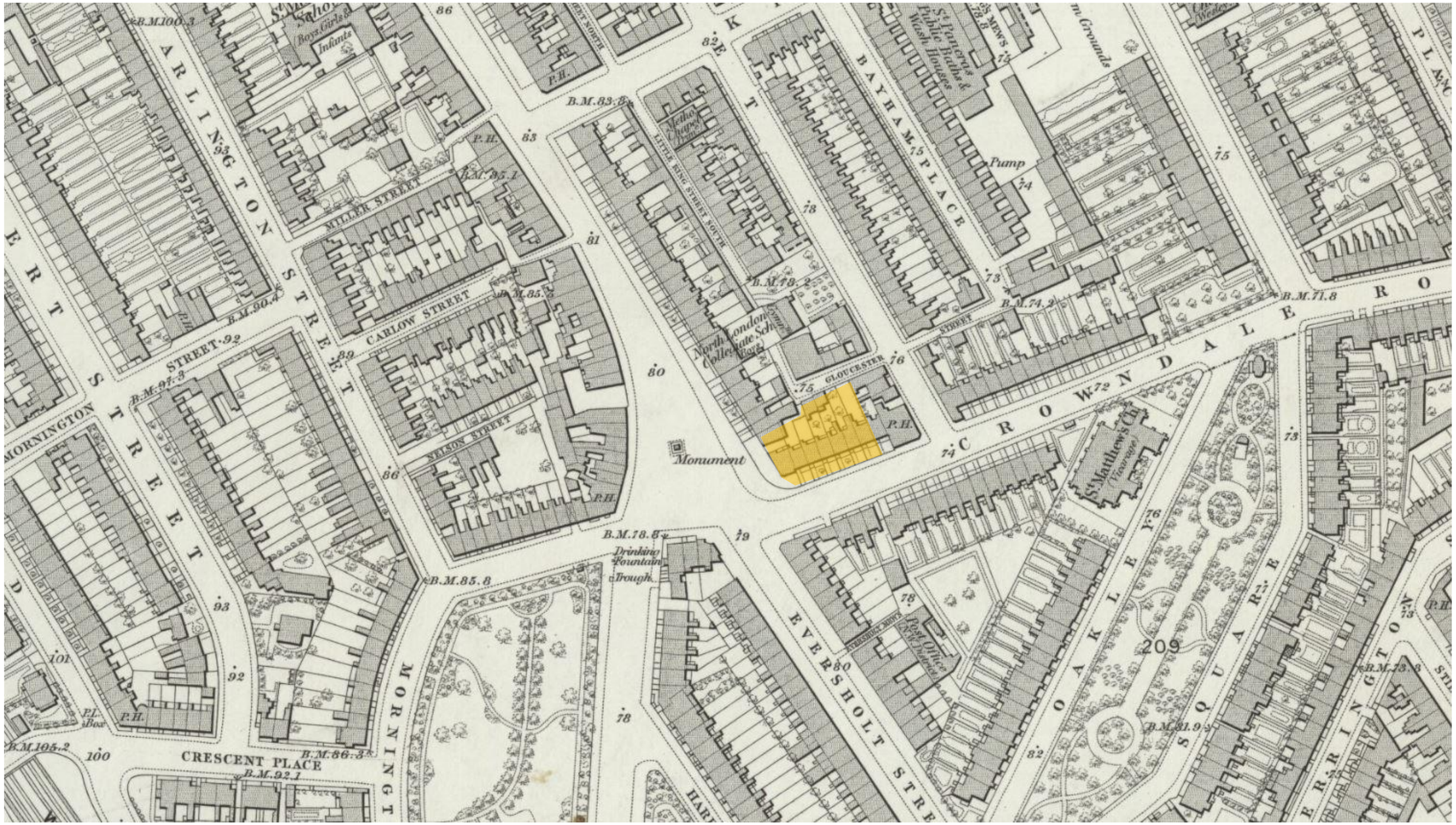

Figure 10: The site is made up of terraced houses with associated mews buildings to the rear (Bayham Place). The pub (Hope and Anchor) on the corner of Crowndale Road can be seen clearly here. This is the first map to show the existing footprint of the Hope & Anchor. The building footprint on Bayham Street and Bayham Place differ in footprint to what exists today. By this time the Cobden Statue exists.

1894 OS Map

Figure 11: The outlines on The Hope & Anchor, Bayham Place are clear. Not much development occurred between 1875 and 1894. KOKO's site and the corner of Crowndale Road and Eversholt Street are still occupied by residential buildings. By this time the Bayham Street and Bayham Place buildings have the same footprint to what is seen today. The rear of Bayham Place is still not infilled (what would later be the addition of the theatre).

1914 OS Map

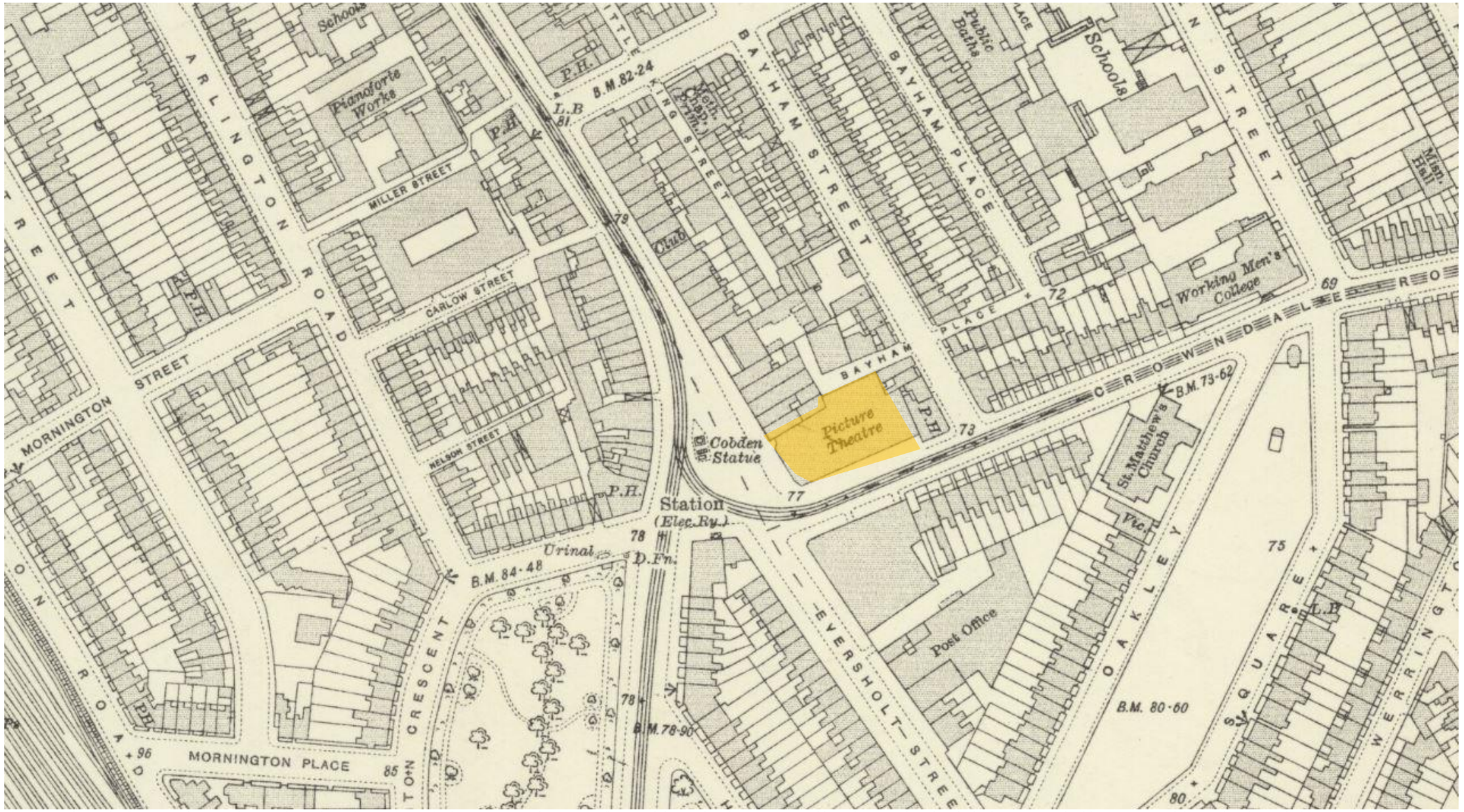

Figure 12: This is the first map showing the Camden Palace Theatre (KOKO). The terraces at the corner of Crowndale Road no longer exist and have been replaced with the large corner building on Crowndale Road and Eversholt Street. No changes to The Hope & Anchor or Bayham Place. The mews buildings in Bayham Place are no longer perceivable, however, according to Sprague's proposed site plan, the frontages were retained.

1945 Bomb damage map (based on the earlier 1930s OS Map)

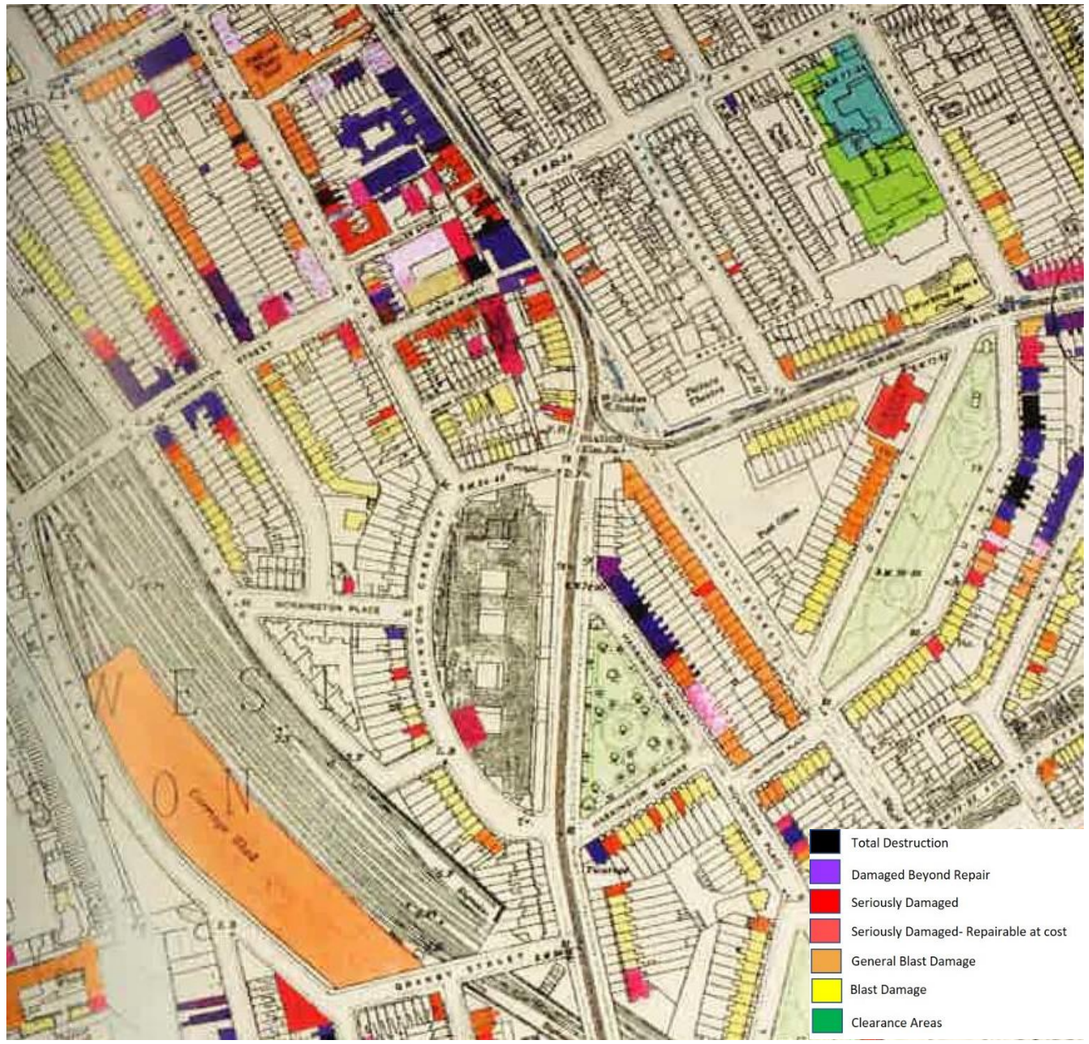

Figure 13: The subject site shows no damage from the blitz over London.

3 HISTORY AND ARCHITECTURAL DEVELOPMENT OF KOKO

3.1 Introduction and Timeline

The theatre was designed by renowned architect WGR Sprague, who designed numerous other theatres in London.

Timeline of Camden Palace Theatre:

1900 21st December – The Royal Camden Theatre is opened by famous actress Ellen Terry
26th December – The Royal Camden Theatre is officially opened to the public
1909 It was renamed the Camden Hippodrome and reopened as a 'variety theatre'
1913 The theatre's function changes to cinema use
1928 Biocolour Picture Theatres Ltd take over operation of the building
1930 Gaumont takes over and by 1933 the cinema is properly wired for sound
1940 The cinema closes during part of WWII
1945 The BBC takes over the building to use as a theatre for recording shows such as the 'Goon Show' and 'Rhythm and Blues'
1970 The building was renamed 'The Music Machine' and became a popular live music venue
2004 Up until this time, the building was a popular venue, but in a poor state of repair. It was refurbished and reopened as 'KOKO' in 2005
2016 Still used as a music venue 'KOKO'. The use as a music venue is the longest in the building's history.

3.2 Interiors

The theatre's interior was fitted and decorated with lavish cream and gold baroque/rococo style ornament by Waring & Gillow. There are three levels: stalls and two circles originally seating up to 2,434 people. This was divided up two cantilevered tiers; the dress circle and balcony on the first tier and the amphitheatre and gallery on the second. The entrance lobby was decorated with marble fittings and decorative plasterwork in the Louis XV style; similar décor can be seen in the house and saloon.

Other notable features of the interior are the sizable corridors connecting the different sections of the house. They were designed with a generous width in order to allow large numbers of people to escape quickly if necessary. After a devastating fire at the Theatre Royal in Exeter, killing 186 people, the 1843 Theatres Act, which excluded theatres in London, was superseded by the following legislation: Section 36 of the Public Health Acts Amendment Act of 1890: "Every building which, after the adoption of this part of this Act in any urban district, is used as a place of public resort, shall, to the satisfaction of the urban authority, be substantially constructed and supplied with ample, safe, and convenient means of ingress and egress for the use of the public, regard being had to the purposes for which such building is intended to be used, and to the number of persons likely to be assembled at any one time therein".

Figure 14: Camden Palace Theatre Foyer - 1928 (London Metropolitan Archives)

Figure 15: Camden Palace Theatre Auditorium – 1928 (London Metropolitan Archives)

Figure 16: Camden Palace Theatre in 1928 (London Metropolitan Archives)

3.3 Fly Tower

The remaining scenography equipment in the fly tower is largely intact and contributes greatly to the building's evidential value of its use as a theatre.

Remaining equipment includes the grid, pulleys (short, centre and long), cleats on the fly rail for counterweight rigging and fly gallery. A large rotation wheel, possibly a reeling drum, has also remained intact above the grid.

3.4 Exterior

The exterior was designed in a baroque pastiche style; its façade the centerpiece for the junction at Mornington Crescent. The theatre has a stucco front and was topped with sculpted statues above the parapet (these no longer exist). The roof comprises a copper dome supported by a timber structure reaching approximately 33 meters above street level. Originally the dome had a decorative cupola; this was however removed later, possibly due to bomb damage. Facing Crowndale Road, the materials of the theatre change to red brick with white rendered, possibly cement dressings.

Numerous internal alterations were carried out when the building was converted into a night club, however much of the original features and Waring & Gillow décor still exists, although inappropriately over-painted.

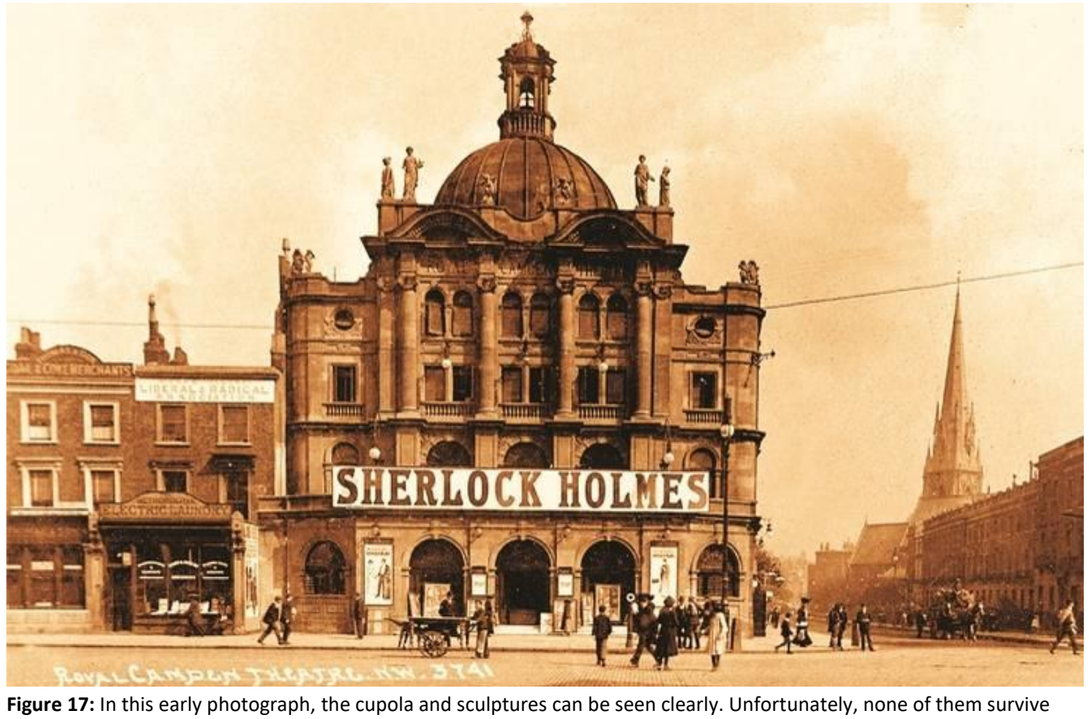

Figure 17: In this early photograph, the cupola and sculptures can be seen clearly. Unfortunately, none of them survive and the letters 'Royal Camden Theatre' are no longer visible/have been rendered over.

Figure 18: 1904 Photograph of the theatre

Inauguration

On the 21st December 1900, Camden Palace Theatre was opened by actress Ellen Terry, who gave its introduction:

"I have not time to generalise, and will only say a few words to — as it were — introduce to you this beautiful theatre, which Mr Sprague, the architect, has built for my friend Mr Saunders for the mutual benefit of himself and the public."

Figure 19: The Camden Theatre's Commemoration Tablet which is situated in the Theatre's Foyer - Courtesy Tim Hamper. The inscription reads:- 'Ellen Terry Dedicated this Theatre to the public on the 21st day of December 1900'.

"Camden-town has been the scene of many fine representations of Shakespeare in the old days. Charles Dickens lived here in your midst; in his early, splendid, struggling days he lived within a stone's throw of this very spot — in Bayham-street. He loved the theatre, and was a great playgoer, and it is an interesting reflection to think of the vast change that has occurred since his days in the history of the playhouse, and how it is possible that such a palatial theatre could be erected in what was, in the early forties, a very obscure London suburb. This theatre Mr Saunders [theatre manager] offers the public, which they will be attracted by on sight, and they will go on coming when they find out the kind of programme that he is putting before them in the new century. I am sure you will all join with me in wishing the Camden Theatre good luck."

(ERA, 22nd of December 1900)

3.5 The Architect: W. G. R. Sprague 1863-1933

WGR Sprague was the architect of Camden Palace Theatre, a suitable choice given his extensive experience designing theatres and music halls almost exclusively in London. Sprague is credited with the designs of over ten theatres.

Sprague was born in Australia, however, his family returned to London when he was still a child. His mother, Dolores Drummond, became an acclaimed actress following the family's return to the UK.

By the age of 16, Sprague was pursuing his career in architecture. He was particularly partial to the use of the Italian Renaissance style in his frontages, which is clearly evident in his design for the Camden Palace Theatre.

Many of his theatres are still standing, however; unfortunately, none of his music halls survive.

4 SIGNIFICANCE APPRAISAL

The key criteria for assessing the significance of a heritage asset has been defined by Historic England in the HE Note 12: 'Statements of Heritage Significance: Analysing Significance in Heritage Assets', published 21 October 2019 and is reflected in Historic England's 'Conservation Principles Consultation Draft 2017', which is anticipated to be adopted as policy imminently. These definitions are also in alignment with the NPPF definition of significance and are as follows:

- Archaeological interest – There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- Architectural and artistic interest – These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- Historic interest – An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

4.1 Archaeological interest

The site is not located within or close to an area of archaeological priority[3]. KOKO was built at the turn of the 19th century. Prior to its construction, early 19th century terraces occupied the site. The terraces would not have ranked highly in terms of age and rarity. The site underwent substantial construction when the theatre was built, thereby considerably disturbing any earlier evidence of the site's earlier uses. **The site's archaeological interest is therefore low.**

4.2 Architectural and artistic interest

Internally, many original Waring & Gillow decorative features remain, such as the ionic marble pilasters and moulded ceiling in the entrance lobby and the ornamentation inside the auditorium, including rococo motifs on the balconies and the marble Corinthian columns and proscenium. Some of these elements were irreparably damaged as a result of water ingress during the January 2020 fire.

Original features of architectural merit still exist on the building's façade, including classical Italianate dressings. This comprises round arched openings, pilasters supporting architraves with keystones, ogee pediments and keyed oculi. Together, these features form a harmonious composition on the building's edifice.

Despite some lost features such as the statues on the parapet and cupola, the remaining ones have maintained their integrity and express a strong architectural language throughout the main parts of the building internally and externally. The building, though adapted over the years, still preserves some of its original internal layout and architectural features. **Its architectural interest is therefore medium-high.**

4.3 Historic interest

Internally, the layout and décor remained largely intact, however these have been significantly affected during the fire due to resulting water ingress from firefighting effort. Moreover, sections of the plaster ceiling and walls on basement, ground and first floors were damaged by the megashores erected in 2019 (consented) to allow for the replacement of the roof truss. Original scenography equipment still exists in the fly tower and fly gallery and the baroque/rococo style is still dominant throughout the main sections of the theatre. Although the seating has long since been removed, the tiers and balconies survive and are quintessential features of a Victorian theatre. Some areas of the building have been altered, however; there are still numerous indications that give clarity to the building's original use as a theatre and how it originally functioned.

There are numerous people of historic prominence such as acclaimed actors, comedians and musicians associated with the building. As aforementioned, the inauguration involved the actress Ellen Terry, who introduced the building and its early days welcomed performances from emerging comedians like Charlie Chaplain. During the time when the BBC occupied the building, renowned comedy acts such as Monty Python's Flying Circus and The Goon Show were recorded there. More recently, when it was converted into a live music venue, there were performances by other artists and bands such as The Clash, Eurhythmics, The Cure and Madonna. Though the function evolved from theatre to cinema, then recording studio to music venue and finally night club, its adaptions is part of the historic interest of the building. Furthermore, the adaptions have not required substantial alterations in significant areas of the building. It is still open to the public and used for entertainment. **Its historic interest is therefore medium-high.**

4.4 Summary

The theatre retained much of its original features, however much of this was significantly damaged during the fire/ water ingress resulting from firefighting efforts. The building/ site is therefore of low archaeological interest and medium-high architectural and historic interest.

[3] Camden APA: https://historicengland.org.uk/content/docs/planning/apa-camden/

5 PROPOSED WORKS

The proposed works relate to reinstatement of the building fabric following the January 2020 fire. It is a multi-stage approach and involves the following:

Preparatory and Demolition Works (Part-retrospective consent)

- Strip Out of fire/ water damaged fabric, including M&E

  Strip out works commenced immediately after the fire and were Phased as Strip Out Phase 1 (Soft Strip out of carpets and loose furniture, etc), Strip Out Phase 2 (Fabric strip out including water damaged wall, ceiling and floor finishes). This includes a complete strip out of existing M&E services- which are part redundant and affected by water damage. This second phase of Strip out is currently being undertaken on site and is being supervised by the architects.

  All strip out works (Phase 1, 2) have been agreed with the officer via exchange of emails considering the urgency of works (Appendix 4). These have been included retrospectively within the current application.

  Refer to AHA's demolition drawings for details. A summary of these works is provided in Appendix 4.

- Asbestos removal and associated fabric removal

  Asbestos was discovered in different parts of the building during the preliminary investigations. DeRisk UK have undertaken survey of the building and a phased asbestos removal programme is currently underway and coordinated with the strip out phase 2 as discussed above.

  Refer to Asbestos survey report included in Appendix 5

- Removal of modern fabric for new interior design/ architectural scheme

  These works include modern partition walls, finishes, sanitary ware, etc. Their removal is not deemed essential as part of the preparatory for fire-reinstatement works, however they are proposed to be replaced by the new interior design.

  Refer to AHA's demolition drawings

- Drying out (a combination of natural ventilation and mechanical drying out strategies)

  Since February 2020, Hutton & Rostron (H&R) have been undertaking damp surveys of the fabric in the building and their reports have informed a phased ventilation and drying out strategy. Natural ventilation strategies include opening up or doors/ windows to allow drying out of the fabric through ventilation during the warmer summer months. However, in the coming months, this will be substituted for a mechanical drying out strategy, currently being prepared by Hutton & Rostron. The scope of the works is included in Appendix 3.

  Refer to Specialist reports by H&R in Appendix 4

Reinstatement works

- Reinstatement of historic fabric (fire and water damaged fabric)

  The reinstatement works relate to fabric stripped out as part of Phase 2 strip out (and some items stripped out in earlier phases). This includes new fabric, as well as the reinstatement of historic details/ joinery which have been salvaged and secured in the off-site storage.

  Refer to SLHA's Reinstatement Drawings

- New M&E scheme

  A new streamlined and comprehensive M&E scheme is proposed for the whole of the building. This would replace the existing outdated and part redundant M&E layout with a new layout as per current standards.

  Refer to SVM's Proposed M&E Drawings

- New interior design/ architectural scheme

  Redhouse Design and Archer Humphreys Architects (AHA) have put together a new interior design/ architectural scheme for the building, including new fixed and fitted furniture in some areas, new layouts and finishes in some areas.

  Refer to AHA's Design & Access Statement and proposed set of drawings

6 IMPACT ASSESSMENT

The scheme of proposed works to the Grade II listed house KOKO within the Camden Town Conservation Area have been outlined in the previous section. This section assesses the impact of the proposed works on:

- the fabric of the Grade II listed building
- the special architectural and historic interest of the building
- the setting of surrounding heritage assets
- the character and appearance of the Camden Town Conservation Area.

The impact assessment takes into account whether the proposals cause substantial, less than substantial or no harm to the heritage assets (subject building, surrounding heritage assets and conservation area as a whole).

Due to the large number of proposed works within the building, the impact assessment section is divided into three sections:

1. Impact Assessment of the Proposed repair and reinstatement works to the historic fabric (works in direct consequence to the fire/ water damage)
2. Impact Assessment of the new proposed internal works (fixed furniture, fittings and layout) to be undertaken in tandem with the repair and reinstatement works
3. Impact Assessment of the proposed M&E works

6.1 Impact Assessment Criteria

For the purpose of assessing the effects likely to result from the proposed development, established criteria have been employed. The impact of the proposal has been assessed against receptor sensitivities, ranging from:

- **Substantial (high) adverse**: a fundamental change in the appreciation of the resource and its historic context, or setting, involving the degradation of a cultural heritage site of national importance, or the demolition of any grade of statutorily listed building.
- **Moderate (medium) adverse**: a change that makes an appreciable difference to the ability to understand the historic context, or setting, resulting in extensive long-term change to the setting or structure of listed buildings.
- **Minor adverse**: effects which create dis-benefits to the historic fabric of the area but may also provide benefits. May involve demolition of an undesignated historic building, or, limited encroachment upon a conservation area, or historic parkland, where intrusive views are created or slight impacts upon its integrity would result.
- **Negligible**: the development would not materially affect the status quo.
- **Minor beneficial**: perceptible improvement in the setting of, or structural condition of, or character of listed buildings or conservation areas.
- **Moderate (medium) beneficial**: effects which help to explain the significance and history of the site and surrounding area; ensuring the long-term future of Listed Buildings and any other buildings of architectural significance, by providing viable and appropriate uses; resulting in the loss of less significant fabric in the Listed Buildings, but enabling a viable long-term use for the buildings.
- **Substantial beneficial**: effects which ensure the long-term future of the most significant historic fabric by providing viable and appropriate uses and, impacts which improve the setting of a Listed Building or historic parkland and, which repair and conserve the most significant fabric of the Listed Buildings.

6.2 Schedules of Impact Assessment

6.2.1 Impact of the Repair and Reinstatement Works

We have prepared a room by room Impact Assessment of the proposed works. This below impact assessment if for the Strip out works, and the proposed repairs and reinstatement works relating to the historic fabric. Please refer to **SLHA's Reinstatement Drawings (SLHA-KOKO_RR-01 to RR-17)** for drawings relating to the works in the below schedules:

Lower Basement Floor

Lower Basement			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
All areas	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	The sub-basement was inundated with water during the firefighting efforts, resulting in damp ceiling and wall structure and finishes. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is plain and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
All areas	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing	The sub-basement was inundated with water during the firefighting efforts, resulting in damp ceiling and wall structure and finishes. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is plain and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
All areas	Remove modern plyboard wall lining and other areas and provide new plywood joinery as per architect's proposal	Moisture content in the walls is assessed as being high and the plywood lining has been severely damaged by water ingress. In order to allow drying out of the walls, removal of finishes is essential. Therefore, these modern finishes of low significance are proposed to be stripped out and reinstated in similar finishes.	**No impact:** Removal and replacement of the modern finishes will have no impact on the special architectural or historic interest of the listed building.

Basement

Basement			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
B-15	Remove existing early plasterboard ceiling including timber supporting structure and provide new suspended ceiling with new supporting structure.	This plasterboard ceiling is early; however, it is plain and of a generic type. A section of this ceiling has collapsed and some areas have been damaged due to the insertion of the supporting megashores. Overall, the plaster ceiling has been significantly affected by the water ingress, and contains a layer of asbestos insulation within; and requires to be removed and replaced.	**No impact:** Removal of the damaged ceiling and its replacement with a similar ceiling supported on a new timber structure will not harm the special interest and significance of the listed building. The works may result in some loss of fabric, however the plan 'generic' ceiling is of low significance.
	Remove existing modern suspended ceiling including timber supporting structure and provide new suspended ceiling with new supporting structure.	This suspended ceiling is modern and of low significance. A section of this ceiling has collapsed due to the water ingress. Overall, the plaster ceiling has been significantly affected by the water ingress and requires to be removed and replaced.	**No impact:** Removal of the damaged modern suspended ceiling and its replacement with a similar ceiling supported on a new timber structure will not harm the special interest and significance of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster.	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.

Basement			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
	Remove and dispose off modern fixed furniture (shelving) and provide new shelving as per design/ specifications by the architect.	This room has been significantly affected by water damage and the boxing/ other joinery are damp and require to be removed to enable drying out works.	**No impact:** Removal of modern finishes and details having no significance will not have an impact on the special interest and significance of the building.
B-16	Remove existing timber floorboards with cement screed finish in all areas and provide new timber floorboards matching to the original. If timber joists supporting floorboards are damp/ damaged, then these are to be replaced like for like	This area has been affected by water ingress resulting in wetting of the floors. Removal of these damaged floor finishes is essential to allow for drying out of the building, The floorboards may be early, however they are not a significant element within the building and have been damaged/ defaced by provision of a layer of cement screed in the past	**No impact:** Removal of the damaged timber floorboards and replacement with like for like floorboards would not have an adverse impact on the special interest of the building.
	Remove existing early plasterboard ceiling including timber supporting structure and provide new suspended ceiling with new supporting structure.	This plasterboard ceiling is early; however, it is plain and of a generic type. A section of this ceiling has collapsed and some areas have been damaged due to the insertion of the supporting megashores. Overall, the plaster ceiling has been significantly affected by the water ingress, and contains a layer of asbestos insulation within; and requires to be removed and replaced.	**No impact:** Removal of the damaged ceiling and its replacement with a similar ceiling supported on a new timber structure will not harm the special interest and significance of the listed building. The works may result in some loss of fabric, however the plan 'generic' ceiling is of low significance.
	Remove existing modern suspended ceiling including timber supporting structure and provide new suspended ceiling with new supporting structure.	This suspended ceiling is modern and of low significance. A section of this ceiling has collapsed due to the water ingress. Overall, the plaster ceiling has been significantly affected by the water ingress and requires to be removed and replaced.	**No impact:** Removal of the damaged modern suspended ceiling and its replacement with a similar ceiling supported on a new timber structure will not harm the special interest and significance of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster. Care to be taken not to damage the glazed tiles/ bricks in this location	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove and dispose off modern ply boxing	This room has been affected by water damage and the boxing/ other joinery are damp and require to be removed to enable drying out works.	**No impact:** Removal of modern finishes and details having no significance will not have an impact on the special interest and significance of the building.
B-17	Remove existing early plasterboard ceiling including timber supporting structure and provide new suspended ceiling with new supporting structure.	This plasterboard ceiling is early; however, it is plain and of a generic type. A section of this ceiling has collapsed and some areas have been damaged due to the insertion of the supporting megashores. Overall, the plaster ceiling has been significantly affected by the water ingress, and contains a layer of asbestos insulation within; and requires to be removed and replaced.	**No impact:** Removal of the damaged ceiling and its replacement with a similar ceiling supported on a new timber structure will not harm the special interest and significance of the listed building. The works may result in some loss of fabric, however the plan 'generic' ceiling is of low significance.
	Remove existing wall plaster from all walls and replaster walls with lime plaster. Care to be taken not to damage the glazed tiles/ bricks in this location	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like

Basement			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
		particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ.	for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove and dispose off modern bar counter including backbar and other associated features/ details	The backbar is modern and of no significance. It has been significantly affected by water damage as part of the firefighting efforts. Removal of the bar would allow for efficient drying out of the area.	**No impact:** Removal of the modern bar counter and associated features would have no impact on the special architectural and historic interest of the building.
B-18	Remove and replace timber nosing from all stair treads. New nosing to be as per design and specification by architect.	Removal of the non-original timber nosing (which retains moisture) is essential to allow for drying out of the slab. The nosing itself is of low significance and is proposed to be replaced with a similar nosing following drying out.	**No impact:** Removal and replacement of the non-original timber nosing of low significance will have no impact on the special architectural or historic interest of the listed building.
	Remove and discard modern plywood lining from the walls	The modern plywood lining on walls are unsightly and of no significance. Their removal is essential to allow for drying out of the building. This is proposed to be removed and the original plaster finish in these rooms reinstated.	**No impact:** Removal and replacement of the modern finishes will have no impact on the special architectural or historic interest of the listed building.
B-19	Remove and replace modern flooring including raised flooring structure throughout.	The existing modern flooring including raised floor structure is of no significance. This area has been affected by water ingress and the existing finishes are to be removed to allow for efficient drying out.	**No impact:** Removal and replacement of the modern floor finishes and structures of no significance will have no impact on the special architectural or historic interest of the listed building.
	Remove and replace modern suspended ceiling including supporting metal ceiling structure. Replaster concrete slab with lime/ cement plaster (as existing)	The existing modern ceiling including ceiling structure is of no significance. This area has been affected by water ingress, the ceiling has partially collapsed and the existing finishes are to be removed to allow for efficient drying out.	**No impact:** Removal and replacement of the modern ceiling structure and finishes will have no impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster. Care to be taken not to damage the glazed tiles/ bricks in this location	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove and dispose off modern ply boxing	This room has been affected by water damage and the boxing/ other joinery are damp and require to be removed to enable drying out works.	**No impact:** Removal of modern finishes and details having no significance will not have an impact on the special interest and significance of the building.
B-22	Remove and replace timber nosing from all stair treads. New nosing to be as per design and specification by architect.	Removal of the non-original timber nosing (which retains moisture) is essential to allow for drying out of the slab. The nosing itself is of low significance and is proposed to be replaced with a similar nosing following drying out.	**No impact:** Removal and replacement of the non-original timber nosing of low significance will have no impact on the special architectural or historic interest of the listed building.
	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like

Basement			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
		allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster. Care to be taken not to damage the glazed tiles/ bricks in this location	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
B-23 & B-25	Remove and replace modern flooring including raised flooring structure throughout.	The existing modern flooring including raised floor structure is of no significance. This area has been affected by water ingress and the existing finishes are to be removed to allow for efficient drying out.	**No impact:** Removal and replacement of the modern floor finishes and structures of no significance will have no impact on the special architectural or historic interest of the listed building.
	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster. Care to be taken not to damage the glazed tiles/ bricks in this location	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove and dispose off modern fixed furniture (shelving) and provide new shelving as per design/ specifications by the architect.	This room has been significantly affected by water damage and the boxing/ other joinery are damp and require to be removed to enable drying out works.	**No impact:** Removal of modern finishes and details having no significance will not have an impact on the special interest and significance of the building.
B-24 & B-32	Remove and replace modern flooring including raised flooring structure throughout.	The existing modern flooring including raised floor structure is of no significance. This area has been affected by water ingress and the existing finishes are to be removed to allow for efficient drying out.	**No impact:** Removal and replacement of the modern floor finishes and structures of no significance will have no impact on the special architectural or historic interest of the listed building.
	Remove and replace modern suspended ceiling including supporting metal ceiling structure. Replaster concrete slab with lime/ cement plaster (as existing)	The existing modern ceiling including ceiling structure is of no significance. This area has been affected by water ingress, the ceiling has partially collapsed and the existing finishes are to be removed to allow for efficient drying out.	**No impact:** Removal and replacement of the modern ceiling structure and finishes will have no impact on the special architectural or historic interest of the listed building.
	Remove and replace modern wall finishes, skirting, etc including plaster and provide new wall plaster and wall finishes. Replaster walls in lime/ cement plaster (as existing)	The existing modern wall finishes are of no significance. This area has been affected by water ingress and the existing finishes are to be removed to allow for efficient drying out.	**No impact:** Removal and replacement of the modern wall finishes will have no impact on the special architectural or historic interest of the listed building.

Basement			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
	Remove and replace modern WC enclosures and sanitary fittings, as per design by architect	These elements are of no significance and their removal and replacement is essential to allow for removal of finishes and enabling drying out.	**No impact:** Replacement of the modern WC enclosure and sanitary fittings will have no impact on the special architectural or historic interest of the building.
B-26, 27, 28 and 29	Remove and replace modern flooring including raised flooring structure throughout.	The existing modern flooring including raised floor structure is of no significance. This area has been affected by water ingress and the existing finishes are to be removed to allow for efficient drying out.	**No impact:** Removal and replacement of the modern floor finishes and structures of no significance will have no impact on the special architectural or historic interest of the listed building.
	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster. Care to be taken not to damage the glazed tiles/ bricks in this location	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove and discard modern plywood lining from the walls	The modern plywood lining on walls are unsightly and of no significance. Their removal is essential to allow for drying out of the building. This is proposed to be removed and the original plaster finish in these rooms reinstated.	**No impact:** Removal and replacement of the modern finishes will have no impact on the special architectural or historic interest of the listed building.
B-33 & B-34	Remove and replace modern flooring including raised flooring structure throughout.	The existing modern flooring including raised floor structure is of no significance. This area has been affected by water ingress and the existing finishes are to be removed to allow for efficient drying out.	**No impact:** Removal and replacement of the modern floor finishes and structures of no significance will have no impact on the special architectural or historic interest of the listed building.
	Remove and replace modern suspended ceiling including supporting metal ceiling structure. Replaster concrete slab with lime/ cement plaster (as existing)	The existing modern ceiling including ceiling structure is of no significance. This area has been affected by water ingress, the ceiling has partially collapsed and the existing finishes are to be removed to allow for efficient drying out.	**No impact:** Removal and replacement of the modern ceiling structure and finishes will have no impact on the special architectural or historic interest of the listed building.
	Remove and replace modern wall finishes, skirting, etc including plaster and provide new wall plaster and wall finishes. Replaster walls in lime/ cement plaster (as existing)- North wall of B-34	The existing modern wall finishes are of no significance. This area has been affected by water ingress and the existing finishes are to be removed to allow for efficient drying out.	**No impact:** Removal and replacement of the modern wall finishes will have no impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster. Care to be taken not to damage the glazed tiles/ bricks in this location	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.

Basement			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
B-35 & B-41	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster. Care to be taken not to damage the glazed tiles/ bricks in this location	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
B-38	Remove and replace timber nosing from all stair treads. New nosing to be as per design and specification by architect.	Removal of the non-original timber nosing (which retains moisture) is essential to allow for drying out of the slab. The nosing itself is of low significance and is proposed to be replaced with a similar nosing following drying out.	**No impact:** Removal and replacement of the non-original timber nosing of low significance will have no impact on the special architectural or historic interest of the listed building.
	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster. Care to be taken not to damage the glazed tiles/ bricks in this location	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove historic timber dado rail, store off site and reinstate in original location after drying out. Missing/ damaged sections to be replaced with matching timber moulded details	The timber dado rails are historic and of significance. They are proposed to be carefully removed and stored off site and will be reinstated following drying out.	**No impact:** The proposed works would temporarily secure in an off site location, the architectural elements and details of significance. These would be reinstated in situ, following completion of drying out and as part of the reinstatement works. Any shortfall due to damaged/ missing sections would be replaced in a like for like basis. Overall, the works would have no adverse impact on the special interest and significance of the building.

Ground Floor

Ground Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
G-07	Remove and replace timber nosing from all stair treads. New nosing to be as per design and specification by architect.	Removal of the non-original timber nosing (which retains moisture) is essential to allow for drying out of the slab. The nosing itself is of low significance and is proposed to be replaced with a similar nosing following drying out.	**No impact:** Removal and replacement of the non-original timber nosing of low significance will have no impact on the special architectural or historic interest of the listed building.
	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove and discard modern plywood lining/ boxing from the walls	The modern plywood lining/ boxing on walls are unsightly and of no significance. Their removal is essential to allow for drying out of the building. This is proposed to be removed and the original plaster finish in these rooms reinstated.	**No impact:** Removal and replacement of the modern joinery/ finishes will have no impact on the special architectural or historic interest of the listed building.
G-08	Remove and discard modern ply shelving on wall	The modern plywood shelving on walls are unsightly and of no significance. Their removal is essential to allow for drying out of the building. This is proposed to be removed and the original plaster finish in these rooms reinstated.	**No impact:** Removal and replacement of the modern joinery will have no impact on the special architectural or historic interest of the listed building.
G-09	Remove and discard modern ply shelving on wall	The modern plywood shelving on walls are unsightly and of no significance. Their removal is essential to allow for drying out of the building. This is proposed to be removed and the original plaster finish in these rooms reinstated.	**No impact:** Removal and replacement of the modern joinery will have no impact on the special architectural or historic interest of the listed building.
G-10 (north and south sides)	Remove existing timber floorboards with cement screed finish in all areas and provide new timber floorboards matching to the original. If timber joists supporting floorboards are damp/ damaged, then these are to be replaced like for like	This area has been affected by water ingress resulting in wetting of the floors. Removal of these damaged floor finishes is essential to allow for drying out of the building, The floorboards may be early, however they are not a significant element within the building and have been damaged/ defaced by provision of a layer of cement screed in the past	**No impact:** Removal of the damaged timber floorboards and replacement with like for like floorboards would not have an adverse impact on the special interest of the building.

Ground Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove and discard modern plywood lining/ boxing from the walls	The modern plywood lining/ boxing on walls are unsightly and of no significance. Their removal is essential to allow for drying out of the building. This is proposed to be removed and the original plaster finish in these rooms reinstated.	**No impact:** Removal and replacement of the modern joinery/ finishes will have no impact on the special architectural or historic interest of the listed building.
	Remove historic moulded timber skirting, store off site and reinstate in original location after drying out. Missing/ damaged sections to be replaced with matching timber moulded details	The timber dado skirtings are historic and of significance. They are proposed to be carefully removed and stored off site	**No impact:** The proposed works would temporarily secure in an off site location, the architectural elements and details of significance. These would be reinstated in situ, following completion of drying out and as part of the reinstatement works. Any shortfall due to damaged/ missing sections would be replaced in a like for like basis. Overall, the works would have no adverse impact on the special interest and significance of the building.
G-10 (central)	Remove existing timber floorboards with cement screed finish in all areas and provide new timber floorboards matching to the original. If timber joists supporting floorboards are damp/ damaged, then these are to be replaced like for like	This area has been affected by water ingress resulting in wetting of the floors. Removal of these damaged floor finishes is essential to allow for drying out of the building, The floorboards may be early, however they are not a significant element within the building and have been damaged/ defaced by provision of a layer of cement screed in the past	**No impact:** Removal of the damaged timber floorboards and replacement with like for like floorboards would not have an adverse impact on the special interest of the building.
	Remove and discard modern ply lining on wall. Provide new wall lining in this area based on designs by architect/ interior designer.	The modern plywood lining on walls are unsightly and significantly damaged by water ingress. Their removal is essential to allow for drying out of the building. This is proposed to be removed and replaced with new finishes in the same area, similar to the existing finishes.	**No impact:** Removal and replacement of the modern joinery/ finishes will have no impact on the special architectural or historic interest of the listed building. These works would allow for drying out of the fabric
G-10 (tunnel)	Remove and replace modern floor finishes in this area. New floor finishes as per designs by architect/ interior designer.	The existing vinyl floor finish is redundant and the slab is damp due to water ingress. Removal of the vinyl floor finish is required to enable drying out.	**No impact:** Removal of the damaged/ damp floor finishes and replacement with floor finishes of similar design would not have an adverse impact on the special interest of the building.

Ground Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
	Remove and discard modern ply lining on wall. Provide new wall lining in this area based on designs by architect/ interior designer.	The modern plywood lining on walls are unsightly and significantly damaged by water ingress. Their removal is essential to allow for drying out of the building. This is proposed to be removed and replaced with new finishes in the same area, similar to the existing finishes.	**No impact:** Removal and replacement of the modern joinery/ finishes will have no impact on the special architectural or historic interest of the listed building. These works would allow for drying out of the fabric
G-11	Remove and dispose off historic floorboards/ plywood boarding (damaged by water ingress); remove existing asbestos insulation boards underneath; provide new timber floorboards matching to the historic in material and dimensions. Existing timber joists holding the floorboards are to be investigated and reused if structurally sound, replacing any sections where necessary.	The historic floorboards in this room have been significantly affected by water ingress as it is directly below the roof slab. Moreover, subsequent investigations revealed that the timber floorboards are lined internally (surface facing the floor void below) with asbestos insulation boards, nailed to the timber joists. The plywood boarding used in some areas (level of the bar) is modern and of no significance. These floorboards need to be removed to allow for the drying out of the slab below, and the timber members, which have had significant wetting.	**No impact:** The proposed works would involve removal of early fabric, however the floorboards themselves are of a generic, machine cut type and have been repaired and partly replaced in the past. Though they have a limited contribution to the overall interest of the building, their significance is low. The floorboards have been affected by water ingress from the ceiling slab (over the auditorium balconies) resulting in damp and damaged floorboards and joists susceptible to rot and further decay. Furthermore, this area (including the floor voids) are wet and require drying out. Additionally, during investigative works, asbestos insulation board was discovered beneath the floorboards which need to be removed and disposed off. As part of these works, the floorboards including asbestos insulation boards will be removed. New floorboards will be installed, matching to the historic type. **In summary, these are urgent and necessary works to ensure timely drying out of the building and removal of asbestos contamination. The works would reinstate the timber floorboards as per historic type and the works would therefore have no adverse impact on the special interest of the listed building.**
	Remove and replace early grounding timbers embedded within the clinker concrete slab with top surface visible. New grounding timbers will be of similar material and dimension to the existing timbers and flush with the slab finish.	The grounding timbers have been significantly impact by damp/ moisture and their removal is essential to allow for drying out of the slab.	**No impact:** Removal of the damp/ decaying grounding timbers is essential to allow for drying out of the slab. Its removal and like for like replacement will not have an adverse impact on the special interest of the building.
	Remove existing historic decorative plaster ceiling divided into five bays decorative cornice and other moulded details; remove existing historic timber structure (framework) supporting the ceiling. Provide new	The decorative plaster ceiling/ timber ceiling structure is historic, however these have been significantly affected by water ingress, resulting in damp and damaged timber supporting structure with the	**Moderate adverse:** The proposed works would involve removal of early fabric, however the historic fibrous plaster ceiling and associated timber structure is significantly affected by moisture/

Ground Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
	decorative plaster ceiling (matching to the existing) including new timber structure in this area. Samples of the ceiling including all decorative areas have been taken by Locker & Riley to inform the reinstatement.	possibility of further rot and decay. This ceiling has also partially collapsed; plus large sections of this area have been previously damaged (consented retrospectively) due to the installation of mega-shores to support the truss. Samples of all decorative areas have been taken by Locker & Riley to inform reinstatement works. Removal of the historic decorative plaster ceiling and associated structure is essential to allow the building to dry out.	damp. Though they have an important contribution to the overall architectural interest of the building and their significance is high, L&R's report has demonstrated that these cannot be salvaged and have recommended like for like replacement. This area (including the ceiling voids) are damp and require drying out. Additionally, during investigative works, asbestos insulation board was discovered within the ceiling void above and need to be removed and disposed off. As part of these works, new fibrous plaster ceiling (matching to the existing) and new supporting timber structure will be installed. **In summary, these are urgent and necessary works to ensure timely drying out of the building and removal of asbestos contamination in the ceiling void. The works would reinstate the fibrous plaster ceiling as per historic type/ detailing and the works would therefore mitigate any adverse impact on the special interest of the listed building.**
	Remove and dispose off modern plywood/ plyboard ceiling with associated structure/ fixing	The ceiling (only in the south side) is modern and has been partly damaged. Its removal would have no impact on the special interest of the building. Infact, its removal would expose and better reveal the historic plaster ceiling proposed to be reinstated in this area, and overall, these works would be beneficial	**Minor beneficial:** The proposed works would remove modern fabric and help better reveal the significance of the historic finishes and details. These works would therefore have an overall minor beneficial impact on the special interest of the building.
	Remove existing historic decorative plaster frieze to the walls with highly decorative mouldings; remove associated existing historic timber structure (framework) supporting the plaster frieze. Provide new decorative plaster frieze and wall (matching to the existing) including new timber structure. Samples of the frieze including all decorative areas have been taken by Locker & Riley to inform the reinstatement. Decorative coving (2 nos) over the doors are to be left in situ and protected	The decorative plaster wall finishes and associated timber structure is historic, however these have been significantly affected by water ingress, resulting in damp and damaged timber supporting structure with the possibility of further rot and decay. Sections of this area have been previously damaged (consented retrospectively) due to the installation of mega-shores to support the truss. Samples of all decorative areas have been taken by Locker & Riley to inform reinstatement works. Removal of the historic decorative plaster ceiling and associated structure is essential to allow the building to dry out.	**Minor adverse:** The proposed works would involve removal of early fabric, however the historic fibrous plaster wall finishes and associated timber structure is significantly affected by moisture/ damp. Though they have an important contribution to the overall architectural interest of the building and their significance is high, L&R's report has demonstrated that these cannot be salvaged and have recommended like for like replacement. The decorative coving elements are proposed to be retained in situ and repaired as necessary.

Ground Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
		The decorative covings in the arched openings on the east elevations are to be protected in situ.	This area (including the masonry wall behind) are damp and require drying out. As part of these works, new fibrous plaster wall finishes (matching to the existing) and new supporting timber structure will be installed. **In summary, these are urgent and necessary works to ensure timely drying out of the building. The works would reinstate the fibrous plaster wall finishes as per historic type/ detailing and the works would therefore mitigate any adverse impact on the special interest of the listed building.**
	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove historic moulded timber skirting and dado rail, store off site and reinstate in original location after drying out. Missing/ damaged sections to be replaced with matching timber moulded details	The timber dado rails and skirtings are historic and of significance. They are proposed to be carefully removed and stored off site	**No impact:** The proposed works would temporarily secure in an off site location, the architectural elements and details of significance. These would be reinstated in situ, following completion of drying out and as part of the reinstatement works. Any shortfall due to damaged/ missing sections would be replaced in a like for like basis. Overall, the works would have no adverse impact on the special interest and significance of the building.
G-12	Remove existing raised floor and associated floor finishes (vinyl tiles). Provide and fix new raised floor with new floor finishes as per designs by the architect/ interior designer.	The existing floor finishes in this secondary room are of low/ no significance. They have been affected by water damage and are damp. Their removal is essential to allow for a thorough drying out of the building,	**No impact:** The proposed removal of fabric and finishes and their replacement in a similar manner would have no adverse impact on the special architectural and historical interest of the building.
	Remove existing wall plaster from walls and replaster walls with lime plaster, matching to the existing	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.

Ground Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
	Remove and discard modern plywood lining/ boxing from the walls	The modern plywood lining/ boxing on walls are unsightly and of no significance. Their removal is essential to allow for drying out of the building. This is proposed to be removed and the original plaster finish in these rooms reinstated.	**No impact:** Removal and replacement of the modern joinery/ finishes will have no impact on the special architectural or historic interest of the listed building.
G-13	Repairs to existing historic plaster ceiling; providing new metal structure within the existing ceiling void to support the plaster ceiling. Repairs to the links of the historic timber structure. Making small holes in the flat areas of the plaster ceiling to enable drying out of the ceiling finish and structure. Repair works to the plaster ceiling (as necessary)	The historic plaster ceiling is of high significance. This ceiling has been affected by water ingress resulting in collapse of small sections. Locker & Riley's report concludes that the existing ceiling can be salvaged in situ, however it would require substantial repair works. These repair works are proposed in order to save the existing ceiling from collapse and retain it within the proposed scheme.	**Minor beneficial:** The proposed works involves diligent repair of the existing plaster ceiling and supporting timber structure by experts. This is backed by investigative reports by Locker & Riley (Plaster specialists) and Hutton & Rostron (historic timber specialists). The result of these works would be repairs and restoration of the historically significant fibrous plaster ceiling in the ground floor entrance lobby- a principal room which preserves much of its original finishes and details (albeit in a water damaged condition)
	Remove existing damaged timber floorboards and discard. Carefully remove and store off site historic stone tiles (chequerboard pattern) from this room for reinstatement following drying out.	The timber floorboards are not original and their significance is low. They are moreover significantly affected by water ingress and damp and have warped in many areas. Their removal is essential to allow for the building's drying out. Historic stone tiles (assumed marble) in a chequerboard pattern were discovered underneath the timber floorboards and is the original floor finish in this room. They are proposed to be carefully taken off site to allow for the slab underneath to completely dry out.	**Minor beneficial:** The proposed works would reinstate the original floor finish in these rooms, removing any later finishes. Removal of the later timber floorboards is essential to allow for the room's drying out. Removal of moisture and damp fabric from this room is essential to allow complete drying out of the historically sensitive wall and ceiling finishes.
	Remove historic timber door frames, architraves including leaded fanlights, store off site and reinstate in original location after drying out.	These elements are historic and of significance. They are proposed to be carefully removed and stored off site for reinstatement following drying out works.	**No impact:** The proposed works would temporarily secure in an off site location, the architectural elements and details of significance. These would be reinstated in situ, following completion of drying out and as part of the reinstatement works. Any shortfall due to damaged/ missing sections would be replaced in a like for like basis. Overall, the works would have no adverse impact on the special interest and significance of the building.
G-14	Remove and replace timber nosing from all stair treads. New nosing to be as per design and specification by architect.	Removal of the non-original timber nosing (which retains moisture) is essential to allow for drying out of the slab. The nosing itself is of low significance and is proposed to be replaced with a similar nosing following drying out.	**No impact:** Removal and replacement of the non-original timber nosing of low significance will have no impact on the special architectural or historic interest of the listed building.
	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like

Ground Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
		allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove historic moulded dado rail, store off site and reinstate in original location after drying out. Missing/ damaged sections to be replaced with matching timber moulded details.	The timber dado rails are historic and of significance. They are proposed to be carefully removed and stored off site.	**No impact:** The proposed works would temporarily secure in an off site location, the architectural elements and details of significance. These would be reinstated in situ, following completion of drying out and as part of the reinstatement works. Any shortfall due to damaged/ missing sections would be replaced in a like for like basis. Overall, the works would have no adverse impact on the special interest and significance of the building.
G-15	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove and discard modern ply shelving/ boxing	The modern plywood shelving/ boxing is not of significance. Their removal is essential to allow for drying out of the building. This is proposed to be removed and replaced with new finishes in the same area, similar to the existing finishes.	**No impact:** Removal and replacement of the modern joinery/ finishes will have no impact on the special architectural or historic interest of the listed building. These works would allow for drying out of the fabric.
G-16	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.

Ground Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
G-17	Repairs to existing historic plaster ceiling; providing new metal structure within the existing ceiling void to support the plaster ceiling. Repairs to the links of the historic timber structure. Making small holes in the flat areas of the plaster ceiling to enable drying out of the ceiling finish and structure. Repair works to the plaster ceiling (as necessary)	The historic plaster ceiling is of high significance. This ceiling has been affected by water ingress resulting in collapse of small sections. Locker & Riley's report concludes that the existing ceiling can be salvaged in situ, however it would require substantial repair works. These repair works are proposed in order to save the existing ceiling from collapse and retain it within the proposed scheme.	**Minor beneficial:** The proposed works involves diligent repair of the existing plaster ceiling and supporting timber structure by experts. This is backed by investigative reports by Locker & Riley (Plaster specialists) and Hutton & Rostron (historic timber specialists). The result of these works would be repairs and restoration of the historically significant fibrous plaster ceiling in the ground floor entrance lobby- a principal room which preserves much of its original finishes and details (albeit in a water damaged condition)
	Remove historic timber door frames, architraves including leaded fanlights, store off site and reinstate in original location after drying out.	These elements are historic and of significance. They are proposed to be carefully removed and stored off site for reinstatement following drying out works.	**No impact:** The proposed works would temporarily secure in an off site location, the architectural elements and details of significance. These would be reinstated in situ, following completion of drying out and as part of the reinstatement works. Any shortfall due to damaged/ missing sections would be replaced in a like for like basis. Overall, the works would have no adverse impact on the special interest and significance of the building.
G-18	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
G-19	Remove and replace modern suspended ceiling including supporting metal ceiling structure. Replaster concrete slab with lime plaster using a like for like mix	The existing modern ceiling including ceiling structure is of no significance. This area has been affected by water ingress and the existing finishes are to be removed to allow for efficient drying out.	**No impact:** Removal and replacement of the modern ceiling structure and finishes will have no impact on the special architectural or historic interest of the listed building.

Ground Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
G-20	Remove and replace timber nosing from all stair treads. New nosing to be as per design and specification by architect.	Removal of the non-original timber nosing (which retains moisture) is essential to allow for drying out of the slab. The nosing itself is of low significance and is proposed to be replaced with a similar nosing following drying out.	**No impact:** Removal and replacement of the non-original timber nosing of low significance will have no impact on the special architectural or historic interest of the listed building.
	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove and discard modern ply lining from ceilings/ walls	The modern plywood lining on walls/ ceiling is not of significance. Their removal is essential to allow for drying out of the building. This is proposed to be removed and replaced with new finishes in the same area, similar to the existing finishes.	**No impact:** Removal and replacement of the modern joinery/ finishes will have no impact on the special architectural or historic interest of the listed building. These works would allow for drying out of the fabric.
	Remove historic moulded dado rail and handrail; store off site and reinstate in original location after drying out. Missing/ damaged sections to be replaced with matching timber moulded details.	The timber dado rails/ handrails are historic and of significance. They are proposed to be carefully removed and stored off site.	**No impact:** The proposed works would temporarily secure in an offsite location, the architectural elements and details of significance. These would be reinstated in situ, following completion of drying out and as part of the reinstatement works. Any shortfall due to damaged/ missing sections would be replaced in a like for like basis. Overall, the works would have no adverse impact on the special interest and significance of the building.
G-20 A	Remove and replace modern suspended ceiling including supporting metal ceiling structure. Replaster concrete slab with lime plaster using a like for like mix	The existing modern ceiling including ceiling structure is of no significance. This area has been affected by water ingress and the existing finishes are to be removed to allow for efficient drying out.	**No impact:** Removal and replacement of the modern ceiling structure and finishes will have no impact on the special architectural or historic interest of the listed building.

Ground Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
G-21	Remove existing raised floor and associated historic floor finishes. Provide and fix new raised floor with new floor finishes as per designs by the architect/ interior designer.	The existing floor finishes in this secondary room are of low/ no significance. They have been affected by water damage and are damp. Their removal is essential to allow for a thorough drying out of the building,	**Minor adverse:** The proposed removal of fabric and finishes and their replacement in a similar manner would have a minor adverse impact on the special architectural and historical interest of the building, however these works are essential for drying out of the building.
	Remove existing wall plaster from walls and replaster walls with lime plaster, matching to the existing	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove and discard modern plywood lining/ boxing from the walls	The modern plywood lining/ boxing on walls are unsightly and of no significance. Their removal is essential to allow for drying out of the building. This is proposed to be removed and the original plaster finish in these rooms reinstated.	**No impact:** Removal and replacement of the modern joinery/ finishes will have no impact on the special architectural or historic interest of the listed building.
G-22	Remove and discard modern ply shelving/ boxing	The modern plywood shelving/ boxing is not of significance. Their removal is essential to allow for drying out of the building. This is proposed to be removed and replaced with new finishes in the same area, similar to the existing finishes.	**No impact:** Removal and replacement of the modern joinery/ finishes will have no impact on the special architectural or historic interest of the listed building. These works would allow for drying out of the fabric.
G-23	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
G-24	Remove and replace timber nosing from all stair treads. New nosing to be as per design and specification by architect.	Removal of the non-original timber nosing (which retains moisture) is essential to allow for drying out of the slab. The nosing itself is of low significance and is proposed to be replaced with a similar nosing following drying out.	**No impact:** Removal and replacement of the non-original timber nosing of low significance will have no impact on the special architectural or historic interest of the listed building.
	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like

Ground Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
		allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove historic moulded dado rail and handrail; store off site and reinstate in original location after drying out. Missing/ damaged sections to be replaced with matching timber moulded details.	The timber dado rails/ handrails are historic and of significance. They are proposed to be carefully removed and stored off site.	**No impact:** The proposed works would temporarily secure in an offsite location, the architectural elements and details of significance. These would be reinstated in situ, following completion of drying out and as part of the reinstatement works. Any shortfall due to damaged/ missing sections would be replaced in a like for like basis. Overall, the works would have no adverse impact on the special interest and significance of the building.
G-24A	Remove and replace timber nosing from all stair treads. New nosing to be as per design and specification by architect.	Removal of the non-original timber nosing (which retains moisture) is essential to allow for drying out of the slab. The nosing itself is of low significance and is proposed to be replaced with a similar nosing following drying out.	**No impact:** Removal and replacement of the non-original timber nosing of low significance will have no impact on the special architectural or historic interest of the listed building.
	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove historic moulded dado rail and handrail; store off site and reinstate in original location after drying out. Missing/ damaged sections to be replaced with matching timber moulded details.	The timber dado rails/ handrails are historic and of significance. They are proposed to be carefully removed and stored off site.	**No impact:** The proposed works would temporarily secure in an offsite location, the architectural elements and details of significance. These would be reinstated in situ, following completion of drying out and as part of the reinstatement works. Any shortfall due to damaged/ missing sections would be replaced in a like for like basis. Overall, the works would have no

Ground Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
			adverse impact on the special interest and significance of the building.

First Floor

First Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
1-06	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
1-07	Remove existing timber floorboards with cement screed finish in all areas and provide new timber floorboards matching to the original. If timber joists supporting floorboards are damp/ damaged, then these are to be replaced like for like	This area has been affected by water ingress resulting in wetting of the floors. Removal of these damaged floor finishes is essential to allow for drying out of the building, The floorboards may be early, however they are not a significant element within the building and have been damaged/ defaced by provision of a layer of cement screed in the past	**No impact:** Removal of the damaged timber floorboards and replacement with like for like floorboards would not have an adverse impact on the special interest of the building.
	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove and dispose off modern bar counter including backbar and other associated features/ details	The backbar is modern and of no significance. It has been significantly affected by water damage as part of the firefighting efforts. Removal of the bar would allow for efficient drying out of the area.	**No impact:** Removal of the modern bar counter and associated features would have no impact on the special architectural and historic interest of the building.
1-08	Remove and replace modern suspended ceiling including supporting metal ceiling structure. Replaster concrete slab with lime/ cement plaster (as existing)	The existing modern ceiling including ceiling structure is of no significance. This area has been affected by water ingress and the existing finishes are to be removed to allow for efficient drying out.	**No impact:** Removal and replacement of the modern ceiling structure and finishes will have no impact on the special architectural or historic interest of the listed building.

First Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
	Carefully remove existing dado tiles and underlying plaster (assumed cement) without damaging the masonry walls. Replaster the walls with cement plaster and provide new wall finishes as per specifications from architects.	Moisture content in the walls is assessed as being high. In order to allow drying out of the walls, removal of finishes is essential. Therefore, these modern finishes of low significance are proposed to be stripped out and reinstated in similar finishes.	**No impact:** Removal and replacement of the modern finishes will have no impact on the special architectural or historic interest of the listed building.
	Remove modern plyboard wall lining in WC, and provide new wall lining as per architect's proposal	Same as above	**No impact:** Removal and replacement of the modern finishes will have no impact on the special architectural or historic interest of the listed building.
1-09 and 1-10	Remove and replace timber nosing from all stair treads. New nosing to be as per design and specification by architect.	Removal of the non-original timber nosing (which retains moisture) is essential to allow for drying out of the slab. The nosing itself is of low significance and is proposed to be replaced with a similar nosing following drying out.	**No impact:** Removal and replacement of the non-original timber nosing of low significance will have no impact on the special architectural or historic interest of the listed building.
	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing.	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove and discard modern plywood lining from the walls	The modern plywood lining on walls are unsightly and of no significance. Their removal is essential to allow for drying out of the building. This is proposed to be removed and the original plaster finish in these rooms reinstated.	**No impact:** Removal and replacement of the modern finishes will have no impact on the special architectural or historic interest of the listed building.
1-10 WC	Remove and replace modern flooring including raised flooring structure throughout.	The existing modern flooring including raised floor structure is of no significance. This area has been affected by water ingress and the existing finishes are to be removed to allow for efficient drying out.	**No impact:** Removal and replacement of the modern floor finishes and structures of no significance will have no impact on the special architectural or historic interest of the listed building.
	Remove and replace modern suspended ceiling including supporting metal ceiling structure. Replaster concrete slab with lime/ cement plaster (as existing)	The existing modern ceiling including ceiling structure is of no significance. This area has been significantly affected by water ingress and the existing finishes are to be removed to allow for efficient drying out.	**No impact:** Removal and replacement of the modern ceiling structure and finishes will have no impact on the special architectural or historic interest of the listed building.

First Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
	Remove and replace modern wall finishes, skirting, etc including plaster and provide new wall plaster and wall finishes. Replaster walls in lime/ cement plaster (as existing)	The existing modern wall finishes are of no significance. This area has been affected by water ingress and the existing finishes are to be removed to allow for efficient drying out.	**No impact:** Removal and replacement of the modern wall finishes will have no impact on the special architectural or historic interest of the listed building.
	Strip out material blocking historic window opening to allow for natural ventilation and provide new filler material	Removal of the filler material is essential to reopen the blocked window and allow for efficient natural ventilation.	**No impact:** The modern filler material blocks the historic window opening and will be removed to enable drying out.
	Remove and replace modern WC enclosure and sanitary fittings, as per design by architect	These elements are of no significance and their removal and replacement is essential to allow for removal of finishes and enabling drying out.	**No impact:** Replacement of the modern WC enclosure and sanitary fittings will have no impact on the special architectural or historic interest of the building.
1-11	Remove and dispose off historic floorboards/ plywood boarding (damaged by water ingress); remove existing asbestos insulation boards underneath; provide new timber floorboards matching to the historic in material and dimensions. Existing timber joists holding the floorboards are to be investigated and reused if structurally sound, replacing any sections where necessary.	The historic floorboards in Room 1-11 have been significantly affected by water ingress as it is directly below the roof slab. Moreover, subsequent investigations revealed that the timber floorboards are lined internally (surface facing the floor void below) with asbestos insulation boards, nailed to the timber joists. The plywood boarding used in some areas (level of the bar) is modern and of no significance. These floorboards need to be removed to allow for the drying out of the slab below, and the timber members, which have had significant wetting.	**No impact:** The proposed works would involve removal of early fabric, however the floorboards themselves are of a generic, machine cut type and have been repaired and partly replaced in the past. Though they have a limited contribution to the overall interest of the building, their significance is low. The floorboards have been affected by water ingress from the ceiling slab (over the auditorium balconies) resulting in damp and damaged floorboards and joists susceptible to rot and further decay. Furthermore, this area (including the floor voids) are wet and require drying out. Additionally, during investigative works, asbestos insulation board was discovered beneath the floorboards which need to be removed and disposed off. As part of these works, the floorboards including asbestos insulation boards will be removed. New floorboards will be installed, matching to the historic type. **In summary, these are urgent and necessary works to ensure timely drying out of the building and removal of asbestos contamination. The works would reinstate the timber floorboards as per historic type and the works would therefore have no adverse impact on the special interest of the listed building.**
	Remove and dispose off modern raised floor with rubber floor tiles and provide new floor finishes as per designs by architect	The modern raised floor and floor finishes in the bar area are of no significance. They have been affected by significant wetting and require to be removed to assist in the building's drying out.	**No impact:** Removal of the modern finishes having no significance and replacement with new finishes, in this area would have no impact on the special interest of the building.

First Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
	Remove existing historic plain plaster ceiling with small decorative band at east end; remove existing historic timber structure (framework) supporting the ceiling. Provide new plain plaster ceiling (matching to the existing) including new timber structure in this area. Samples of the small decorative band have been taken by Locker & Riley to inform the reinstatement	The plain plaster ceiling/ timber ceiling structure is historic, however these have been significantly affected by water ingress, resulting in damp and damaged timber supporting structure with the possibility of further rot and decay. The only decorative element is the small moulded band on the east side, of which samples have been taken by Locker & Riley to inform reinstatement works. Removal of the historic plain plaster ceiling and associated structure is essential to allow the building to dry out.	**No impact:** The proposed works would involve removal of early fabric, however the historic fibrous plaster ceiling and associated timber structure is plain and significantly affected by moisture/ damp. Though they have some contribution to the overall interest of the building, their significance is medium. This area (including the ceiling voids) are damp and require drying out. Additionally, during investigative works, asbestos insulation board was discovered within the ceiling void above and need to be removed and disposed off. As part of these works, new fibrous plaster ceiling (matching to the existing) and new supporting timber structure will be installed. **In summary, these are urgent and necessary works to ensure timely drying out of the building and removal of asbestos contamination in the ceiling void. The works would reinstate the fibrous plaster ceiling as per historic type/ detailing and the works would therefore have no adverse impact on the special interest of the listed building.**
	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing.	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove and dispose off modern bar counter including backbar and other associated features/ details	The backbar is modern and of no significance. It has been significantly affected by water damage as part of the firefighting efforts. Removal of the bar would allow for efficient drying out of the area.	**No impact:** Removal of the modern bar counter and associated features would have no impact on the special architectural and historic interest of the building.
	Remove and dispose off modern fixed seating in the balconies including all fixing details.	The modern fixed seating is of no significance and moreover has been damaged by water ingress during the firefighting efforts. Its removal is essential to allow for effective drying out of the building.	**No impact:** Removal of the modern seating and associated features would have no impact on the special architectural and historic interest of the building.
	Remove and dispose off modern low parapet wall on the east side	This area has been affected by water damage and the plywood boarding/ parapet wall is damp and requires to be removed to enable drying out works.	**No impact:** Removal of modern finishes and details having no significance will not have an impact on the special interest and

First Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
			significance of the building. These are being reinstated as part of the reinstatement works.
1-12	Remove and dispose off historic floorboards/ plywood boarding (damaged by water ingress); remove existing asbestos insulation boards underneath; provide new timber floorboards matching to the historic in material and dimensions. Existing timber joists holding the floorboards are to be investigated and reused if structurally sound, replacing any sections where necessary.	The historic floorboards in Room 1-12 have been significantly affected by water ingress as it is directly below the roof slab. Moreover, subsequent investigations revealed that the timber floorboards are lined internally (surface facing the floor void below) with asbestos insulation boards, nailed to the timber joists. The plywood boarding used in some areas (level of the bar) is modern and of no significance. These floorboards need to be removed to allow for the drying out of the slab below, and the timber members, which have had significant wetting.	**No impact:** The proposed works would involve removal of early fabric, however the floorboards themselves are of a generic, machine cut type and have been repaired and partly replaced in the past. Though they have a limited contribution to the overall interest of the building, their significance is low. The floorboards have been affected by water ingress from the ceiling slab (over the auditorium balconies) resulting in damp and damaged floorboards and joists susceptible to rot and further decay. Furthermore, this area (including the floor voids) are wet and require drying out. Additionally, during investigative works, asbestos insulation board was discovered beneath the floorboards which need to be removed and disposed off. As part of these works, the floorboards including asbestos insulation boards will be removed. New floorboards will be installed, matching to the historic type. **In summary, these are urgent and necessary works to ensure timely drying out of the building and removal of asbestos contamination. The works would reinstate the timber floorboards as per historic type and the works would therefore have no adverse impact on the special interest of the listed building.**
	Remove and replace early grounding timbers embedded within the clinker concrete slab with top surface visible. New grounding timbers will be of similar material and dimension to the existing timbers and flush with the slab finish.	The grounding timbers have been significantly impact by damp/ moisture and their removal is essential to allow for drying out of the slab.	**No impact:** Removal of the damp/ decaying grounding timbers is essential to allow for drying out of the slab. Its removal and like for like replacement will not have an adverse impact on the special interest of the building.
	Remove and replace timber nosing from all stair treads. New nosing to be as per design and specification by architect.	Removal of the non-original timber nosing (which retains moisture) is essential to allow for drying out of the slab. The nosing itself is of low significance and is proposed to be replaced with a similar nosing following drying out.	**No impact:** Removal and replacement of the non-original timber nosing of low significance will have no impact on the special architectural or historic interest of the listed building.

First Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
	Remove existing historic decorative plaster ceiling with coved sections, decorative cornice and other moulded details; remove existing historic timber structure (framework) supporting the ceiling. Provide new decorative plaster ceiling (matching to the existing) including new timber structure in this area. Samples of the ceiling including all decorative areas have been taken by Locker & Riley to inform the reinstatement.	The decorative plaster ceiling/ timber ceiling structure is historic, however these have been significantly affected by water ingress, resulting in damp and damaged timber supporting structure with the possibility of further rot and decay. This ceiling has also partially collapsed; plus large sections of this area have been previously damaged (consented retrospectively) due to the installation of mega-shores to support the truss. Samples of all decorative areas have been taken by Locker & Riley to inform reinstatement works. Removal of the historic decorative plaster ceiling and associated structure is essential to allow the building to dry out.	**Moderate adverse:** The proposed works would involve removal of early fabric, however the historic fibrous plaster ceiling and associated timber structure is significantly affected by moisture/ damp. Though they have an important contribution to the overall architectural interest of the building and their significance is high, L&R's report has demonstrated that these cannot be salvaged and have recommended like for like replacement. This area (including the ceiling voids) are damp and require drying out. Additionally, during investigative works, asbestos insulation board was discovered within the ceiling void above and need to be removed and disposed off. As part of these works, new fibrous plaster ceiling (matching to the existing) and new supporting timber structure will be installed. **In summary, these are urgent and necessary works to ensure timely drying out of the building and removal of asbestos contamination in the ceiling void. The works would reinstate the fibrous plaster ceiling as per historic type/ detailing and the works would therefore mitigate any adverse impact on the special interest of the listed building.**
	Remove existing historic decorative plaster frieze to the walls with theatrical swags and other highly decorative mouldings; remove associated existing historic timber structure (framework) supporting the plaster frieze. Provide new decorative plaster frieze and wall (matching to the existing) including new timber structure. Samples of the frieze including all decorative areas have been taken by Locker & Riley to inform the reinstatement.	The decorative plaster wall finishes and associated timber structure is historic, however these have been significantly affected by water ingress, resulting in damp and damaged timber supporting structure with the possibility of further rot and decay. This wall frieze has also partially collapsed in the northwest side; plus large sections of this area have been previously damaged (consented retrospectively) due to the installation of mega-shores to support the truss. Samples of all decorative areas have been taken by Locker & Riley to inform reinstatement works. Removal of the historic decorative plaster ceiling and associated structure is essential to allow the building to dry out.	**Moderate adverse:** The proposed works would involve removal of early fabric, however the historic fibrous plaster wall finishes and associated timber structure is significantly affected by moisture/ damp. Though they have an important contribution to the overall architectural interest of the building and their significance is high, L&R's report has demonstrated that these cannot be salvaged and have recommended like for like replacement. This area (including the masonry wall behind) are damp and require drying out. As part of these works, new fibrous plaster wall finishes (matching to the existing) and new supporting timber structure will be installed.

First Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
			In summary, these are urgent and necessary works to ensure timely drying out of the building. The works would reinstate the fibrous plaster wall finishes as per historic type/ detailing and the works would therefore mitigate any adverse impact on the special interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing.	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove and discard modern plywood lining from the walls	The modern plywood lining on walls are unsightly and of no significance. Their removal is essential to allow for drying out of the building. This is proposed to be removed and the original plaster finish in these rooms reinstated.	**No impact:** Removal and replacement of the modern finishes will have no impact on the special architectural or historic interest of the listed building.
	Remove and dispose off modern fixed seating in this area including all fixing details.	The modern fixed seating is of no significance and moreover has been damaged by water ingress during the firefighting efforts. Its removal is essential to allow for effective drying out of the building.	**No impact:** Removal of the modern seating and associated features would have no impact on the special architectural and historic interest of the building.
	Remove historic moulded timber skirting and dado rail, store off site and reinstate in original location after drying out. Missing/ damaged sections to be replaced with matching timber moulded details	The timber dado rails and skirtings are historic and of significance. They are proposed to be carefully removed and stored off site	**No impact:** The proposed works would temporarily secure in an off site location, the architectural elements and details of significance. These would be reinstated in situ, following completion of drying out and as part of the reinstatement works. Any shortfall due to damaged/ missing sections would be replaced in a like for like basis. Overall, the works would have no adverse impact on the special interest and significance of the building.
1-13	Remove and replace modern flooring including raised flooring structure throughout.	The existing modern flooring including raised floor structure is of no significance. This area has been affected by water ingress and the existing finishes are to be removed to allow for efficient drying out.	**No impact:** Removal and replacement of the modern floor finishes and structures of no significance will have no impact on the special architectural or historic interest of the listed building.
	Remove and replace modern suspended ceiling including supporting metal ceiling structure. Replaster concrete slab with lime/ cement plaster (as existing)	The existing modern ceiling including ceiling structure is of no significance. This area has been significantly affected by water ingress and the existing finishes are to be removed to allow for efficient drying out.	**No impact:** Removal and replacement of the modern ceiling structure and finishes will have no impact on the special architectural or historic interest of the listed building.
	Remove and replace modern wall finishes, skirting, etc including plaster and provide new wall plaster and wall finishes. Replaster walls in lime/ cement plaster (as existing)	The existing modern wall finishes are of no significance. This area has been affected by water ingress and the existing finishes are to be removed to allow for efficient drying out.	**No impact:** Removal and replacement of the modern wall finishes will have no impact on the special architectural or historic interest of the listed building.

First Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
	Remove and replace modern WC enclosure and sanitary fittings, as per design by architect	These elements are of no significance and their removal and replacement is essential to allow for removal of finishes and enabling drying out.	**No impact:** Replacement of the modern WC enclosure and sanitary fittings will have no impact on the special architectural or historic interest of the building.
	Remove and store off site historic parquet block floors for reinstatement after drying out. Reinstate following completion of drying out works. Any shortfall to be provided for using new matching parquet blocks	The parquet floor is an early feature of the building and of significance. However, it was covered in a carpeted finish and suffered extensive wetting during the firefighting effort. The parquet blocks need to be taken off site to allow for drying out and also enable drying out of the surfaces below. These will be reinstated in position, and any shortfall will be provided for using new matching parquet blocks.	**Minor beneficial:** The proposed works would reinstate the original parquet blocks in this room, following drying out works. The parquet blocks will be repaired (if required) and any shortfall will be provided for. The works would enhance the special interest of the listed building.
	Remove and dispose off historic timber floorboards and associated joists from the east ; provide new timber joists and floorboards in this location after drying out	The existing timber joists and floorboards have suffered water damage and are susceptible to further decay. Their removal is essential to allow for drying out of the building. They will be reinstated like for like.	**No impact:** Removal and like for like replacement of the small section of timber floorboards and joists in the east end of the room, to allow for drying out would not harm the special interest of the building.
	Remove and dispose off modern raised floor with rubber floor tiles	The modern raised floor and floor finishes in the bar area are of no significance. They have been affected by significant wetting and require to be removed to assist in the building's drying out.	**No impact:** Removal of the modern finishes having no significance would have no impact on the special interest of the building.
1-14	Remove existing historic decorative plaster ceiling with decorative cornice and other moulded details; remove existing historic timber structure (framework) supporting the ceiling. Provide new decorative plaster ceiling (matching to the existing) including new timber structure in this area. Samples of the ceiling including all decorative areas have been taken by Locker & Riley to inform the reinstatement.	The decorative plaster ceiling/ timber ceiling structure is historic; however these have been significantly affected by water ingress, resulting in damp and damaged timber supporting structure with the possibility of further rot and decay. This ceiling has also partially collapsed. Samples of all decorative areas have been taken by Locker & Riley to inform reinstatement works. Removal of the historic decorative plaster ceiling and associated structure is essential to allow the building to dry out.	**Moderate adverse:** The proposed works would involve removal of early fabric, however the historic fibrous plaster ceiling and associated timber structure is significantly affected by moisture/ damp and has partially collapsed. Though they have an important contribution to the overall architectural interest of the building and their significance is high, L&R's report has demonstrated that these cannot be salvaged and have recommended like for like replacement. This area (including the ceiling voids) are damp and require drying out. As part of these works, new fibrous plaster ceiling (matching to the existing) and new supporting timber structure will be installed. **In summary, these are urgent and necessary works to ensure timely drying out of the building. The works would reinstate the fibrous plaster ceiling as per historic type/ detailing and the**

First Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
			works would therefore mitigate any adverse impact on the special interest of the listed building.
	Remove and dispose off modern plywood boxing around beams	This room has been affected by water damage and the boxing is damp and require to be removed to enable drying out works.	**No impact:** Removal of modern finishes and details having no significance will not have an impact on the special interest and significance of the building. These are being reinstated as part of the reinstatement works.
	Remove existing historic decorative fibrous plaster finishes to the walls with border mouldings; remove associated existing historic timber structure (framework) supporting the plaster finishes. Provide new decorative plaster frieze and wall (matching to the existing) including new timber structure. Samples of the frieze including all decorative areas have been taken by Locker & Riley to inform the reinstatement.	The decorative plaster wall finishes and associated timber structure is historic, however these have been significantly affected by water ingress, resulting in damp and damaged timber supporting structure with the possibility of further rot and decay. Samples of all decorative areas have been taken by Locker & Riley to inform reinstatement works. Removal of the historic decorative plaster ceiling and associated structure is essential to allow the building to dry out.	**Moderate adverse:** The proposed works would involve removal of early fabric, however the historic fibrous plaster wall finishes and associated timber structure is significantly affected by moisture/ damp. Though they have an important contribution to the overall architectural interest of the building and their significance is high, L&R's report has demonstrated that these cannot be salvaged and have recommended like for like replacement. This area (including the masonry wall behind) are damp and require drying out. As part of these works, new fibrous plaster wall finishes (matching to the existing) and new supporting timber structure will be installed. **In summary, these are urgent and necessary works to ensure timely drying out of the building. The works would reinstate the fibrous plaster wall finishes as per historic type/ detailing and the works would therefore mitigate any adverse impact on the special interest of the listed building.**
	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing.	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove historic moulded timber skirting, dado rail and door architraves, store off site and reinstate in original location after drying out. Missing/ damaged sections to be replaced with matching timber moulded details	The timber dado rails and skirtings are historic and of significance. They are proposed to be carefully removed and stored off site and will be reinstated following drying out.	**No impact:** The proposed works would temporarily secure in an off site location, the architectural elements and details of significance. These would be reinstated in situ, following completion of drying out and as part of the reinstatement works. Any shortfall due to damaged/ missing sections would be replaced

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Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
			in a like for like basis. Overall, the works would have no adverse impact on the special interest and significance of the building.
	Remove and dispose off modern bar counter including backbar and other associated features/ details	The backbar is modern and of no significance. It has been significantly affected by water damage as part of the firefighting efforts. Removal of the bar would allow for efficient drying out of the area.	**No impact:** Removal of the modern bar counter and associated features would have no impact on the special architectural and historic interest of the building.
1-15	Remove and replace timber nosing from all stair treads. New nosing to be as per design and specification by architect.	Removal of the non-original timber nosing (which retains moisture) is essential to allow for drying out of the slab. The nosing itself is of low significance and is proposed to be replaced with a similar nosing following drying out.	**No impact:** Removal and replacement of the non-original timber nosing of low significance will have no impact on the special architectural or historic interest of the listed building.
	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing.	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove and discard modern plywood lining from the walls	The modern plywood lining on walls are unsightly and of no significance. Their removal is essential to allow for drying out of the building. This is proposed to be removed and the original plaster finish in these rooms reinstated.	**No impact:** Removal and replacement of the modern finishes will have no impact on the special architectural or historic interest of the listed building.
	Remove historic timber dado rail, store off site and reinstate in original location after drying out. Missing/ damaged sections to be replaced with matching timber moulded details	The timber dado rails are historic and of significance. They are proposed to be carefully removed and stored off site and will be reinstated following drying out.	**No impact:** The proposed works would temporarily secure in an off site location, the architectural elements and details of significance. These would be reinstated in situ, following completion of drying out and as part of the reinstatement works. Any shortfall due to damaged/ missing sections would be replaced in a like for like basis. Overall, the works would have no adverse impact on the special interest and significance of the building.
1-16	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.

First Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing.	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove historic timber dado rail, store off site and reinstate in original location after drying out. Missing/ damaged sections to be replaced with matching timber moulded details	The timber dado rails are historic and of significance. They are proposed to be carefully removed and stored off site and will be reinstated following drying out.	**No impact:** The proposed works would temporarily secure in an off site location, the architectural elements and details of significance. These would be reinstated in situ, following completion of drying out and as part of the reinstatement works. Any shortfall due to damaged/ missing sections would be replaced in a like for like basis. Overall, the works would have no adverse impact on the special interest and significance of the building.
1-17	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing.	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove historic timber dado rail, store off site and reinstate in original location after drying out. Missing/ damaged sections to be replaced with matching timber moulded details	The timber dado rails are historic and of significance. They are proposed to be carefully removed and stored off site and will be reinstated following drying out.	**No impact:** The proposed works would temporarily secure in an off site location, the architectural elements and details of significance. These would be reinstated in situ, following completion of drying out and as part of the reinstatement works. Any shortfall due to damaged/ missing sections would be replaced in a like for like basis. Overall, the works would have no adverse impact on the special interest and significance of the building.
1-18	Remove existing timber floorboards with cement screed finish in all areas and provide new timber floorboards matching to the original. If timber joists supporting floorboards are damp/ damaged, then these are to be replaced like for like	This area has been affected by water ingress resulting in wetting of the floors. Removal of these damaged floor finishes is essential to allow for drying out of the building, The floorboards may be early, however they are not a significant element within the building and have been damaged/ defaced by provision of a layer of cement screed in the past	**No impact:** Removal of the damaged timber floorboards and replacement with like for like floorboards would not have an adverse impact on the special interest of the building.

First Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
1-18A	Remove and replace timber nosing from all stair treads. New nosing to be as per design and specification by architect.	Removal of the non-original timber nosing (which retains moisture) is essential to allow for drying out of the slab. The nosing itself is of low significance and is proposed to be replaced with a similar nosing following drying out.	**No impact:** Removal and replacement of the non-original timber nosing of low significance will have no impact on the special architectural or historic interest of the listed building.
	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Wetting of the ceiling has been confirmed in this area, resulting in damp ceiling structure and finishes. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster, matching to the existing	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ and new plaster levelled to this.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove historic timber dado rail, store off site and reinstate in original location after drying out. Missing/ damaged sections to be replaced with matching timber moulded details	The timber dado rails are historic and of significance. They are proposed to be carefully removed and stored off site and will be reinstated following drying out.	**No impact:** The proposed works would temporarily secure in an off site location, the architectural elements and details of significance. These would be reinstated in situ, following completion of drying out and as part of the reinstatement works. Any shortfall due to damaged/ missing sections would be replaced in a like for like basis. Overall, the works would have no adverse impact on the special interest and significance of the building.

Second Floor

Second Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
2-12 and 2-13	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Significant wetting of the ceiling has been confirmed in this area, resulting in damp plastered ceiling. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
2-16	Remove existing early plasterboard ceiling including timber supporting structure and provide new suspended ceiling with new supporting structure.	This plasterboard ceiling is early; however, it is plain and of a generic type. A section of this ceiling has collapsed due to the water ingress since the area is directly under the dome slab. Overall, the plaster ceiling has been significantly affected by the water ingress and requires to be removed and replaced.	**No impact:** Removal of the damaged ceiling and its replacement with a similar ceiling supported on a new timber structure will not harm the special interest and significance of the listed building. The works may result in some loss of fabric, however the plan 'generic' ceiling is of low significance.
	Remove existing wall plaster from all walls and replaster walls with lime plaster.	Significant wetting of the walls has been confirmed in these areas, resulting in damp masonry walls. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove modern plywood boxing around columns and beams and provide new boxing as per specifications by the architect. Remove and dispose off all modern dado rails and provide new timber dado rails as per architects' proposal	This room has been significantly affected by water damage and the boxing/ other joinery are damp and require to be removed to enable drying out works.	**No impact:** Removal of modern finishes having no significance will not have an impact on the special interest and significance of the building
	Temporarily remove, repair and reinstate early timber skirtings	The timber moulded skirtings are early and of significance. They are proposed to be carefully removed, stored in a dry and ventilated storage space, repaired and reinstated in situ. These works are essential to allow for the drying out of wall fabric.	**No impact:** The works involve temporary removal of the joinery details for safekeeping and drying out during the duration of the works and reinstatement in situ as part of the reinstatement works.
	Remove and dispose off modern bar counter including backbar and other associated features/ details	The backbar is modern and of no significance. It has been significantly affected by water damage as part of the firefighting efforts since the bar is located directly under the dome. Removal of the bar would allow for efficient drying out of the building.	**No impact:** Removal of the modern bar counter and associated features would have no impact on the special architectural and historic interest of the building.
2-17, 2-18 and 2-19	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster.	Significant wetting of the walls has been confirmed in these areas, resulting in damp masonry walls. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like

Second Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
		of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ.	for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove and dispose off modern plywood boxing around beams, modern plain timber skirting, modern plywood cill in hatch and fixed furniture and provide new boxing for beams, plain timber skirting and cill as per specifications by the architect.	This room has been significantly affected by water damage and the boxing/ other joinery are damp and require to be removed to enable drying out works.	**No impact:** Removal of modern finishes and details having no significance will not have an impact on the special interest and significance of the building. These are being reinstated as part of the reinstatement works.
2-20 and 2-21	Remove existing plywood flooring and provide new flooring in this area	The plywood flooring in this area has been affected by damp/ moisture due to flooding during the firefighting efforts. Removal of the flooring is essential to allow for drying out.	**No impact:** The proposed works would have no adverse impact on the architectural or historic special interest of the building.
	Remove existing suspended ceiling including timber supporting structure and provide new suspended ceiling with new supporting structure.	This suspended ceiling is modern and of low significance. A section of this ceiling has collapsed due to the water ingress since the area is directly under the dome slab. Overall, the plaster ceiling has been significantly affected by the water ingress and requires to be removed and replaced.	**No impact:** Removal of the damaged suspended ceiling and its replacement with a similar ceiling supported on a new timber structure will not harm the special interest and significance of the listed building. The works may result in some loss of fabric, however the plan 'generic' ceiling is of low significance.
	Remove existing wall plaster from all walls and replaster walls with lime plaster.	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove and dispose off modern studwork partition wall between rooms 2-20 and 2-21.	The modern studwork partition wall is of no significance and its removal will have no impact on the special interest of the building.	**No impact:** Removal of this modern partition wall will have no impact on the special interest and significance of the listed building.
	Remove and dispose off modern plywood boxing around beams, modern plain timber skirting and fixed furniture and provide new boxing for beams and plain timber skirting as per specifications by the architect.	This room has been significantly affected by water damage and the boxing/ other joinery are damp and require to be removed to enable drying out works.	**No impact:** Removal of modern finishes and details having no significance will not have an impact on the special interest and significance of the building. These are being reinstated as part of the reinstatement works.
2-23	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Significant wetting of the ceiling has been confirmed in this area, resulting in damp plastered ceiling. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove existing wall plaster from all walls and replaster walls with lime plaster.	This area have been affected by water ingress and the masonry is assessed as being damp. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.

Second Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
		particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ.	
	Remove and dispose off modern plywood boxing around beam, modern plain timber skirting and fixed furniture and provide new boxing for beam as per specifications by the architect.	This room has been significantly affected by water damage and the boxing/ other joinery are damp and require to be removed to enable drying out works.	**No impact:** Removal of modern finishes and details having no significance will not have an impact on the special interest and significance of the building. These are being reinstated as part of the reinstatement works.
2-24	Remove existing ceiling plaster (with modern patch repairs) **in some areas only (all landings and 1 metre strip lengthwise over the flights)** and replaster ceiling with lime plaster (like for like using a matching plaster mix)	This area have been affected by water ingress and the slab is assessed as being damp. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.

Third Floor

Third Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
3-09	Strip out and reinstate historic decorated plaster ceiling and walls (north and south side) with moulded sections in area over the second-floor balcony. Decorative plaster ceiling over auditorium to be protected in situ.	Plaster ceiling and walls significantly damaged by water ingress during firefighting efforts. Locker & Riley's specialise report assesses that the ceiling/ walls cannot be salvaged and recommended replacement	**Minor adverse**: Removal of the plaster ceiling/ walls will result in loss of original fabric of significance. However, this is necessary, since the existing plaster ceiling is not salvageable, as assessed by the plaster specialists. Mitigation: The plaster ceiling will be reinstated like for like, based on samples taken by Locker & Riley (refer to L&R report)
	Remove existing wall plaster from north and south walls (plastered areas) and replaster walls with lime plaster. Retain any moulded/ chased details such as skirtings in situ and level with retained sections during replastering.	Significant wetting of the walls has been confirmed in these areas, resulting in damp masonry walls. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
3-08, 3-10 and 3-17	Remove existing ceiling plaster (with modern patch repairs) and replaster ceiling with lime plaster (like for like using a matching plaster mix)	Significant wetting of the ceiling has been confirmed in this area, resulting in damp plastered ceiling. Plaster strip out is essential to allow for drying out of the ceilings. The plaster finish is not decorated and not of particular historic significance.	**No impact:** Removal of plain plaster from damp/ wet ceiling to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
3-11 and 2-15	Strip out plyboarding supported by timber framing over the clinker slab- in all areas (including raised floor areas). Reinstate timber floorboards matching to historic (based on existing timber floorboards in this area)	The second-floor balcony areas are located directly under the dome slab and were affected by significant water ingress. The plywood floorboards have been affected by damp and mould and are essential to be stripped out to enable drying out of the space.	**Minor beneficial:** Removal and replacement of the plywood floorboards with timber floorboards matching to the historic would enhance the special interest of the building.

Third Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
	Strip out timber floorboards supported by timber framing over the clinker slab- in all areas. Reinstate timber floorboards matching to historic/ existing.	The second-floor balcony areas are located directly under the dome slab and were affected by significant water ingress. The timber floorboards have been affected by damp and mould and are essential to be stripped out to enable drying out of the space.	**No impact:** Removal and replacement of the timber floorboards with matching floorboards would have no adverse impact on the special interest of the building.
	Remove existing wall plaster from north and south walls (plastered areas) and replaster walls with lime plaster. Retain any moulded/ chased details such as skirtings in situ and level with retained sections during replastering.	Significant wetting of the walls has been confirmed in these areas, resulting in damp masonry walls. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Strip out modern enclosed seating area made of plyboard in the raised floor sections. Replace with new modern enclosed seating.	The existing modern enclosed seating is of low significance. It has been affected by water damage and its removal is essential for drying out of the building.	**No impact:** Removal and replacement of the modern plyboard seating will have no impact on the special architectural or historic interest of the listed building.
3-12, 3-13 and 3-14	Remove existing wall plaster from all walls and replaster walls with lime plaster.	Significant wetting of the walls has been confirmed in these areas, resulting in damp masonry walls. Plaster strip out is essential to allow for drying out of the walls. The plaster finish is not decorated and not of particular historic significance. All moulded details chased into the plaster such as skirtings are proposed to be retained in situ.	**No impact:** Removal of plain plaster from damp/ wet walls to allow for drying out; and reinstatement using lime plaster of a like for like mix, would have no adverse impact on the special architectural or historic interest of the listed building.
	Remove and replace modern timber skirting, plywood shelving and plywood boxing around beams	These elements are modern and of no significance. Removal of this fabric is essential to allow drying out of the building.	**No impact:** Removal and replacement of the modern joinery of no significance will have no impact on the special architectural or historic interest of the listed building.
3-15 and 3-16	Remove and replace modern flooring including raised flooring structure throughout.	The existing modern flooring including raised floor structure is of no significance. This area has been significantly affected by water ingress and the existing finishes are to be removed to allow for efficient drying out.	**No impact:** Removal and replacement of the modern floor finishes and structures of no significance will have no impact on the special architectural or historic interest of the listed building.
	Remove and replace modern suspended ceiling including supporting metal ceiling structure. Replaster concrete slab with lime/ cement plaster (as existing)	The existing modern ceiling including ceiling structure is of no significance. This area has been significantly affected by water ingress and the existing finishes are to be removed to allow for efficient drying out.	**No impact:** Removal and replacement of the modern ceiling structure and finishes will have no impact on the special architectural or historic interest of the listed building.
	Remove and replace modern wall finishes, skirting, etc including plaster and provide new wall plaster and wall finishes. Replaster walls in lime/ cement plaster (as existing)	The existing modern wall finishes are of no significance. This area has been significantly affected by water ingress and the existing finishes are to be removed to allow for efficient drying out.	**No impact:** Removal and replacement of the modern wall finishes will have no impact on the special architectural or historic interest of the listed building.
	Strip out material blocking historic window opening to allow for natural ventilation and provide new filler material	Removal of the filler material is essential to reopen the blocked window and allow for efficient natural ventilation.	**No impact:** The modern filler material blocks the historic window opening and will be removed to enable drying out.

Third Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
	Remove and replace modern WC enclosure and sanitary fittings, as per design by architect	These elements are of no significance and their removal and replacement is essential to allow for removal of finishes and enabling drying out.	**No impact:** Replacement of the modern WC enclosure and sanitary fittings will have no impact on the special architectural or historic interest of the building.

6.2.2 Impact of the Proposed internal works (fixed furniture, fittings and layout)

We have prepared a floor by floor Impact Assessment of the new interior design and architectural proposals.

Please refer to **AHA's Drawings (AHA/KKCR/EX/098-RR to 104-RR and 200-RR to 201-RR)** for drawings relating to the works in the below schedules:

Basement			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
B-08	New partition wall to create a media control room	This area is a secondary service area of the building and has been altered in the past. The partition wall here is required in keeping with the building's function. Installation of the partition walls would not result in loss of fabric.	**No impact:** The proposed work will not have any adverse impact on the special architectural or historic interest of the listed building.
B-14	New partition wall to create production area	This area is a secondary service area of the building and has been altered in the past. The partition wall here is required in keeping with the building's function. Installation of the partition walls would not result in loss of fabric.	**No impact:** The proposed work will not have any adverse impact on the special architectural or historic interest of the listed building.
B-15	Repositioned technician's sound and light booth	New sound booth proposed in this area under the existing sound booth at first floor. This is in keeping with the building's function as a premier music venue. The proposal is reversible and its installation will not result in loss of historic fabric.	**No impact:** The proposed work will not have any adverse impact on the special architectural or historic interest of the listed building.
B-16 & B-17	New studwork walls, new bar counter and backbar, new glass-wash and food counter on the north side. New wall finishes.	The existing bar and backbar are water damaged and cannot be reused. Moreover, this area requires extensive strip out works for asbestos removal. The proposed new works would not have an impact on the layout and appreciation of this space and would largely be in keeping with the existing scheme.	**Minor adverse:** The proposed works would result in removal of fittings of some significance. However these are proposed to be reinstated in the same area and will be of similar design. The layout of the area remains largely unchanged. Further details of proposed works to the glazed tiles on the north and south walls is required
B-23 to B-31 (Service areas to west side)	New WC layout, including new floor and wall finishes, suspended ceiling, new sanitaryware, etc	The existing layout is modern and has been affected by water damage resulting from the Jan 2020 fire. The proposed works would replace modern finishes and fittings with new fittings.	**No impact:** The proposed works relate to renewal of modern fabric and will have no adverse impact on the special interest of the listed building.

Ground Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
G-10	Existing sound desk shifted 400mm away from stage and refurbished to create a private area (finishes to match existing)	The proposed works are minor and relate to amendments to the modern sound box in this location.	**No impact:** The proposed works relate to minor alterations (resizing) of modern fabric and will have no adverse impact on the special interest of the listed building.
G-13	Reinstate fireplace (including chimneypiece) in ground floor entrance lobby	The proposed works will reinstate the fireplace in its original location.	**Minor beneficial:** The proposed works would reinstate a fireplace in its original location, enhancing the special interest and significance of the listed building.
G-23	Refurbishment of modern accessible WC	The existing layout is modern and has been affected by water damage resulting from the Jan 2020 fire. The proposed works would replace modern finishes and fittings with new fittings.	**No impact:** The proposed works relate to renewal of modern fabric and will have no adverse impact on the special interest of the listed building.

First Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
Terrace	New planter between proposed VIP area and general area	The planter is in the form of temporary (removable) piece of loose furniture to separate the VIP area from the general area of the terrace. The planting will provide a visual barrier and softening any impact on the visual perception of the main elevation.	**No impact:** The proposed planter is reversible and it is not fixed to the building fabric. It will not result in loss of any historic fabric. The proposed work will not have any adverse impact on the special architectural or historic interest of the listed building.
	New seating replacing existing seating in the terrace area	The new low timber seating in the terrace replaces the existing seating in this area. The height of this seating is lower than the parapet height and is therefore not visible from the street.	**No impact:** The proposed works relate to replacement of modern fabric and will have no adverse impact on the special interest of the listed building.
1-02	Blocking of existing openings in the staircase area	The staircase on the east side of the stage is a service staircase and has been altered in the past. It's existing layout is therefore not of significance; moreover it does not have any details, joinery or fabric of significance. Blocking existing openings in this area would allow for a new circulation in this part of the building, as intended by the proposal.	**No impact:** The proposed works relate to minor alterations to the layout of the service staircase. It will not result in loss of historic fabric and will have no adverse impact on the special interest of the listed building.
1-07 & 1-08	New WC layout	The proposed WC is smaller than the existing and involves removal and replacement of modern partition walls and fittings.	**No impact:** The proposed works relate to minor alterations (resizing) of modern WC and will have no adverse impact on the special interest of the listed building.
1-11	New fixed seating in the balcony area	The fixed seating replace existing seating in the area stripped out as part of Phase 1 works	**No impact:** The proposed works relate to replacement of modern fabric and will have no adverse impact on the special interest of the listed building.
	New bar replacing existing water damaged bar counter and backbar	The existing bar is not original and has been affected by water ingress. Its replacement will occupy a similar area and have a similar form.	**No impact:** The proposed works relate to replacement of modern fabric and will have no adverse impact on the special interest of the listed building.
1-12	New fixed seating on west and east sides	The fixed seating replace existing seating in the area stripped out as part of Phase 1 works	**No impact:** The proposed works relate to replacement of modern fabric and will have no adverse impact on the special interest of the listed building.
	New bar facility in centre (east wall)	A new bar mirroring the bar in Room 1-11 is proposed in this room. It would form part and share the backbar with the latter. Its design does not have an impact on the decorated fibrous plaster ceiling in the area above and its installation will not result in any layout changes or loss of fabric. A new bar is in keeping with the building's function as a music venue and nightclub.	**No impact:** The proposed new bar will not have an adverse impact on the special interest of the building. Its installation will not result in any loss of fabric.
1-14	Bar installation with washing facilities	The proposed bar replaces the existing water damaged bar counter and back bar in this area. The proposed bar is more compact and more sensitively designed. A low height glazed screen is provided to conceal the washing facilities. The design of the proposed bar would allow for reinstatement of the wall finishes (as per historic) throughout this room's perimeter.	**Minor beneficial:** The proposed bar design is more compact and allows for a better expression of this room's decorative finishes and features. This is therefore a benefit over the previous.

	New screen mechanically fixed to the floor and internal sides of existing opening	Further details of the screen and details of fixing to the existing architrave required.	
Lightwell (next to 1-15)	New WCs within lightwell; conversion of an existing access window into a door to allow access.	The proposed alteration is minor and in a secondary area (staircase) of the building. The existing access window to the duct is proposed to be enlarged to form a door. Though this will result in some loss of fabric, this is minor and does not have an adverse impact on the layout and architectural expression of the listed building. Installation of the new WC within the lightwell will allow for the much needed service facilities in this building.	**No impact to Minor adverse:** The works would result in minor change to the layout of this secondary area and would result in some loss of fabric (masonry wall). However, these are balanced by the benefit of providing the much-needed WC facilities on this floor.
South side of stage	Replacement of existing mezzanine in this location and new partition on the east side	The existing mezzanine is replaced for a new mezzanine of the same footprint and of similar design. A new partition was is proposed for a service area on the east side of this mezzanine. The works would involve removal and replacement of modern fabric. They would not result in loss of historic fabric or any change to the layout.	**No impact:** The proposed works relate to replacement of modern fabric and will have no adverse impact on the special interest of the listed building.

Second Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
2-14	New access staircase	A new access staircase is proposed in this area to connect the bar in Rooms 2-17 and 2-18 with the balconies 2-15. This is a reversible intervention and will not have any adverse impact on the building's fabric.	**No impact:** The proposed works relate a new staircase in the service area of the building. Its installation will not result in any loss of fabric and have no adverse impact on the special interest of the listed building.
	Unblock existing historic blocked door opening	The existing historic doorway has been blocked during a later intervention into the building. The proposed works would unblock this opening and reinstate the original circulation route in the building.	**Minor beneficial:** The proposed works would reinstate the original layout in this area through the removal of later fabric. The door is proposed to be reinstated, with historically appropriate design and detailing.
2-15	New partition walls on west side (north and south ends)	Further details required	
2-16	New fixed seating on west and south sides	The proposed fixed seating is part of the new design for this space and converts an existing water damaged bar area into a private club within KOKO. The seating is reversible and can be removed in the future if needed. There is no historically significant fabric in this room, which is affected by the installation of this furniture.	**No impact:** The proposed works will have no adverse impact on the special interest of the listed building.
	New partition wall on northeast side	The new partition wall does not have a significant impact on the layout of this room. The partition is essential to allow for this room to be separate from the general access route to the second floor balcony (Room 2-15) It is a reversible intervention and does not result in loss of fabric. This room and the adjoining service areas have been altered in the past to suit evolving functional requirements of the building.	**Minor adverse:** Though the partition wall will have a minor adverse impact on the layout of this room, this is balanced out by other heritage benefits generated by the proposals.
2-17 & 2-18	Bar installation and washing facilities	New bar counter and washing facilities are proposed to be installed in the service areas. These would cater to the private club in room 2-16 as well as the balcony in room 2-15.	**No impact:** The proposed works, relate to a secondary service area in the building and will have no adverse impact on the special interest of the listed building.
2-20 & 2-21	Bar installation and washing facilities	New bar counter and washing facilities are proposed to be installed in the service areas. These would cater to the private club in room 2-16 as well as the balcony in room 2-15.	**No impact:** The proposed works, relate to a secondary service area in the building and will have no adverse impact on the special interest of the listed building.
	New fixed seating on west and south sides	The proposed fixed seating is part of the new design for this space which is part of the club (room 2-16). The seating is reversible and can be removed in the future if needed. There is no historically significant fabric in this room, which is affected by the installation of this furniture.	**No impact:** The proposed works will have no adverse impact on the special interest of the listed building.
	New WC enclosure (partition walls) with sanitary fittings on the north side	The proposed WC is compact and its installation will not require removal of historic fabric. The layout in this service area has been altered in the past. The area affected by the proposals does not have any fabric of significance.	**No impact:** The proposed works are minor, do not result in loss of fabric and involve alterations to a previously altered service area within the building. These will have no adverse impact on the special interest of the listed building.

Third Floor			
Room No	**Proposed Work**	**Rationale**	**Impact Assessment**
3-13	New staircase to the dome	A new staircase is proposed in this area to access the new dome (part of a separate application). The installation of the staircase will have an impact on the layout of this room, however this room has been altered in the past.	**Minor adverse:** Installation of the staircase will result in change of the layout of this room. However, this space has been altered in the past and prior to the fire, it was largely unused. The staircase is a reversible intervention and can be removed in the future without causing any harm to the fabric of the building.
3-14	New WC facilities with raised floor	The proposed WC is within the confines of the existing room 3-14 and its installation will not require removal of historic fabric. The layout in this service area has been altered in the past. The area affected by the proposals does not have any fabric of significance.	**No impact:** The proposed works are minor, do not result in loss of fabric and involve alterations to a previously altered service area within the building. These will have no adverse impact on the special interest of the listed building.
3-15 & 3-16	WC facilities in existing location- refurbishment	The existing layout is modern and has been affected by water damage resulting from the Jan 2020 fire. The proposed works would replace modern finishes and fittings with new fittings.	**No impact:** The proposed works relate to renewal of modern fabric and will have no adverse impact on the special interest of the listed building.

7 POLICY CONSIDERATIONS

7.1 National Planning Policy Framework (NPPF)

189 *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Response: An assessment of the building's significance is provided in Section 4 of this heritage statement. Since the proposed works relate largely to the building's interiors, the works would have no impact on the character and appearance of the conservation area as a whole, an assessment of the conservation area, included in the Heritage Statement for the 2016 consented application, has not been reproduced here.

The relevant HER (Historic Environment Record) has been accessed and utilised and our findings on the history, architectural development of the building and our findings have been included in Section 3 of this report. The level of information contained in this report is considered proportional to the significance of the subject building.

190 *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

Response: As discussed in the response to NPPF 189 above, the special interest and significance of the subject building has been suitably assessed in this report.

192 *In determining applications, local planning authorities should take account of:*

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Response: The proposed development involves internal repairs and restoration/ refurbishment works following the January 2020 fire. The works would reinstate historic finishes that have been lost during the fire and water ingress resulting from the firefighting efforts.

Overall, the proposed works would enhance the special interest and significance of the listed building and have no impact on the character and appearance of the conservation area.

193 *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

Response: The proposed works which deal with internal repairs and refurbishment following the fire would allow for the building's conservation and be an enhancement over its present condition. Historically significant fabric is proposed to be protected and retained in situ, where possible and where extensive strip out works are required, these are proposed to be carefully stored off site for reinstatement.

Where fabric has been significantly damaged by water ingress/ fire and are not repairable (as assessed by specialist consultants), these have been recorded and will be replicated on a like for like manner.

The proposed works are conservation led and are aimed at the asset's conservation and long-term upkeep and management.

196 *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

Response: The proposed works involve replacement of certain internal fabric including historic wall, ceiling and floor finishes in areas which have been significantly affected by water ingress during the firefighting efforts. The replacement is like for like and guided by specialist consultants and undertaken by specialist contractors. These works are moreover based on detailed documentation of the existing historic finishes.

Though the proposed works would result in some loss of fabric, these are essential works following the fire/ water damage and the resulting effect of the proposals will be beneficial to the significance of the heritage asset.

199 *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact,*

and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Response: This heritage statement provides a full historical, architectural and cultural assessment of the subject building. A detailed review of the Historic Environment Record including consultation of relevant local and national archives has been undertaken. The significance of the subject building has informed the reinstatement design. The project has benefitted by a wide range of specialist surveys of the fabric undertaken to determine the condition of the fabric and advise on repair/ reinstatement and like for like replacement strategies.

7.2 National Planning Policy Guidance (NPPG)

Assessing harm to heritage assets (018 Reference ID: 18a-018-20190723)

(…) partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. (…)

Response: The proposed works involve replacement of certain internal fabric including historic wall, ceiling and floor finishes in areas which have been significantly affected by water ingress during the firefighting efforts. The replacement is like for like and guided by specialist consultants and undertaken by specialist contractors. These works are moreover based on detailed documentation of the existing historic finishes.

Though the proposed works would result in some loss of fabric, these are essential works following the fire/ water damage and the resulting effect of the proposals will be beneficial to the significance of the heritage asset.

7.3 London Plan

Policy 7.8: Heritage Assets and Archaeology

A. *London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*
B. *Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.*
C. *Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*
D. *Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*

Response: The proposed development has been informed by a thorough assessment of the building's history, and architectural development. The proposal is informed by in-depth survey of the historic fabric by specialist consultants, following the January 2020 fire.

The relevant HER (Historic Environment Record) has been accessed and utilised and our findings on the history, architectural development of the building and our findings have been included in Section 3 of this report. The level of information contained in this report is considered proportional to the significance of the subject building.

Overall, the proposed works would enhance the special interest and significance of the listed building and have no impact on the character and appearance of the conservation area.

7.4 Camden Local Plan

Policy D2: Heritage

Conservation Areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;

f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;

g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and

h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Response: The proposed development would not have an impact on the character and appearance of the conservation area.

The proposed works are largely internal and deal with repairs and restoration/ refurbishment of the fire damaged KOKO building and a renewed internal fixed furniture in some areas, in keeping with the building's use as a nightclub and music venue.

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

i. resist the total or substantial demolition of a listed building;

j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and

k. resist development that would cause harm to significance of a listed building through an effect on its setting.

Response: The subject building is Grade II listed. The proposed works are for internal repairs and refurbishment of the building following the January 2020 fire. The works do not involve demolition, however it involves removal of internal fabric as part of the strip out works to enable drying out of the building.

Historically significant fabric is proposed to be protected and retained in situ, where possible and where extensive strip out works are required, these are proposed to be carefully stored off site for reinstatement. Where replacement is proposed, this is like for like and guided by specialist consultants and undertaken by specialist contractors. These works are moreover based on detailed documentation of the existing historic finishes.

8 CONCLUSION

KOKO, formerly Camden Palace Theatre is a Grade II listed building located in the Camden Town Conservation Area. Built in the late 19th C and inaugurated in December 1900. The building has undergone changes to its function over the years, changing from a theatre to a cinema (in 1913) and to a music venue in the post war years. In 2004, the building was refurbished and rebranded as KOKO and has been an internationally renowned music venue in Camden.

The building is assessed as having a low archaeological interest and medium-high architectural and historic interest. The medium-high architectural and historic interest was due to the surviving interior fabric, much of which was irretrievably damaged during the January 2020 fire.

On 6th January 2020, a fire broke out in the historic timber dome of the building, destroying the dome and causing significant water damage to the interiors from resulting firefighting efforts. Following the fire, a detailed programme of strip out, drying out and fire reinstatement works have been proposed, and partly commenced on site.

The proposed works are for the reinstatement of the building and include a multi-stage approach. The main stages are- 1) Phased strip out works (damaged historic and modern fabric, M&E and Asbestos removal), 2) Drying out (using natural and mechanical means) and 3) Reinstatement works.

The proposals are supported by detailed fabric surveys of the building undertaken by specialists and these are included in Appendix 5. As part of the post-fire documentation, the existing/ surviving fabric has been documented in detail using photographic (Appendix 2) and inventory-based recording systems. Where possible, historic fabric has been salvaged and stored off site for reinstatement. Likewise, where fabric is damaged beyond repair, samples and details have been taken by specialists to enable a like for like reinstatement.

The proposed works would reinstate the interiors and finishes of the fire damaged building, integrating services streamlined within the building fabric. The proposals would result in some loss of irreparable historic fabric (mainly historic decorative fibrous plaster ceilings at first and part of ground floor), however these have been extensively documented and will be reinstated like for like. Overall, the proposed works would have a beneficial impact on the special architectural and historic interest of the listed building.