/ APPENDIX E
// CERTIFICATE OF IMMUNITY REPORT, THE COCHRANE THEATRE

Case Name: Cochrane Theatre and Attached Administrative Block

Case Number: 1457061

Background

Historic England has been asked to consider renewing the Certificate of Immunity (COI) for the Cochrane Theatre, Southampton Row, London. The existing certificate was issued July 2013 and expired July 2018.

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	HE Recommendation
1	1460804	Cochrane Theatre and attached Administrative Block	Listing	Do not add to List

Visits

Date	Visit Type
04 October 2018	Full inspection

Context

The Cochrane Theatre and attached administrative block is not set within a conservation area. It is adjacent to Kingsway Conservation Area (to the west) and close to the Bloomsbury Conservation Area (to the east). Both conservation areas are in the London Borough of Camden. The site formed part of the Southampton Row campus of the Central School of Arts and Crafts (now the Central St Martins College of Arts and Design), and adjoins the main Grade II* listed college building of 1908 (National Heritage List for England 1378790). The college vacated its Southampton Row campus in January 2012, and the site was acquired for redevelopment. The site was previously assessed - and rejected - for listing in 2011 and then again in 2012, following which a Certificate of Immunity was granted in 2013.

Assessment

The applicant, owner's representative, the local authority, the Historic Environment Record (HER), and interested parties were consulted on the facts of the case.

COMMENT 1: the owner's representative responded to request that a note be added to clarify that the Talawa theatre company was founded in 1985 prior to their residency at the Cochrane Theatre beginning.

HE RESPONSE: a note has been added to clarify this point the history section of the factual report and this has also been reflected in the advice.

No other substantive responses were received.

DISCUSSION

The Principles of Selection for Listed Buildings (November 2018) sets out the criteria to be considered when assessing buildings for inclusion on the List. In relation to buildings which post-date 1945, it is stated that careful selection is required. The Listing Selection Guide for Culture and Entertainment Buildings (December 2017) sets out additional guidance for the assessment of theatre buildings and further detailed considerations for this type of building are discussed in the Thematic Study of Post-1940 Entertainment Buildings (1995), Annex 2. The former document stresses architectural quality (both internal and external) and intactness as key factors. The latter document additionally highlights the importance of innovations in plan form, reflecting contemporary experiments in 'open' staging which aimed to bring actors and audience into a single space by dispensing with the traditional proscenium-arch 'frame'.

The Cochrane Theatre site is not without architectural merit: as an example of the pared-down International Modernism that prevailed in LCC architecture during the late 1950s and as a purpose-built theatre of the period retaining elements of the original form of its auditorium and backstage area, it has a degree of architectural interest. It is also of some historic significance, principally for its association with Central St Martins, an important London arts college. Additionally, the theatre's role in hosting experimental productions of the mid-1960s and, into the 1990s, for its association with Talawa, a leading black theatre company, is of some interest in terms of British theatrical history in the latter half of the C20.

The architectural merits of the building are, however, relatively modest. The external treatment of the podium is competent, but what may otherwise have been an elegant curved frontage is disrupted by the obtrusive placement of the bulky fly-tower. Although the building was designed as a place of public entertainment, the LCC architects cannot be said to have used this very prominent corner site to any particular advantage: because of the disposition of the internal spaces, most of the ground level is fronted with an unadorned blank wall, with the main entrance integrated within the tight angled return to Southampton Row as though it were an afterthought. Moreover, the remodelling of 1992 has left the exterior very much altered, with little cohesion between the two phases. The relationship between the post-war work and the adjoining 1908 college block is distinctly awkward - the two buildings simply shunt up against one another without achieving any resolution of their differing architectural styles - so there is little basis for a claim of group value. Despite the Cochrane's early reputation as a home of radical theatre, the auditorium itself is a box-like space with a traditional proscenium-arch layout. This lacks any real sense of spatial drama and reflects none of the experiments in open staging embodied in contemporary theatres such as Peter Moro's Nottingham Playhouse of 1961-1963 (listed Grade II*: NHLE 1255252).

While the connection with notable theatrical productions of the period, including Joe Orton's 'Loot', is noteworthy, it must be acknowledged that most central London theatres have played host to historically important productions during their lives and others, such as the Royal Court in Sloane Square, have better claims to be cradles of avant-garde theatre in the 1960s. The presence of backstage equipment, including the paint frame, is again of some note in the context of theatre history, but these survivals are not unique (there are contemporary paint frames at the National Theatre and in the Theatre Royal at Bristol), and this must be set against the lack of evident quality in other parts of the building.

The association with Talawa, although something of a milestone in the history of black British theatre, was comparatively short-lived; the company was founded in 1985 and was only resident at the Cochrane for three years, from 1992 until 1995. The contemporary remodelling undertaken at this time radically altered both the external appearance of the theatre and the form of its public spaces. Although Odedina's work displays flair, serving both to enliven the street elevation and to express the then-resident company's African roots, this phase of the building's history is of too recent a date to be considered as part of a claim to special architectural interest. In this regard, the Principles of Selection

make it clear that buildings less than thirty years old are not normally considered for listing, and this also applies to later building phases of earlier buildings (compare the case of the RACS building at 180-214 Upper Tooting Road in Wandsworth, where alterations carried out in 1995 to convert part of the site into a Hindu temple were judged too recent to contribute to special interest).

The building does not appear to have significantly changed since it was assessed for listing in 2011 and 2012, nor has any additional information emerged that alters our perception of the building's significance. In all, given the high threshold that applies in the assessment of post-1945 buildings of all kinds for listing, the Cochrane Theatre along with the attached administrative block does not possess special architectural or historic interest. It is therefore not recommended for listing.

CONCLUSION

After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are not met, therefore the Cochrane Theatre and its attached administrative block should not be listed and a Certificate of Immunity should be granted.

REASONS FOR DESIGNATION DECISION

It is recommended that the Cochrane Theatre and its attached administrative block is not listed and a Certificate of Immunity is granted for the following principal reasons:

Degree of architectural interest:

* the original building is an architecturally competent but relatively standard example of the type of International Modernism that prevailed in LCC architecture during the late 1950s;

* in contrast with other more ambitious post-war theatres, it demonstrates no particular innovations in its arrangement or structure;

* the series of later alterations to the theatre have compromised the integrity of the original design.

Degree of historic interest:

* the Cochrane's claims to historic significance in terms of its associations with notable theatrical productions do not go beyond what would be expected of any central London theatre.

Countersigning comments:

Agreed. The Cochrane Theatre does not demonstrate the high level of architectural or historic interest required for a building of this date and type to be listed. The Certificate of Immunity from listing should be renewed. SG 16/5/19

Annex 1

Factual Details

Name: Cochrane Theatre and attached Administrative Block

Location: Central St. Martins College Of Art & Design, Southampton Row, London, London, WC1B 4AP

County	District	District Type	Parish
Greater London Authority	Camden	London Borough	Non Civil Parish

History

The Cochrane Theatre was built between 1957 and 1964 to the designs of London County Council Architect's Department under project architect Robert Scott Skilling (1895-1962). With the adjoining 12-storey tower block it formed a major extension to the Central School of Arts and Crafts (later Central St Martins College), whose main building of 1908 it adjoins. The area had suffered severe bomb damage during the Second World War, and the redevelopment involved both the demolition of J L Pearson's church of St John the Evangelist and a realignment of the street pattern, with Theobald's Road widened and the smaller Grange Street built over. The new theatre, designed to seat 320, was intended primarily as a teaching facility for students at the college, and was named after the stage designer and Central tutor Jeanetta Cochrane. It gained an early reputation as a venue for innovative and experimental theatre, playing host to the London premiere of Joe Orton's controversial comedy 'Loot' in 1965.

From 1992 to 1995, the theatre was the home of Talawa (founded 1985), the first black theatre company to have a central London base; this was accompanied by a £350,000 programme of alterations designed by the Nigerian-born Abiodun Odedina of Robinson Thorne Architects. Works included the addition of a projecting bay window on the street front and the reconfiguration of the front-of-house area. In January 2012 Central St Martins vacated its Southampton Row buildings to move to a new campus at King's Cross; the site has now been acquired for redevelopment, but continues to be used to stage occasional events and filming.

Details

Cochrane Theatre and attached administrative block, built for the Central School of Arts and Craft in 1957-1964 to the designs of the London County Council Architect's Department under project architect Robert Scott Skilling.

MATERIALS: glass curtain walling with concrete bands over a steel or concrete frame.

PLAN: the 1957-1964 buildings occupy an L-shaped site bounded by Southampton Row to the west, Theobald's Road to the north and Drake Street to the east. The plot forms a rather awkward shape reflecting the realignment of the street pattern after the Second World War. The buildings comprise a 12-storey tower block (administrative block) raised atop a three-storey podium, the northern part of which contains the theatre. The entrance to the latter is from Southampton Row, in the angle adjoining the 1908 Central School building. This leads to a small lobby (enlarged in 1992), with the entrance to the auditorium straight ahead; beyond the auditorium are dressing rooms and a large scenery workshop. A flight of stairs leads from the lobby to the first-floor foyer and bar area; a corridor to one side gives access to the main stair and thence to various offices and studios on the upper floors, while a short bridge spans the gap with the 1908 building. There is also a roof-top patio, and a basement-level car-park beneath the courtyard to the south of the theatre. The fly-tower rises above the southern part of the podium, set at an angle to the street; this contains a variety of studios and office space.

EXTERIOR: the style is the International Modernism typical of the 1950s and early 1960s. The building is curtain-walled, with metal-framed glazing and dark blue spandrel panels alternating with white concrete storey bands. The flat-roofed podium block curves round at the junction of Drake Street and Theobald's Road, with the fly-tower positioned above the street corner; here the upper floors overhang slightly, supported on a row of tubular columns. At the corner with Southampton Row this overhang is accentuated by Odedina's addition of 1992, described as a 'glass blister': this is in the High-Tech idiom and comprises a curving, fully-glazed bay projecting out over the street at first-floor level, suspended from above by a series of steel cables. Beneath is the main entrance, to the right of which a glazed lean-to addition fills the gap alongside the 1908 building.

INTERIORS: the foyer runs across the front of the building at first-floor level; as remodelled in 1992, it is dominated by a long copper-clad bar counter displaying Benin-style bronze sculpture. The pair of elaborately carved timber doors leading from the lobby into the auditorium also date from this period. The auditorium itself is a rectangular space with removable raked seating, its rear gallery enclosed in 1992 to create offices and a sound and lighting box. The stage measures 27 by 54 feet and has a proscenium arch. To the north side of the stage is a rigging system. The adjacent workshop section contains various pieces of equipment. The interiors of southern administrative block were not inspected but are understood to be fitted-out to standard specifications, without any specific features of note.

Selected Sources

Books and journals

Tait, S, 'Black actors take centre of stage' in The Times, (5 December 1991),

Websites

Dictionary of Scottish Architects, Biography entry on RS Skilling, accessed 15 October 2018 from http://www.scottisharchitects.org.uk/architect_full.php?id=205297

V&A Museum: Black & Asian Performance in Britain 1970 onwards, accessed 18 March 2019 from http://www.vam.ac.uk/content/articles/b/history-of-black-and-asian-performance-in-britain/

Other

Foster but looser, Life & Times, 19 February 1992

LCC Architect's drawings for the Cochrane Theatre in London Metropolitan Archives

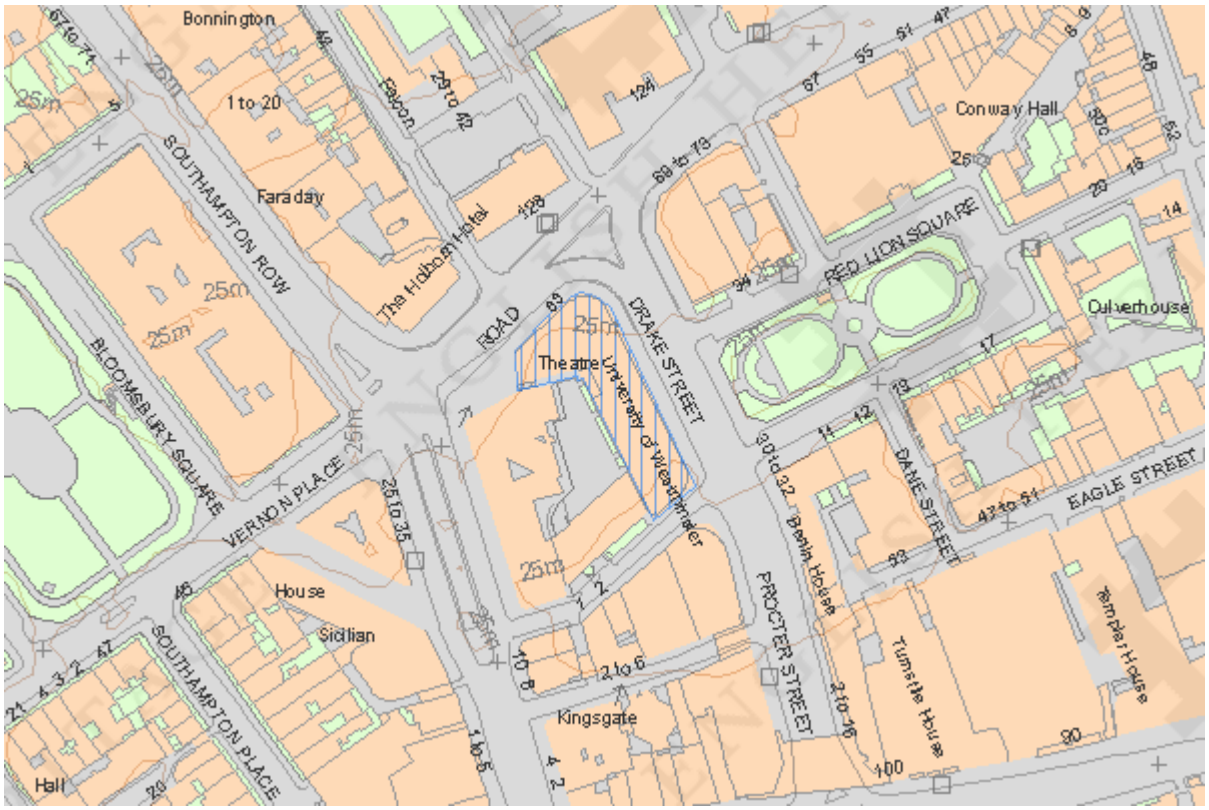
'Space thieves in theatre drama', Designers' Journal, September 1992

The Cochrane Theatre - information sheet, Technical specifications, 16 March 1993

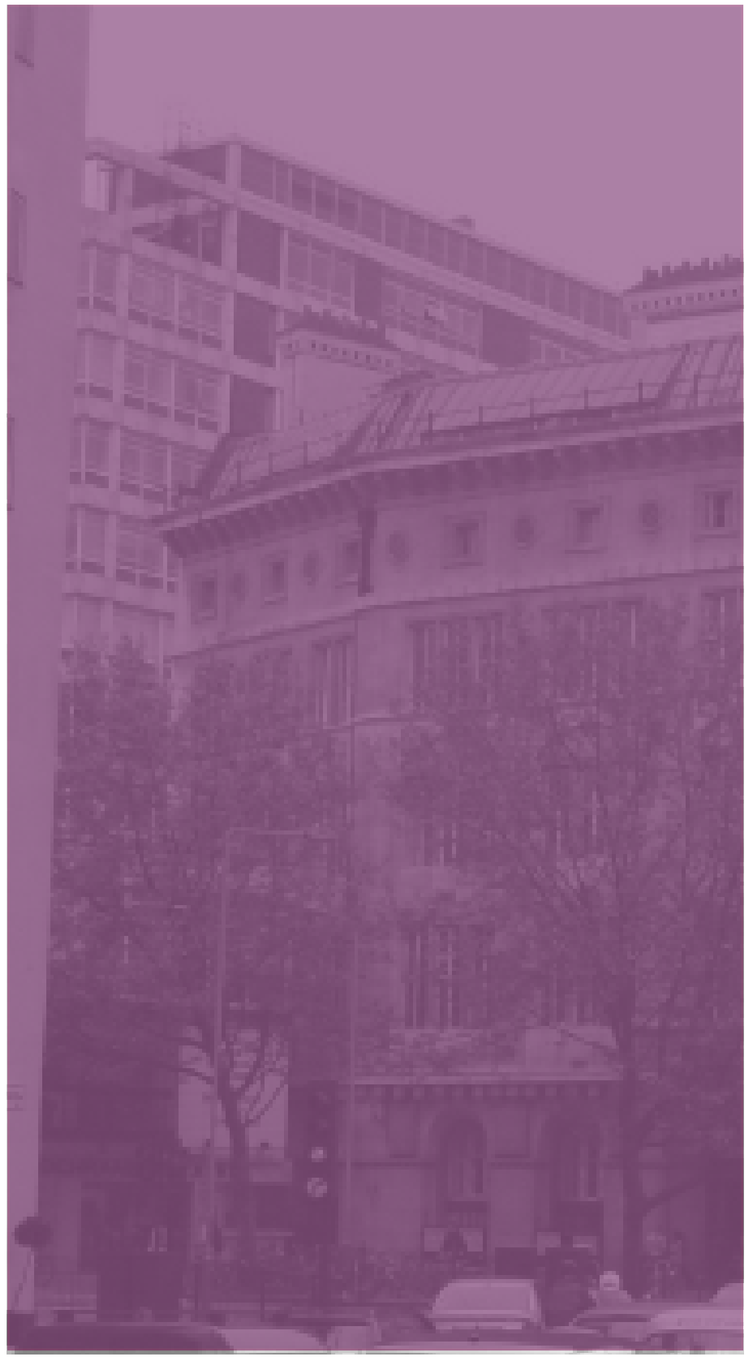
The Stage, 5 December 1991

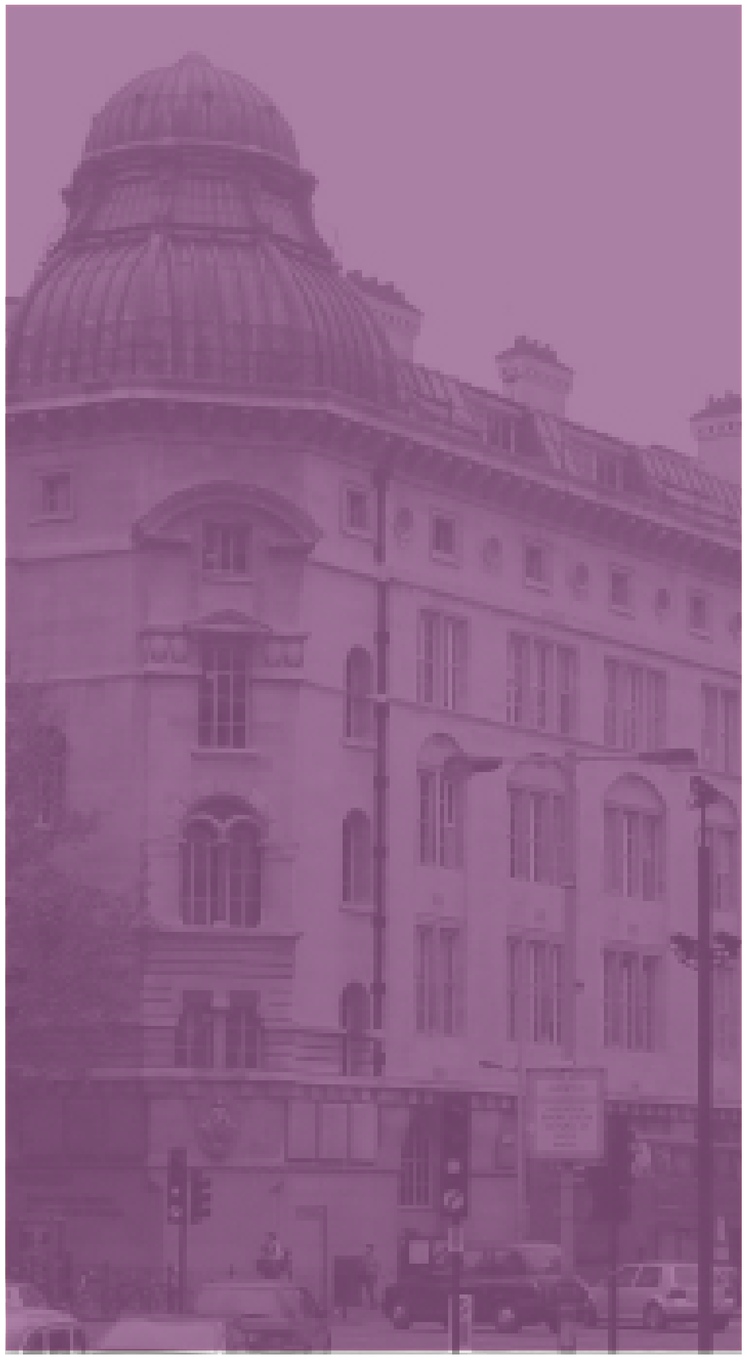
Map

National Grid Reference: TQ3053181686



The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1460804_1.pdf





/ APPENDIX F
// WALSH EXTERNAL WORKS REPORT

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Southampton Row Hotel

Revision: 02
Date: 17/09/2019
Project reference: 4878
File path: P:\Projects\4878\Documents\Reports\Design notes\4878-DN-190813-SP-02.docx

1. Statement of need – Works to external façade of the Lethaby Building

The Lethaby Building, located on Southampton Row, Holborn, London, is a Grade II* Listed building that was constructed between 1905-8. The building has been designated by Camden as part of the Kingsway Conservation Area, due to its special architecture and historic interest. The structure is understood to be filler joist floor construction with load-bearing masonry and steel support. The building is clad in Cornish granite at the base, with Portland Stone on the upper storeys. A prominent glass dome with steel support sits atop the North-West corner of the building.

Due to its Grade II* listing, future uses of the Lethaby Building are being considered in order to keep the building purposeful. In accordance with Clause 2.3 of Eurocode 0, the working design life of the structure will need to be extended for a further 50 years (British Standards Institution, 2002), if not longer depending on the selected building warranty provider's conditions. To ensure the serviceability of the building for its extended design life, an assessment of the existing structure's load-bearing capacity is required. This is discussed further in the Walsh Report 'Assessment of Existing Structure: The Lethaby Building.'

An assessment of the external façades is also required to justify its extended design life. A site walk around was carried out by RPS (CgMs Heritage) and Walsh on 21st August 2019, to look at the existing condition of the external façades. It should be noted that any observations discussed in this statement have been made at ground level. A condition survey will be required to record locations of damage to the façades.

1.1. Rear Façade

The rear façade has undergone some more recent renovations after the site was bombed in 1941, which resulted in parts of the rear-elevation being lost. An extension to the rear of the building was constructed in the 1950s and links into the Lethaby Building at the Southern end of the Building. Exposed brickwork can be seen on part of the Northern and Southern ends of the rear façade, and the central section has been rendered, most likely during the extension works. The exposed brickwork appears to be in relatively good condition with minimal visible cracking. Some surface crazing and cracking is visible in the rendered section of the rear façade which will need further investigation to identify whether the cracking propagates through the masonry wall, or whether the cracking is limited to the surface render. It is also evident that some localised repair works have been undertaken, as there are patches of uneven render. It is proposed that investigations are carried out, by localised removal of render, to check the condition of the masonry behind the render and identify whether structural repairs are required.

Where cracking is identified within the masonry, a crack stitching remedial solution will be required to reduce the likelihood of further cracking. Crack stitching details would need to be provided by a masonry

repair specialist such as Helifix. This remedial solution involves installation of a stainless-steel reinforcing bar with a high strength cementitious grout, within the mortar bed.

The Applicant is exploring re-construction of some areas lost to bomb damage adjacent to the rear façade, along with some areas of new-build. The load-bearing capacity of external masonry walls will need to be determined to inform the solution for re-instating openings through the rear façade. To inform these calculations, the thickness of the masonry walls will need to be identified. It is proposed to carry out 50mm core drilled pilot hole investigations, to determine the existing wall build-up and thickness. The hole positions will be coordinated with the proposed opening locations, to minimise impact on the retained rear façade. Refer to Walsh drawing '4878-WAL-SW-ZZ-DR-2700 for proposed hole locations.

1. 2. Front and Side Façades

The front and side façades were also reviewed as part of the site walk around. These elevations appear to be in relatively good structural condition, although it is clear that the stonework has discoloured over time due to exposure to the elements as well as pollution from the highway.

Some minor cracking was identified in the ground level granite, but this appears to be localised and is not of structural concern. However, minor cracking within the granite and Portland stone cladding will likely need repairing by a stonework repair specialist. This is usually achieved by either crack stitching, similar to crack repairs in brickwork, or by applying in-situ repair mortar. Should it be found that a whole stone block needs to be replaced, this is achievable by removing the damaged block and chemically anchoring a new block that has been selected for its geological compatibility.

Some surface staining of the stonework was recorded during the site visit and this is assumed to be due to rusting of embedded steelwork. Further investigations will be required to ascertain the source of the staining; however, these are proposed to be undertaken from inside the building to minimise impact to the stone façade.

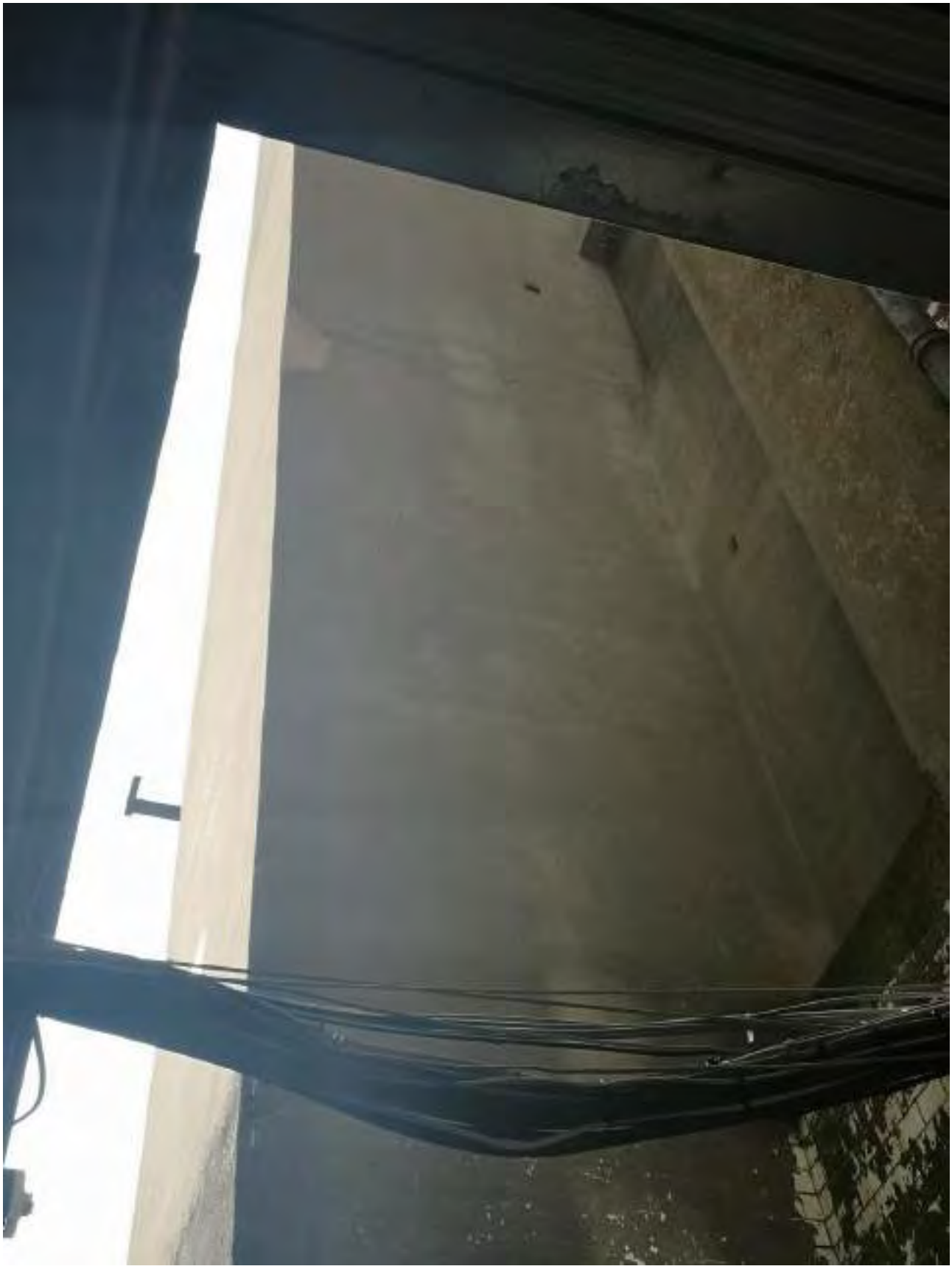
Damage to architectural features such as cornices, was also noted during the site walk around. These are also not deemed to be of structural concern, but are likely to be related to the roof condition and will require some cosmetic repair work following repairs to the roof and rainwater goods.

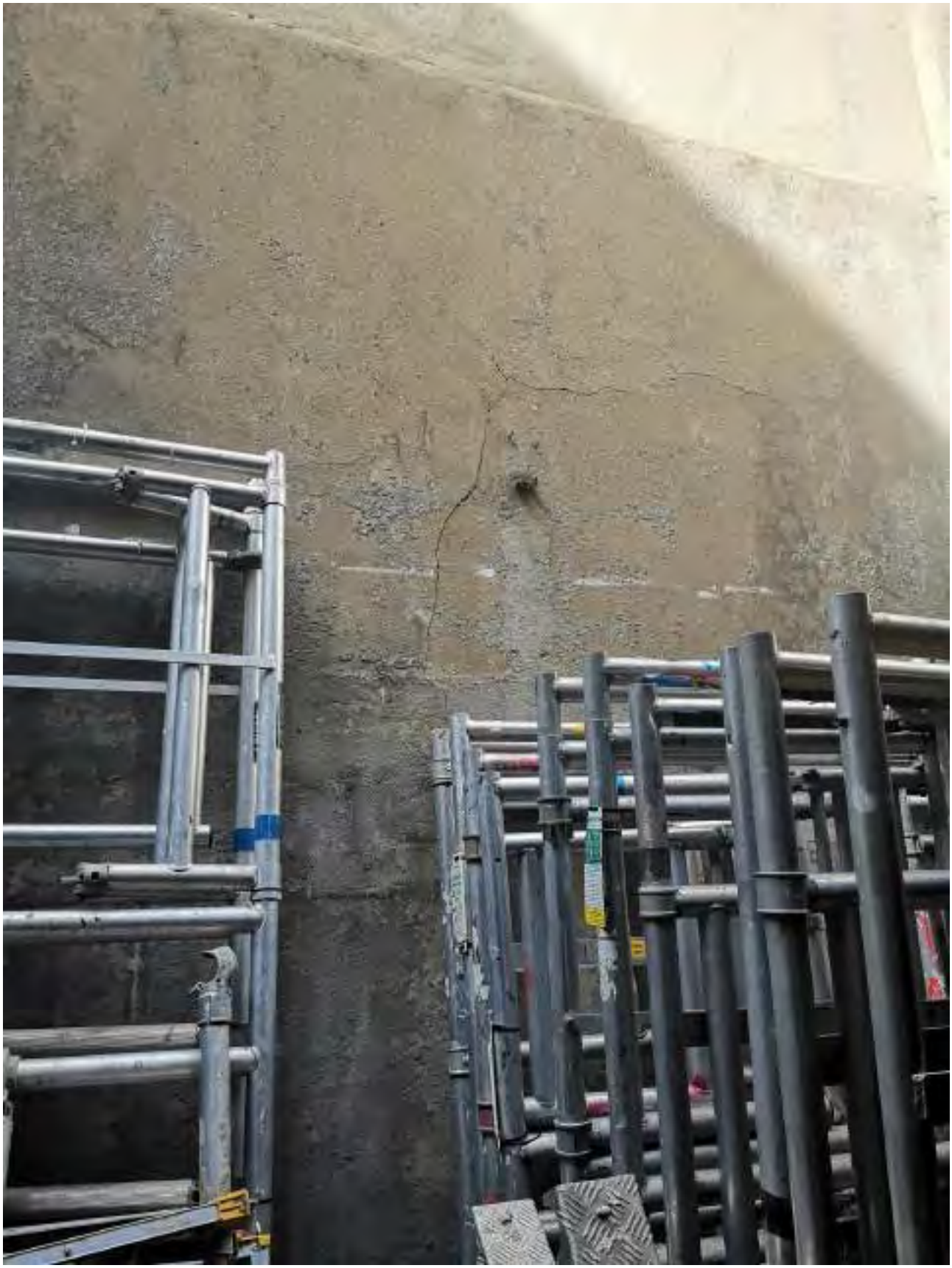
1. 3. Roof and Main Dome

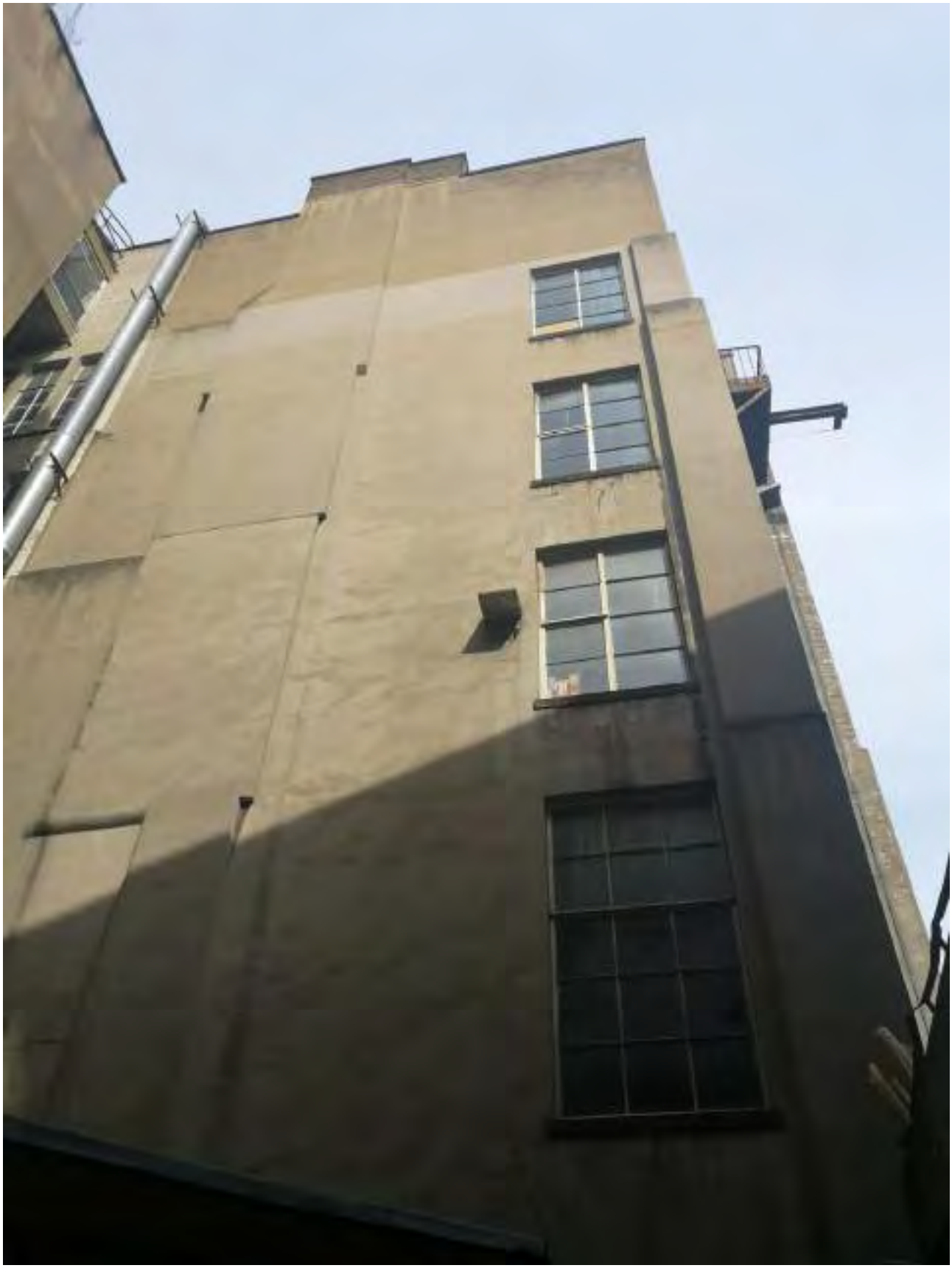
There are a number of internal and external locations indicating failure of roof fabric. The most urgent of these is the main dome at the corner of Southampton Row and Theobald's Road. The dome is lead clad over steel framing. The cladding is proposed to be removed to allow a full structural inspection before appropriate repairs are undertaken. The lead cladding will be replaced to match the existing, once structural repair works are completed.

2. Photos from Site Walk Around

2.1. Rear Façade

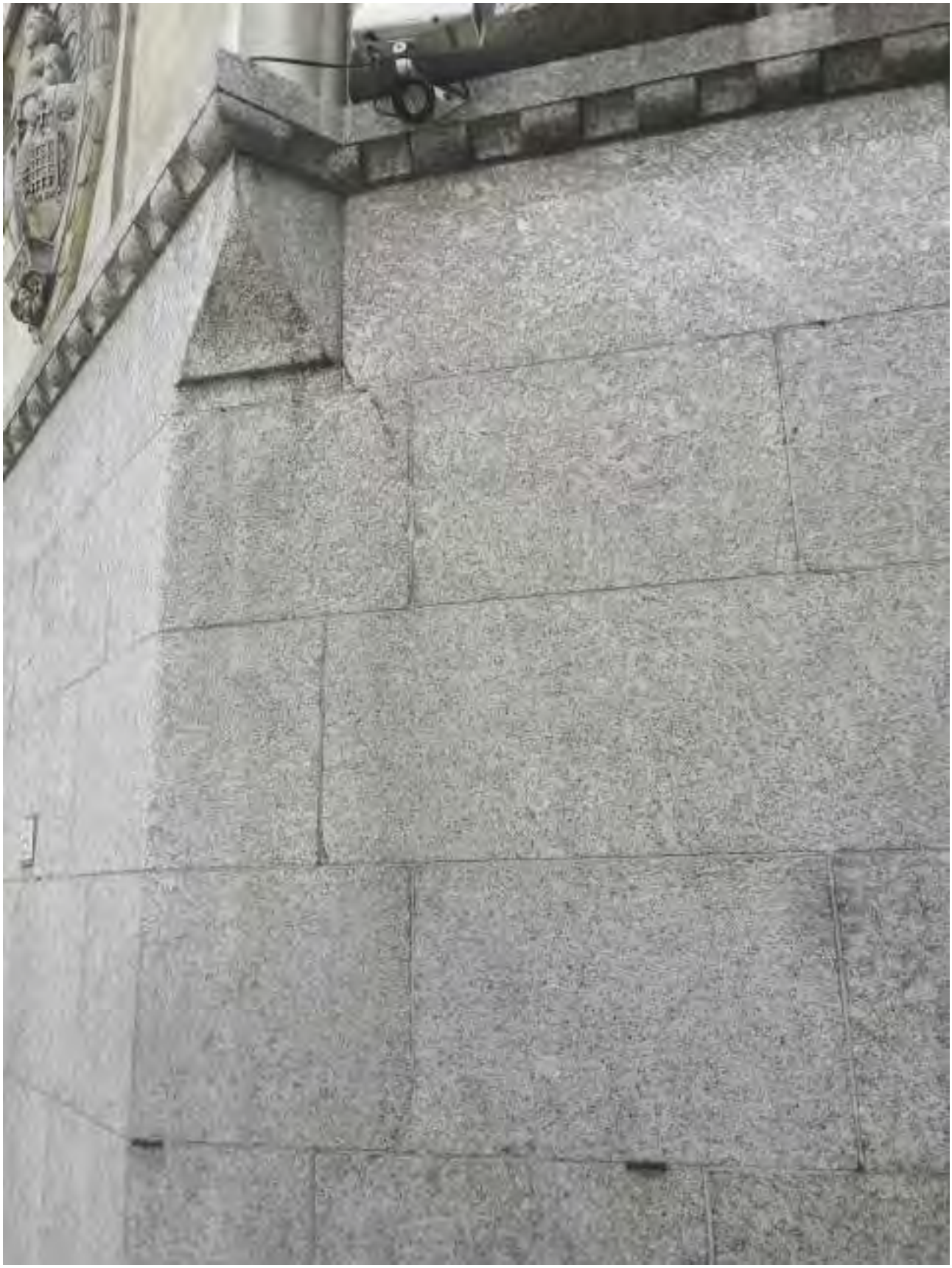







WHITE

2. 2. Front and Side Façades




Lord's
Emirates

2. 3. Roof Dome

3. Proposed exploratory works – Rear Façade

LEGEND:

⊗ DENOTES POTENTIAL LOCATIONS OF CORE DRILLED HOLES THROUGH MASONRY WALLS TO CONFIRM WALL THICKNESS AND CARRY OUR MATERIALS TESTING. LOCATIONS TO BE COORDINATED WITH ARCHITECTS PROPOSED DESIGN WHERE NEW OPENINGS ARE REQUIRED OR EXISTING OPENINGS ARE PROPOSED TO BE ENLARGED.

DENOTES AREAS WHERE SURFACE CRAZING OR CRACKING HAVE BEEN IDENTIFIED. RENDER TO BE REMOVED TO INVESTIGATE WHETHER CRACKING PROPAGATES THROUGH MASONRY WALL AND TO DETERMINE EXTENT. REMEDIAL WORKS TO BE PROPOSED ONCE EXTENT OF CRACKING IS UNDERSTOOD.

PROPOSED INVESTIGATION WORKS BASED ON GROUND LEVEL SITE WALK AROUND CONDUCTED ON 21.08.19. FINAL PROPOSED INVESTIGATION LOCATIONS TO BE BASED ON FAÇADE CONDITION SURVEY BY OTHERS.

Notes

1. ALL DIMENSIONS ARE IN MILLIMETRES AND LEVELS IN METRES.

2. THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND SPECIFICATIONS.

3. THIS DRAWING HAS BEEN PRODUCED ELECTRONICALLY AND MAY HAVE BEEN PHOTO REDUCED OR ENLARGED WHEN COPIED. HENCE, DO NOT RELY ON ANY SCALES QUOTED. WORK ONLY TO FIGURED DIMENSIONS (DO NOT SCALE). ALL DIMENSIONS TO BE CHECKED ON SITE. ANY ERRORS OR OMISSIONS TO BE REPORTED TO THE ENGINEER IMMEDIATELY.

C.D.M.

SIGNIFICANT RISKS AND HAZARDS:

REFER TO DESIGN RISK REGISTER: LETHABY BUILDING SITE INVESTIGATION

KEY DESIGN DECISIONS TO REDUCE OR ELIMINATE HAZARDS:

THIS DRAWING IS BASED ON GREENHATCH SURVEY DRAWING: PERIMETER ELEVATIONS – ELEVATION G DRG No. 12977–12–E–/2 DATED JANUARY 2009.

Rev.	Date	By	Details Of Revision
P01	13.09.19	NR	FIRST ISSUE

Client

GRANGE HOTELS LTD

Project

SOUTHAMPTON ROW HOTEL

Title

PROPOSED EXPLORATORY WORKS REAR FAÇADE

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Status

PRELIMINARY

Drawn	NR	A1 Scales	1:100		
Date	SEP 19	Eng. SP	Chk. SP	App'd. IW	
WA Ref.	4878			Suitblty.	

ACTUAL DIMENSION = 80mm

Drawing No. 4878–WAL–SW–ZZ–DR–S–2700 Rev. P01

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