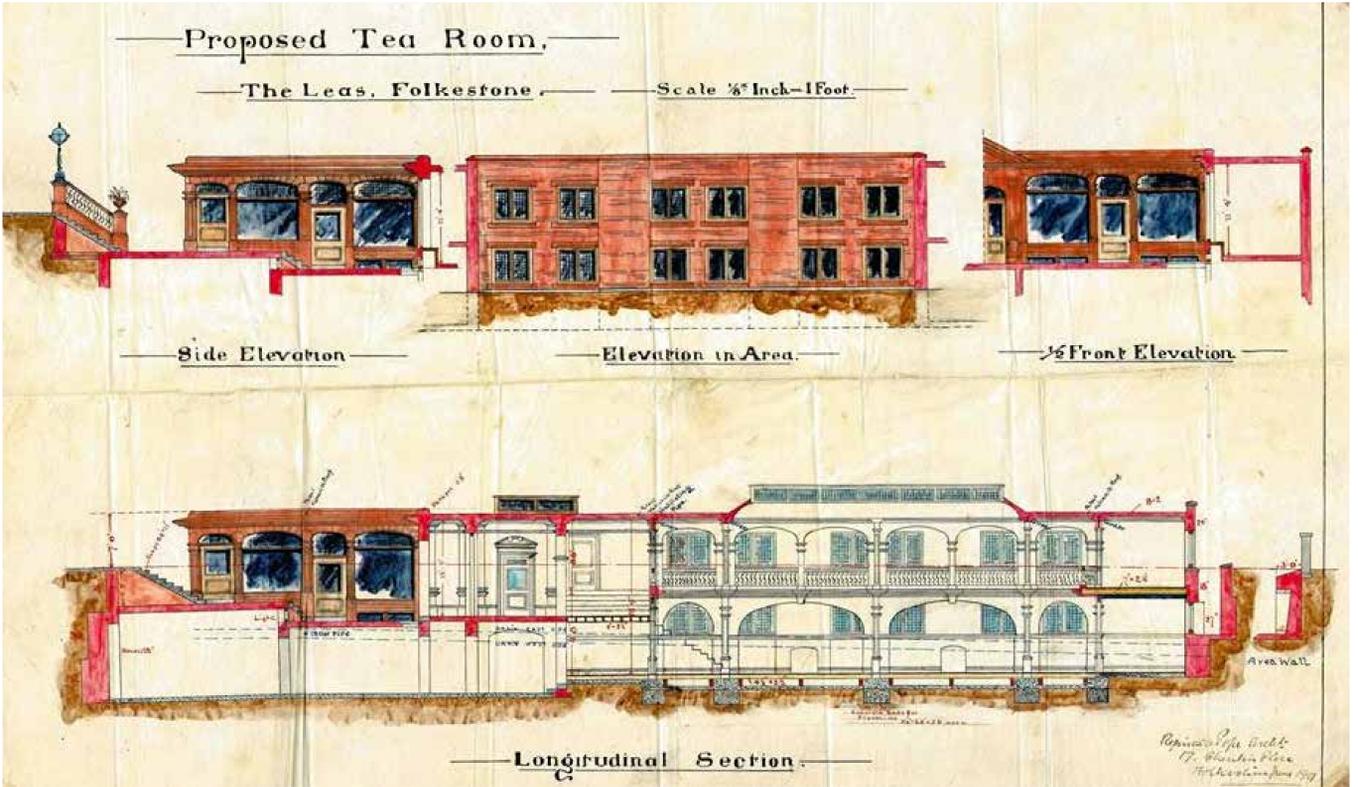


LEAS PAVILION

Introduction

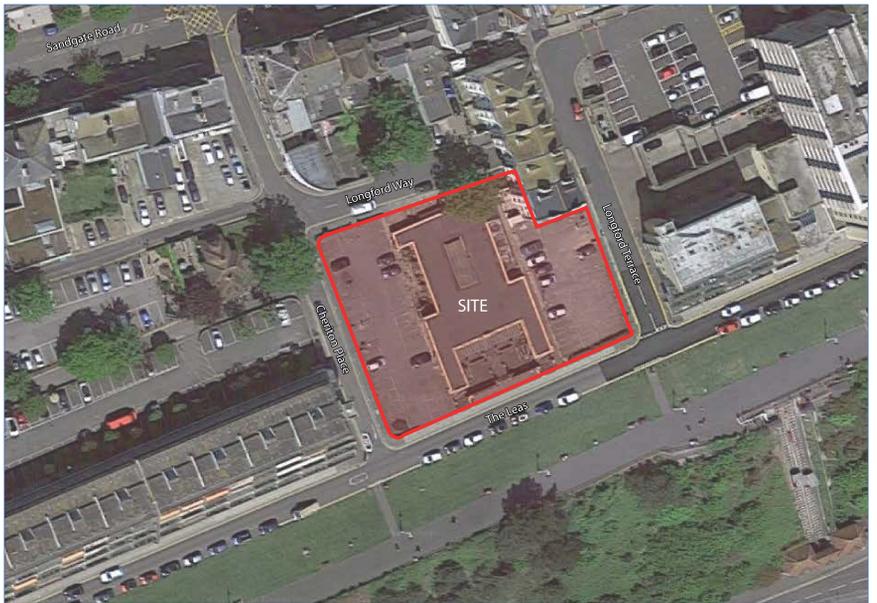


Original Architect's drawings, Leas Pavilion site 1901

Thank you for your time in viewing this public consultation presentation for the proposals for the Leas Pavilion and adjacent car parks to Cheriton Place and Longford Terrace, Folkestone.

The former purpose-built Edwardian tea rooms, later theatre, cafe and nightclub, which has fronted The Leas since 1902, has been deemed one of England's most endangered historic buildings and 'at risk of being lost forever' by the Victorian Society.

The proposed scheme is for the complete restoration of the Grade II listed Leas Pavilion to the original 1902 layout, and for the development of 90 apartments, with associated car parking to the adjacent car park sites.



Site Image taken from Google Maps

The Leas Pavilion in the news

Since its closure in 2010 the Leas Pavilion has featured in the local and national press in regard to its decline. The Friends of the Leas Pavilion, a not for profit organisation, have been campaigning to save the grade II listed building and have gained local and high profile support.

Kantion and Hollaway have liaised closely with the Friends of the Leas Pavilion on this development.



National architecture charity the Victorian Society has included Leas Pavilion in Folkestone on its 2017 Top 10 Endangered Buildings list. The Top 10 campaign, now in its tenth year, recognises the plight of endangered Victorian and Edwardian buildings in England and Wales the hope that increased publicity will help save them.



KANTION Hollaway

LEAS PAVILION

History of The Leas Pavilion



Leas Pavilion Courtyard, circa 1904

The Leas Pavilion has a rich heritage. It was opened in 1902 as an Edwardian tea room for client Mr Frederick Ralph. The building was located on a former open garden on the Leas between large late 19th century hotels.

In 1906 a makeshift stage was constructed beneath the gallery at the far end of the building. During WW1 farewell concerts were held here for the troops before they embarked for the continent.



Leas Pavilion Theatre, circa 1967

In 1928 a formal stage was constructed at the north end of the building and the building became the Leas Theatre, a popular repertory theatre for plays and tea matinees.

In 1986 the Leas Pavilion re-opened as the Leas Club. It ran as a pub with snooker room and bowling alley, cafe and night club until 2010.

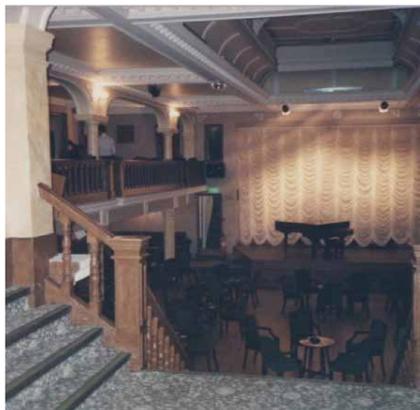
Interior Alterations, 1902 - present

When the Leas Pavilion was converted into a theatre in 1928 there were several alterations made to convert the original tea room to a theatre. This included removing the colonnade and gallery at the northern end to create space for the stage. The arched colonnade was also removed on the lower ground floor to allow

more seating in the auditorium space, and to improve sightlines to the stage. The proposals are to restore the Leas Pavilion to its original Edwardian form.



1902 - Original tea rooms



1996 - Leas Club



2019 - The current state

Site Timeline



From at least 1873 until 1902 the site of the Leas Pavilion was an open garden. Surrounding the site were residential buildings and hotels.



The Leas Pavilion was built in 1902. The site lay between two hotels leased from the Radnor Estate.



Historic postcards of the hotels either side of the Leas



During WW1 farewell concerts were held at the Leas Pavilion for troops about to depart for the continent.

1873

1902

1914

1906

1928

1985 1986



The Leas Pavilion was opened by Lord Radnor on 1st July 1902 as a tea room for the Edwardian aristocracy. The building's construction cost £10,000.



Concert Parties were introduced in 1906 on a makeshift platform.



In 1928 a stage was built in the main hall and the Leas Pavilion was renamed as The Leas Pavilion Theatre. In September 1985 the theatre closed.



In 1986 the Leas Pavilion reopened as the Leas Club, a bar, cafe and venue for live music.



In 1994 the Longford hotel on the East side of the Leas Pavilion was partly destroyed by a fire and in 1995 both the hotel and the building to the west of the site were taken down.



The Leas Club in the 2000s.



Since 1985 the two sites adjacent to the Leas Club have been used as car parks with part of the sites given over to landscaped gardens fronting onto the Leas.



In 2005 planning consent was granted for the landscaped gardens adjacent to the Leas Club to be removed and for the car parks to be extended across all of the available space.



In 2020 the Leas Pavilion has been closed for 10 years. The building is in a state of disrepair and needs renovation.

1994

1995

2005

2000

2010

2015

2020



In the 1980s and 2000s the Leas Club was a popular bar and music venue.



There were snooker tables on the gallery of the Leas Club in the early 2000s.



In 2010 the Leas Club closed. It has been disused since then.



In 2015 planning permission was granted to Churchgate for apartments to be built on the car parks either side of the Leas Pavilion and bridging across the pavilion roof. Building work was never started and the planning permission expired.



In 2020 Kanton are proposing a full renovation of the Leas Pavilion and the redevelopment of the adjacent car parks.

KANTION Hollaway

LEAS PAVILION

The Leas Pavilion Current Condition

The Leas Pavilion has been disused for the last ten years. In this time the building has fallen into a considerable state of disrepair. The photos below show the current state of the building and the works required under the current proposals to bring the Pavilion back to its former grandeur.



Photo from <https://tiggerowl.wordpress.com/2015/08/08/folkestone-and-the-sea/>

Exterior



1. The building frontage has suffered serious structural damage. Specialist structural work will be undertaken to stabilise the facades and restore them to their former glory.



2. The terracotta is damaged in several places and will be sensitively repaired by a terracotta specialist.



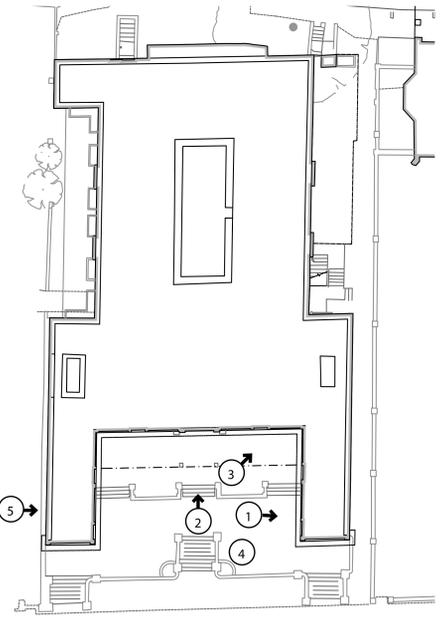
3. The asphalt courtyard has cracked and bubbled. Water gathering in the lower areas is leaking into the basement below.



4. Broken terracotta pieces from the front facade have been salvaged and will be repaired and returned to their previous locations.



5. The brickwork on the east facade is in need of repair.



Existing Roof Plan and Stepped Entrance

Lower Ground Floor



6. The stage has been stripped to a bare concrete structure which dominates the interior.



7. Water is leaking into the old bowling alley. Works are required to stop the ingress of water, to ensure the area is structurally sound and to repair and refurbish the space.



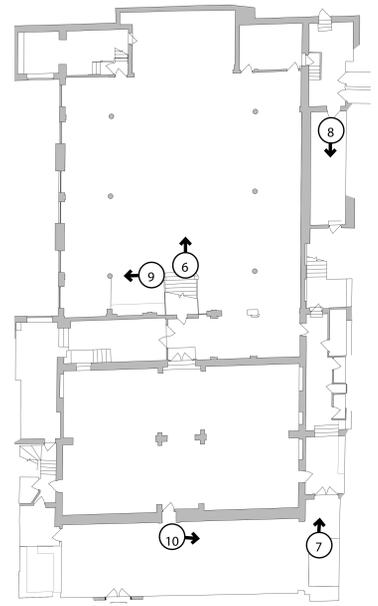
8. The roof of the beer cellar has collapsed.



9. The columns in the main auditorium will be restored.

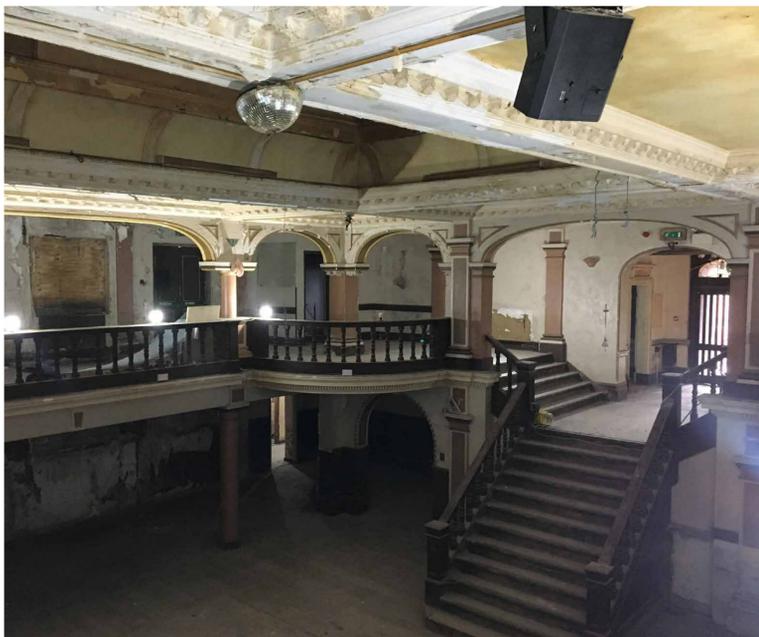


10. The bowling alley is affected by water ingress.



Existing Lower Ground Floor

Ground Floor



11. The Leas Pavilion has an ornate interior that will be carefully restored in line with heritage advice.



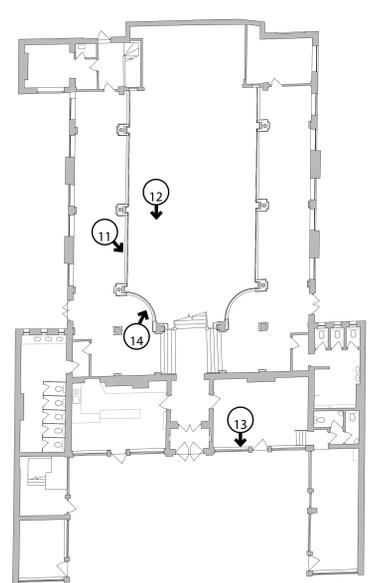
12. Although the main roof is now watertight, the ceiling has been damaged.



13. The Art Nouveau stained glass windows on the front facade will be carefully restored.



14. The highly decorative ceiling and lantern ceiling feature will be restored.



Existing Ground Floor

KANTION Hollaway

LEAS PAVILION

Restoration of The Leas Pavilion

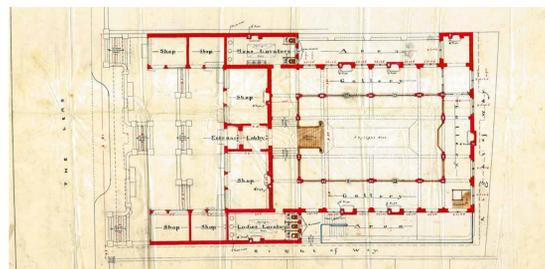
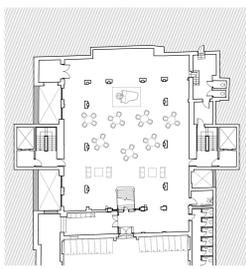
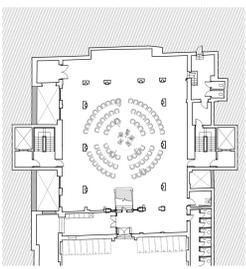
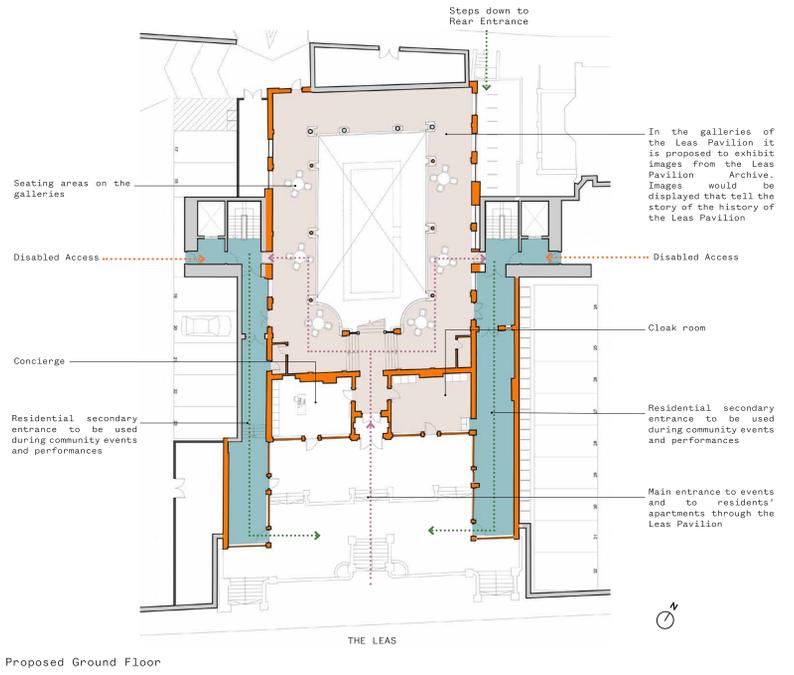
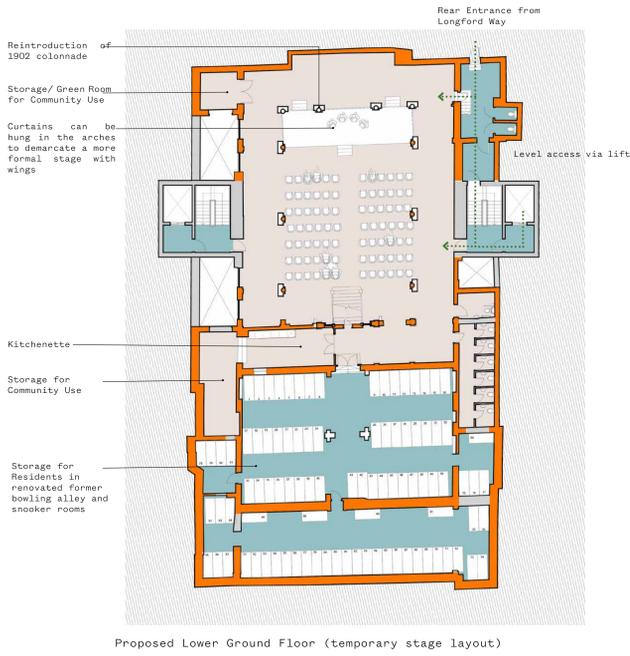


Leas Pavilion Edwardian tea room interior 1902-6

As part of the proposed development The Leas Pavilion will be fully restored to the 1902 layout which requires an investment of £4 million. The main hall and galleries will be available for community events, envisaged to be small to medium sized theatrical, music based and spoken word performances, and potentially local groups utilising the space on a regular basis. The upper galleries will hold a permanent display of the Leas Pavilion Archive.

Day to day, the main entrance will serve as the entrance to the apartments, and the main hall will be used by residents as a lounge and meeting area. The combination of community events and daily residential use will ensure the pavilion is used, maintained and preserved for years to come.

Interior Layouts



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LEAS PAVILION

Site Opportunities

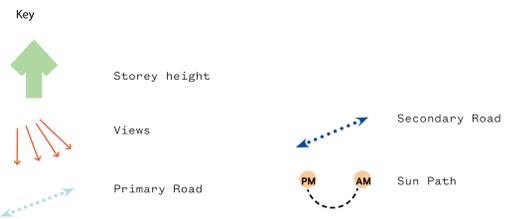


Site Image taken from Google Maps

The two adjacent car parks to The Leas Pavilion, facing Cheriton Place and Longford Terrace will be developed as part of the proposals in order to fund the restoration of The Leas Pavilion. 90 residential apartments and a semi-recessed parking level is proposed on the car park site.



Aerial photo of site, 2019



Influence from Landmark Buildings along The Leas

The form of the proposed residential building references the local context. The Grand and The Metropole are two examples of large residential and hotel accommodation within Folkstone's coastal area and are close to The Leas.

The following diagrams demonstrate the influences from these historical and important buildings and how they are translated into the current proposals.



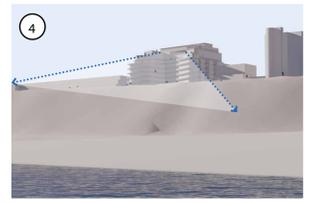
Symmetrical projecting wings to the Leas Pavilion



Symmetry and vertical tower elements in The Grand



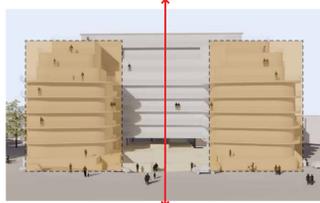
Layers to The Metropole - ground floor, main block of accommodation and top layer of accommodation tiered back into the roof



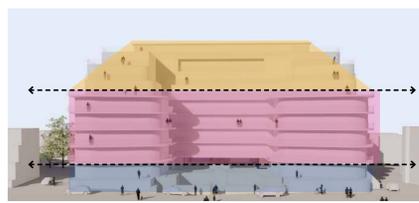
The proposed design is orientated to gain maximum views of the sea



Symmetrical projecting wings to the proposed apartments



Symmetry and vertical tower elements in the proposed apartments



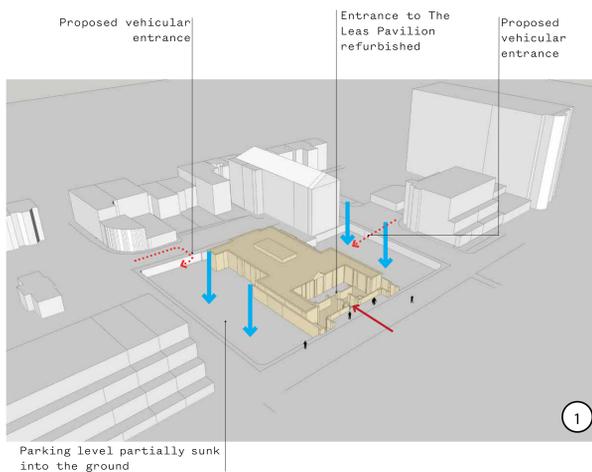
Layers to the proposed apartments - ground floor plinth, main block of accommodation and top layer of accommodation tiered back



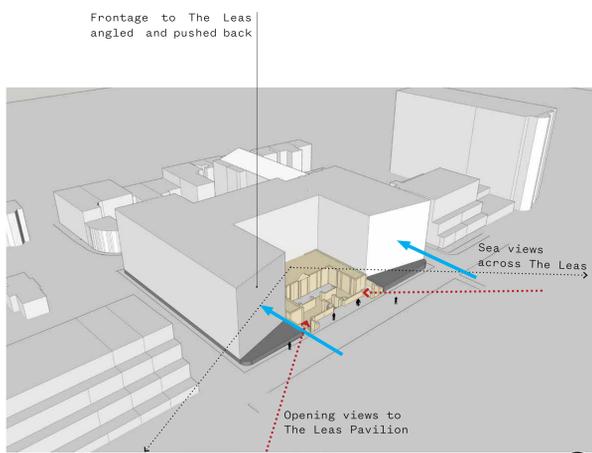
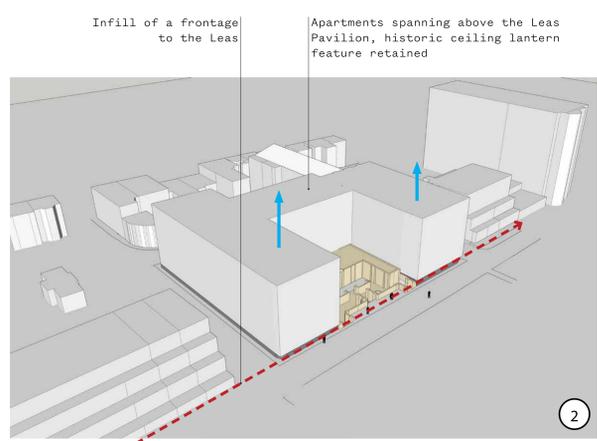
The design is front facing. As the building tiers back it creates large south facing terraces with sea views

Concept for the Proposed Residential Development

The following images show the steps taken to form the concept for the proposed residential development.



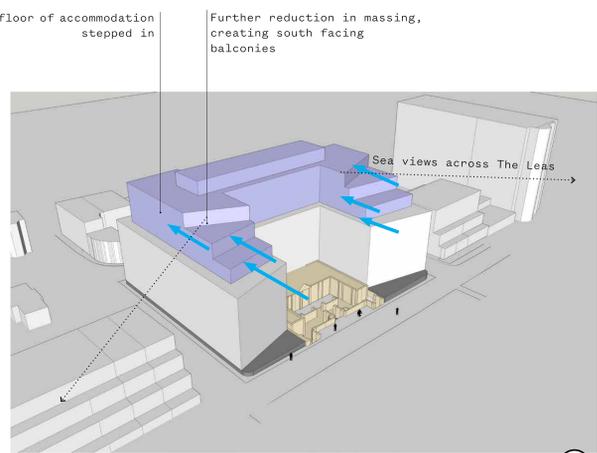
Parking level partially sunk into the ground



Frontage to The Leas angled and pushed back

Opening views to The Leas Pavilion

Sea views across The Leas



Top floor of accommodation stepped in

Further reduction in massing, creating south facing balconies

Sea views across The Leas

LEAS PAVILION

Residential Development Proposals

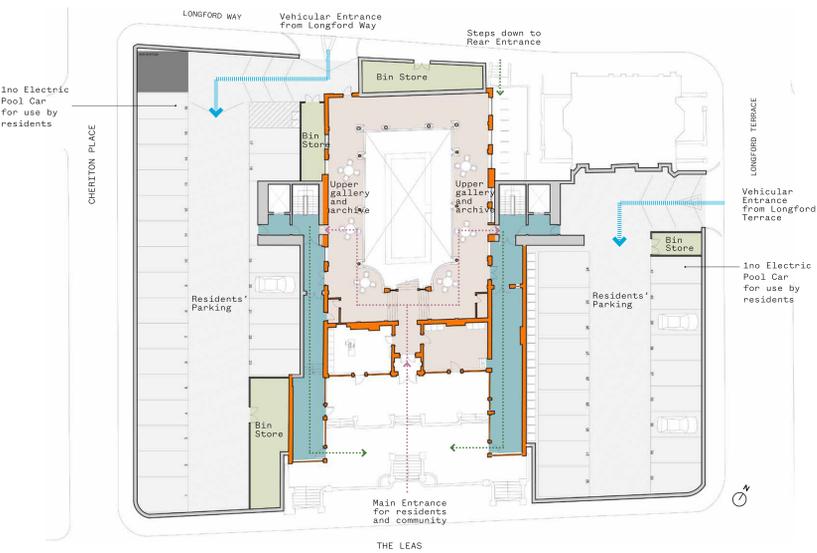


Computer Generated Image of the Proposal for The Leas Pavilion

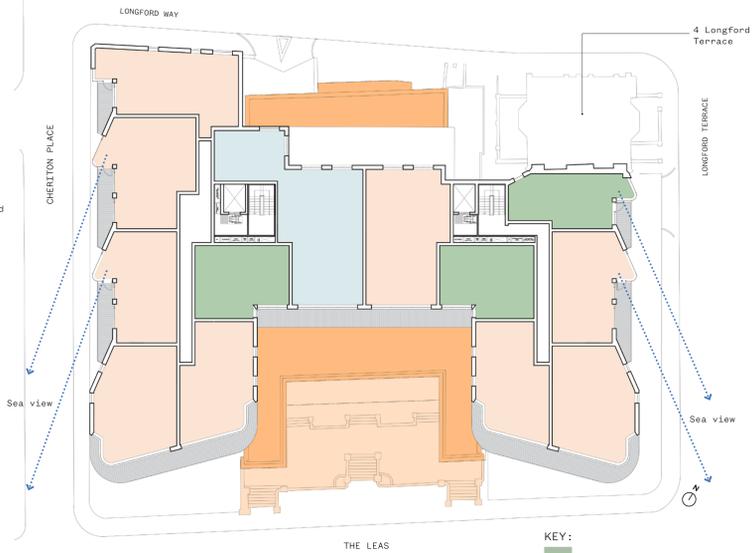
Typical Floor Plans

The proposed building will accommodate 90 1 bed, 2 bed and 3 bed apartments. Each apartment will have an external terrace and sea view.

The proposed residential development will utilise the Leas Pavilion as a main entrance to the residential apartments, with secondary residential entrances to be used during community event times.



Ground Floor - Parking and Entrance Level



Floors 2-5 Indicative Floor Plan

KEY:
 1-bed apartment
 2-bed apartment
 3-bed apartment

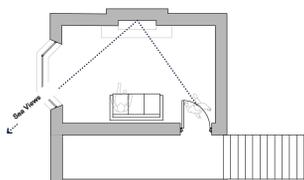
Indicative Apartment Layouts



Indicative Apartment Layout 2 bed apartment



Indicative Apartment Layout 3 bed apartment



Example of Victorian bay



Longford Terrace c. 1880s

The curved bays shown in the building proposal are influenced by Victorian and Edwardian bay windows. In traditional coastal architecture bays were used to capture views of the sea. Often a mirror was placed over the fireplace to allow for a reflected sea view on opening the door to the main living room.

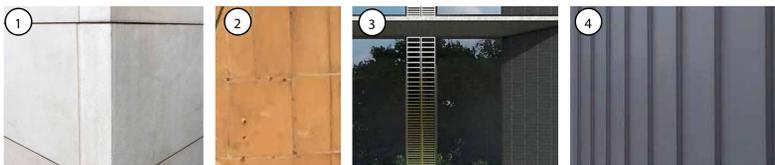
KANTION Hollaway

LEAS PAVILION

Residential Development: Materiality and Elevational Treatment



Computer Generated Image of the Proposal for The Leas Pavilion from the South West



Material Precedents 1. White terracotta panels; 2. Orange terracotta; 3. Vent panels and glazing; 4. Zinc



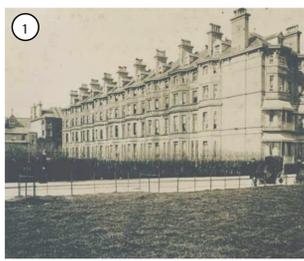
Terrace Precedent One Baelskaai, Ostend by Versluys Groep

Bay Window Precedent VI Castle Lane, London by DROO and NAME architects

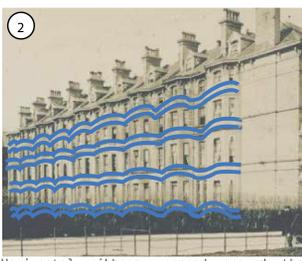
Building Context: Victorian Architecture, Longford Terrace

The proposed building is designed to reflect the architecture in the local context, particularly the architecture of the Victorian terrace.

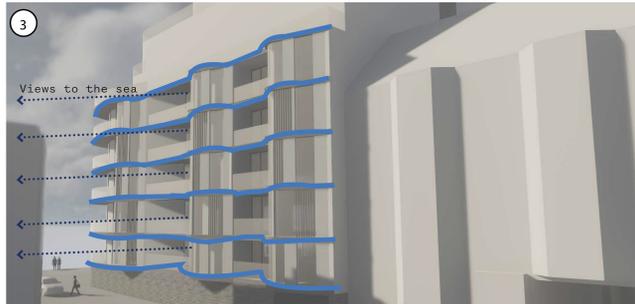
The design takes the bays of Longford Terrace and reinterprets them in a modern context, using a strong vertical bay form, and a horizontal bonding detail.



The Longford Hotel, Longford Terrace (prior to 1902)



Horizontal ribbons wrapped around the building, marking the curved bays of the terrace



Horizontal ribbons and bays reinterpreted in the proposed apartments.



Computer Generated Image of Proposed Apartments, West Facade

Heritage

Heritage Collective are advising on the works to the grade II listed Pavilion. This has included a Pre-Application meeting with Historic England and the Folkestone and Hythe District Council Conservation Officer. A heritage report will accompany the Listed Building Application.

Sustainability

Quinn Ross are working closely with the client and design team to incorporate sustainable design principles from an early stage. This includes the potential for the following:

- Retention of rainwater through green roofs
- Potential for air source heat pumps
- Air permeability no greater than 5m3/m2h
- Oversized balconies to provide solar shading
- Louvre panels to southern facing windows to reduce solar shading
- Electric bike charging points
- Bike stores and basement storage for each apartment
- LED lighting and PIRs where possible
- 2no electric vehicle pool cars to be shared by residents

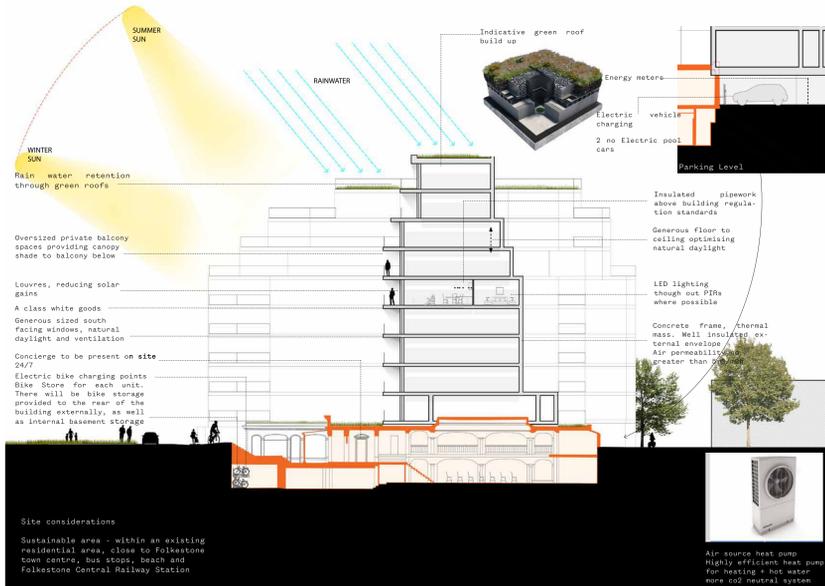
Transport

The site is well located to the Folkestone High Street and amenities. Folkestone Central is a 12 min walk, and buses to Hythe, Canterbury and Ashford are located within a short walking distance.

Stantec are producing a transport assessment to accompany the Detailed Planning Application. A KCC Highways Pre-Application meeting has been held at which vehicular access, pedestrian access, parking, bins storage and collection, and cycle stores were discussed.

Structure

Ramboll Structural Engineers specialise in structures within historic buildings. They are involved in the detailed assessment of the terracotta façade and entrance, the repair of the facade, the repair to the damaged areas within the pavilion, and the reinstatement of the 1902 colonnade and gallery. They will also advise on the structure to the proposed apartments, to ensure the Pavilion is protected and any new interventions to close to the Pavilion are sensitively designed.



KANTION Hollaway