

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 10 FEBRUARY 2021

VIRTUAL

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ADDENDUM

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| I | BH2020/03419 - Pavilion Theatre, 29 New Road, Brighton | 1 - 20 |

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Pavilion Theatre, 29 New Road

BH2020/03419

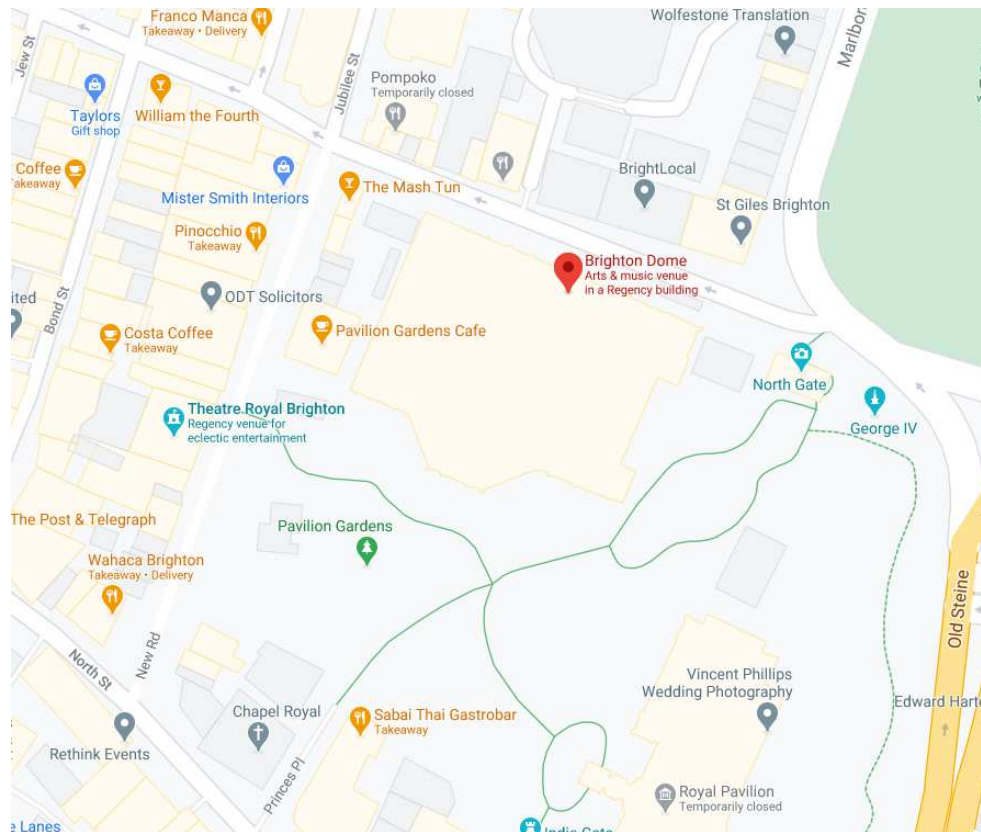


**Brighton & Hove
City Council**

Application Description

- Replacement of fibrous plaster ceiling within Pavilion Theatre. Raising of parapet to North and South hip ends to Corn Exchange Roof. (Part Retrospective).

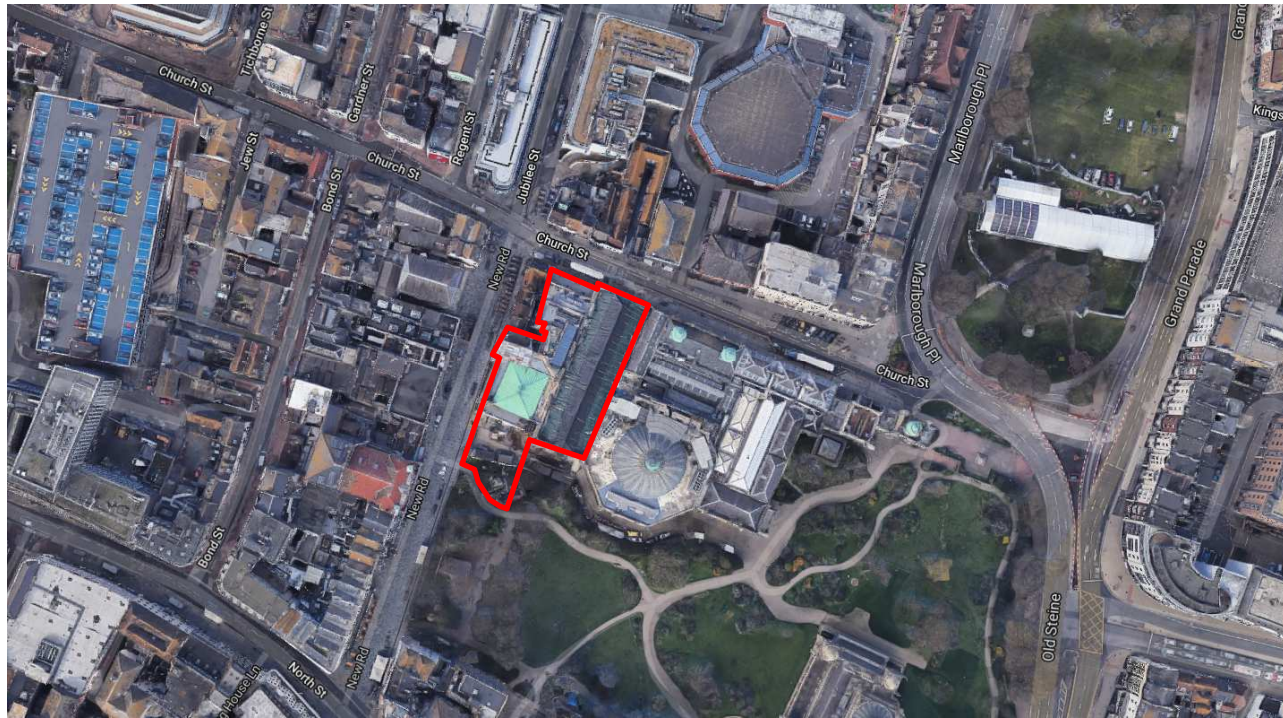
Map of application site



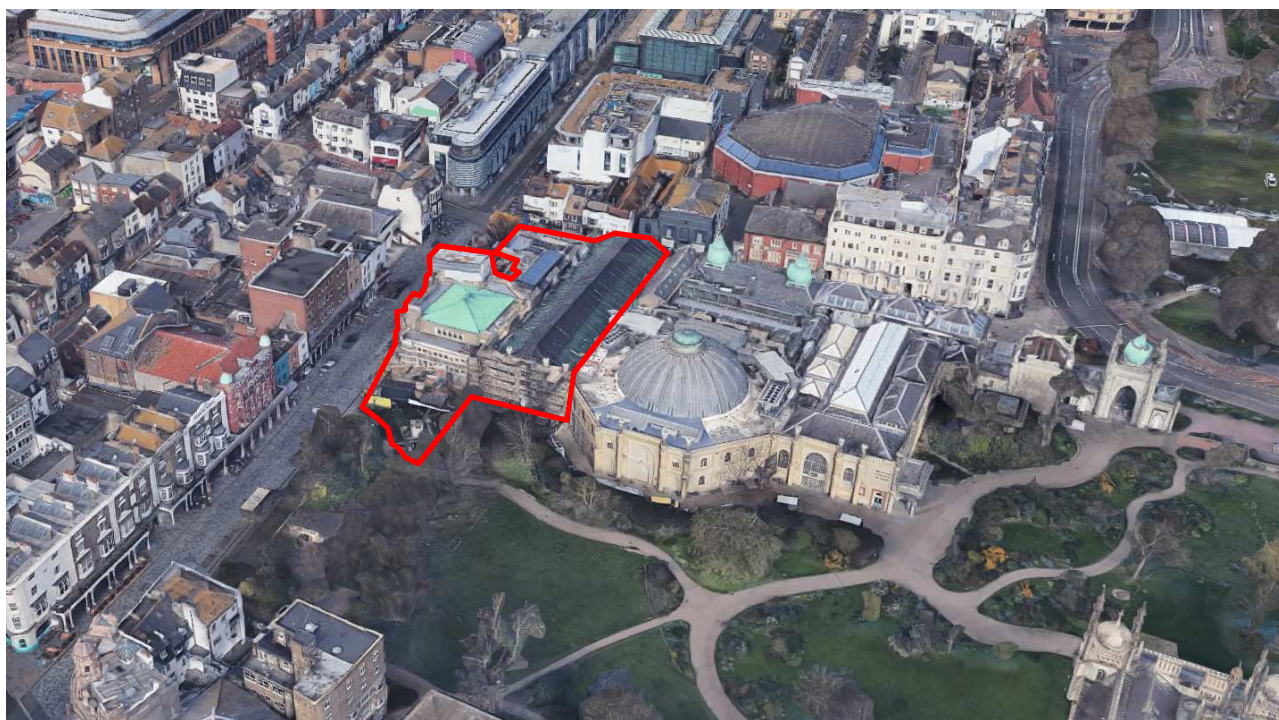
Existing Location Plan



Aerial photo(s) of site



3D Aerial photo of site



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Street photo(s) of site



Street view of North Elevation

Existing Condition of North Parapet



The existing parapet is in need of repair work due to water damage. To prevent future similar damage from water ingress the proposal includes the raising of the parapet to allow for better water runoff.

Existing Condition of South Parapet



The existing parapet is in need of repair work due to water damage. To prevent future similar damage from water ingress the proposal includes the raising of the parapet to allow for better water runoff.

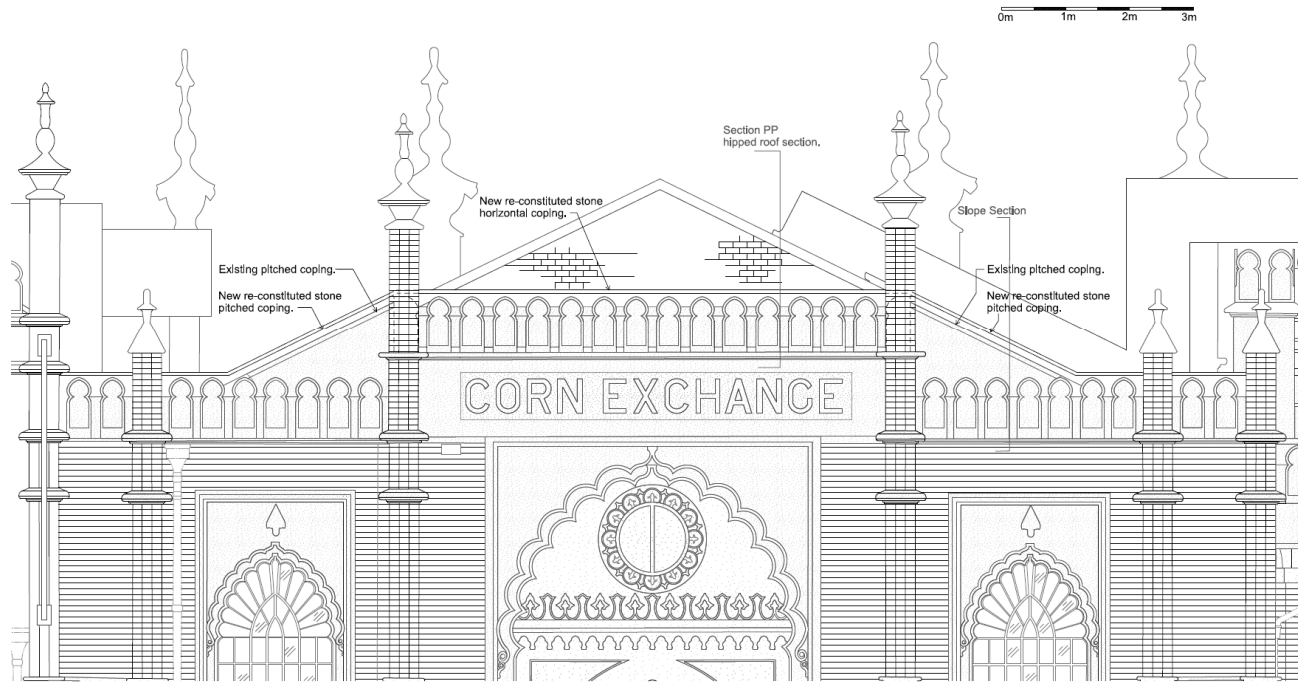


Works on site

- The works to the parapet have commenced and are nearing completion – this is the retrospective aspect.
- This photo shows the current stage of the works to the Southern Parapet.



North Elevation

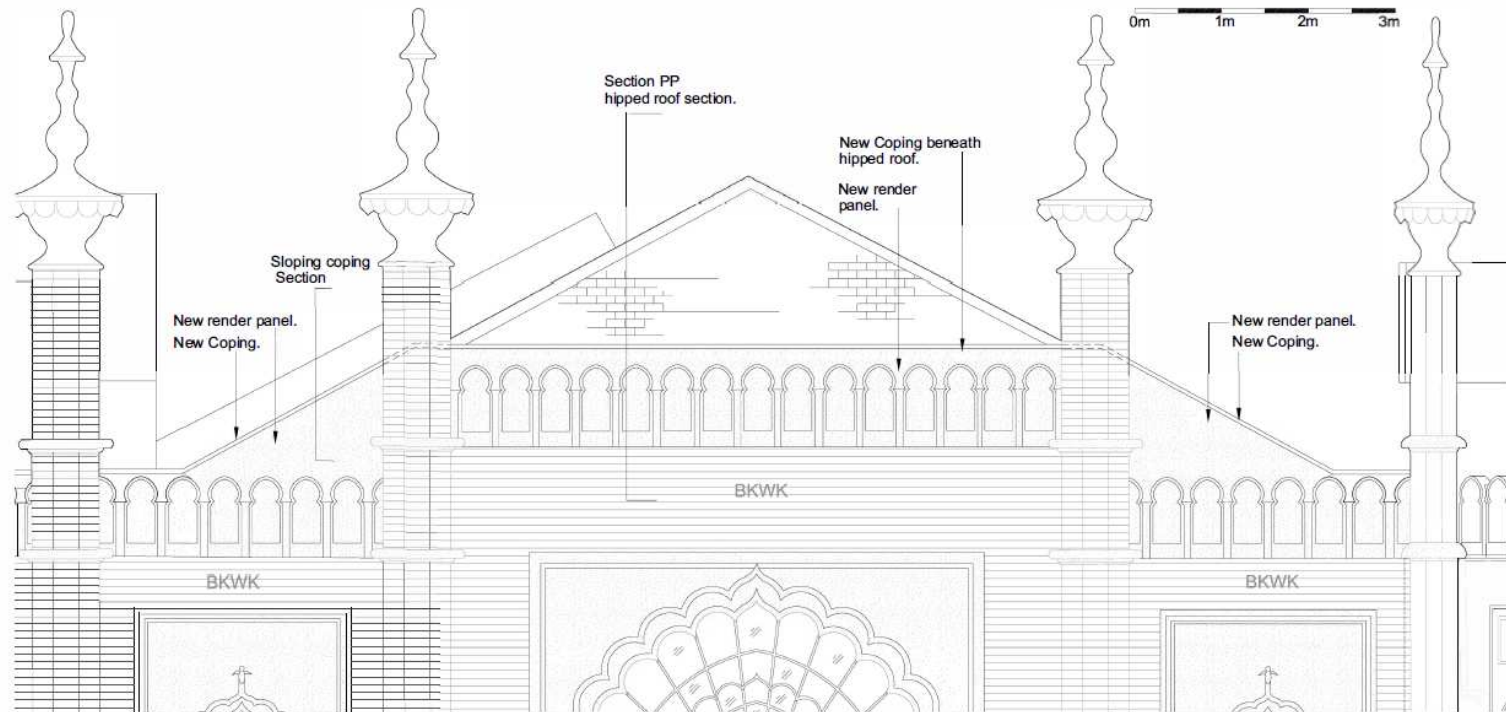


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1729 SK 180219 MM 21 REV A



South Elevation

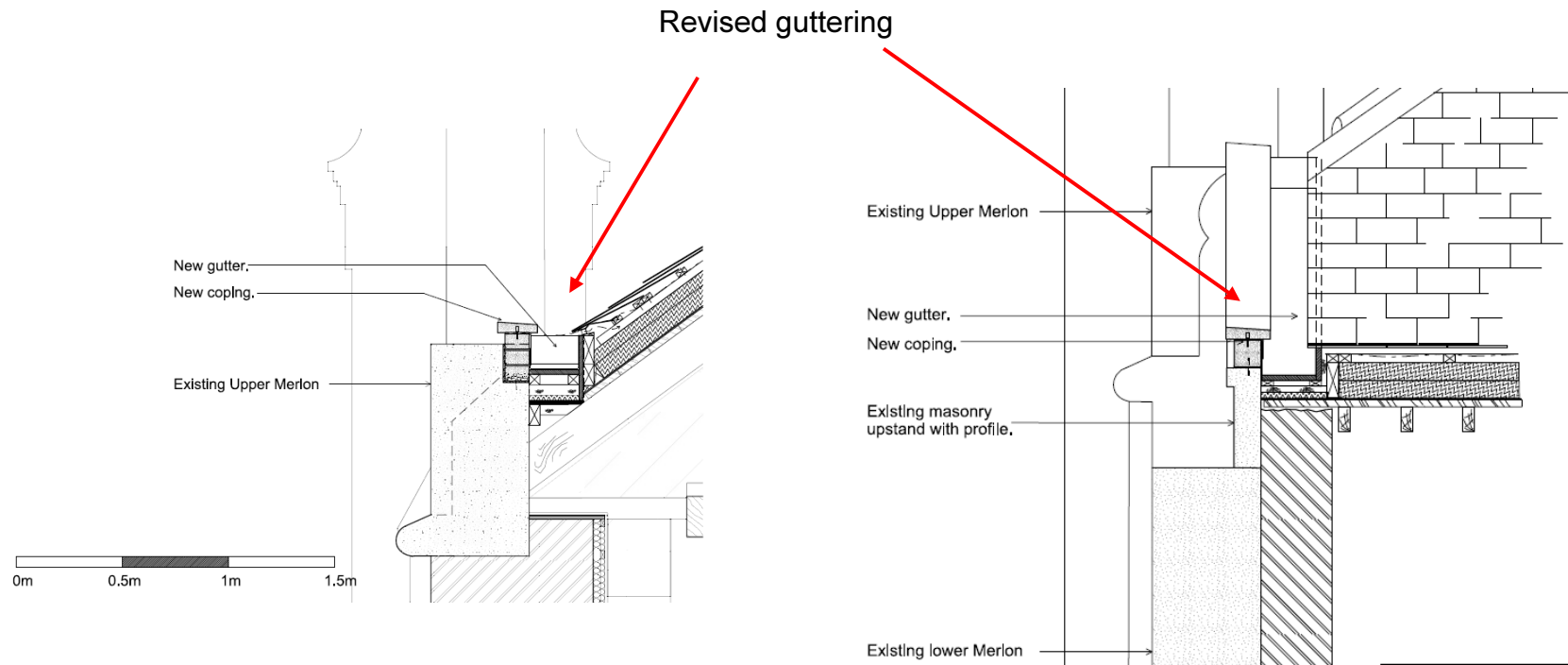


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ID 1729 SK 180219 MM 01 Rev A



North Parapet Hipped Roof

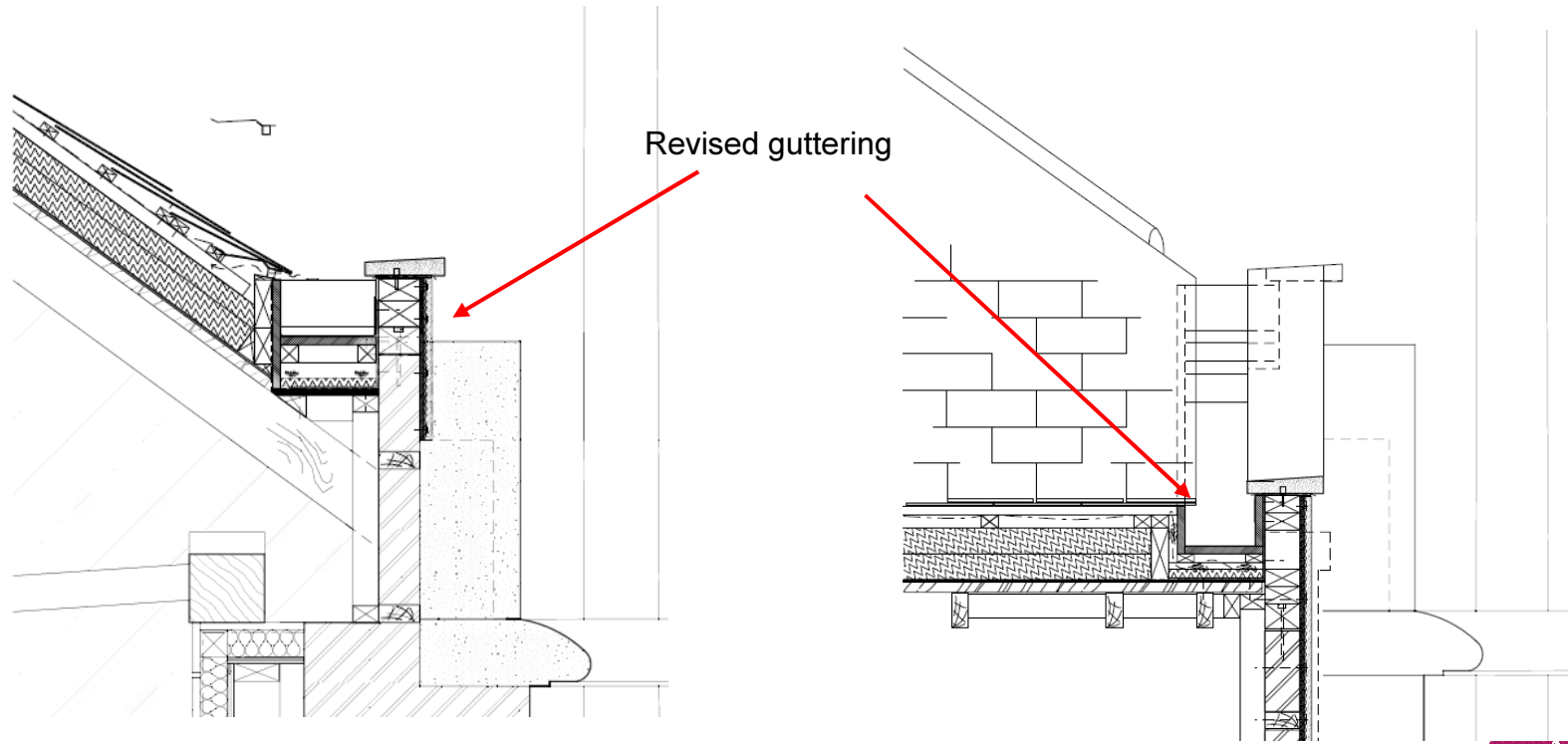


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1729 SK 180219 MM 24 Rev A & 1729 SK 180219 MM 25 Rev A

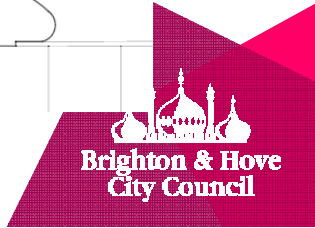


South Parapet Hipped Roof

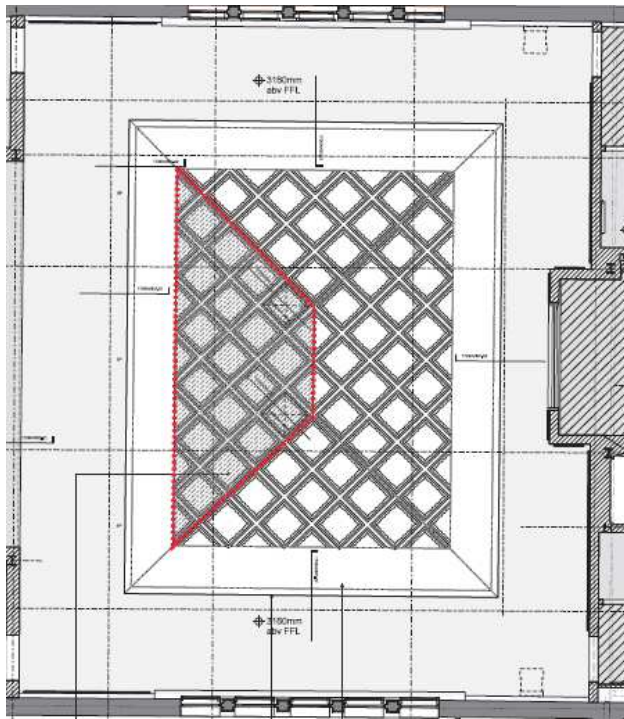


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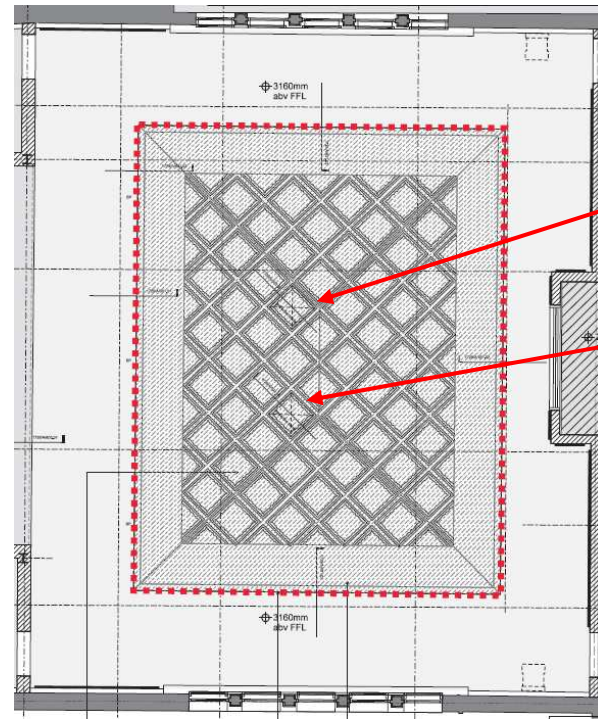
1729 SK 180219 MM 04 Rev A & 1729 SK 180219 MM 05 Rev A



Pavilion Theatre Ceiling



Previously approved extent of replacement ceiling



Extent of replacement ceiling currently necessary.

New inspection hatches are proposed to make future inspections of the ceiling easier – the inclusion of these is supported.

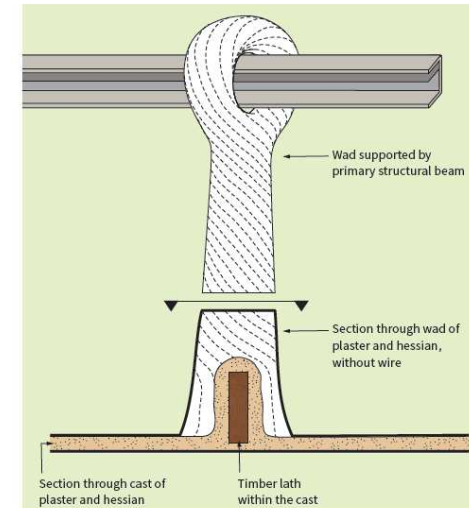
Photographs of the ceiling as existing



Existing suspended ceiling and roof frame

Works to Pavilion Theatre Ceiling

- The proposed works include:
 - Replacement of suspended fibrous plaster ceiling with a new suspended fibrous plaster ceiling of the same profile and arrangement.
 - A new metal frame that is fixed and suspended off the existing roof structure from which the fibrous plaster ceiling panels will be suspended using wire rope wadded in gypsum.



Detail showing traditional arrangement for suspending a fibrous plaster ceiling from Historic England publication 'Historic Fibrous Plaster in the UK'.



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Key Considerations in the Application

- Reinstatement of original features to a listed building
- Urgent repair works to a listed building
- Impact on Royal Pavilion Gardens
- Impact on Grade I and Grade II listed buildings
- Impact on Valley Gardens conservation area.

Conclusion and Planning Balance

- The proposed replacement of ceiling of the Pavilion Theatre is necessary as the existing ceiling is damaged beyond repair. It will be replaced like-for-like.
- The proposed replacement of the parapets is necessary due to poor condition. By raising the parapets water from the Corn Exchange roof will be able to be directed away from the historic fabric.
- The visual impact of the raised parapets will be negligible and would not adversely affect views of the Grade I listed building or the wider Royal Pavilion Estate.
- Heritage comments support the justifications for the works and conclude that there will be no harm to the appearance of the conservation area or to the settings of the adjacent heritage assets, including the Pavilion Gardens.
- **The proposal is therefore recommended for approval.**

