



Design Access and Heritage Impact Statement

In Relation to

An Application for Listed Building Consent For Phase 1 Intrusive Investigation and Urgent Repair Works

In respect of 02 Apollo Theatre, Manchester and The Annexed Club Apollo Building

**Stockport Road
Ardwick Green
Manchester
M12 6AP**



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1 Introduction / Background

1.1 Outline Scope of Application

The Design Access and Heritage Impact Statement has been prepared in support of a formal application for Listed Building Consent.

The Application relates to Both the Main Operational 02 Apollo Theatre Building Facing Stockport Rd, as well as its annexe known as Club Apollo which faces onto Hyde Rd. Both Buildings are fully linked and were constructed at the same time opening in 1938.

The application is for a package of works comprising the following works summary.

- Urgent minor repairs to both buildings
- Intrusive and non- intrusive investigations to allow the detailed design and specification of long-term remedial works.
- Removal of asbestos containing materials ACMs within Club Apollo
- Strip out of defective plaster finishes within Club Apollo
- Strip out of inappropriate internal conversions partitions doors and the like within Club Apollo
- Clearance of tenant chattels and redundant bars and kitchens
- Strip out of redundant services and sanitary appliances within Club Apollo
- Temporary propping and structural stabilisation within Club Apollo CR5
- Removal of poor quality and inappropriate facings to ground floor front elevation to Club Apollo
- Protection of remaining Heritage Components within Club Apollo

The more detailed explanation justifying the works is outlined at the end of this section and in subsequent main sections of the document.

1.2 Background and Survey Work Undertaken to Date

The need for further investigation follows a detailed survey and appraisal of the buildings undertaken by JBH Developments Ltd on behalf of the properties owners and operators Live Nation (Music) Ltd 30 St John St, London EC1M.

These Surveys were undertaken during 2025 as a result of concerns identified by the Buildings Owners.

The original brief focussed upon specific areas of concern predominantly affecting the envelope of the operational venue; and in particular cracking and movement to the front elevation parapet.

Following initial visits, it was agreed that the scope should be widened to include the full external envelope and structure of both buildings.

The widening of scope arose from a recognition of the scale of defects in particular affecting Club Apollo; This was based on advice gained from the initial visual inspection; This was to take forward the regular fabric inspections to a more detailed level which would not only

- identify existing defects and maintenance requirements

-but develop a long term strategy to protect the heritage asset

Furthermore develop amenity to enhance revenue streams from the site

Both buildings were constructed as one complex opening in 1938.

Notwithstanding this whilst the main venue at the 02 Apollo has remained fully operational latterly as a live music venue Club Apollo has been unused since the mid-1990s, when its last use as a nightclub ceased.

Accordingly the main venue has been subject to very high standards of maintenance and safety inspections commensurate with its use as a high-risk public entertainment venue.

Maintenance to the Club Apollo building has been based on maintaining structural integrity and keeping the building wind and watertight only.

In addition in both cases maintenance has not focussed on preventative protective maintenance related to the use of steel frame and reinforced concrete construction unless evident in the form of visible damage.

Many steel frame buildings of the era are prone to defects attributable to corrosion of the embedded steel components attributable to poor detailing. This has in many cases arisen due to a lack of understanding of the construction methods and protection required to embedded steel components.

The surveys were as such commissioned to produce detailed proposals for long term maintenance preservation and repair of the heritage asset as a whole.

The brief was set with a particular focus being on the identification of areas of deterioration likely to have an impact on long term weather protection and structural integrity, which went beyond day-to-day maintenance.

The brief also included a requirement to effect repairs to the Club Apollo envelope and Structure to allow it to be returned to commercial use. This was designed to enhance revenue streams by providing additional interrelated facilities for use across both venues.

This will provide enhanced revenue streams from more diverse sources and in so doing protect the heritage asset in the longer term;

JBHDs role; and the current application is confined to the preservation maintenance and repair of the existing buildings.

Any works within this initial works package will be closely co-ordinated with any refurb and enhancement packages to ensure that they are undertaken in a co-ordinated manner and have the least possible impact on the heritage asset.

A number of the team Members including structural engineers will form Part of the design team for the refurbishment package to ensure that continuity of design is achieved.

1.3 The Present Team

Alongside JBHD'S own Survey work on the building Fabric we are also working alongside a number of specialists as follows.

Booth King Partnership Structural Engineers including

Appraisal and design for repair of reinforced concrete components .

Appraisal of archive details to structural frame

Design of steel frame repair

Corrosion analysis and repair in conjunction with Trace and VCS

Trace Structural Investigations; Non-Intrusive survey and appraisal of the steel frame and embedded steel components

VCS Engineering; Detailed appraisal of corrosion; design and specification of protection and corrosion treatment systems

Hayles and Howe plaster specialists and surveyors. Plaster survey and analysis

Darwen Terracotta and Faience. Design specification and production of replacement faience components

BLIK and Met Geo Surveyors ; Detailed Measures Survey and scanning of existing Buildings

Simon Fenton Partnership: Quantity Surveyors

SB Asbestos : Asbestos surveys and testing

JBHD will be acting as Principal Designers Project Managers and Building Surveyors for the design and detailing of repairs to the building fabric in conjunction with the team members listed above

Further specialist advice will be brought in as and when required as the details of the project are confirmed and identified.

1.4 Survey Output

The survey and appraisal was undertaken systematically and produced the following output.

Detailed survey drawings and scans: These produced detailed existing drawings of all floors roof areas and elevations, including scans to locate all individual faience tiles and components.

As part of the above process historic archives were consulted and the record drawings for the steel frame and RC components were obtained where available.

These were then superimposed onto plan and elevation drawings to allow defects to be related to specific structural components

Subsequently the envelope of the buildings were surveyed from available vantage points and from MEWPS. All visible defects were recorded on the previously produced drawings.

Alongside the above detailed written analytical reports and costed PPMR Schedules were produced to allow initial budgeting to be completed

1.5 Survey Outcomes to Date and the Need for Further Investigation

The detailed survey process has allowed us to gain a good understanding of the building and in particular the location and composition of components and construction likely to be influencing patterns of deterioration recorded.

The Key Defects are summarised within section 4.

A phased programme of remediation over a circa 5–6-year timeframe is now proposed.

A number of the identified issues are already or will eventually have a negative impact on the heritage asset being attributable to steel frame and reinforcement corrosion.

The level of the damage recorded was not however as extensive as could have been the case.

Resultantly there is an opportunity to procure a package of works which not only includes a repair of existing damage but provides protection and stabilisation of the remainder; meaning that less intrusive work may be required in the long term.

Such an approach requires further detailed analysis in order to fully identify levels of corrosion, construction detailing and specification for the repair and protection package.

This will allow the correct design and specification of repairs, but more specifically identify the most appropriate method of protection to areas which are not yet damaged.

The approach will, it is hoped, significantly reduce the requirement for significant intrusive repair to areas beyond those where physical damage is already recorded.

1.6 Further Investigation Proposed

The specific works their benefit and impact upon the Heritage Asset is discussed in more detail within sections 6 and 8. The overall package includes further investigation , emergency repair and stabilisation, and strip out works.

The key focus at this stage is however the further detailed investigation required to accurately specify and scope the long-term remedial works packages.

A combination of investigation techniques are proposed as detailed below

Non-Intrusive scanning and analysis techniques will be implemented in conjunction with specialist contractors Trace Structural Investigation

Intrusive investigation and reinstatements will be required alongside the above in order to accurately assess and calibrate the non-intrusive techniques. In particular these methods are required to confirm the conditions within voids in construction and within those voids the scale of de lamination and corrosion noted. The test sites picked for intrusive inspections focus upon areas of existing visible damage which would be subject to repairs in any event. In addition, however there is a need to undertake investigations into areas with no visible damage. This is to allow assessment of corrosion taken up within voids. This will also provide key information required for the design of long-term protection systems and allow decisions upon the suitability of the most suitable of the available systems.

Hammer testing of concrete components

Removal of existing damaged ACMS and plaster finishes within Club Apollo. ACMS are already damaged and need to be stripped to allow the plaster and other surveys to be concluded. Plasterworks are also extensively damaged by water penetration and structural defects. Once the plaster survey has confirmed condition and its specification alongside suitability for repair and retention it is intended to strip all existing defective materials. This will allow a full and thorough investigation of defects within structural components presently hidden by the finishes.

Once the investigation phase has been completed further detailed applications will then be made for the long-term remedial works packages.

2 Building Description

Manchester 02 Apollo Theatre was designed by a team headed by Peter Cummins and opened 29th August 1938 as a multipurpose cinema and variety hall.

The Club Apollo Building was constructed at the same time as the main building and operated as an ancillary ballroom to the main venue.

In the 1960s the venue was operated jointly as a cinema and concert venue, becoming a concert only venue from the 1970s onwards.

The Club Apollo buildings final use was as Parliament Nightclub opening in 1992 and shutting in the mid 1990's. The ground floor is now used as a seat store for the main venue with protection applied over remaining architectural features of merit, to protect them from damage.

The property is Grade II listed with list entry no. of 1254683 being first listed 6th June 1994.

The buildings are directly linked; Construction to both is similar although Club Apollo is of load bearing masonry construction whilst the auditorium and main entrance to the 02 Apollo Theatre is of steel framed construction.

Seating capacity is circa 2,693 with a capacity of circa 3,500 when removable ground floor seating/stalls seating is removed.

Although many works' packages have been undertaken as detailed within section 5 the majority of the building remains as originally constructed;

In particular external elevations remain largely unamended and internally the auditorium retains the majority of its original features although the stalls were converted to provide removeable seating; again as detailed within section 5.

As detailed above a very thorough inspection of the exterior fabric of the Main Building and the Whole of Club Apollo was undertaken during 2025 by JBH Developments Ltd in conjunction with Booth King.

The further investigations proposed will, as detailed previously, provide further information on specific detailing, levels of damage and corrosion recorded. This will allow the detailed design of remedial works alongside identification of the most appropriate and least intrusive methods for repair and long-term protection.

At present the **buildings** are understood to comprise the following and this is backed up by research of historic archive material:

Roof coverings predominantly comprise felt covered roofs, likely originally covered in asphalt.

These are on a mixture of profiled metal decking on **steel structure** to the principal auditoria to both buildings with solid reinforced concrete slabs incorporating steel beams noted to ancillary accommodation and the fly tower.

External walls to secondary elevations and roof housings comprise red rustic brick with a mixture of cavity and solid construction recorded. These incorporate pre-cast concrete capping's, a number of which have been over-felted.

The auditorium to the main building incorporates steel frame components in brick enclosures with ancillary accommodation and outer portions of the brick elevation seemingly of load bearing masonry construction. The Club Apollo building appears to be entirely of load bearing masonry construction although this is to be confirmed by detailed investigation.

Both buildings incorporate decorative faience to their **principal front elevations** and immediate returns on intersecting side elevations. These appear to be of solid construction with brick backing structure noted.

We will be working with Darwen Terracotta and Faience to identify and match the faience both in terms of structural composition and glaze, including precise colour matching. The historic predecessors of the company produced the original faience tiles on the building in 1938 and are understood to have detailed records available. They will be involved throughout the further intrusive investigation process as well for the design and manufacturing processes for long term remediation.

Rainwater goods were originally provided in cast iron and lead but have been replaced predominantly in PVCu although a number of the cast iron provisions remain.

A single **chimney** is incorporated in brick with a concrete capping. This exits the main building via the fly tower roof.

Rooflights/ Roof Lanterns are incorporated comprising Crittall style single glazed frames incorporating opening lights. Glazing has been removed and replaced with opaque polycarbonate sheets on operational / light exclusion grounds.

External **balustrading handrailing and access ladders** are provided in galvanised steel. These are an essential modern addition on grounds of Health and Safety.

Parapets comprise a mixture of brickwork with concrete copings and faience with brickwork backing and faience capping's. A number of the parapets have been over capped with felt roof coverings.

External fenestration is predominantly provided in original Crittall style single glazed steel framed format in various configurations.

Doors are provided in a mixture of types and designs. Timber doors in keeping with the original date of construction remain to the main building. To Club Apollo a number of inappropriate replacements have been incorporated. Shutters of various designs have been incorporated to provide additional levels of security.

External **decorations** are provided in traditional oil-based paint systems.

Internally the Main Building was inspected only insofar as impacted by defects in the external facades, as was dictated by the brief. Club Apollo was inspected in full.

Ceilings predominantly comprise directly applied lime plaster systems or exposed concrete soffits to reinforced concrete roof or floor slabs.

Ceilings within both auditoria comprise lime plaster systems applied onto expanded metal lathing on steel primary and secondary structures. Fibrous plaster embellishment is used extensively within the Main Building and whilst present in Club Apollo is noted in smaller quantum. Within Club Apollo this is largely in the form of perimeter cornices to the main auditorium ceiling

Plasterwork within the Main Building is regularly inspected in accordance with the requirements of ABTT Practice Note 20 the last inspection being undertaken during May 2025 by Messrs Hayles and Howe. Only localised removal and reinstatement is proposed in the main building.

A full baseline survey is proposed of all plasterworks within the Club building again to be conducted by Hayles and Howe. This cannot however be completed until damaged ACM's found within the Club Building are removed. The quantum of plaster removal currently proposed may be reduced once the survey has been carried out and the detailed condition of plasterworks is more fully understood.

Alongside the survey localised sampling will take place to establish material composition and specification of various plasterworks so that these can be replicated in the remedial works.

Internal walls are generally the directly plastered, internal leaf of external walls. Again, a detailed programme of survey to establish condition and testing to establish composition will be undertaken by Hayles and Howe.

Internal walls and partitions, predominantly comprise plastered masonry construction. A number are finished with textured coatings which within Club Apollo contain asbestos.

Floors are provided in a mixture of suspended reinforced concrete and ground-bearing concrete construction.

A number include in-situ terrazzo finishes some of which are damaged by steel frame and reinforcement corrosion.

Other floor coverings are replacement items with no significant merit architecturally.

Internal staircases are of in-situ concrete construction with a mixture of applied finishes including terrazzo recorded.

Ornamental art deco handrails remain to all.

Internal doors comprise traditional softwood framed flush doors in a variety of types.

A large number of the original doors and other joinery items have been replaced over time.

Sanitary appliances and services are of standard commercial installation standards progressively replaced arising from operational necessity. Original ornamental lighting with the Club Apollo building will be recorded salvaged and retained for re use.

3 Building Listing

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1254683

Date first listed:

06-Jun-1994

List Entry Name:

APOLLO THEATRE

Statutory Address 1:

APOLLO THEATRE, STOCKPORT ROAD

Location

Statutory Address:

APOLLO THEATRE, STOCKPORT ROAD

The building or site itself may lie within the boundary of more than one authority.

District:

Manchester (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:

SJ 85364 96987 details

MANCHESTER

SJ8597 STOCKPORT ROAD, Ardwick 698-1/20/488 (East side) Apollo Theatre

II

Cinema, now concert hall. c.1930. Red brick in Flemish bond, with facade of white glazed terracotta (roof concealed). Large rectangular plan with rounded front corners, wing attached to rear left corner. Modernist style. Two unequal storeys plus attic. The wide slightly-raised rectangular centre has large rectangular tripartite openings on both floors (that at ground floor containing ranges of doors, and that above containing large recessed rectangular windows with small-pane glazing), flanked by vertical panels with Art Deco ornament. The wide convex corners have small oblong windows on 2 levels and above these 3 tiers of oblong slit windows between raised bands (all paired in the left corner and single in the right-hand corner). The slightly set back attic storey has a set-back centre (corresponding to the tripartite openings at ground and 1st floors) with banded pilasters, 1:3:1 little oblong windows and raised parapet, and banded wings with plain cornices and parapets interrupted by broad stepped and moulded pilasters (corresponding to the ornamented panels below), and slit windows at the corners. Return sides plainer. Interior: substantially unaltered auditorium with Art Deco decoration including horseshoe gallery with sweeping lines terminating in 4 overlapping tiers of "boxes", and between these and the proscenium a plunging V-shaped band.

Listing NGR: SJ8536496987

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

457758

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



4 Key Findings Of the 2025 Survey

4.1 Overview

The surveys have identified deterioration in both buildings.

As would be anticipated, the deterioration is more pronounced in the Club Apollo building which has been largely unused for in excess of 30 years.

Particular concern relates to the following

Defects affecting the weatherproofing capabilities of the external envelopes

Deterioration of steel frame components and associated damage to adjacent structural elements.

Deterioration of concrete components and in particular corrosion of embedded reinforcement, and associated damage to adjacent structural elements.

It is further recognised that whilst the survey has identified presently visible damage there may be areas of damage masked by structural / construction detailing.

It is further recognised that due to the nature of the building and its listed status there is a need to choose not only the least intrusive repair methods but also to provide protection where possible to prevent further damage; and reduce the need for intrusive repair work.

It is also recognised that the redundant building needs to be brought back into use to provide revenue streams which make the appropriate long-term maintenance of both buildings financially viable. This will protect the heritage assets in the long term.

The proposed further investigations will enhance detailed knowledge of the building and make the detailed specification, scoping, and quantification of the works possible.

Copies of the detailed Analytical reports and PPM surveys can be made available if required to justify why additional work is required.

Drawn information showing visible defects is already included within the application information pack.

In the interim we summarise below key findings in relation to each building.

4.2 Club Apollo

Whilst the theatre building has been maintained to a high standard the Club Apollo building has been empty since the early 1990s and subject only to basic maintenance on a health and safety , and weatherproofing basis. Extensive deterioration is in consequence recorded.

Significant expenditure is now required to address deterioration particularly attributable to failure of roof coverings, water ingress and corrosion of embedded steelwork and reinforcement; allied to damage to internal finishes and fittings.

As stated, whilst the building remains largely structurally stable a number of areas now require remedial works. These need to be designed in conjunction with a structural engineer and include further detailed intrusive and non-intrusive investigations.

A summary of the condition of each principal element is as shown below

Roof coverings are life expired and require total overhaul and replacement .

Roof structures exhibit extensive corrosion to metal roof decking to the main auditorium and there is concern related to the remaining structural integrity of steel supports.

Concrete roof slabs are also in poor condition; in particular the roof slab under Roof 5 is considered structurally unstable and requires propping prior to complete replacement.

External walls remain generally intact, notwithstanding this, areas of recurrent cracking are noted where corroding steel reinforcement and steelwork components are causing disturbance to external walls.

Localised repointing is required, more extensive on some elevations than others and there is evidence of significant plate lintel corrosion to a number of elevations. This is causing disturbance of external brickwork. Remedial works should involve the removal and replacement of defective plate lintels as well as providing protection to those not suffering from significant corrosion.

Loss of face to brickwork is generally within acceptable tolerances although consideration should be given to provision of protective coatings or rebuilding as part of more extensive works where noted.

Localised cracking possibly attributable to steel corrosion is also recorded although the building is considered to be of load bearing masonry construction. Cracking is also noted along floor slab edge lines consistent with corrosion of embedded reinforcement. This is more pronounced within faience elevations where reduced levels of moisture migration occur. This is due to the impervious nature of the glaze to the faience.

There is also evidence of cracking attributable to corrosion of window frames.

External walls also exhibit poor **thermal performance** although within the main auditorium this is less of a problem because heat dissipation is more critical.

Upstand roof walls often contain limited protection and poor detailing at the intersection with external roof coverings. Repairs in these locations should be undertaken when roof coverings are replaced. Upgrade and over-cladding will be allowed where required. Other defects replicate those within the principal external elevations.

Roof drainage, downpipes and soil pipes are in variable condition. Many have however been replaced in PVC-u which is inappropriate on a listed building. Any major refurbishment should allow for replacement with cast iron or replica aluminium.

Upstands and parapets are generally poorly detailed allowing water penetration to affect internal provisions or cause corrosion of embedded steel components or rebar at roof and slab levels. Over capping or other protection should be allowed.

Fenestration is in generally poor condition and of single glazed steel framed construction with consequently poor thermal performance. Putties, perimeter seals and glazing, and operation are all poor and allowance should ideally be made for replacement. Overhaul is not considered to be a viable option on the Club Apollo building due to the condition of the existing window frames.

Inspection of internal components was generally limited to an inspection of components where affected by defects in external elevations.

Floors were generally in acceptable condition although localised corrosion of embedded steelwork and rebar was recorded requiring further investigation and repair.

A number of **ceilings** and roof slabs exhibited significant corrosion of reinforcement bar with consequent spalling of concrete. In the case of the soffit in the side bar area beneath Roof 5 the significant deflection of the slab was recorded. The slab is considered to be life expired and in need of replacement. Significant corrosion was also recorded within concrete slabs to the front portion of the building.

The applied plaster finishes are in poor condition and largely failed.

To the main auditorium the ceiling comprised lime plaster applied on an expanded metal lathing system. Localised holing and damage was recorded due to roof leaks and extensive repair is required.

All secondary suspended ceilings are considered to be in poor condition and should be removed and replaced.

All **internal floor coverings** are in poor and deteriorating condition and should be stripped to allow inspection of the structures.

The **Internal walls** were generally only inspected where affected by defects in the external envelopes.

Some cracking and separation was noted between internal cross walls and external walls and this requires detailed remediation in accordance with engineer's recommendations. A number of areas were affected by extensive water penetration and consequently extensive damage of plasterwork was recorded. All internal plaster finishes should be removed and reinstated as part of a remedial works package.

Internal staircases remain structurally intact although finishes were in poor and deteriorating condition requiring extensive overhaul and/or replacement.

The **internal doors and joinery** were in variable condition. Items should be salvaged where practical or replaced where in poor condition.

Extensive dry rot infestation was noted in doors and door casings to the wall separating the main auditorium from the front ancillary accommodation at all levels. All embedded lintels in the same location will be similarly affected if of timber construction. This is attributable to water penetration through defective roof coverings and details and should be overhauled and/or replaced.

Internal furnishings, fixtures and fittings were life expired and should be removed.

Internal servicing provisions were largely non-operational and considered unfit for ongoing use. Complete overhaul and replacement of internal services is required. Historic light fittings should be salvaged and retained for re use

Sanitary fittings are all considered life expired and should be removed and services capped.

Likewise **kitchen** furniture and equipment was considered life expired and should be removed and services capped.

Asbestos is present within textured finishes to walls and ceilings and controlled stripping and removal should be effected prior to other works being progressed.

In summary the building requires a complete internal and external overhaul having suffered from circa 35 years' worth of minimal maintenance.

4.3 02 Apollo Theatre

In summary the theatre building has been maintained to a High standard commensurate with its operational use although external elevations remain largely as originally constructed.

Whilst the building remains in generally structurally stable condition and wind and watertight significant expenditure is now required to address deterioration, particularly attributable to corrosion of reinforcement in RC concrete and steel components within external facades.

In particular protection of the embedded steelwork is required to prevent exponential deterioration of facades in the future .

As stated, whilst the building remains largely structurally acceptable and intact a number of areas of the external envelope now require remedial works and these need to be designed in conjunction with a structural engineer and include further detailed intrusive and non-intrusive investigations.

A summary of the condition of each element is as below

Roof coverings remain generally acceptable with minor defects only requiring remediation. Re Detailing is required to a number of components @next replacement

Roof structures remain generally acceptable although there is evidence of deteriorating metal decking to the main auditorium which requires further investigation.

The **concrete roof slabs** remain stable at present although localised spalling and deterioration is recorded which requires further remedial analysis. Localised areas within archive rooms are in deteriorating condition and require more extensive works.

There is also evidence of corrosion in floor slab edges in a number of areas which is causing disturbance of external brickwork requiring remediation.

External walls remain generally structurally intact with the majority of the previously executed external repairs holding up well. Notwithstanding this recurrent cracking is occurring particularly to the fly towers and where corroding steel re-bar and steelwork sections within slabs are causing disturbance to external walls.

Localised repointing is required, more extensive on some elevations than others and there is evidence of plate lintel corrosion in a number of elevations. Remedial works should involve the removal and replacement of defective plate lintels as well as providing protection to those not suffering from significant corrosion.

Loss of face to brickwork is generally within acceptable tolerances although consideration should be given to provision of protective coatings or rebuilding as part of more extensive works where noted.

Localised cracking attributable to steel frame corrosion is also recorded requiring further investigation and remediation. This is predominantly within faience elevations. The more extensive cracking in these elevations is attributable to corrosion arising from reduced levels of moisture migration. This is due to the impervious nature of the glaze to the faience.

In these elevations there is also evidence of cracking attributable to corrosion of rebar and steel within slab edges as well as corrosion of vertical steel components.

There is also evidence of cracking attributable to corrosion of window frames and also attributable to lack of thermal movement joints within the building.

External walls exhibit poor **thermal performance** although within the main auditorium this is less of a problem because heat dissipation is more critical.

Uprand roof walls often contain limited protection and poor detailing at the intersection with external roof coverings. Repairs in these locations should be deferred until roof coverings are replaced. We have allowed within the body of the report for upgrade and overcladding where required. Other defects replicate those within the principal external elevations.

Roof drainage, downpipes and soil pipes are in variable condition, but are generally performing adequately although require localised repair and overhaul. Many have however been replaced in PVC-u which is inappropriate on a listed building. Any major refurbishment should allow for replacement with cast iron or replica aluminium.

Upstands and parapets are generally poorly detailed allowing water penetration to affect internal provisions or cause corrosion of embedded steel components or rebar at roof and slab levels. Over capping or other protection should be allowed.

Fenestration is in generally poor condition and of single glazed steel frame construction with consequently poor thermal performance. Putties, perimeter seals and glazing, and operation are all poor and allowance should ideally be made for replacement, although overhaul remains an option on a number of the units in better condition.

Inspection of internal components was generally limited to an inspection of components where affected by defects in external elevations.

Floors were generally in acceptable condition although localised corrosion of embedded steelwork and rebar was recorded requiring further investigation and repair.

Likewise, **ceilings**. In the case of ceilings and floors to the right-hand front stair core separation from the external wall was also recorded attributable to thermal movement to elevation 2. Corrosion of embedded steel and steel rebar is also seen to be contributory.

Internal walls were generally only inspected where affected by defects in the external envelopes. This focussed on the internal to the internal face of the principal external walls. Again, these were in generally acceptable condition although localised separation cracking and corrosion related disturbance was recorded. Remediation is addressed as part of the repair packages detailed for the external facades.

No other internal components were inspected within the main building as they were not relevant to the specific instruction and are covered by existing regular PPMR surveys.

5. Overview of Significant Works Since Initial Construction

Manchester 02 Apollo Theatre was designed by a team headed by Peter Cummins and opened 29th August 1938 as a multipurpose cinema and variety hall.

The Club Apollo Building was constructed at the same time as the main building and operated as an ancillary ballroom to the main venue.

Although many works' packages have been undertaken the majority of the building, remains as originally constructed whilst by necessity having to be maintained as an operational venue, and to modern standards appropriate to that use.

The majority of the architectural features within the auditoria and principal facades in particular remain as originally constructed and have been maintained in a manner sympathetic to the listed status of the buildings.

Reference should be made to Manchester city Councils Planning Portal for details of all recent applications and their impact on the site.

The following summarises Key Projects which have impacted the appearance and design of the building in part extrapolated from the Planning Portal and also based on Historic Knowledge of the site.

Modification of Ground floor façade and truncation of original wrap around canopy details

1960s Conversion works from Cinema to Music venue

1960s Alterations to front Facades to Club Apollo to incorporate revised frontage.

1990s Alterations within Club Apollo as part of the opening of Parliament Club

2008 Listed Building Consent for repairs to parapet wall and minor alterations to roof

2010 Listed Building Consent for signage removal of internal sales kiosk, and installation of new wall openings to improve circulation to foyer. Installation of new internal doors and refurbishment of columns within bar areas with associated refurbishment and redecoration.

2014 Listed Building consent for alteration and refurb of first floor WC facilities and associated formation of storage cupboard.

2022 Listed Building Consent for creation of a new public bar space by installing a new bar and partially removing non load bearing wall. 2no Sets of double access doors

2023 Listed Building Consent for works to internal stalls area including removal and replacement of metal crush barriers and replacement of existing carpet with vinyl 2 tone floor covering modification of ground floor seating to incorporate removal seating arrangements to increase capacity and allow standing gig format

6. Works Forming Part of present application

This application relates to the following packages of work

- Urgent minor repairs to both buildings
- Intrusive and non- intrusive investigations to allow the detailed design and specification of long-term remedial works.
- Removal of asbestos containing materials ACM's within Club Apollo
- Strip out of defective plaster finishes within Club Apollo
- Strip out of inappropriate internal conversions partitions doors and the like within Club Apollo
- Clearance of tenant chattels and redundant bars and kitchens within Club Apollo
- Strip out of redundant services and sanitary appliances within Club Apollo
- Temporary propping and structural stabilisation within Club Apollo CR5
- Removal of poor quality and inappropriate facings to ground floor front elevation to Club Apollo
- Protection of remaining Heritage Components within Club Apollo

The detailed specification for each work package is included within appended drawings and detailed schedule of Works.

The works along with key purpose and benefits are as summarised below.

More detailed reference should also be made to section 7 and appendix D which addresses the short and long term impact on the heritage asset

6.1 Urgent Minor Repairs 02 Apollo and Club Apollo

6.1.1 Works Being Undertaken

Temporary repairs to roof coverings, parapet detailing and decking to Club Apollo to make wind and watertight.

Permanent repairs to roof coverings and decking to 02 Apollo Main Building.

Removal Preparation and rebuilding of defective sections of parapet brickwork, and brick and faience work. These will comprise permanent standard repairs to affected areas whether or not subsequent works will render the work abortive or not.

Provision of access doors and routes into Club Apollo roof to include formation of internal access hatches and ladderways; alongside the provision of external access doors into the club roof.

Dry rot eradication and replacement of defective timber lintels to Club Apollo.

6.1.2 Key Purpose and Benefits Repairs

Provide a wind and watertight shell to Club Apollo to prevent further deterioration whilst ongoing investigation and design works are complete.

Maintain the external envelope to the 02 Apollo Main building for continued use.

Prevent Structural failure of areas affected by dry rot.

Maintain the external safety and structural integrity of the exterior of the buildings pending the main works package.

Provide safe means of access and egress into the club Apollo roof void for ongoing inspection and design work.

6.2 Intrusive and Non Intrusive Inspections and Testing 02 Apollo and Club Apollo

6.2.1 Works Being Undertaken Testing And Appraisal

Non-destructive scanning and testing of the steel frame and RC components to allow the levels of corrosion to be identified without the need for complete opening up and investigation .

Localised opening up to areas where existing damage is recorded. These are detailed on the plan and elevation drawings appended.

A limited number of sites will also be opened up in areas where no visible damage is recorded. This is to allow assessment of areas where no visible damage is recorded but where corrosion may be present within voids. Voids also have a potentially significant impact on the suitability of a number of available protection systems for areas not requiring intrusive repairs.

Locations of test sites whilst detailed on drawings may need to be adjusted to reflect findings during the destructive and non-destructive testing processes. The drawings are submitted to indicate likely scope but may need to be adjusted as site investigations proceed.

All brickworks and concrete will be reinstated to final specification standards using best conservation principals so that there is no visible scarring to the building until full scale remediation is undertaken.

Faience elevations will be temporarily repaired with brick backing and ceramic tiles matching as closely as possible the existing tiles, until the main repairs are undertaken. This is due to circa 30-week lead in periods for the replacement items and the need for flexibility in relation to individual test sites to reflect findings on site.

SB Asbestos have already undertaken a detailed demolition and refurbishment survey. This has identified significant presence of ACMS in the redundant Club Apollo building. These are to be removed as detailed below

A detailed plaster Survey and appraisal will be undertaken when the asbestos clearance has been concluded. This will be undertaken in accordance with ABTT PN 20 as a Baseline Survey and will include a level of localised intrusive testing and appraisal.

Concrete components will be subjected to detailed testing and sampling alongside hammer testing. Any damage will be reinstated using best conservation techniques to match existing.

Downpipes will be surveyed with specialist cameras. This will identify areas of defects and identify the most appropriate lining or repair system

6.2.2 Key Purpose and Benefits Testing and Appraisal

Scope and quantum of works can be accurately designed and assessed.

Cost and design certainty arises from the above

Information gathered to allow the correct methods of repair to be identified.

Information gathered to allow the assessment of available protection methods such as cathodic protection. The building exhibits localised damage at present and as such it is hoped that the investigation process will reduce the amount of intrusive repair works to areas of existing damage.

Physical opening up / destructive testing remains essential to cross reference the wider non- destructive testing regimes; and in particular identify void locations which may give misleading information on levels of corrosion or limit the suitability of protection methods such as cathodic protection.

Full understanding of concrete condition and integrity will be gained. This is essential to determine the quantum and method of repair, as well as to confirm the cause of disturbance to facades.

Full understanding of the levels of corrosion and arising from this the impact on structural integrity. From this the level of structural repair required.

Both the above have a potentially significant impact on the level of façade repairs required. A clear understanding of the structural condition of the frame is essential if the level of intrusive works to the heritage asset are to be minimised without risks of ongoing damage or significant site variations.

Continuity of the steel frame and associated reinforcement to concrete will be identified; essential in the specification of remedial works and in particular protection systems.

Selective testing and removal of Faience components in connection with the above is essential to provide information to Darwen Terracotta to allow replacement units to be precisely matched to the existing. In particular to determine fixing and attachment details.

Inspection of downpipes is essential to identify the location of cracks and defects currently allowing water penetration to adversely affect the heritage asset.

Plaster Surveys will identify plaster composition and condition to facilitate accurate design and specification or replacement plaster systems. The process will also determine the amount of plaster capable of retention and repair and the areas which will need to be removed and replaced

6.3 Removal of ACMS Club Apollo

6.3.1 Works Being Undertaken Removal of ACMS

Works will involve the following. This follows the detailed survey undertaken by SB Asbestos

Works will involve an initial environmental clean to safely clear existing detached textured coatings currently noted within Club Apollo.

Subsequently all other textured finishes will be removed from walls and ceilings under controlled conditions.

Alongside the above other ACMs such as those contained within services installations and beneath radiator shelves, will be removed.

6.3.2 Key Purpose and Benefits Removal of ACMS

Create a safe working environment for ongoing appraisal and subsequent works phases.

Prepare the site for ongoing works packages.

6.4 Strip out of defective plaster and secondary finishes within Club Apollo

6.4.1 Works Being Undertaken Strip out Of Plaster Finishes

Much of the interior within Club Apollo is affected by extensive water penetration which has lead to significant damage to plaster finishes.

The extent of the damage will not be known until the plaster survey is completed by Hayles and Howe however the proposal is to accurately record areas which can be saved and remove the remainder.

At present based on visual inspection full removal of wall plaster and ceiling plaster to concrete slabs is anticipated

Fibrous plaster will be protected unless significantly damaged where measurement and templating will take place prior to removal of damaged sections.

Plaster to the auditorium ceilings will be recorded and then removed ready for repair where damaged and dangerous.

6.4.2. Key Purpose and Benefit Strip out of Plaster and Other Finishes

Identify specification and condition of existing finishes

Accurately scope and specify repair works

Allow detailed inspection of hidden structural components which will be key to a detailed understanding of Structural repair works required.

6.5 Strip out of inappropriate internal conversions partitions doors and the like Inc Bars Kitchens Club Apollo

6.5.1 Works being Undertaken Strip out inappropriate internal conversions partitions doors and the like including removal of tenant chattels, stored materials bars and kitchens and the like

As detailed within drawings inappropriate additions conversions and additions are also scheduled to be removed.

This will return the internal format of the building to original form.

6.5.2. Key Purpose and Benefit

Return the building to original layout and format so that subsequent phases of work take appropriate account of key remaining features of the heritage asset.

Allow full and detailed appraisal of remaining key features of the heritage asset

Allow safe and clear access for ongoing survey and appraisal works

Remove non-consensual and inappropriate alterations

6.6 Strip out of Life Expired Services Installations and Sanitary Appliances Club Apollo

6.6.1 Works Being Undertaken Services Installations and Sanitary Appliances

Strip out of all existing services installations and feeds pipework's boilers and the like back to main feeds

Safe capping of mains services intakes.

Recording retention and safe storage or protection of heritage radiators fixtures and fittings and lighting

6.6.2. Key Purpose and Benefit Services installations and Sanitary Appliances

Remove redundant dangerous and life expired services

Record and Protect Heritage assets

Remove poor quality and life expired non period fittings

Record condition of and protect mains incomers

6.7 Temporary propping and structural stabilisation within Club Apollo

6.7.1 Works Being Undertaken Temporary Propping CR5 Club Apollo

Undertake detailed intrusive inspection of Club Roof 5.

Design and install temporary support and propping to prevent structural failure

6.7.2. Key Purpose and Benefit Temporary Propping CR5 Club Apollo

Provide safe working environment for ongoing works and appraisal

Facilitate design of replacement structures

Prevent failure of the existing structure and associated damage to the affected portions of the heritage asset.

6.8 Removal of poor quality and inappropriate facings to ground floor front elevation to Club Apollo

6.8.1 Works Being Undertaken Removal of Facings Front Elevation to Club Apollo

Remove existing Mosaic and art stone facings applied to the ground floor front elevation and returns to Club Apollo

Provide temporary weather protection.

6.8.2. Key Purpose and Benefit Removal of Facings Front Elevation to Club Apollo

Allow removal of inappropriate additions and facilitate the assessment of the condition of faience and other backings for use in the long-term remediation process.

6.9 Protection of remaining Heritage Components within Club Apollo

6.9.1 Works Being Undertaken Protection of remaining Heritage Components within Club Apollo

Survey and identification of significant features handrails doors skirtings and other components remaining within Club Apollo

Production of detailed drawings and asset registers

Removal and storage where appropriate

Provision of protection to items which have to remain in situ

6.9.2. Key Purpose and Benefit Protection of components

Key items of significant merit identified and protected.

7. Contracts / Contract Administration

Works will be undertaken under formal contracts based upon detailed specification, schedules of work and drawings. These are appended to the rear of the report.

Contractors will be selected based on experience with specialist contractors chosen for work on all critical elements within the heritage asset

The contract will be managed throughout by the appointed professional team under the clients direct supervision.

All contracts will be effected under JCT forms of contract with associated management systems.

This will ensure that specifications are adhered to in full and that a controlled change and design process is implemented throughout to take account of findings on site.

Detailed Method Statements and Methods of Work will be developed and submitted by the contractor in conjunction with the Theatre Staff and Contract Administrators prior to proceeding with the works.

Locations of test sites whilst detailed on drawings may need to be adjusted to reflect findings during the destructive and non-destructive testing processes. These will all be managed under formal contractual change procedures and will be subject to prior approval from the LPA.

8 Impact upon Heritage Asset

In all cases the overarching principal is to limit and reduce impact upon the heritage asset whilst protecting and enhancing the buildings to either

Maintain existing use.

Provide additional revenue earning facilities within existing operational buildings to assist with the economic viability of the premises and thus protect the heritage asset.

Bring redundant buildings back into revenue earning use. This will further protect the heritage asset in the long term by providing additional revenue streams to supplement those already in existence.

The following summarise the key impacts on the Heritage asset.

The investigation and strip out work in particular, whilst initially having a moderate to significant impact on the heritage asset, will have significant benefit in terms of reducing un-necessary impact on the heritage asset in the longer term .

This will be achieved by a combination of the following.

Clear and better understanding of individual design details.

Clear and detailed understanding of the levels of steel corrosion and damage to concrete components .

Arising from this an ability to reduce where possible the level of intrusive works by using protection systems to prevent ongoing corrosion and damage without the need for physically intrusive works.

This aspect in particular, requires a detailed understanding of the levels of corrosion and section loss and alongside this construction detailing to key elements.

The identification of voids in particular, alongside other influencing factors is critical at an early stage in design. This necessitates a combination of intrusive and non-intrusive investigation techniques to ensure design and cost certainty

The impact at present is considered justified because of the benefits it will bring in the long term.

The following summarises the detailed impact arising under each of the key work packages.

8.1 Urgent Minor Repairs

8.1.1 Temporary Repairs to Roof Club Apollo

Works are essential to prevent ongoing water penetration and associated damage.

No impact on heritage asset at completion; External appearance of the building will remain as existing.

The use of temporary plywood decking will only be visible internally from within the roof void and will in any event be replaced using materials in keeping with the heritage asset as part of the long term remedial works package.

Beneficial impact in returning the building to wind and weathertight condition preventing further deterioration

8.1.2 Permanent Repairs to 02 Apollo Main Building Roof

Works are essential to eradicate defects in roof coverings and prevent risks of internal water penetration and associated damage and impact on venue operations.

No impact on heritage asset at completion;

Beneficial impact in eliminating defects likely to adversely affect the heritage asset and preventing further deterioration

8.1.3 Removal Preparation and rebuilding of defective sections of Parapet Brick and Brick and Faience. 02 Apollo and Club Apollo

Works are essential to maintain the structural and functional integrity of the asset.

No impact on the heritage asset at completion as existing and matching salvaged materials will be used for the works.

The works will be undertaken to match existing using best conservation principals. The only impact will relate to the rebuilding using Faience components incorporating existing damage due to long lead in times

Areas will in any case be rebuilt using replacement faience where required as part of the long-term repair package.

In the interim the works will benefit by stabilising deteriorating components and protect against weather penetration.

8.1.4 Provision of Access Doors and Routes to Club Apollo.

The works are essential as the existing location of vent plant, which is historically significant, blocks the only safe means of access into the roof void into Club Apollo.

This is preventing access to undertake both the necessary structural appraisal of the roof structures but also precludes, in conjunction with lack of walkways the baseline inspection of ceiling plasterworks.

The installation of external doors will impact the appearance of the heritage asset. Notwithstanding this the door is within the gable wall to Club Apollo which is hidden from general public view by the parapet to the main façade to the building. The alterations will be undertaken in materials and to designs in keeping with the heritage asset. As such overall impact is considered minor.

The access hatches and ladders internally will be incorporated within areas of the main auditorium ceiling subject to extensive water damage. The installation can be relocated or fully reversed if required as part of the long-term remediation.

The installations will as such have no significant detrimental impact on the heritage asset.

There is however significant benefit in allowing necessary inspections to be undertaken. These inspections will also clearly establish the condition of existing installations and by so doing avoid unnecessary intrusive repair.

8.1.5 Dry rot Eradication Club Apollo

The works are essential to prevent dry rot outbreaks affecting more internal and structural components.

In the short term moderate impact on the heritage asset is anticipated as the works will require removal and disposal of affected doors door casings skirtings and other joinery components.

The works will however include careful recording of profiles and details to allow replication as part of long term repairs packages.

Significant plaster removal will also be required having moderate short term impact although much of this is in any event beyond repair having been affected by water penetration.

In the long term repairs will be effected to replicate existing and there is significant benefit in protecting the historic asset against spread of the existing infestation as well as preventing localised structural collapse where timber lintels and beams may fail.

8.2 Testing and Appraisal Intrusive and Non-Intrusive 02 Apollo and Club Apollo

8.2.1 Main Testing and Appraisal Sites

The works are essential to gain a clear understanding of

Construction detailing

Identify specific condition of components in specific locations

From this to determine the most suitable and least intrusive methods, quantum, detailing and specification for repair to existing damage sites.

From this to identify the most suitable methodology to provide protection to components in locations not suffering from visible damage; thus reducing the requirement for intrusive repair and in consequence reducing the overall impact upon the heritage asset.

Whilst we have, in conjunction with specialist advisors identified what we consider to be the most appropriate test sites and shown these on application drawings ; findings from works within this

application may dictate location and scope changes on site during process. These would of course be agreed with yourselves prior to implementation but the position should be born in mind.

The impact on the heritage asset overall will remain unchanged. The benefits in the long term will however significantly reduce long term impact on the asset.

On brick and concrete elements, the sites will in particular be reinstated using best conservation techniques to match existing and so at completion there will be only minor adverse impact upon the heritage asset attributable to ageing of adjacent areas next to newly incorporated small test sites.

In the longer term the sites will in any event be fully reinstated as part of the wider repair's packages meaning that there will be no long-term adverse impact upon the heritage asset

On faience elements there will be moderate to high impact on the Heritage asset in the short term as due to long lead in times on replacement faience items temporary reinstatement is proposed . As the investigation is required to identify specific component detailing the production process cannot commence until the opening up is completed.

The proposal is to effect temporary reinstatement using ceramic tiles matching colour and texture as closely as possible.

As stated, this does however mean that in the short to medium term there will be moderate to significant impact on the Heritage asset in specific locations.

The key benefits outlined above do however outweigh the initial impact and are likely to significantly reduce impact in the longer term not least by allowing the detailed matching of colour and profile of existing faience components before putting them into final production.

The identification of precise repair locations will also mean that faience can be quantified and ordered well in advance of the main repair's packages meaning impact on the heritage asset at that stage will be significantly reduced.

8.2.2 Plaster Surveys / Removal Club Apollo

The surveys will have no significant impact upon the heritage asset other than the localised removal of already loose and dangerous areas damaged by structural failure or water penetration.

This will have no significant impact upon the heritage asset beyond damage already caused.

The key benefit will be to identify the specification of existing systems as well as identifying areas where plaster is capable of retention and repair, thus reducing the impact on the heritage asset in the longer term.

As stated previously we cannot presently undertake this survey in detail due the presence of ACM'S.

At present based on a detailed visual building survey we have presently included for removal of all wall plaster to masonry walls and ceiling plaster to concrete slabs. This will have significant initial impact on the heritage asset, but scope is likely to reduce as part of the survey process.

There is also significant benefit in allowing the proper assessment of hidden structural components.

As part of the long-term survey and repair package plaster will be replaced like for like meaning that in the long term there will be no adverse effect on the heritage asset.

In all cases fibrous plaster mouldings where remaining are to be protected and detailed measurements and templates made for repair. This will minimise impact on the heritage asset in the short term and mean that full reinstatement can be effected.

This will mean that there is no detrimental impact long term with significant benefit being the restoration of the element as part of the long term restoration proposed.

8.2.3 Removal of ACMS Club Apollo

Removal of pads within radiator shelves and also within switchgear is essential to create a safe working environment for ongoing surveys and repairs and removal of redundant services themselves.

The works will have no overall impact on the heritage asset beyond those described within the section covering services removal.

The principal ACM removal task relates to the removal and clearance of textured coatings which contain asbestos. Due to water penetration much of the existing coating system to walls and ceilings is badly damaged. As such clearance has no further impact on the heritage asset beyond damage already caused.

All coatings do however have to be removed to allow safe repair, due to the fact that many are in poor condition in any case and cannot be repaired.

Many have also been overpainted in various inappropriate paint systems.

In the short term there will be moderate impact on the heritage asset but in the long term the works will be of significant benefit with non-asbestos containing coatings replacing the existing. These will be specified and applied as part of the plaster specialists' services to ensure as close a match to existing as possible. Overall impact on the heritage asset will as such be minimal in the long term.

8.2.4 Strip out of inappropriate internal conversions fixtures fittings and the like. Club Apollo

Works are essential to allow safe access for ongoing surveys and assessments.

The works will have limited to medium short-term impact on the heritage asset only in so far as damage arising at the interface with other elements will remain visible until the long-term programme of remediation is undertaken.

There is significant benefit in returning the building to original format and allowing full survey and appraisal to be concluded.

8.2.5. Strip out of Services and Sanitary Appliances Club Apollo

The works are essential as the services installations have exceeded their useful life and in many cases are in dangerous condition.

All remaining internal items of historic significance such as radiators, lighting to the auditorium and ventilation equipment will be catalogued recorded and protected as part of process to ensure that impact upon the heritage asset is limited and minimised.

Impact in the short term will be limited to moderate where services are built into the fabric.

Impact in the long term will be negligible as finishes and affected fabric are made good as part of the long-term remedial works package.

8.2.6 Temporary Propping to CR5 Club Apollo

Apart from removal of poor-quality suspended ceilings and minor damage to other intersecting surfaces the works will have no impact on the heritage impact.

The works will however facilitate safe ongoing survey and appraisal of the building.

The works will also prevent structural collapse and associated damage to the internal and external envelope. This is presently considered to be a realistic outcome if no intervention is effected.

The works as such have significant benefit to the heritage asset.

8.2.7 Removal of Facings to Front Elevation Club Apollo

Works are considered essential for 2 principal reasons

To remove inappropriate and aesthetically poor historic alterations

To allow the detailed design and quantification of the proposed restoration to an appearance more closely representative of original appearance; whilst being mindful of current standards for proposed ongoing revenue earning use.

There will be moderate to significant impact upon the Heritage asset in the short to medium term.

Long term there will be significant positive impact by returning the appearance of the façade to one more closely representing that at original construction.

8.2.8 Protection of Remaining Heritage components within Club Apollo

As part of the above works more detailed archaeological surveys will be undertaken to record features of particular historic merit.

In limited cases such as auditorium lighting these will then be catalogued removed and stored to prevent damage during the major structural works or

Where forming part of the building fabric such as staircase handrails doors and the like will be recorded and protected to prevent damage during the works

In the short term this will have moderate impact on the heritage asset but in the long term will preserve items of significance for re use in the refurbishment scheme.

Long term there will be a significant positive impact on the heritage asset.

9 Improvements in design and accessibility

The scheme will not impact either positively or detrimentally on overall design and accessibility.

Such improvements and adjustments will be incorporated into subsequent applications for the refurbishment and major works packages.

10 Background and Experience

Ian Heald director of JBHD has been working on Listed and Historic structures since 1988 both in employment and as director of 2 companies.

Works have been undertaken to a value of £4.5 million on a number of historically significant sites with the support of the Local Authority Conservation Teams, English Heritage and CADW.

Works have involved detailed survey and PPMR functions as well as project management and design of complex repair and conversion schemes often in safety critical and sensitive environments with the buildings remaining fully operational throughout.

We are happy to provide further details of projects and contacts for the Local Authorities clients and projects with whom we have worked should this be required. .

The Theatre in House team under the direction of Keith Forshaw have extensive and successful experience in implementing complex schemes within the listed environment, and in many cases with the theatres remaining operational. This has included detailed and complex in-house design as well as working alongside outside consultants such as JBHD to successfully implement a wide range of schemes over many years.

Contractors selected for Tender will be selected based on suitability to undertake the particular works packages proposed and further reviews will be undertaken at tender return.

The Award of Tender even for the preliminary package of works will be based on a combination of factors quality and competence being paramount with price an associated rather than a driving consideration.

Appendix A: Drawings

Appendix B: Detailed Schedule OF Works

Appendix C: Photographic Schedule