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# **CONSERVATION MANAGEMENT PLAN**

VICTORIA HALL, BRYN ROAD, LAMPETER, CEREDIGION, SA48 7EE

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**MAY 2019**

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**HERITAGE & ARCHITECTURE: HERITAGE & THE BUILT ENVIRONMENT (AHAC7014)**

**UNIVERSITY OF WALES TRINITY SAINT DAVID, LAMPETER**

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## Introduction

This Conservation Management Plan for Victoria Hall has been produced in order to assess the significance of the building, and to ensure that future conservation, management and development decisions are carried out in keeping with its conservation requirements and with regards to its aesthetic, evidential, architectural, historical and communal value. This plan identifies where key building maintenance is required and could potentially aid in obtaining further funding.



*Figure 1 = Victoria Hall in 1905, 2011 and 2019. People's Collection, 2019; Google Earth, 2019; Giles, 2019*

Victoria Hall, originally named as The Queen Victoria Memorial Hall, was constructed as Assembly Rooms for Lampeter in 1905 (Figure 1). It is a two-storey stone and slate building and is the main events venue for the town (Victoria Hall, 2019). The community's involvement and relationship with the hall in the past and present is inherent and provides sufficient evidence and motivation as to why the building should be conserved.

Transition Llambled Development Trust (TLDT) took the building and adjacent decommissioned public toilets on a 20-year lease from Ceredigion County Council in 2011 (Figure 1) and remain responsible for the buildings upkeep until 2031 (TLDT, 2011a, pp.2-5). The building appears structurally sound, but repairs and ongoing maintenance are required.

In May 2019 (Figure 1), TLDT received £160,000 Welsh Government/EU funding (RCDF) for Victoria Hall to become a fully equipped community arts and performance venue, with the addition of seating, staging, light, sound and cinema equipment (TLDT, 2016, p.8; Facebook, 2019) (Appendix 1). These developments, will not affect the historical value, will boost the community value of Victoria Hall and could prove beneficial in sustaining the aims and objectives of increasing local resilience. This funding application was developed in consultation with the community who will continue to play an integral role in the building's use and development (TLDT, 2016, p.17). However, the plans may compromise the buildings' evidential, aesthetic and architectural value. Therefore, TLDT require a copy of this plan.

# 1) Building: Setting, Function & Stakeholders

## 1.1. Location & Relationships: Associated Buildings

Victoria Hall is situated on Bryn Road, Lampeter, Ceredigion, SA44 7EE, co-ordinates: 52°06'51.41"N 4°04'33.23"W. The building's location is at the quiet north end of Lampeter, away from the main shopping area, opposite Parc Yr Orsedd, Lampeter War Memorial and Y Bryn (Victoria Hall, 2019; Google Earth, 2019). However, as shown in Figures 2, 3 and 4, this part of town would have been much busier in 1905 as the disused railway and station, Railway Hotel (now a private dwelling), the then neighbouring Walters Temperance Hotel (now the neglected Bishop Burgess Hall), Lampeter Women's Institute (now the Washtub), St Peter's Church and St David's College (now UWTSD) are in close proximity (Coflein, 2019a; Coflein, 2019b; Lewis, 1997, p.74; Cambrian News; 2016a; Google Earth, 2019). The houses of Bryn Road and North Road are more imposing than elsewhere in Lampeter. It is possible to assess the significance of Victoria Hall to the 1905 Lampeter community as it was built in what was clearly considered an important location.

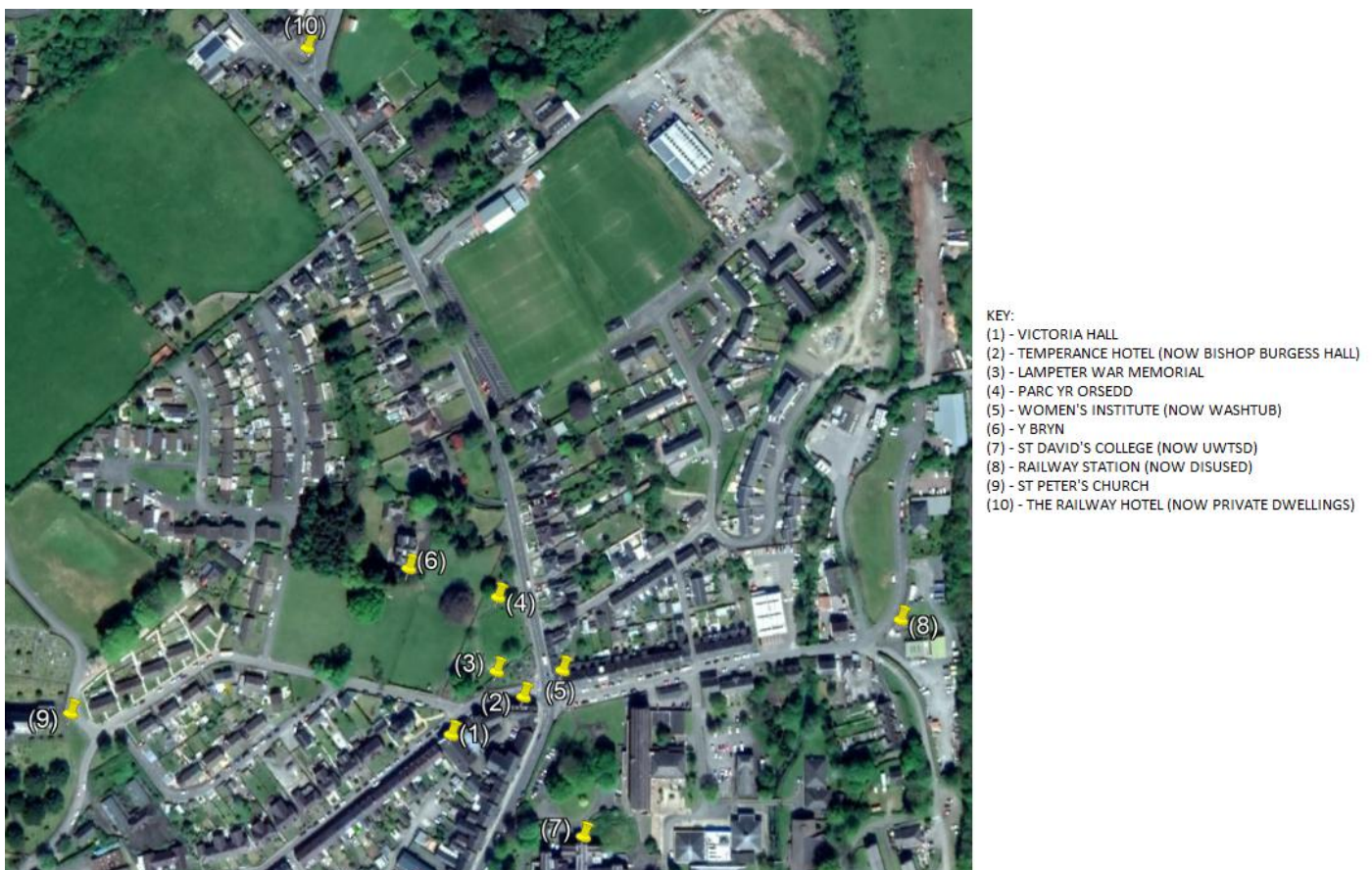


Figure 2 = Victoria Hall's Location & Associated Buildings. Coflein, 2019a; Coflein, 2019b; Lewis, 1997, p.74; Cambrian News; 2016a; Google Earth, 2019

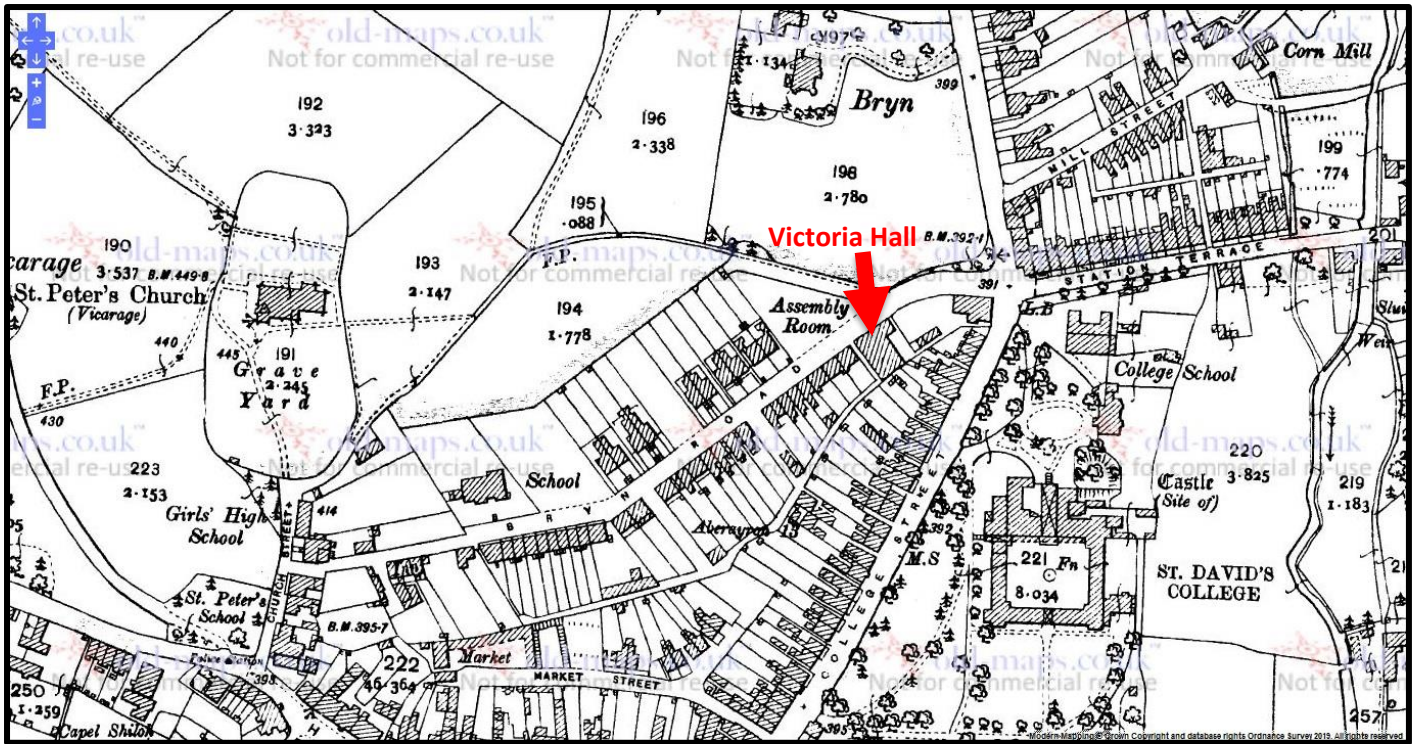


Figure 3 = 1905 Map of Lampeter. Old Maps, 2019

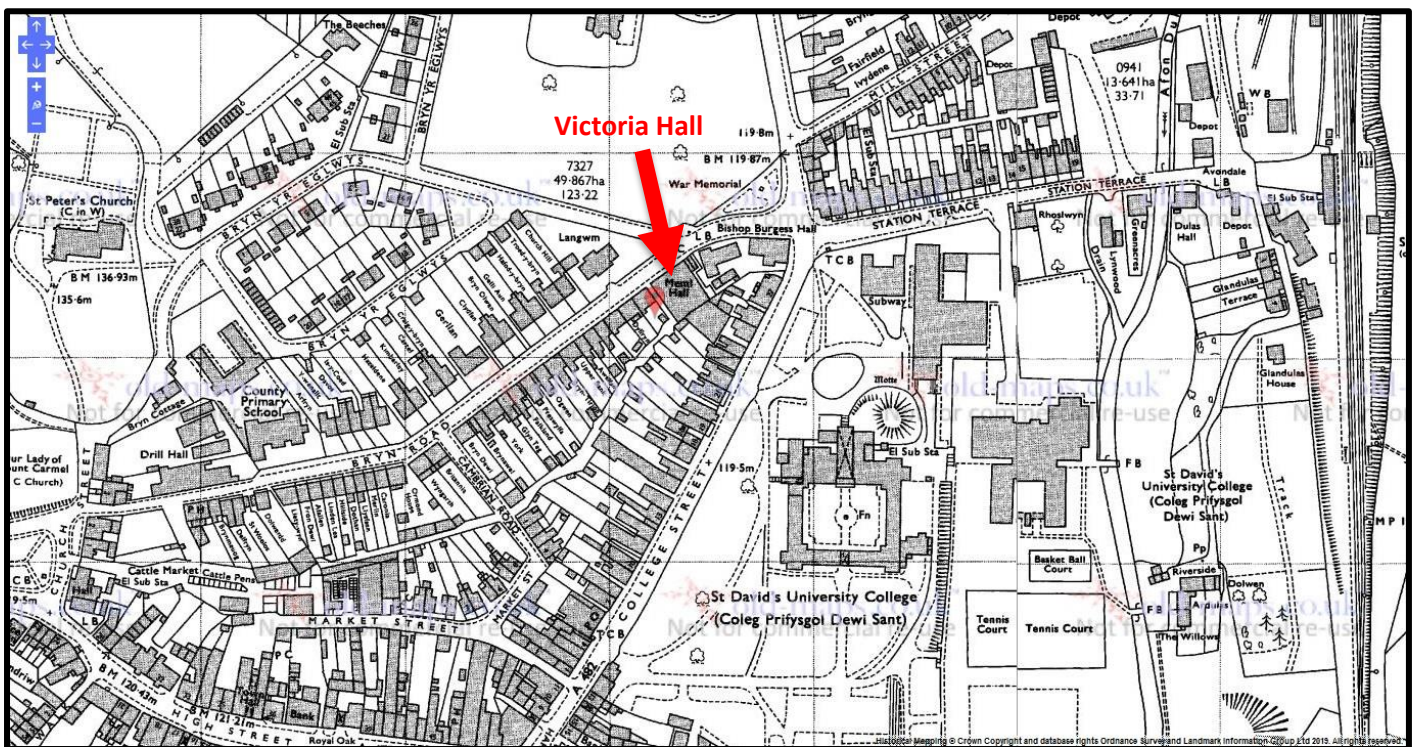


Figure 4 = 1972 Map of Lampeter. Old Maps, 2019

## 1.2. Historical Context & Function

The freehold site (ecclesiastical land known as Y Bryn) was offered to the town, and construction of Victoria Hall was funded from the profits of the 1894 Lampeter Eisteddfod and the town's further fund-raising efforts. Local architect Llewellyn Bankes-Price and builder Lewis Davies were commissioned to design and build the Hall. The Hall was opened in 1905 with a celebratory Eisteddfod (Victoria Hall, 2019; People's Collection, 2019; Lewis, 1997, p.133).

Victoria Hall was licensed for stage plays in 1921, and by 1931 it had become a cinema (Lewis, 1997, pp.134-135). Coflein (2019c) categorises the building as a 'cinema', which was its function in 1931-1970 (Wales Arts Review, 2018; Cinema Treasures, 2019). There was an attempt to reintroduce cinema to Victoria Hall in 2014 (*Magic Lamp Cinema*) but this was unsuccessful. Other uses of the hall have included: auctions, markets, religious worship, entertainments, education, political meetings, school concerts, Eisteddfod, St David's College dances, polling station, other town and civic functions, and grand suppers for Mayors and other local dignitaries (Mulholland, 2019; Lewis, 1997, pp.39-135; People's Collection, 2019). This evidence of the building's function in the community and civic life of Lampeter from 1905, and the relative lack of alteration in the interior and exterior, show that it has not steered significantly away from its original use.

Although several other buildings in Lampeter are Cadw listed, Victoria Hall is not (Figure 5) and is therefore not subjected to relevant requirements and limitations, or protection from development (Historic Wales, 2019; Cadw, 2018).

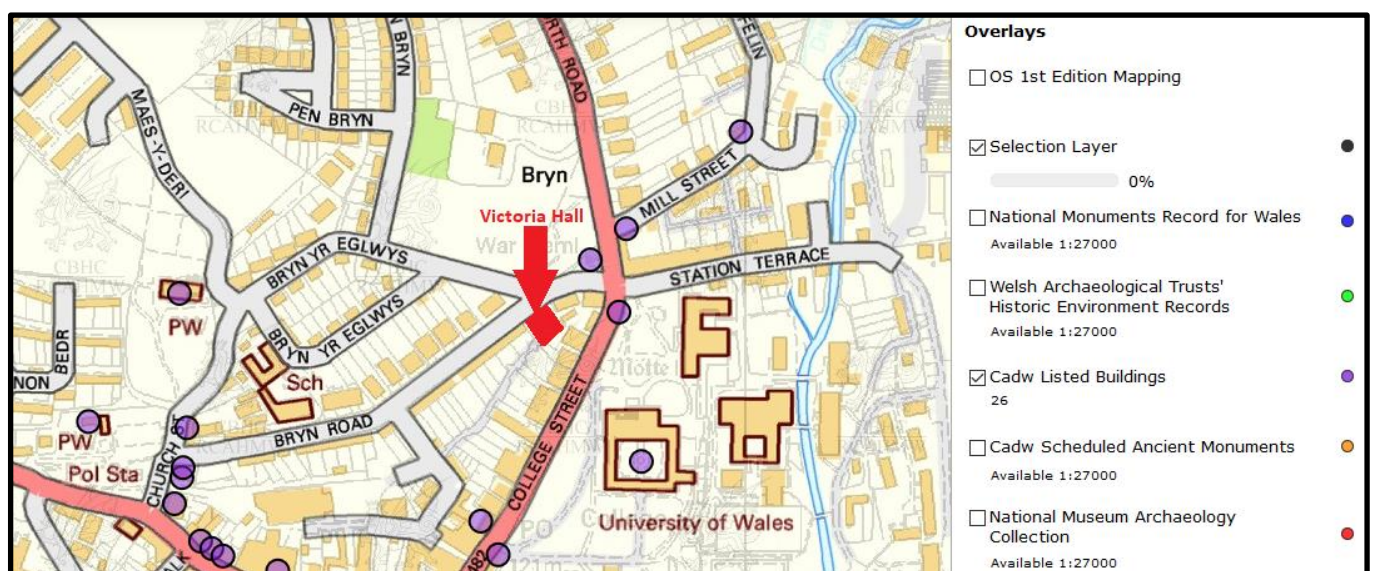


Figure 5 = Lampeter Listed Buildings. Historic Wales, 2019

### 1.3. Stakeholders

Victoria Hall serves a number of community purposes (Appendix 2) and is run by volunteers and managed by volunteer directors. Dinah Mulholland is employed as the RCDF Project Co-ordinator (Mulholland, 2019). This community-managed building has a seating capacity of 250 people or a standing capacity of 450 people (Ceredigion Halls, 2019; Mulholland, 2019). A figure which differs significantly from the 1905 Official Programme for the Opening of Victoria Hall which defines capacity as 800-1000 people (Figure 6) (People's Collection, 2019).



*Figure 6 = Page from the 1905 Official Programme for the Opening of Victoria Hall. People's Collection, 2019*

## 2) Assessment of Exterior & Interior: Significance

Cadw's (2011, pp.16-17) Conservation Principles provide the basis of determining significance through evidential (E), historical (H), aesthetic (AE), architectural (AR) and communal (C) values. Victoria Hall has undergone modifications and revisions as the function of the building has adapted over the years. More recent alterations could be deemed as less significant due to their lack of impact on the integral fabric of the building. Other changes have had greater impact and will be described below.

Classes attended by people from Lampeter and the linked areas give Victoria Hall educational value (Grapevine, 2019). It can be assumed that all the features listed below embody communal values due to Victoria Hall's importance to the local community (Appendix 3). Existing archival material, anecdotal histories and ephemera fills in any gaps that the building cannot tell us (People's Collection, 2019). It is therefore recommended to build an archive and ongoing collection of ephemera and memory for Victoria Hall.

### 2.1. Exterior: Building Elements, Condition & Significance

Archwilio, (2019) classifies the façade as Romanesque. However, by comparing Victoria Hall with the Red House, England (Figure 7), it is possible to detect the influence of arts and crafts architecture in certain features: the original L shape of the building, the asymmetry, peaked roof/façade and round windows. The echo of a medieval dovecote above the first-floor windows also suggests an arts and crafts style (University of Chicago, 2015; RIBA, 2017; National Trust, 2019).



*Figure 7 = Red House, England. University of Chicago, 2015*

The exterior of Victoria Hall appears structurally sound. However, considerable maintenance and repair needs to be undertaken. The exterior render plaster is a light green shade with considerable cracking. Repairs to the render and guttering of the facade are urgently required (Figure 8). TLDT are seeking funding for this purpose (Mulholland, 2019). There are two amendments to the façade: the blocking off of the three first-floor windows (Figure 9) may have taken place when the projection box was installed between 1931 and the early 1950's when combustible film stock was replaced (Wales Arts Review, 2018; NPR, 2017); the bottom sash windows on the left wing of the building have been replaced with double doors to become the main entrance. The three arches, the main door and two side doors, and the windows all remain intact with secondary double glazing added (Figure 9).



*Figure 8 = Required Maintenance & Repair to Victoria Hall. Giles, 2019*



*Figure 9 = Amendments made to Victoria Hall from 1905 to the present day. People's Collection, 2019; Giles, 2019*

The kitchen and small hall on the ground-floor are later extensions, and the public toilets were brought into the curtilage of the hall in 2011/2012 (Mulholland, 2019; TLDT 2013, p.4).

Rear & Sides (Appendix 4): The stone unrendered sides and rear of the building are in a better condition. On the right side: the guttering requires urgent maintenance but not replacement unless absolutely necessary as it is likely to be part of the original fabric of the building; the windows have been added/replaced and enlarged evidenced by concrete, rather than the brick lintels elsewhere; the coal bunker has been filled in; the double door could be a post-1921 addition allowing scenery to be brought into the building (Nayling, 2019; Lewis, 1997, pp.134-135).

### **Assessment of Significance**

All the exterior elements of Victoria Hall are significant as little has changed from the 1905 construction and design. The most significant external elements include:

- asymmetry and integrity of rendered façade, including dovecote (AE/AR/H)
- three arches on the ground-floor (AE/AR)
- doors and windows on the ground-floor (AE/AR)
- blocked off windows on the first-floor (E/H)
- sash windows on the first-floor (left building) (AE/AR)
- unrendered stone and slate to sides and rear (E/AE/AR)
- exterior fabric of the public toilets (AR/AE)

## **2.2. Interior: Building Elements, Condition & Significance**

### **Ground-Floor (Figure 10)**

Lobby (Appendix 5): main entrance leading to the disused box office; doors to the male, female and disabled toilets; doors to the main hall, small hall and to a set of stairs which lead to the first-floor. Original parquet flooring is extant but requires restoration.

Small Hall & Kitchen (Appendix 6): this space houses a fully equipped catering kitchen and a discrete function space. Two large cupboards have been built on either side of the folding door impacting considerably on the size of the room. A folding door divides the main hall from the small hall which expands audience capacity.

Main Hall (Appendix 7): includes stage; doors leading to green room stage left, storage room stage right and backstage area; and a bar and office (between these is a further double door to the street, visible within the central external arch of the building). Main hall original features:

- Parquet flooring requiring further restoration
- Victorian heating pipes (Nayling, 2019)
- Cast-iron ceiling beams - beams and ceiling are subject to a forthcoming survey (Mulholland, 2019)
- Purpose built stage – with later stage extension and underneath storage area (Mulholland, 2019)

Backstage Original Features (Appendix 8):

- Fly-system - extant but purchase lines are missing or need replacing (Mulholland, 2019)
- Flooring, stairs, staircases, architraves and custom-made doors (Nayling, 2019).
- Marlborough fire surround and mantelpiece (green room stage left) has been removed from the blocked chimney breast

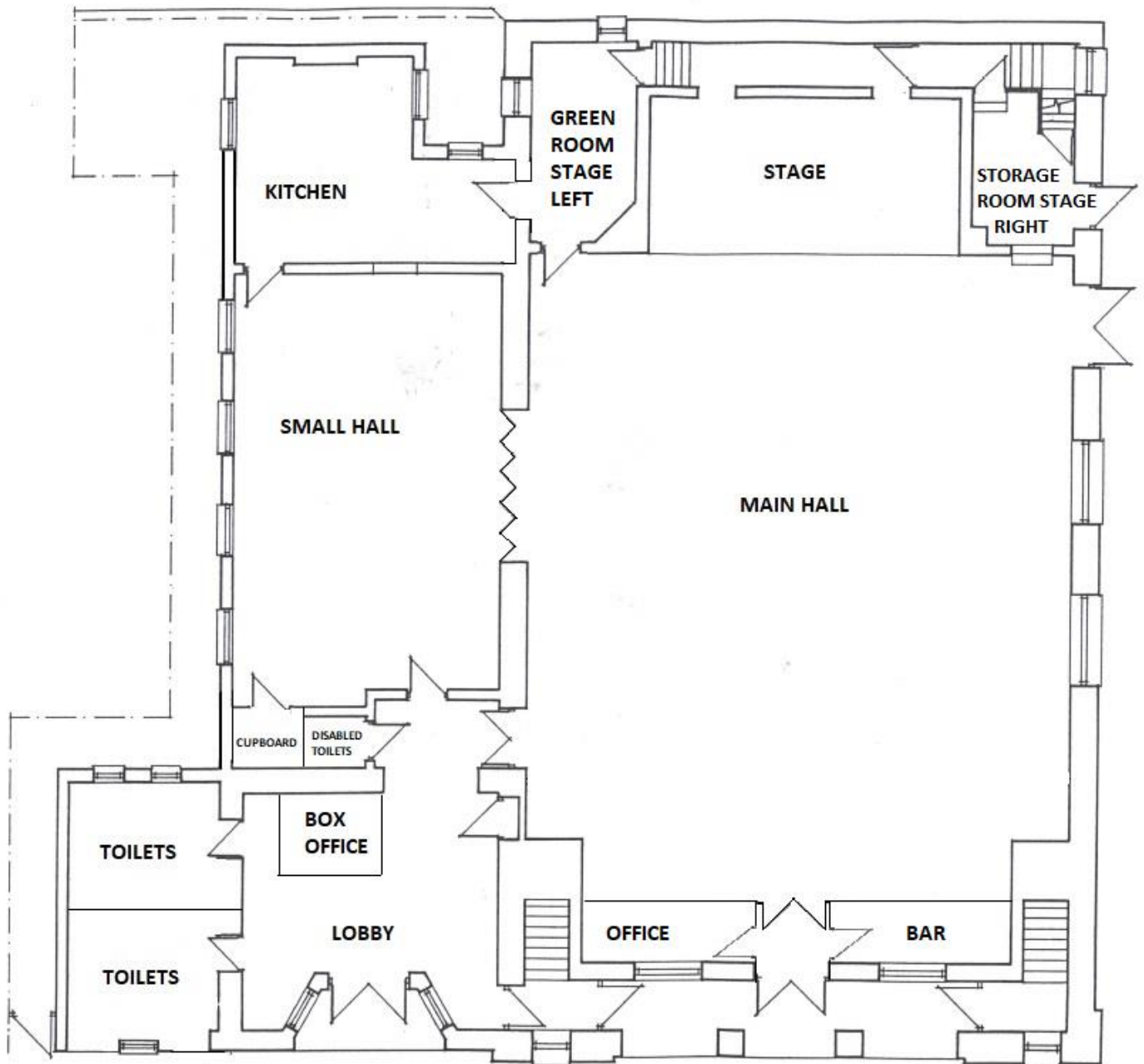


*Figure 10 = Floorplan of Victoria Hall's Ground-Floor. Giles, 2019*

## First-Floor (Figure 13)

Stairs from the area between the lobby and the external archway area lead to the refurbished Greg Evans room (Figure 11) and the main hall balcony (Figure 12). Balcony original features:

- Wooden/cast-iron balustrade with a c.1984 cast-iron insert: '1884 VICTORIA HALL 1984' (Figure 12)
- Fireproof concrete projection box (now storage area) with fire protection doors and projection ports



*Figure 11 = First-Floor Greg Evans Room. Giles, 2019*



*Figure 12 = First-Floor Balcony, View of the Stage from Balcony & Balustrade Insert. Giles, 2019*

Backstage (Appendix 9): Stairs lead from storage room stage right to the first-floor corridor, above the ground-floor backstage area, to two rooms: room 'A' has plumbing and an original 'engaged' door lock indicating its use as a toilet. Room 'B' is in good condition with an intact Marlborough fireplace and may have been used as a dressing room (Figure 13). These rooms are currently used for storage.

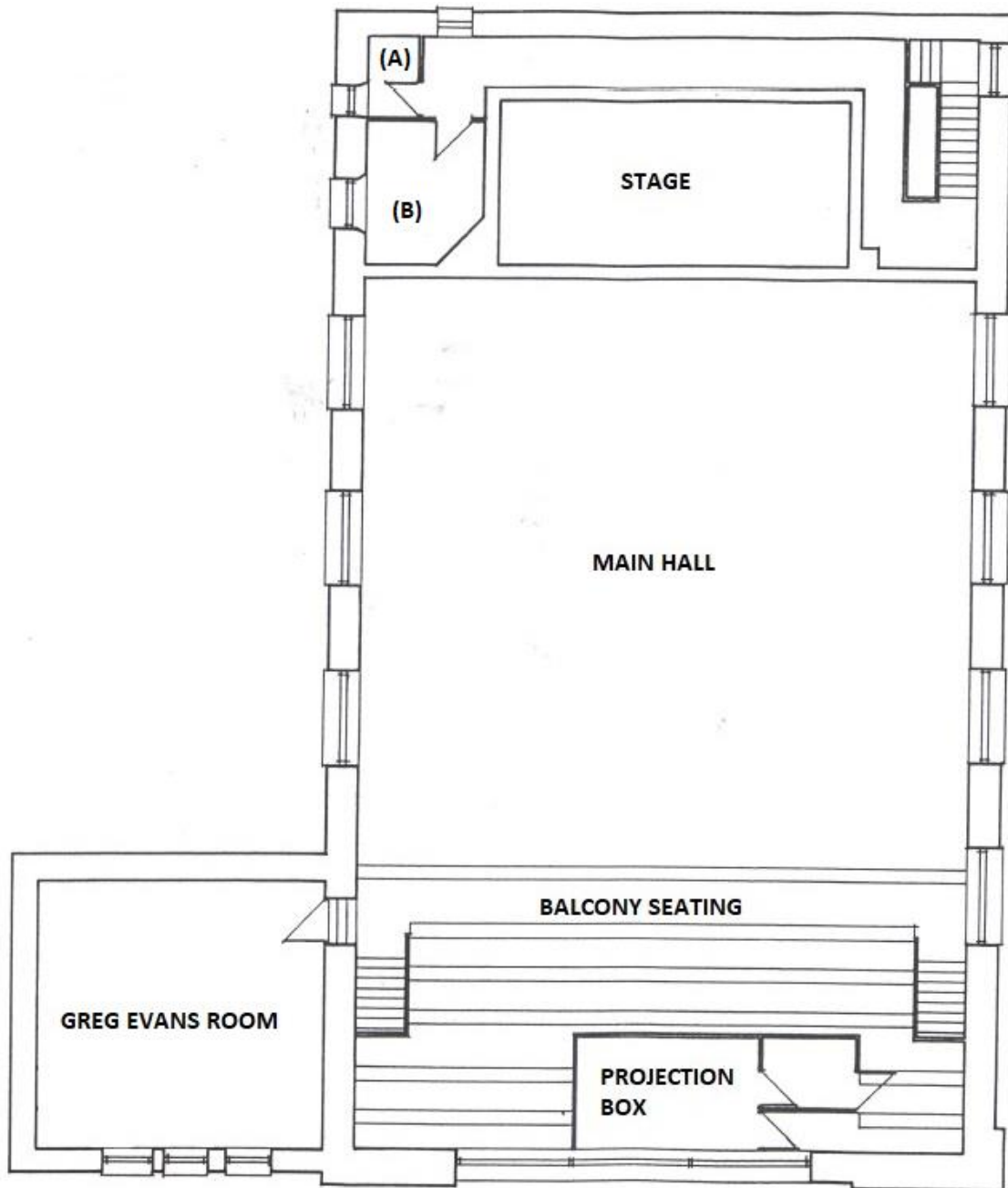


*Figure 13 = Floorplan of Victoria Hall's First-Floor. Giles, 2019*

### **Assessment of Significance**

Despite the alterations and different ownerships and functions, a considerable amount of original internal elements remain. The most significant internal elements include:

- Main hall - ceiling height and cast-iron ceiling beams (AR/AE/E)
- Backstage area - fly-system (E), stairs and banisters, architraves, doors (AE/AR), x2 Marlborough fireplaces, toilet door fixings (AE/E)
- Projection box - including door and ports (AR/E)
- Balcony balustrade (AE/E/H)
- Parquet flooring in lobby and main hall (AE/E)
- Victorian heating pipes (E)
- Stage (AE/AR/E)

### 3) Proposals for Change

The original function of Victoria Hall is not remarkably different to its present use, minimising the need for alterations to the materiality of the space. Accessibility and energy efficiency issues are continuously being reviewed (TLDT, 2013, p.14; TLDT, 2011b). All decisions should must take into consideration the significance and values of the building and its features as described in 2.1 and 2.2 of this Conservation Management Plan. However, there are three elements of change that need to be considered:

- 1) **Accessibility** - A lift from ground-floor to first-floor was proposed in 2012 (TLDT, 2012). This plan has not been realised and would be problematic by impacting on the space and aesthetics and could affect the values of significance. However, alternative proposals could provide an appropriate solution. The addition of a wheelchair lift to stage left/right would be appropriate. Any colour scheme must be neutral and consistent throughout.
- 2) **Energy Efficiency / Carbon Footprint** - Measures to improve energy efficiency and reduce the carbon footprint, that fit within the ethos of the Transition movement, are required. The addition of insulation into the roof space is essential and further advice on energy efficiency measures and grants can be sought.
- 3) **Future Internal Modifications/Refurbishment** - The hall provides good sound for a natural, unamplified voice/sound. However, amplified sound within the main hall is problematic and acoustic treatment is therefore required (Mulholland, 2019). The installation of light and sound equipment may also compromise the aesthetic and architectural values (for example, the fitment of lighting equipment onto the cast-iron beams in the main hall).

## 4) Vulnerability & Risks

### 4.1. Neglect/Inadequate Maintenance

Victoria Hall appears to be in good condition and structurally sound. However, maintenance and repair are required. Deep cracking on the facade need to be filled and fallen roof slates and guttering need replacing before rainwater penetrates the walls and causes further problems such as damp/mould. TLDT will be applying for funding to undertake these requirements (Mulholland, 2019).

### 4.2. Vandalism

Victoria Hall has had issues with graffiti being sprayed onto the exterior of the toilets (Figure 14). This risk could potentially be reduced with the addition of CCTV.



*Figure 14 = Vandalism on the toilet exterior. Giles, 2019*

### 4.3. Lack of Resources

Victoria Hall is suffering from a lack of disposable income and struggle to raise sufficient funds for running costs, alterations and/or additions. The Evangelical Church will not be using Victoria Hall for their Sunday Services after Christmas 2019, resulting in less income for the hall (Mulholland, 2019). Victoria Hall is run by volunteers who may not prioritise the needs of the Hall as much as if it were paid employment and further funding is therefore required.

### 4.4. External Influences

At present, the local farming industry, UWTSD and Bro Pedr Secondary School in Lampeter are facing financial difficulties. Should UWTSD close, it would have a negative impact on the economic resilience of the area. Therefore, increasing pressure on public bodies and voluntary organisations like Victoria Hall.

## 5) Conservation Policies

### 5.1. General Approach

2.1 and 2.2 of this Conservation Management Plan determine that the value of the building derives from its evidential, historical, architectural, aesthetic and communal significance. Any future plans and works to the building should focus on the protection and conservation of these elements in accordance with the ICOMOS (2011, p.2) 1964 Venice Charter Conservation Articles 4-8 (Figure 15) and Cadw (2011, pp.16-17) six Conservation Principles. The original features should be the main priority of conservation.

#### **Article 4.**

It is essential to the conservation of monuments that they be maintained on a permanent basis.

#### **Article 5.**

The conservation of monuments is always facilitated by making use of them for some socially useful purpose. Such use is therefore desirable but it must not change the lay-out or decoration of the building. It is within these limits only that modifications demanded by a change of function should be envisaged and may be permitted.

#### **Article 6.**

The conservation of a monument implies preserving a setting which is not out of scale. Wherever the traditional setting exists, it must be kept. No new construction, demolition or modification which would alter the relations of mass and colour must be allowed.

#### **Article 7.**

A monument is inseparable from the history to which it bears witness and from the setting in which it occurs. The moving of all or part of a monument cannot be allowed except where the safeguarding of that monument demands it or where it is justified by national or international interest of paramount importance.

#### **Article 8.**

Items of sculpture, painting or decoration which form an integral part of a monument may only be removed from it if this is the sole means of ensuring their preservation.

*Figure 15 = Venice Charter Conservation Articles. ICOMOS, 2011, p.2*

## 5.2. Site Policies & Recommendations

Due to Victoria Hall's lack of protection via Cadw listing, the following policies should advise any future conservation and/or adaptation in order to protect the buildings heritage and values:

- The original elements and features as described herein must be maintained and any restoration work must be undertaken with the advice of the appropriate professional
- All original stonework, woodwork, windows and doors should be retained and conserved. Any repairs should be undertaken using the same materials.
- The original patina of the parquet flooring is integral to the floorings value and must be restored by a professional.
- Although the original internal and external colour scheme is unknown, it should look professional, neutral and be consistent throughout.
- Roof insulation should be installed to reduce heating costs. Any future installation of heating or cooling equipment should be inconspicuous, such as underfloor heating.
- Ongoing monitoring and repairs to the roof, gutters, downpipes and facade needs to be undertaken to limit any damage to the fabric of the building.
- Ensure that the local community continue to have a connection and relationship with the building and are consulted about any future alterations to the buildings' form or function.
- Any further amendments or alterations to the interior or exterior of the building need to be subjected to a consultation process with relevant heritage professionals
- The name of the building must remain as Victoria Hall
- External cladding of the stone sides and rear of the building must be avoided
- Ideally, Cadw listing should be sought

Words: 2706

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## Appendices

### Appendix 1 - Funding

Funding was applied for in 2016, but was only granted 3 years later, and includes:

- £128,000 from the Rural Communities Development Fund
- £25,000 from Ceredigion Community Fund
- £2,500 from Lampeter Town Council
- £4,500 from TLDT

Exterior repairs were originally in the 2016 plan. However, the amount of funding first applied for in 2016 has stayed the same but costs have risen, and they can no longer afford the exterior repairs (TLDT, 2016, p.8).

### Appendix 2 – Activities & Classes

| <b>Victoria Hall: regular activities and classes</b><br><b>Bryn Road, Lampeter SA48 7EE</b><br>To book Victoria Hall phone: 07891 632614 Email: <a href="mailto:victoriahall.llambled@gmail.com">victoriahall.llambled@gmail.com</a><br>Community groups & local, small-scale commercial:<br>We have a committee room and small therapy/ class /conference rooms.<br>Licenced bar on request for functions. Catering service available.<br>See <a href="http://www.vichall.org.uk">www.vichall.org.uk</a> for more details |                                                  |              |                                                                                                          |                                                                                            |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|--------------|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------|
| Day                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Weekly (W)<br>Fortnightly (F)<br>Monthly (M)     | Time         | Activity / Class                                                                                         | Contact                                                                                    |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                  |              |                                                                                                          | Name                                                                                       | Number       |
| Monday                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | W                                                | 1-3pm        | Welsh Class                                                                                              | Gerald Griffiths                                                                           | 01545 572715 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | W<br>(Older kids)                                | 4.30-6.30pm  | Stage Goats<br>Youth Theatre Group                                                                       | Tracey O'Grady                                                                             | 07976 052888 |
| Tuesday                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | W                                                | 7-9pm        | Lampeter Ukulele Club                                                                                    | Mike                                                                                       | 07794 066579 |
| Wednesday                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | W                                                | 10-11.30am   | Yoga                                                                                                     | Karen                                                                                      | 07547 125937 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | W                                                | 4.30-6pm     | Brownies                                                                                                 | Nikki Mead                                                                                 | 07790 987070 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | W                                                | 7-9pm        | Spiritual Gathering                                                                                      | Sarah Thomas                                                                               | 07811 603062 |
| Thursday                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | W                                                | 1-3pm        | Welsh Class                                                                                              | Gerald Griffiths                                                                           | 01545 572715 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | W                                                | 4-6pm        | Lampeter Food Project                                                                                    | Lindsay                                                                                    | 01570 493791 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                  |              | A free meal and good company for all who want it!<br>(Made from donations of food from local businesses) |                                                                                            |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | W                                                | 4.30-6.30pm  | Stage Goats<br>Youth Theatre Group                                                                       | Tracey O'Grady                                                                             | 07976 052888 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | M<br>Last Thurs each month                       | 7.30pm       | Lampeter Town Council<br>meeting                                                                         |                                                                                            |              |
| Friday                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | W                                                | 10am-12pm    | Welsh Class                                                                                              | Gerald Griffiths                                                                           | 01545 572715 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | W                                                | 11.30am-1pm  | Five Rhythms Dance                                                                                       | Hara Willow                                                                                | 01570 493729 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | W                                                | 4.30-6.30pm  | Stage Goats<br>Youth Theatre Group                                                                       | Tracey O'Grady                                                                             | 07976 052888 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | M<br>3 <sup>rd</sup> Fri in month                | 7.30pm-late  | Lampeter Folk<br>(restarts 15 March)                                                                     | Georgia Owen                                                                               | 07817 715321 |
| Saturday                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2 <sup>nd</sup> & 4 <sup>th</sup> Sat each month | 10am-1pm     | People's Market                                                                                          | Local food, produce and crafts, café, live music<br>Contact: Dinah Mulholland 07531 963175 |              |
| Sunday                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | W                                                | 10am-7pm     | Lampeter<br>Evangelical Church                                                                           | Gareth Jones at the Mustard<br>Seed café                                                   | 01570 423344 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | M<br>1st Sun in month                            | 7.30-10.00pm | Custard Queens:<br>Women's Institute                                                                     | Christine Chabert                                                                          | 07815 086579 |

Figure 16 = Victoria Hall Activities & Classes. Grape Vine, 2019, p.21

### Appendix 3 – Importance to the Community

This is evidenced from the anger of the discarding of the flag in 2016 and the positive response from the news of the funding being granted in 2019 (Cambrian News, 2016b; Facebook, 2019).

### Appendix 4 - Exterior



*Figure 17 = Unrendered Exterior: Rear & Right Side. Giles, 2019*



*Figure 18 = Concrete & Brick Lintels above windows on right side of building. Giles, 2019*



*Figure 19 = Doors and filled in coal bunker on right side of building. Giles, 2019*

## Appendix 5 - Lobby



Figure 21 = Lobby & Box Office. Giles, 2019



Figure 20 = Lobby doors to Main Hall and Small Hall. Giles, 2019



*Figure 22 = Loose ceiling in lobby and stairs to first-floor. Giles, 2019*

## Appendix 6 – Kitchen & Small Hall



*Figure 23 = Kitchen & Small Hall. Giles, 2019*



*Figure 24 = Small Hall Cupboards & Folding Doors to Main Hall. Giles, 2019*

## Appendix 7 – Main Hall



*Figure 25 = Main Hall Balcony View & Doors Leading to Office & Bar. Giles, 2019*



*Figure 26 = Office & Bar. Giles, 2019*



*Figure 27 = Main Hall Ceiling, Beams and Plastered Wall. Giles, 2019*



*Figure 28 = Main Hall Parquet Floor & Stage. Giles, 2019*



*Figure 29 = View of the Main Hall from Stage. Giles, 2019*



*Figure 30 = Main Hall Windows & Double Door. Giles, 2019*

## Appendix 8 – Backstage (Ground-Floor)

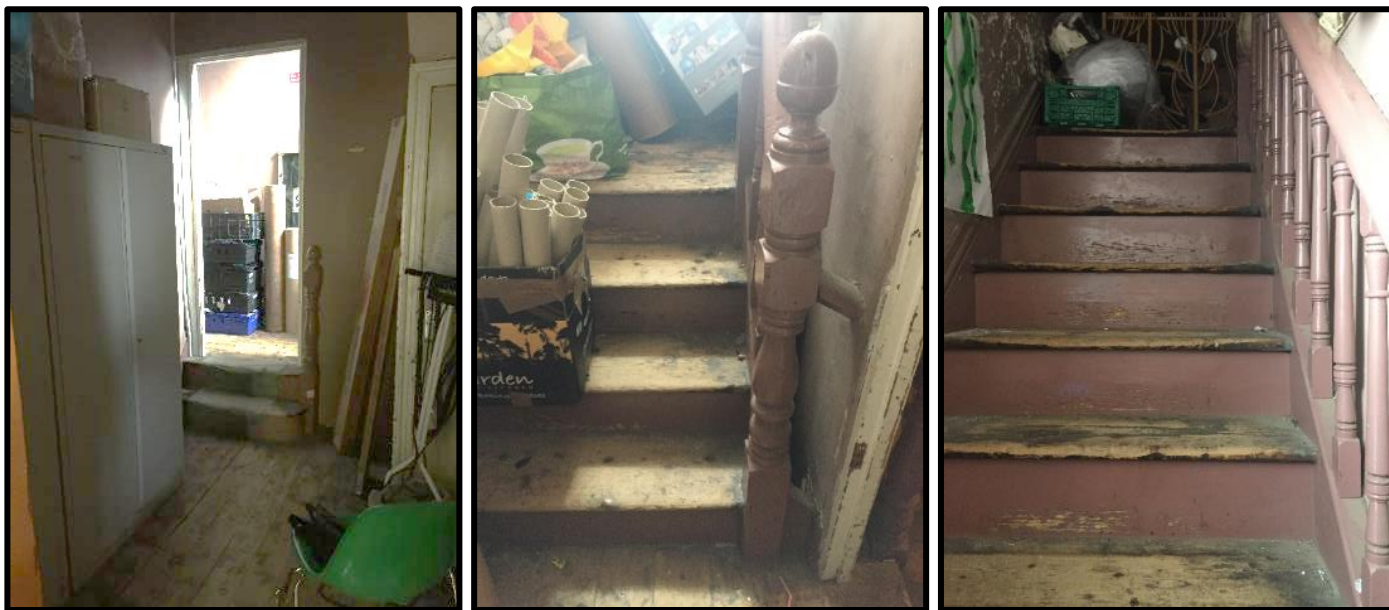


*Figure 31 = Storage Room Stage Left & Backstage Stairs Leading to First-Floor. Giles, 2019*



*Figure 32 = Backstage Corridor & Original Victorian Door. Giles, 2019; Atkey & Company, 2019*

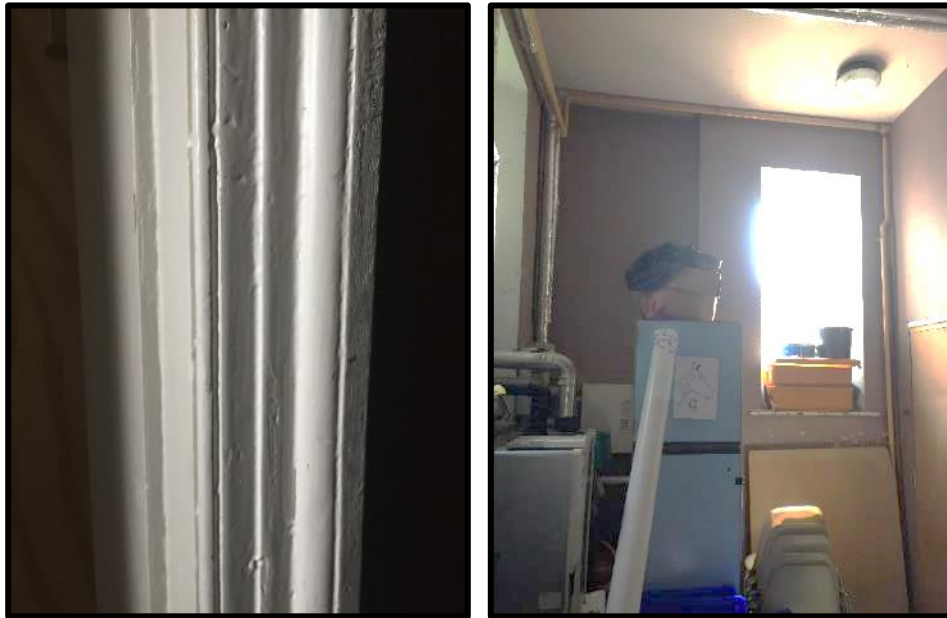


Figure 33 = Backstage Architrave & Green Room Stage Right. Giles, 2019



Figure 34 = Marlborough Fireplace in Green Room Stage Right. Giles, 2019

## Appendix 9 – Backstage (First-Floor)



Figure 35 = Original Victorian Door being used as an 'over the door' shelf. Giles, 2019

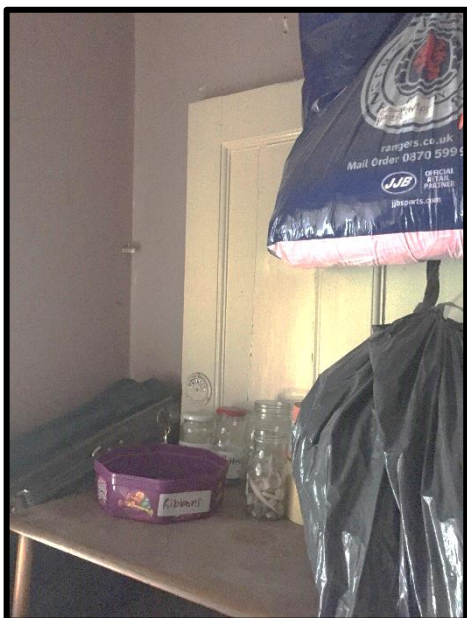


Figure 36 = Original Toilet Door with 'engaged' lock. Giles, 2019



Figure 37 = Marlborough Fireplace in First-Floor Room. Giles, 2019

## Appendix 10 – Email from Dinah Mulholland with additional information

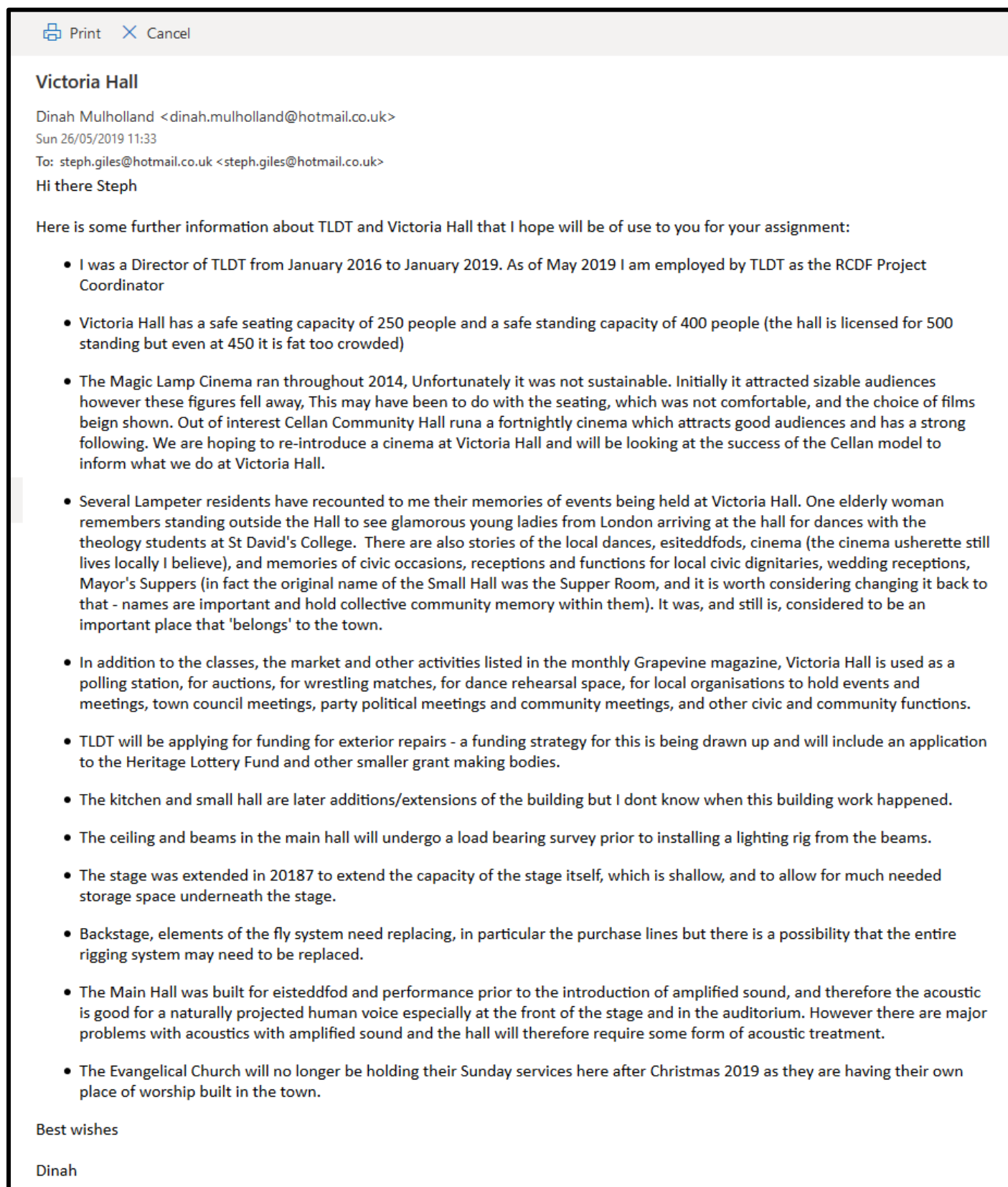


Figure 38 = Email from Dinah Mulholland with Additional Information. Mulholland, 2019