

**HISTORIC BUILDING
PHOTOGRAPHIC SURVEY
OF WOOLWICH GRAND
THEATRE, NO. 38
WELLINGTON STREET,
ROYAL BOROUGH OF
GREENWICH,
SE18 6PE**

SITE CODE: WGHT15

PCA REPORT NO. R12116

JUNE 2015



PRE-CONSTRUCT ARCHAEOLOGY

**Historic Building Photographic Survey of Woolwich Grand Theatre, no. 38 Wellington Street,
Woolwich, Royal Borough of Greenwich, SE18 6PE**

Central Ordnance Survey NGR: TQ 43471 78787

Planning Reference: 13/2798/F

Commissioning Client: Turnbull Group

Compiled by: Adam Garwood

Project Manager: Charlotte Matthews

Site Code: WGHT15

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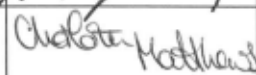
DOCUMENT VERIFICATION

WOOLWICH GRAND THEATRE,
 NO. 38 WELLINGTON STREET,
 WOOLWICH,
 ROYAL BOROUGH OF GREENWICH,
 SE18 6PE

HISTORIC BUILDING PHOTOGRAPHIC SURVEY

Quality Control

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1 NON-TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Limited was commissioned by the Turnbull Group to carry out a historic building photographic survey of the Woolwich Grand Theatre (former Regal Cinema), no. 38 Wellington Street, Woolwich, Royal Borough of Greenwich SE18 6PE, centred on Ordnance Survey National Grid Reference TQ 43471 78787 (hereafter referred to as the Site).
- 1.1.2 The photographic survey was carried out as a consequence of a planning condition attached by the Local Planning Authority (LPA) to planning permission (ref: 13/2798/F) for the demolition of the existing building and its replacement with a mixed use development comprising 455sqm of A3/A4/D2 space and 34 residential units.
- 1.1.3 The former cinema building (most recently in use as an Arts Centre) is not statutorily listed nor does it lie within a Conservation Area, although it does lie adjacent to the Woolwich Common Conservation Area and a short distance to the south-west of the Royal Arsenal Conservation Area. Also it does not appear on the Greenwich list of Buildings of Local Architectural or Historic Interest (undesigned heritage assets).
- 1.1.4 The site is located within the Royal Borough of Greenwich, to the east of Woolwich Common and along the northern side of Wellington Street (B210), east of the South Circular (John Wilson Street). The former cinema, which covers an area of 1218 sq. m fronts onto Wellington Street to the south, is bordered by Polytechnic Street to the east and abuts the Grade II* listed Woolwich Town Hall to the west. The photographic survey was carried out from 18th to 21st May 2015 using high resolution digital photography.
- 1.1.5 The present building is a purpose-built cinema constructed in 1955 to replace the former Woolwich Hippodrome, which was opened as the New Grand Theatre and Opera House by Sir Henry Irving in 1900. Having hosted occasional cinematographic presentations since as early as 1901, the theatre had become a full-time cinema by the early 1920s. In 1935 it was acquired by Associated British Cinemas (ABC) Limited, which demolished the building four years later in order to build a new cinema on the site.
- 1.1.6 Although construction commenced to the designs William Riddell Glen, ABC's in-house architect, the outbreak of World War II prevented the building from being completed and as a shell, it was requisitioned for storage during hostilities. In 1955, the Regal Cinema was finally completed to the re-designed plans of C J Foster, who had succeeded Glen as ABC's resident architect. The cinema closed in 1982 and was purchased by the Borough of Greenwich who planned to re-open it as a live theatre. However, it was eventually leased and opened as the Flamingos nightclub in 1985. The nightclub closed due to the loss of its licence in 2010, and despite interest from a church group, in June 2011 the building was sold to a community group who re-opened the old cinema as an Arts Centre incorporating a cinema, theatre and music venue. This it remained until its closure in 2015.

2 INTRODUCTION

2.1 Background

2.1.1 Pre-Construct Archaeology Limited was commissioned by Turnbull Group to carry out a historic building photographic survey of the Woolwich Grand Theatre (former Regal Cinema), no. 38 Wellington Street, Woolwich, Royal Borough of Greenwich SE18 6PE, centred on Ordnance Survey National Grid Reference TQ 43471 78787 (**Figure 1**). The photographic survey was carried out as a consequence of a planning condition (7) attached to planning permission (ref: 13/2798/F) and prior to the demolition of the former cinema and its replacement with a mixed use development.

2.1.2 The Woolwich Grand Theatre is not protected by any statutory (listed building or conservation area) or local list designations.

2.1.3 Planning permission (ref: 13/2798/F) has been granted for the 'demolition of the existing buildings and the construction of a building comprising a lower ground level with five storeys providing 455sqm of A3/A4/D2 space on the ground floor and 34 residential units comprising 13 x1 bed flats and 21 x 2 bed flats with associated disabled car parking, cycle parking and refuse storage.

2.1.4 Condition 7 states:

No demolition works shall take place unless and until a photographic record of the Woolwich Grand Theatre has been submitted to and improved in writing by the local planning authority. This submission shall also include details of a commemorative plaque (to be displayed in a prominent location) with information about the cultural and theatrical history of the building. Upon receipt of the photographic record, the local planning authority shall disseminate it to the Heritage Centre for safekeeping.

Reason:

To ensure that an appropriate record is made of the buildings architectural and historic significance in the interest of capturing a documentary record to help the understanding of our past and to assist in future planning, in accordance with the NPPF 2012, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act of 1990, Policy 7.8 of the London Plan 2011, Policy D19 of the Greenwich Unitary Development Plan and Policies DH3 and DH(i) of the Core Strategy (Submission Version with Proposed Further Alterations, 2013).

2.1.5 This document forms the photographic survey as required by Condition 7 (above). The purpose of the photographic survey was to record the building in detail prior to its demolition.

2.2 Site Location

2.2.1 The former Woolwich Grand Theatre is located in the Royal Borough of Greenwich and along the northern side of Wellington Street (B210), east of the South Circular (John Wilson Street) and to the west of Thomas Street (**Figure 2**). The building, which fronts onto Wellington Street is bordered to the east by Polytechnic Street and abuts the Grade II* listed Woolwich Town Hall to the west. The total site area comprises c.1218 sq. m

3 METHODOLOGY

3.1 Aims and Objectives

- 3.1.1 The aim of the photographic survey was to ensure that a full and detailed photographic record of the Woolwich Grand Theatre was completed before its demolition and to make this information available to the appropriate statutory bodies and archive resources.

3.2 On-Site Photographic Survey

- 3.2.1 The photographic survey was carried out from 18th to 21st May 2015. High resolution digital images were taken of all external elevations and principal internal spaces, detailing original architectural treatments, fixtures and fittings, where safe access was available. No access was available to the basement because of asbestos in that area.
- 3.2.2 Roughly measured sketch plans of the building were drawn on site, which were digitised in AutoCAD back in the office using copies of original architect's plans dated 1954 and 1955 as an aid. A selection of the photographic images has been included in this report as **Plates 1 to 44**. The location and direction of these photographs are shown on **Figures 2 to 6**.

4 HISTORICAL BACKGROUND

- 4.1.1 Considering the size of its employed population and the substantial army presence, Woolwich was surprisingly late in acquiring a large theatre to rival the ageing Royal and the quasi-theatrical concert room (later reconstructed as a theatre) in the Royal Artillery barracks. There was a proposal, before the turn of the century, for a Grand Theatre in Moorish style in Beresford Square by Frank Matcham, but this was never built (Theatres Trust website).
- 4.1.2 The predecessor to the present Woolwich Grand Theatre was the New Grand Theatre and Opera House designed by the well known theatre architect Bertie Crewe (1860-1937). It was built 1899/1900 by the firm of Messrs William Johnson & Co and opened to the public on the evening of Tuesday 30th October 1900 by Sir Henry Irving. The Crewe theatre had a broad front in brick with stone dressings; five major bays (2+2+3+2+2), the centre and outer bays being three storeys with tall iron-crested pavilion roofs, the intermediate bays, a storey lower with pitched roofs behind parapets (**Historic Plates 1 and 2**). The central entrance was approached by a flight of steps, while the busts of dramatists were placed at high level.
- 4.1.3 The Grand Theatre was originally managed by the theatrical proprietor Clarence James Sounes (1855-1921) and was licensed to present drama, musical comedy and opera. Following a change of management in 1908, the theatre was renamed the Hippodrome and started hosting highly popular twice nightly variety performances. Having hosted occasional cinematographic presentations since as early as 1901, the theatre had become a full-time cinema by the early 1920s. By 1923, it had become a cinema, run by the United Picture Theatres who installed a Compton organ. In 1935, it was acquired by ABC (Associated British Cinemas) Limited who demolished the building four years later in order to build a new cinema on the site. Designed by ABC's in-house architect William Riddell Glen (1885-1950) in the Art Deco style, the construction of the new cinema was halted by the outbreak of the Second World War the same year. As a shell, it was requisitioned for storage use during hostilities.
- 4.1.4 In 1954 C.J. Foster, who had succeeded William Glen as ABC's resident architect, redesigned the incomplete cinema in a simplified mid-century modern style (**Historic Plate 3**). The new Regal Cinema finally opened its doors on 19th September 1955 with a screening of the Associated British Picture Corporation film 'The Dam Busters'. The cinema was renamed the ABC in 1963, under which name it traded until it closed in November 1982.
- 4.1.5 When the Regal cinema closed in 1982, it was purchased by the Borough of Greenwich who planned to re-open it as a live theatre. However, these aspirations never materialised and it was eventually leased and opened as the Flamingos nightclub in 1985 (**Historic Plate 4**). The nightclub subsequently closed in 2010, due to the loss of its licence, and despite interest from a local church, the building was sold to a community group in June 2011. They re-opened the old cinema as a local Arts Centre incorporating a cinema, theatre and music venue. This it remained until its closure in 2015.

5 BIBLIOGRAPHY

Online Resources

The Theatres Trust website: <http://www.theatrust.org.uk/resources/theatres/show/2329-woolwich-grand-theatre>

6 ACKNOWLEDGEMENTS

- 6.1.1 Pre-Construct Archaeology Limited would like to thank Turnbull Group for commissioning the photographic survey.
- 6.1.2 The project was managed for Pre-Construct Archaeology Limited by Charlotte Matthews. Armando Rieiro and Adam Garwood carried out the photographic survey and drawn survey, respectively. Adam compiled this report and Hayley Baxter prepared the illustrations.

7 OASIS FORM

OASIS ID: preconst1-212478

Project details

Project name	Photographic Survey of Woolwich Grand Theatre, no. 38 Wellington Street, Woolwich
Short description of the project	Pre-Construct Archaeology Limited was commissioned to carry out a photographic survey of the Woolwich Grand Theatre (former Regal Cinema), Woolwich in order to fulfil a condition attached to planning permission for the demolition of the building and redevelopment of the site. The present building is a purpose-built cinema constructed in 1955 to replace the former Grand Theatre and Opera House opened in 1900. This theatre was originally licensed to present drama, musical comedy and opera. In 1908, the theatre was renamed the Hippodrome and started hosting highly popular twice nightly variety performances. Having hosted occasional cinematographic presentations since as early as 1901, the theatre had become a full-time cinema by the early 1920s. In 1935 it was acquired by Associated British Cinemas (ABC) Limited, which demolished the building four years later in order to build a new cinema on the site. Designed by ABC's in-house architect W R Glen in the Art Deco style, the construction of the new cinema was halted by the outbreak of the Second World War the same year. In 1954 C.J. Foster, who had succeeded Glen as ABC's resident architect, redesigned the incomplete cinema in a simplified mid-century modern style. The new Regal Cinema finally opened its doors in 1955. The cinema was renamed the ABC in 1963, under which name it traded until it closed in 1982. Following several years use as a nightclub and a brief spell as a church, the cinema reopened as a community cinema, theatre and music venue in 2011.
Project dates	Start: 18-05-2015 End: 20-05-2015
Previous/future work	No / Yes
Any associated project reference codes	13/2798/F - Planning Application No.
Any associated project reference codes	WGHT15 - Sitecode
Type of project	Building Recording
Site status	None
Current Land use	Industry and Commerce 3 - Retailing
Monument type	CINEMA Modern
Methods & techniques	"Photographic Survey"
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON GREENWICH WOOLWICH Woolwich Grand Theatre, no. 38 Wellington Street, Woolwich, Royal Borough of Greenwich, SE18 6PE
Postcode	SE18 6PE

Site coordinates TQ 43471 78787 51.4892979823 0.0667424527303 51 29 21 N 000 04 00 E Point

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Conservation Officer at Royal Borough of Greenwich
Project design originator	Charlotte Matthews
Project director/manager	Charlotte Matthews
Project supervisor	Adam Garwood
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Tumbull Group

Project archives

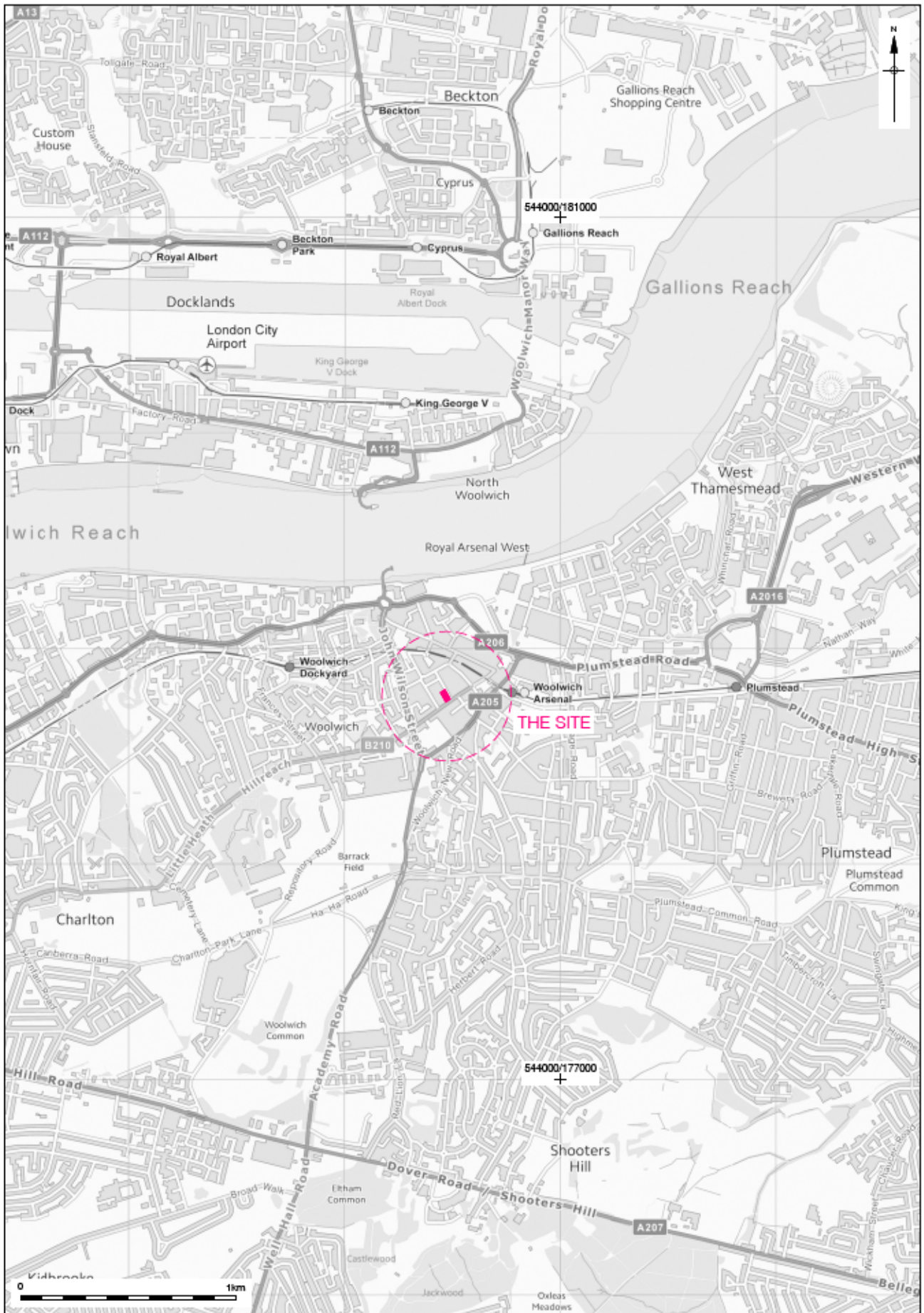
Physical Archive Exists?	No
Digital Archive recipient	Greenwich Heritage Centre
Digital Archive ID	WGHT15
Digital Media available	"Images raster / digital photography"
Paper Archive Exists?	No

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Photographic Survey of Woolwich Grand Theatre, no. 38 Wellington Street, Woolwich, Royal Borough of Greenwich, SE18 6PE
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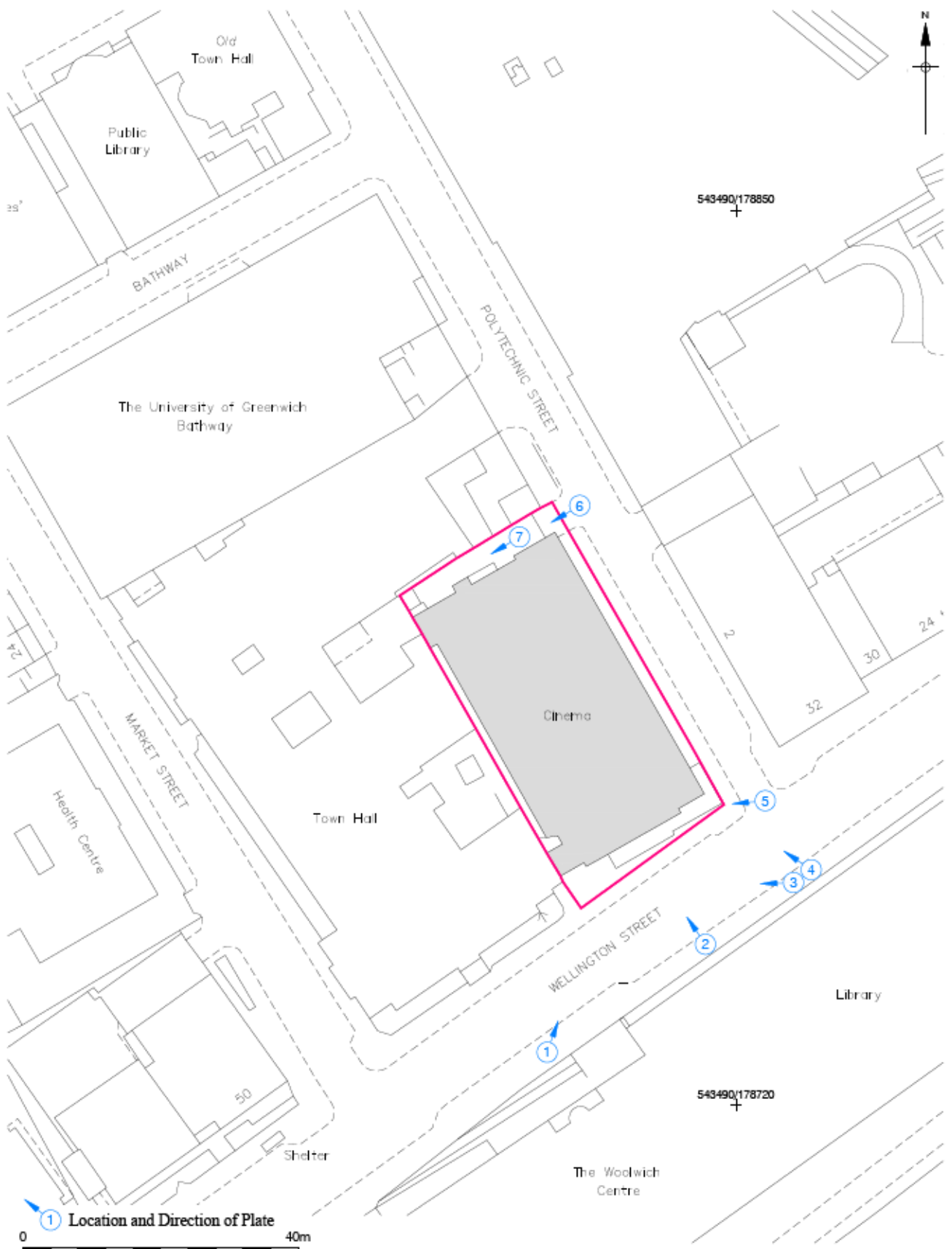
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Entered on 2 June 2015



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Figure 1
 Site Location
 1:25,000 at A4



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Figure 2
 Detailed Site Location
 1:800 at A4



① Location and Direction of Plate



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Figure 3
Ground Floor Plan
1:200 at A3



1 Location and Direction of Plate



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Figure 4
First Floor Plan
1:200 at A3



1 Location and Direction of Plate



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Figure 5
Second Floor Plan (Circle)
1:200 at A3



1 Location and Direction of Plate



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Figure 6
Third Floor Plan
1:200 at A3



Historic Plate 1: The newly built Grand Theatre c.1900 (predating the Town Hall of 1902-06)



Wellington Street and Town Hall, Woolwich.

Historic Plate 2: Grand Theatre (post 1906) looking towards the Town Hall



Historic Plate 3 The Regal Cinema, shortly after its construction in 1955



Historic Plate 4 The former cinema in use as 'Flamingos' nightclub (after 1985).



Plate 1 Woolwich Grand Theatre facade to Wellington Street, looking north-east



Plate 2 Woolwich Grand Theatre facade to Wellington Street, looking north



Plate 3 Woolwich Grand Theatre and Woolwich Town Hall, looking north-west



Plate 4 Polytechnic Street elevation of Woolwich Grand Theatre, looking north-west



Plate 5 Entrance bay and canopy, looking west



Plate 6 Gated entrance to rear yard, looking west towards the Town Hall



Plate 7 Rear service yard, looking west towards the Town Hall



Plate 8 Ground floor entrance vestibule G.26, looking west



Plate 9 Entrance vestibule G.26, looking north towards lobby G.23



Plate 10 Upper tier of auditorium G.13, looking south-west



Plate 11 Bar on the east side of the upper tier of auditorium G.13, looking east

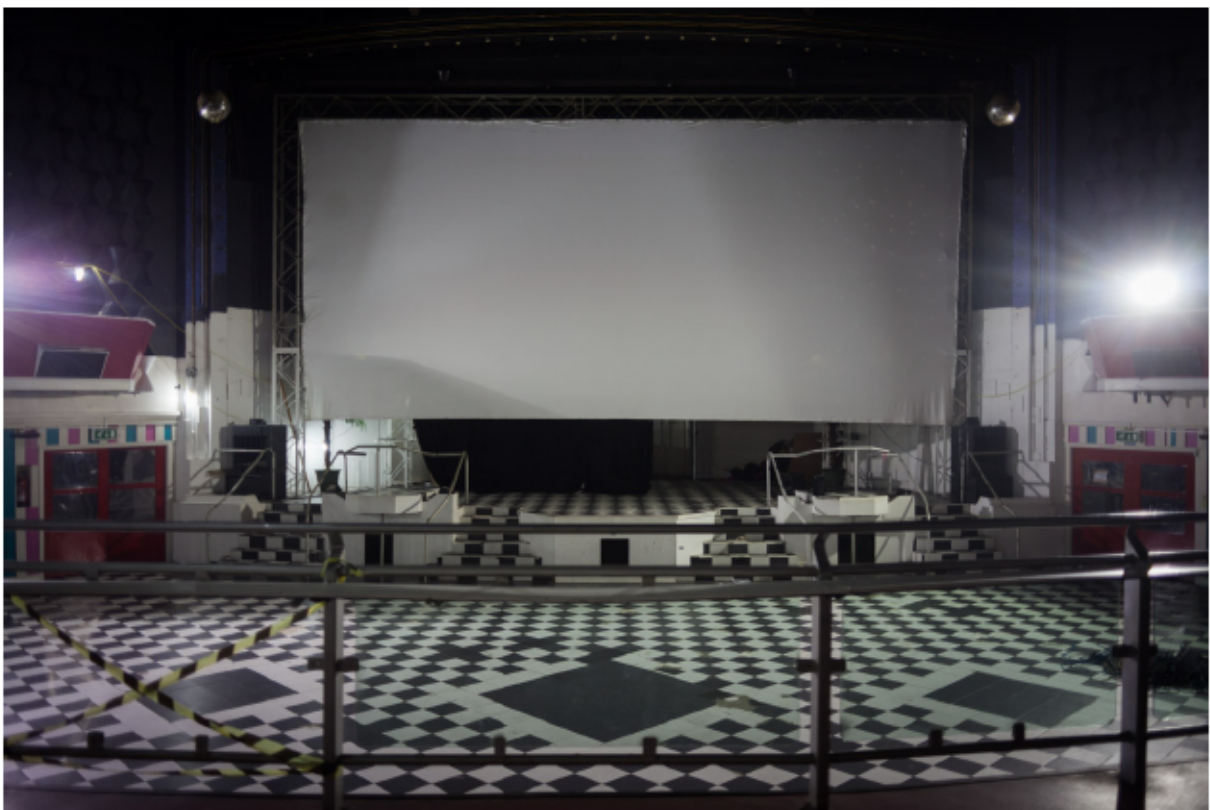


Plate 12 Lower tier of auditorium/dance floor area G.12 and stage G.06, looking north



Plate 13 Lower tier of auditorium/dance floor G.12 and stage G.06, looking north



Plate 14 Lower tier of auditorium/dance floor G.12 and upper tier of auditorium G.13, looking south



Plate 15 Upper tier of auditorium G.13 and circle 2.01, looking south



Plate 16 Box and original 1950s screen overlooking lower tier of auditorium/dance floor G.12, looking west



Plate 17 Circle foyer 1.12, looking north towards the circle



Plate 18 South wall to circle foyer 1.12 formerly open to the vestibule (G.26) below, looking south

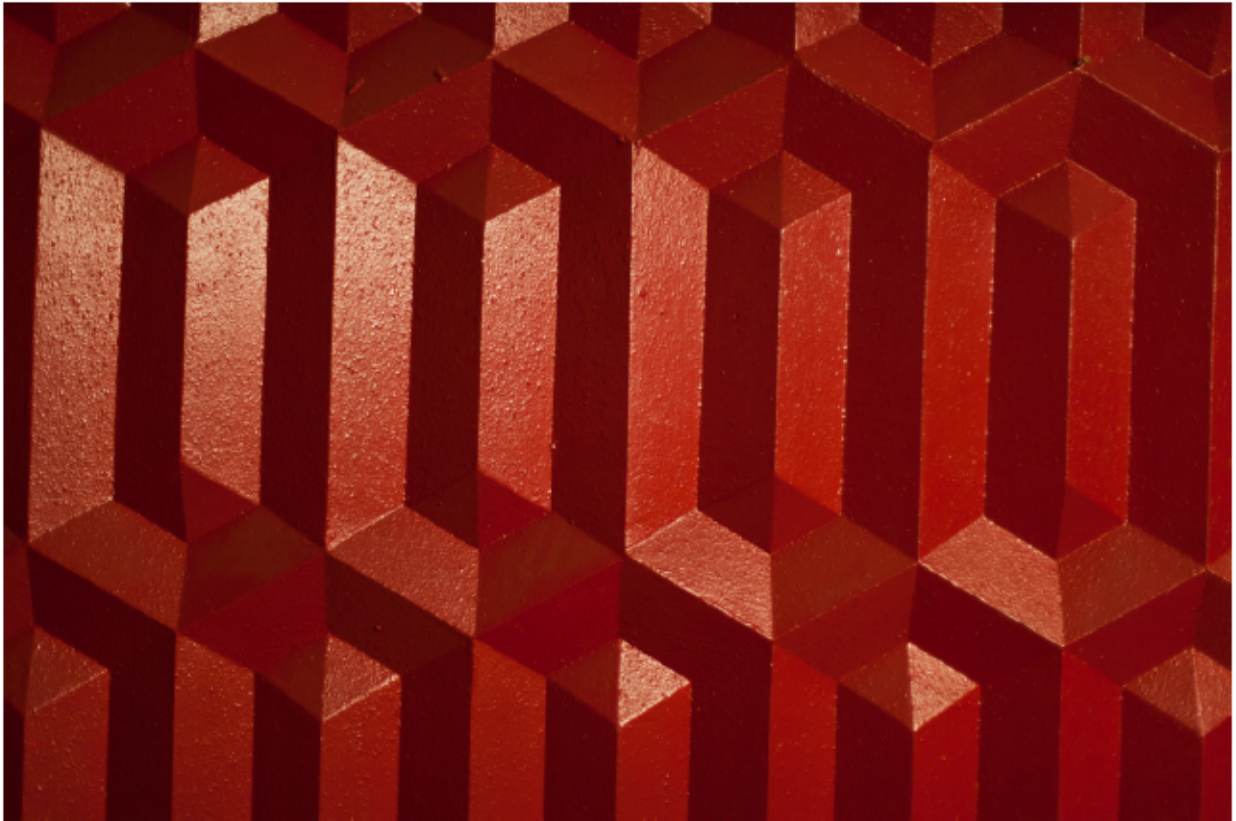


Plate 19 Detail of textured wall covering to former vestibule G.26 (now within circle foyer 1.12), looking south



Plate 20 Ornamental plaster cartouche within circle foyer 1.12, presumably re-used from the previous theatre on the site, looking west



Plate 21 Ornamental plasterwork cartouches in circle foyer 1.12, presumably re-used from the previous theatre on the site, looking north



Plate 22 Kitchen 1.01, former female staff room, looking west



Plate 23 Original urinals within Gents toilets 1.09 accessed from circle foyer 1.12, looking south



Plate 24 Circle 2.01, looking south-west from lower tier of auditorium G.12



Plate 25 Ceiling with modern light fittings over circle 2.01, looking south



Plate 26 Circle 2.01, looking west



Plate 27 Circle 2.01, looking east



Plate 28 Circle bar (upper tier of circle 2.01) with openings for the film projector above, looking south



Plate 29 Upper tier of circle 2.01, looking west

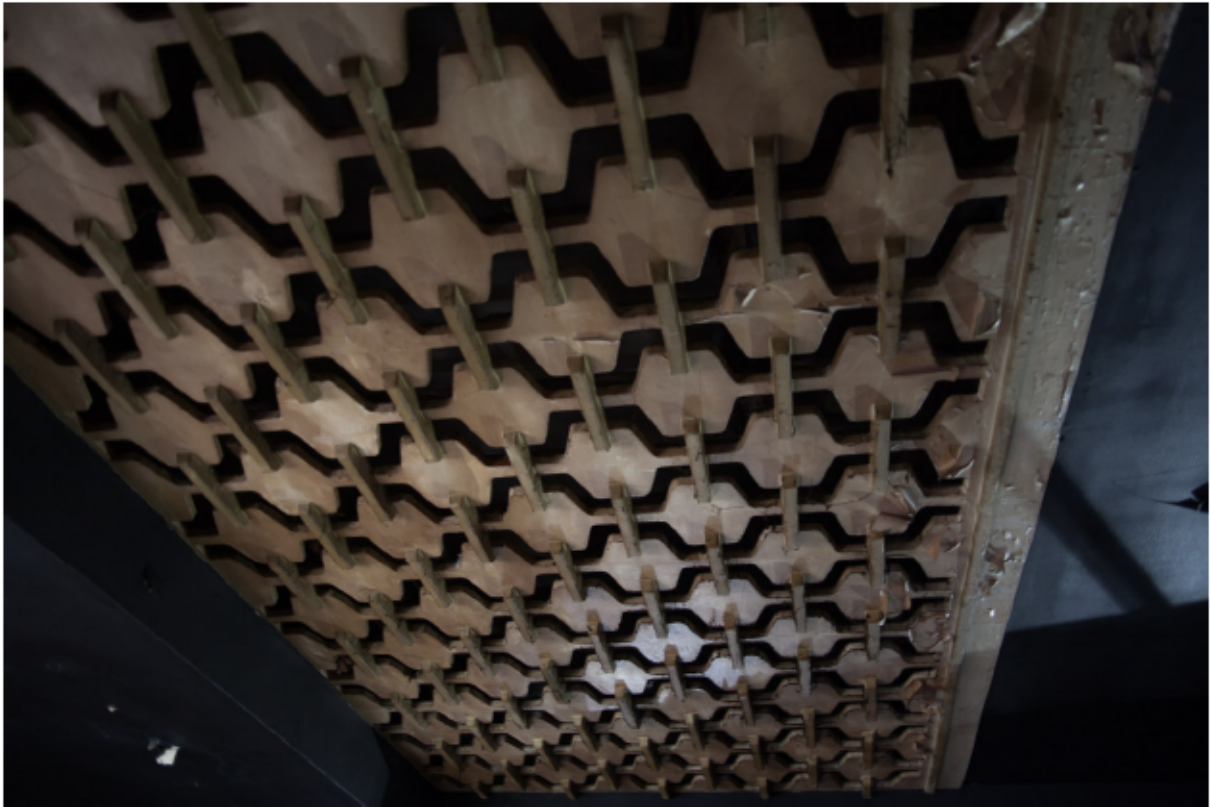


Plate 30 Geometric ventilation panel within ceiling above the upper tier of circle 2.01, looking north



Plate 31 Exit from upper tier of circle 2.01 to stairwell 2.08 and electricity switch room 2.04, looking south-west



Plate 32 Exit stairwell 2.08 from circle 2.01, looking east



Plate 33 Original glass light fitting in stairwell 2.08, looking south



Plate 34 Electricity switch room 2.04 (former valve rectifiers and resistors room), looking north



Plate 35 Electricity switch room 2.04 (former valve rectifiers and resistors room), looking south-east



Plate 36 Electricity switch room 2.04 (former valve rectifiers and resistors room), looking north-east



Plate 37 Secondary battery room 2.05, looking south-west



Plate 38 Rear fire escape stairs 2.03 and access to second floor, looking south-east



Plate 39 Projection room 3.04, looking north-west



Plate 40 Projection room 3.04, looking west



Plate 41 Detail of projector in projection room 3.04, looking north



Plate 42 Rewinding room 3.05, looking west



Plate 43 Original oak door to rewinding room 3.05, looking east



Plate 44 Open well 3.07 and fixed ladder to flat roof, looking west

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