

Planning Services
Blackpool Council
Corporation Street
Blackpool
FY1 1LZ

2 June 2021

Dear Sir / Madam,

RE: LISTED BUILDINGS CONSENT FOR ALTERATIONS, REMODELLING, PARTIAL DEMOLITION AND EXTENSION OF GRADE II LISTED FORMER KING EDWARD VII CINEMA BUILDING, CENTRAL DRIVE, BLACKPOOL

Spawforths have been instructed by our clients, Nikal Ltd and Media Invest Entertainment (hereafter referred to as “The Applicants”) to prepare and submit a Listed Building Consent in respect of the proposed alterations, remodelling, partial demolition and extension of the Grade II listed former King Edward VII Picture House, subject to an accompanying Hybrid Planning Application. The description of this proposal is as follows:

Listed Buildings Consent for demolition of single storey rear extension with erection of replacement rear extension, installation of replacement windows, stone and brickwork repairs, erection of glazed canopy on side elevation, roof repairs, installation of 12 No. roof lights, installation of new entrance doors on front elevation and replacement doors to sub station, installation of new cast iron rainwater goods and internal alterations (which includes the partial removal of the later first-floor structure) to facilitate use of the Former Grade II listed King Edward VII Cinema building, 39 Central Drive, Blackpool, FY1 5QE as artisan market for the sale of food and drink.

As agreed with the Council’s Planning Services team, this Listed Building Consent is submitted electronically via We Transfer.

Spawforths

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The Proposed Development would secure the re-use and repair of the Grade II Listed King Edward Picture Theatre, which is currently in a vacant and semi-derelict condition. The front foyer would be retained in its current form, with the ticket box, staircase and ceiling coving repaired and retained in situ. The ticket box would be converted into a small reception or café booth.

The auditorium, which forms that principal rear part of the building and has previously been subject to insensitive change, would be converted into a market hall for the sale of food and drink. A large opening would be cut into the modern first floor structure to provide a full-height space below the barrel-vaulted ceiling. Individual kitchen / servery spaces would enclose the long sides of the ground floor space, with a first floor gallery above. A new staircase and lift would be inserted towards the rear of the floor plan to provide access to the first floor. The existing rear extension would be replaced with a new extension that would be visually separated from the historic building by a glazed link and would provide a rear entrance into the complex from the proposed MSCP. Large roof-lights, positioned between the barrel vaulting, would allow natural light into the proposed market hall space.

The Proposed Development would allow the original volume of the two-storey auditorium to be appreciated and would provide a dynamic use in a building typology that is notoriously difficult to re-use. The surviving features of the original scheme of decoration would be repaired, including the ceiling cornice to the foyer and decorative moulding to the ceiling braces of the barrel-vaulted space. External features, including the windows and doors to the decorative front elevation would also be repaired as necessary.

The fabric that would be removed to create the first-floor gallery and atrium comprises a modern concrete floor, supported by steel columns to the ground floor.

The Proposed Development would secure a publicly accessible use for the building and allow the remaining features to be experienced in a new double-height atrium space that would refer back to the original volume of the auditorium. The rear extension would comprise a restrained and thoughtful approach to extending the building and replace the rather crude form of the existing addition. The Heritage Statement therefore concludes that the Proposed Development will have a beneficial impact on the King Edward Picture Theatre.

Alongside the formal pre-consultation process undertaken with Blackpool Council, a direct pre-application consultation was also undertaken with Historic England, due to their role as a statutory consultee in respect to development with the setting of a Grade I Listed Building (Tower Building) and the demolition of a Grade II Listed building (i.e. partial removal of the later first-floor structure). Historic England stated:

“Based on the information we have been provided with we do not object to the proposals to redevelop the site to create a new mixed used leisure attraction. We welcome the positive steps taken to consider heritage from an early stage and tailor the proposals to have a minimal impact.

Whilst proposals will undoubtedly have an impact on the area and alter some perspectives and views of heritage assets e.g. views of Blackpool Tower from the site and involve substantial demolition within a Grade II Listed Building, we consider the impact to be neutral and positive respectively.”

The Heritage Statement confirms that the proposed development is considered to be in accordance with the relevant ‘statutory duties’ of the Planning (Listed Buildings and Conservation Areas) Act 1990, as the special architectural or historic interest of the relevant listed buildings would be preserved.

Summary

The Listed Building Consent has been prepared robustly, informed by a full professional consultant team, and The Applicants has undertaken extensive consultation with Blackpool Council and Statutory Consultees.

The accompanying Hybrid Planning Application is supported by a Design and Access Statement, Planning Support Statement, Heritage Assessment and Environmental Statement Technical Paper 4 (Townscape and Visual Assessment), produced by Tyler Grange, which are set out the justification and planning policy compliance of the proposals.

We trust that the submitted information is sufficient for this Listed Building Consent submission to be validated, and therefore we anticipate that you will confirm this in due course. We look forward to written confirmation of the validation of this Listed Building Consent submission.

Should you require any further information or clarification then please do not hesitate to contact us on the attached details.

Yours faithfully,

HANNAH RICHARDSON BSc (Hons), MA, MRTPI

Associate Director: Chartered Town Planner

Encs: As detailed above

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