

HERRATAGE STATEMENT

TO ACCOMPANY

APPLICATION FOR
LISTED PLANNING
CONSENT

FOR

NEW STAFF FACILITIES AND KITCHEN EXTRACT

AT

THE CORN EXCHANGE,
MARKET PLACE,
ARBROATH,
DD11 1HR

Document Revision

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1.0 Introduction

1.1 Purpose and Format

This assessment has been prepared as part of a listed building consent application for alterations to the staff facilities and kitchen extract replacement at the subject property.

The assessment has been conducted in accordance with general guidelines set out in the Historic Scotland publications “Managing change” and in particular responds to policies outlined in Scottish Planning Policy (SPP).

1.2 Methods of Investigation

Visual inspections of the property carried out in March 2019 and November 2018, with the aid of existing plans and elevations provided by the client. Background research into the building was conducted through consultation with the following main resources:

- Council Archives
- The National Archives
- Historical Texts
- Historic Scotland

The proposed repair works requires listed building consent. The Corn Exchange is an existing public house, with an undeveloped First floor.

1.3 The Corn Exchange

The Building is a Grade B listed building, therefore any proposals which may impact upon the special architectural or historical interest of the building will need to be managed in relation to the planning (listed Buildings & conservation Areas) (Scotland) Act 1997. This statement assesses the impact proposals to carry out the repairs to the existing public house. Any impact is assessed in relation to the special architectural and historic interest of the building.

2.0 Location

2.1 Location

Arbroath is located on the Scottish east coast approx. 16miles from Dundee. The town dates back to the iron age and there has been a port in the town since the 1300's.

The town was formally a royal borough being made so by King William the Lion in 1178. The town's population is around 23,000 (as of the 2011 census)

The building its self is located on Market place off Gravesend. And has access to high street via several allies between the buildings.

The building is three storeys including a basement level, JDW currently use the basement ground floor with HVAC equipment on the first floor only.

3.0 General Description

3.1 The building History

The building was designed by the Architect Charles Edward from Dundee. Work on the building construction was started in 1852 and was completed two years later.

It was originally designed as a way to relieve the congestion of the market within the town centre, however the building proved unpopular and was not heavily used for the next 50 years. It was used by few stall holders and instead hosted auctions and other events.

In 1912 the building was converted into the Olympia picture palace theatre. (Later renamed to the Olympia theatre) Which was a theatre and cinema. The theatre closed in 1959.

At some point after this the building was converted in to a sporting place and hosted squash courts on the first floor.

JD wetherspoon took over the site in 2000 and the building re-opened as The Corn Exchange in 2001 in reference to the buildings original use. The site remains as a JD wetherspoon Public house with a Sublet taxi office using a small area of the basement.

3.2 Building services

The Building has Gas, Water and Electric services which are all functional to all levels of the building.

3.3 Listing Description

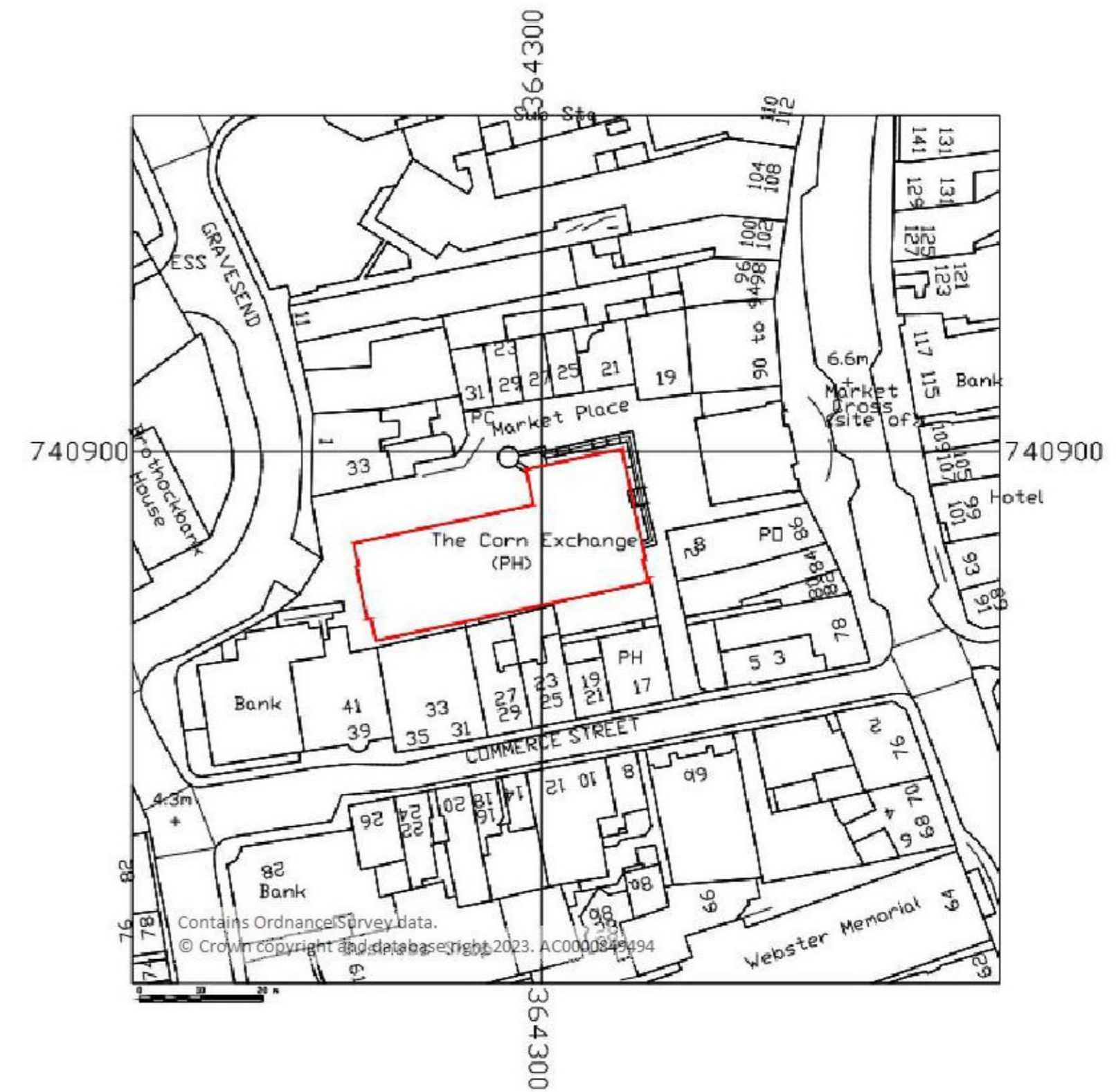
Old corn exchange, market place
 Grade: B
 Date Listed: 11/10/1971
 Heritage Building ID: LB21182
 National Grid Reference: NO 64293 40882
 Locality: Arbroath
 Local Authority: Angus Council
 Country: Scotland
 Postcode: DD11 1HR

Description

Two-storey Renaissance, rusticated ground floor with pedimented centre bay and wings, 1855. Charles Edward, (of Dundee), archt.

Statement of Special Interest

A cinema was opened at the Old Corn Exchange in 1912. It closed in 1959 and the building is now (2008) in use as a public house.
 References and Notes updated as part of Cinemas Thematic Study 2007-08.
 B-Group with items on Arbroath High Street and items 55A, 57, 58, 59 and 60.



OS Map of the site

4.0 Assessment of

4.1 Building Fabric Analysis

The building consists of 3 stories, a basement, Ground floor and first floor.

It is constructed of stone work to the front elevation with render to the rear with large fixed pane and sash style windows. Currently the ground floor and a section of the basement is developed with the rest of the building currently unused.

The upper floors of the building were at one time used as a squash court although this has now been removed.

The basement area was once used as a shopping mall area but with the exception of the Taxi office this space is now undeveloped or used as ancillary storage for the unit above.

Internally to the upper floor the finishes are mostly stripped back or of a later date with few of the original finishes remaining intact.

To the ground floor the building has been fitted out to serve its current use.

4.2 The Proposed Work

The proposed works are as follow:

- A. Creating staff facilities in the first floor void though installation of stud walls to create 2x changing rooms, 2x staff WCs, staff room and a store. A lay in grid ceiling will be installed below the existing roof in order to protect and avoid any alterations to elements of the listed building. All staff room works can be removed in the future if the building needs to be returned to its original form.
- B. The existing kitchen extract needs to be replaced with a new kitchen extract.



Photographs of the first floor void which is to be the staff facilities

5.0 Planning Policy

5.1 National Planning Framework 4

Policy 7 c) states “Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.” This proposal will have no impact to the building’s setting and the alterations have been designed in a way to avoid damage to any historic elements of the building, preserving its character.

Policy 7 d) states “Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the: i) architectural and historic character of the area; ii) existing density, built form and layout; and iii) context and siting, quality of design and suitable materials.” This proposal will have a negligible effect on the external appearance of the building, so will not impact the area’s character.

Policy 7 e) states “Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.” This proposal is limited to internal works as, as such, will not have any impact on the building’s setting.

Policy 7 n) states “Enabling development for historic environment assets or places that would otherwise be unacceptable in planning terms, will only be supported when it has been demonstrated that the enabling development proposed is: i) essential to secure the future of an historic environment asset or place which is at risk of serious deterioration or loss; and ii) the minimum necessary to secure the restoration, adaptation and long-term future of the historic environment asset or place.” The alterations in this proposal have been designed in a way to avoid damage to any historic elements of the building and will support its continued use.

5.2 Historic Environment Policy for Scotland

HEP2 states “Decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations.” This proposal preserves the historic elements of the building, only impacting modern adaptations, and will support its continued use.

HEP3 states “Plans, programmes, policies and strategies, and the allocation of resources, should be approached in a way that protects and promotes the historic environment. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.” The alterations in this proposal have been designed in a way to avoid damage to any historic elements of the building.

HEP4 states “Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.” This proposal will not have a detrimental impact on any historic elements, only impacting on modern adaptations.

HES Managing Change in the Historic Environment Guidance: Interiors

Section 3, General Principles for Repairs, Alterations and Upgrading, states “Alterations should be carefully planned and located to best protect the interest of the internal spaces. In general, the principal spaces in a building are more sensitive to change as these are the spaces that normally make the most significant contribution to its character. Sometimes secondary spaces such as basement kitchens or attic rooms are sensitive to change, for example where they survive in their original form, or are particularly noteworthy.” This proposal will only impact secondary spaces which have already had extensive modern adaptations, so will not negatively impact on the building’s internal character.

6.0 Conclusion

The proposals above establish the approach taken to the proposed work (Minimum intervention, sympathy to the existing fabric to be considered) alongside an assessment of the buildings architectural and historical interest, which justifies the need to modify the building. The intention of the application is to both restore and enhance the built fabric ensuring the character of the building is retained.

The proposed design has been assessed by relevant built environment professionals to completely understand the potential impact of the work and thereby ensuring only the most appropriate measures are taken. The historic environment record has been consulted and the heritage assets assessed using appropriate expertise where necessary.

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