

The Art Picture House, Bury
Planning Application: 72117

This document has been prepared on behalf of **Wetherspoon PLC** in support of a planning permission application for **The Art Picture House** in Bury. The information is in response to comments from the planner with intent to provide further clarification on the proposed works.

The Proposed works

Alterations to internal layout including the removal of a central bar and reforming a new bar underneath the proscenium arch, and new toilets formed. Alterations to HVAC system, and kitchen works. General refurbishment and decoration.

Supporting Information

- Mechanical Report
- Revised Mechanical Layouts (M101, M102, M103, M104)
- Structural Engineer Stage 3 Report
- Design and Access Statement
- Heritage Statement

Please find below comments from the Claire Booth, senior planning officer at Bury Metropolitan Borough Council in **BLACK**, and our (the agent) response in **BLUE**

- The colour scheme of the decorative plaster shall remain the same and not be changed to the suggested blue colour. There is evidence of red being the predominant colour of that style of picture house from the 1920s. The rich theatrical tone in the baroque style is characterised by the rich red colour scheme. (other examples include Hebden Bridge Picture House).
Noted. No alterations to the existing paint scheme of the decorative plaster are proposed. Please refer to AF05 for decoration on the Ground Floor.

Please note the only alterations to existing colours are to several columns in the front area. This retains the majority of the red tone in the customer area whilst bringing in the blue tone to balance the scheme in this front space.



- New (enlarged) screening behind the front of the balcony should be painted black. We have gone for a deep grey blue tone similar to the current screening, this is sympathetic to the blue tones in the ceiling, and we believe will blend in to the unlit portion of the ceiling better than a harsher black tone.
- Clarification required over whether two drum louvres are to be retained as part of the proposal. The existing two drum louvres sitting on the balcony are to be removed as part of the proposal, this is noted on drawing AS10.
- Details of decorative materials for new female toilets are required. Please refer to AD04 for proposed finishes.
- Details of new carpet and tiles are required. We have a sample of the carpet, that we are happy to provide. The specified carpet is a recoloured version of an existing carpet found on site, this previous carpet was pointed out to the conservation officer on site. Please refer to AF02 for the proposed floor finishes. In regard to the entrance tiling please refer to AD07 for the proposed design, as we cannot confirm stock and supply we have omitted specific tile references. Can this be conditioned if required by the council?
- Details of ceiling illumination are required: size, siting, design, type and luminance levels are required of lighting to be proposed. Please refer to AF01 and AF06 for the lighting location and proposed fixings. We work directly with the electrical contractor to install the lighting scheme; we can provide luminance drawings if the council requires them. In the case that these are requested please can this item be conditioned.
- Not all proposed light fittings have full details. We need details not to be just indicative in a visual sense but also their dimensions (similar to catalogue details). Please note that light fittings are noted on the drawings, however, can the final fitting be subject to condition? Please note that due to the nature of the construction industry we cannot ensure stock and availability of fittings.
- Details of decorative wall lights. Please refer to AF01.

- Details of new feature pendant light are required. It should be noted that it is preferred to retain the existing as this is relatively low impact visually on the interior and is not historical. It should not be of a size and scale that dominates the historic space. Our view is that the current pendant is an unsympathetic fixture and we would rather have no fixtures than to retain this element. The new pendant has been removed from the proposal.
- The proposed large feature pendant light is not acceptable to the LPA as it will visually dominate the space and harm the significance of the interior of the theatre. It should be removed from the scheme and the existing should be retained. As noted in above point.
- Details of timber panel staining, ie toned or coloured. Please refer to AF05 for the location of new timber panelling and, where existing, is being re-stained. Please refer to AD06 for the existing panelling detail to be replicated.

We have provided a specification; however, we typically request samples from the Main Contractor prior to staining for the colour to be approved. We can arrange for this sample to be sent to the council for approval, if needed. Our client prefers stained timberwork over painted finishes due to its superior longevity. Painted surfaces tend to scratch more easily, whereas stained and polished timber is more hard-wearing and better suited to the historical context.

- Details of new proscenium curtains.
Please note that the existing curtain will remain. Details of the proposed curtains that sit behind and below the existing are noted on AL01.
- Bar front details.
Please refer to drawing AD01 for details of the front bar.
- No murals to entrance lobby as discussed on site.
Noted, this is not included in the proposal.
- Does new or replacement flooring or carpeting require the removal or covering of historic flooring?
Therefore, is recording required?
We have previously undertaken ceiling inspections as this venue, speaking to the Structural Engineer they have confirmed that the original tiered floor level sits below the current. Built on the concrete subbase for level flooring is a modern raised timber floor. The alteration to the floor levels is to the modern timber flooring. If any historic flooring is revealed during the works than we will reevaluate the design and come back to the council for consent.

Please refer to drawing AV01 and AV02.

- It is still not clear from sections/elevation what new proposed new plant if any will be visible from the ground floor and elevated areas. Please provide amended, clearer plans.
Please refer to the accompanying Mechanical Report for a breakdown of the plant equipment being replace/retained.
- The proposed AC louvres to the balcony have been reduced in size are not acceptable and should be removed from the scheme because of the harm caused to the aesthetic significance of the theatre. Please refer to the Mechanical Report that accompanies this letter for justification of the requirement for an upgrade to the venues heating and cooling. To reduce the heritage harm caused by the drum louvres we have opted to incorporate them in an artwork piece. Please refer to AD06 for the detail. The proposal is to incorporate colour matched louvres within a silhouette cut out which will be backlit so that the louvres blend in with the silhouette. The proposed silhouettes are of 1920s style characters that will sit within the balconies to mimic the previous use of the building as a Picture House.

- The proposed flood lights to the balcony are not acceptable because of the harm they would cause to the aesthetic significance of the inside of the theatre. [These have been removed from the proposal.](#)
- Ceiling heights to the refurbished ladies WC are not to be confirmed on site. Details of the ceiling height need to be submitted as to what is the finished height, how is it to be constructed and what impact it will have on the historic fabric of the building. [Existing ceiling height and proposed suspended ceilings are provided, please refer to AD04.](#) Please note that there is currently a suspended grid ceiling hanging from the original ceiling line, where possible existing fixing's locations will be used however, the centres are subject to structural design once the current suspended ceiling is removed as part of the proposal.
- Details are required of the of the new banisters/balustrades, that is height and design. This will require sections and elevation details. [Please refer to AD06.](#) The existing balustrading design will be replicated. [Please can the final design be condition, if the council deems insufficient information has been provide as the final fixing design will be subject to the Structural Engineer assessment.](#)
- Full proposal details of **All** finishes proposed for; all floor coverings, paint works, timber panel works, all bar details, curtains and carpets must be submitted and must not be annotated on the plans as: - TBC, confirmed on site or to the architects' designs." [Please note we have provided additional information across the drawings. We have endeavoured to provide as much detail as possible at this stage in the design process, where the council deems additional detail is required please can we request this as a condition item.](#) Details of finishes and fixings is subject to availability and stock, given the project is at RIBA Stage 3 and has not yet tendered we cannot guarantee availability of fabric, fittings, or fixtures.

If you have any further comments or queries, please let me know.

Kind Regards

Grace Webster
Architectural Assistant