

Protecting theatres for everyone



Ref.: TC/2277

30 June 2020

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Application: 20/03056/PLF & 20/03057/PLB

Site: Roxy Amusements And Cafe 254 Quay Road Bridlington East Riding Of Yorkshire YO16 4JG

Proposal: Change of use of first floor to martial arts centre following the construction of a new first floor to replace existing suspended ceiling, conversion of former changing room/store room to self-contained staff flat, reinstate windows to rear elevation, create additional storage area to ground floor kitchen, including associated internal works and alterations and repainting to external appearance

Remit:

The Theatres Trust is the national advisory public body for theatres. We were established through the Theatres Trust Act 1976 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use in England through The Town and Country Planning (Development Management Procedure) (England) Order 2015, requiring the Trust to be consulted by local authorities on planning applications which include 'development involving any land on which there is a theatre'.

Comment:

Thank you for consulting Theatres Trust regarding these applications for planning permission and listed building consent which seek change of use and alterations to facilitate a martial arts centre on the first floor of the Grade II listed Roxy.

The Roxy opened as a cine-variety theatre in 1912 following conversion of a Temperance Hall and was originally called the Picturehouse. A year later it changed to Picturedrome and in 1930 the Adelphi. Following use for storage during World War II it returned to cinema use and was again renamed the Roxy. It was converted for bingo use in 1961, and later to an amusement arcade. It was statutorily listed in 2018 due to it being one of the earliest surviving cine-variety houses in England representing a rare transitional type of theatre as popular culture shifted from

Theatres Trust

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Chair Tim Eyles **Director** Jon Morgan

Trustees Richard Baldwin, David Blyth, Pam Bone, Paul Cartwright, Paddy Dillon, Annie Hampson, Richard Johnston, Gary Kemp, Simon Ricketts, Jane Spiers, Truda Spruyt, Katie Town

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dance hall to cinema. It retains much of its plan form and internal decoration including barrel-vaulted ceiling, balcony and proscenium arch and has an Edwardian Baroque façade clearly designed as a place of entertainment.

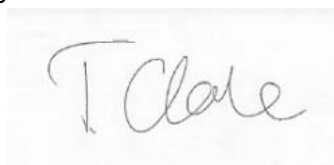
Presently only the ground floor is in use, with the true volume and decoration of what was the main auditorium masked by insertion of a modern suspended ceiling. Given the building's significance it is regrettable that options for restoring its original volume have not been explored, although in the context of the Roxy's peripheral location relative to Bridlington's town centre and seafront the viability implications of this are appreciated. It is also questionable whether the site could be reverted to performance use given Bridlington is relatively well served for theatre and cinema by the Forum, Spa and Spotlight. However the insertion of a structural floor would compromise future reversibility and would harm the building's fabric. Whilst there are clear benefits in optimising use of the building and reinstating the ability to see the decorative ceiling and other features at first floor level we would expect more robust analysis of alternative options to justify these works and the level of harm that will be caused.

Likewise, there is also a negative impact on the building's significance arising from removal of the balustrade particularly as this is visible from the ground floor and the building's remaining original form is described in Historic England's listing description. In the context of the use proposed we can understand why this is sought but again we would suggest that robust demonstration of alternative options and marketing is provided to show why a martial arts centre is considered the optimum viable use.

Reinstatement of access stairs would appear to be a positive intervention. With regards to new openings for services, it appears that further clarification is required with regards to final locations and the impact this would have on fabric and appearance of the upper level.

To conclude, in light of the nature of the interventions proposed which would negatively impact on the building's significance there would need to be compelling evidence of need and an assessment of alternative options and why these could not be taken forward. On that basis we would be unable to support the granting of listed building consent at this time, although with regards to planning permission for the principle of change of use we have no objections.

Please do not hesitate to contact the Trust should you wish to discuss this representation in greater detail.



Tom Clarke MRTPI
National Planning Adviser

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