

Committee: **PLANNING**

Date of Meeting: **13 January 2010**

Title of Report: **S/2009/1002**
Cambridge Hall, Atkinson Library & Art
Gallery and Bank Buildings Lord Street,
Southport
(Dukes Ward)

Proposal: Listed Building Consent for the erection of a three storey extension to the elevation facing Cambridge Arcade, erection of a glazed atrium linking the Art Gallery to Cambridge Hall, construction of a second floor foyer on the existing roof, installation of glazing to form an enclosed entrance foyer, erection of a goods lift at the rear facing Sharrock Street, erection of new plant at roof level and internal and external alterations and refurbishment

Applicant: Mr John Taylor Sefton Council

Executive Summary

This is an application for Listed Building Consent for internal and external alterations at Southport Arts Centre, the Atkinson Library and Art Gallery and Bank Buildings in order to form a single Cultural Centre. The main issues to consider are the impact of the proposals on the architectural and historic interest of the buildings, on particular features of the building, on the buildings' setting, and any community benefits the proposals may bring.

Recommendation(s)

That the application be referred to Government Office North West with a recommendation for approval and the decision to grant Listed Building Consent be delegated to Officers of receipt of GONW's response.

Justification

The proposals will not have a detrimental impact on the architectural and historic interest of the Listed Buildings, on particular features of the Listed Buildings, and on their setting, and will assist in urban regeneration through significant investment in Southport's cultural facilities therefore approval is recommended.

Conditions

1. T-4 Listed Building Consent / Conservation Area Consent (Time Limit)
2. X1 Compliance
3. No poster signage shall be attached to the glazed port cochere.
4. M-2 Materials (sample)
5. M-4 Window Details
6. M-2 Materials (sample)
7. M-2 Materials (sample)
8. M-2 Materials (sample)
9. The port cochere glazing shall be sheer glazing and non-reflective.
10. The original bank vault door shall remain in situ in the bank basement.
11. M-4 Window Details
12. The removal of the stained glass windows shall be carried out with care and any damaged stained glass shall be replicated on a like for like basis.
13. M-2 Materials (sample)
14. M-2 Materials (sample)
15. All blocked up windows shall have a reveal of at least a bricks width internally and externally.
16. All intrusive work, such as electrical and plumbing work, shall be carried out in accordance with the guidance in Annex C of PPG15.
17. The art gallery turnstile shall be removed and stored and its location retained within a public space within the building unless written confirmation is agreed for its new location.
18. M-2 Materials (sample)
19. M-2 Materials (sample)
20. M-2 Materials (sample)
21. The second floor windows in Bank Buildings to be blocked up shall remain in situ internally.
22. All works shall be carried out in accordance with the details given in Chapter 18.0 A. Outline Scope of Works of the submitted Design and Access Statement.
23. M-2 Materials (sample)

Reasons

1. RT-4
2. RX1
3. LBR2
4. RM-2
5. LBR2
6. LBR2
7. LBR2
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21. LBR2
22. LBR2
23. LBR2

Notes

Drawing Numbers

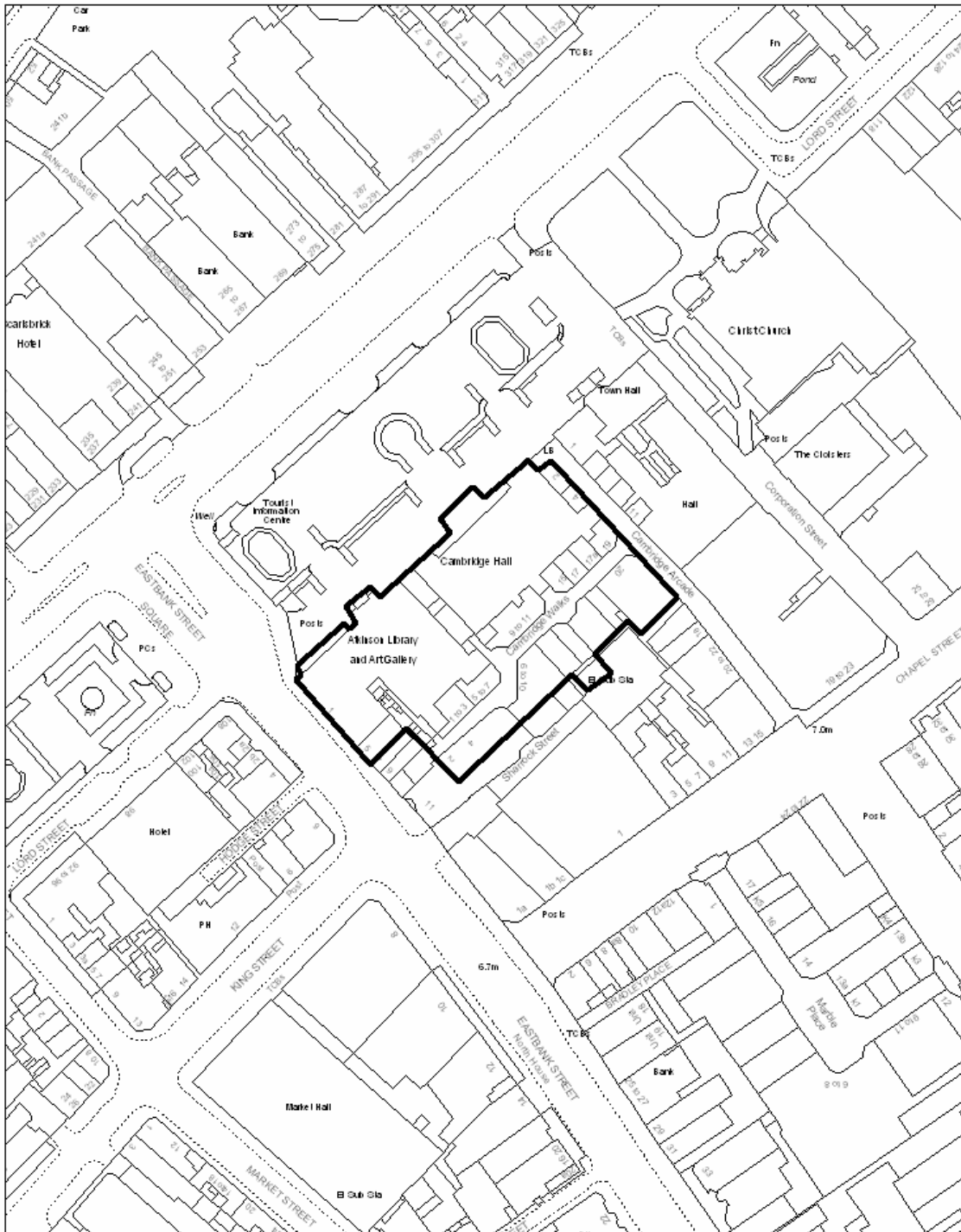
Drawing number L/100/P3, L/101/P3, L/102/P3, L/103/P3, L/104/P4, L/105/P3, L/106/P3, L/107/P3, L/221/P1, L/222/P1, L/223/P1, L/224/P1, L/225/P1, L/226/P1, L/227/P1, L/228/P1, L/229/P1, L/230/P1, L/231/P1, L/241/P1, L/242/P1, L/243/P1, L/244/P1, L/246/P, A/600/P1, A/601/P1, A/602/P1, A/605/P1, A/606/P1, A/610/P1, A/611/P1, A/612/P1, A/620/P1, A/630/P1, A/631/P1, A/632/P1, A/633/P1, A/634/P1, A/635/P1, A/636/P1, A/637/P1, A/641/P1, A/642/P1, A/645/P1, A/646/P1, A/650/P1, A/655/P1, A/660/P1, A/680/P1, A/690/P1

Financial Implications

CAPITAL EXPENDITURE	2006/ 2007 £	2007/ 2008 £	2008/ 2009 £	2009/ 2010 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
REVENUE IMPLICATIONS				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

List of Background Papers relied upon in the preparation of this report

History referred to
Policy referred to



Sefton Council Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning & Economic Regeneration is part of the Regeneration & Environmental Services Directorate</small>	S/2009/1002 Cambridge Hall Lord Street Southport	Standard Site Plan Scale: 1:2250 Date: 29/12/2009 Drawn By: EBERTON
	OSGR: 333596, 417198 Sheets: 489D Area: 3980 sqm	Ward(s): Dukes Postcode Sector(s): PR8 1 Polling District(s): W2 Parish(es): None Found

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The Site

The site comprises the Southport Arts Centre, the Atkinson Library and Art Gallery together with offices contained in the former Bank Buildings. The site is bordered by Lord Street to the north west, Cambridge Arcade to the north east, Cambridge Walks to the south east, and Eastbank Street to the south west. The upper floors of the subject buildings extend over Cambridge Walks to Sharrock Street.

The site lies within a predominantly retail area within Southport Town Centre.

Proposal

Listed Building Consent for the erection of a three storey extension to the elevation facing Cambridge Arcade, erection of a glazed atrium linking the Art Gallery to Cambridge Hall, construction of a second floor foyer on the existing roof, installation of glazing to form an enclosed entrance foyer, erection of a goods lift at the rear facing Sharrock Street, erection of new plant at roof level and internal and external alterations and refurbishment.

History

S/2009/1001 Current. Creation of an integrated Cultural Centre involving a partial change of use of bus offices (B1) to public library (D1), erection of a three storey extension to the elevation facing Cambridge Arcade, erection of a glazed atrium linking the Art Gallery to Cambridge Hall, construction of a second floor foyer on the existing roof, installation of glazing to form an enclosed entrance foyer, erection of a goods lift at the rear facing Sharrock Street, erection of new plant at roof level and external alterations and refurbishment.

N/2008/0497 Listed Building consent for the refurbishment of the Atkinson Art Gallery shop. Ap 12/8/08

N/1987/0324 Listed Building Consent to provide revised offices, booking office/foyer, bar/restaurant, picture gallery, access, toilet and service areas and alterations to Cambridge Arcade. Ap 6/4/88

N/1987/0323 Listed Building Consent for demolition of rear building of Cambridge Hall (known as Victoria Building) and part of the rear of the Atkinson Library and Art Gallery to allow redevelopment of the site. Ap 25/8/87

Consultations

Southport Civic Society – totally unacceptable not to provide an alternative library facility during construction works; all the stained glass windows should be kept; the turnstile should be relocated on site; other historic features within the buildings should be recorded with reference to their future location.

English Heritage – the application concerns alterations to two listed buildings which together represent a significant element of the civic buildings on Lord Street in the heart of a

conservation area and the proposals therefore have the potential to deeply influence the character of this important area of Southport. English Heritage is fully supportive of the aspiration to create a single cultural centre in Southport that will make literature and the arts more attractive and accessible to the public. We are grateful to have had the opportunity to have been involved in detailed pre-application discussions. Support the scheme but wish the following points to be taken into account:-

- Full justification is required for the removal of the staircase and art gallery turnstile – consider it should be possible to relocate the turnstile within the building.
- Concerned about reduction of the repairs budget and seek clarification on this matter.
- Current architects should be involved through to completion of the project to ensure a high quality project is delivered successfully.
- The glazing of the porte cochere requires a strict maintenance regime.

Recommend that the application is determined in accordance with national and local policy guidance and it is not necessary to consult us again on the application.

Neighbour Representations

Last date for replies: 8/12/09 (neighbours)
17/12/09 (site notice)
18/12/09 (press notice)

Letter received from 18 Cambridge Arcade concerned about the impact on trading over the two year construction period.

Policy

The application site is situated in an area allocated as Southport Town Centre & Conservation Area on the Council's Adopted Unitary Development Plan.

HC1 Development in Conservation Areas
HC3 Development or Change of Use Affecting a Listed Building

Comments

This is an application for Listed Building Consent for various internal and external alterations to Cambridge Hall, Atkinson Library and Art Gallery and bank buildings which are Grade II Listed Buildings situated within the Lord Street Conservation Area.

External alterations include an extension above existing retail units in Cambridge Arcade, a glazed link between the art gallery and Cambridge Hall, construction of a second floor theatre foyer, installation of a glazed entrance foyer to the existing arts centre building, and the provision of new plant on various parts of the buildings' roof. The existing library entrance on Lord Street closest to Eastbank Street is to be closed and relocated to the existing art gallery entrance also on Lord Street and a new goods lift is proposed at the rear of the site onto Sharrock Street.

The application also involves refurbishment works to the interior of the buildings including the removal and/or relocation of various features as well as the introduction of new features in an attempt to improve the circulation space within the buildings and to improve its appearance.

The application should be considered against Policy HC3 of the adopted Sefton UDP and in accordance with Government advice given in PPG15 Planning and the Historic Environment.

The main issues to consider are the impact of the proposals on the architectural and historic interest of the buildings, on particular physical features of the building, on the buildings' setting, and any community benefits the proposals may bring.

The scale of the proposed extensions are minor in relation to the scale of the existing buildings as a whole. The extension above Cambridge Arcade (constructed in patinated copper cladding) and the proposed glazed link between Cambridge Hall and the art gallery have a modern design in contrast to the traditional design of the listed Victorian buildings. The extensions are set back from the main front elevation of the buildings, they will be read as modern additions but will not be seen as dominant features on the group of buildings. The proposed foyer extension and new plant on the roof will generally be screened by the existing buildings and will not be readily visible from public view. The proposals to glaze the main entrance to provide an enclosed entrance foyer and the proposals to alter some of the external window and door openings are considered appropriate. Overall, the scale, design and visual impact of the extensions are considered appropriate in terms of their impact on the external architectural and historic interest of the group of Listed Buildings.

The internal alterations seek to improve circulation within the proposed single cultural centre and to open up some areas in order to provide more visual awareness of new space. The following internal proposals are of particular interest:-

- the removal of the art gallery staircase;
- the removal of the art gallery turnstile;
- the removal of the mezzanine within the existing foyer area;
- the extension to the main staircase; and
- the relocation of the coloured glass windows.

English Heritage have requested a full justification for the proposal to remove the art gallery staircase. The applicant advises that the configuration of the existing staircase results in a cramped, disorientating and restricted approach to the art gallery and its retention would compromise the future viability of the art gallery. Having discussed various options with English Heritage, the applicant feels that the present scheme provides a balance between conservation, transformation and accessibility to create an economically viable Cultural Centre.

The applicant advises that consideration has been given to retaining the art gallery turnstile within the public areas of the building, however no suitable location has been identified. This is because the turnstiles occupy a significant area and provide a barrier to public access when the project seeks to remove such visitor barriers and space within the Cultural Centre is at a premium. Furthermore, the turnstiles are not believed to be an original feature of the building. The applicant advises that the turnstiles will be relocated to the Southport Pier Pavilion where they will be protected and interpreted in a way that is not possible within the new Cultural Centre.

The proposal to remove the mezzanine floor within the existing foyer area of the arts centre is welcomed as this is not an original feature of the building and its removal will help to reinstate the historic volume and detailing of the foyer.

The proposal to extend the main staircase in order to give central access to the new

museum space and upper part of the theatre on the second floor is also considered acceptable.

It is proposed to relocate three of the existing coloured glass windows to the west side of a new void formed at second floor level above the main stairs. The fourth coloured glass window is to be relocated within the new glazed atrium link between Cambridge Hall and the art gallery.

The above internal proposals are considered acceptable and the scheme as a whole is not considered to have a detrimental impact on the architectural and historic interest of the buildings provided conditions are imposed.

The proposals represent a significant investment in Southport's cultural facilities and will bring community benefits which will assist in regeneration of the area.

With regards to concerns raised by English Heritage about a reduction in the repairs budget, the applicant advises that additional stonework repairs are now considered unnecessary and that the repairs budget is actually unchanged.

As this is an application for Listed Building Consent by Sefton Council, the application must be referred to GONW, with a recommendation for approval, prior to its determination.

Reasoned Justification

The proposals will not have a detrimental impact on the architectural and historic interest of the Listed Buildings, on particular features of the Listed Buildings, and on their setting, and will assist in urban regeneration through significant investment in Southport's cultural facilities therefore approval is recommended.

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Case Officer: **Mrs D Humphreys Telephone 0151 934 3565 (Tue, Thu & Fri)**