

Planning Committee

Application Address	Royal Arcade, Christchurch Road, Bournemouth, BH1 4BT
Proposal	Listed Building Consent for internal and external alterations, refurbishment and repairs including: loss of 4 retail units to provide lift access to upper floors and ground floor toilets; partial loss of 2 retail units to provide bin stores; changes to internal layout; replacement/repair of external ground floor doors and windows to alley; provision of cycle parking to alley; installation of roof mounted photovoltaics and Heating, Ventilation and Air Conditioning system; provision of secondary glazing; repair and redecoration of external walls; structural works and roof repairs – Regulation 3
Application Number	7-2023-16746-AY
Applicant	BCP Council
Agent	ECA Architecture & Planning
Ward	Boscombe West: Cllr Patrick Canavan Cllr Gillian Martin
Report Status	Public
Meeting Date	1 August 2024
Recommendation	GRANT
Reason for Referral to Planning Committee	<ul style="list-style-type: none"> • BCP Council application • Importance of building as part of the wider regeneration of Boscombe
Case Officer	Katherine Ashley
Is the proposal EIA development	No

Description of Proposal

- Listed Building Consent is being sought for internal and external alterations, refurbishment and repairs including: loss of 4 retail units to provide lift access to upper floors and ground floor toilets; partial loss of 2 retail units to provide bin stores; changes to internal layout; replacement/repair of external ground floor doors and windows to alley; provision of cycle parking to alley; installation of roof mounted photovoltaics and Heating, Ventilation and Air Conditioning system; provision of secondary glazing; repair and redecoration of external walls; structural works and roof repairs – Regulation 3

Description of Site and Surroundings

- 2 The site is occupied by the Royal Arcade which is an impressive redbrick building of high architectural quality and appearance and a focal point within Boscombe High Street. The neighbouring building the former Boscombe Hippodrome, now the O2 club, is also of particular merit as recognised by its Grade II Listing. Both of these buildings date to the Victorian period when Boscombe rapidly grew as an area. The High Street is also characterised by many other historic buildings which make an important contribution to the character and appearance of the area.
- 3 The Royal Arcade was Grade II Listed in 1976 and the list description states:
Includes Nos 2 to 18 Haviland Road West. L-plan shopping arcade (from Christchurch Road to Palmerston Road), 1892-3, Lawson and Donkin. Mixed Renaissance facade, red brick with stone, stucco and buff brick dressings: triple-arched stucco entrance to arcade, doubled in depth, over it, vast glazed lunette outlined in buff brick with rosette in each spandrel and ornate circular balcony corbelled out of keystone on sculptured plumes, all enclosed by shaped gable with 3 stepped round-arched windows, central one with septfoil tracery, behind flanking balustrades high splayed hipped roof rising to cupola with segmental pedimented bull's eye and square leaded dome with obelisk finial and vane. Symmetrical side wings, 3 storeys, with rounded corners to centre, pilastered shopfronts with egg-and-tongue cornice, scrolled pediments to 1st floor mullioned and transom windows within blind round-headed arcade, mullioned and transomed 2nd floor windows, lunette with bull's eye over in shaped gable. Similar wings to Palmerston Road facade, where the central lunette of the arcade is framed in simple flat-parapetted red brick walling. Red brick rear to Haviland Road West has workshop-type shops with living accommodation over (bargeboarded dormers). The Arcade itself has 2 walks, each of 8 bays, meeting at central octagon. Shop fronts with detached ornamental iron columns, 1st floor windows with Cinquecento tracery in glazing bars; roof with transverse iron arches supporting pitched roof of glass with pitched lantern down centre. Octagon has bow shop front to east supporting big ornamental bowed balcony (perhaps originally a cafe).

Relevant Planning History

- 4 There have been numerous listed building applications over the years - those of most relevance are noted below:
- 5 7-2021-16746-AU
Listed Building Consent for investigative works to facilitate an understanding of the structural condition of the building - Granted
- 6 7-2019-16746-AS
Listed Building Consent for refurbishment and alterations (including removal of staircases and partitions) in association with the use of part of the upper floors for flats and offices and part of four ground floor shop units for bin and cycle storage – Not yet determined
- 7 7-2014-16746-AO
Listed Building Consent for alterations and refurbishment of the upper floors to form 11 flats - Granted

- 8 7-2013-16746-AM
Listed Building Consent for alterations, refurbishment and conversion of existing offices to form 16 flats and erection of bin stores and cycle parking - Refused
- 9 7-2013-16746-AK
Listed Building Consent for refurbishment of upper floor flats, external alterations including erection of external gantry and access stairs and formation of bin and cycle storage, internal alterations to ground, 1st and 2nd floors including removal and installation of staircases and partitions - Granted

Constraints

- 10 In considering whether to grant Listed Building Consent for the works proposed there is a statutory requirement for Local Planning Authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' (Section 16 (2) of the Planning (Listed Buildings and Conservation Areas Act) 1990).
- 11 Section 6 of the applicants Heritage Statement identifies some of the historic interest and significance of the building (see relevant extract in Appendix 1 of this report). This includes reference to its - historic importance, architectural design, plan form, shopfronts, windows and doors, decorative plaster and ceilings, timber floors, fixtures and fittings (including skirtings and architraves to windows and doors), fireplaces and chimney breasts, staircases, and its roof.

Consultations

- 12 There is a legal requirement under The Planning (Listed Buildings and Conservation Areas) Regulations 1990 for a Local Planning Authority to refer its own applications for Listed Building Consent to the Secretary of State for determination if the Local Planning Authority proposes to approve the application and if an objection to the application is raised by Historic England or a member of the Joint Committee of the National Amenity Societies. The members of the Joint Committee are: Council for British Archaeology, Gardens Trust, Georgian Group, Historic Buildings and Places, Society for the Protection of Ancient Buildings (SPAB), Twentieth Century Society and Victorian Society. Following consultation with these bodies no objections have been received. As a result, the Listed Building application, which is recommended for approval, does not need to be referred to the Secretary of State and can be determined by the Local Planning Authority.
- 13 Historic England have responded noting that, while they do not wish to comment on the details, they strongly support the principle of the proposals which would revitalise the listed building and potentially have more wide-reaching benefits.

Representations

- 14 Site notices were posted in the vicinity of the site on 4th September 2023 with an expiry date for consultation of 27th September 2023. Following receipt of amended plans and additional information the scheme was readvertised on 24th January 2024 with an expiry date for consultation of 15th February 2024. Press notices were also published for both periods of consultation.

- 15 Ten objections were received during the first consultation period with no further comments received following the second consultation period. A summary of the representations received are noted below:
- The scheme would have an adverse impact upon the existing established independent and unique traders/businesses in the Arcade which provide for local residents/the community
 - The scheme would force 15 existing shops in Arcade to close/ be put out of business
 - The high street is full of cafes, bars and fast food shops already
 - Boscombe does not need more food places or office spaces as these would not be filled
 - An alternative location for a food hub/hall would be TJ Hughs which is empty
 - For a Mediterranean vibe suggest paved areas of Christchurch Road are used
 - Acknowledge that the Arcade has some empty spaces that need filling
 - Concern regarding the provision of external cooking fans on the listed building
 - The historical building only needs repair and should not be changed/modified/modernised

Key Issue(s)

- 16 The main consideration for this application is the impact of the proposed works upon the special interest and significance of the listed building.
- 17 The main areas of work relate to: the provision of lifts, toilets and bin store in ground floor retail units; replacement and new suspended ceilings to the ground floor; changes to the internal layout to upper floors; installation of roof mounted photovoltaics; installation of plumbing, mechanical and electrical services, extracts, heating, ventilation and air conditioning; provision of secondary glazing and insulation; refurbishment and internal repairs; and, structural works and external repairs.
- 18 These issues along with the justification for the proposals will be considered in more detail as part of the planning assessment in paragraphs 33-74.

Planning Legislation, Policies and Guidance

- 19 **Planning (Listed Buildings and Conservation Areas Act) 1990**
Of particular relevance to the determination of this application is:
Section 7 - No person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.
- Section 16 (2) - Special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 20 **National Planning Policy Framework**
The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and is a material consideration in planning decisions. At the heart of the Framework is a presumption in favour of sustainable development. Achieving sustainable development means the planning system has three overarching objectives - economic, social and environmental – which are interdependent and need to be pursued in mutually supportive ways. The environmental objective contributes to protecting and enhancing our built and historic environment.

- 21 Of particular relevance to the determination of this application is Chapter 16 ‘Conserving and Enhancing the Historic Environment’ including the following:

Paragraph 195

‘Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.’

Paragraph 203

‘In determining applications, local planning authorities should take account of:

- (a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.’*

Paragraph 205

‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.’

Paragraph 206

‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.’*

Paragraph 208:

‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.’

22 **Bournemouth Local Plan: Core Strategy (October 2012)**

Various Development Plan Documents (DPD) make up the Local Plan, the Bournemouth Local Plan: Core Strategy (October 2012) (CS) being the overarching document. The CS has superseded the Bournemouth District Wide Local Plan (DWLP) as the strategic policy framework for the Borough although various policies in the DWLP have been retained as ‘saved’ policies. The Core Strategy covers the period 2006 to 2026.

- 23 Of particular relevance to the determination of this application is Policy CS39 Designated Heritage Assets.

24 **Planning Practice Guidance – Historic Environment**

Advises on enhancing and conserving the historic environment.

- 25 **Making Changes to Heritage Assets – Historic England Advice Note 2**
Advises on repair, restoration, addition and alteration of heritage assets.
- 26 **Managing Significance in Decision-Taking in the Historic Environment - Historic Environment Good Practice Advice in Planning: 2**

Planning Assessment

Background and overview of proposals

- 27 The application proposals relate to the refurbishment and repair of the Royal Arcade with the aim of bringing the building back into use as part of the revitalisation project that is currently underway in this part of Boscombe. The importance of this building to the overall project was recognised when funding was secured, as part of the Better Boscombe Regeneration initiative funded by the Department of Levelling Up's Towns Fund Programme.
- 28 However, since the Listed Building application was originally submitted, BCP Council have decided not to pursue the Royal Arcade project due to rising costs and a shortfall in funding at the current time. As a result the available funding for the Royal Arcade is due to be reallocated to other Towns Fund projects (including the masterplan, high street and community centre as well as a package to support the existing tenants of the Royal Arcade). However, the building remains a key part of Boscombe's townscape and the work detailed in the application is an important part of the regeneration and renewal of Boscombe. As a result, securing this planning consent will ensure that permission is already in place for the building's regeneration should the owner wish to pursue the proposals or another Investor or Public Sector Funding Source become available.
- 29 The Design and Access Statement submitted by the applicant notes that re-purposing the Arcade 'as a shopping, food and leisure destination on the ground floor with offices and a skills hub on the upper floors, is part of the Vision for the area'.
- 30 The supporting Market Testing document notes that 'Initial market testing for small business occupiers showed strong initial demand across a range of core uses, supporting the emerging direction of the scheme to include food, retail and mixed-use office space' and that 'the proposed scheme could spur regeneration in Boscombe's town centre'.
- 31 It is envisaged that the ground floor units will be occupied by a range of retail uses (to the west and east wing - close to Christchurch Road) as well as food offerings of a 'pop up' nature with an associated food court area (to the north and south wing - close to Palmerston Road). The Design and Access Statement notes that there will be a variety of food offerings, delivered by local vendors, with a focus on convenience and diversity' with the food court 'designed to create a vibrant and inviting atmosphere'. The agent has noted that units 7-22 are intended to be food court units with the remaining as retail.
- 32 To the upper floors (first, second and third floors) office use is proposed. This will include a mixture of office spaces, innovative incubator units for start-up businesses, meeting rooms, open plan break out spaces, toilets and kitchen areas. It is envisaged that by bringing the upper floors back into use, the footfall through the Arcade will increase, improving the viability of the ground floor units.

Areas of work proposed and their impact on the listed building

- 33 The proposals can be broken down into several areas of work relating to the internal and external alteration, repair and refurbishment of the Royal Arcade. These works are needed in association with the proposed changes in use of the various parts of the building. The main areas of work are noted below along with consideration of how they would impact upon the special interest and significance of the listed building.

Provision of lifts, toilets and bin store in ground floor retail units

- 34 The ground floor shop units make a key contribution to the significance and special interest of the Arcade. They reflect the original use of the building with the shared architectural detailing of the shopfronts giving a uniform appearance to the internal space of the Arcade. They also represent the original layout to the ground floor of the Royal Arcade.
- 35 As a result, it is considered that the proposed alterations to the ground floor shop units to accommodate lifts, toilets and a bin store will have a harmful effect. Concerns were initially raised in relation to the number of units that would be lost to provide these facilities. However, following negotiation with the agent a reduced number of retail units is now affected and a justification for these alterations, as part of the overall scheme, has been provided.

Lifts

- 36 Many of the original staircases in the ground floor shop units have been removed thereby reducing access to the upper floors. The resulting lack of occupation and investment in these upper floors has, in turn, left this part of the building in a dilapidated state. To improve access to and between the upper floors two internal lifts are proposed which would run between the ground and second floor. This is a central part of the overall scheme and considered essential to support the future use and occupation of the whole building as proposed.
- 37 The provision of the lifts would require the loss of shop units 3 and 17 both of which were chosen as these units had already been altered to some degree at ground floor level. The creation of a lift shaft through the building will require the provision of a pit in the basement and the removal of floor boards, and trimming of floor joists, to the various floors. The resulting loss of historic fabric is not ideal however, it is noted that to mitigate the impact of the lifts on the architectural integrity of the affected floors they will be located in the centre of the rooms they occupy. This means they will be set away from and not harm skirting and cornice which runs around the edge of the rooms. They will appear as a clearly modern intervention being glazed which will enable views through and will give the lifts a more lightweight appearance. It will also enable the original size, layout and features of these rooms/areas to be appreciated.
- 38 In addition to the two lifts it is also proposed to install several significantly smaller Stannah stair lifts to deal with level changes on the upper floors. These will have significantly less impact than the insertion of the two larger lifts and can easily be removed. These stair lifts will enable access to the majority of the upper floor spaces.

Toilets

- 39 In association with the food and retail offer on the ground floor of the Arcade public toilets are proposed to units 9 and 12. Whilst it is noted that there are toilets in the Sovereign Centre, these are under separate ownership and cannot be relied on to serve the Royal Arcade scheme.

- 40 The provision of the toilets will require the two existing shop units to be divided up and this subdivision will harm the original layout of these units and the appearance of the shopfront. To minimise the visual impact of this a shopfront display window will be provided to the front of the affected units. This will screen the toilet area and the changes to internal layout arising from the creation of cubicles - as viewed from outside the shopfront. The display window will enable an active frontage to be retained which is important to the overall character and appearance of the internal space of the Royal Arcade.

Bin store

- 41 The provision of bin storage is another necessity of the scheme in order to serve both the ground and upper floor uses. Refuse collections from Haviland Road West were identified as being the most feasible and logical option which meant that bin storage had to be provided to the north wing of the building.
- 42 In order to avoid the loss of further shopfronts it was decided to locate the bin store in two adjoining units in this wing (Nos 21 and 22). By locating the bin storage across the back of these two units – effectively dividing each shop unit in half to create a large bin store – this enabled a useable space and an active shop front to remain to the front of both of these units. The subdivision of the two units is unfortunate due to its impact on the original plan form however, it is noted that the wall of the bin store to unit 21 would replace an existing partition which currently divides the shop unit, so visually there would be no change.

Replacement and new suspended ceilings to the ground floor

- 43 Suspended ceilings are generally not appropriate as they hide features, such as decoration and cornicing, and also change the proportions of rooms and internal spaces resulting in harm to their appearance and significance.
- 44 It is noted that the majority of ceilings to the upper floors of the Arcade are fully exposed and characterised by their cornice detail. However, the exposed ceilings to the ground floor are less ornate and while some units have a cornice detail others do not. In addition, many of the existing ground floor units already have suspended ceilings.
- 45 The proposed occupation of the ground and upper floor units requires the provision of a suspended plasterboard ceiling to all the ground floor units to ensure 60 minute fire protection as well as sufficient acoustic separation. This is needed in addition to insulation being inserted in the floor voids to the first floor. The accompanying Heritage Statement notes that this is needed as 'It is not possible to achieve this through the existing floor void' which 'would involve substantial build up to the floor which will affect thresholds, fireplaces and architraves' to the upper floors. Although the use of suspended ceilings is not ideal, it is noted that many are already in place. It is also noted that in order to address fire and acoustic issues the use of these ceilings would be a less harmful intervention than having to raise the floor levels to the entire first floor which would affect features such as skirting.
- 46 Where the existing ground floor units already have suspended ceilings these will be replaced by a new suspended ceiling. This will result in a minor visual improvement to each of these units as the individual ceiling tiles set within a metal frame will be replaced with a smooth and more uniform plasterboard finish. If any cornice is revealed upon replacement of the existing suspended ceilings this will be retained in situ and a condition will be attached to ensure that it is recorded before the new ceiling is installed.

- 47 Where units do not already have a suspended ceiling and one is to be introduced details will be sought to ensure that the height of any new ceiling does not impact on the shopfront itself. Although some of these units have a cornice the Design and Access Statement notes that some appear modified and are not thought to be original.

Changes to internal layout to upper floors

- 48 The internal plan form of the building is an important part of its historic interest and the original layout to the upper floors of the Arcade is clearly evident. Although some changes are proposed the use of these floors for offices means that the layout will remain broadly similar to that as originally laid out.
- 49 The removal of original partitions to the east wing of the first floor is needed to improve access through the building at this level. While this will result in some harm due to the loss of historic fabric and plan form this will be mitigated, in part, by the retention of small nibs/returns to the wall and downstands to the ceiling to indicate their former position.
- 50 Partitions are proposed (for example, to create toilets or staircase fire compartments) and where these are inserted it will be ensured that the new walls scribe around existing features such as historic skirting, cornice and architrave. These remain intact which limits harm to original fabric and enables them to be revealed in the event the partitions are removed.

Installation of roof mounted photovoltaics

- 51 Part of the special interest of the Arcade includes its impressive roofscape with its slate roof, numerous chimney stacks, decorative dormers, glazed arcade and clock tower. The roof is also a prominent part of the building and clearly visible in wider townscape views. As a result, unsympathetic alterations to the roof could result in harm to the significance of the building.
- 52 To reduce energy costs and the carbon footprint of the building solar panels are proposed to two of the roof slopes of the Arcade. The panels would be set below the ridge and located on the return roof slope of the north and east wings to reduce their visual impact. As they would not be visible in any key views obtained of the listed building it is considered that their installation would not detract from the appearance, appreciation or overall significance of the building. Although there is no objection to this aspect of the scheme further details will be sought via condition relating to the finish and installation of the panels.

Installation of plumbing, mechanical & electrical services, extracts, heating, ventilation and air conditioning

- 53 The installation and/or replacement of services must be done in a way that minimises harm to the historic fabric and appearance of the building. This can include using floor voids to avoid chasing into walls, ensuring that significant features are not affected and by considering the reversibility of such works.

Ground floor

- 54 To this floor the majority of the existing units are in retail use however, some provide a food and beverage offer. The application proposes to increase the food offer and this, in association with the installation of toilets, will require new plumbing. Where new pipework is required, this will need to be run within the basement and up into the ground floor units above. Waste would be connected to the existing drainage system. Provided this is

installed sympathetically avoiding features such as cornicing and skirting this is unlikely to harm the significance of the shop units. There is no objection to this aspect of the scheme and further details will be sought via condition

- 55 Although the ground floor units are naturally ventilated, the units where food is to be cooked on site will require an extraction system. This will be different to the extract system that is proposed to the upper floors and, in order to avoid the need for extensive vents/ductwork, a self-contained Reco-Air Unit will be used. Reco-Air units are free standing and recycle smoke, smells, grease and moisture through their system - filtering out clean air. These are electric and plugged in without the need for fixing of equipment to the building. These units will not affect the special interest of the retail spaces in which they are located provided they are located away from the shop front window and a condition will be attached to ensure this is the case.

Upper floors

- 56 It is noted that the upper floors have no heating and any services that once might have existed have been stripped out. If these floors are to provide useable spaces, conducive to occupation, new services will need to be installed. In response to this the applicant is proposing to install these along with a Heating, Ventilation and Air Conditioning (HVAC) system. The introduction of such a system, as the Design and Access Statement notes, 'aligns with sustainability objectives, reducing carbon emissions and promoting cleaner energy sources.'
- 57 The HVAC system requires the provision of pipework (including supply and exhaust ducts), fans and heating and cooling units to be suspended at height from the ceiling. The Heritage Statement notes that these 'will distribute air through the rooms of the upper floors maintaining optimal temperatures and air quality'. In addition, radiant heating panels will be provided to some of the first floor office areas - suspended from the underside of existing ceilings.
- 58 Other services (including power, data and IT cables) will be located in four vertical risers, one to each wing, running up through the floors of the building. In the two wings with lifts the risers will run alongside the lift shaft to avoid the need for further openings to be made between the floors. Services will also run at height along each floor within galvanised steel trunking on overhead cable trays. Rather than box these services in, or locate them in the walls or floors, the Heritage Statement notes that the applicants are proposing a 'more honest' approach 'to read as obvious modern interventions'.
- 59 Whilst there is some concern about the visual clutter and utilitarian approach of a high level metallic containment system it is acknowledged that such an approach would require less intervention and harm to historic fabric by avoiding the need to chase into existing walls or floors, or to provide suspended ceilings to hide pipes and cables. This also means that the installation is potentially a more reversible option. However, in order to mitigate any harm and to minimise visual clutter further details will be sought via condition so that the nature and extent of all pipework, cabling, units and associated services and equipment can be fully considered together. This will also take into account the individual room sizes and features that are present to ensure that these are not hidden and can still be appreciated.

External

- 60 In association with the internal elements of the HVAC system, 6 external heat recovery units are also required. Two units will be located in each of the 3 alleys alongside, but not fixed to, the external wall of the building. Their placement against the external wall of the building is not ideal however, it is acknowledged that the alleys are relatively hidden and

represent a more functional/utilitarian side of the building where you might expect to see more services and pipework. It is also noted that the units have been positioned to avoid covering existing door and window openings in order to reduce their impact on these important features.

- 61 A further external change relates to the introduction of vents in the Arcade roof. These will extract and expel air via the ductwork/risers which run up through the building. The majority are positioned on the rear roof slopes to reduce their visual impact. Some are located on more prominent roof slopes (as dictated by the position of the risers within the building). This will result in the introduction of some uncharacteristic elements however, it is considered that these vents will have a limited visual impact on the overall appearance of the roofscape, being relatively small in nature and coloured to match the existing roof slates.

Provision of secondary glazing and insulation

- 62 Windows are an integral part of the overall design of the Arcade and its timber windows make an important contribution to the significance of the building.

Secondary glazing

- 63 To the upper floors the existing windows are predominantly single glazed timber sashes. The building is also characterised by its curved glass and arched feature windows - located above the entrances and to the windows which overlook the internal space of the arcade.
- 64 The provision of secondary glazing to the upper floor windows will improve the thermal performance of the building whilst enabling the existing windows to be retained without alteration. Secondary glazing will also reduce sound transmission from outside the building. The aluminium frame of the secondary glazing has a slim profile which will fit within the existing internal window openings. These frames can be designed to align with the frame of the existing timber windows, being respectful of their design, resulting in minimal visual impact. The secondary glazing units will also be openable enabling access to the external window for cleaning and ventilation.
- 65 The use of secondary glazing is also proposed to the ground floor windows which overlook the rear alleyways. Although these windows, and adjacent doors, are currently boarded up it is proposed to remove this boarding and repair these as part of the overall proposals.
- 66 There is no objection to the introduction of secondary glazing as it would not result in harm to the significance of the Arcade, and Historic England note that the energy and carbon performance of most historic buildings can be improved through its use.

Insulation

- 67 In order to improve the thermal efficiency of the building it is also proposed to plasterboard the second floor ceilings in order to reduce heat loss from the building. It is noted that the dormer cheeks will remain uninsulated so as not to impinge upon the relatively narrow window openings.

Refurbishment and internal repairs

- 68 The upper floors of the building have been vacant for many years and are in a dilapidated state. Many features of significance and special interest such as the skirting, cornice, timber doors, fireplaces and the staircases have been lost or damaged over time which means that the retention of remaining historic features is essential.

- 69 Before the upper floors can be occupied a significant amount of repair and refurbishment work is needed. This is for safety and to ensure the creation of a usable and enticing space for future occupants/users of the building. The Design and Access Statement notes that 'The first and second floors have been crudely modified to create horizontal access (holes knocked through walls) and much of the detailing has gone - many stairs removed or without balustrades, much cornicing and skirting removed'.
- 70 The applicant does not intend to restore the interior to its original appearance and condition - by reinstating lost features. Instead, they have decided to adopt a more 'honest approach' which will 'preserve and highlight the history of the building'. This approach, as the Design and Access Statement notes, will be to 'retain whatever fabric remains in the interior, even if that is incomplete areas of wallpaper and cornicing. Whatever materials are well adhered and stable will be kept'. It goes on to state that 'This approach extends to skirting boards, dado rails and cornicing – where these are secure they will be retained in situ. Although many fireplace surrounds have been removed those remaining will be reinstated to the open hearths'. The intention is to 'carefully repair existing fabric where it has become damaged and not to reinstate modern remakes of original fabric that has been lost'.
- 71 The Statement also notes that 'Following a comprehensive evaluation of the internal finishes schedules of work for each areas/units will be identified.' In response to this and the approach of the applicants a condition will be attached requiring the submission of schedules, for the rooms and circulation spaces. The schedules will identify and record the location and condition of original features and the intended approach (ie to retain and repair doors, fireplaces, tiled hearths, skirting, mouldings). It will also deal with scenarios where essential historic fabric is missing, such as the balustrade to the staircases, to ensure that any salvaged parts are reused or new ones are provided to match the original.
- 72 In view of the dilapidated state of the building it is regrettable that many of the lost features (such as skirting and cornicing) will not be fully restored - giving a more completed finish to the appearance of the internal spaces of the upper floors. However, it is acknowledged that existing features/elements of significance and special interest will be retained and that the repairs proposed will enhance the appearance of the building. Supporting information submitted by the agent also notes that it 'is neither viable or feasible to undertake a full-scale restoration of the interior features of the listed building ...'. The accompanying CBRE Report also states that 'the scale of repair must be taken into account when considering what is actually realistic and achievable' in view of the costs involved.

Structural works and external repairs

- 73 The Design and Access Statement submitted by the applicant notes that 'The building is currently in a poor state, with movement on the main facade and water ingress in a number of places' and that the cupola is 'in a critical state of repair'. In view of the dilapidated state of the building it is inevitable that some structural work, along with works of repair, will need to be undertaken and the submitted application contains details highlighting what might be required. Some more minor repairs include repointing of brickwork and making good of cracked external render. However, at this stage the precise nature and extent of work needed is unclear as the building has not been fully surveyed. Although initial investigations have taken place not all areas were accessible or open to view. In view of this a condition will be attached to seek further details, to ensure that any works are fully informed, following further investigation.

Public benefits arising from the scheme

- 74 The award of Government funding to help regenerate the Royal Arcade and Boscombe recognises that the scheme would result in significant public benefits. This is also evidenced in the supporting documents which accompany the application and some of the public benefits identified, that could arise from the scheme, include:
- bringing a predominantly vacant and dilapidated building back into active use through its repair and refurbishment;
 - contributing to the regeneration of Boscombe by linking with other Towns Fund projects such as the High Street Refresh and Digital Skills Hub;
 - providing a Digital Skills Hub in the Arcade - giving Boscombe residents and businesses the necessary digital skills, innovation and learning infrastructure required to develop a thriving creative digital ecosystem, in turn helping to drive local economic growth and regeneration;
 - making the area more desirable to visit, live, work and shop;
 - generating income which could be reinvested into ongoing maintenance and repairs for the building;
 - job creation;
 - increasing footfall in the Arcade and to Boscombe as a destination giving visitors new reasons to visit the high street;
 - provide a comfortable working environment for users of the building;
 - meeting the need in this location for start-up businesses in the digital and creative business sector;
 - providing affordable and sustainable commercial work spaces;
 - providing opportunities for small businesses run by local people and to create an area local people are proud of;
 - improved public perception of the area which could attract further investment.

Planning Balance / Conclusion

- 75 Although the best use of a historic building is likely to be its original one this does not preclude alternative uses. Historically the Arcade would have been characterised by shop units on the ground floor with staircases giving access from these to accommodation on the upper floors.
- 76 The current proposals move away from this, introducing a food offer on the ground floor and offices above. However, it is noted that in view of the existing condition of the building any future use, whether original or not, will require significant intervention to the listed building to bring it up to a standard which will enable it to be occupied. For example, with reference to the approved residential schemes (7-2014-16746-AO and 7-2013-16746-AK) there was a greater subdivision of the internal spaces to the upper floor than is currently proposed however, the approved scheme did not require the insertion of a lift or the loss of as many retail units. Both schemes require the provision of mechanical ventilation systems and installation of new services and both need to take into account fire protection measures.
- 77 There is therefore no objection to the principal of reusing the building as proposed provided that the works required in association with this are undertaken without an unacceptable level of harm to the special interest and significance of the listed building, and by ensuring that any harm arising is minimised.
- 78 The proposed scheme covers many areas of work, as detailed above and as noted on the application plans, which together result in considerable intervention to the listed building. It

is considered that the changes involving the insertion of the lifts, alterations to the retail units and the provision of the ventilation system are the most harmful aspects of the overall scheme. However, it is acknowledged that these interventions are necessary to bring the building, much of which has been empty for many years, back into use. The harm arising must be balanced against this and the other public benefits of the scheme.

- 79 It is also noted that, as part of the proposed scheme, necessary repairs and refurbishment would need to be undertaken before the building could be occupied - thereby addressing its dilapidated condition. This investment in the Arcade is a clear benefit which will help to preserve the overall special historic interest and significance of the building. This would comply with Policy CS39 of the Core Strategy and Government Legislation. The improvements to the building will also make a positive contribution to the local character and distinctiveness of Boscombe - aligning with Paragraph 203 of the NPPF.
- 80 As required by Paragraph 206 of the NPPF a clear and convincing justification has been demonstrated for the various areas of work proposed and the scheme as a whole. In addition, revisions have been sought to ensure that the harm arising has been minimised.
- 81 Within the context of Paragraph 208 of the NPPF it is considered that the proposals would result in a degree of harm which would be less than substantial and moderate in nature. This harm attracts considerable importance and weight however, it is considered that the harm would be outweighed by the public benefits arising from the scheme as a whole.
- 82 Despite the moderate harm arising it is also considered that the work would not detract from the special interest or significance of the listed building as a whole. It has been demonstrated, through the approaches taken, the repairs proposed and the retention of historic fabric and the proposed use of quality materials and products (ie Selectaglaze), that the work would be undertaken sympathetically. In addition, the proposals have sought to ensure that the building would become more energy efficient and would have a reduced carbon footprint through the introduction of solar panels, secondary glazing, insulation, and the HVAC system.
- 83 This investment in the building, which is a heritage asset and as Paragraph 195 of the NPPF notes is an 'irreplaceable resource', will help to ensure that it is preserved for future generations. As a building of national interest its long-term preservation is a clear public benefit.
- 84 On the basis of the information submitted with the application, and subject to compliance with the conditions attached to this permission, it is considered that the proposals will be acceptable and that the scheme would be in accordance with the Local Plan, NPPF, Government Guidance and Government Legislation.

Recommendation

GRANT permission for the reasons as set out in this report subject to the following conditions:

1 Work to be carried out in accordance with plans as listed

The work hereby permitted shall be carried out in accordance with the following plans:

- Drawing No 286 3 001 Rev A, Site Location Plan (received 9/1/2024)
- Drawing No 286 3 141, Existing Site Plan (received 14/8/2023)

- Drawing No 286 3 142 Rev A, Existing Basement And Ground Floor Plan (received 9/1/2024)
 - Drawing No 286 3 143, Existing First and Second Floor (received 14/8/2023)
 - Drawing No 286 3 144, Existing Third Floor Plan (received 14/8/2023)
 - Drawing No 286 3 145, Existing Uses (received 14/8/2023)
 - Drawing No 286 3 200 Rev A, Existing & Proposed South Elevation (received 19/2/2024)
 - Drawing No 286 3 201 Rev B, Existing & Proposed North Elevation (received 27/2/2024)
 - Drawing No 286 3 202 Rev A, Existing South & East Wings Elevation (received 19/2/2024)
 - Drawing No 286 3 203 Rev C, Proposed South & East Wings Elevation (received 27/2/2024)
 - Drawing No 286 3 204 Rev A, Existing West Wing Elevation (received 19/2/2024)
 - Drawing No 286 3 205 Rev A, Proposed West Wing Elevation (received 19/2/2024)
 - Drawing No 286 3 206 Rev B, Existing & Proposed West Elevation (Palmerston Road) (received 19/2/2024)
 - Drawing No 286 3 301 Rev A, North Wing South Internal Elevation (received 9/1/2024)
 - Drawing No 286 3 302, East Wing West Internal Elevation (received 14/8/2023)
 - Drawing No 286 3 303 Rev A, South Wing North Internal Elevation (received 9/1/2024)
 - Drawing No 286 3 304, West Wing East Internal Elevation (received 14/8/2023)
 - Drawing No 286 3 401 Rev A, Existing Section AA (received 9/1/2024)
 - Drawing No 286 3 402 Rev C, Proposed Section AA (received 27/2/2024)
 - Drawing No 286 3 403 Rev A, Existing Section BB (received 9/1/2024)
 - Drawing No 286 3 404 Rev B, Proposed Section B (received 19/2/2024)
 - Drawing No 286 3 405 Rev B, Details (received 19/2/2024)
 - Drawing No 286 3 406 Rev A, Existing and Proposed Sections of First Floor (received 19/2/2024)
 - Drawing No 286 3 407, Window Sketch Details (received 19/2/2024)
 - Drawing No 286 3 150 Rev C, Proposed Site Plan (received 27/2/2024)
 - Drawing No 286 3 151 Rev A, Proposed Basement Floor Plan Part A (received 9/1/2024)
 - Drawing No 286 3 152 Rev A, Proposed Basement Floor Plan Part B (received 9/1/2024)
 - Drawing No 286 3 153 Rev D, Proposed Ground Floor Plan Part A (received 27/2/2024)
 - Drawing No 286 3 154 Rev C, Proposed Ground Floor Plan Part B (received 27/2/2024)
 - Drawing No 286 3 155 Rev C, Proposed First Floor Plan Part A (received 27/2/2024)
 - Drawing No 286 3 156 Rev C, Proposed First Floor Plan Part B (received 27/2/2024)
 - Drawing No 286 3 157 Rev C, Proposed Second Floor Plan Part A (received 27/2/2024)
 - Drawing No 286 3 158 Rev C, Proposed Second Floor Plan Part B (received 27/2/2024)
 - Drawing No 286 3 159 Rev A, Proposed Third Floor Plan (received 9/1/2024)
 - Drawing No 286 3 160 Rev B, Proposed Roof Plan (received 19/2/2024)
- Reason: For the avoidance of doubt and in the interests of proper planning.

2 Submission of details – general

Notwithstanding any details contained in any plans or other documents submitted in relation to this application, no work shall be commenced in respect of each of the individual areas of

work referred to below unless details relating to that work as identified have first been submitted to and approved in writing by the Local Planning Authority.

- Submission of schedules of work detailing the proposed internal finish/appearance to each of the rooms/units and circulation spaces including staircases. This will identify and record where original elements/features remain (including staircase balustrade, doors, fireplaces, cornice, skirting, picture rail, floorboards, lath and plaster walls and ceilings; architrave) along with the full details relating to the nature and extent of their retention, reuse, repair/making good, refurbishment, reinstatement and/or provision of new elements/features to match.
- Details of the nature and extent of repairs required to timber windows (including any shopfront windows)
- Details of the nature and extent of external repairs to stonework, render, brickwork and pointing
- Details of the colour (ie RAL no.) and finish (matt/gloss) of all elements/features to be redecorated internally and externally where there is a change to the existing colour
- Details of the nature and extent of repairs to the iron entrance gates
- Details of the nature and extent of insitu roof repairs relating to the replacement of damaged/missing slates to the roof and ridge
- Details, where the slate roof covering is to be removed to install a membrane, which clarify (i) the number of slates which have been salvaged and the amount of new slates required due to shortfall (ii) the method of re-roofing (ie randomly mixing salvaged and new, or using salvaged on most visible roofslopes) taking into account any shortfall required (iii) through the submission of samples of existing slates, and proposed new slates, that the existing profile, size, colour, finish and fixing match the existing (iv) the type of roof membrane to be installed - ensuring that any product is breathable and does not alter the height or profile of the existing roof
- Details of restoration of lead work to the roof (including flashing, dressings, valleys, capping, parapets, cupola)
- Details clarifying the design, location, size and colour of roof vents
- Details on the condition of existing rooflights and the nature and extent of any repairs/replacements required
- Details of nature and extent of repair/making good required to the external ground floor doors and windows facing the rear alleyways following removal of existing boarding
- Details of the location, size and appearance of external lighting and cameras
- Colour, size and location of the external heat pump units in the alleyway
- Details of the location, material, size and colour of any new external pipework
- Details on the nature and extent of fire upgrades to existing historic timber panelled doors.
- Details of the material and appearance of new timber doors
- Details of new ironmongery required to existing doors (where currently missing) and new doors
- Details of the appearance of new partition walls and risers indicating how they would scribe around skirting, cornice and picture rail
- Large scale plan and elevation details (1:20) showing the abutment of upper floor partition walls (to toilet and staircase enclosures) with window architrave
- Details of the location of internal reco-air units to the ground floor
- Details of the installation, style, appearance and material of all lifts
- Details of the appearance of the shop front fascia signs (including colour, size and style of lettering) to each ground floor unit
- Details of the appearance of the shopfront activity window displays, including toilet signs
- Photos of all the ground floor ceilings (fully recording any cornicing/moulding present) upon removal of existing suspended ceiling and prior to the provision of a new suspended ceiling

- Details of the height of new ground floor suspended ceilings, relative to the existing ceiling height and shop window) where there are currently none present or where there is a change in height from the existing
- Elevation of a typical wall opening where original partitions/walls are to be removed or existing internal openings widened, showing the size of opening (including nibs and downstand) relative to features (cornice, picture rail)
- Details (section, plan, elevation) showing capping/covering/enclosure of original staircases clearly showing original staircases retained in situ
- Details (section, plan, elevation) of the new external timber bin store door (Haviland Road West) showing any changes to the existing shopwindow

All details shall be submitted to and approved in writing by the Local Planning Authority. The work hereby permitted shall only be carried out in accordance with the approved details.

Reason: To safeguard the historic and architectural interest and significance of the listed building in accordance with legislation and policy.

3 Installation of new services

Notwithstanding any details contained in any plans or other documents submitted in relation to this application and prior to the installation of the HVAC system and internal services (including - internal units, pipes, cables, wires, trunking, trays, risers, lighting, heating, drainage/waste and water) details of their installation (including location/position, fixing, appearance, colour, size, run of pipework through floors/walls/ceiling/attic) relative to existing features along with works of alteration/intervention required to the fabric of the building shall be submitted to and approved in writing by the Local Planning Authority. The work hereby permitted shall only be carried out in accordance with the approved details.

Reason: To safeguard the historic and architectural interest and significance of the listed building in accordance with legislation and policy.

4 Removal of redundant services

Unless otherwise agreed in writing with the Local Planning Authority redundant internal and external services (including pipework, cables, wires, trunking, junction boxes, air condition units) and their fixings should be removed. Any damage caused to the Listed Building whether directly or indirectly by their removal shall be made good within 2 calendar weeks of the date of removal (or such other period as the Local Planning Authority may otherwise agree in writing) such that it matches the original in all respects (ie colour, profile, material, consistency, appearance).

Reason: To safeguard the historic and architectural interest and significance of the listed building in accordance with legislation and policy.

5 Removal and reinstatement of floorboards

No floorboards shall be lifted as provided for in this consent unless they have first been labelled and then photographed so their location can be clearly identified once removed. They shall be lifted in a manner designed to minimise any damage. Once removed they shall at all times, prior to reuse and reinstatement in their original positions, be stored in a location that will preserve their condition.

Within 2 calendar weeks of the date of removal (or such other period as the Local Planning Authority may otherwise agree in writing) details shall be submitted confirming the number of floorboards that were damaged, and no longer capable of reuse, as a result of the

removal exercise. All new floorboards required (i) to replace those that are damaged beyond repair or (ii) due to a shortfall of original boards (to areas where floorboards are missing) shall match the original in all respects. All floorboards shall be fixed with nails.

All details shall be submitted to and approved in writing by the Local Planning Authority. The work hereby permitted shall only be carried out in accordance with the approved details.

Reason: To safeguard the historic and architectural interest and significance of the listed building in accordance with legislation and policy.

6 Making good

All making good required (ie when: repairing/reinstating missing stair components including balustrade and newel posts; widening openings; reinstating original walls; installing lifts; installing vents, pipes, wires and other services; plastering of holes/blown lath and plaster walls/ceilings; reinstating timber floorboards; removing redundant elements; repairing windows; replacing broken glass) - shall match the original in all respects (colour, profile, size, material, consistency/mix/type, appearance).

Reason: To safeguard the historic and architectural interest and significance of the listed building in accordance with legislation and policy.

7 Use of Selectaglaze secondary glazing

Unless otherwise agreed in writing by the Local Planning Authority Selectaglaze slimline secondary glazing shall be installed. Prior to its installation large scale details (1:20) showing the approach to each existing window type (ie sash, casement, curved, arched) including the location of the secondary glazing, its fixing, size of individual panes and colour of the secondary glazing frame shall have first been submitted to and approved in writing by the Local Planning Authority. The work hereby permitted shall only be carried out in accordance with the approved details.

Reason: To safeguard the historic and architectural interest and significance of the listed building in accordance with legislation and policy.

8 Prior approval of solar panels

Notwithstanding any details contained in any plans or other documents submitted in relation to this application and prior to their installation details confirming: the number and location of the panels; the projection of the panels from the roof covering; fixing; colour of supporting framework; colour and finish of panels; any structural intervention required to strengthen the roof; the number of new slates if existing are damaged (to match the existing - type, profile, size, colour, finish, fixing); and, the location, appearance and fixing of associated cabling and equipment (ie inverter, isolator) shall be submitted to and approved in writing by the Local Planning Authority. The work hereby permitted shall only be carried out in accordance with the approved details.

The solar panels together with all associated internal and external fittings and fixtures including any associated ducting and cabling shall all be removed from the building to which this consent relates (The Royal Arcade) once they cease to be used for the purpose for which they were installed. Any damage caused to the Listed Building whether directly or indirectly by these works of removal shall be made good within 1 calendar week of the date of removal (or such other period as the Local Planning Authority may otherwise agree in writing) such that it matches the existing work adjacent to it with regard to the methods used, material, colour, texture and profile.

Reason: To safeguard the historic and architectural interest and significance of the listed building in accordance with legislation and policy.

9 Salvage and reuse of features

All loose features (including historic timber panel doors, balustrade, skirting, floorboards, fireplaces, floorboards, cornice, architrave) shall be reused and incorporated into this scheme. Any features that are surplus to requirements shall be safely stored on site and remain accessible for future use.

Reason: To safeguard the historic and architectural interest and significance of the listed building in accordance with legislation and policy.

10 Structural Investigations

Prior to the commencement of any structural work to any area of the building full details (including a structural report) noting the nature and extent of necessary works (identified following a detailed inspection/survey) and assessment of the structural condition of the building shall be submitted to and agreed in writing by the Local Planning Authority. The work hereby permitted shall only be carried out in accordance with the approved details.

Reason: To safeguard the historic and architectural interest and significance of the listed building in accordance with legislation and policy.

11 Protection of the building

Prior to the commencement of work details in relation to the protection of the external façade and internal features while the works are being undertaken, should be submitted to and approved in writing by the Local Planning Authority. The work hereby permitted shall only be carried out in accordance with the approved details.

Reason: To safeguard the historic and architectural interest and significance of the listed building in accordance with legislation and policy.

Statement required by National Planning Policy Framework (Approvals)

The Council aims to take a solution focused, positive and proactive approach to development proposals. This includes working with applicants and agents by:

- offering a pre-application advice service, and
- as appropriate, updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance: The applicant was provided with pre-application advice. Following the submission of the application, the applicant/agent was updated of the need for amendments and further information to support the application. The applicant/agent responded by submitting amended plans and additional information, which was found to be acceptable, and permission was granted with conditions.

Informative Note: Building Regulations and Fire Requirements

Informative Note: It is assumed that consideration has been given to the requirements of the Building Control Regulations and Fire Service requirements in respect of the design of the submitted scheme and that the effects of compliance with these are represented by the application drawings. The Applicant is advised that the grant of Listed Building Consent does not imply that any additional works that may be required to comply with the Building Regulations will be acceptable in relation to this application.

Background Documents:

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

Notes.

This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Reference to published works is not included.

Appendix 1 – Extract from Heritage Statement submitted by agent



THE ROYAL ARCADE,
CHRISTCHURCH ROAD,
BOSCOMBE, BOURNEMOUTH
Heritage Statement

Proposed changes of use and internal alterations to the
Royal Arcade a Grade II listed building.

James Webb
BSc(hons) MSc (Hist Con) PG dip UD IHBC

June 2023

FORUM
Heritage
Services

Appendix D). These changes probably took place pre-listing (1975). The second phase comprises far cruder openings with no step-up and no jambs or architraves (**Figure 22 Appendix D**). These are thought to have taken place some time in the late 20th century. The former appear to be an attempt at either joining units at first floor or ensuring a means of escape between units in the event of a fire. The purpose of the latter is unclear, however it is thought that these openings were made to create access between units when they were separated in ownership terms from the ground floor retail units. One notable staircase (and the only example) is the staircase between Unit 11 and Unit 12. This provides access from the (east-west) arcade walk to the unit above the shop. It is the only example of this and possibly was a caretaker's flat for the arcade, allowing access to the walks once it has had been locked for the night.

- 5.9 Curiously, whilst painted cast iron decorative fireplaces survive they have in almost all cases been detached from the chimneybreasts (**Figure 23 Appendix D**). They are sometimes found directly in front of the resulting hole and sometimes lent on walls adjacent (and sometimes missing).
- 5.10 Moulded cornices (**Figure 24 Appendix D**) are generally found to first floor rooms. However, some sections have been consistently removed such as sections of ceiling around the arched openings to the walks (as first floor) (**Figure 25 Appendix D**). There are no moulded cornices to second floor rooms.
- 5.11 A sprinkler system (**Figure 24 Appendix D**) has been inserted into the north and south sides of the east-west walk. This is crudely inserted and believed to have formed part of a requirement to enable the retail units to continue their use under the present building regulations. The sprinkler system, along with a number of other changes (notably the crude doorway between units) do not appear to have benefitted from listed building consent.

6.0 Significance of the Royal Arcade

- 6.1 The architectural design of the Royal Arcade is an eclectic mix of 'high-Victorian' styles which reflects the status and importance of the arcade and its associated buildings, notably the adjacent Grade II listed Hippodrome, at the time of construction. They were designed to be striking, memorable and instill a sense of opulence and prestige onto the visitor of the newly formed fashionable seaside suburb of Boscombe. The striking, flamboyant and elaborate characteristics of the facades of the arcade to Christchurch Road and to a less extent Palmerston Road are highly important parts of the architectural, historic and aesthetic significance of the Royal Arcade.
- 6.2 The sense of grandeur is also followed through to the interior walks of the arcade terminating internally at the octagon, a space historically overlooked by a first floor balcony whereby music recitals were held for the public to enjoy. The repeated shopfront design, divided by columns and pilasters which are planted to imply suspension of the roof, and the subsequent articulation of the roof on slender trusses all contribute to the high quality and Victorian splendour and sense of high drama and entertainment placed on the emerging shopping experience of the late 19th/early 20th century. These internal spaces as a result form an important part of the architectural and aesthetic significance of the Royal Arcade.
- 6.3 There is considerable communal value attributed to the Royal Arcade. It is a highly valued local landmark and forms an important part of the familiar and cherished local townscape of Boscombe. Its grouping with the adjacent Hippodrome and the Boscombe Chambers beyond

(by the same architects) is a highly valued part of the local street scene and each of these buildings compliments and forms part of the important setting of the other.

- 6.4 Specific elements of the building which are considered to form part of its significance are as follows:

Plan form (including staircases, chimneys and fireplaces)

- 6.5 There are three key aspects to the importance of the plan form to the significance of the Arcade. These are:
- The importance of the fabric which defines the original sub-division of the shop units
 - The retention of elements of original plan within units such as staircases, chimney breasts, chimneypieces and fireplaces
 - The ability to be able to read how certain areas were used and accessed
- 6.6 Features identified as potentially forming part of one or more of these factors should be considered to be of high significance. There should be a presumption of retention of these elements when proposing any changes to the buildings plan form.

Shopfronts (see Figure 9 Appendix D)

- 6.7 The consistency of the shopfront design and its repeated use of the same mouldings and finishes for stall risers, doors, mullions, decorative vents, fascias and cornices is an important part of the architectural quality of the arcade.

Key features of special interest

- The shopfronts to the internal arcade are the original design (See **Figures HP4, HP6 and HP7 Appendix C**)
- There is a consistency to design and materials to include the modern external lighting and fascia signs
- Doors and fanlights are a consistent feature repeated in the detailed design of the shopfronts
- The colour and finish of the shopfronts is presently consistent, and this adds to the cohesion of the internal arcade space
- The external fascia lighting and design are not of special interest. The lighting, in particular could be updated

Windows (see Figures 14 and 25 Appendix D)

- 6.8 There are a high number of original or historic windows surviving from the Victorian, Edwardian and the 1930s period. The original window configuration generally appears to be a timber framed vertical sliding sash with horns and a single central glazing bar with slender lambs tongue moulding. Where these survive they should be retained in-situ and repaired as necessary. Some have original brass window catches which are also significant survivals.

Key features of special interest

- There are a number of different window elements from the grand '*Cinquecento tracery in glazing bars*' to curved sash windows to the façade and plainer (but none the less significant) sashes to the inner courtyards and rear of the building. Most windows are original or replica and make a positive contribution to the significance of the building
- The more functional windows are generally vertical sliding painted timber-framed single glazed sashes with horns and inset sash boxes
- Windows should be repaired and overhauled where original
- Where windows are beyond repair (subject to confirmation by the conservation officer) the windows should be replaced like for like
- Secondary glazing may be possible where there is a rebate – this is the preferred option to double-glazing

Doors (Figure 26 Appendix D)

- 6.9 Internal doors vary widely throughout the Arcade. Some units to upper and lower floors retain historic doors. They tend to be plain four panel doors. There is the occasional bolection moulding to panels but this is isolated to single examples. There is no consistency to decorative doors and there has been much re-use and moving of doors within units. Some have retained architraves but this is very limited.
- 6.10 Where four panel doors are found there should be a presumption in favour of retaining and re-using these doors in any proposed refurbishment.

Key features of special interest

- External doors (to service spaces) are more varied and the original configuration is harder to ascertain
- Internal doors; original doors where found appear to be painted timber four panel doors – moulded panels with generally modern door furniture
- A number of doors are absent. Where doors are missing, a door style for each floor (and area) should be agreed for replacement to ensure any hierarchy of door style between floors or between units is maintained.
- Where there is the opportunity for new doors (to some of the service areas for example) research is required to ascertain the original style and this should form the basis for replacement. A consistent door style is desirable throughout

Decorative plaster and ceilings (Figure 27 Appendix D)

- 6.11 The internal wall finishes to the principal rooms are mostly modern gypsum plaster and/or lined with plasterboard. Where floors have remained unconverted, there is some survival of original lath and plaster finishes usually with layers of limewash attached. Where possible these should be retained and repaired.

Key features of special interest

- Moulded plaster cornices are present to the principal (first floor) rooms. The second floor rooms (generally in roof spaces) do not appear to have had cornices.
- Original (and surviving) plaster ceiling finishes to the shop units should be retained where found (although much of this appears to have been upgraded in the late 20th century)
- The ceilings to upper floors are generally lath and plaster in varying condition
- Original plaster cornices should be retained.

- Lath and plaster ceilings should be retained and repaired where possible.
- Over-boarding or lining of ceilings should not be undertaken where it will compromise the existing cornices

Fixtures and fittings (Figure 28 Appendix D)

- 6.12 There is some survival of fixtures and fittings such as skirtings, architraves to windows and doors. This is patchy and piecemeal and is generally seen to the first floor rooms. Where found they do add character and quality to the interiors and provide some indication of the quality and status of the former rooms.

Key features of special interest

- A series of decorative architectural features survive throughout the building, although some have been lost. Decorative moulded painted skirting, moulded arches (with decorative imposts) and moulded door and window architraves all form part of the architectural quality and significance of the building and should be retained.
- There is some survival of match-board style panelling below the dado rail
- There is (as to be expected) a more elaborate architrave design to first floor and the second floor has a plainer, simpler moulding or no moulding at all. This is also the case for skirting boards.
- Where found architectural fixtures and fittings which reflect the hierarchy of the rooms and spaces should be retained, repaired, and refurbished
- Should doors be no longer required, where possible they should be fixed closed in order to retain the door and its architrave in-situ.

Floors (Figure 29 Appendix D)

- 6.13 Ground floors appear to be reinforced concrete to the ground floors and basement but upper floors are suspended timber floors. These generally comprise relatively narrow softwood boards. There is much evidence of lifting a relaying of floors for services etc. There is some replacement with modern boards but this is limited.

Key features of special interest

- There appears to be a high survival of original Victorian sawn softwood floorboards. These were probably originally stained.
- Original floorboards should be retained, repaired, and refurbished
- Where it is necessary to take boards up, this should be undertaken carefully and with the intention of re-use rather than replacement

Fireplaces and chimney breasts (Figure 30 Appendix D)

- 6.14 Both fireplaces and chimney breasts survive in high numbers. However, almost all fireplaces/fire surrounds have been detached from the walls.

Key features of special interest

- The plan form of the building is generally of high architectural and historic significance. This is particularly the case with regard to fireplaces and chimney-breasts

- Most chimney-breasts to upper storeys survive but there is some loss of fireplaces (although many have been detached but not removed)
- The chimney-pieces (fire surrounds) are generally painted cast-iron pattern book examples with simple grates
- There is some survival of cast iron kitchen ranges to the basement areas
- Chimney breasts are an important part of the plan form of the building and should be retained for both evidential and structural reasons
- Chimney pieces, fireplaces, grates and kitchen ranges should be retained in-situ, or where detached should be reinstated.
- Where fireplaces have been lost, openings should be retained and a new simple fire surround (to a consistent design) inserted

Staircases (Figure 31 Appendix D)

- 6.15 The survival of staircases varies widely. There are very few examples which remain intact and original. Similar to fireplaces, some staircases have been removed and 'stored' adjacent to their former position. Others have had their balustrades and handrails removed. They generally comprise straight flights with a winder stair to the base or top with painted timber closed strings, turned moulded balusters, moulded handrails, and moulded decorative newel posts.

Key features of special interest

- Staircases, similar to chimney-breasts are an important part of the plan form of the building
- A number of staircases from basement to ground and first to second floor survive although this is limited.
- There has been considerable damage sustained to staircases with the removal (but often storage on-site) of the balustrading, newels and handrails.
- Staircases where found should be retained and reinstated
- The loss of original staircases (as relatively rare features in the complex as a whole) should be avoided

Roof (Figure 32 Appendix D)

- 6.16 The roof to the walks is glazed in two pitches with a central glazed lantern. The glazing is 20th century and set between wrought iron and cast iron trusses with some timber and aluminium formwork.

Key features of special interest

- There are two sections to the roof; the functional roof finishes to the built form either side of the arcade and the decorative and 'theatrical' glazed roof to the arcade
- The roof finishes to the buildings is assumed to be natural slate with lead abutments and flashings
- The glazed arcade roof with its slender principal trusses is a particularly important and striking element of the architectural composition
- The present lighting of the arcade is of poor quality and dated and requires upgrading

7.0 Proposed works and their potential impact