

SUMMARY STATEMENT BY THE NEW OWNERS OF 14 BATH STREET IN SUPPORT OF A FUTURE PLANNING APPLICATION .

1.0 The new owners of the former George Cinema in bath Street are Kevin and Liam Buckley who are members of the local community. Their intention is to conserve and improve those parts of the existing building which make a material contribution to local heritage in a way that is sustainable in the longer term.

2.0 Kevin and Liam Buckley have commenced a consultation process with the local community including the staging of an open day at the former cinema. Presentations have been made to the Portobello Community Council following a programme of invasive in depth research on the fabric of the existing structure.

3.0 Findings have determined that the building has been constructed in two distinct parts. The stripped back art deco frontage and wings is formed out of 9 inch solid brick wall with a painted and rendered boarded cladding together with concrete floors.

Tests are currently being carried out to determine the exact nature of the board. The balance of the building, i.e. the auditorium, is constructed as an industrial shed with a lightweight structural steel frame and a corrugated sheet asbestos roof.

The professional advice offered to the owners is that the stronger and more stable front elevation and wings may be capable of conservation at reasonable cost. The industrial component has served its full design life expectancy and is not economically capable of being recycled in a new use of the building.

Research into the presence of deleterious materials within the building is currently being carried out by specialists and final results are awaited. It is anticipated that much of the auditorium, toilets , stage and boiler house area will be found to contain such materials which were used extensively during the mid-life stage of the building.

3.0 The owners wish to propose the retention and integration of the original art deco principal elevation and wings into a new part redevelopment scheme. The intention is to conserve and enhance the retained facades in such a way as to restore an improved version of the original design into a new residential building.

4.0 The proposal is for the design of a residential building which makes a significant and positive contribution to the existing townscape and residential amenity on all sides.

The new building will comprise 20 new flatted dwellings of a variety of sizes ranging from 1 bedroom apartments to 3 bedroom apartments.

Although the height of the new building will , in part , match the height of the original cinema , the bulk of the new building will be significantly reduced providing improved daylighting and sun lighting to adjacent residential property.

On site parking and garaging will be provided for residents of and visitors to the new building.

Terraces and garden grounds will form a part of the scheme together with a tree planting proposal to replace the damaged trees on Mentone Avenue. The intention is to provide a high quality residential environment around the new building to be enjoyed by both residents and neighbours alike.

5.0 In summary, Kevin and Liam Buckley have made a genuine and professionally researched attempt to find a sustainable solution for the substantial preservation and enhancement of an important part local history. The retention and restoration of the principal part of the original structure represents a real attempt to return to the local community a little of the heritage of a bygone era all within the context of the public domain where it can be enjoyed by all.

Kevin and Liam Buckley welcome the opportunity of participating in this consultation and would be pleased to receive your thoughts and , if possible , support for this ambitious scheme.