



Presentation to Tenterden Town Council and the Cinema Focus Group on Pre-Application for the conversion of the Pebbles Building into a 2 screen digital cinema with a cafe/bar

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21 May 2019

Resume of Site Options Appraisal: confirmation of the Pebbles Building as the preferred option for developing a 2 screen cinema with a café bar

1

The Site Options Appraisal for a Town Cinema in Tenterden, examined the relative merits of four buildings and sites identified by Tenterden Town Council against agreed assessment criteria.

Based on this high level assessment, the Pebbles Building was confirmed as the preferred option. Key criteria that weighed in its favour were:

- Deliverability; it is owned by Tenterden Town Council and currently leased to White Stuff on a lease that expires in 2021;
- Capital contribution required by Tenterden Town Council; as it is in the ownership of Tenterden Town Council there would be no acquisition costs and the capital costs for the refurbishment options were significantly lower than for the new build options assessed as part of the Site Options Appraisal;
- Capacity to provide a 2 screen digital cinema venue with a cafe bar that would meet the expectations of a cinema operator and audience;
- Positive contribution, through increased footfalls on the High Street, to the trading of local businesses;
- Opportunity to meet the objectives of the legacy of 55 High Street by Alice Wood to Tenterden Town Council that the Pebbles Building, together with Memorial Garden, should provide amenity to the residents of Tenterden.

Key risks of developing the Pebbles Building as a cinema identified in the Site Options Appraisal – Advice to make a Pre-Application

2

A key risk identified in the Site Options Appraisal of developing the Pebbles Building as a two screen cinema was the impact on the fabric of a building Listed Grade II.

Tenterden Town Council have acted on the recommendation in the Site Options Appraisal to make a Pre-Application to Ashford Borough Council to establish the acceptability, in principle of the proposals.

As Ashford Borough Council no longer provide Pre-Application advice on developments requiring Listed Building Consent, Pre-Application advice was sought from Historic England South East.

Desk top research to inform the Pre-Application

As part of the preparation of the Pre-Application, desk top research on the Pebbles Building and site has been carried out.

This has informed a Heritage Impact Assessment of the high level proposals illustrated in the Site Options Appraisal.

In the light of the findings of the desk top research and Heritage Impact Assessment, alternative approaches have been considered that deliver the brief for a two screen digital cinema and cafe bar, while reducing the impact on the heritage asset.

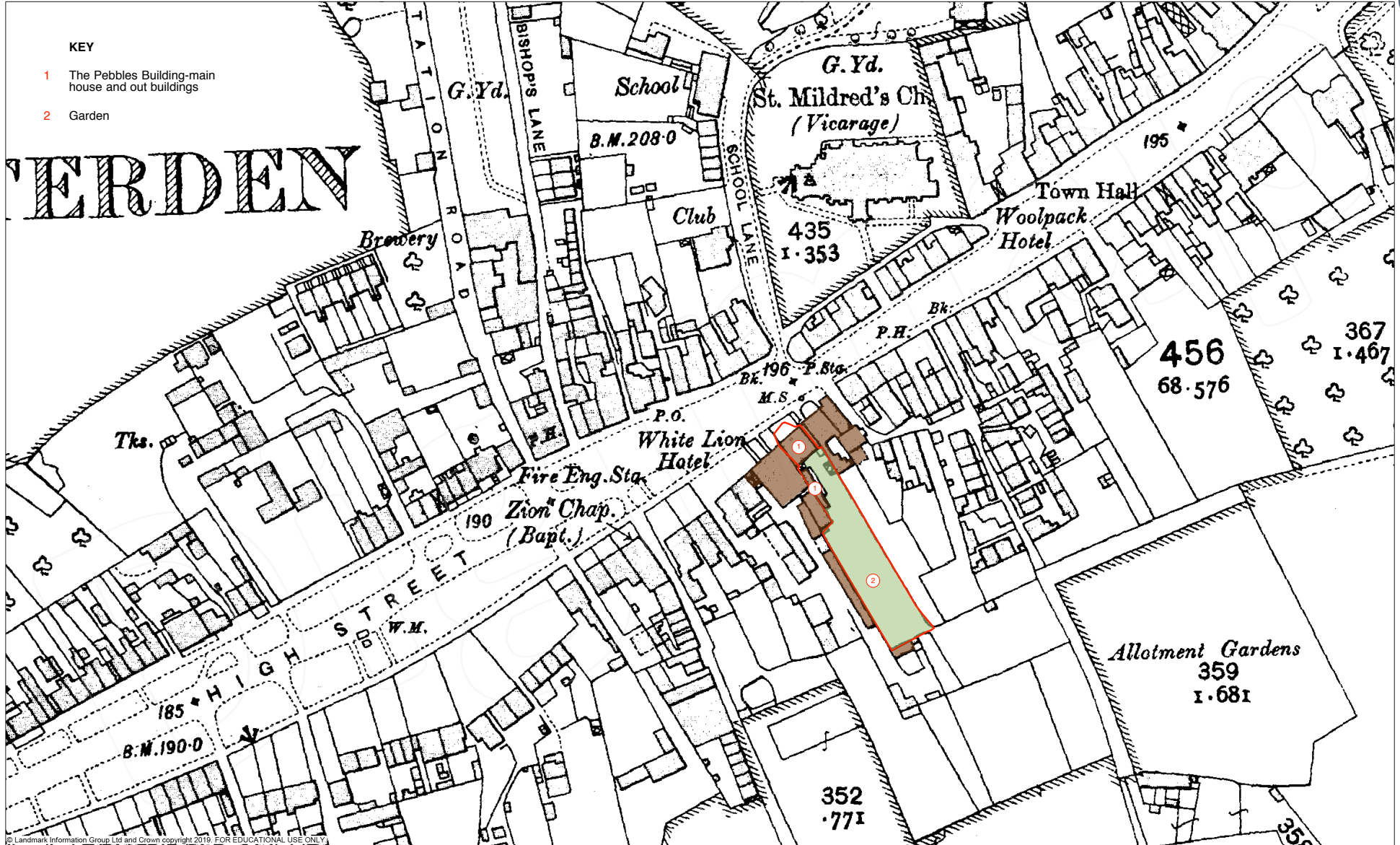
In addition, opportunities to establish a better visual and physical connection between the foyer and cafe bar in the ground floor of the Pebbles Building and Memorial Garden have been considered.

Historic Map of Site – 1890s




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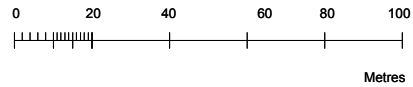
Historic Map of Site – 1900s



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- KEY**
-  Site boundary The Pebbles Building
 - 1** The Pebbles Building-main house
 - 2** Late 20th Century extension
 - 3** Garden



The Story of The Pebbles

- Dates from 1777
- Replaced a large 15th century house of which a small part remains
- Exterior of the main 3 storey building is largely of wood, though built to appear as if of stone
- Timber-framed structure
- Ground floor faced with wooden panels chamfered to imitate masonry blocks
- Upper storeys are tile-hung
- Quoins and moulded eaves cornice are of wood
- The Pebbles (No 55 High Street) is Grade II listed as part of a group of buildings that extends from No 53 to No 67 High Street
- The Pebbles was presented to the town on 29 March 1945 by Alice Wood
- The Deed of Gift was:
“To perpetuate the memory of those inhabitants of the Ancient Borough of Tenterden who have fallen in the service of their Country during the present War solely for the benefit of the inhabitants of and visitors to the said Borough”
- Uses since 1945 include:
 - County library on ground floor
 - Offices on upper floors
 - ‘White Stuff’ shop
- The development of a Town Cinema with a café/bar and improvements to Memorial Garden would respect the objectives of the Deed of Gift.

Site Options Appraisal – High level review of The Pebbles Building

Site Plan

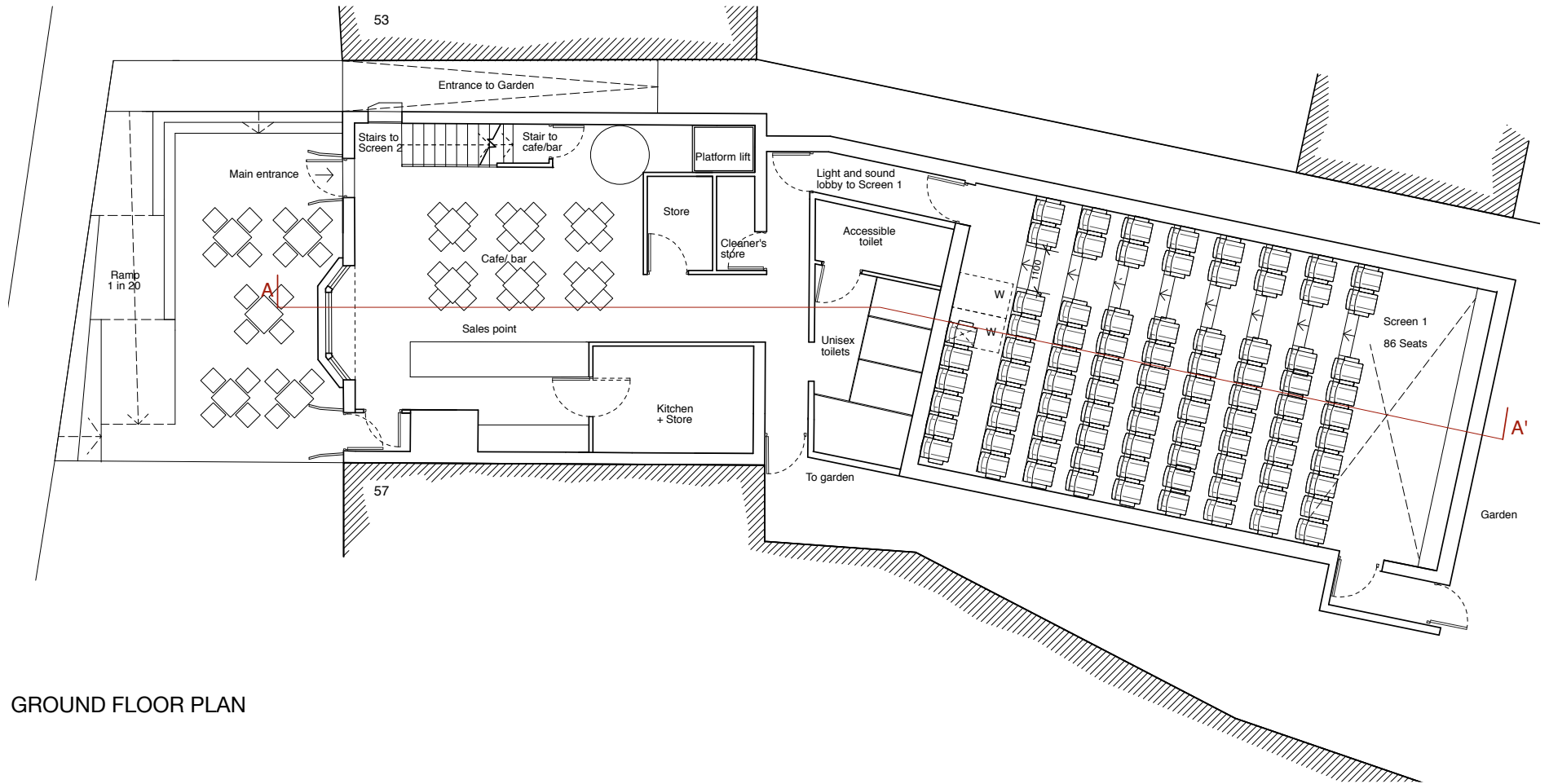


KEY

- 1 The Pebbles Building-main house
- 2 New extension
- 3 Garden

Site Options Appraisal – High level review of The Pebbles Building

Indicative Ground Floor Plan

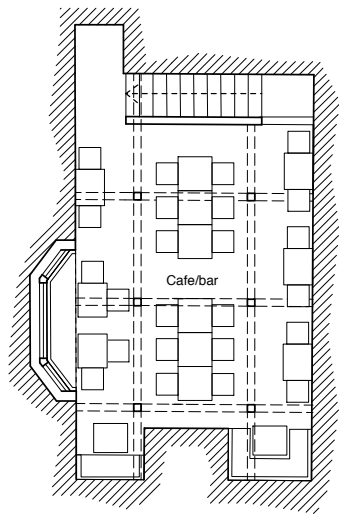


GROUND FLOOR PLAN

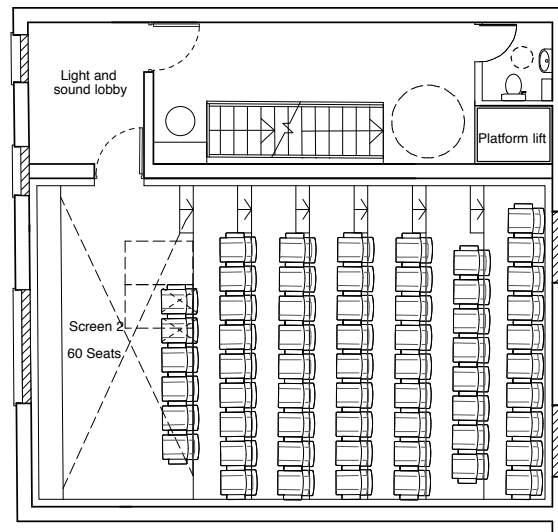
NOT TO SCALE

Site Options Appraisal – High level review of The Pebbles Building

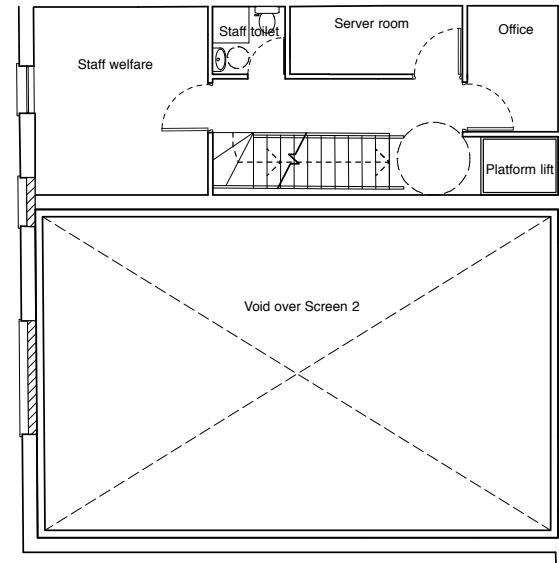
Indicative Basement, First and Second Floor Plans



BASEMENT



FIRST FLOOR

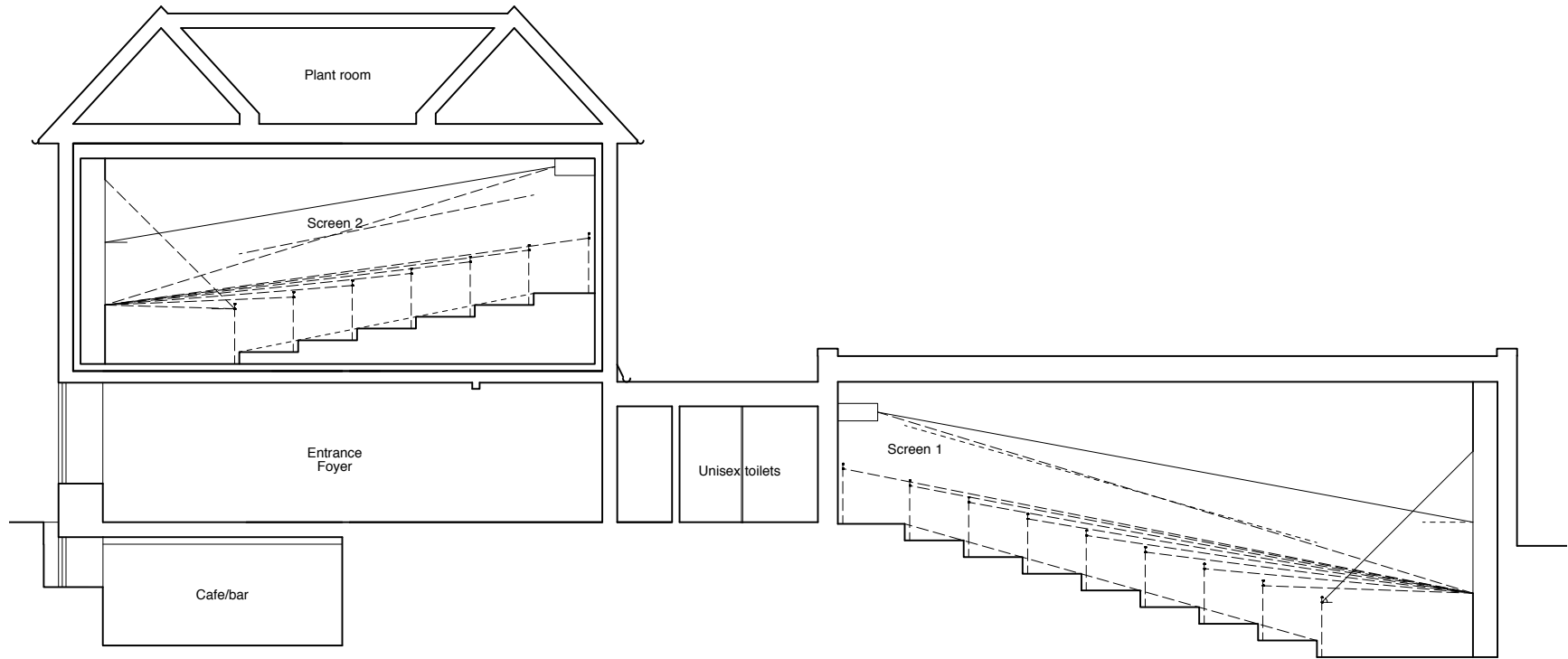


SECOND FLOOR

NOT TO SCALE

Site Options Appraisal – High level review of The Pebbles Building

Indicative Longitudinal Section

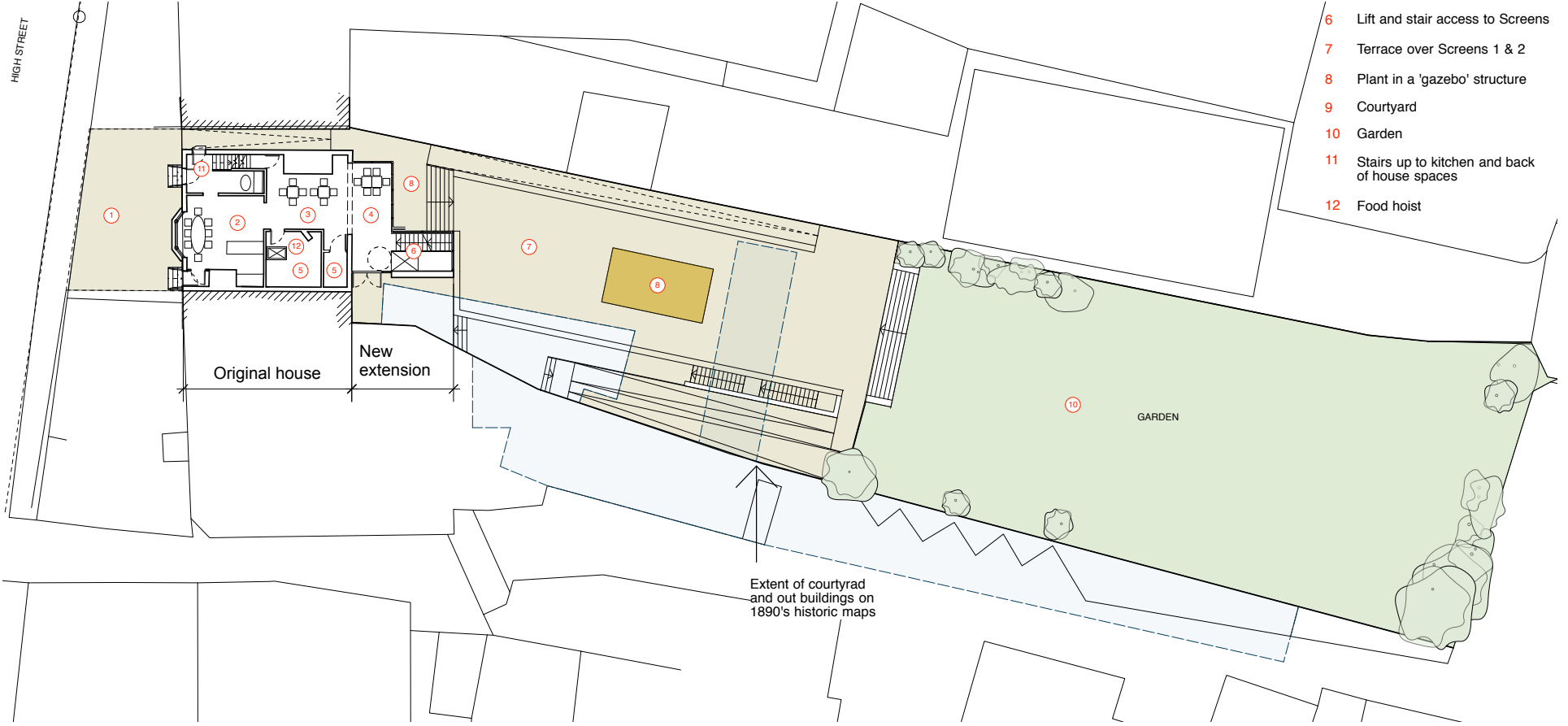


SECTION

NOT TO SCALE

Pre-Application – Alternative Approach 1
(Screen 1 & 2 in new 2/3 basement to rear of original house with terrace over the Screens)
 Indicative Site Plan

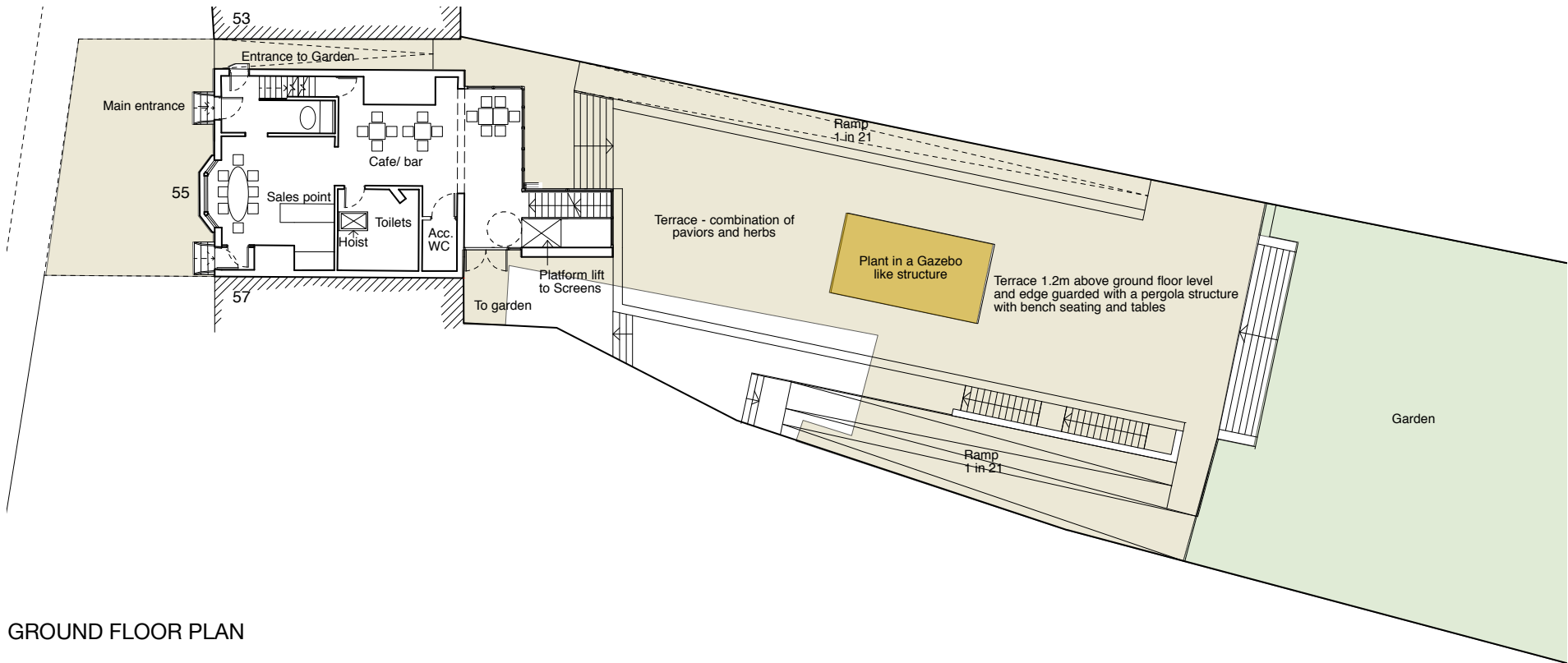
- 1 Forecourt
- 2 Entrance foyer and cafe
- 3 Cafe
- 4 Glazed extension with cafe tables
- 5 Toilets
- 6 Lift and stair access to Screens
- 7 Terrace over Screens 1 & 2
- 8 Plant in a 'gazebo' structure
- 9 Courtyard
- 10 Garden
- 11 Stairs up to kitchen and back of house spaces
- 12 Food hoist



GROUND FLOOR PLAN

NOT TO SCALE

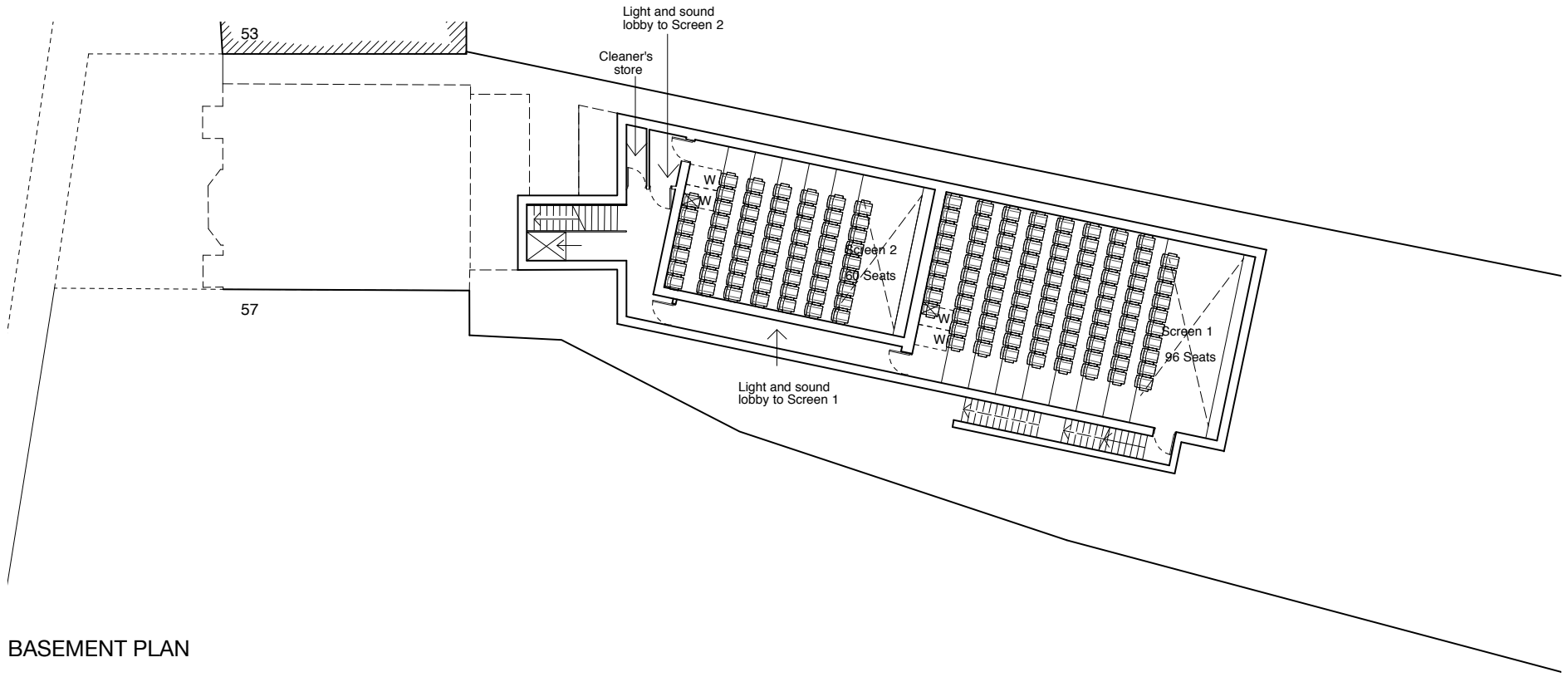
Pre-Application – Alternative Approach 1 (Screen 1 & 2 in new 2/3 basement to rear of original house with terrace over the Screens) Indicative Ground Floor Plan



GROUND FLOOR PLAN

NOT TO SCALE

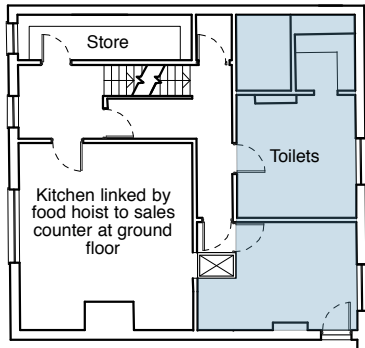
Pre-Application – Alternative Approach 1 (Screen 1 & 2 in new 2/3 basement to rear of original house with terrace over the Screens) Indicative Basement Plan



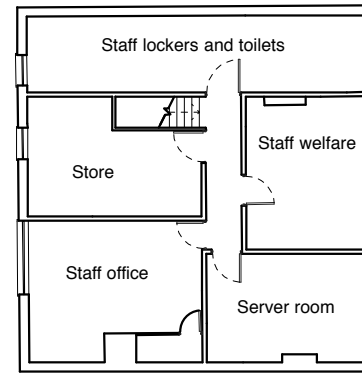
BASEMENT PLAN

NOT TO SCALE

Pre-Application – Alternative Approach 1
(Screen 1 & 2 in new 2/3 basement to rear of original house with terrace over the Screens)
Indicative First and Second Floor Plans



FIRST FLOOR PLAN



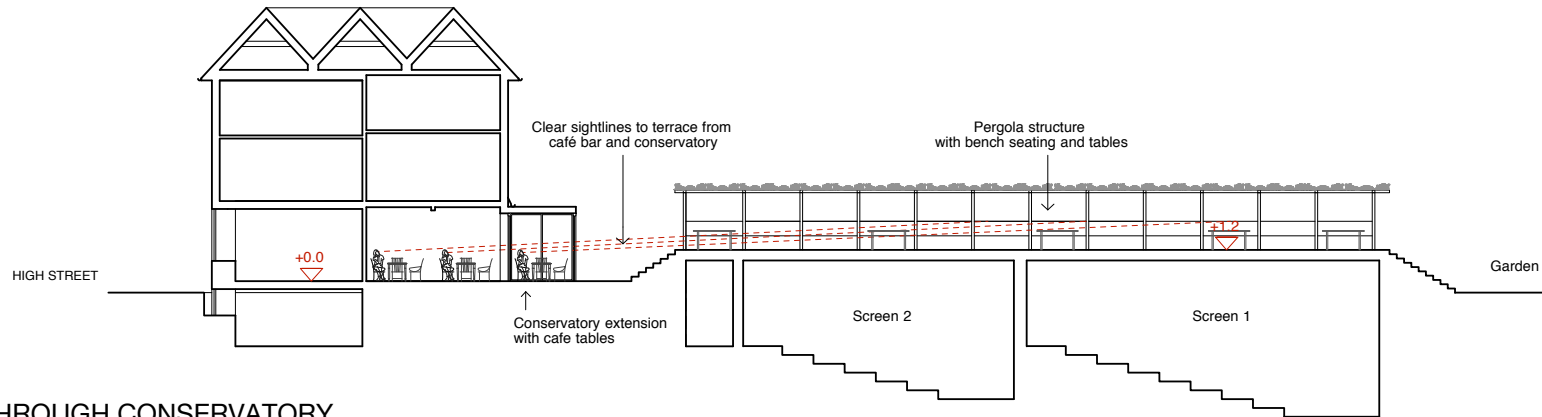
SECOND FLOOR PLAN

Note, the Basement could be brought into use as a bar, as proposed in the Site Options Appraisal

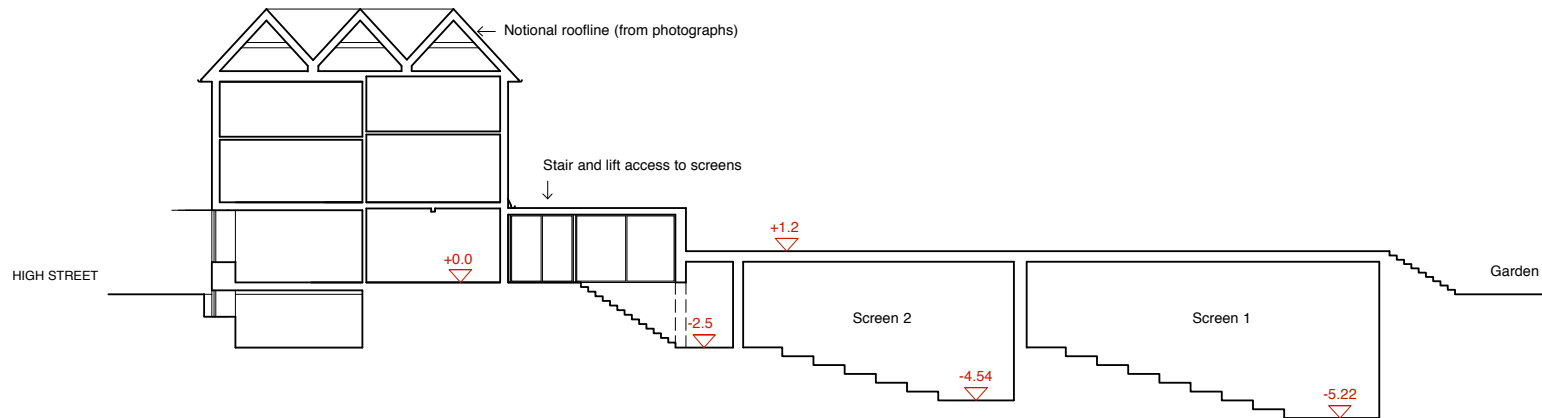
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Pre-Application – Alternative Approach 1 (Screen 1 & 2 in new 2/3 basement to rear of original house with terrace over the Screens)

Indicative Sections



SECTION THROUGH CONSERVATORY



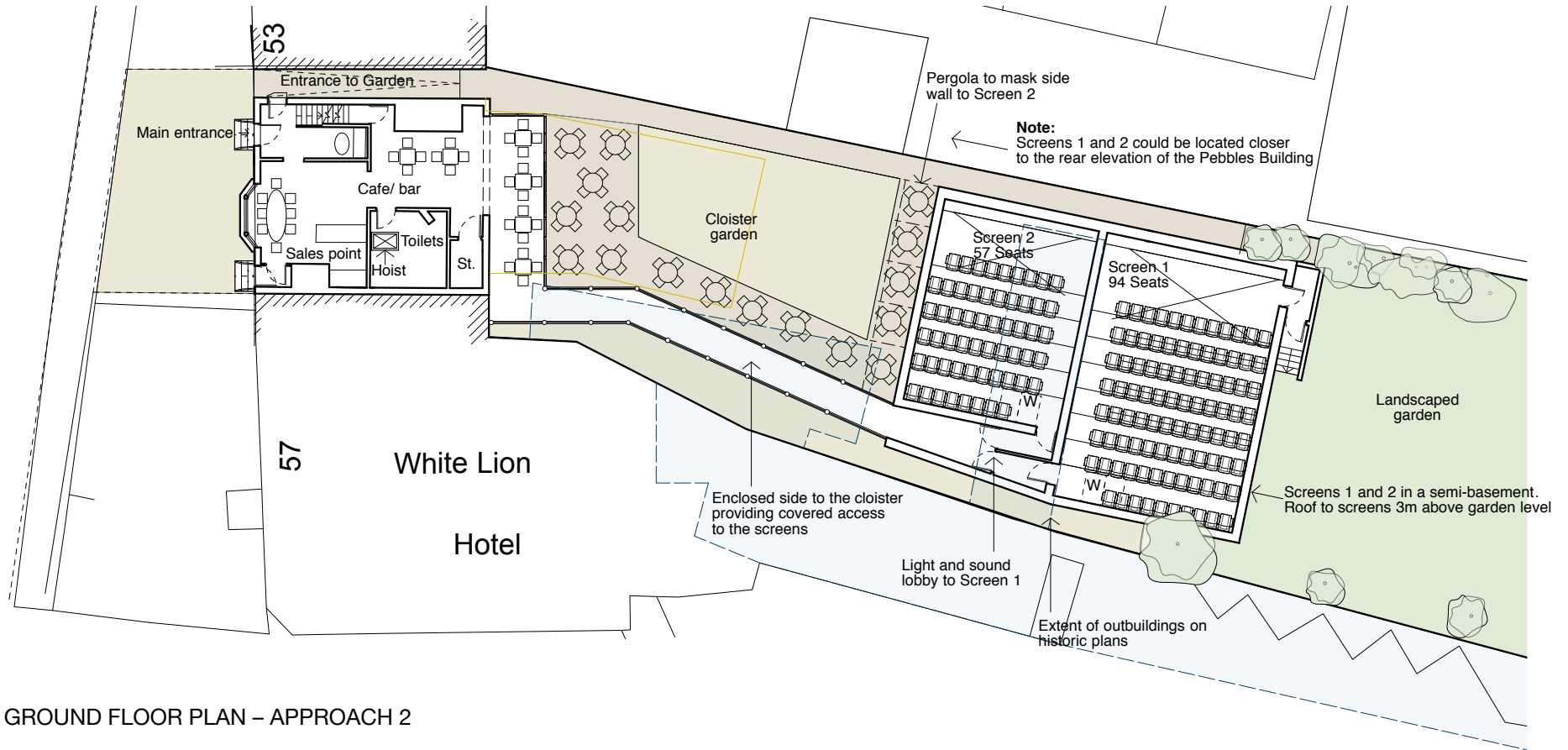
SECTION THROUGH ACCESS TO SCREENS

NOT TO SCALE

Pre-Application – Alternative Approach 2

(Screen 1 & 2 in new 1/3 basement with a cloister garden between the original house and Screens)

Indicative plan showing Ground Floor of Main House and Screens 1 & 2 in 1/3 basement



GROUND FLOOR PLAN – APPROACH 2

Note, the Basement, First Floor and Second Floor would be as for Alternative Approach 1

NOT TO SCALE

Site Options Appraisal – high level review

- Agree with the findings of the Heritage Impact Assessment carried out by Burrell Foley Fischer LLP, that the proposals at Site Options Appraisal Stage would have a high impact on the architectural and historic significance of the Pebbles Building.

Pre-Application – alternative approaches 1 and 2

- Consider that the alternative approaches represent an opportunity to enhance the setting of the Pebbles Building, with the removal of the unattractive late 20th century extension and the re-creation of a courtyard and ancillary accommodation, which historic mapping suggests once existed to the rear of the main house.
- Overall, expressed a slight preferences for Alternative Approach 2. While the new building in Alternative Approach 1 would be lower, Alternative Approach 2 requires less excavation and thus reduces potential archaeological impact.

Generally

- The project presents an opportunity to enhance historic joinery throughout the main building with the removal of modern joinery and partitions where they exist, thus revealing more of the building's historic appearance.
- Supported exploration of the potential use of the basement to the main building as a bar, and the potential impacts this could have on the significance of the listed building.
- Supported the design and construction of new buildings to the rear of the main buildings, in a contemporary idiom provided the detailing and materials are all of high quality.

Archaeology

- Recommended early engagement with Ashford Borough Council's archaeological advisors at Kent County Council.

Development Control

- Recommended early engagement with the Planning Department as Ashford Borough Council.

Note a Pre-Application is ready to lodge, if instructed by Tenterden Town Council