



PLANNING STATEMENT

Site Address:
Former Scala Cinema
Pump Square
Boston PE21 6EU

Prepared for: Lodge Capital



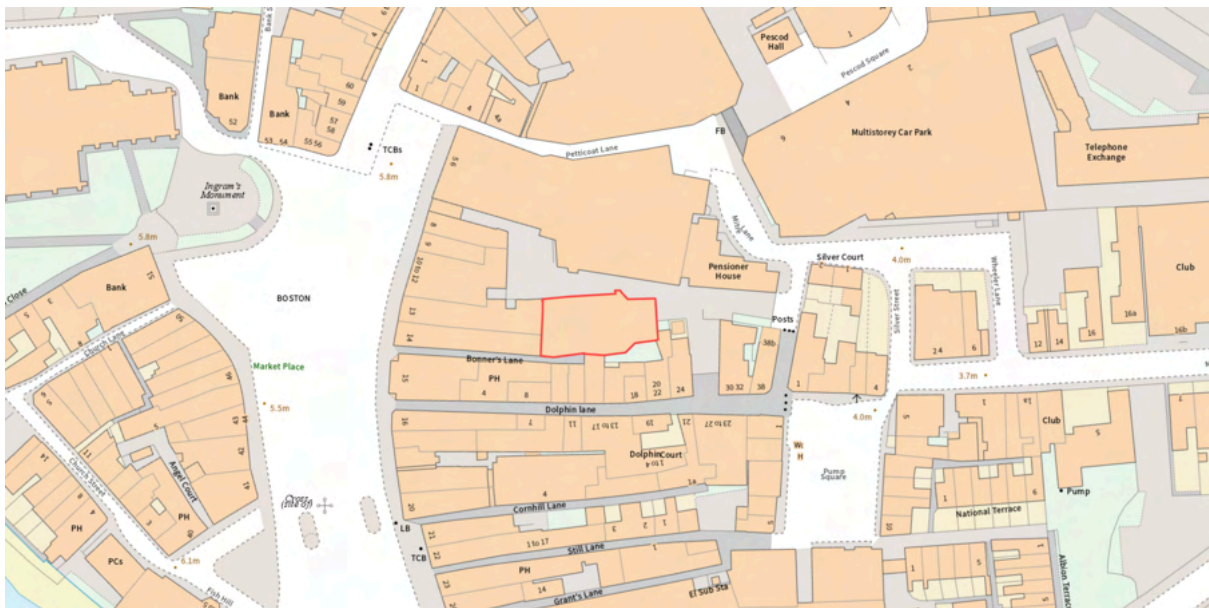
Proposal



SITE ADDRESS

Former Scala Theatre, Pump Square, Boston PE21 6EU

This application for full planning permission seeks support for the implementation of windows and a new building access at the former Scala Theatre.



A conversion of an 1851 building, the Scala Theatre opened on 17th March 1914. It had seating for 1,100 in stalls and balcony levels. When World War II came the Scala Cinema closed on 29th June 1940. It was requisitioned as a garrison cinema for troops only.

After the war it remained unused for a few years until it was converted into a furniture storeroom. In recent years it has been a Poundstretcher discount supermarket, which used the former cafe for storage. Much of the interior is still intact. Poundstretcher moved out and into the old Woolworth's store in 2017. In addition to the theatre, there is an adjoining two-storey shop (not in use) with access onto Dolphin Lane. The shop is not included within this application.

The former theatre (Class E) is currently redundant and falling into a state of disrepair. As shown on the supporting plans, the theatre is not currently served by any windows save for 3 small openings on the

northern elevation. Other than the access from Dolphin Lane, and since the building has been separated from Market Square, the only access to the building is via a fire exit on its north-east corner.

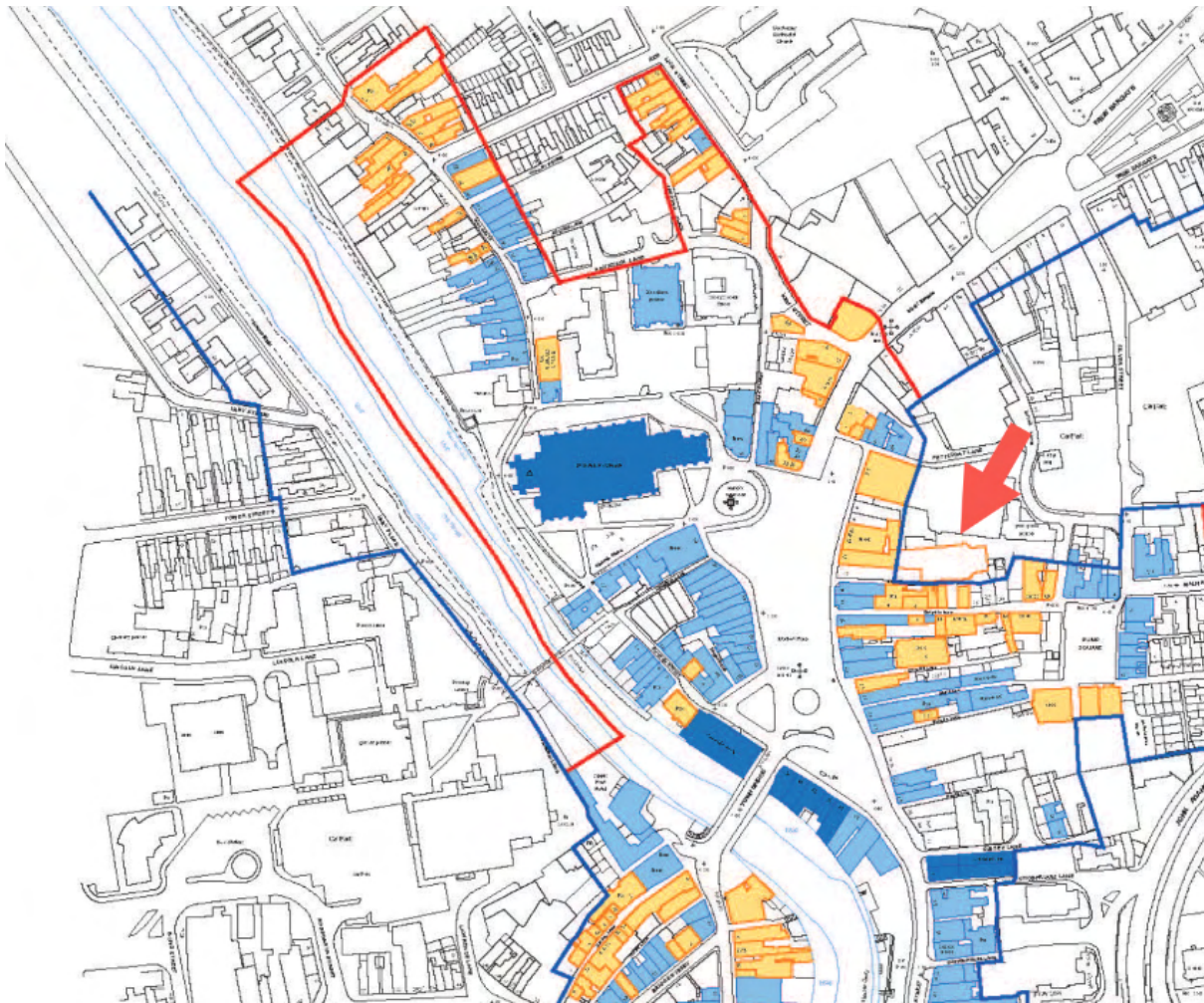
This application concerns solely the provision of new windows and doors. No change of use of the building is proposed.



Heritage Statement

As shown below, the site sits entirely outside of the Boston Town conservation area. The impacted elevations are not visible from the conservation area. From public view, neither is the building visible within the context of the conservation area.

The building itself is not listed. No information is publicly available as to the potential for the building to be locally listed.



Views of the buildings are available from Silver Lane to the east, however, minimal change is proposed to the eastern elevation. The site backs onto an area of hardstanding to the rear of Marks and Spencer. The northern elevation is in a state of disrepair and provides no positive contribution to the buildings setting.



The windows have been designed to reflect the Victoria wooden windows which are common in within the vicinity of the building.



The proposal would result in no harm to the conservation area of building itself.