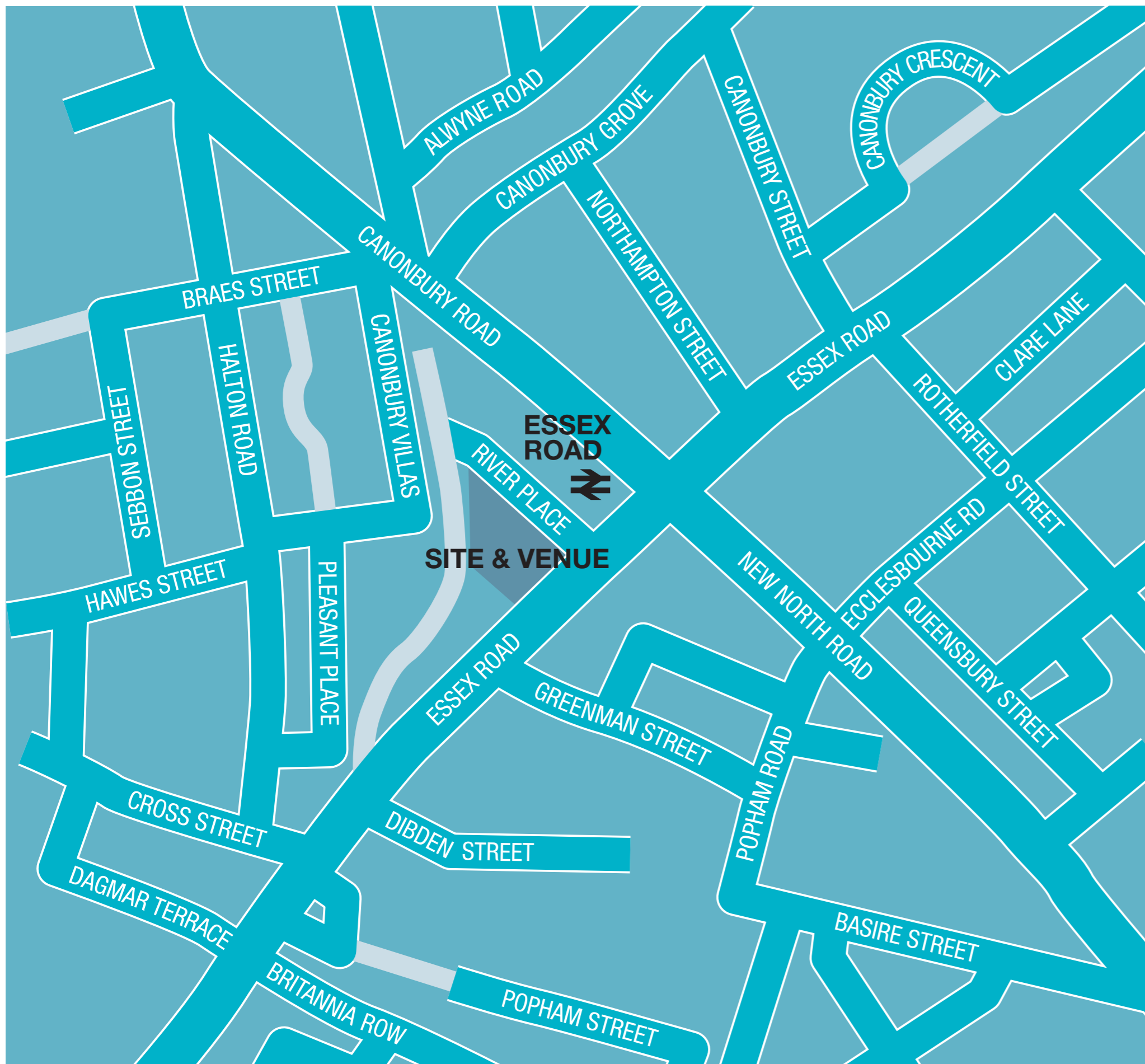


# INTRODUCTION



Welcome to our public exhibition for the former Carlton Cinema site. We would like to take this opportunity to share the designs with you and gather your feedback on our planning application, which has recently been submitted to the London Borough of Islington.

Members of the project team are available to answer any queries you may have and discuss the plans in more detail.

Resurrection Manifestations, owners of the site, are hoping to refurbish and extend the building to bring it back to its former glory.

We hope that you find it informative and useful, and look forward to answering your questions during or after you have looked at the exhibition boards.

# THE SITE

161-169 Essex Road is a Grade II\* listed building located on the corner of Essex Road and River Walk.

The most distinctive frontage is on Essex Road, which is home to the Egyptian style façade.

The site is partially within the Canonbury Conservation Area, which encompasses the rear of the site. As you will see when you look at our plans, we have taken care to ensure that the conservation area is respected.

Planning permission was granted in April 2009, which allowed the change of use from a Bingo Hall to a place of worship with additional uses for the main auditorium, including a small cinema, theatre, sports, training events and educational facilities.

The building is in a state of disrepair and litter dumping is a problem at the rear of the site.

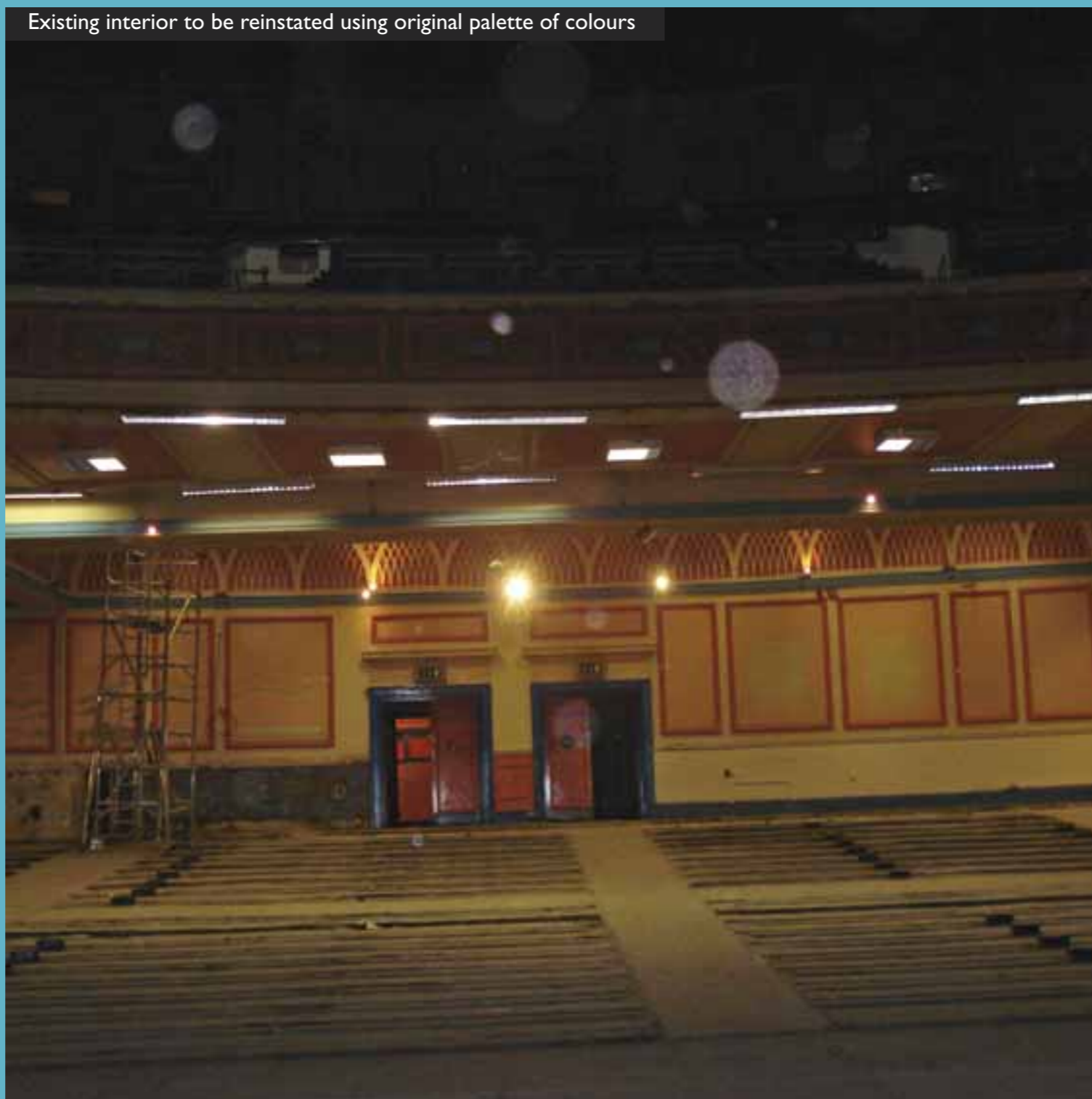
Front façade 2009



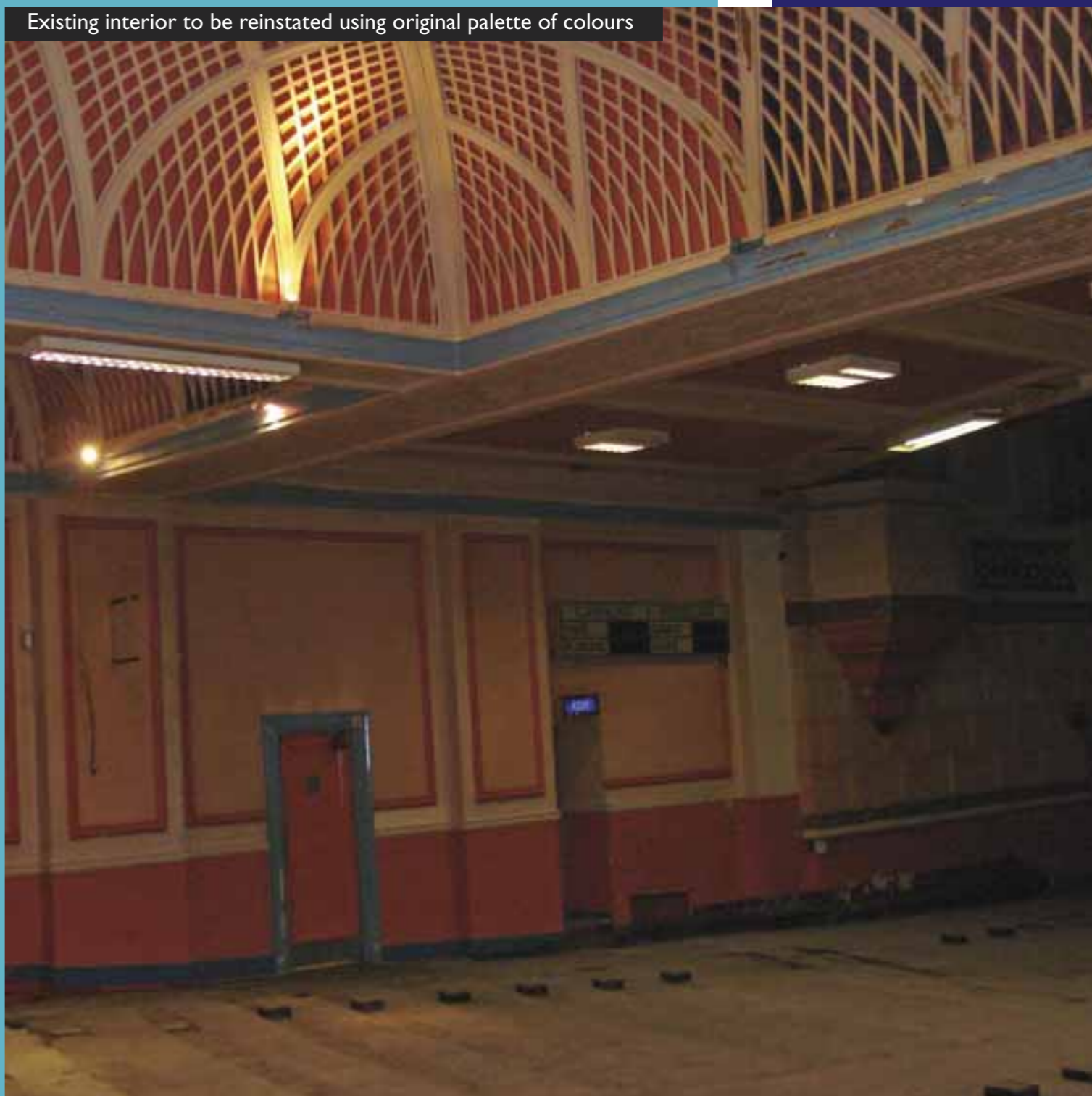
Side and rear elevation of existing building



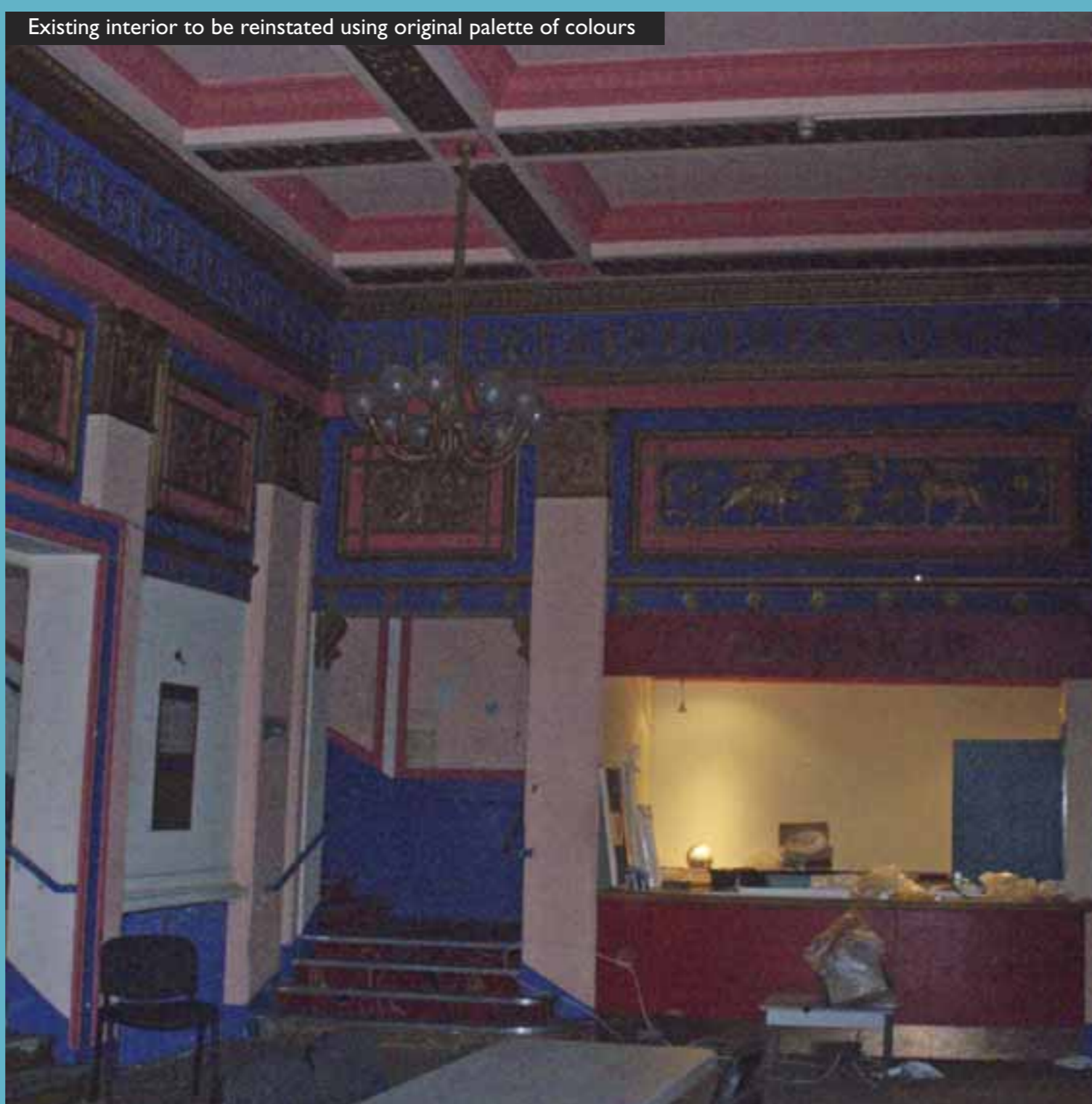
Existing interior to be reinstated using original palette of colours



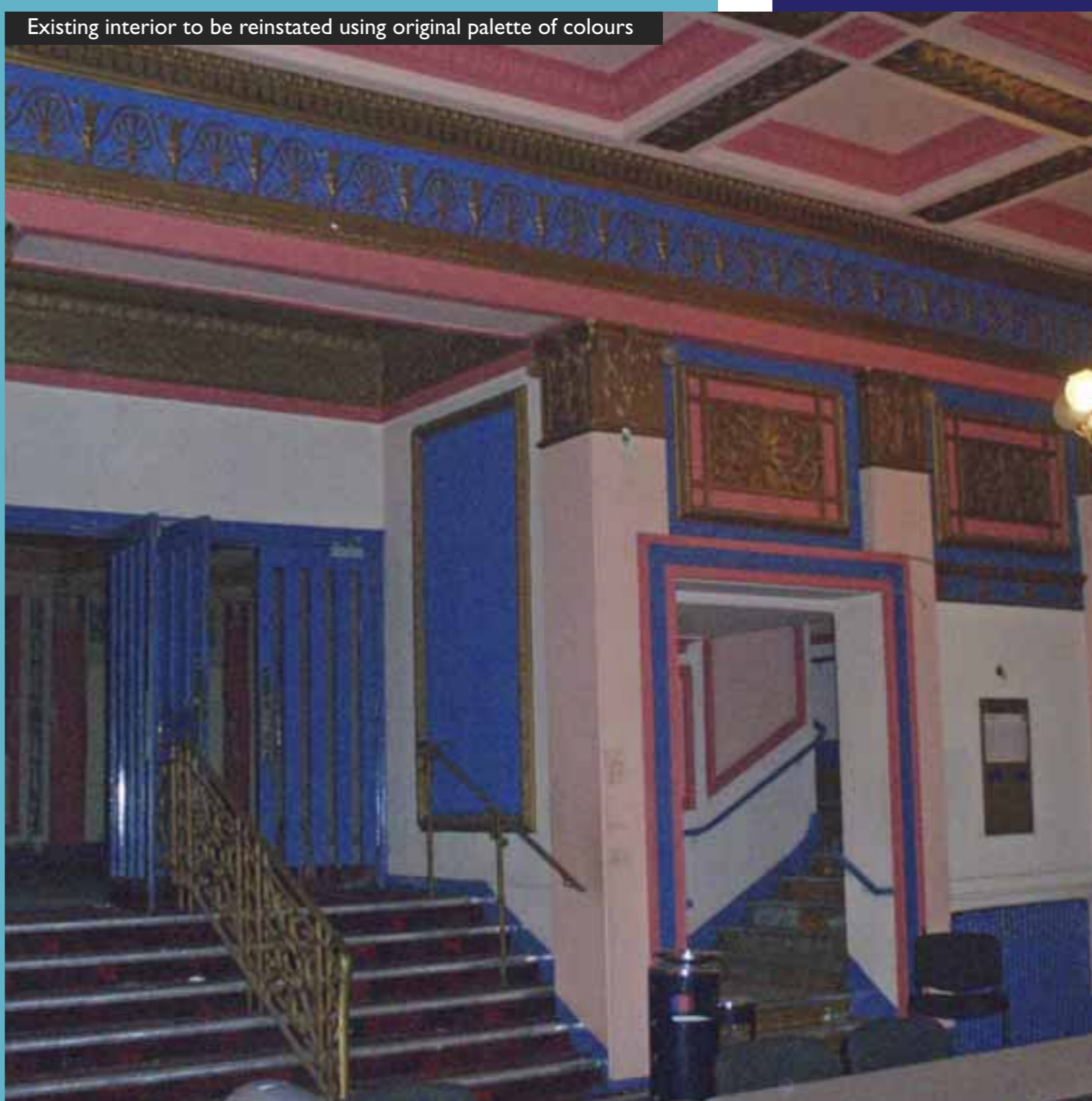
Existing interior to be reinstated using original palette of colours



Existing interior to be reinstated using original palette of colours



Existing interior to be reinstated using original palette of colours



# HISTORY

The building opened as the Carlton Cinema in 1930, and was designed by architect George Coles. The building was used as a cinema until its closure in 1970. Subsequently it was converted into a bingo hall and used as such until 2007. The building has been vacant since.

Prior to the existing cinema building, in the early 1800s, the site was occupied by narrow terraced houses. It was the return of more affluent living in the 1930s and the widespread popularity of the new “talkie” films that the need for a “Kinematograph” theatre on the Essex Road was recognised. C & R Theatres Ltd, owners of the Carlton Cinema chain purchased the land and applied for planning permission to build a cinema in 1929.

The cinema, with seating capacity of 2,266, was first opened on 1st September 1930. It was opened by Prince Arthur of Connaught and attended by the Mayor of Islington, Alderman Manchester. The opening film was Harold Lloyd's first talkie “Welcome Danger”.

In 1934 the cinema was acquired by Associated British Cinemas. During the War enemy action damaged the domed roof and cracked a large amount of the decorative plasterwork around the auditorium. However, the building itself did not sustain any damage.

In 1962 the cinema was renamed ABC. Shortly after that, in 1972 it ceased being a cinema. In 1974 the building was given its listed building status and taken over by Mecca Leisure.

Existing building from 1949 - staging a musical



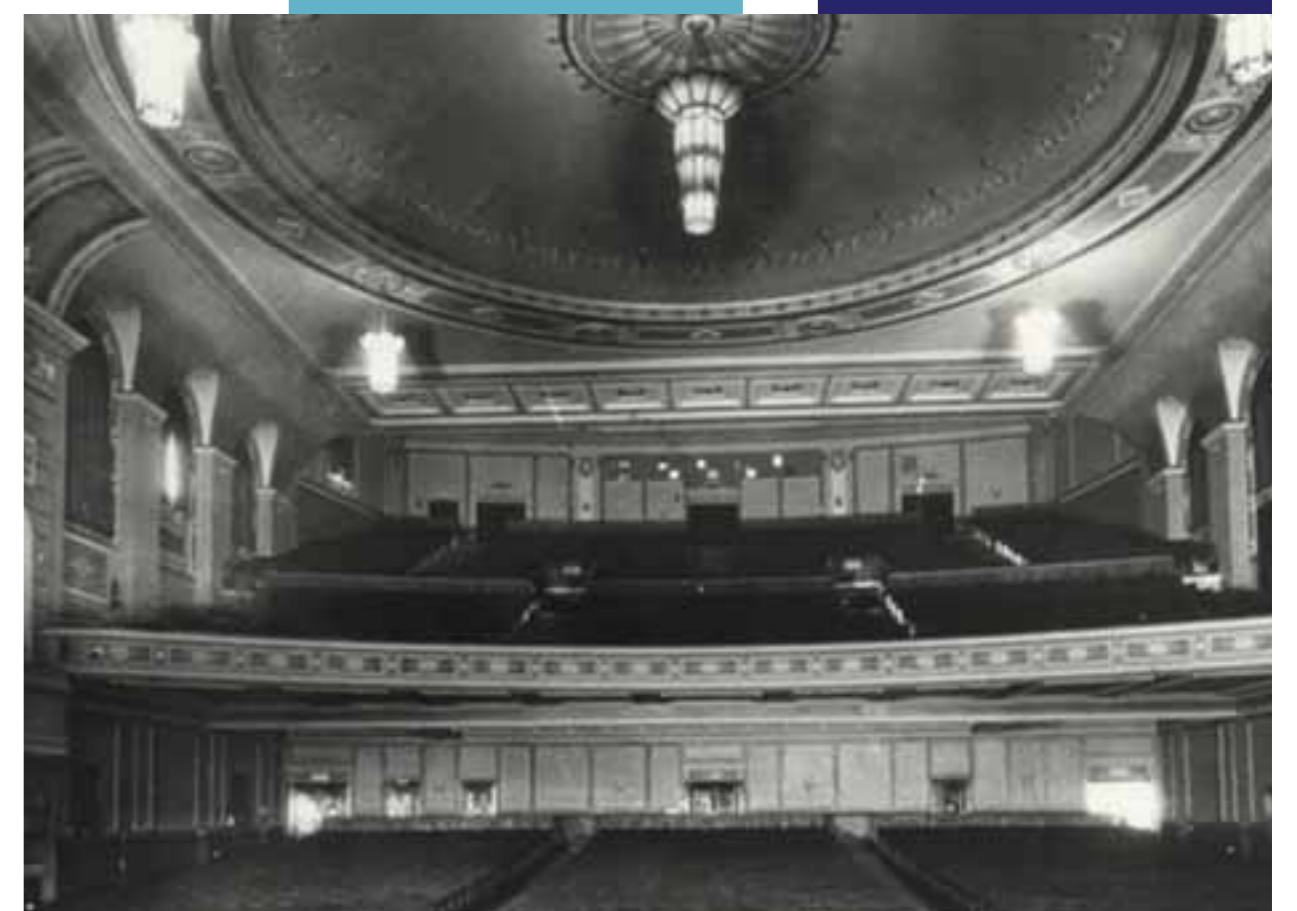
Existing building as the Mecca Bingo Hall in 1970



Existing building in 1930 shortly before completion



Interior photos of the auditorium taken in 1930 soon after opening



# THE PROPOSALS

Our proposal seeks to restore and extend the former Carlton Cinema building to bring it back into use for the whole community to enjoy.

Our intention is to provide an all inclusive multi-complex building, which will see the re-opening of the cinema theatre and provide additional community uses including a place for worship, space to hold hospitality events and training and educational lectures for the whole community to enjoy.

The proposals for the basement will allow for the creation of new back of house facilities such as store rooms, disabled toilets, kitchens, greenrooms and plant rooms.

To enable this to happen and to fund the refurbishment and extension of the building, we are proposing to provide new homes at the rear of the site.

The existing building



The proposed refurbished building



# NEW HOMES

The proposed view from River Park Walk



Our residential proposals are for a total of 44 units, including two studios, 17 one bedroom apartments, 10 two-bedroom apartments, 13 three-bedroom apartments, and two four-bedroom apartments.

All of the proposed residential would be at the rear of the site, on the vacant piece of land adjacent to the existing building. It would be 6 storeys in height, with the fifth and sixth storeys set back. The flats will be accessed from Astey's Row via a secure lobby area.

The funds from the residential development are vital to enable the renovation and extension of the listed building.

NB: Our images show alterations to the New River Park and playground. These are not part of the application, however we would appreciate any ideas you may have to improve this space for local residents. Please leave us your thoughts on the questionnaire provided.

# DESIGN STRATEGY

Proposed River Place elevation with existing Carlton Cinema façade on Essex Road



Proposed north rear elevation of the building



The proposal has been carefully designed using expert advice from Heritage Architecture in conjunction with guidance from English Heritage. The works to the listed building are sensitively designed and intended to repair, refurbish and maintain the most important heritage features.

We want to make the best use of the site. The design therefore has been conceived to create an exciting form of architecture that re-enlivens River Place and Astey's Row whilst seeking to respect the scale and form of surrounding buildings.

The proposed roof extension is set back from the main façade and slopes gently back from 1 storey where it meets the main façade to two storeys at the rear.

The proposed new elevations have been designed to make a strong reference to the "ethos" of original Art Deco principles of the main Cinema style and drawing its decorative sources from the immediate context of New River Park.

The new façades have been designed as a contemporary glass ribbon to provide an appropriate transition between the existing building façades from Astey's Row.

# REGENERATION

View down River Place towards Essex Road



Night view from corner of River Place and Astey's Row



Night view from New River Walk



# SUSTAINABILITY

We are intending to provide an environmentally sustainable scheme, which will make a positive improvement to the environment surrounding the site:

- Achieve BREEAM rating of 'Excellent';
- Reduce energy consumption of the entire building aiming to achieve a carbon dioxide reduction of 43%;
- Ensure the residential flats minimise energy use by passive solar design, natural ventilation and vegetation on building;
- Provide green roof, which will use rainwater recovery systems and encourage biodiversity in the local area;
- Provide recycling facilities to encourage occupiers and users of the development to be environmentally conscious;
- Adopt a sustainable method of construction.



# KEY BENEFITS

Cross section of the proposed scheme



Looking north east along Astey's Row - new meeting spaces at street level



Entrance to new banqueting hall in River Place



- Secure the long term future of the building;
- Maximise the site's potential by providing a mix of uses;
- Restore and bring into use the cinema theatre;
- Provide a new place of worship for local people;

- Provide space to hold hospitality events and training and educational lectures;
- Provide new homes for local people, including a mix of 1, 2, 3 & 4 bed apartments;
- An environmentally sustainable development, which seeks to achieve BREEAM rating of 'excellent'.

# THANK YOU



Thank you for taking the time to visit our exhibition, we hope that you have found the information shown here today useful.

The development team is committed to community consultation, and would be grateful if you could now spare a further few moments to complete a questionnaire giving us your thoughts.

Should you require any further information, please contact Azizun Choudhury on 0870 066 8734 or via e-mail at [azizun.choudhury@fourcommunications.com](mailto:azizun.choudhury@fourcommunications.com).

Alternatively, you can also write to us at:

161-169 Essex Road Consultation  
FREEPOST RLSX-KHXT-BGSR  
Four Communications  
48 Leicester Square  
London, WC2H 7FG