

Protecting theatres for **everyone**



Ref.: TC/1654

16 May 2018

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Economic Growth and Development Services
Municipal Buildings,
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TS18 1LD

By e-mail: planningdevelopmentservices@stockton.gov.uk

Application: 18/0574/REV & 18/0575/LBC

Site: 153 - 157 High Street, Stockton-on-Tees, TS18 1PL

Proposal: Restoration and refurbishment of The Globe with new back-of-house facilities to create a performance and multi-purpose venue and change of use of No. 153 High Street to bar/bistro plus toilets and administrative offices to support The Globe and to function as an occasional stand-alone unit; and

Listed building consent for the restoration and refurbishment of The Globe with new back-of-house facilities to create a performance and multi-purpose venue. Change of use of No. 153 High Street from vacant retail unit with residential accommodation above to a bar/bistro with additional toilets and administration offices to support The Globe and to function as an occasional stand-alone unit.

Remit:

The Theatres Trust is the national advisory public body for theatres. We were established through the Theatres Trust Act 1976 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use in England through The Town and Country Planning (Development Management Procedure) (England) Order 2015, requiring the Trust to be consulted by local authorities on planning applications which include 'development involving any land on which there is a theatre'.

Comment:

Thank you for consulting the Theatres Trust on the above applications.

The Trust commented on a previous version of this proposal (17/0755/LBC and 17/0754/COU). To reiterate some key points from that representation, we welcomed elements of the theatre's historic significance being sensitively restored and that its ongoing viability and appeal will be enhanced through the provision of additional back of house spaces and the integration of 153 High Street to create an ancillary bar/bistro. Fundamentally, the Globe being brought back to use as a fully-functioning live performing arts venue will have positive benefits for the cultural

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Chair Tim Eyles **Director** Jon Morgan

Trustees Richard Baldwin, David Blyth, Pam Bone, Paul Cartwright, Paddy Dillon, Ruth Eastwood, David Ian, Richard Johnston, Gary Kemp, Dara Ó Briain, Simon Ricketts, Peter Roberts, Ann Skippers, Anna Stapleton

The National Advisory Public Body for Theatres

The Theatres Trust Charitable Fund co-operates with Theatres Trust, has the same Trustees and is registered as a charity under number 274697

well-being of local people and the overall health and vitality of Stockton's town centre.

Although we supported the previous application, we also provided the applicant with advice on elements of the proposal for which we considered design and layout improvements might further enhance the Globe's ongoing operation and sustainability and we welcome that some of these have been reflected within this revised proposal such as the lift being taken out of the main auditorium.

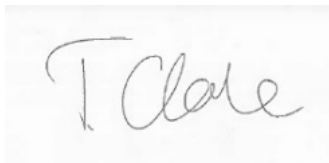
There remain some design aspects that we consider might benefit from further modification. In particular, although there is now better provision of toilets to the stalls with improved in/out flow, the open lobbies shared between the disabled toilet provision and male toilets is tight and will need to ensure Part M compliance. It would also appear that there is a potential sight-line into the male toilets. We are also concerned as to the health and safety impact of a raked floor within the female toilets to the sides of the auditorium. This is an unusual arrangement and could cause a hazard. We suggest that this is given additional consideration during the next phase of design. Whilst we note that the theatre is to be primarily used for music and comedy events, there is potential for disruption from the toilets (both acoustic issues and light spill into the auditorium) if they are used during theatrical performances. This might equally apply to the freestanding bar to the rear of the stalls for example if drinks are prepared in advance of intervals and as a result of its pumped drainage.

It is noted that it has not been possible to achieve a disabled dressing room at stage level due to site limitations. Likewise the upper levels of No. 153 High Street are only accessible by stair. This should be detailed within the Access Statement for the building.

Externally, while we appreciate the proposed truss is necessary because additional loadings on the theatre (for example the new safety curtain which is significantly heavier than was previously the case due to modern standards) cannot be borne by the existing structure, we are concerned that it is excessively bulky and poorly integrates with the building's historic fabric and surrounding context particularly when viewed from the north and west. We would encourage that the design is reviewed to minimise the amount of steelwork necessary and its impact on the building. The colour and finish of both the steelwork and visible ducting that we understand will be contained within should also be taken into consideration.

Overall though we continue to support and welcome this proposal, and **recommend the granting of planning permission and listed building consent.**

Please contact us if we may be of further assistance.

A handwritten signature in blue ink that reads "T Clarke". The signature is written in a cursive, slightly slanted style.

Tom Clarke
National Planning Adviser