

Protecting theatres for everyone



Ref.: TC/9006285

18 December 2018

Planning Policy and Decisions Team
London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
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By e-mail: planningenquiries@londonlegacy.co.uk

Application: 18/00470/OUT

Site: Site known as Stratford Waterfront (also known as East Bank), bound by the Waterworks River to the south-west, London Aquatics Centre and F10 Bridge to the south-east, and Carpenters Road to the north and east.

Proposal: Hybrid planning permission is sought for a comprehensive, phased, mixed use development at Stratford Waterfront within Queen Elizabeth Olympic Park for the following: (a) with all matters reserved for future determination, for up to 65,000 sqm of development, comprising: up to 62,800 sqm of residential development (Class C3) including private amenity spaces and ancillary uses; up to 2,200 sqm of retail/food & drink (Classes A1-A5) uses; means of access; areas to provide circulation, servicing, car parking and cycle parking; landscaping including laying out of open space with provision for natural habitats and play space; and other supporting infrastructure works and facilities. (b) for 72,899 sqm of development comprising: •41,965 sqm of educational development (Class D1) including ancillary uses; •8,144 sqm of cultural development (Class D1) including ancillary uses; •20,770 sqm of performance venue (sui generis) including ancillary uses; •1,934 sqm of retail/food & drink development (Classes A1-A5); •86 sqm of office space (Class B1); as well as additional areas to provide associated plant, storage, servicing, circulation, car parking, cycle parking and associated public realm comprising hard and soft landscaping, lighting, street furniture, steps, graded routes and mechanical lifts and a pedestrian/cycle bridge across Carpenters Road/Network Rail and DLR;

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'.

Theatres Trust

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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

Comment:

Thank you for consulting Theatres Trust regarding this application. Our comments relate specifically to the Sadler's Wells East element of the development. While we support in principle the wider cultural and educational use of the site (and future residential use), this falls outside of the Trust's remit and as such it would not be appropriate for us to discuss the details, scale or design of such uses.

The Trust welcomes and supports the provision of this new theatre for Sadler's Wells which will further enhance and expand cultural provision in East London in line with Objective 1 and Strategic Policy SP1 of the LLDC Local Plan (2015) and the Vision which promotes Queen Elizabeth Olympic Park as a global centre for cultural excellence. The theatre would also contribute towards the delivery of Site Allocation SA3.2. It will help improve the area's attractiveness and vitality, supporting its growth and attractiveness as a place to live, work and visit. Paragraph 92 of the NPPF (2018) seeks decisions to plan positively for cultural buildings and support the improvement of social and cultural well-being for the community, something this proposal would achieve.

In terms of internal layouts and operations, we are generally supportive of what has been proposed. Our only design comments in that regard are that the 'Green Room' seems distant from other backstage provision for performers and the dressing rooms may benefit from some natural daylight. The indicative seating layouts do not show wheelchair spaces; a minimum of six places would be required ideally in a variety of locations across the auditorium. We would recommend obtaining confirmation such places will be made available. Operationally, the box office and cafe/restaurant is quite distant from the north-east entry so we would advise that sufficient wayfinding is in place.

We support the large foyer area and ground floor café/restaurant, which is conducive for utilisation outside of performances to help bring people into and engage with the building thus boosting the theatre's viability and its community benefit. We also appreciate the building's external design and appearance, which helps give the theatre identity and prominence within this emerging commercial, cultural and residential neighbourhood.

We would encourage the applicant, and the London Legacy Development Corporation, to continue to engage with the Trust as these plans are further developed and taken forward.

In conclusion we support the theatre element of this proposal and, notwithstanding the appropriateness of the rest of the site, **recommend the granting of planning permission.**

Please contact us if we may be of further assistance or should you wish to discuss these comments further.

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Tom Clarke MRTPI
National Planning Adviser

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