

Protecting theatres for **everyone**



Ref.: TC/3893

02 April 2019

Ms Sinead Winship
Lambeth Planning
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Winchester
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By e-mail: planning@lambeth.gov.uk

Applications: 19/00671/VOC

Site: Land Bound By Somerleyton Road, Coldharbour Lane And Railway Line London SW9

Proposal: Variation of condition 2 (Approved Plans) of Planning Permission Ref: 15/05282/RG3 (Demolition of existing buildings on-site (with the exception of Carlton Mansions which is retained and refurbished) and redevelopment to provide a residential-led, mixed use development comprising 304 new dwellings (50% affordable) and approximately 8,000 sq.m (GIA) of non-residential uses including a theatre (Sui Generis) and employment, retail and community uses (Use class B1/D1/A1/A2) with associated parking, landscaping and ancillary works.) Granted on 23.03.2017 Variation sought: Amendments are sought to Phase I (Carlton Mansions and Ovalhouse Theatre) of the scheme only. The amendments are summarised as follows: o Reduction in use class B1a floorspace within Carlton Mansions from 1,233sqm to 1,152sqm; o Reduction in use class B1a floorspace within Ovalhouse Theatre from 1,667sqm to 1,665sqm; o Increase in sui generis theatre floorspace within Ovalhouse Theatre from 3,197sqm to 3,339sqm; o Minor amendments to the detailed design of Carlton Mansions including removal of roof armature and removal of graphics from the western elevation; o Minor amendments to the detailed design of Ovalhouse Theatre including reduction in height of main parapet, re-orientation of plant enclosures and changes to materials; o Provision of disabled drop-off bay outside Block B; o Minor revisions to landscaping and energy provision.

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 Theatres Trust regarding the above application to vary conditions of

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

permission 15/05282/RG3. This variation will result in amendments to the approved plans for Carlton Mansions and the new (replacement) Ovalhouse Theatre.

These comments concern the new theatre, as the office provision for startups/SMEs and creative businesses within Carlton Mansions falls outside of our remit stated above. However, we understand the current intention is for Ovalhouse to manage this space as part of the wider arts hub ethos of the site and we welcome the link between the two buildings on the ground floor.

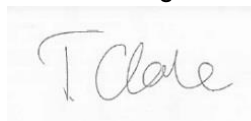
There are a number of internal amendments within the theatre building, including an overall increase in theatre (Sui Generis) floorspace and a negligible decrease in B1(a) floorspace of two square metres. Compared to the previous iteration changes include:

- a loss of volume within the foyer due to new floorspace created on what was formerly a void above;
- a loss of one storey but with additional volume to other spaces
- altered layout within Studio Theatre 1 and insertion of a balcony with additional wheelchair places affording greater choice of positions;
- sub-division of previous dressing rooms providing four smaller rooms rather than two large ones which addresses our suggestion within comments on the parent application to give greater flexibility;
- creation of specific wheelchair refuges as previously these were located within WCs which was not the optimum location;
- reversion of upper office levels to 'shell and core' due to the withdrawal of the originally anticipated tenant, giving flexibility to tailor it to future occupants.

Overall the amendments can be considered to be positive and afford the theatre greater operational flexibility. We also have no objections to the minor proposed variations to the external design, appearance and massing of the theatre building.

Therefore we support these amendments and **recommend the granting of planning permission.**

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

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

Tom Clarke MRTPI
National Planning Adviser