

Protecting theatres for **everyone**



Ref.: TC/2434

02 April 2019

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South Oxfordshire District Council
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By e-mail: registration@southandvale.gov.uk

Applications: 17/S3579/FUL & 17/S3580/LB

Site: 4 Market Place Wallingford OX10 0EH

Proposal:

Demolition of 20C additions to a listed building and reduction of the A1/A2 retail space to accommodate 8 no. new-build residential units and 9 no. car parking spaces, all accessed from the rear, off Wood Street. (As amended by drawings accompanying e-mail from agent received 11 March 2019 and amplified by Heritage Statement Appendix A and B Design Statement-Supplement 10 January 2018 and amplified by Arbtech Bat Survey- Emergence and Activity Surveys and Noise Impact Assessment Report No. 18-0025-1 R03 accompanying email from agent received 8 February 2019)

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 again consulting Theatres Trust regarding further amendments to this proposal received from the applicant's agent on 11th March 2019. This follows our previous responses of 21st February 2019 and 1st March 2018 recommending refusal on the grounds of the development undermining the Corn Exchange as a valued cultural asset and failing to provide satisfactory living conditions for occupants due to noise and vibrations.

Although we are appreciative of efforts to mitigate the risk of acoustic breakout from the Corn Exchange to the new residential units through independent wall lining and new structural walls,

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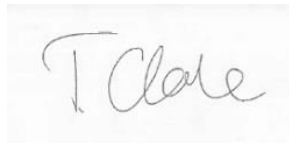
The National Advisory Public Body for Theatres

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many of our fundamental concerns outlined in previous correspondence remain. We would also note the independent wall lining will not necessarily prevent structural vibrations, particularly if the Corn Exchange hosts shows or events with a lot of bass for example. Such transfer could also potentially go the other way from the residential units to the Corn Exchange. As we noted before, the small gap between the units and the Corn Exchange gives rise to the risk materials could fall between the walls aiding transfer of noise and vibration.

We therefore continue to recommend refusal of this application, and should the Council be minded to approve this application we again draw attention to the conditions we outlined previously to help mitigate any risk to the Corn Exchange.

Please contact us should you wish to discuss this representation further.

A handwritten signature in dark ink, appearing to read 'T Clarke', is shown on a light-colored rectangular background.

Tom Clarke MRTPI
National Planning Adviser