

Protecting theatres for **everyone**



Ref.: TC/2074

15 April 2019

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By e-mail: development.management@croydon.gov.uk

Application: 19/01249/FUL

Site: Fairfield Halls Park Lane Croydon CR9 1DG

Proposal: Erection of a new loading dock to rear of building and re-configured lower ground level service yard and installation of new plant to the roof of Fairfield Halls

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:

Please note the Trust was not directly consulted of this application despite it falling within our remit as outlined above. We have had extensive engagement with the Council regarding Fairfield Halls, including an Advisory Review which was carried out in June 2016 and set out various recommendations to help ensure the venue's viability into the future. We have also formally commented on previous iterations of the development.

We have previously expressed some concern regarding the 'get-in'/servicing arrangements and layout and we consider this revised proposal to represent an improvement. We also welcome that the existing crescent-shaped artist's entrance and sub-station has been retained.

There is no reference within the plans or supporting documents to servicing for the Arnhem Gallery so it is to be assumed this will be carried out elsewhere; if large vehicles do need to use the service yard to access the gallery this should be included within the Service Yard Management Plan to ensure there is no conflict with large vehicles which may be parked in

Theatres Trust

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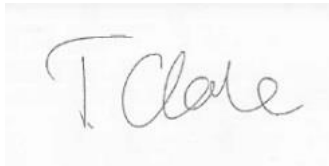
The National Advisory Public Body for Theatres

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association with the Ashcroft Theatre or halls. Also, while there is provision for three lorries to the lower service yard on occasions where three are in place car park spaces 4-7 would be out of use. At least two of the spaces would also be out of use when two lorries are parked. This is referenced within the report, and we would urge that strict control and management referenced in the report is adhered to.

With regards to the new plant, it is to be located alongside the projection room. The application report states the new machinery will not be visible from street level, although the north and south elevation plans suggests it may just be visible when viewed from some distance. However, we would consider there to be minimal visual impact on the overall setting of the building.

In conclusion, we support these revisions and recommend the granting of planning permission. Please ensure the Trust is consulted should plans for Fairfield Hall be further amended.

A handwritten signature in black ink, reading 'T Clarke', on a light-colored rectangular background.

Tom Clarke MRTPI
National Planning Adviser