

Protecting theatres for everyone



Ref.: TC/DC/18/109877

04 May 2019

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Applications: DC/18/109877

Site: BROOKDALE CLUB, BROOKDALE ROAD, LONDON, SE6 4JY

Proposals: Renovation and alterations, including the construction of a timber extension and an external staircase, to The Brookdale Club, Brookdale Road, SE6, in connection with its change of use from a private members club (D2) to a mixed use venue (Sui Generis) operating as Cafe and Restaurant, Bar, and Theatre/Live Venue with Ancillary Exhibition Space, Office and TV/Web/Music Production Studio, and artist's accommodation..

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:

This application came to the attention of the Trust as it includes the creation of a new theatre and performance venue.

Supporting documents suggest this will be a multi-purpose creative arts and performance space which will include a bar and café. The Brookdale Club has been vacant for two years therefore efforts to bring it back to active use are to be welcomed, furthermore the mix of uses proposed will add diversity and positively enhance the attractiveness and vitality of the designated Catford major town centre. This is a suitable location for such a facility, thus according with Core Strategy Policy 6 (2011). Furthermore Policy DM43 of the Development Management Local Plan

Theatres Trust

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

The National Advisory Public Body for Theatres

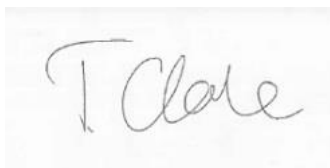
The Theatres Trust Charitable Fund co-operates with the Theatres Trust, has the same Trustees and is registered as a charity under number 274697

(2014) encourages new arts and cultural facilities within the borough.

In terms of internal layouts and accessibility, supporting documentation states the venue is inclusive but while this is the case for the ground floor there is no disabled access to the upper floor. Therefore visitors with wheelchairs would be unable to access the AV studio or living accommodation (or performances within the second multi-use space). We would suggest that options for lift access should be explored, potentially utilising space given over to storage on the ground floor and bar access on the first floor.

Notwithstanding the above, we support this proposal and the principle of change of use at this site. Paragraph 92 of the NPPF seeks authorities to plan positively for cultural uses, therefore **we recommend the granting of planning permission** although we would urge the applicant to improve accessibility to the first floor if it is practical to do so given any constraints which might exist.

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

A handwritten signature in black ink that reads "Tom Clarke". The signature is written in a cursive style with a large 'T' and 'C'.

Tom Clarke MRTPI
National Planning Adviser