

Protecting theatres for **everyone**



Ref.: TC/3901

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Applications: 19/03998/FUL

Site: Odeon Princes Way Bradford West Yorkshire

Proposals: Two-storey rear extension to former Bradford Odeon for storage, kitchen and sub-station

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 on the above proposal, which covers a series of alterations to the design and layout along with an extension in order to deliver the wider restoration project bringing the former Odeon back to use as a performance venue. The Trust has had extensive engagement with the applicant and wrote in support of the main application (18/05130/FUL) for refurbishment and extension in December 2018.

We are supportive of these amendments. The rear extension appears to make operational sense although we suggest the applicant provides further detail of the junction between the extension and the existing building as from the elevation diagrams the cornices and brickwork don't appear aligned or to correspond.

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

T 020 7836 8591 **E** info@theatrestrust.org.uk **W** theatrestrust.org.uk

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, 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

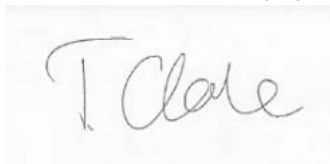
We have previously commented on wheelchair places, we recommend there is further review of this at Circle level during the next stage of the project as has been acknowledged within the applicant's report in respect to the boxes to the right side. More generally there will also need to be companion seating and this will need to be built into seating calculations.

We welcome that WC provision to the first and second floors has been revised. On the first floor there are now two accessible WCs serving the main auditorium along with a new block of WCs including an accessible WC to serve the Ballroom. This will have operational benefits when the Ballroom is being used independently and when the main auditorium is not in use. Similarly, we also welcome the reorganisation of dressing rooms at this level as this enhances backstage WC provision. To the first floor mezzanine level the relocation of office space facilitates the provision of further WCs, and there are also new WCs including accessible WCs to the second floor. This will significantly improve the audience experience by reducing queueing and congestion. However, WC provision on the upper level has come at the expense of wheelchair places which as cited above will require further review.

In terms of interior decoration there is to be a series of approaches across the building reflecting the contrasting age and state of parts of the building and the extent to which decorative and historic fabric and features survive. We consider that the juxtaposed approach will add interest as one moves through the building although we would recommend a full recording of the design process so that future generations can better understand and appreciate the building's heritage and transition.

In conclusion, subject to the considerations raised above **we recommend the granting of planning permission.**

Please continue to engage with us as this exciting project progresses.

A handwritten signature in blue ink that reads "T Clarke". The signature is written in a cursive, flowing style.

Tom Clarke MRTPI
National Planning Adviser