

Protecting theatres for everyone



Ref.: TC/38

17 December 2020

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By e-mail: planning.applications@brighton-hove.gov.uk

Application: BH2020/03419

Site: Pavilion Theatre 29 New Road Brighton BN1 1UG

Proposal: Replacement of fibrous plaster ceiling within Pavilion Theatre. Raising of parapet to North and South hip ends to Corn Exchange Roof. (Part Retrospective)

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 for Listed Building Consent has come to the attention of the Trust because it involves alterations at the Pavilion Theatre and Corn Exchange. Within the Pavilion Theatre the fibrous plaster ceiling is to be replaced, and the parapet to the Corn Exchange's north and south hip ends is to be raised.

The Pavilion Theatre is now known as the Brighton Dome Studio Theatre and is a statutorily listed Grade II cultural and heritage asset. It has been observed through other works that a section of the ceiling has dropped. Therefore it was deemed necessary to replace that area of ceiling on a like-for-like basis and also to install new removable panels to facilitate access for future inspections. However it appears further inspection concluded the ceiling's structural frame also required replacement necessitating complete replacement of the ceiling. The new plan is to replace the suspended fibrous plaster ceiling on a like-for-like basis maintaining its current profile and Moorish style. Details of the inspection have been provided.

Although loss of the current ceiling is regretful and preservation and rehanging is a preferred option where feasible, on the basis of the specialist advice received we are accepting of the need

Theatres Trust

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Chair Tim Eyles **Director** Jon Morgan

Trustees Richard Baldwin, David Blyth, Pam Bone, Paul Cartwright, Paddy Dillon, Annie Hampson, Richard Johnston, Gary Kemp, Simon Ricketts, Jane Spiers, Truda Spruyt, Katie Town

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for the ceiling's replacement. However if it is deemed that any of the original fibrous panels can be salvaged for safe re-hanging that is an approach we would welcome. We are supportive of the addition of access for inspections.

The Corn Exchange is statutorily Grade I listed. The raising of the parapet at north and south ends is related to existing permitted works, although it does not appear the Trust was consulted on these. These works are to improve insulation of the Corn Exchange, for which we would have been supportive, and results in the raising of the roof level. In turn extending the parapet to introduce a lined gully will help control water run-off and protect the building's fabric. Therefore we are supportive of this intervention which will help preserve this heritage asset of exceptional interest.

The works proposed under this single application for Listed Building Consent are very different in nature and relate to two distinct parts of the Brighton Dome complex. One in heritage terms is a significant intervention for reasons of safety whereas the other is more minor and contributes towards preserving the fabric of a significant heritage asset. Nonetheless, there is compelling justification for these works meaning we are supportive of both and would recommend the granting of Listed Building Consent.

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 "T Clarke".

Tom Clarke MRTPI
National Planning Adviser

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