

Ref.: TC/1037

14 April 2022

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By e-mail: GBall2@lambeth.gov.uk

Application: 22/00811/FUL & 22/00812/LB

Site: 131 Waterloo Road SE1 8UR And The Old Vic 103 The Cut London SE1 8NB

Proposal: Demolition of existing building at 131 Waterloo Road and erection of a 5 storey building plus basement connecting to the existing back of house areas at The Old Vic. Refurbishment of Rehearsal Room and various back of house areas at The Old Vic to create a step-free access to the stage door and to improve dressing rooms, staff offices and WC facilities. Blocking up side windows to the Wellington House. External lighting along The Old Vic façade at Waterloo Road.

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 regarding these applications for planning permission and listed building consent at the Old Vic and an adjoining site. They are seeking an extension into the neighbouring site, formerly a pub and restaurant, to create a new linked annex with enhanced facilities for the theatre as well as alterations and refurbishment to some existing back of house areas. We were engaged at pre-application stage in July 2021 at which time we expressed our support for the scheme and the applicant's carefully considered approach, with just some minor elements where we suggested further consideration may be beneficial.

The Old Vic is a Grade II* listed heritage asset and an important cultural facility within Lambeth, operating as a not-for-profit producing theatre. In 2013 permission was granted for a five storey building on the same pub/restaurant site but this scheme, supported by the Trust, did not come forward. The principle of this development is very similar.

Theatres Trust

22 Charing Cross Road, London WC2H 0QL
T 020 7836 8591 E info@theatrestrust.org.uk W theatrestrust.org.uk

Chair Dave Moutrey **Director** Jon Morgan

Trustees Paul Cartwright, James Dacre, Suba Das, Stephanie Hall, Annie Hampson, Richard Johnston, Gary Kemp, Lucy Osborne, Jane Spiers, Truda Spruyt, Katie Town

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

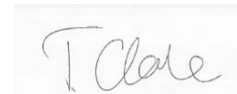
The new annex will provide the theatre with an all-day bar/café/restaurant offer at street level extending to the first floor which is in effect a re-provision of the existing use and will diversify the theatre's income stream to support its important arts and community programme as well as attract more people in to engage with it. It will also provide additional event and rehearsal facilities along with educational space which will expand the theatre's social and cultural role and optimise use of this site. Works to existing areas will help improve the theatre's accessibility particularly for performers and staff.

Since the pre-application there have been some amendments to internal layouts within the new annex although these have not fundamentally altered the overall scheme. We would however note that dual utilisation of the accessible WC as a baby change facility does not represent best practice and we would encourage opportunities for separate facilities to be explored. We are particularly supportive of the design approach of retaining as much existing structure and recycled materials as possible to minimise environmental impact. In terms of appearance we do not consider the architectural significance of the existing theatre to be undermined by the extension.

Further to what we consider to be appropriate design of the new annex we would highlight the compelling public benefits offered by the proposal, both in terms of enhancement and expansion of the theatre's function along with helping it to secure longer-term financial sustainability. Existing back of house areas are less sensitive parts of the building which have already undergone alteration.

Therefore we are supportive of the granting of planning permission and listed building consent.

Please contact us should you wish to discuss these comments further.



Tom Clarke MRTPI
National Planning Adviser