

Protecting theatres for everyone



Ref.: TC/2305

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Application: 23/00246/LBC & 23/00277/FUL

Site: Playhouse Theatre 18 - 20 Greenside Place Edinburgh EH1 3AA

Proposal: Stone cleaning and stonework repairs.

Remit:

Theatres Trust is the national advisory public body for theatres. We were established through the Theatres Trust Act 1978 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use in Scotland through The Town and Country Planning (Development Management Procedure) (Scotland) Regulation 2013, 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:

These applications for listed building consent and planning permission have come to the attention of the Trust because they are seeking to carry out stonework repairs and cleaning at the Playhouse. They have been submitted alongside further applications for installation of roof access windows and erection of an external flue to which we have commented under separate cover.

The Playhouse is a Category A heritage asset reflecting its national importance and architectural significance as what was the largest cinema in Scotland and the fourth largest in the UK. It was designed by specialist and renowned architect John Fairweather. Few cinemas or theatres either in Scotland or across the wider United Kingdom are designated at the highest level of grading. It is located within the New Town Conservation Area and Old and New Towns of Edinburgh World Heritage site. The Playhouse is the current largest theatre in the UK and therefore a major

Theatres Trust

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Chair Dave Moutrey **Director** Jon Morgan

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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

cultural asset for Edinburgh, attracting major international touring shows which helps draw people into the city.

We welcome efforts by theatre owners and operators to invest in the repair and maintenance of their buildings. A report has been submitted with this application which has identified various deficiencies which need to be addressed, along with recommended methodologies and studies to ensure replacement materials and colours are sensitive to those originally used. This includes re-painting and re-sealing timber windows, removal of lighter paint to lower levels of the Upper Greenside Lane elevation and re-painting in anti-graffiti paint to match the palette of the bulk of this area, mortar repairs and stone cleaning and repairs.

The applicant has suggested undertaking sample trials prior to full works and this is an approach we would support. Submission of samples and the agreement of the Council before works proceed can be conditioned.

We are therefore supportive of the granting of planning permission and listed building consent.

Please contact us if we may be of further assistance or should you wish to discuss this representation in greater detail.



Tom Clarke MRTPI
National Planning Adviser