

Our Ref.: MP/78

20 September 2010

For the attention of: Ms Helen Furnell

Mr Rory Macleod  
Head of Planning Control  
London Borough of Croydon  
Planning, Regeneration & Conservation Department  
Taberner House  
Park Lane  
Croydon CR9 1JT

Dear Mr Macleod,

**Land adjoining East Croydon Station, bounded by George Street, Lansdowne Road and Dingwall Road, including the Warehouse Theatre.  
Application number: 10/02579/DT**

Thank you for consulting The Theatres Trust on the above Environmental Impact Assessment (EIA) Scoping Report for mixed use development of the land immediately West of East Croydon Railway Station. We understand that the proposals for the site would include a new location for the *Warehouse Theatre* (currently located within the site), c500 residential units, 100,000m<sup>2</sup> office space, retail uses, associated parking, landscaping and public realm improvements. The Theatres Trust remit relates to the loss and proposed replacement for the *Warehouse Theatre*. Please see our detailed advice below.

**Remit:** The Theatres Trust is The National Advisory Public Body for Theatres. The Town & Country Planning (General Development Procedure) Order 1995, Article 10, Para (v) requires the Trust to be consulted on planning applications which include '*development involving any land on which there is a theatre.*' It was established by The Theatres Trust Act 1976 '*to promote the better protection of theatres.*' This applies to all theatre buildings. Our main objective is to safeguard theatre use, or the potential for such use but we also provide expert advice on design, conservation, property and planning matters to theatre operators, local authorities and official bodies.

**Advice/comment:** The Trust supports the general thrust of the Environmental Impact Assessment (EIA) Scoping Report by Waterman because it includes the *Warehouse Theatre* as a 'professional producing theatre based in a former Victorian warehouse' on page 3; as a 'potentially sensitive receptor for residents' in Table 1, on page 7, and a Key Issue at section 5.6, under Socio Economics, on page 11. The Scoping Report also identifies that the proposals for the site are still being developed but will comprise 'a replacement theatre', on page 6. However, we were disappointed that there was not enough information on the proposed size, new location and closure period for the *Warehouse Theatre*.

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## Protecting theatres for everyone

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The Theatres Trust understands that 'Scoping' is the process of determining the content and extent of the matters which should be covered in the environmental information to be submitted to a local planning authority for projects which are subject to an Environmental Impact Assessment. Scoping is an early stage in the process and is designed to ensure that the environmental studies provide all the relevant information on the impacts of the project, in particular focusing on the most important impacts, the alternatives to the project and any other matters to be included.

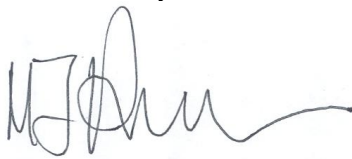
Yet, in terms of the *Warehouse Theatre*, there is no reference within the report that the size of the replacement theatre needs to be of at least 200 seats and that the location and design (including ancillary facilities) is essential for its future sustainability. There is also the issue of a closure period and the necessity for a temporary theatre to be erected if the *Warehouse* is demolished before the construction of a new theatre.

The applicants may well consider that these matters are too complex for a scoping report but they are crucial to the development of the new *Warehouse Theatre*, local residents, theatregoers and the site. We therefore draw these matters to your attention to be included in Environmental Impact Assessment.

Lastly, the Trust was surprised that neither it nor the *Warehouse Theatre* were included in the list of relevant bodies for consultation at section 4 on page 8. We would expect to be fully engaged in the pre-planning process so that the development can be refined through the incorporation of mitigation measures serving to limit adverse affects and enhancing beneficial concerns.

Please do not hesitate to contact us if we may be of further assistance.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'MJP', with a long horizontal flourish extending to the right.

Mark James Price MRTPI, IHBC  
Planning and Heritage Adviser

cc John Clarke, Warehouse Theatre  
Nicole Goater, Senior Consultant, Waterman