

Protecting theatres
for **everyone**



Ref.: TC

30 November 2021

Andrew Thompson
Planning
Worcester City Council
The Guildhall
High Street
Worcester
WR1 2EY

By e-mail: planning@worcester.gov.uk

Application: 20/00649/FUL

Site: Lowesmoor Wharf Lowesmoor Worcester

Proposal: Demolition of buildings and structures, reuse and regeneration of buildings and redevelopment of land at Lowesmoor Wharf to provide mixed use development within seven buildings (Block A comprising up to 5 storeys, Block B comprising up to 8 storeys, Block C comprising up to 7 storeys, Block D comprising up to 7 storeys, Block E comprising up to 7 storeys, Block F comprising up to 8 storeys, Block G re-use and conversion of existing buildings, Block P: re-use and ground floor extension of existing building) floorspace to comprise 238 residential apartments (Class C3), 845 sq. m retail floorspace (Class E), 789 sq. m café and restaurant floorspace (Class E), 3,553 sq. m office floorspace (Class E), 431 sq. m community floorspace (Class F2), 358 sq. m ancillary and plant floorspace together with new pedestrian and vehicular accesses and car parking, new public space, hard and soft landscaping and associated site infrastructure.

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 re-consulting Theatres Trust on this application, following submission of amended plans and a revised development description. Since our original response there has been a change to building heights within Blocks A, B and F, a reduction in the quantum of apartments and a change of use class for the community floorspace from Class E to F2.

Theatres Trust

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

Interim Chair Paddy Dillon Director Jon Morgan

Trustees Richard Baldwin, Paul Cartwright, Annie Hampson, Richard Johnston, Gary Kemp, 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

Protecting theatres for everyone



The Trust's interest in this site relates to 77Lowesmoor Terrace (Vesta Tilley Centre) which is the site of a mid-late nineteenth century music hall which is proposed for demolition.

The revisions being consulted on as submitted in September 2021 predominantly affect building heights, design and residential unit mix. These are not matters on which the Trust wishes to comment so with demolition of the Vesta Tilley Centre being carried forward our previous position remains unchanged.

It has since been determined through assessment by Historic England that the building does not have listable quality which is an opinion we accept. Nonetheless we remain of the view the original plan form is likely to survive and that the building makes a strong contribution to local streetscape and the character of the conservation area. The applicant continues to rate its historic interest as low with which we disagree, likewise we also disagree the building does not relate to the special character of the conservation area.

It currently cannot be ascertained with certainty whether Vesta Tilley did in fact perform at this site, but there does seem to be documented evidence that as a child she attended a number of concerts by her father after which she would return home to practice her own performances. This clearly inspired her for later life so the building has historic cultural importance for its association with one of the country's biggest stars of the era. It is also thought she returned to Worcester to perform at the hall later.

We continue to object to the granting of planning permission for this development.

Please contact us should you wish to discuss this representation further and continue to engage with us should plans be further amended.

A handwritten signature in black ink that reads "T Clarke". The signature is written in a cursive, slightly slanted style.

Tom Clarke MRTPI
National Planning Adviser

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