

Protecting theatres for everyone



Ref.: TC

03 June 2021

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Lewisham Council
Catford Library
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1 Catford Road
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By e-mail: planning@lewisham.gov.uk

Application: DC/20/119706

Site: LAND AT SURREY CANAL ROAD, STOCKHOLM ROAD, BOLINA ROAD AND, ROLLINS STREET, LONDON, SE16

Proposal: Hybrid planning application for the redevelopment of land at Surrey Canal Road, Stockholm Road, Bolina Road and Rollins Street, London SE15 and SE16 comprising: FULL planning application for Phase 1 comprising the demolition of existing buildings at Orion Business Centre and construction of 600 residential dwellings in three towers rising to 32 storeys together with 4,315sqm of floorspace comprising an auditorium, meeting rooms, offices, and restaurant/ café floorspace (Sui Generis and Class E) within a podium, with associated vehicular and cycle parking, public realm, amenity space, landscaping and infrastructure; and OUTLINE planning application for demolition of existing buildings (with the exception of Guild House and part of Rollins House which are to be retained) and construction of up to 400,000sqm of floorspace, comprising residential floorspace (Class C3) (circa 2,900 dwellings) within blocks rising to a maximum of 154m AOD (circa 44 storeys), together with business floorspace, leisure floorspace, retail, food and drink floorspace and non-residential institution floorspace (Class E), learning and non-residential institutions (Class F1), pubs and takeaways (Sui Generis) together with associated basements, vehicular and cycle parking, public realm, amenity space, landscaping, highway works and infrastructure (scale, layout, landscaping, access and appearance reserved). This application is accompanied by an Environmental Statement.

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'.

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

T 020 7836 8591 E info@theatrestrust.org.uk W theatrestrust.org.uk

Chair Tim Eyles **Director** Jon Morgan

Trustees Richard Baldwin, Paul Cartwright, Paddy Dillon, 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

Comment:

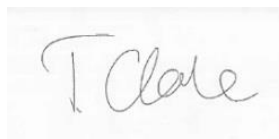
Thank you for consulting Theatres Trust on the above application. We have been notified because the proposed development incorporates an auditorium. Our comments relate to that space only and we make no comment on the wider development, its landuses and residential unit mix, or the overall design and scale of the Phase 1 building within which the auditorium is located.

The proposed auditorium is quite large with 800 seats and a sizeable foyer. It is stated within supporting documents this space was planned for re-provision of the Hillsong Church although as a multi-purpose space it could be used for live performance including theatre.

Whilst the space lends itself well to religious services and potentially lectures or presentations given its layout, there are constraints which would limit theatre and other live performance to any great extent. Primarily this is because there is little backstage provision, for example no obvious storage area for any sets or equipment or dressing rooms although there is a green room and bank of showers upstairs but with a convoluted route into the auditorium. This is not necessarily a problem if only very limited and occasional theatre use is envisaged, but if there is some reliance on wider use for the auditorium's viability there would be great merit in engaging a specialist theatre consultant. Some consideration will also need to be given as to how the space is managed given that it appears to share its foyer and services with other functions within the block.

In conclusion we raise no objection to the auditorium space, but urge that it is ensured our points in relation to its use and function are addressed.

If you wish to discuss these comments further please do not hesitate to get in contact.



Tom Clarke MRTPI
National Planning Adviser

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