

PD9860/TM/GK
email: tim.miles@montagu-evans.co.uk

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David Glasgow
Principal Planning Officer
Regeneration and Planning + Culture and Environment
London Borough of Camden
5 Pancras Road
London
N1C 4AG

CHARTERED SURVEYORS
5 Bolton Street
London
London W1J 8BA
Tel: 020 7493 4002
Fax: 020 7312 7548
www.montagu-evans.co.uk

Dear David,

**AMBASSADORS THEATRE PROJECT, WEST STREET
APPLICATION FOR PLANNING PERMISSION AND LISTED BUILDING CONSENT
TOWN AND COUNTRY PLANNING ACT 1990 (LISTED BUILDINGS AND CONSERVATION AREAS ACT)**

On behalf of our client, Delfont Mackintosh Theatres, we enclose an application for planning permission and listed building consent for:

"The demolition of the existing building behind the retained West Street Façade and part of the Tower Court façade and redevelopment of the site for a four storey theatre (with one storey upward extension of retained façade) with roof top rehearsal rooms within mansard roof over a basement, extending into part of Tower Court, installation of rooftop plan, new landscaping in Tower Court"

SUMMARY OF APPLICATION

The application proposes a new dedicated theatrical transfer house to accommodate productions that have come to the end of their run in the subsidised sector. The proposed theatre will provide the opportunity for subsidised productions that would not otherwise have the opportunity to transfer to the West End.

It is currently very difficult for successful subsidised productions to transfer to the West End because the internal arrangement of most West End theatres differs substantially from more modern arrangements of the subsidised sector. The vast majority of West End theatres have traditional 'proscenium arch' stages whilst most originating theatres in the subsidised sector have more modern arrangements, such as thrust stages or are arranged 'in the round'. This means that a transfer has to be restaged, often at huge cost to the originating subsidised theatre and eroding the original artistic intention of the director, to the detriment of the audience experience.

There are currently no dedicated theatres in the West End to which productions arising in the subsidised theatre sector can transfer in the event of critical acclaim or audience demand. Typically, publically subsidised productions are pre-programmed in advance at the originating playhouses and run for a period of 6-8 weeks only. The proposed new theatre would provide an opportunity for successful subsidised shows to transfer to the West End for a further 8-16 weeks.

This increased run would provide the subsidised sector with an opportunity to increase revenue at a time of consistently squeezed funding pressures and cuts. It will also diversify the offer for theatre goers and open up a range of quality productions to be viewed as originally intended, enhancing the range and quality of productions and cementing London's status as a world cultural capital in theatre.

Such is the shortage of space in the West End that very many successful subsidised productions are simply never seen again after their original run. Others, due to the physical difficulties of restaging in a proscenium setting simply have no prospect of transfer at all, even if a space in the West End were available.

In order to create a modern and flexible internal arrangement, it is proposed that much of the building is demolished and rebuilt behind the retained West Street façade and the stucco return onto Tower Court. Historically significant elements of plasterwork are to be relocated within the new theatre.

The proposed theatre will then provide a much needed resource for the transfer of productions from the subsidised sector. In turn, the subsidised sector will be able to secure a longer run for critically acclaimed productions that would otherwise close for good, frustrating a large unmet demand from the audience. Thus, the cultural life of the West End will be enhanced along with the audience's opportunity to see good quality subsidised productions for a longer period of time. In their turn, the subsidised sector will realise the opportunity to increase their revenue in an environment of constantly reduced funding.

The proposals have attracted wide ranging support from within the industry. Nicholas Hytner (former Artistic Director of the National Theatre) summarised the situation as:

"Over recent years, a large number of the most successful and ambitious productions in the subsidised theatre sector have been unable to find a venue for further life, leaving a significant potential audience without an opportunity to see work it would like to see. Very often this work would not justify the risks involved in a transfer to a large West End theatre. Cameron Mackintosh's plans for his new 450 seat theatre would greatly increase the chances of a future life for successful productions from theatres like the Dorfman, the Almeida, the Royal Court and the Donmar as well as offering a suitable venue for regional transfers."

Full details of the need for a dedicated transfer house and how the proposed theatre meets that need is set out in the Design and Access Statement and Planning and Heritage Statement that accompany this application.

APPLICATION SUBMISSION

The application is made up of the following documents:

- Site Location Plan (1:1250)
- Site Plan (1:500)
- Existing Drawing Nos. 11455-A01-01-06, 10, 11, 20-22
- Demolition Drawing Nos: 11455-A-03-01-06, 10, 11, 20-22,
- Proposed Drawing Nos. 11455-A:
 - 05-09 Rev H;
 - 06-01 Rev J;
 - 06-02 Rev D;
 - 06-03 Rev C;
 - 07-01 Rev D;
 - 07-02 Rev D;
 - 07-03 Rev D;
 - 07-11-12;
 - 05-01 Rev J;
 - 05-02 Rev J;
 - 05-03 Rev J;
 - 05-04 Rev H;
 - 05-05 Rev H;
 - 05-06 Rev E;
 - 05-08 Rev F;
- Planning and Heritage Statement prepared by Montagu Evans;
- Statement of Significance Prepared by Montagu Evans;
- Heritage Statement prepared by John Earl;
- Design and Access Statement prepared by Aedas;
- Interior Modelling Report prepared by Citizens Design Bureau (submitted on CD);
- Archaeology Statement prepared by RSK;
- M&E Report Prepared by Power Plan;
- Statement of Community Involvement prepared by Four Communications;
- Site Waste Management Plan prepared by XCO2 Energy;
- Security/Crime Report prepared by IJA;
- Lighting Assessment prepared by Pritchard Themis;
- Servicing Plan Report prepared by Theatre Projects;
- Get-In Vehicle Statement prepared by Theatre Projects;
- Acoustic Report prepared by Gillieron Scott;
- Ecology Report prepared by Greengage;
- Transport Statement prepared by Mayer Brown;
- Daylight/Sunlight Report prepared by Delva Patman Redler;
- Overheating Report prepared by XCO2 Energy;
- Energy Statement prepared by XCO2 Energy;
- Sustainability Statement prepared by XCO2 Energy;
- Basement Impact Assessment and Supporting Documents (submitted on CD);
- Construction Management Plan prepared by TTP;
- CIL questions form.

The planning application fee is £11,935 which will be paid under separate cover.

I trust that the above is in order and look forward to receiving confirmation of validation. However, in the meantime, should you require clarification on any matter then please do not hesitate to contact Gemma Kendall or Tim Miles at the above office.

Yours Sincerely



Tim Miles
Partner
Montagu Evans LLP