

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

DATE 14 JANUARY 2009

**REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES**

08/3514/FUL

**Green Dragon Studios, Theatre Yard and Georgian Theatre and Calvin House, Green Dragon Yard Stockton-on-Tees,
Installation of entrance features and doors at Georgian Theatre and Green Dragon Studios and installation of external projector and housing at first floor level Calvin House.**

Expiry Date 28 January 2009

SUMMARY

The application seeks planning permission for new entrance features and doors at the Georgian Theatre and Green Dragon Studios. Permission is also requested for the installation of projector housing and replacement of an existing door at first floor level of Calvin House.

The doors and entrances have been designed with a 'Sound Wave' theme; the bold symbolism of the designs is intended to create unique and attractive entrances.

The proposal intends to celebrate the entrances to these cultural buildings and by doing so add to the area's cultural heritage.

A separate application for the necessary Listed Building Consent has also been submitted (08/3515/LBC)

RECOMMENDATION

Planning application 08/3514/FUL be Approved subject to the following conditions:-

01 *The development hereby approved shall be in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.*

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>BLS1706-01</i>	<i>18 December 2008</i>
<i>SBC0001</i>	<i>3 December 2008</i>
<i>SCQ 1</i>	<i>3 December 2008</i>
<i>SCQ 3</i>	<i>3 December 2008</i>
<i>SBC0002</i>	<i>3 December 2008</i>
<i>SCQ 4</i>	<i>3 December 2008</i>

Reason: To define the consent.

- 02. Notwithstanding the submitted information detailed drawings of the entrance doors showing full details of the proposed materials, colours, opening mechanisms and finishes will be agreed in writing with the local planning authority before installation and implemented to the satisfaction of the Local Planning Authority.***

Reason- To ensure a satisfactory form of development

The application has been considered in line with policies GP1, EN24 and EN26 of the Stockton-on-Tees Local Plan it is considered that the scheme accords with these policies and there are no other material planning considerations, which indicate that a decision should be otherwise.

BACKGROUND

The Georgian Theatre and Calvin House are grade II listed building with the Green Dragon studios unlisted.

All three properties lie within the Cultural Quarter and are owned by Stockton Borough Council and are leased by Tees Music Alliance.

All three properties have recently been fully refurbished and form the main cultural uses within the Cultural Quarter.

The existing entrances are functional but visually poor and do little to reflect the architectural and historic interest of the buildings; or to promote the uses within.

PROPOSAL

The application seeks planning permission for new entrance features and doors at the Georgian Theatre and Green Dragon Studios. Permission is also requested for the installation of projector housing and replacement of existing door at first floor Calvin House.

The entrances to be improved are the main entrance to the Green Dragon Studios located in Theatre Yard and both the main entrance and fire exit for the Georgian that are located in Green Dragon Yard.

The installation of the projector housing at first floor of Calvin House will be located in Green Dragon Yard.

The doors and entrances have been designed with a 'Sound Wave' theme, as music is a predominantly strong link between the buildings. The bold symbolism of the designs is intended to create unique and attractive entrances, which embrace the cultural activity in the area. The proposal intends to celebrate the entrances and by doing so add to the area's cultural heritage.

CONSULTATIONS

The following Consultations were notified and comments received are set out below:-

Urban Design Engineers/Head of Technical Services

No objections subject to the following information.

Highways Comments

No objection as there are no changes to the current use adjacent to the adopted highway.

Landscape & Visual Comments

No objection in relation to landscape and visual subject to the following information being provided:

. Detailed drawings of all entrance doors.

Built Environment Comments

I have no objection in relation to scale and massing.

PUBLICITY

Neighbours were notified by means of letter, site notice and press advert and no comments were received.

PLANNING POLICY

Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plans is the Stockton on Tees Local Plan (STLP).

The following planning policies are considered to be relevant to the consideration of this application:-

Policy GP1-General principles

Proposals for development will be assessed in relation to the policies of the Cleveland Structure Plan and the following criteria as appropriate:

- (i) The external appearance of the development and its relationship with the surrounding area;
- (ii) The effect on the amenities of the occupiers of nearby properties;
- (iii) The provision of satisfactory access and parking arrangements;
- (iv) The contribution of existing trees and landscape features;
- (v) The need for a high standard of landscaping;
- (vi) The desire to reduce opportunities for crime;
- (vii) The intention to make development as accessible as possible to everyone;
- (viii) The quality, character and sensitivity of existing landscapes and buildings;
- (ix) The effect upon wildlife habitats;
- (x) The effect upon the public rights of way network.

Policy EN26-Listed Buildings

Alterations, extensions and changes of use to listed buildings will be permitted where the proposals are in keeping with the character and appearance of the original building, and its architectural or historic interest is not adversely affected.

Policy EN24-New Development in Conservation Areas

New development within conservation areas will be permitted where:

- (i) The siting and design of the proposal does not harm the character or appearance of the conservation area; and
- (ii) The scale, mass, detailing and materials are appropriate to the character and appearance of the area

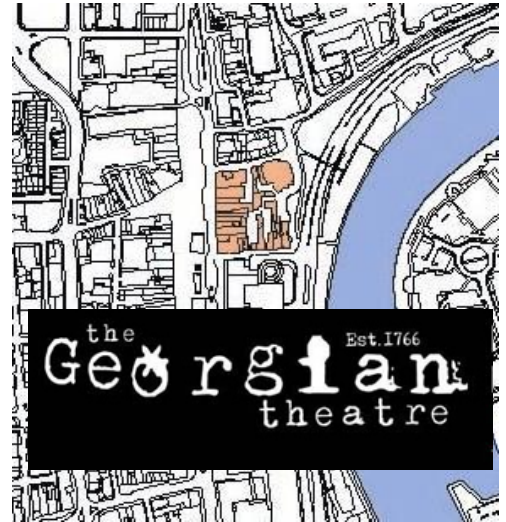
SITE AND SURROUNDINGS

The application site is nestled behind Stockton High Street within the Cultural Quarter, located in and around Green Dragon Yard.

The Cultural Quarter is made up of a series of small yards, including Green Dragon Yard, Wasp's Nest Yard and Theatre Yard. The area is a mixed use of commercial businesses, entertainment uses including pubs and flats.

The grade II listed Georgian Theatre was built in 1766 and is now managed by Tees Music Alliance to promote live music and theatre, especially that which is generated on an independent, local level.

Calvin House (grade II listed) has recently been refurbished to transform the former residential accommodation into five artisan workshops and staff facilities. Tees Music Alliance now manages the property for the Council. The building is fully let and there are a variety of cultural sub-tenants including a recording company, dance company, and arts marketing company including retail use at ground floor.



MATERIAL PLANNING CONSIDERATIONS

The main consideration of the proposal is the impact of the new entrance features and projector housing on the character and appearance of the listed properties, the impact on the aesthetics on the conservation area and any potential impact on highway and pedestrian safety.

The overall aim of the proposal is to highlight these cultural facilities, draw people into the facilities and make the area more visually interesting.

These entrances have been designed in conjunction to bring unity and synergy to the three hubs of cultural activity within the cultural quarter, while meeting the specific dimensions of each individual entrance

The existing Georgian Theatre has two entrance doors. A door which faces into Green Dragon Yard appears as the prominent entrance, however is a secondary entrance predominantly used as a fire door. Partially glazed It allows direct access into the bar area and is not used as the main entrance door.

The second (main entrance) door is located in a tight corner of the Wynd at the junction between Green Dragon and Theatre Yard. This second door is a solid wooden door, painted black in a mock Georgian style. This is largely a concealed entrance and its solid construction further creates an oppressive visual barrier and does little to reflect the vibrant use contained within the building.

With music being a predominantly strong link to the specified buildings in Stockton's Cultural Quarter, 'Sound Waves' is the chosen theme for the design proposal. The bold symbolism of the design aims to create unique and attractive entrances which embrace the quarter's cultural activity, adding to the area's cultural heritage.

The proposed entrances are designed to be colourful and eye-catching, defining and promoting the venues and businesses within to all who pass by. Whilst the Georgian Theatre entrance is clear to people walking out of Green Dragon Yard it could easily be missed by those walking from the Green Dragon Studios but, by allowing the metal work to spill onto the surrounding brick work, attention is drawn from both directions. Additionally this spilling of metal work provides the opportunity for signage to be incorporated into the overall concept if required.

The glass has the potential to be an integral part of the overall design concept, while both metal and glass components have the potential for incorporating more distinctive colours.

It is intended that the entrances will be lit from within the reception areas of the building, with light spilling out through the glazed panels.

As the Cultural Quarter should be thought of as a pleasurable and interesting place to walk through and spend time, the distinctive sound wave designs will help convey this message to all visitors.

Another aspiration for the Cultural Quarter is to have the ability to project images and films from Calvin House onto temporary screens, to be enjoyed by patrons of the outdoor café in the Green Dragon Yard or for outdoor events. The location of the projector at Calvin House affords the best scope for projecting the width of the Yard and at height to avoid interference from objects at ground level.

It is considered that the proposals will help to add vibrancy and interest into the cultural quarter. The designs of the proposals are considered to be acceptable and will not adversely affect the appearance of the buildings or conservation area. The Head of Technical Services has no objections to the proposal and the application is therefore not considered to have an adverse impact on highway or pedestrian safety.

CONCLUSION

The application is recommended for approval with conditions for the reasons outlined above.

**Corporate Director of Development and Neighbourhood Services
Contact Officer Mrs Fiona Bage Telephone No 01642 526271**

**Financial Implications
As report**

**Environmental Implications
As Report**

**Legal Implications
As report**

**Community Safety Implications
As Reported**

Human Rights Implications

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report

WARD AND WARD COUNCILLORS

Ward Stockton Town Centre
Ward Councillor Councillor D. W. Coleman

Ward Stockton Town Centre
Ward Councillor Councillor P. Kirton