



HAWLEY WHARF A1 BASEMENT  
EXTENSION OF TEMPORARY USE F1 GALLERY SPACE





## DESIGN, ACCESS, AND OPERATIONAL STATEMENT

On 19 December 2022, planning permission (ref: 2022/3594/P) was granted at the site for "Use of the site as art gallery (Class F1 Use) for a temporary period until 1 May 2023". This application seeks planning permission for a further period from 1 May 2023 to 1 May 2024.

No external changes are proposed within this application.

### Background

The proposals seek planning permission for an additional one year temporary period to use the lower ground floor and basement area of Building A1, Hawley Wharf for a travelling art exhibition (Class F1).

Under planning permission ref: 2020/0362/P (dated 28 October 2020), the site has approved use for Class B1(c), however it has never been occupied or operated under that use.

Despite continuous marketing efforts, the basement units have never been successfully leased under their long-term use class. The marketing exercise is covered in a separate report submitted in support of the application.

The facility is to be operated by Next Exhibition, an established company in the leisure industry, who are to occupy the site as a tenant for the proposed temporary period.

This application for temporary planning permission is being made by Ground Gilbey Limited in consultation with the tenant. The tenant will be required to adhere to the principles set out in this document by virtue of a lease agreement.

Land Use Details:			
	Use Class	Use Description	Floorspace (GIA sqm)
Existing	Consented Light industrial (Use Class B1c) (vacant)		1,029.5
	Consented Market retail (Use Class A1) (vacant)		660
	Consented Hot food takeaway (Use Class A5) (vacant)		14
	Total		1,703.5
Proposed	Art gallery (Use Class F1) (temporary use)		1,703.5

### Exhibition concept

Following the success of the BACK TO THE FUTURE exhibition and immersive experience, which had over 17000 visitors, of which 90% were UK-based, the new proposal is for a street art exhibition.

COLORS FESTIVAL showcases over 40 street artists from around the world, for visitors to discover a universe of paintings, photography, illustration, and interactive installations and experience art like never before.



### Capacity

The numbers who are admitted to the premises is restricted by the spaces that are available and flow rate around the building. There is need to provide a high-quality experience by not overcrowding the immersive scenarios available.

The maximum occupancy of the site will be up to 250 people (including visitors and staff) per hour, in line with condition 4 of the previous permission. Group visits average 15-20 people per group. There are no proposed changes to the site operation, as it has been operating successfully and without complaints for the previously approved period.

Staffing would account for approximately 4 persons on site at any one time. Ticket sales will be done both on site and online.

Opening hours will be: Mon-Thu 10am to 7pm, Fri-Sun 10am to 8pm.

There will be a small shop offering souvenirs within the premises.

### Transport and servicing

Customers visiting the premises will utilise public transport, with no parking provided for customers or staff. Lifts exist in the building both for the benefit of customers and for moving

goods. The arrangements for access include provision to achieve compliance with the Disability Discrimination Act 1995.

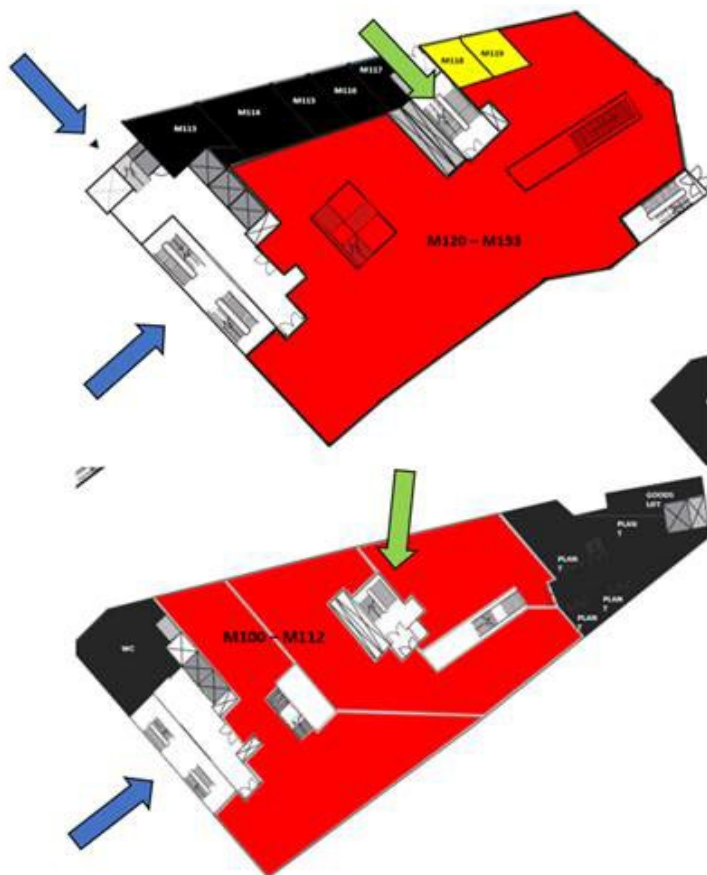
Given the model of operation is the provision of a leisure attraction, it is anticipated that little will be required in terms of servicing. Existing service and delivery arrangements for the market will be utilised.

Visitors will be able to utilise the cycle parking within the Hawley Wharf masterplan site.

**Access**

The main entrance will be from the UG floor of A1 (behind A0 building) with additional access from the Water Lane side.

The accessibility of the site would allow for customers of all ages and backgrounds. The building and the exhibition space are fully accessible to people with disabilities.



Blue arrows indicate external access and egress points. Green arrows internal access to each floor.