

PROPOSED DESIGN: THEATRE

6.0

6.1 INTRODUCTION

Introduction

London is one of the world’s most dynamic cities, with outstanding cultural, study, live, work, leisure and travel opportunities.

London provides an incredibly rich source of cultural and leisure entertainment with all the attractions and amenities of a thriving contemporary city.

The proposed scheme will reinvent this historically prominent building which the low quality Odeon cinema masks its importance whilst currently offering little to the street scene of the area.

The original intended purpose of the Saville as a live performance space has been lost for over 50 years. The ambition of the proposal is to reinstate the original function of the building and to create a purpose built world class theatre and impressive civic entrance foyer leading to publicly accessible spaces.

Constructed within the retained walls of the original building, the new theatre space has been carefully designed to achieve the best quality flexible performance space to secure a live theatre venue for the next 100 years.



Visualisation Visualisation of Revised Glazed Window

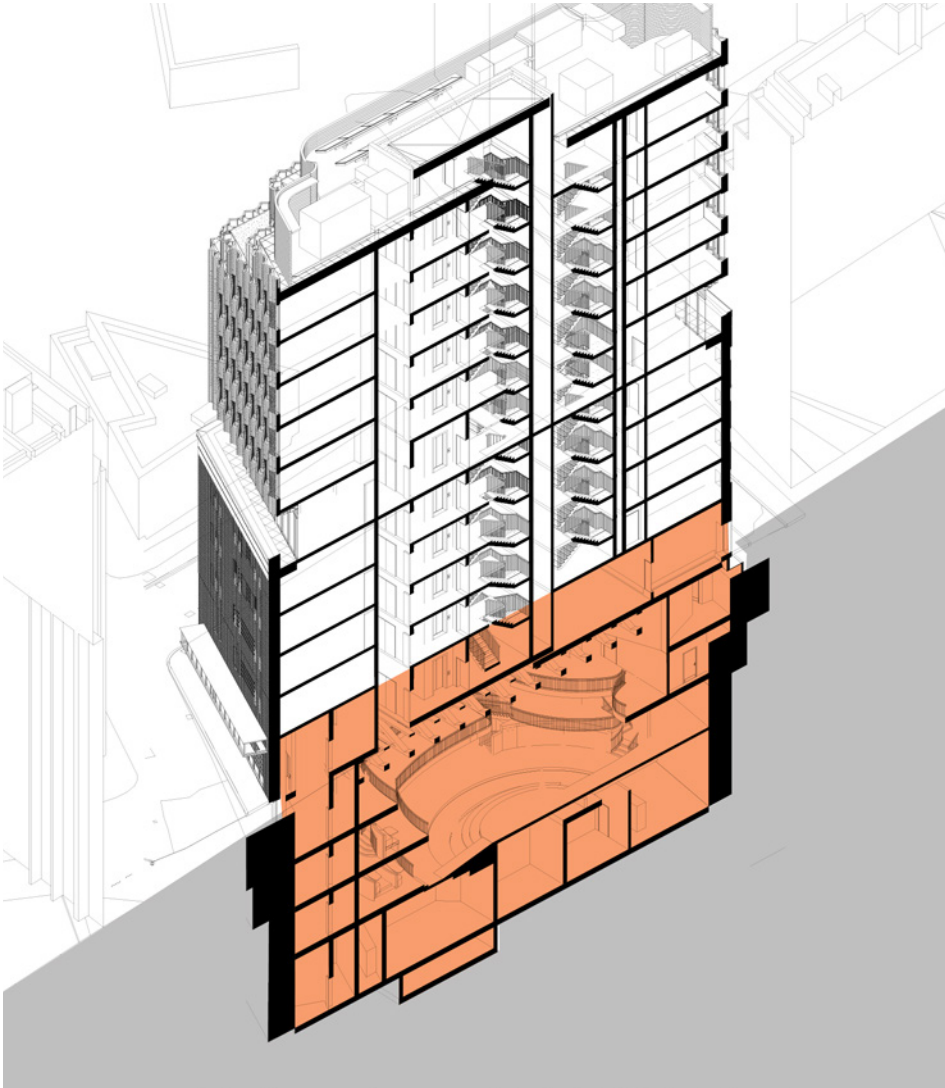
6.2 AMOUNT

Throughout the pre-application and consultation process, the principle ambition to bring a theatre back to this West End site has been hugely supported.

Reinstating the former theatre to its original use aligns with the preservation of cultural heritage and the revival of a once-thriving artistic space. The unique architecture and historical significance of Saville Theatre make it a fitting venue for live performances, ensuring the preservation of its legacy and contributing to the cultural fabric of the community.

Land Use

The proposed theatre use within the existing building aims to return and renew this once thriving cultural venue into one of London’s foremost destinations. The unique architecture and historical significance of Saville Theatre make it a fitting venue for live performances, ensuring the preservation of its legacy and contributing to the cultural fabric of the West End.



Schematic Section

Amount

The proposed theatre includes 2,329m² GIA of floor area, arranged for over Ground Level + 4 Basement Levels below. Ancillary spaces associated to the operation of performances include food & beverage spaces, kitchens, dressing rooms and general BOH spaces.

The reinstatement of a theatre back to the Saville following a 54 year absence is set to deliver an exemplar building ensuring the proposal is of the highest quality set within the existing and emerging robust urban framework in a prominent location with principle elevations fronting Shaftesbury Avenue and Phoenix Gardens.



The Saville Theatre, in its Heyday.

6.3 LAYOUT

Acknowledging the original stage and stalls seating was below street level, the new theatre will occupy part of the original revealed volume (currently dissected by the cinema screening rooms) whilst additional height will be created to meet the requirements of a modern theatre operator.

The ground floor will fully optimise the original entrance for the theatre arrival fronting Shaftesbury Avenue, whilst ancillary entrances will be fairly distributed across each of the remaining three elevations.

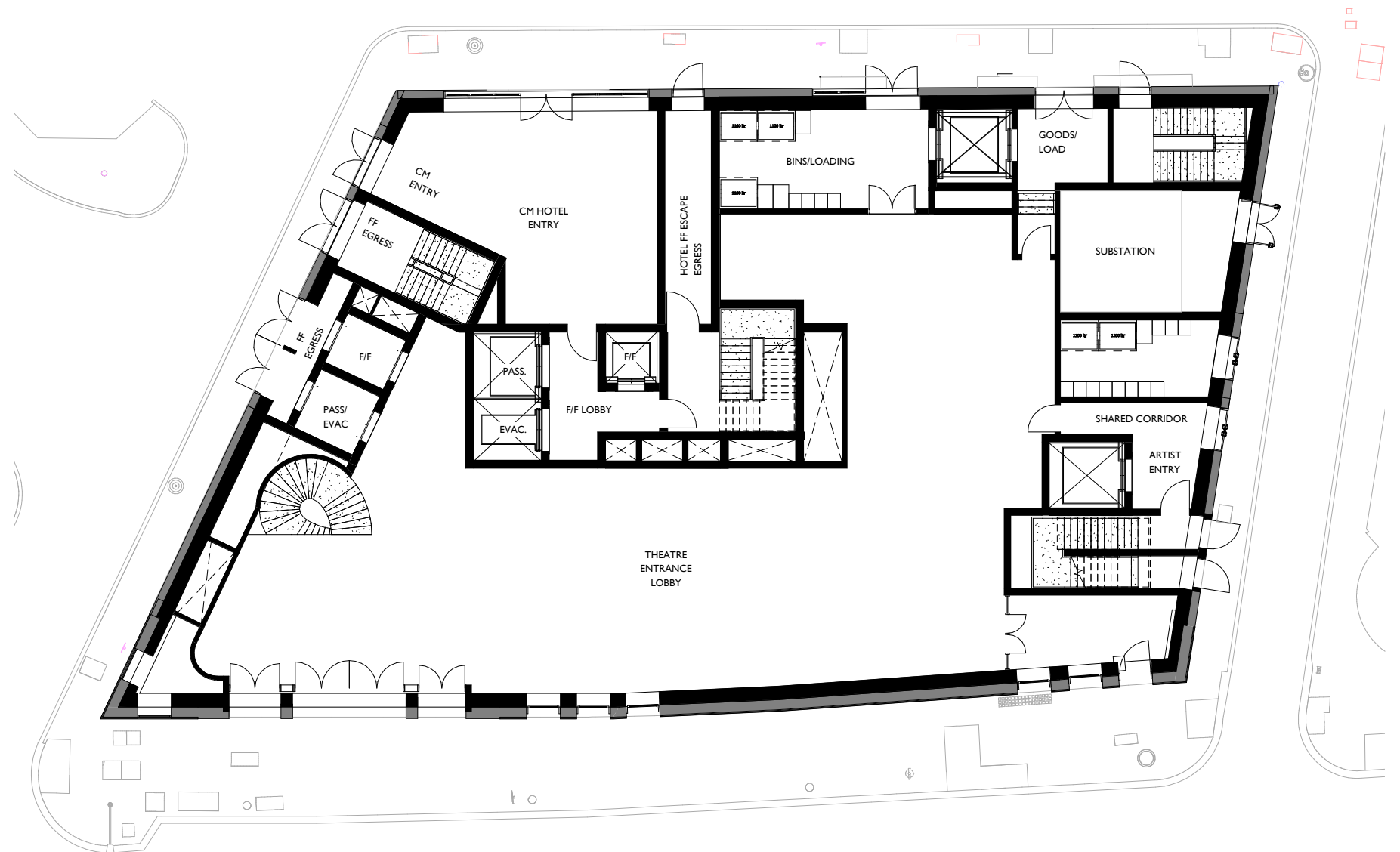
Constructed behind the original façade, the revealed curved glass entrance will bring a strong vertical emphasis into the arrival experience with a civic quality including integrating a feature staircase into the architecture.

Arranged over 5 levels, the theatre entrance is accessed from the original foyer location.

The ground level provides generous front of house facilities and servicing functionality to the theatre and the hotel.

At ground level, the entrance includes vertical circulation to the lower level auditoria as well as a restaurant and bar serving the theatre.

Designed with maximum flexibility, the theatre configuration is flexible and can be arranged in a multiple of formats to suit a particular operators' requirements without structural alterations.



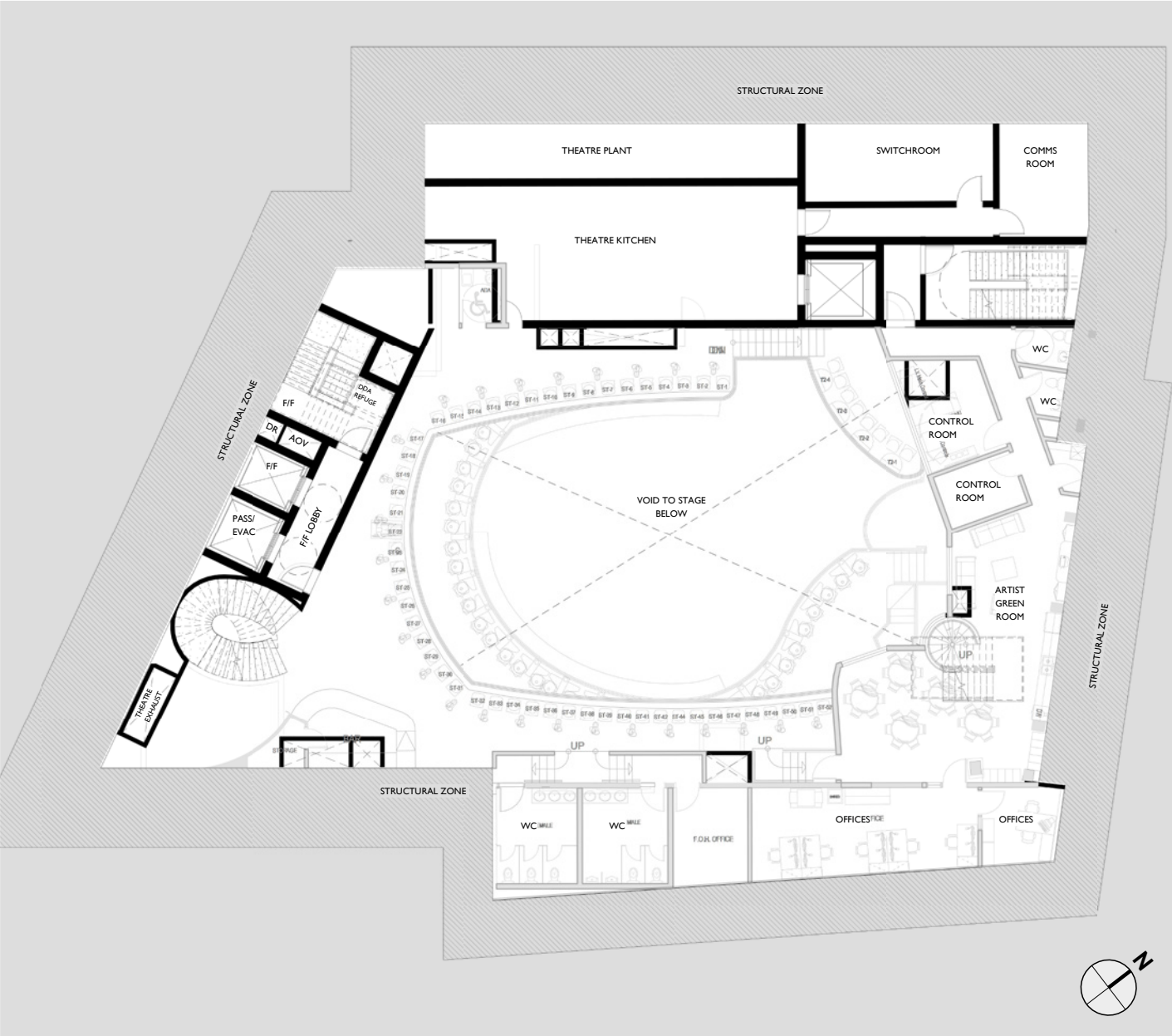
Ground Level

The design at ground floor seeks to activate the public experience by providing porosity to what was historically a limited experience at street level.

The existing entry will be reinstated to match the grandeur of its original historical composition, with glazing brought back to the arched window at high level. A triple height void will accompany this window and allow dappled light into the theatre below. This volume overhead, as well as the new feature stair to the theatre below, will create a sense of grandeur for theatre users.

The foyer space will be assisted by a large scale foyer/dining experience which will intertwine with the theatre. The ancillary uses of the building, such as the substation, servicing and cycle parking access will occur on the eastern edge of the building (St Giles Passage). Moving along Stacey Street, a new entry will provide access to the hotel lobby. Located on the corner of Stacey Street and New Compton Street, this will provide activation to the northern edge and allow for visual connectivity with Phoenix Gardens. Centrally located is a hotel core which terminates at ground floor and services the upper floors of the development.

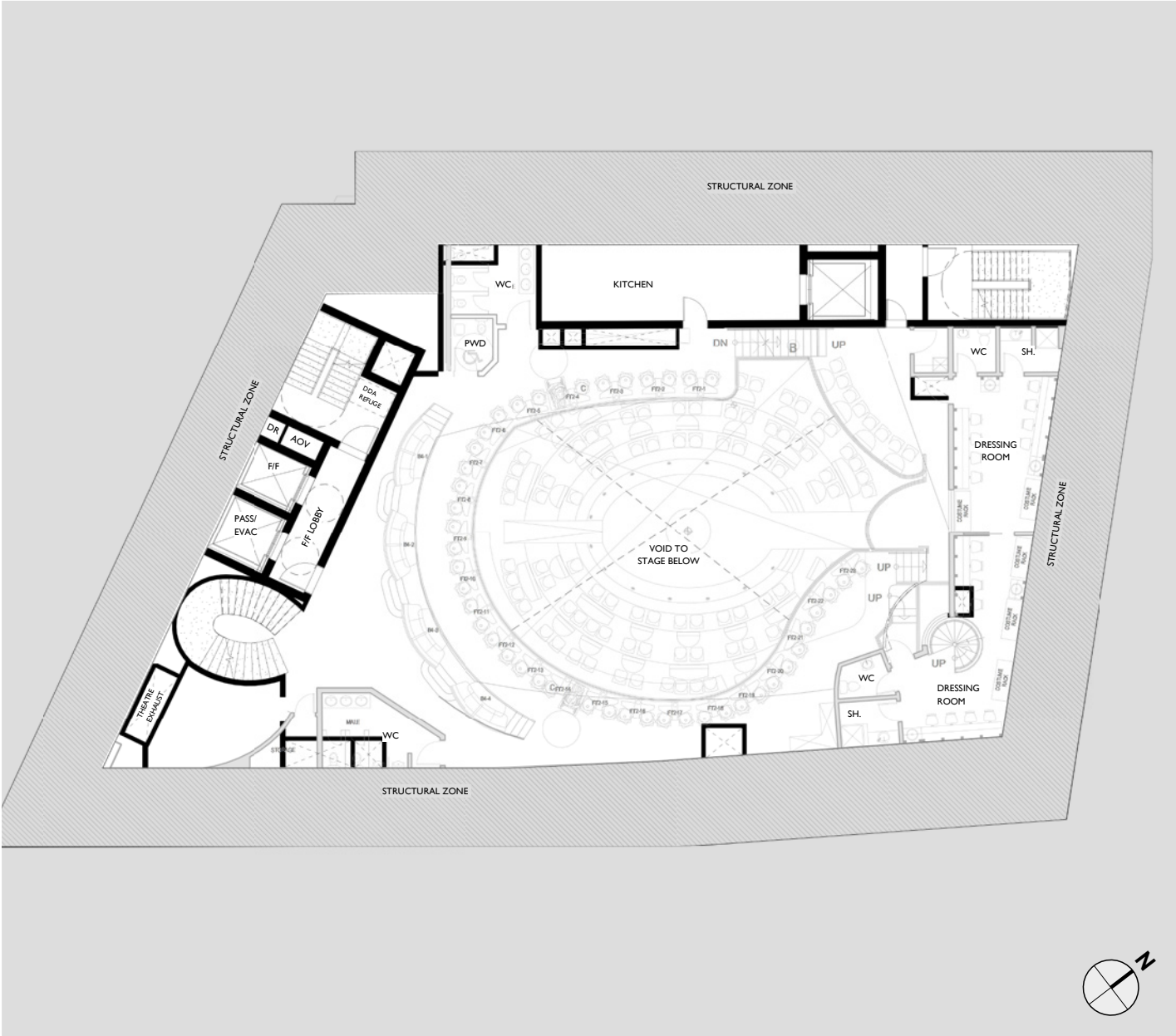
6.3 LAYOUT



Level B1 (Upper Dress Circle)

The Upper Dress Circle is accessible via the winding feature stair or dedicated theatre core from ground floor. The large void at high level will be lined with seating along the balustrade, which provide views for theatre users into the space below. To the north of the building sits the largest theatre kitchen, which will serve as the main production space for the theatre dining. This kitchen and the additional plant rooms to the north make use of the existing vaults which sit below street level. This also occurs at the South of the floor plate which will be used for

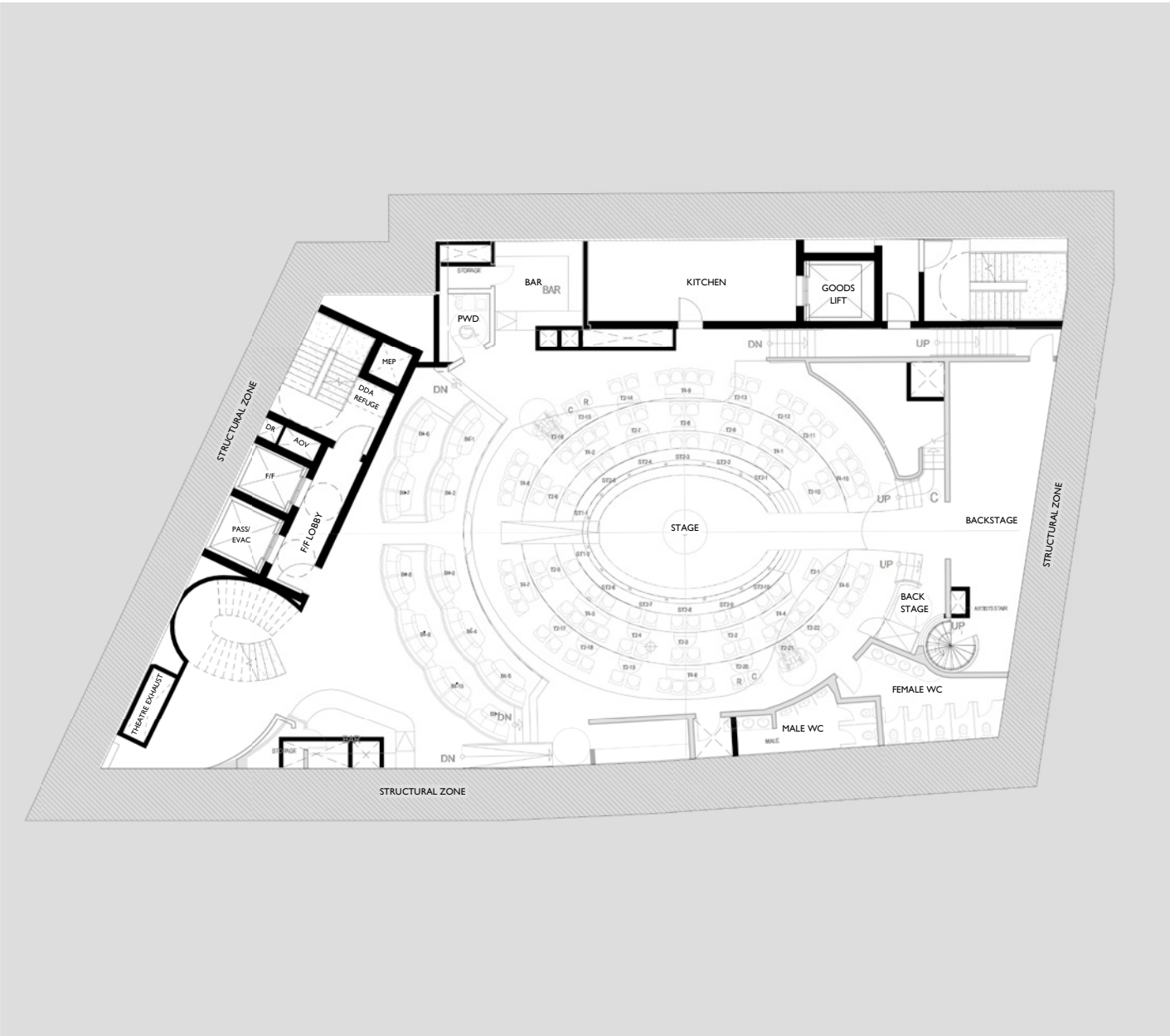
theatre restroom facilities. To the east of the stage the majority of the Theatre Staff/Performer spaces, green rooms etc. which can be access from a private stair from ground floor.



Level B2 (Dress Circle)

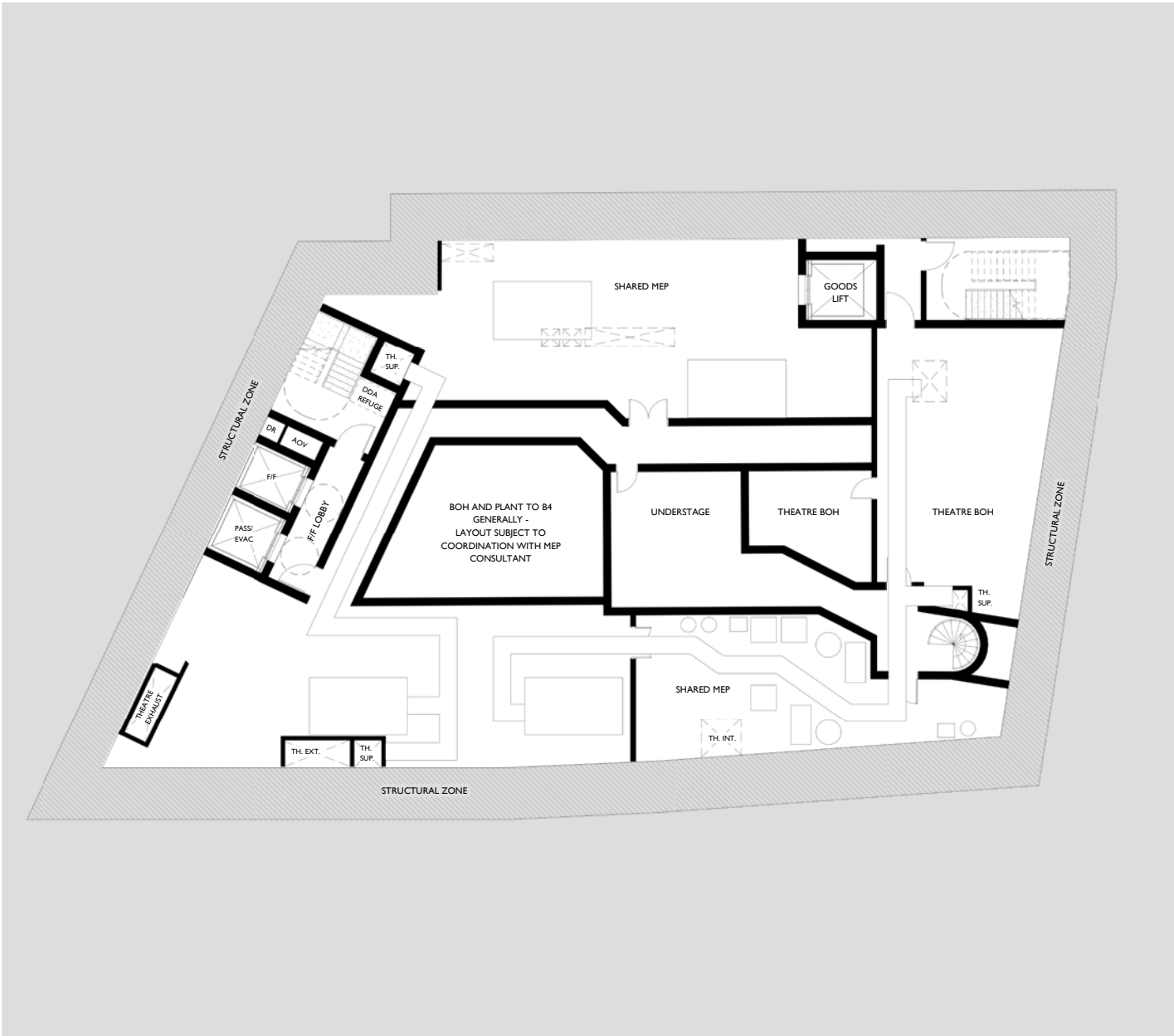
The mid level of the auditorium will house a combination of booth and stall seating, configured around the large internal void. These FOH spaces will be serviced by the service kitchen to the north, as well as accessible toilets. Circulation around the perimeter of the void will lead to a series of steps and sunken VIP balconies. To the rear of the stage there will be Theatre Performer/Staff BOH spaces, attached to the secondary FF core in the North East corner of the building.

6.3 LAYOUT



Level B3 (Stalls)

As the lowest level of the auditorium space, this space will house the thrust stage, as well as the stall seating and lounges. Accessed via the feature stair in the South West Corner of the building, as well as the dedicated theatre core, Level B3 will also house a small kitchen prep area, as well as back of stage areas for the performers.

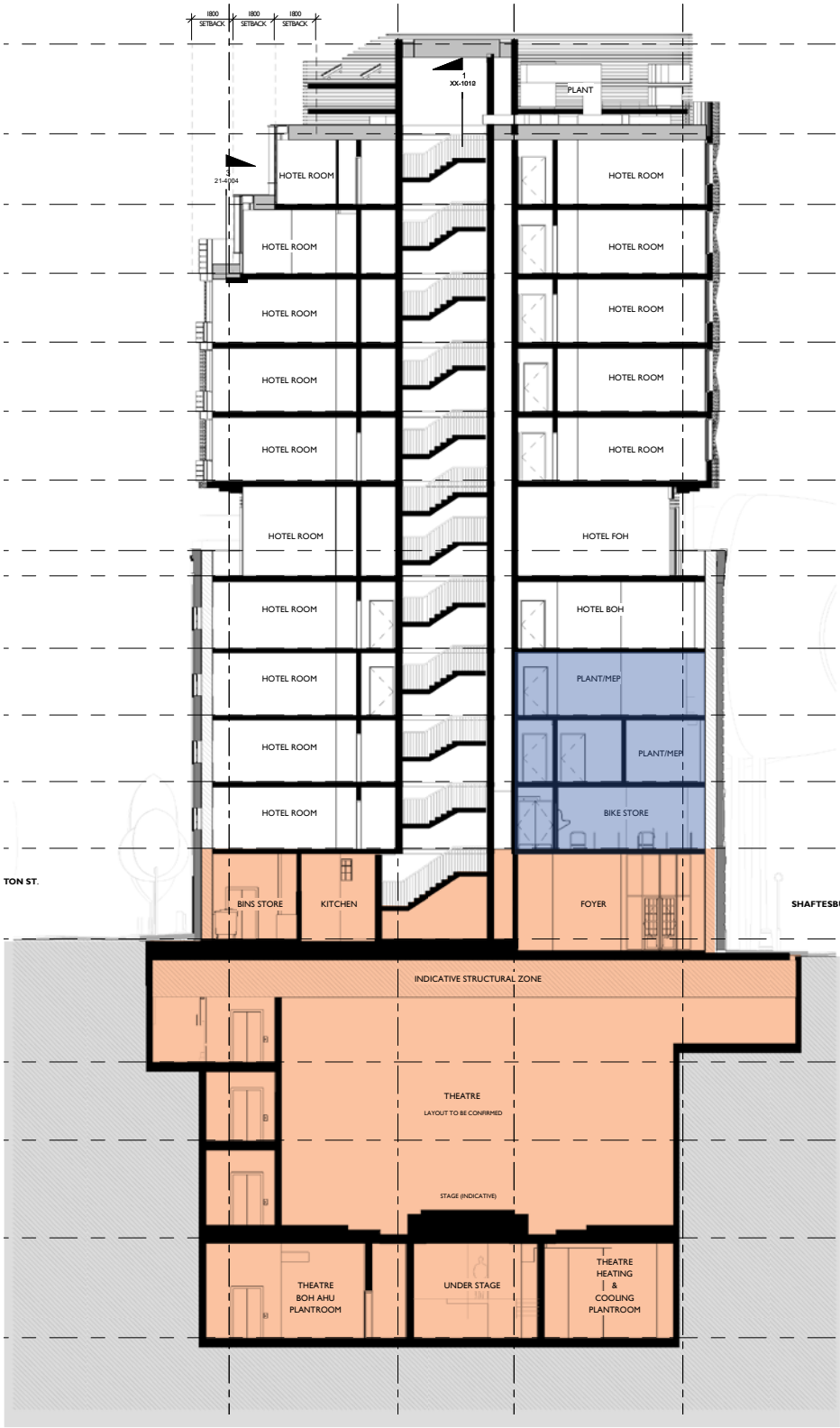
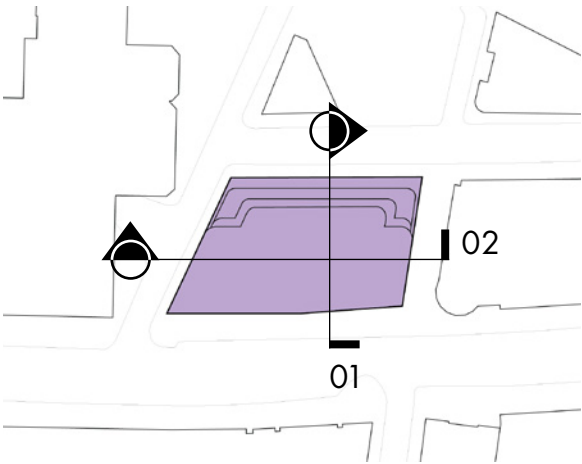


Level B4

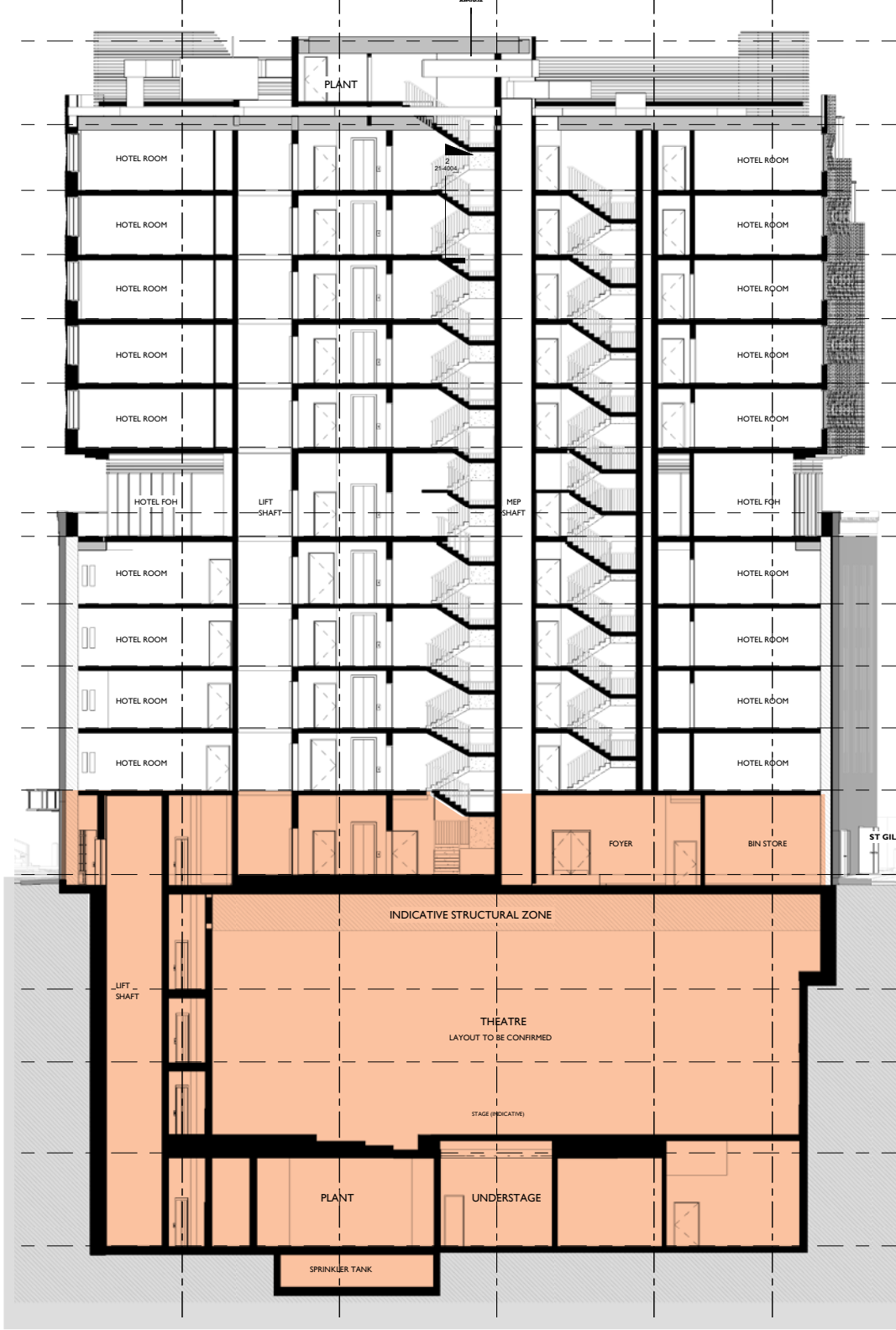
The majority of the plant and MEP equipment (for both the theatre and hotel uses) will be housed at this level. Directly below the Pump room will sit a submerged water tank which will also service the entirety of the building.

The theatre operator will require access to some BOH and preparation areas, as well as under stage access.

LAYOUT



Section 01



Section 02

6.4 AUDITORIUM EXPERIENCE

Flexibility in Configuration - Centralised Stage/Proscenium Arch/ Thrust Stage

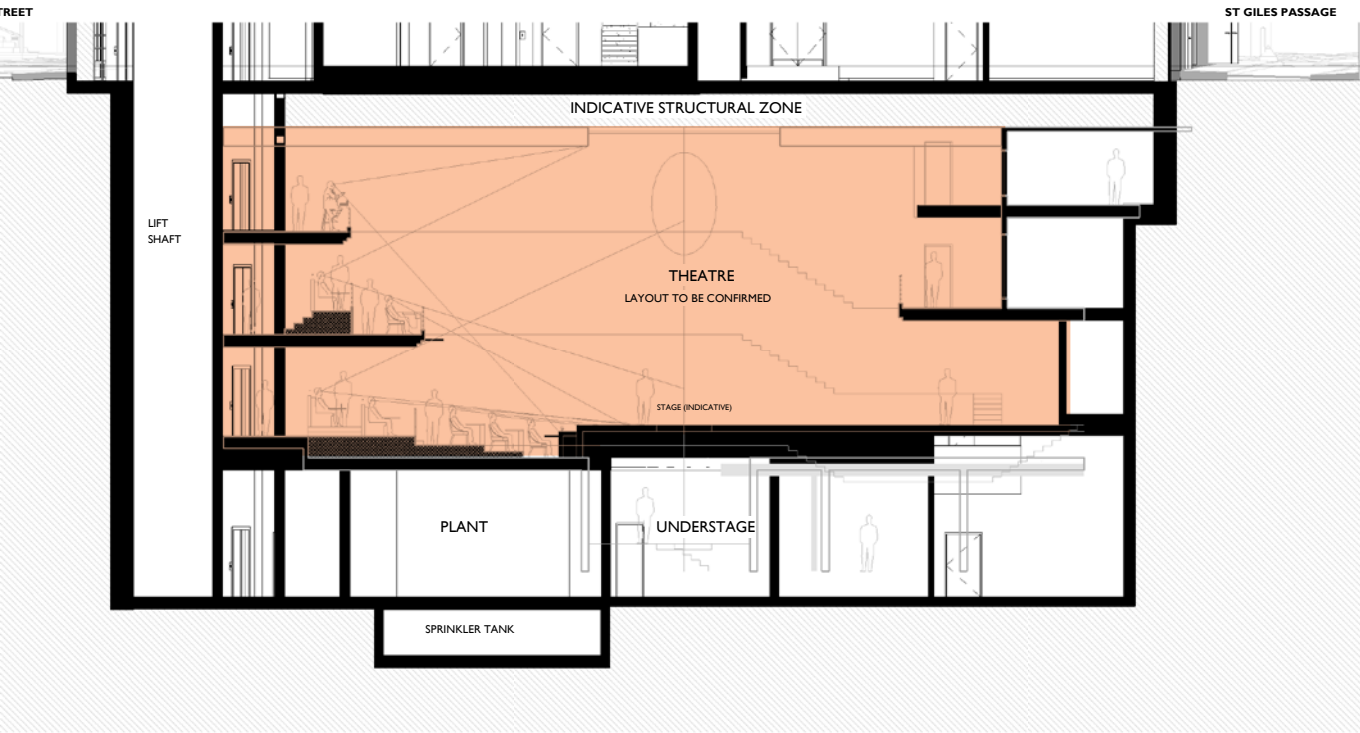
- Officers noted the need to respond to the hierarchy of the listed building and the character of the surrounding conservation areas, with initial concerns raised over the originally proposed 12 storey addition over the Grade II listed building as being overbearing on the heritage asset.
- As series of upper level additions over the existing building were tested across a multiple of forms and configurations with concerns raised over the existing hierarchy and impact upon neighbouring properties;
- Massing options for were considered iteratively, with an appropriate position reached regarding the massing relationship to the existing Grade II listed building and to the neighbouring context, in townscape and amenity terms.



Auditorium Concept Image - Lights on



Auditorium Concept Image - Lights off



6.4 AUDITORIUM EXPERIENCE

The Flexibility in the Layout

Across a 30-month period, the consultant team met frequently with The Theatre’s Trust during the design development process.

During this time, there was much discussion regarding the operational efficiency of the new theatre and the future flexibility of the theatre space, which would need to adapt to meet the needs of a modern theatre operator across future decades.

The Theatre’s Trust encouraged the team to demonstrate the adaptability of the space for different stage arrangements without the need for infrastructure change. This would therefore future proof any change in theatre operator and avoid the creation of an overly bespoke auditorium space.

While the selected operator would not require a large scale “Get-In Lift” due to the performance longevity and type, it was recognised that many traditional theatre operators may require a greater reliance on logistics for scenery and other oversized items to be used.

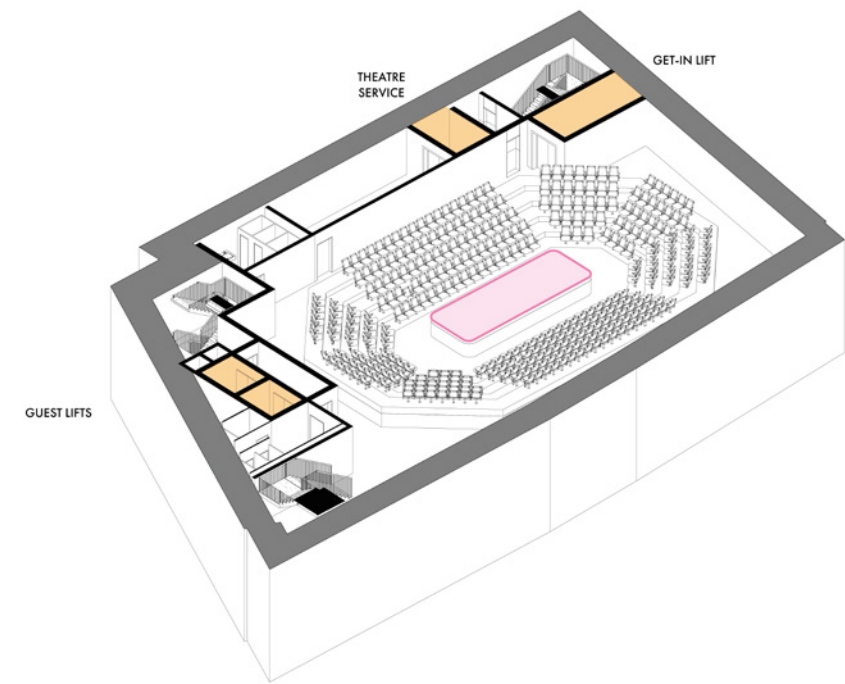
The location of the cores in the NE corner of the building have been designed to facilitate the removal of a structural soft spot that will be integrated into the building

design during construction along the St Giles Passage façade.

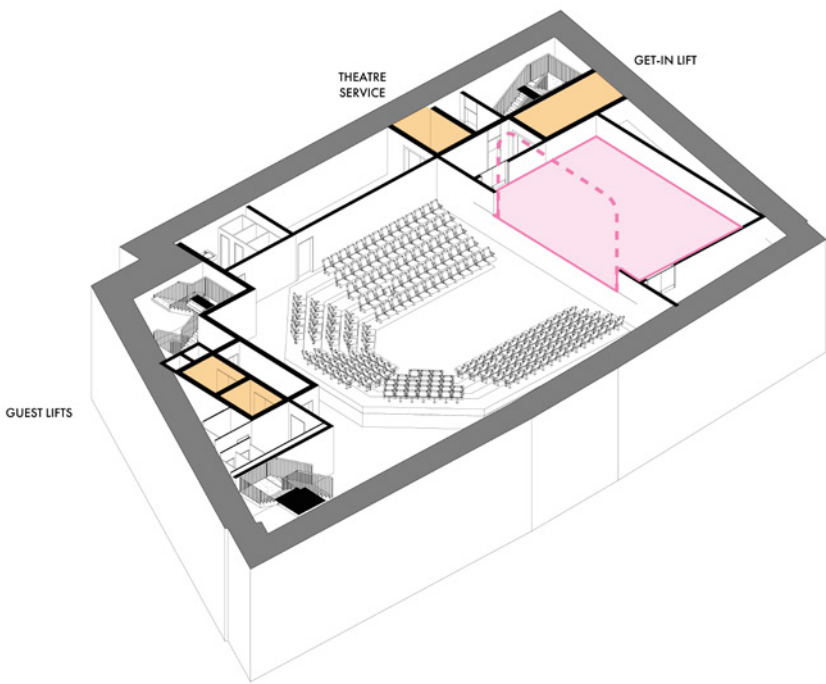
The creation of the infrastructure will facilitate the installation of a Get-In lift with access to the back of stage areas.

The location of the main Theatre Cores on the Western edge of the building allow for the optimised space for the auditoria whilst utilising the original entrance doors.

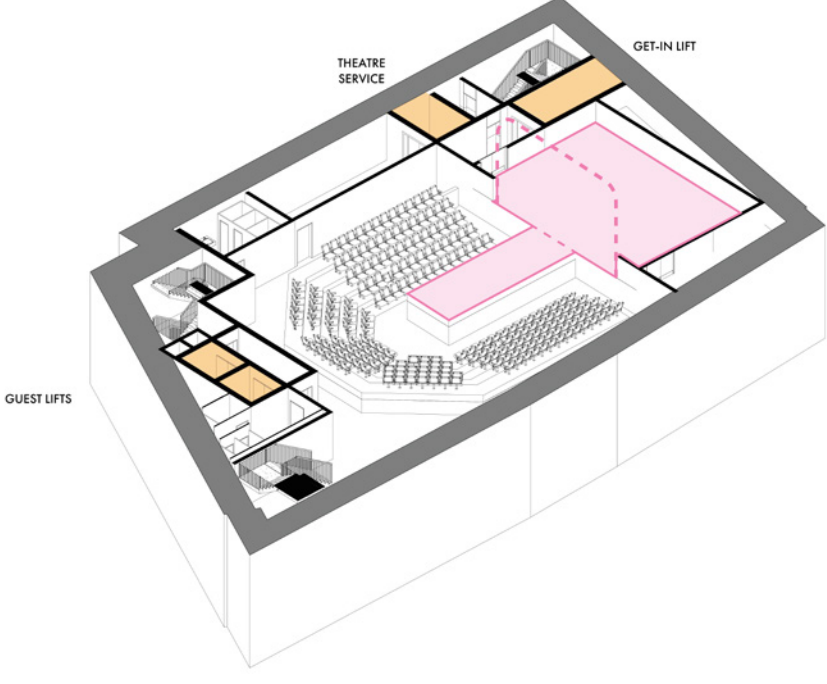
The format of the new theatre space considers the potential for a series of multiple seating arrangements to be configured within the theatre to respond to future operator trends without the need for any significant alterations.



The Centralised Stage Concept



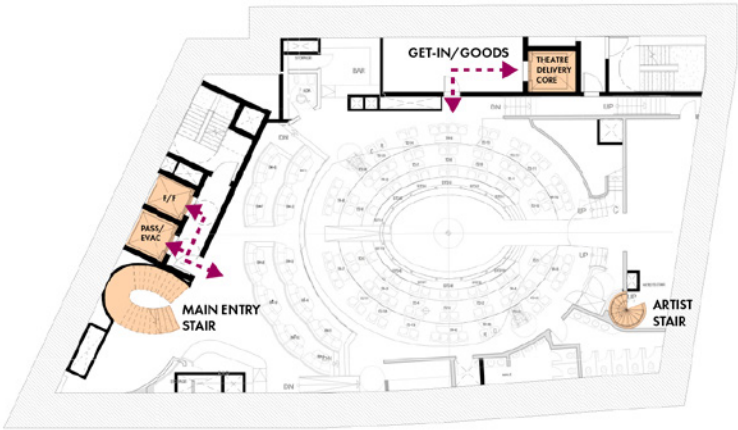
The Traditional Proscenium Concept



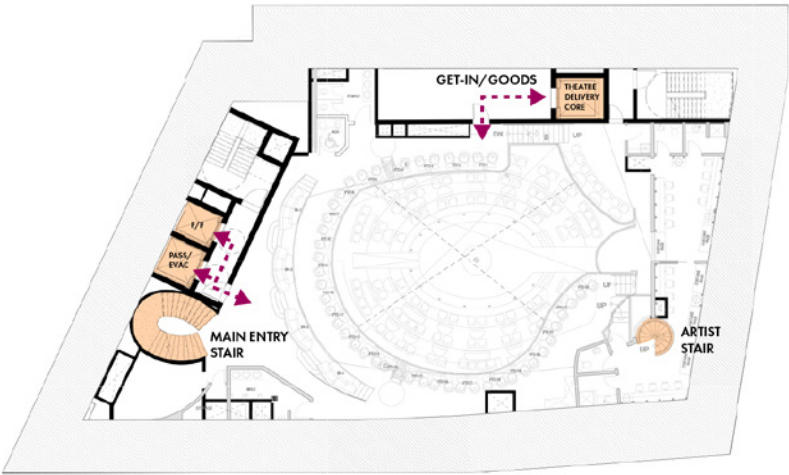
The Thrust Stage Concept

6.5 DESIGN DEVELOPMENT

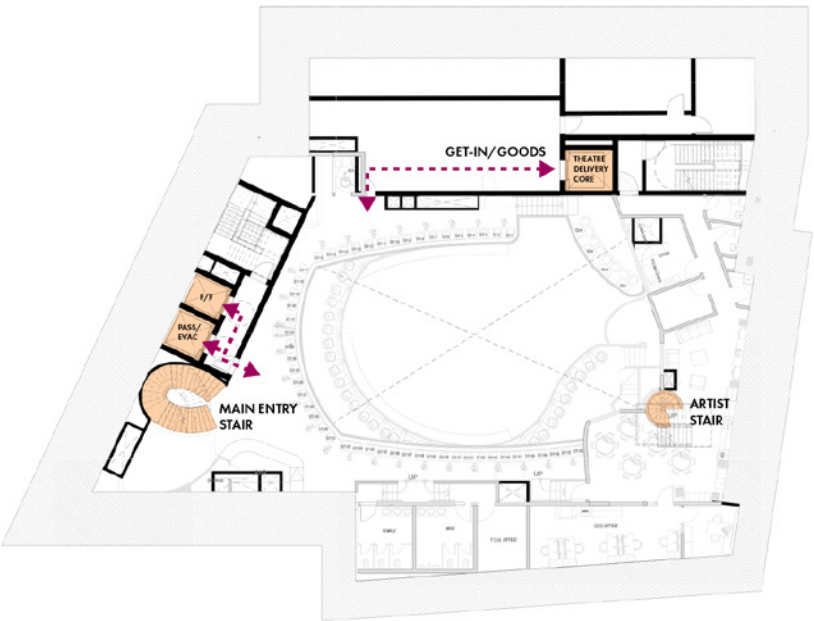
Flexibility in Configuration - Centralised Stage/Proscenium Arch/ Thrust Stage



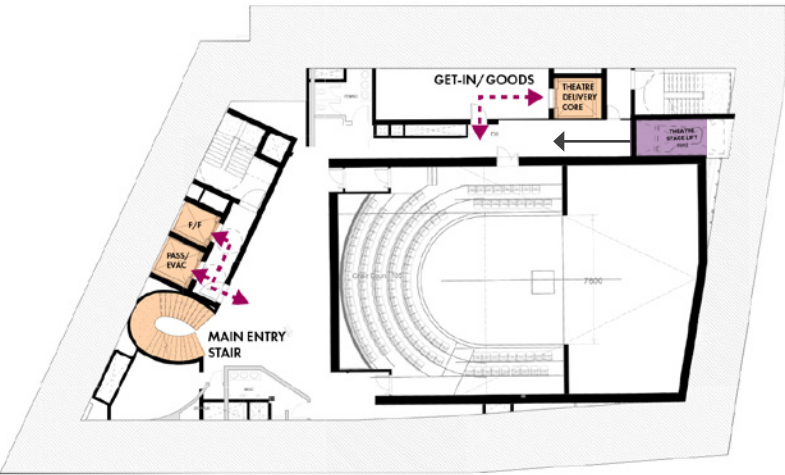
Level B3 Centralised Stage



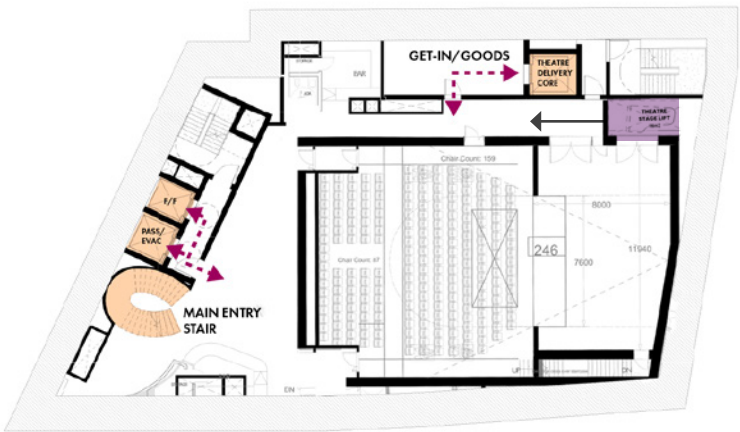
Level B2 Centralised Stage



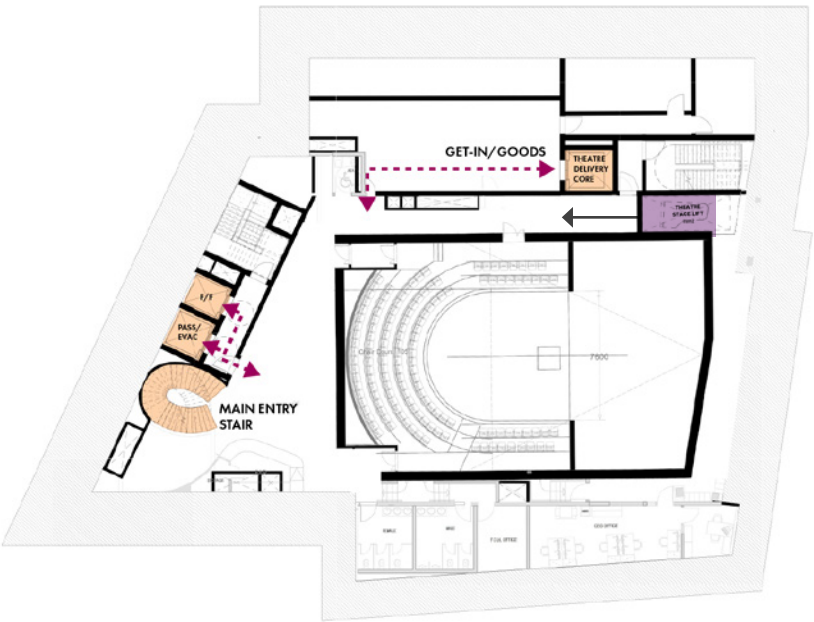
Level B1 Centralised Stage



Level B3 Proscenium Arch Stage



Level B2 Proscenium Arch Stage

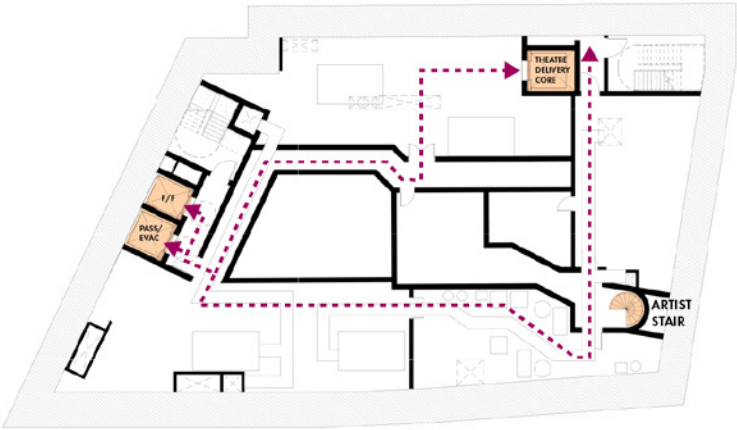


Level B1 Proscenium Arch Stage

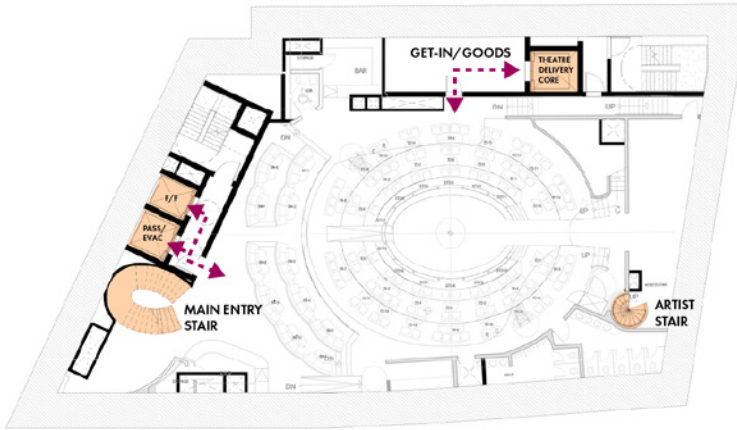
6.5 DESIGN DEVELOPMENT

VT Strategy of the Theatre

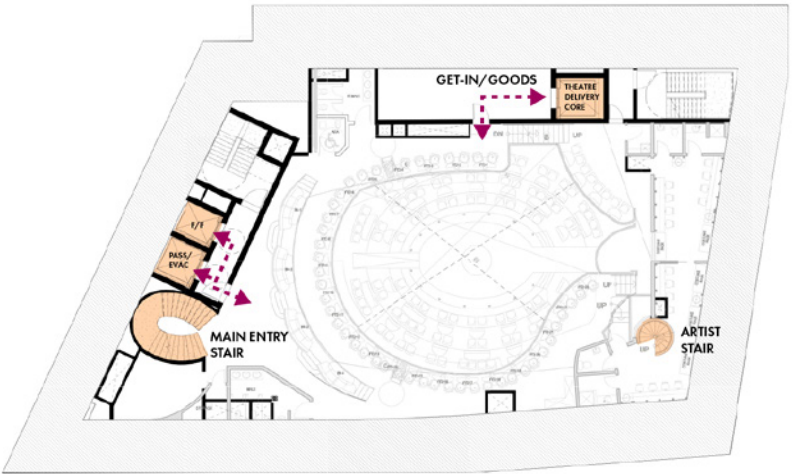
- The images below show the loading and access strategy for the from Levels OG to B4.
- The majority of the theatre servicing will happen via the New Compton Street loading bay, with additional lift core on the South West for Theatre Passengers and FF compliance.
- This core also serves as a secondary loading method (in non theatre hours) as well as providing equitable access for mobility challenged theatre goers.



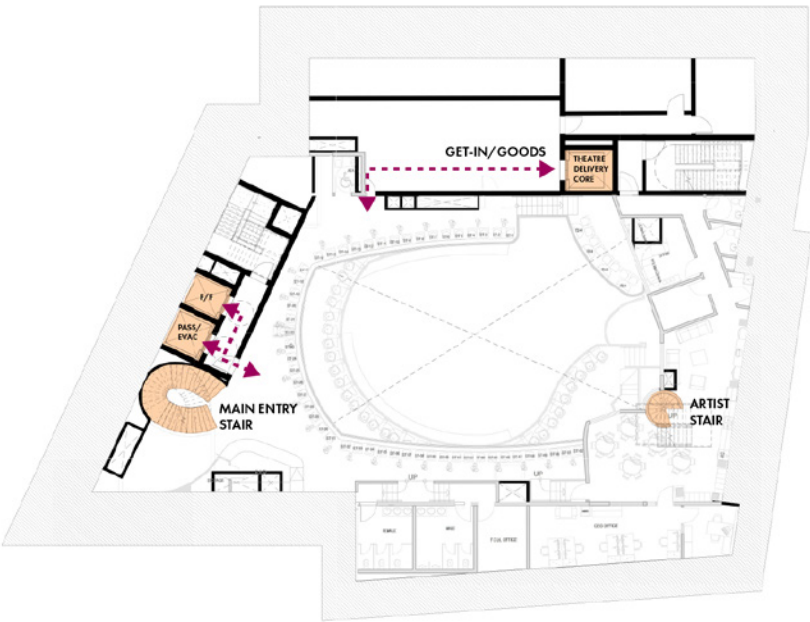
Level B4



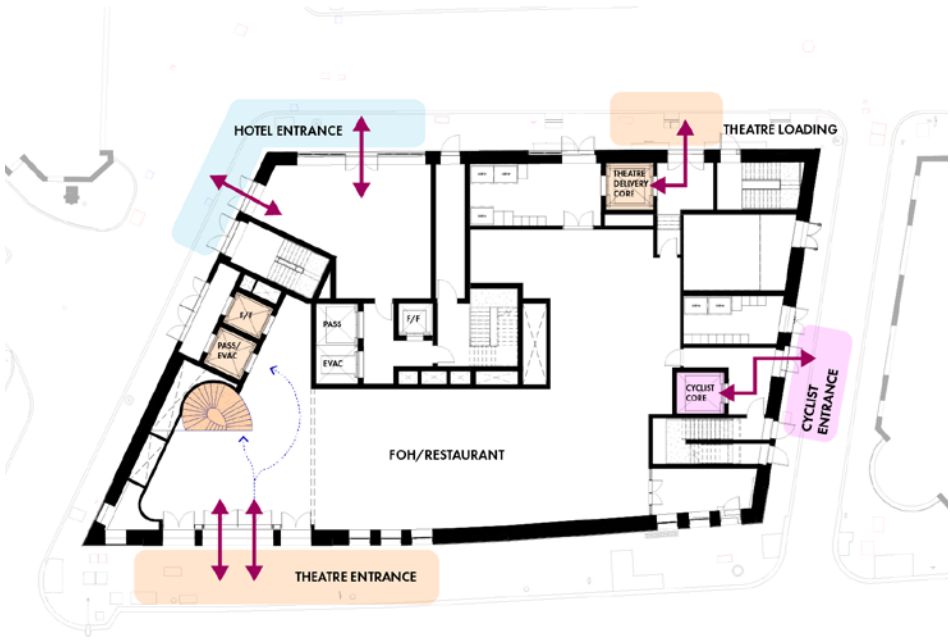
Level B3



Level B2



Level B1



Ground Level

6.7 INCLUSIVE DESIGN

Introduction

Buro Happold Inclusive Design were engaged during early scheme design phases and have assessed the proposals against planning policy, statutes and good practice guidance and the scheme is being designed to take into consideration the requirements of the London Plan 2021 and The London Borough of Camden planning policies to create an accessible and inclusive built environment.

The development proposals will aim to achieve an accessible and inclusive environment that will meet the needs of all users, by removing barriers that create undue effort, separation, or special treatment, so that everyone, regardless of disability, age or gender will be able to use the facilities of the scheme equally, confidently, and independently with choice and dignity.

Equality Act 2010

The Equality Act 2010 provides the legal framework that protects disabled people from discrimination. The Act replaced the Disability Discrimination Acts 1995 and 2005 (DDA) and creates a piece of anti-discrimination legislation across nine ‘protected characteristics’: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The Equality Act 2010 carries ongoing responsibilities which will continue once the development is complete. As part of considering the design of the building and the physical environment, the developer and operator will need to have robust and suitable management policies and procedures in place to ensure the obligations of the Act are met once the building is in operation.

Inclusive Design Overview

As the theatre sits from ground level down to Basement level 04 as well as it being an existing arrangement, then constraints are likely to impact the access and use of this part of the building. This will be further considered as the scheme moves into Stage 3, with the aim of bringing the theatre design into compliance with BS 8300-2 recommendations, as well as the Arts Council guidance on Building Access.

Public access will be provided to the theatre off Shaftesbury Avenue and Stacey Street, with Guest access to the hotel being off St Giles Passage.

- All entrance points will meet the provisions of BS 8300-1 in respect of an entrance door width of at least 1m and a step free level threshold.
- Horizontal circulation will be designed and detailed in accordance with Clause 9 in BS 8300-2, with circulation routes being 1800mm wherever possible.
- Ramped access will meet Clause 10.2 in BS 8300-2 and where any ramp exceeds 300mm in vertical rise, will be supplemented with stepped access as well.

Vertical access

- Lift and stair access will be provided to all levels of the theatre providing access to all levels for members of the public.
- Access to back of house facilities will also be provided with lift and stair access. Once layouts have been finalised, provision for ongoing access via lifts and stairs will be finalised, which will be further reviewed during the Stage 3 design.

Front of House facilities

All front of house facilities will be reviewed in detail during Stages 3 and 4, with consideration towards access and inclusion. Elements that will be addressed include:

- Access to accessible viewing spaces along with ensuring adequate sightlines and provision for companion seating.
- Provision for easy access seating (e.g., for those needing additional space and assistance dogs).
- Access to and use of all relevant facilities
- Provision of suitable assistive listening system to the main auditorium
- Consideration towards quiet areas and welfare facilities, such as parenting rooms, baby changing, prayer and / or reflective space(s).

Back of House facilities

The Equality Act will require consideration towards equitable access for artists to back of house areas and this will be carefully considered as part of detailing of the design into Stage 3.

- Elements that would be covered will include:
- Accessible changing rooms (and any green room).
- Accessible shower and WC facilities, ideally linked to an accessible changing facility. Support facilities being flexible for access and use by disabled artists.
- Ensuring adequate horizontal and vertical circulation for all artists between the stage entrance door through to the facilities they will use as well as stage / backstage areas.

Auditorium seating

Auditorium seating will follow the guidance in Table 6 in BS 8300-2, with a total of 2% of the seating capacity being permanent wheelchair viewing spaces and a further 1% of removable seating. Providing flexibility in the provision and location of accessible wheelchair spaces and companion seating will be included and removable seating will further enhance this flexible approach

This architectural floor plan illustrates the layout of the Theatre Royal, Bath. The central feature is the large, semi-circular auditorium, which is divided into several sections by dashed lines. The stage is located at the top of the plan, with a large rectangular area labeled "VOID TO STAGE BELOW". To the left of the stage is the "THEATRE KITCHEN", and to the right is the "THEATRE PLANT". The plan also shows various rooms, including a "SWITCHROOM", "COMMS ROOM", "CONTROL ROOM", "ARTIST GREEN ROOM", "OFFICES", "WC", and "TOILET". A large "VOID" is located at the bottom of the plan. The plan is divided into three main sections: "STRUCTURAL ZONE" (top and right), "THEATRE ZONE" (left), and "VOID TO STAGE BELOW" (center). The plan is oriented with the stage at the top and the audience seating area at the bottom.

Architectural floor plan of a theater or auditorium, showing the stage, seating, and various rooms. The plan is divided into structural zones. Key areas include the stage, seating, kitchen, dressing rooms, and restrooms. The plan is oriented with the stage at the top and the audience seating area below it. The stage is labeled "FOOD TO STAGE BELOW". The seating area is divided into sections. The plan includes labels for "STRUCTURAL ZONE" and "KITCHEN".

The floor plan illustrates a theater layout with the following components:

- Stage:** A central semi-circular stage labeled "STAGE".
- Seating:** Semi-circular audience seating areas on both sides of the stage.
- Backstage:** A large area labeled "BACKSTAGE" containing a "BACK STAGE" area, "DRESSING ROOMS" (DRESSING ROOM), and "LOCKER ROOMS".
- Service Areas:** A "KITCHEN" and "BAR" area, as well as "RESTROOMS" (RESTROOM) and "TOILETS".
- Structural Zones:** The plan is divided into three main structural zones, each labeled "STRUCTURAL ZONE".
- Other Features:** A "LOBBY" area, a "STAIRS" area, and a "WHEELCHAIR" area are also shown.

 Primary Public Access Point
(Level)
  Secondary Servicing Access Point
(Level)

- PWD
- Wheelchair User

6.9 ACCESS & SERVICING

Introduction

Consideration of site access and its servicing strategy have been an integral parts of the design process. The design team has considered all aspects of access requirements for the scheme and the strived to find the ultimate solution since the inception of the design.

The developer has engaged a specialist transport consultant Momentum, who have worked closely with the design team on the development proposals for the redevelopment of Saville Theatre.

Travel and Access

A Framework Travel Plan (FTP) has been prepared by Momentum in support of the planning application. When executed effectively, the FTP promotes the use of environmentally sustainable forms of transportation and discourages reliance on private vehicles. The aim of a travel plan is to reduce the reliance on private cars, promote healthier travel options, and reduce the environmental impact of commuting.

Delivery and Site Servicing

A Delivery and Servicing Management Plan (DSMP) has been prepared by Momentum to consider the delivery and servicing arrangements of the proposed development and forms part of a suite of documents supporting the planning application. The aims of the DSMP are to:

- Create a greener and safer environment for future occupiers and local community, as well as for the staff of delivery and refuse collection organisations
- Promote use of low or zero emission vehicles for delivery and servicing whenever possible
- Manage the timing of deliveries of and servicing to reduce the impact in peak periods; ensure appropriate routing strategies are in place for travel
- Minimise the impact of the servicing and refuse collection for the site on the local community and maintain good relations with neighbours.

Construction Logistics

Momentum have also been appointed to provide transport and highways advice in relation to the re-development and construction phase of the Saville Theatre proposal. Momentum have produced an Outline Construction Logistics Plan (CLP) that forms part of a suite of documents supporting the planning application. The overall objectives of the submitted Outline CLP are to:

- Lower emissions
- Enhance safety – both vehicles and road users safety
- Reduce congestion and trips overall, especially in peak periods

6.9.1 CYCLIST ACCESS & PARKING

Access

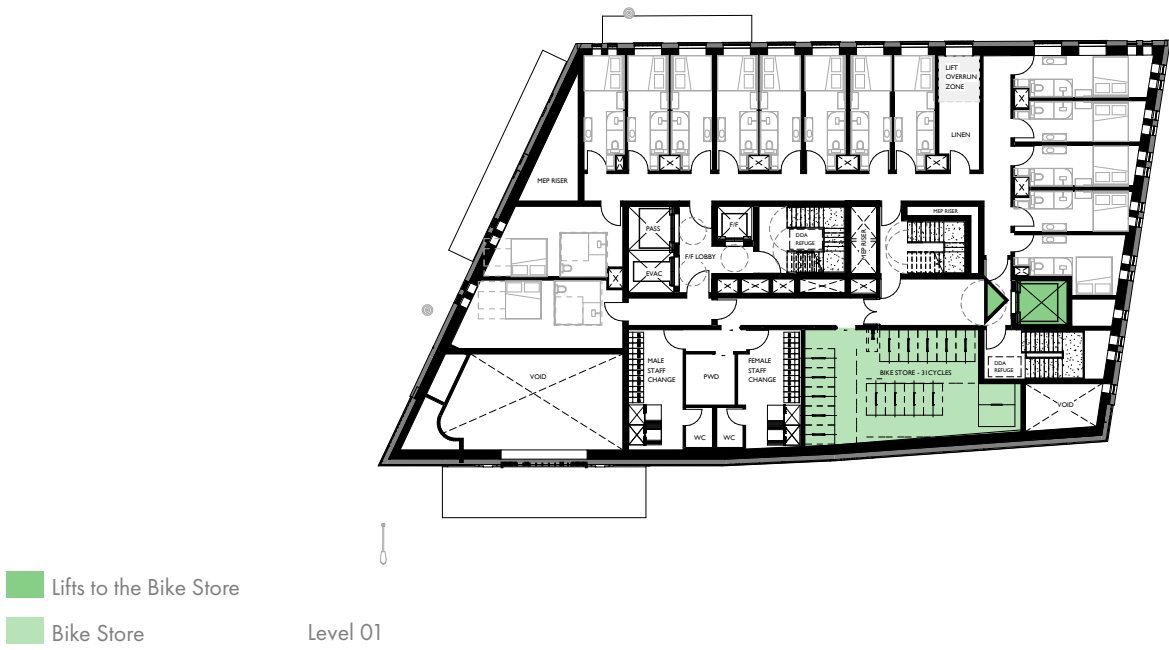
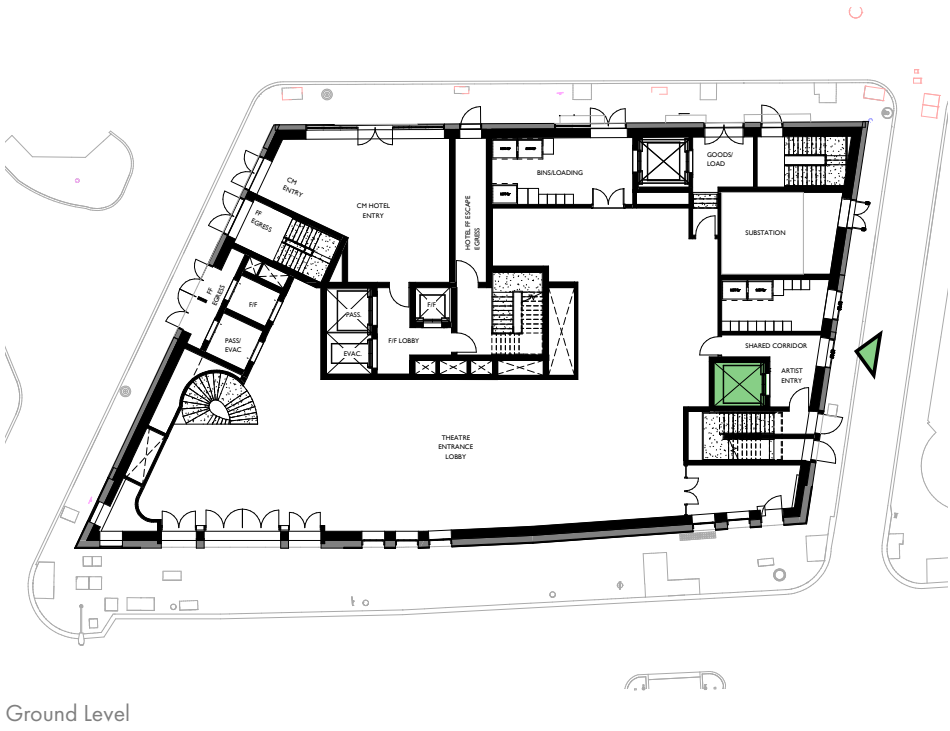
The site’s beneficial location should encourage many user journeys to be made by bicycle. With a central location, the development is within easy access to London’s wider cycle network.

Cycle Parking

Cycle parking has been designed to cycle parking standards set out in the TFL Proposed Guidelines and caters to a wide range of cyclist needs and bike types. Further information and explanation is provided in the Framework Travel Plan (FTP) submitted as part of this application.

The proposed cycle parking strategy ensures ease of access to the facilities from outside and in. Long-stay parking areas will include a mix of two-tier racks, sheffield stands and spaces for larger bikes.

It is proposed that employees of the theatre and hotel will have access to a shared space with 31 dedicated long-stay cycle spaces located in a secure room at Level 01. This space is accessed by cyclists via the entrance and lift located along St Giles Passage and is connected internally to the shared corridor and artists entry at Ground Level. A minimum of 10% of the spaces in this area will be suitable for larger bikes.

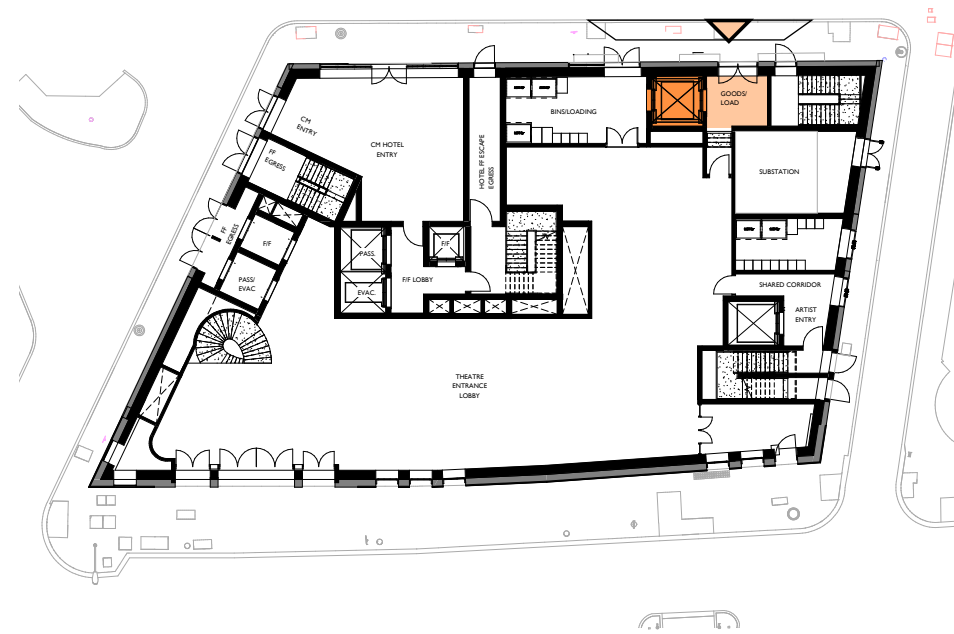


6.9.2 DELIVERIES & SERVICING

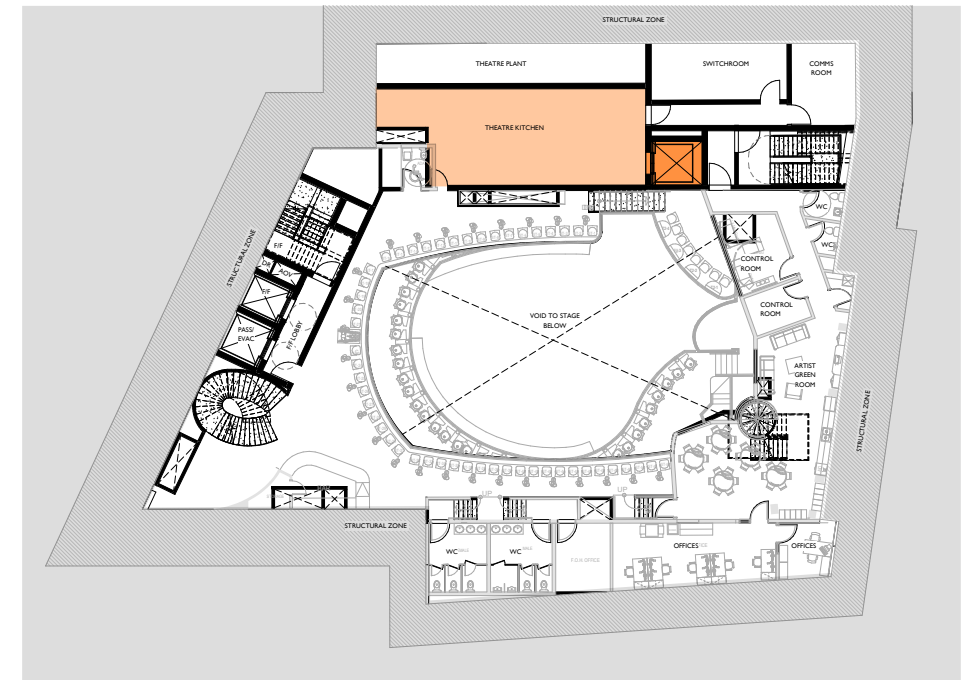
Theatre

The combined loading bay at New Compton Street will house all of the deliveries and servicing for the theatre and restaurant space. Vehicles parking in the dedicated loading bay at New Compton will be able to directly access the loading bay, with a goods lift to move items from Level 0G to B4. This loading bay is connected to the rear of the restaurant space, which will allow efficient movement into the FOH spaces. Due to the permanence of the theatre operator, no "Get-In Lift" is required to transport scenery and oversized goods to the lower levels. The dedicated theatre core to the west of the building (located in the FOH lobby) will also double as a secondary servicing option for the theatre when shows are not taking place.

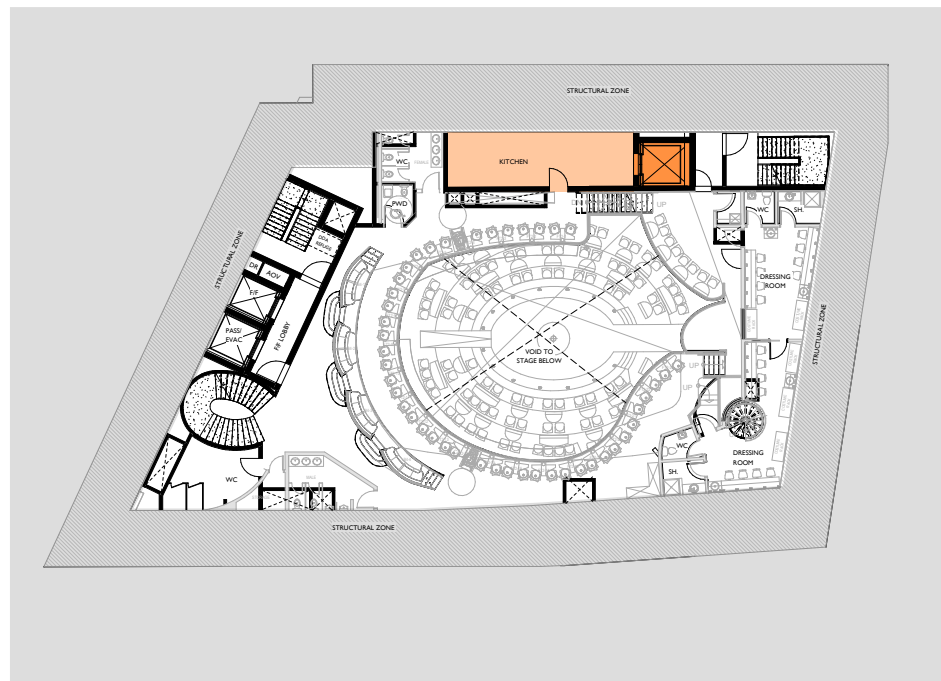
For additional detail, please refer to the Delivery and Servicing Plan attached to this application.



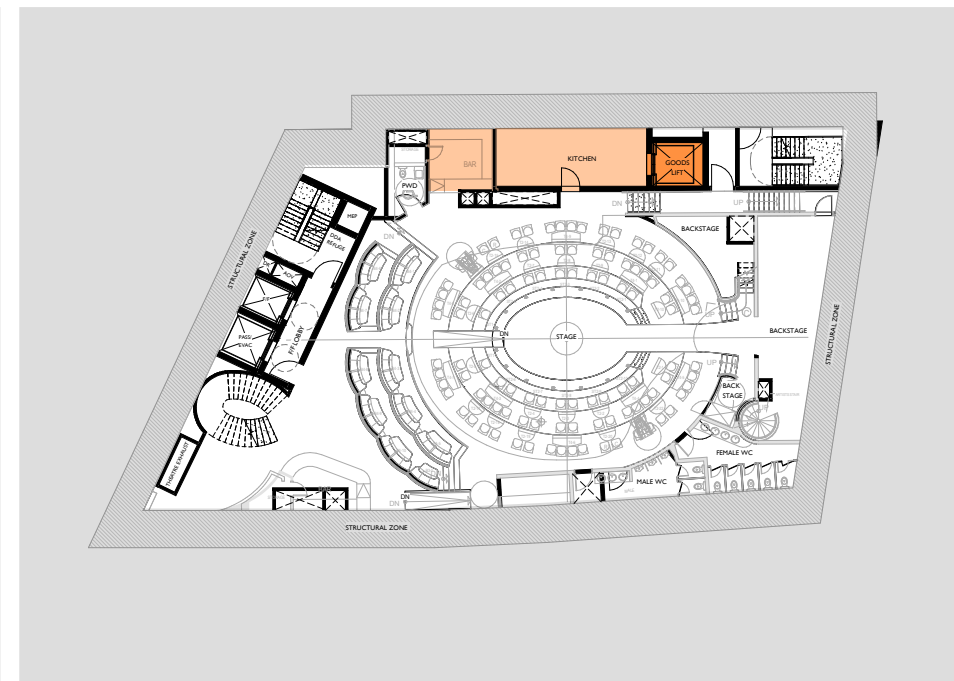
Ground Level



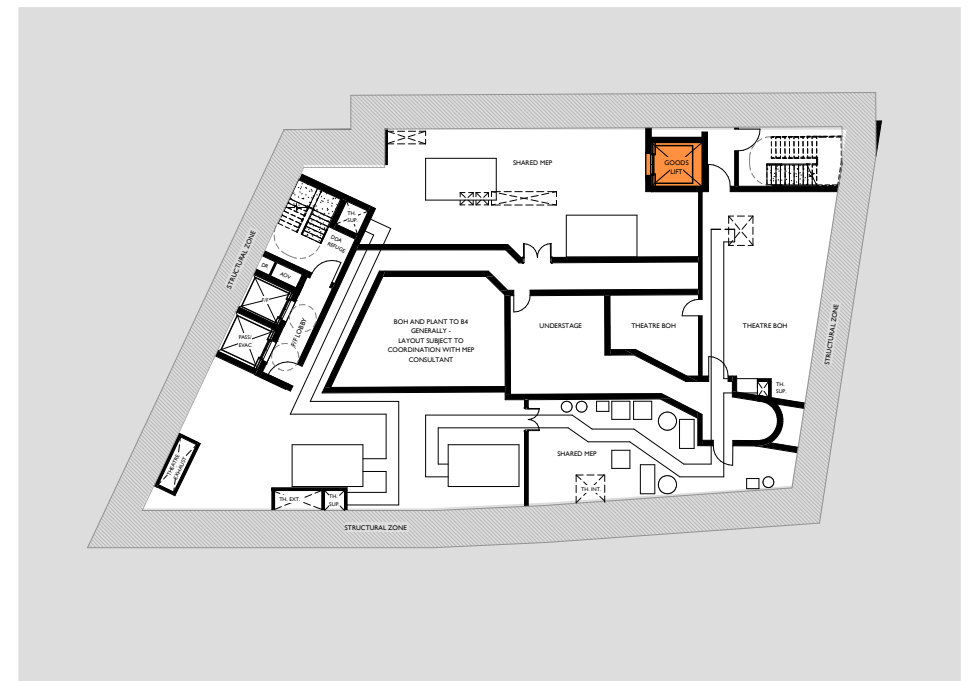
Level B 1



Level B2



Level B3



Level B4

 Serviced Areas

 Service Lift

6.9.3 WASTE MANAGEMENT

Theatre/Restaurant

The bin store on New Compton Street will act as the major hub for all theatre and restaurant waste. The goods lift, which sits adjacent to the Theatre Bin store, will transport waste from the lower levels of the theatre to ground floor. This lift is connected to the kitchen spaces at Levels B1, B2 and B3 and also provides access and maintenance to the Level B4 MEP spaces.

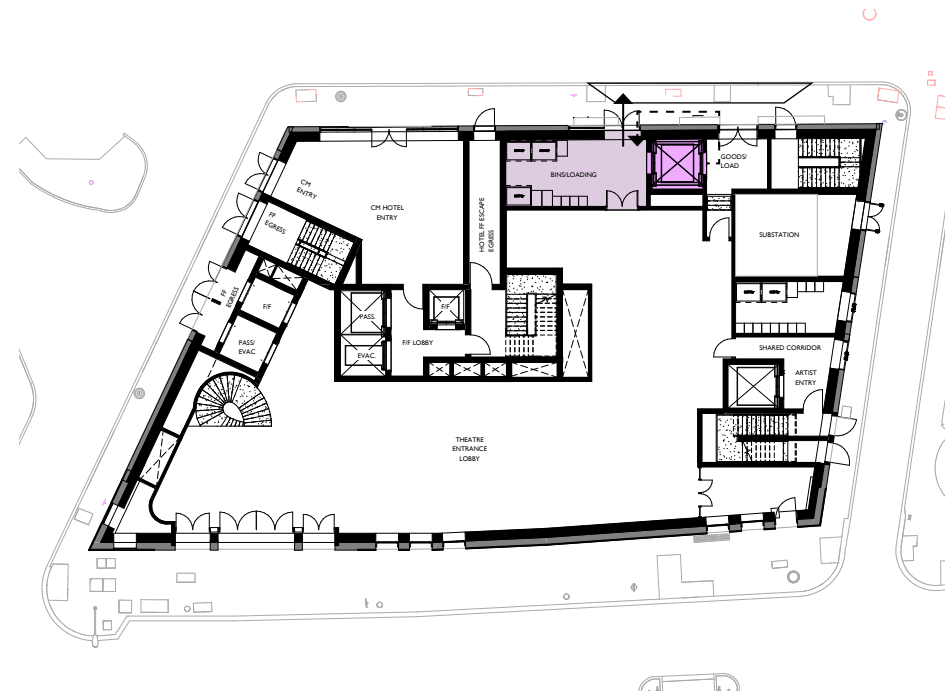
Theatre Bin Provision

- 1 x 1,100L Eurobin for general waste
- 1 x 1,100L Eurobin for recycling
- 1 x 360L wheeled bin for glass
- 1 x 140L wheeled bin for food

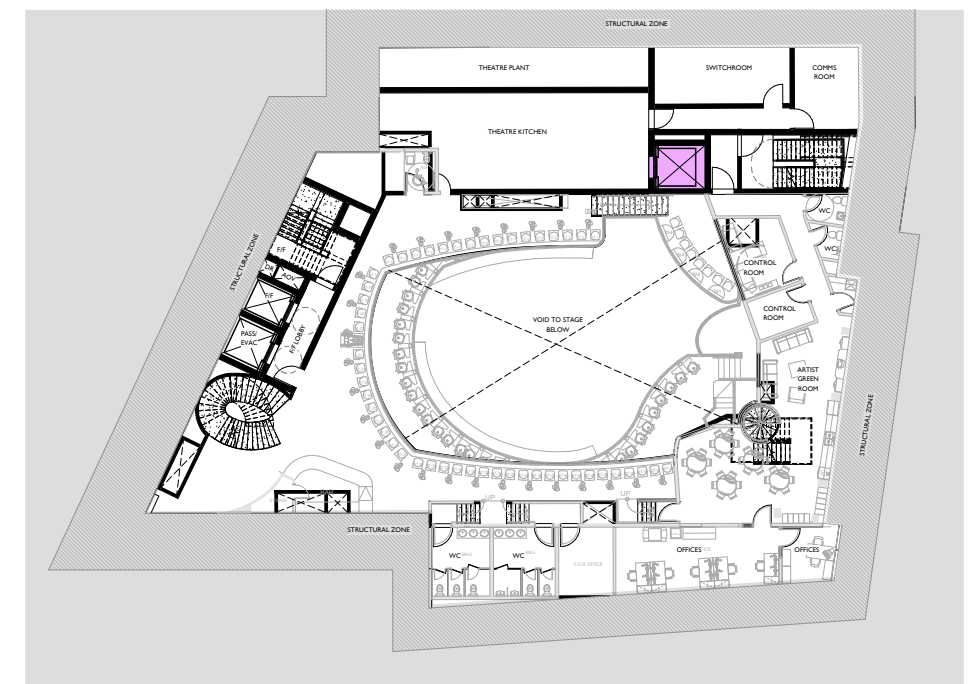
Restaurant Bin Provision

- 1 x 1,100L Eurobin for general waste
- 1 x 360L wheeled bins for recyclables
- 1 x 360L wheeled bin for glass
- 4 x 140L wheeled bin for food

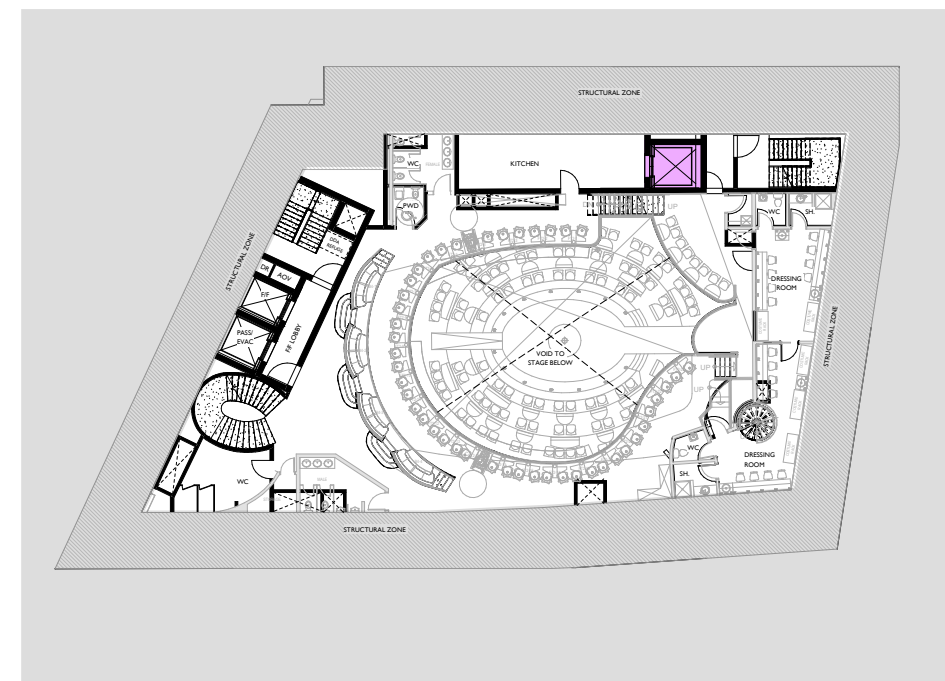
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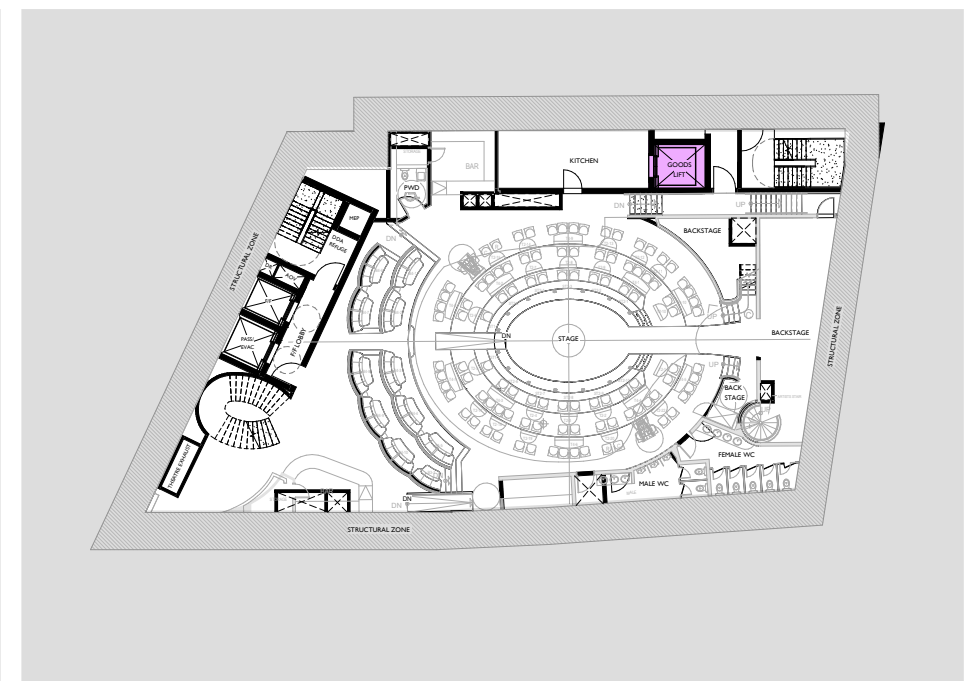
Ground Level



Level B 1



Level B2



Level B3

