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10<sup>th</sup> April 2025

**PRIVATE & CONFIDENTIAL**

Delivered by email

REF: 2024/5408/P

Dear David Fowler,

We appreciate the project leads consulting with the Phoenix Theatre prior to submitting the application for 125 Shaftesbury Avenue. We reconvened yesterday, 9<sup>th</sup> April 2025 to share our feedback, particularly in relation to the construction timeline and its potential implications for the ongoing operations of the theatre. We fully support the regeneration of the area, especially initiatives aimed at re-establishing the historic link between Old Compton Street and New Compton Street, enhancing the quality of public realm and improving overall surveillance and safety.

We must, however, reiterate our concerns regarding the duration and scale of construction and the potential disruption it may pose to our venue's day-to-day functioning. With multiple developments expected to proceed concurrently in close proximity, it is vital that the cumulative impact of these projects is given careful consideration.

To minimise disruption and ensure effective coordination, we strongly encourage the formation of a collaborative working group among all developers involved. This would help streamline communication, align timelines, and support the continued success of the area's cultural and commercial stakeholders.

Any construction activity, particularly noisy works, has the potential to interfere with our performances. These are our most sensitive periods, and our current show schedule for *Stranger Things: The First Shadow* is as follows:

**Tuesday:** 7:00 PM

**Wednesday:** 7:00 PM

**Thursday:** 7:00 PM

**Friday:** 1:00 PM & 7:00 PM

**Saturday:** 1:00 PM & 7:00 PM

**Sunday:** 3:00 PM

Please note that our doors open 90 minutes before each performance, and we request that no noisy construction work takes place from that time onwards. While we do not anticipate changes, should *Stranger Things* conclude its run and a new production take its place, the performance schedule may be adjusted accordingly. We would appreciate flexibility in adapting noisy works to accommodate any such changes.



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We acknowledge that the draft Construction Management Plan (CMP) specifies weekday work ceasing at 6:00 PM. However, we kindly request a reduction in working hours on Fridays, with work concluding by 11:30 AM, to prevent disruption to our matinee performance.

To facilitate clear and ongoing communication, we propose the establishment of a Community Liaison Group that would provide regular updates to local residents and businesses. Additionally, we suggest incorporating a Section 106 Obligation requiring the submission of a CMP, with a clause ensuring that no construction works take place during theatre performances at the Phoenix Theatre.

Furthermore, if a show transition occurs at the theatre during the project timeline, we require guaranteed access for articulated trucks to drive down Stacey Street and park outside the stage door. It is also essential to ensure that any road closures do not compromise fire safety, including emergency access and egress onto Stacey Street and Phoenix Street. We would appreciate confirmation that emergency services will have uninterrupted access if needed.

Yours sincerely,

A solid black rectangular box used to redact the signature of Louise Eddens.

Louise Eddens

**General Manager**