



Our Ref: 1624-09/MJ/MF

Date: 22 August 2013

Re: SHAFTESBURY THEATRE, LONDON – NEW EXTERNAL ACCESS GANTRY

Design & Access Statement

This design and access statement covers both the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with and resolved.

What is the purpose of your proposal?

The Shaftesbury Theatre is a theatre that has been famous for years for hosting some of the greatest shows in the West-End. For the theatre to be able to keep hosting the top shows it needed to be upgraded. Phased works were proposed for the theatre including a new fly floor. This application is for an external access gantry to the new fly floor as the previous ladders were no longer a viable option due to space issues at lower level.

How will the proposed works relate to the existing building?

Currently there is an existing gantry in the same position as the proposed that would need to be removed to allow for installation on the grape street elevation.

Have you discussed your proposal with neighbours? What measures have been taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues?

Due to the phased works ongoing on site this has already been discussed with the local area.

What thought has been given to siting and appearance of the works, where they are placed, visual impression, architecture, materials, decoration, lighting, colour and texture?

When designing the gantry consideration was given to the existing external gantry on the same elevation. The existing structure is steel construction with a painted black finish which was taken and used on the proposed.

Explain the scale, height, width and length of the proposal and its relationship to the existing building

The new gantry is to be 6100mm long X 740mm wide X 1260mm high and situated on the Grape Street elevation. The height off the ground will be 4500mm and 5500mm under the top of the steps. These dimensions, excluding the height from ground, were taken from the existing structure on the Grape Street elevation.

What consideration has been given to accessibility to and between parts of the proposed works? Has disabled access been considered?

This has been considered, however, due to the nature of the work that will take place on the fly floor once complete it would always be difficult for a disabled person to access these areas. For example, ladder access and confined spaces. Also, the existing structure is worse in terms of access to the area so the proposals will make it easier to manoeuvre around for disabled people. The areas involved are also off limits to the general public.

What is the relationship between the proposed works and public routes and do they have any impact?

During construction a small section of the pavement would need to be fenced off for safety reasons, e.g. falling objects, however once built the new gantry would not affect any public routes.

Describe the materials you propose to use and why you chose them. Have environmentally friendly materials been considered? What consideration has been given to maintenance?

The structure will be constructed from steel and finished in black to match the existing structure. The proposed structure will be included in the maintenance report each year and acted upon when necessary.

Does your proposal have an impact on the street scene? Is it improving street views, if not, what measures have been taken to minimise visual impact?

The new gantry is replacing an existing smaller gantry so it doesn't affect the view too much as this will also be painted black. It is also situated on a quieter side street than the main theatre entrance.

Conclusion

In conclusion the scheme we are proposing, with the other phases of the works taken into consideration, is the only viable option to the situation.

The other phases of the works are to upgrade the theatre for the increasing demands of the shows coming in. This gantry offers a suitable means of access to the fly floor with minimum disruption to the existing building.