

KING'S CROSS THEATRE

Good's Way, King's Cross, London N1C 4UR

The Railway Children - Planning Application
Our Reference (D-TRC-KX-15-010)

Environmental Statement

Client

KING'S CROSS THEATRE
Good's Way, King's Cross, London N1C 4UR

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Introduction

This document has been written in support of an application to extend the temporary theatre venue which is currently in place at Zone A, Goods Way, King's Cross Central, London N1C 4UR. The proposal is to extend the installation of a temporary clearspan marquee structure to accommodate a theatre venue on the site at King's Cross to house a showing of the successful stage show, 'The Railway Children', produced by Theatre Tracks Limited, as well as a number of other touring productions, one off events and shows.



The project is a time limited theatrical production, staged in a 967 seat temporary theatre auditorium for which an extension of twenty four months is requested over and above the original application. This application requests that the permission be in place until the end of January 2018 – extending the current application by an additional twenty four months.

The team are world leaders in providing tent-based theatrical shows and bring together experienced theatrical production and touring show specialists. The company has a history of working in temporary structures.

Background

In the summer of 2008 The National Railway Museum played host to a unique and remarkable event – a spectacular stage production of E. Nesbit's classic children's book, *The Railway Children*. This adaptation, written by Mike Kenny, was produced in conjunction with the York Theatre Royal and after a sell out run and acclaimed reviews, returned in 2009.

In 2010 a consortium of West End Theatre producers acquired the rights in the production and subsequently brought it to London staging it at the former Eurostar Terminal in Waterloo Station where a 1,000 seat venue was built around the railway tracks with audiences seated on either side.

Following fourteen four star reviews and after winning a prestigious Olivier Award for "Best Entertainment" the production was hailed as London's theatrical sell out event of the year and ran for 28 weeks. After closing for works to be carried out by Network Rail on the station, the production was remounted in June 2011 where it ran for a further 18 week sell out run eventually closing in January 2012 due to the announcement of the abolition of BRB and Network Rail repossessing the building. A second production was also mounted in Canada, at Toronto's historic Roundhouse Park in 2011.

In December 2014 the producers mounted their most ambitious project to date – building a completely new theatre venue from scratch in the heart of Europe's largest redevelopment sites. The King's Cross Theatre was created and has now played host to hundreds of performances and welcomed tens of thousands of patrons to the area – driving increased footfall to local businesses and making use of what would otherwise be an empty, yet-to-be-used construction site.

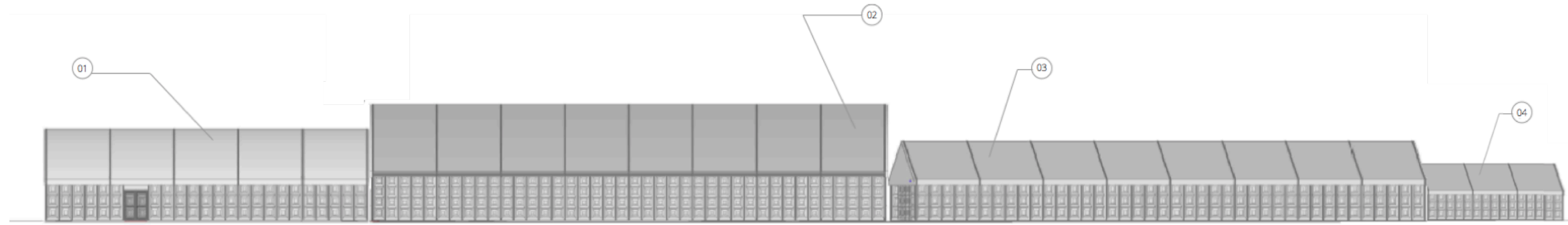
About the Structure

The show takes place in a series of clearspan marquee structures to provide spaces for the auditorium, audience gathering and back of house storage and dressing rooms.

The requirements of the show, combined with a limited site footprint and quick build time have led the producers to European temporary structure specialists, DeBoer who, in conjunction with the designers, creative and production teams have created a venue which will successfully ensure a safe, reliable and exciting performance venue with no internal support columns, meaning every seat in the house has a great view of the action.

There are five structures used in the production of the show:

- 01) Audience bar/ circulation space
- 02) Auditorium
- 03) Back of house and storage
- 04) Back of house storage and cast changing areas



Western elevation – Reception structure to the left (01), auditorium to the centre (02) and storage / back of house structure to the right (03) and (04)

About Theatre Tracks Limited

We have been behind some of London's most innovative theatre productions over the last 6 years. Our company focuses on creating engaging and exciting theatre in unusual site-specific locations for a broad demographic. The amalgamation of drama and beauty, scale and intimacy, entertainment and fun are integral to what we are all about.

Our past successes have included a large-scale production of the much-loved children's classic *Peter Pan* staged in a 1,300 seat state of the art tent in Kensington Gardens where J.M Barrie wrote the original story; The Olivier award winning production of E. Nesbitt's *The Railway Children* staged on the platforms of the disused Eurostar terminal at Waterloo Station both in 2010 and 2011; Rupert Goold's restaging of *The Lion The Witch and The Wardrobe* outside Kensington Palace, again staged in a 1,500 seat state of the art tent.

With all of these productions we demonstrated that first class family theatre can be staged for an extended period in a cherished location, without detracting from the natural beauty of the setting whilst also attracting a broad demographic audience, many of whom that are new to both theatre and the local area.

OLIVER ROYDS (PRODUCER)

Oliver is an Olivier award-winning, West End theatre producer. His theatre credits include the award winning production of *The Railway Children* at Waterloo Station and subsequently at The Roundhouse Park in Toronto. Stephen Daldry's award winning production of J.B Priestley's *An Inspector Calls* at both The Novello and The Wyndham's Theatre in the West End followed by two highly successful UK tours. Most recently he General Managed Rupert Goold's £2 million production of *The Lion The Witch and The Wardrobe* in Kensington Gardens in a bespoke, 1,500-seat purpose built, tent. In 2009 he general managed *Peter Pan* in Kensington Gardens and at The O₂ Arena. He was General Manager of PW Productions from 2008 - 2012 for which he looked after their touring and West End productions including *The Woman In Black* and Arthur Miller's *Broken Glass*. In 2007, he produced a sell out run of James McLure's hilarious double bill *Lone Star and Private Wars* at The King's Head Theatre starring Shane Richie and James Jagger and was an associate producer on the UK Tour of Andrew Lloyd Webber's *Aspects of Love* starring David Essex. After graduating from Newcastle with a BA Hons in History, Oliver set up his own

production company B.O.S Productions Ltd in 2004. The following year he won the Shell Entrepreneur of the Year award and was the subject of a Channel Four documentary called '*The Producers*.' He has recently been appointed as a board member of The York Theatre Royal.

SUE SCOTT DAVISON (PRODUCER)

Following over 25 years as an actress, Sue was awarded a Stage One New Producer's Bursary in 2004. She won a Meridian Theatre Interact Award for the development and production of Glyn Maxwell's *Liberty*, which she co-produced with Shakespeare's Globe in 2008, followed by a UK tour. This was the first Globe co-production, and indeed the first show to tour from the mainstage. Other productions include: The critically acclaimed and Laurence Olivier Award-winning *The Railway Children* at Waterloo Station (2010-12) and in Toronto, *After Troy* (Oxford Playhouse and Shaw, 2011), *Future Me* (Theatre 503) and UK tour 2007-09), *Two Way Mirror* (Courtyard, 2006) and *The Lifeblood* (Edinburgh Fringe and Riverside Studios, 2004-05). Most recently, she co-produced the acclaimed revival of *Our Boys* at The Duchess Theatre. As well as producing, Sue has been casting for over 10 years. Outside of her own projects above, she has also cast: *The Railway Children* at Waterloo Station, *To Kill A Mocking Bird* (The Touring Consortium), *The Mystery Cycle*, *A Funny Thing Happened On the Way To The Forum* and *Little Shop Of Horrors* (York Theatre Royal). She is currently casting a season of plays for Andy Jordan for the West End and UK touring.

TRISTAN BAKER (PRODUCER)

Tristan is an award-winning theatre producer. He most recently produced E. Nesbit's classic *THE RAILWAY CHILDREN* live on the former Eurostar platforms at Waterloo Station with a real steam train. This production also ran for an extended season in Toronto. He also co-produces *FOOTLOOSE* The Musical which has so far completed five UK tours, two West End seasons at the Novello and Playhouse Theatres and its first international season in Johannesburg, South Africa. Tristan co-produced *NEVER FORGET* the musical based on the songs of TAKE THAT which completed two major UK national tours and a run at the Savoy Theatre in London's West End. His other productions include *Bad Girls* at the Garrick Theatre, the UK tour of the multi-award winning Broadway and West End production of *Kiss Me Kate*, a UK tour of *Love Shack* and the UK tour of the classic musical *Calamity Jane* and its subsequent season at the Shaftesbury Theatre in the West End.

About the Venue

The extension of The King's Cross Theatre hopes to continue the successes seen at the venue in its current location to date.

The King's Cross the schedule for build and de-rig, as well as the running of the show itself will be as follows:

- **Event build** December 2014
- **Rehearsals** December 2014
- **Live Shows** December 2014 – January 2016
- **Extended live shows** February 2016 – January 2018
- **Event de-rig** February 2018

About the Location

The King's Cross Theatre is located at Zone A, Goods Way, King's Cross Central, London N1C 4UR



The site is normally laid to gravel and is largely unused as it is awaiting redevelopment as part of the King's Cross Central scheme regeneration.

To the north of the site lies Goods Way (public highway), the Regent's Canal and then further developments including offices, shops, leisure spaces and residences which form the King's Cross Development site. To the west of the site is King's Boulevard (pedestrian walkway), with additional office space further to the West.

To the south of the site is additional empty land and the King's Cross/ St Pancras entranceway and to the east of the site are a number of railway lines and associated buildings / yards which feed King's Cross station.

Overview

This application is for a time limited, temporary installation of the following equipment:

Five clearspan marquee structures containing theatre performance space, theatre seating, bar and refreshment areas, production spaces, offices, dressing rooms, storage and associated ancillary equipment:

- Temporary toilet facilities
- Temporary catering facilities
- Waste collection and recycling point
- Office space and box office
- Generation and Air Conditioning Plant Equipment
- Perimeter Fencing

The following dates will apply:

- Venue Opens: December 14th 2014
- Venue Closes: approx. January 31st 2018
- Derig Commences: approx. February 1st 2018
- Site Clear: approx. February 28th 2018

The show by numbers

- There will be approximately 976 people attending each show, and there will be seven show days per week.
- There will be approximately 50 technical, show and performance staff
- There will be approximately 50 front of house, bar and customer service staff

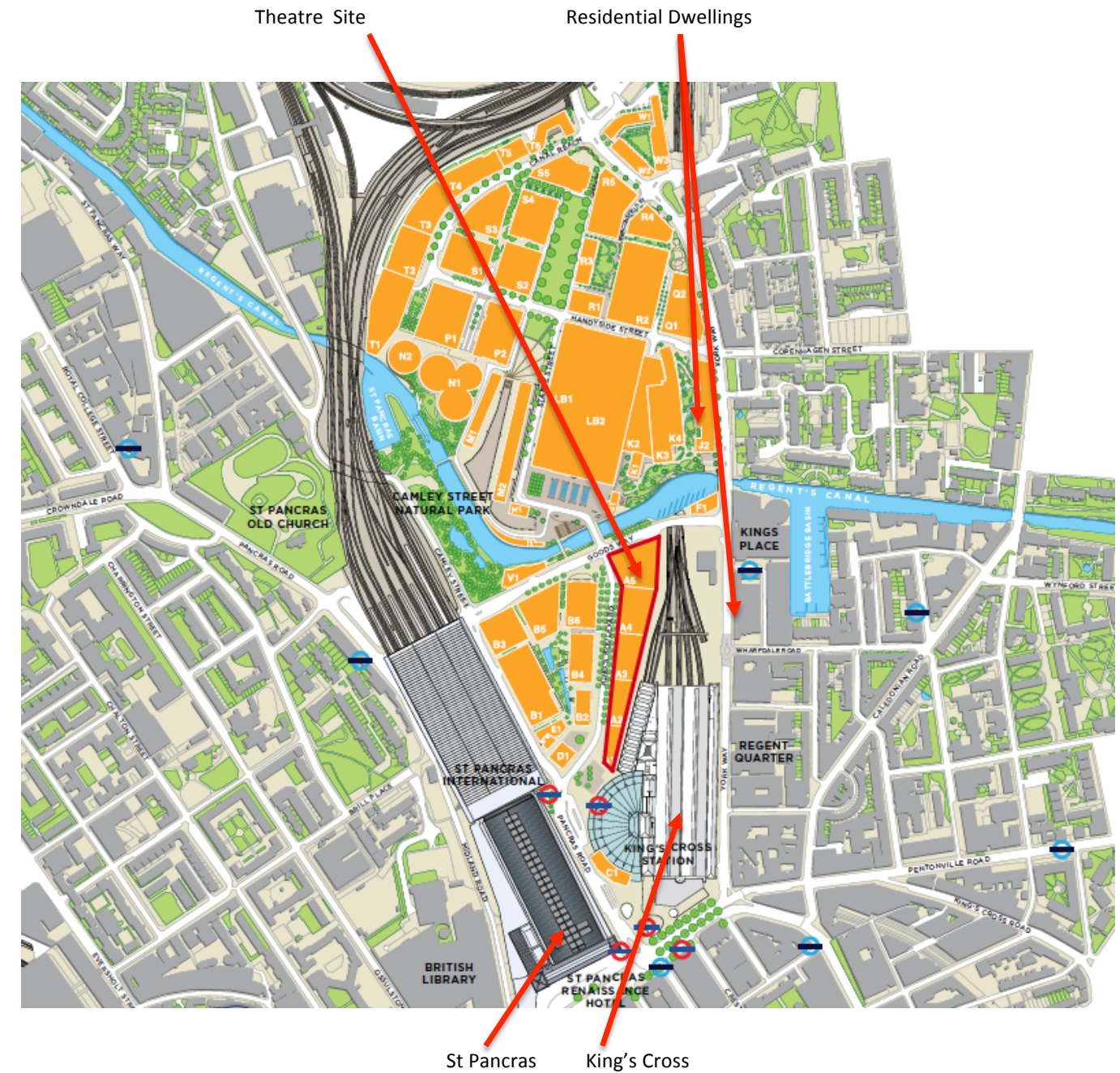
The Purpose of this Document

This Environmental Statement has been prepared on behalf of Theatre Tracks Limited for the extension to their existing planning application (number 2014/6593/P) for a temporary theatre venue, which provides a venue for a theatrical production of *The Railway Children* and potential other shows. The purpose is to explain the potential environmental impacts of the temporary installation of a temporary theatre venue which is located at Zone A, Goods Way, King's Cross Central, London N1C 4UR and to extend the current planning application by twenty four months to the end of January 2018.

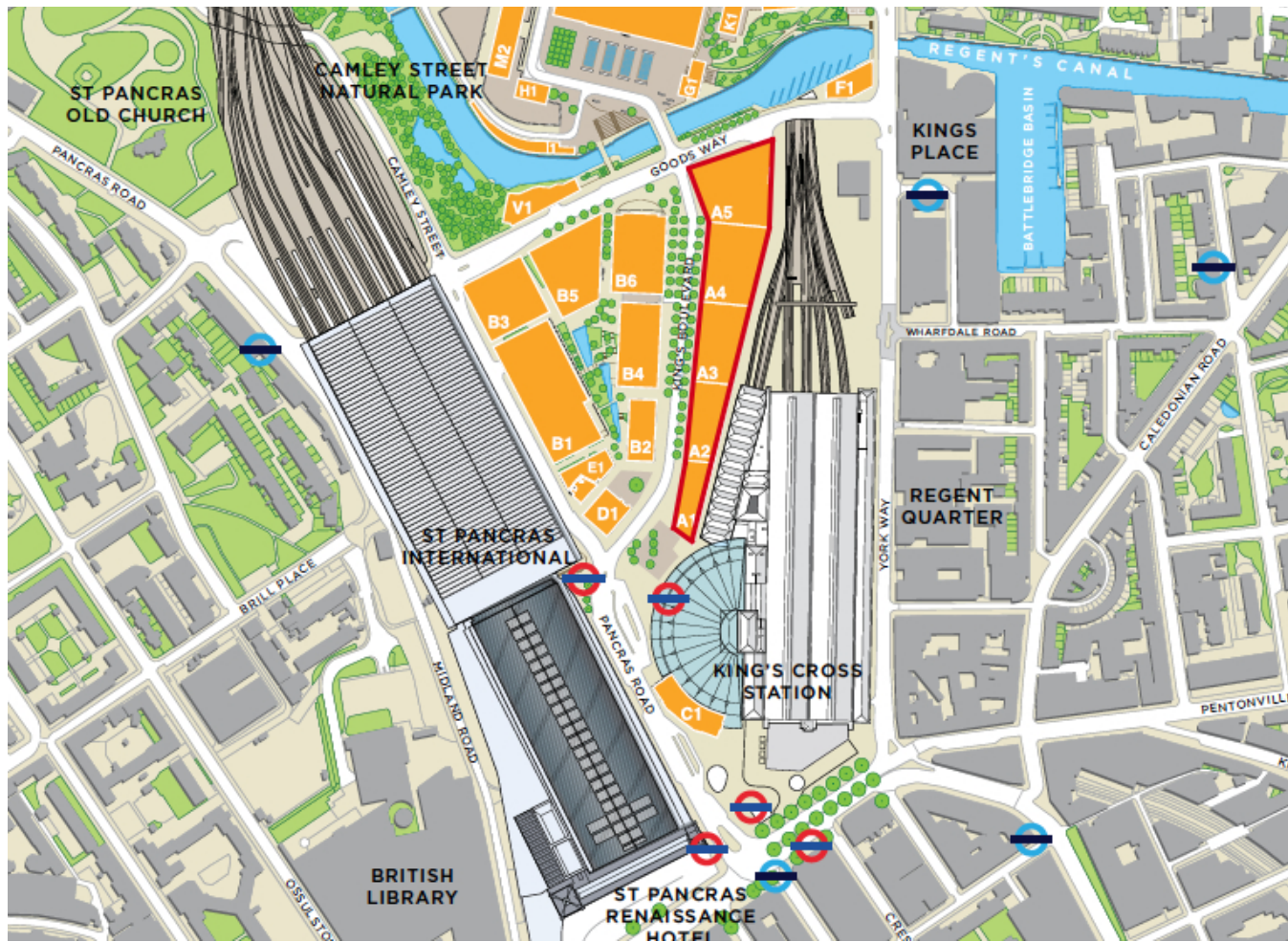
This statement forms part of the application for planning permission for these facilities.

Description

The King's Cross Theatre is a temporary theatre and event venue situated within Zone A, Goods Way, King's Cross Central, London N1C 4UR.



The development site is well located; there is good access to existing public transport services, road links and on site car parks. The site is currently empty, and has not been used for events before.



Ground Protection Statement

The following is a statement explaining the measures used to protect the site at Zone A, Goods Way, King's Cross Central, London N1C 4UR during the installation and removal process for the equipment used to create the temporary theatre and from the coming and going of audiences during the period during which the show is running.

The team at Theatre Tracks Limited have previously had success on a number of similar projects: many of the team were involved with the delivery of the UK and US touring shows of Peter Pan and The Lion, the Witch & The Wardrobe (both of which took place in temporary theatre venues) and have been working to create theatrical shows in temporary structures since 2008.

The method used entailed essentially a "hand" installation of the tent and seating elements to protect fragile areas from heavy vehicles and event flooring to protect the ground and prevent ground erosion. Careful consideration is given to the installation process given that there are live running train lines to the east (and to a lesser extent the west), as well as buildings which are currently in use, under construction, or are no longer in use.

Detailed management plans have been created as part of the application to the Health & Safety Executive under the Construction Design and Management Regulations (2007) (CDM).

Theatre Tracks Limited takes equal care of the ground and surround areas during the installation, use and removal of the temporary theatre venue, although the provision of a site laid mostly to hard standing, with excellent access and egress routes which are laid to tarmac and the reduction in site specific issues will make the installation a more simple process:

Risks & Responses

Installation Period:

Heavy vehicles crossing the site

- Site is laid to hard standing – zero risk of damage to ground conditions

Foundations for the structures:

- There are no foundations for the structure – all elements will be ballasted to prevent wind up lift.

Diesel Spillage:

- The diesel handling policy will reduce risk associated with handling the diesel used on this project
 - All movement of diesel (from delivery vehicles to storage tanks, or from storage tanks to generator sets) will be conducted using equipment specifically designed for the movement of diesel.
 - All hoses and connectors will be self sealing, and all lids, inspection chambers and tanks will be kept shut at all times other than when fuel movement is taking place.
 - Diesel will be stored on site in approved bunded steel tanks and will be connected to the generators using self sealing steel braided Pirtek type hoses.

Show running period:

- All pedestrian routes into the site will be along tarmac footpaths leading to zero impact from footfall journeys.
- All vehicle routes into the site will be along tarmac roads, leading to zero impact from vehicle journeys.

Post Event:

Following our time on Zone A, Goods Way, King's Cross Central, London N1C 4UR team will make good any damage to the ground caused by the structure. This will include backfilling any holes which are made in the surface (if required) with the stakes which are used to hold the structure up.

Flood Risk Assessment

The site does not fall into the Zone 2 or Zone 3 levels as defined by the Environment Agency as those which are at risk of flooding and require a flood risk assessment.

Conclusion

We are of the opinion that the proposed temporary theatre venue to house The Railway Children can be safely accommodated within the site.

Contacts and Further Information

Planning Application

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