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# Planning, Design & Access Statement

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Lewis Cubitt Square  
Handyside Street / Stable Street  
King's Cross  
London  
N1C 4AB

*Prepared for:*

Produce UK

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# Planning, Design & Access Statement

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## 1. Introduction

### 1.1. Introduction

1.1.1. This Planning, Design & Access Statement ("statement") has been prepared by Savills on behalf of Produce UK ("the Applicant") in respect of the land at Lewis Cubitt Square, Handyside Street / Stable Street, King's Cross, London, N1C 4AB ("the site").

1.1.2. The site falls within the administrative area of Camden Council, as the Local Planning Authority ("LPA").

1.1.3. Planning permission is sought for a temporary 'fan zone' for the duration of the 2016 UEFA European Championship ("Euro 2016"). Temporary planning permission is therefore sought for:

*"Erection of temporary structures and associated works for use between 31 May 2016 and 19 July 2016 for the screening of live sport, entertainment and other leisure activities."*

1.1.4. The following detailed drawings and technical supporting information form part of the application:

- Application form and Ownership Certificates;
- Drawing No 1 Rev 3 (Hyundai Fandome 2016 Existing Site Plan 1:1250);
- Drawing No 2 Rev 3 (Hyundai Fandome 2016 Existing Site Plan 1:500);
- Drawing No 3 Rev 3 (Hyundai Fandome 2016 Existing Site Plan);
- Drawing No 4 Rev 3 (Hyundai Fandome 2016 Proposed Site Plan);
- Drawing No 5 Rev 3 (Hyundai Fandome 2016 Proposed Site Plan – Main Space Layout);
- Drawing No 6 Rev 3 (Hyundai Fandome 2016 Proposed Main Structure Elevations);
- Drawing No 7 Rev 3 (Hyundai Fandome 2016 Proposed Small Rain Cover Tents – Typical Detail);
- Drawing No 20 (Lighting to Exterior – Options to Hyundai – Site Plan);
- GT Lightweight Barrier specification sheet;
- FG Wilson Generator specification sheet;
- Western Fuel Store 30TCG specification sheet;
- KwikCHILL 370 specification sheet;
- 20kW / 40kW Internal Air Handling Unit (AHU) specification sheets; and
- Strategy Crowd Management Plan.

### 1.2. Statement Structure

1.2.1. This statement draws upon the background to the site and the assessment of the proposals against the relevant policy and material considerations.

1.2.2. In accordance with the guidance contained within the National Planning Policy Framework ("NPPF") (March 2012) and the outline National Planning Practice Guidance ("NPPG"), the level of detail contained within this statement (and thus the Design & Access Statement) is proportionate to the complexity of the application and reflects the straightforward and temporary nature of the proposals.

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1.2.3. The following sections of this statement are structured as follows:

- **Section 2:** Provides an overview of the background to the site;
- **Section 3:** Provides an overview of the proposals;
- **Section 4:** An overview of the planning policy framework relevant to the site;
- **Section 5:** Undertakes an assessment of the proposals; and
- **Section 6:** Provides a summary and conclusion.

## 2. Background

### 2.1. Site Description

- 2.1.1. The site, Lewis Cubitt Square, is a modern civic square which falls to the west of Stable Street and south of Handyside Street, a short distance from King's Cross. As a privately managed civic square, the site accommodates the KERB street food market, cinema screenings and other events regularly throughout the year.
- 2.1.2. Approximately rectangular in shape, the site covers an area of 0.30ha. The site benefits from hard and soft landscaping, providing an area suitable for a variety of formal and informal uses, with water features, planting beds and street furniture along its eastern edge fronting Stable Street. The western boundary is currently formed by temporary timber hoarding in an irregular 'zigzag' formation, separating the site from the development plots to the west. The site can be seen in Figure 2.1 below, with further photographs provided at Appendix 1.0.
- 2.1.3. To the north of the site beyond Handyside Street is the soft landscaped area of Lewis Cubit Park which has the benefit of temporary planning permission for the installation of a bathing pond and associated outbuildings.
- 2.1.4. The Grand Union Canal runs approximately 200m to the south and west of the site. The site falls within the Regent's Canal Conservation Area. There are a number of listed buildings adjoining the site, including the Eastern Coal Drops (Grade II listed) and The Granary (Grade II listed).
- 2.1.5. The surrounding area is undergoing extensive regeneration, forming part of the King's Cross growth area, which is being developed in phases following the initial grant of outline planning permission in 2004 (see below).



**Figure 2.1: Lewis Cubitt Square**  
(Source: Savills)

### 2.2. Planning History

- 2.2.1. A desktop planning history search has been carried out for the site and the surrounding area. Outline planning permission (ref. 2004/2307/P) was granted for the comprehensive, phased, mixed-use

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development of former railway lands within the King's Cross Opportunity Area. This is now being built out in phases, with a number of reserved matters and discharge of conditions applications having been submitted and determined.

- 2.2.2. Of particular relevance to the current application is a number of temporary planning permissions which have been granted around the King's Cross area in recent years, including:

*Granary Square & North Part of King's Boulevard, King's Cross*

- January 2015 – Planning permission granted for the “*erection of a temporary bar/cafe in Granary Square, with inflatable roof and associated lighting, enclosure and seating for the period December 2014 - February 2015*” (ref. 2014/7116/P)

*Part of Lewis Cubitt Park, King's Cross Central, York Way*

- September 2014 – Planning permission granted for the “*temporary installation of bathing pond and associated outbuildings, and hard and soft landscaping*” (ref. 2014/4621/P)

*Plot Q, King's Cross Central, York Way*

- August 2012 – Planning permission granted for the “*erection of temporary structures in connection with temporary use as an open air multi-use games area with fencing and lighting, flexible recreational area, new pedestrian and cycle access from York Way, associated landscaping and cycle parking (Class D2) and alterations to the layout of the existing allotment garden (Class D1)*” (ref. 2012/3298/P)

- 2.2.3. These demonstrate the acceptability of temporary planning permissions for leisure and related activities within the King's Cross area.

## 3. Proposals

### 3.1. Proposals

- 3.1.1. Permission is sought for a temporary 'fan zone' for the duration of Euro 2016 tournament. Temporary planning permission is therefore sought for:

*"Erection of temporary structures and associated works for use between 31 May 2016 and 19 July 2016 for the screening of live sport, entertainment and other leisure activities."*

- 3.1.2. The primary temporary structures within the 'fan zone' will include:

- 'Fan dome' (on raised platform) (up to 43m (L) x 22m (W) x 10m (H));
- Portacabin (up to 5.0m (L) x 2.5m (W) x 2.6m (H));
- Toilet blocks (up to 6.0m (L) x 2.3m (W) x 2.6m (H)); and
- Small rain cover structures (up to 3.0m (L) x 3.0m (W) x 4.0m (H)).

- 3.1.3. It is anticipated that four Portacabins (double stacked), two toilet blocks and multiple small rain cover structures will be required. An indicative layout is provided within the accompanying drawings.

- 3.1.4. In addition to the temporary structures, temporary fencing, hoarding, security barriers, steps, ramps and platforms will be required. Generators, fuel tanks and heating, ventilation and air conditioning ("HVAC") will also be required to service the event and, specifically, the fan dome.

- 3.1.5. Given sponsorship by Hyundai, the car manufacturer, a small car display area is also proposed to the south east of the site. This marketing activity is ancillary to the primary function of the space.

- 3.1.6. A separate advertisement consent application is submitted.

### 3.2. Timetable

- 3.2.1. While the Euro 2016 tournament itself will be held over the month from 10 June 2016 to 10 July 2016, the build and de-rig process, given the number of complex structures involved, requires approximately two weeks either side. Permission is therefore sought for the period from 31 May 2016 to 19 July (inclusive).

- 3.2.2. Table 3.1 below shows the proposed timetable of events.

Phase	From	To
Build	31 May 2016	9 June 2016
Operational	10 June 2016	10 July 2016
De-rig	11 July 2016	19 July 2016

**Table 3.1: Timetable**

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## 3.3. Capacity

- 3.3.1. The event is expected to have a maximum of 800 guests per football match, plus staff.
- 3.3.2. The event will be managed via a ticketing system. Tickets are free, but must be requested in advance or obtained from the corporate guest list. Further details on crowd management are provided within the accompanying Strategy Crowd Management Plan.

## 3.4. Hours of Operation

- 3.4.1. Owing to the nature of the venue and the timing of the matches of the tournament, members of the public will generally be admitted 30 minutes prior to kick off, with up to three matches a day during the tournament (matches typically kick off at 14:00, 17:00 and 20:00). Typically, the last match will finish no later than 21:45, but allowance until 23:30 is required in the event of extra time and penalties. The final, to be screened on 10 July 2016, will also be followed by the trophy ceremony and therefore allowance until 00:00 (midnight) is required, with guests leaving shortly afterwards.
- 3.4.2. Outside of match times other events, including talks, family days (arts and crafts, face painting, talent shows etc.), marketing events, gaming, screening of other sporting events, films and shows, are proposed within the fan zone. Members of the public may therefore be on site from 09:00 to 00:00 on any operational day.
- 3.4.3. Staff will be required to be on site outside of public access opening times, from 06:00. There will be a 24 hour security presence on the site.

## 3.5. Delivery & Servicing

- 3.5.1. Table 3.2 below illustrates the expected delivery and servicing of the fan zone.

Phase	Dates	Times	Vehicles	Access
Build	31 May 2016 – 9 June 2016	08:00-18:00	<ul style="list-style-type: none"><li>Large vehicles, such as 18t articulated lorries, 7.5t lorries and cranes</li><li>Small vehicles, such as 3.5t Luton van and other long wheel base vans</li></ul>	<ul style="list-style-type: none"><li>Large vehicles servicing either onsite or on Handyside Street (accessed from York way)</li><li>Small vehicles servicing via Handyside Street or Stable Street (accessed from York Way)</li></ul>
Operational	10 June 2016 – 10 July 2016	06:00-14:00	<ul style="list-style-type: none"><li>Small vehicles, such as 3.5t Luton van and other long wheel</li></ul>	<ul style="list-style-type: none"><li>Small vehicles servicing via Handyside Street or Stable Street (accessed from York Way)</li></ul>



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			base vans	
De-rig	11 July 2016 – 19 July 2016	08:00-18:00	<ul style="list-style-type: none"><li>▪ Large vehicles, such as 18t articulated lorries, 7.5t lorries and cranes</li><li>▪ Small vehicles, such as 3.5t Luton van and other long wheel base vans</li></ul>	<ul style="list-style-type: none"><li>▪ Large vehicles servicing either onsite or on Handyside Street (accessed from York way)</li><li>▪ Small vehicles servicing via Handyside Street or Stable Street (accessed from York Way)</li></ul>

**Table 3.2: Servicing Details**

3.5.2. Table 3.3 below illustrates the indicative servicing frequency of the fan zone.

Servicing	Frequency	Vehicles
Catering	Daily	Small vehicles, such as 3.5t Luton van and other long wheel base vans
Fuel for generators	Weekly	10,000l tanker
Refuse and recycling	Daily	Refuse lorry
Toilet waste	Daily	Lorry
Events deliveries (light items)	As necessary	Various

**Table 3.3: Servicing Frequency**

## 3.6. Pre-Application Advice

3.6.1. Informal pre-application discussions have been held with Officers at Camden Council. This indicated that temporary planning permission and advertisement consent would be required, although there were no envisaged issues with the proposals.

## 4. Planning Policy Context

### 4.1. Planning Policy Context

- 4.1.1. This section provides an overview of the most pertinent planning policy context against which the application will be considered at a national, regional and local level, notwithstanding other material considerations. It does not seek to be exhaustive but provide the key considerations.

### 4.2. Development Plan

- 4.2.1. Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan relevant to the application site comprises:

- Camden Core Strategy (November 2010);
- Camden Development Policies (November 2010); and
- London Plan (March 2015).

- 4.2.2. The Camden Local Plan, which will replace the existing Core Strategy and Development Policies as the basis for planning decisions and future development in the Borough, is being prepared. While the LPA is currently consulting on a Submission Draft Local Plan, it is considered the policies currently carry little weight in the determination of planning applications.

### 4.3. National Planning Policy Framework (March 2012)

- 4.3.1. The NPPF provides general advice alongside its overarching presumption in favour of sustainable development. Section 1 encourages LPAs to promote economic growth, create jobs and prosperity by ensuring that the planning system does everything it can to support sustainable economic growth. Paragraph 19 notes that planning should act to encourage and not act as an impediment to sustainable growth.
- 4.3.2. Paragraph 57 expresses the importance of planning positively for the achievement of high quality and inclusive design for all development and to establish a strong sense of place, using streetscape and buildings to create attractive and comfortable places to live, work and visit.
- 4.3.3. The NPPF advises design should be sustainable and should conserve heritage assets. The NPPF provides general advice on design and the conservation of heritage assets, to be read alongside the presumption in favour of sustainable development. Paragraph 17 and 126 of the NPPF, amongst other matters, seeks the conservation of heritage assets in a manner *“appropriate to their significance”*.

### 4.4. London Plan (March 2015)

- 4.4.1. The London Plan provides a high level planning policy position for forward planning and decision-making by LPAs within London. There is an extensive policy basis, the most pertinent of which is identified below:

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- **Policy 4.1 (Developing London's Economy)** details the need to promote and enable the continued development of a strong, sustainable and increasingly diverse economy;
- **Policy 7.11 (London View Management Framework)** outlines the strategic aims to protect designated views across London; and
- **Policy 7.12 (Implementing the London View Management Framework)** provides development control guidance on planning decisions.

## 4.5. Camden Core Strategy (November 2010)

4.5.1. This document sets out the strategic policies towards development management across Camden. The most pertinent policies to this application are considered to be:

- **Policy CS2 (Growth Areas)** amongst other matters includes the identification of King's Cross as a growth and regeneration area. The supporting text identifies that development that maximises opportunities will be sought. The Council's aspiration for King's Cross is to secure a vibrant, attractive, safe destination with a mix of uses, in particular offices, homes, retail, leisure and community facilities;
- **Policy CS5 (Managing the Impact of Growth and Development)** considers the need to protect the amenity of Camden's residents;
- **Policy CS8 (Promoting a Successful and Inclusive Camden Economy)** seeks to secure a strong economy, recognising the importance of employment generating uses, including retail, markets, leisure, education, tourism and health;
- **Policy CS9 (Achieving a Successful Central London)** notes that the Council will support and promote the Central London area of Camden as a successful and vibrant part of the capital to live in, work in and visit, including managing the location and concentration of food, drink and entertainment uses and their impact;
- **Policy CS10 (Supporting Community Facilities and Services)** notes that the Council will work with its partners to ensure that community facilities and services are provided for Camden's communities and people who work in and visit the borough; and
- **Policy CS14 (Promoting High Quality Places and Conserving our Heritage)** seeks to ensure that Camden's places and buildings are attractive, safe and easy to use.

## 4.6. Camden Development Policies (November 2010)

4.6.1. This document sets out the detailed development management policies across Camden. The most pertinent policies to this application are considered to be:

- **Policy DP12 (Supporting Strong Centre and Managing the Impact of Food, Drink, Entertainment and Other Town Centre Uses)** establishes criteria against which such applications will be assessed to maintain the character, function, vitality and viability of centres;

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- **Policy DP14 (Tourism Development and Visitor Accommodation)** notes that the Council will support tourism development with the expectation of tourism development to be located in areas, including the King's Cross growth area. It notes that tourism development should be accessible and not harm the balance and mix of uses within the area, local character, residential amenity, services, environment and transport systems;
- **Policy DP15 (Community and Leisure Uses)** sets out provisions for community and leisure uses. New community and leisure uses must be accessible;
- **Policy DP16 (The Transport Implications of Development)** looks to ensure that development is properly integrated with the transport network and accessible by sustainable means;
- **Policy DP17 (Walking, Cycling and Public Transport)** seeks to encourage sustainable modes of travel and reduce dependence upon private motor vehicles;
- **Policy DP18 (Parking Standards and Limiting the Availability of Car Parking)** discusses matters relating to car parking provisions;
- **Policy DP22 (Promoting Sustainable Design and Construction)** seeks to encourage sustainable design across developments;
- **Policy DP24 (Securing High Quality Design)** seeks to ensure all buildings offer a high standard of design, through consideration to character, setting and context, amongst other matters;
- **Policy DP25 (Conserving Camden's Heritage)** established measures and criteria the LPA will adopt to preserve or enhance conservation areas, listed building, archaeology and other heritage assets;
- **Policy DP26 (Managing the Impact of Development on Occupiers and Neighbours)** notes that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity;
- **Policy DP28 (Noise and Vibration)** relates to the need to control noise and vibration impacts; and
- **Policy DP29 (Improving Access)** seeks to promote fair access and improve accessibility.

4.6.2. An extract of the Camden Policies Map, identifying the location of the site, is provided at Figure 4.1 below.

4.6.3. Within the Policies Map, the site has the following designations:

- King's Cross Growth Area;
- Site allocation: Site 1: King's Cross Growth Area;
- Regents Canal Conservation Area;
- Designated View – 3A.1 Kenwood viewing gazebo to St Paul's Cathedral – Right Lateral Assessment Area; and
- Central London Area.

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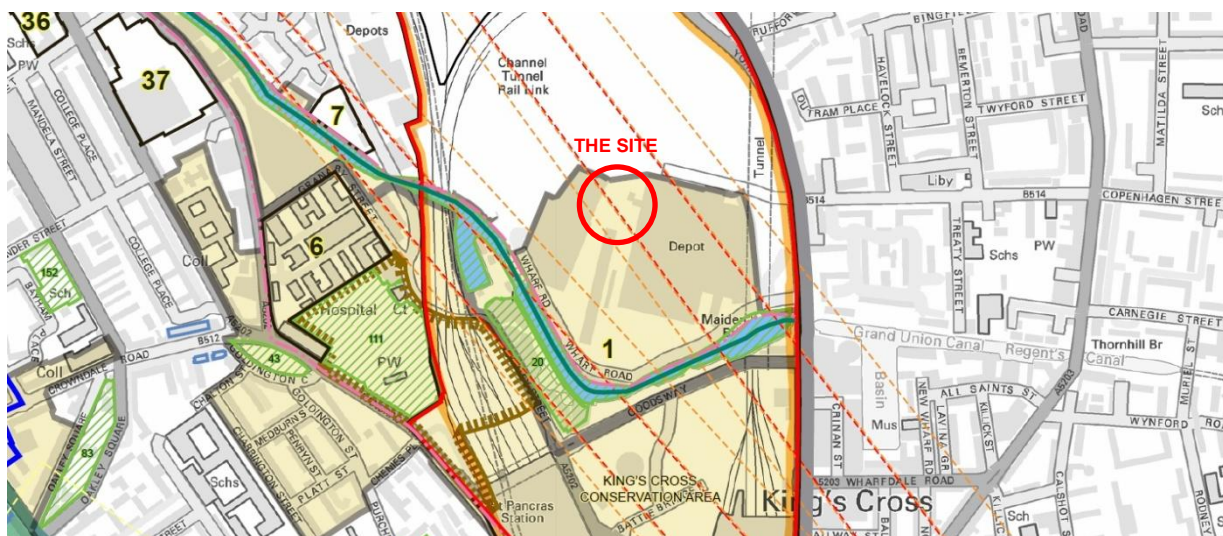


Figure 4.1: Policies Map (extract)  
Source: Camden Council

## 5. Design & Access Statement

### 5.1. Design & Access Statement

- 5.1.1. In accordance with the guidance contained within the NPPF and the outline NPPG, the level of detail contained within this statement is proportionate to the complexity of the application and reflects the straightforward and temporary nature of the proposals.

### 5.2. Amount

- 5.2.1. The site covers an area of approximately 0.30ha. There will be no permanent increase in floorspace through the proposed temporary development.

### 5.3. Scale

- 5.3.1. The maximum scale of the temporary structures are identified in section 3 of this statement. The scale of structures have been designed so that they can be appropriately accommodated within the context of Lewis Cubitt Square, while allowing for sufficient circulation space around the temporary structures.

### 5.4. Design & Appearance

- 5.4.1. The design and appearance of the temporary structures have been developed to be appropriate to the context and setting of Lewis Cubitt Square, including its presence within the Regents Canal Conservation Area and with listed buildings nearby. The appearance of the fan dome can be seen within the accompanying drawings.

### 5.5. Layout

- 5.5.1. The proposed layout of the site can be seen on the submitted drawings. The proposed entry point (see below) and fan dome are located on the northern part of the site. The southern part of the site will contain the 'food and beverage' area, toilet blocks and general outdoor circulation space. A secure back of house area, accommodating the Portacabins, generators, fuel tanks, HVAC and other apparatus is to be located along the western edge of the site. The site does not encroach upon Handyside Street or Stable Street.

### 5.6. Access

- 5.6.1. Access to site will be free but ticketed in order to safely control numbers and ensure appropriate crowd management. Access to the site will be gained via a ticket check and security area to the north of the site which will be accessed via several short flights of steps into an arrivals and queuing area. A ramp of a suitable gradient is also provided for wheelchair users and pushchairs. Once inside the fan zone, access down to the food and beverage area will be provided via a further set of steps and ramp down from the raised platform area. The food and beverage area is level.
- 5.6.2. Fire exit points are provided at various points from both the fan dome itself and the fan zone site along Stable Street and Handside Street.



## 6. Assessment

### 6.1. Land Use

- 6.1.1. Planning permission is sought for the provision of a temporary fan zone, to include a fan dome and associated facilities, for the period between 31 May 2016 and 19 July 2016 for the screening of live sport and other entertainment and leisure activities upon Lewis Cubitt Square. The primary purpose of the fan zone is for the screening of all Euro 2016 tournament matches from within the fan dome, although other activities and events will take place outside of match time.
- 6.1.2. The parameter plans which were approved as part of the outline planning permission (ref. 2004/2307/P) for the redevelopment of the King's Cross growth area included the site within a 'principal public realm areas' (KXC004). The site therefore forms part of the King's Cross Development Site and has been specifically developed as a modern civic square to be used for a variety of purposes, including markets, cinema screenings and other activities. The Committee Report to the outline planning application notes (at paragraph 11.3.3) that [Lewis] Cubitt Square was to be a mixed civic and green amenity space including a central formal paved area anticipated for uses including temporary sculptures, installations and structures that may accommodate book fairs, farmer's markets etc. The site is therefore recognised and supported as an area for temporary uses. Indeed, the site is regularly used for the street food market 'KERB', other ad hoc markets, cinema screenings and other special events. For example, during the summer of 2015 the site was used for 'Strawberries and Screen' – a venue for the screening of The Championships, Wimbledon.
- 6.1.3. There is a considerable policy basis from which the proposed temporary development can be supported. For example, Policy CS8 states that the Council will support the development of Camden's tourism sector. Policy CS10 states that the Council will work in partnership with a wide range of institutions and various community groups to deliver art and cultural projects and encourage public art installations. Policy DP14 states that tourism development should be located in Central London, particularly in the growth areas and that tourism development should be easily reached by public transport.
- 6.1.4. The proposed use would deliver an active and vibrant leisure use for a temporary period during the Euro 2016 tournament, adding to the vitality and viability of this accessible site and the wider King's Cross area, in line with the regeneration objectives. Lewis Cubitt Square is a contemporary civic square which has been specifically designed, and assessed during the outline planning application, to host a wide variety of public leisure and active uses such as markets, screenings and other activities. The proposed use as a fan zone for the duration of the Euro 2016 tournament is considered a beneficial and complementary temporary leisure and tourist use, providing vitality and viability to the park and wider area, consistent with this outline planning permission. The site is located within the King's Cross Growth Area which is the focus of major regeneration – such uses should therefore be encouraged. As subsequent sections of this statement will explore further, the development is easily reached by public transport and other sustainable modes of travel, such as bicycle or by foot, therefore satisfying this policy criteria. The proposals are therefore considered acceptable in land use terms, according to the aforementioned policies of the development plan and the thrust of the NPPF.

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## 6.2. Employment

- 6.2.1. The proposed use will generate and sustain a number of employment opportunities ranging from the build and 'set up' of the site, technicians, food and beverage retail staff and site security. This is an important material consideration in support of the proposed development, in line with the NPPF.

## 6.3. Design

- 6.3.1. The design and appearance of the proposals, including indicative details of dimensions and footprint of the proposed temporary structures are set out in section 3 of this statement.
- 6.3.2. In accordance with Policy DP24, the temporary structures offer an appropriate standard of design, through consideration to character, setting and context. The scale and footprint of the largest structure, the fan dome, is considered acceptable to its context and setting upon the site and with consideration to neighbouring buildings, including the Eastern Coal Drops (Grade II listed) and The Granary (Grade II listed). The height of the proposed fan dome, at approximately 10m, would be comparable to these neighbouring buildings and would not therefore be unduly overbearing. Given the temporary nature of the fan dome, it is not considered there would be any material harm to the setting within the Regents Canal Conservation Area or adjacent listed buildings. As such, given the temporary nature of the proposals, the development will preserve the character and appearance of the conservation area. The proposed facilities will be appropriately branded and dressed to create the unique 'look and feel' for the duration of the tournament. Visual interest to the fan dome will therefore be added, which will be the subject of a separate advertisement consent application.
- 6.3.3. Given the proposed distance between this structure and the closest neighbouring buildings along Stable Street, there would be no long term harm caused. The separation distance provided by the set back into the site and the width of Stable Street is such that it would not cause a significant impact upon the visual amenities of these properties and would not cause undue overshadowing.
- 6.3.4. All other structures would be much reduced in scale, as shown on the submitted drawings, and positioned on the western or southern edge of the site. The orientation of the main fan dome along an approximate north to south axis is such that it comfortably fits within the space. Sufficient circulation space is provided around the fan dome to ensure the appropriate movement of visitors and the inclusion of associated facilities, such as the support portcabins, toilets, and food and beverage areas.
- 6.3.5. The site partially falls within a designated view as a 'London Panorama' (3A.1 Kenwood viewing gazebo to St Paul's Cathedral). As previously mentioned, the height of the structures (being comparable to the immediately neighbouring buildings and much lower than other landmark buildings within the locality) and their temporary nature means there is no material impact upon this view, satisfying the requirements of Policies 7.11 and 7.12 of the London Plan.
- 6.3.6. In summary, the design and appearance of the fan zone, to include the fan dome and other temporary structures, are considered acceptable, providing temporary visual interest to the site without materially harming its setting within the Regents Canal Conservation Area or the adjoining listed buildings. Given the temporary nature of the proposals, the site will be reinstated after the Euro 2016 tournament. The proposals are therefore considered acceptable against relevant policies of the development plan.



## 6.4. Transport, Accessibility, Deliveries & Servicing

### *Transport*

- 6.4.1. The site is within easy walking distance of King's Cross railway station to the south (approximately 500m, 6 minutes walk), providing national rail services and access to the London Underground which provides connections to the Circle, Metropolitan, Piccadilly, Hammersmith & City, Northern and Victoria lines. The site is also within easy walking distance to York Way (A5200) (approximately 230m, 3 minutes walk) which provides frequent services north and south on the 390 route between Archway Station and Palace Gardens Terr / Notting Hill Gate, connecting to a number of other services. York Way provides easy access to Euston Road (A501) to the south.
- 6.4.2. Pedestrian access to the venue will be legible and convenient. The recent development of King's Boulevard, Stable Street and Handyside Street means that the footways are in a good state of repair, providing tactile paving and dropped kerbs where appropriate. During the operation of the routes will be clearly signposted to encourage travel by public transport and subsequent walking connections.
- 6.4.3. In line with policy, no car parking is proposed given the good public transport accessibility to the site. There are existing blue badge public parking spaces located nearby.
- 6.4.4. The proposal does not include any additional cycle parking, given the various secure cycle parking facilities nearby, including the existing Sheffield stands approximately 160m (2 minutes walk) to the north on Tapper Walk (providing up to 28 spaces) and York Way (a further 16 spaces). It is therefore considered that acceptable cycle parking provision is provided in line with policies DP17 and DP18.
- 6.4.5. Emergency vehicle access is to be maintained at all times along Handyside Street and Stable Street.

### *Accessibility*

- 6.4.6. The proposed site layout includes steps and ramped access up to the raised platform on which the fan dome will sit and down to the food and beverage area. Accessible WCs will also be provided within the toilet blocks. The proposals are therefore considered to accord to Policy DP29, in providing inclusive design that ensures appropriate access arrangements required for those with disabilities.

### *Deliveries & Servicing*

- 6.4.7. Given the location of the site, and the requirements of the nature of the temporary development, the proposed delivery and servicing of the site will be via the existing highway network along Handyside Street and Stable Street. Deliveries and servicing will be undertaken with appropriate sized vehicles, using Handyside Street or Stable Street according to their accessibility. As detailed within section 3, servicing will be undertaken at appropriate hours. Such arrangements have operated without any known problems for previous events.
- 6.4.8. In summary, the site benefits from good transport accessibility by public transport, bicycle and foot. The layout of, and access to, the fan zone has been carefully considered to assist accessibility by those with disabilities. The proposals are therefore considered to accord to Policies DP16 and DP17 which seek to ensure development is integrated with transport connections and promotes sustainable modes of travel.

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## 6.5. Amenity

- 6.5.1. The site is located within the wider redevelopment area of King's Cross. Neighbouring occupiers provide for a mix of uses, including offices, theatres, galleries and food and drink venues. Many of the surrounding plots also remain under construction.
- 6.5.2. The site has been specifically designed as a modern civic square capable of hosting a variety of events. In that regard, the area has previously been considered under the assessment of the outline planning application, in principle, for such events and the attraction of large numbers of members of the public. Previous events, such as 'Strawberries and Screen' have attracted much higher numbers of guests.
- 6.5.3. Servicing will be undertaken at appropriate hours so that it would not cause harm to the amenity of neighbouring occupiers and the nearest noise sensitive premises. Section 3 provides the expected opening hours of the fan zone to members of the public, typically from 09:00 until 21:45, with the need for flexibility until 00:00 (midnight) to allow for any matches running into extra time, penalties and the trophy ceremony. The majority of matches will, however, expected to end at 21:45 with guests leaving shortly afterwards. These operating hours are considered acceptable in the context of the site and the surrounding uses without causing harm to neighbouring amenity.
- 6.5.4. Generators and HVAC will be required to power the site and to provide appropriate conditions. The generators are located to the rear of the site and therefore located furthest from the nearest occupied properties to the east. The combination of this distance, level of use and the careful selection of plant (to minimise noise output) will ensure that generator noise will have no material affect on neighbouring amenity.
- 6.5.5. Given the nature and location of the proposal it is not considered to have an impact on neighbour amenity in terms of loss of privacy, overlooking, outlook, daylight, or sunlight.
- 6.5.6. It must be remembered that the proposals are for the temporary use of the site. Notwithstanding the above, it is considered therefore that neighbouring amenity will not be adversely affected by the proposals and that the proposals would satisfy Policies CS5 and DP26.

## 6.6. Crowd Management Plan

- 6.6.1. A Strategy Crowd Management Plan accompanies this application. Given the sensitive nature of some of the details, this is provided in a reacted form but illustrates the careful and appropriate planning and crowd management proposals.
- 6.6.2. The event is expected to have a maximum capacity of 800 guests per football match, plus staff. This figure is well below the assessed maximum capacity of 2,250 for the site and below the assumed capacity of 850 for the fan dome itself. The event will be managed via a ticketing system. Tickets are free, but must be requested in advance or obtained from the corporate guest list. It is expected the crowd profile of the audience will be fully compliant and non-aggressive.

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- 6.6.3. The site will be manned by adequate security and first aid cover at all times. Visitor numbers will be strictly controlled to the appropriate and safe levels, taking into account health and safety issues, via the ticketing system. Appropriate searches will be taken by security for every persons entering the site.
- 6.6.4. Guests will exit the venue via the central stairs from the fan dome. In the event of an emergency, all emergency exits will be used. Any unfinished drinks will be required to be left behind in order to minimise the amount of litter leaving the site, to enforce licensing arrangements and to ensure a neighbourly operation. The temporary closure of Stable Street to vehicular traffic may be implemented as required by suitably qualified personnel in the event of an evacuation. Arrangements are in place with Broadgate Estates to manage the ejection of any intoxicated or unruly guests, helping to reduce the risk of anti-social behaviour.
- 6.6.5. The site will be secured overnight when not in use, with 24 hour security presence.
- 6.6.6. The event will operate under the existing Lewis Cubitt Park & Square Premises Licence.
- 6.6.7. As demonstrated by the above paragraphs, and the contents of the accompanying Strategy Crowd Management Plan, the careful management of the venue and visitors will assist in ensuring the proposals have no adverse impact upon the amenity of neighbouring occupiers. The opening hours, management and on site security will help to ensure that the plot will not become a focal point for anti-social behaviour. As such, the management of the facility accords with policy DP24 and DP26 in terms of community safety and neighbour amenity.
- 6.7. Community Infrastructure Levy**
  - 6.7.1. As the structures are of a temporary nature, they are not liable for Mayoral or Borough Community Infrastructure Levy ("CIL").

## 7. Conclusion

### 7.1. Conclusion

- 7.1.1. Planning permission is sought for the provision of a temporary fan zone, to include a fan dome and associated facilities, for the period between 31 May 2016 and 19 July 2016 for the screening of live sport and other entertainment and leisure activities upon Lewis Cubitt Square. The primary purpose of the fan zone is for the screening of all Euro 2016 tournament matches from within the fan dome, although other activities and events will take place outside of match time.
- 7.1.2. The site has been designed to accommodate such events, and was assessed on this basis during the 2004 outline planning application. The proposed temporary nature of the use is considered to provide an active use to the site, improving the vitality and viability of the King's Cross area.
- 7.1.3. The design and appearance of the proposed fan zone is considered appropriate in light of its temporary nature and would preserve the long term character and appearance of the Regents Canal Conservation Area and nearby listed buildings.
- 7.1.4. Accessible by a range of sustainable travel options, including train, London Underground, bicycle and food, there is considered opportunity for members of the public to arrive by means other than the private motor vehicle. Appropriate delivery and servicing arrangements will be made along Handyside Street and/or Stable Street.
- 7.1.5. Given the setting and context of the site, along with the hours of operation, there are not considered to be any materially adverse amenity considerations. A crowd management strategy will be implemented and enforced.
- 7.1.6. Overall, it is considered there are significant benefits from this temporary development with there no reasonable grounds to withhold planning permission.

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## Appendices

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## Appendix 1.0 Photographs

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# Planning, Design & Access Statement

Land at Lewis Cubitt Square, King's Cross, London, N1C 4AB



**Lewis Cubitt Park looking south west**  
(Source: Savills)



**Lewis Cubitt Park looking south east**  
(Source: Savills)



**Lewis Cubitt Park looking north east**  
(Source: Savills)



**Lewis Cubitt Park looking south east**  
(Source: Savills)



**Lewis Cubitt Park looking south west**  
(Source: Savills)

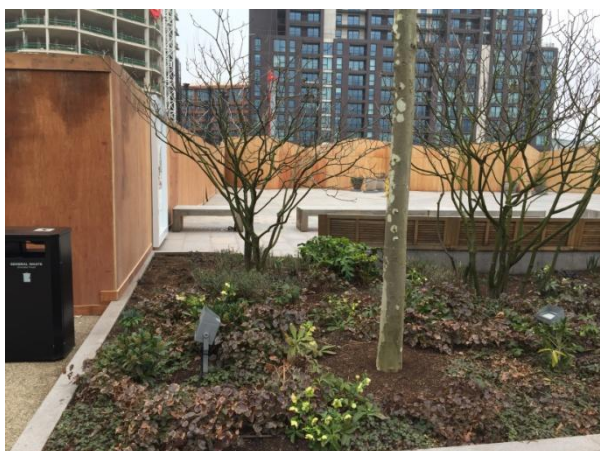


**Lewis Cubitt Park looking east**  
(Source: Savills)



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**Existing planting bed**  
(Source: Savills)



**Stable Street looking north**  
(Source: Savills)



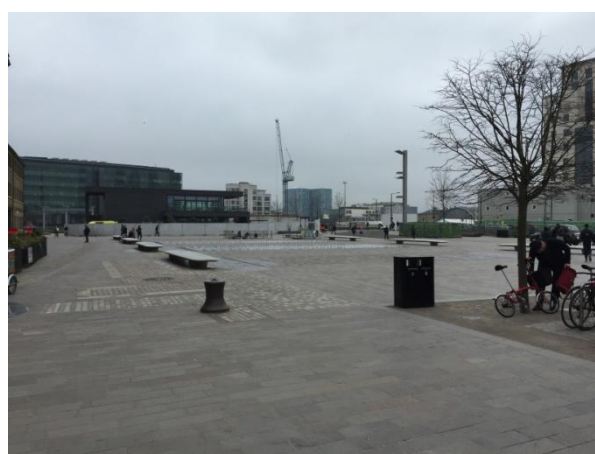
**Lewis Cubitt Park looking north**  
(Source: Savills)



**Development along Handyside Street looking west**  
(Source: Savills)



**Handyside Street looking east**  
(Source: Savills)



**Nearby Granary Square looking south east**  
(Source: Savills)