



The King's Cross Theatre South Extension - Planning Application
Our Reference (D-SE-KX-005)

Design & Access Statement

Client



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Development Management



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The Purpose of this Document

This Design and Access Statement has been prepared on behalf of Theatre Tracks Limited for their proposed King's Cross South Extension, which will provide a venue space for a theatrical production by The Donmar and a separate venue for a production of 'Lazarus'. The purpose is to explain the primary design principles of the temporary installation of the above temporary theatre venues to be located and erected at Zone A, Goods Way, King's Cross Central, London N1C 4UR between September 2016 and September 2017.

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

Assessment

An assessment has been made for the need of this temporary theatre site, to be located at Zone A, Goods Way, King's Cross Central, London N1C 4UR.

Both theatre productions carry traditional production values of a theatre environment to include a main performance auditorium with seating facing a raised staging area with the operational aspects of the venues being housed in additional temporary structures to form a reception space and back of house facilities.

The King's Cross Central scheme was selected as a potential location for the running of the aforementioned productions due to a number of selection criteria:

1) Existing Entertainment Venue

Since its redevelopment in 2011/2012, the spaces around the King's Cross Central scheme have been used for a number of live events within the Granary Square, Kings Place, Shaw Theatre, Scala and Water Rats Theatre venues.

The site is well known both locally and nationally and the addition of The Donmar and Lazarus event spaces alongside the existing Railway Children site will further bring appeal to the activities available within the immediate area surrounding the site.

2) Transportation

The King's Cross Central scheme is provided for by a number of excellent transport routes from within central London and out to national towns and cities. In addition to the 315 space St Pancras car park, there is direct tube, national and international rail access within a ten minute walk of the venue entrance. In addition the space is well served with taxi ranks, cycle routes and bus routes which run 24 hours. The venue is very well served for guest access – whether they want to arrive by public or private transport.

Marketing materials will encourage the use of public transport and list the nearest public transport links for attendees. In addition, staff and guests will be encouraged to use public transport to get to and from the venue. No car parking will be available within the designated event area, with all parking located within the existing car parks near the venue.

The public site entrance will be located on the western side of the site, joining the main pedestrian route from the King's Cross and St Pancras stations. This will allow guests arriving at the venue to access the site in a

direct route from public transportation and car parking locations. All entrance, exit and emergency gates / doors will open onto pedestrianised areas and none will access onto road carriageways. Furthermore any pedestrian emergency exits from the site will exit onto hard-standing pathways to the designated places of safety and RVPs.

More information is provided in our Transport Management Plan (D-SE-KX-16-006), and in the attached site layout plans and maps.

3) Location

The choice of site within the King's Cross Central scheme has brought together many considerations, including good access, the desire to have a low impact on other users in and around the site, the desire to have a low impact on neighbouring properties and to meet the needs and requirements of the landowners. The site sits on an underused area of development land – currently laid to asphalt and hardcore prior to its eventual development.

It should however be noted that working within the context of the King's Cross Central scheme is not without its specific challenges. Our production team have, and continue to, work closely with our neighbours inside and outside the complex to reduce as far as possible any impacts on their daily lives and routines. For more information please see the attached supporting documents relating to sound and traffic management.

Physical Impacts

The additional theatre venues are temporary in nature, and as such will have minimal lasting impact on the proposed site. The location chosen is currently unused space, which is awaiting development. There is no requirement to dig permanent foundations, nor change any of the current site facilities – once the venue has been used for the run of the show it will be completely removed and the site returned to its previous condition.

Although this venue is temporary in nature, it was designed from its inception by experts in the provision of event venues, with many years experience of millions of event visitors. This has meant that they are able to build in elements that would be expected from a more permanent building structure – specifically when it comes to facilities to those with disabilities, large and high quality front of house facilities and good toilets provision for the theatre goers. All of this can be achieved in a cost effective, safe and reliable way, within the context of the venue being temporary and demountable.

Social Impacts

Whilst the King's Cross Theatre spaces are a temporary addition to the King's Cross Central scheme, it allows producers and venue owners to work together to provide a cultural theatrical show that is different in nature to the other offerings available in the locality. The increased choice available to visitors will support the diverse range of projects already in place around Camden and ensure that there is 'something for everyone'.

Economic Impacts

The addition of The Donmar and Lazarus venues will continue to lead to both increased visitor numbers to the area, as well as extend the visiting times of those who are attending a show. The benefit of the additional revenue from car parking, restaurant visits and sales of other items from the venue will help towards ensuring the success of the venue in the future.

In addition the project will employ over 150 people in a variety of positions from the cast and crew for the shows, to those in management, food service, security and venue management positions.

Visitor requirements of the venue

Whilst ensuring that the venue structures do not cause long lasting environmental or ecological damage to the chosen location, it is also important that the venue is suitable for those visiting the shows that are to take place there. The choice of site, site layout and design of the structures have been determined to meet the needs of visitors to the event.

Given that the weather is not something within the control of the event producers, it is a requirement that all activities will take place within the temporary structures. In addition to the main auditoria structures, there will be one additional reception structure, box office, production and office space, as well as plant equipment to include HVAC systems, power generation equipment (if required) and waste management / storage locations.

For more information please see also document D-SE-KX-16-008, which shows images of the ancillary equipment and facilities.

Sound Impacts

Unlike a normal outdoor 'stage based' events venue, our tented structure can be susceptible to inbound external noise. We suffer more from unexpected loud noises coming into the venue than our neighbours will from the sound created by the events inside. The location at King's Cross provides an excellent location – close enough to excellent public transport links, but far enough away for us not to suffer from the associated noise from busy roads.

The show & production management teams for Theatre Tracks Limited have a great deal of experience in the creation and management of temporary venues and are well used to working with Environmental Health Department teams to ensure that sound restrictions which are put in place are adhered to and provided a satisfactory solution. The location of event site is nearly 350M from the nearest residential properties. The site is however acoustically sheltered between buildings and additional precautions of sound baffling and acoustic treatments will be applied to the venue structures.

More information can be found in document D-KX-16-011 (Sound Management Plan) and D-KX-16-012 (Noise Management Protocol).

Involvement

Many groups have been approached and consulted regarding the KX South Extension project. Principle stakeholders such as Camden Council (Planning, Environmental Health, Licensing and Events) have been contacted and contact with the Police, Fire and local Ambulance Authority is also planned.

Argent LLP and their clients have also been identified as a key stakeholders and partners to the project, working closely with the producers on a number of areas of mutual interest, such as joint marketing efforts.

The organisers of this project will ensure that communication channels with local residents are made available to inform them of the project and to enable them to contact the site management team during the build, running and breakdown of the venue.

Evaluation

Through our work with the key stakeholders it is felt that the site at King's Cross fits the criteria required for the running and addition of the King's Cross South Extension. The situation of The King's Cross Theatre as part of the wider context of the King's Cross Central scheme, good transport links and the use of under-utilised land means that the proposal is well suited to the space.

More information is included in our detailed Sound Management Plan (D-KX-16-011) and it is stressed here that the producers understand the issues on this site regarding noise and will work with both the Planning, Environmental Health and Licensing Offices to ensure that suitable and sufficient noise mitigations are in place to ensure that the show can be run in a way that will not be detrimental to the performance, nor affect any local residents.

Design

Although a temporary installation, many of the challenges faced by traditional theatre venues in London can successfully be overcome through experience of other shows and careful and extensive planning. The applicants intend to offer excellent facilities for all attendees, regardless of ability, whilst remembering that the venue is temporary and will be removed after its use.

Whilst to an extent the applicants are limited in their options for a tensile structure that will accommodate their requirements, through consultation and careful planning the proposed venue will allow for the enjoyment of the show in a safe and secure environment whilst providing for all that is needed to run and stage a show of this size with specific technical and requirements.

The site that has been chosen provides an excellent venue space with onsite (St Pancras) parking and excellent access to public transport, whilst minimising the impact of noise and traffic on the local residents. Careful consideration and consultation between Argent LLP (site managers), the Theatre Tracks Limited team and Camden Council has shown that this location will work well in providing the space, access and requirements of the project.

The temporary, low impact nature of the event means that the relative impact on local people and the chosen site makes it a perfect project to make use of an otherwise poorly used part of the King's Cross Central scheme.

Although it is expected that the events will attract a large number of people, this will be spread over a number of weeks and months. This means that the venue will be able to adequately satisfy the needs of the local theatre goers, without the usual traffic, noise and litter problems that would usually be associated with a one-day event that would attract a similar number of people (such as an outdoor festival or concert).

Use

Description of the site

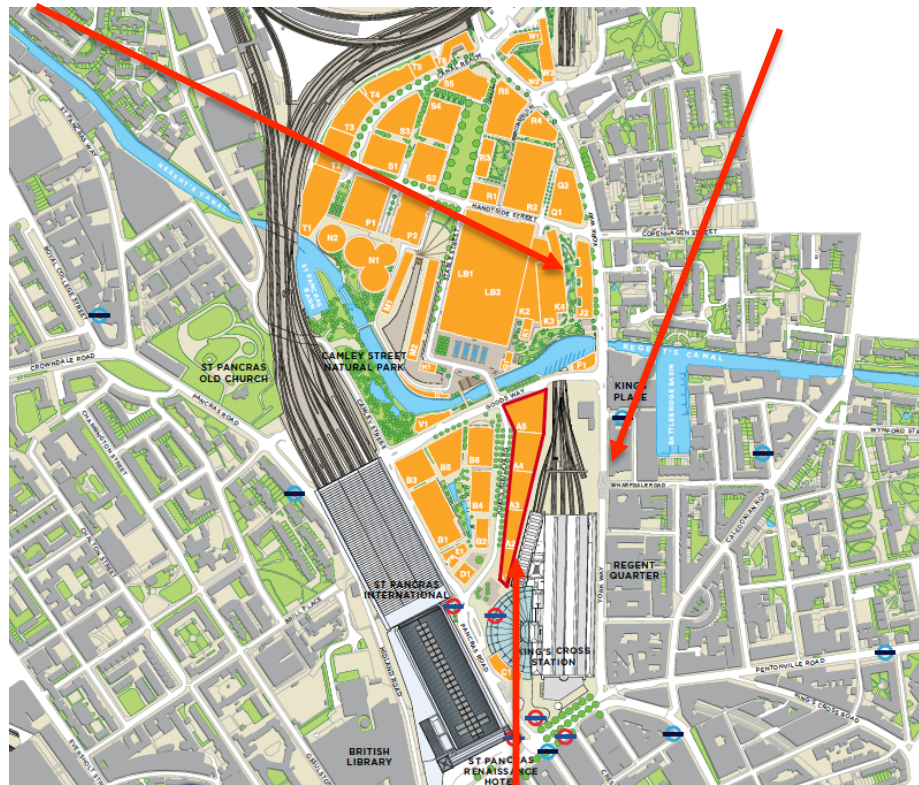
The proposed site for The King's Cross Theatre venue is an open area of land at the centre of the King's Cross Central scheme, to the west of King's Cross station and to the east of King's Blvd.

The site has been proposed following consultation with Argent LLP, the operators of the King's Cross Central site.

The choice of the site has brought together planning considerations such as the requirements of the applicants, site accessibility and the desire to have a low impact on the local residents and neighbours. Specifically the site is mostly neighboured by existing commercial buildings and transport infrastructure, with the nearest residential buildings, between 380m and 450m away to the north and east.

Residential Dwellings

Residential Dwellings



Proposed Site

The venue site follows the previously defined shape of address and no permanent alterations will be made to the physical features of layout of this space. The King's Cross South Extension will be wholly contained within the site as defined above and shown below by the red outline.



Both theatre spaces will be located at the south end of the site, with the main entrance to the western side. In addition, there will be a structure to house audience space for bars, toilets and circulation space, storage and backstage facilities located centrally between the theatre auditoria. All facilities (apart from plant for power, heating and cooling) will be contained within a marquee type structure.

Access will be maintained to all existing buildings, roads and pedestrianised routes, so as not to impact on the day-to-day working of the site and nor will the addition of Kings' Cross South Extension affect the safety and evacuation procedures of any neighbouring buildings or facilities, or the existing theatre venues.

As the site is currently vacant (awaiting redevelopment), no activities, businesses or persons will be displaced for the course of the running of the venue.

The development

The project is a time limited theatrical production staged in two separate temporary structures allowing providing a 1000 seat and 500 seat theatre space for 12 months starting in September 2016. The structures will then be removed completely by the end of October 2017.

The activity at the temporary site will be that of families, school groups and theatre lovers visiting the theatrical performances and provision of drinks and refreshments to these audiences.

The situation of the venue within the site of the King's Cross Central scheme means that there is a broad range of facilities, activities and transport options with just a few minutes walk. In addition, careful consideration has been given to the impact of the proposed temporary venue on the operations of the existing businesses, local residents and access / egress to and from the venue.

It is felt that many of the attendees of the shows will make use of local facilities in addition to attending the show. With the refreshment and restaurants of both King's Cross and St Pancras a short walk from the venue, and the newer restaurants which make up the Granary Square area, it is thought that many will combine a trip to the theatre with other activities, increasing local visitor spend.

Accessibility

Theatre Tracks Limited is committed to providing an accessible event venue (please see document D-SE-KX-16-010 'Access Statement'). The proposed development will meet or exceed all requirements for buildings of this nature for the provision of an accessible site. Main guidance will be taken from the following documentation:

- BS8300: 2009 - Design of Buildings and Their Approaches to Meet the Needs of Disabled People.
- Buildings Regulations Approved Document Part M
- Technical Standards for Places of Entertainment by David Adams for the District Surveyors Association (DSA) and the Association of British Theatre Technicians

Identification of policy and need

We have been unable to find any policy documents relating directly to temporary theatrical events or temporary structures. Where applicable, policy relating to access, transport and environmental considerations have been adopted as part of this development.

Impact on Local Businesses

Due to the timescale of the project, as well as the distance from other areas, we anticipate that the impact on local businesses should be minimal. It is hoped in fact that the installation of the venue will bring additional business and visitors to local attractions, vendors within the nearby station buildings and to transport and accommodation providers.

It is not anticipated that there will be any impact on other event venue provision in the area, as the decision to proceed with this event has involved a detailed viability study to show that there are few (if any) existing locations that would be suitable or provide sufficient capacity or facilities. It is also due to the continued success of the existing theatre venue (housing The Railway Children) that we have considered this space for our additional performance spaces.

Amount

The proposed development is for temporary theatre auditorium, bar and merchandise areas to be contained in three key temporary marquee structures. All structures used for the installation of Kings Cross South Extension will be of a clear span marquee nature:

- Donmar Auditorium - 20m wide x 25m long at 8m to the apex of the roof
- Lazarus Auditorium - 20m wide x 50m long at 8m to the apex of the roof
- Reception Space - 20m wide x 25m long at 5m to the apex of the roof

The structures have a total floor space of 2000m².

Although it is planned to utilise mains power on the site, it may be that backup generators are required, along with diesel powered heating and cooling systems.

Due to the nature of the performances and opening times of the venue, it is not expected that members of the public will spend much time outside of the venue structures. Of the 2000 m² internal floor-space, 500m² has been given over to the front of house bar/ catering and merchandise areas, to ensure that there is enough space for all attendees to be able to congregate indoors, without having to use the auditorium areas.

The venue makes good use of the available land whilst maintaining access to neighbouring businesses and infrastructure.

As a time limited project the impact of the venue on the overall community will be limited, however the project is not without its impacts. Careful consideration has already been given to the impact that sound will have on local neighbours, For more information please see our noise management plan (D-SE-KX-16-012).

This application is for a twelve month period with the site dates as below:

- | | |
|----------------------|---------------------------|
| • Site build | 01/08/16 – 14/09/16 |
| • Rehearsals | 01/09/16 - 17/09/2016 |
| • Live Shows | 18/09/16 – September 2017 |
| • Site de-rig | September 2017 |

Site work will begin on August 1st 2016 with a six week installation period. Rehearsals will then take place before the site opens to the public on September 18th 2016. There will be seven show days a week with shows running until the end of September 2017 (depending on ticket sales). The site will then take approximately four weeks to clear, with all site activity being completed by around the end of October 2017.

The exact timings for the shows are yet to be confirmed, however it is expected that the shows will run between 19:30 and 23:00 daily, with the site open to the public between 17:30 and 23:00. A premises license will be applied for to run until 0100 daily to allow for occasional and adhoc performances).

During this period, the site will not be open between 01:00 and 12:00 daily and all unnecessary equipment, sound and lighting will be turned off during these times.

Deliveries

During venue construction / deconstruction periods deliveries will be made to site between the hours of 0700 and 2000 with the bulk of the deliveries between 0800 and 1800 (only during very heavy build periods will we extend the delivery hours, and this will be for a limited number of contractors on a limited number of occasions).

For more information about deliveries and collections to/from site, please see document D-SE-KX-16-006.

Working Hours

External 'noisy' works will be limited to 0800 – 2000. In this instance, noisy works are those which can be heard outside the boundary of the event site.

Internal and 'quiet' works may, at times take place 24hours a day. These activities will not result in noise being heard outside of the boundary of the event site, and staff, contractors and visitors will be advised not to make noise when leaving the venue during unsocial hours (i.e. between 2000 and 0700).

Layout

For a proposed layout plan, please see drawing P-SE-KX-16-001.

The site layout has been specifically designed with a number of considerations in mind, and following consultation between the applicants, venue production teams and Argent LLP the management company responsible for the site.

It is expected that the most popular mode of transport will be via public transport. No matter which transportation method is used, all attendees will approach the event site from the pedestrianised route along King's Boulevard to the west of The King's Cross South Extension.

The main entrance and ticket check / box office will be located to the western side of the site in front of the reception structure. The ticket check will be located at the entrance to the site and be located to allow for all guests to have their credentials checked prior to being granted access to the site. This will also be designed to minimise queuing times. A holding area will be created inside the boundary of the site, but prior to entry to the event areas, to ensure that no queuing takes place in areas that will cause emergency egress from neighbouring buildings to be affected.

Special consideration has been given to the site layout:

- Good access/egress to and from the site by audience members
- Good access to infrastructure for deliveries, cleaning and restocking
- The venue has been positioned with the management of sound in mind – with the stage elements facing away from as many residential units as possible to ensure that any sound that escapes the venue will face areas that are unlikely to be occupied outside of business working hours.
- The site is deliberately small with all elements fitting within the space. It is not however too small to achieve a good balance between safe systems of exit from the venue and the creation of a functional pleasant environment able to provide a high quality experience to our audience. The site layout is confined within its own boundary, with some external space for people to gather.

The main entrance to the venue is the closest possible point for people approaching the venue from the ticket office, providing the minimum amount of time that they will be outside the venue. This entrance route is also the shortest possible route for wheelchair users from the ticket office.

Gate North – Vehicle & Production Entrance (servicing, deliveries, waste collections)

Gate West – Audience Pedestrian Entrance

More information can be found in the Transport Management Plan (D-SE-KX-16-006).

Front of House Areas

The project will comprise two seated capacity structures of with capacities of 500 and 1000 people respectively providing sufficient floor space for covered public assembly and production functions such as catering, stage areas and storage. The entire site and all equipment are contained within a fenced area, and virtually all elements are under the cover of marquee structures.

Every patron to whom access is given to the venue will require a ticket. In addition to the cast and crew of approximately 50 people there will be around 50 support staff running different functions of the venue.

Outside Public Areas

There is limited outside public space, however areas will be dressed in keeping with the high production value of the theatre event being held within the temporary structure.

Toilets

Sufficient toilet will be provided on site through the use of vacuum toilet units, which are design for use in temporary structures. All public sanitary facilities will be housed within the event site and patrons will not have to leave the event perimeter to use the facilities.

Back of House Areas

These areas will contain the cast and crew resources for the show. These will include dressing rooms cabins and offices, storage and backstage areas. The public will not have access to these areas.

Generators & HVAC Systems

It is hoped that mains power will be available for the structure, however in the event that mains power connections cannot be made, diesel generators will be used to power the site. Heating and cooling systems will be used to maintain a comfortable temperature in the main structure. All systems will be installed and supplied by competent suppliers, who are known to the producers of the show.

Rubbish Store

Rubbish created during the show run will be collected throughout the event days with final large-scale cleans carried out at the end of every day. Rubbish collected from around the site will be moved to the rubbish store. A waste contractor will then remove the waste as timetabled. The rubbish store area will be fenced off and secured, within the back of house area, and will only be accessible by permission from the duty site manager.

Catering Areas

The catering areas will be located in the front of house structure, where limited food storage and preparation will take place. More details of this will be shared with the Local Authority Environmental Health team closer to the event time. The public will not have access to these areas.

Deliveries

During the construction phases of the project the North and West Gates will be used as the access for vehicles. Once the venues are completed, all access for deliveries, collections and servicing will be via the North Gate (located on Goods Way).

The temporary nature of the tensile structures will mean that the installation of the venues will have a limited impact on the site. Further information about transport management can be found in the Transport Management Plan (D-SE-KX-16-006) which incorporates information about vehicle routes to and from the site.

Emergencies

Provision has been made for emergency access routes to be created from the event site to ensure that audience members, staff and others can escape from the venue in the case of an emergency. A provisional plan shows these emergency routes (see drawing P-SE-KX-16-005), however this is still to be confirmed and more details will be provided to the fire officer and local authority safety departments.

FLOOD RISK

The area is not considered to be susceptible to flood risk and it is not located within a Flood Zone.

Scale

The overall footprint of the proposed site is approximately 120m by 30m (average sizes) in an approximate rectangle (see plan P-SE-KX-16-001) which gives an overall area of 3800 sqm. The total floor area of the auditorium venue structures and reception structure is 2000sqm which is approximately 52% of the overall event site space. In addition HVAC units and generators (if required) will be located outside the tent although the overall size of these is relatively small. The majority of this un-used space will be located in backstage, non-public areas to allow for the safe and smooth running of the performance. These areas will be kept clear of equipment, rubbish and machinery to ensure that safe exiting routes can be maintained.

A site much smaller than this would begin to present issues relating to circulation, audience facilities, emergency egress routes and access to the site for the emergency services.

The highest points of the temporary tensile structure are just 8 metres above ground level (approximately the height to the ridge of a two storey house) and will be visible from some directions outside of the boundary of the site. It is intended that the venue structure itself becomes as much a part of the theatre going experience as the show itself. The structure will be used in part (through lighting, special effects and props) to start the visitor experience before they actually get inside the venue.

Landscaping

No permanent landscaping is planned because this is a temporary site. Any features that are added, such as decking, fencing, plants or other decoration will be temporary in nature and most likely be in pots and planters. They will all be removed at the end of the use of the site, however during the running of shows, any landscaping will be of a high quality nature to match that of the high theatre production value.

Appearance

It is acknowledged that the considerations relating to the context of a temporary marquee structure, in relation to its surroundings, cannot apply in the same way as they would for a permanent bricks and mortar building. The structures are built to stand at a wide variety of locations worldwide, which means that matching materials and design to as-yet-unknown future locations is not possible.

The design of the structures is of a standard clearspan marquee design with a wall height of 4m to a ridge height of no more than 9m and a Delta style structure with a total height of approx. 8M. The white outer skin of the tents provide black-out of the inside of the tent and can sit well in most settings and environments. It may be that lighting is used to pick out individual elements of the outer design.

- There are very few restricted view seats, and those that are restricted are only partially so
- Sufficient space is created within the largest two structures to allow for the auditoria of 1000 and 500 seats.
- In the front of house areas, bar and merchandising areas, toilets and circulation space will be created.
- In the backstage structure, show facilities, dressing rooms and office space will be created.

The producers of the show want to give their show a feeling of quality and to separate it from having a 'circus' feel. For this reason they wanted to avoid a structure in garish colours or multi-patterns.

Conclusion

The King's Cross South Extension will create a stunning, but temporary addition to the King's Cross Central scheme for a period of 12 months from September 2016 to the end of October 2017.

With the combined experience and working partnership of Theatre Tracks Limited and Argent LLP a high quality, memorable experience will be created, which makes use of a currently unused site.

Contacts and Further Information

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