



The King's Cross Theatre South Extension - Planning Application
Our Reference (D-SE-KX-007)

Environmental Management Plan

Client



Theatre Tracks Limited
1st Floor, 62 Shaftesbury Avenue,
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Development Management



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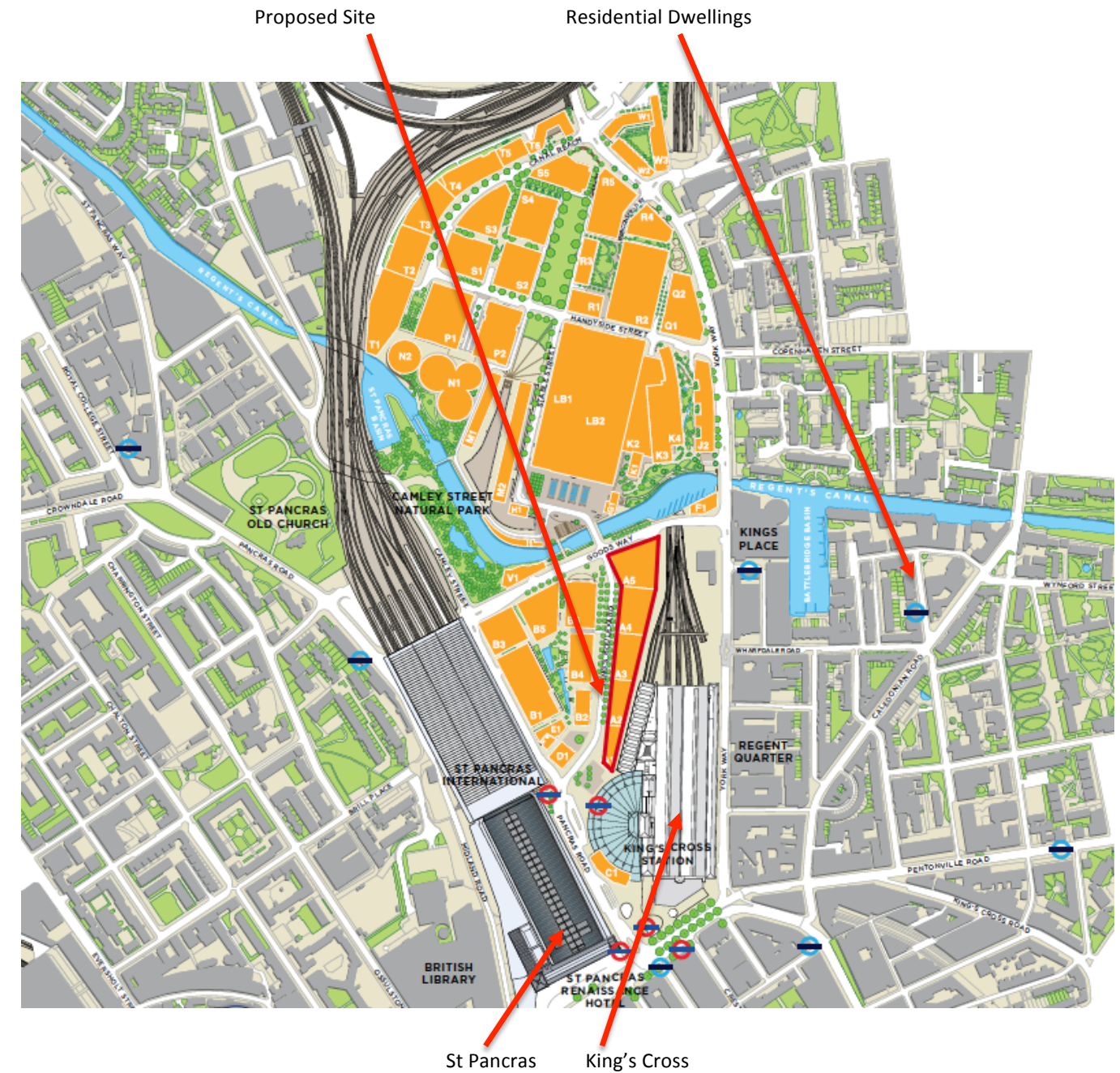
The Purpose of this Document

This Environmental Statement has been prepared on behalf of Theatre Tracks Limited for their proposed temporary theatre venue build named the King's Cross South Extension. The purpose is to explain the potential environmental impacts of the temporary installation of a temporary theatre site 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.

Description

The King's Cross South Extension theatrical performances take place in temporary venues from September 2016 to October 2017.



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 proposed 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 damage. Careful consideration is being 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 will be created as part of the application to the Health & Safety Executive under the Construction Design and Management Regulations (2015) (CDM).

The King's Cross South Extension will take 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:

- During the installation there will be only one route to and from the site which is laid to tarmac.

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:

- Mains electricity will be used if possible
- 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.
 - In addition, all generators and fuel tanks will be positioned on plastic sheeting with raised edges – in the very unlikely event that there is a fuel leakage from the bunded tanks, fuel will be contained within the plastic sheeting and removed using a fuel spill kit.

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 venues can be safely accommodated within the site.

Contacts and Further Information

Planning Application

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