



The King's Cross Theatre South Extension - Planning Application
Our Reference (D-SE-KX-010)

Access Statement

Client



Theatre Tracks Limited
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Development Management



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The Purpose of this Document

This Access Statement has been prepared on behalf of Theatre Tracks Limited for the installation of their temporary theatre venue at the King's Cross Central scheme named the King's Cross South Extension. This document deals with three elements of access – Inclusive Access (how the design allows for use by those with a disability), Vehicle Access (how vehicles will get to, around, and away from the venue) and finally Internal layouts showing access and egress points and emergency exit routes.

This document forms part of the application for planning permission for these facilities and has been written in support of a planning application for a temporary structure, which is proposed for Zone A, Goods Way, King's Cross Central, London N1C 4UR.

The project is a twelve month public theatre venue environment.

Inclusive Access

Policy Approach

Theatre Tracks Limited is committed to providing a venue that is accessible to as many of their visitors as possible.

Designing this theatre venue to be inclusive has been one of the founding principles that has driven the design and layout of the overall temporary event site.

- It is intended that all elements of the site layout and design will be considered equally for those users who are disabled as for those without impairment.
- The site will be created to ensure that relatively flat and level access both to, around and within the venue is made available.
- Disabled patrons will have a choice of level accesses to and from the venue.
- Measures such as highlighted rises, high contrast signage and a hearing loop system will enable full use by the visually and hearing impaired.

Statutory and Regulatory Background

The Access Statement section of this Design and Access Statement satisfies Part M of the Building Regulations 2004 and the more detailed requirements of the Planning and Compulsory Purchase Act 2004 as detailed in the Planning (Applications for Planning Permission, Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2006.

Philosophy

The Theatre Tracks Limited philosophy on inclusion is based on the social model of disability that recognises that disabled people are disadvantaged by barriers and hazards over which they have no control. In order to maximise access for disabled people Theatre Tracks Limited will take all reasonable steps to ensure that all aspects for which they have responsibility are to be based on inclusive design and will be achieved by specific provision of equipment or facilities, or by management procedures.

Process

The achievement of a development that maximises access for disabled people will be recorded in the Access Statement which will contain details of all departures from the adopted performance indicators – Part M of the Building Regulations or BS:8300.

This will include:

- The reason for the departure
- The details of any adopted alternative
- The rationale behind the decision

The Access Statement will contain details of specific inclusive design facilities or features so that end users are sufficiently aware of the reason for them and how they operate.

To ensure the achievement of inclusive design the following actions have been adopted:

- All design team members have signed up to inclusive design and understand the principles involved.
- Access will be an agenda item at each design team meeting reporting the reasoning behind and departures from adopted design guides and the rationale behind any alternative adopted solution or compromise, together with the authority or evidence that supports such an approach.
- There will be constraints on maximising access for disabled people and the applicant will use the following as reasonable considerations with relevance and proportionality taken into account:
 - Space;
 - Cost;
 - Time;
 - The nature of the service;
 - Any deleterious impacts on other users;
 - Health & Safety matters;
 - Security.

Key Issues

The Design & Access Statement contains a full description of the scheme. Issues that have had an impact on access in the design of the development to date of which have been identified as likely constraints on the design as it progresses are appended as part of the Access Statement. Also included are the reasons for the constraint, and alternative solution adopted or proposed and the rationale behind the solution and any authority, research or advice that has influenced the decision.

Consultation

- BS8300: 2009 – Design of Buildings and their approaches to meet the needs of disabled people
- Building Regulations Approved Document Part M (2004 edition)
- Technical Standards for Places of Entertainment – The Association of British Theatre Technicians

How Access will be Achieved

Specific Issues

- A level and firm approach route that is no steeper than 1:20 where possible
- Unstepped entry to, and circulation around the venue
- Accessible corner WCs to Part M Specification, with unstepped access
- Any internal ramping to comply with Part M
- Emergency evacuation procedures that take account of all impairments with information readily available. Where a deaf person might be on their own, suitable alarms to be made available (this may be by a visual flashing light or by the loan of a vibrating pager).
- Accessible parking bays to be made available near to the event site, available on a first come first serve basis.

The above list is not exhaustive, but the Access Statement will only record the departures (if any), the reason for the departure and any alternative solution applied.

Plan (P-SE-KX-16-008) identifies the details of physical access to the site and how issues of barrier free access at the interface between the development and the public realm have been addressed.

Maintenance of Features

Management and staff (both planning staff and on-site) will be aware of their responsibilities regarding disabled people and will understand the reasons for the accessible provision for which they are responsible.

Conclusions

This process is designed to enable the applicant to demonstrate, in the event of an individual claiming that they have been unreasonably discriminated against under the Disability Discrimination Act, that a reasoned process was employed in delivering a reasonable level of access.

Vehicular Access

This section deals with the issues associated with vehicular access to the proposed site. There are two main 'types' of impact – those associated with the building and decommissioning of the temporary venue, and those associated with the actual use of the venue.

Build / Decommissioning Periods

During the build and decommissioning periods, there will be a number of deliveries and collections made to the venue build site. These will be in a variety of vehicles, from small private cars, vans and lorries, to articulated vehicles which will be delivering equipment.

For more information please see document D-SE-KX-16-006 – Traffic Management Plan

Location

Zone A, Goods Way, King's Cross Central, London N1C 4UR. For details of the location please see plan P-SE-KX-16-001

Car Parking

For more information about car parking, please see document D-SE-KX-16-006 – Traffic Impact Assessment

Internal Access

Plan D-SE-KX-16-005 shows this layout in the context of the overall event site layout and includes the emergency exits from the venue.

The main access and egress points into and out of the venue will be via the main entrance, located at the western side of the event venue.

Lazarus venue

There are up to five emergency exits that lead out from the venue. These exits have been designed to allow safe systems of exit in the event of an emergency, and as can be seen from the plan offer a number of alternative routes out of the venue into the areas around the structures.

Donmar venue

There are up to four emergency exits that lead out from the venue. These exits have been designed to allow safe systems of exit in the event of an emergency, and as can be seen from the plan offer a number of alternative routes out of the venue into the areas around the structures.

Overview

Plan P-SE-KX-16-005 demonstrates how these emergency exits feed into the site emergency routes which will take members of the public away from the structures and to a place of safety.

The layout of the structure has been designed to allow for visitors to easily and smoothly move from one space to another. This will help to reduce queuing times, the chance of people getting lost within the venue and also reduce any chances of frustration being caused and pushing or crushing occurring.

In addition, high contrast signage will be used to direct patrons around the venue, internally, externally and in the event of an emergency situation arising.

Contacts and Further Information

Planning Application

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