

From: Hammond, James
Sent: 25 August 2016 14:46
To: Marfleet, Patrick
Subject: Kings Cross Temporary Theatre

Hi Patrick,

Couple of things.

Entrances

The new entrances along the boulevard, all the doors currently open onto the street. as there is limited entrance and exits to these buildings this will be used as a fire exit. In which case we need to be reassured that the doors open both ways and will be as standard opened inwards when admitting audience and staff. Doors that are regularly used are a risk for people walking along especially in case of blind or partially sighted persons. They also shouldn't be limiting the foot way, there are possible plans to use the boulevard for traffic or busses at some point and then people will no longer be allowed to walk down the road and the foot way on their side will start to be quite small.

The location of the entrance will also affect the visitor cycle parking which currently exists and would have to be moved. This parking is well used and I would like to know what the plans are to relocate these.

Car Parking

Car parking on-site is against policy, no staff parking should be provided. This app makes the following refence.

"Limited staff or contractor car parking will be allowed on site"

No car parking spaces were agreed in the original planning permission, only an area for deliveries was agreed.

Construction

Construction will have minor impact on the public highway, will be completed in only 6 weeks and is not of concern.

Servicing

Very little detail as to where and how ongoing deliveries will take place.

1 Fuel delivery a week on site.

1 waste and recycling a week.

More than 1 delivery a day for the bar. We need to know how much more and where the delivery will happen.

we need to ensure that these vehicles are not reversing back onto the public highway, we need swept path diagram for vehicles being used.

Cycle parking

The only reference I can find to cycle parking is in the "Pedestrian and vehicle access routes" drawing, however no other reference or details are provided. It does make reference that no visitor spaces will be provided.

London Plan policy requires for D2 (Theatres) Long Stay 1 space per 8 Staff (150 staff = 19 spaces) and Short Stay 1 space per 30 seats (1,500 Seats = 50 spaces)

Kindly

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