



DESIGN, ACCESS, AND OPERATIONAL STATEMENT

This document is provided to support a planning application for the use of the lower ground floor and basement for Class F1 gallery space in respect of Building A1, Hawley Wharf, London, NW1 4NX for a temporary period of 6 months from November 2022.

No external changes are proposed within this application.

Background

The proposals seek planning permission for a 6-month temporary period to use the lower ground floor and basement area of Building A1, Hawley Wharf for a travelling art exhibition on Back to the Future (Class F1).

Under planning permission ref: 2020/0362/P (dated 28 October 2020), the site has approved use for Class B1(c), however it has never been occupied or operated under that use.

The facility is to be operated by Next Exhibition, an established company in the leisure industry, who are to occupy the site as a tenant for the proposed temporary period.

This application for temporary planning permission is being made by the Stanley Sidings Limited in consultation with the tenant. The tenant will be required to adhere to the principles set out in this document by virtue of a lease agreement.

Exhibition concept

BACK TO THE FUTURE is an immersive experience and includes the largest European collection of memorabilia from the beloved movie series Back To The Future.

Capacity

The numbers who are admitted to the premises is restricted by the spaces that are available and flow rate around the building. There is need to provide a high-quality experience by not overcrowding the immersive scenarios available.

Visitors are expected to range from 10 to 25 people at any point during the exhibition, with an expected total of 500 people per day. Group visits average 15-20 people per group.

Staffing would account for approximately 4 persons on site at any one time. Ticket sales will be done both on site and online.

Opening hours will be: Mon-Thu 10am to 7pm, Fri-Sun 10am to 8pm.

There will be a small shop offering souvenirs within the premises.

Transport and servicing

Customers visiting the premises will utilise public transport, with no parking provided for customers or staff. Lifts exist in the building both for the benefit of customers and for moving goods. The arrangements for access include provision to achieve compliance with the Disability Discrimination Act 1995.

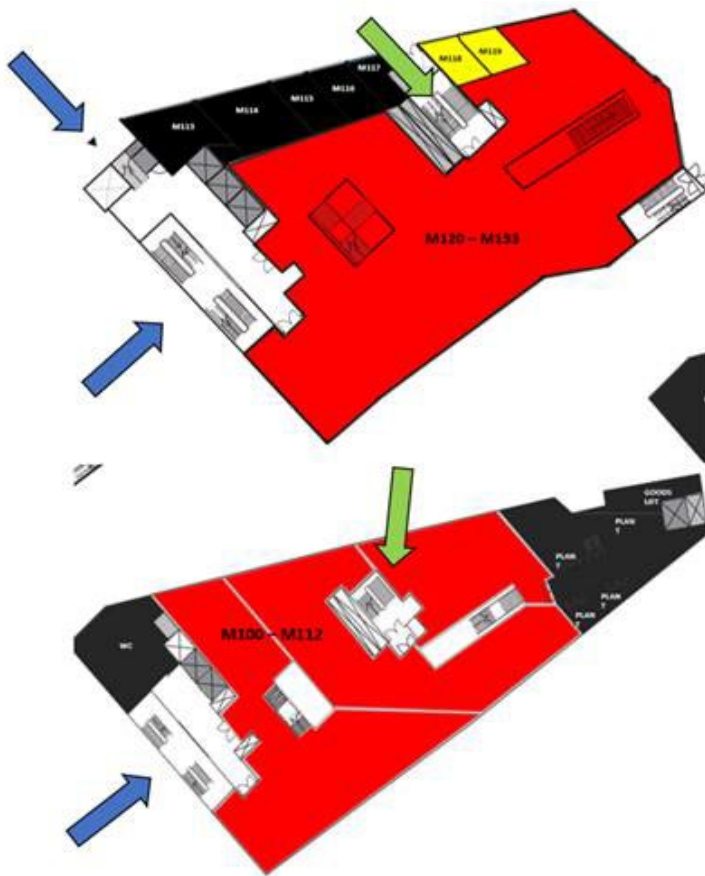
Given the model of operation is the provision of a leisure attraction, it is anticipated that little will be required in terms of servicing. Existing service and delivery arrangements for the market will be utilised.

Visitors will be able to utilise the cycle parking within the Hawley Wharf masterplan site.

Access

The main entrance will be from the UG floor of A1 (behind A0 building) with additional access from the Water Lane side.

The accessibility of the site would allow for customers of all ages and backgrounds. The building and the exhibition space are fully accessible to people with disabilities.



Blue arrows indicate external access and egress points. Green arrows internal access to each floor.