

Kings Cross P2 Building LightRoom
Design and Access Statement, October 2022



CLIENT
LONDON THEATRE COMPANY
1 BREWERY SQUARE
COPPER ROW
LONDON
SE1 2LF

CONTACT: KATRINA GILROY
TEL: 020 3030 5327

59 PRODUCTIONS
UNIT 8/9 BENWELL STUDIOS, 11-13
BENWELL ROAD
LONDON, N7 7BL, UNITED KINGDOM

CONTACT: RICHARD SLANEY
TEL: 020 3137 3807

ARCHITECT
HAWORTH TOMPKINS LTD
33 GREENWOOD PLACE
LONDON
NW5 1LB

CONTACT: JASON MCKAY / ROGER WATTS
TEL: 020 7250 3225

PROJECT MANAGER / QUANTITY
SURVEYOR
BRISTOW CONSULTING
FOURTH FLOOR
55 NEW OXFORD STREET
LONDON
WC1A 1BS

CONTACT: NAV KANG
TEL: 020 7636 1036

THEATRE CONSULTANT
PLANN
40 MORTIMER STREET
LONDON
W1W 7RQ

CONTACT: JACK TILBURY
TEL: 020 3846 9230

ACOUSTIC CONSULTANT
CUNDALL
1 CARTER LANE
LONDON
EC4V 5ER

CONTACT: VICTOR LINDSTROM
TEL: 020 7438 1600

STRUCTURAL ENGINEER
MOMENTUM ENGINEERING
30-32 WESTGATE BUILDINGS .
BATH
BA1 1EF

CONTACT: JOSH YARRIEN
TEL: 01225 444194

SERVICES ENGINEER
CUNDALL
1 CARTER LANE
LONDON
EC4V 5ER

CONTACT: MARTIN HOCKEY
TEL: 020 7438 1600

FIRE CONSULTANT
OFR FIRE + RISK CONSULTANTS
SUITE 101, JACTIN HOUSE
24 HOOD STREET
MANCHESTER
M4 6WX

CONTACT: CHRIS MAYFIELD
TEL: 0752 151 3720

PRINCIPAL DESIGNER ADVISOR
PFB CONSTRUCTION MANAGEMENT
SERVICES
2ND FLOOR
72 CANNON STREET
LONDON
EC4N 6AE

CONTACT: KATHI HILL
TEL: 020 7329 1221

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Executive Summary

Introduction and Planning Context

This report is a Design and Access Statement that supports a planning application for Advertising Consent for the Theatre Demise forming part of Building P2 on the King's Cross Central development. Building P2 is located in Development Zone P of the mixed-use development scheme granted outline planning permission in December 2006 (ref. 2004/2307/P) (the 'Outline Planning Permission') and received full planning permission dated 04/09/2018 (ref. Planning Application 2018/2628/P).

As per the consented scheme, the building comprises nine floors (excluding ground and mezzanine levels) of flexible B1 office space, with flexible A1-A5 retail and a 500-600 seat theatre, with ancillary entrance, foyer, public and back of house spaces, at ground levels. These uses have been designed to create an engaging and dynamic edge to Lewis Cubitt Square and the surrounding streets and public realm.

In September 2021, an application was made (ref 2021/4740/P) for a temporary change of use for the theatre demise in the ground floor of Building P2 from theatre (Sui Generis) to immersive art experience (Sui Generis) for a period of 5 years at the request of London Theatre Company and their partner, 59 Productions. This consent was granted on 30.11.2021 and expires in 2026.

The proposals in the change of use application deviated from the original planning application in terms of signage zones, as described in the change of use application 2021/4740/P. The application for the change of use described signage to Lewis Cubitt Square indicatively, and this application details the type, construction and appearance of the signage in this location. A pair of concrete structural pads have been installed as part of the public realm works to the square, and wireways have been built into the theatre demise of Building P2. This application therefore concerns the elements above ground- the steel frame and internally illuminated letters. As previously outlined to Camden Council, an impactful sign of scale with illuminated lettering is appropriate for the type and location of this venue. The design of the signage has not changed significantly, and the differences between the design of the sign is detailed below.



Theatre signage at the Bridge Theatre, London by Haworth Tompkins for the London Theatre Company

Proposals

Lightroom Signage Proposals

The proposals shown here for the signage above the main entrance on Lewis Cubitt Square are relevant for both the Lightroom and the permanent theatre apart from the specific name signage. The signage is to be located on a frame installed as part of the public realm and separate to the main building façade.

The word 'LIGHTROOM' will sit on a horizontal beam, announcing the presence of the venue from many angles, particularly those approached from King's Cross station. The beam holds the letters above headheight and at a height respectful of the building's overall design. Steel sizes and colours, and locations of columns, have been considered with respect to the steel elements of the facade and in discussion with the building's architect and the developer, Argent.

The letters are to be made of coated aluminium sheet, shaped to form the outlines of each letter, and faced with white acrylic. Warm LED lighting will make the sign visible across the square, and also light the facade around the entrance. As at the Everyman Theatre in Liverpool and the Bridge Theatre in London, the back of the letters are illuminated, and will be visible from the foyer through the glazing, playing a role in illuminating the internal publicly accessed areas as well as the external public realm. The lighting levels will be dimmable and set to an agreed level, controlled within the Lightroom/ Theatre demise, and turned off when the venue is not in use to limit light pollution and energy use.

Drawings of the proposed signage can be found in Appendix A. Comparison with the signage shown in change of use application 2021/4740/P are illustrated below.



Lightroom approached from Handyside St looking North

Lightroom Signage: comparisons with indicative signage shown in change of use application 2021/4740/P



Rendered view of Main Entrance showing Signage Zone as shown in Planning Application of September 2021, ref 2021/4740/P.



Rendered view from South of Main entrance and signage, September 2022



View of Northwest corner looking down Handyside and Wollstonecraft Street as shown in Planning Application of September 2021, ref 2021/4740/P.



View of Northwest corner looking down Handyside and Wollstonecraft Street, September 2022

HaworthTompkins