



# Appendices



# Appendix 1 : Precedent

# Precedent library contents

## Example projects

This appendix provides a library resource of precedent schemes of cultural land use that demonstrates a variety of scales and types of cultural activity to assist in shaping the specific Earls Court ambition and specific ecosystem intent.

The precedent schemes are drawn from a range of contexts and combinations of cultural consumption / production types and are organised as follows:

- London schemes - a range of example projects of galleries, museums, music venues, theatres, rehearsal spaces, cinemas and workspaces across a variety of scales;
- International schemes - a range of example projects of different forms of cultural space (or combined hybrid cultural environments).



# London galleries

South London Gallery, Southwark  
c.400sqm

<https://www.southlondongallery.org/>



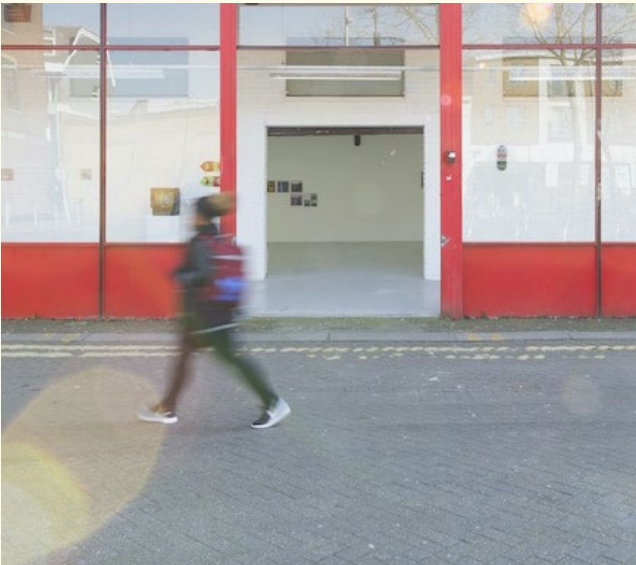
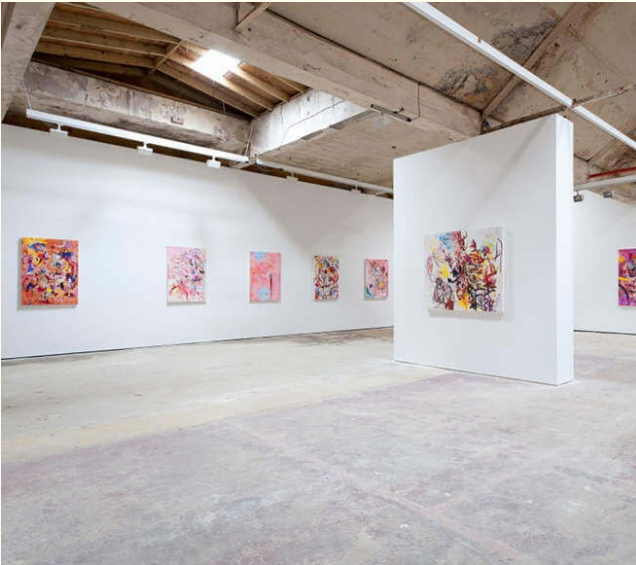
Alma Pearl, Hackney

<https://almapearl.com/>



Hannah Barry, Peckham

<https://hannahbarry.com/>



Gagosian, Mayfair  
c.1,700sqm

<https://carusostjohn.com/projects/gagosian-grosvenor-hill/>





# London museums

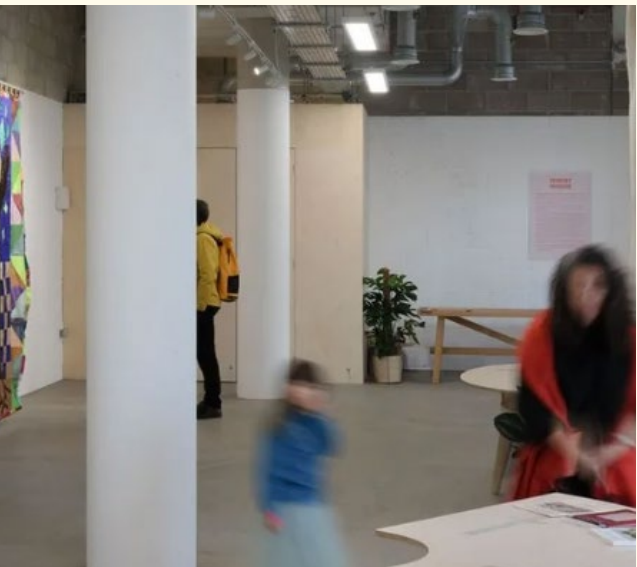
V&A East, Stratford  
c.6,420sqm

<https://odonnell-tuomey.ie/v-a-east-museum>



Women's Museum, Barking

<https://newtownculture.org/womens-museum/>



MOCO, Westminster

<https://london.mocomuseum.com/>



Museum of Shakespeare, Shoreditch

<https://bompasandparr.com/case-study/museum-of-shakespeare/>





# London music venues

Bush Hall, Shepherd's Bush	Iklectik, Waterloo	Lafayette, Kings Cross	Here, Tottenham Court Road
450 standing / 300 seated	70sqm space	600 standing	1,250 standing (+250 mezz)
<a href="https://bushhallmusic.co.uk/">https://bushhallmusic.co.uk/</a>	<a href="https://www.iklectik.org/">https://www.iklectik.org/</a>	<a href="https://www.lafayettelondon.com/">https://www.lafayettelondon.com/</a>	<a href="https://hereldn.com/">https://hereldn.com/</a>





# London theatres

Olympia Theatre, Kensington

1,575 seat

<https://olympia.co.uk/masterplan/>



Troubadour, Wembley

1,200 / 800 seat

<https://www.troubadourtheatres.com/wembley-park-theatre>



Lightroom, Kings Cross

380 standing

<https://www.kingscross.co.uk/lightroom>



Turbine Theatre, Battersea

92 seats (+30 mezzanine)

<https://www.theturbine theatre.com/>



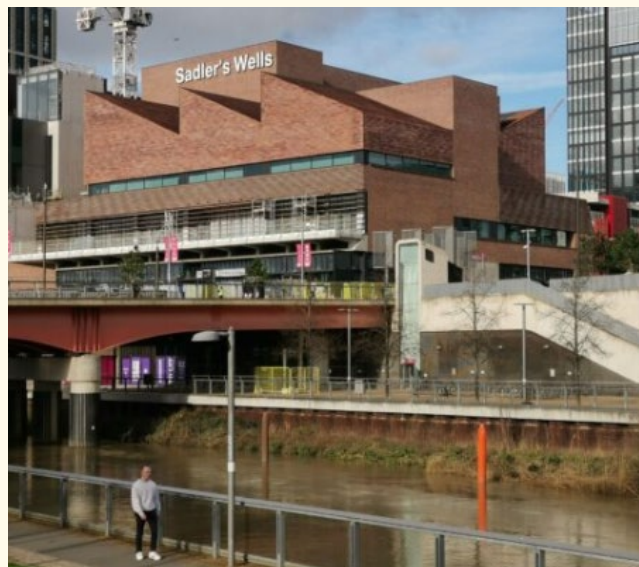
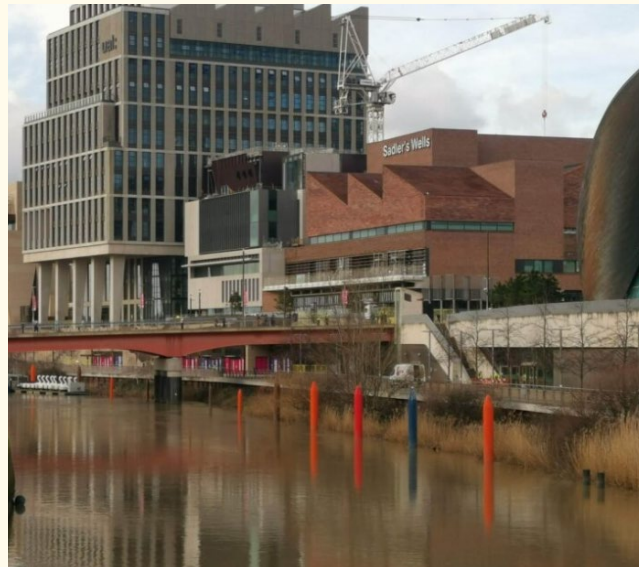


# London dance / performance / music rehearsal spaces

Sadlers Wells East, Stratford

500 seat

<https://www.sadlerswells.com/about-us/sadlers-wells-east-a-power-house-for-dance/>



Assembly, Fleet Street

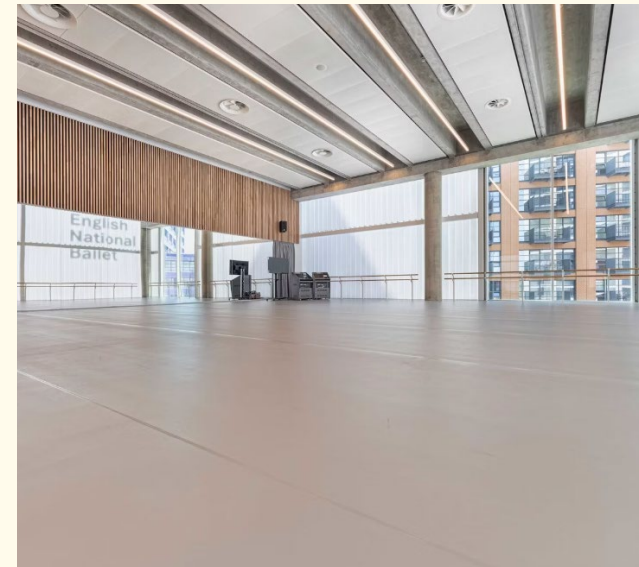
50 standing

<https://www.fleetstreetquarter.co.uk/events/assembly-%E2%80%93-an-amphitheatre-for-the-fleet-street-quarter>



English National Ballet, Canning Town

<https://www.ballet.org.uk/blog-detail/welcome-new-home-english-national-ballet/>



Bermondsey Music Studios, Southwark

<https://www.alma-nac.com/projects/projects/bermondsey-music-studios>





# London cinemas

Curzon Hawley Wharf, Camden

5 screen

<https://www.curzon.com/journal/introducing-curzon-camden/>



Rich Mix, Shoreditch

3 screen (+ cultural centre)

<https://richmix.org.uk/>



Close-Up, Shoreditch

1 screen

<https://www.closeupfilmcentre.com/>



The Garden Cinema, Covent Garden

2 screens

<https://www.thegardencinema.co.uk/>





# London studio / workspace

Tannery, Bermondsey  
Studios / gallery

<https://tanneryarts.org.uk/>  
<https://www.coffeyarchitects.com/the-tannery>



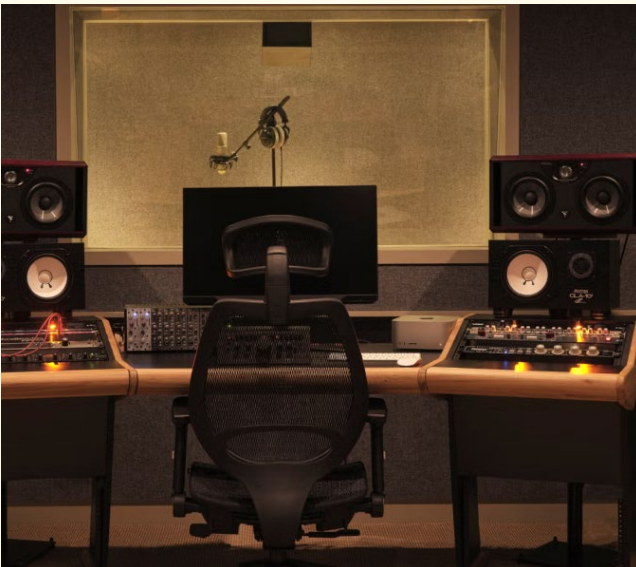
Cockpit, Deptford  
Studios

<https://cockpitstudios.org/>



Soho House, Soho  
Recording studio

<https://www.sohohouse.com/house-notes/issue-006/music/the-new-soho-house-recording-studio>



Design District, North Greenwich  
Workspace

<https://designdistrict.co.uk/>

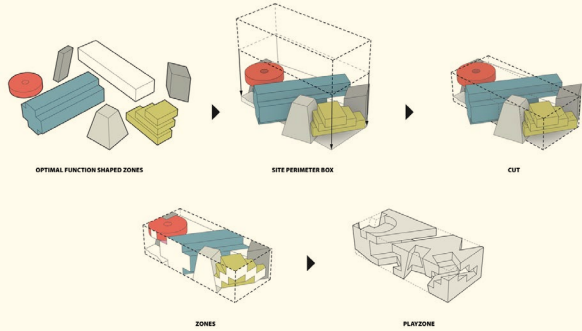
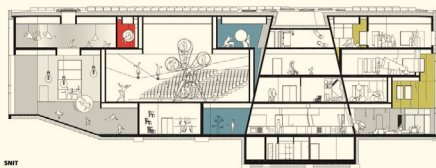
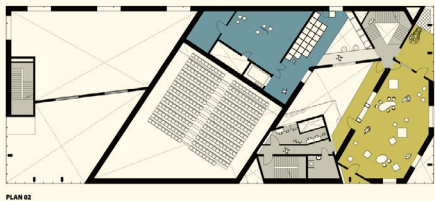
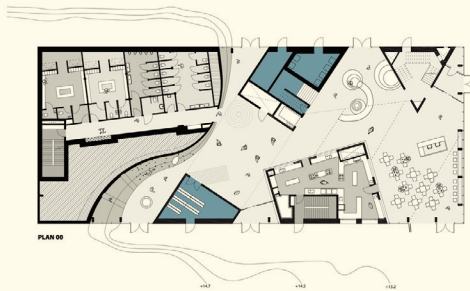




# International precedent

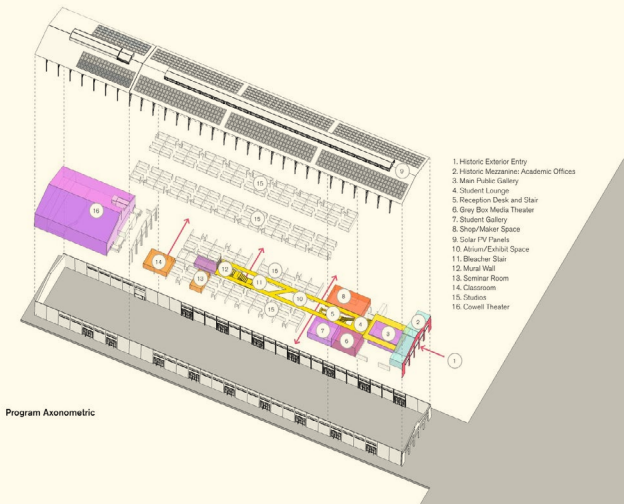
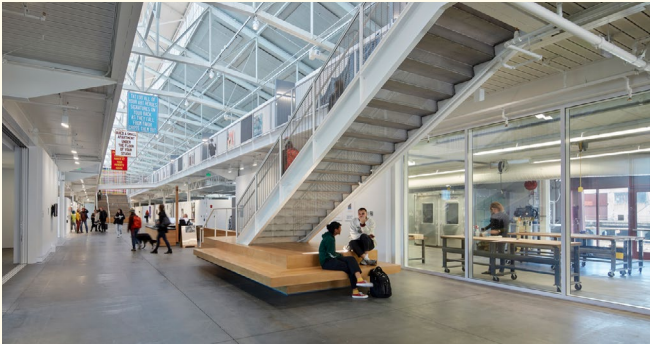
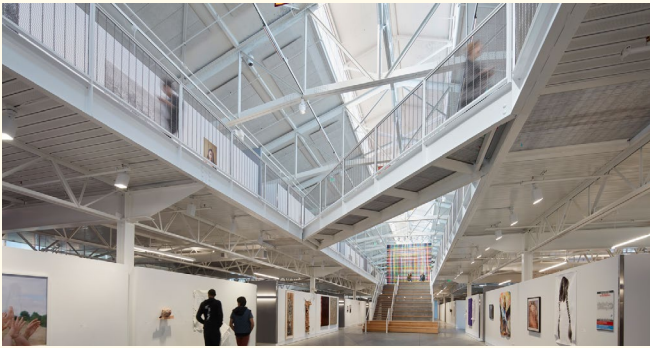
Ku.Be House of Culture in Movement  
MVRDV + ADEPT  
Frederiksberg, Denmark  
Community Centre / Cultural Centre  
4,000sqm

- <https://www.adept.dk/project/ku-be>



Fort Mason Center for Arts & Culture  
LMS Architects  
San Francisco, United States  
Adaptive Reuse / Cultural Centre  
6,500sqm

- <https://fortmason.org/>
- <https://www.lmsarch.com/projects/san-francisco-art-institute-fort-mason?f1=all>

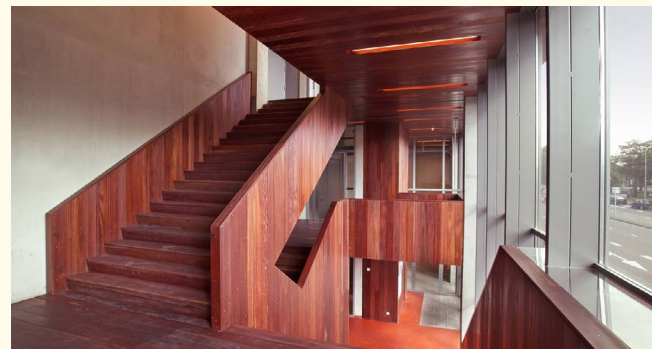




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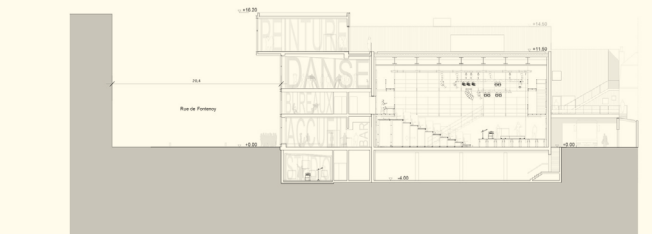
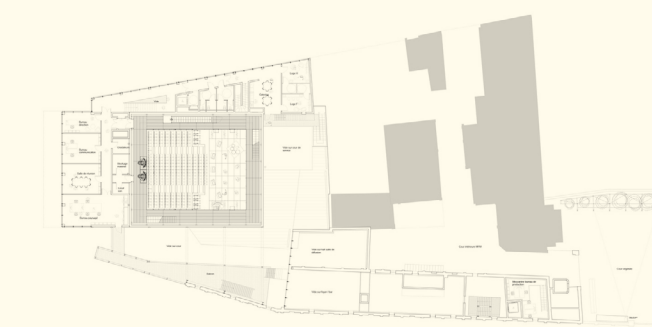
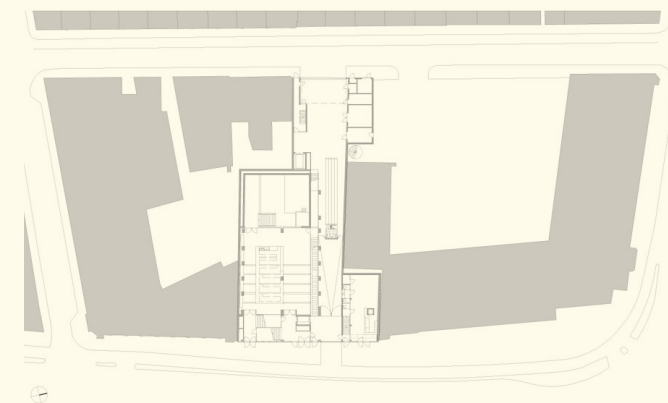
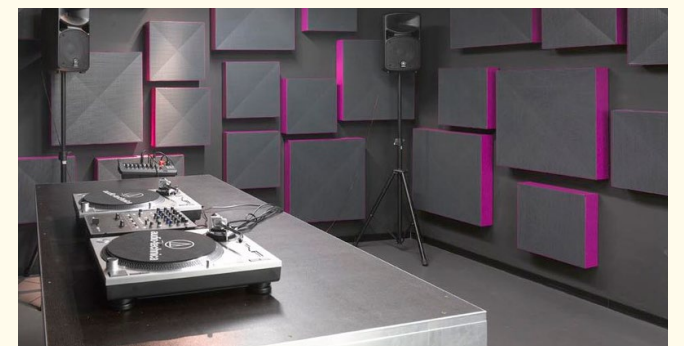
Patronaat  
diederendirrix  
Haarlem, NL  
Pop Music Venue  
4,000sqm

- <https://www.diederendirrix.nl/en/projecten/patronaat/>
- <https://patronaat.nl/>



The Flow  
atelier d'architecture King Kong  
Lille, France  
Adaptive Reuse / Cultural Centre  
4,050sqm

- <https://flow.lille.fr/>
- <https://www.kingkong.fr/page/projets/atelier>





# International precedent

Contemporary Art Center FRAC

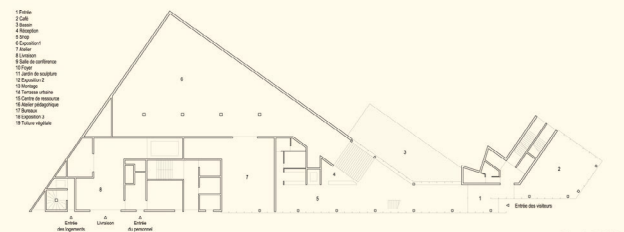
Kengo Kuma & Associates

Marseille, France

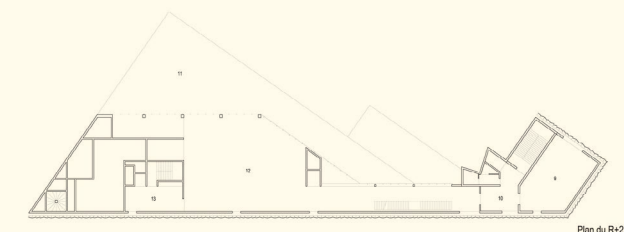
Cultural Centre

5,757sqm

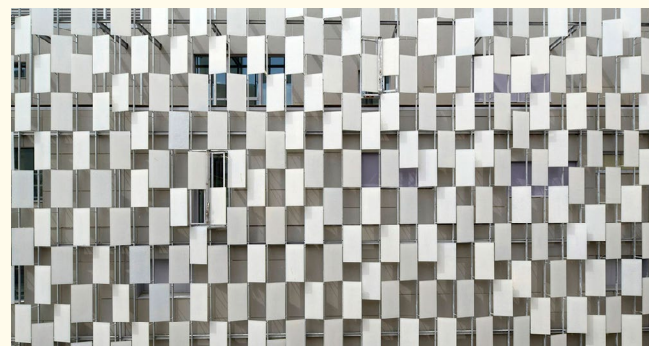
- <https://kkaa.co.jp/en/project/frac-sud-cite-de-lart-contemporain/>
- <https://fracsud.org/>



Plan du RDC / R+1



Plan du R+2



Third Space for Creatives

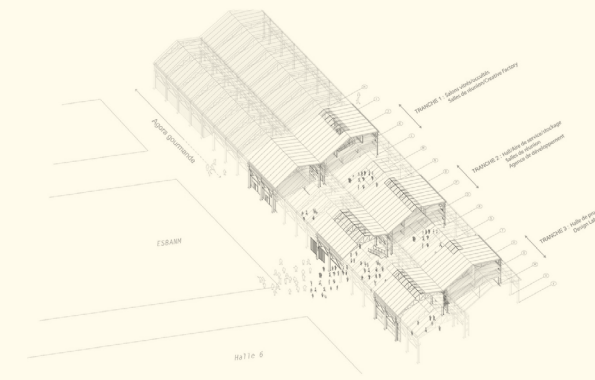
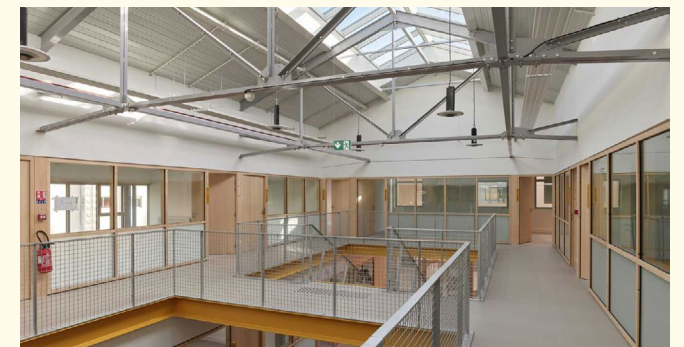
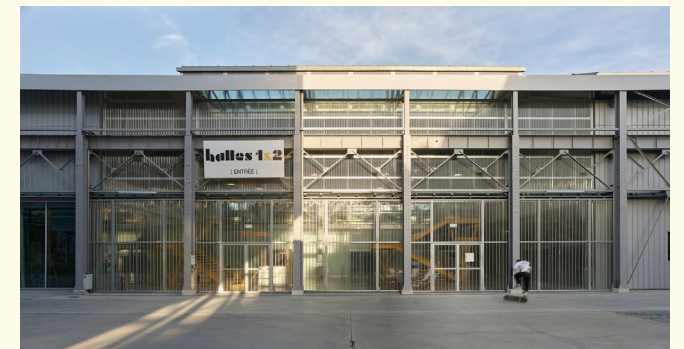
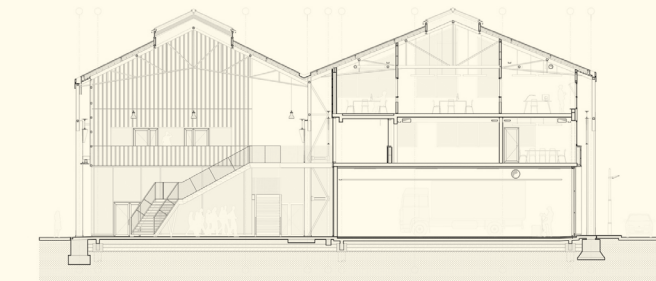
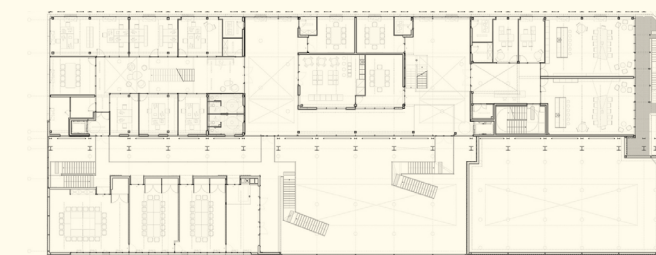
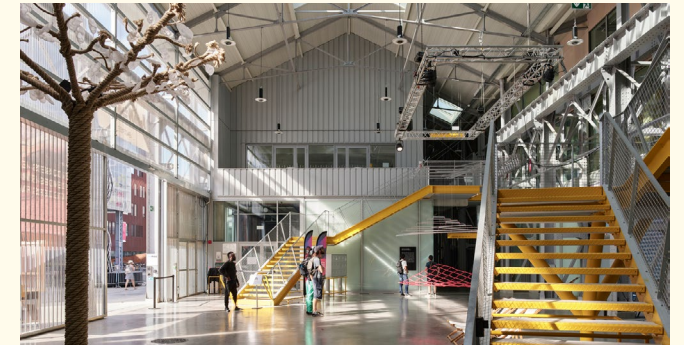
Atelier d'Architecture Gardera-Pastre

Nantes, France

Renovation / Cultural Centre

3,200sqm

- <https://gardera-pastre.com/fr/>
- <https://beauxartsnantes.fr/en/node/36>





# International precedent

Can Clariana Cultural Civic Center

BCQ arquitectura

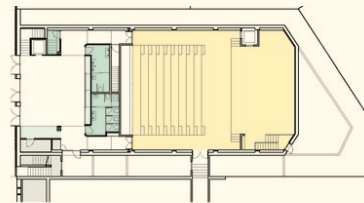
Barcelona, Spain

Cultural Centre

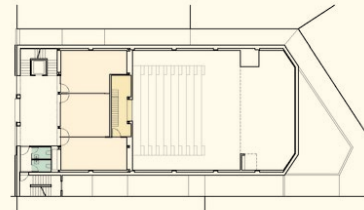
1,071sqm

- <https://bcq.es/portfolio/theater-and-multifunctional-room/>
- <https://ajuntament.barcelona.cat/ccivics/canclarianacultural>

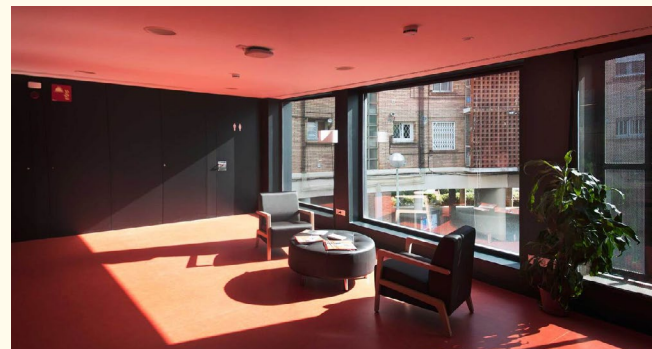
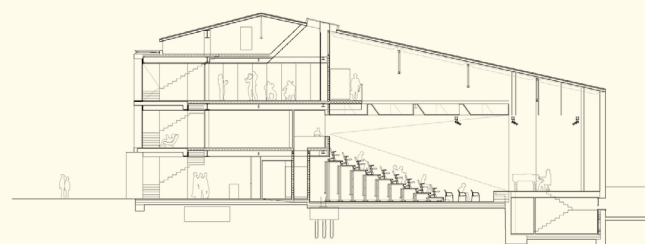
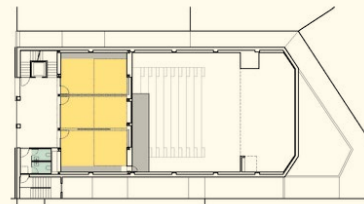
○ FOYER  
● BAR  
● EVENT'S HALL  
● BATHROOM  
● WARDROBE  
● WAREHOUSE



● MEETING ROOM  
● TECHNIC ROOM  
● BATHROOM



● WORKSHOP 1,2,3  
○ MEETING SPACE  
● BATHROOM



Daoíz y Velarde Cultural Center

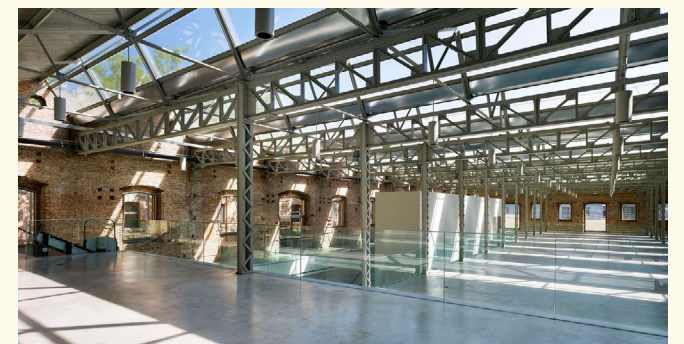
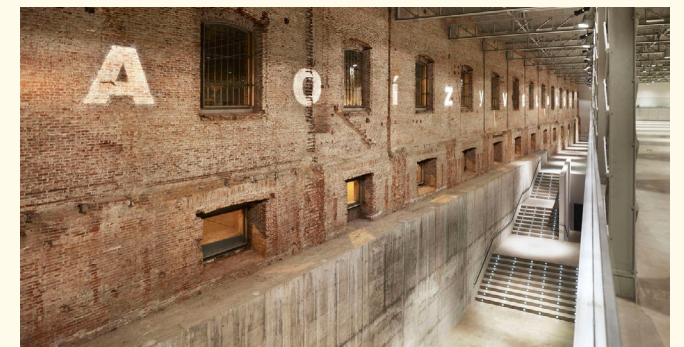
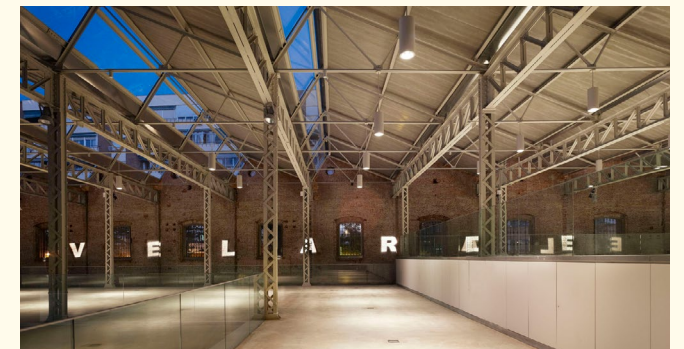
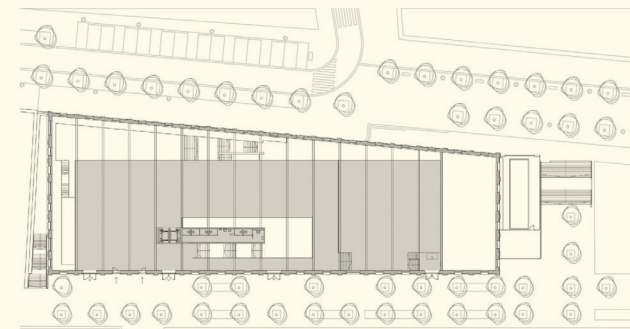
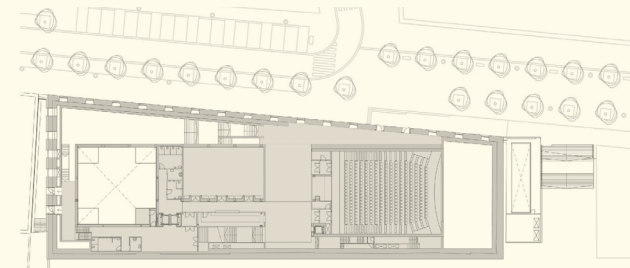
Rafael de La-Hoz

Madrid, Spain

Renovation / Cultural Centre

6,850sqm

- <https://www.rafaeldelahoz.com/project-plus-civic-01.html>

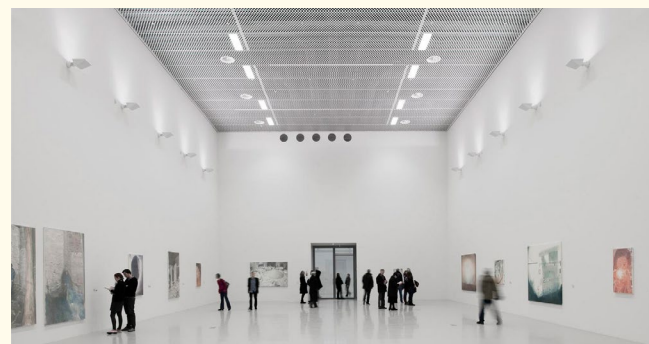
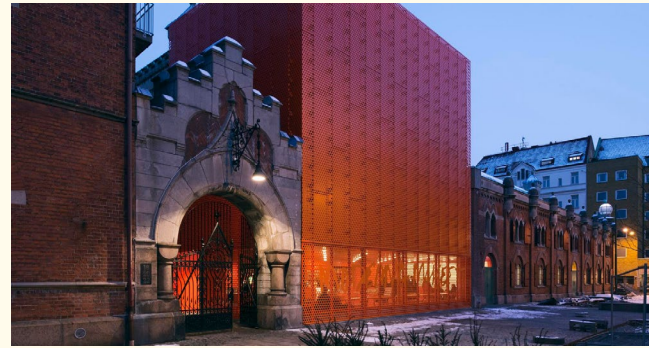
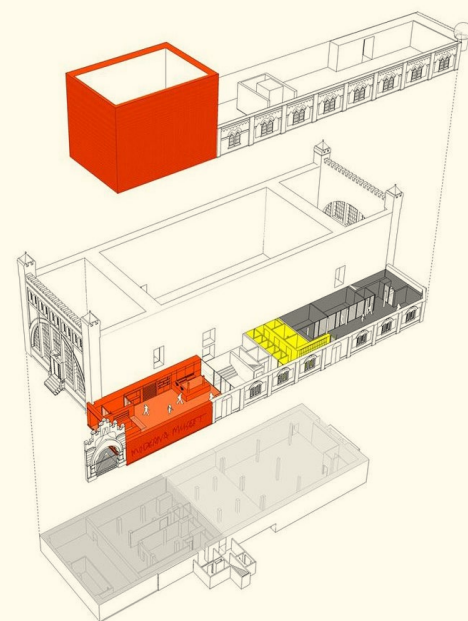
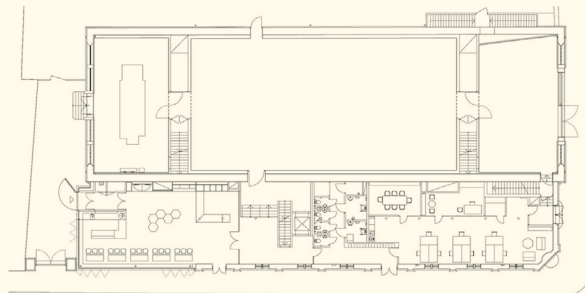




# International precedent

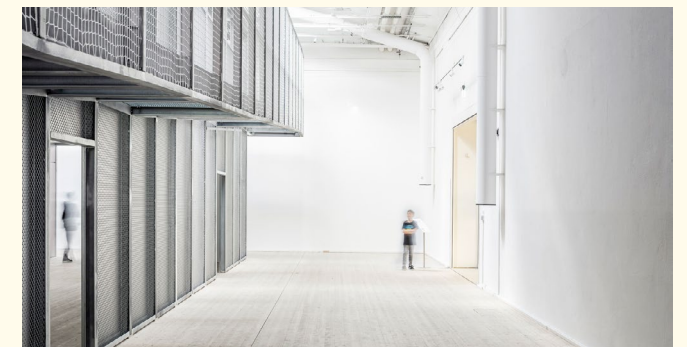
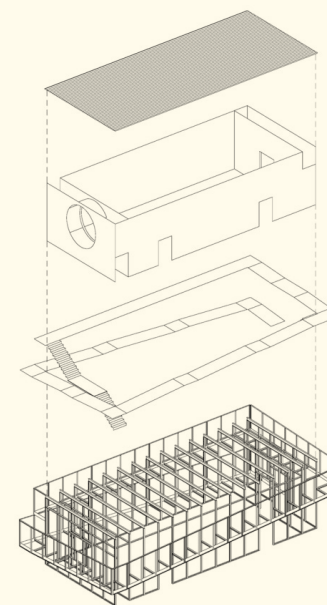
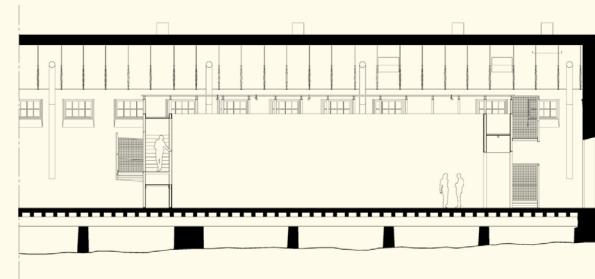
Moderna Museet Malmö  
Tham & Videgård Arkitekter  
Malmö, Sweden  
Museum / Gallery  
2,650sqm

- <https://www.thamvidegard.se/work/public/moderna-museet-malmo/>
- <https://www.modernamuseet.se/malmo/en/>



Boxen at ArkDes  
Dehlin Brattgård Arkitekter  
Stockholm, Sweden  
Museum / Gallery  
156sqm

- <https://brattgard.se/Boxen-Studio-Gallery-1>
- <https://arkdes.se/en/>





## International precedent

MegaMind

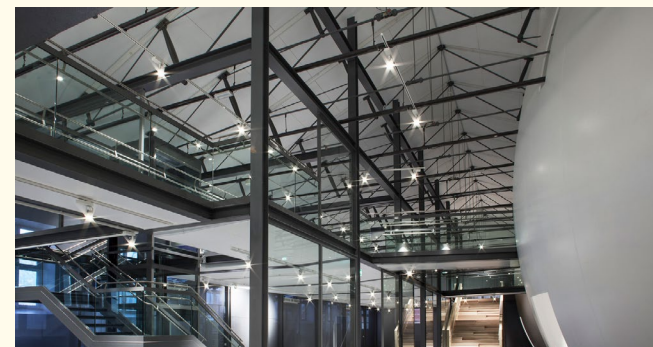
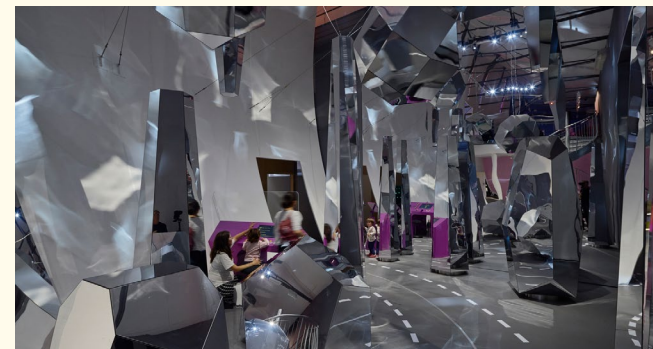
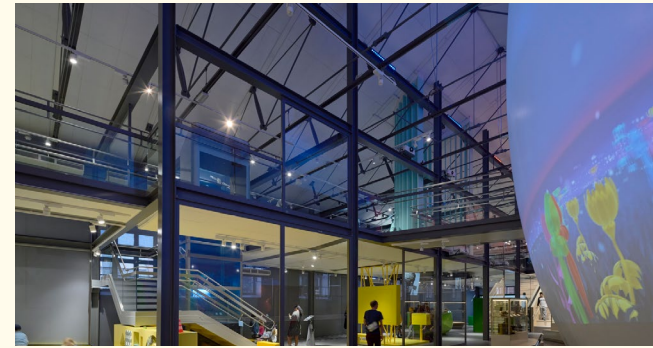
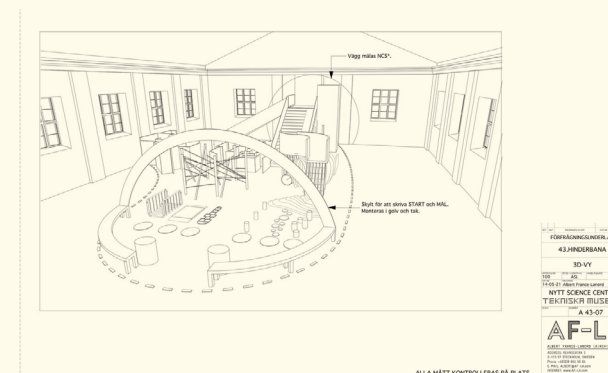
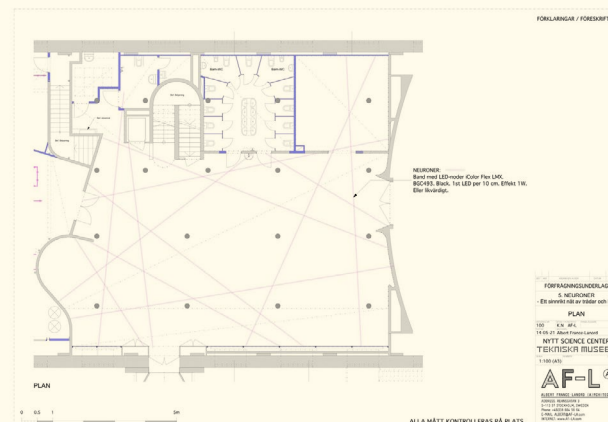
Albert France-Lanord Architects

Stockholm, Sweden

Exhibition Centre

2,000sqm

- <https://www.af-la.com/interior/tekniska-museet-mega-mind>
- <https://www.tekniskamuseet.se/en/discover/exhibitions/megamind/>



Theatre de Kampanje

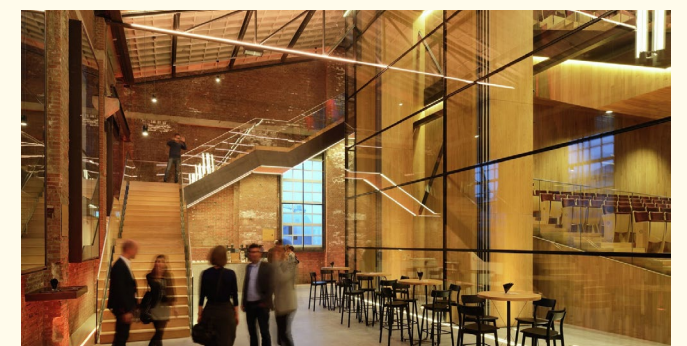
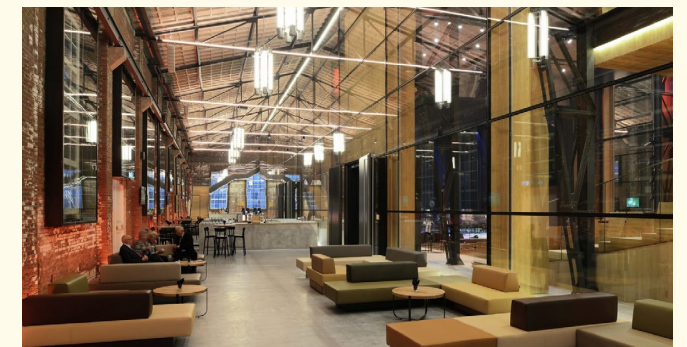
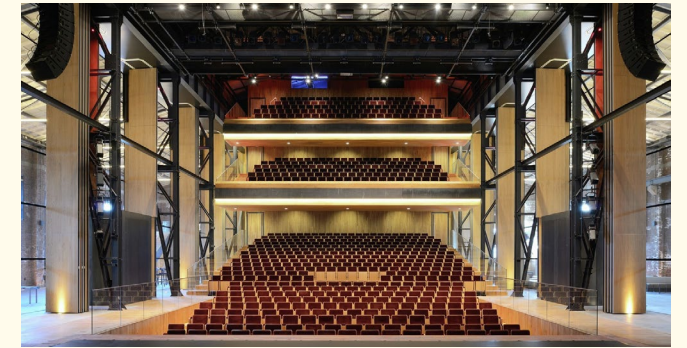
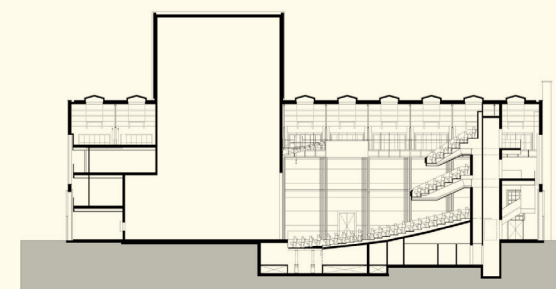
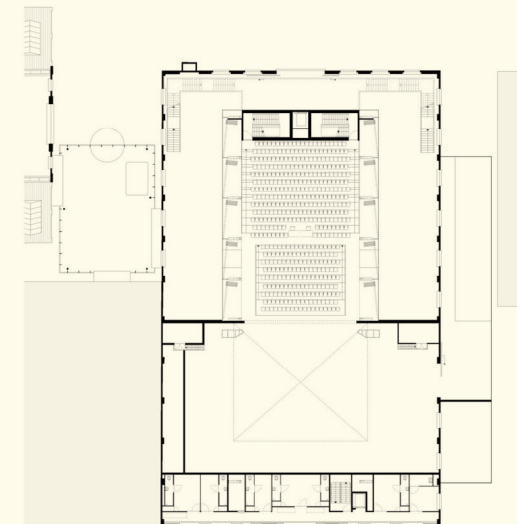
van Dongen-Koschuch

Den Helder, NL

Theatre / Cultural Centre

7,850sqm

- <https://koschuch.com/projects/theatre-de-kampanje/>
- <https://www.kampanje.nl/>





# International precedent

The Bronks Youth Theatre

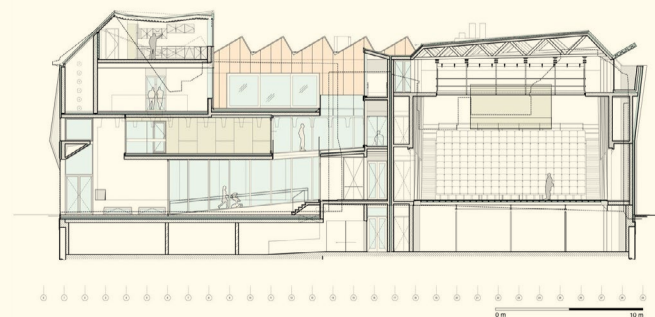
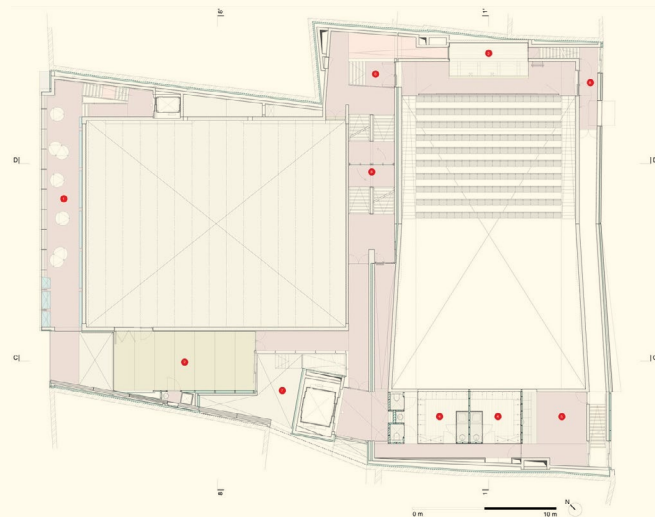
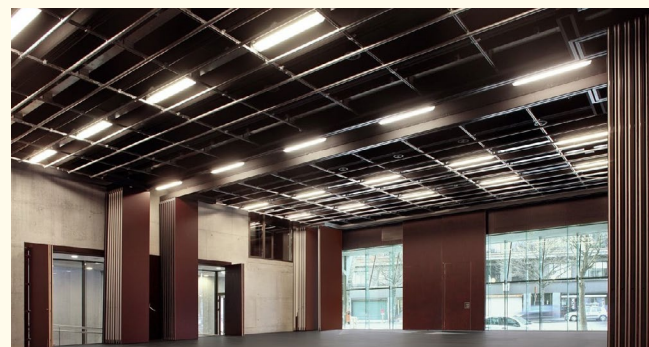
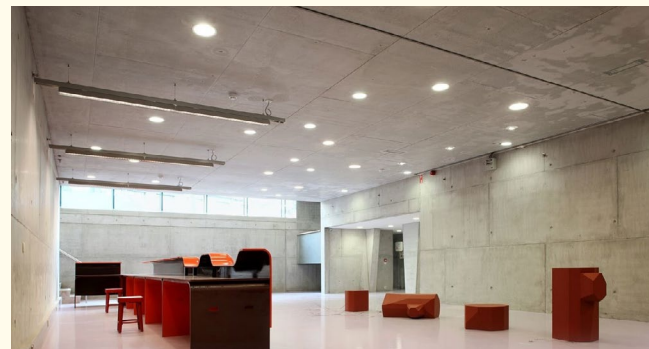
MDMA

Brussels, Belgium

Theatre

3,500sqm

- [https://mdma.be/#/project\\_gallery/?id=1&t=project\\_detail](https://mdma.be/#/project_gallery/?id=1&t=project_detail)
- <https://www.bronks.be/en/>



Dance School Aurélie-Dupont

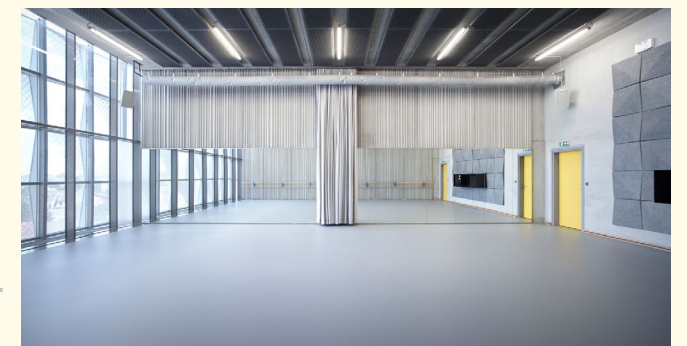
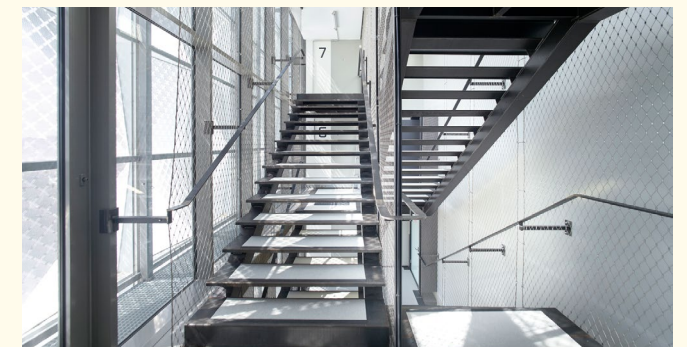
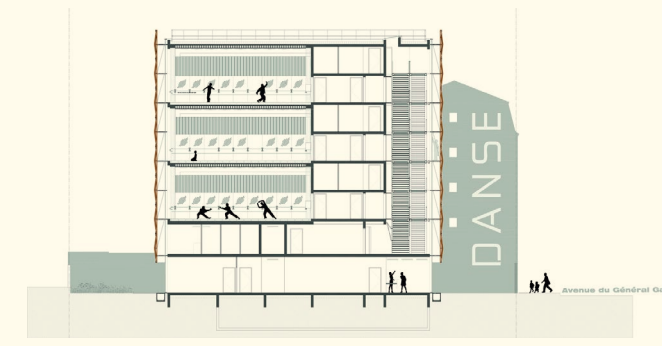
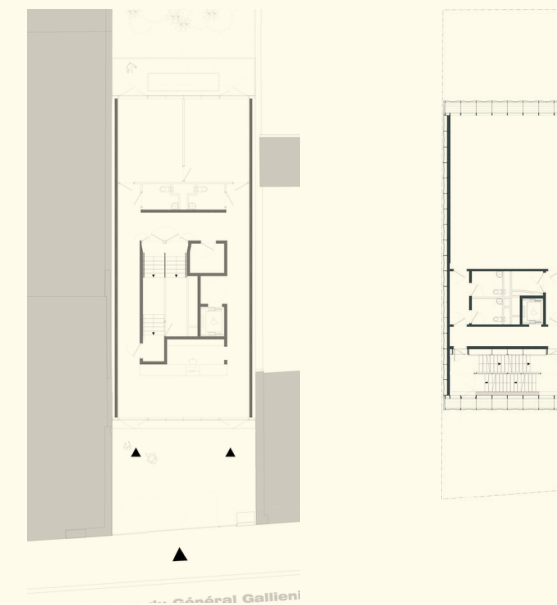
Lankry architectes

Joinville-le-Pont, France

Dance Hall

895sqm

- [https://lankry-architectes.fr/projets/62\\_espace-danse-aurelie-dupont?context](https://lankry-architectes.fr/projets/62_espace-danse-aurelie-dupont?context)
- <https://www.joinville-le-pont.fr/point-d-interet/ecole-de-danse-aurelie-dupont/>





# Appendix 2: Case studies



# Case study contents

## Case study projects

This appendix provides more focussed analysis of a select group of projects with particular relevance for specific Earls Court conditions as a comparative frame of reference.

Sohoplace



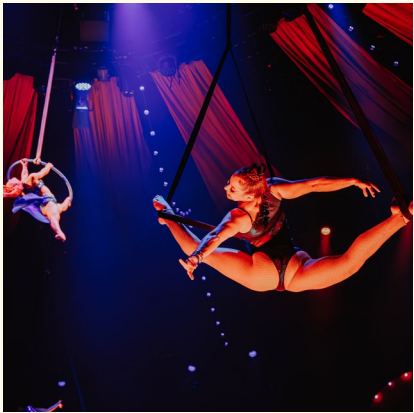
<https://sohoplace.org/>

Art Academy



<https://artacademy.ac.uk/>

‘COME ALIVE!’  
The Greatest  
Showman  
Circus  
Spectacular

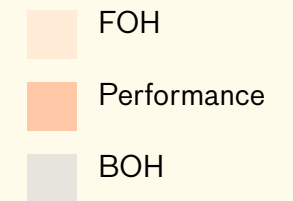


<https://comealiveshow.com/>

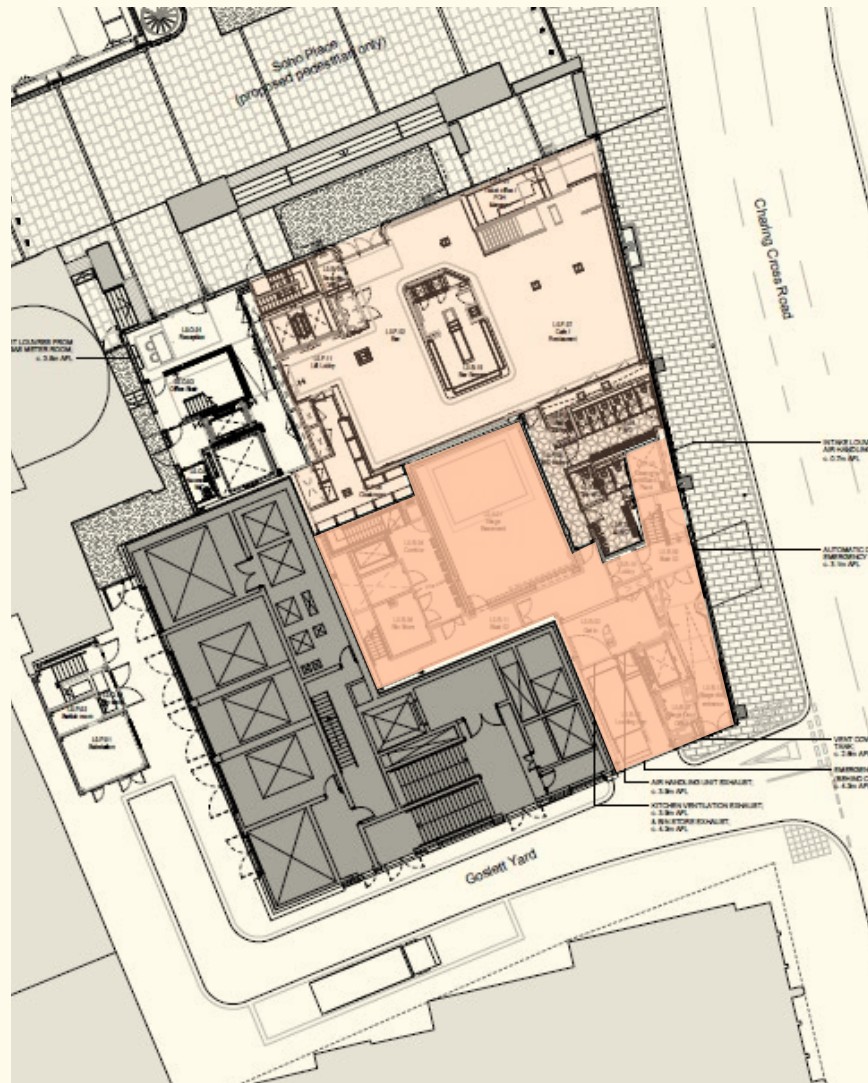


# Sohoplace

Planning Application ref.: <https://idoxpa.westminster.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P8DCIERP06A00>

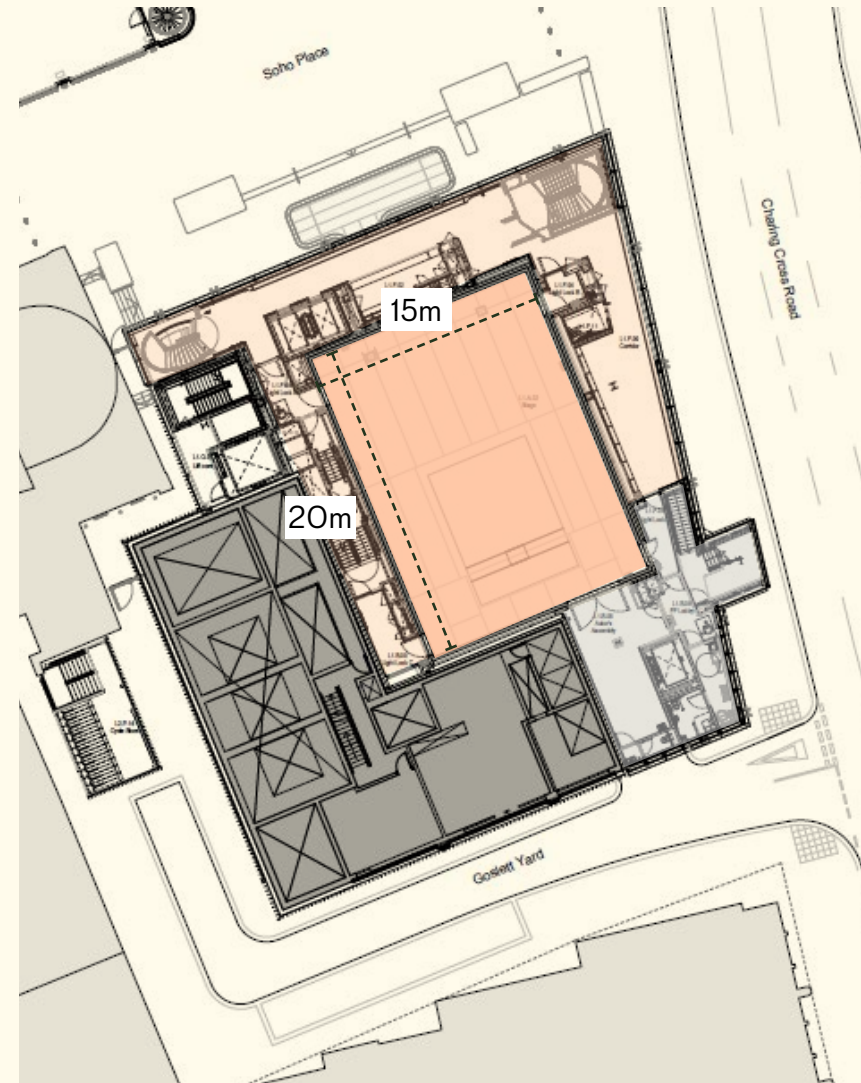


## Ground floor



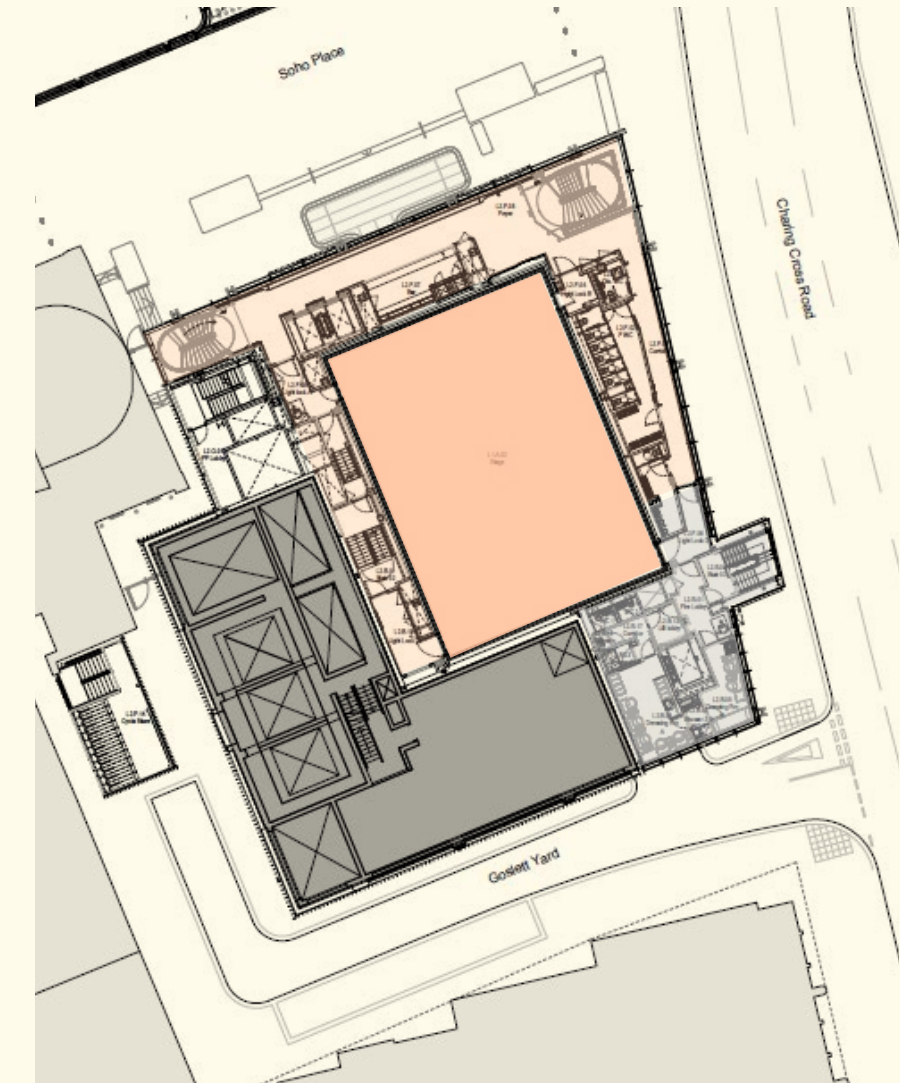
- Arrival / entrance / servicing
- FOH - foyer / bar / box office / cloakroom / WCs
- Performance - stage door / get in
- Foyer / bar = c.300sqm
- Cloakroom = c.30sqm
- WCs = c.60sqm

## First floor



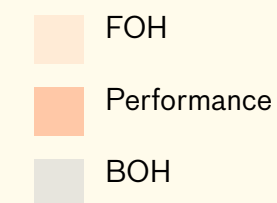
- Stage
- FOH - bar / circulation (c.300sqm)
- Performance - stage (auditorium c.20m x 15m)
- BOH - circulation / changing / WCs (c.125sqm)

## Second floor

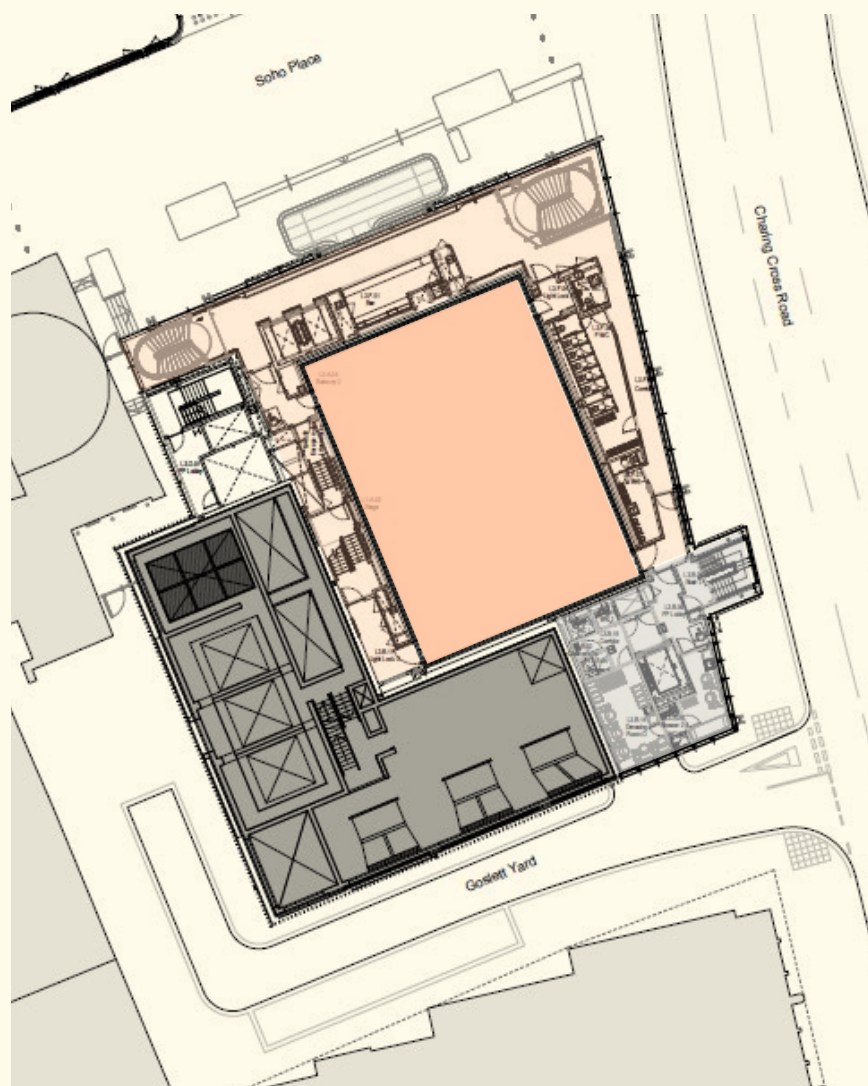


- Balcony 1
- FOH - bar / circulation / WCs (c.300sqm)
- Performance - balcony
- BOH - dressing rooms / changing / WCs (c.125sqm)



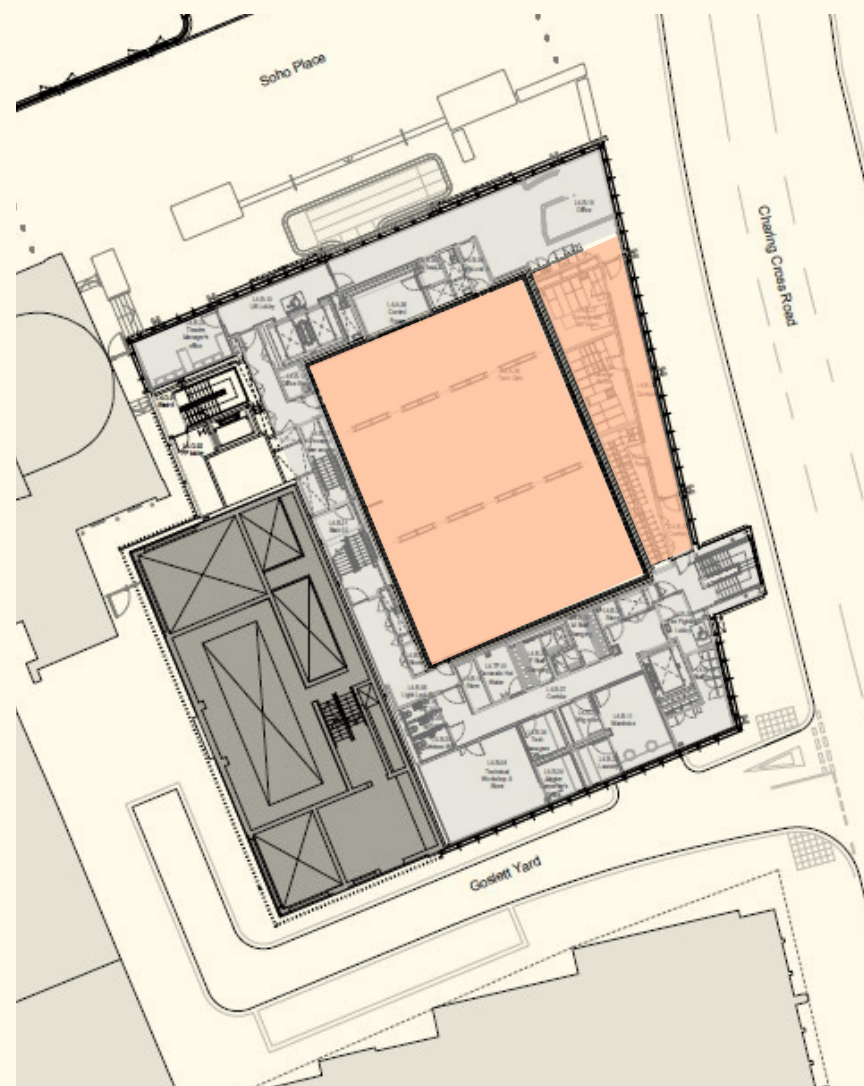


## Third floor



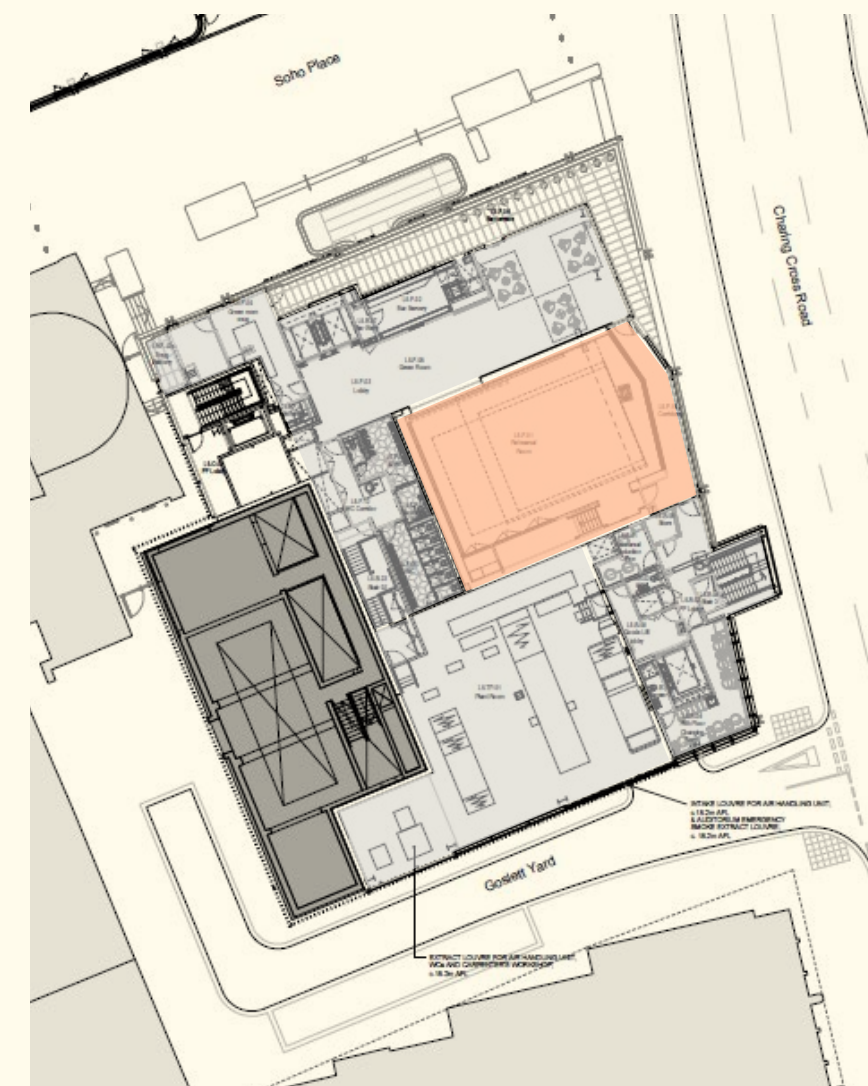
- Balcony 2
- FOH - bar / circulation / WCs (c.320sqm)
- Performance - balcony
- BOH - dressing rooms / changing / WCs (c.105sqm)

## Fourth floor



- Technical
- Performance - technical grid / S&L (S&L=c.100sqm)
- BOH - administration / changing / workshop / production
- Administration / theatre manager's office = c.100sqm
- Stores / changing / workshop / production = c.260sqm

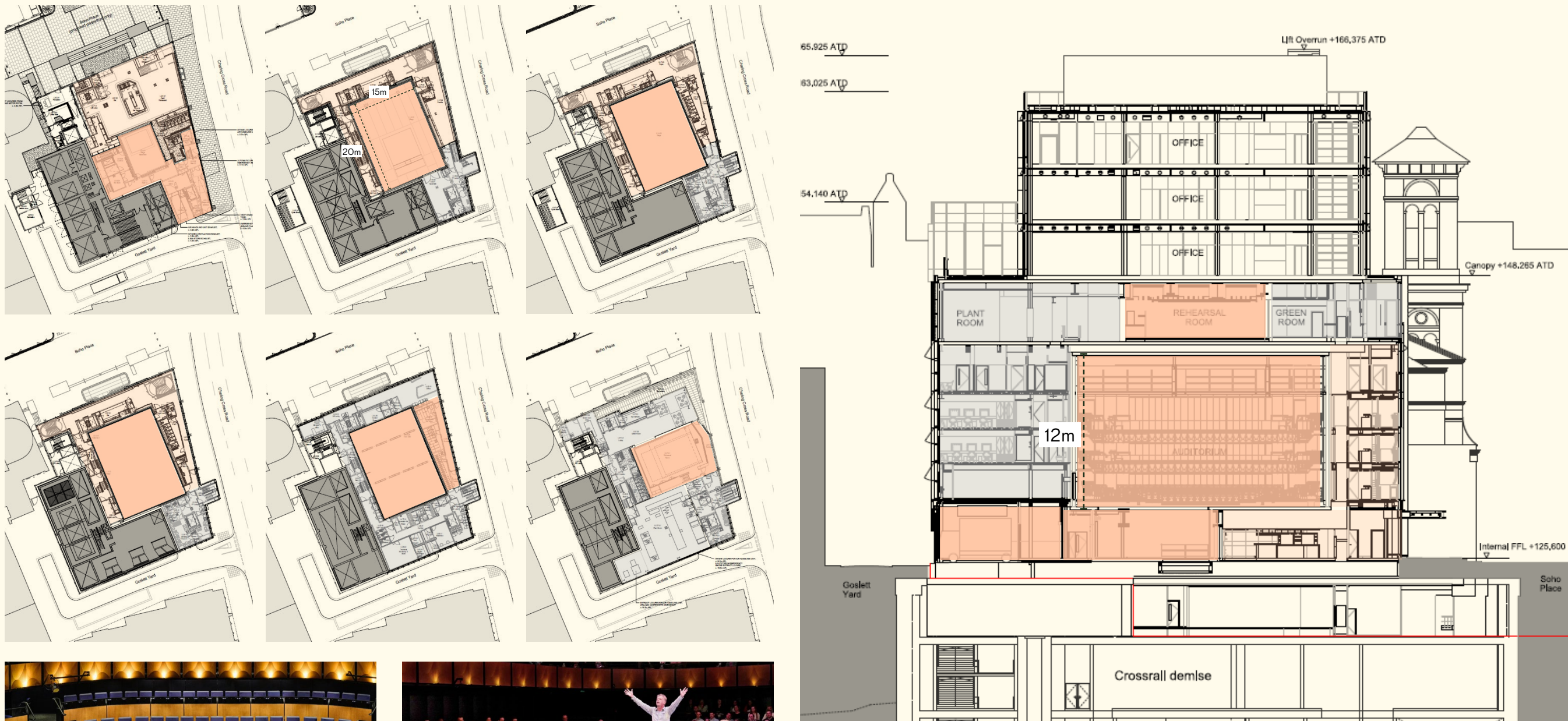
## Fifth floor



- BOH / Rehearsal / Plant
- Performance - rehearsal room (c.190sqm)
- BOH - green room / changing / WCs
- Plant (c.260sqm)
- Green room = c.150sqm



- FOH
- Performance
- BOH



- GF + 5 floors theatre
- Stalls + 2x balcony auditorium (600 seats)
- c.4,000sqm GIA (incl. rehearsal room)
- Public WCs = c.40@4.5sqm



# Triptych / Art Academy

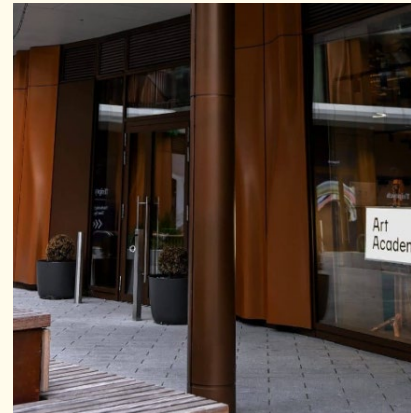
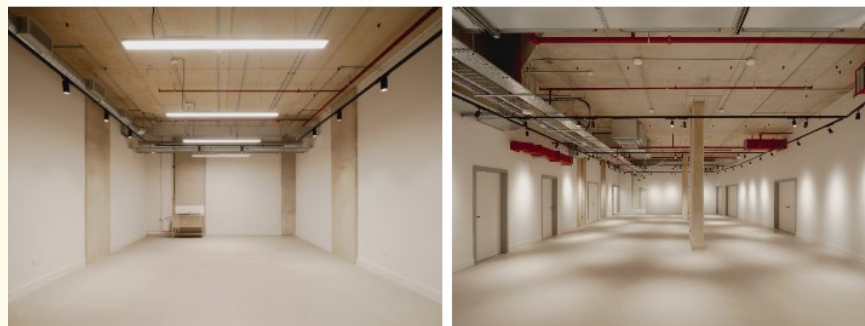
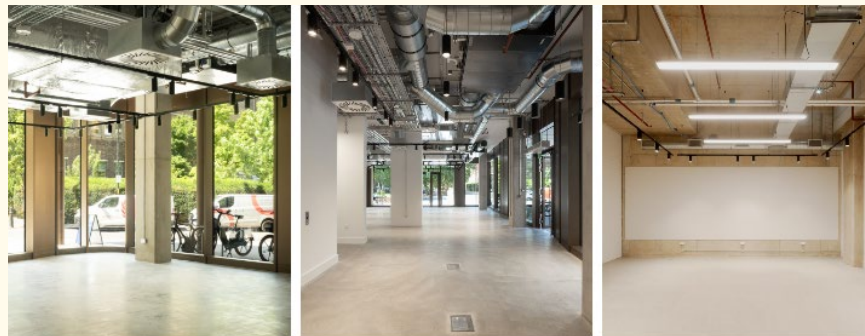
Planning Application ref.: <https://planning.southwark.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZV1CKBWR984&documentOrdering.orderBy=documentType&documentOrdering.orderDirection=ascending>

## Triptych, Bankside

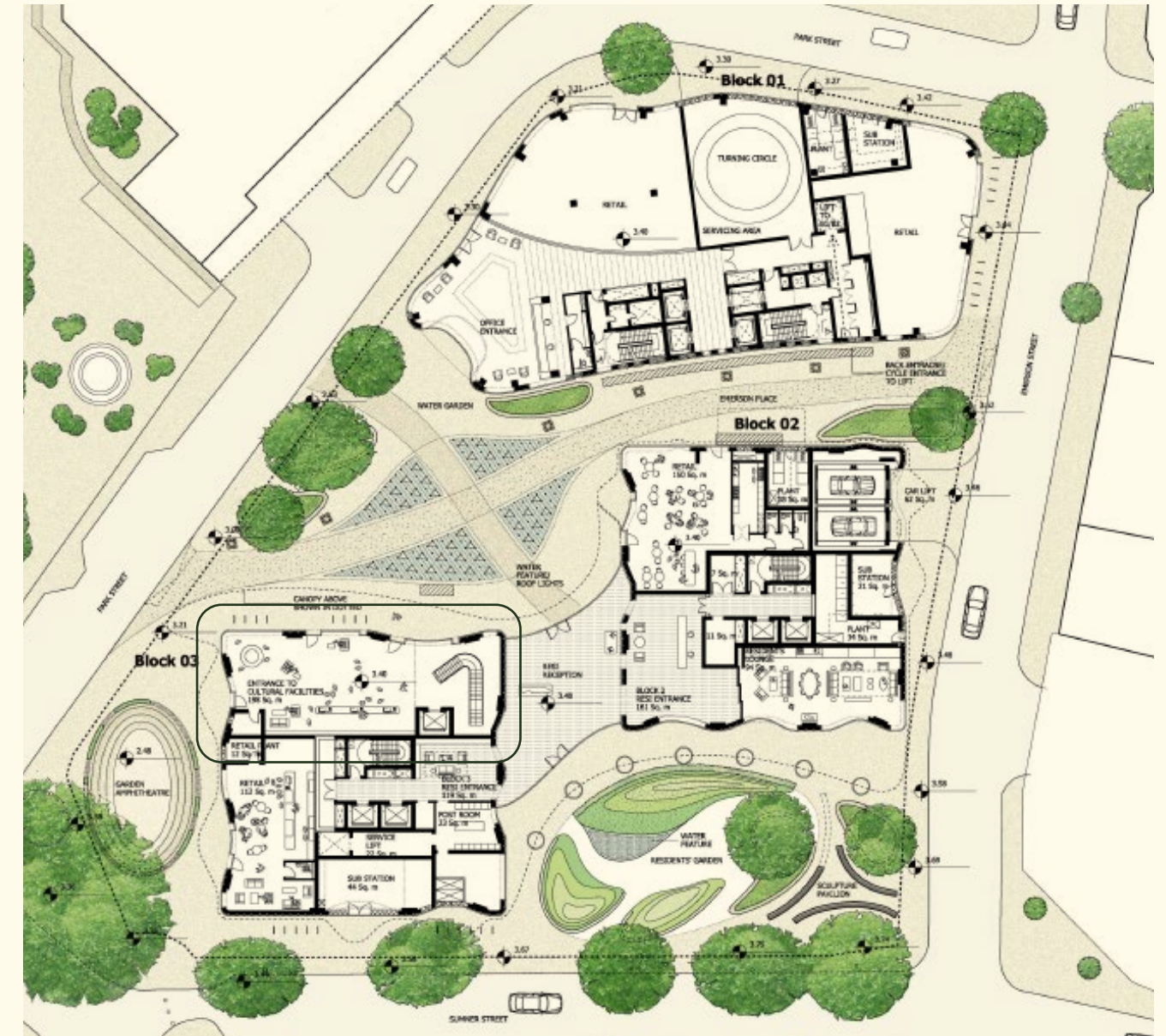
- <https://triptychbankside.com/>
- <https://triptychbankside.com/artacademylondon/>

## Art Academy

- Ground floor and Basement 1 and 2 accommodation
- <https://artacademy.ac.uk/>
- <https://artacademy.ac.uk/about/new-campus/>
- As well as eight teaching studios, specialist workshop spaces and two gallery and exhibition spaces, Bankside will also have a publicly accessible cafe and art supply shop. An auditorium is due for completion in phase two of the project.



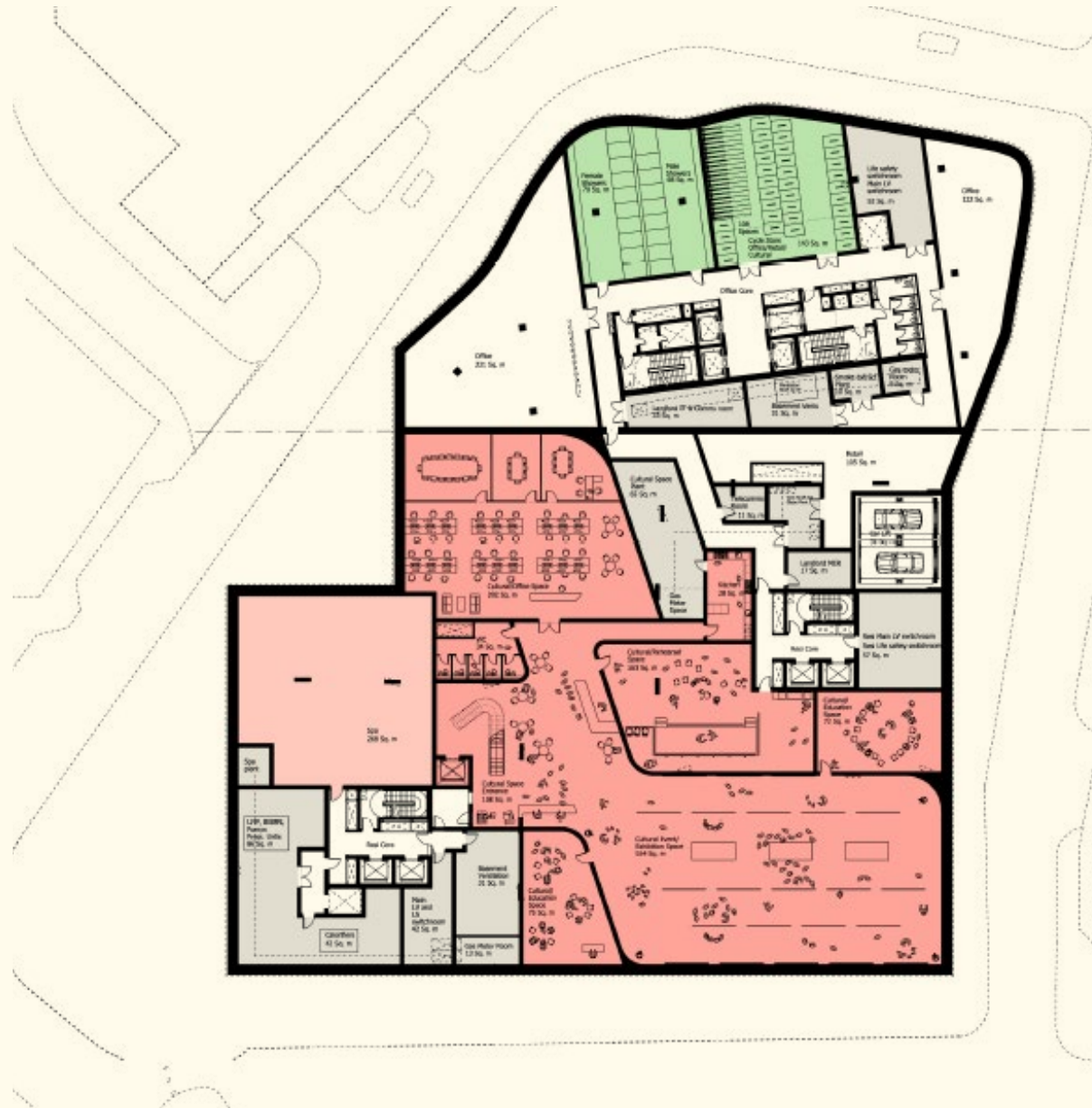
## Ground floor



- Illustrative Squire and Partners planning drawing
- GF cultural facility entrance facing internal courtyard



## Basement 1



- Illustrative Squire and Partners planning drawing
- Basement cultural facility indicative layout (as built demise reduced in scope)

## Basement 2



- Illustrative Squire and Partners planning drawing
- Basement residential ancillary / parking / plant indicative layout

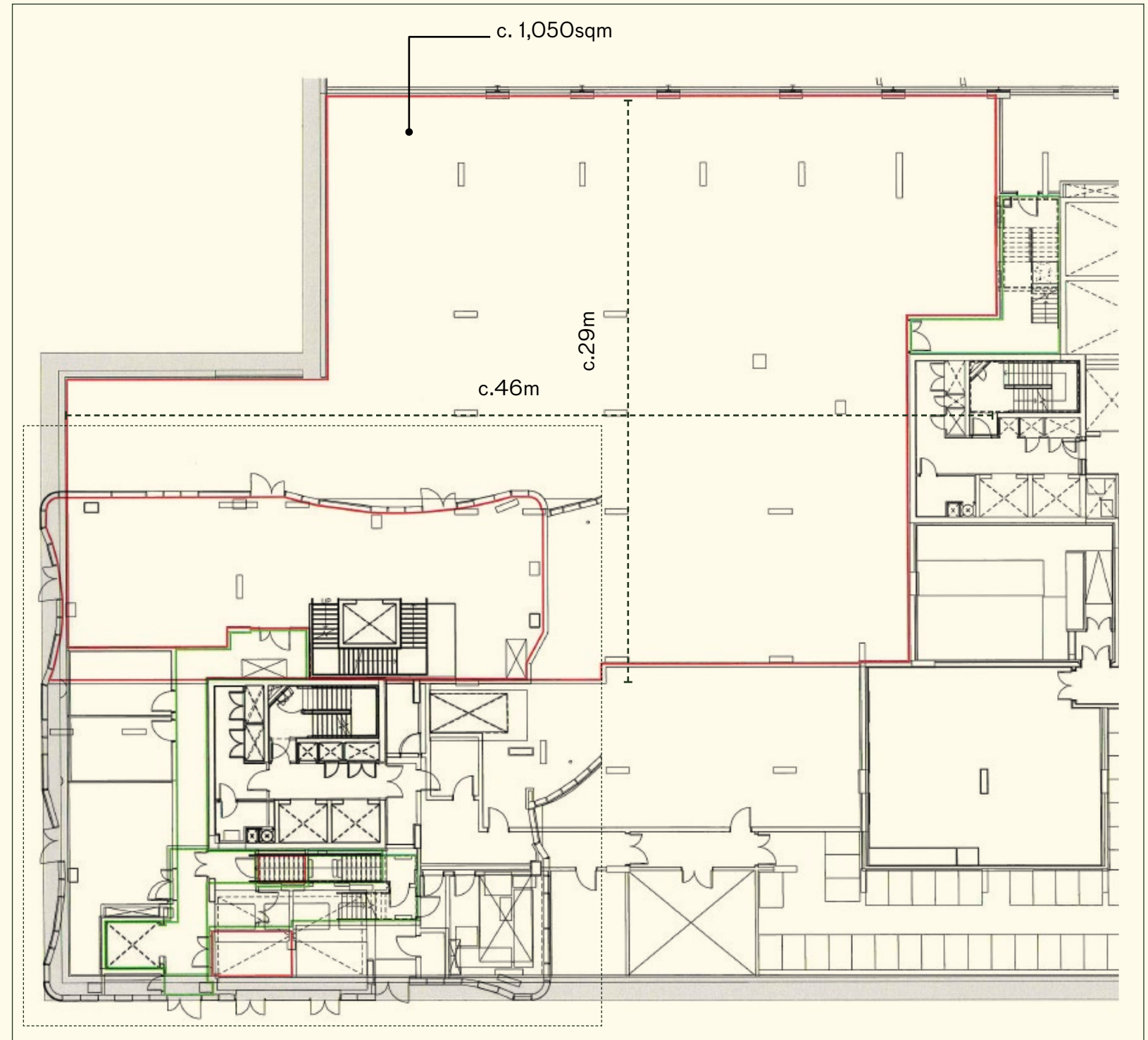
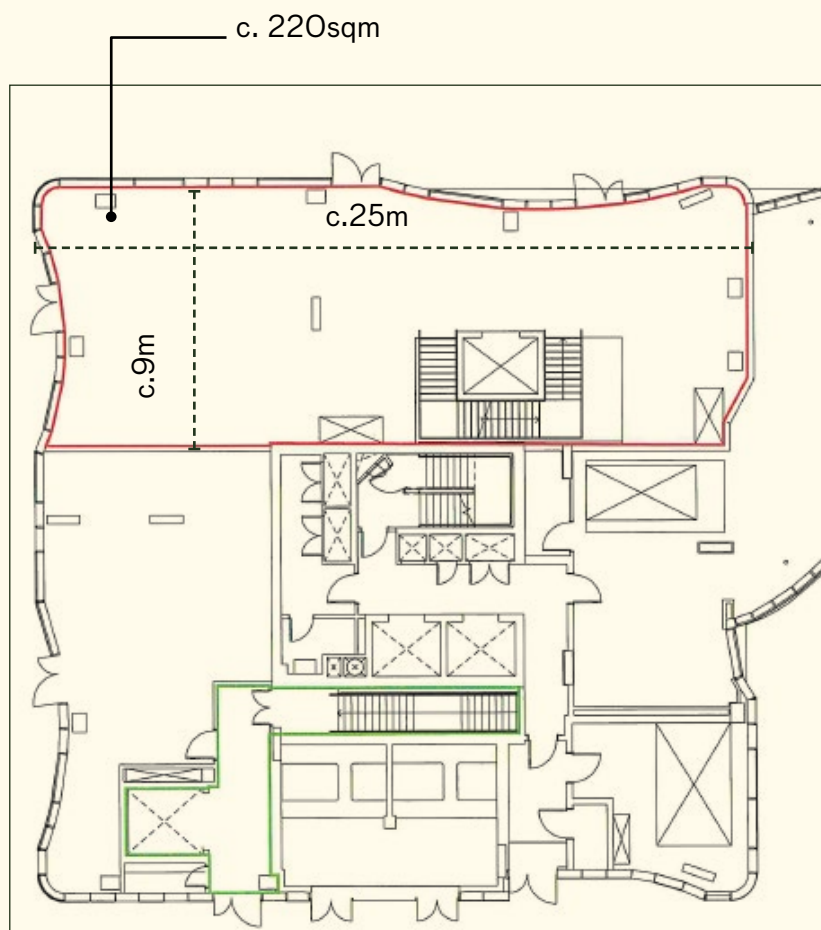


c.1,270sqm GIA



Section:

- Illustrative Squire and Partners planning drawing
- GF = 4.8m F-F
- Basement 1 = 5.1m F-F
- Basement 2 = 4m F-F





# ‘COME ALIVE!’ The Greatest Showman Circus Spectacular

Planning Application ref.: <https://public-access.lbhf.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SD3YTSBIOTROO>

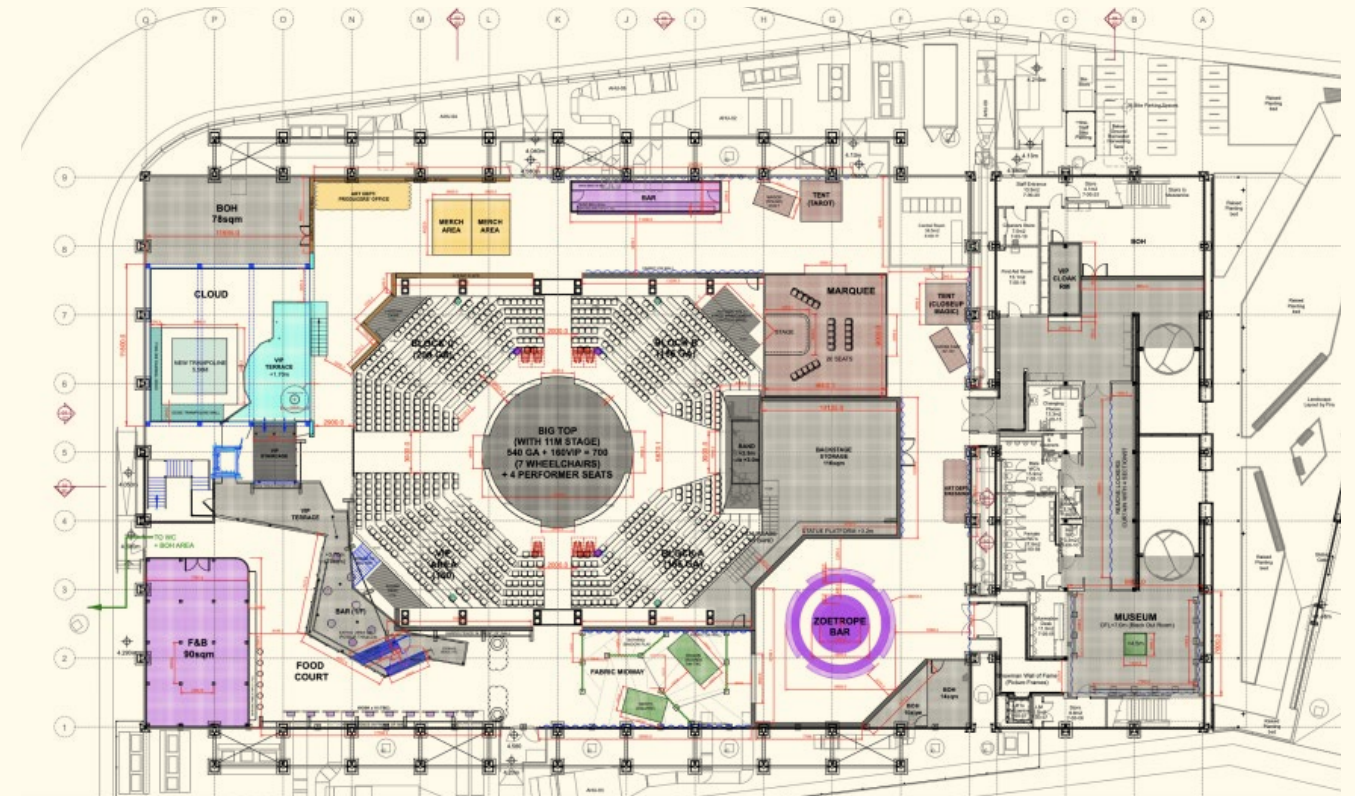
## ‘COME ALIVE!’ The Greatest Showman Circus Spectacular

- <https://comealiveshow.com/>

2024/01054/NMAT | Installation of a temporary building for the purposes of a ‘live entertainment’ use, for a 2-year period (excluding installation de-installation) and together with other associated and enabling works to include a gift shop, back of house and support facilities, external landscaping, boundary fencing, plant and vehicle servicing access and cycle parking arrangements. Together with an amendment to the approved Operational Management Plan (Condition 3) and variation to Condition 5 to permit an increase in the capacity of the building from 650 to 700 guests / visitors in total at any one time.

Formerly BBC Earth Experience (Daikin Centre):

- [https://www.daikin.co.uk/en\\_gb/about/case-studies/bbc-earth-experience.html](https://www.daikin.co.uk/en_gb/about/case-studies/bbc-earth-experience.html)



## ‘COME ALIVE!’ The Greatest Showman Circus Spectacular layout:

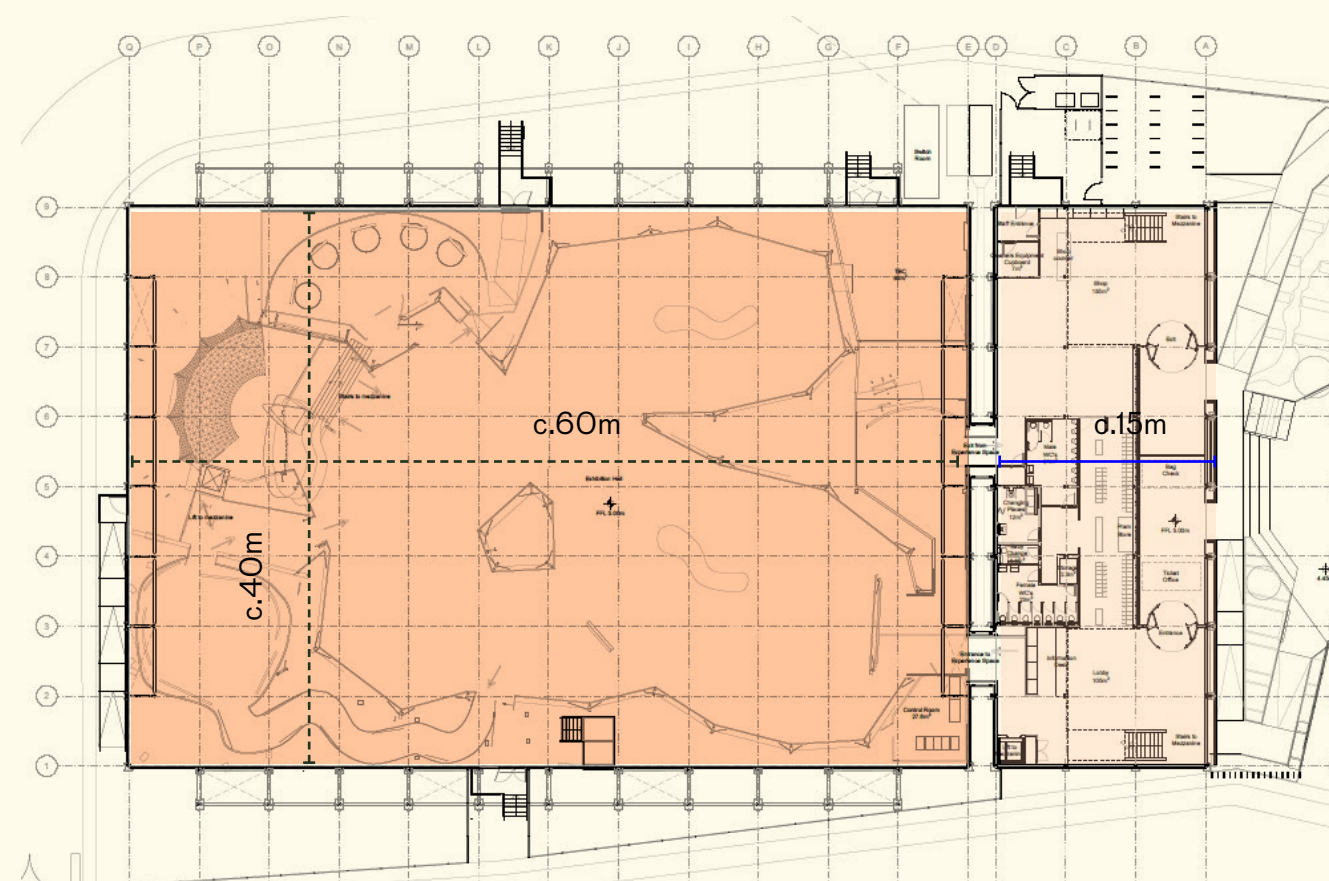
- Layout of show configuration (conversion of original Daikin Centre volume for live entertainment use)
- Capacity of 700 (excluding staff / performers)
- “The building is comprised of two main parts, the Main Hall and the Front of House space. The Main Hall is a 40m by 60m ‘black box’ that the show will be created within. These are all interconnected, creating an audio/visual theatrical experience. You navigate through the theatrical set comprised of different areas within the space culminating in the seated ‘circus-style’ experience which ends the guest’s visit.”





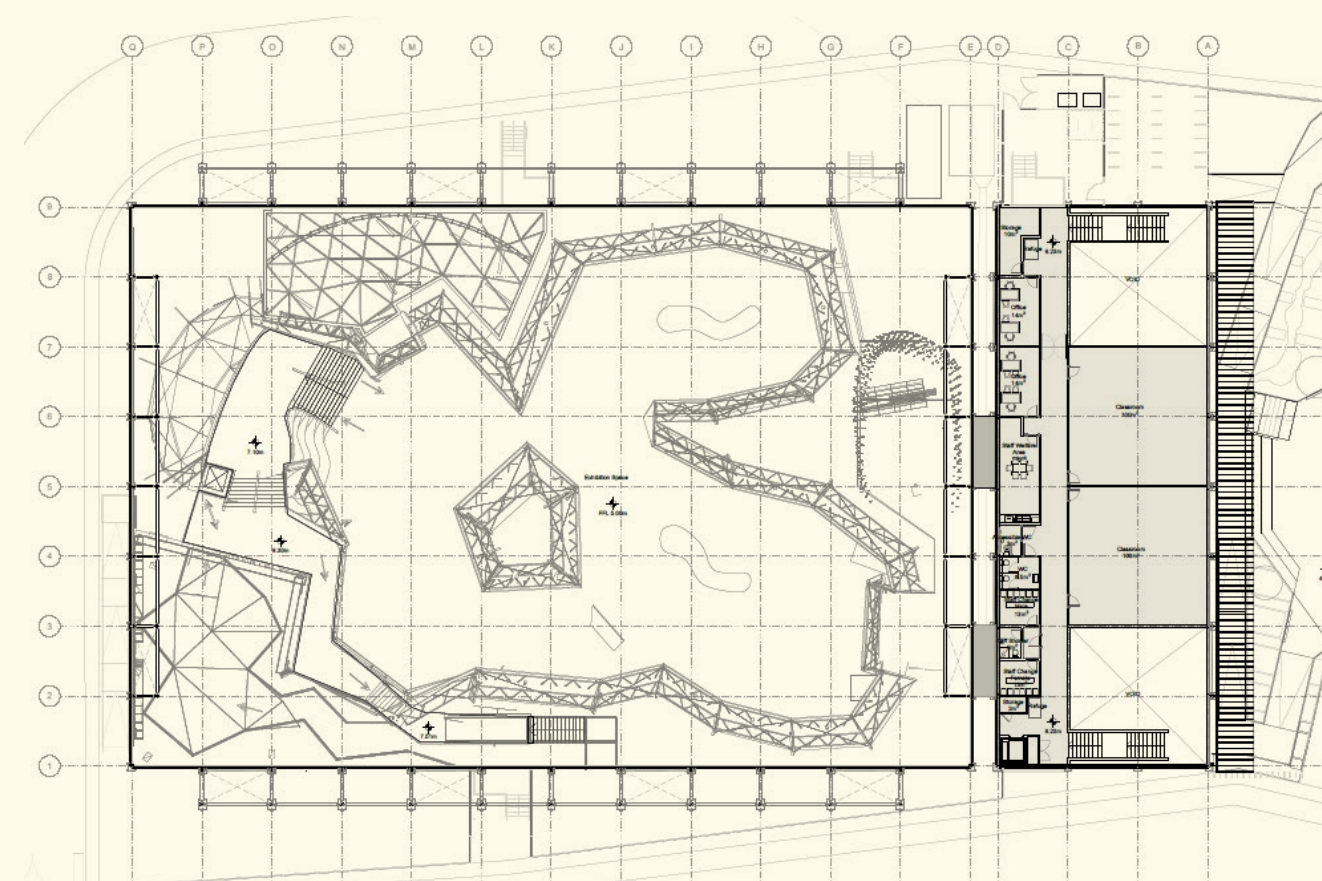
- FOH
- Performance
- BOH

## Daikin Centre - Ground Floor



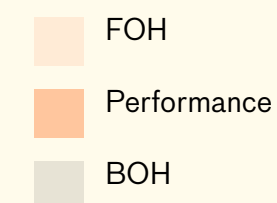
- 60m x 40m main exhibition / performance volume with 5m grid (c.2,400sqm);
- FOH lower volume 15m x 40m (c.600sqm footprint) with mezzanine over.

## Daikin Centre - Mezzanine Floor



- BOH mezzanine (staff office / changing / welfare / classrooms) over FOH = c.400sqm;
- Indicative overall GIA = 3,400sqm.





Daikin Centre volume - sections:

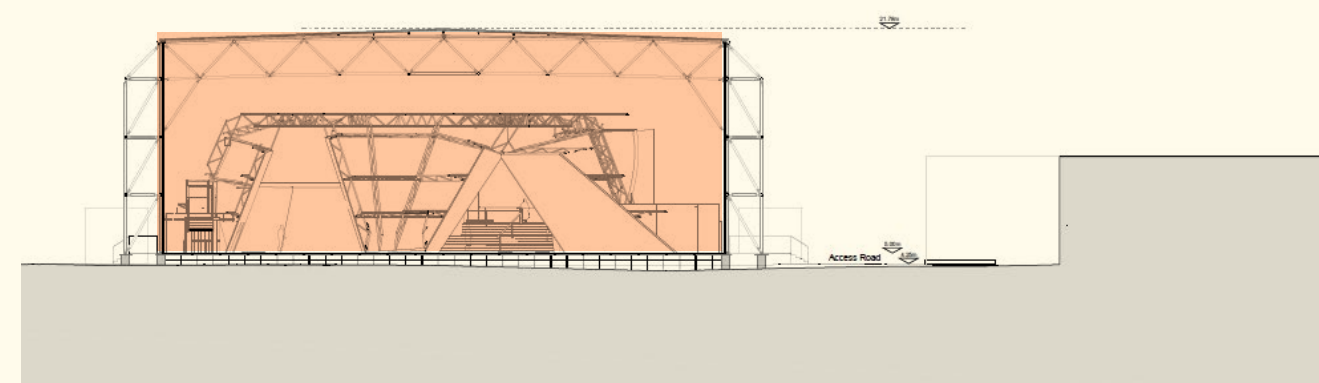
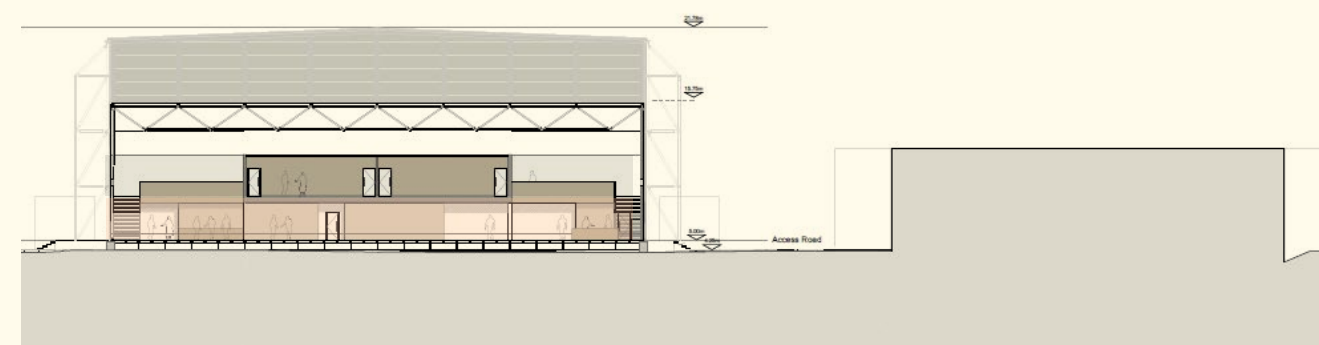
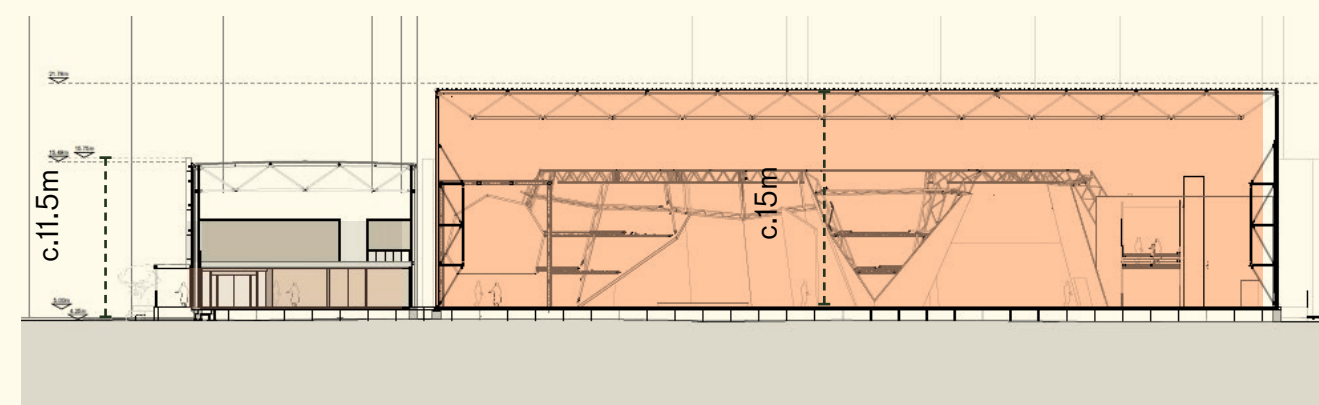
- FOH volume = c.11.5m external ground level to top max. height of parapet (internal floor to underside of roof = c.10.5m)
- Main volume = c.17.5m external ground level to top max. height of roof (internal floor to top of roof = c.16.8m)
- Internal main volume height = c.12.5m to underside of truss and c.15m to underside of roof.

Extract below from Greatest Showman \_ Operational Management Plan 2024:

- Main Expo Hall (40m w x 60m l x 17.5m h)
- FOH volume (40m w x 15m x 11.5m h)



Fig 3. Venue massing of proposed submission





- FOH
- Performance
- BOH

Indicative GIA:

- Main hall (performance / FOH hybrid) = 2,400sqm
- Entrance volume GF = 600sqm FOH
- Entrance volume Mezz = 400sqm BOH

**Welfare Facilities**

The main visitor and staff welfare facilities are located on the ground and mezzanine floors of the Front of House. The current figures are approximate and subject to change:

**Ground floor**

- Female toilet – x7 cubicles
- Male toilets – x7 urinals / x2 cubicles
- Changing Places toilet to meet standards
- Baby change
- Buggy can be stored in the large lockers provided or a separate storage area
- Information guides and accessible services can be obtained at the Information Desk
- Merchandising outlet
- Lockable storage room and cleaning rooms
- Accessible lift with minimum capacity for 1x wheelchair and companion
- First Aid kit located at Information Desk
- Laundry Room

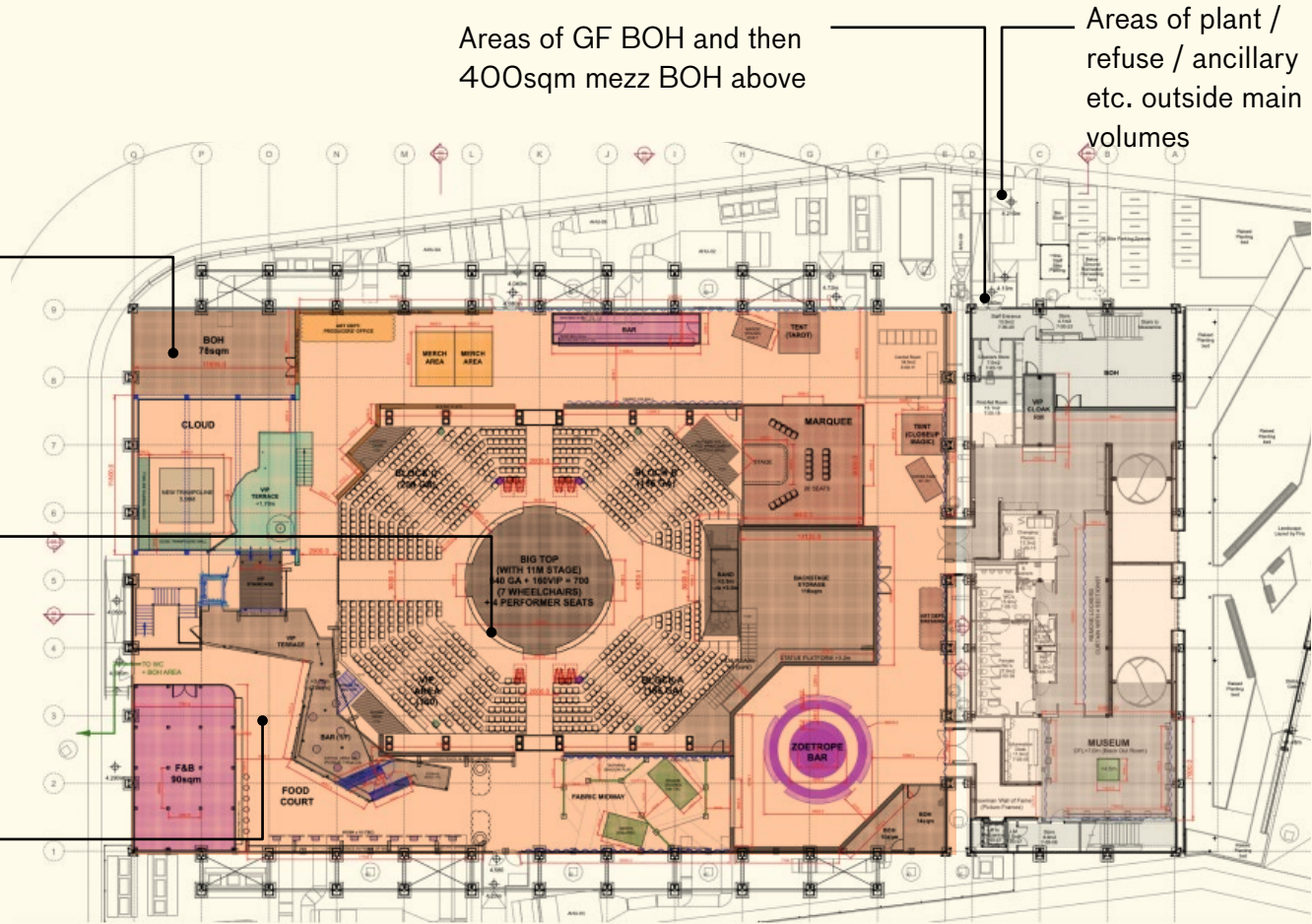
**Mezzanine Floor**

- Male and Female staff changing areas
- Staff break area with refreshment station, fridge, tables and chairs
- Venue Manager's Office
- Storage room
- Data Server room
- Cast Dressing Rooms and Shower Facilities
- Wardrobe and Hair and Make Up

Areas of storage and BOH / plant incorporated within hybrid performance volume

Core performance auditorium of 6x5 grids (c.750sqm)

Hybrid “performance” volume of 2,400sqm footprint incorporating elements of FOH food hall / bar / merchandise etc. in free-form roaming model



‘COME ALIVE!’ The Greatest Showman Circus Spectacular operation (Operational Management Plan 2024)

- Visitors will enter the experience via the ground floor of the Front of House structure.
- Upon entry in the Main Hall, visitors will be amazed by the magnitude of what they see: surrounded by large sets inspired by the world of the circus and film.
- In this Main Hall, guests will be able to take part in a number of themed carnival like activities, witness performances and learn circus skills. Visitors will choose their own paths in the experience. The first segment of the TGSE is one that you experience by walking around. Benches and seating areas will be available throughout. There are four emergency exits in the main hall which will lead to a place of relative safety. When you leave the Main Hall, you will enter the main performance area. Here you will witness a spectacular circus performance set to the music of the Greatest Showman. After leaving you can use the toilets, purchase merchandise and exit the experience through the main entrance and out into The Plaza.



# Appendix 3: References



# References / select bibliography

## Policy and Guidance:

- National Planning Policy Framework (2024)
- DCMS: Creative Industries Sector Vision (2023)
- GLA: Cultural Strategy (2018)
- GLA: Cultural Infrastructure Plan (2019)
- GLA: London Plan (2021)
- GLA: Designing Space for Culture (2022)
- GLA: London Growth Plan (2025)
- LBHF: Local Plan (2018)
- LBHF: Cultural Strategy (2022)
- RBKC: Local Plan (2024)
- RBKC: Culture Plan (2020)
- RBKC: Earl's Court Cultural Use Study (2022)
- RBKC: Earls Court Placemaking Framework (2023)
- LGA: Cultural Strategy in a Box (2020)
- LGA: Cornerstones of Culture (2022)
- ACE: What Works – Cultural Strategy Content Checklist (2020)

## Spatial Typologies:

- Designing Galleries, ACE (1999) UK
- Designing Exhibitions: A compendium for Architects, Designers and Museum Professionals, Bertron, Schwarz & Frey (2012) Germany
- Sustainability Checklist, Museums Association (2009) UK
- Technical Standards for Places of Entertainment, Association of British Theatre Technicians (2018) UK
- Designs, layout and arrangement for pubs, clubs, studios and indoor live music events, Sound Advice (2007) UK
- Dance Spaces, ACE (1994) UK
- Dance Studio Specifications, One Dance (2016) UK
- Theatre Buildings: a design guide, Association of British Theatre Technicians (2010) UK
- Non-Conventional Theatre Spaces, Association of British Theatre Technicians (2016) UK
- Creative Industries: A Toolkit for Cities & Regions, CIC & BOP (2017) UK
- Industrial Intensification and Co-location Design and Delivery Guide, GLA, We Made That (2019)

## Night-time Economy:

- GLA: From good night to great night (2017)
- GLA: Culture and the night-time economy SPG (2017)
- GLA: Think Night: London's Neighbourhood from 6pm to 6am (2019)
- GLA: Women's Night Safety Charter Toolkit (2019)
- GLA: Developing a night-time strategy (2020)
- GLA: London's Night-Time Economy (2025)

## Images:

- Precedent schemes / illustration: All source references provided in-line with usage on page (web-reference of institution / facility / author of reference project or associated planning application ref.) - e.g.:

Nuit Blanche, Paris - "Spectre" by Mariona Benedito and Cube.BZ , 2022 - <http://eva-albarran.com/en/production/nuit-blanche-2022/>

- Section dividers: Earls Court meanwhile uses referenced as below:

1. Introduction: BBC Earth Experience, The Daikin Centre
2. Context and Principles: 20 Things in Earl's Court, Sam Jacob (Image: Mark Cocksedge)
3. Policy and Technical Context: Underbelly at Earls Court (Image: Ben Fisher)
4. Spatial Typologies: Come Alive! The Greatest Showman (Image: Luke Dyson)
- 4.1 Performance: The Greatest Showman (Image: Luke Dyson)
- 4.2 Exhibition: Liah Edwardes - The Gallery @ ECDC (Image: Harry Pseftoudis)
- 4.3 Rehearsal: London Wonderground (Image: Ben Fisher)
- 4.4 Production: Liah Edwardes - Artist In Residence Portraits (Image: Harry Pseftoudis)
- 4.5 Hybrid: Earls Court Development Company - Empress Place (Harry Pseftoudis)
- 4.6 Public Realm: Living Wall Hoarding (Image: Ben Fisher)
- 4.7 Public Art: Warwick Road Apron, The Art of Change (Image: Vestalia)
5. Spatial Testing: The Lost Estate, Paradise Under the Stars
6. Delivering the Ecosystem: Come Alive! The Greatest Showman (Image: Luke Dyson)
7. Night-time Economy: Come Alive! The Greatest Showman (Image: Luke Dyson)
- Appendices: The Lost Estate, Paradise Under the Stars
- Appendix 1 : Precedent: The Lost Estate, Paradise Under the Stars
- Appendix 2: Case studies: Come Alive! The Greatest Showman (Image: Luke Dyson)
- Appendix 3: References: Come Alive! The Greatest Showman (Image: Luke Dyson)

- Other images: ECDC / Adobe Stock / a-project.



Thank you

ECDC/ Sound  
Diplomacy  
EC.PA.31-01  
July 2025