

# PARK THEATRE, FINSBURY PARK, LONDON

## DAVID HUGHES ARCHITECTS

Park Theatre wanted an outstanding, welcoming and friendly venue, within an old office building, providing: two playhouses (a 200-seat main house and a flexible 80-100 seat studio space); a café/bar, a multi-function rehearsal space, dressing rooms and all the back-of-house facilities needed for the theatre to run successfully.

The existing building was extended and converted, with original materials exposed and kept where possible to show the historic fabric. The entire building was privately financed through developing and selling three upper floor flats, donations, fund raising and philanthropic grants. This required discipline in the design and specification and we worked tirelessly with the client team to ensure every penny counted.

We wanted as much natural light as possible on the long thin site. Rooflights and glazing are used throughout for front of house areas, main circulation spaces, offices, dressing rooms and the large 'shop front' bay window. Both auditoria feature large rooflights, which are blacked out for performances. They also incorporate programmable colour-changing LED house lighting which can transform the colour of the whole theatre space

*David Hughes, director, David Hughes Architects*

**Right** Staircases connecting bars and performance spaces  
**Far right top** Front elevation before and after conversion  
**Far right bottom** First floor bar area

**Photography**  
by Philip Vile

Specified products

**Red render to front elevation**  
SPS Envirowall Insulated Render system  
Granol KR Acrylic c Topcoat; RAL 3001; 1mm grain  
[www.spsenvirowall.co.uk](http://www.spsenvirowall.co.uk)

**Grey render to front elevation**  
SPS Envirowall Insulated Render system  
Granol KR Acrylic Topcoat; RAL 7012; 2mm grain  
[www.spsenvirowall.co.uk](http://www.spsenvirowall.co.uk)

**Brick to ground floor front elevation**  
Ibstock, Bexhill Purple Multi 4033  
[www.ibstock.com](http://www.ibstock.com)

**Atrium rooflight**  
Roofglaze Monopitch, PPC aluminium-framed, double-glazed low-E rooflight  
[www.roofglaze.co.uk](http://www.roofglaze.co.uk)

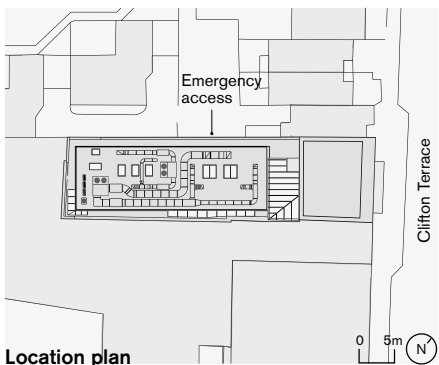
**Colour change LEDs to auditorium**  
NJO Linear projector, LIN RGB; dimmable DMX driver  
[www.njoleds.co.uk](http://www.njoleds.co.uk)

**Downlighter, first floor bar**  
Concord Intro Fixed 50W Tungsten Halogen  
[www.havells-sylvania.com](http://www.havells-sylvania.com)

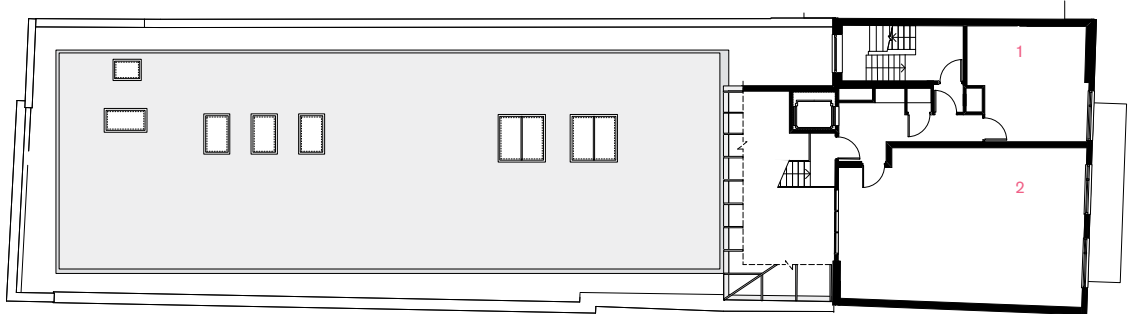
**Pendant lamp, ground floor bar**  
Plumen, Plumen 001  
[www.plumen.com](http://www.plumen.com)

Project data

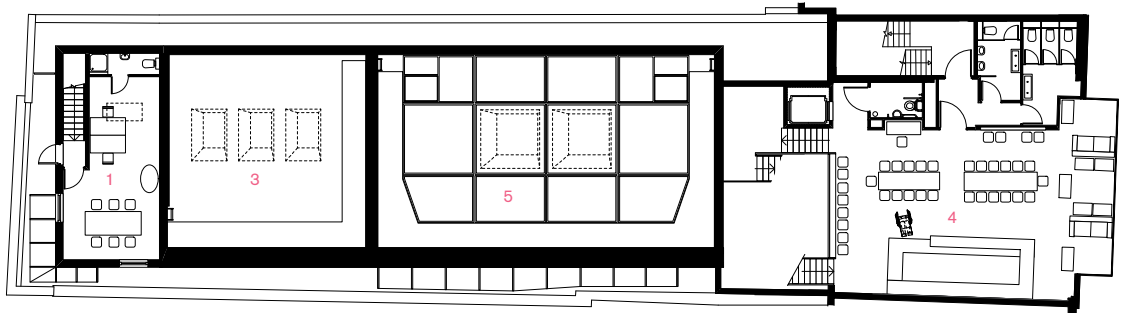
**Start on site** June 2011  
**Completion** May 2013  
**Gross internal floor area** 1,100m<sup>2</sup>  
**Form of contract** JCT Intermediate 2009  
**Construction cost** £2,500,000  
**Construction cost per m<sup>2</sup>** £ 2,272  
**Client** Park Theatre  
**Structural engineer** Hardman Engineers  
**M&E consultant** DSA and Apple Sustainability  
**Theatre lighting design**  
Julian McCready and Roger Hennigan  
**Architectural lighting design**  
Hoare Lea Lighting  
**Graphic and signage design** Feast Creative  
**Theatre sound design** Theo Holloway  
**Building acoustics** Sharpes Redmore  
**Theatre acoustics** Byron Harrison  
**CAD software used** Vectorworks, Artlantis



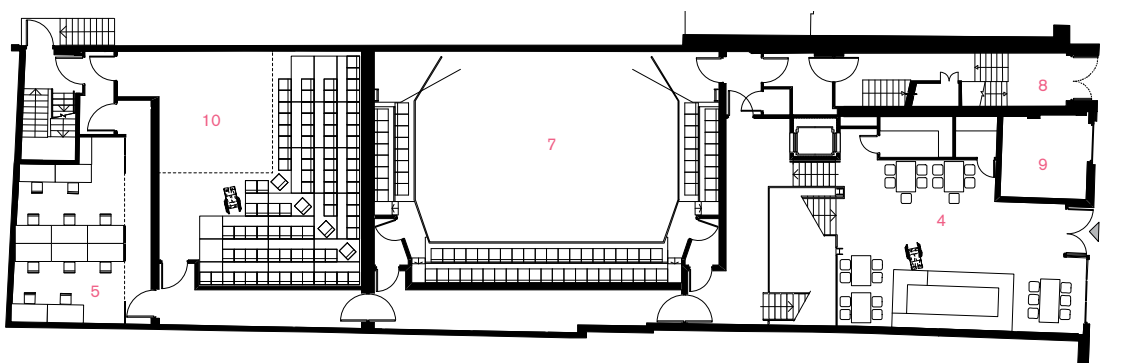




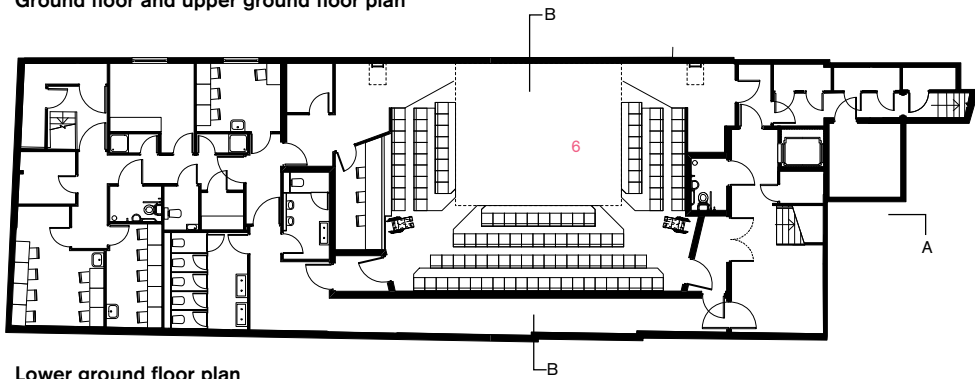
Second floor plan



First floor plan



Ground floor and upper ground floor plan



Lower ground floor plan

- 1. Office
- 2. Rehearsal/education
- 3. Tech gallery
- 4. Café/bar
- 5. Tension wire grid
- 6. Auditorium
- 7. Circle
- 8. Entrance to residential
- 9. Substation
- 10. Flexible studio space



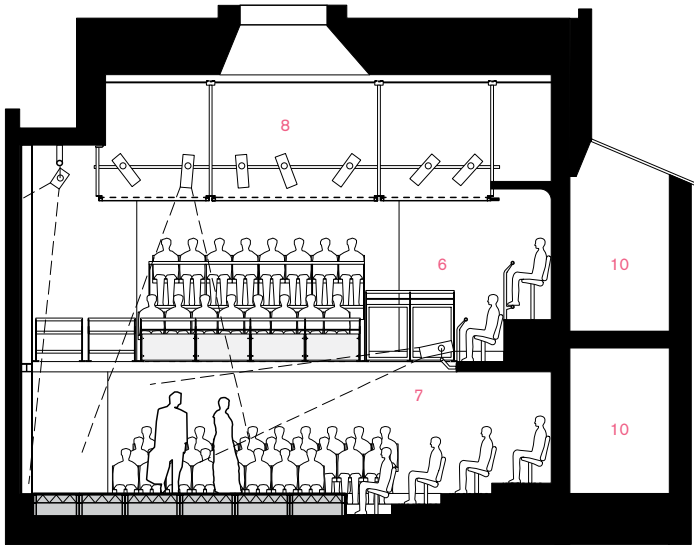
Both auditoria have large rooflights that are blacked out for performances

Above 200-seat auditorium with rooflight blacked out  
Right Control room  
Far right 200-seat auditorium illuminated by glazed rooflight

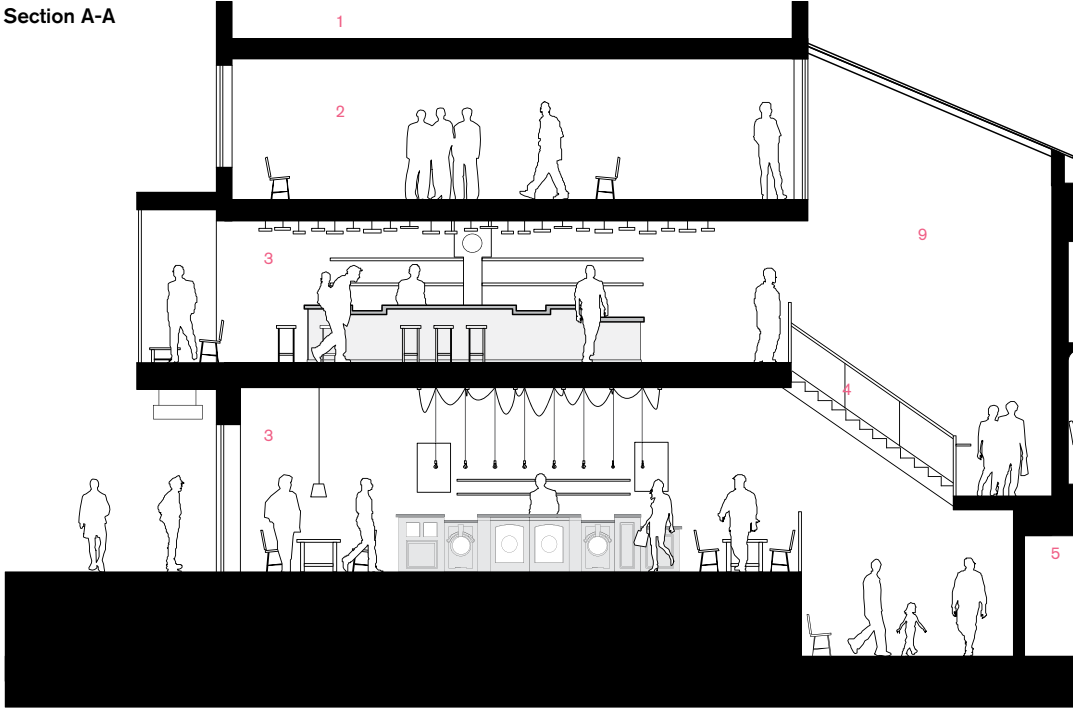




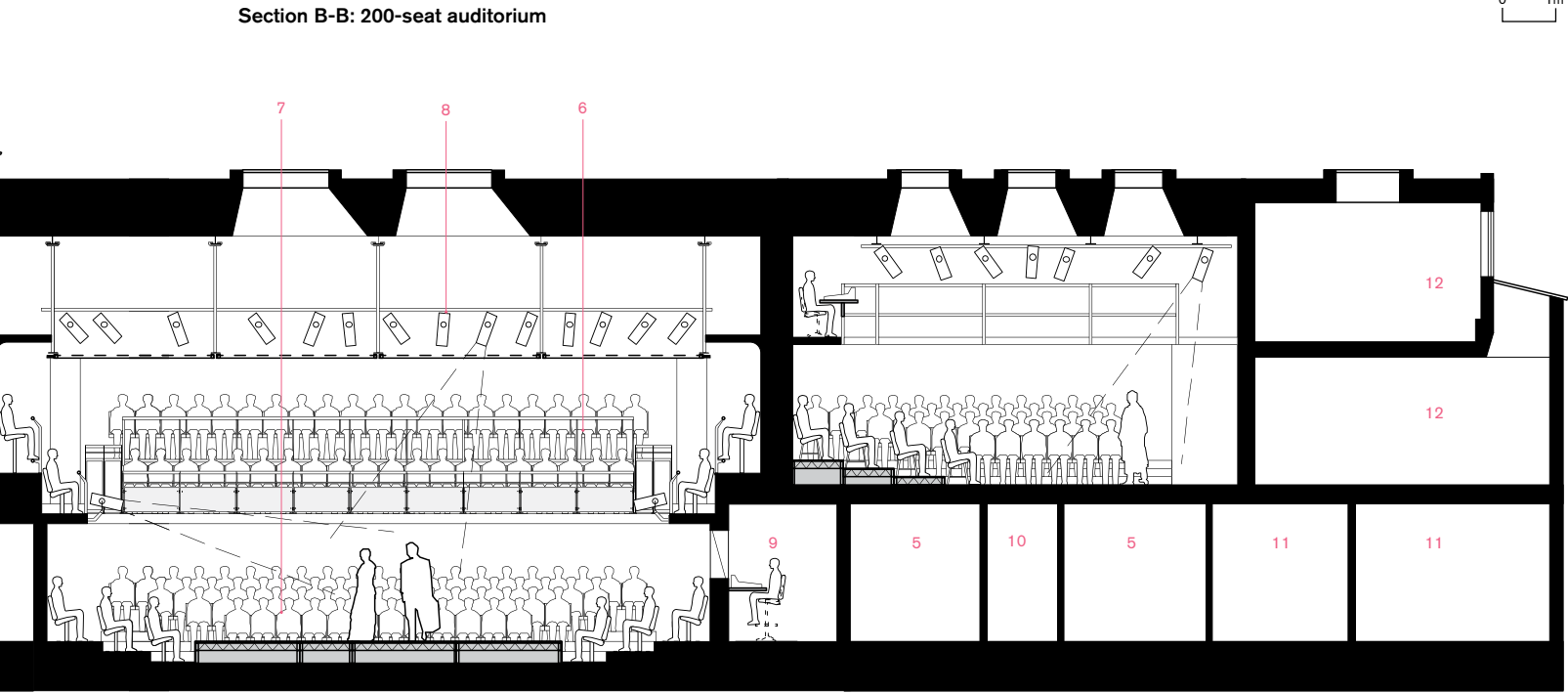
Right First floor  
café/bar  
Opposite 200-seat  
main auditorium



Section A-A



Section B-B: 200-seat auditorium



- 1. Residential
- 2. Rehearsal/education
- 3. Café/bar
- 4. Stairs in glazed atrium
- 5. WC
- 6. Circle
- 7. Stalls
- 8. Tension wire grid
- 9. Control room
- 10. Front of house corridor
- 11. Dressing room
- 12. Office





LED house lighting can be programmed to transform the colour of the whole theatre space

Above and right The auditorium, like the studio, has colour-change LED house lighting and rooflights that are blacked out for performances



BEN JONES



Top Second-floor rehearsal/education space looking onto glazed atrium Far left top Roof before conversion Far left bottom Staircases in glazed atrium Left Mezzanine stairs



# SAMPLES BOARD

With the limited construction budget, the materials choices for Park Theatre had to be simple and cost effective. We had developed a ‘found space’ refurbishment aesthetic, keeping and exposing natural materials wherever possible. To complement this, we used materials such as ply and exposed brick where we could, and industrial exposed fittings such as galvanised conduit. Daylight and light fittings were essential to reinforce the theatre’s friendly atmosphere so luminaires were chosen for simplicity, quality of light and cost-effectiveness. *David Hughes, director, David Hughes Architects*

**01. Red render to front elevation**

The bright material highlights the narrow elevation  
SPS Envirowall Insulated Render system  
Granol KR Acrylic Topcoat; RAL 3001; 1mm grain  
[www.spsenvirowall.co.uk](http://www.spsenvirowall.co.uk)

**02. Grey render to rear elevation**

This simple material gives a rooftop appearance  
SPS Envirowall Insulated Render system  
Granol KR Acrylic Topcoat; RAL 7012; 2mm grain  
[www.spsenvirowall.co.uk](http://www.spsenvirowall.co.uk)

**03. Auditorium walls**

Farrow and Ball matt emulsion  
Charleston Gray 243  
[www.farrow-ball.com](http://www.farrow-ball.com)

**04. Timber flooring**

18mm birch ply sheets with clear lacquer  
Sadolin Clear matt floor varnish  
[www.sadolin.co.uk](http://www.sadolin.co.uk)

**05. Timber circle fronts**

This is used on an angle for acoustic purposes  
12mm birch ply with stain and lacquer  
Sadolin English Oak Stain  
[www.sadolin.co.uk](http://www.sadolin.co.uk)

**06. Emergency light**

Mackwell  
Recessed XYLUX LED emergency light  
[www.mackwell.com](http://www.mackwell.com)

**07. Exposed electrical conduit**

An industrial aesthetic reinforces the overall design  
15mm tube and beezer boxes  
[www.screwfix.com](http://www.screwfix.com)

**08. Books to FF bar ceiling**

Theatre books below ceiling lit by changing LEDs  
British Drama League Library donated old books

**09. Colour-changing LED house lights**

NJO  
TR1390 – RGB Linear LED luminaire  
[www.njoleds.co.uk](http://www.njoleds.co.uk)

**10. Spotlight to atrium**

Concord Beacon LED  
Track Mounted 13W LED  
[www.havells-sylvania.com](http://www.havells-sylvania.com)

**11. Ground floor front elevation**

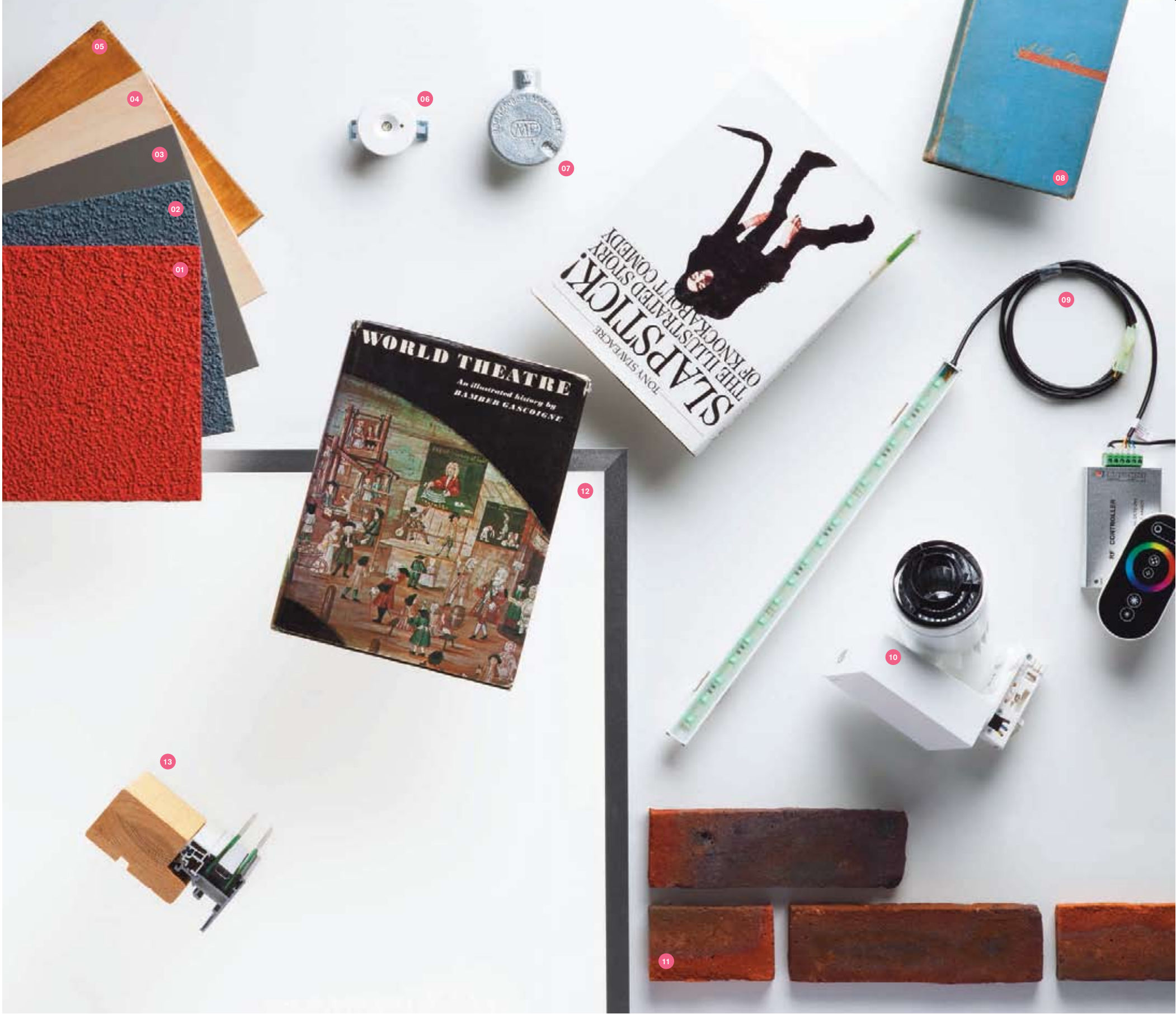
Ibstock brick  
Bexhill Purple Multi 4033  
[www.ibstock.com](http://www.ibstock.com)

**12. Wall and ceiling lights**

Lumi Panel  
Wall-mounted 19W LED  
[www.havells-sylvania.com](http://www.havells-sylvania.com)

**13. Windows**

Velfac 200  
[www.velfac.co.uk](http://www.velfac.co.uk)



STÅLE ERIKSEN