

Address:	Midland Goods Shed and Handyside Canopies Wharf Road York Way London N1C 4UZ		3
Application Number:	2014/1433/P	Officer: Conor McDonagh	
Ward:	St Pancras & Somers Town		
Date Received:	19/02/2014		
Proposal: Submission of Reserved Matters relating to Development Zone K (Grade II Listed Midland Goods Shed and Handyside Canopies) for alterations and refurbishment works to provide a total of 3,385sqm of retail floorspace (Class A1) and 3,838sqm of educational uses (Class D1) inclusive of a cookery school; with associated public realm works, plant, refuse and cycle storage, and staff facilities. Matters addressed by this submission entail associated details in compliance with condition nos. 6, 9, 10, 14, 16-23, 27-28, 31-36, 45-46, 48-49, 50A, 51, 55-56, 60 and 64-67 of the outline planning permission for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area (Ref: 2004/2307/P granted subject to s106 agreement on 22 December 2006).			
Drawing Numbers: Existing: prefix 0613_P_001 A; 002 D; 003 B; prefix XP_301 C; 302 C; 303 C; 304 C; 101 B; 102 B; 103 C; 104 B; 105 C; 211 B; 212 B; 221 B; 222 B; 231 C; 232 B; 233 B; 234 B; 235 B; 236 B; 241 C; prefix DP_301B; 302 B; 303 B; 304 B; 101 B. Proposed: prefix 0613_DP_102 B; 103 B; 104 B; 105 D; 211 B; 212 B; 221 B; 222 B; 231 B; 232 B; 233 B; 234 B; 235 B; 236 B; 241 B; prefix P_101 B; 102 B; 103 C; 104 C; 105 C; 301 D; 302 E; 303 C; 304 D; 211 C; 212 B; 221 D; 222 D; 223 D; 231 C; 232 C; 233 C; 234 C; 235 C; 236 C; 241 E; 302 E; 410 D; 411 C; 421 C; 422 C; 420 C; 430 C; 440 C; 442 C; 444 B; 004 A; 501 B. Landscaping: prefix TOWN279.26(08)5001 R15; 5002 R13; 3001 R09; 7001 R05; 6101 R03; 6102 R03; 6103 R03; 6201 R03; 6301 R03.			
Documents: Covering letter by nlp dated 19/02/14; Updated Written Scheme of Investigation for an Archaeological Watching Brief (Feb 2014); Full Conservation Plan (Feb 2014); Architectural and Landscape drawing package (Feb 2014); Urban Design Report (Feb 2014); Compliance Report (Feb 2014); Environmental Sustainability Plan (Feb 2014); Access and Inclusivity Statement (Feb 2014); Earthworks & Remediation Plan (Feb 2014); Listed Building Supporting Statement (Feb 2014).			
RECOMMENDATION SUMMARY: Approve Reserved Matters subject to conditions and Deed of Variation to Outline S106 Legal Agreement and approve the details of the Outline conditions			
Related Application Date of Application:	Listed Building Consent 19/02/2014		4
Application Number:	2014/1436/L		
Proposal: Internal and external alterations and refurbishment works associated with creating retail (Class A1) and educational uses and a cookery school (Class D1) on the site.			

As above		
RECOMMENDATION SUMMARY: Grant conditional listed building consent		
Related Application Date of Application:	Advertisement Consent 19/02/2014	5
Application Number: 2014/1434/A		
1 x externally illuminated fixed hanging sign attached to the south elevation of the West Handyside Canopy.		
0613_P_004 A; 501 B.		
RECOMMENDATION SUMMARY: Grant conditional advertisement consent		
Applicant:		Agent:
Kings Cross Central General Partner Ltd 4 Stable Street London N1C 4AB		Nathaniel Lichfield & Partners 14 Regent's Wharf All Saints Street London N1 9RI

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	<i>No established use</i>		<i>*4,903m²</i>
Proposed	<i>A1 Retail</i> <i>D1 Non-Residential Institution</i>		3,385m ² 3,838 m ²

*This figure excludes the floorspace beneath the open sided canopies, which totals 5,355sqm

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	0	0
Proposed	0	66

OFFICERS' REPORT

Reason for Referral to Committee: This application is being referred under part (ii) details of the siting, design and external appearance of more than 1000sqm of non-residential floorspace of the King's Cross Delegation Agreement agreed by the Development Control Committee on 26 July 2007.

The application is a 'major development' as defined by the Department of Communities and Local Government. The application therefore needs to be determined within 13 weeks from the date of submission which expires on 21 May 2014.

EXECUTIVE SUMMARY

The implemented Outline permission for the Kings Cross Central master plan area gained approval for matters relating to means of access, siting and landscaping. Although matters of detailed design and external appearance were both reserved for subsequent approval, the principles upon which the detailed development would come forward was well established within the Urban Design Statement, Revised Development Specification and Parameter Plan documents that were approved under the Outline permission. These principles include subdivision of the masterplan site into a series of Development Zones (A-V) and sub-zone plots, fixing the type/quantum of land uses proposed within each Development Zone, and indicating building layouts, plot access points and scale parameters for the lower/upper limits for height, width and length of buildings within plots. This Reserved Matters application therefore is the final stage in a two stage planning application process for securing full permission for the development of Zone K. Accordingly, this report will consider:

- whether the proposed development is in full compliance with the Outline permission's s106 legal agreement, conditions, guidelines and parameters;
- whether the matters of detailed design and external appearance are in line with the general parameters agreed under the Outline permission's design guidelines and local policies;
- whether the details submitted for approval of the relevant Outline conditions comply with the requirements of those conditions and where appropriate current local policies;
- and finally, whether the development would preserve and enhance the setting and historic interest of the Grade II Listed Midland Goods Shed and Handyside Canopies.

1. SITE

- 1.1 The Midlands Goods Shed (MGS) and offices (MGSO), East Handyside Canopy (EHC) and West Handyside Canopy (WHC) are located in Zone K. They form part of the Grade II Listed Granary Complex that includes the Granary Building (Zone L, now operating as University of the Arts London). Also in Zone K is Regeneration House, which abuts the southern end of the WHC. The site is just north of the Regent's Canal, immediately east of the Granary Building, to the west of the Art House residential block of flats (formerly Zone J) and recently opened Handyside Gardens, and is immediately south of Handyside Street that provides vehicular access to an existing servicing yard located north of the EHC.

- 1.2 The site falls within the Regent's Canal Conservation Area and is located close to the King's Cross Conservation Area that lies to the southwest. The MGS was built in 1850 by the Great Northern Railway (GNR) as carriage shed which served the temporary passenger terminus under the EHC before the opening of King's Cross Station. In 1857 it was converted into a goods shed for the use of the Midland Railway and it is possible that the first floor was added in circa 1870. Following the construction of King's Cross Station the EHC was used as a potato market and later for provided cover for vehicles and loading for the MGS.
- 1.3 The outline consent for Development Zone K grants permission for mixed development including A1, B1, D1 and/or D2 use classes. As part of the outline consent initial Conservation Plans were provided for each of the listed buildings and structures to be retained and refurbished.
- 1.4 In terms of policy designation, a Planning Brief was adopted on 14 January 2004 and this informed the grant of Outline planning permission. Under Core Strategy policy CS1 the site forms part of the King's Cross Growth Area and is also covered by 'Site 1' within the Site Allocations Development Plan Document 2013.

2. THE PROPOSAL

- 2.1 To refurbish and convert the buildings into retail and educational facility uses. The retail use would include a Waitrose supermarket to occupy the majority of the MGS ground floor and the southern half of the EHC that would be enclosed, with a main entrance beneath the WHC. An ancillary Waitrose café would be located at the southern end of the EHC. A small retail unit would occupy the eastern half of ground floor and mezzanine in the MGSO.
- 2.2 The education facilities proposed include a cookery school located in the south east corner of the MGS ground level, and accessed from the east elevation of the MGS. An educational events venue comprising the Guardian Media Group would occupy the first floor of the MGS and the northern half of the EHC. This would include ancillary hospitality function and would have three entrances, one via the western half of the MGSO leading to the MGS first floor and two others at ground to the EHC. The service yard accessed from Handyside Street currently serves the University of Arts and Regeneration House but will be upgraded to accommodate the servicing of the proposed uses.
- 2.3 The area beneath the WHC will have the current temporary finishes removed and replaced with permanent granite sett finishes and levels. It will continue to be used as an events space for the surrounding uses and will become the main access point for the supermarket. Other minor works, such as lighting, bird boxes, cycle racks are also included under the WHC.
- 2.4 The application also includes revised public realm works for part of Wharf Road (approved under 2012/5695/P) to allow for external seating outside the ancillary café to the supermarket and for the surfacing to be consistent with the Handyside Gardens (approved under 2012/1883/P). The public realm works for the existing service yard are also proposed.

2.5 The key building alterations and extensions include:

- The MGS eaves are raised and splayed to accommodate a brick and glazed clerestory and provide sufficient headroom and daylight;
- The MGS roof would be replaced and ridge height would be 500mm higher than existing;
- The new roof would include four roof gardens set within the roof slopes (inset dormers);
- The MGS roof's northern end would include two dormers to accommodate all plant;
- The EHC is wrapped with a light-weight and transparent enclosure;
- The EHC's accumulator tower would be refurbished and preserved, with the tank lifted and hung to allow the space below to be entered;
- Service yard screens are added to the MGS and EHC;
- Openings are created between the MGS and EHC;
- Openings are created/re-established in the MGS west elevation;
- Openings are created between the MGS and MGSO at first floor level
- Openings are reinstated in the south elevation of the MGSO; and
- Removal of part of MGSO floor at mezzanine and first floor levels.

Approval of details

2.6 In addition to the reserved matters, the application also considers the details required by the relevant conditions attached to the outline permission. The Compliance Report, accompanying the application, addresses all relevant conditions, and these are summarised below:

Condition number	Relevant matters / details required
3	Requirement to agree Reserved Matters
6	Reserved Matters submissions next to listed buildings – supporting details required
9	Reserved Matters Landscaping and Trees
10	Reserved Matters Landscaping Programme
14	Phasing of approvals
16	Reserved Matters submissions shall be accompanied by an urban design report
17	Reserved Matters submissions shall be accompanied by an environmental sustainability plan
18	Reserved Matters submissions shall be accompanied by an earthworks and remediation plan
19	Reserved Matters submissions shall be accompanied by an access statement
20	Reserved Matters submissions shall be accompanied by an illustrative build-out plan
21	Reserved Matters submissions shall be accompanied by a construction timetable

22	Reserved Matters submissions shall be accompanied by a servicing strategy
23	Reserved Matters submissions shall be accompanied by a highways plan
27	Details of floorspace figures, floorplans and layout of the uses
28	Details of refuse storage and collection
31	Development shall be carried out within the defined parameters
32	Development shall be carried out with regards to Retained Buildings and Structures
33	Limit of 713,090sqm floorspace for the entirety of the King's Cross Central site
34	Limit of 244,250sqm floorspace for development south of the canal
35	Uses permitted
36	Permitted Uses to be distributed between Development Zones
45	Drainage infrastructure - Limit on peak discharge to existing combined sewers
46	Green and brown roofs
48	Requirement for necessary pipework to connect to the district heating/combined heat and power systems
49 and 50A	Maximum car parking standards
51	Cycle parking to be provided in accordance with 2006 UDP standards
55	Archaeological Programme of Building Recording and Analysis
56	Archaeological investigation and mitigation
60	Reserved matters submissions shall be accompanied by full particulars of the noise impact of any plant
64	Annual limit on spoil extraction
65	Annual limit on lorry movements associated with spoil extraction
66	Annual limit on lorry movements for importing infrastructure materials
67	Annual limit on lorry movements for importing construction materials

3. RELEVANT HISTORY

- 3.1 **2004/2307/P:** Outline application for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area, as set out in the Revised Development Specification. The development comprises business and employment uses within the B1 use class; residential uses (including student accommodation), serviced apartments and hotels; shopping, food and drink and financial and professional services within the A1, A2, A3, A4 and A5 use classes; the full range of community, health, education, cultural, assembly and leisure facilities, within the D1 and D2 use classes; night clubs; multi storey and other car parking; re-erection of the linked triplet of gas holder guide frames to enclose new residential and other development, on the site of the Western Goods

Shed; re-erection of the guide frame for gas holder no 8, alongside the re-erected triplet, to enclose new play facilities and open space; relocation of an existing district gas governor; works of alteration to other existing buildings and structures, to facilitate their refurbishment for specified uses; new streets and other means of access and circulation; landscaping including open space; new bridge crossings and other works along the Regent's Canal; the re-profiling of site levels; and other supporting infrastructure works and facilities. **GRANTED** 22/12/2006.

3.2 As the above description of development cites, the key document containing the outline proposals is the Main Site Revised Development Specification with Annexes A-E and accompanying Parameter Plans. This actually consists of four separate documents:

- The Revised Development Specification itself, incorporating Annex A – Supporting Infrastructure Works and Facilities; Annex B –Floorspace Schedule for Development Zones; Annex C –Specification for Access and Circulation Routes; Annex F –Summary of Scheme Revisions and Refinements.
- Revised Annex D –Landscape Proposals Plans (bound separately)
- Annex E –Specification of Works to Retained Historic Buildings and Structures (bound separately)
- Revised Parameter Plans (bound separately)

3.3 The outline permission was subject to a total of 68 conditions covering reserved matters and other details and an accompanying S106 agreement securing 40 heads of terms. Three of these conditions have already been discharged in their entirety: condition 2 (submission of first reserved matters within 5 years) discharged by the Eastern Goods Yard proposals, application ref 2007/5228/P; 59 (baseline noise monitoring) discharged site-wide by LBC letter 12/06/07; 68 (survey for unexploded WW2 bombs) also discharged LBC letter 12/06/07.

3.4 In accompaniment to the Outline Planning Permission, were various heritage consents (4 listed building consents and 4 conservation area consents). This included 2004/2316/L for the demolition of the most northern bay (one bay only) of the East Handyside Canopy so as to allow the construction of a new road connecting through the Kings Cross Central site and joining into Copenhagen Street. **GRANTED** 22/12/2006.

3.5 Since Outline Planning Permission was granted, applications have been made for approval of reserved matters and details pursuant to conditions involving built accommodation on the Eastern Goods Yard site, the Great Northern Hotel, Regeneration House, Zone A, Zone J and sub-zones R2, R4, R5 North, R5 South, B1, B2, B3, B4, B6, E1, P1, T1, T5 and T6, with the German Gym pending.

Approvals in close proximity to the site

3.6 **2007/5228/P:** Reserved matters relating to The Eastern Goods Yard (Development Zones L and G). **GRANTED** 08/04/2008.

3.7 **2010/6688/P:** Submission of reserved matters associated with the erection of a part 7, part 8 storey building within Development Zone J to be used for residential purposes from first to seventh floor (total of 143 units including 29 general needs social rented). **GRANTED** 11/03/2011.

- 3.8 **2012/1883/P:** Submission of reserved matters associated with public realm at Handyside Park and revised proposals for Wharf Road including a section of the Regents Canal towpath between Maiden Lane Bridge and Pavilion G1. **GRANTED** 21/06/2012.
- 3.9 **2012/5695/P:** Reserved matters associated with Wharf Road public realm including a section of Regents Canal towpath between Maiden Lane Bridge and Pavilion G1. **GRANTED** 15/01/2013.
- 3.10 **2012/4937/P:** Submission of Reserved Matters relating to Development Zone K (Regeneration House) to provide Class B1 use at first and second floors with ancillary uses at basement level, and to undertake associated refurbishment works. **GRANTED** 12/11/2012.

4. **CONSULTATIONS**

Statutory Consultees

English Heritage (Archaeological Service)

- 4.1 No objection.

London Borough of Islington

- 4.2 No reply to date.

English Heritage

- 4.3 No objection.

English Heritage was pleased to be involved in early discussions regarding these proposals prior to the formal submission of this application. We are pleased that the scheme broadly reflects our discussions and the advice offered by our specialist staff. We have considered the application and are minded to direct as to the granting of listed building consent.

Thames Water

- 4.4 No objection.

London Underground Limited

- 4.5 No objection.

Transport for London (Borough Planning)

- 4.6 No objection.

Network Rail

- 4.7 No objection.

Environment Agency

- 4.8 No objection.

High Speed 1 Limited

- 4.9 No reply to date.

Local Groups

Kings Cross Conservation Area Advisory Committee

4.10 No reply to date.

Regent's Canal Conservation Area Advisory Committee

4.11 No reply to date.

Kings Cross Development Forum

No reply to date.

London Travel Watch

4.13 No reply to date.

Greater London Industrial Archaeological Society

4.14 Several members of this Society have been involved in investigating this building over the years since the 1970s and strongly object to certain points of design in the proposed conversion to a Supermarket and D1 uses. The main concerns from the detailed objection letter are summarised below.

- 1) Eastern Handyside Canopy - objection to external cladding to the 1850 arcade. The surviving cast-iron arcade from the 1850 passenger station is a rare and very important feature of the site. It should be left mostly open-fronted, since on incorporation into the building it requires enclosure behind glass for technical reasons. Then it becomes difficult to 'read' from the public side because of reflections. The tops of the cast-iron arched beams are a key archaeological element that is not mentioned or illustrated in the submitted material. It is essential that the upper parts of these beams be exposed, both for archaeological reasons and to maintain the arcade's original architectural proportions.
- 2) Eastern Handyside Canopy objection to internal arrangements in the D1 area. One of the great features of the Eastern Handyside Canopy seen from within is the vista of repeated trusses sweeping around the curve towards the northern end, which is to be occupied by the D1 exhibition space. It is telling that this view has not been illustrated in the reports. It will be compromised by the mezzanine structure occupying two fifths of the width at a minimum and by broad flights of stairs across almost the whole width at not one but two points, so that the length available for a long vista will be much reduced.
- 3) The action of a hydraulic accumulator is inaccurately described and misunderstood in the Urban Design Report, p35, and the proposed scheme for presenting it is highly unsatisfactory because it omits the essential cylinder component. This is a now rare surviving component of the hydraulic power systems that served large goods stations, as the documents attest, and it must be preserved and displayed. The cylinder that once contained the water is an essential part of the installation, but the proposals have the weight case suspended in free air without the cylinder. The cylinder must be left in place.

- 4) There are several cast-iron window frames surviving on the western and northern elevations of the Goods Shed, which may date to the original raising of the building from one to two storeys. These are one of the key points in unravelling the building's history and its past functioning (see Heritage Baseline Study, in Appendix C of the LB Consent Supporting Document), and they are of good industrial character. We object to their proposed replacement by windows of new design.
- 5) We are more supportive of the other changes and adaptations for new use, where efforts have been made to retain the building's intrinsic archaeology. We are pleased to see that the drawings and text confirm the restoration of the characteristic valances on the timber gable ends of the Eastern Handyside Canopy.

Adjoining Occupiers

<i>Number of letters sent</i>	150
<i>Total number of responses received</i>	0
<i>Number of electronic responses</i>	0
<i>Number in support</i>	0
<i>Number of objections</i>	0

- 4.15 A site notice was also displayed from 28 February to 21 March 2014, and an advert was placed in the Camden New Journal on 6 March 2014. The statutory consultation period ended on 24 April 2014.

5. POLICIES

5.1 Camden's Core Strategy (CS) and Development Policies (DP) 2010

- CS1 – Distribution of growth
- CS2 – Growth areas
- CS5 – Managing the impact of growth and development
- CS7 – Promoting Camden's centres and shops
- CS8 – Promoting a successful and inclusive Camden economy
- CS9 – Achieving a successful Central London
- CS10 – Supporting community facilities and services
- CS11 – Promoting sustainable and efficient travel
- CS13 – Tackling climate change through promoting higher environmental standards
- CS14 – Promoting high quality places and conserving our heritage
- CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity
- CS16 – Improving Camden's health and well-being
- CS17 – Making Camden a safer place
- CS18 – Dealing with our waste and encouraging recycling
- CS19 – Delivering and monitoring the Core Strategy

- DP1 – Mixed use development
- DP10 – Helping and promoting small and independent shops
- DP12 – Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses

DP15 – Community and leisure uses
 DP16 – The transport implications of development
 DP17 – Walking, cycling and public transport
 DP18 – Parking standards and limiting the availability of car parking
 DP20 – Movement of goods and materials
 DP21 – Development connecting to the highway network
 DP22 – Promoting sustainable design and construction
 DP23 – Water
 DP24 – Securing high quality design
 DP25 – Conserving Camden's heritage
 DP26 – Managing the impact of development on occupiers and neighbours
 DP28 – Noise and Vibration
 DP29 – Improving access
 DP30 – Shopfronts
 DP31 – Provisions of, and improvement to, open space and outdoor sport and recreation facilities
 DP32 – Air quality and Camden's Clear Zone

5.2 **Supplementary Planning Policies**

Camden Planning Guidance 2013

Regent's Canal conservation area appraisal and management strategy 2008

5.3 **National Planning Policy Framework 2012** **The London Plan 2011 (as amended)**

6. **ASSESSMENT**

6.1 The executive summary paragraph, at the outset of this report, explains how this Reserved Matters application must be assessed.

6.2 The principal considerations material to the determination of this application are summarised as follows:

- **Land use and development context** (compliance with the parameters/guidelines and development specifications defined by the Outline permission);
- **Urban Design and heritage assets** (external appearance, materials and layout)
- **Inclusive Design** (access, security and pedestrian movement)
- **Climate change and biodiversity** (including sustainability/energy, water, construction material recycling)
- **Servicing and refuse management**
- **Transport** (including spoil and lorry movements, cycle and car parking)
- **Noise mitigation**
- **Archaeology**
- **Earthworks and remediation**

Land use and development context

6.3 This section considers compliance with the parameters and related Outline conditions insofar as they are relevant to Development Zone K and the wider northern section of the King's Cross Central site. The applicant has provided a detailed commentary addressing each relevant outline condition in the form of a 'Compliance Report', which has aided the assessment of the primary facets of the MGS and canopies development as set out below.

6.4 Conditions 31-36 of the outline planning permission set a requirement for subsequent reserved matters applications to comply with the various parameters set out as a series of drawings and tables included as annexes to the 'Outline Planning Revised Development Specification' document. These set the context for a whole range of issues including appropriate land use(s), floorspace, landscape issues, access and circulation, heights and levels. The MGS and canopies reserved matters proposals have been prepared with reference to the relevant parameters as prescribed by conditions 31-36. In respect of condition 31, only parts (a), (b) and (d)-(m), are relevant to these reserved matters applications.

Principal Public Realm Areas

6.5 Condition 31 (a) states that development should accord with parameter plan KXC004 Rev. S, which is relevant given that the WHC is identified as a principal area. The condition includes resurfacing the area beneath the canopy which would be to the same detail and quality provided across the site and is thus acceptable.

Development Zone boundaries and development types allowed

6.6 Condition 31 (b) states that development should accord with parameter plan KXC005 Rev. T, which shows the boundaries of the development zones and limits of deviation (L.O.D) from those boundaries. The footprints of the MGS and canopies would be maintained and is therefore compliant.

6.7 In terms of uses proposed, the table 2 summary description (within the Revised Development Specification document 2005) of Development Zone J/K/Q allows for only 650sqm of retail (Class A1) as a land use option, however flexibility does exist to allow for reasonable land use adjustments between the zones (see condition 36). The majority of the 3,385sqm retail space proposed would be in the form of a supermarket which has always been envisaged as part of the master plan development, with table 2 specifying that the supermarket could have come forward in Zones L and P/S. Zone L, which neighbours Zone K, has already been developed as the University of the Arts with no prospect for a supermarket.

6.8 Considering the close proximity of the MGS to Zone L, it is reasonable that a retail use including a supermarket be considered appropriate in this zone. In particular, the retail use would complement the general mix of land uses in this part of the master plan site (including the 143 flats now completed in Zone J) and the existing servicing yard and close proximity to Handyside Street makes the use well suited to the MGS in that regard. A supermarket coming forward in Zone K instead of Zone L is appropriate and does not conflict with the conditions or the master plan for the site. In order to regularise the proposed supermarket in Zone K, the application is accompanied by a Deed of Variation (DoV) to the Outline permission S106. The

DoV will also prohibit a single supermarket any larger than 400sqm coming forward in Zone P/S to ensure that more than one large supermarket coming forward, as specified under Section LL of the S106. Finally, the proposed D1 uses (cooking school and Guardian Media Group) are in accordance with the Zone K allowance.

Principal Access and Circulation Routes

- 6.9 Condition 31 (d) states that development should accord with parameter plan KX007 Rev S, which shows the principal access and circulation routes. The plan illustrates Zone K to be surrounded by the primary route of Goods Way to the north (now re-named Handyside Street) and pedestrian/cycle route to the south adjacent the canal. These routes are outside the scope of the submission and not relevant.

Upper and Ground Floor Land Uses

- 6.10 Condition 31(e) and (f) state that development proposals should comply with parameter plans KXC008 Rev. R and KXC009 Rev. P, which show the 'predominant' uses permitted at upper and ground floor level along street frontages respectively. The ground and first floor of the MGS are permitted for a mix of used including A1 and D1 and the proposed uses are therefore considered appropriate.

Development massing and maximum building height above finished site levels

- 6.11 Condition 31 (g)-(i) state that development proposals should comply with parameter plans KXC012 Rev T, KXC013 Rev L and KXC014 Rev W which indicate finished site levels, development massing and maximum building heights respectively. The submitted Site Levels plan confirms the development is in accordance within the limits of deviation prescribed by the parameter plan.
- 6.12 The massing plan specifies that no more than 0% of the total floorspace for Development Zone K may be constructed 31m or more above finished ground levels. The MGS building's height is 15m (after the 500mm addition to roof ridge height) and therefore comfortably below the 31m limit in compliance with condition 31 (h) and (i).

Strategic View Corridors

- 6.13 Condition 31 (j) states that development height should accord with the constraints of the Parliament Hill strategic view towards St Paul's Cathedral, as illustrated on parameter plan KX015 Rev. S. Zone K is within the corridor as shown on the parameter plan, and continues to be under the recently revised London View Management Framework (adopted March 2012), as no significant additional height is proposed there is no conflict with this requirement.

Basement zones

- 6.14 Condition 31 (k) refers to parameter plan KX016 Rev. O, which confirms that no basement is permitted in this area. Accordingly, 31 (k) is complied with.

Servicing arrangements

- 6.15 Condition 31 (l) states that development proposals should comply with parameter plan KXC017 Rev T, which indicates where frontages with direct car park or service yard entrances or direct service access are permitted. The existing service yard beneath the WHC is already permitted and therefore already accords with the requirements of condition 31 (l).

Utilities strategy

- 6.16 There are no major utilities incoming into the development in accordance with Parameter Plan KX018 Rev. M. The proposals comply with the requirements of condition 31 (m).

Floorspace permitted

- 6.17 Condition 33 sets the maximum limit on development floorspace site-wide. Condition 34 then divides that floorspace setting maximum limits north and south of the canal. Condition 35 sets out the permitted range of uses and refers to Table 1 of the revised development specification document which sets floorspace limits for each use north and south of the canal. Condition 36 then distributes those use limits across the individual development zones.
- 6.18 The total proposed floorspace uses, submitted to date, falls comfortably within the maximum limits for Development Zone K and the area north of the Regents Canal. The following table demonstrates that the floorspace totals remain within the maximum thresholds set by Table 1 and Annex B of the outline permission.

Development Zone and sub-plots	Total m ²	Comparison of Use Class totals to date with the outline's maximum permitted allowances m ²					
		Residential	Class B1	Class A1-A5	Class D1	Class D2	Multi storey car park
MGS and canopies proposed	7,223	0	0	3,385	3,838	0	0
J approved	16,265	15,012	1,253	1,253	1,253	0	0
Regeneration House approved	1,022	0	1,022	0	330	0	0
Zone J/K/Q allowance	35,900	14,500	18,300	650	10,750	5,750	0
R5 South approved	8,376	7,997	379	379	379	0	0
R5 North approved	14,214	13,545	669	599	599	0	0
R4 approved	11,761	11,274	487	487	0	487	0
R2 approved	48,522	0	45,002	1,681	258	569	0
T1 approved (2013)	17,455	16,030	0	479	0	946 ¹	13,022
T5 approved	8,964	8,717	0	247	247	0	0
T6 approved	16,292	15,973 ²	0	319	0	0	0
Eastern Goods Yard approved	58,175	0	6,881	5,641	45,653	0	0
P1 approved	29,600	24,411	0	114	5,075	0	0
North of canal Total to date	254,926	112,959	55,673	14,584	57,632	1,056	13,022
North of canal allowance	468,480	171,275	234,000	30,865	67,880	24,275	21,500
Site total allowance	713,090	173,475	455,510	45,925	71,830	28,730	21,500

¹ The MUGA is not counted against the maximum D2 floorspace for Zone T. This was originally proposed at roof level but now allowed at ground following a S106 DoV.

² Represents the approved floorspace below the Outline consent's parameter height of 67m AOD.

- 6.19 The table demonstrates that the cumulative floorspace of the reserved matters applications approved to date, plus the current proposal for the MGS and canopies within Zone K, are comfortably within the floorspace limits for the area north of the canal (would be 54.4% approved) and the site wide total (would be 64.4% approved when added to the 204,204sqm already approved south of the canal), and therefore compliant with conditions 33 and 34.
- 6.20 With regard to condition 35 (Uses permitted) and 36 (floorspace in Development Zones), it has already been acknowledged that the retail proposed exceeds the Zone J/K/Q allowance. However the Retail Framework in S106 Section LL controls that no more than 32,500sqm in the master plan shall be occupied in use classes A1 and A2 and there is no specific S106 retail restriction for Zone K. As discussed earlier the condition wording allows flexibility for some adjustment between zones and a DoV to the S106 will regularise the retail on this part of the master plan site proposal.
- 6.21 Condition 27 requires the submission of floorspace figures and floorplans illustrating layout and uses, including servicing, access and parking. The applicant has satisfactorily provided these details. This reserved matters application has demonstrated that the proposal for the MGS and canopies is broadly compliant with the agreed parameters set by the outline planning permission, and the flexibility on land use adjustments between zones permitted by the relevant outline condition will be formally recorded and regularised by a DoV to the Outline S106.

Urban Design and heritage assets

Background

- 6.22 As part of the outline planning permission a conservation plan was produced. This identified significant historic features and outlined principles for the future development of the retained heritage buildings within the site. For the MGS important features identified included the shed layout with openings for rail tracks and vehicular doors to the side, the robust internal structure of cast iron columns and timber beams, the features in the external walls such as cast iron beams and the hydraulic accumulator tower.
- 6.23 Works envisaged by the plan was to retain as far as possible the open character of the long space, the refurbishment of the hydraulic accumulator tower if possible and to improve integration of the building with the spaces either side
- 6.24 For the EHC important features identified included the high head height and the vista of repeated trusses which is accentuated by the gentle curve. The works envisaged include the replacement of the asbestos roof and a new external

envelope of cladding which was to be lightweight and substantially glazed (subject to the management of solar gain).

- 6.25 The works proposed predominantly consist of splitting the buildings into two parts. The ground floor of the MGS and the southern end of the EHC would be converted into a supermarket (Waitrose) and include a cookery school for educational purposes. The first floor of the MGS and the northern end of the EHC would be converted into space to be used by The Guardian Media Group as an educational space. The office building fronting the MGS would be refurbished to create a small separate retail unit and also become the main access to the MGS first floor. The works are described separately below.

Midlands Good Shed

Layout

- 6.26 A supermarket use is well suited to the building as it requires large open plan spaces which mean that only limited partitioning is required. The back of house area will be partitioned off on the ground floor for stock and loading. Although this will divide up the space it will leave a large exposed, publicly accessible space which will still reveal the character and original function of the building. A cookery school is to be created in the southern section of the building. This is small in size and although the partition is solid, high level and side vision panels are proposed so that the original proportions of the space can be read.
- 6.27 To better connect the MGS to the EHC it is proposed to insert two new openings in the brickwork at ground floor level. Historically the large openings existed at ground floor level to facilitate loading and access to the shed. The two new openings are in this same spirit whilst also leaving the majority of the brick wall remaining so that the two spaces can be read as being separate.
- 6.28 On the first floor of the MGS the open plan layout is largely retained except for the insertion of roof terraces and limited partitioning.

Roof

- 6.29 The existing roof of the MGS is non original and dates from the 1950s, therefore its removal is considered acceptable. It would be replaced by a new metal truss structure that would still allow the space below to be read as a single area.
- 6.30 To meet modern building standards of segregating the two different uses the first floor structure needs to be built up (whilst retaining the existing structure) and therefore to give a usable height around the edges it is necessary to raise the eaves of the new roof. From experience of the Western Transit Shed development, where a similar building was converted to office space, the applicant has sought to insert clerestory windows into the elevations to allow eye level views out of the building. The clerestory windows would be narrow horizontal slits which would sit just below the raised eaves of the new roof. They have been carefully designed to line through the bays below. The majority of these windows will be hidden behind both the West and East Handyside Canopies and are appropriate.

- 6.31 Small sections of the roof will be cut away to form roof terraces. Compared with the overall size of the roof these cut out are small and do not alter the profile and have no influence on its form.
- 6.32 Plant is proposed at the northern end of the roof which will be housed in two blocks. Whilst this does alter the form of the roof their location has been carefully considered to minimise the impact. The MGS is surrounded by the canopies on the west, north and east sides which limits close up views of the roof. When fully developed the new buildings of the master plan will largely screen views of the roof from street level. Whilst glimpses of the roof plant may be possible from York Way and from the north these views are only fleeting and are not significant panoramas.

Accumulator tower

- 6.33 The accumulator tower is sited in the north east corner of the MGS. It was added in 1878 to provide hydraulic power for operating cranes and a capstan pull (type of winch). It is intended that this space will be used as a lobby for the lift with the accumulator bell suspended above. Such an approach allows this part of the building to be accessible to visitors and allows for the restoration of an important feature of the building.
- 6.34 The bell at the moment is in a poor condition and has collected many decades of dirt and pigeon guano, which means that a thorough analysis of its condition was not possible. Investigations into the structural integrity of the tower and the condition of the bell are ongoing. However in principle the works are recognised as being an enhancement to the site. This part of the works will be dealt with by condition.
- 6.35 An objection has been received stating the ram, which sits in the middle of the bell, should be retained to floor level. An investigation of the structure indicates that the ram is in a very poor condition and in any case if it was retained it would be an obstruction and limit access to the lift. The objector states that if the retention of the ram is not possible then the lift lobby should be relocated. This would however leave the accumulator non accessible in a “back of house” area of the building. The current proposal offers the benefits of integrating it into a part of the building which will be used every day.

Fenestration

- 6.36 New windows are introduced into the elevation in places where historically windows have been located but have since been bricked up. These are reinstated as a simple glazed panel with a metal lining to the opening which reflects the approach used on the adjoining UAL buildings and thus gives a degree of unity.
- 6.37 The original loading bay openings are glazed, and again the openings are lined with metal which matches the UAL building. Given that these buildings were historically part of the same complex this approach is acceptable as the consistent approach reflects their historic association.
- 6.38 Following discussions with the applicant it has been agreed, where practical, that the existing historic metal windows are to be retained on the MGS west and north elevation. It is acknowledged that some windows may need to be replaced due to

their condition or because of the functional requirements of the space behind; therefore an appropriate condition is included to secure further details and robust justification prior to the agreement of any MGS windows being removed.

MSG offices (MGSO)

- 6.39 At the southern end of the building are the original offices for the MGS which flank a staircase. An inspection of these areas reveals them to be of little heritage interest although they do contribute in terms of providing evidential value of the different type of use in the building. To the east of the stair the plan form is largely retained with the cellular spaces being used for retail, plant or meeting spaces. On the western side the floor structure is removed and a new staircase and lift inserted extending the full height of the building to provide another means of accessing the first floor of the MGS as well as providing an alternative means of escape. Whilst some historic fabric would be lost this is limited in terms of the overall scale of the buildings and is consistent with the overall approach that was taken on the Eastern Goods Yard whereby areas of more limited interest could incorporate more significant alterations in order to bring the building to be bought back into a viable use for modern day occupants.
- 6.40 The original window openings have been blocked up and it is proposed to reopen these. Sash windows matching the originals will be reintroduced which will offer a significant improvement to the building's appearance.
- 6.41 The ground floor door opening will be retained but to give more prominence to the uses in the building a metal frame will be attached to which signage could be applied.

Servicing area

- 6.42 This is located at the northern end of the MGS and will serve both Waitrose and the Guardian Media Group's space. This location is opposite the existing loading area for the UAL and works well in consolidating this servicing into one area. This position is also considered appropriate as it keeps it as far as possible away from the main entrances to all the surrounding buildings and the Handyside Gardens. Bin enclosures will be screened in simple painted metal fins of alternating 100mm and 200mm depth which will give discreet interest. Bollards placed in front of these should protect the enclosure from being damaged by reversing lorries.

East Handyside Canopy

Glazing of facades

- 6.43 The biggest intervention to this structure is the glazing of the open sides of the structure to enclose the space. Such an approach was promoted in the conservation plan that forms part of the outline planning permission, and is therefore acceptable in principle.
- 6.44 Structurally, the glazed façade needs to be independent of the structure itself but also needs to provide a weather proof detail. By retaining the existing roof trusses this meant that the glazing would need to sit outside of the existing columns as otherwise it would interfere with the roof structure.

- 6.45 The glazing proposed is supported independently by a metal goal post frame with sits between the columns. This allows glazing with minimal framing to extend the full height of the structure and therefore the columns and structure behind would continue to be clearly read through the new façade and thus maintain the perception that originally this area was open.
- 6.46 Because of solar gain issues it is not possible for the entire façade to be transparently glazed; therefore the panels within the goal post will be in-filled with glass, with a metal interlayer and opaque rear panel. This will result in a consistent external finish in terms of the lightweight qualities of the façade but prevent excessive heat gain to the interior. The appropriate management of solar gain was also envisaged by the conservation plan under the outline planning permission.
- 6.47 An objection has raised concern about the dark colour of columns that will have a secondary appearance to the light colour of the glazed panels on the building's façade. The colours shown on the submitted visuals are not necessarily the final colours that will be implemented and these details will be conditioned to ensure there is the correct balance between the two elements.

Subdivision of space

- 6.48 The space is to be subdivided approximately half way across the EHC. The southern section will form part of the Waitrose supermarket with the ground floor of the MGS. The northern section, together with the first floor of the MGS, will form the Guardian Media Space.
- 6.49 Dividing the space in two will be a partition which will extended the full height of the space. At the lower level this partition will be of a solid construction two allow privacy between the two uses. The upper half will be glazed will allow the length of the space and roof structure to be fully appreciated.

Mezzanine

- 6.50 Along the western side of the EHC Guardian Media Space area, it is proposed to insert a mezzanine. Its primary function is to provide additional floor space, enclose auditorium space and allow an access link between the EHC space and the first floor of the MGS.
- 6.51 The mezzanine is predominantly massed as a thin strip along the EHC west wall to preserve the EHC openness. At the southern end the mezzanine extends further into the EHC space but is set back from the glazed façade so it does not totally truncate the space. This arrangement is considered to still allow the volume of the EHC space and the curve of roof trusses to be readily appreciable. The Waitrose part of the site which will be publicly accessible does not include a mezzanine so there remains a significant part of the EHC with no mezzanine intervention.

Services

- 6.52 Given the immense size of the building it was considered most appropriate to consolidate servicing into three ducts running the length of the canopy within the roof trusses. These would be small in scale compared with the vast size of the roof and will be positioned close to the underside of the roof ridge to minimise their

impact. Such an approach has been successfully incorporated in other parts of the Eastern Goods Yard buildings, and is therefore appropriate.

Other works

Public Realm

- 6.53 The entrances to the buildings are mostly located at either the northern or southern ends of the site. This relates to main nearby routes of Wharf Road and Handyside Street where the majority of visitors will arrive from. Under the WHC the Waitrose entrance would use the bay furthest to the south. This allows the rest of space under the canopy to continue to be used as event space without blocking the supermarket entrance. Entrances facing onto the adjoining Handyside Gardens to the east are kept to a minimum to provide a degree of seclusion to park users. Passive surveillance to the park is already provided by the residential flats in the Art House (Zone J) building to the east.
- 6.54 Street surfaces have been chosen largely to match the adjoining spaces. Resin bonded gravel is used to the south to match that used in Handyside Gardens. A thin strip of reclaimed granite setts will be laid around the building's perimeter which matches the approach used at the UAL.

Signage

- 6.55 A Waitrose sign is proposed under the southern end of the WHC. This will be formed of green coloured individual letters 900mm in height and externally illuminated. This sign is designed to be viewed from the south but would be screened in many views by Regeneration House to the east and the MGS to the west so it will only be visible from a small section on Goods Way. A mock-up was provided in the proposed location (which is still visible) and as result of this the size of the letters were reduced to that proposed. The size, colour and illumination of the signage lettering are all appropriate in design terms.

Recommendation

- 6.56 The proposed development brings the MGS and canopies back into use in a high quality and well-conceived scheme, which where possible, preserves the special interest of the listed building. It is therefore recommended for approval.

Inclusive Design and Security

- 6.57 Condition 19 states that all relevant reserved matters applications should be accompanied by an access statement. The statement should address the relevant design principles as set out in the site wide access and inclusivity strategy which was submitted as a supporting document to the outline permission. Section V of S106 legal agreement also deals with access and inclusivity. It requires the applicant to involve an 'inclusive design champion' in the preparation of the detailed design of buildings and requires them to consult the King's Cross Access Forum on proposals.
- 6.58 The MGS and canopies were presented at a Design and Access Forum meeting and evolved through the management of an Access Consultant. As such inclusive design has been conceived from the very outset and this has resulted in a development that will achieve level threshold entrances throughout, external doors

with a minimum clear opening width 1000mm, public area floor finishes to contrast with walls and to provide slip resistance. Accessible WCs would be provided throughout and areas of refuge would be provided at each end of the MGS and EHC leading to fire escape stairs. The MGS first floor D1 use and the mezzanine level in the EHC would be served by passenger lifts and new stairs would meet Building Regulation standards. The historic stairs in the MGSO would be refurbished to provide back of house for retail storage and therefore not publically accessible.

- 6.59 Section I of the s106 legal agreement secures an estate wide public safety and CCTV strategy to deal with issues of security and community safety across the site. It is considered that the natural surveillance offered by the ground floor commercial uses, coupled with the prominent location of the entrances along Wharf Road and Handyside Gardens, together with the CCTV and regular patrols secured under the S106 agreement, will proactively discourage opportunities for crime and present a safe environment.

Landscaping and public realm

- 6.60 With regards to outline condition 9, which considers the public realm adjacent to the site, only part (c) requiring details of new tree or other planting, earthworks, ground finishes and drainage to be submitted is relevant. Condition 10 requires the submission of a programme for the planting. The MGS and canopies public realm includes the permanent surface finishes (stone sett paving) beneath the WHC to facilitate its continued use as an events space for the surrounding buildings. The submission also includes proposals for the Wharf Road area south of the MGS and EHC and to the service yard located off Handyside Street.
- 6.61 The public realm design proposes to use the same materials that have already been approved across the wider development, thereby ensuring a visual consistency and quality. This specifically includes high quality sandstone paving and new and reclaimed granite setts. The details of these will be conditioned. In terms of tree planting three Black Birch trees are proposed to the south of EHC, and to the area south of Regeneration house there would be a Pin Oak, two White Cherry trees, a Silver Birch and two Black Birch trees. All these trees would enhance the visual amenity and biodiversity value of area and complement the adjacent Handyside Gardens. The programme for planting is also acceptable and therefore conditions 9 and 10 may be discharged.

Climate change and biodiversity

- 6.62 Section X of the S106 legal agreement attached to the outline permission seeks to ensure that development is designed in such a way that it does not prejudice the prospect of the entire development achieving a 60% reduction in carbon emissions from the year 2000 levels identified in the Energy Assessment by 2050. In accordance with outline condition 17, an Environmental Sustainability Plan has been submitted, to demonstrate how parts (a)-(f) of this condition have been met. These parts will be considered in turn below.

- 6.63 Part (a) refers to how innovative design achieves energy efficiency, the first step of the Mayor of London's energy hierarchy to be 'lean' on energy usage. Proposed measures include enhanced building envelope performance through use of best practice U-values, The thermal optimisation of the new East Handyside Canopy east façade and roof lights to minimise direct solar gain whilst ensuring good levels of daylighting, installation of a comprehensive Building Management System to monitor and control the performance of the building to ensure the services provided operate at maximum efficiency through data interrogation, maximising natural ventilation and using integral heat recovery from mechanical ventilation, and finally installation of energy efficient lighting.
- 6.64 Part (b), and the s106 agreement, seek a reduction in carbon emissions in *new buildings* of at least 5% beyond the requirements of the national Building Regulations prevailing at the time of reserved matters submission. As an existing building/structure with historic value, this obligation does not strictly apply to the refurbishment of the MGS and the EHC. However, for energy benchmarking purposes, an assessment against Building Regulations Part LB has been undertaken to illustrate the impact of the proposed measures on carbon emissions. The predicted carbon emissions have been calculated to be 39.9 kg/CO₂/m², or 16.5% below the Part L2B baseline emissions rate, which far exceed requirements.
- 6.65 Zone K is not identified as a priority area for living roofs therefore condition 17 (c), and condition therefore 46, are not relevant. The development will, however, include roof gardens which will all provide opportunities for container planting, flower / herb beds, and small trees.
- 6.66 Part (d) seeks explanation of how 'clean' energy shall be supplied to the building. This part is linked to condition 48 that requires the development is to incorporate the necessary pipe work to connect to the network. This will be provided for connection to the site wide district heating system including the combined heat and power (CHP) energy centre in T1 which is approved (2009/0415/P). The heat supplied by the energy centre will provide heating and hot water to the development. The energy centre will also generate electrical power which will offset the building's demand. Taking into account passive design and energy efficiency measures and the contribution made by the building's connection to the low carbon district energy system there would be a reduction in carbon emissions by 29.3% compared to Building Regulations Part L.
- 6.67 Condition 17 (d) also states that energy supplied through the district heating system be supplemented by use of biofuel boilers, where this is cost-effective and a reliable supply chain for the biofuel has been identified. At this time biomass boilers do not represent a cost-effective solution. However, as with previously approved buildings biomass boiler provision has been future proofed, if it were to become a viable option.
- 6.68 In regards to being 'green', through incorporating renewable technologies, Zone K not identified in the Energy Assessment, approved under the outline, as a practical or viable priority location for any renewable technology (save biofuel), therefore none is required in this reserved matters application.

- 6.69 Part (e) of condition 17 requires the commercial space to reach a BREEAM level of 'very good' or better. Very good is achieved and is therefore welcomed.
- 6.70 Part (f) being the final requirement of condition 17, seeks inclusion of ecological features such as bird and bat boxes on the building. The ability to add ecology measures must be balanced by the need to preserve the existing heritage fabric and limit any aesthetic impact. However, bird boxes will be provided under the West Handyside Canopy for starlings and house sparrows, which have previously used the East Handyside Canopy. The provision of these facilities is welcomed. In accordance with the recommendations in the Environmental Sustainability Plan a condition is imposed requiring the submission of further details of the type and location of bird and bat boxes to be installed.

Sustainable Urban Drainage systems (SUDs) and water conservation

- 6.71 In accordance with condition 45, the Environmental Sustainability Plan demonstrates how the sites new drainage infrastructure will not exceed the maximum combined peak discharge of 2292l/s for storm and foul water from King's Cross Central to the existing drainage infrastructure. Thames Water have already approved the Eastern Good Yard drainage system that will manage all Zone K surface water discharge into the combined Camden Sewer and have advised that they have no objection to this proposal. Condition 45 can be discharged.
- 6.72 Linked to condition 17 (e), and in compliance with section AA of the s106 agreement, the development secures a minimum 40% of the potable water credits available under BREEAM. It is anticipated that with the inclusion of water efficient sanitary ware the development could secure 5 out of 6, or 83% of available credits, and 5 out of 8, or 63% of available credits in the BREEAM Office and Retail Assessments respectively. The MGS and surrounding public realm has been designed on SuDS principles as part of a site-wide strategy. As an existing building surrounded by predominantly hard landscaping, opportunities to incorporate additional SuDS measures, for example attenuation through planting, are limited. Methods have therefore been designed to store surface water runoff thus allowing a controlled discharge to the existing surrounding infrastructure. This is acceptable.

Construction materials and waste

- 6.73 As required by Section Y of the S106 agreement the applicant will adhere to the adopted Construction Materials and Purchasing Strategy which seeks to reduce material usage, minimise waste and encourages use of recycled materials. The MGS includes old timer platforms spanning between brickwork dwarf walls in-filled with rubble and EHC comprises hard-standing, made up of granite sets overlaid with concrete. There is no top soil to be removed and re-instated.

Refuse and recycling

- 6.74 In accordance with condition 28 and s106 Section Z, details of refuse / recyclables storage and collection has been provided as part of relevant reserved matters application. As the development includes a supermarket a highly managed strategy is proposed. Dedicated and sufficient facilities will be provided, within the enclosure adjacent to the service yard, for the separation, storage, and easy handling of waste. Storage space to cater for both recyclable and non-recyclable materials will

be provided in the form of clearly labelled, separate storage bins which each identify the type of waste taken. The facilities will be available for use by the commercial occupiers. The lift connections between all floors will allow convenient access to the refuse storage area from which collections will be made. Condition 28 can now be discharged.

Transport

Servicing

- 6.75 The Urban Design Report includes a servicing strategy in support of condition 22. The service deliveries are in line with Parameter Plan KXC017, in that servicing is permitted at the northern end of the MGS and adjacent to the western elevation of the EHC. In summary, most of the service functions for the building, including the waste/refuse and storage areas, are located within the back of house areas, adjacent to the existing service yard under the WHC. All deliveries and refuse collection will be made via this area. Access to the service yard is via York Way and Handyside Street (formerly Goods Street East). The now operating junction between the York Way and Handyside Street was approved in April 2008 (ref: 2007/5228/P). The servicing strategy accords with Parameter Plan KXC017.
- 6.76 All vehicles will access the service yard via a new controlled barrier with CCTV and an intercom which will be monitored 24 hours a day, seven days a week. Servicing of the Waitrose supermarket and cookery school is anticipated to be between 6am and 11pm Monday to Saturday and from 8am to 7pm on Sundays. It is anticipated that the deliveries will comprise 5/6 full sized articulated vehicles a day plus ad-hoc rigid lorries or vans during the week. These vehicles will reverse into the Waitrose handling area, immediately to the north of the MGS, and service directly via the roller shutters into the back of house area. Each full arctic delivery will take approximately 45minutes - 60 minutes to process. Dedicated off road servicing facilities will be provided and the servicing regime will be in accordance with similar uses in the Kings Cross development and in particular those within the Granary Complex/Eastern Goods Yard.

Highways Plan

- 6.77 In regards to outline condition 23 no works are required to existing adopted highways therefore a submission of as Highways Plan is not required.

Car Parking

- 6.78 Condition 49 of the outline permission sets maximum parking standards to be applied site wide. Part (a) states that Class D1 and Class A1-A5 shopping/food and drink accommodation located north of Regent's Canal may have a maximum of 1 car parking space per 1,500sqm of floorspace to meet staff/operational needs. Part (c) states that 5% of the spaces provided within these standards should be for disabled users and also permits the provision of additional disabled parking within the development above the specified standard.
- 6.79 No dedicated car parking is proposed for the development. However amendments to the University of Art's two current disabled parking spaces (permitted in the Eastern Goods Yard servicing yard as part of the Eastern Goods Yard Reserved Matters approval) are proposed. These spaces are to be re-located to the western

part of the service yard to provide more direct access to the UAL premises and therefore avoid conflict with servicing vehicles. This is welcomed.

- 6.80 Disabled visitors to the application site will be able to utilise the already approved accessible parking spaces located to the east of the site on York Way (3 accessible bays) and Wharf Road (2 accessible bays). These spaces are a short distance from the site (100 metres and 150 metres respectively). This level of provision is well within the maximum standards set out in Condition 49 (a) for car parking and (more than) meets the 5% of spaces provided being for people with disabilities, set out in Condition 49 (c).

Cycle Parking

- 6.81 Condition 51 of the outline requires the development to be constructed in accordance with the cycle parking standards set out in appendix 6, as referred to in policy T3 of the Unitary Development Plan (2006). Development Policy DP18 and the standards set out in Appendix 2 now supersede the UDP. For Class D1 and Classes A1-A5 the standards require one space per 250sqm of floorspace for staff and one space per 250sqm of floorspace for visitors above a threshold of 500sqm. This equates to a 29 spaces each requirement for staff and visitors.
- 6.82 Secure cycle parking for all staff will be located in the north western part of the EHC with access off Handyside Street. The staff cycle store accommodates Josta 2-tier cycle racks which provide a total of 36 cycle spaces. There are 15 Sheffield cycle stands proposed beneath WHC adjacent to the supermarket entrance which provide 30 visitor/customer cycle spaces. The details exceed the requirements of condition 51. In addition, some cycle spaces are provided in Handyside Gardens, immediately to the east of EHC, which could be utilised by visitors to the park and adjacent buildings if required.

Spoil and lorry movements and construction timetable

- 6.83 Condition 64 restricts the volume of spoil which can be removed from the site to 270,000 m³ per calendar year whilst condition 65 restricts the number of lorry movements for removing the spoil to 31,500 m³ within any calendar year. Spoil totalling up 2,691m³ would have to be excavated from the site with all movements to take place in 2014. When compared to the movements of other approved plots a worst case scenario can be predicted. The peak anticipated removal figure for 2014 is 26,450m³ is significantly lower than the 270,000 cubic metres per calendar year specified by condition 64. Based on the Environmental Statement assumption of 8.5 m³ per lorry load, this spoil converts into 3,113 lorry movements, significantly lower than 31,500 within any calendar year specified under condition 65. Accordingly, there would be no significant harm to amenity as a result of the development's spoil and lorry movements.
- 6.84 Condition 66 restricts lorry movements, which bring infrastructure materials to the site, to 8,300 per calendar year, whilst condition 67 restricts lorry movements importing construction materials to 73,000 per calendar year. Infrastructure materials are not defined, but consistent with previously approved reserved matters this includes road/paving, kerbs, lighting poles, manholes, utility pipes and landscaping building up material. Taking both conditions together, a worst case

scenario predicts 30,051 and 11,484 lorry movements for 2013 and 2014 respectively across the site. Significantly lower than the condition terms.

- 6.85 These annual lorry movement restrictions secure phased developments over a longer period rather than all plots being commenced at once. This reduces the amount of noise, dirt, dust, and traffic disruption that would occur at any one time. Accordingly, the lorry movements associated with the MGS development shall not unreasonably harm the amenity of adjoining properties or the area generally.
- 6.86 In accordance with conditions 20 and 21 the application is accompanied with an illustrative build out plan and construction time-table, which incorporates the spoil and lorry movement figures predicted. The MGS should be completed within 15 months, any unexpected delay or change to the construction timetable would be appropriately managed in future reserved matters submissions on other plots.

Noise mitigation

- 6.87 With regard to condition 60, the full particulars of selected plant noise has been provided to demonstrate compliance with the specified standards. The nearest noise sensitive building is the Art House (formerly Zone J) and these residents would not be affected by the plant proposed given that it would fall below the prevailing site-wide baseline noise monitoring report previously provided and agreed in relation to condition 59.
- 6.88 An emergency generator is proposed as part of the supermarket works. It would be located beneath the WHC in the service yard, approximately 12m from the east facing ground floor façade of the University of the Arts London (UAL) building at its nearest point. The generator would marginally exceed the condition 60 noise limits at the UAL façade only. This part of the UAL accommodates mainly back of house functions and wood workshops, with non-opening windows, which are not particularly sensitive to noise. The potential noise ingress into the workshops would be at worst 40dBA, which is considered acceptable for this type of space. Moreover, the generator will only be operated in emergencies the Environmental Health Officer considered in this special instance that a relaxation to 59dBA is acceptable for the UAL façade.
- 6.89 Condition 57 states that unless specified by the local planning authority in reserved matters approvals there shall be no restriction on the hours of opening or use of any of the buildings in the development. In this case the reserved matters application is for primarily retail and educational with no immediately adjoining residential uses. No condition to restrict the opening hours is therefore necessary.

Archaeology

- 6.90 Condition 56 states that no development shall take place in each phase notified under condition 21 (construction time-table) until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been approved by the local planning authority. The applicant had already submitted a Written Scheme of Investigation (WSI) for archaeological investigation and mitigation as part of the recent applications for site

preparation works (ref. 2013/2834/L, 2013/2844/L and 2013/2928/P approved in July 2013). This WSI has now been updated in relation to the additional ground works proposed as part of the main construction works. The updated WSI covers the site preparation works (now complete), ground reduction, the installation of new services, and works to the accumulator tower where such works may affect archaeological remains. English Heritage confirms that the updated WSI meets the requirements of Condition 56.

Earthworks and remediation

- 6.91 An Earthworks and Remediation Plan, prepared by Arup, accompanies the application with regard to discharge of condition 18. The Plan appropriately sets the finished site levels, estimates the amount of spoil removal and identifies potential sources of contamination and outlines a strategy for remediation. The analysis is based on a significant number of previous samples. Firstly in 2006 there were two boreholes and 13 window samples; in 2012 two boreholes and five trial pit investigations were undertaken and in 2013 there were 25 trial pits. There were no indications of chemical contamination from oils and odours, but secondary indications including ash and clinker were identified. A validation report would be required at the end of the works and a watching brief maintained throughout, with any unforeseen remediation required to be carried out in accordance with the principles of the site wide remediation strategy as set out in the Environmental Statement which supported the outline approval. The Council's Contamination Officer is satisfied that condition 18 can be discharged in respect of the MGS and canopies.

Deed of Variation (DoV) to the Outline S106 Legal Agreement

- 6.92 A DoV is required to place restrictions in preventing a supermarket any larger than 400sqm coming forward in Zone P/S, in the interests of providing a sustainable mix of uses in this part of the master plan site.
- 6.93 The DoV will also secure provisions to ensure that Waitrose works constructively with the Employment Liaison Officer and the Skills and Recruitment Centre in order to give local employees a reasonable opportunity to secure the available jobs at the supermarket. Finally, the DoV also secures Waitrose to operate the Cookery School in a locally inclusive way, so that not less than 11 morning sessions and 11 afternoon sessions per calendar year it would be made available to host schools and other priority groups from the local area. These clauses are welcomed.

7. CONCLUSION

- 7.1 The proposal complies with all the parameters fixed in the outline permission in terms of floorspace, height and mass, landscaping and access and circulation. In terms of land use, a supermarket in Zone K is appropriate and will complement the mix of uses in this part of the master plan site, including the now occupied University of the Arts in Zone L and the 143 residential flats in Zone J. A Deed of Variation to the outline S106 would appropriately restrict the delivery of another large supermarket. The detailed design and external appearance of the alterations and extensions to the listed building is of high architectural quality, achieved

through a collaborative process of comprehensive pre-planning application negotiations. The bringing back into use of the building will preserve and enhance the appearance of the building and will contribute towards defining the character of the spaces and streets which adjoin it.

8. RECOMMENDATION

- 8.1 That members approve the reserved matters application for the Midland Goods Shed and Handyside canopies subject to the conditions attached, agree a Deed of Variation to the S106 Legal Agreement and to discharge the relevant associated conditions that form part of the outline planning permission granted 22/12/08 (2004/2307/P).

9. LEGAL COMMENTS

- 9.1 Members are referred to the note from the Legal Division at the start of the Agenda.

Conditions and Reasons 2014/1433/P:

- 1 Prior to commencement on the relevant part of the development hereby approved, details of bird and bat box locations and types, and an indication of species to be accommodated, shall be submitted to and approved in writing by the local planning authority. Thereafter, the relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. The works shall be permanently retained and maintained thereafter.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy CS15 of the London Borough of Camden LDF Core Strategy (2010).

- 2 Prior to commencement on the relevant part of the development hereby approved, details of all external lighting to include location, design, specification, fittings and fixtures shall be submitted to and approved in writing by the local planning authority. Thereafter, the relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to conserve biodiversity by minimise light pollution in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden LDF Core Strategy (2010), DP24 and DP25 of the London Borough of Camden LDF Development Policies (2010).

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Existing: prefix 0613_P_001 A; 002 D; 003 B; prefix XP_301 C; 302 C; 303 C; 304 C; 101 B; 102 B; 103 C; 104 B; 105 C; 211 B; 212 B; 221 B; 222 B; 231 C; 232 B; 233 B; 234 B; 235 B; 236 B; 241 C; prefix DP_301B; 302 B; 303 B; 304 B; 101 B.

Proposed: prefix 0613_DP_102 B; 103 B; 104 B; 105 D; 211 B; 212 B; 221 B; 222 B; 231 B; 232 B; 233 B; 234 B; 235 B; 236 B; 241 B; prefix P_101 B; 102 B; 103 C;

104 C; 105 C; 301 D; 302 E; 303 C; 304 D; 211 C; 212 B; 221 D; 222 D; 223 D; 231 C; 232 C; 233 C; 234 C; 235 C; 236 C; 241 E; 302 E; 410 D; 411 C; 421 C; 422 C; 420 C; 430 C; 440 C; 442 C; 444 B; 004 A; 501 B.

Landscaping: prefix TOWN279.26(08)5001 R15; 5002 R13; 3001 R09; 7001 R05; 6101 R03; 6102 R03; 6103 R03; 6201 R03; 6301 R03.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 The following conditions on the outline permission (ref 2004/2307/P) relating to the relevant subject areas described in this reserved matters and approval of details application are now partially or wholly discharged: 6, 9, 10, 14, 16-23, 27-28, 31-36, 45-46, 48-49, 50A, 51, 55-56, 60 and 64-67. You are however reminded of the need to comply with all the ongoing requirements of the controlling conditions of the outline permission, and where relevant, the recommendations of the various method statements and reports which have been approved pursuant to conditions.
- 2 The applicant is requested to liaise with the Sites Team (East Area) at the London Borough of Camden and the King's Cross Construction Impact Group on the likely timing of construction implications for local residents and all potential users of the routes affected by construction.
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 5 You are advised to contact the Council to agree any supplementary ground investigations which you intend to undertake prior to work on them commencing. If the investigations uncover any previously unidentified ground contamination then you will need to agree appropriate remediation measures with the Council. You are reminded that you are required to give the local planning authority written notification of the commencement of any remediation works. Following the completion of any remediation measures, you are required by Section 16.9 of the Environmental Statement and in line with UK standard industry practice to produce a verification report (previously referred to as a validation report under National Policy Guidance) that demonstrates the effectiveness of the remediation carried

out. This would need to be submitted to the Council for its approval following completion of the earthworks and prior to the construction of any buildings or hard landscaping on the site (contact Environmental Health Team on tel. no. 020 7974 2990).

Conditions And Reasons **2014/1436/L**:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 Prior to commencement of the relevant parts of the development hereby approved, the following shall be provided on site and approved in writing by the Local Planning Authority:

a) Details of the paint colour for the existing metal columns and roof structure to the East Handyside Canopy.

b) Plan, elevation and section drawings of metal signage framing to the ground floor of the Midland Good Shed Offices at a scale of 1:10 with typical fixing details to the brickwork at a scale of 1:1 or as appropriate.

c) Plan, elevation and section drawings of typical details of the proposed lift and staircase in the Midland Goods Shed Office at a scale of 1:10 with typical fixing details to the brickwork at a scale of 1:1 or as appropriate.

d) Elevation of full height partition dividing the East Handyside Canopy at 1:10 with details of the framing for the glazing panel at 1:1 or as appropriate.

e) Plan, elevation and section drawings of all new sash windows to front elevation of Midland Goods Shed Office at a scale of 1:10 with typical glazing bar details at 1:1 or as appropriate.

f) Samples and/or manufacturer's details of new facing materials for the East Handyside Canopy and Midland Goods Shed (to be provided on site and retained on site during the course of the works).

g) Details of service runs for the Midland Goods Shed and East Handyside Canopy showing relationship of new pipework with the structure of the building.

h) Plan, elevation and section drawings of typical details of the proposed mezzanine, balustrade and feature stairs in the Midland Goods Shed Office at a scale of 1:10

i) Plan, elevation and section drawings of method of supporting and lighting proposed Waitrose sign to the West Handyside Canopy including method of fixing to the canopy at 1:1 or as appropriate.

j) Section drawings at 1:1 showing proposed build-up of the existing first floor structure in the Midland Goods Shed.

k) Section drawings at 1:1 or as appropriate showing typical details of how the new roof covering will be fixed to the roof structure of the East Handyside Canopy.

l) Section drawing at 1:10 showing eaves detail and new trusses for the new roof to the Midland Good Shed.

m) Plan, elevation and section drawings of proposed screens to services area at the northern end of the Midland Goods Shed.

- n) Sample panel of new brickwork.
- o) Details of the proposals relating to the hydraulic accumulator tower and hydraulic accumulator equipment including a method statement of works.
- p) Plan, elevation and section drawings of proposed façade treatment to East Handyside Canopy at a scale of 1:10, with glazing joints, framing and junction with roof at a scale of 1:1 or as appropriate.

Thereafter, the relevant parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden LDF Core Strategy, DP24 and DP25 of the London Borough of Camden LDF Development Policies (2010).

- 3 Notwithstanding the drawings hereby approved, the replacement of the existing metal windows to the west and north elevation of the Midland Goods Shed is not hereby approved. For any window replacement a full justification shall be submitted and be approved in writing by the local planning authority before the relevant part of the work is begun.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to conserve biodiversity by minimise light pollution in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden LDF Core Strategy (2010), DP24 and DP25 of the London Borough of Camden LDF Development Policies (2010).

Informative(s):

- 1 In regard to condition 2 parts o) and p), those details shall be submitted to and approved in writing by the Council in consultation with English Heritage before the relevant work is begun.

Conditions and Reasons **2014/1434/A**:

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 No advertisement shall be sited or displayed so as to
- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

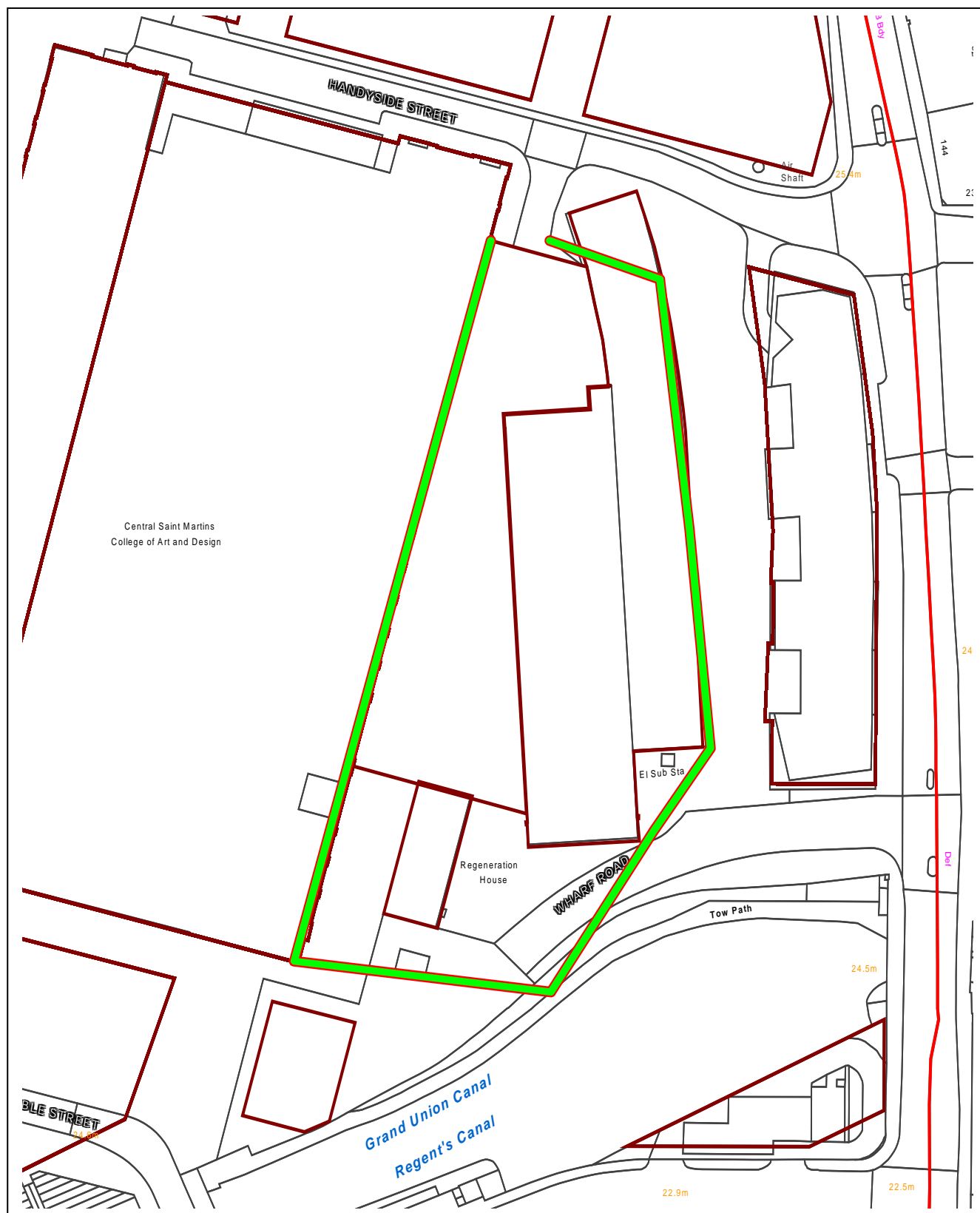
Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.



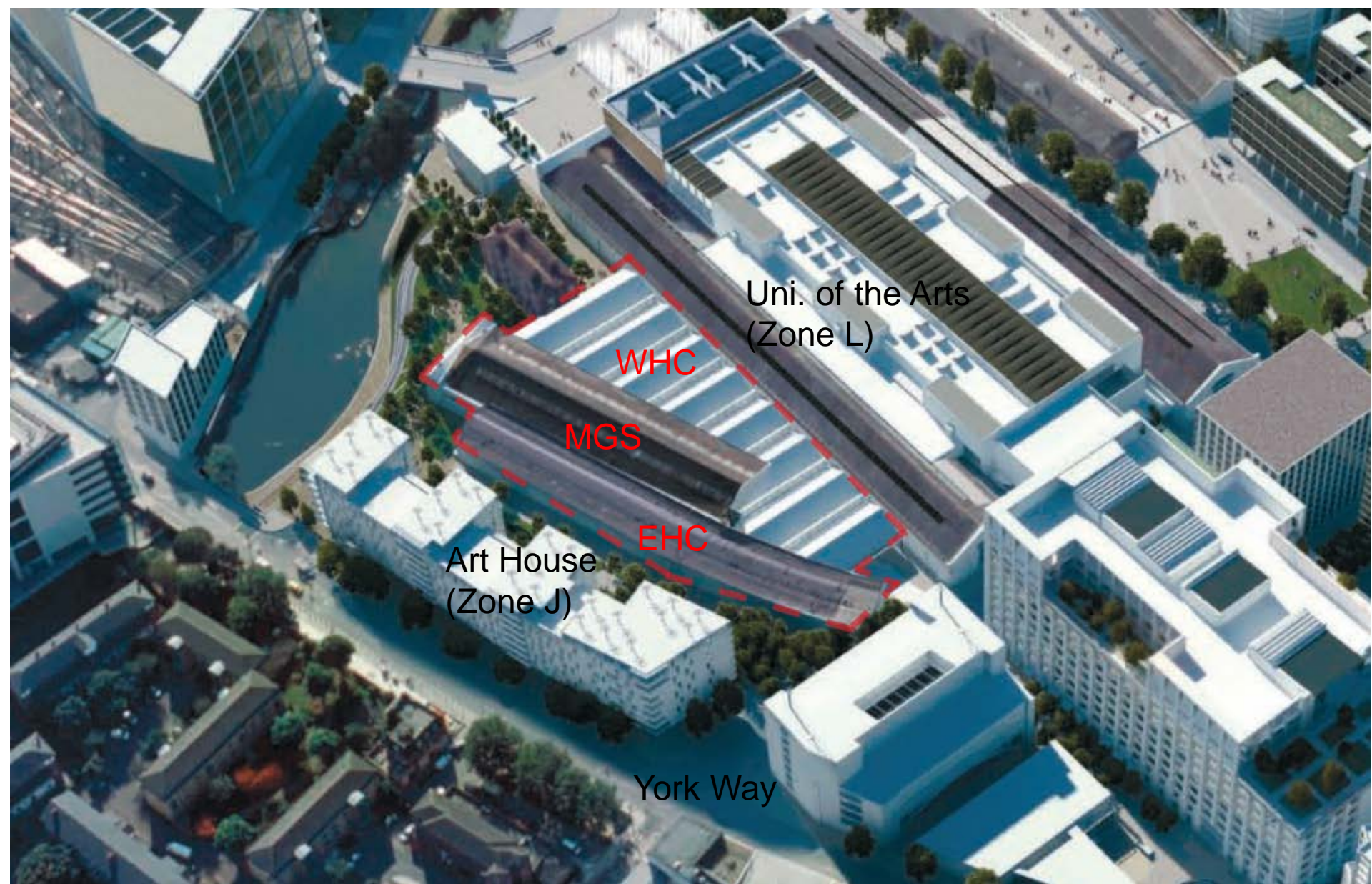
Application No: 2014/1433/P

**Midland Goods Shed and Handyside Canopies
Wharf Road York Way
London N1C 4UZ**

**Scale:
1:1250
Date:
25-Apr-14**



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Birdseye view of MGS proposed







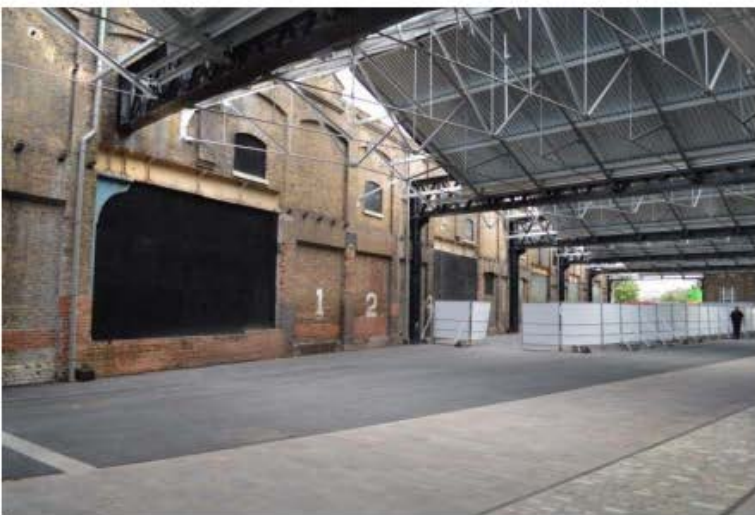
MGS offices



MGS ground floor



Accumulator
Tower



Area beneath WHC



MGS 1st floor





MGS front offices and
EHC south gable in red



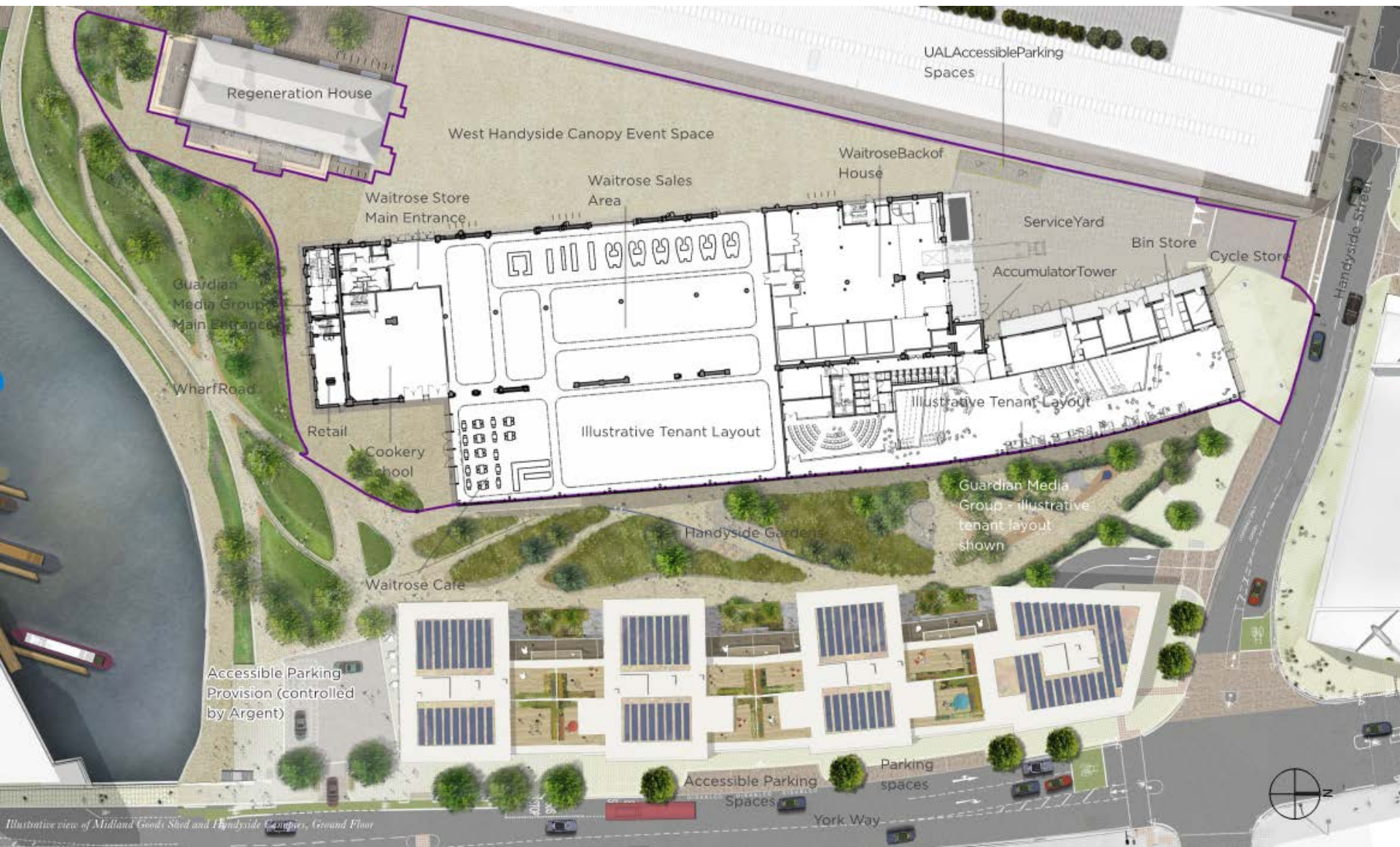
East Handyside Canopy - Exterior view of south gable

EHC – south gable

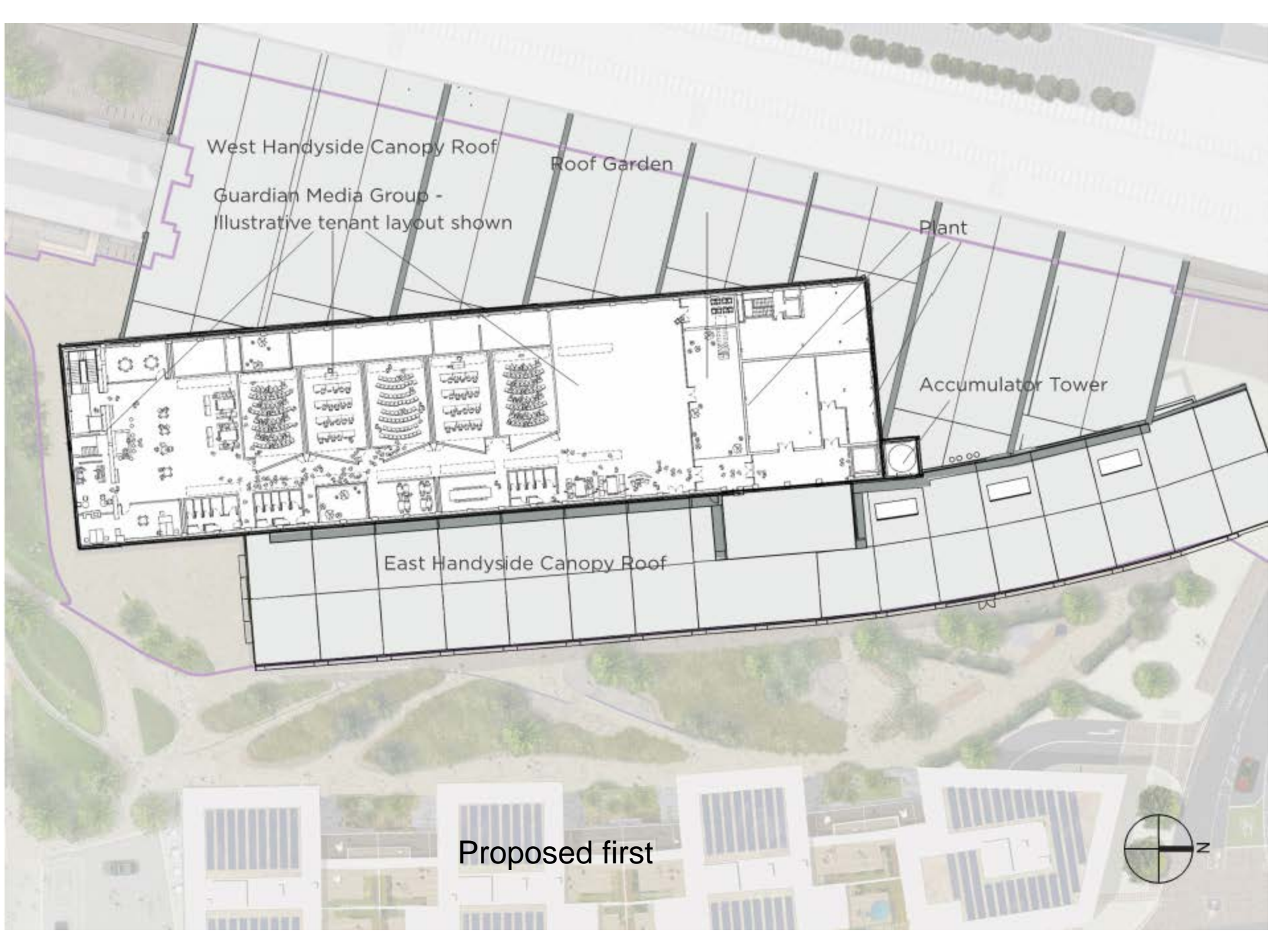


East Handyside Canopy - View looking north

EHC – view inside looking north



Proposed ground



West Handyside Canopy Roof

Roof Garden

Guardian Media Group -
Illustrative tenant layout shown

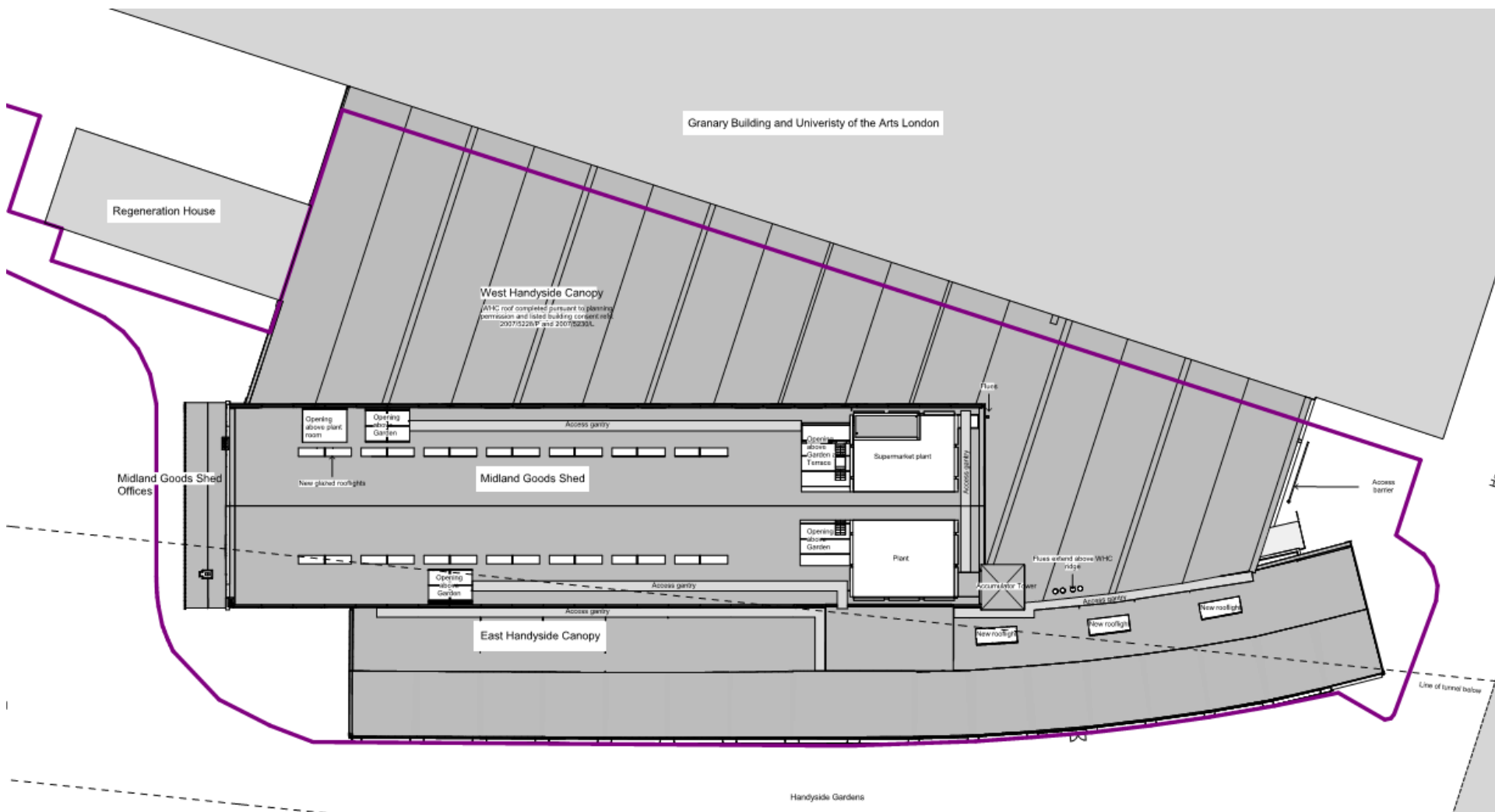
Plant

Accumulator Tower

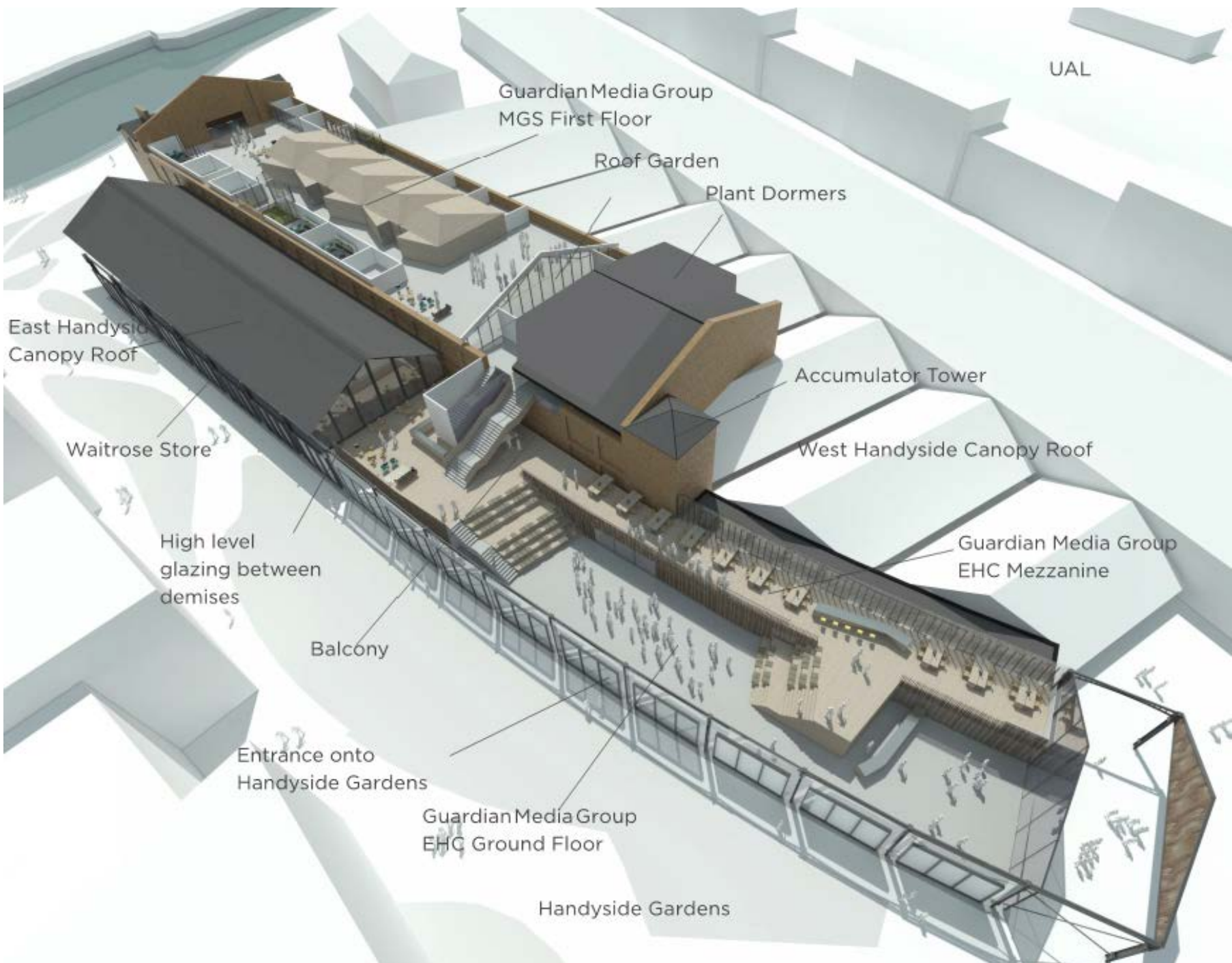
East Handyside Canopy Roof

Proposed first





Proposed roof



UAL

Guardian Media Group
MGS First Floor

Roof Garden

Plant Dormers

East Handyside
Canopy Roof

Accumulator Tower

West Handyside Canopy Roof

Guardian Media Group
EHC Mezzanine

Waitrose Store

High level
glazing between
demises

Balcony

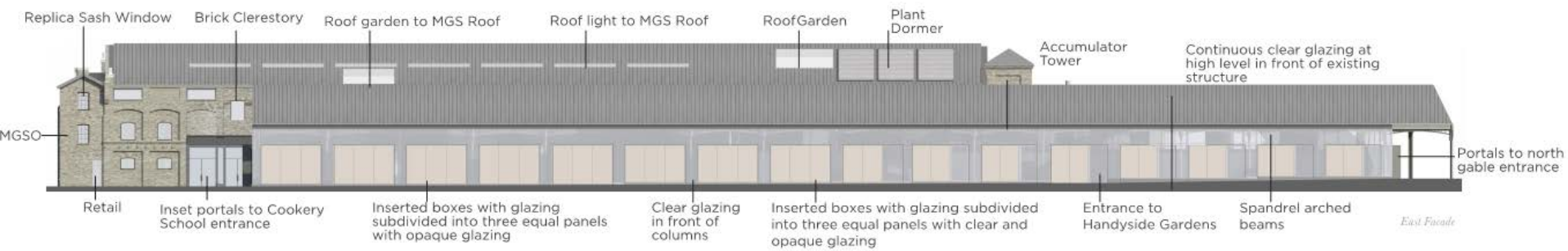
Entrance onto
Handyside Gardens

Guardian Media Group
EHC Ground Floor

Handyside Gardens



Impression of new space in EHC with new light weight façade enclosure on left and mezzanine on right



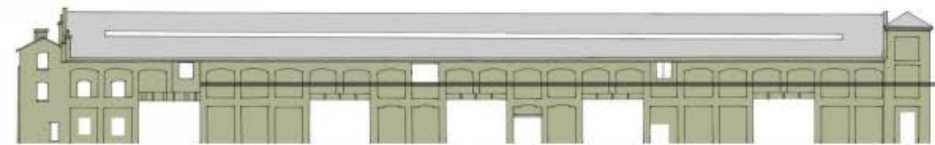
EHC – enclosing of eastern side details



EHC – north façade proposed



New connections between EHC and MGS to create supermarket space



Artistic impression (top) and illustration (mid) of Supermarket division - Existing openings between Midlands Good Shed and East Handyside Canopy



Artistic impression (top) and illustration (mid) of Supermarket division - Proposed openings between Midlands Good Shed and East Handyside Canopy





Small roof garden to MGS first floor, showing continuous eaves and clerestory

MGS roof gardens



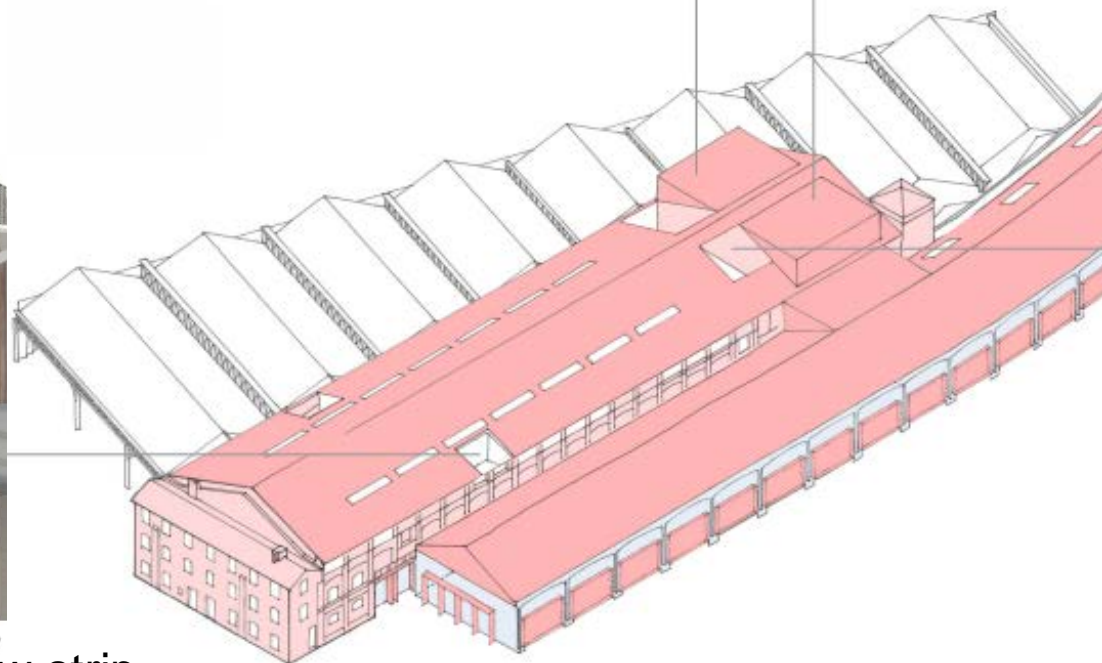
Plant dormer to MGS roof, off set from eaves and below roof ridge

MGS roof dormers



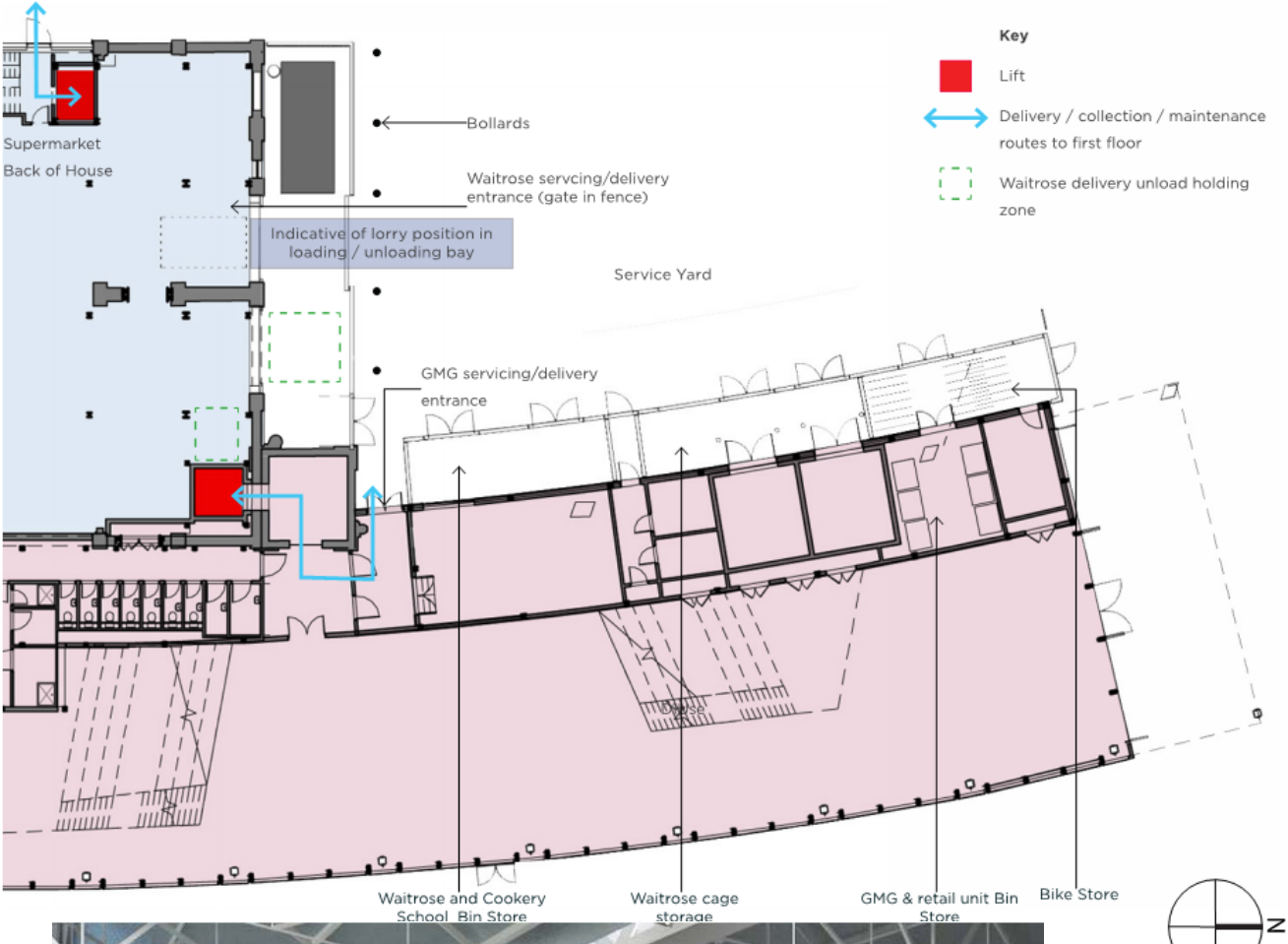
Artistic impression of the view facing north, of east facade of MGS with brick and glazed clerestory

MGS new roof and clerestory window strip

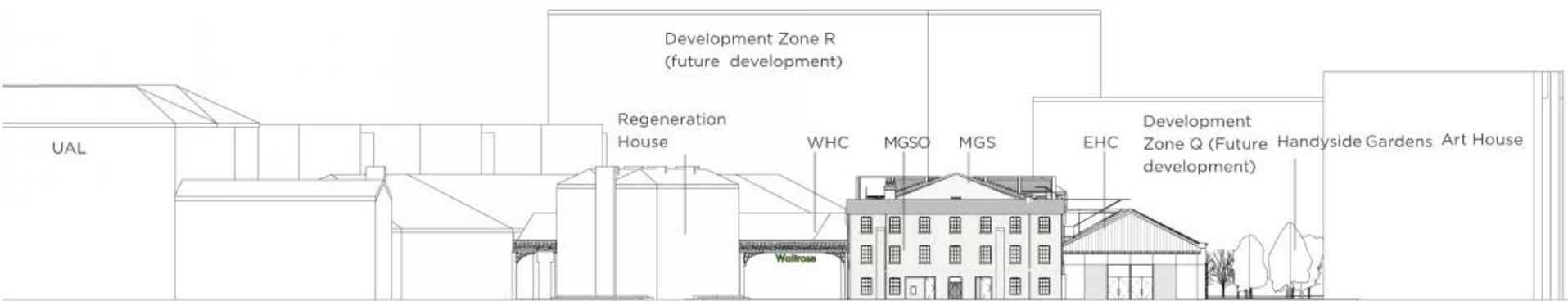




Impression of Waitrose café to EHC south gable, with the refurbished MGS façade an entrance to cookery school

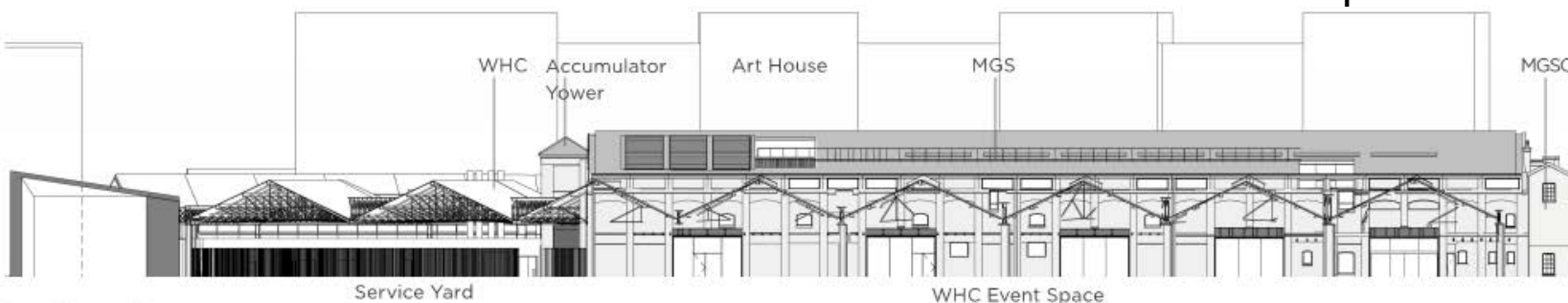


Servicing area layout beneath WHC and impression with proposed bollards in place



Context Elevation - South

Proposed south elevation



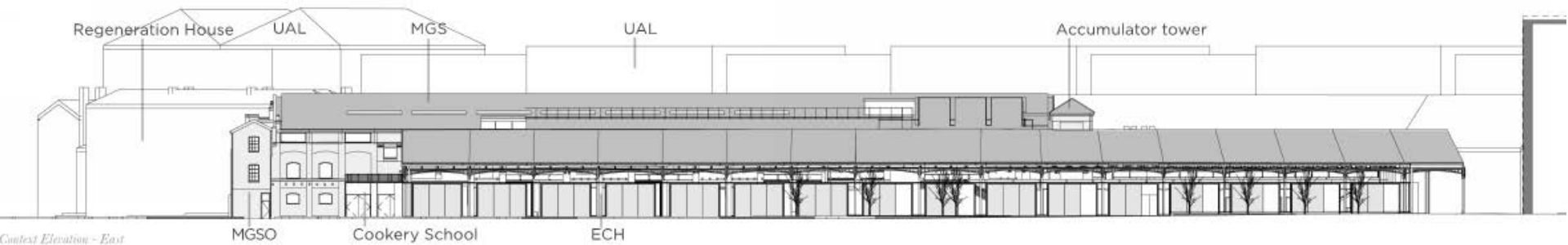
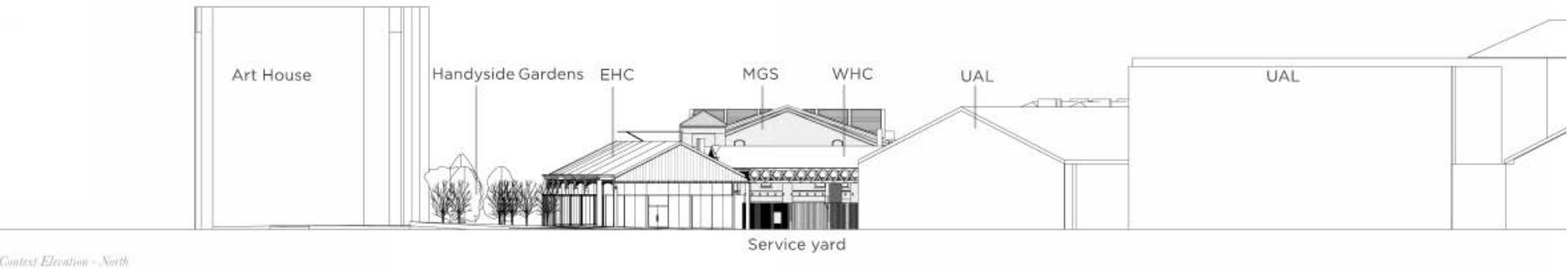
Context Elevation - West

Proposed west elevation of MGS



Proposed south elevation showing Waitrose signage beneath WHC

Proposed north elevation



Proposed east elevation