

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>05/03/2013</b>	
<b>(Members Briefing)</b>		N/A		<b>Consultation Expiry Date:</b>		<b>10/01/2013</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Conor McDonagh				2012/6537/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Plot B3 King's Cross Central York Way London				See draft decision notice.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
<p>Amendments to entrance/reception lobby at upper ground floor, alterations to balcony area on the north and west facades with replacement of double balcony doors with two single doors, reconfiguration of B3 basement, extension of atrium to level 3 and 4 with stairs, alterations to the north façade, increase width of stairs within reception area, reduction in size of risers, reconfiguration of the layout of leisure centre changing rooms, reception and foyer area, amendments to internal floorspace resulting in net decrease of 22m2, reconfiguration of planters in landscaping area and replacement of West Penine Gristone with Cromwell Diamond Sandstone to the Reserved Matters granted 04/11/11 (Ref:2011/4090/P) associated with the erection of a 13 storey building plus basement comprising 2,772sqm of public leisure centre facilities (Class D2) at basement and lower ground floor, 2,066sqm of public library and access centre (Class D1/B1) at upper ground and first floor, 15,182sqm of office floorspace (Class B1) at second to eleventh floors, associated areas of plant, refuse storage, cycle storage, disabled car parking and servicing at basement level, with associated areas of public realm landscaping. Matters addressed by this submission entail associated details in compliance with condition nos. 3, 6, 9, 10, 12, 14, 16-23, 27, 28, 31, 33-38, 44-46, 48, 49, 51, 56, 60, 64-67 and S106 Agreement Part L 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.</p>							
<b>Recommendation(s):</b>		<b>Approve reserved matters subject to conditions and approve conditional details.</b>					
<b>Application Type:</b>		<b>Approval of Reserved Matters</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses No. Electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		<p>Site notice displayed on 12/12/12 to 02/01/13. Press advert published on 20/12/12.</p> <p><b>Adjoining owners/occupiers</b> No reply to date.</p>					
<b>CAAC/Local groups comments:</b>		<p>Kings Cross CAAC – No reply to date. Kings Cross Development Forum – No reply to date.</p>					

## Site Description

Plot B3 is a 0.18 hectare square shaped site that comprises the north-western corner of Development Zone B, which is the larger triangular shaped zone forming a significant part of the wider King's Cross Central masterplan site. Zone B is sited directly south of the Regent's Canal and bounded by Pancras Road to the west along the length of the St Pancras Station extension opposite, Goods Way and the Camley Street Natural Park to the north, and the recently completed King's Boulevard to the east which now separates Zone B from Zone A and Kings Cross Station beyond. The German Gym and Stanley Building are located immediately to the south, and help define Zone B's narrowest frontage. The building approved for Plot B3 is currently under construction.

The plot forms part of the Kings Cross St Pancras Conservation Area, with the Regents Canal Conservation Area commencing on the northern side of Goods Way. The plot sits in the wider context of a group of listed buildings including the German Gym, Stanley Building, Great Northern Hotel and St Pancras Station all positioned to the south, and Kings Cross Station to the southeast.

## Relevant History

**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.**

**Plot B3 - 2011/4090/P:** Submission of Reserved Matters relating to Development Zone B3 for the erection of a 13 storey building plus basement comprising 2,772sqm of public leisure centre facilities (Class D2) at basement and lower ground floor, 2,066sqm of public library and access centre (Class D1/B1) at upper ground and first floor, 15,182sqm of office floorspace (Class B1) at second to eleventh floors, associated areas of plant, refuse storage, cycle storage, disabled car parking and servicing at basement level, with associated areas of public realm landscaping. Matters addressed by this submission entail associated details in compliance with condition nos. 3, 6, 9, 10, 12, 14, 16-23, 27, 28, 31, 33-38, 44-46, 48, 49, 51, 56, 60, 64-67 and S106 Agreement Part L 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). **GRANTED 04/11/2011.**

**Zone B Basement - 2011/4743/P:** Reserved matters associated with basement service areas for buildings B2, B4 and B6 and related vehicular service route, entrance/exit ramp off Pancras Road and central island area within Development Zone B. **GRANTED 25/11/2011.**

**Zone B Public Realm - 2011/5434/P:** Amendments to landscaping of Pancras Square and secondary streets between E1/B1, B5/B6 and B2/B4 to reserved matters associated with the public realm within Development Zone B namely Turnhalle Square, Pancras Square and Canal Square and associated secondary routes connecting to the Boulevard, Goods Way and Pancras Road. **GRANTED 13/01/2012.**

## Relevant policies

### National Planning Policy Framework 2012

### London Plan 2011

### Camden LDF 2010

CS5 – Managing the impact of growth and development

CS10 – Supporting community facilities and services

CS14 – Promoting high quality places and conserving our heritage

CS16 – Improving Camden’s health and well-being  
CS17 – Making Camden a safer place  
CS18 – Dealing with our waste and encouraging recycling  
DP15 – Community and leisure uses  
DP17 – Walking, cycling and public transport  
DP24 – Securing high quality design  
DP25 – Conserving Camden’s heritage  
DP26 – Managing the impact of development on occupiers and neighbours  
DP29 – Improving access

## **Camden Planning Guidance 2011**

## **Kings Cross Conservation Area Statement 2003**

### **Assessment**

The proposed amendments in summary, comprise:

- Revised Pancras Square entrance/reception lobby arrangement at upper ground floor to provide a shared public/office entrance on the corner of the building;
- Rationalisation of balcony areas on the north and west facades and replacement of double balcony doors with two single doors;
- Reconfiguration of the B3 basement area to accommodate additional showers and a staff rest room;
- Extension of the atrium to levels 3 and 4, with stairs down to level 2. Rationalisation of the atrium area at levels 4 to 9;
- Design development of the ‘crash mitigation’ structure to the north facade;
- Increase in the tread width of stairs within the reception area connecting lower and upper ground floor levels.
- Corresponding changes to the adjacent external stairs located between B3 and B1;
- Rationalisation of dry risers, in most cases reduced in size to create additional useable space;
- Reconfiguration of leisure centre changing rooms layout at basement (-2) level;
- Amendments to layout of leisure centre reception and foyer area;
- Consequential amendments to the internal floorspace, resulting in a net decrease of 22m<sup>2</sup> from the approved floorspace of 20,404m<sup>2</sup> (GEA). Similarly, the proposed amendments result in a slight reduction of 4m<sup>2</sup> on the approved basement floorspace for B3 of 1,342m<sup>2</sup> (GEA);
- Reconfiguration of the planters in the landscaping area to improve the area for each cycle space, and;
- Replacement of West Penine Griststone with Cromwell Diamond Sandstone, due to lack of supply of the former.

### **Urban design**

Firstly, with regards to the revised entrance/reception lobby arrangement, this is the result of the building now being occupied by a single user, Camden Council. Previously some of the floors were to be occupied separately by other businesses and therefore two separate entrances were required to separate the Camden public reception from an office reception that would serve Camden employees and other businesses. As sole occupier, Camden Council now prefers a single entrance lobby that can be shared by staff and visitors alike. The introduction of a single entrance onto Pancras Square would be an improvement to the approved external appearance of the building, and would be more prominent in views across Pancras Square that will be of benefit for visitors. Notwithstanding the approval, previously there was concern that two entrances could have been confusing for visitors arriving from Pancras Square. Internally, the reception area will maintain the same high standards of inclusive access with regards to a public route through the building during opening hours, and security with the turnstiles remaining for staff only entry to the upper office floors. Overall, a single entrance is a more inclusive approach for welcoming Council staff and visitors together, and will improve the building’s external appearance to Pancras Square.

The balcony alterations include depth reductions across different levels to facilitate architectural detailing of the floor plates and facades and to mitigate the loss of floor space resulting from the extension of the atrium to third and fourth floor levels.

At levels 2 and 3, the proposed balconies and their voids have been reduced in depth from 1.35m to 0.65m on the northern facade, and from 2.1m to 1.1m on the western facade. At levels 6 and 7, the proposed balcony and void on the western facade have been increased in depth by 0.4m to make them parallel to internal walls.

The balconies remain deep enough to contrast between floors and therefore continue to contribute to the intended variation of the façade when seen from the street. The alterations are considered to be acceptable.

The addition of crash mitigation structures, placed between each column on the north facade, helps complete the visual appearance of the building at street level and is welcomed. The replacement paving material, Cromwell Diamond Sandstone, would provide a high quality finish commensurate with paving approved elsewhere across the masterplan site, and is acceptable.

### **Internal reconfigurations**

The basement level staff facility and service area would be extended by 4m into the loading bay. This can be achieved without affecting the operation of the bay, but will facilitate a new arrangement that increase the number of staff shower cubicles from 6 to 12, enable the shower cubicles to be housed in separate female and male sections, addition of two toilets, a drying room for cyclists, increases in cycle spaces from 47 to 49 and staff lockers from 37 to 45. The refuse store has been marginally reduced to accommodate 20 Eurobins (3 less) in light of Camden Council's move towards a paperless office. All these improvements are welcomed.

The approved scheme included a 7 storey atrium at the centre of the building. This was to extend across Camden Council office levels 4 to 11 only in order to provide a physical separation from the offices at levels 2 and 3 occupied by other businesses. Now that Camden will occupy all floors, the atrium is to be extended to these floors, which is welcomed to bring natural light to these levels and further encourage increased communication between staff working on different floors.

Minor layout revision is also proposed to the changing facilities serving the leisure centre, which would improve their usability. Internal service risers would also be slightly reduced as internal air flow are better understood, which will allow more space for storage and clear cupboards on all levels. The satellite core service riser is altered to discretely extend the stone panel on the western façade by 250mm, this is considered acceptable.

### **External landscaping**

The steps approved alongside the southern facade of the building would have stair treads increased from 280mm to 300mm and the two sets of handrails running down the external flight of stairs would be moved away from the Building B3. These minimal changes should further improve access and safety to members of the public. The planters to the east of the building will also be improved for the purposes of secure cycle parking, which is welcomed.

### **Decrease in floorspace**

The proposed amendments (specifically the extension of the atrium to level 3, adjustments to the sizing of certain balconies and the reconfiguration of the upper ground floor entrance, reception lobby and basement) will result in a net decrease of 22m<sup>2</sup> GEA and thus a revised total floorspace of 20,382m<sup>2</sup> GEA.

This moderate decrease is appropriately recorded in approved documents, and is still in accordance with: the maximum site wide permitted floorspace (outline condition 33), the maximum south of Regent's Canal permitted floorspace (condition 34), maximum site wide uses permitted (condition 35) or the maximum relevant land uses in Development Zone B (condition 36).

### **Amenity**

The changes would not impact on any neighbouring amenities.

### **Conclusion**

The principal alterations to the Pancras Square entrance and the internal atrium will not materially impact upon the general appearance or operation of the building as a high quality office and leisure space, but are necessary now that Camden Council will be the sole occupier. These necessary alterations have also afforded the investigation and facilitation of other improvements to the buildings internal layout and landscaping, all of which are welcomed.

**Recommendation:** Approve reserved matters.

### **DISCLAIMER**

Decision route to be decided by nominated members on Monday 21<sup>st</sup> January 2013. For further information please click [here](#).