

# Submission Statement

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**Application for Minor Amendments  
to the Building B3 Reserved Matters  
Approval 2011/4090/P**

King's Cross Central General Partner Ltd

December 2012

**King's Cross**



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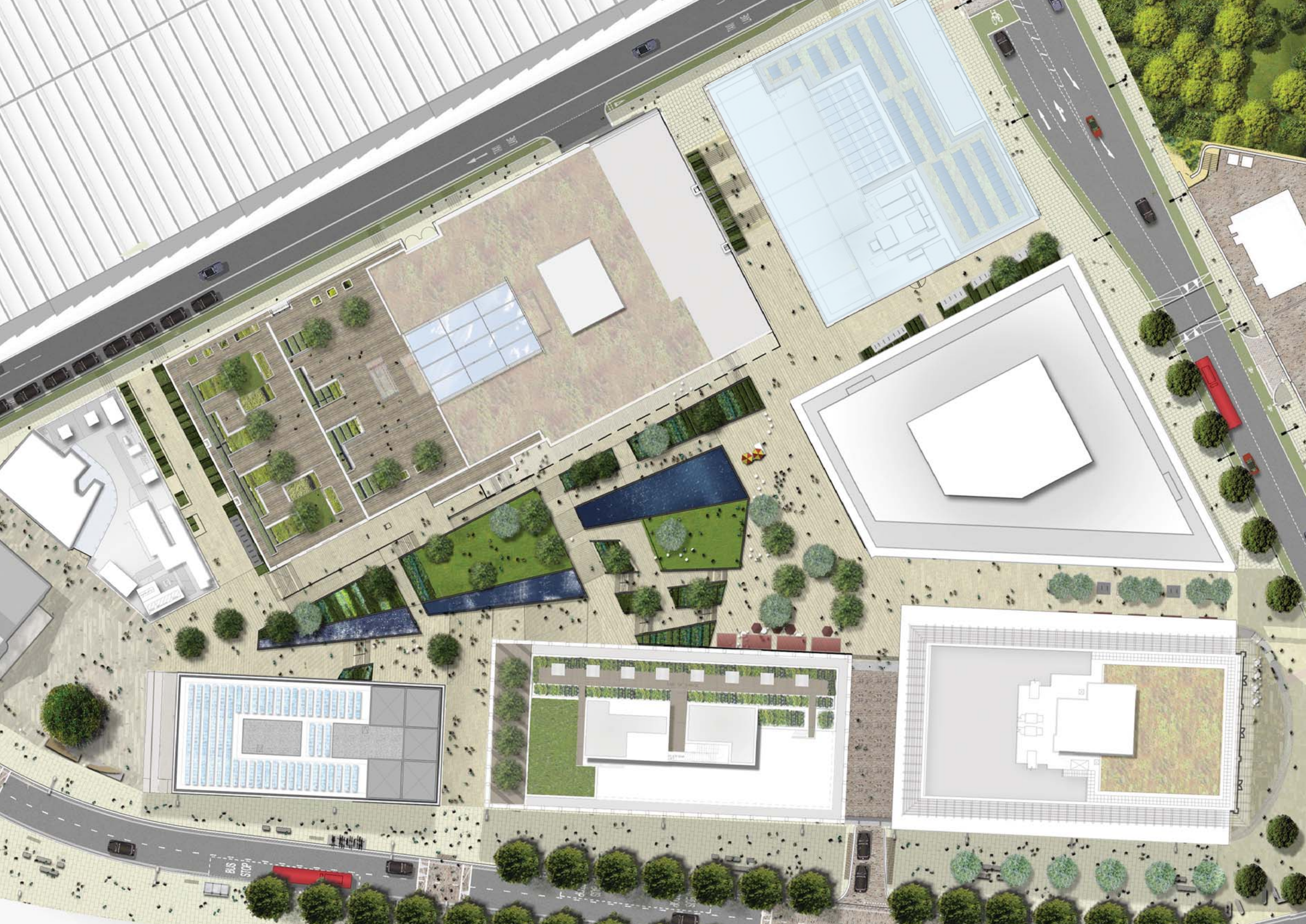
*1.0*

# Introduction

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- 1.1 Summary of Proposed Amendments and Relevant Planning Conditions







# Summary of Proposed Amendments and Relevant Planning Conditions

# 1.1

## Summary of Proposed Amendments

This submission covers minor amendments to Building B3 which was granted Reserved Matters approval in November 2011 (ref. 2011/4090/P).

Building B3 is a 13 storey building, excluding basement levels, comprising 10 floors of office accommodation arranged around a central atrium, a public library and a 'Customer Service Centre' (formerly referred to as the Access Centre), at upper ground and first floor levels. The lower ground floor accommodates a public leisure centre, which extends into the basement and provides two swimming pools and fitness facilities.

The original scheme was designed such that King's Cross Central General Partner Ltd ('KCCLP') would retain levels 2 and 3 to let to other occupiers, while the London Borough of Camden ('LBC') would take ground and basement levels, and levels 4 to 11, for its new offices and associated public facilities. However, since approval of Reserved Matters for Building B3, LBC have opted to take a lease for the entire building.

B3 connects to the shared Zone B basement, although the building's servicing facilities, including plant, refuse storage and cycle/car parking are located within the building's own basement area, which formed part of the B3 Reserved Matters Submission. The proposed minor amendments to B3 are consistent with the revised Zone B basement scheme, approved subsequently in November 2011 (ref. 2011/4743/P).

Figure 1 opposite shows the location of Building B3 in the context of the southern part of the King's Cross Central site.

The proposed amendments do not alter the concept or principles of the approved design; rather they seek to build on the original scheme to reflect the requirements of a single occupier and further detailed design work. Construction work is already underway, with completion anticipated in Spring 2014.

The amendments are explained in more detail in this document, but can be summarised as follows:

- Revised 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 widths 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 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.

It is considered that the above amendments do not represent a material change to the approved scheme and will result in a building which better reflects the specific needs and demands of the occupier and its visitors.

## Relevant Outline Planning Conditions

The relevant approved drawings and substitute drawings for approval are provided in Part 2.0 of this document. For ease, the approved drawings in section 2.2 have been annotated to highlight the proposed amendments.

Part 3.0 of this statement explains and justifies the proposed minor amendments to the approved B3 scheme with reference to those conditions that are directly affected by the amendments, namely:

| Condition | Summary Note  |
|-----------|---|
| 9         | Landscaping and Trees   |
| 12        | Steps in Landscaping  |
| 14        | Phasing of Approvals  |
| 16        | Urban Design Report   |
| 19        | Access Statement  |
| 27        | Floorplans  |
| 33        | Floorspace permitted site-wide                                      |
| 34        | Floorspace permitted south of the Regent's Canal                    |
| 35        | Details of uses permitted   |
| 36        | Floorspace and Development Zones                                    |
| 37        | Basement Floorspace   |
| 38        | Basement Layout, Design, Access Plan                                |
| 44        | D2 Floorspace   |
| 66&67     | Lorry Movements Importing Infrastructure and Construction Materials |

The proposed amendments to the approved Reserved Matters for Building B3 have been developed through a process of pre-submission consultation between the project team and LBC officers.

Figure 1 (left): KXC Illustrative Masterplan for the southern part of the site showing location of Building B3 in blue.





# 2.0

## Submitted Drawings

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- 2.1 Schedule of Drawings
- 2.2 Approved Drawings
- 2.3 Substitute/New Drawings for Approval



# Schedule of Drawings

The following schedule sets out the relevant approved and substitute drawings for approval, provided in Sections 2.2 and 2.3 respectively. For ease, the approved drawings in Section 2.2 have been annotated to highlight the proposed minor amendments. A new drawing for approval (TOWN279-8(08)7105) illustrates Section E-E of the public realm to the east of B3.

| Drawing Title  | Drawing No.       | Approved Rev No. | New Rev No. | Scale at A3 |
|--|-------------------|------------------|-------------|-------------|
| Basement -2 Floor Plan   | 0918_P20_P97      | C                | G           | 1:250       |
| Basement -1 Floor Plan   | 0918_P20_P98      | C                | F           | 1:250       |
| Lower Ground Floor Plan  | 0918_P20_P99      | D                | H           | 1:250       |
| Upper Ground Floor Plan  | 0918_P20_P00      | D                | H           | 1:250       |
| First Floor Plan   | 0918_P20_P01      | C                | E           | 1:250       |
| Second Floor Plan  | 0918_P20_P02      | C                | E           | 1:250       |
| Third Floor Plan   | 0918_P20_P03      | C                | E           | 1:250       |
| Fourth Floor Plan  | 0918_P20_P04      | D                | F           | 1:250       |
| Fifth Floor Plan   | 0918_P20_P05      | D                | F           | 1:250       |
| Sixth Floor Plan   | 0918_P20_P06      | D                | G           | 1:250       |
| Seventh Floor Plan   | 0918_P20_P07      | D                | G           | 1:250       |
| Eighth Floor Plan  | 0918_P20_P08      | D                | F           | 1:250       |
| Ninth Floor Plan   | 0918_P20_P09      | D                | F           | 1:250       |
| Tenth Floor Plan   | 0918_P20_P10      | D                | F           | 1:250       |
| Eleventh Floor Plan  | 0918_P20_P11      | D                | F           | 1:250       |
| North Elevation  | 0918_P20_E01      | D                | E           | 1:250       |
| East Elevation   | 0918_P20_E02      | D                | E           | 1:250       |
| South Elevation  | 0918_P20_E03      | D                | E           | 1:250       |
| West Elevation   | 0918_P20_E04      | D                | F           | 1:250       |
| Section 01   | 0918_P20_S01      | D                | E           | 1:250       |
| Section 03   | 0918_P20_S03      | E                | F           | 1:250       |
| Surface Finish Plan  | TOWN279-8(08)5101 | 09               | 10          | 1:500       |
| Tree Plan  | TOWN279-8(08)3101 | 02               | 03          | 1:500       |
| Site Levels Plan   | TOWN279-8(08)5102 | 10               | 11          | 1:500       |
| Section A-A'   | TOWN279-8(08)7101 | 07               | 08          | 1:100       |
| Section B-B'   | TOWN279-8(08)7102 | 07               | 08          | 1:100       |
| Section E-E'   | TOWN279-8(08)7105 | -                | 00          | 1:100       |
| Detail 1.01 Paving Patterns                                      | TOWN279-8(08)8101 | 04               | 05          | 1:10        |
| Detail 1.02 Natural Stone Paving Interfaces                      | TOWN279-8(08)8102 | 04               | 05          | 1:10        |
| Detail 3.01 Tree Planting in Soft Planting Area                  | TOWN279-8(08)8301 | 03               | 04          | 1:10        |
| Detail 3.02 Planting Upstand Interface with Natural Stone Paving | TOWN279-8(08)8302 | 04               | 05          | 1:10        |
| Detail 3.03 Stepped Planting Detail                              | TOWN279-8(08)8303 | 04               | 05          | 1:20        |
| Detail 4.01 Step Detail  | TOWN279-8(08)8401 | 03               | 04          | Varies      |
| Detail 4.02 Cycle Stand Interface with Stone Setts               | TOWN279-8(08)8402 | 03               | 04          | 1:10        |





## Approved Drawings

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2.2





Notes: Drawings as proposed



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Project Project No. 0918

**Plot B3, Kings Cross Central**  
Kings Cross Central General Partner Ltd

Drawing Title  
**Basement -2 Floor Plan**

Drawing Number  
**0918\_P20\_P97**

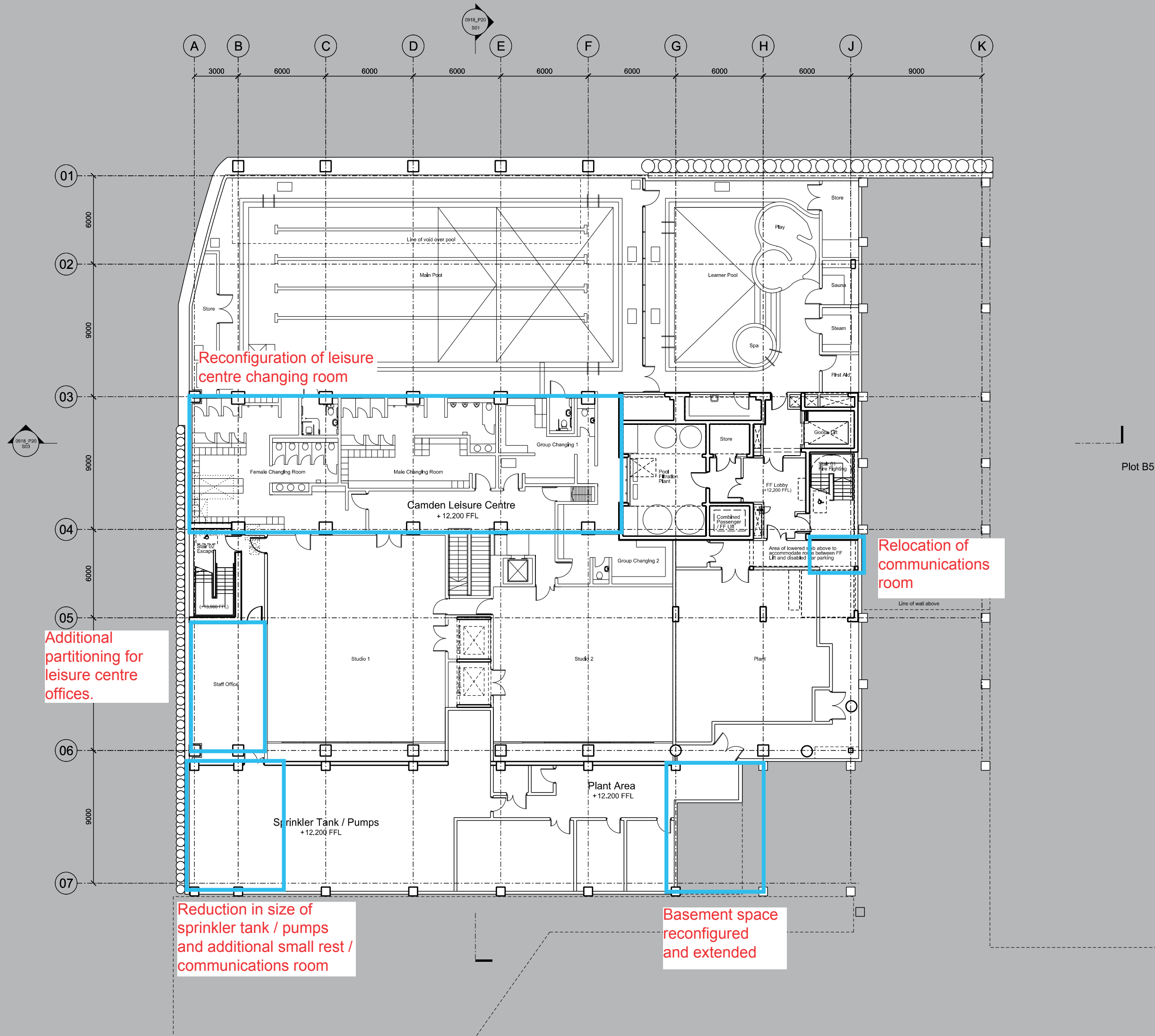
Revision  
**C**

Scale @ A3  
**1 : 250**

Scale @ A1  
**1:125**

Revision Date  
**110727**

YY MM DD







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Plot B3, Kings Cross Central  
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C

|            |           |               |
|------------|-----------|---------------|
| Scale @ A3 | Scale @A1 | Revision Date |
| 1 : 250    | 1:125     | 110727        |
|            |           | YY MM DD      |





Notes: Drawings as proposed



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Project Project No. 0918

**Plot B3, Kings Cross Central**

Kings Cross Central General Partner Ltd

Drawing Title

Lower Ground Floor Plan

Drawing Number

0918\_P20\_P99

Revision

D

Scale @ A3

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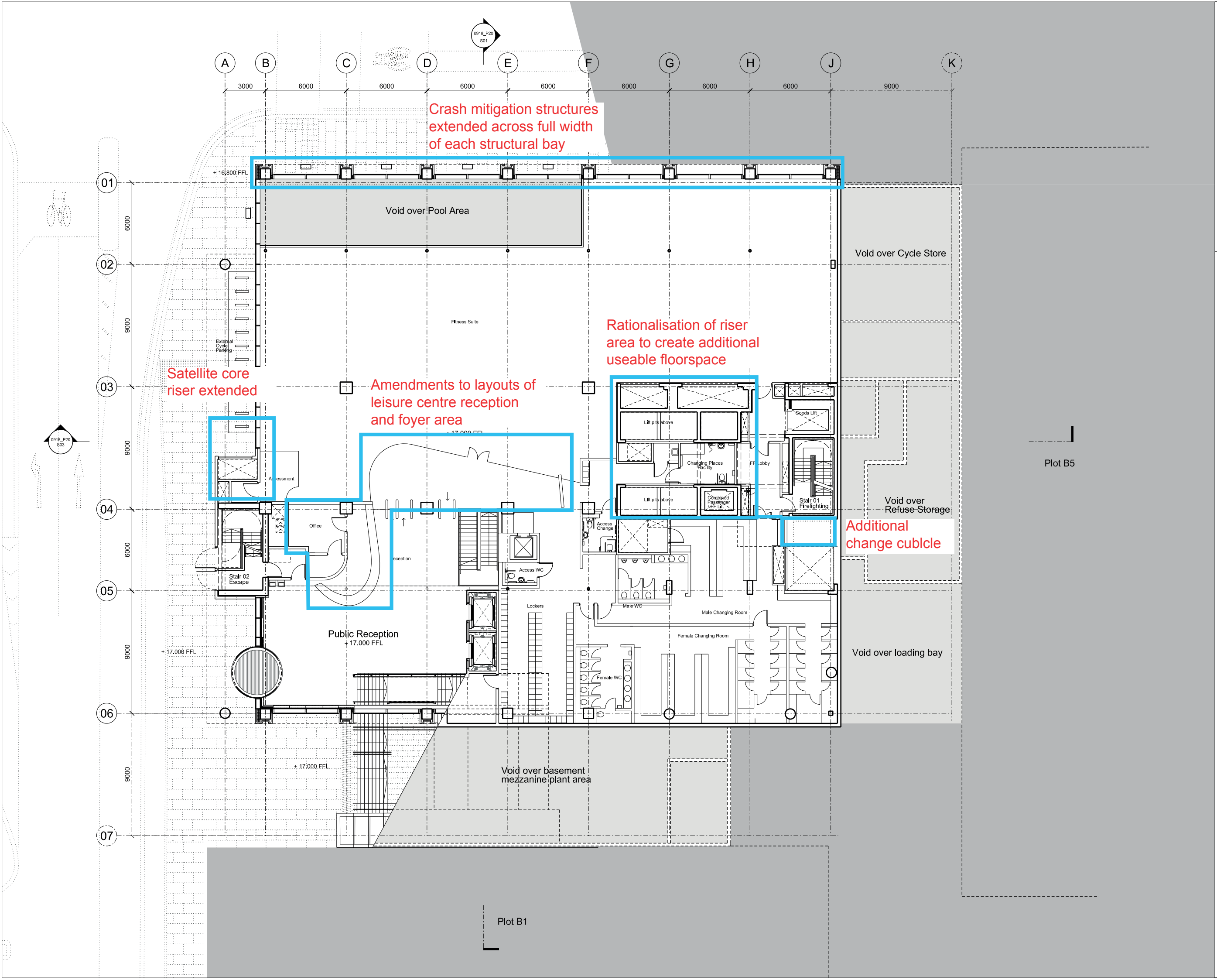
Scale @A1

1:125

Revision Date

110801

YY MM DD







Notes: Drawings as proposed



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Project Plot B3, Kings Cross Central Project No. 0918

Plot B3, Kings Cross Central  
Kings Cross Central General Partner Ltd

Drawing Title  
Upper Ground Floor Plan

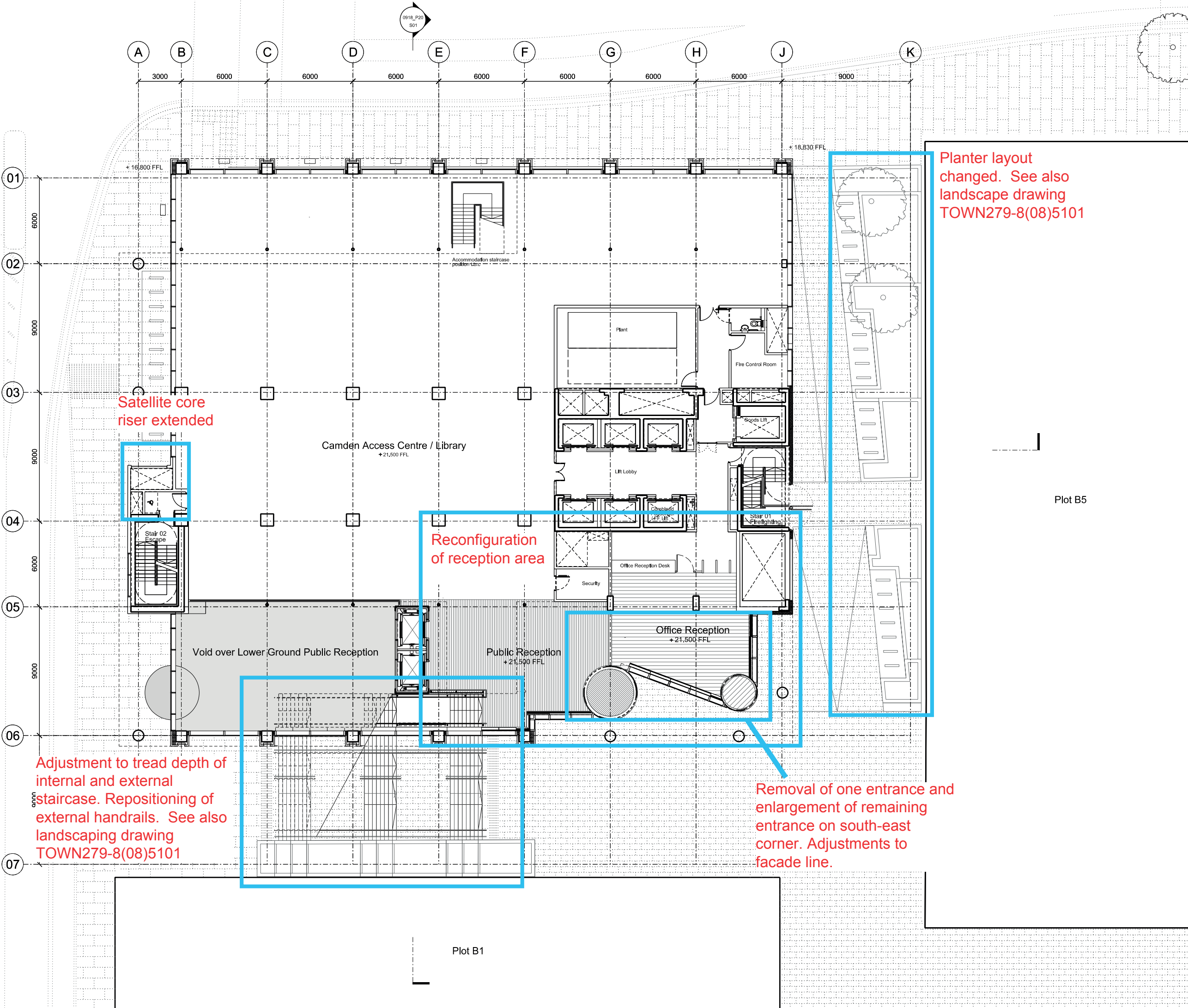
Drawing Number  
0918\_P20\_P00

Revision  
D

Scale @ A3  
1:250

Scale @ A1  
1:125

Revision Date  
110801  
YY MM DD



Planter layout  
changed. See also  
landscape drawing  
TOWN279-8(08)5101

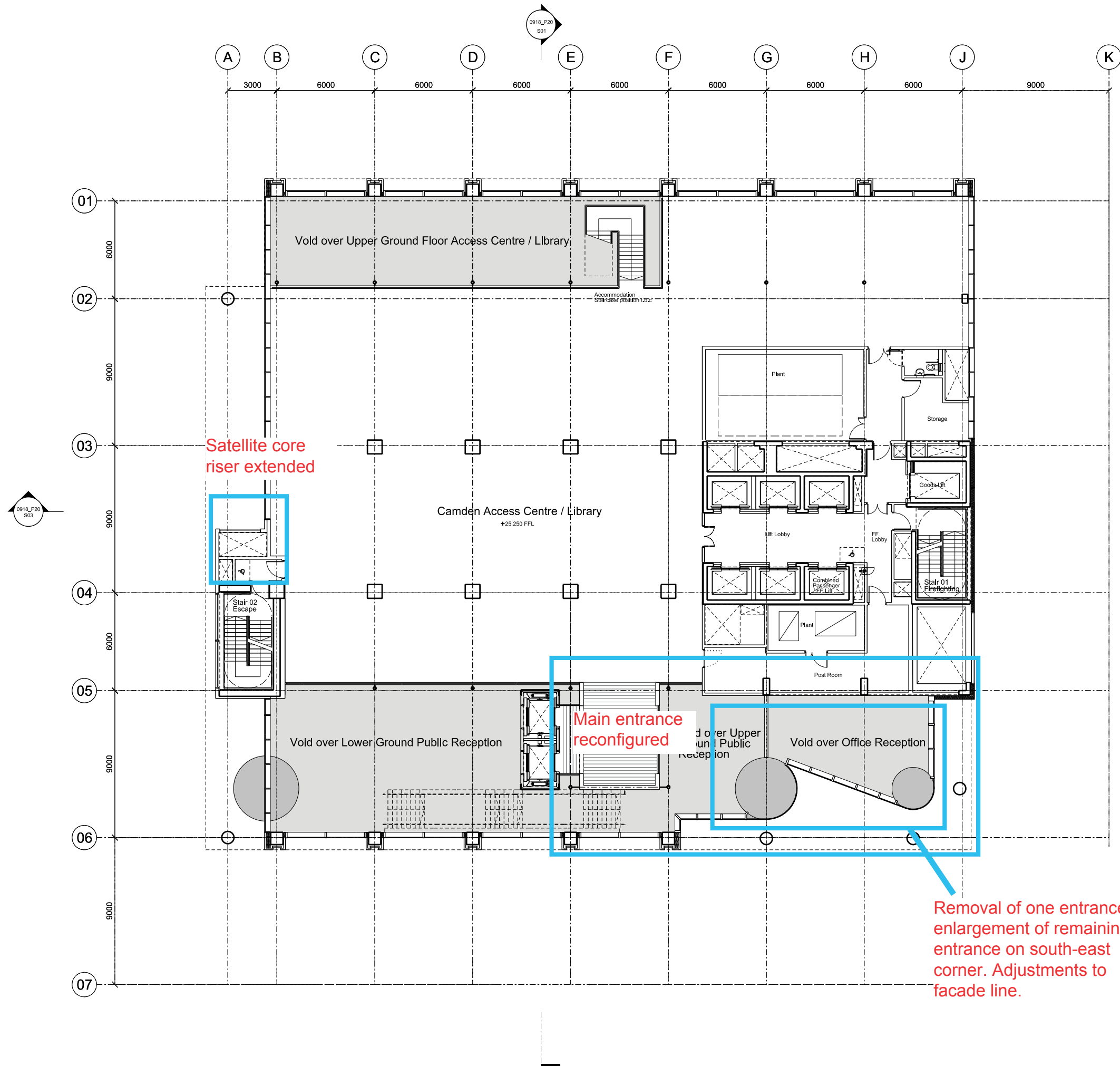
Satellite core  
riser extended

Reconfiguration  
of reception area

Adjustment to tread depth of  
internal and external  
staircase. Repositioning of  
external handrails. See also  
landscaping drawing  
TOWN279-8(08)5101

Removal of one entrance and  
enlargement of remaining  
entrance on south-east  
corner. Adjustments to  
facade line.





| Revisions                            | By | Chk |
|--------------------------------------|----|-----|
| 110331 Draft Issue                   | JA | DH  |
| 110412 Issued for Planning           | SU | DH  |
| 110421 For Approval                  | JA | PF  |
| 110727 Incorporating Argent Comments | JA | PF  |

Notes : Drawings as proposed

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Project Plot No. 0918

**Plot B3, Kings Cross Central**  
Kings Cross Central General Partner Ltd

Drawing Title  
**First Floor Plan**

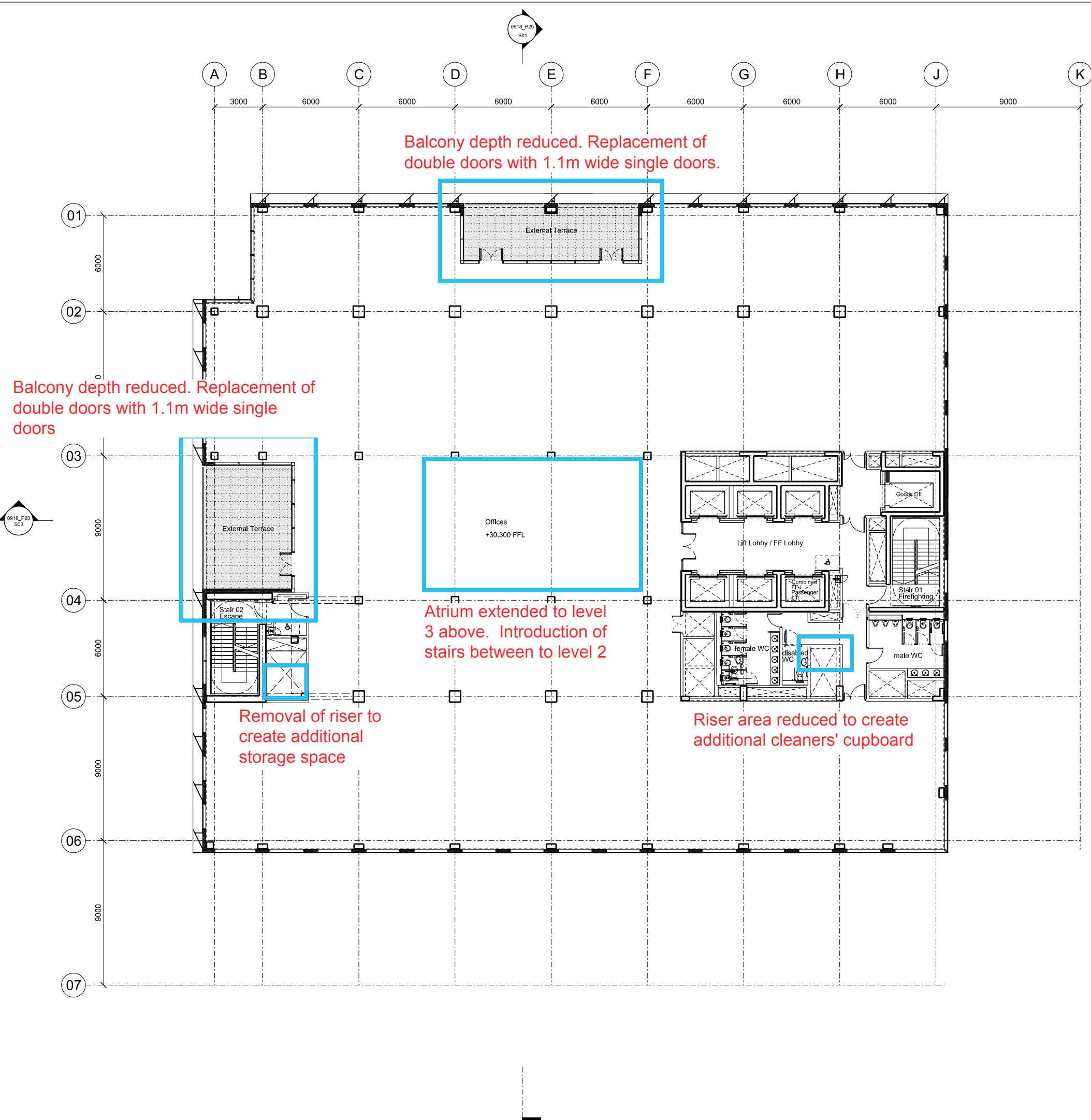
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Revision  
**C**

Scale @ A3 1 : 250  
Scale @ A1 1:125  
Revision Date  
**110727**

YY MM DD





| Revisions                              | By | Chk |
|--|----|-----|
| \ 110331 Draft Issue                   | SU | DH  |
| A 110412 Issued for Planning           | SU | DH  |
| B 110421 For Approval                  | SU | DH  |
| C 110727 Incorporating Argent Comments | DK | PF  |

Notes : Drawings As Proposed

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Project Plot B3, Kings Cross Central  
Kings Cross Central General Partner Ltd

Drawing Title  
Second Floor Plan

| Drawing Number | Revision | Scale @ A3 | Scale @A1 | Revision Date |
|----------------|----------|------------|-----------|---------------|
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| YY MM DD       |          |            |           |               |





Notes : Drawings As Proposed



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Project Project No. 0918

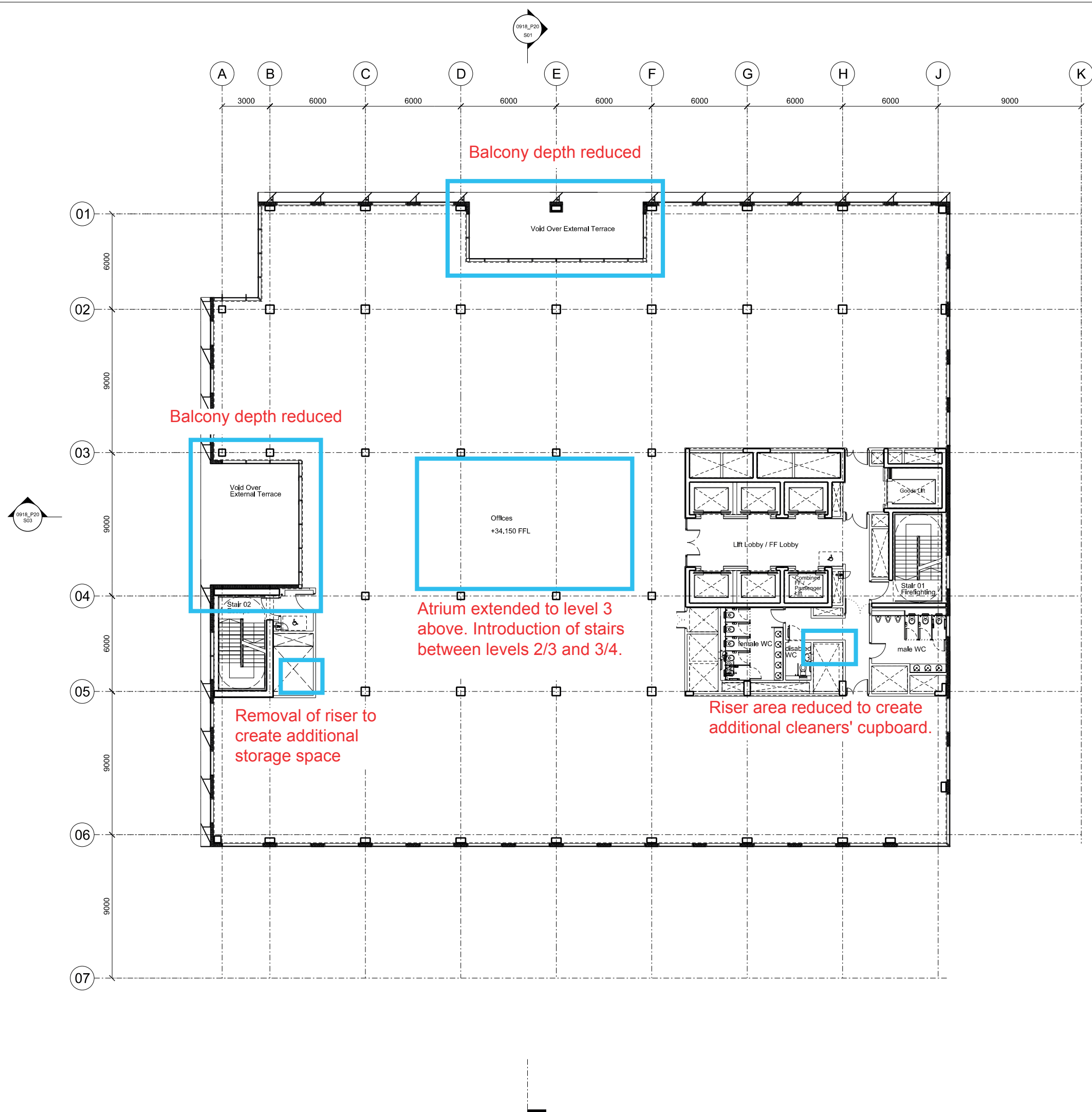
**Plot B3, Kings Cross Central**  
Kings Cross Central General Partner Ltd

Drawing Title  
**Third Floor Plan**

Drawing Number  
**0918\_P20\_P03**

Revision  
**C**

Scale @ A3 Scale @A1 Revision Date  
**1 : 250 1:125 110727**  
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Project Plot B3, Kings Cross Central  
Kings Cross Central General Partner Ltd

Drawing Title  
Fourth Floor Plan

| Drawing Number | Revision | Scale @ A3 | Scale @ A1 | Revision Date |
|----------------|----------|------------|------------|---------------|
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| YY MM DD       |          |            |            |               |

