

Compliance Report

Building E1 Incorporating the Southern Stanley Building

King's Cross Central
General Partner Ltd

July 2012

King's Cross

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Introduction

- 1.1 The overall King's Cross Central ('KXC') mixed use development is derived from the outline planning permission 2004/2307/P of 22 December 2006 (the 'Outline Planning Permission'). The KXC scheme was subject to an Environmental Impact Assessment and described in a Development Specification document (revised September 2005) with accompanying Parameter Plans¹, which form part of the permission and are referred to in the planning conditions. This Compliance Report provides a comprehensive overview of how the relevant pre-commencement planning conditions and Section 106 obligations are being addressed in respect of detailed proposals for Building E1, comprising the refurbishment and reuse of the Grade II listed Southern Stanley Building and the development of a new-build element, referred to as the 'Stanley Wrap', which envelops the north and east facades of the retained building.
- 1.2 The Office Group and the King's Cross Central Limited Partnership ('KCCLP') have recently signed an Agreement for Lease to deliver Building E1 as high quality serviced offices. The Office Group has played an active role during the design process, resulting in innovative, flexible accommodation that reflects modern ways of working.
- 1.3 The location of Building E1 and the Reserved Matters submission boundary are shown on submitted drawing 212/PD/201, reproduced as Plan 1 at the end of this section.
- 1.4 The boundary for this submission includes Building E1, a new basement/service area beneath the Stanley Wrap and revised landscaping details for the secondary street between Buildings E1 and B1, known as Stanley Passage. The landscaping details for this street were originally approved as part of the wider Zone B public realm submission in April 2010 (ref. 2010/0872/P), and subject to minor amendments in January 2012 (ref. 2011/5434/P). However, further amendments to Stanley Passage are now required to take account of the positioning of entrances on the north façade of the Stanley Wrap finished floor levels within the same building and provision of visitor cycle parking for Building E1.
- 1.5 As well as new details for the basement area within the footprint of the Stanley Wrap, the submission includes revised details of a small section of the Zone B basement, (approved in November 2011 with ref. 2011/4743/P), to accommodate staff cycle parking for the building.
- 1.6 The approved Development Specification gives the following summary description of Development Zone E in Table 2:

¹ In some cases, substitute Parameter Plans have since been submitted and approved to incorporate minor amendments.

“The application proposes to embed the retained Southern Stanley Building within a new development comprising business and employment (B1) uses with shopping/food and drink (A1/A2/A3/A4/A5) uses and/or D1 uses (for example a health walk in centre) below. The application proposes works to facilitate these uses. New floorspace would be provided over 7 floors, wrapping around the retained Stanley building (5 floors), with a new core/lightwell, accommodating light, lifts, circulation and other services, provided between the two. This would minimize interventions into the existing, listed building.”

In terms of the design of the Stanley Wrap, Table 2 comments that:

“The new development would include both solid and transparent elements, with varying planes of brick and glass, strong corners and vertical expression within the façades, to reflect and complement the townscape qualities of both the existing buildings and proposed new development.”

- 1.7 This report acts as a ‘navigation’ document for the E1 Reserved Matters submission and its relationship to the various outline planning conditions and obligations. The submission provides the Reserved Matters details referred to in the conditions and specified in the Definitions attached to the Outline Planning Permission, which cover layout, scale, appearance, access and landscaping, except as already established by the relevant Parameter Plans.
- 1.8 This submission for approval of Reserved Matters is also accompanied by an application for listed building consent for alterations and refurbishment works to the listed Southern Stanley Building to facilitate the new use. A separate Supporting Statement is submitted alongside the Listed Building Consent application to explain and justify the proposed works. Both submissions share the same drawing package.

Site Context and History

- 1.9 Building E1 is derived from Development Zone E and its permitted limits shown on Parameter Plans KXC005 and KXC007. The existing and proposed new buildings occupy the whole of the Development Zone which extends to approximately 775m².
- 1.10 The site is located in the southern part of the KXC development, within the King’s Cross Conservation Area. It is bounded to the east by the approved Zone B public realm, specifically Turnhalle and Pancras Squares², to the west by Pancras Road and the St Pancras Station concourse and platform extension, and to the south by the Grade II listed German Gymnasium. Development Zone B, specifically Building B1, adjoins the site to the north, providing a major focus for commercial development and new public realm. Save for Building B5, all of the buildings in Zone B have now received Reserved Matters approval. Excavation and construction works associated with the shared Zone B basement are now underway, with work on Buildings B1, B2, B3 and B4 due to commence in 2013.

² These are working names for the purposes of identification only.

- 1.11 The Grade II listed Southern Stanley Building is fully described and appraised in the Full Conservation Plan which supports this submission, and the separate Listed Building Consent Application Supporting Statement. However, in summary it is the vestige of five such buildings once forming a tight group known collectively as the Stanley Buildings; one fronting Pancras Road and four in two terraces extending to the east backing on to each other. These formed a pioneering philanthropic housing project for workers and were erected around the mid-1860s. The Southern Stanley Building is the remaining eastern half of the southern terrace, fronting on to Clarence Passage, the western half having been damaged beyond repair by bombing during World War II. The other three buildings in the group have been removed at intervals since the 1960s to make way for road improvements, the development of St Pancras Station and to facilitate the KXC development.
- 1.12 The most recent demolition was of the eastern part of the northern terrace, referred to in planning documentation as the Northern Stanley Building, pursuant to a Listed Building Consent granted at the same time as the Outline Planning Permission (ref. 2004/2313/L). This building was demolished in 2007, although many of its architectural features were salvaged and stored on site for potential use in the Southern Stanley Building.

Summary of Proposals

- 1.13 The proposed development is fully described in the separate Urban Design Report, but the essence of the proposals is summarised below.
- 1.14 The design concept for Building E1 takes shape from the Revised Specification of Works to Retained Historic Buildings and Structures forming part 9 of Annex E of the September 2005 Revised Development Specification, and the Revised Initial Conservation Plan of the same date. These documents established the principles of embedding and integrating the Southern Stanley Building within a new development, and for the refurbishment of the retained building for productive new uses, whilst minimising intervention to the existing historic structure.
- 1.15 In line with those earlier documents, the proposals principally comprise the refurbishment of the 5 storey former residential Southern Stanley Building (Grade II listed) and the construction of a new 6 storey 'wrap' building around its north-western and north-eastern facades to provide a total of 4,015m² (GEA) of B1 and A1-A5 floorspace. Of this, 3,798m² will be put to B1 office use. As noted above, the building will be let to The Office Group who will provide flexible, serviced office space and meeting rooms to a range of businesses and organisations.
- 1.16 The remaining 217m² will make up the ground floor commercial unit which occupies the eastern half of the Stanley Wrap and will be for A1-A5 use.
- 1.17 The building will also feature a new basement totaling some 515m² (GEA), located within the footprint of the Stanley Wrap and accommodating plant, refuse, storage and staff changing/showers/lockers. There is no existing basement beneath the Southern Stanley Building, and in line with the Revised Initial Conservation Plan and Parameter Plan KXC 016, no new basement in this area is proposed.
- 1.18 The new basement will be connected to the approved Zone B Basement, which sits at a lower level, by a platform lift, providing access between the E1 basement facilities and the loading bays, cycle and car parking in the shared basement area.
- 1.19 At roof level of the Southern Stanley Building, the existing roof slab will be replaced with a new concrete structure and modern additions removed, in order to bring the roof back into use as a terrace. Any rooftop plant will be located on the Stanley Wrap to maintain the roofline and terrace use of the retained building.

- 1.20 A key feature in the design of Building E1 is the proposed unified entrance off Clarence Passage, which leads into a curving, glazed lightwell and the generous, open-plan reception area within the Stanley Wrap. Rather than abut the new building directly against the rear of the Southern Stanley Building, and thus lose some of the character and charm of the historic façade, the lightwell creates a visual 'breathing space' between the old and new buildings, its height allowing the full appreciation of these elevations from within the internal space of the reception area.
- 1.21 At the western end of the lightwell, a new lift and stair core (the Western Core) will provide level access to all floors of the Southern Stanley Building and ramped/stepped access to each level in the Stanley Wrap. The latter will also benefit from a separate Northern Core which provides lift and stair access from basement to 5th floor level.
- 1.22 The proposed internal layout aims to provide high quality, modern office accommodation with the minimum of alteration to the layout of the Southern Stanley Building or loss of historic fabric. Accordingly, the cellular nature of the existing building is largely retained, albeit with some alterations to partition walls and doorways to upgrade the layout to meet access requirements and create larger, more useable rooms to the rear of the building. The location of the Northern Core against the north-west façade of the Stanley Wrap and the Western Core at the end of the lightwell, results in large, open floorplates within the new building and offers genuine choice in terms of size and character to prospective users.
- 1.23 The proposed elevational treatment of the new building reflects its need to fulfill several aesthetic functions. The taller, south-east (lightwell) elevation of the Stanley Wrap acts as a transition between the historic buildings to the south and the new development in Zone B to the north. Simply composed, the façade utilises a darker grey brick with a staggered grid of punched windows to complement the materiality and detailing of the Southern Stanley Building and the German Gymnasium, while also robustly responding to the strong rhythm and varied textures of the south façade of Building B1 behind. This façade treatment is also extended along the north-west (Stanley Passage) elevation, reflecting a common architectural language on the east-west brick wrap facades.
- 1.24 The design of the north-east and south-east elevations of the Stanley Wrap, overlooking Turnhalle and Pancras Squares, display more transparency and a vertical emphasis. Aluminium fins spaced approximately 1.5m apart serve a practical function to the full height glazing on the upper floors by providing solar shading to these more exposed facades, but also architecturally respond to the strong verticality displayed on neighbouring buildings such as B2 and B1. The simple, glazed expression of these facades is a deliberate contrast to the solidity and detailing of the brick Southern Stanley Building, clearly distinguishing the new and historic elements of Building E1.
- 1.25 The Western Core has been designed to provide a transitional 'pause' between the two distinct elements on the south-west elevation, namely the new brick flank wall which abuts the existing party wall of the Southern Stanley Building, and the more contemporary, glazed façade of the Stanley Wrap. In particular, the buff coloured brick is more muted than the darker colour of the north-west and south-east elevations, reflecting the materiality of the adjacent Southern Stanley Building.
- 1.26 The refurbishment works to the Southern Stanley Building will be undertaken to the very highest standards and in a sympathetic manner to ensure that the heritage value of the building is fully preserved. The design team has taken a 'light' touch approach, with the proposals seeking to minimise changes to the structural fabric of the original building wherever possible.

- 1.27 Externally, works to the facades of the Southern Stanley Building will be kept to a minimum. A light cleaning of the brickwork on all elevations and re-pointing where deemed necessary will be undertaken alongside the repair of the parapet cornice, stucco finishes and window cills. It is proposed to remove all unnecessary modern additions to the facade, including surface mounted electrical conduits, lighting, ladders, window grilles and redundant pipework, which detract from the visual quality of the elevations. Existing windows will be retained and repaired where practicable, or replaced with those removed from the north-west façade (see below) or salvaged from the Northern Stanley Building.
- 1.28 In order to provide access between the Western Core and the rest of the Stanley Wrap, the cills of existing windows in the north-west facade will be lowered to form a new opening to the Western Core. The core has been designed as new reinforced concrete construction which effectively sits independently of the retained building and therefore, save for some limited fixings, minimises physical interventions to the heritage wall.
- 1.29 Internally, the Southern Stanley Building will be enhanced by the reinstatement of characteristic features of the building where they have been lost, in particular fireplaces, mantelpieces and chimney pots, using suitable salvage from the Northern Stanley Building or relocating pieces from other rooms within the building itself. Existing ceilings and walls will be retained and repaired where practicable and will be upgraded to meet modern fire ratings and acoustic standards.
- 1.30 Whilst the use of clinker aggregate concrete was considered an advancement at the time of construction, it does not meet the loading capacity requirements for modern office use and has subsequently been shown to be highly combustible. Consequently, the floorplates in the front corridor, sculleries and central front rooms, all constructed originally with clinker concrete, would be removed and replaced with timber. The roof, which is also constructed from the same material, would similarly be replaced by a new concrete slab.
- 1.31 The revised details for the public realm along Stanley Passage represent an evolution of the approved scheme for this route, retaining the principles of the central paved pathway and planted borders but with adjustments to the gradient of the ramp and the configuration of the cycle parking/planters to reflect the ground floor uses and finished floor level of the Stanley Wrap. In particular, it sees the addition of a new landing to tie in with the fire escape on the north-west façade of the Stanley Wrap and the addition of 3 cycle racks for visitors to E1.

Evolution and Consultation

- 1.32 The proposals for Building E1 have developed through a progressive process of pre-submission consultations between the Argent team, the officers and members of the London Borough of Camden, other relevant stakeholders and local bodies, over the period since 2009.
- 1.33 At that time, the proposals centred around the provision of a Primary Health Care Walk-in Centre within the building, as envisaged by the KXC S106 Agreement. In Particular part 2, Section M of that Agreement set out a number of obligations relating to the provision of the Walk-in Centre within Development Zone E. In accordance with the provisions of that section, a Primary Care Trust Specification was agreed between Argent (on behalf of KCCLP) and the Primary Care Trust (PCT) and a scheme was developed for the refurbishment of the Southern Stanley Building and a new-build extension which sought to incorporate both the Walk-in Centre and B1 office use. The proposals were subject to extensive pre-application discussion with officers from LB Camden during the period 2009 to 2010.

- 1.34 A Lease Offer for the Primary Health Care Walk-in Centre was made to the PCT on 23 March 2009 in accordance with the provisions of the Section 106 Agreement. Under that Agreement, the PCT had 42 days to accept the Offer, with the period expiring on the 6th May 2009. No Lease Acceptance was received from the PCT within the stated time period. Nonetheless, discussions with the PCT continued into 2010 and a second Lease Offer was made on revised terms on 7 June 2010. No response was received from the PCT within the 28 day acceptance period. Finally, following confirmation from the PCT in August 2011 that the Walk-in Centre would not go ahead, the decision was made to pursue alternative uses for the Southern Stanley Building and bring forward proposals for its refurbishment and development as an office building. Further details on the engagement process with the PCT and the Council, and the implications on the S106 Agreement obligations are set out in Section 33 of this report.
- 1.35 Discussions subsequently took place with a serviced office provider, The Office Group, who signed an Agreement for Lease for the whole building in June 2012. The current design represents an evolution of the original proposals for the Stanley Wrap and the Southern Stanley Building to provide flexible, modern office accommodation. The design team has worked alongside The Office Group to create an attractive offer, with a variety of open plan and cellular spaces to appeal to a range of businesses and organisations.
- 1.36 Following a number of pre-application meetings with LB Camden officers and English Heritage, the revised scheme was taken to the King's Cross Design and Access Forum in March 2012.

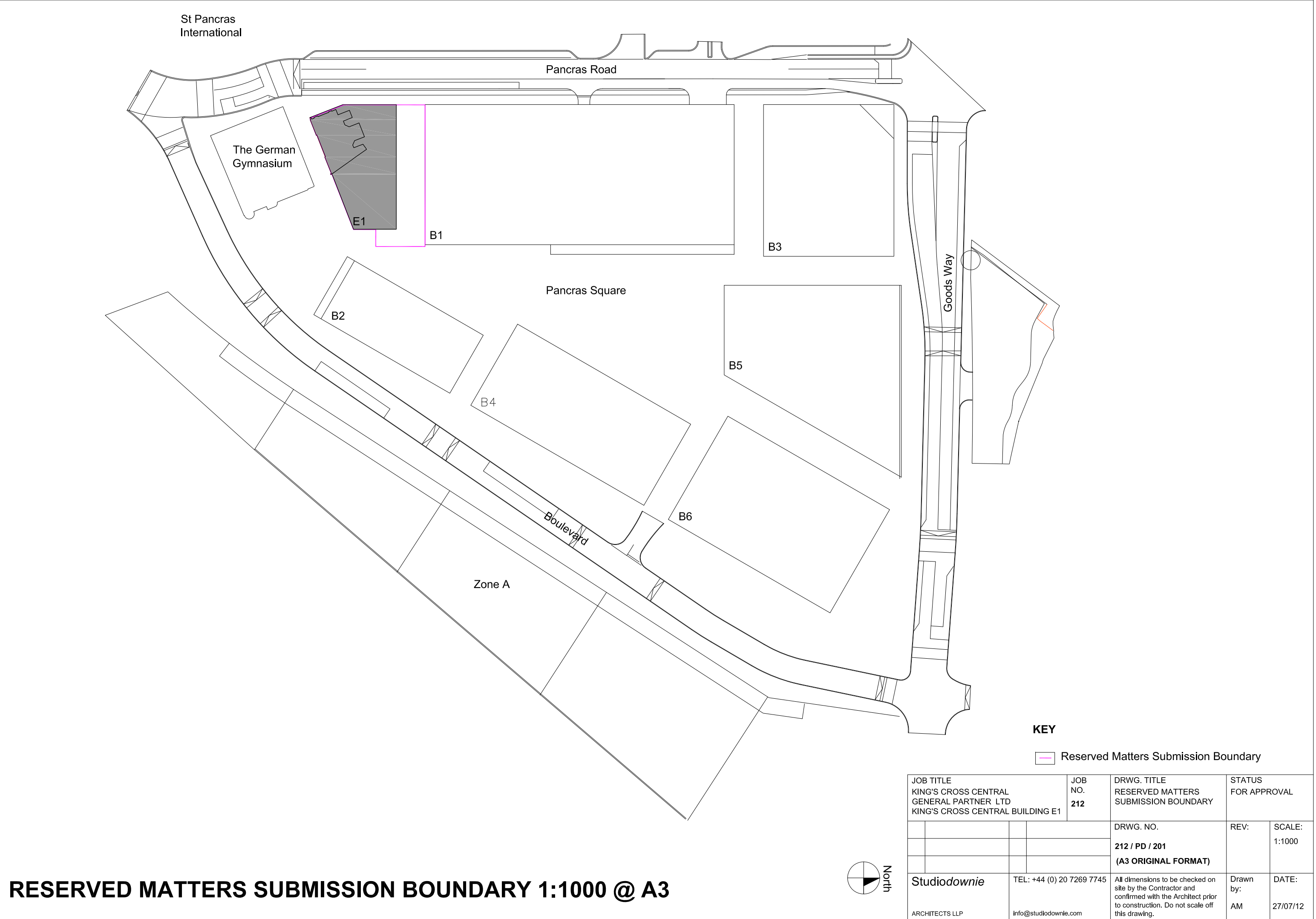
Content of the Submission

- 1.37 The appropriate completed London Borough of Camden application form is submitted in observance of condition 3 of the outline planning permission. A separate form is submitted in relation to the Listed Building Consent application. The other conditions addressed by this submission are listed numerically on the application form and set out with brief summary notes below:

<u>Condition</u>	<u>Summary Note</u>
6	Details required for proposals adjacent to listed buildings
9	Details of landscaping and trees
10	Programme for implementing landscaping
14	Floorspace to be applied for over prescribed time periods
16-23	Reserved matters to include, respectively, Urban Design Report, Environmental Sustainability Plan, Earthworks and Remediation Plan, Access Statement, Illustrative Build-Out Plan, Construction Time-table, Servicing Strategy and Highways Plan.
27	Details of internal floorplans, layouts and floorspace figures
28	Refuse storage and collection arrangements
31	Development to follow approved Parameter Plans as described in the Development Specification
32	Works to retained buildings only to be carried out in accordance with identified sections of Development Specification
33	Overall floorspace limits

34	Floorspace limits north/south of Regent's Canal
35	Uses permitted in KXC and maximum floorspace for each
36	Maximum floorspace by use in each zone
37	Basement space, north/south of Canal
38	Details of the basement layout, design, access and plant
45	Capacity of drainage infrastructure site-wide
48	Incorporation of pipework necessary for connection to district heating/combined heat and power systems
49 and 51	Car and cycle parking/storage standards respectively
55	Archaeological programme of building recording and analysis
56	Archaeological works in accordance with approved written scheme of investigation
60	Noise impact of plant and equipment to meet defined standards
64-65	Overall movement of spoil off-site (annual volume and lorry movements respectively)
66-67	Overall annual lorry movements for import of infrastructure and construction materials respectively.
1.38	A number of relevant conditions have already been discharged by previous submissions and these are not addressed within this Compliance Report. They include Conditions 1, 2, 13, 59 and 68.
1.39	<p>The remainder of this Compliance Report addresses each of the relevant conditions in turn, by providing an account of how the submissions satisfy that condition. In some cases, for example the illustrative build-out plan and the construction timetable, the relevant information is provided in this report by means of text and plans. In others, compliance is demonstrated by cross-reference to the following free-standing documents submitted with the application:</p> <ul style="list-style-type: none"> • Compilation of scheme layout plans, sections and images; • Public realm landscape drawings; • Urban Design Report, including a response to the relevant Design Guidelines set out in the Outline Planning Permission, car and cycle parking and servicing, waste and refuse strategy; • Earthworks and Remediation Plan for Development Zone E; • Environmental Sustainability Plan; • Access Statement; • Archaeological/Building Recording Specifications and Written Schemes of Investigations; and • Full Conservation Plan for the retained Southern Stanley Building.
1.40	In the Outline Planning Permission, the conditions are presented under a sequence of subject headings and sub-headings. To aid ease of use of this report, the conditions are each accompanied by those corresponding headings, as they are dealt with in turn.

- 1.41 In addition, the most relevant parts of the Section 106 Agreement are considered in conjunction with the conditions, specifically, Sections V (Access and Inclusivity), W (Environmental Sustainability), X (Energy), Y (Construction Materials/Waste), Z (Waste) and AA (Water). Section M of the S106 Agreement which deals with the provision of the Primary Health Care Walk-in Centre is addressed separately in Section 33.
- 1.42 The full set of drawings submitted for approval and for information are bound separately as part of the Architectural and Landscape Drawing Packages. A full list of the submitted drawings is provided in the schedule at the end of this section.



RESERVED MATTERS SUBMISSION BOUNDARY 1:1000 @ A3

Drawing Schedules

Architectural Drawings

Consultation	Scale at A3	Drawing No.
Location/Site Plans		
Plot E1 Location Plan	1:1000	212/PD/200
Reserved Matters Submission Boundary	1:1000	212/PD/201
Existing Southern Stanley Building Drawings		
Southern Stanley Building: Existing Ground Floor Plan	1:200	212/PD/002
Southern Stanley Building: Existing Upper Floor Plans (1st, 2nd, 3rd, and Roof levels)	1:200	212/PD/003
Southern Stanley Building: Existing Elevations (south-east, north-east, north-west, south-west)	1:200	212/PD/004
Southern Stanley Building: Existing Sections (Section 1, Section 2, Section 3, Section 4)	1:200	212/PD/005
Proposed Drawings for Approval		
Plans		
Lower Basement Plan	1:200	212/PD/202
Basement Plan	1:200	212/PD/203
Ground Floor Plan	1:200	212/PD/204
1st floor (Southern Stanley Building) Plan	1:200	212/PD/205
1st Floor (Stanley Wrap) / 2nd floor (Southern Stanley Building) Plan	1:200	212/PD/206
2nd floor (Stanley Wrap) / 3rd floor (Southern Stanley Building) Plan	1:200	212/PD/207
3rd floor (Stanley Wrap) / 4th floor (Southern Stanley Building) Plan	1:200	212/PD/208
4th floor (Stanley Wrap) / Roof (Southern Stanley Building) Plan	1:200	212/PD/209
5th floor (Stanley Wrap) Plan	1:200	212/PD/210
Roof (Stanley Wrap) Plan	1:200	212/PD/211
Elevations		
Building E1: South East elevation	1:200	212/PD/212
Building E1: North East elevation	1:200	212/PD/213
Building E1: North West elevation	1:200	212/PD/214
Building E1: South West elevation	1:200	212/PD/215
Building E1: East - West Elevation to Lightwell	1:200	212/PD/216
Sections		
Section A-A	1:200	212/PD/217
Section B-B	1:200	212/PD/218
Section C-C	1:200	212/PD/219
Section D-D	1:200	212/PD/220

Landscape Drawings

Consultation	Scale at A3	Drawing No.
For Approval		
Plans		
Surface Finish Plan and Detail Tag Location Plan	1:250	TOWN279.8(08)5201
Site Levels and Drainage Plan	1:250	TOWN279.8(08)5202
Soft Landscape Plan	1:250	TOWN279.8(08)3201
Sections		
Section A-A	1:100	TOWN279.8(08)7201
Section B-B	1:100	TOWN279.8(08)7202
Details		
Detail 1.01 Paving Pattern	1:10	TOWN279.8(08)9101
Detail 1.02 Sandstone Paving Interface with Sandstone Paving on Pancras Road	1:10	TOWN279.8(08)9102
Detail 1.03 Typical Manhole Cover on Paving	1:10	TOWN279.8(08)9103
Detail 2.01 Paving Interface with Building E1 North Facade	1:10	TOWN279.8(08)9201
Detail 2.02 Typical Planter Interface with Building B1 Facade	1:10	TOWN279.8(08)9202
Detail 2.03 Typical Planter Interface with Building E1 Facade	1:20	TOWN279.8(08)9203
Detail 2.04 Steps Detail	1:10	TOWN279.8(08)9204
Detail 4.01 Cycle Stand Detail	1:10	TOWN279.8(08)9401
Detail 4.02 Planter Details on B1/E1 Finger	Varies	TOWN279.8(08)9402
For Information		
KXC Building E1/Stanley Passage Reserved Matters Boundary (Illustrative Landscape Plan)	1:250	TOWN279.8(08)1004
Southern Enhanced Framework Infrastructure 'B' Zone Combined Services Drawing	1:250 (A0)	20227/004/SK95

Consultation	Scale at A3	Drawing No.
Details		
Building E1: Typical Cladding Detail - North East Elevation	1:50	212/PD/221
Building E1: Typical Cladding Detail - North East Elevation	1:50	212/PD/222
Building E1: Lightwell Interface Study - General Arrangement	1:100	212/PD/227
Building E1: Lightwell Interface Study - Section 1-1	1:50	212/PD/228
Building E1: Lightwell Interface Study - Entrance Detail	1:50	212/PD/229
Building E1: Stanley Wrap western core and southern Stanley Building Interface Study - Section K-K	1:100	212/PD/231
Building E1: Stanley Wrap western core and southern Stanley Building Interface Study - Section L-L	1:100	212/PD/232
Building E1: Stanley Wrap western core and southern Stanley Building Interface Study - Section M-M	1:100	212/PD/233
Proposed Works to the Southern Stanley Building for Approval		
Southern Stanley Building: Proposed Works at Ground Floor level	1:200	212/PD/101
Southern Stanley Building: Proposed Works to Upper Floors	1:200	212/PD/102
Southern Stanley Building: Proposed Works at Roof Level	1:200	212/PD/106
Southern Stanley Building: Proposed Works to the South East Elevation	1:200	212/PD/107
Southern Stanley Building: Proposed Works to the North East Elevation	1:200	212/PD/108
Southern Stanley Building: Proposed Works to the North West Elevation	1:200	212/PD/109
Southern Stanley Building: Proposed Works to the South West Elevation	1:200	212/PD/110
Southern Stanley Building: Details of Removal Works to the Ground Floor on South-East Elevation	1:50	212/PD/111
Southern Stanley Building: Details of Removal Works to the Second Floor on South-East Elevation	1:50	212/PD/112
Southern Stanley Building: Details of Removal Works to the Roof Level on South-East Elevation	1:50	212/PD/113

Consultation	Scale at A3	Drawing No.
Southern Stanley Building: New Flank Wall Study	1:50	212/PD/234
Southern Stanley Building: Details Of Proposed Works to Ground Floor On South-East Elevation	1:50	212/PD/236
Southern Stanley Building: Details Of Proposed Works to Second Floor On South-East Elevation	1:50	212/PD/237
Southern Stanley Building: Details Of Proposed Works to Roof Level On South-East Elevation	1:50	212/PD/238
Drawings for Information		
Building E1: South East Context Elevation	1:200	212/PD/312
Building E1: North East Context Elevation	1:200	212/PD/313
Building E1: North West Context Elevation	1:200	212/PD/314
Building E1: South West Context Elevation	1:200	212/PD/315

Condition 6 (Approval of Reserved Matters, General – Details Required for Proposals Adjacent to Listed Buildings)

2.1 The condition and its reason state:

“In relation to the buildings adjacent to or affecting the setting of listed buildings the Reserved Matters applications shall be supported by the following details:

- (a) precise siting of the building where limits of deviation are shown on the Parameter Plans;*
- (b) all access arrangements;*
- (c) all elevations adjacent to or affecting the listed building;*
- (d) roof treatment;*
- (e) external drainage;*
- (f) all external plant;*
- (g) all infrastructure works associated with the building;*
- (h) all public realm works associated with the building; and*
- (i) information that demonstrates how the proposed design and appearance relates in an acceptable manner to all previous Reserved Matters approvals within such buildings (or where development has commenced pursuant to such approvals, the building so commenced) adjacent to or affecting the setting of the listed building.*

Reason: In order to safeguard the special architectural and historic interest of the building and to ensure that the details accord with the assessment in the Environmental Impact Assessment and in accordance with the requirements of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 6

- 2.2 Condition 6 applies to Building E1 on account of the Southern Stanley Building, which forms part of the proposals and is Grade II listed, and the new Stanley Wrap which will sit adjacent to it. Further, Building E1 lies in close proximity to other listed buildings, namely the Grade II listed German Gymnasium to the south and St. Pancras Station to the South-west.
- 2.3 To a major extent, the Outline Planning Permission addressed the requirement for regard to be paid to the setting of the listed buildings through the terms of the approved Development Specification and Parameter Plans. The relevant Parameter Plans have been complied with (see Section 16 in response to Condition 31) and in those broad respects the setting of the above listed buildings is preserved. This is confirmed by the letter from English Heritage dated 28 November 2005 to LB Camden which states that the body is ‘satisfied that the outline application as subsequently amended would not harm the setting of nearby listed buildings or the character and appearance of the two conservation areas.’

- 2.4 The Urban Design Report and the compilation of the submitted scheme plans, elevations and sections together provide the details of the relevant matters listed in Condition 6 in relation to the building design and revised landscaping details for Stanley Passage. The explanatory information in the Urban Design Report and Full Conservation Plan for the Southern Stanley Building demonstrates how the submitted details have taken into account the special architectural and historic interest of the aforementioned listed buildings. Further, in relation to part (i) of the condition, it describes how E1 relates to other approved buildings in the adjacent Development Zone B, in particular B1 and B2 which received Reserved Matters approval in November 2011 and April 2012, respectively.
- 2.5 In addition, the Reserved Matters submission is also supported by an application for Listed Building Consent relating to works for the refurbishment and reuse of the Southern Stanley Building. That application includes a Supporting Statement which sets out the justification for the proposed works.
- 2.6 Together, the above documents demonstrate that the special architectural and historic interest of the adjacent listed building would be safeguarded.
- 2.7 The information referred to above meets the requirements of Condition 6.

Condition 9 (Approval of Reserved Matters, General – Landscaping and Trees)

3.1 The condition and its reason state:

“The details of the landscaping to be submitted as part of the applications for Reserved Matters approval shall include details of:

- (a) all existing trees (with a stem diameter of 75mm or greater), and all existing within 10 metres of the perimeter of that part of the Development indicating;*
 - (i) the location, species, stem diameter at 1.5 metres above ground level, height and accurate crown spread;*
 - (ii) those to be retained;*
 - (iii) where nearby excavations are proposed, the level at the base of each tree to be retained;*
 - (iv) trees to be removed in conjunction with that part of the proposed development; and*
 - (v) where appropriate the proposed positions and lines of protective fencing and prohibited areas.*
- (b) details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items will affect trees on or adjoining that part of the site;*
- (c) treatment of trees to be retained and new tree or other planting including indigenous species or those of wildlife, flowering or foliage value; earthworks, ground finishes, top soiling with both conserved and imported top soils, levels, drainage including falls and drain types;*
- (d) proposed canal moorings; and*
- (e) the equipment and other treatment of land within the MUGA and LEAP spaces.*

And all works shall only be carried out with the details so approved.

Reason: To ensure a comprehensive and sustainable development, to ensure good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of Conservation Areas, to ensure a minimal impact on existing trees, to contribute to biodiversity, and to ensure that the details accord with the assessment in the Environmental Impact Assessment, in accordance with policies B1, B2, N4, N8, KC8, KC10, RC1 and RC3 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 9

- 3.2 There are no existing trees on or adjacent to Building E1. Therefore only part (c) of Condition 9 is relevant to this submission in so far as it relates to the revised landscaping proposals for the secondary street between E1 and B1, known as Stanley Passage. The information required is provided in the appropriate parts of the Urban Design Report and on the Townshend Landscape Architects plans and sections included in the submitted drawing package.
- 3.3 In terms of the public realm areas at street level, the proposals are demonstrated on the relevant plans and drawings as follows:

- The overall landscape masterplan (TOWN279.8(08)5201) shows the surface finishes for the secondary streets and the positions of the new tree/shrub planting and street furniture. It also provides a key for other drawings showing the further details listed below;
- Proposed planting plan (TOWN279.8(08)3201);
- Site levels and drainage (TOWN279.8(08)5202);
- Cross-sections and details indicating materials, heights and construction of footways; paving patterns; shrub planting methods and planters; methods of installing cycle parking in paving; and steps (TOWN279.8(08)9101-9103,9201-9204 and 9401-9402).

3.4 The landscaping information given above and in the Urban Design Report, together with the details shown on the submitted plans and drawings, are provided to demonstrate compliance with Condition 9. The details shown on the plans, drawings and planting schedule are submitted for approval.

Condition 10 (Approval of Reserved Matters, General – Landscaping Programme)

4.1 The condition and its reason state:

“Applications for approval of Reserved Matters including landscaping shall include for specific approval a programme for commencing and completing the planting and laying out, and the detailed scheme(s) so approved shall be carried out only in accordance with the approved programme.

Reason: To ensure a comprehensive and sustainable development, to ensure good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas, and to ensure that the landscaping is carried out within a reasonable period in accordance with the Environmental Impact Assessment, in accordance with policies B1, 82, KC8, KC10 and N4 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 10

- 4.2 The programme for commencing and completing the planting is outlined below.
- 4.3 The preferred planting season is from late October through to late March to ensure that shrubs are dormant when being lifted. Planting will not take place if the ground is either waterlogged, or when there is frost. The proposed planting will take place in the first available planting season following physical completion of the public realm area. The planting programme will, therefore, ultimately be controlled by the overall construction programme (see response to Condition 21).
- 4.4 If planting needs to take place outside of the preferred planting season, the shrub will be lifted and containerised within the planting season to reduce the possibility of shock and failure occurring. Once the shrub has been stabilised in its containerised state, it can then be planted outside the preferred planting season. The contractor appointed by the applicant will be required to maintain the shrub while off-site and give the same guarantee as if planting in season.
- 4.5 If roots of newly planted shrubs are loosened, the soil will be refirmed as soon as possible after planting to exclude air pockets around the roots. Also, weeds will be eliminated.
- 4.6 These details are to show compliance with Condition 10 and are submitted for approval.

Condition 14 (Phasing of Approvals – Submitted Floorspace Within Time Periods)

5.1 The condition and its reason state:

“Unless otherwise agreed in writing by the local planning authority and subject to condition 13, applications for approval of Reserved Matters and/or details pursuant to conditions in compliance with this permission shall be made to the local planning authority in accordance with the following provisions:

- (a) Application for approval of Reserved Matters and/or details pursuant to conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of three years from the date of this permission;*
- (b) Application for approval of Reserved Matters and/or details pursuant to conditions relating to not less than a further 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of six years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 140,000 sq metres gross of built accommodation;*
- (c) Application for approval of the Reserved Matters and/or details pursuant to the conditions relating to not less than a further 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of nine years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 210,000 sq m gross of built accommodation;*
- (d) Application for approval of the Reserved Matters and/or details pursuant to the conditions relating to not less than a further 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of twelve years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 280,000 sq m gross of built accommodation....”.*

((e) and (f) similarly).

Provided that that reapplications or variations in relation to the same built accommodation which has already been the subject of previous applications for and approval of the Reserved Matters shall not count towards compliance with the phasing of the submissions as set out in (a) to (f) above.”

Reason: To ensure a comprehensive and sustainable development to achieve regeneration, integration and good design, in accordance with the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3, KC1 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 14

- 5.2 Since Outline Planning Permission was granted in December 2006, 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 and within plots R2, T1, R4, B2, B4, B6, J, R5 North, B3 and B1. In addition, full planning permission has been granted for student housing on Plot T6. The quantities of floorspace, as gross external area (GEA), are set out in Table 5.1 below:

Site	Application Reference No.	Approval Date	Floorspace m ²
EGY	2007/5228/P	8 April 2008	55,370 ¹
Building R2	2008/5052/P	22 January 2009	48,522
Sub-total (70,000 m² by Dec 2009)			103,892
Building T1	2009/0415/P	24 April 2009	29,045
Building R4	2010/0389/P	15 April 2010	11,761
Sub-total (140,000m² by Dec 2012)			144,698
Building B2	2010/0864/P	29 April 2010	7,176 ²
Building B4	2010/0868/P	29 April 2010	17,071 ³
Building B6	2010/0870/P	29 April 2010	20,853
Great Northern Hotel	2010/3304/P	3 September 2010	4,548 ⁴
Building T6	2010/4468/P	11 January 2011	16,292 ⁵
Sub-total (210,000m² by Dec 2015)			210,638
Building J	2010/6688/P	11 March 2011	16,265
Building R5 North	2011/0431/P	8 April 2011	14,214 ⁶
Building B3	2011/4090/P	4 Nov 2011	20,404
Building B1	2011/4713/P	25 Nov 2011	43,097
Sub-total (280,000m² by Dec 2018)			304,618
<i>Zone E</i>			<i>4,015</i>
Total floorspace submitted to date			308,633

Table 5.1: Floorspace submitted to date (gross external area in m²)

- 1 This figure reflects the additional 180m² approved in the later submission for minor amendments to the Eastern Goods Yard Scheme (specifically in relation to the Western Transit Shed) with reference 2011/6440/P.
- 2 This figure reflects the additional 78m² approved as part of the minor amendments submission for Building B2 (ref. 2012/0902/P).
- 3 This figure reflects the additional 247m² approved as part of the minor amendments submission for Building B4 (ref. 2012/0907/P).
- 4 This figure includes the additional 20m² approved in the later submission for minor amendments to the Great Northern Hotel scheme with reference 2011/0049/P.
- 5 This figure represents the floorspace below the outline parameter height of 67m AOD as per the S106 Agreement dated 11 January 2011.
- 6 This figure includes the reduction of 23m² GEA approved in the subsequent submission for minor amendments to the R5 North scheme (ref. 2011/4263/P)

- 5.3 As the above figures demonstrate, the requirements in Condition 14(a), (b), (c) and (d) for 70,000m², 140,000m², 210,000m² and 280,000m² of floorspace to be applied for before the expiry of, respectively, three, six (end of 2012), nine and twelve years from the grant of Outline Planning Permission have already been fulfilled.
- 5.4 This information is provided to enable the Local Planning Authority (LPA) to monitor the position with regard to Reserved Matters submission for built accommodation and does not require approval.

Condition 16 (Particulars to Accompany Reserved Matters Applications - Urban Design Report)

6.1 The condition and its reason state:

“Relevant applications for approval of Reserved Matters submitted pursuant to this permission relating to the design of new buildings and to the landscaping of the public realm shall be accompanied by an urban design report which explains the underlying approach of the design and explains how it addresses each of the relevant Design Guidelines.

Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, including protection of the setting of listed buildings and the preservation or enhancement of the character or appearance of conservation areas in accordance with the Environmental Impact Assessment, in accordance with policies B1, B2, B6, B7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 16

- 6.2 This condition is addressed by the separate Urban Design Report (UDR) included with this submission. It demonstrates the underlying approach to the design and how the relevant general and area / plot specific Design Guidelines attached to the Outline Planning Permission have been observed.
- 6.3 The scope of the submitted UDR also covers the Servicing, Waste and Refuse Strategy for the building, the provision of cycle and car parking within the scheme and the revised proposals for the landscaping along the adjacent secondary streets.
- 6.4 The UDR is submitted to meet the requirements of Condition 16.

Condition 17 (Particulars to Accompany Reserved Matters Applications - Environmental Sustainability Plan)

7.1 The condition and its reason state:

“Relevant applications (or groups of related applications) for approval of Reserved Matters in respect of buildings shall be accompanied by an Environmental Sustainability Plan. The Environmental Sustainability Plan shall explain:

- (a) how the proposed building design(s) realise(s) opportunities to include design and technology energy efficiency measures;*
- (b) the reduction in carbon emissions achieved through these building design and technology energy efficiency measures, compared with the emissions permitted under the national Building Regulations prevailing at the time the application(s) for approval of reserved matters are submitted;*
- (c) the specification for any green and/or brown roofs;*
- (d) how energy shall be supplied to the building(s), highlighting;*
 - (i) how the building(s) relate(s) to the site-wide strategy for district heating incorporating tri-generation from distributed combined heat and power;*
 - (ii) how the building(s) relate(s) to the strategy for using biofuel boilers to supplement the energy supplied through district heating systems;*
 - (iii) the assessment of the cost-effectiveness and reliability of the supply chain for biofuels; and*
 - (iv) any other measures to incorporate renewables.*
- (e) how the proposed building(s) have been designed to achieve a BREEAM and/or Ecohomes rating of "very good" (or an equivalent assessment method and rating) or better; and*
- (f) the incorporation of bird boxes, bat roosts and other wildlife features on buildings.*

Reason: To ensure a comprehensive and sustainable development and to achieve good design through the development in accordance with the Environmental Impact Assessment, in accordance with policies SKC1, KC8, B1, N7, and SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 17

7.2 The submission includes a separate Environmental Sustainability Plan, which addresses each of the factors listed in the condition and, notwithstanding the listed status of the Southern Stanley Building, demonstrates that the proposed development achieves high levels of sustainability.

7.3 The report at the same time provides information:

- Relating to Conditions 45 and 48 concerning drainage infrastructure and connection of the building to the district heating/combined heat and power system respectively; and

- To show how Building E1 responds to the obligations set out in Sections Y, Z and AA of the Section 106 Agreement. These sections deal, generally, with environmental sustainability and observance of the site-wide Environmental Sustainability Strategy and Energy Assessment and, specifically, construction materials and waste, operational waste and water efficiency and sustainable drainage.

7.4 The Environmental Sustainability Plan is submitted to meet the requirements of Condition 17.

Condition 18 (Particulars to Accompany Reserved Matters Applications - Earthworks and Remediation Plan)

8.1 The condition and reason state:

“Relevant applications (or groups of related applications) for approval of Reserved Matters shall be accompanied by an Earthworks and Remediation Plan to deliver appropriate site levels and ground conditions for that part of the development and demonstrate compliance with conditions 64 and 65. All works shall be carried out in accordance with the Earthworks and Remediation Plan as approved.

Reason: To ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies SD1 and SD10 the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 18

- 8.2 The information to satisfy Condition 18 is included in the separate Earthworks and Remediation Plan (ERP), which forms part of this submission. The ERP covers achieving appropriate site levels and ground conditions, taken to include contamination matters. It also identifies net quantities of spoil needing to be removed from Development Zone E as a result of the earthworks strategy described in the ERP. The latter information feeds into the assessment in this Compliance Report in relation to Conditions 64 and 65 concerning how the implementation of the development in conjunction with other approved development will not exceed the criteria in the conditions concerning the annual amount of spoil that will be removed from the site, both in terms of volume and the numbers of lorry movements.
- 8.3 An earlier combined ERP for Development Zones B and E was submitted and approved in April 2010 as part of the Reserved Matters submissions for Buildings B2, B4 and B6, the Zone B public realm and the (now superseded) shared Zone B basement (the ‘2010 ERP’). However, the document was never submitted for approval in respect of Zone E.
- 8.4 A further ERP for Zone B which reflected new data from recent site investigation works and the revised development programme for that area, was subsequently submitted and approved in November 2011 as part of the Reserved Matters submissions for the revised Zone B Basement and Buildings B1 and B3. The earthworks and remediation works set out in that plan are now underway.
- 8.5 The submitted ERP updates the 2010 ERP in respect of earthworks and remediation within Development Zone E only. The earthworks and remediation requirements for Zone E have been considered alongside the ongoing works within Zone B in order to demonstrate a consistent, joined up approach to earthworks and remediation in this part of the site.
- 8.6 The submitted ERP establishes that:

- In relation to site levels, the existing site levels range from +17.4m AOD to +17.7m AOD. The finished ground floor levels in the new Stanley Wrap will be similar to existing levels, that is +17.55m AOD at the main entrance/lightwell, rising via a ramp to +17.65m AOD within the reception area and commercial unit. These levels correspond with those already approved for Clarence Passage; the secondary street running to the south of the building which provides access to the office and commercial unit entrances. The levels along Stanley Passage have been revised slightly as part of the current proposals, with the route now comprising three shallow ramps rather than a single ramp. Two landings will be provided along the ramp reflecting the positioning of the fire escapes and entrances on the north-east and south façade of Buildings E1 and B1 respectively. The proposed levels within the building and adjacent public realm are consistent with the finished site levels on Parameter Plan KXC 012 Rev T, having regard to the approved limits of deviation;
- With regard to ground conditions, the ERP shows that below the immediate surface level of made ground (approximately 2m thick), the site is underlain by around 15m of London Clay. This level considerably exceeds the finished floor level for the E1 basement of +13.85m AOD, and the lowest excavation levels for the lift pits (+9.8m AOD and +12.25m AOD). Accordingly, the ERP assesses that there will be negligible risk of any contamination through water seepage to the chalk aquifer at depth below the clay and other lower strata. Historic mapping and survey data show that the area was historically residential, although the site does sit in the vicinity of the former Imperial Gas Works, located approximately 50m to the north in Development Zone B. Generally, the ERP concludes that the potential for significant and widespread contamination on the site is considered to be very low, based on its historical uses, observations of ground conditions on and near to the site during recent ground investigations and the chemical data available. To augment the somewhat limited existing chemical data relating directly to the site, additional site investigation works are proposed prior to commencement of construction. Should this reveal any unexpected contamination, appropriate remediation and mitigation will be applied. The information gathered will also inform waste classification and soil reuse options. Material will be sorted and graded depending upon its characteristics and either re-used as fill within KXC if appropriate, or, if contaminated, treated and/or removed to a suitable licensed waste site. Gas monitoring near to the site leads to the conclusion that concentrations of methane and carbon dioxide are very low and, accordingly, any risk to human health is considered to be very low.

- 8.7 Having regard to these factors, it is clear from the ERP that satisfactory site levels and ground conditions would be delivered for the zone E development, as specified by Condition 18;
- 8.8 In terms of the net effect of the earthworks strategy, the ERP estimates that the E1 basement and piling works would give rise to approximately 2,257m³ of excavation. The bulk of the excavated material would be London Clay and Made Ground. This information is used later in this Compliance Report to address Conditions 64 and 65 on overall lorry movements carrying spoil from the KXC development site.
- 8.9 The ERP is provided to meet the requirements of Condition 18 and is submitted for approval.

Condition 19 (Particulars to Accompany Reserved Matters Application - Access Statement)

9.1 The condition and its reason state:

“Relevant applications for approval of Reserved Matters pursuant to this permission shall be accompanied by an access statement. Each access statement shall:

- (a) address the relevant design principles set out in the Access and Inclusivity Strategy dated September 2005;*
- (b) highlight any areas where technical or other constraints have prevented or constrained the application of these design principles; and*
- (c) include a project programme for that building or phase, to identify the key stages at which important decisions affecting inclusivity and accessibility will be made.*

Reason: To ensure a comprehensive and sustainable development and to achieve good design through the development in accordance with the Environmental Impact Assessment, in accordance with policies SD1, B1, B2, T3, KC6, KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 19

- 9.2 A separate Access Statement forms part of this submission and demonstrates compliance with the criteria contained in the condition, including how the principles set out in the site-wide Access and Inclusivity Strategy have been applied in the design of Building E1 and the associated public realm.
- 9.3 In accordance with Section V of the Section 106 agreement, the evolution of the Building E1 scheme and the preparation of the submitted Access Statement have been guided by the applicant’s designated Inclusive Design Champion, James Holmes-Siedle of All Clear Designs Ltd. The Champion body has extensive experience of the KXC development, from its inception through to the series of Reserved Matters submissions made and approved to date.
- 9.4 The Access Statement is submitted to meet the requirements of Condition 19.

Condition 20 (Particulars to Accompany Reserved Matters Applications – Illustrative Build-out Plan)

10.1 The condition and its reason state:

“Relevant applications for approval of Reserved Matters shall be accompanied by an illustrative build out plan showing:

- (a) the disposition of any buildings for which approval has been given and the take-up through those approvals of the land uses permitted by this planning permission;*
- (b) the disposition of any buildings for which approval of Reserved Matters is sought and how the approved uses are to be incorporated in these buildings;*
- (c) how the Development Zones within which buildings for which approval has been given under (a) and those for which approval has been sought under (b) above, may be built out and completed in conformity with this planning permission;*
- (d) development zones (or part thereof) for which buildings have yet to come forward for approval of Reserved Matters;*
- (e) the status of each area of Principal Public Realm, the phasing of development and its date of adoption or target date of adoption (where appropriate);*
- (f) demonstrate ongoing provision of green and brown roofs in accordance with condition 46; and*
- (g) the relationship between the buildings/development referred to in (a), (b), (c), (d) and (e) above.*

Reason: To ensure a comprehensive and sustainable development and to achieve regeneration, integration and good design in accordance the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1 and KC8, of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 20

10.2 An Illustrative Build-out Plan is presented following this section, addressing the sub-sections of the condition.

10.3 In respect of sub-section 20(a), the plan shows the buildings for which approval has already been given coloured in red. The Energy Centre within T1 has already been built and is being commissioned. Construction is complete on the University of the Arts element of the Eastern Goods Yard scheme, which opened to students and staff of the Central Saint Martins College of Art and Design in September 2011. The arcade to the Great Northern Hotel was completed in November 2009, with refurbishment works associated with the re-use of the building underway. Construction is also continuing on Buildings R5 North, T6 and J alongside enabling works and excavation for the revised Zone B basement (approved in November 2011). Reserved Matters details for Buildings B2, B4 and B6 were also approved in April 2010, while details of Buildings B1 and B3 were all approved in November 2011. Construction is anticipated to commence on the basement structure, B1, B2, B3 and B4 later in 2012 following completion of the Zone B enabling works.

- 10.4 In terms of completed projects (shown in purple), Building R4 has now reached practical completion, with the first residents already taking occupation. The relocated Gas Governor is also operational in Development Zone V. The existing facility in Zone B is due to be dismantled as part of the ongoing enabling works in that part of the site.
- 10.5 With regard to 20(b), the plan shows the building for which Reserved Matters approval is now sought (coloured green). The way in which the approved uses are to be incorporated in the building is covered in more detail by the information presented in this Compliance Report in connection with Condition 27.
- 10.6 As required by condition 20(c), the plan shows how the buildings already permitted and those subject to the current Reserved Matters Submission would be built-out in accordance with the Outline Planning Permission.
- 10.7 The buildings for which Reserved Matters are yet to come forward are shown on the plan coloured yellow, as required by 20(d).
- 10.8 In relation to clause 20(e), the only public realm works included in the current proposals are revised details for Stanley Passage, which runs between Buildings E1 and B1. These details update those originally approved as part of the Zone B Public Realm Reserved Matters submission (ref. 2010/0872/P), and related minor amendments approved in January 2012 (ref. 2011/5434/P). The Zone B public realm, namely Pancras Square, Turnhalle Square, Canal Square and the secondary streets (including Stanley Passage), would be triggered by the development of Building E1 and the other Zone B buildings.
- 10.9 In terms of other public realm areas, Reserved Matters were recently approved for Handyside Park and Wharf Road, (ref. 2012/1883/P), the latter being revised details which supersede those approved as part of the Eastern Goods Yard scheme. Completion of Handyside Park is programmed to coincide with Building J in autumn 2013. However, due to construction access requirements for Regeneration House and Pavilion G1, Wharf Road is expected to be complete towards the end of 2014.
- 10.10 Station Square and King's Boulevard in the Southern part of the site are now partially complete and open to the public. The final finishes in Station Square are expected to be in place by 2014, while King's Boulevard will be triggered by adjacent buildings on Zones A and B. Works along the north and west boundaries of plot B3, on Pancras Road and Goods Way, are also substantially complete.

Granary Square was opened to the public in June 2012, with Stable Street (formerly Transit Street) due to follow later this year. Public realm works associated with Buildings R4 and R5 North are expected to come forward alongside the completion of the buildings, including permanent finishes at the northern end of East Street and interim schemes for East Lane and York Street. A full planning application is currently under consideration by the LPA for a temporary MUGA (ref. 2012/3298/P) which will be constructed alongside these interim schemes on York Way and is intended to remain in place until completion of the permanent MUGA in Building T1. Subject to approval, it is expected that this facility could be open by late Summer 2012.

With regard to 20(f), the plan indicates the on-going provision of green/brown roofs across the site as a whole. Areas of green/brown roof and accessible planted terraces will be provided on Buildings R2, T1, B4, B6, R4, T6, R5 North, J, B1 and B3. Although Building E1 does not provide a green or brown roof, the proposals do include a roof terrace on top of the Southern Stanley Building which will incorporate some container planting and climbing plants up the new South-west flank wall. In addition, a green wall has been installed on the perimeter wall of the new Gas Governor in Development Zone V.

- 10.11 The illustrative build-out plan, together with the above points, demonstrates the relationships between the different components and phases of the development, as required by 20(g).
- 10.12 The details thus provided are submitted to meet the requirements of Condition 20.



Development zones for which buildings have yet to come forward for approval

Subject to a current Reserved Matters submission

Buildings for which approval has been given

Buildings brought forward with this submission

Completed Buildings

Illustrative Build Out Plan
July 2012

Condition 21 (Particulars to Accompany Reserved Matters Applications – Construction Timetable)

11.1 The condition and its reason state:

“Relevant applications for approval of Reserved Matters shall be accompanied by details of:

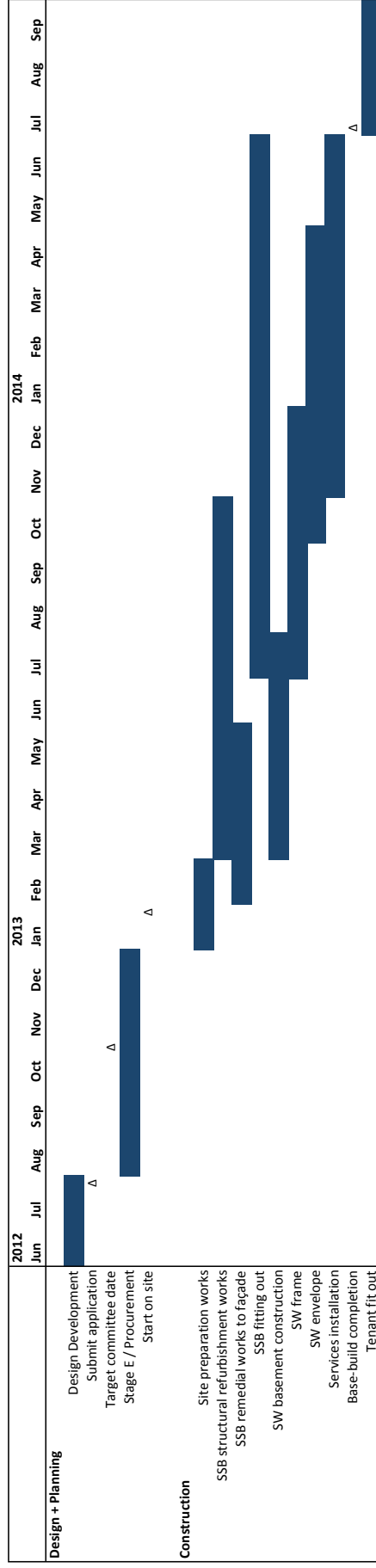
- (a) the construction timetable for those developments for which approval is sought;*
- (b) how that construction timetable relates to the overall sequence of the development and its division into a number of major phases; and*
- (c) demonstrates compliance with conditions 66 and 67.*

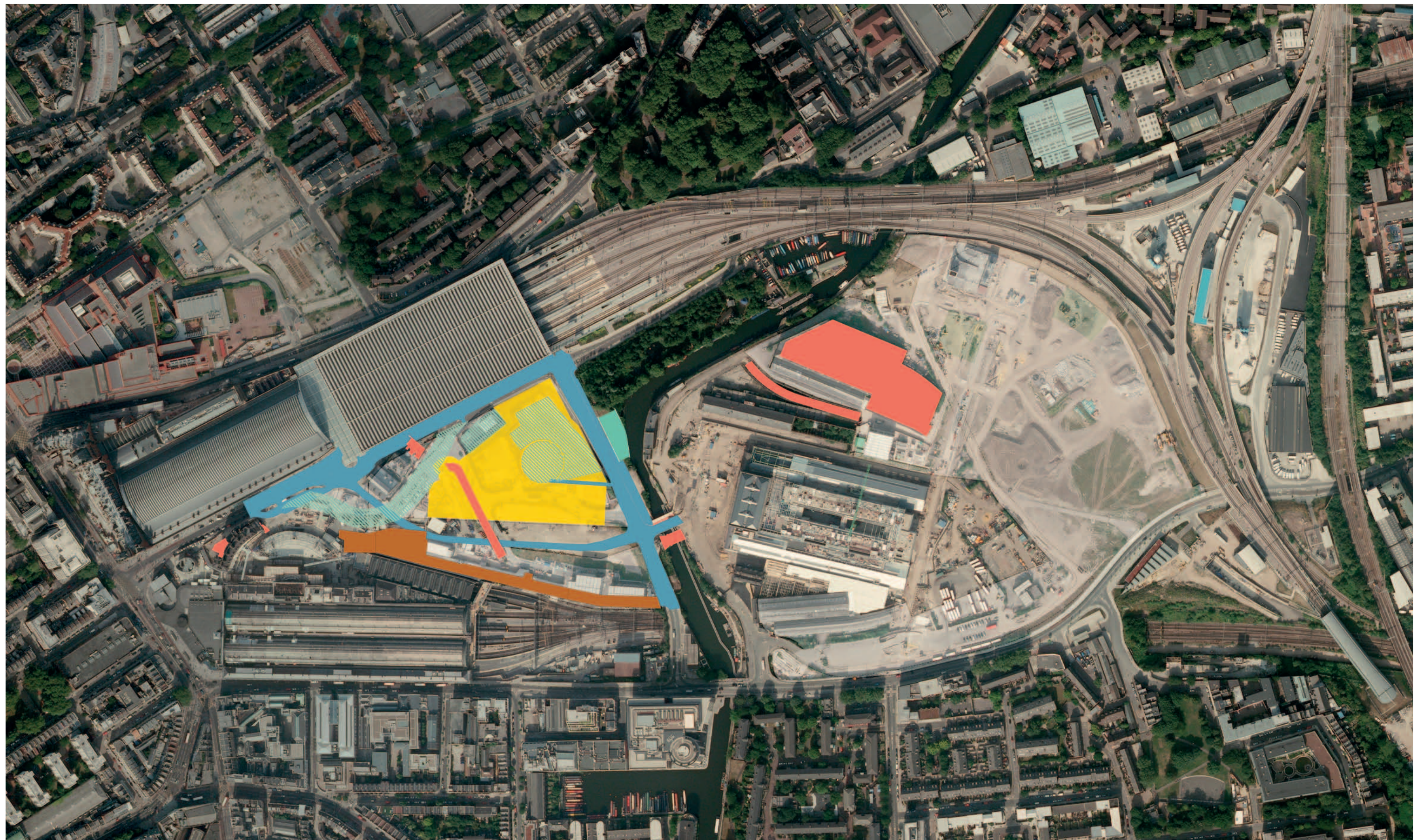
Reason: To ensure a comprehensive and sustainable development, to protect amenities and ensure safe access in accordance the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1 and KC6 of the London Borough of Camden Replacement Unitary Development Plan 2006.”


Response to Condition 21

- 11.2 The following pages present, first, a diagram showing the anticipated construction timetable for the E1 development itself and, following that, a series of 4 plans placing the current proposal within the anticipated sequence of implementation of the KXC development as a whole.
- 11.3 The phasing of the E1 development will drive the timing of the import of infrastructure and construction materials to the site. This aspect is dealt with specifically in Section 32 of this Compliance Report concerning Conditions 66 and 67.
- 11.4 These details are provided to meet the requirements of Condition 21.

Building E1 Programme

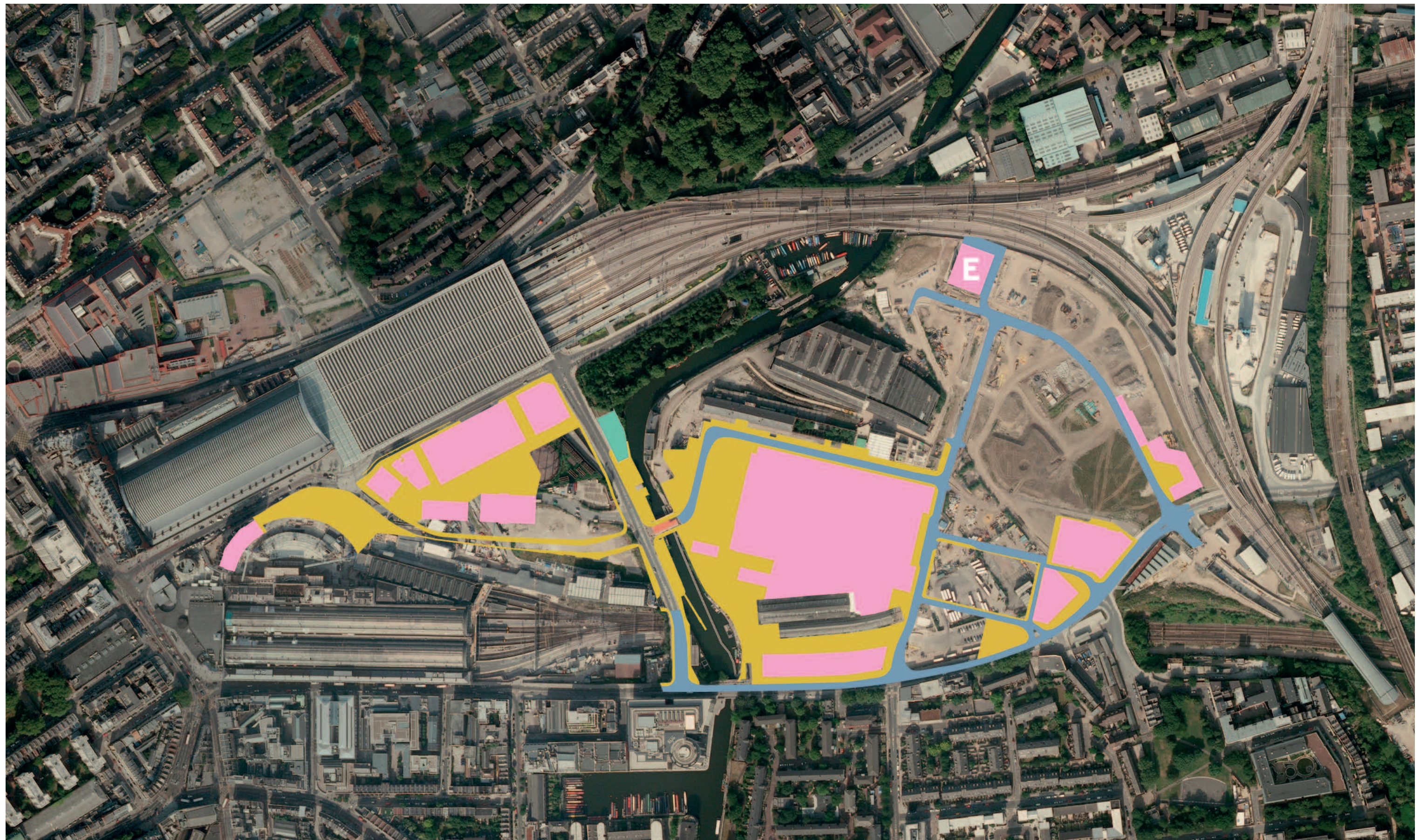




- | | | | |
|--|-------------------|---|-------------------------------------|
|  | Demolition |  | Shared Service Yard and Access Ramp |
|  | Highway Works |  | Enabling Works |
|  | Built Development |  | Relocation of features/facilities |

Enabling Works for the First and Second Major Phases (Illustrative)

July 2012



- Demolition
- Public Realm
- Highway Works
- Built Development
- Relocation of features/facilities
- E Energy Centre

The First Major Phase (Illustrative)

July 2012



- Demolition
- Public Realm
- Highway Works
- Built Development

- Relocation of features/facilities
- E Energy Centre

The Second Major Phase (Illustrative)

July 2012



Illustrative Scheme Plan (Completed Build Out)

July 2012

Condition 22 (Particulars to Accompany Reserved Matters Applications – Servicing Strategy)

12.1 The condition and its reason state:

“A servicing strategy consistent with plan KXC 017 Rev R demonstrating where servicing for any building will be located will support any relevant application for approval of Reserved Matters. The strategy shall include details of the proposed hours of servicing and the mechanisms that will be used to ensure loading and unloading takes place in accordance with the strategy as approved. No servicing of any building shall take place on any part of the highway network or public realm other than in accordance with the servicing strategy so approved.

Reason: To ensure safe, efficient and sustainable access to, and protect amenities in, the development in accordance with the Environmental Impact Assessment, in accordance with policies B1, T1, KC5, KC6 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 22

- 12.2 Submitted drawings 212/PD/202 and 203 show the arrangement of the proposed E1 basement in the context of the communal area and loading bays within the shared Zone B basement (approved in November 2011 with reference 2011/4743/P).
- 12.3 The operation and management of the service area is described in Section 1.6 of the submitted UDR. Most of the service functions for the building, including the waste/refuse and storage areas, are located within the E1 basement, which sits below the Stanley Wrap. In order to achieve consistency between the public realm site levels and the finished floor levels in the new and existing buildings, the basement slab for E1 is set at a higher level than the approved Zone B basement. As a result, the two basements are connected via a platform lift. A further lift within the ‘Northern Core’ connects the E1 basement to the rest of the building. All deliveries and refuse collection will be made via the Zone B basement, with vehicles accessing the basement from the manned entrance/exit ramp off Pancras Road at the northern end of Building B1 and following the service road to the loading bay adjacent to the E1 basement area.
- 12.4 Arrangements will be made with primary service and delivery providers to ensure a managed strategy for deliveries as far as possible, within the hours of operation. All vehicles will be subject to a security check at the barrier located at the top the entrance/exit ramp.
- 12.5 It is anticipated that deliveries by articulated lorries will be rare, for example for major refits, and therefore they can be scheduled to arrive during the evening or weekend when the service areas are not busy.
- 12.6 The details thus provided meet the requirements of Condition 22 and are submitted for approval.

Condition 23 (Particulars to Accompany Reserved Matters Applications - Highways Plan)

13.1 The condition and its reason state:

“Relevant applications (or groups of related applications) for approval of Reserved Matters shall be accompanied by a Highways Plan. The Highways Plan shall show any works that are required to the existing adopted highways of York Way, Goods Way and/or Pancras Road, to achieve appropriate means of access to those buildings for which approval is sought. Development shall not commence on those buildings until a detailed scheme for the highway works required has been approved by the local planning authority and the buildings shall not be first occupied until the level of works specified by the local planning authority as being required prior to occupation have been completed and provision has been made for the completion of the remaining works.

Reason: To ensure safe, efficient and sustainable access and to protect amenities and to ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies B1, T1, T2, T5, T12, T13, SKC1, KC5 and KC6 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 23

13.2 This submission provides details only of Building E1, its basement and the secondary street between E1/B1. As such, the proposals do not themselves give rise to any works to an existing adopted highway to achieve access to the building.

13.3 As explained in Section 12 of this report, vehicles will service the building via the Zone B basement, using the access ramp set within the B1 façade on Pancras Road. The interaction of this ramp with the existing highway on Pancras Road has already been approved as part of the Zone B basement submission (ref. 2011/4743/P). As the proposed E1 basement service area is compatible with that scheme, no further highways plans are submitted.

Condition 27 (Details Required by Condition – Floorplans etc)

14.1 The condition and its reason state:

“Details and particulars including floorspace figures, floorplans and layouts of the uses, and the vehicle and other servicing and access, including provision for any coach access and parking to be accommodated in built and refurbished accommodation, shall be submitted to and approved in writing by the local planning authority before any of those uses commences and the uses will commence only in accordance with the details so approved.”

Reason: To ensure a comprehensive and sustainable development, to ensure safe and efficient access, to achieve good design and protect amenities and to ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies SKC2, SKC3, KC1, KC2, KC3, KC6 and T15 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 27

- 14.2 The layout plans (212/PD/202 to 211) within the submitted Architectural Drawings Package provide the floorplan, layout and access details required by the condition. Table 14.1 at the end of this section summarises the floorspace figures floor by floor in both the converted Southern Stanley Building and the new Stanley Wrap. References to the different floor levels across both buildings reflect those on the submitted drawings.
- 14.3 Overall, the building provides a total floorspace of 4,015m² GEA. In accordance with Table 1 and Annex B of the Outline Planning Permission and Revised Development Specification 2005, this figure excludes the proposed basement below the Stanley Wrap and other infrastructure and utility elements. Basement floorspace is considered separately pursuant to Conditions 37 and 38, addressed in Sections 22 and 23 of this report respectively.
- 14.4 In terms of individual uses, the total office (B1) floorspace is 3,798m² GEA (of which 890m² is within the retained building). A further 217m² is provided in relation to the commercial unit as A1-A5 use.
- 14.5 The details submitted are to meet the requirements of condition 27 and are for approval.

Floor		Office Use (B1)	Other Uses (A1-A5)	Total
Southern Stanley Building	Stanley Wrap			
Ground	Ground	521	217	738
1	-	212	-	212
2	1	686	-	686
3	2	686	-	686
4	3	686	-	686
Roof	4	504	-	504
-	5	503	-	503
Total		3,798	217	4,015

Table 14.1 Building E1 floorspace figures by floor (GEA in m²)

Condition 28 (Details Required by Condition – Refuse Storage and Collection)

15.1 The condition and its reason state:

“Details of arrangements for storage and collection of refuse, for the development hereby approved, including location, design, screening, operation and the provision of facilities for the storage of recyclable materials shall be submitted to and approved in writing by the LPA as part of the relevant applications for approval of Reserved Matters for each phase of the Development and the development shall be carried out only in accordance with the details so approved and shall be retained thereafter.

Reason: To ensure good design, to safeguard the amenity of the area and ensure that the development is sustainable and has adequate facilities, in accordance with the Environmental Impact Assessment, in accordance with policies SD6 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 28

- 15.2** Details of the proposed refuse, storage and collection arrangements, including segregation of recyclables, are shown on basement plans 212/PD/202 and 203 within the submitted Architectural Drawing Package. The arrangements are further described in Section 1.6 of the UDR and summarised in Section 12 of this Compliance Report.
- 15.3** These details are submitted to meet the requirements of Condition 28 and are for approval.

Condition 31 (Development To Be Carried Out In Accordance With Permission – Parameter Plans and Development Specification)

16.1 The condition and its reason state:

“The development shall be carried out in accordance with the Revised Parameter Plans and as described in the specified paragraphs of the Revised Development Specification dated September 2005 comprising:

- (a) the Principal Public Realm Areas shown on drawing KXC004 Rev S together with paras 4.9, 4.13 (insofar as it relates to public realm), 4.14, 4.17 and 4.19;*
- (b) the boundaries of Development Zones shown on drawing KXC005 Rev T together with paras 4.20, 4.21, 4.23 - 4.26, and with Table 2 to the extent that it provides a summary and indicative description of the proposals in each development zone only;*
- (c) the Regent's Canal works shown on drawing KXC006 Rev Q together with paras 4.27 - 4.29;*
- (d) the Principal Access and Circulation Routes shown on drawing KXC007 Rev S together with paras 4.30 - 4.47 and with Annex C to the extent that it provides a summary and indicative specification for the routes only;*
- (e) the Upper Floor Land Uses Along Street Elevations shown on drawing KXC008 Rev R together with paras 4.48 - 4.54 to the extent that these describe the overall distribution of land uses only;*
- (f) the Ground Floor Land Uses Along Street Frontages shown on drawing KXC009 Rev P together with paras 4.49 - 4.54 to the extent that these describe the overall distribution of land uses only;*
- (g) the Proposed Finished Site Levels shown on drawing KXC012 Rev T together with paras 4.62 - 4.67;*
- (h) the Development Massing shown on drawing KXC013 Rev L together with paras 4.68 - 4.72 and Table 3;*
- (i) the Maximum Building Heights shown on drawing KXC014 Rev W together with paras 4.73 - 4.75;*
- (j) the Strategic View Corridor Constraints shown on drawing KXC015 Rev S together with paras 4.79 - 4.81;*
- (k) the Basement Zones shown on drawing KXC016 Rev 0 together with paras 3.40 - 3.41 and 4.82 - 4.86;*
- (l) the Servicing arrangements shown on drawing KXC017 Rev R, together with para 4.87;*
- (m) the Utilities Strategy shown on drawing KXC018 Rev M, together with paras 4.88 and 4.90 - 4.98;*
- (n) the Gas Holder Triplet Development shown on drawing KXC020 Rev E together with paras 4.104 and 4.105 to the extent that they show indicative proposals only for the works and land uses; and*

(o) the Priority Zones for Green/Brown Roofs and Wind Turbines shown on drawing KXC021 Rev A, together with paras 3.43, 3.44, 4.106 and 4.107”.

except that in relation to (i) above the building heights within Plot S2 identified on drawing KXC005 Rev T shall be at least 6.5m below the maximum heights shown in Parameter Plan KXC014 rev W across at least 80% of the plot, unless otherwise approved in writing by the local planning authority.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed as above might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design and to accord with the assessment and conclusions of the Environmental Impact Assessment in accordance with policies SI, S2, S3, SKC1, SKC2, SKC3, SKC4 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 31

16.2 It should be noted that the parameter plans referred to in the following sub-paragraphs of Condition 31 do not apply to the proposed development and, therefore, are not addressed in this section:

- (a) Principal Public Realm Areas;
- (c) Regent’s Canal;(n) Gas Holders; and
- (o) Priority zones for green/brown roofs and wind turbines.

16.3 The responses to the other relevant sub-paragraphs are dealt with in the paragraphs below.

(b) Boundaries of Development Zones and types of development in each (Parameter Plan KXC 005 Rev T)

16.4 In relation to sub-paragraph (b) of the condition, the boundaries of Building E1 conform to Development Zone E as defined on the parameter plan.

16.5 Since the proposed development will comprise uses in classes B1 and A1-A5, it reflects the Summary Description for Zone E set out in Table 2 of the Revised Development Specification. The same table also makes reference to ‘D1 uses (for example a health walk-in centre)’. As noted in Section 1, an earlier iteration of the scheme made provision for a Primary Health Care Walk-in Centre alongside offices and a commercial unit. Two Lease Offers were made to the PCT in 2009 and 2010 pursuant to the S106 Agreement but neither were accepted within the stated period. Consequently, a decision was made in 2011 to move forward with an alternative scheme for E1 which omitted the Walk-in Centre, as reflected in the current submission.

(d) Principal Access and Circulation Routes (Parameter Plan KXC 007 Rev S)

16.6 Details for the route between E1 and B1 (Stanley Passage) were previously approved in April 2010 as part of the Zone B public realm submission (ref. 2010/0872/P) and later amended in January 2012 by a minor amendments submission for Pancras Square and selected secondary streets (ref. 2011/5434/P). However, these details preceded the detailed design of Building E1 and therefore did not take account of the internal floor levels or positioning of entrances/fire escapes and other ground floor uses. As such, revised landscaping details for this street are now submitted for approval alongside Building E1 in accordance with the limits of deviation shown on Parameter Plan KXC 007 and consistent with the approved schemes for neighbouring public realm areas, in particular Pancras Square and Pancras Road. Further details are provided on the landscape masterplan TOWN279.8(08)5201.

(e) and (f) Upper and Ground Floor Land Uses (Parameter Plans KXC 008 Rev R and KXC 009 Rev P)

- 16.7 The upper floor levels of both the Southern Stanley Building and Stanley Wrap will accommodate office (B1) uses. As the upper floor uses specified on the plan are 'predominantly business and employment (B1)', the proposed uses comply with the requirements of Parameter Plan KXC 008 and therefore also Condition 31 (e).
- 16.8 Parameter Plan KXC 009 provides for 'predominantly shops food and drink/community and leisure uses' at the eastern end of the new building, and any permitted use specified in Annex B of the Development Specification for the remainder of the building. The combination of a commercial unit on the eastern side of the Stanley Wrap, and offices across the remaining ground floor area is consistent with the parameter plan and therefore the requirements of sub-paragraph (f) of the condition is met.

(g) Finished Site Levels (Parameter Plan KXC 012 Rev T)

- 16.9 As shown on the submitted ground floor plan (212/PD/204) and the site levels and drainage plan for Stanley Passage (TOWN279-8(08)5202), and explained in the ERP, the proposals for Building E1 and the associated public realm are consistent with the finished site levels indicated on the relevant parameter plan read in conjunction with the limits of deviation.

(h) Development Massing (Parameter Plan KXC 013 Rev L)

- 16.10 The massing criterion, specifying the maximum percentage of the total floorspace applied for within each development zone that may be constructed 31m or more above finished ground floor level, is set at 0% for Zone E. As confirmed by the footnote on page 34 of the Revised Development Specification, the term 'finished ground floor level' in this context is taken to mean the level measured at the main entrance of the building, in this case +17.55m AOD. As the maximum height of the new building is +42.5m AOD (i.e. only 24.95m above the finished ground level), none of the proposed floorspace will be constructed above the 31m referred to in the parameter plan. Accordingly, part (h) of the condition is complied with.

(i) Maximum Building Height (Parameter Plan KXC 014 Rev W)

- 16.11 As indicated above, the maximum proposed building height for E1 is +42.5m AOD, as measured to the top rail and brick coping. This is the same as the maximum height specified in the parameter plan for Development Zone E. Accordingly, the proposals comply with part (i) of condition 31.

(j) Strategic View Corridors (Parameter Plan KXC015 Rev S)

- 16.12 Development Zone E sits just outside the Strategic View Corridor shown on the parameter plan. However, at +42.5m AOD, the proposed building would be well below the constraint height of +70.4m AOD at the nearest point in the corridor.
- 16.13 It should be noted that the parameter plan shows the viewing corridor as defined in RPG3a which has since been replaced by the London View Management Framework SPG published in July 2010.

(k) and (l) Basement Zones (Parameter Plan KXC 016 Rev O) and Servicing Arrangements (Parameter Plan KXC 017 Rev R)

- 16.14 The parameter plan referred to in (k) confirms the acceptability of providing a basement to E1 within the footprint of the new extension (i.e. the Stanley Wrap). In accordance with the same plan, no basement is proposed beneath the Grade II listed Southern Stanley Building.

- 16.15 As noted in Section 12, servicing is to be undertaken via the proposed E1 and Zone B basements, using the entrance/exit ramp off Pancras Road for access. In line with Parameter Plan KXC017, no servicing frontages are provided on Building E1.
- 16.16 The proposals are, therefore, consistent with both part (k) and (l) of Condition 31.

(m) Utilities (Parameter Plan KXC 018 Rev M)

- 16.17 A utilities plan (drawing no. XXXX) is submitted as part of the Landscape Drawing Package. This shows the routing of utilities around and to/from and around Building E1 in accordance with Parameter Plan KXC 018.

Summary

- 16.18 The submitted drawings set and reports, together with the explanation above, demonstrate that the proposed development will be carried out in accordance with the relevant approved Parameter Plans and the Revised Development Specification, as required by Condition 31.

Condition 32 (Development To Be Carried Out In Accordance With Permission – Retained Buildings and Structures)

17.1 The condition and its reason state:

“The following works of alteration to existing buildings and structures, to facilitate their refurbishment and re-use, shall only be carried out in accordance with the detailed descriptions contained in the identified sections of the Development Specification and as follows:

- (a);*
- (b) The "works to facilitate future uses" and "refurbishment parameters" set out in Part 9 of the Revised Development Specification Annex E (Specification of Works to Retained Historic Buildings and Structures, Southern Stanley Building) dated September 2005, unless otherwise approved in writing by the local planning authority; and*
- (c) no works other than the permitted demolition shall take place until:*
 - i. details and full particulars including proposals for the refurbishment, design and external appearance of the building(s) and their proposed uses, and supported by a Conservation Plan have been submitted to and approved in writing by the local planning authority, and*
 - ii. any relevant Listed Building or Conservation Area Consents have been granted.*

Reason: To ensure a comprehensive and sustainable development, to ensure good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of Conservation Areas, and to ensure the details accord with the assessment in the Environmental Impact Assessment, in accordance with policies S7, SKC1, SKC4, B1, B7, B6, and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006."

Response to Condition 32

- 17.2 As part of the KXC outline planning application submitted in April 2004, "works to facilitate future uses" and "refurbishment parameters" were set out for each building to be retained in Annex E of the Development Specification and the Initial Conservation Plan.
- 17.3 In September 2005, a number of amendments to the scheme were submitted, including the embedment of the Southern Stanley Building within a new development in Zone E which would wrap around the retained building. Consequently, Part 9 of Annex E of the Development Specification and the Initial Conservation Plan were updated to reflect the amendments and a Revised Initial Conservation Plan and Revised Annex E were submitted, referenced in part (b) of the condition. As a result of the revised documents, part (a) of the condition is not relevant to this building.
- 17.4 The submitted UDR and Full Conservation Plan set out the full scope of works proposed for the Southern Stanley Building and identify how the detailed proposals that are now being brought forward comply with the refurbishment principles and parameters set out in the Revised Annex E and Revised Initial Conservation Plan documents.

- 17.5 With regard to sub-clause (c) of the condition, full details of the refurbishment, design, external appearance and proposed use of the Southern Stanley Building are included in the submitted Architectural Drawing Package, and are further explained in the UDR and Full Conservation Plan. The latter also sets out objectives relating to the ongoing management and maintenance of the building following completion.
- 17.6 This submission is also accompanied by a separate Listed Building Consent application for refurbishment works and alterations to the Southern Stanley Building to facilitate its future use for offices and to embed it within the Stanley Wrap. As well as setting out the full scope of works, the Supporting Statement submitted with that application justifies the proposed works against the Revised Annex E and Revised Initial Conservation Plan documents, and national and local policy.
- 17.7 Accordingly, the design of the proposals is considered to accord with the requirements of Condition 32 and the relevant supporting information to demonstrate compliance is included with the submissions for approval.

Condition 33 (Development To Be Carried Out In Accordance With Permission – Floorspace Permitted Site-wide)

18.1 The condition and its reason state:

“The total floorspace constructed and used pursuant to this Outline Planning Permission shall not exceed 713,090 sq m gross external area, provided that this total floorspace excludes:

- (a) basements to be constructed in accordance with condition 31(k) other than the public bicycle interchange/storage facilities and public health and fitness facilities in Development Zone B partly within basement space specified in Table 1 and Annex B attached;*
- (b) infrastructure and utilities forming part of and supporting the development including the substations, transformers, waste storage and ancillary recycling facilities;*
- (c) rooftop plant;*
- (d) the district gas governor; and*
- (e) car parking other than the multi storey car park.*

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 33

- 18.2 The proposed floorspace in Building E1 (excluding basement and other infrastructure and utility elements) is 4,015m², as set out in Table 14.1 of this Compliance Report in connection with Condition 27.
- 18.3 The total amount of floorspace approved so far across the KXC development, together with that proposed for Building E1, is summarised in Table 18.1 following this section and amounts to 308,633m². The site-wide figure of 713,090m² prescribed by Condition 33 would therefore not be exceeded.
- 18.4 The details submitted enable the LPA to monitor the position with regard to site-wide floorspace and do not require approval.

Site	Floorspace (m ² GEA)
Eastern Goods Yard (as amended)	55,370
Building R2	48,522
Building T1	29,045
Building R4	11,761
Building T6	16,292
Building J	16,265
Building R5 North (as amended)	14,214
Sub-total North of Canal	191,469
Building B2 (as amended)	7,176
Building B4 (as amended)	17,071
Building B6	20,853
Building B3	20,404
Building B1	43,097
Great Northern Hotel (as amended)	4,548
<i>Building E1</i>	<i>4,015</i>
Sub-total South of Canal	117,164
Total floorspace submitted/approved to date	308,633

Table 18.1: Site-wide cumulative floorspace total (GEA in m²)

Notes: Condition 33 maximum site-wide 713,090^{m2}
Area South of Regent's Canal (condition 34) 244,250^{m2}

- 1 See Table 5.1 for notes on minor amendments to floorspace of the Eastern Goods Yard, R5 North, B2, B4 and the Great Northern Hotel.

Condition 34 (Development To Be Carried Out In Accordance With Permission – Floorspace Permitted South of Regent's Canal)

19.1 The condition and its reason state:

“The maximum floorspace of buildings constructed and refurbished in accordance with condition 33 within the Development north of Regent's Canal shall not exceed 468,480 sqm gross external area and south of Regent's Canal shall not exceed 244,250 sqm gross external area.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of Conservation Areas and protect Strategic Views and accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies and policies S1, S2, S3, SKC1, SKC2, SKC3 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 34

- 19.2 In the same way as the submission demonstrates compliance with Condition 33 concerning overall floorspace in the KXC development, the total cumulative figure to date for the area to the south of the Regent's Canal of 117,164^{m²} (including Building E1), also shows that the limit for that area of 244,250^{m²} will not be exceeded.
- 19.3 This information is provided to assist in the monitoring of floorspace coming forward across the KXC development. Again, no specific approval of the details is required.

Condition 35 (Development To Be Carried Out In Accordance With Permission – Uses Permitted)

20.1 The condition and its reason state:

“Permission is hereby granted for the following uses as set out in the description of development to take place within buildings constructed and refurbished within the Development:

- (a) Business and employment uses within Class B1;*
- (b) Residential uses within Class C3 and student accommodation and a residential home within Class C2;*
- (c) Hotel use within Class C1 and serviced apartments (sui generis outside of Class C3);*
- (d) Shopping, food and drink uses within Classes A1, A2, A3, A4 and A5;*
- (e) Uses within Class D1;*
- (f) Cinema use(s);*
- (g) Uses within Class D2, and nightclub uses and casino use;*
- (h) A multi storey car park;*
- (i) Other miscellaneous uses, including public bicycle interchange/storage facilities, substations, transformers, waste storage and recycling facilities and the gas governor.*

and the floorspace constructed and used pursuant to the planning permission shall not, unless otherwise agreed in writing by the local planning authority, exceed in the case of any use or group of uses within each of the areas north and south of Regent’s Canal the individual maximum floorspace figures as set out in Table 1 attached, that Table being read together with the notes 4 to 13 inclusive.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1 SKC2, SKC3, KC2 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 35

- 20.2 Table 20.1 following this section shows that the proposed floorspace for the uses within Building E1, together with those approved for other areas south of the Regent’s Canal, would not exceed the maximum figures for the relevant land uses applying within that area, as set out in Table 1 to the Outline Planning Permission.
- 20.3 These details enable the LPA to monitor the position regarding the maximum floorspace permitted for each of the relevant uses and do not require approval.

	Maximum Approved / Proposed Floorspace for Each Permitted Use						
Building	B1	Resi	C1	A1-A5	D1	D2	Other
Building B2 (as amended)	5,774	0	0	287	0	0	68
Building B4 (as amended)	13,613	0	0	1,127	0	0	0
Building B6	17,559	0	0	1,333	0	0	0
Building B1	41,035	0	0	1,000	0	0	1,062
Building B3	17,248	0	0	0	2,066	2,772	0
Great Northern Hotel (as amended)	0	0	4,515	33	0	0	0
<i>Building E1</i>	<i>3,798</i>	<i>0</i>	<i>0</i>	<i>217</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total	99,027	0	4,515	3,997	2,066	2,772	1,130
Maximum for area south of Regent's Canal (Table 1 outline planning permission)	221,510	2,200	32,625	15,060	3,950	4,455	1,375

Table 20.1: Floorspace south of the Regent's Canal by land use (GEA in m²)

Notes:

- 1 Totals may differ from Table 14.1 due to the inclusion of alternative permitted uses in more than one land use category.
- 2 'Other' refers to access to LUL facilities and public cycle interchange/storage facilities.
- 3 Floorspace figures in Table 1 to the Outline Planning Permission exclude new basement floorspace, with the exception of D2 uses within Zone B which would be partly within new basement floorspace (e.g. the B3 leisure centre)
- 4 See Table 5.1 for notes on minor amendments to floorspace of Buildings B2 and B4, and the Great Northern Hotel.

Condition 36 (Development To Be Carried Out In Accordance With Permission – Floorspace and Development Zones)

21.1 The condition and its reason state:

“Unless otherwise agreed in writing by the local planning authority, the new and refurbished floorspace constructed as part of the development hereby permitted, within the maxima set out in condition 35, will be distributed between the Development Zones in accordance with the maximum floorspace allocations in Annex B attached subject to Annex B (north and south of the canal) being read together with the notes excluding notes 4 and 5 and Annex B (north of the Canal) being read together with the notes excluding note 15.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3, KC2 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 36

- 21.2 Annex B to the Outline Planning Permission refers to the maximum amount of floorspace that may be developed for specified uses within each Development Zone. In this case, the maximum floorspace for Zone E is combined with Zone D (i.e. the German Gymnasium).
- 21.3 Table 21.1 below demonstrates that the proposed floorspace in Building E1 does not result in the maximum figures for the relevant land uses applying within Zones D and E being exceeded.

Location	Maximum Proposed Floorspace for Each Permitted Use			
	B1	A1-A5	D1	D2
<i>Building E1</i>	3,798	217	0	0
Totals for Zones D/E as set out in Annex B to the Outline Planning Permission	4,050	1,150	2,450	705

Table 21.1: Floorspace in Building E1 relative to the maximum Zone D/E totals (GEA in m²)

Condition 37 (Development To Be Carried Out In Accordance With Permission – Basement Floorspace)

22.1 The condition and its reason state:

“The basement floorspace to be constructed in accordance with this permission, and specifically with conditions 33 and 35 shall be constructed in accordance with condition 31 (k) above and shall not exceed 83,500 square metres gross external area in total comprising up to 32,000 square metres gross external area to the south of the Regent's Canal and up to 51,500 square metres gross external area to the north of the Regent's Canal).

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3, KC2 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 37

- 22.2 Table 22.1 below shows the new E1 basement floorspace proposed beneath the Stanley Wrap (515m²), together with other basement floorspace approved across the KXC development.
- 22.3 As well as the new basement within the footprint of the building, the proposals also include revised details for a small area of the Zone B basement, approved in November 2012. The proposed changes relate primarily to the provision of a cycle store in an unused area of the basement, and therefore does not give rise to any changes to the approved floorspace. Consequently, save for the lift/stairs which sit within the footprint of Building E1, the lower basement is excluded from the E1 basement floorspace to avoid any double counting.
- 22.4 The cumulative site-wide total is 29,102m², compared to the permitted floorspace of 83,500m². The current total for the area to the south of the Regent's Canal of 20,508m² also falls well below the 32,000m² permitted for the same area under Condition 37.
- 22.5 This information enables the LPA to monitor the position with regard to basement floorspace and does not require approval.

Development area	Basement Floorspace (m²)
Eastern Goods Yard	2,444
Building R2	3,883
Building J	2,267
Sub-total north of the Regent's Canal	8,594
Shared Service Yard	1,907
Great Northern Hotel	1,259
Building B3	1,342
Building B1	7,150
Zone B Basement	8,335
<i>Building E1</i>	<i>515</i>
Sub-total south of the Regent's Canal	20,508
Overall total for the KXC development	29,102

Table 22.1: KXC basement floorspace totals (GEA in m2)

Note:

- 1 In accordance with paragraph 4.85 of the Revised Development Specification, the floorspace of the Shared Service Yard and the proposed Zone B basement exclude access ramps and vehicular service roads.

Condition 38 - (Development To Be Carried Out In Accordance With Permission – Permitted Basement Uses)

23.1 The condition and its reason states:

“Details of this basement floorspace including layout, design, access, the provision of plant and ventilation, shall be included in the relevant application for approval of Reserved Matters. The basement space so permitted shall only be used for purposes ancillary to the primary purposes permitted for the relevant buildings including the storage of plant equipment, building services, plant and equipment, other ancillary storage, servicing and parking.

Reason: To ensure a comprehensive and sustainable development, to ensure safe and efficient access, to achieve good design and protect amenities in accordance with the Environmental Impact Assessment, in accordance with policies SKC2, SKC3, KC1, KC2, KC3, KC6 and T15 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 38

- 23.2 Drawings 212/PD/202 and 203 within the submitted set, together with the information in the Urban Design Report, provide details of the physical layout, design, access, plant and ventilation within the proposed basement and lower basement area, as required by Condition 38. The plans include notations showing the intended uses at basement level.
- 23.3 As noted in Section 22, the proposals for the lower basement area predominantly comprise the incorporation of a cycle storage area to the Zone B basement, as well as a connecting platform lift and staircase which sit within the E1 footprint. The proposals do not have any impact on the approved layout of the adjacent loading bays and car parking spaces, which sit outside of the submission boundary, or the approved floorspace for the Zone B basement.
- 23.4 The wording of the condition quoted above confirms that the appropriate uses are for purposes ancillary to the primary purposes permitted for the buildings above, in this case principally B1 offices with some retail/food and drink. The uses proposed for the basement include storage, plant and communications areas, refuse storage, staff shower/toilet/changing facilities and circulation. Cycle and car parking are provided as part of the Zone B basement. The proposed uses are therefore consistent with the types of uses identified in Condition 38.
- 23.5 These details are to meet the requirements of Condition 38 and are submitted for approval.

Condition 45 - (Development To Be Carried Out In Accordance With Permission – Drainage Infrastructure)

24.1 The condition and its reason states:

“The new drainage infrastructure within the site shall be designed to achieve a combined (storm and foul) peak discharge to the existing combined sewers of 2,292 l/s or less.

Reason: To protect future occupiers of the development, services and utilities, and prevent the pollution of the water environment, in accordance with policy SD9 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 45

- 24.2 The information to show compliance with Condition 45 is included within the Environmental Sustainability Plan submitted for Condition 17. This shows that through a co-ordinated approach with the other design teams responsible for the surrounding infrastructure and public realm, the proposals for Building E1 are compatible with the site-wide drainage strategy. By means of this strategy, each of the drainage sub-catchments, buildings and public realm areas are attenuated and the surface water and foul flows into the sewer network restricted, such that the maximum discharge specified in Condition 45 is not exceeded.

Condition 48 (Development To Be Carried Out In Accordance With Planning Permission – Combined Heat and Power)

25.1 The condition and its reason state:

“All new buildings within development zones A, B, J, K, L, N, P, Q, R, S and T shall incorporate the necessary pipework to connect to district heating/combined heat and power systems.

Reason: to ensure a comprehensive and sustainable development and to satisfactorily provide for an efficient energy supply in accordance with the Environmental Impact Assessment, in accordance with Policies KC8 and SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 48

25.2 The condition does not require connection of buildings within Development Zone E to the district heating/combined heat and power systems serving KXC. Nonetheless, as explained in the submitted Environmental Sustainability Plan, it is proposed that the Stanley Wrap will be connected to the KXC district energy system to meet its space heating and domestic hot water demands.

25.3 Within the Southern Stanley Building, the impact of the installation of the building services has been minimised wherever possible in response to the building's listed status and the desire to limit interventions to its historic fabric. A combined VRF and Air Source Heat Pump system will therefore be used to provide heating (and cooling) for the Southern Stanley Building. This system, which requires only a single wall mounted fan coil unit in each space, is considered to be the most sympathetic to the listed structure by minimising disturbance to the building fabric and is the most efficient approach in terms of space requirements.

Condition 49 (Development To Be Carried Out In Accordance With Planning Permission – Car Parking Standards)

26.1 The condition and its reason state:

“Unless otherwise agreed in writing by the local planning authority, the development shall be constructed in accordance with the following:

- (a) maximum car parking/storage standards:*
 - (i) Residential: 800 spaces for 1,700 residential units at an average ratio of 0.47 per unit across all unit types and tenures;*
 - (ii) Student Housing: 25 spaces for 650 units at an average ratio of 1.26 units;*
 - (iii) Hotel/serviced apartments: No parking provision south of canal other than parking for people with disabilities (to be agreed in writing by the local planning authority at the Reserved Matter stage). Hotel resident parking at 1 space per 750 sqm north of canal;*
 - (iv) Class D1/D2 uses;*
1 space per 1,500 sqm gross floor area south of canal
1 space per 1,000 sqm gross floor area north of canal
Additional provision may be permitted if justified for health care purposes or to meet the needs of staff working anti-social hours;
 - (v) Class B1 uses;*
Staff/operational parking at 1 space per 1,500 sqm gross floor area south of canal
Staff/operational parking at 1 space per 1,250 sqm gross floor area north of canal;
 - (vi) Classes A1 to A5 inclusive uses;*
1 space per 1,500 sqm gross floor area south of canal
1 space per 1,000 sqm gross floor area north of canal;
- (b) these standards shall apply to the overall development including parking provided along new streets within the built development; within the multi- storey car park in Development Zone T and within the basements and any undercrofts of buildings;*
- (c) 5% of the spaces provided within these standards shall be for people with disabilities. Any additional parking required by the local planning authority for people with disabilities may be provided in addition to the above standards; and*
- (d) the standards exclude provision for city car club spaces (such spaces may be provided in addition to the above) and the provision of service bays to be approved as part of Reserved Matters for the development.*

Reason: To ensure a comprehensive and sustainable development and to ensure that the development complies with the Environmental Impact Assessment, in accordance with policies KC6, KC7, TI, T7, T9, TI0 and Appendix 6 (parking standards) in the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 49

- 26.2 Building E1 will have the benefit of one accessible parking space, this level of provision being well within the maximum standards set out in Condition 49 (a) and (c).
- 26.3 The position of the parking space has already been approved as part of the Reserved Matters submission for the Zone B basement and sits just outside the E1 submission boundary, as shown on submitted drawing 212/PD/202. It is intended that the space will be used by occupiers of the building and authorised visitors. No other car parking for the building is proposed.
- 26.4 Further details on car parking provision is provided in Section 1.5 of the submitted Urban Design Report.
- 26.5 The details submitted here and in the Urban Design Report meet the requirements of this condition.

Condition 51 (Development To Be Carried Out In Accordance With Planning Permission – Cycle Parking)

27.1 The condition and its reason state:

“Unless otherwise agreed in writing by the local planning authority, the development shall be constructed in accordance with the cycle parking/storage standards as set out in Appendix 6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Reason: To ensure a comprehensive and sustainable development and in order to provide satisfactory provision for cyclists in the development in accordance with the Environmental Impact Assessment, in accordance with policies KC6, T3 and Appendix 6 (parking standards) in the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 51

- 27.2 Secure cycle parking for staff is located at the lower basement level, as indicated on drawing 212/PD/202. Shower, locker and changing facilities are located within the E1 basement, as shown on drawing 212/PD/203, accessed via the lift/staircase which links the two basement areas, directly adjacent to the cycle store.
- 27.3 The basement cycle store allows for a total of 15 Josta Parker two-tier racks, equating to 30 spaces. When considered against the total floorspace for Building E1, the proposed number of spaces significantly exceeds the 16 spaces required for staff based on the Unitary Development Plan (‘UDP’) standards referred to in the condition (i.e. 1 space per 250m² over a threshold of 500m² for both B1 and A1-A5 uses).
- 27.4 Externally, the revised scheme for Stanley Passage incorporates 3 Sheffield Stands (i.e. 6 spaces) in addition to the 70 visitor spaces already approved within the public realm for the Zone B buildings. This number exceeds the minimum visitor requirement of 1 space, based on the UDP standards and the proposed B1/A1-A5 floorspace. A plan showing the notional allocation of visitor spaces across Zones B and E is provided after this section for information.
- 27.5 These details meet the requirements of Condition 51.



Condition 55 (Archaeology - Programme of Building Recording and Analysis)

28.1 The condition and its reason state:

“No works shall take place in relation to each phase of the Development as notified under condition 21 until the applicant, their agent or successors in title has secured the implementation of a programme of assessment, recording and historic analysis, which considers building structure, architectural detail and archaeological evidence. This shall be undertaken in accordance with a written scheme of investigation submitted by the applicant and approved by the local planning authority.

Reason: Important archaeological remains may exist on the site. The requirements of this condition are to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development and to minimise damage to them in accordance with the Environmental Impact Assessment, in accordance with policy B8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 55

- 28.2 A Specification and Written Scheme of Investigation (WSI) to secure the appropriate recording of the Southern Stanley Building in accordance with the requirements of the condition is included in a separately bound document entitled ‘Archaeology and Building Recording Specifications and Written Schemes of Investigation’.
- 28.3 This Specification and WSI covers both the Southern and Northern Stanley Buildings and was previously submitted (and approved) for the Pancras Road Enabling Works application in 2007 (ref. 2007/0729/P). Works to record the Northern Stanley Building were undertaken in accordance with this document prior to its demolition in the same year.
- 28.4 The recording of the Southern Stanley Building will be implemented in accordance with the submitted Specification and WSI before any works take place.
- 28.5 The information provided satisfies the requirements of Condition 55 and is submitted for approval.

Condition 56 (Archaeology – Archaeological Investigation and Mitigation)

29.1 The condition and its reason state:

“No development shall take place in relation to each phase of the Development as notified under condition 21 until the applicant, their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: Important archaeological remains may exist on the site. The requirements of this condition are to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development and to minimise damage to them in accordance with the Environmental Impact Assessment, in accordance with policy B8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 56

- 29.2 A Specification and WSI for archaeological work in Development Zones B and E is included in the separately bound document entitled ‘Archaeology and Building Recording Specifications and Written Schemes of Investigation’. This document was originally submitted and approved in relation to the first Zone B basement scheme in 2010 (ref. 2010/0862/P). It was subsequently resubmitted and approved for the Zone B Enabling Works (ref. 2011/3564/P) and Reserved Matters for Building B3 (ref. 2011/4743/P) and Building B1 (ref. 2011/4713/P). However, this is the first time it has been submitted for Development Zone E.
- 29.3 This Specification and WSI is submitted for approval and the implementation of the programme of works involved will be secured in accordance with Condition 56 before development takes place.

Condition 60 (Amenity – Plant Noise)

30.1 The condition and its reason state:

“Applications for approval of Reserved Matters shall include full particulars of the noise impact of any plant or equipment included in that application which shall meet the following standards unless otherwise agreed in writing by the local planning authority:

- (a) noise levels at a point 1 metre external to sensitive facades to be at least 5dB(A) less than the existing background measurement (L_{A90}) expressed in dB(A) when all plant/equipment are in operation;*
- (b) where it is anticipated that any plant/equipment will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps) special attention to be given to reducing the noise levels from the piece of plant/equipment at any sensitive façade to at least 10dB(A) below the L_{A90} , expressed in dB(A).*

Reason: To ensure a sustainable development and to safeguard the amenities of the development and adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment, in accordance with SD1, SD6, SD7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 60

- 30.2 A baseline noise monitoring survey by The English Cogger LLP (dated June 2007) was previously submitted to and approved by LB Camden³ in order to discharge the requirements of Condition 59. A further survey was subsequently carried out between December 2007 and March 2008 to include the ‘Triangle site’, resulting in a revised report dated April 2008. Those reports, referred to collectively as the ‘Baseline Noise Survey’ were undertaken to determine the pre-existing ambient noise levels across the King’s Cross Central site, prior to the commencement of any construction works.
- 30.3 In conformity with Condition 60, all noise generating building services plant/equipment will be specified and installed to achieve an acoustic performance at neighbouring sensitive facades (i.e. housing, schools, hospitals, offices and workshops), of at least 5 dBA below the prevailing baseline, as defined by the above report in relation to Condition 59.
- 30.4 Taking into account the most relevant baseline monitoring locations set out in the Baseline Noise Survey, the following minimum background noise levels are applicable to this development site:

³ Discharge of Condition 59 was confirmed by letter from LB Camden dated 12 June 2007.

Minimum background noise level ($L_{A90, 15 \text{ min}}$)		
Day (0700-1900 hours)	Evening (1900-2300 hours)	Night (2300-0700 hours)
60	56	54

- 30.5 Consequently, on the basis that building services plant/equipment associated with the development does not exhibit any of the characteristics described in Clause (b) of Condition 60, the following noise limits are deemed to be appropriate to meet the requirements of part (a) of the condition:

Noise limit for building services plant/equipment (L_{Aeq})		
Day (0700-1900 hours)	Evening (1900-2300 hours)	Night (2300-0700 hours)
55	51	49

- 30.6 The above noise limits apply to all non-emergency building services plant operating simultaneously. With regard to emergency plant, discussions with LBC Environmental Health Department have established that this may have a 5 dB relaxation from the relevant criteria for normally operating plant.
- 30.7 To secure compliance with Condition 60, a further 5 dB reduction to the above criteria will be made where it is anticipated that any building services plant/equipment associated with the development will have the particular characteristics described in Clause (b) of Condition 60.
- 30.8 For this development site, all neighbouring buildings are commercial and will be occupied during normal working hours. Therefore, the preliminary plant selections and acoustic design works undertaken to date have been based on the daytime noise limits set out in the table in paragraph 30.5 above. During the evening, fewer items of plant will operate and at reduced duty, thus resulting in lower noise emission levels. At night, the majority of plant will not be operational.
- 30.9 The design standards described above will be applied to any alternative plant selections made as a result of further design development.

Condition 64 and 65 (Amenity – Volume of Spoil Removal and Lorry Movements)

31.1 The conditions and their reasons state:

Condition 64

“Unless otherwise agreed in writing by the local planning authority the volume of spoil removed from the site shall not exceed 270,000 cubic metres within any calendar year.

Reason: To safeguard the amenities of the development, the adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment, in accordance with policies SD6, SD8, SD12, KC6 and TI2 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Condition 65

“Unless otherwise agreed in writing by the local planning authority the number of lorry movements removing spoil from the site shall not exceed 31,500 within any calendar year.

Reason: To safeguard the amenities of the development, the adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment, in accordance with policies SD6, SD8, SD12 and TI2 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Conditions 64 and 65

- 31.2 The question of managing spoil resulting from earthworks for E1 is covered in the ERP included separately with this submission to satisfy Condition 18. As stated in our response to that condition, the necessary earthworks to construct the E1 basement would remove up to 2,257m³ of material from the site. This figure excludes the lower basement area (but not the platform link and stairs within the E1 footprint), which has already been counted as part of the approved Zone B basement.
- 31.3 It is anticipated that all of the excavation and soil export will take place in 2013 as part of the E1 basement construction. For the purposes of this condition, it has been assumed that the full amount will be removed by lorry for off-site disposal. As such the figures below represent a worst-case scenario in terms of spoil removal and lorry movements. The net position over the relevant period where earthworks will be underway in Zone E is summarised in Table 31.1 below.

Development Area	2012	2013
Eastern Goods Yard	0	3,000
Regent's Canal, Goods Way and the Boulevard ('SEFI')	6,850	0
Building T1	0	12,308
Building T6	6,945	0
Building J	10,712	0
Building B3	7,572	0
Building B1	45,260	4,500
Zone B Basement	37,313	8,995
Handyside Park	0	2,121
Building E1	0	2,257
Total	114,652	33,181

Table 31.1: Estimated net spoil removal for submitted/approved works

Notes:

- 1 The Zone B basement is taken to include the communal service road and the basement service areas for B2, B4 and B6. It also includes the area within this submission, referred to as the 'lower basement'. The figure excludes the basements/service areas for B3 and B1 which formed part of the separate submissions for those buildings.
- 2 Building R2, which would require around 33,300^m³ of spoil to be removed, is not anticipated to form part of the current phase of works and therefore has been excluded from the above table.
- 3 The table excludes completed projects, or those which are nearing completion, which do not give rise to any further spoil removal. These include Buildings R4 and R5 North, Station Square, the Great Northern Hotel, the Shared Service Yard and the Interim Service Road.

- 31.4 The 114,652^m³ peak removal figure, in 2012, is plainly much lower than the annual site-wide limit for spoil removal of 270,000^m³ specified by Condition 64.
- 31.5 The estimated volume of spoil to be removed from Zone E converts to a total of 266 lorries during 2013, based on the KXC Environmental Impact Assessment assumption of 8.5^m³ of load per lorry. The effect of adding in lorry movements associated with removal of spoil from the other approved and live works across the KXC development site is shown in Table 31.2.

Development Area	2012	2013
Eastern Goods Yard	0	353
Regent's Canal, Goods Way and the Boulevard ('SEFI')	806	0
Building T1	0	1,448
Building T6	817	0
Building J	1,260	0
Building B3	891	0
Building B1	5,325	529
Zone B Basement	4,390	1,058
Handyside Park	0	250
Building E1	0	266
Total	13,489	3,904

Table 31.2: Anticipated net spoil exported from the KXC site (lorry movements)

31.6 As with the volume assessment, the 13,489 lorry total for the peak year of 2012 demonstrates that the annual lorry numbers would be much less than the total for any given year specified by condition 65 of 31,500 lorries.

Conditions 66 and 67 (Amenity – Lorry Movements Importing Infrastructure and Construction Materials)

32.1 The conditions and their reasons respectively state:

Condition 66

“Unless otherwise agreed in writing by the local planning authority the number of lorry movements importing infrastructure materials to the site shall not exceed 8,300 within any calendar year.

Reason: To safeguard the amenities of the development, the adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment, in accordance with policies SD6, SD8, SD12, KC6 and T12 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Condition 67

“Unless otherwise agreed in writing by the local planning authority the number of lorry movements importing construction materials and plant to the site shall not exceed 73,000 within any calendar year.

Reason: To safeguard the amenities of the development, the adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment, in accordance with policies SD6, SD8, SD12, KC6 and T12 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Conditions 66 and 67

- 32.2 Infrastructure materials are not defined in the condition or elsewhere in the planning permission document, but adopting a consistent approach with previous Reserved Matters submissions, they are taken to include road/paving build-up, kerbs, lighting poles, manholes/gullies, utility pipes and ducts and associated backfill and bedding provisions, landscape build-up and trees/planting and piling mats.
- 32.3 Since infrastructure materials make up only a small element of the incoming materials for the E1 development, it is considered appropriate to combine this aspect covered by Condition 66 with the construction materials covered by Condition 67, both conditions being similarly constructed. Taking the two elements together, the numbers of lorries delivering infrastructure and construction materials to Building E1, together with deliveries to other approved works on the KXC site, is estimated to be as follows over the projected construction period:

Development Area	2012	2013	2014	2015
Eastern Goods Yard	1,750			
Regent's Canal, Goods Way and the Boulevard ('SEFI')	1,500			
Building T1	2,440			
Building B2	433	676		
Building B4	1,190	999		
Building B6		486	1,437	656
Zone B Public Realm		100	100	
Station Square	67	23	19	
Great Northern Hotel	585			
Building T6	12,000	1,800		
Building J	3,540	1,820		
R5 North	3,515			
Building B3	2,756	3,010	997	
Building B1		4,358	3,631	
Zone B Basement	4,100	2,446	2,430	
Handyside Park and Wharf Road		354	288	
Building E1		1,111	168	
Total	33,876	21,541	9,070	656

Table 32.1: KXC projected lorry movements for infrastructure and construction materials

Notes:

- 1 The Zone B basement is taken to include the communal service road and the basement service areas for B2, B4 and B6. It also includes the area within this submission, referred to as the 'lower basement'. The figure excludes the basements/service areas for B3 and B1 which formed part of the separate submissions for those buildings.
- 2 Building R2, which would give rise to around 12,900 lorry movements, is not anticipated to form part of the current phase of works and therefore has been excluded from the above table.
- 3 The table excludes completed projects, specifically Building R4, the Shared Service Yard and the Interim Service Road.

32.4 The figures for any one year are clearly only a small proportion of the overall combined limit of 81,300 lorries (8,300 plus 73,000) for infrastructure and construction materials under conditions 66 and 67 for the KXC site as a whole for any one calendar year.

Compliance with Part M of the Section 106 Agreement - Health

- 33.1 The KXC S106 Agreement anticipates that the E1 development would include and accommodate a health walk-in centre by the Camden PCT. As explained below, KCCLP diligently pursued this between the autumn of 2007 and late 2010. However, it subsequently became clear that NHS Camden was not going to take the premises and provide the facility as anticipated and KCCLP has therefore had no option but to pursue alternative land uses proposals, without a walk-in centre.
- 33.2 Design work on the health walk-in centre, to be accommodated principally within the listed Southern Stanley Building, commenced in the autumn of 2007 and in May 2008, KCCLP requested an Outline PCT Specification in accordance with paragraph 7, Section M of the S106 Agreement. Design work continued during the remainder of 2008 and in March 2009 KCCLP reached agreement on the Stage D PCT Specification, with the PCT's surveyor; and issued a formal Lease Offer (23 March 2009).
- 33.3 The period for accepting the Lease Offer expired in May 2009 and the PCT advised subsequently that it wished to pre-agree the rent. There were various discussions around rental terms during the remainder of 2009 and first part of 2010, leading to KCCLP understanding that terms had been agreed, in June 2010. At that point, KCCLP served a second Lease Offer on the PCT, based on terms understood to be agreed (7 June).
- 33.4 On 30th June, the PCT wrote to KCCLP stating that it was now unable to commit to the facility, due to emerging Government policy. The PCT then suggested some amendments to the terms/use of the facility, outside of the S106 Agreement. The NHS Camden Board supported the signing of the lease, on this amended basis, subject to a viable, affordable primary care business case, at its meeting in July 2010. In September 2010, the KCCLP Board approved the new terms.
- 33.5 The PCT solicitors then proposed further amendments to the terms, in October 2010. KCCLP advised these terms departed significantly from the S106 Agreement and were therefore not acceptable.
- 33.6 In April 2011, Camden LINK (cLINK) published a report about health planning in Camden for NHS Camden and this referred to the proposed health walk-in centre. It stated that:
- “At a meeting with NHS Camden on the 25th February 2011 the cLINK was advised that the GP Walk-In will not go ahead although the building will be used for other medical service yet to be determined. The two main reasons for this decision is that with the election the climate has changed regarding the benefits of Walk-In Centres and the plan to redesign the A&E at UCLH to include an ‘Urgent Care’ front end for walk-in patients would result in ‘Walk-In Treatment’ over-capacity in the area.”*
- 33.7 On 23 August 2011, Council officers wrote to KCCLP to explain that the Chief Executive of NHS Camden had written to the Council, confirming definitively that the walk-in centre would not go ahead and that NHS Camden did not intend to sign a lease for the Southern Stanley Building premises.

- 33.8 The NHS Camden letter explained that there is no longer a need for a walk-in centre in this location, as work undertaken developing the business case made it clear that there is more than sufficient capacity for the current population need, with twelve primary care practices within a 0.75mile radius and seven within a twenty minute walk, and with the second of the S106 health obligations (for a primary health care centre) meeting the needs of the growing population as the new residential accommodation at KXC is completed. The letter explained further that the national policy towards walk-in centres has changed since the proposal for a walk-in centre was included in the S106 Agreement and they are no longer seen as a key component of primary care services. Therefore, NHS Camden concluded there is little justification to take on the additional expenditure which would be necessary for the Southern Stanley Building premises. Dr Quentin D. Sandifer, Joint Director of Public Health, NHS North Central London and London Borough of Camden, subsequently explained this position to Camden's health scrutiny committee and the stance was formally adopted at the next NHS North Central London Board meeting in September 2011.
- 33.9 Part 1, Section 22 of the S106 Agreement covers the position whereby an intended recipient of a S106 facility does not accept the Lease Offer (in this case, Lease Offers) made to it. The Agreement requires KCCLP to serve a Lease Offer on the intended owner/tenant of the Facility and states this should be done before submitting for planning. KCCLP complied with these obligations. The Agreement then states that, if the intended owner/tenant does not serve a Lease Acceptance within a 42 day period, the Developer and the Council shall both review the position and use reasonable endeavours to agree and implement an alternative means of meeting the underlying planning purpose. The S106 Agreement implicitly identifies one potential "alternative means", which is the payment of a Facility Bond and in this case the bond figure referred to is £150,000 index-linked. When set, that figure was intended to represent the level of Developer subsidy inherent within the planning obligation.
- 33.10 The S106 Agreement also states if the planning purpose no longer exists, the Developer shall be under no further obligation to agree and implement an alternative means of meeting the relevant planning purpose.
- 33.11 Camden planning officers consider that, although there may no longer a specific need for the walk-in centre, the relevant planning purpose still exists. This is because the *"Kings Cross Central development would still generate impacts in terms of additional pressures for health infrastructure and services in the area, in addition to existing wider needs for health provision around Kings Cross"* (email from David Reidy to Robert Evans of KCCLP, 23 August 2011). However, the available funding and the NHS business model no longer supports or encourages walk-in centres as the preferred model for meeting service provision. Camden officers have therefore requested that KCCLP agree to the provision of the Facilities Bond payment of £150,000 (as specified in paragraph 22.4 of part 1 of the S106 Agreement). Camden officers indicated in August 2011 that the Council would spend the bond payment on the improvement on health related infrastructure and services in the Kings Cross area.
- 33.12 KCCLP has accepted this suggestion, notwithstanding the £500,000 it has already incurred on designing and progressing the health walk-in centre, in good faith, on the understanding that the PCT was committed to taking the facility. It is a matter of frustration and regret that the PCT changed its position several times and did not make known, to KCCLP, its final decision to withdraw/cancel until very late in the day, after two Lease Offers had been requested and made and considerable effort had gone into progressing the facility design.

- 33.13 KCCLP understands that the Council has since committed to use the Bond payment to support the provision of the Bicycle Storage Facility (another S106 facility) in Building B1, following the decision by TfL to similarly decline a Lease Offer made to it by BNP Paribas Real Estate. KCCLP understands that this was supported by both officers and Members given the links between provision for cycling and promoting healthy lifestyles and travel.
- 33.14 The only outstanding matter, therefore, is to agree a trigger for KCCLP payment of the Facilities Bond. KCCLP proposes that the trigger is before occupation of the office premises now proposed.

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