

King's Cross

Mr Conor McDonagh
Principal Planning Officer
Planning and Development Control
London Borough of Camden
Town Hall Extension
7th Floor, Argyle Street
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6 August 2012

Dear Conor

**OUTLINE PLANNING PERMISSION FOR COMPREHENSIVE MIXED USE
DEVELOPMENT AT KING'S CROSS (2004/2307/P) – APPLICATION FOR RESERVED
MATTERS APPROVAL IN RESPECT OF BUILDING E1 AND LISTED BUILDING
CONSENT FOR THE SOUTHERN STANLEY BUILDING**

On behalf of King's Cross Central General Partner Ltd ('KCCGPL'), please find enclosed applications for Reserved Matters approval and Listed Building Consent, submitted in respect of Building E1 of the King's Cross Central ('KXC') development, incorporating the Grade II listed Southern Stanley Building. KCCGPL brings together the project investors who made the original KXC outline planning application, namely, Argent (King's Cross) Ltd, Exel plc and London and Continental Railways Ltd.

The submitted details fulfil the relevant planning conditions to the KXC Outline Planning Permission (ref. 2004/2307/P dated 22 December 2006) in respect of Plot E1, and show how the relevant Section 106 obligations are addressed in respect of the development. At the same time, an associated Listed Building Consent application is being made for alterations and refurbishment works to the Southern Stanley Building to facilitate the proposed development of E1.

The Office Group has recently signed an Agreement for Lease with the Applicant to deliver Building E1 as high quality serviced offices, with a commercial unit at ground floor. The proposed design and use reflects an evolution of an earlier scheme for a Primary Health Care Walk-in Centre and offices. The KXC Section 106 Agreement anticipated that the E1 development would include and accommodate a health walk-in centre by the Camden PCT. This was diligently pursued between the autumn of 2007 and late 2010. However, it subsequently became clear that the PCT was not going to take the premises and provide the facility as anticipated and we have therefore had no option but to pursue alternative land uses proposals, without a walk-in centre. Further details on the engagement process with the PCT and the London Borough of Camden during this period and the implications of the proposed scheme on the relevant Section 106 obligations are set out in the submitted Compliance Report.

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King's Cross Central Limited Partnership (a limited partnership formed under the provisions of the Limited Partnerships Act 1907 registration number LP12617) of 5 Albany Courtyard Piccadilly London W1J 0HF acting by its general partner **King's Cross Central General Partner Limited** (company registration number 6387691) having its registered office at 5 Albany Courtyard aforesaid.

The current proposals for Building E1 have been developed through an agreed process of pre-submission consultations between the applicant team, the Officers of the London Borough of Camden and other relevant stakeholders in the period since Autumn 2011.

The remainder of this letter describes the scope of the submissions and provides an overview of the proposals and their merits.

Scope of the Submissions

Accompanying both applications are a series of drawings and reports to meet the relevant conditions of the KXC Outline Planning Permission and provide information on the nature of the proposed works. The applications comprise:

- London Borough of Camden application forms for Approval of Details Reserved By Condition and Listed Building Consent;
- Application fee of £335 for the Reserved Matter submission;
- Architectural Drawing Package comprising A3 plans, cross-sections, elevational drawings and larger scale studies by Studio Downie Architects. This pack also includes the required drawings and details for the Listed Building Consent application;
- Landscape Drawing Package comprising A3 plans, cross-sections and details by Townshend Landscape Architects;
- Planning Compliance Report, including the Illustrative Build-out Plan, Construction Timetable and other details;
- Urban Design Report, including the refuse and servicing strategy;
- Environmental Sustainability Plan;
- Access Statement;
- Archaeological and Building Recording Specifications and Written Schemes of Investigation;
- Earthworks and Remediation Plan;
- Full Conservation Plan (this document builds upon the historical research and refurbishment/re-use parameters set out in the Revised Initial Conservation Plan dated September 2005); and
- Supporting Statement to the Listed Building Consent application.

Building E1 Site Context

The location of Building E1 and the submission boundary are shown on submitted drawing 212/PD/201. Plot E1 is derived from Development Zone E and its permitted limits are 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.

The site is located in the southern part of the KXC development bounded to the east by the approved Zone B public realm, specifically Turnhalle and Pancras Squares, 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.

The Grade II listed Southern Stanley Building which forms part of the site is the vestige of five similar former residential 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 in the mid-1860s by the Improved Industrial Dwellings Company. 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. The most recent demolition was in 2007 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).

Building E1 Proposals

The proposals for Building E1 are described in full within the Urban Design Report and Listed Building Consent Supporting Statement, but in essence comprise 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. Both elements will be put to serviced office (B1) use, with a commercial unit (A1-A5) at ground floor level within the Stanley Wrap. In total the building will provide some 4,015m² (GEA) of floorspace, comprising 3,798m² as B1 and 217m² for retail/food and drink uses.

The building will also feature a new basement totalling 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.

The submission also includes revised details of a small area of the approved Zone B basement (ref. 2011/4743/P) to accommodate a secure cycle store for E1. This will provide a total of 30 spaces, using 15 Josta Parker two-tier racks.

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.

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.

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 occupiers.

The proposed elevational treatment of the new building reflects its need to fulfil 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.

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 through the use of full height glazing and aluminium fins. 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.

The approach to the refurbishment of the Southern Stanley Building has been developed to accord with the Refurbishment Parameters and Principles set out within Annex E of the Revised Development Specification and the Revised Initial Conservation Plan, both dated September 2005. In bringing forward the refurbishment, the Listed Building Consent application and submission for approval of Reserved Matters are accompanied by a Full Conservation Plan that sets out the conservation factors, objectives and principles for bringing forward alteration and refurbishment works to the Southern Stanley Building to facilitate the intended office use. Careful consideration has been given to the design approach, such that the design principles have focussed on conserving the integrity and authenticity of the building whilst satisfying its use as modern office accommodation.

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. 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.

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.

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, facilitating its continued use as an accessible roof terrace for users of the building.

In addition to proposals for Building E1, the Reserved Matters submission includes revised details for the public realm along Stanley Passage. The revisions 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 facade of the Stanley Wrap and the addition of 3 cycle racks for visitors to E1.

Sustainability

The design team has sought to significantly improve the energy efficiency of the building, despite the challenges associated with the Grade II listed status of the Southern Stanley Building.

A BREEAM pre-assessment (2008) predicts that Building E1 is on target to achieve at least a 'Very Good' rating, with an aspiration to obtain an 'Excellent' rating, subject to the submission of documentary evidence at the formal assessment stage. This rating is achieved as a result of the holistic approach to sustainable design, with the building, its components and features designed to complement and work together. In particular, the combination of passive design measures on the Stanley Wrap, highly efficient building services, upgraded insulation to the western party wall and roof of the Southern Stanley Building and a low-carbon energy supply will deliver an overall carbon saving for E1 as a whole of 18% against Part L of the current Building Regulations. This increases to 25.2% when you consider the new Stanley Wrap on its own.

Conclusion

The proposed development of Building E1 will make a valuable contribution to the on-going regeneration of the King's Cross area, building upon the works already substantially underway in the southern part of the KXC site. In particular, it will bring forward the refurbishment and re-use of the Southern Stanley Building, thus preserving and enhancing this listed building and indeed, its wider historic setting.

I trust you find the submission documents clear and complete and that in due course, you will be able to recommend approval for this important phase of King's Cross Central. If you

have any immediate queries over the documents, do please contact me. Whilst the proposals have been extensively discussed prior to submission, we would of course be pleased to meet with you and your colleagues again as soon as you may wish.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Alex', with a large, sweeping loop at the end.

Alexandra Woolmore

Enc.