

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		07/05/2012	
		N/A / attached		Consultation Expiry Date:		05/04/2012	
Officer				Application Number(s)			
Conor McDonagh				2012/0907/P			
Application Address				Drawing Numbers			
King's Cross Central Development Zone B (Building B4) York Way London N1				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Amendment including details of stone panels on the colonnade, the entrance doors and the addition of a draft lobby, reduction of plant at roof level creating alterations to the number of louvres and windows, reconfiguration of core lift and shared circulation areas and associated reconfiguration of retail units, a net increase in floor space by 247m2 relative to the Reserved Matters granted 30/04/2012 (reference 2010/0868/P) associated with the erection of a ten storey building (basement and public realm dealt with under separate applications) for use as offices (Class B1) on upper floors and shopping/food and drink uses (Classes A1-A5) at ground floor level within Development Zone B4 as required by conditions 3, 6, 9, 10, 16-23, 27-28, 31, 33-36, 45-46, 48-49, 51, 55-56, 60, 64-67 of outline planning permission granted 22/12/06 subject to a S106 agreement (Ref: 2004/2307/P) for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.							
Recommendation(s):		Grant subject to conditions					
Application Type:		Approval of Reserved Matters					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		Press advert expired 22/03/12 Site notice expired 13/02/12					
CAAC/Local groups* comments: <small>*Please Specify</small>		Kings Cross CAAC: No response as yet Kings Cross Development Forum: No response to date					

Site Description

Development Zone B is located south of Regent's Canal. It is bound to the north by the realigned Goods Way, to the west by Pancras Road and to the east by the Boulevard. To the south are development zones D and E which include the German Gymnasium and Stanley Buildings South both of which are grade II listed. Zone B is in close proximity to the grade I listed King's Cross and St Pancras Stations and the grade II Great Northern Hotel which lie to the south and to the grade II listed Granary building to the north, beyond the canal.

The Zone is divided into six sub-zones arranged around a principal area of public realm to be known as Pancras Square. Sub-zones B1, B3, and B5 form the west and northern edge of the Zone fronting onto Pancras Road and Goods Way. Sub-zones B2, B4 and B6 form the eastern edge of Zone B fronting onto the Boulevard. B2 is at the southern end of the zone and fronts onto a new area of public realm known as Turnhalle Square, B4 is located centrally in the group and B6 at the northern end fronting onto a new area of public realm known as Canal Square which abutts Goods Way.

The entire zone is located within the King's Cross Conservation Area and is currently undergoing enabling works (remediation and excavations for approved basements etc).

Relevant History

Building B4 - **2010/0868/P**: Submission of reserved matters associated with the erection of a ten storey building (basement and public realm dealt with under separate applications) for use as offices (Class B1) on upper floors and shopping/food and drink uses (Classes A1-A5) at ground floor level within Development Zone B4. **GRANTED** 30/04/2010.

Zone B Enabling works - **2011/3564/P**: Details of enabling works comprising principally earthworks, remediation and site preparation works within development zone B pursuant to conditions 25, 31, 56, and 64-68 of outline permission (ref. 2004/2307/P). **GRANTED** 08/09/2011.

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

Relevant policies

National Planning Policy Framework 2012 London Plan 2011

Camden LDF

CS14 – Promoting high quality places and conserving our heritage
CS13 – Tackling climate change through promoting higher environmental standards
CS17 – Making Camden a safer place

DP22 – Promoting sustainable design and construction
DP24 – Securing high quality design
DP29 – Improving access

Camden Planning Guidance 2011

Assessment

The proposed amendments in summary, comprise:

1. Replacement of revolving entrance doors with automatic sliding doors and the addition of a draft lobby;
2. Reduction of plant at roof level resulting in the replacement of louvres with windows on the east and west facades and an increase in office and external roof terrace area;
3. Amendments to detailing of reconstituted stone panels on the rear wall of the colonnade;
4. Rationalisation of the lift core and shared circulation / service areas;
5. Reconfiguration of retail units (A1-5 Uses) to take account of changes to the core and circulation space;
6. Consequential amendments to the floorspace, specifically a net increase of 247sqm GEA (174sqm B1 office and 73sqm A1-5 uses).

Urban design

Firstly, with regards to plant areas located at 9th and 10th floor (terrace level), a more detailed assessment of the plant requirements has been undertaken since the original approval. The conclusion is that plant area approved at 9th floor can be reduced in size, with the freed up area (174sqm) to become additional office floor space. This will positively result in the replacement of 15m width of louvres with windows on the east façade and 6m width on the north façade. This will improve the appearance of the building at the 9th floor level. At 10th floor terrace level, removal of plant area from the eastern side of this level would allow the landscaped terrace area to be increased, which is welcomed.

With regards to the colonnade wall, under the approved scheme, the rear wall of the colonnade was to be made up of a tight grain of rectangular reconstituted stone panels and louvres. Whilst the use of reconstituted stone is maintained, it is proposed that the appearance of the wall would be enhanced through the use of 3m x 3m masonry panels which would be simpler and more in keeping with the larger scale of the cladding across the rest of the facade. The masonry louvres at the southern and northern ends of the colonnade continue to be expressed, however, in the same 750mm wide panels, as approved. These changes are supported.

Inclusive design

Under the approved scheme, B4 had a single office entrance to the entire building accessed by way of a colonnade on the south-west corner. At the end of the colonnade, a revolving entrance door and pass doors on either side were set into a portal frame, opening directly into an office reception area with picture windows along the west facade overlooking Pancras Square.

The general usability of the circulation cores and their relationship with the office reception area has been reviewed. It was decided that to better improve this with the proposed east-west lift orientation, automatic sliding doors should be introduced on both sides of a draft lobby to respond to the expected footfall of visitors and occupiers. This reflects advice from door manufacturers who have confirmed that where only one entrance to the building is proposed, a revolving door would be inadequate in dealing with the anticipated peak demands of the building. The only alternative to replacing the approved revolving door with a pair of automatic sliding doors would be to accommodate a second revolving door to increase capacity. However, this would be a more significant design change and a less inclusive response to the building, and therefore not supportable. The proposed sliding doors would improve accessibility to the building by providing a single entrance for all users regardless of their ability, and the amendment is therefore supported by policy DP29.

The significant internal alteration to the circulation core responds to the introduction of a lift destination control system which reduces the number of lifts required from the approved 5 to 4. This innovative system 'learns' and responds to traffic flows throughout the day, optimising passenger handling capacity, improving user comfort and reducing energy consumption. The four lifts are now proposed in an east-west orientation (as opposed to north-south under the approved scheme) resulting in a more efficient plan within the core. This is supported by policy DP29, and DP22 in producing a more energy efficient building.

Amenity

The reduction of the plant room size did not necessitate an amended noise assessment and the plant will remain subject to the standard noise conditions attached to the outline consent. The moderate increase in size of the A1-5 use at ground level are in compliance with the uses already approved for the building and would no create any harm.

Increase in floorspace

The proposed increase in B1 office at 9th floor (174sqm) following reduction in plant area, and the increase in A1-5 floorspace at ground floor (73sqm) following reconfiguration of the circulation core give a total increase of 247sqm commercial floorspace arising from the proposed minor amendments.

This moderate increase is appropriately recorded in approved documents. Moreover, it is also confirmed that this moderate increase does not result in the exceeding of: the maximum site wide permitted floorspace (outline condition 33), the maximum south of Regent's Canal permitted floorspace (condition 34), maximum site wide uses permitted (condition 35) or the maximum relevant land uses in Development Zone B (condition 36). This 247sqm increase complies with all relevant outline conditions.

Recommendation: Grant subject to condition.

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 10th April 2012. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>