

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		19/10/2011	
		N/A / attached		Consultation Expiry Date:		29/09/2011	
Officer				Application Number(s)			
Conor McDonagh				2011/4263/P			
Application Address				Drawing Numbers			
Kings Cross Central Development Zone R5 North York Way London N1				See draft DN			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>Amendments including the introduction of two permanent accessible car parking spaces, relocation of external fire escape stair necessitating a 23sqm reduction of internal floorspace, increase in the size of the communal West block and private East block external terraces at 1st floor level, introduction of accessed controlled door between the 2 car parking spaces and the central courtyard, replacement colour of facing bricks and the removal of canopy along the southern side of the courtyard to reserved matters granted 08/04/2011 (2011/0431/P) for Development Zone R5 North to construct a residential led mixed-use development comprising three blocks (2 storey east block, 8 storey west block and a part 8 / part 16 storey north block to front York Way) providing a total of 144 residential units (63 general needs social rented, 40 shared ownership, 40 extra care units and 1 market unit) with 675 sqm of commercial floorspace comprising five units for either retail/restaurant/bar uses (classes A1-A4), business and employment use (Class B1) and/or community use (Class D1) at ground floor level (two units in north block, two in west block and one in east block), 2 blue-badge car-parking spaces, 132 cycle parking spaces, associated servicing areas together with adjacent public realm and open space. Matters addressed by this submission entail associated details in compliance with condition nos. 3, 9, 10, 12, 14, 16-24, 27-28, 31, 33-36, 39, 42-43, 45-46, 48-49, 51, 56, 60, 62, and 64-67 of the outline planning permission for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area (Ref: 2004/2307/P granted subject to s106 agreement on 22 December 2006).</p>							
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	01	No. of objections	01
				No. Electronic	01		
Summary of consultation responses:		Press advert expired 29/09/11 Site notice expired 21/09/11 One objection from 233 Chalton St (Levita House) <ul style="list-style-type: none"> The communal southern terrace will no longer be accessible once the stair is removed – <i>this terrace will remain fully accessible to west block as approved, the stairs are for emergency only and will be re-provided in R5 South block.</i> The courtyard communal space should not be private for R5 only, but for the wider public – <i>Not relevant as this is as previously approved.</i> 					
CAAC/Local groups* comments:		N/A					
*Please Specify							

Site Description

Sub-zone plot R5, within Development Zone R, is located to the north-eastern edge of the wider King's Cross Central masterplan site. The plot fronts York Way to the north, and will be bounded by the proposed Cubitt Park open space to the west, proposed East Street to the east with the plot R4 buildings opposite (under construction), and a proposed Zone R Pocket Garden to the south. The Outline consent for Zone R allows a mixed use development predominantly off residential and B1 employment space with significant areas of public open space. Zone R is divided into five sub-plots with R2 and R4 having gained Reserved Matters approval already (see history section). Plot R5 has been further divided into North and South areas, with R5 North considered in this application.

The site is located some distance away from the nearest conservation area, which is the Regents Canal Conservation Area commencing on the southern side of Plot R2 and encompassing the grade II listed Granary complex and adjacent parts of the Eastern Goods Yard. The Kings Cross Conservation Area is located to the south of Regent's Canal. The disused York Road underground station, opposite plot R4, is not statutorily listed but is locally listed by Islington Council.

Relevant History

2011/0431/P: Submission of Reserved Matters relating to Development Zone R5 North to construct a residential led mixed-use development comprising three blocks (2 storey east block, 8 storey west block and a part 8 / part 16 storey north block to front York Way) providing a total of 144 residential units (63 general needs social rented, 40 shared ownership, 40 extra care units and 1 market unit) with 675 sqm of commercial floorspace comprising five units for either retail/restaurant/bar uses (classes A1-A4), business and employment use (Class B1) and/or community use (Class D1) at ground floor level (two units in north block, two in west block and one in east block), 2 blue-badge car-parking spaces, 132 cycle parking spaces, associated servicing areas together with adjacent public realm and open space. **GRANTED** 08/04/2011.

Relevant Core Strategy and Development Policies

CS11 – Promoting sustainable and efficient travel
CS14 – Promoting high quality places and conserving our heritage
CS17 – Making Camden a safer place

DP18 – Parking standards and limiting the availability of car parking
DP19 – Managing the impact of parking
DP24 – Securing high quality design
DP29 – Improving access

Assessment

The proposed amendments in summary, comprise:

1. Introduction of two permanent accessible car parking spaces within R5 North submission area;
2. Relocation of the external fire escape stair;
3. An overall increase in the size of the communal West block and private East block external terraces at first floor level;
4. A total reduction of 23sqm GEA area for R5 North including 6sqm GEA of B1 (office) in commercial unit EC1 and 17sqm GEA of circulation space associated with the southern terrace escape stair;
5. Introduction of an accessed controlled door between the 2 car parking spaces and the central courtyard, providing secure and convenient access to the West block;
6. The replacement of light grey facing bricks with dark facing bricks on the southern side of the courtyard; and
7. Removal of the canopy along the southern edge of the courtyard (i.e. the two storey East block and refuse store).

Urban design

Only points 6 and 7 from the list above require assessment. Firstly, with regards to brick colour, the rationale for a lighter coloured brick on the courtyard elevations was to maximise light reflection to the communal amenity space. Hence the replacement of light grey facing bricks with darker coloured facing bricks on the southern side of the courtyard only would be considered acceptable, because this elevation is significantly the smallest in area and is also north facing. It is important that the approved light coloured brick will remain on the much larger east and south facing elevations that will receive the direct sunlight for reflection purposes. There is no objection to this amendment in brick colour.

The canopy was designed as a feature to mediate between the communal amenity space and the taller north and west blocks to human scale to this space. As the east block is only 2 storeys in height, it already provides a human scale to the space in its own right and therefore it is unnecessary for the canopy to extend to this building. The partial removal of the canopy is supported.

Inclusive design

Under the existing approval, 5 parking spaces, including 2 disabled parking spaces, to serve the staff and visitors of extra care units (west block) were to be temporarily located in space reserved for Cubitt Park directly opposite the west block. This amendment proposes the 2 disabled spaces to be permanently located in a much more accessible and secure location within the east block, which is welcomed. The 3 general needs spaces will be appropriately located at the same ground level within the R5 South block.

Escape stair

The currently approved external escape stair, serving the west block, is located to be accessed from the southern terrace to lead into the courtyard. This stair will now be removed to allow for the onsite disabled car parking, but will be appropriately relocated within the R5 South block with direct access to the west block residents across the terrace and lead to Cubitt Park. This relocation is acceptable and will maintain a safe exit during emergency.

Other amendments

The loss of 6sqm of B1 office space is accepted within the wider context of the development, and the enlargement of the private terrace serving the first floor flat within the east block is supported. The reconfiguration of the refuse store and plant space within the east block will not impact on the servicing of the R5 development.

Recommendation: Grant subject to condition

DISCLAIMER

Decision route to be decided by nominated members on Monday 10th October 2011.

For further information see

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