

Network Rail

**King's Cross Station
Redevelopment
Programme Package 6
Retail Design**

Camden Development
Control Planning Services
Planning Decision
Discharge of Conditions
Application (Reference
2006/3387/P).
Conditions 18, 19 & 20.

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It is not intended for and should not be relied upon by any third party and no responsibility is
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1 Purpose of Submission

The Planning Permissions Granted Reference 2006/3387/P for Kings Cross Station Redevelopment includes 37 Conditions.

The purpose of this submission is to vary the requirements of Conditions 18, 19 and 20.

2 Details of Relevant Consent Conditions

Planning Permission Condition 18 states:

The accommodation identified as 'retail' in the submitted 'Stage D Comprehensive Accommodation Schedule C1 rev01, C2 rev04, C3 rev03, C4 rev01 and C5 rev01' (hereafter referred to as the approved accommodation schedule) shall only be occupied by uses falling within Classes A1 and A2 of the Town and Country Planning (Uses Classes) Order, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

The accommodation identified as 'retail/catering' in the approved accommodation schedule shall only be occupied by uses falling within Classes A1, A2, A3 and A5 of the Town and Country Planning (Uses Classes) Order, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

The total floorspace within the concourse and western range for occupation under Use Classes A1, A2, A3, A4 and A5 hereby consented shall be limited to 2912m². This floorspace figure includes six (6) mobile retail barrows of 5.5m² each. For the avoidance of doubt retail floorspace excludes ticket sales and other provision directly related to the movement of traffic by rail. No increase in floorspace within these use classes may be permitted unless prior written consent is given by the Council.

Planning Permission Condition 19 states:

The quantum of floorspace provided for A4 (public house) uses within the station shall be limited to 691 m² to include front of house, back of house, wcs and balcony space. No increase in floorspace within this use class may be permitted unless prior written consent is given by the Council.

Planning Permission Condition 20 states:

The quantum of floorspace provided for A3 and A5 uses within the station shall be limited to 1361m². This shall comprise 1361 of food preparation, storage, back-of-house and sales floorspace. The shared seating

space associated with these uses located on the mezzanine shall be 725m² as shown on drawing number AL-001-C rev03 and shall be provided and retained as available for shared public use. No increase in floorspace within these use classes may be permitted unless prior written consent is given by the Council.

3 Description of Relevant Works

The proposed changes in the retail configuration are:

The opening up of the central area through from the Pancras Road entrance, under the mezzanine, into the main concourse. This area is to be demised mainly with 1300mm high balustrades and with 1800mm high glass screens by the entrance.

Reason: To celebrate the main entrance point into the new western concourse, whilst allowing open views to the existing English Heritage facade from the exterior plaza. This also simplifies the route through for passengers. The balustrades keep the pedestrian access routes free of obstruction. The higher glass screens closer to the entrance have been angled to allow better pedestrian visibility, whilst helping to block out the cold and the strong winds during the winter months.

A new provision for 'grab and go' catering, adjacent to the Northern mezzanine escalator (unit CG-01A).

Reason: This is a better use of the space that was previously a 'dead area' around the London Underground North West stair entrance, introducing catering activity internally behind the Pancras Road facade.

A slabbing over of the London Underground escalator box to the east of the concourse adjacent to the external doors. (This area is shown as a hatched square on the Ground Floor Plan, where Grid Lines r9 and rD cross each other.)

Reason: This allows for more concourse space, enabling us to create an increase in seating provision at ground floor level and improving the passenger experience.

A reduction from six small free standing catering kiosks in front of the main roof support funnel to four medium sized units. The size of the individual units increasing from 5.5 m² to 10 m², with an over-all increase from 33 m² to 40 m². This is a variation of the existing permission. The design and position of these kiosks will be submitted to the Council for approval at a later date.

Reason: This minimises 'clutter' on the central concourse area and creates more meaningful retail kiosk sizes.

The two retail clusters proposed at ground floor level in the concourse have been extended eastwards, incorporating more of the mezzanine curved bulkhead into commercial areas. This

includes the enlargement of Unit CG-04E, up to the external facade of the building.

Reason: To improve the retail offer at ground floor, without compromising the original mezzanine building design intent.

A new retail kiosk unit on the mezzanine level located toward the front edge of the balcony. The detailed design of this kiosk will be submitted to the Council for approval at a later date.

Reason: This kiosk should be seen from the ground floor concourse level to provide a good visual draw to passengers, up from the concourse level.

A new mezzanine level seating area layout, to be demised with the use of stainless steel stud details within the concourse floor finishes.

Reason: To better define the passenger flow along the mezzanine level

A new seating area by the single escalator down to London Underground, to be demised with the use of stainless steel stud details within the concourse floor finishes.

Reason: The placement of this seating area is to discourage direct passenger cross flows through the area, whilst providing concourse level seating with views to the heritage facade of the Western Range Building and behind to the new prominent architectural form of the curved roof enclosure.

In addition to the above there have been on-going changes to the original design of the Public House, due to English Heritage requirements, including the opening up of the atrium space. The total commercial area has increased by circa 100 m2 mainly due to these requirements, increasing the original Public House footprint from 691 m2 to 793 m2. This is an increase of A4 uses, necessitating a variation to condition 19.

As a result of the above proposals and design changes the plans now show that there has been an overall increase of retail and catering from 2912 m2 to 3211 m2 (excluding seating), necessitating a variation to condition 18. There has also been a reduction of the amount of seating required, from 725 m2 to 490 m2, and moving seating zones from being predominantly on the mezzanine level to including areas on the ground floor concourse. This should not require a variation as the condition states a maximum area which has not been exceeded.

A simple comparison is listed below:

Use Class	Approved Area	Proposed Area
A1-A5	Up to 2912 m2	3211 m2
A4	Up to 691 m2	793 m2
A3 & A5	Up to 1361 m2	1595 m2
Shared Seating associated with A3 & A4	Maximum of 725 m2	490 m2

4 Schedule of Information

To illustrate the above we have included the following information in Appendices C, D & E:

- Ground Floor and First Floor retail masterplans. (Issued for approval of areas.)
- Indicative detail of the retail shopfrontages in section and elevation, both where the frontage have been brought forward to the bulkhead lines and down the adjacent corridors. (For information only, at this stage.)
- Indicative balustrade detail to be used around the central catering area on ground floor. (For information only, at this stage.)
- Indicative detail of unit CG-04E roof extension, where it connects to the external glazing. (For information only, at this stage.)
- Area Schedule. (Issued for approval of areas.)
- Pedestrian flow analysis to the updated retail layouts. (For information only, at this stage.)

We propose that details of the new 'grab and go' unit CG-01A and mezzanine level kiosk M1-11C and central kiosks CG-21, 22, 24 and 25 will be detailed into Tenant Fit-out Design Guidelines and that designs for these are issued for approval once details have been worked-up by prospective tenants at a later stage.

Also, branded boundaries to segregate seating areas on the First Floor Mezzanine building will be detailed in the Tenant Fit-out Design Guidelines, to maintain pedestrian access route widths. These design Guidelines will make sure that tenants cannot affix signage to the exterior facade of unit CG-04E.

5 Conditions Affected

Conditions to be re-submitted:

- LB08 (all new and relocated services)
- LB31 (mezzanine materials specification all internal and external works)
- LB20A i (mezzanine)
To include an addendum to LB20xii (handrails, balustrades etc.)
- LB20A x (details and samples of all new external and internal materials to be used on western concourse roof to include extraction vents)

Conditions to be submitted including the retail amendments, as a first issue:

- LB32/LB20A xv (lighting)
- LB20A xiv (signage and advertising)

Appendix A

List of Abbreviations