

Ms Bethany Arbery  
Planning and Development Control  
London Borough of Camden  
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Argyle Street  
LONDON  
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18 June 2010

Dear Ms Arbery,

**GREAT NORTHERN HOTEL, KING'S CROSS CENTRAL:  
SUBMISSION OF RESERVED MATTERS AND OTHER DETAILS PURSUANT TO  
CONDITIONS & LISTED BUILDING CONSENT APPLICATION**

On behalf of King's Cross Central General Partner Limited ('KCCGPL') and Aries (GNH) GP Ltd, we enclose an application for reserved matters approval and listed building consent for the refurbishment and reuse of the Great Northern Hotel within the approved King's Cross Central ('KXC') development. 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 details now submitted fulfil the relevant planning conditions to the Outline Planning Permission for KXC (Ref. 2004/2307/P dated 22<sup>nd</sup> December 2006) in respect of Development Zone C and show how the relevant Section 106 obligations are addressed in respect of the development. At the same time, a Listed Building consent application is being made for the proposed refurbishment works.

The planning conditions and the Section 106 matters in question are listed in the introduction to the Compliance Report, which provides an overview of the submissions and how they meet the requirements of the Outline Planning Permission. The Supporting Statement that accompanies the Listed Building consent application describes the proposed changes that require consent in detail.

The proposals for the refurbishment and reuse of the Great Northern Hotel have 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, over a period since August 2009.

This letter describes the scope of the submissions and provides an overview of the proposals and their merits.

## SCOPE OF 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:

- Appropriate London Borough of Camden forms and the application fee of £335;
- Drawings Package comprising A3 plans, cross sections, elevational drawings and larger scale studies by Dexter Moren Associates and David Archer Architects (please refer to the attached schedule of drawings) together with 4 sets at A1 size.
- Planning Compliance Report, including Illustrative Build-out Plan, Construction Timetable and other details;
- Urban Design Report including refuse and servicing strategy;
- Environmental Sustainability Plan;
- Access and Inclusivity Statement;
- A Full Conservation Plan (this document builds upon the historical research and refurbishment parameters set out within the Initial and Intermediate Conservation Plans);
- Listed Building Supporting Statement describing the proposed works to the building; and
- Structural Engineering Report incorporating the Structural and Materials Investigation Report.

## GREAT NORTHERN HOTEL SUBMISSION SITE AND CONTEXT

The Great Northern Hotel is a Grade II listed building (Listed in 1984) designed by Lewis Cubitt and completed in 1854. The building is identified as Zone C on Parameter Plan KXC 005 of the Outline Planning Permission, prominently positioned close to the most southerly point of the King's Cross Central site at the southern end of Pancras Road, close to its junction with Euston Road and between King's Cross and St. Pancras Stations. As such, it forms part of the southern gateway to the wider KXC development site.

As part of the overall refurbishment and reuse of the Great Northern Hotel, Listed Building consent (Ref 2004/2314L) was granted in parallel to the KXC Outline Planning Permission for the demolition of the south western and northern extensions, removal of the railings and covering the lightwell along the southwest and north elevations. These consents were to facilitate the refurbishment and reuse of the hotel that is now proposed. Further, Planning and Listed Building consent applications were subsequently submitted to create a pedestrian arcade within the building as a consequence of (and to be complementary) to the proposals by Network Rail for a new Western Concourse to King's Cross Main Line Station. Full planning permission (Ref. 2006/3220/P) and Listed Building consent (Ref. 2006/3222/L) was granted on 22 November and 19 December 2007 respectively and the arcade and demolition works were completed in November 2009.

The proposed Western Concourse, which is currently under construction by Network Rail, bounds the Great Northern Hotel to the east and will provide the new main entrance to King's Cross Station, whilst to the west is the new taxi ramp. These works were approved under a separate

planning permission and Listed Building Consent dated November 2007 (Ref. 2006/3387/P and 2006/3394/L respectively) as part of a wider enhancement works scheme for King's Cross Station.

Further to the north, the Eastern Goods Yard secured Reserved Matters approval and Listed Building consent in April 2008 (Ref. 2007/5228/P and 2007/5230/L). Also to the north of the site, Reserved Matters for Building R2 was approved in January 2009 (Ref. 2008/5252/P); T1 in April 2009 (Ref. 2009/0415/P); and Building R4 (Ref. 2010/0389/P) in April 2010. Buildings B2 (Ref. 2010/0864/P), B4 (Ref. 2010/0868/P) and B6 (Ref. 2010/0870/P) in the southern part of the site were all approved in April 2010, alongside details for a shared basement (Ref. 2010/0862/P) and the Zone B public realm (Ref. 2010/0872/P). With construction of the Eastern Goods Yard and Building T1 now underway and works on Building R4 due to start later this year, there is a powerful physical indication of progress towards realisation of the KXC development.

The approach to the refurbishment of the Great Northern Hotel has been developed to accord with the Refurbishment Principles and Parameters set out within Annex E of the Revised Development Specification that are attached to the KXC Outline Planning Permission and accompanying Initial Conservation Plan. 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 the complete refurbishment and reuse of the Great Northern Hotel. Careful consideration has been given to the design approach whereby the design principles have focused on conserving the integrity and authenticity of the building whilst satisfying its use as a modern hotel. Furthermore, attention has been paid to the building's relationship with the proposed Western Concourse whereby the proposed ground floor plan has been designed to re-introduce active frontages around the perimeter of the building with the proposed hotel bar and retail unit to exploit the anticipated high footfall along this part of the Arcade. The Urban Design Report addresses these aspects in further detail.

## **GREAT NORTHERN HOTEL PROPOSALS**

The proposals for the Great Northern Hotel are described in full within the Urban Design Report and Listed Building Supporting Statement but in essence, comprise the restoration and reuse of 4,528 sqm gross external area (excluding basement) to provide a 93 guestroom boutique hotel. This will include a bar, retail and ancillary facilities at basement and ground floor levels, a dining room at first floor level and light restorative works to the exterior elevations. The proposals also comprise the creation of a new plant deck at roof level, minor elevational changes at ground floor level and internal alterations at all levels including the insertion of new lifts and servicing cores. The refurbishment will be to the very highest standards and in a sympathetic manner to ensure that the heritage value of the building is conserved. In achieving these aims, the proposals seek to minimise changes to the major fabric of the original building and endeavour to integrate successfully a new modern hotel and all that entails.

The proposals include the introduction of a number of new public entrances to activate the frontages of the building, with the main entrance to the hotel located at the southern end of the south western facade on Pancras Road, adjacent to the taxi drop off area. This entrance will be accessible (although controlled) 24 hours a day and will link to the main reception area and ground floor bar. A secondary glazed entrance to the reception area is provided via doors

directly off the Arcade in the south east corner, whilst alternative access to the bar area will be provided from Pancras Road and the Arcade. A retail unit is proposed on the north east corner of the building, with direct access also from the Arcade. The proposed ground floor layout and active uses will make a positive contribution to the character and vitality of the surrounding public realm, especially the recently completed Arcade.

The existing foot print of the building leaves little opportunity at ground floor level for dining areas. Consequently, the dining room has been located at the southern end of the first floor which will aid in animating the southern facade overlooking the public realm in front of Kings Cross Station. Internal walls are removed to create an impressive triple aspect room extending across the entire width of the building. A bar and pantry kitchen are located adjacent to the dining room, although most of the food preparation will take place in the main kitchen in the basement. The dining area and first floor guest bedrooms are easily reached by guests both by the existing southern staircase and by the two passenger lifts.

The refurbished basement will contain plant areas and boiler rooms to service the rest of the building, along with back of house areas including kitchen, laundry, waste storage and the hotel's own combined heat and power system. Furthermore, public facilities are also introduced, such as WCs for the bar and dining room and a gym for hotel guests at basement level.

The Great Northern Hotel will be serviced via a secure servicing and staff entrance positioned on the north western elevation of the building within the Arcade, providing access via a corridor to the goods lift. The entrance will be actively managed and controlled by the hotel management team, with staff ensuring the safe co-ordination of deliveries and refuse removal. Although there is no service yard within the building footprint, a servicing bay has been specifically allocated for the hotel, immediately adjacent to the north western façade and service entrance.

Externally, works to the facade will be kept to a minimum and will essentially restore the building back to its original form. This will include a light cleaning of the yellow stock brickwork on the south west, north west and south east elevations and re-pointing where necessary, undertaken in line with the works now complete on the north east façade. Repair and refurbishment of stucco string courses, pilasters and window mouldings will also be undertaken. All unnecessary external soil and waste pipework will be removed and remaining rain water pipes will be refurbished to match existing cast iron originals. As well as refurbishment of existing sash windows and the sensitive incorporation of secondary glazing to the guestrooms, any one over one windows will be replaced with six over six sashes to unify the window treatment on all facades and return the building to its original appearance.

At roof level, the proposed removal of the metal walkways and later addition lift overruns, replacement of existing bitumen coated roof with new Welsh slates and general refurbishment of existing dormers and chimney stacks will restore and enhance the original roofline of the building. The introduction of a new rooftop linear plant area, concealed behind the outside roof pitches, and set back from the double-hipped ends of the existing roof will retain clear uninterrupted views of the existing roof profile from the street and ensure the rooftop plant is fully concealed from views. The proposed insertion of the new passenger lifts will result in a small area of the lift overrun penetrating the existing roof profile on the south west elevation. However, through sensitively casing of the penetration with a lead finish, it is considered that the impact

upon the roof profile of the building, and from identified surrounding ground based views would be minimal.

In bringing forward the above proposals, there is an aspiration to ensure the hotel is fully operational in time for the Olympics in 2012. The anticipated construction timetable is provided within the Compliance report as a response to Condition 21 of the Outline Planning Permission.

## **SUSTAINABILITY**

The design team has sought to significantly improve the energy efficiency of the building, despite the challenges posed by the building's Grade II listed status. Key factors in achieving this include the following energy efficiency measures which have been fully integrated into the refurbishment proposals:

- Improvements to the building fabric (where possible for a listed building), for example, secondary glazing and upgraded insulation;
- Efficient use and monitoring of systems via a Building Energy Management System
- Low-carbon electricity and thermal energy supply using VRF system and a building specific Gas-Fired Combined Heat and Power System;
- Maximised use of natural daylight and zoned, daylight controlled, low energy lighting;
- Specification of water saving devices and sanitaryware to reduce water consumption;
- Installation of greywater recycling system to further reduce water usage;
- Implementation of Code of Construction Practice to minimise construction waste; and
- Provision of recycling facilities for operational waste;

The above measures will result in the building delivering an overall carbon saving of 1.4 % against the applicable Part L Building Regulations; a considerable achievement given the listed status of the building. Furthermore, a preliminary assessment of the building against a bespoke BREEAM scheme for hotels 2008 shows that the building is on target to achieve a score of 60.74% which would equate to a 'Very Good' rating.

Overall, the proposals effectively balance the principles of sustainable design with the building's Grade II listing. In doing this, the refurbishment proposals satisfy the Planning Conditions 17(a) to (f) and 45 of the KXC Outline Planning Permission and meet the relevant obligations set out within Sections AA, Y and Z of the Kings Cross Central Section 106 Agreement.

## **SUBMISSION OF DETAILS**

The relevant Camden application forms for approval of details reserved by conditions and Listed Building Consent are attached to this letter.

The relevant conditions from the Outline Planning Permission are set out within the Compliance Report, with supporting information included to show how each condition has been addressed. The conditions covered by this submission comprise 6, 14, 16, 17, 18, 19, 20, 21, 22, 23, 26, 27, 28, 31, 32, 33, 34, 35, 36, 37, 38, 45, 46, 48, 49, 51, 55, 56, 60, 64, 65, 66 and 67.

## CONCLUSION

We trust that you will find this submission to be in order and that 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.

Yours sincerely



**NICK BELSTEN**  
**ASSOCIATE DIRECTOR**

Cc.

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