



King's Cross Central General Partner Ltd  
Aries GNH (GP) Ltd

# Great Northern Hotel Urban Design Report

June 2010







This document forms the Urban Design Report to accompany the Reserved Matters Submission for the refurbishment of Great Northern Hotel. It should be read in conjunction with the other documents forming part of the same submission, and with the Conservation Plan and Listed Building Statement submitted as part of the associated Listed Building Application.

As the Great Northern Hotel is an existing building and the Reserved Matters submission is limited to the same, this Reserved Matters Submission is not considered a 'relevant application' for the purposes of Condition 16 of the King's Cross Central (KXC) Outline Planning Permission, dated December 2006 (ref. 2004/2307/P), and therefore an Urban Design Report is not required. Nonetheless, in the interest of completeness, this document has been provided to explain the design concept and respond to the Design Guidelines attached to the Outline Permission where relevant.

This document is structured in two parts: the first providing an overview of the design and the second responding to the relevant Design Guidelines in detail.

In the preparation of the scheme, a number of technical studies have been undertaken which have informed the design. These studies are reported in documents which accompany the submission, in particular:

- A Planning Compliance Report;
- An Environmental Sustainability Report;
- An Access and Inclusivity Statement;
- The Historic Building Recording Report by PCA, dated June 2009 incorporating further archaeological and building recording carried out between October 2007 and January 2008.

The refurbishment of the Great Northern Hotel will transform the Grade II listed building into a 93 bedroom boutique style hotel through sensitive refurbishment and reuse of the existing fabric. A number of public areas will also be created to include the reception and concierge area, a public bar, restaurant and retail unit. A private gym for use by guests will also be provided in the basement.

New public realm has already been created at ground level in the form of an Arcade set within the north, south and east facades of the building. This was approved under a separate full planning permission and listed building consent dated November 2007 (refs. 2006/3220/P and 2006/3222/L respectively) and is now complete. This submission includes a number of minor amendments to the Arcade, as approved, which are a consequence of the proposed design.

The Arcade serves to integrate the new Western Concourse of Kings Cross Station (currently under construction) with circulation routes around the public areas of the hotel. The Western Concourse was approved planning permission in November 2007 (ref. 2006/3387/P) and was submitted by Network Rail as part of their wider improvement programme for King's Cross Station. As part of this application details relating to the taxi ramp, which will lie immediately west of the Great Northern Hotel, was granted in January 2010 (ref. 2009/5539/P).

The current proposals for the Hotel are largely limited to internal refurbishment works and alterations. The planned introduction of new windows and doors to the public areas at ground level, light cleaning and refurbishment of the external facades, replacement and refurbishment of roof elements and the proposed replacement of windows at first and second floor level to match the existing six pane windows across the rest of the building will preserve the building and enhance its contribution to the surrounding streetscape.

The proposals demonstrate an integrated and comprehensive approach to sustainability and low energy design within the restraints of the existing listed building fabric.

The refurbishment of the Great Northern Hotel will be a positive contribution to the southern end of the Kings Cross Central development.

## Introduction





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