

Delegated Report		Analysis sheet		Expiry Date:		28/12/2009	
		N/A / attached		Consultation Expiry Date:		9/12/09	
Officer				Application Number(s)			
Michelle O'Doherty				2009/5122/L			
Application Address				Drawing Numbers			
Kings Cross Central Development Zone L, The Granary Building & Granary Offices, York Way, LONDON, N1 0AU				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of new service holes in the western wall of the East Transit shed, adjacent to the former assembly shed							
Recommendation(s):		Grant listed building consent					
Application Type:		Listed Building Consent					
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:		SN: no response EH – consulted in error					
CAAC/Local groups* comments: *Please Specify		CAAC – no response					

Site Description

The Eastern Goods Yard (EGY) lies to the north of Regent's Canal within the heart of the King's Cross Central development. It is bounded to the east by York Way and to the north and west by two proposed new streets, Goods Street and Transit Street. The southern boundary of the site is defined by the canal. The site is located within the Regents Canal Conservation Area.

The Goods Yard consists of a collection of 19th Century industrial buildings, open hard standings and other structures, which together formed a goods interchange at the height of the Victorian industrial boom. These were grouped around a (now filled-in) canal basin. This complex was the largest of its kind in Britain. Its location to the north of the then newly constructed Kings Cross railway terminus enabled the effective transfer of goods three-ways between rail, road and canal.

The focal point of the goods yard is the grade II listed Granary Building, along with the Assembly Shed, the Eastern and Western Transit Sheds, and the attached East and West Granary Offices to either side of the Granary Building.

Relevant History

As part of the permission, the redevelopment and re-use of the Eastern Goods Yard (EGY) also known as development zone L of the outline permission, was contemplated for a mixed use development to accommodate the University of the Arts and mixed commercial uses in the Granary Complex. Listed building consent was granted on 8 April 2008 for the proposals to redevelop the EGY. Some of these proposals include:

- A new office building addition to the west Granary Office facing Granary Square
- A studio building (replacing the Assembly Shed post demolition to the rear of the Granary, in between the Western and Eastern Transit Sheds)
- A new public open space (Granary Square) between the canal and the south façade of the Granary Building
- A new freestanding pavilion building (adjacent to Zone L) in development Zone G on the east side of the Square

These proposals include demolition of the Assembly Shed (already undertaken), replacement with a new studio building in its place and redevelopment and re-use of the other buildings on the EGY site.

Relevant policies

This application has been assessed against UDP policies B6 concerning listed buildings.

Assessment

This stand-alone listed building consent application for the (west) internal wall to the East Transit Shed (adjacent to the now demolished Assembly Shed) is for new openings in the wall. The new holes are being created as part of the base build for UAL that BAM is under contract to carry out. They are for new services for various functions within UAL's new studio building and ETS. These uses, requiring ventilation are for some of the (artistic) workshops and kitchen facilities.

Initially the applicant submitted drawings showing the new holes as part of the discharge of the approval of details under condition 21b (vi). However, this condition is designed to assess the detail of the already approved holes under LBC (2007/2530/L) and not allow for a substantial amount of new ones as well.

Therefore, officers advised the applicant that because the number of holes being created in addition to the already consented ones under LBC (2007/2530/L) were significant and materially different, affecting the special interest of the LB, a new listed building application was required.

The submitted documents including the design and access statement and the associated drawings provide the location and justification for all the new openings being proposed. In addition, officers have met the designers and engineers and discussed at length the necessity for additional openings, the possibility of reducing their number and/or size to the bare functional minimum and also a design that would reduce the impact on original fabric of the masonry wall by avoiding piers and arches.

The drawings as submitted have achieved these objectives, albeit with the addition of several new holes. However, on balance along the length of the ETS wall, the holes will not lessen the special interest of the overall Granary Complex. It is advised though that in future if the current applicant, being BAM or UAL (under their separate fit out phase), come forward with further requests for additional new holes, the cumulative effect of all such openings be reconsidered because the wall will have likely been punctured with the maximum number of new apertures. Any further openings beyond what is shown in this application combined with the already approved ones (under 2007/5230/L), along with new fixtures to the wall (automatic door openers for example) will then likely affect the building's special interest. So many cumulative alterations of between solid to open areas along the wall and new appendages will possibly begin to create a visual disaccord. Regardless, any new proposals for new openings will need a new LBC application.

This application for additional new service holes in the west wall of the ETS adjoining the former Assembly Shed is acceptable with the documents provided such that it can be granted listed building consent without conditions.

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