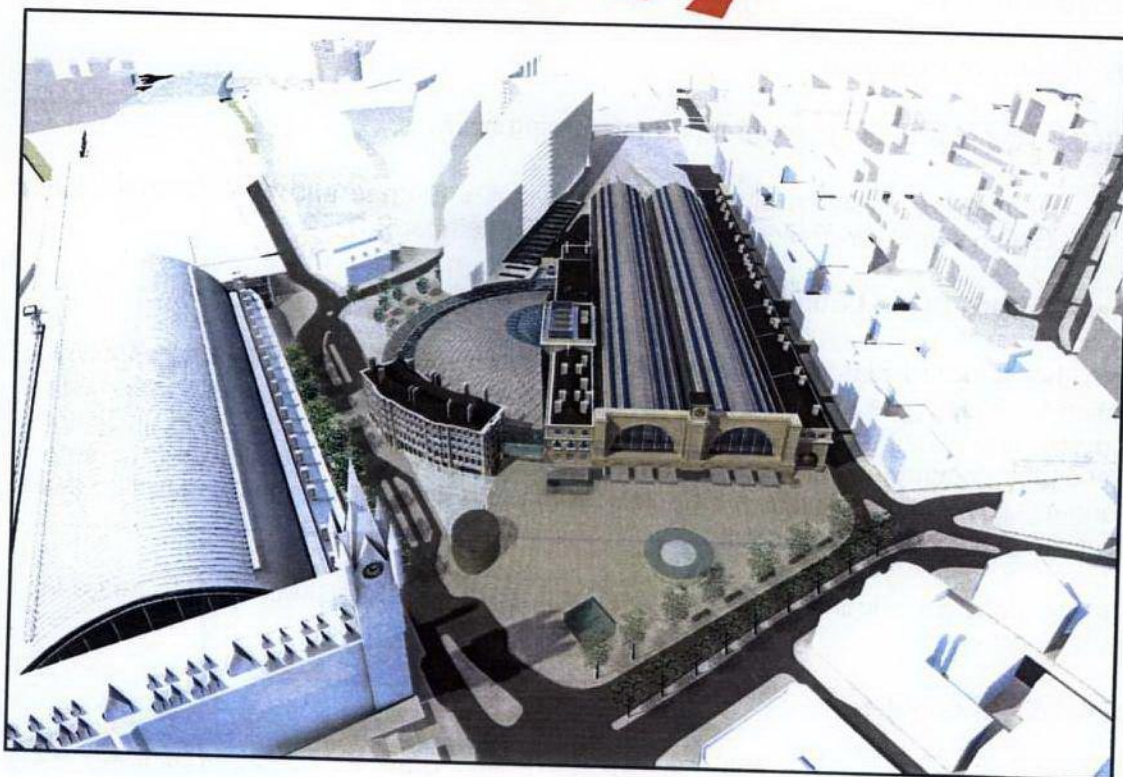


**King's Cross Station
Listed Building Consent -
Design and Access Statement**

06 October 2009

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Standard Class Lounge and British Transport Police Accommodation Block – Listed Building Consent

Design and Access Statement

Context

As part of London Underground's Station Redevelopment Project and Network Rail's King's Cross Station Redevelopment Programme some facilities have had to be displaced from within the station to other temporary location whilst the construction work is taking place. London Underground gained consent in 2006 for the temporary relocation of both the Standard Class Lounge and the British Transport Police Offices to the front forecourt of the station under Schedule 6 of the Channel Tunnel Rail Link Act 1996.

London Underground's work is now coming to a close and therefore there is an obligation on them to remove the temporary structures and return the site to its original state. However, as the King's Cross Station Redevelopment Programme is now taking place the facilities cannot be return to their former location and work has not yet been completed on the new accommodation as part of the new station scheme. It is therefore necessary for Network Rail to apply for listed building consent for the temporary retention of the Standard Class Lounge and BTP Accommodation.

The Western Concourse is due to be constructed and operational by the Olympics in 2012 and therefore it is considered that the temporary permission should be extended to 31st December 2009, allowing for any unforeseen delays in the construction period.

2012

Description of Proposal

Listed Building Consent is sought for the following works:

- Temporary retention of the Standard Class Lounge and two storey modular British Transport Police offices until 31st December 2012.

The Standard Class Lounge

Both the standard class lounge and the BTP Accommodation block are essential station facilities. The standard class lounge provides passengers with a comfortable and sheltered space where they can wait for trains, as well as providing sufficient passenger accumulation space which ensures that the station operates in a safe manner. The station would not be able to operate safely if the space created by the standard class lounge was lost.

The standard class lounge it to be located in the newly refurbished western range in the final scheme.

BTP Accommodation

The unit accommodates a fully Operational Police Station, with approximately 40 officers/staff based there.

The officers who work from the building, work between the hours of 0700-0000hrs 7 days a week. Other officers from across the Area access the building outside of those times.

Our Neighbourhood Policing teams are based there, consisting of both Police Officers and Community Support Officers. They work predominately at Kings Cross Railway station itself, but some also travel on the FCC line out of St Pancras. Two coroner officers and a statement taker are also based at this station.

Policy Context

National Policy

Planning Policy Guidance 15: Planning and the Historic Environment sets out government policy and guidance to local authorities on the operation of the planning system and the identification and protection of historic buildings, conservation areas, and other elements of the historic environment.

The proposal therefore needs to be considered against PPG15. The general guidance applicable to listed building applications (PPG15, paragraph 3.5) is used:

- The importance of the building, its intrinsic architectural and historic interest and rarity

The relocation of the facilities from within the station has allowed for the station redevelopment work to be carried out and therefore enabling the long term preservation and restoration of the building which will ensure that the importance of the building as well as it's architectural and historic interest are maintained.

It is considered by virtue of the temporary nature of both the structures the impact on the listed building is insignificant.

- Particular physical features which justify listing.

The proposed alterations do not significantly affect the main features that justify the listing of the main station building.

- The building's setting and contribution to street scene

The main station building has a significant positive contribution on the character and appearance of the street scene, particularly on Euston Road. The proposed development will impact on this contribution, particularly south west views along Euston Road. However, as the proposal is for a temporary period, once the structures are removed the building's contribution to the street scene will be fully restored.

- The extent to which the proposed works would bring substantial benefits for the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment.

The benefits to the community are the enhanced appearance of the station building and this proposal should be considered in the context of the whole station enhancement package that Network Rail are currently progressing that will significantly improve both the functionality and appearance of the station.

The BTP presence will ensure the safety and security of the station and the wider area.

London Plan

The London Plan (February 2004) is the most applicable regional planning document. The adoption of Camden's UDP post dates that of the London Plan and it is considered that the policies in the UDP relevant to this proposal contain the objectives of those of the London Plan.

Camden Unitary Development Plan

The Camden Replacement Unitary Development Plan (June 2006) proposals map shows the site affected by the following specific policy notations:

King's Cross Opportunity Area (Section 9, Proposal site 24)

- Transport Proposal area (TP1/TP4/TP5)
- Conservation Area 22
- Strategic View – Viewing Corridor
- Strategic View – Wider Viewing Corridor

Section 9 of the Replacement UDP contains both strategic (SKC1–SKC4) and more specific area development policies (KC1-KC12) relating to the King's Cross Opportunity Area. Policies SKC1-4 distil, to the local level, the overarching policies contained in the national guidance and seek sustainable, well integrated and comprehensive development - all to a high standard of design (both built and landscape).

Policy B6 – Listed Buildings states that '...the Council will only grant listed building consent for alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building.'

It is considered that the proposal will not cause any significant harm to the special interest of the listed building as the buildings are of a temporary nature and will be removed once their permanent location is available in the newly refurbished Western Range.

For these reasons it is considered that the proposal does not cause any harm to the special architectural and historic interest of the building.

Policies within the Local Plan actively support the principles of a high standard and quality of design, as well as promoting proposals that enhance the special character and appearance of Conservation Areas and the buildings within those areas. King's Cross Station is located within a Conservation Area and the station significantly contributes to the special character and appearance of the Conservation Area street scene.

As stated, the proposal facilitates the improvement works to the station and help ensure its protection during the works. These works will significantly improve the appearance of the station and subsequently along with the other station proposals will contribute to the enhancement of the station environment and local area. The proposal therefore meets the requirements of policies B1 – General Design Principles, B7 – Conservation Areas, KC8 – Design and KC11 – Heritage.

Conclusion

The proposal, for which Listed Building Consent is sought, is for the temporary retention of the Standard Class Lounge and British Transport Police Accommodation. The facilities have been temporarily removed from within the station to allow for construction work to take place on the comprehensive King's Cross Station Redevelopment Programme. Those works are subject to the listed building consents 2006/3394/L and 2007/2611/L.

The proposal accords with national, regional and local development plan policies and is considered to be a necessary element of the wider station renewal and enhancement programme.

2006/3387/P