
9 Condition 19: Access statement

“Relevant applications for approval of Reserved Matters pursuant to this permission shall be accompanied by an access statement. Each access statement shall:

- (a) address the relevant design principles set out in the Access and Inclusivity Strategy dated September 2005;
- (b) highlight any areas where technical or other constraints have prevented or constrained the application of these design principles; and
- (c) include a project programme for that building or phase, to identify the key stages at which important decisions affecting inclusivity and accessibility will be made.”

9.1 Applicant’s response

This is not a relevant application for approval of Reserved Matters. Moreover, due to the physical nature of the work required to maintain the heavy equipment within the Gas Governor housing, it is not envisaged that disabled staff will visit the site. Nonetheless, the Welfare Building has been designed to be adaptable to provide wheelchair access should the need arise in the future, for example, through increased doorway widths and ample toilet/washroom sizes.

Level thresholds are provided to both buildings and to the site via the main vehicle access gates on Goods Way.

10 Condition 20: Illustrative build-out plan

“Relevant applications for approval of Reserved Matters shall be accompanied by an illustrative build out plan showing:

- (a) the disposition of any buildings for which approval has been given and the take-up through those approvals of the land uses permitted by this planning permission;
- (b) the disposition of any buildings for which approval of Reserved Matters is sought and how the approved uses are to be incorporated in these buildings;
- (c) how the Development Zones within which buildings for which approval has been given under (a) and those for which approval has been sought under (b) above, may be built out and completed in conformity with this planning permission;
- (d) Development Zones (or part thereof) for which buildings have yet to come forward for approval of Reserved Matters;
- (e) the status of each area of Principal Public Realm, the phasing of development and its date of adoption or target date of adoption (where appropriate);
- (f) demonstrate ongoing provision of green and brown roofs in accordance with Condition 46; and
- (g) the relationship between the buildings / development referred to in (a), (b), (c), (d) and (e) above.”

10.1 Applicant’s response

This is not a relevant application for approval of Reserved Matters. Nonetheless, an Illustrative Build-out Plan is presented on the following page to illustrate how the development of the Gas Governor will fit into the wider KXC scheme. The plan shows the buildings for which approval has already been given (coloured red), these being the Eastern Goods Yard and adjoining buildings, Building R2 and Building T1. Implementation of the Eastern Goods Yard (Granary Complex) works and the Phase 1 works for Building T1 are underway, as are the Great Northern Hotel arcade and the Shared Service Yard (not shown).

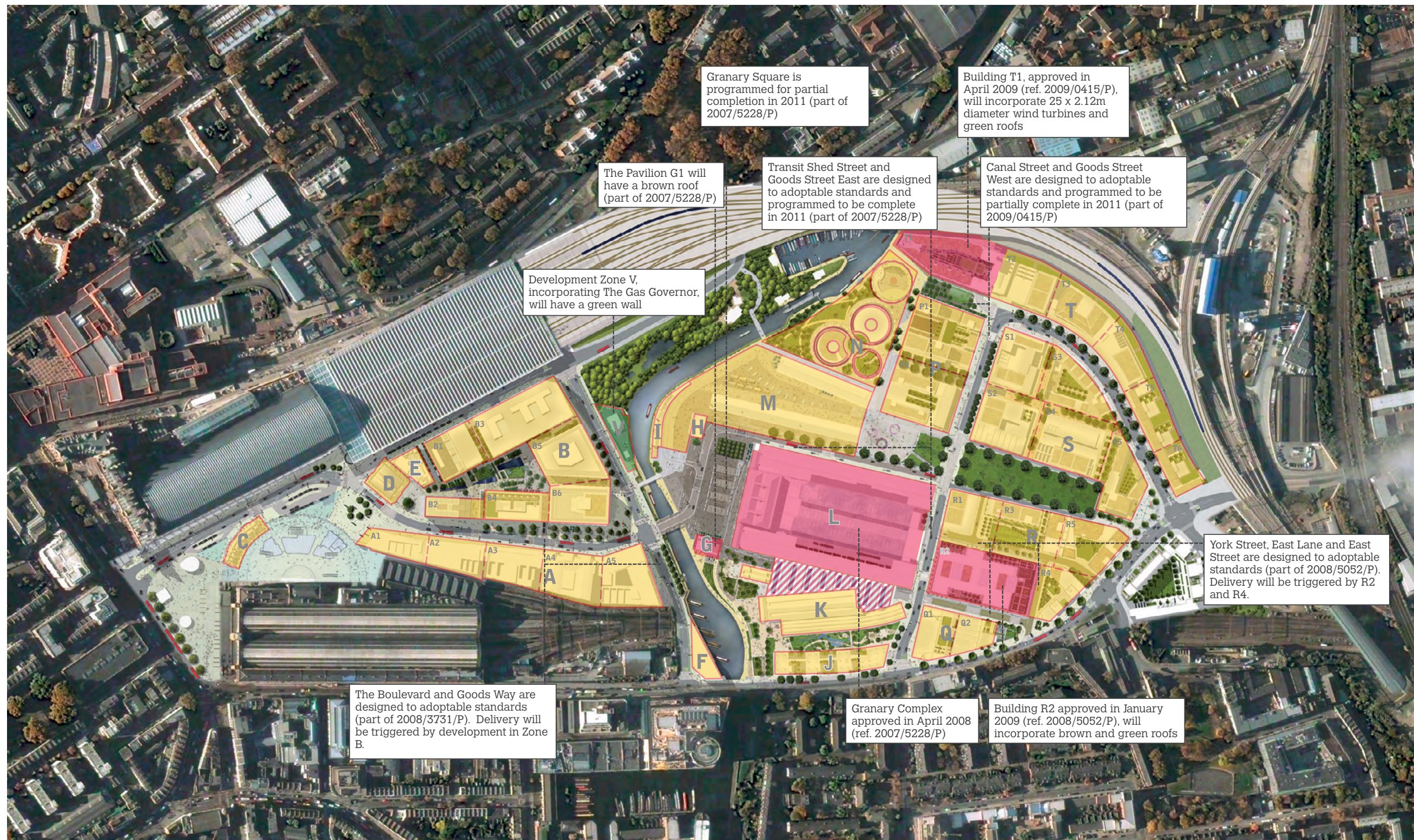
The subject of this submission, Development Zone V, is coloured green.

The plan also shows how the buildings already permitted and those subject to this submission would be built-out in accordance with the Outline Planning Permission.

The buildings for which Reserved Matters are yet to come forward are shown on the plan in yellow.

In terms of approved areas of principal public realm, the Eastern Goods Yard public realm works are programmed for completion in 2011. The Boulevard works and the realignment of Goods Way, approved as part of the Southern Infrastructure Works submission in October 2008, will be triggered by development in Zone B but are expected to be completed by early 2012.

The plan indicates that Pavilion G1, which was approved under the Eastern Goods Yard submission, is to have a brown roof section, amounting to around 80m². Buildings R2 and T1, which have already been approved, will also provide areas of green/brown roofs. It is proposed that the Gas Governor perimeter wall along Goods Way will incorporate a ‘green wall’, as detailed in Section 5.3 of this Statement.



Development zones for which buildings have yet to come forward for approval

Subject to a current Reserved Matters submission

Buildings for which approval has been given

Brought forward within this submission

Illustrative Build Out Plan

October 2009

11 Condition 21: Construction timetable

“Relevant applications for approval of Reserved Matters shall be accompanied by details of:

- (a) the construction timetable for those developments for which approval is sought;
- (b) how that construction timetable relates to the overall sequence of the development and its division into a number of major phases; and
- (c) demonstrates compliance with conditions 66 and 67.”

11.1 Applicant’s response

11.1.1 Response to 21(a)

Construction of the proposed Gas Governor is dependent on the timing of the development of the basement and buildings within Zone B, in particular, Buildings B1/B3 which would sit on the current St. Pancras Gas Governor site. Nonetheless, this application for approval of details is sought in order to complete the planning approvals required for the relocation of the Gas Governor and to enable these works to commence in good time so as not to delay the wider development of Zone B. It is possible that works to relocate the Gas Governor (including those already approved under earlier Enabling Works submissions), could commence as early as 2010, subject to market conditions. It is anticipated that such works would take approximately 6 months to complete, the sequence comprising:

- tree removal and site clearance;
- sheet piling and earthworks;
- capping beam for the sheet piling;
- main underground pipework, drainage and gas governor manifolds;
- ground slab;
- install the gas governor above ground;
- complete utility connections;
- gas housing and welfare building;
- perimeter wall, fence and gates; and
- planting.

Once the works at the proposed site are complete, the current and new Gas Governors would be run in parallel for one month. Subject to satisfactory results, the existing St. Pancras Gas Governor would be decommissioned and removed.

11.1.2 Response to 21(b)


The first major phase of Enabling Works which have been approved as part of the Southern Infrastructure Works submission (LBC ref. 2008/3731/P) will be similarly dependent on the timing of development within Zone B.

Plans showing the relationship between the proposed development and the anticipated construction phases of the wider KXC development are shown on the plans which follow this section.

11.1.3 Response to 21(c)

Conditions 66 and 67 relates to lorry movements for importing infrastructure and construction materials to the site. A response to this condition was provided at Section 3 of the Earthworks and Remediation Plan which was approved as part the Southern Infrastructure Works submission. For ease, this plan is re-provided as Appendix A for information only.



- | | | | |
|--|-------------------|---|-----------------------------------|
|  | Demolition |  | Relocation of features/facilities |
|  | Highway Works |  | Shared Service Yard |
|  | Built Development | | |

First Major Phase Enabling Works (Illustrative)

October 2009



- Demolition
- Public Realm
- Highway Works
- Built Development

- Relocation of features/
facilities
- E Energy Centre

The First Major Phase (Illustrative)

October 2009



- Demolition
- Public Realm
- Highway Works
- Built Development

- Relocation of features/
facilities
- E Energy Centre

The Second Major Phase (Illustrative)

October 2009



Illustrative Scheme Plan (Completed Build Out)

October 2009

12 Condition 22: Service strategy and Condition 28: Refuse storage and collection

Condition 22:

“A servicing strategy consistent with plan KXC 017 Rev R demonstrating where servicing for any building will be located will support any relevant application for approval of Reserved Matters. The strategy shall include details of the proposed hours of servicing and the mechanisms that will be used to ensure loading and unloading takes place in accordance with the strategy as approved. No servicing of any building shall take place on any part of the highway network or public realm other than in accordance with the servicing strategy so approved.”

Condition 28

“Details of arrangements for storage and collection of refuse, for the development hereby approved, including location, design, screening, operation and the provision of facilities for the storage of recyclable materials shall be submitted to and approved in writing by the LPA as part of the relevant applications for approval of Reserved Matters for each phase of the Development and the development shall be carried out only in accordance with the details so approved and shall be retained thereafter.”

12.1 Applicant’s response

Service access to the proposed site is via the double gates on Goods Way, in accordance with Parameter Plan KXC017 Rev R. An area large enough to accommodate a 70T mobile crane is provided within the site to enable the occasional replacement or maintenance of the Gas Governor plant.

As the site will be unmanned for most of the year, there is no requirement for refuse collection or regular deliveries. Any waste created by personnel on maintenance/training visits will be taken away with them at the end of the day.

It is not anticipated that any servicing will take place along Goods Way.

13 Condition 25 : Enabling works

“Details of the Enabling Works, including layout designs, and specifications shall be submitted to and approved in writing by the LPA before commencement of those works.”

13.1 Applicant's Response

The relocation of the Gas Governor falls under the definition of ‘Enabling Works’ set out in the Outline Planning Permission. As explained in Section 3.4 of this statement, details of some works required to facilitate development of the new Gas Governor, including the removal of trees within Development Zone V and the demolition of a section of the canal wall adjacent to the CSNP, were approved in April 2008 (LBC ref. 2008/0278/P) and December 2006 (LBC ref. 2004/2320/C). Details of the earthworks, remediation and substructure for the new Gas Governor were submitted and approved as part of the Southern Infrastructure Works submission (LBC ref. 2008/3731/P) in October 2008.

This submission seeks to provide the outstanding details relating to the site layout and design of the new Gas Governor facility and Welfare Building, perimeter wall and associated landscaping. Such details are explained in Section 5 of this Statement and on the submitted plans.

14 Condition 27: Floor plans

“Details and particulars including floorspace figures, floor plans and layouts of the uses, and the vehicle and other servicing and access, including provision for any coach access and parking to be accommodated in built and refurbished accommodation, shall be submitted to and approved in writing by the local planning authority before any of those uses commences and the uses will commence only in accordance with the details so approved.”

14.1 Applicant’s response

The Gas Governor Building and Welfare Building will provide 234m² and 38m² gross external area respectively, providing a total of 272m² of floorspace. However, it is worth noting that the floorspace figures quoted in Table 1 and Annex B of the Outline Planning Permission expressly exclude the relocated Gas Governor and therefore these figures do not contribute to the maximum floor areas set out in the same permission.

The floor plans, layouts and details of vehicle access, parking and turning circles are included on submitted drawings 280_04_07_003, 280_04_07_100, 280_04_07_400 and 280_04_07_402. These drawings are attached in Section 4 of this Statement.

15 Condition 31: Parameter plans and development specification

“The development shall be carried out in accordance with the Revised Parameter Plans and as described in the specified paragraphs of the Revised Development Specification dated September 2005 comprising:

- (a) the Principal Public Realm Areas shown on drawing KXC004 Rev S together with paras 4.9, 4.13 (insofar as it relates to public realm), 4.14, 4.17 and 4.19;
- (b) the boundaries of Development Zones shown on drawing KXC005 Rev T together with paras 4.20, 4.21, 4.23 - 4.26, and with Table 2 to the extent that it provides a summary and indicative description of the proposals in each development zone only;
- (c) the Regent's Canal works shown on drawing KXC006 Rev Q together with paras 4.27 - 4.29;
- (d) the Principal Access and Circulation Routes shown on drawing KXC007 Rev S together with paras 4.30 - 4.47 and with Annex C to the extent that it provides a summary and indicative specification for the routes only;
- (e) the Upper Floor Land Uses Along Street Elevations shown on drawing KXC008 Rev R together with paras 4.48 - 4.54 to the extent that these describe the overall distribution of land uses only;
- (f) the Ground Floor Land Uses Along Street Frontages shown on drawing KXC009 Rev P together with paras 4.49 - 4.54 to the extent that these describe the overall distribution of land uses only;
- (g) the Proposed Finished Site Levels shown on drawing KXC012 Rev T together with paras 4.62 - 4.67;
- (h) the Development Massing shown on drawing KXC013 Rev L together with paras 4.68 - 4.72 and Table 3;
- (i) the Maximum Building Heights shown on drawing KXC014 Rev W together with paras 4.73 - 4.75;
- (j) the Strategic View Corridor Constraints shown on drawing KXC015 Rev S together with paras 4.79 - 4.81;

- (k) the Basement Zones shown on drawing KXC016 Rev O together with paras 3.40 - 3.41 and 4.82 - 4.86;
- (l) the Servicing arrangements shown on drawing KXC017 Rev R, together with para 4.87;
- (m) the Utilities Strategy shown on drawing KXC018 Rev M, together with paras 4.88 and 4.90 - 4.98;
- (n) the Gas Holder Triplet Development shown on drawing KXC020 Rev E together with paras 4.104 and 4.105 to the extent that they show indicative proposals only for the works and land uses; and
- (o) the Priority Zones for Green/Brown Roofs and Wind Turbines shown on drawing KXC021 Rev A, together with paras 3.43, 3.44, 4.106 and 4.107”.

except that in relation to (i) above the building heights within Plot S2 identified on drawing KXC005 Rev T shall be at least 6.5m below the maximum heights shown in Parameter Plan KXC014 rev W across at least 80% of the plot, unless otherwise approved in writing by the local planning authority."

15.1 Applicant's response

It should be noted that the Parameter Plans referred to in sub-paragraphs (a) (Public Realm), (c) (Regent's Canal), (d) (Principal Access and Circulation Routes), (k) (Basements), (n) (Gas Holders) and (o) (Priority Zones for Green/Brown Roofs and Wind Turbines) do not apply to the proposed development.

The responses to the other relevant sub-paragraphs of condition 31 are dealt with as follows:-

15.1.1 Response to 31(b)

Drawing 280_04_07_004 shows that the proposed development lies within the limits of deviation for Development Zone V, shown on parameter plan KXC005 Rev T.

15.1.2 Response to 31(e) and (f)

Development Zone V is to be used for utilities as shown on parameter plans KXC008 Rev R and KXC009 Rev P.

15 Condition 31: Parameter plans and development specification

15.1.3 Response to 31(g)

The finished site levels for Goods Way [and the proposed Gas Governor site] have been approved as part of the earlier Southern Infrastructure Works submission with LBC ref. 2008/3731/P. The slab level of the site has been designed to tie in with the levels and gradient of Goods Way and the water level of the Regent's Canal, and is set at 21.20m AOD. There are no defined finished site levels for Development Zone V on parameter plan KXC012 Rev T.

15.1.4 Response to 31(h)

The proposals comply with the parameters shown on parameter plan KXC013 Rev L in terms of its development massing. The maximum height of the proposals are 6.3m above finished ground floor level and therefore all of the development falls below the 30m permitted by the parameter plan for Development Zone V.

15.1.5 Response to 31(i) and (j)

Parameter plan KXC014 Rev W does not provide any maximum heights for Development Zone V. Nevertheless, the proposed building heights have no bearing or impact on the Strategic Views to St. Pauls (irrespective of whether one looks at RPG3a which informed Parameter Plan KXC015, the 2007 London View Management Framework or the 2009 draft replacement, currently out for consultation).

15.1.6 Response to 31(l)

The service entrance for the proposed Gas Governor is from Goods Way, as required by Parameter Plan KXC017 Rev R.

15.1.7 Response to 31(m)

The new Gas Governor is located in accordance with the position shown on parameter plan KXC018 Rev M.