

Delegated Report		Analysis sheet		Expiry Date:		19/08/2009	
		Attached		Consultation Expiry Date:		24/08/2009	
Officer				Application Number(s)			
Michelle O'Doherty				2009/2908/L			
Application Address				Drawing Numbers			
Kings Cross Central Development Zone L The Granary Building and Granary Offices York Way London N1 0AU				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Discharge of conditions pursuant to 4a, 5a, and 5e of Listed Building Consent 2007/5230/L in part, with respect to turntables A & B in Granary Square, Eastern Goods Yard, Kings Cross Central.							
Recommendation(s):		Discharge Conditions					
Application Type:		Approval of Details (Listed Building)					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		English Heritage was consulted and a response was received stating that the submitted details are considered satisfactory to the requirements of the condition.					
CAAC/Local groups* comments: *Please Specify		KXCAAC have commented on the application; its comments are addressed in the report on the following page.					

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 (former) Assembly Shed, the Eastern and Western Transit Sheds, and the attached East and West Granary Offices to either side of the Granary Building.

The two turntables directly in front of the main façade of the Granary Building and their attached tracks are the subject of this application.

Relevant History

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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 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

Background

Condition 4 a of 2007/5230/L relates specifically to the protection of historic ground features throughout the redevelopment of the site to ensure that they are protected against accidental loss or damage. This condition as it relates to the turntables and their associated appended rail tracks is to ensure that accidental loss or theft does not occur given they will be removed from the current and original location for restoration, repair and later reinstatement and transported to a temporary location on the Kings Cross site where other salvaged items are being stored (site S). In addition the restoration works will occur by the selected contractor Dorothea Restorations and Bristol Metal Spraying, both located in Bristol. This work will also require handling of the turntables, transport and storage off-site for a period of at least 2 months.

Condition 5 of 2007/5230/L refers to a salvage strategy for historic items within all the buildings and the hard landscaping within the Granary Complex. The strategy includes a method of salvage, the potential for reuse and the storage location. This condition has already been discharged for most buildings within the EGY including the Granary Building, Assembly Shed and two Transit Sheds but not for the turntables, related tracks or other related surface features such as crane base and capstans.

Condition 5a deals specifically with the historic ground surface finishes also citing the turntables as one of the key features. Condition 5e also refers specifically to the turntables in terms of items that may have been uncovered in the redevelopment of the site.

Assessment

Officers from Camden and English Heritage have spent at least 6 months negotiating a fully comprehensive method not only to ensure the proper protection of the turntables while they are being dismantled, moved, stored and restored but also to ensure that they will be brought back to the site as required in the listed building consent, and that they are protected from loss regardless of the current or future ownership of the Eastern Goods Yard.

The method statement initially received left very little assurances about their protection and future but also their safe return to site within a reasonable time frame.

After several on site inspections with the Dorothea Restoration and ongoing discussion with Argent, officers are now confident that the documents submitted including proof of insurance and ownership of the heritage assets provide confidence that the turntables will be appropriately looked after while off site. Also if required the documents will also allow Camden to pursue any enforcement action if the precise program is not implemented as detailed. .

In this regard, all documents including those found in the appendices now address all earlier concerns of the first several submissions.

Consultation Comments

As required by listed building consent 2007/5230/L English Heritage was consulted. A response has been received from English Heritage stating that the submitted details are considered satisfactory to the requirements of the condition.

In addition a site notice was erected to which the Kings Cross CAAC has responded. Most of the comments relate to the new design for the turntables one they are reinstated in the new Granary Square.

1) It appears to us that the shape of the roof of the basement of the Pavilion Building will need to be adjusted to make room for Turntable A and we trust that this will be put in hand. Moving the turntable northwards is presumably to lessen the extent of such adjustment, and should have the advantage of

leaving more room around the turntable for its proper display. The disadvantage is that the associated trackwork must be realigned, and that must be done with all sensitivity. 1.5 metres is a sensible limit to avoid serious distortion of the historic relationship to the Granary and the edge of the former Basin. Because of the web of underground services to be installed in the vicinity, this must all be planned well in advance so as not to limit the optimum solution.

Argent's response has been as follows:

There is a slightly revised position to the turntable adjacent to the proposed pavilion building. This moved the turntable a little further south again so as to avoid the utilities around which it has been carefully planned. The location of the turntable has also been coordinated with the pavilion basement - the turntable will rest in its own structure and foundations which will be made independent of the pavilion structure.

2. The comment regarding glass vision panels is noted thank you and will be taken into consideration by the design team. Design proposals will be issued for LBC approval at the appropriate stage as noted in the submission.

The response to this comment from Argent is:

Although glass vision panels with internal illumination might stimulate visitor understanding of the mechanism beneath, they would be intrusive and inevitably unsympathetic to the traditional materials. Transparency may also be incompatible with slip resistance. Removable timber panels would accord with original practice, but must of course be detailed sympathetically. An interpretative board with diagrams needs to be provided in any case.

3. The comment regarding the wagon is noted thank you and will be taken into consideration by the design team. Design proposals will be issued for LBC approval at the appropriate stage as noted in the submission.

Argent has stated that: we reserve judgement on the proposed railway wagon. An authentic wagon would be difficult to obtain now, while a dummy created as "public art" might be an insult to the archaeology.

In addition to the foregoing comments provided by Argent, it is noted that note that the priorities in this application for Camden were to ensure that the turntables will be salvaged, restored and very importantly returned to site as part of the redevelopment scheme. The specific location and design including materials and interpretation are not the key issues in this application.

However, officers are equally aware of their design and interpretation in the new scheme and have similar concerns that were expressed by the CAAC. For that reason Camden required that the language about the design in the method statement to discharge these conditions in the current application to remain somewhat loose, not tying into a final design or materials especially given Dorothea Restorations must first assess their condition after their removal and subsequent restoration, thereby informing the design.

Argent is required to provide the precise details of their location and design within the new square and have them approved by Camden under an application to discharge condition 5 of the Reserve Matters application. This situation is covered within the method statement. Also tied in with the design is the interpretation, which must also be addressed (under condition 27).

Conclusion

Condition 4a, 5a and 5e pertaining specifically to the turntables and the affixed rail tracks both to be reinstated can be discharged. Other ground surface features including but not limited to the crane bases, capstans and setts are not included in this application and an application must still be submitted before any relevant works commence.

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