

Delegated Report		Analysis sheet		Expiry Date:		19/05/2009	
		Attached		Consultation Expiry Date:		19/05/2009	
Officer				Application Number(s)			
Michelle O'Doherty				2009/1474/L			
Application Address				Drawing Numbers			
Kings Cross Central Main Site Eastern Goods Yard Wharf Road LONDON N1 0LW				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of method statement pursuant to condition 21a (x) for the Granary Building of the listed building consent dated 08/04/2008 (2007/5230/L) in connection with the demolition of Assembly Shed and alterations to Granary Building and other buildings within its curtilage.							
Recommendation(s):		Discharge condition					
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:		There are no adjoining occupiers to the site area affected by this application. A site notice was erected but no response was received. English Heritage was consulted and a response has been received stating that the submitted details are considered satisfactory to the requirements of the condition.					
CAAC/Local groups* comments: *Please Specify		N/A					

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 (undertaken already) and redevelopment and re-use of the other buildings on the EGY site.

This application deals with condition specifically for the Granary Building.

Relevant policies

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

Assessment

Condition 21a.(x) of LBC (2007/2530/L) granted on 8 April 2008 refers to the integration of double glazed units into the existing timber casement windows within the Granary Building. To satisfy this condition a method statement of the proposed works and detailed drawings must be submitted and approved that show the intended works prior to them being carried out.

This proposal is in accordance with the LBC granted last year for the redevelopment of the Granary Complex but the details were conditioned to ensure the works could be undertaken as set out in the scheme's general drawings. This process allows for a dialogue between the design team and approving officers to ensure that the scheme will minimise loss to original building fabric as possible, thereby retaining its special interest.

The submitted documents are detailed about the methods proposed on a step by step basis for the replacement of existing glazing with double glazed units. One sample window was presented on site to officers to discuss and assess the results prior to this final submission. This method statement and associated drawings are acceptable for discharge of this condition.

Recommendation

Condition 21a (x) is acceptable with the documents provided such that it can be discharged.

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