



ARGENT

London Borough of Camden
King's Cross Team
7th Floor
Town Hall
Argyle Street
London
WC1H 8EQ
For the attention of David Reidy

15 February 2008

Dear David

**Eastern Goods Yard, King's Cross Central:
Submission of Details Application 2007/5228/P and Listed Building Consent
Application 2007/5230/C**

Following the detailed and constructive dialogue we have been having with you and your colleagues over recent weeks, I would like to make some modifications to the proposals submitted under the above references.

1. The Active Façades

In light of comments received from English Heritage, we are withdrawing, reluctantly, the Active Facades component of the scheme despite strong support from a significant number of parties, including University of the Arts London, the Arts Council and Create KX, alongside informal support from yourself and your colleagues.

The following revised drawings are enclosed to replace those already submitted as part of the original applications (Drawing Package 1A):

- 376_PL_041_A – Proposed North/South Elevations
- 376_PL_065_A – Proposed East Granary Office Typical Details
- 376_PL_066_A – Proposed West Granary Office Typical Details

The proposals shown on the above drawings supersede all active facade material shown on the drawings listed in Schedule A attached, as originally submitted.

The façades would, in our view, still be a major attribute of the scheme. It is just that we do not wish to risk the scheme as a whole being refused because of this one, albeit important, element. It is therefore our intention to apply for the Active Facades in a separate set of applications, as a free standing set of proposals. These applications will be with you shortly.

20 07 / 5228 / P

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2. Revisions to the Landscape Proposals

The landscape proposals submitted with the above applications have been amended so as to incorporate additional historic elements and materials. The proposals retain the original concept of an extensive area of paved public realm incorporating a bosque of trees at the western end and four large blocks of water fountains, aligned with the columns of windows of the Granary, located within the original canal basin. They also retain the proposals for the re-use of setts under part of the West Handyside Canopy and the relaying of train tracks and turntables.

The amendments to the proposals now include:

- A continuous strip of re-used setts to be laid around the perimeter of the Granary Complex, sliced at points of access into the building. The width of the strip varies according to the scale of the buildings and hence it is most substantial in front of the Granary and its adjacent Offices;
- Re-used setts are to be laid, sliced, between the re-laid railway tracks;
- Two bands of re-used setts are to be laid along the line of the benches to the north and the south of the fountains. The northern band aligns with the existing pavement. A mixture of sliced and rough setts is proposed in order to satisfy access requirements;
- The historic features to the south of the West Granary Office (a crane base and the Granary Basin steps outline) are to be retained and re-laid in their present location. These three features will be defined by a line of re-used granite kerbs (together with the joining metal butterflies) and will need to be re-laid level such that they do not present a trip hazard;
- The Porphyry paving in Granary Square is to be laid in two different sizes, with a larger scale within the canal basin and a smaller scale surrounding the basin, thereby increasing its definition. In addition, a line of Porphyry paving will be used to denote the edge of the basin rather than studs;
- Timber blocks are to be laid within the two re-laid turntables in Granary Square; and
- The Porphyry will be laid in the same orientation (north-south) as the present setts, to the front of the Granary and to the east, west and south of the canal basin. Within the canal basin they will be in the opposite orientation (east-west).

These amendments continue to strike an important balance between the retention of historic features versus the need to ensure that the Eastern Goods Yard, and Granary Square in particular, are accessible to all users. This has led to the proposals to slice granite setts where level access is essential whilst keeping setts in their original form where it is important to warn some users of potential hazards.



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The following revised information is enclosed to supersede that submitted as part of the original applications (Drawing Package 1B):

- TOWN279-2(96)530 – Paving Materials with Retained Heritage Features
- TOWN279-2(96)521 – Site Demolition Plan
- Addendum to the Eastern Goods Yard Access Statement

The proposals shown on the above drawings supersede the paving material and retained heritage feature material shown on the drawings listed in Schedule B attached, as originally submitted.

A Conservation Plan was submitted in support of the applications. It concentrated on the buildings within the Eastern Goods Yard but included a section and illustrations on the landscape and setting. It was the stated intention to update the Conservation Plan as new proposals came forward. These updated landscape proposals will be incorporated in the next update.

Yours faithfully

Robert Evans
Director

Cc

Gavin Sexton, London Borough of Camden
Neil McDonald, London Borough of Camden
Richard Meier, Argent

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SCHEDULE A

- 376_PL_032
- 376_PL_034
- 376_PL_035
- 376_PL_036
- 376_PL_037
- 376_PL_038
- 376_PL_039
- 376_PL_040
- 376_PL_041 (Drawing superseded by enclosed revision)
- 376_PL_042
- 376_PL_044
- 376_PL_045
- 376_PL_065 (Drawing superseded by enclosed revision)
- 376_PL_065 (Drawing superseded by enclosed revision)
- 376_PL_078
- 376_PL_079
- 357_PL_002
- 357_PL_003
- 357_PL_004
- 357_PL_005
- 357_PL_007
- 357_PL_009
- 357_PL_010

SCHEDULE B

- TOWN279-2(08)039
- TOWN279-2(08)085
- TOWN279-2(08)086
- TOWN279-2(08)501
- TOWN279-2(08)502
- TOWN279-2(08)503
- TOWN279-2(08)504
- TOWN279-2(08)506
- TOWN279-2(08)508
- TOWN279-2(08)521
- TOWN279-2(08)610
- TOWN279-2(08)6102
- TOWN279-2(08)6201
- TOWN279-2(08)6301
- TOWN279-2(08)6302
- TOWN279-2(08)6401
- TOWN279-2(08)6402



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- TOWN279-2(08)6501
- TOWN279-2(08)6701
- TOWN279-2(08)701
- TOWN279-2(08)707



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ADDENDUM TO THE EASTERN GOODS YARD ACCESS STATEMENT

All Clear Designs Ltd
Date 29.01.08

Introduction

This is an addendum to the Access Statement for the Eastern Goods Yard to incorporate changes to the surface finish in Granary Square and around the perimeter of the Granary Building shown in drawing TOWN279-2(96)530.

Proposed Changes

The desire to utilise more of the existing granite setts in the surface finish, and to reflect below ground structures in the surface treatment of the square has led to some discussions relating to access for disabled people.

The existing setts are challenging to lay in a manner that presents a flush finish required by current mobility standards for disabled people – both for ambulant disabled people and wheelchair users.

Current standards require the implementation of *flush* surfaces, with characteristics that have an undulation of no more than 3mm over a 1000mm surface, even bedded units, low slip characteristics and an ability to create flush filled joints. The existing granite setts do not present these opportunities in their re-use, especially over such a heavily trafficked area.

The introduction of these units has therefore been considered by the Landscape Architects in selected areas where their characteristics can contribute to the experience of the environment by disabled people.

There are several locations where a surface of less even setts can be used to warn partially sighted users that there are potential obstacles. This condition exists in several instances around the perimeter of the Granary building where there are outward opening doors. This 'rumble strip' can be made of re-laid setts and will produce a surface which will aid in the detection of these hazards.

However at entrance points, where users will have to cross the strip of material, the setts will be sliced and laid in such a way as to deliver the firm, level surface, with flush filled joints, allowing disabled users both to cross in safety and to detect the entrance area.

The same principle will be utilised around the Granary Square benches, where the change in surface texture will warn disabled people of the bench placement, and smooth passage will be created across the strips where circulation is required.



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Conclusion

The implementation of this design philosophy should therefore enhance the use of the external environment by disabled people, by further emphasising the distinction of the surfaces.