

# **King's Cross Central**

**Outline Planning Permission 2004/2307/P  
The Shared Service Yard and Access Ramp**

**Submission of Details Pursuant to  
Conditions 25, 55 and 56**

June 2007

Argent (King's Cross) Ltd

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# 1 Introduction and Camden Form

## Introduction

- 1.1 This submission seeks approval of details of works to provide Service Access and King's Cross Station Servicing, within the King's Cross Central development. The provision of service access and King's Cross Station servicing is a defined Enabling Work for the purposes of Condition 25 of the King's Cross Central Planning Permission (2004/2307/P).
- 1.2 The works involve constructing a Shared Service Yard and related Access Ramp, beneath Development Zone A and the adjacent public realm (Station Square and The Boulevard). This submission includes details of the layout, design and specification of the Shared Service Yard and Access Ramp, pursuant to Condition 25. The required details are provided at various scales (1:200, 1:500 and where appropriate 1:50) on a series of drawings at section 2.
- 1.3 The proposed Shared Service Yard and Access Ramp details are consistent with and reflect Parameter Plan drawing KXC016 (Basements), which forms part of the Planning Permission. Parameter Plan KXC016 indicated, with blue hatching, the proposed "Service Access and potential King's Cross Station Servicing", within a larger area shaded pink, denoting "Areas within which New Basements may be Constructed". Para 4.83 within the accompanying Revised Development Specification dated September 2005 explained that:
- "The development proposals include.... New basements beneath development zone A, with shared/common access via a service road from Goods Way. This service road could also provide access to new Network Rail servicing facilities, beneath development zone A and 'Station Square'. These servicing facilities form part of Network Rail's emerging proposals for a new western concourse..."*
- 1.4 These outline proposals have since been refined and worked up, over many months and in close co-operation with Network Rail, into the Shared Service Yard and Access Ramp details set out and explained within this submission.
- 1.5 The submission also includes:
- i) A written scheme of investigation for a related programme of building recording and analysis, pursuant to Condition 55 (section 4 below); and
  - ii) A written scheme of investigation for a related programme of archaeological work, pursuant to Condition 56 (section 4 below).

## Camden Form

- 1.6 The relevant Camden form has been completed and is enclosed: