

ANNEX 1 MAIN SITE

DESIGN GUIDELINES

Detailed designs should reflect a commitment to ensuring architectural quality and diversity can thrive, within the robust framework provided by the outline planning permission, whilst affording priority to the public realm and achieving an integrated urban grain, with continuity and human scale. Detailed designs should also reflect a suitable level of consultation with the local authority and other statutory bodies; and a commitment to use the Urban Design Statement, Public Realm Strategy and the guidelines below as reference documents throughout the design process, such that the original vision set out in those (and other documents) is maintained.

General 1

How the detailed design of the facades, particularly at ground level, integrates with the design and function of adjacent public realm and contributes to the vitality and safety of the streets, providing a human scale, through, for example, entrances, scale of elements, articulation, special features and choice of materials.

General 2:

How the design of the building envelope addresses local micro-climate conditions through consideration of, for example, canopies, solar access techniques or reflective materials and windbreaks, paying particular attention to effects on:-

- Areas of green space and water
- Areas where people may be for prolonged periods
- Areas used by children and/or elderly people
- Habitat areas (including green and brown roofs)
- **Wind tunnel or computer modelling should be provided to support proposals where necessary.**

General 3

How the detailed design of the buildings responds to any adjacent listed buildings and their setting and/or views of local landmarks through, for example, articulation, the choice of materials or complexity of detailing.

General 4

How the detailed design of the buildings responds to adjacent development and its townscape qualities, through, for example, setbacks, choice of materials and arrangement and/or scale of façade elements.

General 5

How any service entrances, where they are unavoidable, have been designed to integrate successfully within the street scene, including providing crossings at pedestrian grade.

General 6

How the detailed design of the Stanley Building embedment reflects and complements the townscape qualities of both the existing buildings and the proposed new development, for example through the use of solid and transparent elements, varying planes and materials, strong corners and vertical expression within the façade.

Station 4

How the detailed designs of buildings within plots E, B2 and A1 respond successfully to the public realm that links the routes northwards from the station square but which still retains some independent character.

South 1

How the articulation and arrangement of elements within the southern façade of plot B5 reflect its role at the 'head' of Pancras Square

South 2

How the detailed designs of the buildings above and around the Tube entrances help create an attractive area for high volumes of public movement through, for example, the allocation of sufficient space, robust detailing, lighting, special features and selection of appropriate materials.

South 3

How the detailed design of buildings within plots E, B1 & B3 contribute positively to the streetscape of Pancras Road through the location and articulation of entrances and varied choice of façade elements at street level.

South 4

How the detailed design of buildings within plots E, B1 & B3 respond to the scale and linearity of the St Pancras Station extension through height and vertical elements in the facades, particularly at corners, to promote pedestrian movement to and from Pancras Square.

South 5

How the east-facing elevations and articulation of buildings within plots A3-A5 contribute positively to views from York Way and Good Way, particularly views of the King's Cross train shed, and to the townscape of these streets.

CANAL AREA DESIGN GUIDELINES

Canal 1

How buildings within plots A5, B3, B5 & B6 avoid appearing as an unbroken wall by using articulation at roof and lower levels, setbacks and materials to create visual interest, and a varied skyline, and reinforcing the separating spaces between buildings.

Canal 2

How the detailed design of development within the triplet gas holder guide frame re-uses the Grade II listed guide frames in an imaginative and contemporary manner that:

- Acknowledges and interprets successfully the sculptural and engineering qualities of the original frames
- Avoids visual clutter or conflict with the external frames by using carefully selected materials like steel, glass and solid panels
- Accommodates any roof top plant into the design and out of sight from important viewpoints
- Relates well to the wider public realm, especially at ground level
- Ensures their long term maintenance

Canal 12

How the detailed design treatments of the southern facades of buildings within blocks P1, P2 and T1 provide an appropriate setting, which allows for the clear expression of the gasholder frames, avoiding visual clutter or conflict by using simple detailing and appropriate materials.

NORTH AREA DESIGN GUIDELINES

North 1

How the detailed designs of development within plots G and H respond to the strong heritage character of the Goods Yard and contribute positively to the shape, enclosure and quality of the public spaces.

North 2

How the detailed designs of buildings within the plots J, Q1, Q2, R4 and R5 and the Triangle contribute positively to the new urban realm along York Way, by:

- Providing enclosure to the street and integrating with their surroundings
- Providing entrances into the new development
- Creating an attractive and interactive frontage for the walking environment, with articulated entrances, shopfronts and other façade elements that maintain full engagement between ground floor uses and the street

North 3

How the detailed design of development within plots T6, S5 and R5 contribute positively to the townscape and pedestrian environment along York Way, particularly in establishing clear entrances into the overall development and attractive, safe and accessible urban realm.

North 4

How the detailed designs of buildings and facades in plot T1 contribute effectively to managing the local street level wind environment.

North 5

Table 1: Total Floorspace Proposed within the King's Cross Central Main Site⁴⁵⁶⁷⁸⁹¹⁰¹¹¹²¹³¹⁴

| | Total Floorspace Applied for (sq. m.) | Maximum amount of floorspace, within the total applied for, that may be developed as (sq. m.): | | | | | | | | |
|-------------------------|---------------------------------------|--|-------------|---------------------------------|---|-----------------------------|---------|---|-----------------------|--------------------|
| | | Business & employment (B1) | Residential | Hotels(C1)/ Serviced apartments | Shopping/ food & drink (A1/A2/A3/A4/A5) | Uses within D1 (see Note 4) | Cinemas | Uses within D2 and night clubs (see Note 5) | Multi Storey Car Park | Other (see Note 6) |
| South of Regent's Canal | ██████████ | ██████████ | ██████████ | 32,625 | 15,060 | ██████████ | 0 | ██████████ | 0 | ██████████ |
| North of Regent's Canal | 468,840 | 234,000 | 171,275 | 14,600 | ██████████ | 67,880 | 8,475 | 24,275 | 21,500 | 0 |
| TOTAL | 712,090 | 468,510 | 173,375 | 47,225 | 45,925 | 71,830 | 8,475 | 28,730 | 21,500 | ██████████ |

⁴ D1 uses include community, health, education and cultural uses such as museums.

⁵ D2 (Assembly and Leisure) uses include concert halls, dance halls, casinos, gymnasiums and other sports/recreation uses, including cinemas, which are also identified separately in Table 1. The Use Classes Order 2005 now classifies night clubs as sui generis. 28,730 sq.m. represents the maximum floorspace for all D2 uses, including cinemas and night clubs.

⁶ 'Other' refers to service entrances and access to London Underground Ltd (LUL) facilities and public bicycle interchange/storage facilities.

⁷ The proposed residential floorspace includes development within the listed gas holder triplet guide frames. See paras 4.104 and 4.105. All other floorspace figures given in Table 1 are given as gross external areas.

⁸ The floorspace figures in Table 1 exclude infrastructure and utility elements which would form part of the development and for which planning permission is sought, for example substations, transformers, waste storage and recycling facilities.

⁹ Other than the Multi Storey Car Park, the floorspace figures in Table 1 exclude parking.

¹⁰ The floorspace figures in Table 1 exclude new basement floorspace within buildings, with the exception of the proposed bicycle interchange/storage facilities and D2 uses within zone B, which would be partly within new basement floorspace. Other new basement floorspace constructed within buildings as part of the development would be used (only) for plant, services and equipment, storage and parking. See paras 3.40 and 3.41.

¹¹ The floorspace figures in Table 1 exclude rooftop plant.

¹² The floorspace figures in Table 1 exclude the district gas governor (which would be relocated within the site to development zone V).

¹³ The proposed residential floorspace includes student housing.

¹⁴ Figures with ██████████ are lower than the original Development Specification. Figures with ██████████ are higher than the original Development Specification.

King's Cross Central - Main Site Development Specification (Revised)
Annex B: Floorspace Schedule for Development Zones

| South of the Regent's Canal | | | | | | | | | | |
|-----------------------------|---------------------------------------|---|-------------|---------------------------------|--------------------------------------|-----------------------------|----------------------|-----------------------------|-----------------------|--------------------|
| | Total Floorspace Applied for (sq. m.) | Maximum amount of floorspace, within the total applied for, that may be developed as (sq. m.): | | | | | | | | |
| | | Business and employment (B1) | Residential | Hotels(C1)/ Serviced apartments | Shopping/food & drink A1/A2/A3/A4/A5 | Uses within D1 (see Note 1) | Cinemas (see Note 2) | Uses within D2 (see Note 3) | Multi Storey Car Park | Other (see Note 4) |
| Zone A | 98,570 | 90,185 | n/a | 11,150 | 8,210 | n/a | n/a | n/a | n/a | 175 |
| | | Zone A would be a mixed-use new development. The principal land uses would be B1 business and employment with shopping/food and drink (A1/A2/A3/A4/A5) uses below. See Parameter Plans KXC008 and KXC009. Hotel/serviced apartment accommodation could be developed in lieu of some B1 floorspace, at the southern end, fronting onto Station Square. | | | | | | | | |
| Zone B | 130,205 | 120,100 | n/a | 27,950 | 5,350 | 1,500 | n/a | 3,750 | n/a | 1,200 |
| | | Zone B would be a mixed-use new development. The application provides for B1 business and employment uses with public health and fitness (use class D2) and shopping/food and drink (A1/A2/A3/A4/A5) uses below. Public health and fitness (D2) uses would be partly within basement floorspace. See Parameter Plans KXC008 and KXC009. Hotel/serviced apartment accommodation could be developed in lieu of some B1 and/or A1/A2/A3 floorspace. Some D1 uses may also be inserted, in lieu of some B1 and/or A1/A2/A3 floorspace. The application also provides for public bicycle interchange/storage facilities. | | | | | | | | |
| Zone C | 4,675 | 4,675 | n/a | 4,675 | 350 | n/a | n/a | n/a | n/a | n/a |
| | | Zone C is the Great Northern Hotel (up to 4,675 sq. m.). The application provides for two refurbishment options: B1 business and employment uses; and hotel/serviced apartments. In each case, some shopping/food and drink (A1/A2/A3/A4/A5) could be developed, e.g. on the ground floor, in lieu of the main land use. | | | | | | | | |
| Zones D/E | 6,100 | 4,050 | n/a | n/a | 1,150 | 2,450 | n/a | 705 | n/a | n/a |
| | | Zone D is the German Gymnasium (1,300 sq. m.). The application provides for a range of potential new uses, within the A1/A2/A3, D1 and D2 use classes. Zone E is the block including the embedded Stanley Building (4,800 sq. m.). The application provides for B1 business and employment uses with shopping/food and drink (A1/A2/A3/A4/A5) and/or D1 uses (for example a health walk in centre) below. | | | | | | | | |
| Zone F | 4,700 | 2,500 | 2,200 | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| | | Zone F comprises new mixed-use development alongside the Regent's Canal, with residential uses above B1 business and employment uses. See Parameter Plans KXC008 and KXC009. | | | | | | | | |
| Total | 244,250 | 221,510 | 2,200 | 32,625 | 15,060 | 3,950 | - | 4,455 | - | 1,375 |
| | | | | (See Note 5) | | | | | | |

Notes:

- 1 D1 uses include community, health, education and cultural uses such as museums.
- 2 Cinemas fall into use class D2. D2 uses south of the Regent's Canal would not include a cinema.
- 3 D2 (Assembly and Leisure) uses include concert halls, dance halls, casinos, gymnasiums and other sports/recreation uses, including cinemas, which are also identified separately.
- 4 Other refers to service entrances, access to London Underground Ltd (LUL) facilities and bicycle interchange/storage facilities.
- 5 The application seeks permission to develop up to 32,625 sq m of hotel/serviced apartment floorspace, of which up to 11,150 sq m may be within zone A, 27,950 sq m may be within zone B and 4,675 may be within zone C.
- 6 All floorspace figures are given as gross external areas
- 7 The floorspace figures given exclude infrastructure and utility elements which would form part of the development and for which planning permission is sought, for example substations, transformers, waste storage and recycling facilities. The figures also exclude the district gas governor which would be relocated within development zone V.
- 8 Other than the Multi Storey Car Park, the floorspace figures exclude parking.
- 9 The floorspace figures exclude new basement floorspace, with the exception of the proposed bicycle interchange/storage facilities and D2 uses within zone B, which would be partly within new basement floorspace. Other new basement floorspace constructed within buildings as part of the development would be used (only) for plant, services and equipment, storage and parking.
- 10 The floorspace figures also exclude rooftop plant.
- 11 The information given within the boxes shaded grey does not form part of the planning application and is provided for information only, to aid understanding of the component floorspace figures.
- 12 Figures with yellow shading are lower than the original Development Specification. Figures with green shading are higher than the original Development Specification.

King's Cross Central - Main Site Development Specification (Revised)
Annex B: Floorspace Schedule for Development Zones

| North of the Regent's Canal | | | | | | | | | | |
|-----------------------------|---------------------------------------|--|-------------|---------------------------------|--------------------------------------|-----------------------------|----------------------|--|-----------------------|-------|
| | Total Floorspace Applied for (sq. m.) | Maximum amount of floorspace, within the total applied for, that may be developed as (sq. m.): | | | | | | | | |
| | | Business and employment (B1) | Residential | Hotels(C1)/ Serviced apartments | Shopping/food & drink A1/A2/A3/A4/A5 | Uses within D1 (see Note 1) | Cinemas (see Note 2) | Uses within D2 and night clubs (see Notes 3,4 & 5) | Multi Storey Car Park | Other |
| Zones G and H | 1,500 | n/a | n/a | n/a | 1,500 | 1,500 | n/a | n/a | n/a | n/a |
| | | Zones G and H would accommodate new pavilion buildings (up to 1,500 sq. m total). The application provides for A1/A2/A3/A4/A5 and/or D1 uses. | | | | | | | | |
| Zones I/M | 9,165 | 1,900 | n/a | n/a | 9,165 | 2,625 | n/a | 2,625 | n/a | n/a |
| | | Zone I is the Fish and Coal building and Wharf Road arches. The application provides for B1 and/or A1/A2/A3/A4/A5 uses. Zone M is the Eastern and Western Coal Drops, together with their adjacent viaducts. The application provides for a range of new A1/A2/A3 uses. Alternatively, some D1 and/or D2/night club uses could be developed, in lieu of some A1/A2/A3/A4/A5 floorspace. See parameter plans KXC008 and KXC009. Overall, up to 9,165 sq. m of these land uses may be developed, above basement level, excluding public realm and connecting circulation areas. | | | | | | | | |
| Zone N | 18,740 | n/a | 17,400 | n/a | 2,000 | 2,340 | n/a | 2,000 | n/a | n/a |
| | | Zone N is the gas holders. The application provides for new residential development within the linked triplet of gas holder guide frames, with up to 2,650 sq. m. of D1, D2 and shopping/food and drink (A1/A2/A3/A4/A5) uses. See parameter plans KXC008 and KXC009. The top floor of the building within one gasholder may be developed as a restaurant (or residential), with other public uses at ground floor level. The guide frame for gas holder no. 8 would be re-erected as a free-standing structure, enclosing new play facilities and open space within a 'Flux Park'. | | | | | | | | |
| Zones J/K/Q | 35,900 | 18,300 | 14,500 | n/a | 650 | 10,750 | n/a | 5,750 | n/a | n/a |
| | | Zone J comprises new residential development along York Way, with D1, B1 and/or shopping/food and drink (A1/A2/A3/A4/A5) uses below (total of 14,850 sq. m.). Zone K is the Midland Goods Shed plus Regeneration House and the Handyside canopies (10,300 sq. m.). The application provides for a combination of B1, D1 and/or D2 uses. Within zone Q (10,750 sq. m.), the application provides for B1 uses along Goods Street, with a public sports hall and indoor soft play (D2) uses behind. See parameter plans KXC008 and KXC009. | | | | | | | | |
| Zone L | 54,350 | 27,600 | n/a | n/a | 8,525 | 40,000 | 8,475 | 8,475 | n/a | n/a |
| | | Zone L comprises the Granary, flanking offices, Transit Sheds and the footprint of the Assembly Shed. The application provides for a range of potential new uses: B1 business and employment; D1 uses including higher education; a cinema and/or other D2 land uses; night clubs; a supermarket and other shopping/food and drink (A1/A2/A3/A4/A5). See parameter plans KXC008 and KXC009. The applicants are currently in discussions with a higher education establishment to establish new facilities within the zone L. The D1 floorspace figure reflects these discussions. The floorspace figures also provide for a suitable range of alternative development options. | | | | | | | | |
| Zones P/S | 150,530 | 95,800 | 65,375 | 14,600 | 6,155 | 6,065 | 8,475 | 8,475 | n/a | n/a |
| | | Zones P and S would be mixed use new development. As shown on parameter plans KXC008 and KXC009, both zones would include residential development. Both zones could also include B1 uses. In addition, the application provides for a 2 form entry primary school and other D1 uses; a cinema and/or other D2 uses; night clubs; a supermarket and other shopping/food and drink (A1/A2/A3/A4/A5), hotels and serviced apartments. The application provides scope to adjust the relative levels of B1 and residential development, in particular, within the maximum figures applied for. | | | | | | | | |
| Zone R | 98,875 | 50,000 | 46,000 | n/a | 1,675 | 2,000 | 8,475 | 8,475 | n/a | n/a |
| | | Zone R would be mixed use new development. As shown on parameter plans KXC008 and KXC009, zone R would include B1 and residential development. The application also provides for D1 uses; a cinema and other D2 uses; and shopping/food and drink (A1/A2/A3/A4/A5). The application provides scope to adjust the relative levels of B1 and residential development, in particular, within the maximum figures applied for. | | | | | | | | |
| Zone T | 99,980 | 68,000 | 28,000 | n/a | 1,195 | 2,600 | n/a | 700 | 21,500 | n/a |
| | | Zone T would be mixed use new development. The principal land uses would be B1 business and employment, residential and, at the southern end of the zone, Multi Storey Car Park (MSCP). The MSCP may include an electrical substation, a city car club; and other site services/plant. The application also provides for a primary health care centre, a Sure Start/children's centre and potentially other D1 land uses. Residential development may include student housing at the northern end of zone T and/or other housing wrapping around the MSCP. The application also provides for some shopping/food and drink (A1/A2/A3/A4/A5). See also parameter plan KXC008 and KXC009. | | | | | | | | |
| Total | 468,840 | 234,000 | 171,275 | 14,600 | 30,865 | 67,880 | 8,475 | 24,275 | 21,500 | - |
| | | | | | | | (See Note 2) | (See Notes 3,4 & 5) | | |

Notes:

- 1 D1 uses include community, health, education and cultural uses such as museums.
- 2 The application seeks permission to develop up to 8,475 sq m of cinema floorspace, within zones L, P, S and/or R.
The total cinema floorspace could be provided within a single zone or divided between two or more zones.
- 3 D2 (Assembly and Leisure) uses include concert halls, dance halls, casinos, gymnasiums and other sports/recreation uses, including cinemas, which are also identified separately.
- 4 The Use Classes Order 2005 now classifies night clubs as sui generis. Accordingly, the application now provides explicitly for night clubs, within zones I/M, L and P/S.
- 5 The application seeks permission to develop up to 24,275 sq m of D2/nightclub uses north of the Canal. This (sub) total figure is less than the sum arrived at by adding together the figures for all the development zones. The individual figures include options to locate the same floorspace in different parts of the site.
- 6 The application seeks permission to develop up to 234,000 sq m of B1 uses north of the Canal. This (sub) total is less than the sum arrived at by adding together the figures for all the development zones.
The individual figures include options to locate the same floorspace in different parts of the site.
- 7 The proposed residential floorspace includes student housing.
- 8 The proposed residential floorspace includes development within the listed gas holder triplet guide frames. See text paras 4.104 and 4.105. All other floorspace figures are given as gross external areas.
- 9 The floorspace figures given exclude infrastructure and utility elements which would form part of the development and for which planning permission is sought, for example substations, transformers, waste storage and recycling facilities.
- 10 Other than the Multi Storey Car Park, the floorspace figures exclude parking.
- 11 The floorspace figures exclude new basement floorspace. New basement floorspace constructed within buildings as part of the development to the north of the Canal would be used (only) for plant, services and equipment, storage and parking.
- 12 The floorspace figures also exclude rooftop plant.
- 13 The maximum residential floorspace within the gas holder triplet guide frames (17,400 sq m within zone N) relates to those areas shaded blue/grey on Parameter Plan KXC020.
- 14 The information given within the boxes shaded grey does not form part of the planning application and is provided for information only, to aid understanding of the component floorspace figures.
- 15 Figures with yellow shading are lower than the original Development Specification. Figures with green shading are higher than the original Development Specification.