



Camden

2004/2307/P

London Borough of Camden
Environment Department (Development Control)
Camden Town Hall
Argyle Street Entrance
Euston Road
London
WC1H 8ND

28th May 2004

Dear Sirs

King's Cross Central - outline planning application for the Main Site

This covering letter accompanies the outline planning application submitted today to the London Borough of Camden by Argent St George, London and Continental Railways and Exel Plc ("the applicants") in relation to the Main Site at King's Cross Central. A separate outline planning application is today being submitted by the applicants to the London Borough of Camden and the London Borough of Islington respectively in relation to the Triangle Site which also forms part of the King's Cross Central proposals.

Together, the Main Site and the Triangle Site comprise approximately 27.2 ha (67.2 acres) of former railway lands. The outline applications seek permission for a comprehensive development of the two sites, as set out in the descriptions of development contained in the application forms.

The applicants are also submitting today to London Borough of Camden four applications for listed building consent and four applications for conservation area consent in relation to the Main Site. These parallel applications seek consent to undertake demolition and other works that are necessary to deliver the comprehensive development of the site and its many regeneration benefits.

The content and structure of the application package, described below, responds directly to the stated objective of both Camden and Islington to see major development and regeneration started, and completed, as soon as possible, to overcome the problems and uncertainties that have blighted this site in the recent past (Joint Camden and Islington Planning and Development Brief, para 1.1.3). The applicants share this desire and many of the application and supporting documents contribute to a full explanation of how the applicants intend to help achieve it.

Content of the Application

The detailed contents of the outline planning application for the Main Site are set out in a Development Specification which accompanies and forms part of the application. The Development Specification defines and describes the principal components of the proposed development. The scheme for which planning permission is sought is described in para 3.1 of the Development Specification.

The Development Specification should be referred to for the full explanation and details of the proposal which is the subject of the outline planning application. The structure of the Development Specification is as follows:

- (i) Section 1 provides an Introduction.
- (ii) Section 2 provides information about the application site.
- (iii) Section 3 defines and describes the overall development content and the approach to site-wide issues such as overall floor space; housing mix; community, health, education and cultural uses; parking ratios; basements; and environmental performance.
- (iv) Section 4 describes a series of 18 Parameter Plans. These Parameter Plans (bound separately) form part of the Development Specification. They address and fix (in some cases, within defined Limits of Deviation) various elements of the proposed development, for example, site layout; levels; the public realm; development zones; access and circulation; land-uses; works to heritage buildings; development massing; maximum building heights; strategic views; and utilities.
- (v) Section 5 explains the landscape proposals for the principal public realm areas within the proposed development.
- (vi) Section 6 identifies various phasing and implementation thresholds and sets out a number of important commitments.
- (vii) Annex A describes various supporting infrastructure works and facilities that may be required.
- (viii) Annex B provides a floorspace schedule for each Development Zone.
- (ix) Annex C provides a Specification for Access and Circulation Routes (shown on Parameter Plan KXC007).
- (x) Annex D includes Landscape Proposals Plans (Bound Separately).
- (xi) Annex E sets out the Specification of Works to Retained Historic Buildings and Structures (Bound Separately).

The following is a summary of some of the "key elements" of the proposed development, although we do stress that it should not be regarded as a substitute for a full consideration of the Development Specification.

The Development for which Planning Permission is Sought

The planning application seeks permission:

- (i) for a comprehensive mixed use development of the site through the construction of new buildings for a range of uses;
- (ii) to undertake works to existing buildings and structures, to facilitate their refurbishment for specified uses;
- (iii) to relocate some existing structures within the King's Cross and Regent's Canal conservation area.

Uses

The application covers a variety of land uses within an overall total of 718,275 m² of proposed floor space on the site.

The total floor space figure is broken down between the following range of uses and maximum amount of floor space for each use, as set out in Table 1 in the Development Specification:

- Business and employment (B1) – up to 486,280 m²
- Residential – up to 176,875 m²
- Hotels (C1)/serviced apartments – up to 47,225 m²
- Shopping/food and drink (A1/A2/A3) – up to 45,925 m²
- Uses within Use Class D1^(see footnote 1) – up to 75,765 m²
- Cinemas – up to 8,475 m²
- All uses within Use Class D2 including cinemas^(see footnote 2) – up to 31,550 m²
- Multi-storey car park – up to 23,850 m²
- Other – up to 525 m²

The aggregate total of these maximum floor space figures for all categories of land uses (896,470 m²) exceeds the overall total floor space applied for (718,275 m²). This is because the application seeks permission for "up to" the maximum floor space specified for each category of land uses. This provides a measure of flexibility over the content of the development thus giving the ability to respond to changing needs and circumstances during the implementation of the project, which is likely to take at least 12-15 years to complete (starting in 2006/7).

These uses are allocated to the different development zones on the site, which are summarised in Table 2 of the Development Specification.

Business and Employment Space

The applicants are keen to attract a full range of 'Central London' businesses to King's Cross, to transform the area into one of the capital's primary business locations, supporting the full range of one-person start-up businesses, small and medium sized enterprises as well as larger space users. This aspiration reflects planning policy and guidance at all levels, including the Camden UDP Chapter 13, the London Plan and RPG3.

Accordingly, the proposal seeks permission for up to 486,280 m² of business and employment uses (predominantly offices). The applicants consider that at least 400,000 m² of business and employment space should be developed within the site and ideally more (up to the maximum of 486,280 m²), in order to establish an enterprise 'cluster' of offices with the requisite critical mass to be successful.

The proposed development could also accommodate some other B1 uses: for example research and development, studios and high technology uses.

Overall, around 250 different businesses could be operating at King's Cross by the end of the next decade (2020), providing the basis for a successful and broadly-based economy and the creation of a diverse range of career, job and training opportunities. There could be around 30,000 new jobs, of which up to 40% might be taken by local people (within defined Central and Wider Impact Areas) with the right employment brokerage and training measures in place.

¹ D1 uses include community, health, education and cultural uses such as museums.

² D2 (assembly and leisure) uses include concert halls, dance halls, nightclubs, casinos, gymnasiums and other sports/recreation areas, including cinemas. 31,550 sq.m. represents the maximum floorspace proposed for all D2 uses, including cinemas.

Residential

The development proposal affords considerable priority to new housing to help achieve the targets for new residential development within Camden and London generally. The minimum residential component at completion of the development would be 125,000 m² / 1,600 units. This is substantially more than the minimum figure sought in UDP Policy KC4 (1,000 net) and, together with development on the Triangle Site and other parts of the Opportunity Area (for example St Pancras Chambers) would more than meet the ambitious aspiration in the Joint Camden/Islington Planning Brief for 1,800 new homes.

Furthermore, the application provides scope for many more homes, in the right circumstances - the application seeks permission for up to a maximum of 176,875 m² of residential floor space and, if appropriate, this could provide approximately 2,300 new units.

Community, Health, Education and Cultural Uses

A similar priority has been the provision of community, health, education and cultural uses on the site. The application seeks permission for up to 75,765 m² of these uses. This level of floorspace provision reflects the fact (explained at para 3.25 of the Development Specification) that the applicants are currently in discussions with a higher education establishment (the University of Arts, London; formerly the London Institute) to establish a range of new facilities at King's Cross.

Para 3.27 of the Development Specification indicates a fuller list of some of the types of facilities that could be provided within the development:

- i) Library facilities;
- ii) Community centre facilities;
- iii) Youth facilities;
- iv) Primary health care and support facilities;
- v) Day care facilities;
- vi) Day nursery facilities;
- vii) Primary school provision;
- viii) Higher education colleges;
- ix) Visitor/tourist information centre;
- x) Industrial heritage and other museums;
- xi) Art galleries/visual arts centre/exhibition space;
- xii) Enhanced facilities for boat users.

Para 6.15 of the Development Specification envisages that thresholds for the phased delivery of such community, health and education uses would be agreed with the LPA, when outline planning permission is granted.

Shopping and Food and Drink

New shopping, food and drink and professional services uses (within use classes A1, A2 and A3) would form an important component of the applicants' place-making strategy.

New shopping, food and drink floorspace would be provided within a number of development zones, within the lower floors of new office, residential and other buildings. The pace of shopping/food and drink development in these zones would reflect, therefore, the pace of the development programme for other land uses.

Other shopping and food and drink floorspace would be provided within retained heritage buildings and within new pavilion buildings.

The development would also provide a range of assembly and leisure uses (use class D2).

Public Realm

A key element of the development is the delivery of new streets, parks, squares and other principal public realm areas to a very high quality. The principal public realm areas within the development – including Station Square, the Boulevard, Canal Square, Granary Square, public spaces around the re-erected gas holder guide frames, Market Square, Long Park and North Square - would account for some 10.2 hectares or 39% of the total site area.

The principal public realm areas are explained in paras 4.9 - 4.18 of the Development Specification and are defined on Parameter Plan KXC004. The landscape proposals for each of these principal public realm areas are set out in Annex D and summarised in paras 5.1 - 5.7 of the Development Specification.

Additional local amenity/play space (not included within the 10.2 ha / 39% referred to above) would be provided within individual development zones, for the benefit of residents and potentially others.

Retained Buildings and Structures

Proposed works to the retained buildings and structures on the site are explained in para 3.9 of the Development Specification and Annex E. Initial Conservation Plans for these buildings have been prepared and submitted in support of the application. These are explained in paras 4.46 - 4.50 of the Development Specification.

Demolition and Relocation Proposals for Listed Building and Conservation Area Consent

The proposals in relation to which the parallel applications for listed building consent and conservation area consent applications have been submitted are set out in paras 4.51 - 4.52 of the Development Specification. These works are necessary to deliver the comprehensive development of the site and to achieve the very substantial benefits it would bring.

Highway Proposals

The planning application is accompanied by illustrative/indicative³ drawings that show proposals for the existing adopted highways of Pancras Road, Goods Way and York Way. These drawings demonstrate that the development can be carried out in a manner that achieves safe and satisfactory highway objectives and makes proper provision for pedestrians, cyclists, private cars and other users, including the proposed Cross-River Tram.

³ Both terms have been used interchangeably. See document 16 in the attached schedule.

The Structure of the Planning Application

The documents which formally form part of the planning application (i.e. the documents which together describe the development for which planning permission is sought) are:

1. The planning application form.
2. The Location Plan Main/1 showing the planning application site area edged red and other land owned and controlled by the applicants edged blue.
3. The Development Specification.
 - 3.1 The Development Specification - Parameter Plans.
 - 3.2 The Development Specification – Landscape Proposals Plans (Annex D)
 - 3.3 The Development Specification – Specification of Works to Retained Historic Buildings and Structures (Annex E)

The plans at nos. 2 and 3.1 above have been prepared to reflect the site layout that is anticipated to exist upon completion of the CTRL works by 2007. Accordingly they are based on the “baseline year” of 2006/7 because this is the point in time when most of the site would be released for the development for which planning permission is sought (see paras 4.5 and 4.6 of the Development Specification for the Main Site).

It should be noted that the precise boundary of the application site delineated by the red line on the plan at no. 2 above is the mid-point of that red line.

The planning application is accompanied by a number of other documents and studies which are not formally part of the planning application but are submitted in support of it. This supporting information is described in paras 1.11 and 1.12 of the Development Specification.

The only supporting document mentioned in the Brief that has not been separately provided is a specific Accessibility Statement (para 4.1.14). This is because accessibility issues have been addressed as an integral part of the design process; not as a discrete topic. An accessibility statement therefore forms part of the submitted Public Realm Strategy (sections 3.3 and 3.5 in particular) and the Green Travel Plan (section 9 in particular).

This letter is accompanied by a schedule which lists each of the documents submitted with the application and confirms the status of each document. 10 copies of each document are being supplied to the Council. We also enclose a cheque for £5,500.00 which is the application fee.

You will note from the application form that the agent for the submission of the application is Robert Evans of Argent St George. Whilst we appreciate that it will be necessary for discussions and correspondence to take place between officers of the Council and our various consultants in relation to the application generally, we would request that any correspondence relating to the formal processing or determination of the application is sent to Robert Evans.

Consultation Prior to Submission of the Application

As the Council is aware, we have been consulting upon and refining our proposals for King's Cross Central over a period of some 4 years. Section 3.1 of the Environmental Statement charts the evolution of the proposals since the year 2000 and highlights some of the actions that have been taken, to respond to public consultation responses to 'A Framework for Regeneration' (September 2002), as summarised in 'Framework Findings' (June 2003):

Framework Findings (Chapter 6)	Action Taken
<p>"Some people have expressed concern that we might not be able to 'deliver' the Framework proposals...."</p>	<p>The application package responds to local concerns about the construction process and delivery through the preparation of a Code of Construction Practice and an Implementation Strategy (see attached schedule).</p>
<p>"Making King's Cross clean and safe emerge as the biggest consultation issues...."</p>	<p>The submitted proposal aims to enhance the public realm, with new high quality routes and spaces. The Public Realm Strategy (see attached schedule) sets objectives for the maintenance and management of these routes and spaces, responding to community aspirations for safety and cleanliness.</p>
<p>"...followed by access to new facilities and services."</p>	<p>As explained above, the submitted proposal provides for up to 75,765 sq. m of community, health, education and cultural uses within the Main Site (with further scope within the Triangle Site, where the proposals provide for up to 3,500 square metres of D1/D2 uses).</p>
<p>"We recognise the aspirations of local people for new housing, jobs and training opportunities..."</p>	<p>These matters are addressed within a comprehensive Regeneration Strategy (see attached schedule). The Strategy reports, for example, that King's Cross Central could deliver around 30,000 new jobs, of which up to 40% might be taken by local people (within defined Central and Wider Impact Areas) with the right employment brokerage and training measures in place. In addition, the proposal could help create a local "ladder" of housing choice, offering a mix of affordable tenures, allowing residents to choose to move locally; and introducing a new fluidity that could stimulate the local housing market as a whole.</p>
<p>"Many of the responses raise questions or concerns about the character of the place and, in particular, the implications for heritage buildings."</p> <p>"We acknowledge the strength of interest in (and feeling about) the gas holders....."</p>	<p>The proposal includes the retention and refurbishment of many historic buildings and structures: the Great Northern Hotel, the German Gymnasium, the southern Stanley Building, the Fish and Coal Offices and Wharf Road Arches, the Granary building, together with its flanking offices and East and West Transit Sheds, the Midland Goods Shed and adjoining Handyside Canopies, Regeneration House, the Eastern Coal Drops, the Western Coal Drops and the four listed gas holder guide frames (the Siamese triplet and gas holder no.8), which would be relocated to the north of the Canal.</p>

The proposal also responds to consultation findings in many other respects and has evolved significantly from the ideas set out in 'A Framework for Regeneration'. For example:

- a. The alignment of development zone A has been changed and this part of the site is now envisaged as a terrace of party-wall buildings;
- b. The size and shape of development zone B has been changed; the development zone now wraps around an additional public space, Pancras Square, with new pedestrian routes through to Goods Way and the Regent's Canal;
- c. The alignment of the Boulevard and the new bridges over the Regent's Canal have been amended;
- d. the potential King's Cross Station Enhancement has been fully integrated within the submitted proposals for 'Station Square' and the Great Northern Hotel;
- e. The Framework document envisaged that vehicles would access and service the new buildings to the south of the Canal via side roads, east and west. The proposal delivers a better public realm by accommodating servicing and other functions underground, via two new service/access roads from Goods Way and Pancras Road;
- f. This new below-ground infrastructure also provides for a new entrance to/from the London Underground system, within development zone B;
- g. The proposal includes more varied enclosure to the Regent's Canal, with development in zone B stepped back to form a new public space (Canal Square);
- h. The proposal includes new pavilion buildings to enclose and animate public spaces including Granary Square;
- i. The Framework document identified ideas for new landmark/taller building (perhaps around 15 storeys), at the northern end of the Coal Drops; the proposal includes a low pavilion building;
- j. The size and shape of development zone T has been adjusted and this part of the site is now envisaged as a terrace of party-wall buildings;
- k. The changes to development zone T have helped create a new 'North Square' at the end of Long Park;
- l. The north-east part of the development generally has been altered to promote and facilitate better integration across York Way, with the Triangle Site development and existing communities and neighbourhoods within Islington to the east;
- m. The proposal now includes significantly more housing. The Framework document referred to a minimum of 1,100 homes and stated that "it may be appropriate to build more housing than these minimum figures and we are looking at that at the moment". As explained above, the submitted proposals for the Main Site and Triangle Site would more than meet the ambitious aspiration in the Joint Camden/Islington Planning Brief for 1,800 new homes and could deliver many more, in the right circumstances;
- n. The 'Framework' document referred to "between 650,000 and 800,000 square metres of built development and land uses, maybe more...". In the event, the submitted proposals for the Main Site and Triangle Site together are for up to 742,275 m²; and
- o. The proposal includes the retention and refurbishment of many historic buildings and structures that were identified as 'under review' or subject to 'potential demolition' in the Framework document: the Great Northern Hotel, the southern Stanley building, the Gas holder guide

frames, Regeneration House, the Midland Goods Shed and (East and West) Handyside Canopies.

Conclusion

The grant of planning permission pursuant to this application would facilitate the much needed development and regeneration of the King's Cross Opportunity Area and with it the delivery of many significant benefits, fully in line with the aspirations and objectives enshrined in planning policy and guidance at all levels and the results of extensive community consultation.

We look forward to discussing the application with you and to its early determination.

We should be grateful if you would acknowledge safe receipt of this letter and enclosures and confirm to us as soon as the application has been registered.

Yours faithfully

A handwritten signature in black ink, appearing to be 'RE', with a long horizontal flourish extending to the right.

Robert Evans

Argent St George

for

Argent St George, London and Continental Railways and Exel plc

Argent St George/King's Cross Central

Outline Planning Application for the Main Site

**Schedule of documents accompanying the outline
planning application submitted to London Borough
of Camden on 28th May 2004**

DOCUMENTS WHICH FORM PART OF THE KINGS CROSS CENTRAL MAIN SITE PLANNING APPLICATION	
DOCUMENT NUMBER	DOCUMENT
1.	Outline planning application form.
2.	<p>Location Plan showing the planning application area edged red and other land owned and controlled by the applicants edged blue.</p> <p>(The base drawing for the Location Plan shows the site layout that is anticipated to exist upon the completion and opening of the Channel Tunnel Rail Link, prior to the commencement of the King's Cross Central development.)</p>
3.	<p>Development Specification.</p> <p>(The Development Specification defines and describes the principal components of the proposed development, including the development content and the approach to site wide issues such as overall floorspace, housing mix, community, health education and cultural uses, parking ratios, basements and environmental performance.)</p>
3.1	<p>Development Specification - Parameter Plans</p> <p>(The Parameter Plans address and fix various elements of the proposed development, for example site layout, levels, the public realm, development zones, access and circulation, land uses, works to heritage buildings (see document 3.3 below), development massing, maximum building heights, strategic views and utilities.</p> <p>Section 4 of the Development Specification (Document 3) describes each of 18 Parameter Plans and explains that each should be read together with its key and any schedules referred to.)</p>
3.2	<p>Development Specification – Landscape Proposals Plans (Annex D)</p> <p>(The Landscape Proposals Plans define and describe the landscape scheme components proposed as part of the planning application, in the form of a composite key. Each Plan also includes a drawing, showing the proposed broad layout and disposition of these landscape scheme components.</p> <p>Section 5 of the Development Specification (Document 3) describes the Landscape Proposals Plans and explains that they should be read in conjunction with the Parameter Plans (Document 3.1) and Annex C to the Development Specification (bound into Document 3.))</p>

3.3	<p>Development Specification – Specification of Works to Retained Historic Buildings and Structures (Annex E)</p> <p>(Annex E defines and describes the works of alteration proposed as part of the Main Site planning application, to refurbish various retained historic buildings and structures for specified new uses.</p> <p>The Annex explains the notable features of each building/structure and its history; the refurbishment parameters that would apply to each building/structure and the works of alteration proposed; and the way detailed refurbishment schemes and works would come forward for subsequent local planning authority approval and, where appropriate, Listed Building/Conservation Area Consent.</p> <p>Not all of the works described in the annex technically require planning permission. Those that do not have been included to present the proposals in the round and to assist the local planning authority in their assessment and understanding.)</p>
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DOCUMENTS WHICH DO NOT FORMALLY FORM PART OF THE MAIN SITE PLANNING APPLICATION BUT ARE SUBMITTED IN SUPPORT OF THE APPLICATION	
DOCUMENT NUMBER	DOCUMENT
4.	<p>Urban Design Statement.</p> <p>(The Urban Design Statement describes the vision of the applicants for the King’s Cross Central regeneration. It has been prepared to assist the London Boroughs of Camden and Islington in their understanding of the design approach to the site, its sense of place and the role it could play within the local context and within London as a whole.</p> <p>The Statement responds directly, therefore, to the request for a document “setting out the design principles that have been adopted for the site and its wider context”, Joint Planning and Development Brief, para 4.1.14, 2nd bullet.</p> <p>The views and sketches within the Urban Design Statement are based on an illustrative scheme: a worked example of how a development, in line with the maximum quantum of floorspace and other development parameters applied for, may emerge (see also document 6, Urban Design Guidelines, below)).</p>
5.	<p>Statement of Community Engagement - Document 1</p> <p>(The story of Argent St George’s community consultation in King’s Cross).</p>
5.1	<p>Statement of Community Engagement - Document 2</p> <p>(Detailed analysis of the consultation on Argent St George’s ‘a framework for regeneration’).</p>

5.2	<p>Statement of Community Engagement - Document 3</p> <p>(Youth Findings).</p> <p>(Together the 3 documents that make up the Statement of Community Engagement meet the requirement of a "Community Involvement Report, explaining the steps the developers have taken to consult local communities and take their views into account" (Joint Planning and Development Brief, para 4.1.14, 4th bullet)).</p>
6.	<p>Urban Design Guidelines.</p> <p>(The Urban Design Guidelines address each space and place within the proposed development, explaining how future development should form streets and give enclosure to public spaces, through the consideration of enclosure, scale, edges, grain, geometry, levels, microclimate, building lines, frontages, routes, setbacks, roofscape, uses, servicing, views and wider regeneration opportunities. In this way, the Guidelines explain how the planning application proposals provide a robust framework within which architectural diversity and quality can thrive, whilst affording priority to the public realm and an integrated urban grain, with continuity and human scale.</p> <p>The Guidelines therefore respond directly to para 4.1.15 of the Joint Planning and Development Brief (1st bullet) and they are intended as a starting point for the future detailed design process.</p> <p>The views and sketches within the Urban Design Guidelines are based on an illustrative scheme: a worked example of how a development, in line with the maximum quantum of floorspace and other development parameters applied for, may emerge with the application of these Guidelines.)</p>
7.	<p>Initial Conservation Plans.</p> <p>(The Initial Conservation Plans complement document 3.3 (Development Specification Annex E). They look beyond the works of alteration proposed as part of the application, to set out the principles for refurbishment that the applicants intend to follow, over the course of the development project. The Initial Conservation Plans also identify further physical interventions that may be required (and therefore applied for) later, as part of a detailed scheme for refurbishment, to support one or more of the specified land uses defined in Table 2 and Annex B of document 3 (Development Specification).</p> <p>In order to produce relatively 'stand alone' documents, the Initial Conservation Plans necessarily replicate some of the information presented in documents 3 and 3.3, to provide context. The structure and content of the Initial Conservation Plans reflect English Heritage guidance for Conservation Plans, whilst recognising the nature of the regeneration proposals at this stage and the reality that many details would inevitably come forward later.</p> <p>The Initial Conservation Plans respond directly to the Joint Planning and Development Brief, para 4.1.15, 2nd bullet, which calls for information "setting out the principles for refurbishment and identifying physical interventions that may be required".)</p>

<p>8.</p>	<p>Implementation Strategy.</p> <p>(The Implementation Strategy describes and explains the way in which the applicants would approach the implementation of the King's Cross Central development, having regard to commercial, cost, environmental, technical, place-making, planning and other matters.</p> <p>The Strategy responds directly to the Joint Planning and Development Brief, which calls for a Strategy to "explain how the developers intend to phase the delivery of a mixed-use sustainable development across both the Area and Triangle, including the timely provision of new infrastructure/services, affordable housing, public realm and other social and regenerative benefits...[and] demonstrate how the development will respond to the phasing of, for example, major infrastructure proposals such as the King's Cross Station western concourse with appropriate temporary uses, arrangements and benefits").</p>
<p>9.</p>	<p>Environmental Sustainability Strategy.</p> <p>(The Environmental Sustainability Strategy explains the ways in which the applicants would explore and address the environmental and natural resource issues which form one aspect of sustainable development, the others being social and economic considerations. The Strategy addresses energy, waste, water supply and surface water disposal and construction materials).</p>
<p>10.</p>	<p>Public Realm Strategy.</p> <p>(The Public Realm Strategy describes and explains the way in which the applicants would approach the public realm, having regard to design, place-making, environmental management, cost, planning and other matters. It has been prepared to assist Camden and Islington and others understand the design principles for the public realm of King's Cross Central in the context of existing examples of 'best practice' and to introduce ideas about how the spaces might be managed to the very high standards aspired to by the applicants.</p> <p>The Public Realm Strategy addresses, therefore, "the delivery, management and maintenance of public realm and open space, including opportunities to incorporate public art" (Joint Planning and Development Brief, para 4.1.15, 3rd bullet). It also explains "how the access needs of disabled people have been addressed as part of the design process" (Joint Planning and Development Brief, para 4.1.14, 3rd bullet)).</p>
<p>11.</p>	<p>Code of Construction Practice.</p> <p>(The Code of Construction Practice (CoCP) explains how the applicants intend to implement construction activities throughout the phased implementation of the King's Cross Central scheme. The CoCP sets out a strategy, standards, control measures and monitoring procedures that the applicants intend to observe to manage any adverse environmental effects of the construction process, to meet their own commitments to high standards and address the requirements and aspirations of the local authorities.</p> <p>The CoCP therefore address the matters identified in the Joint Planning and Development Brief, i.e. "method statements and monitoring methods to avoid unnecessary adverse environmental impacts during the construction phase" (page 92)).</p>

12.	<p>Regeneration Strategy.</p> <p>(The Regeneration Strategy responds to the Joint Planning and Development Brief, which calls for a Regeneration Strategy to outline “the opportunities for local people to benefit from the proposed development, including employment and skills development opportunities during both the construction and operational phases” (page 92). The document identifies the regeneration benefits that would arise directly from the development proposals and the wider regeneration opportunities that would arise from joint working with Government, the Mayor, Camden and Islington Councils, their partners and local communities).</p>
13.	<p>Environmental Statement – Volume 1.</p> <p>(The Environmental Statement (ES) has been prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. It provides a description of the likely significant effects of the proposed development on the environment, together with a description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects.</p> <p>The ES responds directly to paras 4.1.7 – 4.1.11 of the Joint Planning and Development Brief. Furthermore, it provides “a thorough assessment of the special character and context of listed buildings and the character of Conservation Areas within the development site and... the likely implications of the proposed developments” (Joint Planning and Development Brief, 4.1.13, 3rd bullet), with the detailed assessment provided within the Cultural Heritage and Townscape Specialist Report, part of Volume 2 (Document 13.1 below).</p> <p>Volume 1 includes Parts 1 – 8 of the ES).</p>
13.1	<p>Environmental Statement – Volume 2 (Specialist Reports)</p> <p>(Volume of Specialist Reports on Cultural Heritage and Townscape and Archaeology, Parts 9 and 10 of the ES).</p>
13.2	<p>Environmental Statement – Volume 3 (Specialist Reports)</p> <p>(Specialist Reports on Urban Services, Socio-Economics, Health and Nature Conservation, Parts 11 to 14 of the ES)</p>
13.3	<p>Environmental Statement – Volume 4 (Specialist Reports)</p> <p>(Specialist Reports on Water Resources, Soils and Contamination, Noise and Vibration, Air Quality and Climate Change and Microclimate, Parts 15 to 19 of the ES)</p>
13.4	<p>Environmental Statement - Non-Technical Summary.</p> <p>(The Non Technical Summary (NTS) of the Environmental Statement has been prepared to ensure that the findings of the studies that have been undertaken can be readily disseminated to the general public and easily understood by non-experts and decision-makers. It provides an accurate and balanced statement of key information presented in the ES)</p>

14.	<p>Transport Assessment</p> <p>(The Transport Assessment responds directly to the Joint Planning and Development Brief para 4.1.13, which calls for it to “quantify and assess the likely level and impact of travel demand generated by the proposals and identify any mitigation measures to address any adverse impacts, for example as part of a Travel Plan.” For Travel Plan, see Document Number 15 below).</p>
15.	<p>Green Travel Plan.</p> <p>(The Green Travel Plan responds directly to the Joint Planning and Development Brief para 4.1.15 fifth bullet, which calls for a “Travel Plan to address any impacts and fulfil sustainable transport objectives”. The Plan explains how the King’s Cross Central development would work to improve the already excellent travel facilities within the area and promote and encourage sustainable – greener and cleaner – travel choices, in line with national, regional and local policies).</p>
16.	<p>Illustrative Highway Proposals</p> <p>(The Illustrative Highway Proposals accompany the Transport Assessment; see document no 14 above. They demonstrate: (i) that satisfactory highway access can be provided to and from the site, in accordance with the means of access and circulation sought as part of the application; (ii) that the development can be carried out without prejudicing the safe and efficient operation of the highway; and (iii) a highway configuration that makes proper provision for pedestrians, cyclists, private cars and other users, including the proposed Cross River Tram.</p> <p>NB The Illustrative Highway Proposals are referred to in some documents as “Indicative”, rather than “Illustrative”. The words “illustrative” and “indicative” have been used interchangeably.)</p>
17.	<p>Retail Impact Assessment.</p> <p>(The Retail Impact Assessment reviews the relationship between the retail and leisure elements of the proposed mixed use development of King’s Cross Central and existing town centres. It includes a quantitative assessment of expenditure capacity based on robust surveys and expenditure forecasts, taking into account the unique metropolitan and Central London context.</p> <p>The Assessment responds to the Joint Planning and Development Brief, para 4.1.13 and addresses directly “the likely impacts on the viability and vitality of centres in Camden, Islington and other neighbouring boroughs, taking full account of other permitted and proposed shopping floorspace, including that within the Area/Triangle”).</p>
18.	<p>Planning Statement.</p> <p>(The Planning Statement explains how the submitted proposals respond to planning policy and guidance at the national, strategic (London) and local level, including the Camden UDP Chapter 13, The London Plan and the Joint Planning and Development Brief. The Statement has been prepared to respond directly to the Joint Planning and Development Brief para 4.1.14, first bullet.)</p>

19.	<p>Heritage Baseline Study</p> <p>(The Heritage Baseline Study is a background document, in 4 four parts:</p> <p>Part 1: Historic Buildings Part 2: Historical Site Plans and Building Drawings Part 3: Historic Surfaces Part 3: Views</p> <p>The Study has been used to:</p> <ul style="list-style-type: none">• Inform the Proposals (in particular Annex E to the Development Specification; document 3.3 above)• Inform the environmental impact assessment of the proposed development (relevant extracts from the Baseline Study report are included within the Cultural Heritage and Townscape Specialist Report of the Environmental Statement; see document 13.1 above)• Inform the Initial Conservation Plans (see document no.7 above; relevant extracts from the Baseline Study report are included within the Initial Conservation Plans)• Inform the accompanying proposals for Listed Building and Conservation Area Consents (relevant extracts from the Baseline Study report are included within the various Supporting Statements for these parallel applications)• Inform the Code of Construction Practice (see document no. 11))
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