

DP3411/CJB/RC

3 July 2014

**FAO Neil McDonald**

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Dear Neil

**101 CAMLEY STREET, LONDON, NW1 0PF  
APPLICATION FOR FULL PLANNING PERMISSION (TOWN AND COUNTRY  
PLANNING ACT 1990)**

We are writing on behalf of our client, Gateway Evolution Limited, to submit an application for full planning permission for the above site. The application seeks permission for the following:

*Demolition of existing buildings and structures at 101 Camley Street and the subsequent redevelopment for a mixed use building ranging in height between 4 – 11 storeys comprising 2,220 sqm GEA employment floorspace (Class B1), 121 residential units, improvements to the public realm, the provision of a pedestrian footbridge with disabled access over the Regent's Canal and all other necessary enabling works.*

Gateway Evolution Limited wishes to gain full planning permission for the redevelopment of the site to provide a mix of flexible light industrial and employment space (Class B1 and B1(c), residential units (Class C3), and public realm improvements, including a new pedestrian footbridge with disabled access from Granary Street over the Regent's Canal to link to 103 Camley Street.

**The Planning Application**

Please find enclosed 1 hard copy of all the application material and an additional hard copy of the Design and Access Statement, plans, verified views and Townscape and Visual Impact Assessment, as agreed.

The application submission comprises the following documents, and where stated some of the statements are contained within other documents:

- Planning Application Form and Certificates, prepared by DP9 Limited (DP9);
- CIL Additional Information Form, prepared by DP9;



- Planning Statement, prepared by DP9, including:
  - Affordable Housing Statement; and
  - Draft Section 106 Heads of Terms;
- Site Location Plan, prepared by KSR Architects;
- Existing and proposed plans, sections and elevations, prepared by KSR Architects and Turkington Martin;
- Landscaping Plans, prepared by Turkington Martin;
- Verified Views, prepared by AVR London;
- Design and Access Statement, prepared by KSR Architects, including:
  - Floorspace schedule (existing, proposed, including residential detailed breakdown);
  - Crime prevention;
  - Lifetime homes;
  - Wheelchair housing;
  - Public realm strategy; and
  - Public open space assessment.
- Viability Assessment for Affordable Housing, prepared by Shaw Corporation;
- Strategic Overview of Employment Spaces to the Gateway Sites, prepared by Shaw Corporation;
- Townscape, Heritage and Visual Impact Assessment, prepared by KM Heritage;
- Energy Strategy, prepared by Slender Winter Partnership;
- BREEAM and Code for Sustainable Homes pre-assessments, prepared by Price & Myers;
- Structural Engineering Report, prepared by Elliot Wood Partnership and RSK, including:
  - Basement Impact Assessment;
  - Construction Method Statement;
  - Flood risk assessment; and
  - Contamination and Remediation assessment;
- Noise Assessment, prepared by Sandy Brown;
- Air Quality Assessment, prepared by Arup;
- Daylight, Sunlight and Overshadowing Report, prepared by GL Hearn;
- Transport Assessment, prepared by TTP, including:
  - Servicing Strategy; and
  - Construction Management Plan;
- Travel Plan, prepared by TTP;



- Statement of Community Involvement, prepared by Indigo;
- Tree Survey, prepared by Landmark Trees; and
- Ecological Report, prepared by Aspect Ecology.

A cheque for £38,959.00 in respect of the application fee is also enclosed.

We also enclose 2 CDs with electronic versions of the application documents. We are happy to provide further copies if required.

A hard copy of the application documents has also been sent directly to the GLA.

### **The Site**

The site is located on Camley Street, immediately to the north west and north of Kings Cross and St Pancras stations respectively. The site is irregular in shape and is bound by Camley Street to the east, Granary Street to the west and Regent's Canal to the north. The site covers an area of approximately 0.37 hectares.

The application site comprises a warehouse building (Class B8), which comprises approximately 1,613 sqm (GIA) and is currently occupied by DPD, a postal distribution centre. DPD are currently looking at larger sites to relocate to, and have identified a site within the Kentish Town Industrial Park.

There are no statutorily listed buildings within the curtilage of the site or close by. The southern part of the site falls within the Kings Cross Conservation Area, and the north of the site falls within the Regent's Canal Conservation Area. The site is located within the designated viewing corridor for the protected vista from Parliament Hill to St Paul's Cathedral.

In relation to Kings Cross and St Pancras transport interchanges, new station entrances have recently been opened which reduces the walk distances from the site which has a significant effect upon the PTAL of certain locations. The site has a PTAL rating of 6a 'excellent', which is one of the highest levels of accessibility. This is discussed further in the Transport Assessment prepared by TTP.

### **Planning History**

In April 2014 an Environmental Impact Assessment (EIA) Screening Opinion Request was submitted to the Council (application reference 2014/2674/P). On 1 May 2014 the Council decided that the proposed development is not considered to be likely to have significant effects on the environment and accordingly confirmed that the development is not EIA development. Notwithstanding the fact that the proposed development is not EIA development, a number of the application documents submitted as part of this planning application provide a cumulative assessment of the impacts of the developments proposed at 101 and 102 Camley Street to ensure that these impacts have been fully assessed.



There are no other recent, relevant planning applications at the site.

## Proposed Development

The concept behind the proposal is to provide a mixed use sustainable development that contributes to and enables a balanced and mixed community in the area and creates employment and enterprise opportunities as well as providing residential units, including on site affordable housing.

The proposed development will also seek to ensure that the accessibility of the site is greatly improved, including making provisions within the 101 Camley Street scheme for a new footbridge with disabled access between 101 and 103 Camley Street over the Regent's Canal. Overall the public realm will be greatly enhanced, and will create a cohesive sense of place between the Camley Street Gateway Sites at 102, 101 and 103 Camley Street.

The proposed scheme seeks to demolish the existing industrial warehouse building and construct a mixed use residential and commercial development. The proposed Class B1 and B1c employment and light industrial floorspace will be provided at ground floor and lower ground floors, accessed directly from either Camley Street or Granary Street. The units have been designed to provide the opportunity to provide flexible business units to accommodate different size and layout requirements per future occupier. The employment floorspace has been targeted at enterprise businesses to provide a next step from the Incubator employment space provided at 103 Camley Street, and will complement the corporate headquarters developments being constructed on the neighbouring Kings Cross Central Masterplan. The employment space will focus on small and medium sized businesses (SMEs).

Three cores will provide access to the high quality residential accommodation which is located within two blocks which reach a maximum height of 11 storeys (including a setback penthouse level), which steps down in height towards the canal to the north and steps down towards the junction of Camley Street and Granary Street in the south. The proposed development will provide a total of 121 residential units.

A detailed floorspace schedule has been prepared by KSR Architects within the Design and Access Statement and submitted as part of this application. In summary the existing development comprises a warehouse (Class B8) comprising 1,613 sqm GIA. The proposed floorspace is summarised below:

<b>Proposed floorspace</b>	<b>Floorspace (sqm GEA) / Units</b>
<b>Flexible commercial space (Use Class B1)</b>	<b>2,220</b>
Market residential units	91
Shared ownership residential units	14
Affordable rent units	16
<b>TOTAL RESIDENTIAL UNITS</b>	<b>121</b>



The overall objective of the design is to design a building of the highest architectural quality that will be responsive to its context and characterised by excellence in sustainable design.

The development has also been assessed against national, regional and local planning policies, and has been found to be in general conformity with the relevant policies.

We look forward to receiving confirmation that the planning application has been registered. Please contact Chris Beard or Rachel Crick should you require any further information.

Yours sincerely

Rachel Crick  
**Planner**  
**DP9 Limited**