Submission Statement

Application for Minor Amendments to the Building B1 Reserved Matters Approval 2011/4713/P

July 2014

BNP PARIBAS REAL ESTATE

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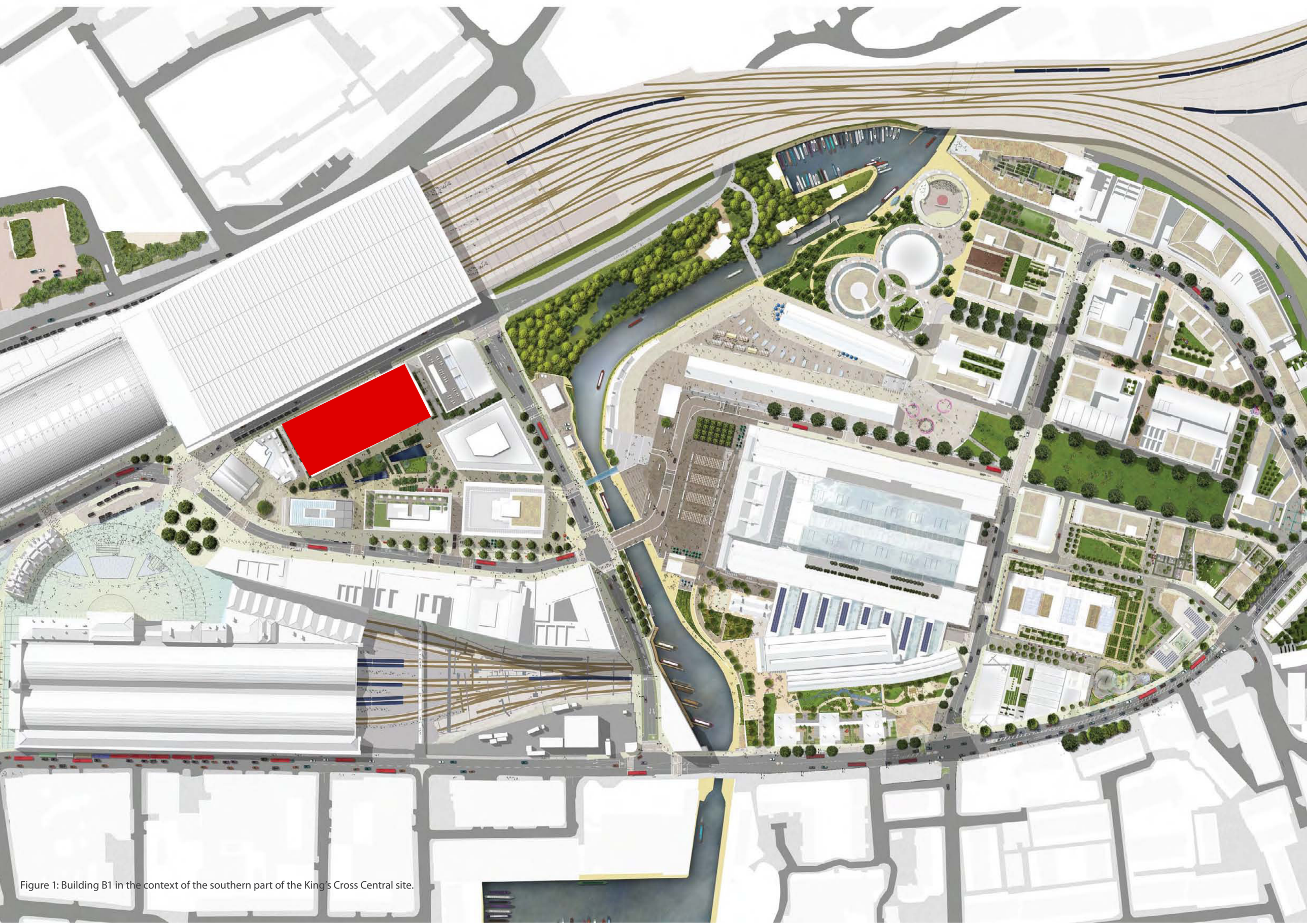


Figure 1: Building B1 in the context of the southern part of the King's Cross Central site.

1. Introduction

1.1 Summary of Proposed Amendments and Relevant Planning Conditions

This submission covers minor amendments to Building B1 which was granted Reserved Matters approval in November 2011 (ref. 2011/4713/P).

Building B1 is a 13 storey building, configured around a central atrium and two cores, comprising office space and retail units on the ground floors..

B1 is connected to and shares access with the shared basement below buildings B2, B4 and B6.

Figure 1 opposite shows the location of Building B1 in the context of the southern part of the King's Cross Central site.

The proposed amendments do not alter the concept or principles of the approved design; rather they seek to build on the original scheme to reflect further detailed design work.

The amendments are explained in more detail in this document, but can be summarised as follows:

- Revised main entrance arrangement;
- Integration of louvres for future tenants
- Integration of small area of backpainted glass
- Design development of the kiosk on the north elevation
- Design development of the West elevation fractures to achieve acoustic performance criteria.
- Door arrangement alterations
- Minor consequential changes to proposed floor areas

It is considered that the above amendments do not represent a material change to the approved scheme but will result in a building which better reflects the demands and expectations of the occupational market.

The relevant approved drawings and substitute drawings for approval are provided in Part 2.0 of this document.

For ease, a set of annotated plans/elevations is also provided for information to highlight the proposed amendments.

Part 3.0 of this statement explains and justifies the proposed minor amendments to the approved B1 scheme with reference to those conditions that are directly affected by the amendments, namely:

Condition Summary Note

- Condition 14 – Phasing of approvals
- Condition 16 – Urban Design Report
- Condition 19 – Access Statement
- Condition 27 – Floor Plans
- Condition 33 – Floorspace permitted site-wide
- Condition 34 – Floorspace permitted south of the Regents Canal
- Condition 35 – Uses Permitted
- Condition 36 – Uses Permitted
- Condition 37 – Basement Floorspace
- Condition 49 – Car Parking Standards
- Condition 51 – Cycle Parking
- Section GG of S106 Agreement (Bicycle Storage Facility)

The proposed amendments to the approved Reserved Matters for Building B1 have been developed through a process of pre-submission consultation between the BNP Paribas Property Development team and the officers of the London Borough of Camden.

Relevant Outline Planning Conditions

2. Submitted drawings

2.1 Schedule of drawings

2.2 Approved of drawings

2.3 Substitute drawings for approval

2.3 Drawings for information

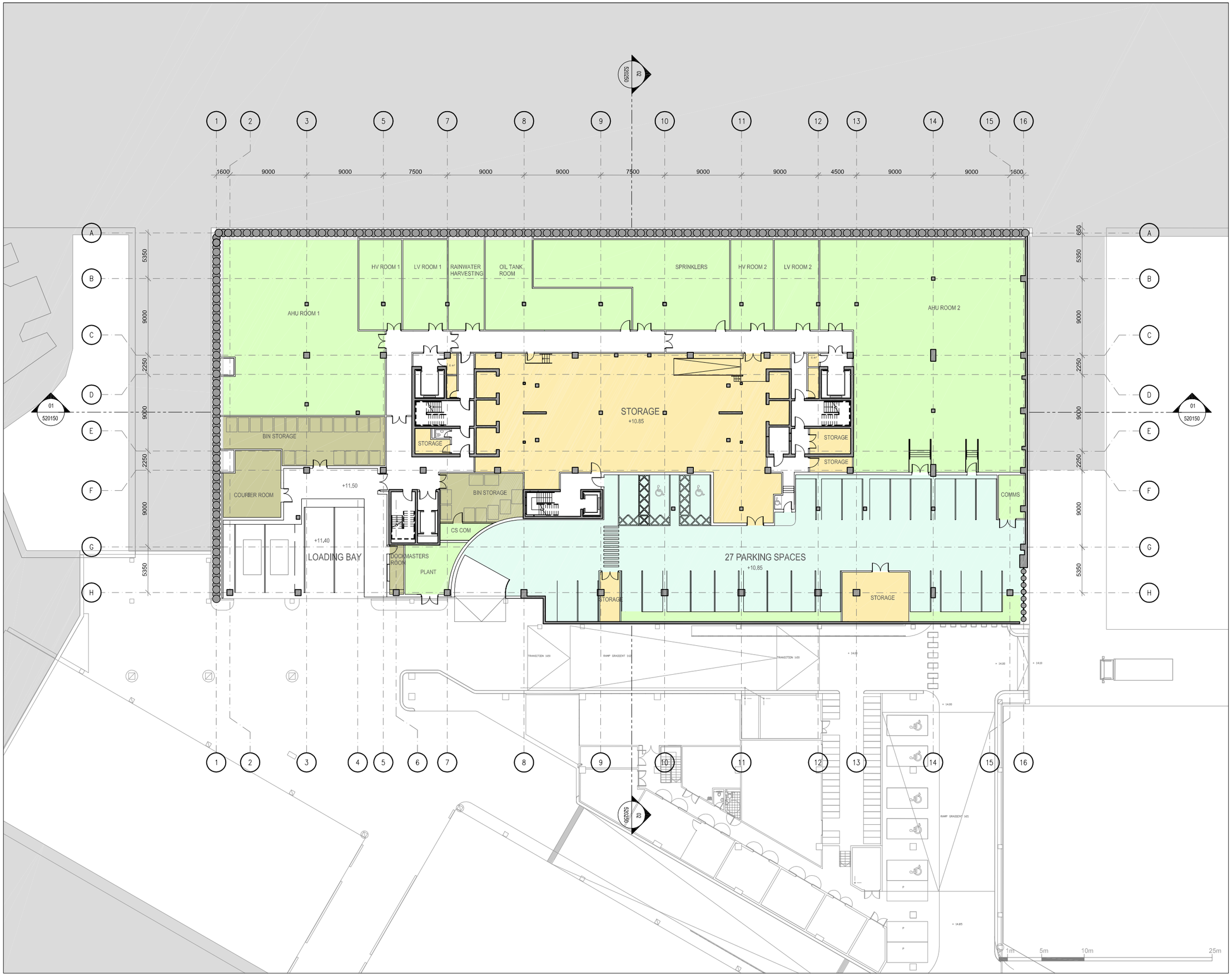
2.1 Schedule of drawings, for approval and for information

The following schedule sets out the relevant approved and substitute drawings for approval which are provided in section 2.2 and 2.3 respectively.

For ease, the approved drawings are annotated to highlight the proposed amendments.

Drawing Title	Drawing No.	Revision	Scale at A3
For approval			
Basement Floor Plan	WUK_1440_PL_51BS50	A	1/ 400
Mezzanine Floor Plan	WUK_1440_ PL_51MZ50	A	1/ 400
Lower Ground Floor Plan	WUK_1440_PL_51LG50	A	1/ 400
Upper Ground Floor Plan	WUK_1440_ PL_51UG50	A	1/ 400
First Floor Plan	WUK_1440_ PL_510150	A	1/ 400
Second Floor Plan	WUK_1440_ PL_510250	A	1/ 400
Third Floor Plan	WUK_1440_ PL_510350	A	1/ 400
Fourth Floor Plan	WUK_1440_PL_510450	A	1/ 400
Fifth Floor Plan	WUK_1440_ PL_510550	A	1/ 400
Sixth Floor Plan	WUK_1440_ PL_510650	A	1/ 400
Seventh Floor Plan	WUK_1440_PL_ 510750	A	1/ 400
Eighth Floor Plan	WUK_1440_ PL_510850	A	1/ 400
Ninth Floor Plan	WUK_1440_ PL_510950	A	1/ 400
TenthFloor Plan	WUK_1440_ PL_511050	A	1/ 400
North elevation	Wuk_1440_PL_53NO50	A	1/ 400
East elevation	Wuk_1440_PL_53EA50	A	1/ 400
South elevation	Wuk_1440_PL_53SO50	A	1/ 400
West elevation	Wuk_1440_PL_53WE50	A	1/ 400
For information			
Lower Ground Floor Doors layout Amendments	Wuk_SK_PL_001	_	nts
Upper Ground Floor Doors layout Amendments	Wuk_SK_PL_002	_	nts
Core layouts Amendments	Wuk_SK_PL_003	_	nts
Integration of Back Painted Glass on the West Elevation	Wuk_SK_PL_004	_	nts
Integration of Back Painted Glass on the East Elevation	Wuk_SK_PL_005	_	nts
Integration of Back Painted Glass on the North Elevation	Wuk_SK_PL_006	_	nts
North Elevation Kiosk Design Development	Wuk_SK_PL_007	_	nts
Integration of additional shadow boxes on the West Elevation	Wuk_SK_PL_008	_	nts
Detailed section of the additional shadow boxes on the West Elevation	Wuk_SK_PL_009	_	nts
Integration of Louvres for future tenants within façade reveals on the West Elevation	Wuk_SK_PL_010	_	nts
Integration of Louvres for future tenants within façade reveals on the East Elevation	Wuk_SK_PL_011	_	nts
Details of the Louvres for future tenants within façade reveals on the East and West Elevations	Wuk_SK_PL_012	_	nts

2. 2 Approved drawings



notes

- The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect before proceeding with the works.
- Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.
- Do not scale drawing. Figured dimensions to be worked to in all cases.

N

Date	Rev	Comment

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Purpose of Issue
For Approval

Client
BNP PARIBAS REAL ESTATE

ARGENT

Project
King's Cross Central
Plot B1

Drawing
Basement Floor Plan

Drawing no	Rev
Wuk_1440_PL_51BS50	-

Date ...	Date ...	Date ...
Drawn BS	Checked BS	Approved PL
Scale 1:400 @ A3	Date 15.09.11	

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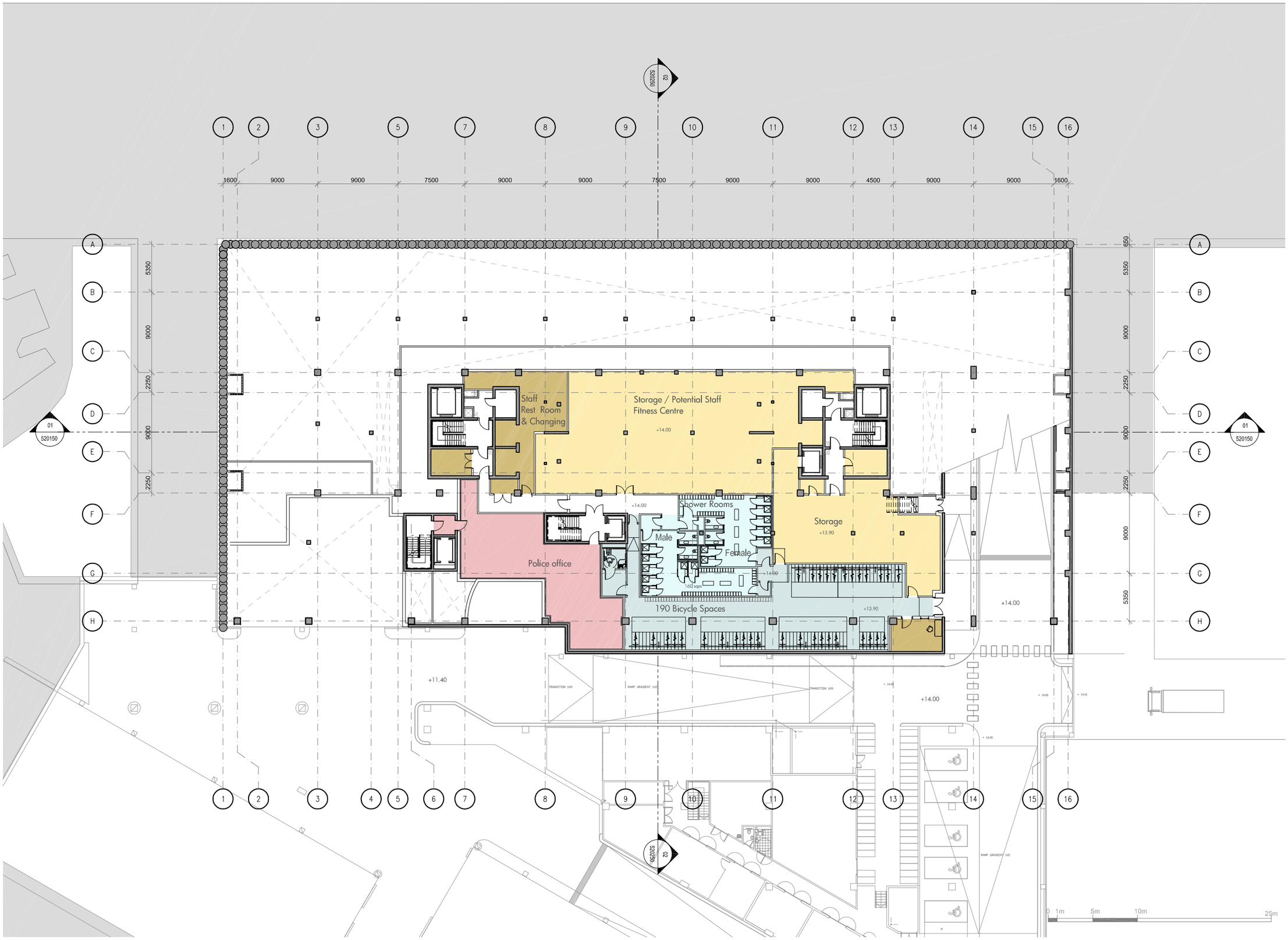

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Project
King's Cross Central
Plot B1

Drawing
Mezzanine Basement Floor Plan

Drawing no	Rev
Wuk_1440_PL_51MZ50	-

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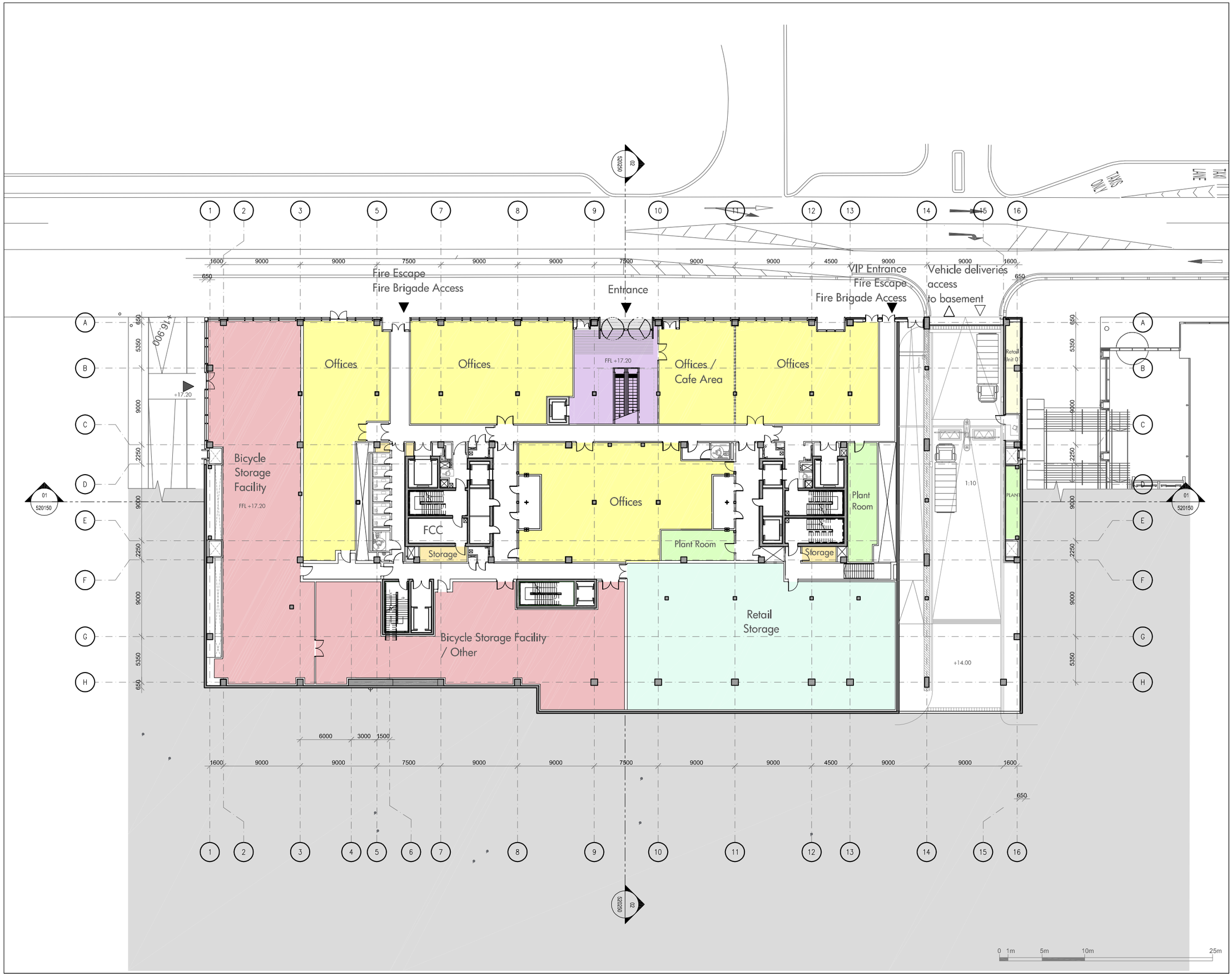

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ARGENT

Project
King's Cross Central
Plot B1

Drawing
Lower Ground Floor Plan

Drawing no	Rev
Wuk_1440_PL_51LG50	-

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Scale 1:400 @A3	Date 15.09.11	

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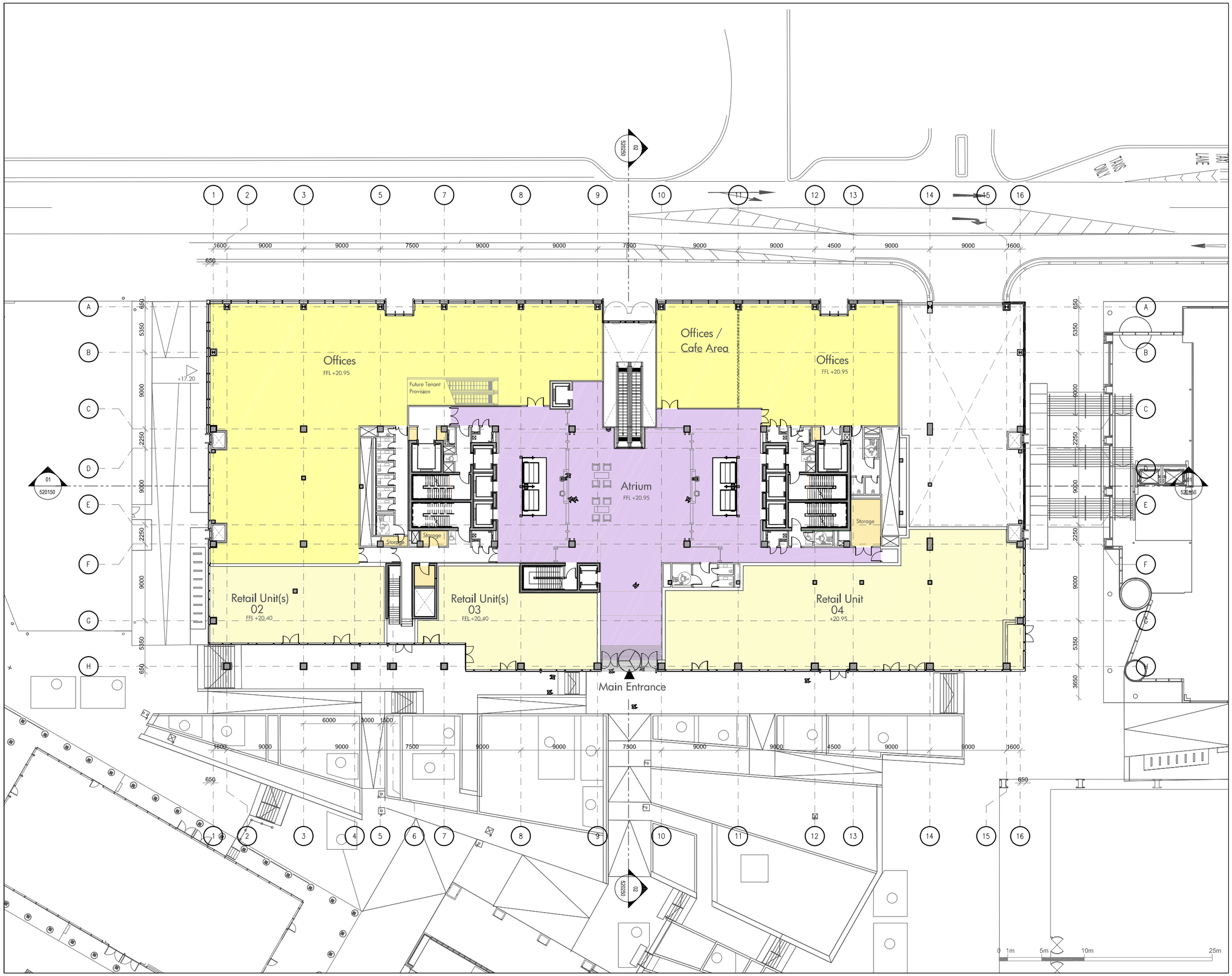

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Project
King's Cross Central
Plot B1

Drawing
Upper Ground Floor Plan

Drawing no	Rev
Wuk_1440_PL_51UG50	-

Date ...		Date ...		Date ...	
Drawn	BS	Checked	BS	Approved	PL
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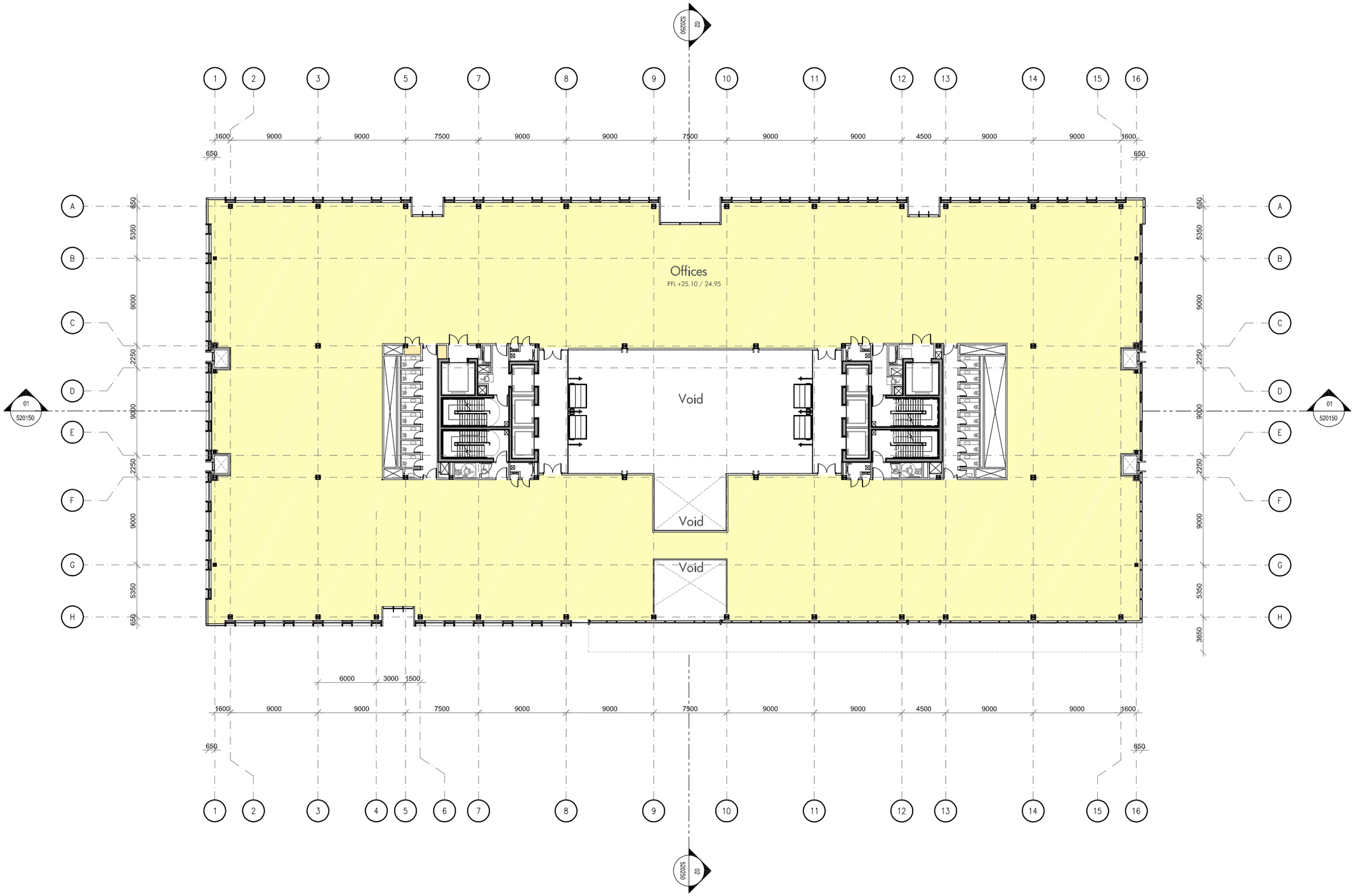

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Project
King's Cross Central
Plot B1

Drawing
First Floor Floor Plan

Drawing no	Rev
Wuk_1440_PL_510150	-

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Scale 1:400 @A3	Date 15.09.11	

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