

FAO Amanda Peck
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

14 Regent's Wharf
All Saints Street
London N1 9RL

020 7837 4477
london@nlpplanning.com

nlpplanning.com

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Our ref 13979/SSL/CH/RHi/7503770v1
Your ref

Dear Ms Peck

Outline Planning Permission for Comprehensive Mixed Use Development at King's Cross (with reference: 2004/2307/P) – Application for Reserved Matters Approval and Listed Building Consent in respect of the Gas Holder Triplets

Nathaniel Lichfield & Partners (NLP) acts on behalf of King's Cross Central General Partner Ltd (KCCGPL), in respect of its interests at the above site. On its behalf, we enclose applications for Reserved Matters approval and Listed Building Consent in respect of the Gas Holder Triplets.

The approved 'Revised Development Specification' (2005) gives the following summary of the Gas Holder Triplets, Development Zone N, in Table 2:

"The gas holders. The application proposes new residential development within the linked triplet of gas holder guide frames, with some D1, D2 and shopping/food and drink (A1/A2/A3/A4/A5) uses. The top floor of the building within one gas holder guide frame may be developed as a restaurant with other public uses at ground level."

The submitted details fulfil the relevant planning conditions to the KXC Outline Planning Permission (with reference: 2004/2307/P) in respect of the Gas Holder Triplets, and show how the relevant Section 106 obligations are addressed in respect of the development. At the same time, an associated Listed Building Consent application is being made for the re-erection and re-use of the Gas Holder Triplet guide frames as well as the installation of light fittings onto the guide frames.

We enclose 3 hard copies and 5 CD copies of the application submission.

Application Submission

The application comprises the following documents:

Documents Relevant to All Applications

- 1 Application Covering Letter (this letter);



- 2 Completed Application Forms (Approval of Details Reserved by Condition and Listed Building Consent);
- 3 Cheque for the relevant fee (£385);
- 4 Architectural Drawing Package – compilation of scheme layout plans, elevations, sections and images;
- 5 Landscape Drawing Package - compilation of public realm landscape drawings;

Documents Relevant to Reserved Matters/Details Reserved by Condition

- 1 Planning Compliance Report;
- 2 Urban Design Report - including scheme concept, detailed scheme and landscaping description and consideration of the design guidelines for KXC. Car and cycle parking, the servicing strategy and details of refuse and recycling are also set out in this document;
- 3 Environmental Sustainability Plan;
- 4 Access and Inclusivity Statement;
- 5 Daylight and Sunlight Report;
- 6 Method Statement for Re-erection of Gas Holder Frames; and
- 7 Details of Proposed Residential Accommodation.

Documents Relevant to Listed Building Consent Application

- 1 Supporting Statement

Site Context

The Gas Holder Triplet guide frames is a Grade II listed structure formerly located on the west side of Goods Way where it was built as part of Pancras Gasworks between 1879 and 1880. The gas holders were decommissioned in 2000 and dismantled in 2001-02 as part of the works associated with the Channel Tunnel Rail Link. The Gas Holder Triplet guide frames are currently stored in South Yorkshire and are under refurbishment by Shepley Engineers Ltd.

It is proposed that following the completion of the repair and refurbishment works, the Gas Holder Triplet guide frames will be re-erected and re-used as part of a landmark residential development in the northern part of the KXC development, adjacent to Regent's Canal. Development Zone N sits partly within the Regent's Canal Conservation Area, occupying a prominent location fronting onto the Regent's Canal with the Granary complex to the east.

Proposals

The proposals are fully described in the Urban Design Report and the Listed Building Consent Supporting Statement, but in essence, the proposed development comprises the re-erection and re-use of the Grade II listed Gas Holder Triplet guide frames for a residential development comprising 144 apartments spread across three buildings located within the linked guide frames. Ancillary residential facilities (including a gym, spa, screening room and business lounge) are proposed at ground and first floor levels and commercial and food and drink uses are located at



ground floor level (A1/A3/A4/A5 use). Roof gardens for residents of the Gas Holder Triplets development are also provided. The submission includes the construction of a one storey basement for parking, storage and back of house functions, and public realm works (including hard and soft landscaping) are proposed to create the new Gas Holder Gardens extending from the new buildings to the Regent's Canal in the south and south west. This will be a significant new area of public realm. A summary table of the proposals is set out at the end of this letter.

The Reserved Matters submission also includes public realm proposals for the area to the south of Plots P1 and P2 previously approved under ref: 2012/4741/P. Under this approval temporary finishes (resin bonded gravel) were approved for this area. The public realm proposals which form part of this Reserved Matters provide a permanent surface finish in this area once the temporary finishes are no longer required. The permanent finishes respond to the detailed design of the Gas Holder Triplets and integrate the building with the approved surrounding public realm to create a high quality development.

The proposed development comprises three separate blocks of accommodation (one in each of the three gas holder guide frames) arranged around a circular courtyard designed to show case the unique "Siamese" columns of the guide frames. The buildings are connected at four levels; by a glazed colonnade at ground floor and by three aerial walkways at upper levels (levels 1, 5 and 8) which run around the perimeter of the central courtyard. Each of the three buildings are different heights, (eight, nine and twelve storeys including the ground floor in each case) which reference the original gas holder "bells" and creates a dynamic relationship with the guide frames that encircle them.

The proposed development will enable the re-erection and re-use of the Gas Holder Triplet guide frames, securing a long term and viable future for this heritage asset. The design team has sought to create a high quality sustainable residential development, despite the design and construction challenges associated with building within the circular linked listed guide frames. The proposal is on target to achieve a Code for Sustainable Homes Level 4 rating and the commercial elements to achieve a BREEAM 'Very Good' rating, with an aspiration to achieve an 'Excellent' rating.

Conclusion

The proposals have been developed through a progressive process of pre-submission consultations between officers at LB Camden, English Heritage and other relevant stakeholders and local bodies. The proposed Gas Holder Triplets development will make a valuable contribution to the on-going regeneration of the King's Cross Central Area, building upon the works already substantially underway in the KXC site. In particular, it will bring forward the re-erection and re-use of the Grade II listed Gas Holder Triplet guide frames as part of a landmark residential building, ensuring a viable future for this heritage asset.



Nathaniel Lichfield
& Partners

Planning. Design. Economics.

We trust that you have sufficient information to validate and determine the application and we shall contact you shortly to confirm this. If you have any queries in the meantime, please do not hesitate to contact me or Rachel Hill at this office.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'C Heathcote'.

Claire Heathcote

Associate Director

Copy Tom Goodall - Argent



Summary of Reserved Matters Submission for the Gas Holder Triplets

Land Uses	Residential, Commercial, Food and Drink (A1/A3/A4/A5)	See Section 16 (Condition 27) of this Compliance Report
Total Floorspace (excluding basement)	18,327 m ² (excluding infrastructure and utility elements, internal aerial walkways, balconies and landings – in accordance with para 4.105 to the Revised Development Specification and Parameter Plan KXC 020)	See Section 16 (Condition 27) of this Compliance Report
Basement Floorspace (GEA)	5,299 m ²	See Sections 23 (Condition 37) and 24 (Condition 38) of this Compliance Report
Maximum building heights (AOD)	Gas Holder 10 – 55.1m (excluding minor rooftop elements) Gas Holder 11 – 64.76m (excluding minor rooftop elements) Gas Holder 12 – 51.68m (excluding minor rooftop elements) Gas Holder 10 – 56.51m (including glazed balustrade and metal privacy screens) Gas Holder 11 – 65.86m (including satellite dish enclosure, glazed balustrade and metal dividing screen) Gas Holder 12 – 52.69m (including glazed balustrade)	See Section 18 (Condition 31) of this Compliance Report and Section 1.3 of the UDR
No. of storeys	Gas Holder 10 – 9 storeys (ground plus 8 floors) Gas Holder 11 – 12 storeys (ground plus 11 floors) Gas Holder 12 – 8 storeys (ground plus 7 floors)	Section 1.3 of the UDR and the Drawing Packages
No. of car parking spaces	42 Basement car parking spaces, 5 of which are for disabled users and 5 bays have provision for electric car charging. 13 motorcycle spaces. All car parking and motorcycle spaces are provided at basement level.	See Section 32 (Conditions 49 and 50A) of this Compliance Report and Section 1.5 of the UDR
No. of cycle spaces	174 secure cycle parking spaces for residents and visitors are provided in the basement in two designated cycle stores; 22 cycle spaces are provided in the public realm which can be used by the staff and visitors for the non-residential elements of the scheme.	See Section 33 (Condition 51) of this Compliance Report and Section 1.5 of the UDR



Retail/Food & Drink Units	1,022 m ² commercial/food and drink floorspace (Use Classes A1/A3/A4/A5) is proposed at ground floor level of Gas Holder 10 and 11 comprising up to 6 units (flexible space which can be combined as necessary).	See Section 16 (Condition 27) of this Compliance Report
Main Public Entrances	Residential – from the north east of Gas Holder 12. Basement car parking/cycle parking – from the north of Gas Holder 11. Commercial – from the south facades of Gas Holder 10 and Gas Holder 11.	See Section 1.3 of the UDR and the Drawing Packages
Principal materials	A combination of metal panel cladding (solid and perforate) and shading screens, dark grey powder coated aluminium framed windows and balcony doors, glass balustrades, anodised aluminium brise-soleil and soffit cladding, curtain walling and anodised aluminium louvres.	See Section 1.3 of the UDR and the Drawing Packages
Green/brown roofs	Green roof areas are provided at roof level (around the perimeter) on all the Gas Holder buildings. This area totals 535 m ² .	See Section 30 (Condition 46) of this Report
Landscaped roof terraces/balconies	Yes – Gas Holder 10 and Gas Holder 11 have private roof gardens and Gas Holder 12 has a communal residential roof garden. The majority of flats have balconies.	See Section 1.3 of the UDR and the Drawing Packages
Connection to site-wide low-carbon energy system	Yes	See Section 3.4 of the Environmental Sustainability Plan
Renewables	No	See Section 3.4 of the Environmental Sustainability Plan
Overall reduction in carbon emissions against Part L (including design measures and contribution of the low-carbon energy system)	Residential – 2% carbon saving on Part L1A 2010 Building Regulations (prior to taking into account CHP) and approximately 45% carbon saving against Part 1A 2010 (with the inclusion of savings from the district heating scheme, including CHP).	See Section 3.2 and 3.4 of the Environmental Sustainability Plan
Predicted BREEAM / Code for Sustainable Homes rating	On course to achieve CfSH Level 4 and BREEAM 'Very Good' for commercial units. There is an aspiration to achieve BREEAM 'Excellent' although this will depend on tenant fit out.	See Section 3.5 of the Environmental Sustainability Plan
Associated public realm	Gas Holder Gardens to the south and south west will provide a network of paths connecting across the site and provide expansive areas of grass and feature planting beds to link the development to the Regent's Canal corridor and Gas Holder No. 8.	See Section 3 of this Compliance Report (Condition 9), Section 1.3 of the UDR and the Drawing Packages