

Delegated Report		Analysis sheet	Expiry Date:	17/11/2014
		N/A / attached	Consultation Expiry Date:	23/10/14
Officer			Application Number(s)	
Alan Wito			2014/5675/L	
Application Address			Drawing Numbers	
Midland Goods Shed and Handyside Canopies Wharf Road York Way London N1C 4UZ			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details of design requirements required by condition 2 a, f, g, j, k, l o and p of listed building consent 2014/1436/L dated 13/06/14 for alterations and refurbishment to provide a total of 3,385sqm of retail floorspace (Class A1) and 3,838sqm of educational uses (Class D1) inclusive of a cookery school; with associated public realm works, plant, refuse and cycle storage, and staff facilities.				
Recommendation(s):	Approve			
Application Type:	Approval of Details (Listed Building)			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	A site notice was put up outside of the property from 26/9/14 to 17/10/14 and a press notice published on 2/10/14.					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Greater London Industrial Archaeological Society (GLIAS) submitted a letter objecting to the submission relating to conditions:</p> <p>2a) Paint colour. In that the chosen colour would diminish the appearance of the metalwork through the glazing.</p> <p>2o) Hydraulic accumulator. In that the submitted information did not fully appreciate the construction of the accumulator and how it works and in particular the ram inside it.</p> <p>2p) Façade treatment of East Handyside Canopy. It that the beams would be partly covered over by the new roof structure.</p> <p><i>Officer response: These are covered in the relevant part of the assessment.</i></p>					

Site Description

The Eastern Goods Yard (EGY) lies to the north of Regent's Canal within the heart of the King's Cross Central development. It is bounded to the east by York Way and to the north and west by two proposed new streets, Goods Street and Transit Street. The southern boundary of the site is defined by the canal. The site is located within the Regents Canal Conservation Area.

The Goods Yard consists of a collection of 19th Century industrial buildings, open hard standings and other structures, which together formed a goods interchange at the height of the Victorian industrial boom. These were grouped around a (now filled-in) canal basin. This complex was the largest of its kind in Britain. Its location to the north of the then newly constructed Kings Cross railway terminus enabled the effective transfer of goods three-ways between rail, road and canal.

The Midland Good Shed (MGS) and East Handyside Canopy (EHC) form part of this group of buildings and are covered by the grade II listing.

Relevant History

Reserved Matters and Listed Building Consent were granted on 13/6/14 and 19/6/14 respectively for internal and external alterations and refurbishment works associated with creating retail (Class A1) and educational uses and a cookery school (Class D1) on the site (refs: 2014/1433/P and 2014/1436/L).

Relevant policies

LDF Core Strategy and Development Policies

Policy CS14 – Promoting high quality places and conserving our heritage

Policy DP25 – Conserving Camden's heritage

NPPF 2012

Assessment

Condition 2 required:

“Prior to commencement of the relevant parts of the development hereby approved, the following shall be provided on site and approved in writing by the Local Planning Authority:

a) Details of the paint colour for the existing metal columns and roof structure to the East Handyside Canopy.”

The paint colour for the metalwork has been inspected on site and has also been viewed with a small section of glazing in front to assess the concerns raised by GLIAS. Whilst it was not possible to fully replicate the conditions, the metal columns will be visible through the glazing when the works are complete the prominence of the columns was appropriate. The interior of the building will need to be lit so the columns will be more visible.

“f) Samples and/or manufacturer's details of new facing materials for the East Handyside Canopy and Midland Goods Shed (to be provided on site and retained on site during the course of the works).“

Samples of the materials have been inspected on site and are considered appropriate in terms of ensuring a high quality finish to the new build elements and harmonising with the historic elements.

“g) Details of service runs for the Midland Goods Shed and East Handyside Canopy showing relationship of new pipework with the structure of the building.”

Major services are in the either the new roof structure in the MGS or within the roof trusses of the EHC. In the EHC these ducts will be visible but will be consolidated into two simple cylindrical forms at high level which will be coloured a similar colour to the underside of the roof. The eye will be drawn to the roof trusses and not the ducts themselves.

“j) Section drawings at 1:1 showing proposed build-up of the existing first floor structure in the Midland Goods Shed.”

This detail shows that the existing floor boards and joists will be retained. Acoustic fill will be provided between the joists but the underside of these will still be visible from the ground floor.

“k) Section drawings at 1:1 or as appropriate showing typical details of how the new roof covering will be fixed to the roof structure of the East Handyside Canopy.”

The new roof will be affixed to the existing by use of Lindaptor clamps which will avoid the need to drill into the existing structure.

“l) Section drawing at 1:10 showing eaves detail and new trusses for the new roof to the Midland Good Shed.”

This has been carefully designed to sit on the top of the brick wall without projecting over it. The gutter will appear designed into the roof rather than as an add on.

“o) Details of the proposals relating to the hydraulic accumulator tower and hydraulic accumulator equipment including a method statement of works.“

Extra information has been submitted in response to GLIAS's objections. This shows in more detailing the sequencing of how the works will be implemented at each stage including how the ram/cylinder will be dealt with. The approved drawings do not retain the ram/cylinder in the lowered position.

It is noted that once the weight case is lifted access will be allowed to both English Heritage and the appointed archaeologist to record the structure in compliance with the recording conditions.

The guide rails are to be retained and were only shown on the visuals as removed for clarity.

The existing condition of the roof means that it cannot be retained. However it is proposed to replace it on a like for like basis.

“p) Plan, elevation and section drawings of proposed façade treatment to East Handyside Canopy at a scale of 1:10, with glazing joints, framing and junction with roof at a scale of 1:1 or as appropriate.”

Additional information has been submitted in response to GLIAS’s comments. The framing for the glazing has been carefully designed so as to reveal the full extent of the original metalwork. The gutter detailing and joints do not cover over any of the beams.

Whilst a new vertical steel section is proposed on the column head this will be affixed to a non-original element which was likely added when the original cast iron columns were replaced with new I beams. The new detail will have little more visual impact to the top of the column than the existing.

Recommendation

The submitted details comply with the requirements of the condition and therefore it is recommended that the conditions are approved