

# Submission Statement

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**Application for Minor Amendments  
to the Building P1 Reserved Matters  
Approval 2012/4741/P**

King's Cross Central General Partner Ltd

March 2015

**King's Cross**



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*1.0*

# Introduction

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- 1.1 Summary of Proposed Amendments and Relevant Planning Conditions

# 1.1 Summary of Proposed Amendments and Relevant Planning Conditions

This submission proposes a second set of minor amendments to Building P1, which was granted Reserved Matters approval in November 2012 (ref. 2012/4741/P) and subsequent minor amendments approval in March 2014 (ref. 2014/0691/P).

Building P1 is a 13 storey building, excluding a ground level and single level basement, comprising 2 floors of school and community meeting facilities at ground and first floor levels, and 12 floors of residential accommodation above.

The scheme is designed to include co-located schools, community facilities and residential accommodation within one building, creating a thriving new urban community.

There are 178 open market apartments and 77 “key worker” affordable apartments for the Dolphin Square Foundation (‘DSF’), a charitable trust set up to provide affordable housing within Central London. This residential accommodation is arranged above a learning environment that brings together (within the ground and first floor levels) a new, mainstream two-form entry primary (academy) school for children aged 5-11 years, a 26-place mainstream nursery for children aged 3-4 years and the Frank Barnes School for deaf and hard of hearing children aged 0-11 years, all under one roof.

Building P1 will also provide new community meeting facilities that can be used by the local community, in conjunction with or entirely separately from, its school neighbours; and a small retail unit. Both will be provided within the ground floor. Below, a single storey basement across part of the plot will accommodate car parking and plant.

Figure 1 overleaf shows the location of Building P1 in its immediate context, surrounded by Buildings T1 and P2 to the west and east, respectively, Handyside Street along its northern facade and the relocated Gas Holders and the Regent’s Canal, to the south.

Construction works on the building are already underway, with completion anticipated in Autumn 2015.

The proposed amendments do not alter the concept or principles of the approved scheme. Rather they reflect an evolution of the original scheme and have arisen from the design development of the building, continued discussions with the community facilities’ stakeholders on how to further improve the layout of the Community Meeting Facilities and input from apartment buyers, to best respond to their needs.

Table 1 opposite summarises the current proposals for Building P1 and shows how they relate and compare to the details approved in 2014 and 2012.

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

- Amendments to the internal layout of the Community Meeting Facilities;
- Indentation of cycle wall area to produce two seating spaces within the internal glazed corridor;
- Increased balcony at Level 2 to wrap around Apartment no. A2.01;
- Reconfiguration of 6 no. wheelchair adaptable units to make them non-wheelchair adaptable [Unit Type 3B: B3.04, B4.04, B5.04, B6.04, B7.04, B8.04], and reconfiguration of bathrooms within these units. Conversely, re-designation of 6 non-wheelchair adaptable residential units to make them wheelchair adaptable units [Unit Type 2F: A3.07, A4.07, A5.07, A6.07, A7.07, A8.07], no change to layout proposed;
- Minor reconfiguration of two apartment units to include area over a lift overrun and to exclude area allowing introduction of a smoke vent [B3.09 and A8.01, respectively]. The proposals do not include any change to floorspace areas, overall, or by use;
- Reconfiguration of kitchen and/or bathrooms in 3 no. units [A9.01, B12.03, B13.02];
- Repositioning of entrance and kitchen to improve circulation within the space, and combine the kitchen and living area in 3 no. units [C9.03, C10.03, C11.03];

- Reconfiguration of 3 no. units to replace a toilet with an office room [A10.01, A11.01, A12.01];
- Replacement of hinged doors with sliding doors to shared terrace at Level 12;
- Reconfiguration of duplex apartments at Levels 12 & 13, including of kitchens and/or bathrooms; and/or staircases from rectilinear to elliptical; and/or removal of toilet; [A12.02, A12.03, A12.04, A12.05, B12.05];
- Façade amendments including amendments to some glazing panels, and addition of slim louvre vents linked to the residential gym;
- Installation of awning on the terrace of unit B13.02.

In addition to the above amendments, the building height approved as part of the Building P1 Reserved Matters (2012/4741/P) was found to be incorrect on the replacement drawings [Drawings numbers: 476-1-130 Rev G, 131 Rev F, 130 Rev G, 132 Rev G, 133 Rev G, 134 Rev F, 135 Rev F, 140 Rev G, 141 Rev G, 142 Rev G, 143 Rev G], which were approved as part of the March 2014 Minor Amendments (ref. 2014/0691/P), where no modification to the maximum height of the building had been proposed. This is corrected to show a maximum height of +72.470 meters AOD, as originally approved by reserved matters (ref. 2012/4741/P). Further, a discrepancy was found where the columns running up the balconies on Levels 9-12 were shown on plan, but omitted on elevation. The elevations have been updated to reflect the location and number of these columns.

The proposed amendment drawings indicate landscaping details for the Level 2 podium garden and for the school playground, however, these details remain indicative and for information only. The confirmed details will be submitted for approval in parallel to this submission, pursuant to Condition 2 (c) and (d), and Condition 2 (e) of the 2012 Reserved Matters Approval, respectively.

These amendments represent a minor amendment to Building P1 only and, will result in a building which better reflects the specific needs and demands of its occupiers and visitors.

# Summary of Proposed Amendments and Relevant Planning Conditions

# 1.1

The relevant drawings approved as part of the Reserved Matters approval (ref. 2012/4741/P) and the Minor Amendments Approval (ref. 2012/0691/P), and new amended drawings now submitted for approval are provided in Part 3.0 of this document.

For ease, Section 3.2 includes annotated versions of the approved drawings, which highlight the proposed amendments.

	2015 Further Minor Amendments Proposals for Building P1	2014 Approved Minor Amendments for Building P1 (2014/0691/P)	2012 Approved Scheme for Building P1 (2012/4741/P)
Land Uses	Homes, schools, nursery, retail unit, community centre.	Homes, schools, nursery, retail unit, community centre.	Homes, schools, nursery, retail unit, community centre.
No. Homes	255	255	255
No. Open Market Homes	178 (including 17 studios, 46 x 1 bed, 75 x 2 bed and 40 x 3 bed flats).	178 (including 17 studios, 46 x 1 bed, 75 x 2 bed and 40 x 3 bed flats).	178 including 17 studios, 46 x 1 bed, 75 x 2 bed and 40 x 3 bed flats).
No. Affordable Homes	77 Key worker rented homes for Dolphin Square Foundation (including 25 studios, 25 x 1 bed and 27 x 2 bed flats).	77 Key worker rented homes for Dolphin Square Foundation (including 25 studios, 25 x 1 bed and 27 x 2 bed flats).	77 key worker rented homes for Dolphin Square Foundation (including 25 studios, 25 x 1 bed and 27 x 2 bed flats).
No. Car Parking Spaces	36 in basement accessed by ramp.	36 in basement accessed by ramp.	36 in basement accessed by car lift.
Maximum building heights (AOD)	+72.470m AOD	+72.470m AOD	+ 72.470m AOD
No. Storeys	Ground plus 13	Ground plus 13	Ground plus 13
Green/Brown Roofs	Brown Roof: 778m <sup>2</sup>	Brown Roof: 778m <sup>2</sup>	Brown Roof: 734 m <sup>2</sup>
Principal Materials	Grey/red/blue coloured stock brick proposed.	Grey/red/blue coloured stock brick proposed.	Grey/brown/blue coloured roman brick indicated and subject confirmation pursuant to conditions.
No. Cycle Spaces	276 spaces in the building. Two adjacent facilities at Level 2; 192 open market residential cycle spaces; 84 affordable residential cycle spaces. Further minor amendements to layout.	276 spaces in the building. Two adjacent facilities at Level 2; 192 open market residential cycle spaces; 84 affordable residential cycle spaces. Minor amendements to layout.	276 spaces in the building. Two adjacent facilities at Level 2; 192 open market residential cycle spaces; 84 affordable residential cycle spaces.
School Provision	4,685m <sup>2</sup> 2 Form Academy & Frank Barnes School for Deaf Children.	4,685m <sup>2</sup> 2 Form Academy & Frank Barnes School for Deaf Children.	4,647m <sup>2</sup> 2 Form Academy & Frank Barnes School for Deaf Children.
Community Meeting Facilities	390m <sup>2</sup> - with minor layout change to include an ablution room.	390m <sup>2</sup>	375m <sup>2</sup>
Residential Amenity Spaces	Podium Garden (see below), communal winter garden and private balconies and terraces.	Podium Garden (see below), communal winter garden and private balconies and terraces.	Podium Garden (see below), communal winter garden and private balconies and terraces.
Podium garden and playground details	Illustrative, for information only. Details of the podium and playground designs conditioned under the 2012 Reserved Matters Approval will be submitted for approval in parallel to this submission.	Illustrative, for information only.	Illustrative, for information only.

Table 1: Comparative table showing how Building P1, with the proposed minor amendments, would relate to details approved in 2012 and 2014.



*Building T1*

*Gas Holder Park*

*Canal Reach (South)*

*Building P1*

*Gas Holder Triplets*

*Holder Street*

*Handside Street*

*Building P2*



# Summary of Proposed Amendments and Relevant Planning Conditions 1.1

## Relevant Outline Planning Conditions

Part 2.0 of this statement explains and justifies the proposed minor amendments to the approved Building P1 scheme with reference to those outline planning conditions (attached to 2004/2307/P) that are directly affected by the amendments, namely:

Condition	Summary Note
16	Urban Design Report
19	Access Statement
24	Housing Delivery Plan / Proposed Residential Accommodation

The proposed amendments to the approved Reserved Matters for Building P1 have been developed through a process of pre-submission consultation between the project team and LBC officers.

The following outline conditions are not affected by the amendments, as explained below:

Condition	Summary Note
14	Now fully discharged after Reserved Matters approval 2013/4001/P for Zone A.
18, 64 & 65 22 & 28	The basement floorspace has not changed. The proposed amendments do not alter the servicing strategy approved in the original Building P1 Submission. The refuse store remains in the same location within the basement, the layout as amended in the 2014 minor amendments approval.
27, 33, 34, 35 & 36	The building's floorspace remains unchanged at 29,600 SqM.
37 & 38	The basement layout and floorspace (2,751 SqM) are unchanged.
39, 42, 42A	No change is proposed to the residential floorspace; to the number; tenure; or mix of residential units.
46	No changes are proposed to the roof level; therefore, the green roof provision remains as approved.
49 & 51	As confirmed in the table at Section 1, the amendments do not alter the number of car or cycle parking spaces.
60	The proposed plant will meet the same specification as that approved under 2012/4741/P.
66 & 67	The proposals do not give rise to any material change in the import of infrastructure or construction materials.

Figure 1 (left): KXC Illustrative Masterplan showing location of Building P1 in orange.



# Compliance Report

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- 2.1 Condition 16: Urban Design Report
- 2.2 Condition 19: Access Statement
- 2.3 Condition 24: Housing Delivery Plan

2.0



## Condition 16 - Urban Design Report

*“Relevant applications for approval of Reserved Matters submitted pursuant to this permission relating to the design of new buildings and to the landscaping of the public realm shall be accompanied by an urban design report which explains the underlying approach of the design and explains how it addresses each of the relevant Design Guidelines.”*

*Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, including protection of the setting of listed buildings and the preservation or enhancement of the character or appearance of conservation areas in accordance with the Environmental Impact Assessment, in accordance with policies B1, B2, B6, B7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### Response to Condition 16

An Urban Design Report (‘UDR’) was submitted as part of the original P1 Reserved Matters submission. A subsequent, shorter, UDR was submitted within the Submission Statement supporting the 2014 minor amendments submission.

Both documents demonstrated the underlying approach to the design of Building P1 and explained how the relevant Design Guidelines attached to the Outline Planning Permission have been observed.

The original design of the building and the subsequent design developments approved as minor amendments (and thus the UDRs), responded to the aspiration to harmoniously co-locate schools, community facilities and residential accommodation to create a thriving new urban community. Other considerations included the successful integration with, and considered response to, the site and surroundings, sustainability and the extension of a ‘green ribbon’ into and through the building.

The proposed minor amendments apply the design principles and objectives set out within the original UDR, resulting in a more appropriate provision of facilities and layout for the Community Meeting Facilities; a more attractive communal area to the market residential accommodation; and an improved configuration to several flats.

*Figure 2 (left): Illustrative sketch of the north east corner of Building P1.*

The minor amendments proposed within this submission are the product of the ongoing detailed design of the building, and arise from a continued dialogue with the Community Meeting Facilities and residential stakeholders, and from a desire to improve amenity for future residents.

The following paragraphs set out the proposed changes and design rationale in more detail, as an addendum to the approved UDRs.

### The Community Meeting Facilities

Further discussions with the community meeting facilities operator revealed the need for an ablution room, which has been inserted next to the multi-faith room. This area of the Community Meeting Facilities has been rearranged as a result, without any loss of facilities, nor any changes to the access arrangements into and around the Community Meeting Facilities.

### Market Residential Communal Areas

Changes to cycle parking layout (with no loss to the number of cycle parking spaces proposed) and to the open market residential communal glazed corridor overlooking the podium garden, with the insertion of two seating spaces, are proposed to enhance the building experience.

The improved communal facilities would not result in a loss to the overall number of residential units or any change to the overall mix.

At Level 12, it is proposed to replace the hinged doors to the shared terraces with sliding doors, to minimise any negative wind effects and to increase ease of access to the terraces for the residential occupiers.

### Amendments to Market Residential Units

The changes proposed to the open market residential units result equally from the ongoing detailed design process, be it to respond to site constraints, to improve the living environment for future occupiers, or from direct requests from the apartment owners.

Changes are proposed to the internal layout of 22 no. units as a result of design development associated with service distribution, Building Control consultation, and future occupiers’ requests.

These changes comprise: the repositioning of a toilet and of some internal walls to the apartments at Levels 3-8 (B3.04, B4.04, B5.04, B6.04, B7.04, B8.04); the reconfiguration of two apartment units to include an area over a lift overrun and to exclude an area giving way to a smoke vent (B3.09 and A8.01, respectively), with no change to the residential or overall floorspace; the reconfiguration of the kitchen and/or the bathrooms (A9.01, B12.03, B13.02); the repositioning of the entrance and the kitchen to improve circulation and open up the space (C9.03, C10.03, C11.03); the replacement of a toilet with a small office area (A10.01, A11.01, A12.01); and the reconfiguration of the duplex apartments, including or kitchens and/or bathrooms, and/or staircases from elliptical to rectilinear, and/or removal or toilet (A12.02, A12.03, A12.04, A12.05, B12.05).

Finally, changes are proposed to 2 no. units, externally: a further increase to the balcony at Level 2, to extend the wrap around Unit A2.01, allocating previously unused space to improve the outdoor amenity for the future inhabitants of this unit; and, the installation of an awning to the terrace of unit B13.02. The proposed designs will maintain or improve the quality of living in these apartments.

The amendments to Units A8.01 and A9.01 will produce new Apartments Types 2R and 3U, respectively, the drawings of which can be found in Section 3.4 of this report.

### Facades

The changes to the facade are minimal. They include the amendments to some glazing panels and the addition of slim louvre vents in association with the residential gym. All are a direct result of the detailed design of the building.

# 2.1

## Condition 19 - Access Statement

*“Relevant applications for approval of Reserved Matters pursuant to this permission shall be accompanied by an access statement. Each access statement shall:*

- (a) address the relevant design principles set out in the Access and Inclusivity Strategy dated September 2005;*
- (b) highlight any areas where technical or other constraints have prevented or constrained the application of these design principles; and*
- (c) include a project programme for that building or phase, to identify the key stages at which important decisions affecting inclusivity and accessibility will be made.*

*Reason: To ensure a comprehensive and sustainable development and to achieve good design through the development in accordance with the Environmental Impact Assessment, in accordance with policies SD1, B1, B2, T3, KC6, KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### Response to Condition 19

In 2012, a separate Access and Inclusivity Statement was submitted in support of the Building P1 Reserved Matters.

That statement fulfilled the requirements of Condition 19, explaining how the principles set in the site-wide Access and Inclusivity Strategy had been applied to the design of the Building P1 and associated public realm.

The principles set out within the Access and Inclusivity statement remain unchanged. The proposed minor amendments seek to improve upon the approved scheme as follows.

#### Community Meeting Facilities Reception Area

The arrangement of the Community Meeting Facilities has altered in the revised layout of the multi-faith room. This has now been provided with dedicated WC/ablution facilities, and the single unisex WC within the ablution area will be wheelchair accessible.

#### Wheelchair Adaptable Units

The wheelchair adaptable flats previously identified as Apartment Type 3B: B3.04, B4.04, B5.04, B6.04, B7.04, B8.04 have been altered to Apartment Type 2F : A3.07, A4.07, A5.07, A6.07, A7.07, A8.07.

The newly selected flats offer dual aspect and a more generous circulation space and have been tested to be easily wheelchair adaptable.

The building will continue to maintain and exceed the 10% wheelchair accessible units as approved and as defined in the S106. The building as a whole will continue to provide 28 wheelchair accessible homes as set out in the original P1 submission documents.

Other small changes have been made to features which will have no impact on the proposed use by disabled people.

These details are provided as a consequence of the proposed minor amendments and act as an addendum to the Access and Inclusivity Statements that were approved as part of the 2013 Reserved Matters and of the 2014 Minor Amendments to meet the requirements of Condition 19.

## Condition 24 - Housing Delivery Plan

*“Accompanying each application for approval of Reserved Matters which contains plans and particulars of residential accommodation, there shall be submitted to the local planning authority a housing delivery plan in relation to those residential units, the plan to give details of the number of units, size, dwelling and tenure mix, the stage reached in the tendering/procurement of the social rented, Shared Ownership and key worker sub market rented units, the confirmed or anticipated (as appropriate) dates for the start of construction and completion, the confirmed or anticipated ownership and management arrangement for each tenure of affordable housing units, the number, unit size and mix of wheelchair accessible homes and their storey level, and the quantity and type of private residential amenity space to be provided.*

*Reason: To ensure a comprehensive and sustainable development and the provision of a variety of housing in terms of size and type of affordability in accordance with policies H1, H2, H7, H8, N4, KC1 and KC4 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### Response to Condition 24

Under the approved scheme, a ‘Details of the Proposed Residential Accommodation’ document was submitted to fulfill the requirements of Condition 24. The pack provided details of the number of units, their size, location, dwelling and tenure mix.

The proposed amendments include changes to 11 apartment types, the generation of 2 new apartment types, and changes to 24 no. flats. The proposed changes are described in Section 2.1 above.

In terms of amenity space, no changes are proposed to the Level 2 podium garden, to the provision of hard and soft landscaped roof terraces accessed from dwellings on Levels 9, 12 and 13, nor to the number of residential units with private balconies or terraces, which remains at 200 out of the 255 total.

Plans for each unit type (with associated private amenity space) for which reconfiguration is proposed can be found in Section 3.4 of this report, along with the approved Affordable Housing Schedule (no changes proposed here) and the proposed Open Market Residential Schedule (to reflect the change in apartments designated as wheelchair adaptable, as described in Section 2.2 opposite).





3.0

## Submitted Drawings

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- 3.1 Schedule of Drawings
- 3.2 Annotated Approved Drawings
- 3.3 New Drawings Submitted for Approval
- 3.4 Details of the Proposed Residential Accommodation



# 3.1

## Schedule of Drawings

The following schedule sets out the relevant approved and new amended drawings now submitted for approval, provided in Section 3.2 and Sections 3.3 & 3.4, respectively.

For ease, the approved drawings in Section 3.2 have been annotated to highlight the proposed minor amendments (in red) and the two discrepancies described in the introduction (in blue).

Drawing Title	Drawing No.	2012/4741/P Approved Rev No.	Rev No. 2014	New Rev No. 2015	Scale at A3
Ground Floor Plan	476-1-111	E	I	K	1:250
Level 02 Floor Plan	476-1-113	D	I	J	1:250
Level 03 Floor Plan	476-1-114	C	G	H	1:250
Level 04 Floor Plan	476-1-115	D	E	F	1:250
Level 05 Floor Plan	476-1-116	C	F	G	1:250
Level 06 Floor Plan	476-1-117	C	E	F	1:250
Level 07 Floor Plan	476-1-118	C	F	G	1:250
Level 08 Floor Plan	476-1-119	D	F	G	1:250
Level 09 Floor Plan	476-1-120	C	E	F	1:250
Level 10 Floor Plan	476-1-121	C	E	F	1:250
Level 11 Floor Plan	476-1-122	C	E	F	1:250
Level 12 Floor Plan	476-1-123	D	E	G	1:250
Level 13 Floor Plan	476-1-124	D	E	G	1:250
North Elevation	476-1-140	D	G	H	1:250
East Elevation	476-1-141	D	G	H	1:250
South Elevation	476-1-142	D	G	I	1:250
West Elevation	476-1-143	D	G	I	1:250

Drawing Title	Drawing No.	2012/4741/P Approved Rev No.	Rev No. 2014	New Rev No. 2015	Scale at A3
GA Apartments Layouts - Type 1H	476-1-309	A	-	B	1:75
GA Apartments Layouts - Type 2A	476-1-315	A	B	C	1:75
GA Apartments Layouts - Type 2Q	476-1-380	N/A	A	B	1:75
GA Apartments Layouts - Type 2R	476-1-381	N/A	N/A	-	1:75
GA Apartments Layouts - Type 2F	476-1-320	A	N/A	B	1:75
GA Apartments Layouts - Type 2O	476-1-328	A	N/A	B	1:75
GA Apartments Layouts - Type 3B	476-1-331	A	N/A	B	1:75
GA Apartments Layouts - Type 3C	476-1-332	A	N/A	B	1:75
GA Apartments Layouts - Type 3U	476-1-382	N/A	N/A	-	1:75
GA Apartments Layouts - Type 3E	476-1-334	A	B	C	1:75
GA Apartments Layouts - Type 3N	476-1-342	A	N/A	B	1:75
GA Apartments Layouts - Type 3O	476-1-343	A	N/A	B	1:75
GA Apartments Layouts - Type 3P	476-1-344	A	N/A	B	1:75
GA Apartments Layouts - Type 3Q	476-1-345	A	N/A	B	1:75
GA Apartments Layouts - Type 3R	476-1-346	A	N/A	B	1:75
GA Apartments Layouts - Type AR-2G	476-1-374	A	N/A	B	1:75

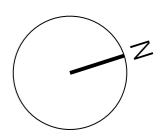
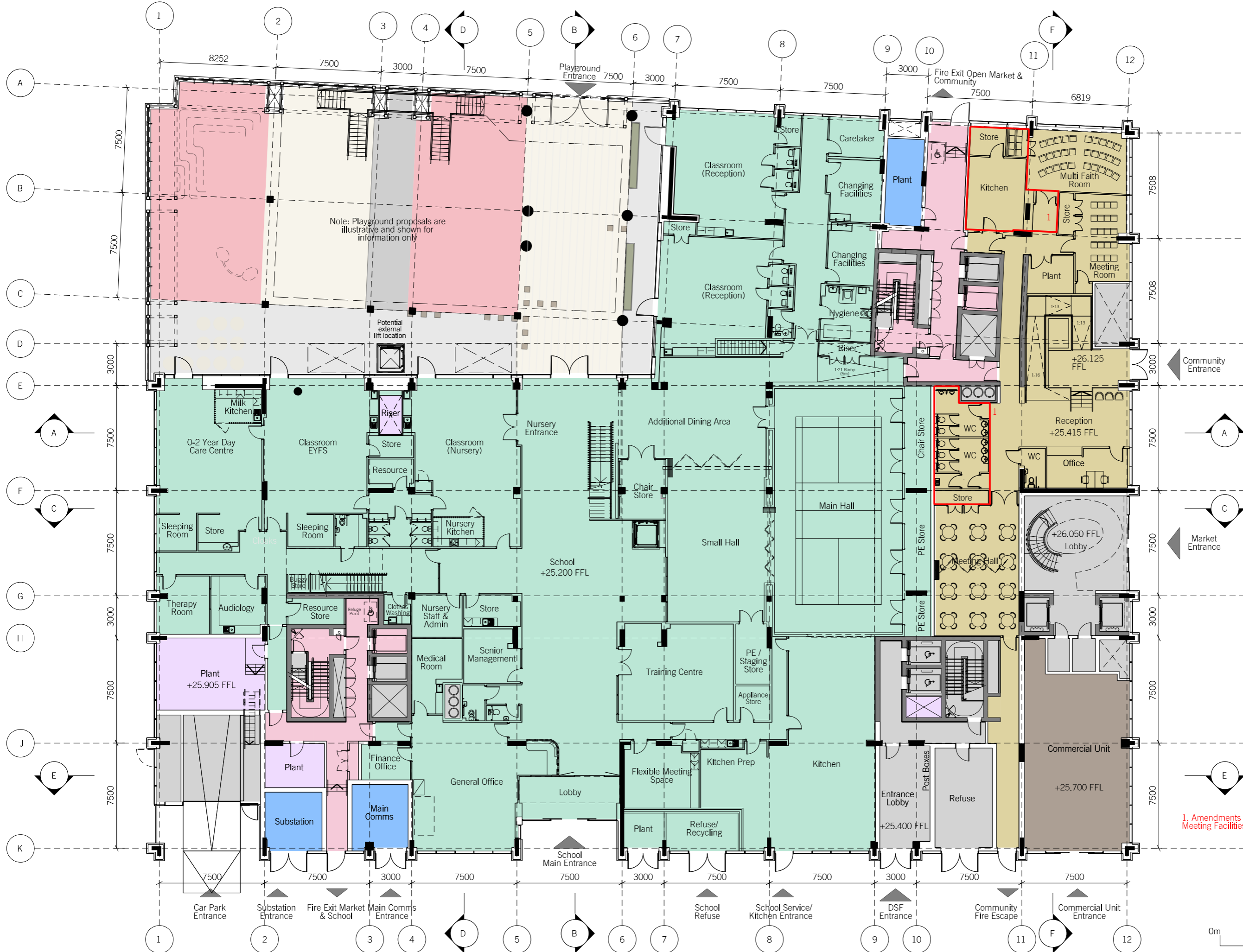


## **Annotated Approved Drawings**

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**3.2**





- Legend**
- Open Market Residential**
    - Mezzanine Units
    - Studio
    - 1 Bed
    - 2 Bed
    - 3 Bed
    - 3 Bed Duplex
    - Resident Facilities
    - Basement
  - Affordable Residential**
    - Studio
    - 1 Bed
    - 2 Bed (3 Person)
    - 2 Bed (4 Person)
  - Non-Residential**
    - School
    - Community Facilities
    - Commercial
    - Shared Fire Escape
  - Roof**
    - Shingle
    - Brown Roof
    - Terrace
    - Glazed Rooflight
    - Brise Soleil
  - Plant**
    - School Plant
    - Landlord Plant
    - Residential Plant

Note: Playground proposals are illustrative and shown for information only

1. Amendments to the internal layout of the Community Meeting Facilities

Revisions: 1 - Planning amendment revisions

Notes

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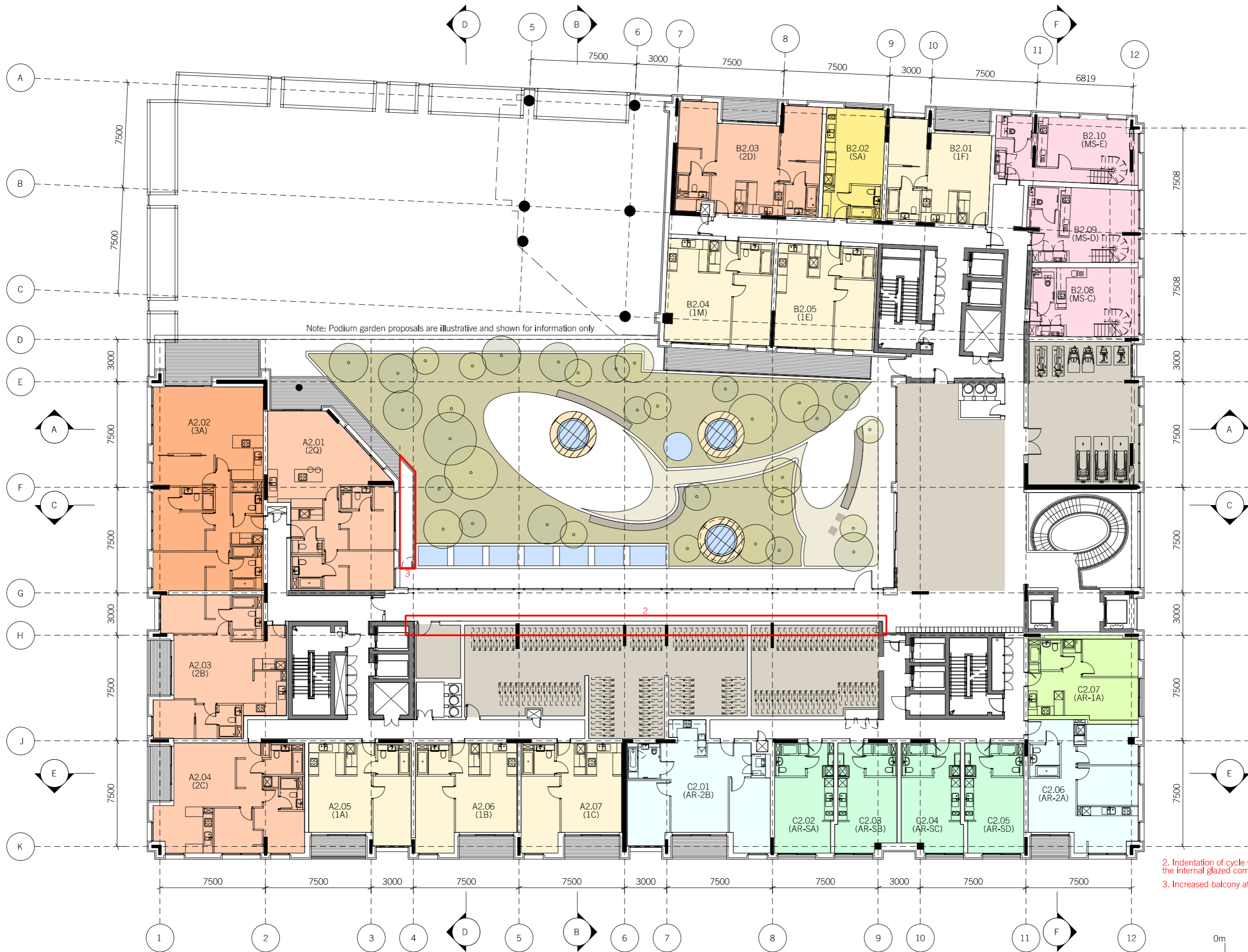
P1- Kings Cross  
Ground Floor Plan

Job no: 476	Drawing no: 1-111	Revision: 1
Scale: 1:250@A3	Date: 15.06.12	Revised: 10.01.14

© Do not scale off drawing. Check all dimensions on site and advise any discrepancies before commencing work. All dimensions in millimetres unless otherwise noted.







Note: Podium garden proposals are illustrative and shown for information only

- Legend**
- Open Market Residential**
- Mezzanine Units
  - Studio
  - 1 Bed
  - 2 Bed
  - 3 Bed
  - 3 Bed Duplex
  - Resident Facilities
  - Basement
- Affordable Residential**
- Studio
  - 1 Bed
  - 2 Bed (3 Person)
  - 2 Bed (4 Person)
- Non-Residential**
- School
  - Community Facilities
  - Commercial
  - Shared Fire Escape
- Roof**
- Shingle
  - Brown Roof
  - Terrace
  - Glazed Rooflight
  - Brise Soleil
- Plant**
- School Plant
  - Landlord Plant
  - Residential Plant
- Please note text within brackets following each apartment number e.g. C2.01 (SL) denotes apartment type

2. Indentation of cycle wall area to produce two seating areas within the internal glazed corridor  
 3. Increased balcony at Level 2 to wrap around Apartment no. A2.01

Revisions: 1 - Planning amendment revisions

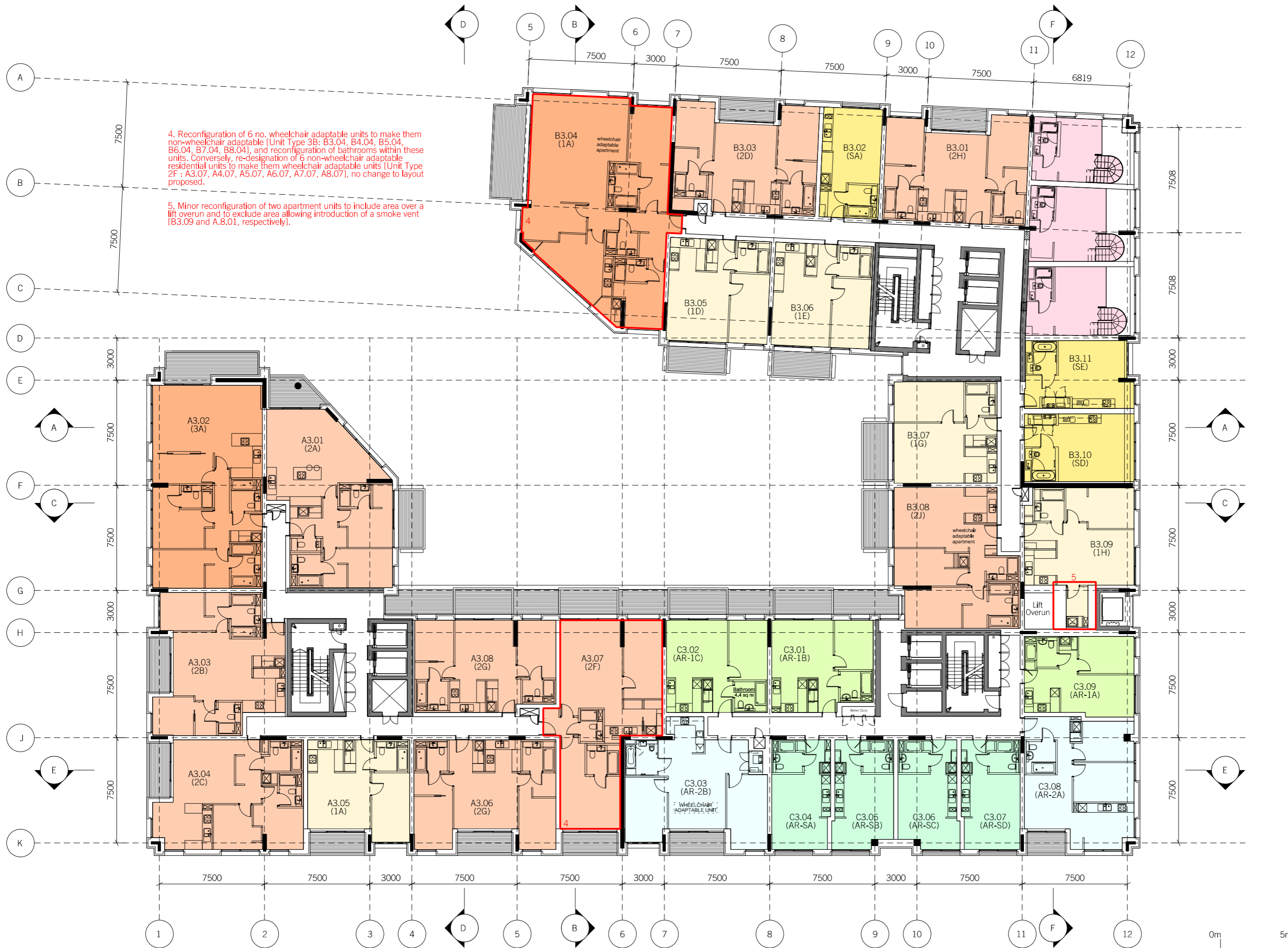
Notes

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P1- Kings Cross  
 Level 02 Floor Plan

Job no: 476	Drawing no: 1-113	Revision: 1
Scale: 1:250@A3	Date: 13.06.12	Revised: 10.01.14





4. Reconfiguration of 6 no. wheelchair adaptable units to make them non-wheelchair adaptable [Unit Type 3B: B3.04, B4.04, B5.04, B6.04, B7.04, B8.04], and reconfiguration of bathrooms within these units. Conversely, re-designation of 6 non-wheelchair adaptable residential units to make them wheelchair adaptable units [Unit Type 2F : A3.07, A4.07, A5.07, A6.07, A7.07, A8.07], no change to layout proposed.

5. Minor reconfiguration of two apartment units to include area over a lift overrun and to exclude area allowing introduction of a smoke vent [B3.09 and A.8.01, respectively].

- Legend
- Open Market Residential
- Mezzanine Units
  - Studio
  - 1 Bed
  - 2 Bed
  - 3 Bed
  - 3 Bed Duplex
  - Resident Facilities
  - Basement
- Affordable Residential
- Studio
  - 1 Bed
  - 2 Bed (3 Person)
  - 2 Bed (4 Person)
- Non-Residential
- School
  - Community Facilities
  - Commercial
  - Shared Fire Escape
- Roof
- Shingle
  - Brown Roof
  - Terrace
  - Glazed Rooflight
  - Brise Soleil
- Plant
- School Plant
  - Landlord Plant
  - Residential Plant
- Please note text within brackets following each apartment number e.g. C2.01 (SL) denotes apartment type

Revisions: G - Planning amendment revisions

Notes

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P1- Kings Cross  
Level 03 Floor Plan

Job no: 476	Drawing no: 1-114	Revision: G
Scale: 1:250@A3	Date: 15.06.12	Revised: 21.01.14

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4. Reconfiguration of 6 no. wheelchair adaptable units to make them non-wheelchair adaptable (Unit Type 3B: B3.04, B4.04, B5.04, B6.04, B7.04, B8.04), and reconfiguration of bathrooms within these units. Conversely, re-designation of 6 non-wheelchair adaptable residential units to make them wheelchair adaptable units (Unit Type 2F : A3.07, A4.07, A5.07, A6.07, A7.07, A8.07), no change to layout proposed.

- Legend
- Open Market Residential
- Mezzanine Units
  - Studio
  - 1 Bed
  - 2 Bed
  - 3 Bed
  - 3 Bed Duplex
  - Resident Facilities
  - Basement
- Affordable Residential
- Studio
  - 1 Bed
  - 2 Bed (3 Person)
  - 2 Bed (4 Person)
- Non-Residential
- School
  - Community Facilities
  - Commercial
  - Shared Fire Escape
- Roof
- Shingle
  - Brown Roof
  - Terrace
  - Glazed Rooflight
  - Brise Soleil
- Plant
- School Plant
  - Landlord Plant
  - Residential Plant

Please note text within brackets following each apartment number e.g. C2.01 (SL) denotes apartment type

Revisions: E - Planning amendment revisions

Notes  
For Approval

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P1- Kings Cross  
Level 04 Floor Plan

Job no: 476	Drawing no: 1-115	Revision: E
Scale: 1:250@A3	Date: 15.06.12	Revised: 10.12.13

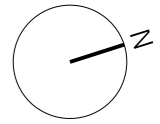
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4. Reconfiguration of 6 no. wheelchair adaptable units to make them non-wheelchair adaptable (Unit Type 3B: B3.04, B4.04, B5.04, B6.04, B7.04, B8.04), and reconfiguration of bathrooms within these units. Conversely, re-designation of 6 non-wheelchair adaptable residential units to make them wheelchair adaptable units (Unit Type 2F : A3.07, A4.07, A5.07, A6.07, A7.07, A8.07), no change to layout proposed.

- Legend**
- Open Market Residential**
- Mezzanine Units
  - Studio
  - 1 Bed
  - 2 Bed
  - 3 Bed
  - 3 Bed Duplex
  - Resident Facilities
  - Basement
- Affordable Residential**
- Studio
  - 1 Bed
  - 2 Bed (3 Person)
  - 2 Bed (4 Person)
- Non-Residential**
- School
  - Community Facilities
  - Commercial
  - Shared Fire Escape
- Roof**
- Shingle
  - Brown Roof
  - Terrace
  - Glazed Rooflight
  - Brise Soleil
- Plant**
- School Plant
  - Landlord Plant
  - Residential Plant
- Please note text within brackets following each apartment number e.g. C2.01 (SL) denotes apartment type



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Revisions: F - Planning amendment revisions

Notes

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P1- Kings Cross  
Levels 05 Floor Plan

Job no: 476	Drawing no: 1-116	Revision: F
Scale: 1:250@A3	Date: 15.06.12	Revised: 10.01.14

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