

Ms Jenna Litherland
Planning and Development Control
London Borough of Camden
5 Pancras Square
London
N1C 4AG

21 May 2015

Dear Ms Litherland,

KING'S CROSS CENTRAL: APPLICATION FOR PLANNING PERMISSION FOR THE DEVELOPMENT OF A GROUND PLUS NINE STOREY BUILDING WITH TWO BASEMENT LEVELS, FOR EDUCATION AND ANCILLARY USES, TOGETHER WITH TWO RETAIL (CLASS A1 AND/OR A3 AND/OR A4) UNITS AT GROUND FLOOR LEVEL, AND ASSOCIATED SERVICING, CYCLE PARKING AND INFRASTRUCTURE AND PUBLIC REALM WORKS, IN RESPECT OF BUILDING R1, WITHIN DEVELOPMENT ZONE R

On behalf of King's Cross Central General Partner Limited (KCCGPL), and the Aga Khan Development Network (AKDN), please find enclosed an application for Full Planning Permission for Building R1, within Development Zone R of the Kings Cross Central site, London N1. Accordingly, we enclose a cheque for £29,859.00 being the requisite planning fee for the submission, along with the following relevant documents in support of the application:

- signed and dated application form;
- Planning Statement including planning Compliance Report and Acoustic Report;
- Design and Access Statement;
- Drawing Package, including architectural, landscape and public realm drawings;
- Earthworks and Remediation Plan;
- Environmental Sustainability Report;
- Historic Environment Assessment; and
- Written Scheme of Investigation (WSI) for an archaeological watching brief, by MOLA.

Building R1, although a part of the King's Cross Central Development Site, is being brought forward under a separate, full planning application, rather than a submission of details of Reserved Matters. This is because, although the principle of academic use within King's Cross Central is well established, and indeed is permitted in Development Zone R under the Outline Planning Permission, the quantum of academic (D1) floorspace proposed within the Building is greater than the D1 floorspace permitted within Development Zone R under the Outline Planning Permission. Nonetheless, the building is within the total floorspace allowance for the Development Zone, when considered alongside the other approved and proposed buildings for Development Zone R; and is, in all other respects, in compliance

King's Cross Central Limited Partnership

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King's Cross Central Limited Partnership (a limited partnership formed under the provisions of the Limited Partnerships Act 1907 registration number LP12617) of 4 Stable Street King's Cross London N1C 4AB acting by its general partner **King's Cross Central General Partner Limited** (company registration number 6387691) having its registered office at 4 Stable Street aforesaid.

with the Parameters, Design Guidelines and conditions of the Outline Planning Permission for the King's Cross Central Development Site.

The proposal for Building R1 comprises a ground plus nine storey building, providing 8,780sqm GEA of academic floorspace and 387sqm GEA of retail floorspace, plus two basement levels below. The building will house teaching, learning, library and administrative space for two educational institutions, the Institute of Ismaili Studies (IIS) and the Institute for the Study of Muslim Civilisations (AKU-ISMC), the latter of which is part of the Aga Khan University, along with two retail units at ground floor level, fronting onto Handyside Street to the south, Lewis Cubitt Park to the west, and the forthcoming Zone R Garden to the north.

The building is centred on an inner atrium at its core from levels 1-9 which connects the surrounding space, adding light and connectivity between the floors, and between users of the building. The ground floor comprises an open reception area, along with the two retail units and a central exhibition space. The upper floors comprise shared learning spaces, the library, and administration and research areas, with meeting and event spaces and larger terraces and gardens at the top of the building on level nine.

Several gardens and terraces are located throughout the building, designed as a 'ribbon' of green spaces throughout the AKDN buildings within King's Cross; Building T5, and the forthcoming Building P2 to the south west of Building R1. The detailed design of these garden and terrace spaces including species planting details will be submitted to the London Borough of Camden in due course, when the designs have been fully developed.

The building will be predominantly clad in a white stone, with fritted glazing, to give a whitish hue to the window openings throughout, and to create texture and pattern at ground floor level. The ground floor is predominantly glazed, and there is a prominent glazed 'crown' to the south west corner at roof level.

The proposals include a very small area of public realm surrounding the building, and an area of surfacing to the north shown for information, which will be brought forward with the submission of details of Reserved Matters for the Zone R garden to the north, later in the year.

The Planning Statement sets out full details of the proposed development, along with an assessment of the proposals against relevant national, regional and local planning policy. A Planning Compliance Statement is included within the Planning Statement, which explains how the proposals comply with the relevant conditions of the Outline Planning Permission for the King's Cross Central Development Site (with reference 2004/2307/P). The drawing package contains architectural, landscape and public realm drawings, both for information and approval. The Design and Access Statement contains an explanation of the design proposals for the scheme, as well as a response to the relevant Design Guidelines of the Outline Planning Permission. The Design and Access Statement also contains an Access and Inclusivity Report by All Clear Designs, in respect of the proposals as usually submitted with details of Reserved Matters for the KXC site.

Other supporting documents that accompany the submission include an Earthworks and Remediation Plan, an Environmental Sustainability Report, and a Historic Environment Assessment and WSI for archaeological recording, by MOLA.

The application is submitted just in advance of the submission of amendments to the Reserved Matters submission for Building R5 South, and the submission of Reserved Matters for the Zone R West basement, all within Development Zone R. Each of the proposals submitted have been developed in respect of the other in terms of massing, design and connectivity within the public realm, and together will form a significant new city block to the north of King's Cross Central.

I trust that the above information is acceptable, and I look forward to receiving confirmation that the application has been validated and is in progress. Should you have any queries, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'LM', followed by a period.

Laura Murray
Planner

Enc.