

Planning Statement Including Compliance Statement

Building R1

King's Cross Central General Partner Ltd and
Aga Khan Foundation (United Kingdom)

May 2015

King's Cross

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**KING'S CROSS CENTRAL – ZONE R
BUILDING R1**

**PLANNING STATEMENT
May 2015**

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Introduction

- 2.1 The overall King's Cross Central ('KXC') mixed use development is derived from the Outline Planning Permission 2004/2307/P dated 22 December 2006 (the 'Outline Planning Permission'). The KXC scheme was subject to an Environmental Impact Assessment ('EIA') and is described in the Revised Development Specification document (September 2005) and Revised Parameter Plans (February 2014) which form part of the Outline Planning Permission and are referred to in the planning conditions. The Outline Planning Permission was accompanied by a Section 106 agreement dated 22 December 2006 which has subsequently been varied by a number of deeds of variation (collectively referred to here as the 'Section 106 Agreement').
- 2.2 The Outline Planning Permission establishes a number of development zones. It sets out the permitted mix of land uses across those zones and parameters for (inter alia) the height, bulk and mass of development permitted. Those parameters are described in the Revised Development Specification and associated Revised Parameter Plans.
- 2.3 This statement describes and assesses the full planning application for the proposed development Building R1, located to the north of the King's Cross Central Development site, to deliver a significant new building that 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.
- 2.4 The application is made jointly by King's Cross Central General Partner Ltd (KCCGP) and the Aga Khan Development Network (AKDN).
- 2.5 Building R1 is located at the south western corner of Development Zone R, which lies to the north of the Regent's Canal within the northern part of the King's Cross Central Development site. Building R1 lies adjacent to, but outside, the Regent's Canal Conservation Area. It is adjacent to the Grade II listed Granary complex (situated on the opposite, southern, side of Handyside Street) and its western elevation will overlook Lewis Cubitt Park. Lewis Cubitt Square will lie immediately to the south west, and the forthcoming Building P2, also affiliated to the AKDN, will lie to the west of the square, diagonally opposite to Building R1 to the south west. A plan showing the location of Building R1 within the wider masterplan area is attached as Appendix 1.
- 2.6 The proposal is for a ground plus nine storey building, providing 8,780 sqm (GEA) of high quality educational (and ancillary) floorspace, together with 387 sqm (GEA) of retail/restaurant floorspace, shared between two units, one to the north and one to the south, at ground floor level. The building also comprises two levels of basement below, housing plant, storage, bicycle parking and welfare facilities. The main entrance to the academic institutions is located at the south-west corner of the ground floor, along Handyside Street at its intersection with Lewis Cubitt Park; and to the north-east facing onto the Zone R garden to the north of the building. The two retail units will be accessed via their own separate entrances also at ground floor level. The upper floors of the building (levels 1-9) will comprise the learning and teaching spaces, library and book collections, and study and research office areas, along with seven terraces and garden areas, shared between the two academic institutions. The proposal for Building R1 is summarised in Table 1 below.
- 2.7 The form, massing and design of the building, along with the proposed academic use is in compliance with the Revised Parameter Plans and adheres to the relevant Design Guidelines attached to the Outline Planning Permission, along with the obligations within the S106 Agreement for the KXC site.

- 2.8 Academic (D1) use is fully in keeping with the mix of uses within the King's Cross Central Development site, and the proposed Building R1 will add to the strong academic offer already established at Kings Cross Central. The Granary Building is home to approximately 45,653 m² of D1 floorspace, currently in use by the University of the Arts, London. In addition, the co-located schools, the King's Cross Academy and the Frank Barnes School for the deaf are located in Building P1, to the north of the KXC site, utilizing approximately 5,075 m² of D1 floorspace. These are expected to open in September 2015 for the start of their first academic year.
- 2.9 D1 use was envisaged and is permitted within Development Zone R. The quantum proposed within Building R1 for use by the IIS and the AKU-ISMC however, exceeds the amount permitted within Development Zone R under the Outline Planning Permission, and thus this submission for Building R1 forms a separate full planning application.
- 2.10 A Deed of Variation of the S106 Agreement for the King's Cross Central Site will be submitted to the London Borough of Camden which will tie Building R1 to the relevant existing site-wide obligations for KXC; the floorspace proposed will contribute to relevant site wide triggers. This is a similar approach that was followed with Building T6, also located in the north of the KXC site.
- 2.11 The design of the building and surrounding areas of public realm has followed the principles, parameters and guidelines set by the Outline Planning Permission for the development site. Accordingly, Appendix 5 (Compliance Statement) to this Planning Statement provides a comprehensive overview of how the relevant pre-commencement planning conditions of the Outline Planning Permission and relevant obligations within the Section 106 Agreement for the KXC site are being addressed in respect of the proposals for Plot R1 (structured in the form of a Compliance Report as required for and submitted with applications for Reserved Matters approval).
- 2.12 The floorspace figure for the proposal, although above the quantum of D1 floorspace permitted within Development Zone R, does not exceed the maximum allowable floorspace for the Zone, and equally, therefore, does not exceed the total for the north of the site, nor the overall site wide floorspace total total. The mechanism for incorporating Building R1 into the scheme, and into future submissions of Reserved Matters at KXC, follows the same approach as was taken with Building T6, and is further explained in section 4.
- 2.13 The application is accompanied by a suite of supporting documentation as agreed with officers at the London Borough of Camden (LBC), including:
- Drawing Package (including Architectural, Landscape and public realm drawings);
 - Design and Access Statement;
 - Environmental Sustainability Plan;
 - Earthworks and Remediation Plan;
 - Historic Environment Assessment; and
 - Archaeological Written Scheme of Investigation
- 2.14 The application is not considered to be EIA development and hence, is not required to be supported by an environmental impact assessment. A full analysis of the proposals for Building R1 against the requirements of the Environmental Impact Regulations 2011 (and accompanying guidance) is contained at Appendix 3 to this Planning Statement.
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Land uses	Education (D1), retail/food and drink (A1-A5)
Total floorspace (GEA, excluding basement)	9,167m ²
Basement floorspace (GEA)	1,559m ²
Maximum building height (AOD)	+69.2m (AOD)
No. of storeys	10 (including ground floor and excluding basement levels)
No. of car parking spaces	0
No. of motorcycle parking spaces	0
No. of cycle spaces	72 in basement; 6 in public realm.
No. of retail units	2
Principal materials	Limestone faced pre-cast concrete and ceramic frit glass
Green/brown roofs	Yes – 156m ² Brown Roof (14% of roof)
Landscaped terraces and roof gardens	Yes – 694m ² throughout the building
Connection to site-wide low-carbon energy system	Yes
Renewables	Yes – 62m ² photovoltaic cells
Associated public realm	Yes
Associated utilities infrastructure	No

Table 1: Summary of proposals for Building R1

Schedule of Drawings

Drawing Name	Scale at A3	Drawing No.	Rev
Architectural Drawings For Approval			
Plans			
Site Plan Planning Boundary Bulding R1	1:250	KCX-PLAN-PLAP-09-A-P01	P01
Land Ownership and Planning Application Boundary Building R1	1:3,500	KXC-PLAN-PLAP-10-A-P01	P01
Context Plan	1: 1000	A1-01	P-
Site Plan	1: 500	A1-02	P-
Proposed Ground Floor Plan	1: 200	A2-00	P-
Proposed First Floor Plan	1: 200	A2-01	P-
Proposed Second Floor Plan	1: 200	A2-02	P-
Proposed Third Floor Plan	1: 200	A2-03	P-
Proposed Fourth Floor Plan	1: 200	A2-04	P-
Proposed Fifth Floor Plan	1: 200	A2-05	P-
Proposed Sixth Floor Plan	1: 200	A2-06	P-
Proposed Seventh Floor Plan	1: 200	A2-07	P-
Proposed Eighth Floor Plan	1: 200	A2-08	P-
Proposed Ninth Floor Plan	1: 200	A2-09	P-
Proposed Plant Room Floor Plan	1: 200	A2-10	P-
Proposed Roof Plan	1: 200	A2-11	P-
Proposed Basement Floor Plan	1: 200	A2-12	P-
Proposed Basement Mezannine Level	1: 200	A2-13	
Elevations			
Proposed Elevation - West and South	1: 300	A3-01	P-
Proposed Elevation - East and North	1: 300	A3-02	P-
Sections			
Proposed Section North - South	1: 300	A4-01	P-
Proposed Section East - West	1: 300	A4-02	P-
Proposed Section East - West	1: 300	A4-03	P-
Proposed Section North - South	1:300	A4-04	P-
Details			
Detail - External Wall Details Typical Floor	1: 50	A8-312	P-
Detail - Double Height Curtain Wall Details At Library	1: 50	A8-30	P-
Detail - Curtain Wall Details At Learning Studio	1: 50	A8-31	P-
Detail - Storefront Glazing System: Elevation and Plan Detail	1: 50	A8-40	P-
Detail - Storefront Glazing System: Wall Sections	1: 50	A8-41	P-
Detail - Storefront Glazing System: Section Details	1: 20	A8-42	P-
Detail - Crown Details	1: 100	A8-61b	P-

Drawing Name	Scale at A3	Drawing No.	Rev
Landscape Drawings For Approval			
Plans			
Surface Finishes	1: 500	TOWN279.11.1(08)5001	R08
Proposed Levels	1: 500	TOWN279.11.1(08)5003	R03
Details			
Detail 0.01: Paving Patterns 1	1: 10	TOWN279.11.1(08)6001	R00
Detail 0.02: Paving Patterns 2	1: 10	TOWN279.11.1(08)6002	R00
Detail 0.03: Sandstone Paving Interface with Carriageway	1: 10	TOWN279.11.1(08)6003	R00
Detail 0.04: Tactile Paving	1: 10	TOWN279.11.1(08)6004	R00
Detail 0.05: Tactile Paving Interface with Granite Kerb	1: 10	TOWN279.11.3(08)6005	R00
Detail 0.06: Sandstone Paving Interface with Paving Granite Setts	1: 10	TOWN279.11.1(08)6006	R00
Detail 1.01: Sandstone Paving Interface with Buiding R1	1: 10	TOWN279.11.1(08)6101	R00
Detail 4.01: Cycle Stand Interface with Reclaimed Granite Setts	1: 10	TOWN279.4(08)6401	R00
Sections			
Section A-A	1: 20	TOWN279.11.1(08)7001	R00
Section B-B	1: 20	TOWN279.11.1(08)7002	R00
Drawings For Information			
Temporary Landscape Finishes	1: 500	TOWN279.11.1(08)5002	R03

Application Site and Surroundings

- 3.1 The application site for Building R1, Plot R1, is located in the centre of the KXC site, to the north of the Regent's Canal, immediately to the north of, but outside of, the Regent's Canal Conservation Area. Immediately to the south of Building R1, on the opposite side of Handyside Street, is the Grade II listed Granary Building (which accommodates the University of the Arts London) and the Western Transit Shed/Western Goods Office (which is occupied by a variety of commercial and retail tenants).
 - 3.2 The application site extends to 0.1746 hectares. Plot R1 is a brownfield site, located on the northern side of Handyside Street, one of the main vehicular and pedestrian streets running through the KXC site, from York Way, to the east, to its junction with Canal Reach to the west. Beaconsfield Street runs along the eastern elevation of the building, and a strip of pedestrianized public realm runs between the building and Lewis Cubitt Park, to the west.
 - 3.3 Lewis Cubitt Square and Lewis Cubitt Park, which both opened in early 2015, will lie to the south-west and west, respectively, of the proposed building. Lewis Cubitt Park, a traditional London tree-lined 'soft' landscaped open space forms the 'lungs' of King's Cross central, being the largest open green space with the site. The majority of the park is covered in lawn, to allow for a variety of uses, such as, informal play, exercise and ball games, as well as providing a more tranquil setting for sitting and relaxing. The space has been designed to be versatile, enabling it to also accommodate large scale events. Lewis Cubitt Square is a contemporary 'hard' landscaped open space with fountains and street furniture. It is envisioned as a dynamic, pedestrian-friendly, multi-functional urban civic space, designed to accommodate a range of activities and events to enliven the surrounding area, including large market fairs, concerts, and temporary exhibitions, as well as providing intimate seating areas for individuals or small groups along the eastern edge of the square.
 - 3.4 The remainder of Development Zone R lies to the north east of Building R1, including Building R3 (which is proposed to be a residential development) and the Zone R garden immediately to the north, and Buildings R7 and R8 to the east and north east respectively. Details of Reserved Matters for Building R7 were approved on 22nd April with reference 2015/0368/P. The proposal for Building R8 comprises two residential buildings with some small business space at ground floor level, and is currently in pre application discussions with the London Borough of Camden.
 - 3.5 The KXC site is very well served by existing public transport facilities, centred on King's Cross and St Pancras railway stations with excellent mainline connections to national and international destinations. King's Cross station has six underground lines passing through it, namely, the Circle, Hammersmith and City, Metropolitan, Northern, Piccadilly and Victoria lines. The KXC site is also well served by buses and is connected to the London Cycle Network. Building R1 is within easy walking distance of both King's Cross and St Pancras stations for rail connections, and York Way and the Euston Road rail stations for bus connections. The site has a PTAL rating of 6(b), the highest achievable.
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Relationship with the King's Cross Central Outline Planning Permission

- 4.1 The KXC Outline Planning Permission (reference 2004/2307/P) provides for 713,090m² GEA of mixed use floorspace across a 26ha site. The masterplan parameters and principles are contained in a comprehensive set of documents and plans, including the Revised Parameter Plans (2014) and the Revised Development Specification (September 2005).
- 4.2 The Outline Planning Permission establishes Development Zones, and within those Zones, the illustrative location of Development Plots. It establishes the principal access and circulation routes through the site and the principal areas of public realm. The Outline Planning Permission also establishes development massing and maximum building heights across the site and where basements may be located. It also establishes the principal ground and upper floor uses for each Zone.
- 4.3 Annex B of the Main Site Revised Development Specification (September 2005) contains the floorspace schedule for each of the Development Zones. Under the Outline Planning Permission, Development Zone R is to comprise mixed use new development, including B1 office and residential development. The Outline Planning Permission also provides for D1 uses, a cinema and other D2 uses together with retail uses (A1, A2, A3, A4 and A5) within Development Zone R.
- 4.4 As noted earlier in section 1 of this Planning Statement, the proposal for Building R1 complies with the requirements of the Outline Planning Permission in every respect with regard to the form and massing of the proposed building. The principal of D1 academic use is well established within King's Cross Central; UAL, King's Cross Academy and the Frank Barnes School for the deaf are all located within the site. The Revised Parameter Plans to the Outline Planning Permission allow for 'Any Permitted Use(s)' at ground and upper levels within Plot R1 of Development Zone R (with reference to Annex B of the Development Specification). Annex B of the Development Specification (2005) allows for up to 50,000m² of B1 office floorspace, up to 2,000m² of D1 floorspace and up to 1,675m² of retail floorspace (in addition to residential and D2 floorspace) within Zone R. Consequently, the proposal for Building R1 for 8,780m² (GEA) of educational (and ancillary) floorspace together with 387m² (GEA) of retail/restaurant floorspace at ground floor level, for use by the IIS and AKU-ISMC exceeds the D1 quantum for the Development Zone only. In an approach discussed and agreed with the London Borough of Camden, Building R1 is therefore brought forward under a separate, full planning application in a similar approach to that undertaken for Building T6, also in the north of the site. The implications and justification for the proposed use are set out within section 8 of this statement.
- 4.5 The principles established by the Outline Planning Permission represent the baseline against which the application proposals should be considered. Although submitted under a separate full planning application, Building R1, if acceptable, will be considered alongside future development proposals under the Outline Planning Permission and the floorspace will be reported and counted against development within KXC within the Compliance Reports for future Reserved Matters submissions, in an approach similar to that taken for Building T6.
- 4.6 The floorspace proposed for Building R1, if acceptable, will be reported and counted against the site wide totals under the Outline Planning Permission. The figures will be counted against the relevant obligations in the S106 Agreement through a separate Deed of Variation, submitted to the London Borough of Camden, alongside this submission. The retail (A1-A5) figure will be reported and counted against the retail allowance within Development Zone R, while the academic (D1) floorspace will be reported and counted against the 50,000m²(B1) floorspace permitted

within the Zone; B1 is effectively the use that Annex B anticipated within the Parameter Plans for Development Zone R, and it is the land use that the proposed D1 floorspace within Building R1 would be developed out in lieu of. The proposal also includes a double basement, of an additional 1,559 m² (GEA). This is compliant with the parameters of the Outline Planning Permission, and reflected in response to the relevant conditions of the Outline Planning Permission, within the Compliance Statement, which forms Appendix 5 of this report. In this regard, Building R1 sits within the maximum floorspace permitted within the Development Zone; and equally within the north of the Canal; and the site as a whole. Further, the proposals will not result in a reduction in residential housing floorspace brought forward under the Outline Planning Permission.

- 4.7 Appendix 5 to this Planning Statement addresses each of the relevant conditions of the Outline Planning Permission in turn. In some cases, the relevant information is provided within this statement by means of text and/or plans (for example, the Illustrative Build-out Plan and the construction timetable). In others, compliance is demonstrated by cross-reference to one or more of the following free-standing documents that are submitted with the application:
- Drawing package, including Architectural Drawings by Maki and Associates, and Landscape and Public Realm Drawings by Townshend Landscape Architects;
 - Design and Access Statement by Maki and Associates, including a response to the relevant Design Guidelines set out in the Outline Planning Permission and appending the Access and Inclusivity Statement by All Clear Designs Ltd;
 - Environmental Sustainability Plan by Arup;
 - Earthworks and Remediation Plan by Arup;
 - Historic Environment Assessment and Written Scheme of Investigation for Archaeology by MOLA;
- 4.8 In addition, a Deed of Variation to the S106 Agreement for the KXC site, addressing the relevant parts of the Agreement and tying Building R1 onto the S106 obligations for the site, is submitted to the London Borough of Camden, alongside the application. The relevant sections of the Agreement are: Sections A (Employment and Training); Section B (Employment and Training Post Construction); Section E (Local Business Support and Local Purchasing Strategy); Section I (Community Safety); Section N (Public Realm Areas and Development Estate Areas); Section W (Environmental Sustainability); Section X (Energy); Section Y (Construction Materials/Waste); Section Z (Waste); Section AA (Water); Section DD (Code of Construction Practice); Section FF (Green Travel Initiatives); and Section LL (Retail).
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Pre-application Consultations and Engagement

- 5.1 The application proposals represent the culmination of 2 years of consultation, discussion and negotiation with statutory and non-statutory consultees.
- 5.2 In addition to extensive discussions with planning and design officers at LB Camden, key consultees throughout the process have included:
- Greater London Authority;
 - King's Cross Design and Access Forum;
 - Secured by Design representatives; and
 - King's Cross Development Forum
- 5.3 The Pre-application consultation process undertaken at king's Cross is designed to complement and supplement the statutory process undertaken by the Local Authority. Pre-application meetings were held with planning officers of the London Borough of Camden on:
- 14th May 2013;
 - 10th July 2013;
 - 29th September 2013; and
 - 16th January 2014.
- Pre application consultation was additionally held with the GLA on 24th September 2013. Further the scheme was presented at the Design and Access Forum (DAF) on 10th February 2015, and to the King's Cross Development Forum (KXDF) on 25th March 2015. Open discussions were held at the DAF and the KXDF between attendees and the developers, architects and design team about various aspects of the proposal, including the design, accessibility and cycle parking.
- 5.4 The proposals present a fully accessible scheme, as described in detail in the Access and Inclusivity Statement by All Clear Designs, within the Design and Access Statement that accompanies this submission. Additionally, an over 10% increase in cycle parking above planning guidance is provided, both within the footprint of the building within the basement, accessed via a dedicated cycle lift from street level, and in the adjacent public realm, for users of and visitors to the building.
- 5.5 The design of the building has developed through the course of the pre application consultation process. The Design and Access Statement that accompanies this submission presents a scheme that has evolved, throughout the pre-application process, in consideration of comments raised throughout, and in particular, at the Design and Access Forum and King's Cross Development Forum.

The Application Proposals

- 6.1 Planning permission is sought for:
- 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, infrastructure and public realm works.
- 6.2 The Design and Access Statement, prepared by the architects Maki and Associates, accompanying this application provides a full, detailed description of the proposal for Building R1.
- 6.3 The proposed building will house teaching, library, exhibition, meeting and study areas alongside administrative and research space for the IIS and AKU-ISMC institutions, the latter of which is part of the Aga Khan University. The IIS and AKU-ISMC institutions are currently located at 210 Euston Road, within the London Borough of Camden.
- 6.4 The AKDN has an agreement to develop a number of buildings at KXC, including Building T5 and the forthcoming Building P2. In addition to the proposals brought forward under this application to relocate the IIS and the AKU-ISMC institutions from their existing Euston Road site to Building R1, Reserved Matters approval was granted in 2013 for Student accommodation at Building T5 (reference 2013/2481/P). Forthcoming proposals are envisaged to include a cultural centre, a related hotel, and new offices and retail units within the site, which will add to the range and diversity of emerging uses within the KXC development. The IIS and AKU-ISMC undertake research and publications as part of their remit and both institutions have successfully undergone a review for educational oversight by the Quality Assurance Agency for Higher Education (QAA) and have been accredited by the British Accreditation Council.
- 6.5 The IIS and AKU-ISMC recruit graduate students internationally and the vast majority of their students are from outside the United Kingdom and on full or part scholarships. Prospective candidates are expected to meet the normal entry requirements for graduate programmes at British universities. In addition, they undergo rigorous assessment and interviews before being admitted to the programmes. The AKU-ISMC and IIS are both Highly Trusted Sponsors with the UK Border Agency, including for international student recruitment.
- 6.6 Students at AKU-ISMC pursue a two-year Master of Arts degree in Muslim Cultures which is awarded under the authority of the Aga Khan University, chartered in Pakistan. UK NARIC, the British agency responsible for advising on comparability of qualifications, has confirmed that the AKU-ISMC's MA in Muslim Cultures is comparable to a British Master's degree and to level 7 in the UK Qualifications and Credit Framework (QCF).
- 6.7 Students at IIS follow one of two programmes: (a) a three-year Graduate Programme in Islamic Studies and Humanities. The first two years include courses at the IIS while the third year is spent at an accredited UK university, studying for a Master's degree. Or, (b) a two-year Secondary Teacher Education Programme, which culminates in two postgraduate awards: a Master of Teaching and Master of Arts, Education (Muslim Societies and Civilisations). This programme is implemented in collaboration with the University of London's Institute of Education.
- 6.8 The approved scheme for Building T5 is designed to house graduate students from the IIS and AKU-ISMC. The building comprises 198 student bedrooms, split between cluster flats, individual studio flats, and one bedroom apartments. Recipients of IIS' doctoral scholarships who are studying at universities in London are also likely to be housed within Building T5. As discussed within the Reserved Matters submission for Building T5, the design of the building is scaled to allow for growth in future student numbers, additionally, any short-term excess capacity is
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intended to be let to students from other external universities.

- 6.9 The design approach taken by Maki and Associates is a tripartite composition of base, piano nobile and crown. At ground floor level, the base will be set back on Handyside Street forming a colonnade. Active, visually interesting frontages will be created by the two retail units, along the northern and southern elevations respectively, and by the predominantly glazed reception area which will front on to the corner of Handyside Street and Lewis Cubitt Park at the south west corner of the building. Additionally, the northern entrance to the building fronting onto the Zone R garden to the north connects with the main entrance to the south west via an internal walkway, which will also add to this sense of vibrancy at street level. The carved form of the piano nobile is designed to relate to the surrounding context, both in its massing and materiality, and to articulate the proposed academic use within. The large openings throughout the building, comprising a series of gardens and terraces along the south, west and north facades, create visual interest and allow views into and from the interior. The top of the building reaches a maximum height of +69.825m AOD which is under the maximum height permitted by the Outline Planning Permission.
- 6.10 A light coloured limestone faced precast concrete has been chosen as the primary façade material on levels 2 to 9. The glazing at these levels has a ceramic frit, which gives a subtle white shade to the window openings, blending with the stone surround and giving a monolithic quality to the piano nobile. The base of the building will be a full height glazed curtain walling system to create transparency and openness through the building at this level; to animate the public realm; and to permit the piano nobile to 'float' above the base. The crown of the building uses two types of double glazing; one, comprising a metal mesh layered between low-iron laminated glazing; the other, a transparent double pane. A perforated metallic screen will enclose the roof garden on the south east corner of the roof at level 9, and additionally this screen will be used to conceal the cooling tower at that level. The resulting muted silver colour of the crown is designed to tonally integrate with the lighter body of the building.
- 6.11 Two retail units are proposed on the ground floor. The ground floor will also provide a central exhibition space, for use by the academic institutions. A small area of public realm around the entrances is included with this application, and includes the two principal entrances to the building; one to the south-west facing onto Lewis Cubitt Park and the other to the north-east facing the Zone R garden, and the entrances to the service and retail units along the southern, eastern and northern elevations.
- 6.12 On the upper levels of the building, classrooms and seminar rooms will be located on the first and second floors; the library on the third and fourth floors; and the research and administrative office areas, together with meeting and conference rooms at fifth to the eighth floors. The ninth floor will comprise more formal, communal spaces for meetings and events together with a terrace and two roof gardens.
- 6.13 The atrium, located centrally within the building from the first floor upwards, forms a 6m wide, 9 storey in height lightwell that allows daylight into the building's interior through the glazed roof. The atrium additionally provides visual connectivity between the floors and the educational institutions.
- 6.14 A series of 7 gardens and terraces is proposed throughout the building (both internal and external) which adds interest, both to the facades of the building and internally, providing additional amenity spaces for staff and students, along with enhancing the ecology of the site. The gardens will be a key design feature and will form an integral part of the AKDN's vision for a 'ribbon' of external spaces across their proposed buildings at KXC (including Buildings T5, R1 and P2). This vision will encompass a variety of gardens, terraces, courtyards and atria, with the design of each space informed by a different region or civilization within the Muslim world. Whilst the gardens will be private, it is envisaged that an advertised programme of tours and open days would give the public access to the landscaped roof gardens of the proposal for Plot R1. These tours are

envisaged to commence when the forthcoming Building P2 is open to the public.

- 6.15 Details of the roof gardens and the proposed planting have not been submitted at this stage. Whilst the design of these spaces within Plot R1 is being developed, their place within the wider context of the 'ribbon' of green spaces requires further, careful consideration alongside the emerging design work on other buildings. The AKDN wishes to undertake further studies and obtain internal approvals at the highest level before submitting details of the Plot R1 roof gardens for approval.

Planning Policy Framework

- 7.1 As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, where regard is to be had to the development plan, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.
- 7.2 This section and the following sections provide an assessment of the proposal for Plot R1 against the relevant current development plan policies contained in the London Plan (2011, as amended) and in LB Camden's Local Development Framework 2010 – 2025, including, the Core Strategy (2010) and Development Policies Document (2010).
- 7.3 Where appropriate, the following sections also consider relevant national policy and emerging policy as material considerations, including the National Planning Policy Framework (2012) and the draft Further Alterations to the London Plan ('FALP'). The FALP were considered at an examination in public in September and it is expected that they will be published in March 2015.
- 7.4 As previously noted a new full planning permission has been submitted for the proposal for Plot R1. The planning application boundary is shown in red on submitted drawing A2-00 within the Architectural Drawing Pack, and attached here at Appendix 1. A further drawing KXC-PLAN-PLAP-10-A-P01 Rev P01 is submitted to show the extent of the applicant's ownership of the site and the surrounding area.
- 7.5 The Design and Access Statement sets out in detail the rationale for and design of the proposal.

Planning Policy Context

- 7.6 The spatial development strategy for London, the London Plan, was published by the Mayor in July 2011. The Revised Early Minor Alterations ('REMA') to the London Plan were published on 11 October 2013 and are operative as formal alterations to the London Plan from that date.
- 7.7 The Further Alterations to the London Plan (FALP) were considered by an Inspector at an examination in public which closed on 18 September 2014. The FALP were formally adopted by the Mayor on 10th March 2015.
- 7.8 The document (incorporating the REMA) is the current strategic plan for London; it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital.
- 7.9 London boroughs' local plans need to be in general conformity with the London Plan. London Plan policies guide decisions on planning applications by councils and the Mayor and form part of the development plan.
- 7.10 The London Borough of Camden's Local Development Framework ('LDF') was adopted in November 2010 comprising the Core Strategy, Development Policies document, Camden Planning Guidance and Site Allocations Document.
- 7.11 The Core Strategy 2010-2025 sets out the key elements of the vision for the Borough and is a central part of the LDF. It is supported in terms of detailed development management by the Development Policies Document 2010-2025 ('DPD'), adopted at the same time. Together the Core Strategy and DPD form part of the development plan for the area. In addition, LB Camden have published a number of Planning Guidance documents which do not form part of the development plan but provide advice and guidance on how the Council will apply their planning policies and sets out the standards which applicants are expected to achieve and matters to be addressed for

specific areas, such as, transport, sustainability and design.

- 7.12 The application site falls within the King's Cross Opportunity Area (as designated by the London Plan) and the King's Cross Growth Area (designated by the London Borough of Camden) where it is recognised by policy that large scale redevelopment is planned and is underway. Development within this area is expected to maximize site opportunities, conserve historic assets, provide appropriate links to and benefits for surrounding areas and communities and be in accordance with the Council's aspirations and objectives for the area as set out in the Core Strategy.
- 7.13 The London Borough of Camden's Site Allocations document (September 2013) sets out the following expectations for development in the King's Cross Growth Area:
- *be carried out in accordance with the Council's Core Strategy approach to the King's Cross Growth Area;*
 - *take account of key objectives set out in the adopted planning brief where they still remain relevant;*
 - *within the King's Cross Central site, be carried out in accordance with the outline planning permission (reference: 2004/2307/P), section 106 agreement and associated permissions and reserved matters approvals;*
 - *support an appropriate balance of retail and food and drink uses within and around the stations for travellers and the local residential and working populations; and*
 - *have particular regard to the settings of heritage assets and opportunities for enhancing the qualities, accessibility and bio-diversity value of the canal.*
- 7.14 Plot R1 and the wider KXC site also sits within the Central Activities Zone ('CAZ') as designated by the London Plan. The CAZ covers London's geographic, economic and administrative core. It also has a number of other specialised economic clusters, including financial services, legal, universities and culture. The London Plan notes that these uses will be supported.
- 7.15 Plot R1 sits outside the Regent's Canal Conservation Area but within the viewing corridor of St Paul's Cathedral from Kenwood House.
- 7.16 The Government's planning policy is set out in the National Planning Policy Framework document which was published in March 2012. Guidance on those policies is found in Planning Practice Guidance which have recently been updated and published online.
- 7.17 For ease, the following sections are divided into four policy areas. Each section sets out the key development plan policies, followed by an assessment of the proposed scheme against those key policies and other material considerations:
- Land Use;
 - Design;
 - Energy and Sustainability; and
 - Amenity.
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Land Use

Principle of Educational and Retail Use and Quantum of Development

8.1 The key planning policies include:

London Plan

Policy 1.1 – The Mayor’s strategic vision and objective for London, to manage growth and change, so that London should be a city that (among other things) meets the challenges of economic and population growth, an internationally competitive and successful city, a city of diverse, strong, secure and accessible neighbourhoods and is a world leader in improving the environment.

Policies 2.10 – 2.12 – Establish the Central Activities Zone (‘CAZ’) and set out its strategic functions.

Policy 3.18 – Support for the provision of further and higher education facilities adequate to meet the demands of a growing and changing population and to enable greater education choice.

Policies 4.1 and 4.10 – The Mayor will work to develop London’s economy and give strong support for London’s higher and further education institutions.

LB Camden Core Strategy

Policy CS1 and CS2 – Camden’s policies on distribution of growth and growth areas.

Policy CS8 – The Council will secure a strong economy in Camden by “(c) expecting a mix of employment facilities” and “(f) recognising the importance of other employment generating uses, including retail, markets, leisure, education, tourism and health”.

Policy CS9 – The Council supports and promotes the Central London Area of Camden as a successful and vibrant part of London to live in, work in and visit seeking to ensure development in the growth area of King’s Cross contributes to London’s economic, social and cultural role while meeting the needs of local residents and respecting their quality of life.

Policy CS10 – Supporting community facilities and services, including (b) supporting the higher education sector in Camden and balancing its requirements with those of other sectors and the local community. In assessing applications for higher education use, the Council will ensure that such developments are sensitive to their surroundings, take into account the cumulative impact on the balance and mix of uses in the area, protect residential uses, the local environment and the amenity of, and services for, the residential community and other users of the area and their future needs.

LB Camden Development Policies

Policy DP1 – The Council will require a mix of uses where appropriate in all parts of the borough. The Council will take into account issues, such as, the character of the development, the site and area.

Educational Use

8.2 As described above in section 3, the submitted proposal is for a building that will house teaching, learning and administrative spaces (to a total of 8,780m² (GEA)) for use by two research and educational institutions, namely, the IIS and the AKU-ISMC, the latter of which is part of the Aga Khan University. A small element of retail use (387m² (GEA)) is also proposed on the ground floor. Educational uses fall within Use Class D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

8.3 The Outline Planning Permission provides for Zone R to be a mixed use new development,

including B1 and residential uses. The Outline Planning Permission also provides for D1 and retail uses within Zone R. However, the quantum of D1 floorspace proposed within Building R1 exceeds the D1 floorspace that was envisaged within Development Zone R at the time of the Outline Planning Permission, hence, as explained earlier in this document, the proposals are being brought forward as a separate, full planning application.

- 8.4 The proposed D1 floorspace, however, does not exceed the total permitted floorspace for Development Zone R, and consequently the proposal for Building R1 would sit within the overall total for the KXC Development Site. For the purposes of Planning Compliance Reports associated with Reserved Matters submissions under the Outline Planning Permission, the D1 floorspace attributed to Building R1, would be reported and counted against the B1 floorspace for Development Zone R, as B1 is effectively the use that Annex B anticipated within the Parameter Plans for Development Zone R, and that is the land use that the proposed D1 floorspace would be developed out in lieu of. The A1-A5 floorspace and the basement floorspace would be reported and counted against the A1-A5 floorspace within the Zone R, and the basement floorspace site wide, respectively.
 - 8.5 The London Plan sets out the Mayor's strategic vision for London which includes ensuring that London is an internationally competitive, successful city and a city of diverse, strong, secure and accessible neighbourhoods (Policy 1.1). Camden's Core Strategy (Policies CS1 and CS2) promotes the idea of a concentration of development in the growth area of King's Cross. Both CS1 and CS2 encourage efficient use of land, maximizing site opportunities, the provision of a mix of uses and providing appropriate links to and benefits for surrounding areas and communities. Development Policy DP1 sets out the considerations that the Council will take into account in assessing the most appropriate mix of uses, including the character of the development, the site and the area.
 - 8.6 The application site falls within the Central Activities Zone ('CAZ') (Policies 2.10 to 2.12) and the King's Cross Opportunity Area (Policy 2.13) as designated by the London Plan. Within the CAZ, uses are encouraged to support London's global role, to enhance its unique international and national role and to ensure that development complements and supports strategically important uses, including, academic uses.
 - 8.7 London Plan Policy 3.18 supports the provision of further and higher education facilities to enable a greater educational choice. Paragraph 3.107 notes, amongst other things, that further education is a major employer and that future developments should be supported in locations with good public transport.
 - 8.8 Both London Plan Policy 4.1 (developing London's economy) and Camden's Policy CS8 (Promoting a successful and inclusive Camden economy) seek to secure a strong economy in London and Camden. Policy CS8 promotes the provision of 444,000m² of office floorspace at King's Cross to meet forecast demand as well as recognising the importance of other employment generating uses, including education. Although Policy CS8 notes that the Council will promote the provision of 444,000m² of office floorspace at KSC, the Outline Planning Permission sets a maximum cap for the floorspace for each use rather than a target floorspace figure.
 - 8.9 To date, almost 60% of the office floorspace figure for KXC noted in Policy CS8 has been delivered, or has Reserved Matters Consent. A number of Zones containing office floorspace to the north of the Regent's Canal are still to be brought forward, for example, Zones S and T. The proposal for additional educational use at Plot R1 will not affect the delivery of office floorspace at KXC and importantly, as is recognised by policy, the floorspace proposed, namely, educational, is an employment generating floorspace and will therefore contribute towards meeting the indicative employment capacity set by the London Plan for the King's Cross Opportunity Area (Annex A) and in LB Camden's Core Strategy for the King's Cross Growth Area (Policy CS2).
 - 8.10 Among other things, Camden's Policy CS9 seeks to support the concentration of research, educational and cultural institutions within central London. London Plan Policy 4.10 also gives
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strong support for London's higher and further education institutions and their development and recognises their need for accommodation. Paragraph 4.54 of the London Plan refers to London's leading role as a centre of higher and further education of national and international importance noting that they *"are important economic sectors in their own right with a key part to play in developing London's world city offer"*.

- 8.11 Camden's policy CS10 also recognises the need to support the higher education sector in Camden whilst balancing its requirements with those of other sectors and the local community. As noted above, CS10 supports the higher education sector and sets out the factors that the Council will take into account in assessing applications for higher education use. That policy also cross refers to Policy CS5 for direction on balancing the amenity of residents and those working in and visiting the borough.
- 8.12 The King's Cross Opportunity Area, Planning and Development Brief (2004) recognised the area's potential for higher educational institutions (paragraph 2.11.6), in part, due to the area's excellent transport connections.
- 8.13 The delivery of educational facilities has strong support in development plan policy. As noted in paragraph 3.5 of this statement, the application site has excellent public transport access (with the highest possible PTAL rating). In addition, 72 cycle spaces will be provided within the building, a basement mezzanine level, and a further 6 cycle spaces will be provided within the public realm, immediately outside Building R1, to encourage travel by bicycle. This figure is in compliance with Camden's current guidance within Camden's Development Policies (2010) and with the Outline Planning Permission for the KXC site. Further, a dedicated cycle lift is provided, which is accessed directly from street level to the cycle store and welfare facilities below.
- 8.14 Paragraph 10.7 of Camden's Core Strategy notes that in areas where educational uses already have an extensive presence they can have a harmful impact and such applications will be assessed against the criteria in CS10(b). The London Plan recognises a cluster of educational institutions in the Bloomsbury/Euston area and the Strand area. Although UAL is now located in the Granary complex, along with the King's Cross Academy and the Frank Barnes School for the Deaf within Building P1 in the north of the site, educational uses do not have an 'extensive' presence in KXC which will, when complete, be a balanced mixed use development, including up to 444,000m² of B1 floorspace, up to 1,700 residential units together with retail and leisure uses and extensive new public realm areas.
- 8.15 The building is anticipated to contain up to 300 students and 200 staff. The Compliance Statement within this document provides further information in terms of the floorspace proposed, and is broken down per use class.

Retail use

- 8.16 A small element (387m² GEA) of retail use is proposed to be located at ground floor level in two separate units. It is proposed that one of the units will be retail and the other restaurant use. The Outline Planning Permission allows up to 1,676m² of retail (A1, A2, A3, A4 and A5) uses within Zone R. [It is anticipated that this application, when considered cumulatively with the rest of Zone R, will comply with the terms of the Outline Planning Permission in this respect.
- 8.17 Adding further detail to Camden's Policy CS1, Policy DP1 of the Development Policies Document expands on the ways in which the Council seeks to encourage mixed-use development as a means of making most efficient use of land and buildings. Policy DP12 is relevant to the proposal in relation to managing the impact of non-retail uses, including restaurants. Criteria to consider, include, "(b) the cumulative impact" of such uses, "taking into account the number and distribution of existing uses and non-implemented planning permissions, and any record of harm caused by such uses", "(c) the impact of the development on nearby residential uses and amenity", "(d) servicing", "(e) noise" and "(f) fumes". Issues such as hours of operation may, in appropriate cases, be controlled through the use planning conditions and obligations. Issues as to

amenity relating to the use are discussed in more detail below in section 11.

- 8.18 The inclusion of retail use within Plot R1 is in compliance with the principles of the Outline Planning Permission and development plan policy.

Quantum of Development

- 8.19 The total GEA of the proposed development of Building R1 amounts to **9,167m²** (GEA) comprising 8,780m² of educational (D1) use and 387m² of retail (A1 – A5) use. Additionally, a further 1,559m² of basement floorspace over two floors is proposed below ground.
- 8.20 As noted previously, the floorspace proposed by this application does not amount to additional floorspace over and above that permitted by the Outline Planning Permission. It is proposed that the 387m² of A1-A5 retail floorspace is reported and counted against the permitted retail floorspace within Development Zone R, and that the 8,780 m² D1 office floorspace is reported and counted against the permitted B1 total within Development Zone R.
- 8.21 Table 2 below demonstrates that the proposal for Plot R1 would not exceed the total permitted floorspace in Development Zone R when considered alongside the rest of the zone as a whole.

	Floorspace GEA (sqm) ¹
Other Zone R buildings	53,927
Plot R1	9,167
TOTAL:	63,094
Maximum GEA permitted in Zone R by Outline Planning Permission	98,675

Table 2 – Proposed floorspace to date in Zone R

Notes:

1. GEA figures calculated in accordance with Annex B of Outline Planning Permission 2004/2307/P

- 8.22 The quantum of development proposed is therefore in compliance with the Outline Planning Permission, and in turn, the borough's Site Allocations document and other development plan policy.

Design

Architectural Design

9.1 The key relevant planning policy is summarised below:

London Plan

Policy 7.1 - Development should enable people to live healthy, active lives; should maximise the opportunity for community diversity, inclusion and cohesion; and should contribute to people's sense of place.

The design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood.

Policy 7.4 - Development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings.

Policy 7.6 - Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context. Development should optimise the potential of sites.

LB Camden Core Strategy

Policy CS1 - Development should make full use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.

Policy CS2 - Development in growth areas should maximise site opportunities, provide appropriate links to, and benefits for, surrounding areas and communities and be in accordance with the Council's aspirations and objectives for that area.

Policy CS14 - Development should be of the highest standard of design that respects local context and character.

LB Camden Development Policies

Policy DP24 – The Council will require all developments ... to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the quality of material used; and
- c) the provision of visually interesting frontages at street level.

9.2 The quality of the proposed design for Plot R1 is of an extremely high standard, in accordance with relevant planning policy.

9.3 The proposal for Plot R1 has been designed by internationally renowned Japanese architects, Maki and Associates. Maki and Associates have worked with the AKDN previously on the Delegation of the Ismaili Imamat building in Ontario, Canada (completed in 2008). In addition to numerous projects in Japan over Fumihiko Maki's long career, Maki and Associates have worked extensively elsewhere in Asia and in North America with a particular focus on buildings with a public interface, such as, museums, educational buildings, exhibition and performing arts centres, as well as, office and residential buildings. Fumihiko Maki and Maki and Associates have won a number of prizes

for their work, including, the Pritzker Architecture prize and the AIA Gold Medal.

- 9.4 Section 6 (above) of this Planning Statement outlines the proposed design for Plot R1. The Design and Access Statement accompanying this planning application provides a detailed explanation and assessment of the proposed design, clearly demonstrating how it relates to the existing character of its location and the surrounding emerging community. The Design and Access Statement also considers the proposal against each of the Design Guidelines attached to Annex 1 to the Outline Planning Permission and the architects have also had regard to the Urban Design Guidelines (North).
- 9.5 As noted previously, the form and massing of the proposal for Plot R1 complies with the relevant parameters of the Outline Planning Permission demonstrating that it is of an appropriate scale for the KXC site and the neighbouring heritage buildings (see further below). As described in Section 6 and in the Design and Access Statement, the provision of retail uses and the reception area at ground level within a fully glazed double height, transparent base, will provide visually interesting frontages at street level and a strong connection between the public realm and internal spaces.
- 9.6 Plot R1 has a prominent location adjacent to Lewis Cubitt Park and Lewis Cubitt Square; the elevations have been carefully designed to ensure a positive contribution to the building's setting. The use of a limited palette of materials and façade elements seeks to achieve a coherent, simple form of a light colour which will contrast with and compliment neighbouring buildings.
- 9.7 The proposed garden and terrace spaces will be visible externally, creating interest and enhancing the character of the area. Each of the gardens will form an integral part of the AKDN's vision for a 'ribbon' of external spaces across their proposed buildings within the KXC site.
- 9.8 The limestone cladding at levels 2 to 9 has been carefully chosen with particular regard to weathering. The sustainability aspects of the design are discussed in both the Design and Access Statement and the Environmental Sustainability Plan.
- 9.9 The proposal for Plot R1 is of the highest design quality: Maki and Associates have developed a scheme that both respects and enhances the existing and emerging local character and context

Heritage & Townscape

- 9.10 The key relevant planning policy is summarised below:

London Plan

***Policy 2.10** - The Mayor will and boroughs should...sustain and enhance the distinctive environment and heritage of the CAZ, recognising both its strategic components such as the River Thames, the Royal Parks, World Heritage Sites, designated views and more local features including the public realm and historic heritage, smaller open spaces and distinctive buildings, through high quality design and urban management.*

***Policy 7.4** - Development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings.*

***Policy 7.8** - Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*

***Policy 7.11** - The Mayor has designated a list of strategic views that he will keep under view. These views are seen from places that are publically accessible and well used.*

Development will be assessed for its impact on the designated view if it falls within the foreground, middle ground or background of that view.

***Policy 7.12** - New development should not harm and where possible should make a positive contribution to the characteristics and composition of the strategic views and their landmark elements.*

LB Camden Core Strategy

Policy CS5 – Development in Growth Areas should protect and enhance the environment and heritage of local communities.

Policy CS14 - Development should be of the highest standard of design that respects local context and character, and preserve and enhance Camden's rich and diverse heritage assets and their settings including Conservation Areas, as well as protecting important views of St Paul's Cathedral and the Palace of Westminster and local views.

Policy CS15 – Protecting and improving parks and open spaces and encouraging biodiversity.

LB Camden Development Policies

Policy DP25 – To preserve or enhance the borough's listed buildings, the Council will:

g) not permit development that it considers would cause harm to the setting of a listed building.

- 9.11 As noted previously, the proposed site is adjacent to, and within the setting of, the Grade II listed Granary building. The Grade II listed Eastern Coal Drops is located at the southern end of Lewis Cubitt Square beyond which to the west sits the Grade II listed Gasholder No. 8 Guideframe. There are also a number of other listed buildings in the wider area, such as, King's Cross and St Pancras stations and the German Gym.
- 9.12 The visual appearance and materials used, as detailed in the Design and Access Statement which accompanies this submission, are sensitive to the settings of the surrounding heritage assets, in line with the relevant London Plan and Camden policies described above. Building R1 will be a modern addition which will be a lightweight and contemporary design developed to complement the existing and emerging old and new development on the King's Cross Central site. The scale of the building has been designed to respect the parameters of Outline Planning Permission, and to respond to its context and wider setting.
- 9.13 Parameter Plan KXC015 Rev S (Strategic Views) approved as part of the Outline Planning Permission, requires any building lying within the strategic viewing corridor to St Paul's Cathedral from Kenwood House to meet specific height criteria. The proposals for Plot R1 sit within the Kenwood House viewing corridor. The proposals do not contravene the Strategic View Corridor height constraints, therefore accord with London Plan Policy 7.12 and Core Strategy Policy CS14.
- 9.14 As noted above, the Design and Access Statement includes an assessment of the proposal against the Design Guidelines, including, guideline 'General 3' (Response to listed buildings).
- 9.15 The proposal accords with relevant planning policy and is designed not to cause harm, but to enhance, the settings of the surrounding heritage assets.

Access & Inclusivity

- 9.16 The key relevant planning policy is as follows:

London Plan

Policy 7.2 - The Mayor will require all new development in London to achieve the highest standards of accessible and inclusive design.

Policy 7.6 - Buildings and structures should meet the principles of inclusive design.

LB Camden Core Strategy

Policy CS14 - The Council will seek 'the highest standards of access in all buildings and places requiring schemes to be designed to be inclusive and accessible'.

LB Camden Development Policies

Policy DP24 and DP29 - Accessibility is listed as one of the points for consideration in achieving the highest standards of design, and Policy DP29 sets out the following expectations of the Council relevant to this application:

- a) expect all buildings and places meet the highest practicable standards of access and inclusion;*
- b) require buildings and spaces that the public may use to be designed to be as accessible as possible.*

- 9.17 All ground floor entrances will provide level thresholds and will be clearly articulated within the building elevation by both light and form. The two banks of two lifts will provide level access to all floors. All lifts will meet or exceed the requirements of current building regulations. All publicly accessed internal doors will provide a minimum clear opening width of at least 800mm. Accessible WCs will be located on each floor and will meet relevant building regulation requirements with regard to layout, material and finishes. Accessibility issues will be considered throughout the detailed design process to ensure issues, such as, signage and wayfinding within the building and the choice of materials meet the highest practical standards of access and inclusion.
- 9.18 Further detail can be found in the Access and Inclusivity Statement prepared by All Clear which is within the Design and Access Statement accompanying this application.
- 9.19 Full and inclusive access is provided; the proposal for Plot R1 therefore accords with the relevant planning policy above.

Energy and Sustainability

Energy

10.1 The key relevant planning policy is summarised below:

London Plan

Policy 5.2 - Development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following hierarchy:

- 1) be lean: use less energy
- 2) be clean: supply energy efficiently
- 3) be green: use renewable energy.

Policy 5.3 - The highest standard of sustainable design and construction should be achieved in London to improve the environmental performance of new development.

Policy 5.6 - Development proposals should evaluate the feasibility of CHP systems and where a new CHP system is appropriate also examine opportunities to extend the system beyond the site boundary to adjacent sites.

Policy 5.7 - The Mayor seeks to increase the proportion of energy generated from renewable sources, and expects that the minimum targets for installed renewable energy capacity will be achieved.

Policy 5.9 - The Mayor seeks to reduce the impact of the urban heat island effect in London and encourages the design of places and spaces to avoid overheating and excessive heat generation.

LB Camden Core Strategy

Policy CS13 - The Council “will require all development to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation by:

ensuring patterns of land use that ... help support local energy networks;

promoting the efficient use of land and buildings;

minimising carbon emissions from the redevelopment, construction and occupation of buildings by implementing, in order, all of the elements of the following energy hierarchy: 1. ensuring developments use less energy, 2. making use of energy from efficient sources, such as the... King’s Cross...decentralised energy networks; 3. generating renewable energy on-site; and

ensuring buildings and spaces are designed to cope with, and minimise the effects of, climate change.

The Council will have regard to the cost of installing measures to tackle climate change as well as the cumulative future costs of delaying reductions in carbon dioxide emissions”

The Council will promote local energy generation and networks by:

e) working with our partners and developers to implement local energy networks in the parts of Camden most likely to support them, i.e. in the vicinity of...

- the growth areas of King’s Cross;

– existing or approved combined heat and power/local energy networks (see Map 4); and other locations where land ownership would facilitate their implementation.”

LB Camden Development Policies

Policy DP22 – The Council will require development to incorporate sustainable design and construction measures and expect non-domestic developments to achieve ‘very good’ in BREEAM assessments and ‘excellent’ from 2016 and encouraging zero carbon from 2019.

LB Camden Planning Guidance

CPG 3 – Sustainability (September 2013)

- 10.2 The Environmental Sustainability Plan by Arup which accompanies this application sets out the sustainability commitments and aspirations for the proposal for Plot R1. It explains the sustainable development considerations that have been taken into account in the design to help deliver local, regional and national policy requirements and targets. The Design and Access Statement also details the measures that will be incorporated in to the design to improve environmental performance.
- 10.3 A number of passive and low energy design measures will be incorporated that will improve the building’s carbon emissions to 35% below the current (2013) building regulations requirements in line with London Plan policy. These measures include good levels of building airtightness and thermal fabric performance, high efficiency plant items and efficient lighting with good lighting control. Building R1 will connect to the KXC site energy centre further contributing to energy efficiency and reduction in carbon emissions. This approach is consistent with the Mayor’s energy hierarchy in seeking to reduce energy demand, ensuring the maximum energy efficiency is achieved.
- 10.4 It is proposed to install 62m² of photovoltaic panels at roof level. They will sit below the roof parapet ensuring that the array will not be visible from street level and minimising overlooking from neighbouring buildings. PV cells are silent in operation and so do not give rise to amenity issues. It is estimated that the array would produce up to 7.5MWhr/yr, would reduce NOx emissions associated with grid supplied electricity and result in a CO₂ emissions reduction of 4%.
- 10.5 In line with Camden’s policy DP22 and CPG3, the project team is committed to achieving a BREEAM ‘excellent’ rating for the building.

Transport

- 10.6 The key relevant planning policy is summarised below:

London Plan

Policy 6.1 – The Mayor will work to encourage closer integration of transport and development, encouraging patterns and nodes of development that reduce the need to travel, especially by car.

Policies 6.9 and 6.10 – Policy 6.9 seeks to bring about a significant increase in cycling in London and requires developments to provide secure, integrated and accessible cycle parking facilities. Policy 6.10 similarly seeks to bring about a significant increase in walking by emphasising high quality pedestrian and street space.

Policy 6.13 – The Mayor wishes to see an appropriate balance between new development and excessive car parking provision and sets parking standards for different uses.

LB Camden Core Strategy

Policy CS11 - The Council will promote sustainable and efficient travel, including, walking, cycling and public transport.

Policy CS13 - The Council “will require all development to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation by ensuring patterns of land use that minimise the need to travel by car and help support local energy networks”.

LB Camden Development Policies

Policy DP16 – The Council will seek to ensure that development is properly integrated with the transport network and is supported by adequate walking, cycling and public transport links.

Policy DP17 – The Council will promote walking, cycling and public transport use.

LB Camden Planning Guidance

CPG 7 – Transport (2011)

- 10.7 The King's Cross area is a designated Opportunity Area by the London Plan and targeted for densification, in part, due to its excellent transport connections. Within that context, the proposal for Building R1 generates minimal need to travel by car due to its location and indeed provides no car parking spaces, and encourages walking and cycling as required by policy, through the provision of co-located accommodation for students and on-site cycle parking facilities.
 - 10.8 Building R1 and the whole of the KXC site is highly accessible, with the highest possible PTAL rating available (6(b)). The site is well served by mainline and underground rail connections at King's Cross and St Pancras stations. It is also well served by bus routes running along York Way, Camden Park Road and Euston Road. It is well connected to the London Cycle Network by on-road cycle routes.
 - 10.9 There will be no car parking within the building. It is proposed to locate 72 cycle parking spaces within the basement mezzanine alongside shower/changing facilities, as detailed in the Design and Access Statement. The cycle parking is accessible from the east side of the building through the bicycle/goods lift which connects the cycle facilities in the basement directly to street level. There will also be 6 spaces on 3 Sheffield stands for staff and visitors to the retail units, located on Beaconsfield Street, as shown on drawing DSK047aR within the architectural drawing package that accompanies this submission.
 - 10.10 It is proposed to house 72 cycle parking spaces within the footprint of the building, within a dedicated cycle parking store at basement mezzanine level. A further 6 spaces are proposed on 3 Sheffield stands within the surrounding public realm, located on Beaconsfield Street, to the east of the building, and as shown on drawing DSK047aR. The proposed provision is in compliance with both the Outline Planning Permission, and Camden's Development Policies Document (2010).
 - 10.11 This is stated further in the Planning Compliance section of this report, and within the Design and Access Statement with Building R1 are in compliance with the standards as set in the Outline Planning Permission and with the standards within Camden's Development Policies Document (2010) which are as follows: per Camden's standards which require 1 space per 250m² of floorspace. This results in 70 spaces (based on GEA above ground). In addition, it is of note that up to 200 of the students will reside in the AKDN student housing on Plot T5 within the KXC site which also has secure storage for 70 bicycles.
 - 10.12 In line with CPG7 and the London Plan, the cycle parking will be covered, secure and with level (step free) access from the street.
 - 10.13 The location for the proposed uses is compliant with transport policy as it is well integrated with public transport and, as required by policy, cycling is encouraged by the provisions of cycle storage and facilities.
-

Biodiversity and Green Roofs

- 10.14 The key relevant policies are summarised below:

London Plan

Policy 5.10 - Development proposals should be designed to include roof, wall and site planting, especially green roofs ... to deliver, inter alia:

- a) adaption to climate change (i.e. aiding cooling);*
- d) enhancement of biodiversity;*
- e) accessible roof space.*

Policy 5.10 - Development proposals should “integrate green infrastructure”, (including tree planting, green roofs and walls) “and soft landscaping to contribute to urban greening, including the public realm”. This is set in the context of the Mayor’s aim to increase the amount of surface area greened in the Central Activities Zone by at least five per cent by 2030.

LB Camden Core Strategy

Policy CS13 - As noted above, the Council will tackle climate change through promoting higher environmental standards.

- 10.15 Roof terraces and gardens of approximately 694m² will be located throughout the building, along with an additional 156m² of brown roof at roof level (14% of the roof area). These areas together will create a valuable amenity for the students and staff and a rich habitat for flora and fauna, and will bring ecological enhancement and increased biodiversity value to both Building R1 and the wider KXC site. The terraces and garden areas include two large roof gardens at 9th floor level and planted roof terraces at 4th and 5th floor levels providing visual amenity and recreation space for the building occupants. In all, it is proposed that there are seven garden spaces situated at different levels of the building (both inside and outside).
- 10.16 The terraces and gardens proposed within the building form an integral part of the AKDN’s vision for a ‘ribbon’ of external spaces across their proposed buildings and linking the Zone R garden, Lewis Cubitt Park and the wider KXC site, making a valuable contribution to urban greening and the local ecology habitat in accordance with policy.
- 10.17 As noted above, details of the roof gardens and the proposed planting have not been submitted at this stage. Whilst the design of these spaces is being developed, their place within the wider context of the ‘ribbon’ of green spaces requires further, careful consideration alongside the emerging design work on other AKDN buildings. The AKDN wishes to undertake further studies and obtain internal approvals at the highest level before submitting details for the roof gardens for approval.
- 10.18 Bird and bat boxes will also be installed at appropriate locations. This is further explained in the ESP that accompanies this submission.
- 10.19 Further details are within the Planning Compliance section of this document, and within the Design and Access Statement that accompanies this submission.

Water

- 10.20 The key relevant policy is summarised below:

London Plan

Policy 5.15 - Development is expected to minimise the use of mains water by incorporating water saving measures and equipment.

LB Camden Development Policies

***Policy DP22** - The Council will require development to incorporate sustainable design and construction measures and to be resilient to climate change by incorporating appropriate climate change measures including efficient water use and re-use of water.*

***Policy DP23** - The Council will require developments to reduce their water consumption, the pressure on the combined sewer and the risk of flooding.*

- 10.21 Water and drainage issues have been addressed in the accompanying Environmental Sustainability Plan (Arup). Low flow fittings, leak detection and metering will be used to minimize the use of potable water in line with development plan policy. The proposal for Plot R1 will aim to achieve 88% of the water credits in the BREEAM scheme with exceeds the requirements in Camden's policy DP22. Greywater is proposed to be collected from wash basins and showers and treated and reused for non-potable demands.
- 10.22 Further detail of the above measures demonstrating compliance with policy is contained in the accompanying Environmental Sustainability Plan.

Waste

- 10.23 The key relevant policy is summarised as follows:

London Plan

***Policy 5.16** – The Mayor seeks to minimise waste and encourage reuse and recycling.*

LB Camden Core Strategy

***Policy CS18** - The Council has an aspiration to make Camden a low waste borough by a number of measures including reducing the amount of waste produced in the borough and increase recycling and the re-use of materials and to make sure that developments include facilities for the storage and collection of waste and recycling.*

LB Camden Development Policies

***Policy DP22** - The Council will require development to incorporate sustainable design and construction measures and to be resilient to climate change by incorporating appropriate climate change measures including providing adequate storage space for recyclable material.*

- 10.24 During construction, the contractor will be set a target of 7.5m³ for the amount of waste generated per 100m² of floorspace (GIA). As Building R1 is currently hard standing, there will be limited opportunities to re-use demolition material on-site. Materials within the building will be selected to minimize the use of resources whilst minimizing any risk to building users from potentially harmful content in accordance with policy. Further details on waste and compliance with policy can be found within the Environmental Sustainability Plan that accompanies this submission.
- 10.25 To encourage recycling during the operational phase and in line with Camden's policy, waste storage space will be provided within the building, sufficient to allow separation and storage of recyclable waste prior to collection.
- 10.26 The building's refuse storage will be located on the ground floor at the north-east corner of the building. It will be naturally ventilated with an integrated recycling area. External access will be via large metal doors on the eastern elevation allowing direct access to the service road to the west. Students and staff will be encouraged to separate their waste through the provision of compartmentalised waste bins in the building and an information pack will be issued including advice on waste and recycling. The refuse storage has been sized to offer 11 1,100 litre containers and 2 360litre containers following BS guidance. The Design and Access Statement
-

details the provision for waste within the building.

Flood Risk & Drainage

- 10.27 The key relevant policy is summarised as follows:

London Plan

Policy 5.12 - The Mayor will work with all relevant agencies to address current and future flood risk issues and minimise risks in a sustainable and cost effective way.

Policy 5.13 - Development should utilise sustainable urban drainage (SUDS) unless there are practical reasons for not doing so and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

LB Camden Development Policies

Policy DP22 - The Council will require development to be resilient to climate change by ensuring schemes include appropriate climate change adaptation measures, such as:

g) limiting run-off;

j) not locating vulnerable uses in basements in flood-prone areas.

- 10.28 Drainage systems have been designed to minimize the risk of flooding from all sources in line with London Plan and Camden policies.
- 10.29 The proposal sits within a site-wide surface and foul water disposal strategy area, and more specifically within the Eastern Goods Yard Infrastructure Area (one of the areas which cover the KXC site) as required by the Outline Planning Permission. Thames Water has approved in principle surface water discharges, which include peak discharge flows for Plot R1 which are assessed to be 57 l/s and 11.8 l/s for surface water and foul water, respectively. The Outline Planning Permission requires a combined (storm and foul) peak discharge limit of 2292l/s site wide.
- 10.30 The proposal for Plot R1 and its associated public realm incorporates SUDS wherever possible into the design to effect source control and storm water retention/infiltration, to provide permeable surfaces and encourage evapo-transpiration (e.g. from green roofs). Permeable paving is not considered appropriate for this part of the KXC site as the land consists of made-ground over impermeable London Clay, so there is not a suitable pathway to a porous drainage layer or aquifer.
- 10.31 Further detail demonstrating compliance with policy can be found in the Environmental Sustainability Plan which accompanies this application.

Amenity

General

11.1 The key relevant planning policy is summarised below:

London Plan

Policy 7.6 - Buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings.

LB Camden Core Strategy

Policy CS1 - Development should make full use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.

Policy CS5 - The Council will protect the amenity of Camden's residents and those working in and visiting the borough by:

e) making sure that the impact of developments on their occupiers and neighbours is fully considered;

f) seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities; and

f) requiring mitigation measures where necessary.

Policy CS7 - Food, drink and entertainment uses should not have a harmful impact on residents and the local area.

LB Camden Development Policies

Policy DP12 - Development of shopping, services, food, drink, entertainment and other town centre uses must not cause harm to the character, function and viability of a centre, the local area of the amenity of neighbours, including the cumulative impact.

Policy DP26 - The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity.

LB Camden Planning Guidance

CPG6 – Amenity (2011)

11.2 The Outline Planning Permission establishes the principle of office, residential, D1, D2 and A1-A5 use in Zone R. The proposed floorspace within Plot R1 sits within the approved development quantum under the Outline Planning Permission, as explained in section 8. The proposal is not envisaged to have a negative impact on the amenity of other occupiers of the KXC site and, in particular, neighbouring plots and specifically, future residents. Notwithstanding this, more specific aspects of amenity are discussed further below.

Noise

11.3 The key relevant planning policy is summarised below:

London Plan

Policy 7.15 - Noise associated with development proposals should be reduced through the following:

- “a) minimising the existing and potential adverse impacts of noise on, from, within, or in the vicinity of, development proposals*
- b) separating new noise sensitive development from major noise sources wherever practicable through the use of distance, screening, or internal layout in preference to sole reliance on sound insulation*
- c) promoting new technologies and improved practices to reduce noise at source.”*

LB Camden Development Policies

Policy DP12 – Noise and vibration generated either inside or outside of the site is one of the factors which should be considered in ensuring the development of shopping, services, food, drink, entertainment and other town centre uses do not cause harm to the character, function and viability of a centre and the local area and the amenity of neighbours.

Policy DP26 – Noise and vibration is one of the factors which should be considered in protecting the quality of life of occupiers and neighbours. The Council will only grant permission for development that does not cause harm to amenity.

- 11.4 Condition 60 of the Outline Planning Permission requires all noise generating building services plant/equipment to be specified and installed to achieve an acoustic performance at neighbouring sensitive facades. An acoustic report has been prepared by Arup (and forms part of this submission) and demonstrates how the plant will meet the specified acoustic standards required by development plan policy and the Outline Planning Permission.
- 11.5 The principal plant space serving the upper floors is at basement level [with the effect that noise will be contained]. That said, all noise generating building services plant will be designed, specified and installed to achieve a noise level 5dB(A) below the baseline noise measurements at nearby noise sensitive facades with all normally operating plant running (as required by the Outline Planning Permission). A baseline noise survey by the English Cogger LLP was submitted and approved by Camden in relation to condition 59 of the Outline Planning Permission. This included noise measurements made on the whole of the KXC site in 2007 and 2008. The nearest equivalent location to Plot R1 is the Granary West site.
- 11.6 Further details are provided in the Acoustic Statement prepared by Arup that forms Appendix 4.
- 11.7 Most plant will be operational during the day and evening but not at night. The cooling tower on the 9th floor level may operate into the night. All of the basement plant and the on floor air handling plant rooms will incorporate attenuation to the intake and exhaust.

Daylight, Sunlight and Lighting

- 11.8 The key relevant planning policy is summarised below:

LB Camden Development Policies

Policy DP26 – Sunlight, daylight and artificial light levels is one of the factors which should be considered in protecting the quality of life of occupiers and neighbours. The Council will only grant permission for development that does not cause harm to amenity.

- 11.9 The proposal is for the building to use light at night to create visual interest, enhance architectural elements and focus attention on the key internal areas. The building will have no dedicated façade lighting; the night-time appearance will be created by the interior light. Light spill at street level will predominantly come from within the reception areas. The ceiling of each floor plate is proposed to be uplit, creating a consistent appearance highlighting the clean edges of the building. All uplit

light will be contained within the soffit, so as not to spill into the sky. All external lighting equipment for amenity purposes will be carefully selected and designed to ensure that, where possible, upward spread and glare will be kept to a minimum in compliance with ILE's Guidance on the Reduction of Obtrusive Light.

- 11.10 Building R1 sits on the corner of Handyside Street and Lewis Cubitt Park, at the centre of the King's Cross Central Development Site. The building has been designed in accordance with the parameters set by the Outline Planning Permission for the KXC site. These parameters set, inter alia, building massing, building heights, and primary and secondary routes through the site, to ensure and maintain suitable and beneficial levels of, inter alia, daylight and sunlight, for each building and the areas of public realm; in particular Handyside Street, a primary route through the King's Cross Central Site that runs along the southern elevation of Building R1.
- 11.11 The design of the building has taken account of, and complies with, the daylight cones set by the Outline Planning Permission and as described by the Urban Design Guidelines (north), submitted with the original permission. The daylighting cone analysis shows the position and impact of Building R1, in combination with approved development to date, including Building R7, the latest development to be submitted for approval of Reserved Matters within KXC, and which is proposed to sit directly opposite Building R1. The analysis ensures that a good level of daylighting is achieved and maintained at street level along on all elevations of the building.
- 11.12 This is further explained within the Design and Access Statement which accompanies this submission.

Privacy and Overlooking

- 11.13 The key relevant planning policy is summarised below:

LB Camden Development Policies

Policy DP26 – Visual privacy and overlooking, and overshadowing and outlook are factors which should be considered in protecting the quality of life of occupiers and neighbours. The Council will only grant permission for development that does not cause harm to amenity.

- 11.14 Development Zone R is to comprise new, mixed use development; the various plots to be brought forward over time. Plot R1's western façade overlooks Lewis Cubitt Park and will contribute in that respect towards the security of the park. The proposal's southern façade faces onto Handyside Street, opposite to the Granary complex and specifically the Platform theatre complex of Central St Martins and the northern façade of the Western Transit Shed. The eastern façade faces onto Beaconsfield Street, and opposite the western façade of Plot R7, a proposed office building with retail uses at ground floor level. The Zone R garden lies to the north of the Building; the north entrance and commercial (likely a restaurant) unit will activate that space and contribute towards its passive security. Building R3 to the north is for residential use. The building is currently in pre application discussions with the Borough of Camden and details of Reserved Matters are expected to be submitted to LB Camden later in 2015.
 - 11.15 The buildings together will form a new piece of urban development within Zone R. Privacy and overlooking has been considered throughout the design, from the Masterplan stage through to the detailed design of individual Buildings. The design of the base of Building R1 promotes transparency and connectivity into and through the building, and with the surrounding public realm, whilst maintaining privacy internally in the upper levels of the building. The impact on neighboring development, both approved and forthcoming, is mitigated through, inter alia, consideration of the massing and setbacks in the façade, consideration of maximum heights, detailed design consideration of the roofscape and balconies and terraces at all levels, and the materiality and design of the façade at all levels. This is discussed in detail in the Design and
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Access statement that accompanies this submission.

- 11.16 In order to achieve a BREEAM 'excellent' rating, a high performance coating and frit are required on the glazing. This gives rise to low VLT (visual light transmission), however, good levels of daylight can be achieved internally. The ceramic frit unifies the tone of the glazing with the light coloured cladding and also removes the visual impact of the windows, giving a reduced sense of overlooking.

Wind and Microclimate

- 11.17 The key relevant planning policy is summarised as follows:

London Plan

***Policy 7.6** - states "buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate..."*

LB Camden Development Policies

***Policy DP26** – Microclimate is one factor which should be considered in protecting the quality of life of occupiers and neighbours. The Council will only grant permission for development that does not cause harm to amenity.*

- 11.18 Microclimate and shading of the public realm have been considered throughout the evolution of the design for Building R1. Overshadowing of the public realm was considered as part of the Outline Planning Permission process. The proposed massing of the proposal for Plot R1 accords with the outline parameters. Further, the building incorporates a set-back at 4th floor level to maximize the daylight and sunlight onto Handyside Street.
- 11.19 The impacts of wind and downdrafts of the building and the surrounding public realm will be mitigated by the articulated façade. The colonnade alongside Handyside Street will benefit pedestrians, providing a sheltered area. It is anticipated that the wind climate around the building will be acceptable for walking and the building itself will not have an adverse impact on the wind climate as the prevailing winds are WSW.
- 11.20 The Anteroom garden at level 9 will have a 4m high perforated metal screen located on the south east side of the building to enable panoramic views to the south whilst providing protection from the wind. Protection from the wind for the Sky Park garden at level 9 will be achieved through tree planting, landscaping and a pavilion.

Air Quality

- 11.21 The key relevant planning policy is summarised below:

London Plan

***Policy 7.14** – Development proposals should minimise increased exposure to existing poor air quality, make provision to address local problems of air quality and promote greater use of sustainable transport modes through travel plans. Proposals should promote sustainable design and construction to reduce emissions from demolition and construction following GLA best practice guidance. Proposals should not cause further harm to areas of existing low air quality, with measures to reduce emissions (where needed) to be on-site wherever possible.*

LB Camden Development Policies

***Policy DP12** – Fumes likely to be generated and the potential for effective and unobtrusive ventilation is one of the factors which should be considered in ensuring the development of shopping, services, food, drink, entertainment and other town centre uses do not cause harm to the character, function and viability of a centre and the local area and the amenity of neighbours.*

Policy DP26 – Odour, fumes and dust is one factor which should be considered in protecting the quality of life of occupiers and neighbours. The Council will only grant permission for development that does not cause harm to amenity.

- 11.22 The whole of the London Borough of Camden, and therefore the KXC site, is designated as an Air Quality Management Area (AQMA).
- 11.23 There are several roof terraces and balconies located throughout the building, in addition to two large roof gardens. In addition to providing a valuable amenity space for users of the building, these spaces also contribute to the ecological enhancement of the area. The Sky Garden, in particular, will be planted with trees, and the planting throughout the building will be informed by the site wide ecology strategy which has been developed between Argent and the London Wildlife Trust, to enhance the biodiversity and improve the air quality in the King's Cross site, and surrounding area.
- 11.24 Sustainable transport is promoted throughout the King's Cross Development Site, and this includes Building R1. The building is 72 cycle spaces, along with welfare facilities and a dedicated cycle lift to bring cyclists directly from street level to the cycle storage area are provided within the footprint of the building, and a further 6 spaces are provided within the public realm on Beaconsfield Street.
- 11.25 Also in accordance with Development Policy DP 18, Building R1 is a Car-Free Development, apart from the one disabled space provided to the south of the Building along Handyside Street.

Safety & Security

- 11.26 The key relevant planning policy is summarised as follows:

London Plan

Policy 7.3 - Development should reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating with measures to be incorporated at the design stage to ensure that overall design quality is not compromised.

LB Camden Core Strategy

Policy CS17 - The Council intends to:

- a) work with our partners to tackle crime, fear of crime and anti-social behaviour;*
- b) encourage appropriate security and community safety measures in buildings, spaces and the transport system;*
- c) require developments to demonstrate that they have incorporated design principles which contribute to community safety and security, particularly in areas with relatively high levels of crime, in particular Camden Town, King's Cross, Bloomsbury, Covent Garden and Kilburn;*
- d) ensure Camden's businesses and organisations take responsibility for reducing the opportunities for crime through effective management and design;*
- e) promote safer streets and public areas; and*
- f) address the impact of food, drink and entertainment uses, particularly in Camden Town, Central London and other centres.*

- 11.27 As discussed above, the active uses at street level will increase surveillance of Lewis Cubitt Park and the surrounding streets.
-

11.28 Building R1 has benefitted from the appointment of a specialist security consultant (QCIC) who has:

- produced a Security Risk Analysis and Security Strategy to inform the designs;
- liaised with the local Designing Out Crime Officer (DOCO), Adam Lindsay;
- assisted in aligning the proposals with the principles of Secured by Design and the recommendation of the DOCO; and
- designed physical and electronic security measures for the building to meet the needs identified through the above, while supporting the architectural intent and design quality.

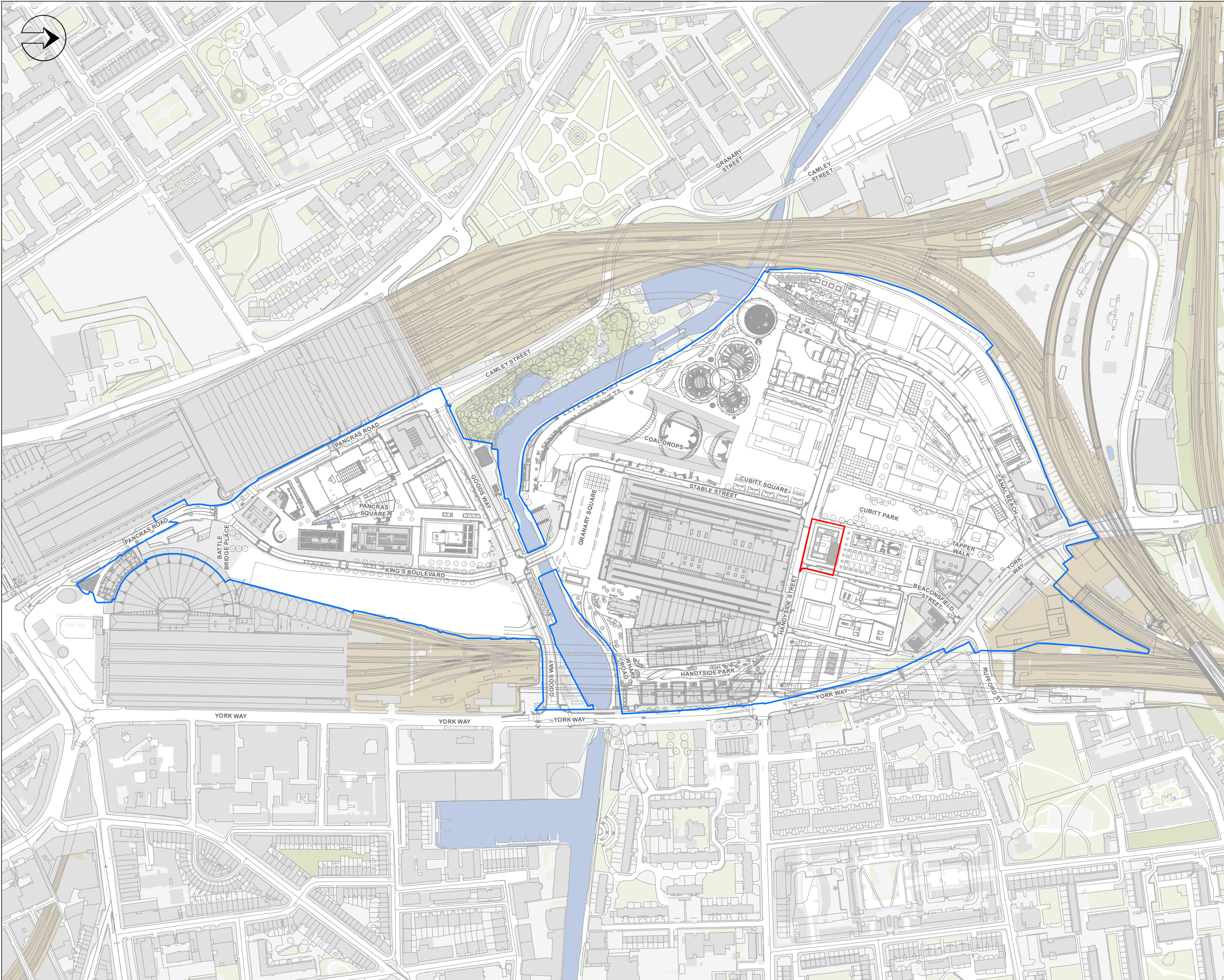
With regard to Secured by Design, there is no applicable standard for an academic facility such as building R1. QCIC has therefore applied the principles of Secured by Design, and met on a number of occasions with DOCO Adam Lindsay to discuss his guidance. The building has been provided with extensive CCTV and access control measures, and physical security where appropriate to its intended use and appearance.

11.29 The proposal therefore accords with the principle of Policy CS17, which aims to make Camden a safer place.

Summary of Planning Policy

- 12.1 As demonstrated by this statement and the other supporting documents, the proposal for Plot R1 will make a valuable contribution to the creation of place in this emerging part of the KXC site. The design is considered of the highest design quality and its use as an academic institution will generate activity and complement the strong academic presence already established within King's Cross Central, including the University of the Arts, London, the King's Cross Academy and the Frank Barnes School for the deaf.
 - 12.2 The environmental effects of the proposed development have been fully considered and it is concluded that there will be no material impact upon existing buildings, spaces or occupiers and that the proposal is acceptable in all other respects and is fully compliant with development plan policy.
 - 12.3 Furthermore, and in line with relevant planning policy, the proposal will deliver a sustainable building including a target BREEAM 'excellent' commitment and achieving significant carbon reductions beyond current building regulations.
 - 12.4 Save for land use, the proposals otherwise remain fully in line with the parameters and objectives set out in the Outline Planning Permission.
 - 12.5 Given the planning merits of the proposal for Plot R1 as summarised in this statement and the assessment that the proposal accords with relevant planning policies, it is our view that planning permission should be granted.
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Appendix 1 – Site Context Plan



THIS DRAWING MAY BE USED ONLY FOR THE PURPOSE INTENDED AND ONLY WRITTEN DIMENSIONS SHALL BE USED

■ Land Ownership Boundary
■ Planning Application Boundary

0 20 40 60 80 100
Metres

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Revision Details	By	Date	Suffix
	Check		

Drawing Status

FOR APPROVAL

Job Title

King's Cross

Drawing Title

LAND OWNERSHIP BOUNDARY AND PLANNING APPLICATION BOUNDARY BUILDING R1

Scale at A3

1:3,500

Drawn	LAW	Approved	LM
Stage 1 check		Originated	Date 14/05/2015

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Drawing Number

KXC-PLAN-PLAP-10-A-P01

Rev

P01

Appendix 2 – Land Use and Floorspace Schedule

Floor	Educational Use (D1) (m²)	Retail Use (A1/A3) (m²)	Total
Basement			1,019
Basement Mezzanine			540
Total Basement			1,559
Ground	541	387	928
First	990		990
Second	922		922
Third	1,051		1,051
Fourth	920		920
Fifth	967		967
Sixth	967		967
Seventh	967		967
Eighth	972		972
Ninth	424		424
Roof	59		59
Total Above Ground	8,780	387	9,167

Appendix 3 – EIA Screening Analysis

Consideration of Town and Country Planning (Environmental Impact Assessment) Regulations 2011 ('EIA Regulations')

1.0 Introduction

This note contains an assessment of the proposed development of Plot R1 in relation to the EIA Regulations and Government guidance, Circular 02/99 and specifically in relation to whether the proposal constitutes EIA development. It is our view that the proposal is not EIA development for the reasons set out below and hence an Environmental Impact Assessment has not been submitted with the application for Plot R1.

2.0 Proposed Development

The description of development for which permission is sought, is as follows:

"Development of a ground plus 9 storey building (69.35m AOD) 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 public realm, servicing, cycle parking, and infrastructure."

The supporting documentation includes:

- Design and Access Statement;
- Planning Statement including Compliance Report and Acoustic Report;
- Environmental Sustainability Plan;
- Earthworks and Remediation Plan; and
- Historic Environment Assessment and Written Scheme of Investigation for Archaeology.

The principle of development of Plot R1 and the form and massing of the proposed building was established by and is in accordance with the December 2006 outline planning permission (reference 2004/2307/P) ('Outline Planning Permission'), however, a new full planning application has been submitted because the use of the proposed building to house two educational institutions was not envisaged by the Outline Planning Permission within this Development Zone; the quantum of educational use (Class D1) proposed by this application will exceed that permitted by the Outline Planning Permission in Zone R (and hence, Plot R1). A new full planning application rather than a reserved matters application has therefore been submitted (as explained within the Planning Statement).

3.0 EIA Regulations and Circular 2/99

Part 1, regulation 2(1) of the EIA Regulations states that:

'EIA development' means development which is either:

- (a) *Schedule 1 development; or*
- (b) *Schedule 2 development likely to have significant effects on the environment by virtue of factors such as its nature, size or location'.*

The proposal for Plot R1 clearly does not fall within any of the categories set out in Schedule 1 of the Regulations. The development categories listed in Schedule 2 include, at part 10, *'Infrastructure Projects'*. These include:

- (a) Industrial estate development projects; and
 - (b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas.
-

The proposed development is not an industrial estate development project, nor does it fall within the other categories listed as 'Infrastructure Projects' (Schedule 2, part 10, paragraphs (c) to (p)).

The proposal may fall within the definition of '*urban development project*'. '*Urban development projects*' are not defined within the EIA Regulations, but Schedule 2 gives, as examples, the construction of shopping centres and car parks, sport stadiums, leisure centres and multiplex cinemas. If the proposal falls within this definition, an EIA is only required if it is "*likely to have significant effects on the environment by virtue of factors such as its nature, size or location*".

Schedule 2 development is development of the type listed in Schedule 2 which is (i) located in a 'sensitive area'; or (ii) exceeds the thresholds.

3.1 Thresholds

Schedule 2 to the EIA Regs includes, in column 2, applicable thresholds and criteria.

The site area at 0.1746 hectares falls below the 0.5 hectare indicative threshold specified for part 10 projects within Schedule 2. The indicative threshold for part 10 projects refers specifically to the area of development. Circular 02/99 explains that the thresholds in the Schedule are only indicative to provide a broad indication of whether EIA is required and that the key determining factor will be whether the site is located within an environmentally sensitive location with the more sensitive the location the lower the threshold at which significant environmental effects are likely.

3.2 Sensitive Area

Paragraphs 29-31 of Circular 02/99 advise that, outside any 'sensitive area' (see below), development falling below the thresholds or meeting none of the criteria in Schedule 2 does not require EIA. In this case, the site is not within one of the 'sensitive areas' defined in Regulation 2(1) and reproduced within Circular 02/99 at paragraph 36 (SSSI's, National Parks, AONB's, World Heritage Sites and Scheduled Monuments and International Conservation Sites).

The site is not over the threshold and is not within a 'sensitive area'. However, we also consider below whether it is likely to have a significant effect on the environment by virtue of factors such as its nature, size or location.

3.3 Changes or Extensions to Schedule 2 Development

Schedule 2 of the EIA Regulations also refers at paragraph 13 ('Changes or extensions') (b) 'any change to or extension of development of a description listed in paragraphs 1 to 12 of column 1 of this table, where that development is already authorised, executed or in the process of being executed'. The applicable thresholds and criteria (in column 2) state (a) that 'the development as changed or extended may have significant adverse effects on the environment; or (b) in relation to the development of a description mentioned in column 1 of this table, the thresholds and criteria in the corresponding part of column 2 of this table applied to the change or extension are met or exceeded'. As noted above, the 0.5 hectare threshold is not exceeded. The key determining factor is therefore whether the proposal is likely to have a significant effect on the environment by virtue of factors such as its nature, size or location.

It is our view, as discussed below, that the potential effects of the proposal on the environment will not differ in any material way from those assessed and reported upon in the ES accompanying the Outline Planning Permission and hence, the proposal is not likely to have any significant effects on the environment. On this basis, it may properly be concluded that the proposed development is not Schedule 2 development.

4.0 Likely Significant Environmental Effects

Circular 02/99 (paragraph 31) does recognise that there may be circumstances in which small scale developments which fall below the thresholds might nevertheless give rise to significant environmental effects; and that in those “exceptional cases” an EIA can be required. Accordingly, the prudent course is to recognise that comparison against the Schedule 2 thresholds may not be wholly determinative; and that one should have regard to the principal question underpinning the EIA Regs, i.e.: whether the development proposed is likely to have significant [adverse] effects on the environment.

Schedule 3 of the EIA Regulations and Circular 02/99 state that the judgement as to whether significant effects are likely should be made by reference to the following three selection criteria:

1. The characteristics of the development (for example, its size, cumulation with other development, use of natural resources, production of waste, pollution and nuisances);
2. The environmental sensitivity of its location (for example, in landscapes of historical, cultural or archaeological significance); and
3. The characteristics of the potential impact (for example, the extent, probability, magnitude and complexity, the duration, frequency and reversibility of the impact).

In light of these criteria, the likely significant environmental impacts of the proposed development of Plot R1 are considered below under these headings.

4.1 Characteristics of the development

In considering the likelihood of significant environmental effects it is necessary to consider the baseline position. In this instance the baseline position now includes the KXC Outline Planning Permission dated 22 December 2006 (Ref: 2004/2307/P) and the development parameters that form that permission. Within development Zone R these include building heights of up to 74 metres AOD (in Plot R1) for a mixed use development of principally office and residential use, but the Outline Planning Permission also provides for D1 use, a cinema and other D2 and retail uses within Zone R.

The comprehensive EIA reported in the 2004 Environmental Statement (‘ES’)¹ for KXC took into account likely changes to the site and its surroundings including other developments which have since been permitted and/or completed² including High Speed 1 and related projects, relocation of the nearby Castle cement, Hanson and Tarmac plants, Bingfield Park works (LB Islington) and development of the former William of York school and the nearby former playground site (LB Islington). The ES identified no significant adverse environmental effects arising from the development proposed by the Outline Planning Permission.

¹ Volumes 1 - 4 dated May 2004 and Volume 5 (Supplement to address scheme changes) dated September 2005.

² See Part 2.2 of the ES within Volume 1.

The principal difference between the permitted parameters for Plot R1 and the current proposal for Plot R1 relates to the use of the building. As noted above and within the Planning Statement, the form and massing of the proposed building complies with the parameters set by the existing Outline Planning Permission. The Outline Planning Permission anticipated up to 50,000m² GEA of office (Class B1) and up to 2,000m² GEA of D1 uses (in addition to residential and retail uses) within Zone R. The current proposal for Plot R1 proposes 8,780m² GEA of educational (and ancillary) uses (Class D1) together with 387m² of retail use within a building envelope as permitted by the Outline Planning Permission. This is not proposed as additional floorspace as against the maximum permitted floorspace across the whole KXC site under the Outline Planning Permission (nor against that permitted north of the Canal) or indeed within Zone R (where a maximum of 98,675m² GEA is permitted). It is proposed that this is viewed as additional D1 floorspace within Zone R against a consequential reduction in permitted office floorspace i.e. that the 50,000m² of office floorspace permitted within Zone R1 is reduced by 8,780m². There is therefore no increase in floorspace proposed, only an increase in the amount of academic use proposed within Development Zone R.

As the proposed development complies with the parameters set by the Outline Planning Permission with regard to form and massing, there will be no material change to the baseline and hence no likely significant impacts arising from the size of the proposed development in terms of potential impact in the construction phase or once completed from a visual perspective daylight and sunlight or with regard to the historic or archaeological landscape. The visual effects are likely to be beneficial in nature in terms of townscape and urban design, as the proposal is a building of the highest quality. The building will not impact upon any protected strategic views as defined within the July 2010 London View Management Framework or breach the maximum heights set by the parameter plans.

The acoustic assessment demonstrates that acceptable noise levels for all plant will be achievable. The assessment has fully considered ground borne noise and reflective noise sources and concludes that the development would not give rise to any significant effects.

In relation to potential transport impacts the Outline Planning Permission parameters for development Zone R include office development. The proposed educational use will give rise to approximately 300 students and 200 staff and students on site which amounts to an occupancy rate of approximately 1 Full Time Equivalent (FTE) per 25m² GEA. The ES accompanying the Outline Planning Permission assessed Zone R with an office occupancy rate of [12 – 15m² GIA/FTE]. At the current proposed occupancy levels, the proposal will have a lesser impact in terms of trip generation: if the occupancy levels doubled, it would have a similar impact in terms of trip generation. In addition, educational use will not have as distinct morning and evening peaks as with office development. Overall, in terms of trip generation, the proposal has a lesser impact than office development. There is no car parking proposed on site. One disabled parking space is provided to the south of the Building along Handyside Street.

The development would not give rise to any particular or significant emissions and, as explained above, the proposed floorspace is already approved within the 2006 Outline Planning Permission. The carbon emissions for the proposed development are set out in the submitted Environmental Sustainability Plan (ESP). The ESP shows that the proposed development will achieve a Building Emissions rate of 35% below part L of the building regulations and demonstrate a high level of sustainability. It also explains that Plot R1 will be connected to the new energy centre at KXC.

The information submitted with the application shows that there will be no significant environmental effects as a result of the development proposals, in the context of the permitted KXC scheme.

The effects of the development proposals have been assessed within the supporting documentation accompanying the application submission. Our consideration of effects has included an assessment of the development proposal in the context of the baseline under the Outline Planning Permission parameters and an assessment of the development proposal in "cumulation" with the rest of that and other relevant consented schemes. In the context of the EIA Regulations and Circular 2/99, it is considered that the effects of the proposed development, would not constitute significant environmental effects [such that the proposed development would be an exceptional case where an EIA would be required.]

4.2 Sensitivity of Location

Circular 02/99, Annex A states that:

'In determining whether significant effects are likely, the location of a development is of crucial importance. The more environmentally sensitive the location, the lower will be the threshold at which significant effects will be likely.'

The site is within the King's Cross Opportunity Area and comprises a plot already approved for high density, mixed use development as part of the KXC scheme. As explained above, the site is not situated within one of the 'sensitive areas' defined in Regulation 2(1) or Circular 02/99. Moreover, the site is outside the Regent's Canal Conservation Area. The site is adjacent to, and to the north of the listed Granary building and to the north east of, but further from, the listed Eastern Coal Drops. The location of development in relation to heritage assets was considered and assessed as part of the Outline Planning Permission and its accompanying ES. As can be seen from the Design and Access Statement, the proposed building is of the highest quality and has been designed in accordance with the Design Guidelines attached to the Outline Planning Permission and is sensitive to those heritage assets and has no significant adverse impact upon them.

4.3 Characteristics of Potential Impacts

For each category of Schedule 2 development, Annex A to Circular 02/99 lists indicative criteria and/or thresholds which indicate the types of cases in which, in the Secretary of State's view, EIA is more likely to be required. The Schedule makes clear that in determining whether significant effects are likely, the location of a development is of crucial importance. The more environmentally sensitive the location, the lower will be the threshold at which significant effects will be likely. Paragraphs A18 and A19 within the Annex deal with "urban development projects". Paragraph A18 states that particular consideration should be given to the potential increase in traffic, emissions and noise. It states that:

'EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination'.

It is convenient to address these points in reverse order. First, the site is not markedly contaminated. This was addressed as part of the 2004/5 ES and is confirmed within the accompanying Earthworks and Remediation Plan. Second, the types of impact arising from educational use plus Class A1/3/4 uses on Plot R1 have already been considered within that ES in relation to the retail use. As explained above, the proposed educational use is likely to give rise to lesser impacts than the proposed and assessed office use under the Outline Planning Permission, i.e. the type of impact is likely to be similar or less and the proposed development is not on a greater scale but of the same scale as permitted under the Outline Planning Permission. The proposed development does represent a change in scale from the baseline.

As identified above the potential issues that the change gives rise to have been fully considered and addressed within the material supporting the application. The information submitted, together with this analysis, address the issues highlighted by the Circular (traffic, emissions and noise) and show that there are no significant effects that would warrant an EIA. Paragraph A19 within the Annex goes on to state that development proposals for sites which have not previously been intensively developed are more likely to require EIA if a) the site area is more than 5 hectares b) it would provide a total of more than 10,000 square metres of new commercial floorspace or c) the development would have significant urbanising effects in a previously non urbanised area (e.g., a new development of more than 1000 dwellings). The proposed development does not fall within any of these thresholds. The King's Cross Central site is already being intensively developed under a permission that provides for substantial development on Plot R1. The proposed development would clearly not have significant urbanising effects when assessed against the baseline.

5.0 Definition of “the Project” for EIA Purposes and Cumulative Effects

The Plot R1 development constitutes a new detailed planning application which, if permitted, will become part of the emerging KXC development. In considering the likelihood of significant environmental effects, we have therefore considered both the change against the Outline Planning Permission parameters and the potential for effects in “cumulation” with that and other relevant consented schemes. This approach is informed by and is consistent with paragraphs 45 and 46 of the Circular 02/99 which provide guidance on the definition of “the project” for EIA purposes and the consideration of cumulative effects. On the definition of the project the Circular states:

45. *“In general, each application...should be considered for EIA on its own merits. The development should be judged on the basis of what is proposed by the developer.*
46. *For the purposes of determining whether EIA is required, a particular planning application should not be considered in isolation if, in reality, it is properly to be regarded as an integral part of an inevitably more substantial development. In such cases, the need for EIA (including the applicability of any indicative thresholds) must be considered in respect of the total development. This is not to say that all applications which form part of some wider scheme must be considered together. In this context, it will important to establish whether each of the proposed developments could proceed independently and whether the aims of the Regulations and Directive are being frustrated by the submission of multiple planning applications.”*

The Circular also deals with cumulative effects arising from a project:

“...in judging whether the effects of a development are likely to be significant, local planning authorities should always have regard to the possible cumulative effects with any existing or approved development. There are occasions where the existence of other development may be particularly relevant in determining whether significant effects are likely, or even where more than one application for development should be considered together to determine whether or not EIA is required.” (paragraph 46)

The proposed development of Plot R1 is part of wider change, but that wider change has already been subject to a comprehensive EIA and is already permitted. Although the proposed development of Plot R1 does result in a change to a Schedule 2 development that has already been authorised and is in the process of being executed, the development as changed or extended is not likely to have significant environmental effects (nor does that change exceed the thresholds in column 2 of the table in Schedule 2). The proposed development of Plot R1 is not part of an “inevitably more substantial development” waiting in the wings but not assessed, such that a broader definition of “the project” is required to avoid frustrating the aims of the Directive and Regulations. On the contrary, the aims of the Directive and Regulations have been and are being expressly fulfilled. That includes the consideration of potential “cumulative effects with any...approved development”. As explained above, the studies undertaken and information submitted show that there will be no significant environmental effects, including no significant cumulative effects in the context of the King’s Cross Central development.

6.0 Conclusions

We have considered carefully the EIA Regs and the guidance in Circular 02/99, including the thresholds at Schedule 2 to the EIA Regs and the indicative thresholds and criteria at Annex A to the Circular. Taking into account the size of the site, the location, the nature of the proposed development, its relationship with the approved King’s Cross Central scheme and the findings of the various reports that have been submitted, it is demonstrated and concluded that the proposed development would not be likely to have significant effects on the environment. As such, an Environmental Impact Assessment is not required and this application is not accompanied by an Environmental Statement.

Appendix 4 – Acoustic Statement

Subject **R1 Planning: Noise**

Date 22 April 2015

Job No/Ref 225368-01/D01-
HBrev1

1.1 Noise emission from the building

Noise emission from the Building R1 needs to be controlled to limit disturbance and the likelihood of complaints from occupants of adjacent buildings. The Outline Planning Permission for the Kings Cross Central site (ref 2004/2307/P), requires that noise levels 1m from sensitive facades shall be at least 5dB less than existing background noise levels in dBL_{A90} when all plant and equipment are operating.

Discussion between Argent and LB Camden on previous projects on the site has determined that, for emergency plant, the noise limit may be relaxed by 5dB.

The nearest properties to R1 are R3, which is residential, and R7 and LB1, which are commercial.

1.2 Baseline noise survey

A baseline noise survey by The English Cogger LLP (*Kings Cross Central: Main Site, Baseline Noise Monitoring Report* No 00489\R03a, 2008) was submitted and approved by LB Camden in relation to Condition 59 of the Outline Planning Permission. This included noise measurements made on the whole of the Kings Cross Central site in 2007 and 2008. This report defines the pre-existing noise levels on the Kings Cross Central site. The measurement locations are shown in Figure 1.

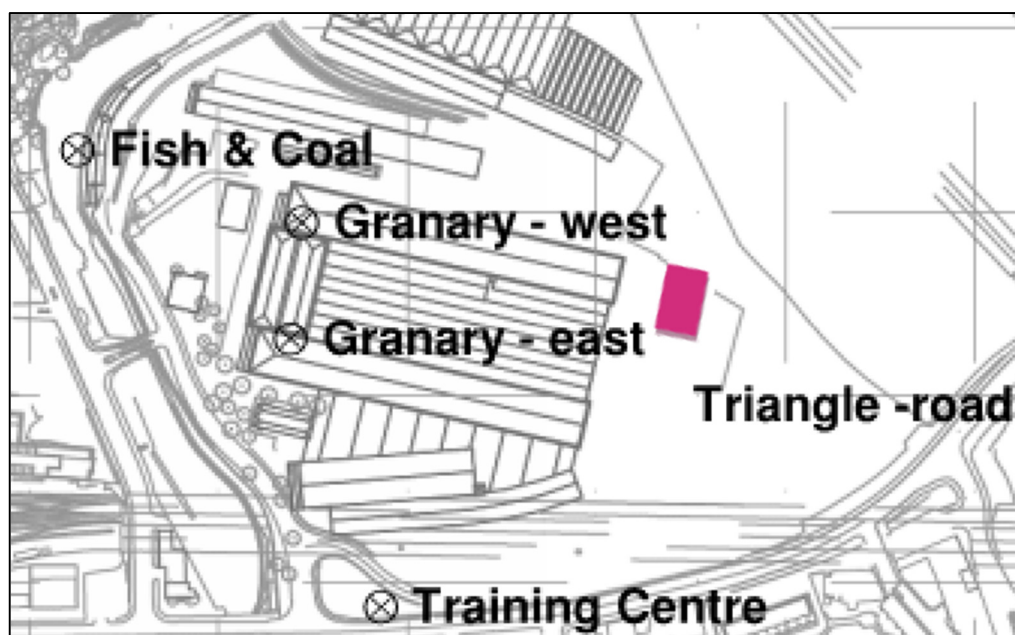


Figure 1: Baseline measurement locations (R1 shown approximately in pink)

The nearest equivalent location considered for the baseline noise survey was the 'Granary West' site. The lowest background noise levels are given in Table 1 and will be used to assess noise at the facades neighbouring R1

Time	Noise level dBL _{A90,15 mins}
Weekday night	43.8
Weekday day	49.6
Sunday night	42.0
Sunday day	45.1

Table 1: Baseline measured background noise levels (measured by The English Cogger Partnership at Granary West)

1.3 Noise emission limits

All noise generating building services plant will be designed, specified and installed to achieve a noise level 5dB(A) below the baseline noise measurements at nearby noise sensitive facades, with all normally operating plant running. Plant will, where possible, be selected to avoid any tonal or impulsive characteristics. Where any character remains, the noise from the plant will be designed to a limit 10dB(A) below the baseline measurements.

The resulting limits for noise emission from non-emergency plant at neighbouring buildings are:

Daytime plant noise limit, L _{Aeq} (dB)	Night time plant noise limit, L _{Aeq} (dB)
40	37

Table 2: Proposed noise limit at nearest facade

Most plant associated with the building will be operational during the day and evening but not at night. The cooling towers may operate into the night. They will need to meet the stringent target and incorporate noise attenuators to comply with the stringent noise limits. All of the basement plant and the on-floor air-handling plant rooms incorporate attenuation to the intake and exhaust.

An emergency generator will be located in the basement on the north east corner of the building. Noise to the adjacent R2 building from operation or testing will be below the required limit.

Appendix 5 – Outline Conditions Compliance Statement

RESPONSE TO CONDITIONS ATTACHED TO THE KING'S CROSS CENTRAL OUTLINE PLANNING PERMISSION 2004/2307/P

Introduction

- The King's Cross Central ('KXC') main site mixed use development was permitted by the Outline Planning Permission (ref. 2004/2307/P) granted on 22 December 2006 (the 'Outline Planning Permission').
- The KXC scheme was subject to an Environmental Impact Assessment (EIA) and scheme details are described in the Revised Development Specification document (September 2005) with accompanying Parameter Plans¹, which form part of the Outline Planning Permission and are referred to in the planning conditions attached to that permission.
- The principle of the use of Building R1 for both academic (D1) and retail (A1-A5) uses has already been established under the Outline Planning Permission, and the proposals comply fully with existing and emerging policy as well as with the principles of design established under the Outline Planning Permission.
- Although part of the King's Cross Central site, the proposals for Building R1 and associated public realm are being brought forward as a standalone full planning application, rather than a submission of details of Reserved Matters. As explained previously, this is because, although the principle of D1 use is permitted within Development Zone R, the quantum of floorspace is in excess of that envisaged and permitted within the zone. Nonetheless, the design of the scheme has been developed under the influence of and in compliance with the principles, Parameter Plans and guidelines of the Outline Planning Permission, in particular, the building's form and massing comply fully with the Parameter Plans attached to the Outline Planning Permission. Further, the overall floorspace of Building R1, when taken into consideration with the whole scheme, will not exceed the overall total for Development Zone R; equally, the total will not exceed the total permitted for the north of the Regent's Canal, nor for the site as a whole. It is therefore considered appropriate to include a response to each of the relevant conditions attached to the Outline Planning Permission, to demonstrate that the proposals accord with that permission and with the KXC masterplan in all other respects.

This section of the Statement (Compliance Report) provides a comprehensive overview of how the relevant pre commencement planning conditions of the Outline Planning Permission are being addressed in respect of the detailed proposals for Building R1, to show compliance with the principles and requirements of the Outline Planning Permission for the KXC development.

Relevant Conditions

The conditions of the Outline Planning Permission that this submission specifically responds to are summarised below:

- Condition 6 (Approval of Reserved Matters – buildings adjacent to or affecting the setting of listed Buildings)
- Condition 9 (Approval of Reserved Matters – Landscaping and Trees)
- Condition 10 (Approval of Reserved Matters - Landscaping Programme)
- Condition 14 (Phasing of Approvals)
- Condition 16 (Particulars to Accompany Reserved Matters Applications – Urban Design Report)

1. In some cases, substitute Parameter Plans have since been submitted and approved to incorporate minor amendments.

- Condition 17 (Particulars to Accompany Reserved Matters Applications – Environmental Sustainability Plan)
- Condition 18 (Particulars to Accompany Reserved Matters Applications – Earthworks and Remediation Plan)
- Condition 19 (Particulars to Accompany Reserved Matters Applications – Access Statement)
- Condition 20 (Particulars to Accompany Reserved Matters Applications – Illustrative Build Out Plan)
- Condition 21 (Particulars to Accompany Reserved Matters Applications – Construction Timetable)
- Condition 22 (Particulars to Accompany Reserved Matters Applications – Servicing Strategy)
- Condition 27 (Details Required By Condition - Floorplans)
- Condition 28 (Details Required by Condition – Refuse Storage and Collection)
- Condition 31 (Development to be Carried Out in Accordance with Permission – Parameter Plans and Development Specification)
- Condition 33 (Development to be Carried Out in Accordance with Permission – Floorspace Permitted Site Wide)
- Condition 34 (Development to be Carried Out in Accordance with Permission – Floorspace Permitted north of the Regents Canal)
- Condition 35 (Development to be Carried Out in Accordance with Permission – Uses Permitted)
- Condition 36 (Development to be Carried Out in Accordance with Permission – Floorspace and Development Zones)
- Condition 37 (Basement size)
- Condition 38 (Details Required By Condition – Basements)
- Condition 45 (Development to be Carried Out in Accordance with Permission – Drainage Infrastructure)
- Condition 46 (Development to be Carried Out in Accordance with Permission – Green and Brown Roofs)
- Condition 48 (Development to be Carried Out in Accordance with Permission – Combined Heat and Power)
- Condition 51 (Development to be Carried Out in Accordance with Permission – Cycle Parking)
- Condition 55 (Archaeology – Programme of Building Recording and Analysis)
- Condition 56 (Archaeology – Archaeological Investigation and Mitigation)
- Condition 60 (Amenity – Plant Noise)
- Condition 64 and 65 (Amenity – Volume of Spoil Removal and Lorry Movements)
- Condition 66 and 67 (Amenity – Import of Infrastructure and Construction Materials)

Condition 6 (Particulars to Accompany Reserved Matters Applications – Details Required for Proposals Adjacent to Listed Buildings)

1.1 The condition and its reason state:

"In relation to the buildings adjacent to or affecting the setting of listed buildings the Reserved Matters applications shall be supported by the following details:

- (a) precise siting of the building where limits of deviation are shown on the Parameter Plans;*
- (b) all access arrangements;*
- (c) all elevations within the adjacent to or affecting the listed building;*
- (d) roof treatments;*
- (e) external drainage;*
- (f) all external plant and other equipment;*
- (g) all infrastructure works associated with the building;*
- (h) all public realm works associated with the building; and*
- (i) information that demonstrates how the proposed design and appearance relates in an acceptable manner to all previous Reserved Matters approvals within such buildings (or where development has commenced pursuant to such approvals, the building so commenced) adjacent to or affecting the setting of the listing building.*

Reason: In order to safeguard the special architectural and historic interest of the building and to ensure that the details accord with the assessment in the Environmental Impact Assessment and in accordance with the requirements of policies KC1 1, B1 and B6 of the London Borough of Camden Replacement Unitary Development Plan 2006."

Response to Condition 6

- 1.2 Plot R1 sits adjacent and to the north of the Grade II listed Granary Building and its connected buildings (the Granary complex) and to the north east of the Grade II listed Eastern Coal Drops. The re-erected Grade II listed Gas Holder No 8. Guide frame lies further to the south west. There are other listed buildings within the wider KXC area, such as the King's Cross and St Pancras stations and the German Gymnasium.
- 1.3 To a major extent the Outline Planning Permission took account of these listed buildings and addressed the requirement for regard to be paid to the setting of those buildings through the terms of the approved Development Specification and Parameter Plans. The relevant Parameter Plans have been complied with and in those broad respects the setting of these listed buildings is preserved. This is confirmed by the letter from English Heritage dated 28 November 2005 to the London Borough of Camden, which states that the body is 'satisfied that the outline application as subsequently amended would not harm the setting of nearby listed buildings or the character and appearance of the two conservation areas.'
- 1.4 The accompanying Design and Access Statement for Building R1 along with the submitted plans, elevations, sections and landscaping plans provide details of the relevant matters listed in

1. In some cases, substitute Parameter Plans have since been submitted and approved to incorporate minor amendments.

Condition 6 (a) to (h) in relation to the building design and related public realm. As demonstrated therein, the design of Building R1 has taken into account the special architectural and historic interest of the adjacent listed buildings.

- 1.5 In relation to part (i) of the condition, Reserved Matters details which have been brought forward in the vicinity of Plot R1 relate to the Eastern Goods Yard and comprise the Grade II listed Granary Building; Western Transit Shed and West Handyside Canopy (ref. 2007/5228/P); Regeneration House (ref. 2012/4937/P); the East Handyside Canopy/Midland Goods Shed (ref. 2014/1433/P) and Listed Building Consent ref: 2014/1436/L). Elsewhere in the vicinity of Building R1, details of Reserved Matters were approved for the re-erection of and development within the gas holder triplet guide frame to the south west of Building R1, with reference (2014/6386/P) and (2014/6636/L). The accompanying Design and Access Statement addresses how the design of Building R1 relates to the Parameters of the Outline Planning Permission, and in particular to the adjacent listed and historic buildings.
- 1.6 The details referred to above meet the requirements of Condition 6.

Condition 9 (Particulars to Accompany Reserved Matters Applications - Landscaping and Trees)

2.1 The condition and its reason state:

"The details of the landscaping to be submitted as part of the applications for Reserved Matters approval shall include details of:

- (a) all existing trees (with a stem diameter of 75mm or greater), and all existing within 10 metres of the perimeter of that part of the Development indicating;*
 - i. the location, species, stem diameter at 1.5 metres above ground level, height and accurate crown spread;*
 - ii those to be retained;*
 - iii. where nearby excavations are proposed, the level at the base of each tree to be retained;*
 - iv. trees to be removed in conjunction with that part of the proposed development; and*
 - v. where appropriate the proposed positions and lines of protective fencing and prohibited areas.*
- (b) details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items will affect trees on and adjoining that part of the site;*
- (c) treatment of trees to be retained and new tree or other planting including indigenous species or those of wildlife, flowering or foliage value; earthworks, ground finishes, top soiling with both conserved and imported top soils, levels, drainage including falls and drain types;*
- (d) proposed canal moorings; and*
- (e) the equipment and other treatment of land within the MUGA and LEAP spaces.*

And all works shall only be carried out with the details so approved.

Reason: To ensure a comprehensive and sustainable development, to ensure good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of Conservation Areas, to ensure a minimal impact on existing trees, to contribute to biodiversity, and to ensure that the details accord with the assessment in the Environmental Impact Assessment, in accordance with policies B1, B2, N4, N8, KC8, KC10, RC1 and RC3 of the London Borough of Camden Replacement Unitary Development Plan 2006."

Response to Condition 9

2.2 As demonstrated on the drawings submitted with this application, there are no existing trees within or adjacent to the application boundary. Therefore, only the latter part of Condition 9 (c) is relevant to this submission.

2.3 Information in respect of the public realm and landscaping associated with the submission is provided in the appropriate parts of the Design and Access Statement and on Townshend Landscape Architects' plans and sections included in the drawing package. However, as noted in the Planning Statement and the Design and Access Statement, details of the roof gardens and proposed planting have not been submitted at this stage. Whilst the design of these spaces is

1. In some cases, substitute Parameter Plans have since been submitted and approved to incorporate minor amendments.

being developed, their place in the wider context of the 'ribbon' of green spaces requires further consideration alongside the emerging design work on the other AKDN buildings, and details will be submitted for approval in due course.

- 2.4 The landscaping information given above and in the Design and Access Statement, together with the details shown on the submitted plans and drawings demonstrate compliance with Condition 9, with full details to be submitted through the discharge of a further condition.

Condition 10 (Particulars to Accompany Reserved Matters Applications – Landscaping Programme)

3.1 The condition and its reason state:

“Applications for approval of Reserved Matters including landscaping shall include for specific approval a programme for commencing and completing the planting and laying out, and the detailed scheme(s) so approved shall be carried out only in accordance with the approved programme.

Reason: To ensure a comprehensive and sustainable development, to ensure good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas, and to ensure that the landscaping is carried out within a reasonable period in accordance with the Environmental Impact Assessment, in accordance with policies B1, B2, KCB, KC10 and N4 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 10

3.2 As explained above, details of the proposed landscaping and planting have yet to be fully confirmed. However, the planting programme for commencing and completing the planting is outlined below and is in keeping with the approach for planting across the KXC site:

- The preferred planting season is from late October through to late March to ensure that shrubs are dormant when being lifted. Planting will not take place if the ground is either waterlogged, or when there is frost. The proposed planting will take place in the first available planting season following physical completion of the public realm area and roof gardens and terraces. The planting programme will, therefore, ultimately be controlled by the development of the designs for Building R1's gardens and terraces, and the overall construction programme (see response to Condition 21).
- If planting needs to take place outside of the preferred planting season, the shrub will be lifted and containerised within the planting season to reduce the possibility of shock and failure occurring. In this instance, once the shrub has been stabilised in its containerised state, it can then be planted outside the preferred planting season. The contractor appointed by the applicant will be required to maintain the shrub while off-site and give the same guarantee as if planting in season.
- If roots of newly planted shrubs are loosened, the soil will be refirmed as soon as possible after planting to exclude air pockets around the roots. Also weeds will be eliminated.

3.3 These details are in compliance with Condition 10.

Condition 14 (Particulars to Accompany Reserved Matters Applications – Phasing of Approvals)

4.1 The condition and its reason state:

“Unless otherwise agreed in writing by the local planning authority and subject to condition 13, applications for approval of Reserved Matters and/or details pursuant to conditions in compliance with this permission shall be made to the local planning authority in accordance with the following provisions:

- (a) Application for approval of the Reserved Matters and/or details pursuant to conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of the three years from the date of this permission;*
- (b) Application for approval of the Reserved Matters and/or details pursuant to the conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of six years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 140,000 sq m gross of built accommodation;*
- (c) Application for approval of the Reserved Matters and/or details pursuant to the conditions relating to not less than a further 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of nine years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 210,000 sq m gross of built accommodation;*
- (d) Application for approval of the Reserved Matters and/or details pursuant to the conditions relating to not less than a further 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of twelve years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 280,000 sq m gross of built accommodation;*
- (e) Application for approval of the Reserved Matters and/or details pursuant to the conditions relating to not less than a further 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of fifteen years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 350,000 sq m gross of built accommodation;*
- (f) Application for approval of the Reserved Matters and/or details pursuant to the conditions relating to not less than a further 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of eighteen years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 420,000 sq m gross of built accommodation;*

Provided that reapplications or variations in relation to the same built accommodation which has already been the subject of previous applications for and approval of the Reserved Matters shall not count towards compliance with the phasing of the submissions as set out in (a) to (f) above.

Reason: To ensure a comprehensive and sustainable development to achieve regeneration, integration and good design, in accordance with the Environmental Impact Assessment, in accordance with policies S1, S2, S3, CKC1, SKC2, SKC3, KC1 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 14

- 4.2 Since Outline Planning Permission was granted in December 2006, applications have been made for approval of Reserved Matters and details pursuant to conditions involving built accommodation on the Eastern Goods Yard site, the Great Northern Hotel, Regeneration House, Fish and Coal and the Eastern Wharf Road Arches, the Gas Holder Triplets, the German Gymnasium, the Midland Goods Shed/East Handyside Canopy, Zone A and within plots T5, P1, R2, R4, R5 (North), R5 (South) R7, J, T1, B1, B2, B3, B4, B5, B6 and E1. In addition, Full Planning Permission has been granted for student housing on Plot T6. The quantities of floorspace applied for, as gross external area (GEA), are set out in Table 5.1 below.
- 4.3 The figures below are listed chronologically, and correspond to each and every scheme named above, including subsequent minor amendments and revised schemes, for the sake of completeness. Going forward in this report, the figures are then consolidated per plot/building so as to make the figures easier to read.
- 4.4 As explained in the introduction to this report, Building R2 will be replaced with Building R7 to the south, for which details of Reserved Matters have recently been submitted to the London Borough of Camden for approval, and the future Building R8, to the north. Although the GEA figure for Building R2 is included in Table 5.1, as well as in the first subtotal, for the sake of completeness, it is not included in the overall total. This is because the GEA totals that are and will be proposed for Buildings R7 and R8, respectively, will replace the Building R2 GEA total. The Building R2 GEAs have been excluded throughout the report from this point on.
- 4.5 Although brought forward as a separate planning application, the floorspace total for Building R1 is included in the total floorspace for the King's Cross Central Development Site in the table below, to show that the proposed figure falls within the maximum floorspace totals permitted for the site under the Outline Planning Permission.
- 4.6 As the figures in Table 5.1 demonstrate, the requirements in Condition 14 for 70,000m², 140,000m², 210,000m², 280,000m², 350,000m² and 420,000m² of floorspace to be applied for before the expiry of, respectively, three, six, nine, twelve, fifteen and eighteen years from the grant of Outline Planning Permission have now (more than) been fulfilled.
- 4.7 The breakdown of the total (9,167 m² GEA above ground, and 1,559 m² GEA basement space below ground), for Building R1 is set out in the responses to Conditions 27 and 35 within this Compliance Report, by floor and use, respectively.
- 4.8 Basement floorspace is counted separately within the Compliance Reports of submissions of details of Reserved Matters under the Outline Planning Permission, in accordance with the stipulations of the Outline Planning Permission. Accordingly, the total referred to in the below table, Table 5.1, refers to the floorspace above ground (9,167 m² GEA) only, consistent with submissions of Reserved Matters. Details of the basement floorspace specifically, are provided in section 19 of this statement, in response to conditions 37 and 38.
- 4.9 The information provided enables the Local Planning Authority ('LPA') to monitor the position relative to the Condition and does not require approval.

Plot/Zone	Application Ref. No.	Approval Date	Floorspace
Eastern Goods Yard	2007/5228/P	8 April 2008	55,190
Building R2	2008/5052/P	22 January 2009	48,522
Subtotal (70,000m2 by December 2009)			103,712
Building T1 (2009)	2009/0415/P	24 April 2009	29,045
Building R4	2010/0389/P	15 April 2010	11,761
Subtotal (140,000m2 by December 2012)			144,518
Building B2	2010/0864/P	30 April 2010	7,098
Building B4	2010/0868/P	30 April 2010	16,824
Building B6	2010/0870/P	30 April 2010	20,853
Great Northern Hotel	2010/3304/P	3 September 2010	4,528
Building T6	2010/4468/P	11 January 2011	16,292 ¹
Subtotal (210,000m2 by December 2015)			210,113
Building J	2010/6688/P	11 March 2011	16,265
Great Northern Hotel Minor Amendments	2011/0049/P	14 March 2011	+20
Building R5 (North)	2011/0431/P	8 April 2011	14,237
Building R5 (North) Minor Amendments	2011/4263/P	10 October 2011	-23
Building B3	2011/4090/P	4 November 2011	20,404
Building B1	2011/4713/P	25 November 2011	43,097
Subtotal (280,000m2 by December 2018)			304,113
Eastern Goods Yard Minor Amendments	2011/6440/P	10 February 2012	+180
Building B3 Minor Amendments	2012/6537/P	7 February 2012	-22
Building B2 Minor Amendments	2012/0902/P	1 May 2012	+78
Building B4 Minor Amendments	2012/0907/P	17 April 2012	+247
Building E1	2012/4147/P	23 October 2012	4,015
Building P1	2012/4741/P	7 December 2012	29,619
Regeneration House	2012/4937/P	12 November 2012	1,002
Building T1 (2013 Revised Reserved Matters)	2013/0405/P	22 March 2013	+1,574
Building R5 (South)	2013/1573/P	7 June 2013	8,376
Building T5	2013/2481/P	5 July 2013	8,964
Subtotal (350,000m2 by December 2021)			358,146
Zone A	85,837	17 September 2013	85,837
Subtotal (420,000m2 by December 2024)			443,983
Building P1 Minor Amendments	2014/0691/P	18th March 2014	-19
Midland Goods Shed and Canopies	2014/1433/P	13th June 2014	7,223
German Gymnasium (Zone D)	2014/1455/P	12 th May 2014	1,225
Pavilion G1 (Minor Amendments to Eastern Goods Yard)	2014/2247/P	12 th May 2014	-46
Building B6 (2014 Revised Reserved Matters Submission)	2014/4125/P	21 st August 2014	-256
Building T1 Minor Amendments	2014/4605/P	10 th September 2014	-3
Building B1 Minor Amendments	2014/4693/P	22 nd August 2014	-17
Fish and Coal and Eastern Wharf Road Arches	2014/5272/P	23 rd October 2014	2,405 ²
Gas Holder Triplets	2014/6386/P	18 th December 2014	18,327
Building B5	2014/6968/P	-	21,851
Building R7	-	-	19,576
Building R2 ³	as above	as above	-
Building R1 ⁴	-	-	9,167
Total floorspace submitted to date			474,894

Table 5.1: Floorspace submitted to date (GEA in m²)

Notes:

- 1: This figure represents the floorspace below the outline parameter height of 67m AOD as per the Section 106 Agreement dated 11 January 2011.
- 2: This figure excludes the 82m² GEA relating to the conservatory extension. Approval for this structure and floorspace, which was not envisaged as part of the Outline Planning Permission, was approved separately by a full planning permission, submitted in parallel to this Reserved Matters submission.
- 3: The total floorspace submitted to date excludes Building R2, since this is and will be replaced by the proposed Building R7 and the future Building R8. The Building R2 GEAs have been excluded throughout the report from this point on.
- 4: This figure for the floorspace above ground for building R1 floorspace for R1 is brought forward under a separate planning application, however the figure is reported and counted against the sitewide totals.

Condition 16 (Particulars to Accompany Reserved Matters Applications – Urban Design Report)

5.1 The condition and its reason state:

“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

- 5.2 This condition is addressed by a separate Design and Access Statement included as part of this submission. It demonstrates the underlying approach to the design and addresses the relevant Urban Design Guidelines of the Outline Planning Permission. Notwithstanding that this is a freestanding full planning application, as previously explained, the form, massing and design of the building and consideration of its context and setting follow the original design principles and guidelines enshrined within the King’s Cross Central Masterplan, and this is explained in detail within the Design and Access Statement.
- 5.3 The Design and Access Statement provides a full description of the proposed design of the building and the small area of public realm surrounding the building, as shown on drawing A2-00. Section 2 of the Design and Access Statement specifically addresses the questions raised by the relevant Design Guidelines attached to the Outline Planning Permission.
- 5.4 The information referred to above meets the requirements of Condition 16.

Condition 17 (Particulars to Accompany Reserved Matters Applications – Environmental Sustainability Plan)

6.1 The condition and its reason state:

“Relevant applications (or groups of related applications) for approval of Reserved Matters in respect of buildings shall be accompanied by an Environmental Sustainability Plan. The Environmental Sustainability Plan shall explain:

- (a) how the proposed building design(s) realise(s) opportunities to include design and technology energy efficiency measures;*
- (b) the reduction in carbon emissions achieved through these building design and technology energy efficiency measures, compared with the emissions permitted under the national Building Regulations prevailing at the time the application(s) for approval of reserved matters are submitted;*
- (c) the specification for any green and/or brown roofs;*
- (d) how energy shall be supplied to the building(s), highlighting;*
- (i) how the building(s) relate(s) to the site-wide strategy for district heating incorporating tri-generation from distributed combined heat and power;*
- (ii) how the building(s) relate(s) to the strategy for using biofuel boilers to supplement the energy supplied through district heating systems;*
- (iii) the assessment of the cost-effectiveness and reliability of the supply chain for biofuels; and*
- (iv) any other measures to incorporate renewables.*
- (e) how the proposed building(s) have been designed to achieve a BREEAM and/or Ecohomes rating of "very good" (or an equivalent assessment method and rating) or better; and*
- (f) the incorporation of bird boxes, bat roosts and other wildlife features on buildings.*

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 SKC1, KC8, B1, N7, and SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 17

6.2 The submission for Plot R1 includes a separate Environmental Sustainability Plan ('ESP') which addresses each of the factors listed in Condition 17 and demonstrates that the proposed development achieves high standards of sustainability. The proposal is seeking to achieve a BREEAM rating of 'Excellent'.

6.3 The ESP also provides information to:

- satisfy conditions 45 and 48 concerning drainage and connection to the district heating/combined heat and power systems;

- show how the proposal for Plot R1 responds to the obligations set out in Sections Y (Construction Materials and Waste), Z (Waste) and AA (Water) of the Section 106 Agreement. These sections deal, generally, with environmental sustainability and observance of the site-wide environmental Sustainability Strategy and Energy Assessment and, specifically, with energy reduction, construction materials and waste, operational waste, water efficiency and sustainable drainage; and
- show that the building is in compliance with the relevant national building regulations, and with national, regional and local planning policy.

6.4 The ESP meets the requirements of Condition 17 and is submitted for approval.

Condition 18 (Particulars to Accompany Reserved Matters Applications – Earthworks and Remediation)

7.1 The condition and reason state:

“Relevant applications (or groups of related applications) for approval of Reserved Matters shall be accompanied by an Earthworks and Remediation Plan to deliver appropriate site levels and ground conditions for that part of the development and demonstrate compliance with conditions 64 and 65. All works shall be carried out in accordance with the Earthworks and Remediation Plan as approved.

Reason: To ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies SD1 and SD10 the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 18

- 7.2 The information to satisfy Condition 18 is included in the separate Earthworks and Remediation Plan ('ERP'), which forms part of this submission. The ERP addresses the delivery of appropriate site levels and ground conditions, including contamination matters. It also identifies net quantities of spoil needing to be removed from Development Plot R1 as a result of the earthworks strategy described in the ERP. The latter information feeds into the assessment in this Compliance Note in relation to Conditions 64 and 65 concerning how the implementation of the development in conjunction with other approved development will not exceed the criteria in the conditions concerning the annual amount of spoil that will be removed from the site, both in terms of volume and the numbers of lorry movements.
- 7.3 The submitted ERP establishes that there is potential for contamination to exist on site, due to historic railway use over a period of approximately 120 years and the subsequent use of the land and the surrounding area by civil engineering contractors, over the past 30 years. However, the risk of significant or widespread contamination is assessed to be low, based on borehole logs and trial pits. The underlying geology is Made Ground overlying approximately 20m of London Clay which provides a significant natural hydraulic barrier to any potential migration of contamination
- 7.4 The report concludes that as risk is low, no specific remediation measures are deemed necessary. Nevertheless, The ERP sets out the methodology for monitoring throughout the works, and the proposed remediation strategy, should any contamination be found during the works, which includes:
- a Foundation Works Risk Assessment (FWRA) for any piling through made ground;
 - a specialist asbestos adviser to be on call in case of asbestos encountered during works; and
 - a Watching Brief for contamination during the works.
- 7.5 The ERP estimates that the proposal for Plot R1 would give rise to excavation works, as follows:
- 13,500m³ of material approx., would be removed, generating
 - rounded up to 1,600 lorry movements to give the worst case scenario.
- 7.6 The bulk of the excavated material would be London Clay and Made Ground. This information is used later in this Compliance Note to address Conditions 64 and 65 on overall lorry movements carrying spoil from the KXC development site.
- 7.7 The ERP meets the requirements of Condition 18 and is submitted for approval.

1. In some cases, substitute Parameter Plans have since been submitted and approved to incorporate minor amendments.

Condition 19 (Particulars to Accompany Reserved Matters Application - Access Statement)

8.1 The condition and its reason state:

“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

- 8.2 The Design and Access Statement incorporates the Access and Inclusivity Statement which explains how the principles set out in the site-wide Access and Inclusivity Strategy (2005) have been applied in the design of the proposed development. The report sets out the design approach adopted to create an accessible and inclusive environment, and describes the measures that will be incorporated within the building and the associated public realm to facilitate access and use by all people, consistent with the approach within the submission of details of Reserved Matters for all developments within the King’s Cross Central site.
- 8.3 For consistency with previous KXC reserved matters submissions and in accordance with Section V of the Section 106 Agreement, the evolution of the proposal and the preparation of the Access and Inclusivity Statement have been guided by the applicant’s designated Inclusive Design Champion, James Holmes-Siedle. The champion body has extensive experience of the King’s Cross Central development, from its inception through to the Reserved Matters submissions and full planning applications made and approved to date.
- 8.4 The Access and Inclusivity Statement within the Design and Access Statement meets the requirements of Condition 19.

Condition 20 (Particulars to Accompany Reserved Matters Applications – Illustrative Build-out Plan)

9.1 The condition and its reason state:

“Relevant applications for approval of Reserved Matters shall be accompanied by an illustrative build out plan showing:

- (a) the disposition of any buildings for which approval has been given and the take-up through those approvals of the land uses permitted by this planning permission;*
- (b) the disposition of any buildings for which approval of Reserved Matters is sought and how the approved uses are to be incorporated in these buildings;*
- (c) how the Development Zones within which buildings for which approval has been given under (a) and those for which approval has been sought under (b) above, may be built out and completed in conformity with this planning permission;*
- (d) development zones (or part thereof) for which buildings have yet to come forward for approval of Reserved Matters;*
- (e) the status of each area of Principal Public Realm, the phasing of development and its date of adoption or target date of adoption (where appropriate);*
- (f) demonstrate ongoing provision of green and brown roofs in accordance with condition 46; and*
- (g) the relationship between the buildings/development referred to in (a), (b), (c), (d) and (e) above.*

Reason: To ensure a comprehensive and sustainable development and to achieve regeneration, integration and good design in accordance the Environmental Impact Assessment, in accordance with policies S1, S2, 53, SKC1 and KC8, of the London Borough of Camden Replacement Unitary Development Plan 2006.”

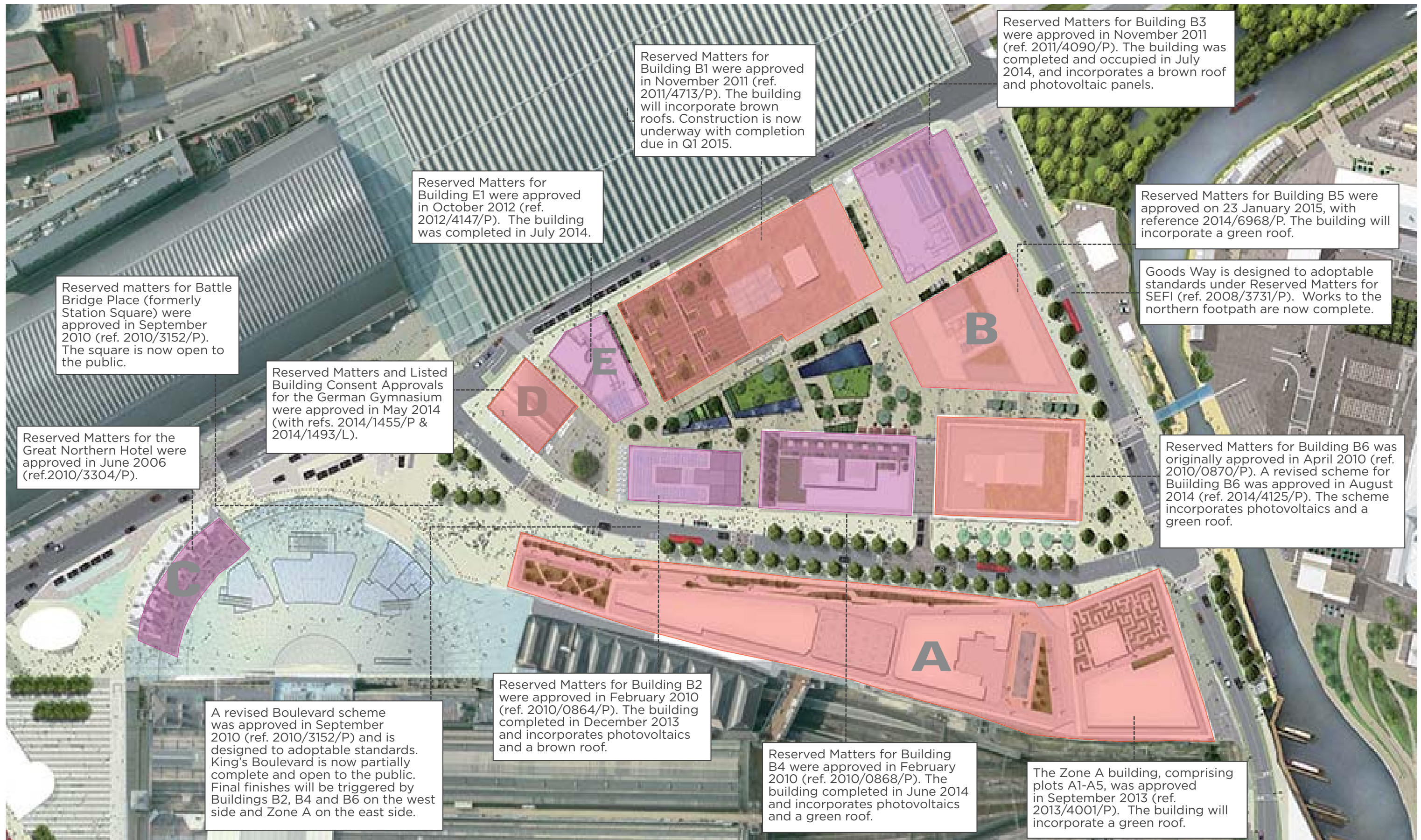
Response to Condition 20

- 9.2 An Illustrative Build-out Plan addressing the sub-sections of the condition is included here to show how the proposals for Plot R1 relate to the wider KXC development.
- 9.3 In respect of 20(a) above, the plan shows the buildings for which approval has already been given, coloured in red. Completed/occupied buildings are shown in purple.
- 9.4 With regard to 20(b), the plan shows the buildings for which planning permission is now sought, i.e. Plot R1, coloured in green. The way in which the approved and new uses are to be incorporated in the buildings is covered in more detail by the information presented in this Compliance Note in connection with Condition 27.
- 9.5 As required by 20(c), the plan shows how the buildings already permitted and those subject to a current Reserved Matters submission would be built-out in accordance with the Outline Planning Permission.
- 9.6 The buildings for which Reserved Matters are yet to come forward are shown on the plan coloured yellow, as required by 20(d).
- 9.7 In relation to clause 20(e), the small area of public realm included within this application will be

1. In some cases, substitute Parameter Plans have since been submitted and approved to incorporate minor amendments.

delivered at the time of delivery of the proposed building.

- 9.8 Lewis Cubitt Park and Square to the west and south west; Granary Square to the south; and Stable Street to the south west are already complete and open to the public. The latter, together with Handyside Street and Beaconsfield Street will provide vehicular/service access to Plot R1. King's Boulevard to the south of the Regent's Canal provides a key pedestrian route connecting the central part of the KXC site, Goods Way and Granary Square to King's Cross/St. Pancras Stations and other parts of the city. This route is already partly completed with temporary surfaces for pedestrian use.
- 9.9 With regard to 20(f), the plan indicates the ongoing provision of green and brown roofs across the site as a whole. Areas of green/brown roofs are already or will be provided on several buildings; and a green wall has been installed on the perimeter wall of the Gas Governor in Development Zone V. Further details of the proposed brown roof at Plot R1 are provided within both the ESP and Design and Access Statement.
- 9.10 The Illustrative Build-out Plan, together with the above points, demonstrates the relationships between the different components and phases of the KXC development, as required by 20(g).
- 9.11 The details thus provided meet the requirements of Condition 20.



Development zones for which buildings have yet to come forward for approval

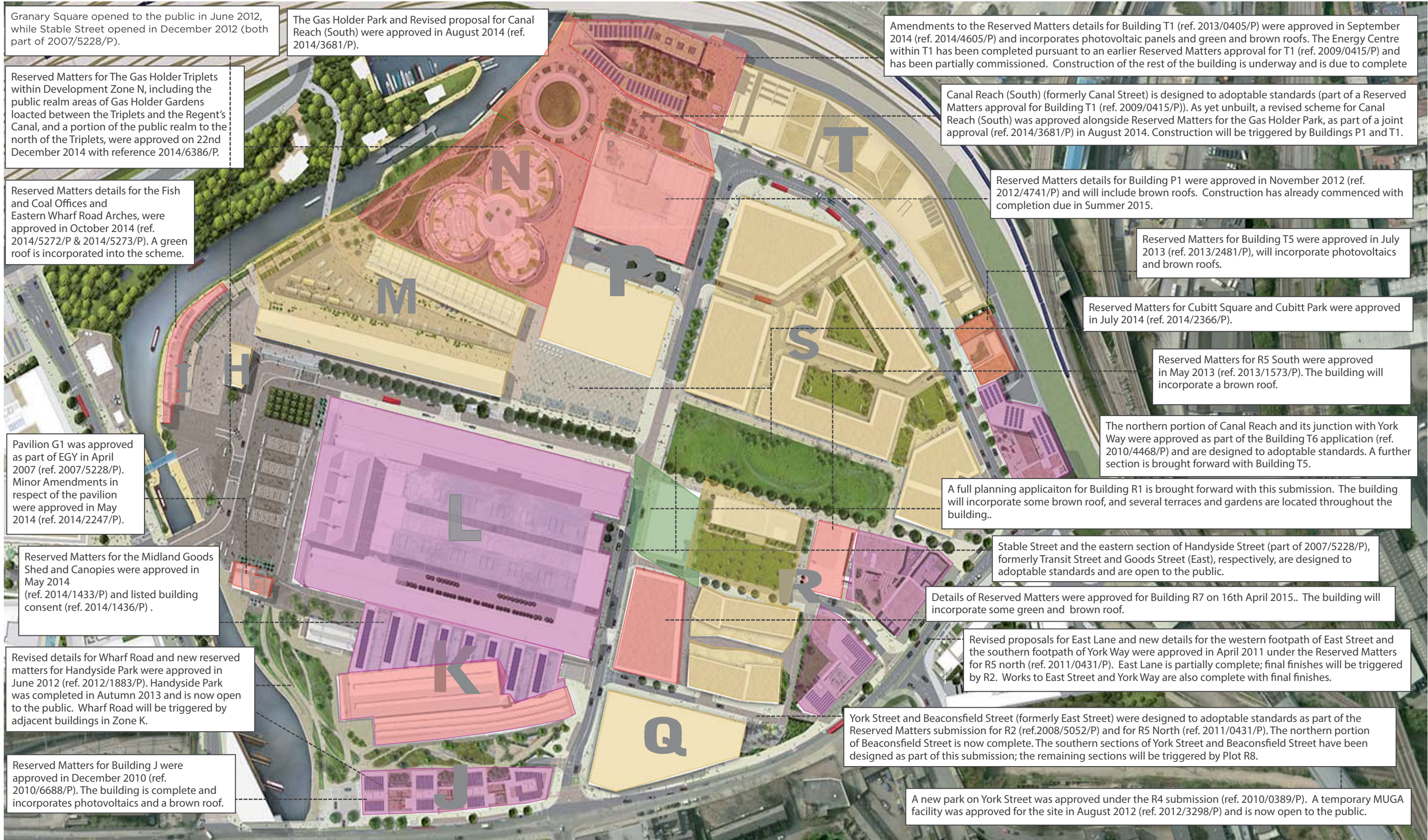
Subject to a current Reserved Matters submission


Buildings for which approval has been given


Buildings brought forward with this submission


Completed Buildings


Illustrative Build Out Plan
KXC, South of the Regent's Canal
 May 2015





 Development zones for which buildings have yet to come forward for approval

 Subject to a current Reserved Matters submission

 Buildings for which approval has been given



 Buildings brought forward with this submission

 Completed Buildings

Illustrative Build Out Plan
KXC, North of the Regent's Canal
May 2015

Condition 21 (Particulars to Accompany Reserved Matters Applications – Construction Timetable)

10.1 The condition and its reason state:

“Relevant applications for approval of Reserved Matters shall be accompanied by details of:

- (a) the construction timetable for those developments for which approval is sought;*
- (b) how that construction timetable relates to the overall sequence of the development and its division into a number of major phases; and*
- (c) demonstrates compliance with conditions 66 and 67.*

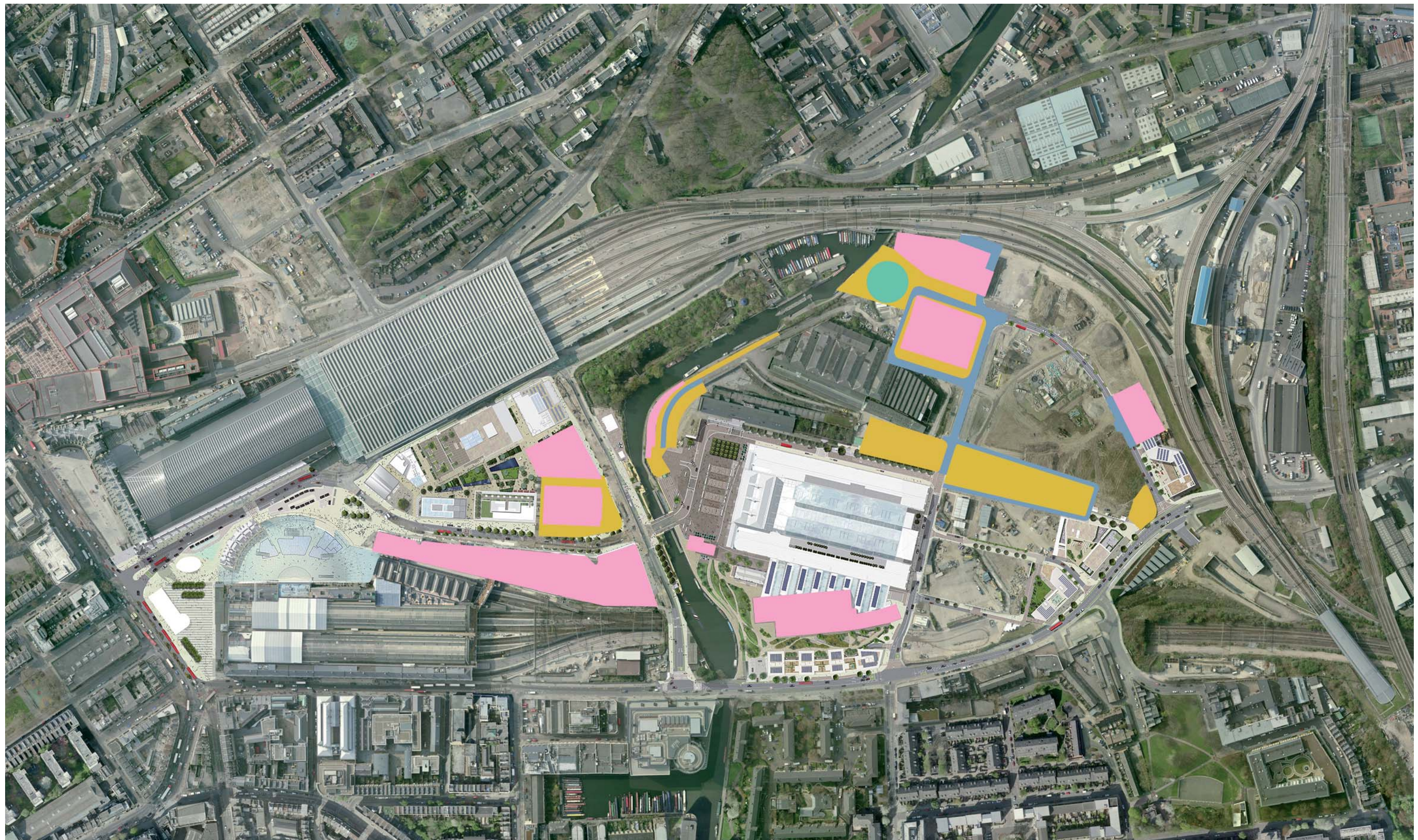
Reason: To ensure a comprehensive and sustainable development, to protect amenities and ensure safe access in accordance the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1 and KC6 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 21

- 10.2 A construction timetable, which outlines the intended construction strategy and programme through to completion of development is submitted with this statement, subject to the successful grant of planning permission for the proposed development of Plot R1.
- 10.3 These details meet the requirements of Condition 21.

Outline Summary Programme

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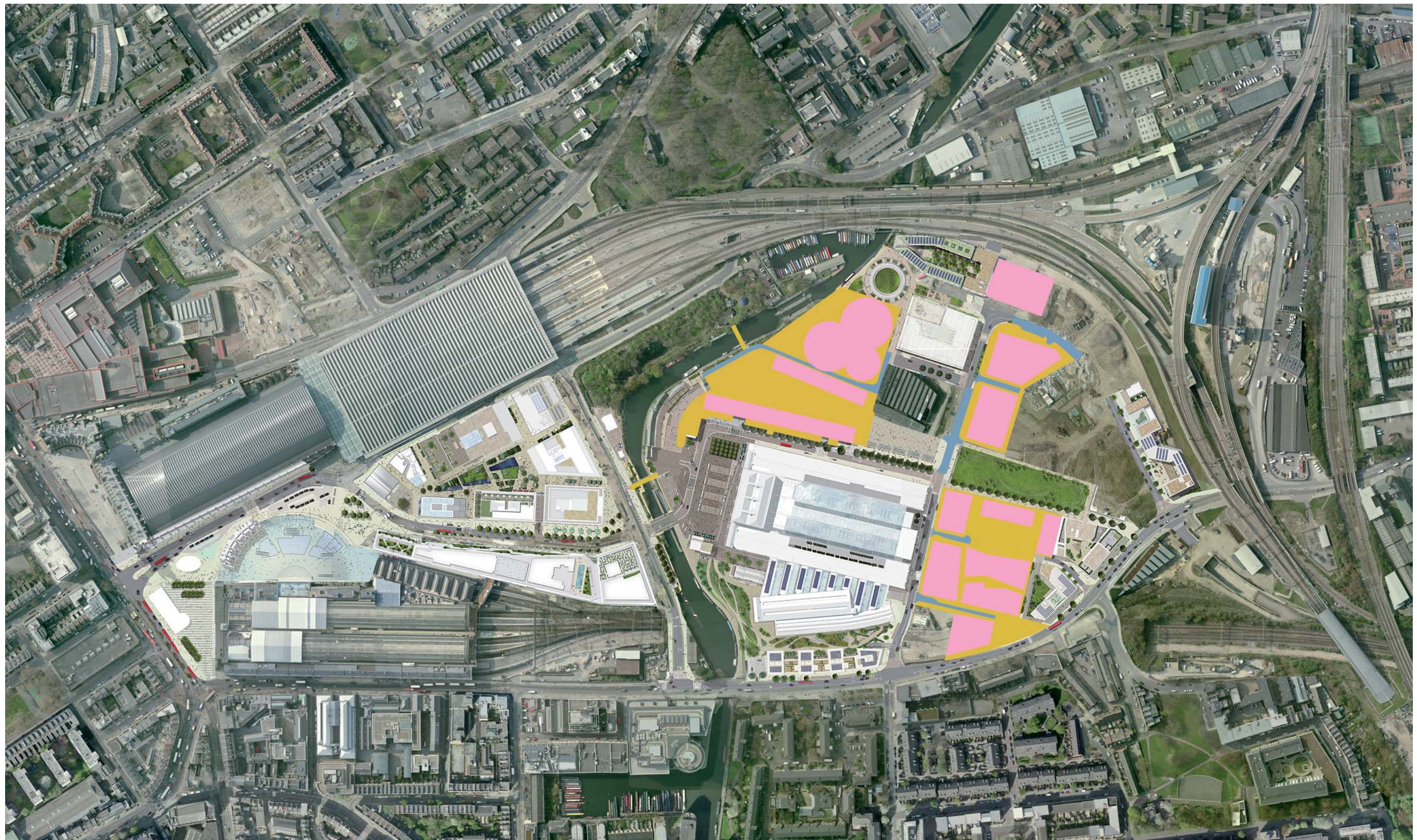


- Demolition
- Public Realm
- Highway Works
- Built Development

- Relocation of features/facilities
- E Energy Centre

The Second Major Phase (Illustrative)

May 2015



- Demolition
- Public Realm
- Highway Works
- Built Development

- Relocation of features/facilities
- E Energy Centre

The Third Major Phase (Illustrative)

May 2015



Illustrative Scheme Plan (Completed Build Out)

May 2015

Condition 22 (Particulars to Accompany Reserved Matters Applications – Servicing Strategy)

11.1 The condition and its reason state:

“A servicing strategy consistent with plan KXC 017 Rev R demonstrating where servicing for any building will be located will support any relevant application for approval of Reserved Matters. The strategy shall include details of the proposed hours of servicing and the mechanisms that will be used to ensure loading and unloading takes place in accordance with the strategy as approved. No servicing of any building shall take place on any part of the highway network or public realm other than in accordance with the servicing strategy so approved.

Reason: To ensure safe, efficient and sustainable access to, and protect amenities in, the development in accordance with the Environmental Impact Assessment, in accordance with policies B1, T1, KC5, KC6 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 22

- 11.2 The Servicing Strategy for Building R1 proposals is described within the Design and Access Statement that accompanies this submission.
- 11.3 In summary, all service spaces are at the ground floor and are integrated with the east core. The service access is provided on the eastern elevation and is accessed from Beaconsfield Street to the east.
- 11.4 The service entrances are located along the eastern elevation of the building, in compliance with Parameter Plan KX 017 Rev R. A servicing bay is located along the eastern elevation, alongside these entrances, for ease of servicing from vehicles. Refuse will be brought out of the building through the exit on the eastern elevation, and stored in the dedicated storage room, until collection by refuse collectors from the London Borough of Camden.
- 11.5 Submitted drawing A2-00 shows the proposed location of the refuse storage area and service entrance.
- 11.6 Further information is provided in the Design and Access Statement submitted with this application. The details meet the requirements of Condition 22 and are submitted for approval.

Condition 27 (Details Required by Condition – Floorplans etc.)

12.1 The condition and its reason state:

“Details and particulars including floorspace figures, floorplans and layouts of the uses, and the vehicle and other servicing and access, including provision for any coach access and parking to be accommodated in built and refurbished accommodation, shall be submitted to and approved in writing by the local planning authority before any of those uses commences and the uses will commence only in accordance with the details so approved.

Reason: To ensure a comprehensive and sustainable development, to ensure safe and efficient access, to achieve good design and protect amenities and to ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies SKC2, SKC3, KC1, KC2, KC3, KC6 and T15 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 27

- 12.2 The drawings within the Architectural Drawings package included with this submission, provide the floorplans, layout, and access details required by this condition. The table below summarises the floorspace figures in the proposed building on Plot R1 for each floor.
- 12.3 Overall, the building provides a total floorspace of 9,167m² GEA, above ground, and 1,559m² GEA of basement floorspace, below ground. In terms of individual uses, the proposed educational uses at amounts to 8,780m² GEA. The proposed retail (A1/A3) floorspace at ground floor level, amounts to 387 m² GEA.
- 12.4 These details meet the requirements of Condition 27 and are submitted for approval.

Floor	Educational Use (D1) (m ²)	Retail Use (A1/A3) (m ²)	Total
Basement			1,019
Basement Mezzanine			540
Total Basement			1,559
Ground	541	387	928
First	990		990
Second	922		922
Third	1,051		1,051
Fourth	920		920
Fifth	967		967
Sixth	967		967
Seventh	967		967
Eighth	972		972
Ninth	424		424
Roof	59		59
Total Above Ground	8,780	387	9,167

Table 5.2 : Floorspace figures floor by floor (gross external area in m²)

Condition 28 (Details Required by Condition – Refuse Storage and Collection)

13.1 The condition and its reason state:

“Details of arrangements for storage and collection of refuse, for the development hereby approved, including location, design, screening, operation and the provision of facilities for the storage of recyclable materials shall be submitted to and approved in writing by the LPA as part of the relevant applications for approval of Reserved Matters for each phase of the Development and the development shall be carried out only in accordance with the details so approved and shall be retained thereafter.

Reason: To ensure good design, to safeguard the amenity of the area and ensure that the development is sustainable and has adequate facilities, in accordance with the Environmental Impact Assessment, in accordance with policies SD6 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 28

- 13.2 The refuse and recycling storage area is located to the east of the ground floor level of Building R1. The store area is accessed from street level via a separate entrance located along Beaconsfield Street.
- 13.3 Details of the arrangements for the storage and collection of refuse in respect of Building R1 are shown on the relevant drawings within the Architectural Drawings package, specifically Drawing A2-00, and within the Design and Access Statement that accompanies this submission.
- 13.4 These details meet the requirements of Condition 28 and are submitted for approval.

Condition 31 (Development To Be Carried Out In Accordance With Permission – Parameter Plans and Development Specification)

14.1 The condition and its reason state:

“The development shall be carried out in accordance with the Revised Parameter Plans and as described in the specified paragraphs of the Revised Development Specification dated September 2005 comprising:

- (a) the Principal Public Realm Areas shown on drawing KXC004 Rev S together with paras 4.9, 4.13 (insofar as it relates to public realm), 4.14, 4.17 and 4.19;*
- (b) the boundaries of Development Zones shown on drawing KXC005 Rev T together with paras 4.20, 4.21, 4.23 - 4.26, and with Table 2 to the extent that it provides a summary and indicative description of the proposals in each development zone only;*
- (c) the Regent's Canal works shown on drawing KXC006 Rev Q together with paras 4.27 - 4.29;*
- (d) the Principal Access and Circulation Routes shown on drawing KXC007 Rev S together with paras 4.30 - 4.47 and with Annex C to the extent that it provides a summary and indicative specification for the routes only;*
- (e) the Upper Floor Land Uses Along Street Elevations shown on drawing KXC008 Rev R together with paras 4.48 - 4.54 to the extent that these describe the overall distribution of land uses only;*
- (f) the Ground Floor Land Uses Along Street Frontages shown on drawing KXC009 Rev P together with paras 4.49 - 4.54 to the extent that these describe the overall distribution of land uses only;*
- (g) the Proposed Finished Site Levels shown on drawing KXC012 Rev T together with paras 4.62 - 4.67;*
- (h) the Development Massing shown on drawing KXC013 Rev L together with paras 4.68 - 4.72 and Table 3;*
- (i) the Maximum Building Heights shown on drawing KXC014 Rev W together with paras 4.73 - 4.75;*
- (j) the Strategic View Corridor Constraints shown on drawing KXC015 Rev S together with paras 4.79 - 4.81;*
- (k) the Basement Zones shown on drawing KXC016 Rev O together with paras 3.40 - 3.41 and 4.82 - 4.86;*
- (l) the Servicing arrangements shown on drawing KXC017 Rev R, together with para 4.87;*
- (m) the Utilities Strategy shown on drawing KXC018 Rev M, together with paras 4.88 and 4.90 - 4.98;*
- (n) the Gas Holder Triplet Development shown on drawing KXC020 Rev E together with paras 4.104 and 4.105 to the extent that they show indicative proposals only for the works and land uses; and*
- (o) the Priority Zones for Green/Brown Roofs and Wind Turbines shown on drawing KXC021 Rev A, together with paras 3.43, 3.44, 4.106 and 4.107”*

except that in relation to (i) above the building heights within Plot S2 identified on drawing KXC005 Rev T shall be at least 6.5m below the maximum heights shown in Parameter Plan KXC014 rev W across at least 80% of the plot, unless otherwise approved in writing by the local planning authority.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed as above might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design and to accord with the assessment and conclusions of the Environmental Impact Assessment in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3, SKC4 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 31

- 14.2 The form and massing of the proposed Building R1 complies fully with the Parameter Plans and Development Specification. As previously explained, the proposed use of R1 as principally educational (D1) was envisaged in Development Zone R, however the proposed quantum of D1 floorspace is in excess of that originally envisaged and allowed for within the Development Zone. Accordingly, this new full planning application is submitted in respect of the proposed development. Use is addressed in the main part of this Planning Statement (section 8).
- 14.3 The responses to the other relevant sub-paragraphs of Condition 31 are dealt with in the paragraphs below.

(a) Principal Public Realm Areas (Parameter Plan KXC 004 Rev S)

- 14.4 The proposed small area of landscaping brought forward with this application, shown on drawing TOWN279.11.1 (08)5001, is consistent with Parameter Plan KXC 004, and indeed with the approved and emerging landscaping for the adjacent public realm.

(b) Boundaries of Development Zones and Types of Development in Each (Parameter Plan KXC 005 Rev T)

- 14.5 Development Zone R, as identified on Parameter Plan KXC 005 and referenced in Table 2 of the Revised Development Specification, includes the site of the proposal for Building R1.
- 14.6 This planning application sits entirely within the boundary for Development Zone R and the indicative Plot R1 boundary.
- 14.7 The proposal is therefore consistent with Parameter Plan KXC 005.

(d) Principal Access and Circulation Routes (Parameter Plan KXC 007 Rev S)

- 14.8 The principal access and circulation route adjacent to R1 is Handyside Street. Beaconsfield Street is primarily for access/servicing. The Parameter Plan indicates that Beaconsfield Street should be used for access and drop-off only.
- 14.9 The proposal for Plot R1 is therefore consistent with the Parameter Plan.

(e) and (f) Upper Floor and Ground Floor Land Uses (Parameter Plan KXC 008 Rev R and KXC 009 Rev P)

- 14.10 The Revised Development Specification and Parameter Plans (e) and (f) allow for 'any permitted use' along the boundary of Building R1.
- 14.11 The principle of D1 academic land use at this location is therefore consistent with the Parameter Plans.

(g) Finished Site Levels (Parameter Plan KXC 012 Rev T)

- 14.12 As shown on drawing numbered TOWN279.11.1(08)5003 within the drawing pack that accompanies this submission, the proposed levels for Plot R1 are consistent with the finished site levels (within the 100mm limits of deviation permitted) set out on Parameter Plan KXC 012 Rev T.

(h) Development Massing (Parameter Plan KXC 013 Rev L)

- 14.13 The massing criterion, specifying the maximum percentage of the total floorspace applied for within each development zone that may be constructed 30m or more above finished ground floor level, is set at 25% for the relevant part of Development Zone R.
- 14.14 In accordance with the Parameter Plan, no more than 25% of the floorspace will be constructed

30m or more above finished ground floor levels.

(i) Maximum Building Heights (Parameter Plan KXC 014 Rev L)

- 14.15 Parameter Plan KXC 014 identifies +74.0m AOD as the maximum building height for Plot R1.
- 14.16 The height of Building R1 at its tallest, is 69.825m AOD. The proposal fully accords with the Parameter Plan.

(j) Strategic Views (Parameter Plan KXC 015 Rev S)

- 14.17 Parameter Plan KXC015 Rev S (Strategic Views) requires any buildings lying within the strategic viewing corridors to St Paul's Cathedral from Parliament Hill and Kenwood House to meet specific height criteria.
- 14.18 It should be noted that the parameter plan shows the viewing corridor as defined in RPG3a which has since been replaced by the London View Management Framework SPG published in July 2010. For this reason, Parameter Plan KXC014 is the most relevant and proposals that comply with that plan will always comply with Parameter Plan KXC015.
- 14.19 The proposal fully accords with the strategic viewing corridor requirement.

(k) Basements (Parameter Plan KXC 016 Rev O)

- 14.20 Parameter Plan KXC 016 referred to in part (k) shows that new basements may be constructed within Zone R. The proposal includes a basement and is in accordance with the Parameter Plan.

(l) Servicing Arrangements (Parameter Plan KXC 017 Rev R)

- 14.21 The Servicing Strategy for R1 is set out in Section 1.6 of the Design and Access Statement. As noted, servicing will take place via Beaconsfield Street, in accordance with Parameter Plan KXC 017.

(o) Priority Zones for Green and Brown Roofs and Wind Turbines (Parameter Plan KXC 021 Rev A)

- 14.22 Plot R1 is a priority zone for green/brown roofs. A brown roof of 156sqm is proposed at roof level of the building. Further details of the proposed brown roof are provided in the submitted Design and Access Statement, ESP and within the drawing package.

Summary

- 14.23 In summary, the submitted drawing package and other supporting documents, together with the explanation above, demonstrate that the proposed development will be carried out in accordance with the relevant approved Parameter Plans.

Condition 33 (Development To Be Carried Out In Accordance With Permission – Floorspace Permitted Site Wide)

15.1 The condition and its reason state:

“The total floorspace constructed and used pursuant to this outline planning permission shall not exceed 713,090sq m (gross external area), provided that this total floorspace excludes:

- (a) basements to be constructed in accordance with condition 31(k) other than the public bicycle interchange/storage facilities and public health and fitness facilities in Development Zone B partly within basement space specified in Table 1 and Annex B attached;*
- (b) infrastructure and utilities forming part of and supporting the development including substations, transformers, waste storage and ancillary recycling facilities;*
- (b) rooftop plant;*
- (c) the district gas governor;*
- (d) car parking other than the multi-storey car park.*

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact, which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies RE1, RE2, RE4, RE5, EN1, EN13, EN14, EN43, SKC1, TR1, TR2, RC1, RC2, and RC3 of the London Borough of Camden Unitary Development Plan (UDP) 2000 and policies S1, S2, S3, SKC1, SKC2, SKC3 and KC8 of the Revised Deposit Draft UDP as amended by the Proposed Modifications agreed by the Council's Executive on the 11 January 2006.”

Response to Condition 33

- 15.2 The proposed floorspace for R1 is set out above in Table 5.2 of this Compliance Note (Appendix 5, section 12) in connection with Condition 27.
- 15.3 As explained previously, the floorspace figure for Building R1 shown in the below table is the above ground figure of (9,167sqm GEA). The basement total (1,559 sqm GEA) is described within section 19 of this statement, in response to conditions 37 and 38.
- 15.4 The total amount of floorspace approved/submitted to date, together with the proposal for Building R1 amounts to 474,894m² (GEA). On this basis, the site-wide figure of 713,090m² prescribed by Condition 33 would not be exceeded.

Building Plot	Total Floorspace (m ² GEA)
<i>North of the Regent's Canal</i>	
Eastern Goods Yard (as amended 2011)	55,324
Building T1 (as amended 2014)	30,616
Building R4	11,761
Building R5 North (as amended 2011)	14,214
Building T6 ¹	16,292
Building J	16,265
Building P1 (as amended 2013)	29,600
Regeneration House	1,002
Building R5 South	8,376
Building T5	8,964
Midland Goods Shed and Handyside	7,223
Fish and Coal and Eastern Wharf	2,405
Gas Holder Trinlets	18,327
Building R7	19,576
Building R1	9,167
Sub-total	249,112
<i>South of the Regent's Canal</i>	
Building B2 (as amended 2012)	7,176
Building B4 (as amended 2012)	17,071
Great Northern Hotel (as amended	4,548
Building B3 (as amended 2012)	20,382
Building E1	4,015
Zone A	85,837
German Gymnasium	1,225
Building B6 (as revised 2014)	20,597
Building B1 (as amended 2014)	43,080
Building B5	21,851
Sub-total	225,782
Total to date	474,894

Table 5.3: KXC site-wide cumulative floorspace totals (GEA in m²)

Notes:

- 1: This figure represents the floorspace below the outline parameter height of 67m AOD as per the Section 106 Agreement dated 11 January 2011.
- 2: This figure excludes the 82m² GEA relating to the conservatory extension. Approval for this structure and floorspace, which was not envisaged as part of the Outline Planning Permission, is sought separately through an application for full planning permission, submitted in parallel to the Reserved Matters submission.

Condition 34 (Development To Be Carried Out In Accordance With Permission – Floorspace Permitted North of Regent’s Canal)

16.1 The condition and its reason state:

“The maximum floorspace of buildings constructed and refurbished in accordance with condition 33 within the Development north of Regent’s Canal shall not exceed 468,480 sqm gross external area and south of Regent’s Canal shall not exceed 244,250 sqm gross external area.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation Areas and protect Strategic Views and accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies and policies S1, S2, S3, SKC1, SKC2, SKC3 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 34

- 16.2 In the same way as the submission demonstrates compliance with Condition 33 concerning overall floorspace in the KXC development, the total cumulative figure to date shown in Table 5.3 for the area to the north of the Regent’s Canal of 249,112m² (and including Plot R1), also shows that the limit imposed by Condition 34 for the relevant sub-area of 468,840m² will not be exceeded.
- 16.3 This information is provided to assist in the monitoring of floorspace coming forward across the KXC development.

Condition 35 (Development To Be Carried Out In Accordance With Permission – Details of Uses Permitted)

17.1 The condition and its reason state:

“Permission is hereby granted for the following uses as set out in the description of development to take place within buildings constructed and refurbished within the Development:

- (a) Business and employment uses within Class B1;*
- (b) Residential uses within Class C3 and student accommodation and a residential home within Class C2;*
- (c) Hotel use within Class C1 and serviced apartments (sui generis outside of Class C3);*
- (d) Shopping, food and drink uses within Classes A1, A2, A3, A4 and A5;*
- (e) Uses within Class D1;*
- (f) Cinema use(s);*
- (g) Uses within Class D2, and nightclub uses and casino use;*
- (h) A multi storey car park;*
- (i) Other miscellaneous uses, including public bicycle interchange/storage facilities, substations, transformers, waste storage and recycling facilities and the gas governor.*

and the floorspace constructed and used pursuant to the planning permission shall not, unless otherwise agreed in writing by the local planning authority, exceed in the case of any use or group of uses within each of the areas north and south of Regent’s Canal the individual maximum floorspace figures as set out in Table 1 attached, that Table being read together with the notes 4 to 13 inclusive.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1 SKC2, SKC3, KC2 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 35

17.2 Table 5.4 following this section shows the floorspace proposed for the uses within Plot R1,

together with those approved for other areas north of the Regent's Canal,

- 17.3 Paragraph 1 of Section LL of the S106 Agreement contains an overall limit of 45,925m² GEA on the amount of Use Class A floorspace that can be built out at KXC, of which no more than 32,500m² GEA can be for classes A1 and A2, and no more than 15,000m² GEA can be for classes A3, A4 and A5. The limit on the amount of class A1-A5 floorspace allowed north and south of the Regent's Canal is set out in Table 1 of the OPP of 30,865m² and 15,060m² GEA, respectively.
- 17.4 The precise uses to which the proposed retail floorspace in Plot R1 will be put has not yet been determined. Section LL requires that, prior to first occupation of new retail floorspace within the King's Cross Central Development Site, the Council approve the proposed use, location and size of the unit, if that proposed use is inconsistent with the Retail Framework set out in the schedule. In this way, the more detailed requirements of Section LL on the disposition of uses within classes A1-A5 can be met, as and when potential occupiers for completed units are identified.
- 17.5 As a flexible A1 – A5 use is sought in respect of the retail units at ground floor level, the use class of the first occupier of the unit will be confirmed to the Council prior to first occupation. This will enable the build up of floorspace to be monitored and would not require approval.
- 17.6 As explained previously, the floorspace for Building R1 will be reported and counted against the site wide figures within the Compliance Reports of Reserved Matters submissions for the site. The retail (A1-A5) figure of 387m² GEA will be reported and counted against the A1-A5 figure for the Development Zone, while the academic (D1) figure of 8,780m² GEA will be reported and counted against the office (B1) floorspace figure for the Development Zone within the Compliance Report, as shown in table 5.4 below, as this is essentially the use that Building R1 is proposed to be developed out in lieu of.

	Maximum Approved / Proposed Floorspace for Each Permitted Use¹							
Building	B1	Resi	C1	A1-A5	D1	Cinemas	D2	MSCP
Eastern Goods Yard (as amended 2011 & 2014)	6,881			5,595	45,653			
Building T1 (as amended 2014) ¹		15,982		453			942	12,914
Building R4 ³	487	11,274		487	487		487	
Building R5 North (as amended 2011) ³	669	13,545		599	599			
Building T6		15,973		319				
Building J ³	1,253	15,012		1,253	1,253			
Building P1 (as amended 2013)		24,411		114	5,075			
Regeneration House ⁴	1,002				330			
Building R5 South ³	379	7,997		379	379			
Building T5 ³		8,717		247	247			
Midland Goods Shed and Handyside Canopies				3,385	3,838			
Fish and Coal and Eastern Wharf Road Arches ⁵	1,442			963				
Gas Holder Triplets		17,305		1,022				
Building R7 ³	17,464			684		779		
Building R1⁷	8,780			387				
Total	38,337	130,216	0	15,887	57,861	779	569 exc. MUGA	12,914
Maximum for area north of the Regent's Canal (Table 1 Outline Planning Permission)	234,000	171,275	14,600	30,865	67,880	8,475	24,275	21,500

Table 5.4: Floorspace north of the Regent's Canal by land use (GEA in m²)

Notes:

- 1: The D2 figure represents the floorspace proposed for the MUGA within Building T1. This is not counted against the maximum D2 floorspace for Zone T. This facility was originally documented in the S106 Agreement as a facility at roof level and was not treated as floorspace. It is therefore appropriate to treat the Zone T maximum D2 floorspace as exclusive of the MUGA.
- 2: Building T6: These figures represent the floorspace below the original parameter height of 67m AOD as permitted by planning permission (2010/4468/P).
- 3: The use of the floorspaces shown in bold (or part thereof) are flexible and are therefore shown against two or more uses. The use class of the first occupier of the relevant units will be confirmed to the Council prior to first occupation.
- 4: The figures include or equal 330m² at ground floor. The ground floor use was not approved as part of the Reserved Matters (ref. 2012/4937/P); a temporary flexible B1 Office/D1 use was sought separately in an application for change of use, for a period of ten years. Thereafter, the Council will be notified of the established use in writing.
- 5: This figure is exclusive of an additional 82sqm of floorspace in connection with the associated conservatory, which was subject to a separate and associated full planning application.
- 6: The residential floorspace for the Gas Holder Triplets, in accordance with the Revised Development Specification para 4.105 and Parameter Plan KXC 020, does not include the balconies, landings or aerial walkways.
7. The figures for R1 are part of a separate full planning application. The academic D1 floorspace figure is reported and counted against B1 floorspace, and the retail figure is reported and counted against the retail figure.

Condition 36 (Development To Be Carried Out In Accordance With Permission – Floorspace and Development Zones)

18.1 The condition and its reason states that:

"Unless otherwise agreed in writing by the local planning authority, the new and refurbished floorspace constructed as part of the development hereby permitted, within the maxima set out in condition 35, will be distributed between the Development Zones in accordance with the maximum floorspace allocations in Annex B attached subject to Annex B (north and south of the canal) notes excluding notes 4 and 5 and Annex B (north of the Canal) notes excluding note 15.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies RE1, RE2, RE4, RE5, SKC1, TR1 and TR2 of the London Borough of Camden Unitary Development Plan (UDP) 2000 and policies S1, S2, S3, SKC1, SKC2, SKC3, KC2 and KC8 of the Revised Deposit Draft UDP as amended by the Proposed Modifications agreed by the Council's Executive on the 11 January 2006."

Response to Condition 36

- 18.2** Annex B to the Outline Planning Permission refers to the maximum amount of floorspace that may be developed for specified uses within each Development Zone. Table 5.5 below demonstrates that the maximum floorspace for educational uses within Plot R1 will exceed the maximum figure for that land use within Development Zone R, hence the need for a full planning application. As previously noted, it is proposed that the D1 floorspace is reported and counted against the B1 floorspace allowance for the Development Zone, as this is the use that the proposed academic use would be developed out in lieu of.
- 18.3** This additional educational floorspace is not, therefore, above the total allowance site wide, as a

reduction to the B1 office floorspace within Zone R will be agreed.

- 18.4 Table 5.5 below demonstrates that the maximum floorspace for the uses within Building R1 being applied for would not, with one exception, exceed the total maximum figures for the relevant land uses applying within Development Zone R, as set out in Annex B to the Outline Planning Permission.
- 18.5 The exception is the A1-A5 category, where the Development Zone R total is technically exceeded. Notwithstanding that the early provision of retail and related development is a positive factor in achieving lively streets, it is to be noted that the figure for potential A1-A5 floorspace proposed in Development Zone R is a maximum. In practice, some of the possible A1-A5 floorspace within the ground floor commercial units of R4, R5 North, R5 South and R7 will be let for the other proposed uses, for example B1 or D1, in which case the A1-A5 total would fall below the Development Zone R maximum. The Council will be notified of the implemented uses of each unit before uses commence, as explained in relation to Condition 27.
- 18.6 Also, it is very likely that the amount of A1-A5 floorspace in the development of subsequent zones north of the Canal will fall below the maxima allowed in Annex B. Consequently, the maximum for A1-A5 floorspace in the area north of the Canal as a whole will not be exceeded. The wording of Condition 36 acknowledges that there is some flexibility in the application of Annex B, within the overall totals set for each land use and for the areas north and south of the Regent's Canal, subject to agreement in writing by the Local Planning Authority.
- 18.7 The details are submitted to assist in the monitoring of floorspace provided.

	Maximum Proposed Floorspace for Each Permitted Use (m ² GEA) ¹						
Location	C3 Residential Use	B1 Office Use	A1-A5 Retail Use	D1	Cinema	D2	TOTALS
Building R4	11,274	487	487	487	0	487	11,761
Building R5 North (as amended 2011)	13,545	669	599	599	0	0	14,214
Building R5 South	7,997	379	379	379	0	0	8,376
Building R7	0	17,464	684	0	779	0	19,576
Building R1	0	8,780	387	0	0	0	9,167
TOTALS	32,816	27,779	2,536	1,465	779	487	53,927
Maximum floorspace totals in Zone R as set out in Annex B to the Outline Planning Permission	46,000	50,000	1,675	2,000	8,475	8,475	98,675

Table 5.5: Proposed floorspace relative to maximum permitted floorspace for Development Zone R (GEA in m²)

Note:

- 1: Totals may differ from those in Table 13.1 because of the inclusion of alternative permitted uses in more than one land use category.

Conditions 37 and 38 (Basements)

19.1 The conditions and reasons state that:

Condition 37

"The basement floorspace to be constructed in accordance with this permission, and specifically with conditions 33 and 35 shall be constructed in accordance with condition 31 (k) above and shall not exceed 83,5000 square metres gross external area in total (comprising up to 32,500 square metres gross external area to the south of Regent's Canal and up to 51,500 square metres gross external area to the north of Regent's Canal).

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3, KC2 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006."

Condition 38

"Details of this basement floorspace including layout, design, access, the provision of plant and ventilation, shall be included in the relevant application for approval of Reserved Matters. The basement space so permitted shall only be used for purposes ancillary to the primary purposes permitted for the relevant buildings including the storage of plant equipment, building services, plant and equipment, other ancillary storage, servicing and parking.

Reason: To ensure a comprehensive and sustainable development, to ensure safe and efficient access, to achieve good design and protect amenities in accordance with the Environmental Impact Assessment, in accordance with policies SKC2, SKC3, KC1, KC2, KC3, KC6 and T15 of the London Borough of Camden Replacement Unitary Development Plan 2006."

Response to Conditions 37 and 38

- 19.2 Development Zone R, and Building R1 within it, falls within an area where new basements are permitted to be constructed, on Parameter Plan KXC016.
- 19.3 The floor area of the proposed basement and basement mezzanine together is 1,559m². To date 18,566m² of basement floorspace has been constructed to the north of Regent's Canal, and 50,566 m² in total.
- 19.4 Details of the basement storage, layout, design, access, plant and ventilation, as required by Condition 38, are provided in the Architectural Drawings package and within the Design and Access Statement that accompany this submission. As can be seen from the plans, the basement space is for uses ancillary to the primary use of the building, as required by this Condition.

Development Area	Floorspace (m ² /GEA)
<i>North of the Regent's Canal</i>	
Eastern Goods Yard	2,444
Building J	2,267
Building P1	2,751
Regeneration House	252
R5 South	1,838
Gas Holder Triplets	5,299
Building R7	2,156
<i>Building R1</i>	<i>1,559</i>
Sub-total	18,566
<i>South of the Regent's Canal</i>	
Shared Service Yard ¹	1,907
Zone B Basement (as revised 2011) ²	7,153
Great Northern Hotel	1,259
Building E1	515
Building B3 (as amended 2012)	1,338
Building B1 (as amended 2014)	7,153
Zone A Development	7,235
Building B6 ²	2,421
Building B5	3,019
Sub-total	32,000
Overall total for KXC	50,566

Table 5.6: KXC basement floorspace totals (GEA in m²)

Notes:

- 1: In accordance with paragraph 4.85 of the Development Specification, the floorspace for the Shared Service Yard and the proposed Zone A development excludes the adjacent Access Ramp.
- 2: The Zone B Basement Figure excludes the 2010 Building B6 basement area, which equated to 1,182m² (part of the overall 8,335m² Zone B Basement figure). The 2014 revised Building B6 basement figure is provided here separately, representing an increase of 1,239m² on the previously approved figure.

Condition 45 (Development To Be Carried Out In Accordance With Permission – New Drainage Infrastructure)

20.1 The condition and its reason states:

"The new drainage infrastructure within the site shall be designed to achieve a combined (storm and foul) peak discharge to the existing combined sewers of 2292l/s or less.

Reason: To protect future occupiers of the development, services and utilities, and prevent the pollution of the water environment, in accordance with policy EN9 of the London Borough of Camden Unitary Development Plan (UDP) 2000 and policies SD9 and KC8 of the Revised Deposit Draft UDP as amended by the Proposed Modifications agreed by the Council's Executive on the 11 January 2006."

Response to Condition 45

20.2 The information to show compliance with Condition 45 is included within the Environmental Sustainability Plan ('ESP').

20.3 The ESP shows that through a co-ordinated approach with the other design teams responsible for the surrounding infrastructure and public realm, the proposals for Plot R1 are compatible with the site-wide drainage strategy. Each of the drainage sub-catchment areas, drainage from buildings and public realm areas will be attenuated and the surface water and foul water flow into the sewer network restricted, such that the maximum discharge specified in Condition 45 will not be exceeded.

20.4 These details meet the requirements of Condition 45.

Condition 46 (Development To Be Carried Out In Accordance With Permission – Green and Brown Roofs)

21.1 The condition and its reason states:

"At least 15% of the roofs of new buildings constructed pursuant to the planning permission shall be green and/or brown roofs as defined in the Revised Development Specification dated September 2005.

Reason: To ensure a comprehensive and sustainable development and to satisfactorily provide for biodiversity in accordance with the Environmental Impact Assessment, in accordance with policy EN57 of the London Borough of Camden Unitary Development Plan (UDP) 2000 and policies KC8 and N6 of the Revised Deposit Draft UDP as amended by the Proposed Modifications agreed by the Council's Executive on the 11 January 2006."

Response to Condition 46

- 21.2 An area of 156m² of brown roof is proposed to be located on the roof of Building R1, totalling 14% of the roof area, as shown on drawing A2-11 within the Architectural Drawings Package that accompanies this submission.
- 21.3 In addition, the proposals include several terraces and gardens throughout the building which will enhance the ecological value of the site as a whole. This is further explained within the Design and Access Statement that accompanies this submission.
- 21.4 This figure is shown cumulatively with the brown and green roofs elsewhere on the site in the table below.

Building	Total Roof Area (m ²)	% Area of green/ brown roof	In priority zone?
Building R1	1,559	156 m ² , 14%	Yes
Eastern Goods Yard	Not recorded	79m ²	No
Building R2	5,750	2,300m ² , 40%	Yes
Building R4	c. 1,150	150m ² , 13%	No
Building B4	c. 1,050	405m ² , 39%	No
Building B6	c. 1,375	385m ² , 28%	No
Building J	2,136	692m ² , 32%	No
R5 North	1,601	853m ² , 53%	Yes
Building B3	1,625	470m ² , 29%	No
Building B1	4,287	1,227m ² , 29%	No
(Building T1 2013)	(3,897)	(2,522m ² , 65%)	(No)
R5 South	796	378m ² , 48%	Yes
Building T5	679	285m ² , 42%	Yes
Zone A	10,320	688m ² , 7%	Yes
Building P1	2,975	778m ² , 26%	Yes
Building T1 (Minor Amends)	3,897	1,318m ² , 34%	No
Fish and Coal Offices	529	90m ² , 17%	No

Table 5.7: Green and brown roofs approved or constructed across the KXC site

21.5 The proposal meets the requirements of Condition 46.

Condition 48 (Development To Be Carried Out In Accordance With Planning Permission – Combined Heat and Power)

22.1 The condition and its reason state:

"All new building within development zones A, B, J, K L, N, P, Q, R, S and T shall incorporate the necessary pipe work to connect to district heating/combined heat and power systems."

Reason: To ensure a comprehensive and sustainable development and satisfactorily provide for an efficient energy supply in accordance with the Environmental Impact Assessment, in accordance with Policies KC8 and SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006."

Response to Condition 48

- 22.2 As explained within the Environmental Sustainability Plan, the proposal for Plot R1 will incorporate the necessary pipework for connection to the site-wide low carbon Energy Centre already completed and operational in Plot T1.

Condition 49 (Development To Be Carried Out In Accordance With Planning Permission - Car Parking Standards)

23.1 The condition and its reason state:

"Unless otherwise agreed in writing by the local planning authority, the development shall be constructed in accordance with the following:

- (a) *maximum car parking/storage standards:*
 - i. *Residential: 800 spaces for 1,700 residential units at an average ratio of 0.47 per unit across all unit types and tenures;*
 - ii. *Student Housing: 25 spaces for 650 units at an average ratio of 1 :26 units;*
 - iii. *Hotel/serviced apartments: No parking provision south of canal other than parking for people with disabilities (to be agreed in writing by the local planning authority at the Reserved Matter stage). Hotel resident parking at 1 space per 750 sq m north of canal;*
 - iv. *Class D1/D2 uses;*
1 space per 1,500 sq m gross floor area south of canal
1 space per 1,000 sq m north gross floor area of canal
Additional provision may be permitted if justified for health care purposes or to meet the needs of staff working anti-social hours.
 - v. *Class B1 uses;*
Staff/operational parking at 1 space per 1,500 sq m gross floor area south of canal
Staff/operational parking at 1 space per 1,250 sq m gross floor area north of canal
 - vi. *Classes A1 to A5 inclusive uses; and*
1 space per 1,500 sq m gross floor area south of canal
1 space per 1,000 sq m gross floor area north of canal.
- (b) *these standards shall apply to the overall development including parking provided along new streets within the built development; within the multi-storey car park in Development Zone T and within the basements and any undercrofts of buildings;*
- (c) *5% of the spaces provided within these standards shall be for people with disabilities. Any additional parking required by the local planning authority for people with disabilities may be provided in addition to the above standards;*
and
- (d) *the standards exclude provision for city car club spaces (such spaces may be provided in addition to the above) and the provision of service bays to be approved as part of Reserved Matters for the development.*

Reason: To ensure a comprehensive and sustainable development and to ensure that the development complies with the Environmental Impact Assessment, in accordance with policies KC6, KC7, T1, T7, T9, T10 and Appendix 6 (parking standards) in the London Borough of Camden Replacement Unitary Development Plan 2006."

Response to Condition 49

23.2 There is no car parking provision within the proposed building.

Condition 51 (Development To Be Carried Out In Accordance With Planning Permission – Cycle Parking Provision)

24.1 The condition and its reason state:

“Unless otherwise agreed in writing by the local planning authority, the development shall be constructed in accordance with the cycle parking/storage standards as set out in Appendix 6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Reason: To ensure a comprehensive and sustainable development and in order to provide satisfactory provision for cyclists in the development in accordance with the Environmental Impact Assessment, in accordance with policies KC6, T3 and Appendix 6 (parking standards) in the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 51

- 24.2 The cycle parking provision for Building R1 has been developed in compliance with the requirements of Camden’s Replacement Unitary Development Plan, 2006, as required by the Outline Planning Permission. Further, the provision is in compliance with the requirements of Camden’s current statutory planning policy, as stated within the Development Policies Document, 2010 (Appendix 2).
- 24.3 Based on a GEA of 8,780m² of academic (D1) space and 387m² of retail (A1-A5), and the cycle parking standards set out in Appendix 6 of the London Borough of Camden UDP 2006, referred to in Condition 51 of the Outline Planning Permission, and Appendix 2 to the Development Policies Document 2010, the proposed development would require the following cycle spaces for students, visitors and staff:
- D1 – 70 spaces; and
 - Retail – no specific requirement; the proposed floorspace (387m²) falls under the threshold of 500m².
- 24.4 The proposal provides spaces in excess of the requirement, and includes secure cycle storage facilities at mezzanine basement level for 72 cycles, as per Drawing A2-13.
- 24.5 A further 6 spaces, are provided on 3 Sheffield cycle stands, designed to the same specification as those elsewhere on the KXC site, within the public realm, on Beaconsfield Street along the eastern elevation of the building. This results in a total of 78 cycle spaces provided for users of Building R1.
- 24.6 These details meet the requirements of Condition 51.

Conditions 55 and 56 (Archaeology – Programme of Building Recording and Analysis)

25.1 The conditions and their reasons state:

Condition 55

“No works shall take place in relation to each phase of the Development as notified under condition 21 until the applicant, their agent or successors in title has secured the implementation of a programme assessment, recording and historic analysis, which considers building structure, architectural detail and archaeological evidence. This shall be undertaken in accordance with a written scheme of investigation submitted by the applicant and approved by the local planning authority.

Reason: Important archaeological remains may exist on the site. The requirements of this condition are to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development and to minimise damage to them in accordance with the Environmental Impact Assessment, in accordance with policy B8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Condition 56

“No development shall take place in relation to each phase of the Development as notified under condition 21 until the applicant, their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the local authority.

Reason: Important archaeological remains may exist on the site. The requirements of this condition are to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development and to minimise damage to them in accordance with the Environmental Impact Assessment, in accordance with policy B8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Conditions 55 and 56

- 25.2 A Historic Environment Assessment and Written Scheme of Investigation (WSI), prepared by Museum of London Archaeology, is submitted under separate cover with this submission.
- 25.3 The assessment provides an archaeological review of the site; it discusses past impacts on the site, and assesses the likely potential and significance of buried heritage assets within the site. It is considered that there is a low potential for prehistoric, Roman and Medieval remains, and that any remains are likely to be of mid to late 19th Century rail tracks and structures.
- 25.4 The WSI sets out the methodologies that will be followed during a watching brief on site during the works, and sets out the site specific objectives for R1; the archaeological considerations; the treatment of finds or samples, along with reporting of any finds, if relevant. As explained in the statement, a Watching Brief Report will be submitted to Argent and the London Borough of Camden, within 6 weeks following the completion of the works.
- 25.5 This information is submitted to meet the requirements of Conditions 55 and 56 and is submitted for approval.

Condition 60 (Amenity – Plant Noise)

26.1 The condition and its reason state:

“Applications for approval of Reserved Matters shall include full particulars of the noise impact of any plant or equipment included in that application which shall meet the following standards unless otherwise agreed in writing by the local planning authority:

- (a) *noise levels at a point 1 metre external to sensitive facades to be at least 5dB(A) less than the existing background measurement (L_{A90}) expressed in dB(A) when all plant/equipment are in operation;*
- (b) *where it is anticipated that any plant/equipment will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps) special attention to be given to reducing the noise levels from the piece of plant/equipment at any sensitive façade to at least 10dB (A) below the L_{A90} , expressed in dB (A).*

Reason: To ensure a sustainable development and to safeguard the amenities of the development and adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment, in accordance with SD1, SD6, SD7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 60

- 26.2 All noise generating building services plant/equipment within Building R1 will be specified and installed to achieve an acoustic performance at neighbouring sensitive facades (i.e. housing, offices and workshops), of at least 5 dBA below the prevailing baseline, as stipulated within the Outline Planning Permission for the site.
- 26.3 A baseline noise survey was carried out by the English Cogger LLP (*King’s Cross Central: Main Site, Baseline Noise Monitoring Report No 00489\R03a, 2008*) to define the pre-existing noise levels at the KXC site. This report was submitted and approved by the London Borough of Camden in relation to condition 59 of the Outline Planning Permission for the KXC site.
- 26.4 An acoustic Report by Arup accompanies this submission, located within this statement as Appendixll noise generating
- 26.5 Taking into account the most relevant baseline monitoring locations for Building R1 that was set out in the Baseline Noise Survey as ‘Granary West’; the following minimum background noise levels are applicable to this development site:

Location	Minimum background noise level, L_{A90} , 15 min (dB)		
	Day (07:00-19:00)	Evening (19:00-23:00)	Night (23:00-07:00)
Granary west measurements	45	47	42

- 26.6 On the basis that building services plant/equipment associated with the development does not exhibit any of the characteristics described in Clause (b) of Condition 60, the following noise limits

are deemed to be appropriate to meet the requirements of part (a) of the condition:

Noise limit for building services plant/equipment			
$L_{Aeq, 15min}$ (dB)			
	Day (07:00-19:00)	Evening (19:00-23:00)	Night (23:00-07:00)
	40	42	37

- 26.7 The above noise limits apply to all non-emergency building services plant operating simultaneously. With regard to emergency plant, discussions with LBC Environmental Health Department have established that this may have a 5 dB relaxation from the relevant criteria for normally operating plant.
- 26.8 Neighbouring existing and proposed buildings to the south and east are commercial and will be occupied during normal working hours. Neighbouring buildings to the north will be residential. Therefore, the acoustic design works undertaken to date have been based on the daytime/evening noise limits set out in the table above. At night, the majority of plant will not be operational.
- 26.9 The design standards described above will be applied to any alternative plant selections for Building R1 that are made as a result of further design development.

Conditions 64 and 65 (Amenity – Volume of Spoil Removal and Lorry Movements)

27.1 The conditions and their reasons respectively state:

Condition 64

“Unless otherwise agreed in writing by the local planning authority the volume of spoil removed from the site shall not exceed 270,000 cubic metres within any calendar year.

Reason: To safeguard the amenities of the development, the adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment, in accordance with policies SD6, SD8, SD12, KC6 and TI2 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Condition 65

“Unless otherwise agreed in writing by the local planning authority the number of lorry movement removing spoil from the site shall not exceed 31,500 within any calendar year.

Reason: To safeguard the amenities of the development, the adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment, in accordance with policies SD6, SD8, SD12 and T12 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Conditions 64 and 65

- 27.2 The management of spoil resulting from earthworks as part of the proposed development at Plot R1 is covered in the ERP included separately with this submission to satisfy Condition 18. As stated in our response to that condition, the necessary earthworks for Plot R1, along with the associated landscaping works would remove up to 13,500m³ of material from the site.
- 27.3 Where possible, suitable surplus material will be redeployed within the KXC development, where fill is needed. However, for the purposes of this condition, we have assumed that the full amount of excavated spoil will be removed by lorry for off-site disposal. As such the figures below represent a worst-case scenario in terms of spoil removal and lorry movements.

Development Area	2014	2015	2016
R5 South ¹	0	5,883	0
Building T5	673	0	0
Zone A Development	0	16,783	33,566
Midlands Goods Shed and Handyside Canopies	2,691	0	0
German Gymnasium, Battle Bridge Place and Clarence Passage	420	0	0
Lewis Cubitt Square and Lewis Cubitt Park	17,275	0	0
Gas Holder Park and Canal Reach (South)	0	2,000	0
Gas Holder Triplets Enabling Works	32,149	0	0
Fish and Coal Offices, Eastern Wharf Road Arches and associated landscaping	0	2,121	0
Building B5		1,998	
Building R7	0	20,936	0
Building R1	0	13,500	0
Total	59,091	63,221	33,566

Table 5.8: Anticipated net spoil exported from the KXC site (m³)

Notes:

- 1: The commencement date for construction of R5 South is dependent on the phasing of other projects within the KXC development. For the purposes of this condition, it is therefore assumed that 100% of the excavation and soil export for R5 South will take place in 2015 (this being the earliest possible start date for the development).
- 2: The approved Building R2, which would have required the removal of around 33,000 m³ of spoil, has been excluded from the above table. It is now, and will be replaced by the earthworks for the proposed Building R7 and the forthcoming Building R8, respectively.
- 3: The table excludes completed projects, or those which are nearing completion, which do not give rise to any further spoil removal. These include the Regent's Canal, Goods Way and King's Boulevard ('SEFI'), the Eastern Goods Yard, Building R4, R5 North, T6, J, B3, E1, B1, B6, P1, T1, Handyside Park, the Zone B Basement (including B2, B4 & B6, but excluding the remaining part of B5, which is included in the above table – see note 4 below), Station Square, Gas Holder No. 8 Enabling Works, Zone A Enabling Works, the Shared Service Yard/Access Ramp (North and South) and the Interim Service Road.
- 4: The majority of the Building B5 earthworks and remediation were undertaken as part of the Zone B Basement works. The remaining portion of the 9,990m³ (approximately 20%, 1,998m³) will be undertaken in 2015.

- 27.4 The annual removal figures are all much lower than the annual site-wide limit for spoil removal of 270,000m³ specified by Condition 64.
- 27.5 In the table below these figures are converted to lorry movements, based on the Environmental Statement assumption of 8.5m³ of load for each lorry:

Development Area	2014	2015	2016
R5 South	0	692	0
Building T5	79	0	0
Zone A Development	0	1,975	3,949
Midlands Goods Shed and Handyside Canopies	317	0	0
German Gymnasium, Battle Bridge Place and Clarence Passage	49	0	0
Lewis Cubitt Square and Lewis Cubitt Park	2,032	0	0
Gas Holder Park and Canal Reach (South)	0	235	0
Gas Holder Triplets Enabling Works	3,782	0	0
<i>Fish & Coal Offices, Eastern Wharf Road Arches & landscaping</i>	0	250	0
Building B5	0	235	0
Building R7	0	2,463	0
<i>Building R1</i>	0	1,600	0
Total	6,952	7,450	3,949

Table 5.9: Anticipated net spoil exported from the KXC site (lorry movements)

- 27.6 As with the volume assessment, the lorry totals for each year demonstrate that the annual lorry numbers will be much less than the maximum of 31,500 lorries for any given year, as specified by Condition 65.

Conditions 66 and 67 (Amenity – Lorry Movements Importing Infrastructure and Construction Materials)

28.1 The conditions and their reasons respectively state:

Condition 66

“Unless otherwise agreed in writing by the local planning authority the number of lorry movements importing infrastructure materials to the site shall not exceed 8,300 within any calendar year.

Reason: To safeguard the amenities of the development, the adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment, in accordance with policies SD6, SD8, SD12, KC6 and T12 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Condition 67

“Unless otherwise agreed in writing by the local planning authority the number of lorry movements importing construction materials and plant to the site shall not exceed 73,000 within any calendar year.

Reason: To safeguard the amenities of the development, the adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment, in accordance with policies SD6, SD8, SD12, KC6 and T12 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Conditions 66 and 67

- 28.2 Infrastructure materials are not defined in the condition or elsewhere in the planning permission, but adopting a consistent approach with previous submissions, they are taken to include road/paving build-up, kerbs, lighting poles, manholes/gullies, utility pipes and ducts and associated backfill and bedding provisions, landscape build-up and trees/planting and piling mats.
- 28.3 Since infrastructure materials make up only a small element of the incoming materials relating to the proposals for Plot R1, it is considered appropriate in this case to combine this aspect covered by Condition 66 with the construction materials covered by Condition 67, both conditions being similarly constructed. Taking the two elements together, the numbers of lorries delivering infrastructure and construction materials to Plot R1, together with deliveries to other approved or submitted works in KXC, is estimated to be as set out in Table 31.1 over the projected construction period:

Development Area	2014	2015	2016	2017	2018
Zone B Basement ¹	2,430				
Zone B Public Realm	100				
Building B1	999				
Building B4	656				
Building B3	997				
Handyside Park and Wharf Road		288			
Building E1	168				
Building P1	3,385	1,285			
Building T1 (2013)	2,733	709			
R5 South ⁴		2,690	375		
Building T5	3,810	450			
Zone A Development		7,280	8,320	5,200	1,300
Midlands Goods Shed and Handyside Canopies	350				
German Gymnasium, Battle Bridge Place and Clarence Passage	515	345			
Lewis Cubitt Square and Lewis Cubitt Park	848				
Gas Holder Park and Canal Reach (South)		355			
Gas Holder Triplets Enabling Works	416				
Building B6	486	1,437	656		
Fish and Coal Offices, Eastern Wharf Road Arches & landscaping	260	312			
Gas Holder Triplets	2,550	4,760	4,250	480	
Building B5		2,914	6,446	2,729	
Building R7		5,471	2,361	155	
Building R1			2,710	2,574	390
Total	20,703	28,296	25,118	11,138	1,690

Table 5.10: Projected lorry movements for infrastructure and construction materials at KXC

Notes:

- 1: The Zone B Basement is taken to include the communal service road and the basement service areas for B2, B4 and B6. It also includes the area within the E1 submission referred to as 'lower basement'. The figure excludes the basement/service areas for B3 and B1 which formed part of the separate submissions for those buildings.
- 2: The approved Building R2, which would have required around 12,900 lorry movements, has been excluded from the above table. It is now, and will be replaced by the earthworks for the proposed Building R7 and the forthcoming Building R8, respectively.
- 3: The table excludes completed projects, or those which are nearing completion, which do not give rise to any further spoil removal. These include the Regent's Canal, Goods Way and King's Boulevard ('SEFI'), the Eastern Goods Yard, the Great Northern Hotel, Regeneration House, Building R4, R5 North, T6, J, E1, B1, B2, B3, B4, P1, T1, Handyside Park, the Zone B Basement, Station Square, Gas Holder No. 8 Enabling Works, Zone A Enabling Works, the Shared Service Yard/Access Ramp (North and South) and the Interim Service Road.
- 4: The commencement date for construction of R5 South is dependent on the phasing of other projects within the KXC development. For the purposes of this Condition, the anticipated lorry movements have been included for 2015, representing the earliest likely start date for the development.

28.4 The figures for any one year are only a small proportion of the overall combined limit of 81,300 lorries (8,300 plus 73,000) for infrastructure and construction materials under Conditions 66 and 67 for the KXC site as a whole for any one calendar year. The limitations within the conditions, therefore, would be met.

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