

Submission Statement

**Application for Minor Amendments
to the Building B5 Reserved Matters
Approval 2014/6968/P**

King's Cross Central General Partner Ltd

September 2015

King's Cross

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Introduction

- 1.1 Summary of Proposed Amendments and Relevant Planning Conditions



Pancras Road

Building B3

Building B1

Building E1

The German Gym

Pancras Square

Building B5

Building B2

Building B4

Building B6

The King's Boulevard

Zone A

Goods Way

Summary of Proposed Amendments and Relevant Planning Conditions

1.1

This submission proposes minor amendments to Building B5, which was granted Reserved Matters approval in January 2015 (ref. 2014/6968/P).

Building B5 is an eleven storey (excluding lower ground and basement) office building, with retail/food and drink uses at ground floor. The approval also included revised proposals for landscaping immediately around the building.

Building B5 will still be a significant new building at the head of Pancras Square, combining office accommodation on the upper floors with a large office entrance and retail units at ground floor.

The building seeks to integrate the retail uses and office entrances in an open, more civic sense, by opening up onto a generous covered colonnade and terrace space, and, beyond that, onto Pancras Square and its routes, and Goods Way.

Below, a one and a half basement (Lower Basement and Upper Basement) across most of the plot will accommodate accessible car parking, motorbike and cycle parking, storage and other ancillary uses, as well as plant.

Figure 1 opposite shows the location of Building B5 in its immediate context, surrounded by Buildings B3 and B6, to the west and east, respectively, Goods Way along its northern facade and Pancras Square and the remaining Development Zone B buildings, to the south.

Construction works on the building are already underway, with completion anticipated in Spring 2017.

The proposed amendments do not alter the concept or principles of the approved scheme. Rather they reflect an evolution of the original scheme and have arisen from the design development of the building and from discussions with potential tenants.

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

- Gas Intake Room relocated to top of cycle ramp, louvred doors inserted to ramp wall, and mullion and shadow box added to north façade, to conceal the Gas Intake Room. Doors to Cycle Store at the lower end of the ramp centred, following relocation of Gas Intake Room;
- Fourth inlet cabinet added to western external wall;
- Louvres added to wall of cycle ramp to serve plant room below;
- Retail area at Lower Ground Floor reduced by 42m² following relocation of Gas Intake Room and a shift in the wall between the Lower Ground retail floor and the Upper Basement retail storage areas; the retail storage floorspace area remains as approved by creating a void at its eastern extremity;
- First Floor plant rooms reduced; increase in B1 office floorspace by 87m², and replacement of plant louvres with glazing where plant room is reduced;
- Change of use of the south western and the central eastern A1-A5 retail units to flexible B1/A1-A5 office/retail units; and
- Tenth floor plant louvre doors removed.

In addition to the amendments listed above, the submission rectifies an error, whereby an additional louvre was drawn in on both the East and West Elevations, instead of proposed glazing. This is shown in blue on the now annotated approved East and West Elevation Drawings, numbered EPA KXC 05 201 PO and 203 PO, respectively. As stated above, the proposed number of louvres is also reduced with this submission, as a result of plant area being released at first floor.

These amendments represent a minor amendment to Building B5 only, and will result in a building which better reflects the specific needs and demands of its occupiers and visitors.

Relevant Outline Planning Conditions

Part 2.0 of this statement explains and justifies the proposed minor amendments to the approved Building B5 scheme with reference to those outline planning conditions (attached to 2004/2307/P) that are directly affected by the amendments, namely:

Condition	Summary Note
14	Phasing of Approvals
16	Urban Design Report
27	Floorspace
33	Floorspace Site-wide
34	Floorspace South of the Regent's Canal
35	Floorspace by Use
36	Floorspace and Development Zones
38	Basements

The proposed amendments to the approved Reserved Matters for Building B5 have been developed through a process of pre-submission consultation between the project team and LBC officers.

Figure 1 (left): KXC Illustrative Masterplan showing location of Building B5 in orange.

2.0

Compliance Report

- 2.1 Condition 14 - Phasing of Approvals
- 2.2 Condition 16 - Urban Design Report
- 2.3 Condition 27 - Floorspace
- 2.4 Condition 33 - Floorspace Site-wide
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2.1

Condition 14 - Phasing of Approvals

“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

The amendments proposed as part of this submission result in a net increase of 45m² GEA to the approved B5 floorspace.

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 an education building on Plot R1 and student housing on Plot T6.

This is reflected in Table 1 opposite, which shows the total floorspace submitted/approved to date. Table 1 demonstrates that the requirements in Condition 14(a), (b), (c), (d), (e) and (f) 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 already been fulfilled.

The Information provided enables the Local Planning Authority (‘LPA’) to monitor the position relative to the Condition and does not require approval.

Condition 14 - Phasing of Approvals

Plot/Zone	Application Ref. Number	Approval Date	Floorspace
Eastern Goods Yard (EGY)	2007/5228/P	08/04/2008	55,190
Building R2	2008/5052/P	22/01/2009	48,522
Subtotal (70,000m2 by December 2009)			103,712
Building T1 (2009)	2009/0415/P	24/04/2009	29,045
Building R4	2010/0389/P	15/04/2010	11,761
Subtotal (140,000m2 by December 2012)			144,518
Building B2	2010/0864/P	30/04/2010	7,098
Building B4	2010/0868/P	30/04/2010	16,824
Building B6	2010/0870/P	30/04/2010	20,853
Great Northern Hotel	2010/3304/P	03/09/2010	4,528
Building T6 ¹	2010/4468/P	11/01/2011	16,292
Subtotal (210,000m2 by December 2015)			210,113
Building J	2010/6688/P	11/03/2011	16,265
Great Northern Hotel Minor Amendments	2011/0049/P	14/03/2011	+20
Building R5 (North)	2011/0431/P	08/042011	14,237
Building R5 (North) Minor Amendments	2011/4263/P	10/10/2011	-23
Building B3	2011/4090/P	04/11/2011	20,404
Building B1	2011/4713/P	25/11/2011	43,097
Subtotal (280,000m2 by December 2018)			304,113
Eastern Goods Yard m.a.	2011/6440/P	10/02/2012	+180
Building B3 m.a.	2012/6537/P	07/02/2012	-22
Building B2 m.a.	2012/0902/P	01/052012	+78
Building B4 m.a.	2012/0907/P	17/04/2012	+247
Building E1	2012/4147/P	23/10/2012	4,015
Building P1	2012/4741/P	07/12/2012	29,619

Table 1: Floorspace submitted to date (GEA in m²)

Regeneration House	2012/4937/P	12/11/2012	1,002
Building T1 (2013 Revised Reserved Matters)	2013/0405/P	22/03/2013	+1,574
Building R5 (South)	2013/1573/P	07/06/2013	8,376
Building T5	2013/2481/P	05/07/2013	8,964
Subtotal (350,000m2 by December 2021)			358,146
Zone A	2013/4001/P	17/09/2013	85,837
Subtotal (420,000m2 by December 2024)			443,983
Building P1 m.a.	2014/0691/P	18/03/2014	-19
Midland Goods Shed and Canopies	2014/1433/P	13/06/2014	7,223
German Gymnasium	2014/1455/P	12/05/2014	1,225
Pavilion G1 (EGY m.a.)	2014/2247/P	12/05/2014	-46
Building B6 (2014 Revised Reserved Matters)	2014/4125/P	21/08/2014	-256
Building T1 m.a.	2014/4605/P	10/09/2014	-3
Building B1 m.a.	2014/4693/P	22/08/2014	-17
Fish and Coal and Eastern Wharf Road Arches ²	2014/5272/P	23/09/2014	2,405
Gas Holder Triplets	2014/6386/P	18/12/2014	18,327
Building B5	2014/6968/P	22/01/2015	21,851
Building R7	2015/0368/P	16/04/2015	19,576
Building R2 ³	as above	as above	-48,522
Building R5 (South) m.a.	2015/2891/P	03/08/2015	-506
Building R1 ⁴	2015/2886/P	06/08/2015	9,167
Building B5 m.a.	-	-	+45
Total floorspace submitted to date			474,433

Notes

m.a. = Minor Amendments

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 that Reserved Matters submission.

3: The total floorspace submitted to date excludes Building R2, since this will be replaced by the approved Building R7 and the future Building R8. The Building R2 GEAs have been excluded throughout the report from this point on.

4: The R1 floorspace was approved under a separate Full Planning Application, however the figure is reported as part of the site wide totals.

2.2

Condition 16 - Urban Design Report

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

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

Response to Condition 16

An Urban Design Report (‘UDR’) was submitted as part of the original B5 Reserved Matters submission.

The document demonstrated the underlying approach to the design of Building B5 and explained how the relevant Design Guidelines attached to the Outline Planning Permission have been observed.

The original design of the building and the subsequent design developments respond to the aspiration of creating a significant new office building at the head of Pancras Square, combining office accommodation on the upper floors with the office entrance and retail units at ground floor, themselves fronting onto new public spaces. Other considerations therefore included the successful integration with, and considered response to, the site and surroundings, as well as to sustainability and the extension of a ‘green ribbon’ onto and across the building.

The proposed minor amendments apply the design principles and objectives set out within the original UDR, and will result in an increase in office floorspace, a reduction in retail floorspace, a flexibility of use for the south western and central eastern retail units, small changes to the cycle ramp, to the lower ground retail area and the upper basement retail storage area, and the replacement of several louvres with glazing on the east and west facades.

The minor amendments proposed within this submission are the product of the ongoing detailed design of the building and from a desire to improve the office provision for future occupiers.

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

Office Floorspace at First Floor

The changes proposed at first floor will open up and enlarge the northern office floorplate. This will provide 87m² of additional office space, enable great flexibility of office layout, and let more natural light into the space. This results from the ongoing detailed design process and will be of benefit to the future tenant(s).

Retail

Northern Retail Unit(s)

The northern retail unit, located at lower ground and ground floors, has been reduced in size at lower ground level, as a result of the relocation of the Gas Intake Room, the movement of the wall between this unit and the retail storage area at upper basement level.

The retail storage floorspace area remains as approved, albeit it slightly shifted to the west, the eastern end having been walled in to create a void. No change is proposed to Building B5’s approved basement GEA, which, along with the basement for other buildings south of the Regent’s Canal, remain within the maximum GEA permitted by the Outline Planning Permission.

At lower ground, it is proposed to reduce the retail floorspace by 42m², as a result of the relocation of the Gas Intake Room, and to balance out the office floorspace increase described above. This does not alter the principals behind the retail unit, which is to provide (a) flexible unit(s) over several levels, with doors leading directly onto the colonnaded terrace to the north and onto the B5/B6 Finger to the east.

Southern and Central Retail Units

In discussions with prospective tenants, it has become clear that some tenants may wish to incorporate the south western and/or central eastern retail units (A1-A5 cafe space) within the overall office demise, rather than open up the reception area and cafe unit and/or the small retail unit to the public as first envisaged for the building.

As a result, a flexible B1/A1-A5 use is being sought for both the south western (292m²) and central eastern (156m²) units with this submission. Should either unit become an ancillary B1 use, the principle of opening up the ground floor to the public would remain for the retail unit(s) to the north of Building B5.

Cycle Ramp

Changes to cycle ramp are proposed, as a result of the building’s design development. These include:

- the insertion of a fourth inlet cabinet at the top of the ramp;
- the addition of internal louvres to serve the plant room below at the bottom of the ramp; and,
- the relocation of the Gas Intake Room from the bottom of the ramp, to the top of the ramp, adjacent to the cycle ramp entrance.

The latter would engender some loss of retail space, but would provide easier access to the Gas Intake Room for servicing or maintenance, due to its proximity to the cycle ramp entrance. Further, the removal of the Gas Intake Room from the base of the ramp has enabled the centralisation of the cycle parking doors at the end of the ramp, as well as the increase in cycle parking lobby area and the widening of its ramp.

Facades

The changes to the facade are minimal. They include: the insertion of a mullion and shadow box to conceal the relocated Gas Intake Room at ground floor, on the north facade, and the replacement of louvres with glazing, across three of the bays at first floor, on both the east and west facades. The latter is a direct result of the reduction in plant areas now proposed at first floor.

Further, it is proposed to replace four louvre doors on at tenth floor with fixed louvred panels. These are located on the west facade, opposite Building B3’s servicing core.

All are a direct result of the detailed design of the building described above.

Condition 27 - Floorspace

“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

The substitute plans and drawings in Part 3.0 of this document provide the revised floorplans, layout and access details required by this Condition. For ease, the drawing section comprises the relevant approved and substitute drawings, the former annotated, to clearly identify the proposed amendments.

Table 2 opposite summarises the floorspace figures floor by floor and shows that the proposed amendments (specifically the relocation of the Gas Intake Room to the north of the cycle ramp, the shift of the wall dividing the Lower Ground retail floor area from the Upper Basement retail storage area, the release of plant space at First Floor, as well as the change of use from A1-A5 to a flexible B1/A1-A5 use for the south western and central eastern retail units) will result in a net increase of 45m² GEA, and thus a revised total floorspace of 21,896m² GEA, as well as the allocation of 448m² to a flexible B1/A1-A5 use.

Details of the approved uses which will be introduced to the unit(s) will be notified to the Local Planning Authority in due course before those uses commence, as provided for by Condition 27.

The methodology used to calculate the revised floorspace figures in Table 2 is consistent with that applied to the original submission. In particular, plant, infrastructure and utility elements are all excluded from the total floorspace figures in accordance with Table 1 and Annex B of the Outline Planning Permission.

Floor	Retail, Food and Drink (A1-A5)	Flexible Office/ Retail, Food and Drink (B1/A1-A5)	Office Use (B1)	Shared circulation and ancillary space subscript	Total
Lower Ground	436	-	-	82	518
Ground	456	448	252	207	1,363
1	0	-	1,746	0	1,746
2	0	-	2,062	0	2,062
3	0	-	2,062	0	2,062
4	0	-	2,062	0	2,062
5	0	-	2,062	0	2,062
6	0	-	2,076	0	2,076
7	0	-	2,076	0	2,076
8	0	-	2,076	0	2,076
9	0	-	2,076	0	2,076
10	0	-	1,586	0	1,586
Roof	0	-	131	0	131
Total	892	448	20,267	289	21,896

Table 2: Floorspace submitted to date (GEA in m²)

2.4

Condition 33 - Floorspace Permitted Site-wide

“The total floorspace constructed and used pursuant to this Outline Planning Permission shall not exceed 713,090 sqm 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 the substations, transformers, waste storage and ancillary recycling facilities;
- (c) rooftop plant;
- (d) the district gas governor; and
- (e) 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 S1, S2, S3, SKC1, SKC2, SKC3 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 33

The increase in floorspace of 45m² arising from the proposed minor amendments is incorporated into the revised B5 floorspace and shown cumulatively against other approved/ submitted KXC schemes in Table 3 opposite.

The total floorspace submitted/approved amounts to 474,433m². The site wide figure of 713,090m² prescribed by Condition 33 is thus not exceeded.

Plot/Zone	Floorspace
NORTH OF THE CANAL	
Eastern Goods Yard (EGY) (amended 2011 & 2014)	55,324
Building T1 (as amended 2014)	30,616
Building R4	11,761
Building R5 (North)	14,214
Building T6¹	16,292
Building J	16,265
Building P1 (as amended 2013)	29,600
Regeneration House	1,002
Building R5 (South) (as amended 2015)	8,376
Building T5	8,964
Midland Goods Shed and Canopies	7,223
Fish and Coal and Eastern Wharf Road Arches²	2,405
Gas Holder Triplets	18,327
Building R7	19,576
Building R5 (South) (as amended 2015)	7,870
Building R1	9,167
Total North of the Canal	248,606
SOUTH OF THE CANAL	
Building B2 m.a. (as amended 2012)	7,176
Building B4 m.a. (as amended 2012)	17,071
Great Northern Hotel (as amended 2011)	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 (as amended with this submission)	21,896
Total South of the Canal	225,827
Total floorspace submitted to date	474,433

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 - Floorspace Permitted South of the Regent's Canal

“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

As stated previously, the proposed amendments result in a slight increase in the total floorspace of Building B5 of 45m², to 21,896m² (GEA).

When this is considered alongside the floorspace approved to date for the other buildings south of the canal (i.e. the Great Northern Hotel, the German Gym, the Zone A Building and Buildings B1, B2, B3, B4, B6 and E1) this equates to a cumulative figure of 225,827m² (GEA).

On that basis, the limit for the southern area of 244,250m² will not be exceeded.

“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

Table 4 below shows that the revised floorspace totals for the uses in Building B5 together with those approved for other areas south of the Regent’s Canal, would not exceed the maximum figures for the relevant land uses applying within that area, as set out in Table 1 to the Outline Planning Permission.

Maximum Approved / Proposed Floorspace for Each Permitted Use¹							
Building	B1	Resi	C1	A1-A5	D1	D2	Other²
Building B2 (as amended 2012)	5,774			287			68
Building B4 (as amended 2012)	13,613			1,127			
Building B3 (as amended 2012)	16,892				1,912	2,906	
Great Northern Hotel (as amended 2011)			4,515	33			
Building E1	3,798			217			
Zone A Building	80,889			4,948			
German Gymnasium				1,225			
Building B6 (as Revised 2014)	19,038			1,401			
Building B1 (as amended 2014)	41,035			1,000			1,045
Building B5 (as amended with this submission)	20,715			1,340			
Totals	201,754		4,515	11,578	1,912	2,906	1,113
Maximum for area south of Regent’s Canal (Table 1 outline planning permission)	221,510	2,200	32,625	15,060	3,950	4,455	1,375

Table 4: Amended B5 floorspace relative to other approved/submitted floorspace in the southern part of the KXC site (GEA in m2), by uses.

Notes

- 1. The floorspace figures in Table 1 to the Outline Planning Permission exclude new basement floorspace within buildings with the exception of D2 uses within Zone B which would be partly within new basement floorspace (e.g. the proposed leisure centre in B3).
- 2. ‘Other’ refers to service entrances, access to LUL facilities and public bicycle interchange/storage facilities.
- 3. Totals may differ from those in Table 2 because of the inclusion of alternative permitted uses in more than one land use category.

Condition 36 - Floorspace and Development Zones

“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) being read together with the notes excluding notes 4 and 5 and Annex B (north of the Canal) being read together with the 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 S1, S2, S3, SKC1, SKC2, SKC3, KC2 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 36

Annex B of the Outline Planning Permission refers to the maximum amount of floorspace that may be developed for specified uses within each Development Zone.

Table 5 below demonstrates that the proposed increase of 87m² of B1 use, the proposed decrease of 42m² of A1-A5 use and the proposed change of use from A1-A5 use to a flexible B1/A1-A5 flexible use of 448m² (292m² for the south western and 156m² for the central eastern retail units, respectively) do not result in the maximum figures of the relevant land uses applying within Development Zone B being exceeded.

Location	Maximum Proposed Floorspace for Each Permitted Use ¹						Totals
	B1	A1-A5	Hotels C1	D1	D2 ²	Other ³	
Building B1 (as amended)	41,035	1,000				1,045	43,080
Building B2 (as amended)	5,774	287				68	7,176
Building B3 (as amended)	16,892			1,912	2,906		20,382
Building B4 (as amended)	13,613	1,127					17,071
Building B6 (as revised)	19,038	1,401					20,597
Building B5 (as amended with this submission).	20,715	1,340					21,896
TOTALS	117,067	5,155		1,912	2,906	1,113	130,202
Maximum floorspace totals in Zone B as set out in Annex B to the Outline Planning Permission	120,100	5,350	27,950	1,500	3,750		130,205

Table 5: Amended floorspace relative to maximum permitted floorspace for Development Zone B (GEA in m²)

Notes

1. The floorspace figures in Table 1 to the Outline Planning Permission exclude new basement floorspace within buildings with the exception of the bicycle interchange/storage facilities and D2 uses in Development Zone B, which would be partly within new basement floorspace. Other new basement floorspace constructed within buildings would be used (only) for plant, services and equipment, storage and parking.
2. The exceedance of D1 uses in Development Zone B was agreed as part of the Building B3 Reserved Matters Approval (with reference 2011/4090/P).
3. 'Other' relates to service entrances, access to London Underground Ltd facilities and bicycle interchange/storage facilities.

2.8

Condition 38 - Basement

“Details of this basement floorspace including layout, design, access, the provision of plant and ventilation, shall be included in the relevant Reserved Matters application. 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 RE1, RE2, RE3, EN1, SKC1, DS9 and TR8, TR12, TR14, TR20, TR23 of the London Borough of Camden Unitary Development Plan (UDP) 2000 and policies KXC2, SKC3, KC1, KC2, KC3, KC6 and T15 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 38

The substitute plans, EPA KXC 05 111 P4 and EPA KXC 05 114 P4, and the addendum to the Urban Design Report, in Sections 3.3 and 2.2 of this report, respectively, include details of the proposed changes to the Upper Basement layout, as required by Condition 38.

Notwithstanding the proposed minor amendments to the Upper Basement layout, the uses within the B5 basement, namely plant, refuse storage, retail storage, storage and back of house facilities, servicing and car and cycle parking, plus associated goods/passenger lifts, remain as approved, and no change is proposed to the overall approved Basement floorspace area, which remains at 3,019m².

3.0

Submitted Drawings

- 3.1 Schedule of Drawings
- 3.2 Annotated Approved Drawings
- 3.3 New Drawings Submitted for Approval

Schedule of Drawings

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

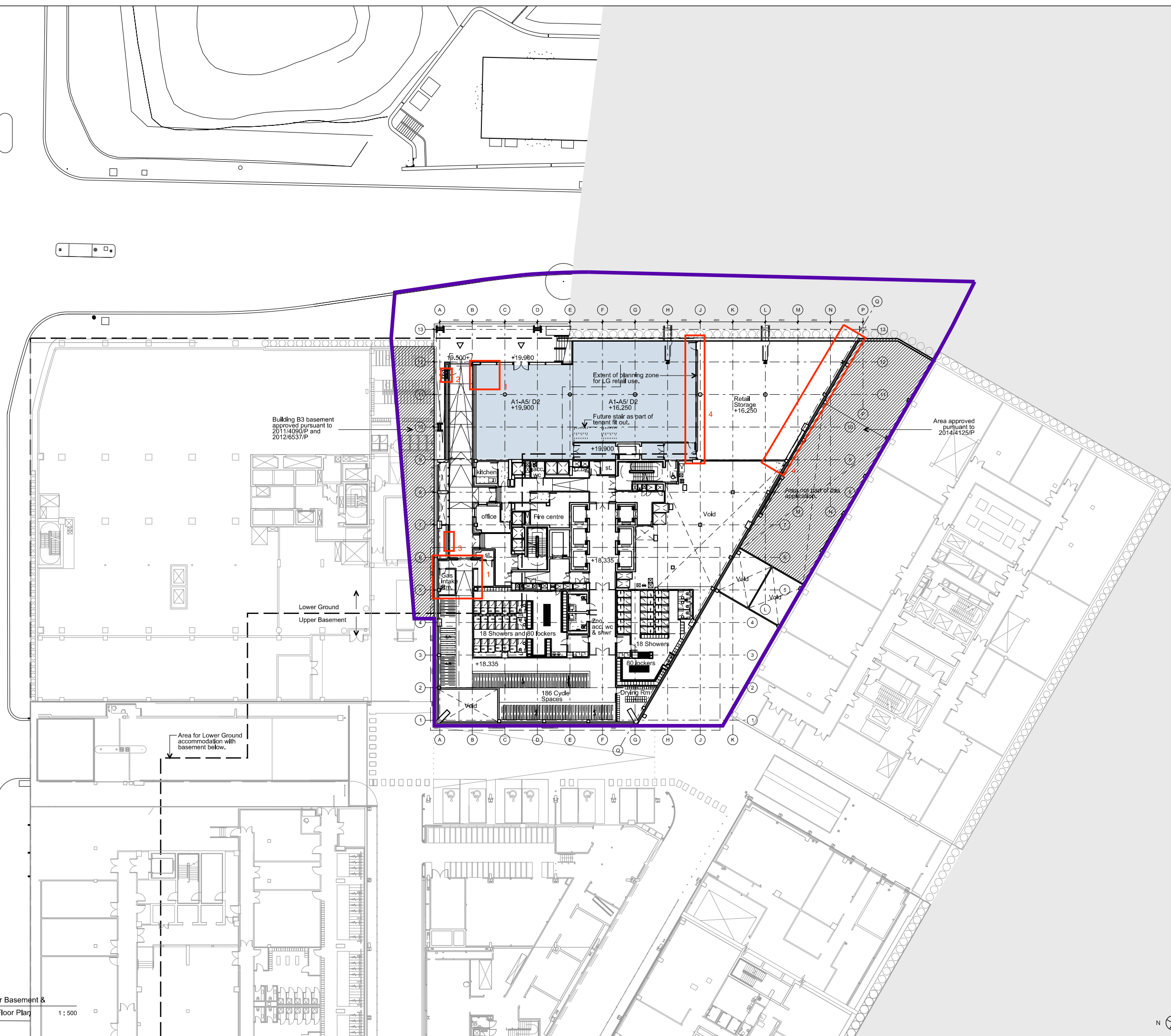
For ease, the approved drawings in Section 3.2 have been annotated to highlight the proposed minor amendments (in red) and the two discrepancies described in the introduction (in blue).

Drawing Title	Drawing No.	2014/6968/P Approved Rev No.	New Rev No. 2015	Scale at A3
Proposed GA - Upper Basement & Lower Ground Context Plan	EPA KXC 05 111	P0	P4	1:500
Proposed GA - Upper Basement & Lower Ground Floor Plan	EPA KXC 05 114	P0	P4	1:250
Proposed GA - First Floor Plan	EPA KXC 05 116	P1	P3	1:250
Proposed GA - Tenth Floor Plan	EPA KXC 05 125	P1	P3	1:250
Proposed GA - East Elevation	EPA KXC 05 201	P0	P2	1:250
Proposed GA - North Elevation	EPA KXC 05 202	P1	P4	1:250
Proposed GA - West Elevation	EPA KXC 05 203	P0	P2	1:250
Proposed GA - Section A-A	EPA KXC 05 300	P0	P2	1:250
Proposed GA - Section E-E	EPA KXC 05 302	P1	P4	1:250

Annotated Approved Drawings

3.2

1. Gas Intake Room relocated to top of cycle ramp, louvred doors inserted to ramp side, and mullion and shadow box added to north facade, to conceal the Gas Room. Doors to Cycle Store centred on ramp, following relocation of Gas Room.
2. Fourth inlet cabinet added.
3. Louvres added to wall of cycle ramp to serve plant room below.
4. Retail area reduced following a shift in the wall between the lower ground retail floor and the upper basement retail storage areas; retail storage remains the same, by creating a void at its eastern extremity.



PO	Planning Submission.	29.09.14	JT	RD
Rev	Description	Date	By	Chk
key plan				

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London EC1Y 8QE
Tel 020 7608 9600
Fax 020 7608 9601
www.ericparryarchitects.co.uk

Eric Parry Architects

client
King's Cross Central General Partnership

project
Building B5

drawing title
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Lower Ground Context Plan

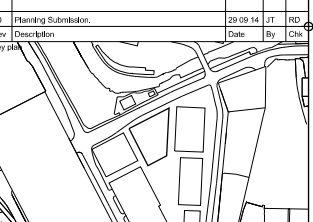
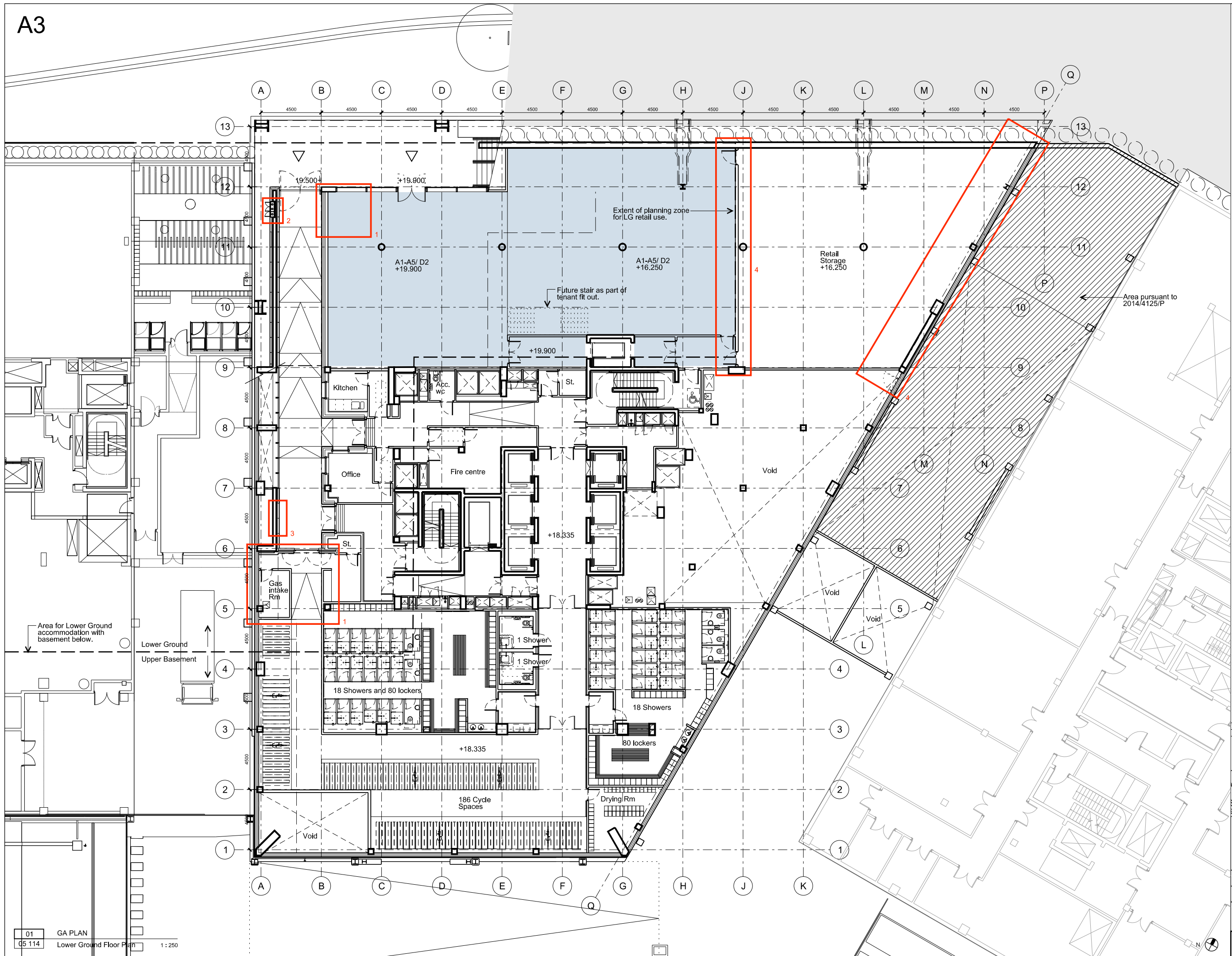
scale
1: 500
@ A3

drawing no
EPA KXC 05 111

revision
P0



1. Gas Intake Room relocated to top of cycle ramp, louvered doors inserted to ramp side, and mullion and shadow box added to north facade, to conceal the Gas Room. Doors to Cycle Store centred on ramp, following relocation of Gas Room.
2. Fourth Inlet cabinet added.
3. Louvres added to wall of cycle ramp to serve plant room below.
4. Retail area reduced following a shift in the wall between the lower ground retail floor and the upper basement retail storage areas; retail storage remains the same, by creating a void at its eastern extremity.



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London EC1Y 8QE
Tel 020 7608 9600
Fax 020 7608 9601
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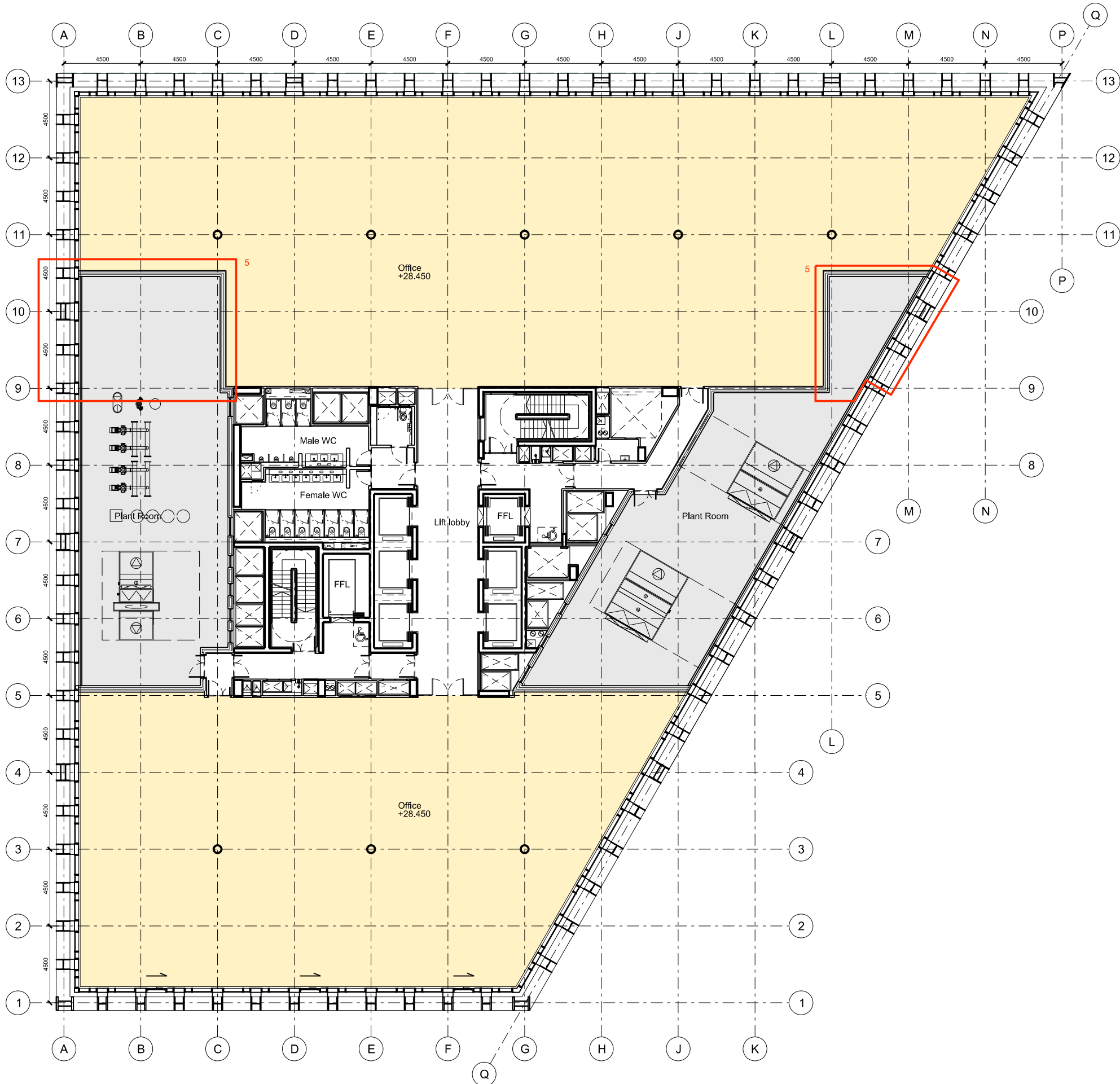
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@ A3

drawing no
EPA KXC 05 114

revision
P0

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5. First floor plant rooms removed to release office floorspace; plant louvres replaced with glazing.



P1	Sliding doors amended.	16/12/14	RD	RK
P0	Planning Submission.	29/09/14	JT	RD
Rev	Description	Date	By	Chk
key plan				

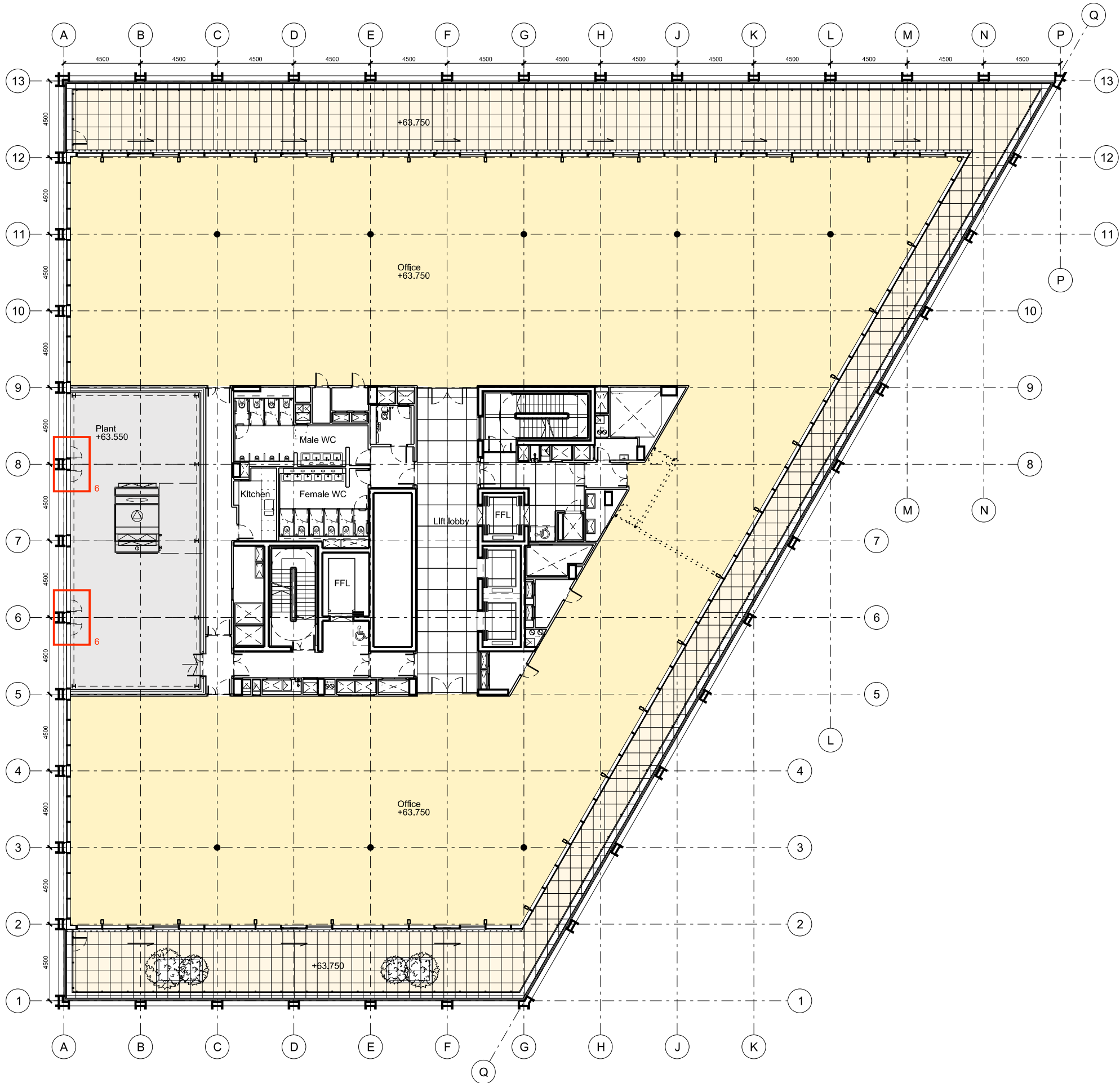
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drawing title	Proposed GA First Floor Plan
drawing no	EPA KXC 05 116
scale	1 : 250 @ A3
revision	P1

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6. Tenth floor plant louvre doors replaced
with fixed louvre panels.



P1	Sliding doors amended	16/12/14	RD	RK
P0	Planning Submission	29/09/14	JT	RD
Rev	Description	Date	By	Chk
key plan				

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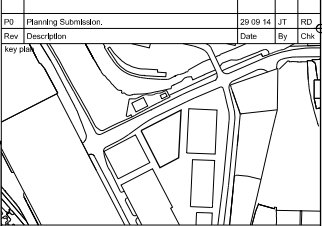
project
Building B5

drawing title Proposed GA Tenth Floor Plan	scale 1 : 250 @ A3
drawing no EPA KXC 05 125	revision P1

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5. First floor plant rooms removed to release office floorspace; plant louvres replaced with glazing.

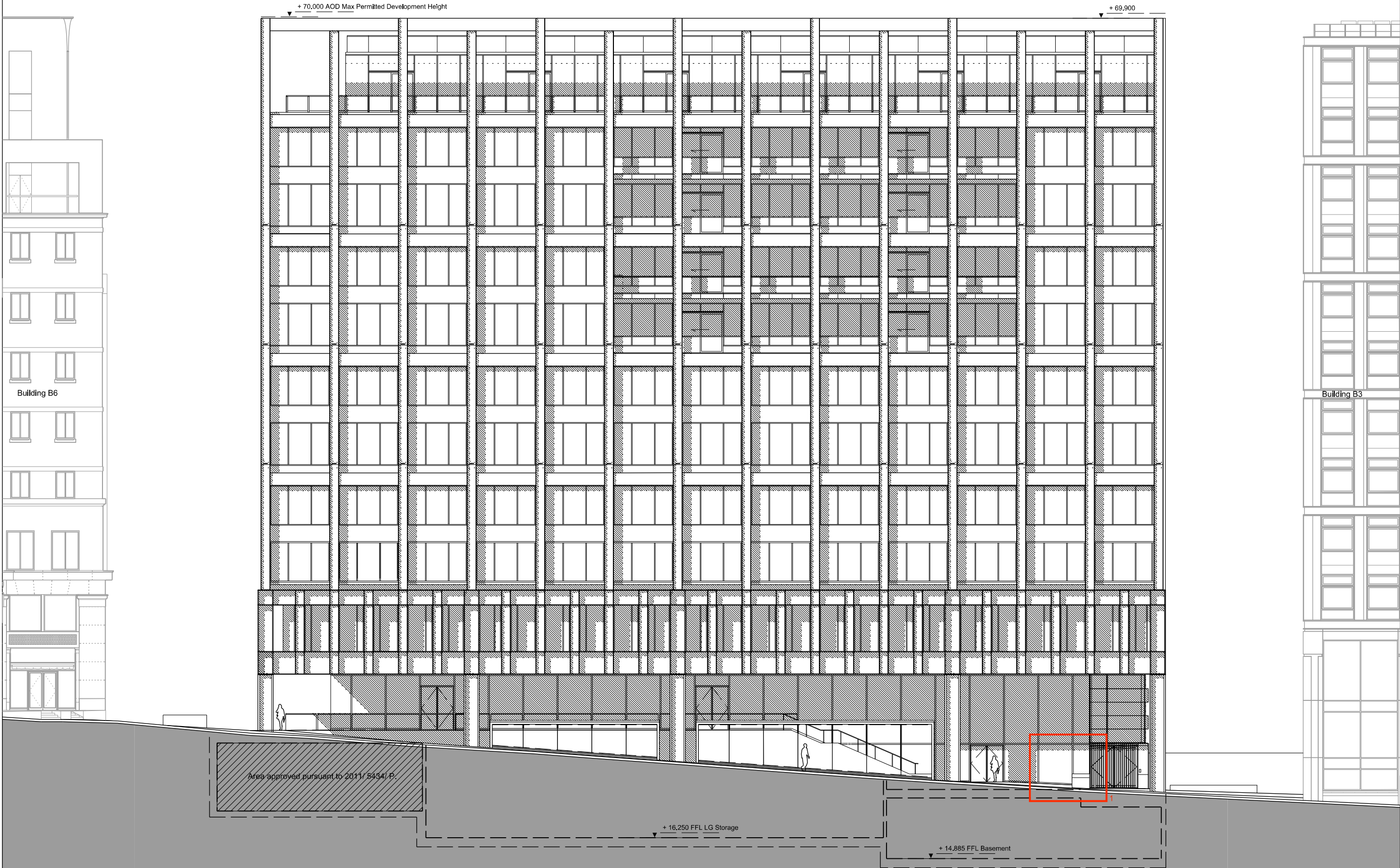
1. Removal of plant louvres shown incorrectly on the approved East and West Elevations.



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client King's Cross Central General Partnership			
project Building B5			
drawing title Proposed GA East Elevation		scale 1 : 250 @ A3	
drawing no EPA KXC 05 201		revision P0	

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1. Gas Intake Room relocated to top of cycle ramp, louvred doors inserted to ramp side, and mullion and shadow box added to north facade, to conceal the Gas Room. Doors to Cycle Store centred on ramp, following relocation of Gas Room.



P1	Sliding doors amended	16/12/14	RD	RK
P0	Planning Submission	29/09/14	JT	RD
Rev	Description	Date	By	Chk
key plan				

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King's Cross Central General Partnership

project
Building B5

drawing title
Proposed GA
North Elevation

scale
1 : 250
@ A3

drawing no
EPA KXC 05 202

revision
P1

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- 2. Fourth inlet cabinet added.
 - 5. First floor plant rooms removed to release office floorspace; plant louvres replaced with glazing.
 - 6. Tenth floor plant louvre doors replaced with fixed louvre panels.
 - 1. Removal of plant louvres shown incorrectly on the approved East and West elevations.



P0	Planning Submission	29.09.14	JT	MM
Rev	Description	Date	By	Chk
key plan				

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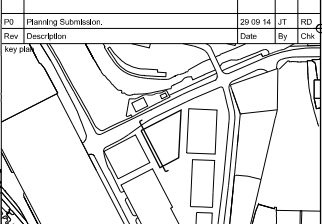
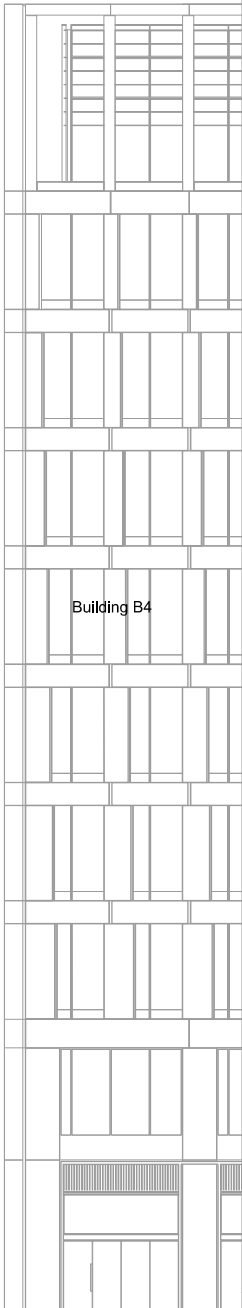
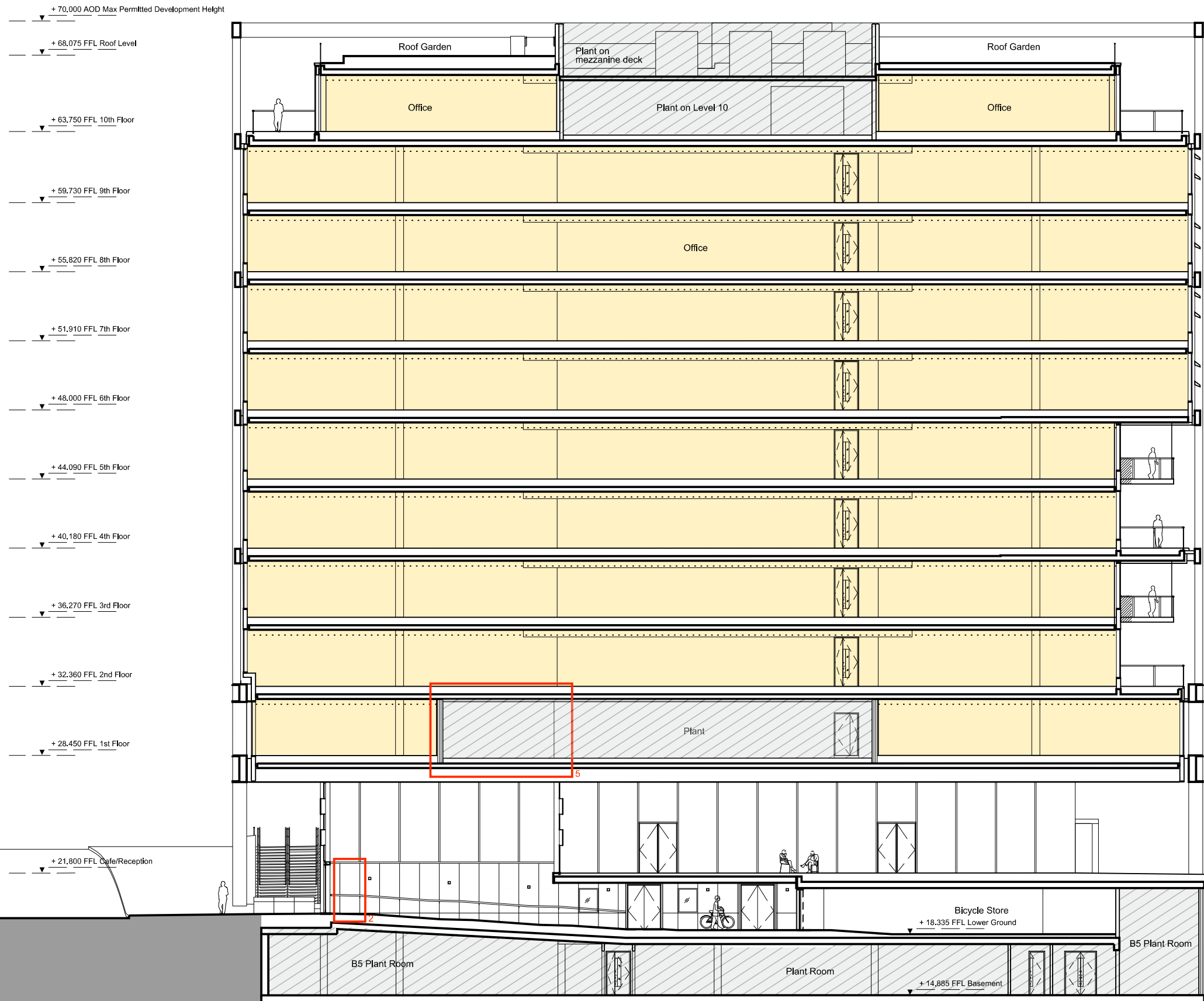
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project
Building B5

drawing title Proposed GA West Elevation	scale 1 : 250 @ A3
drawing no EPA KXC 05 203	revision P0

- 2. Gas Intake Room relocated to top of cycle ramp. Louvred doors added to ramp side for access to Gas Room. Mullion and shadow box added to north facade to conceal the Gas Room behind.
- 5. Plant room converted to office space.



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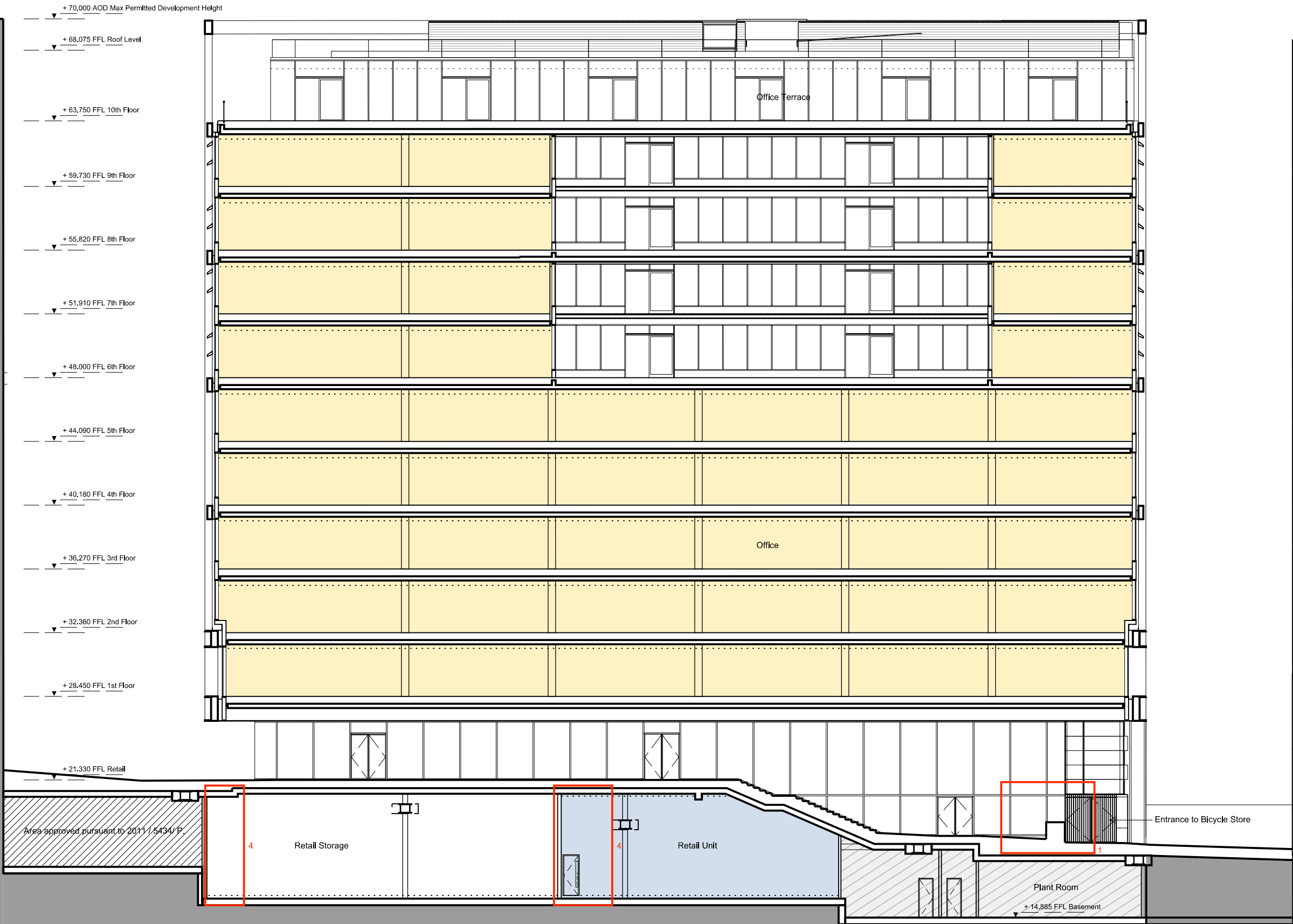
drawing title
Proposed GA
Section A-A

scale
1 : 250
@ A3

drawing no
EPA KXC 05 300

revision
P0

- 1. Gas Intake Room relocated to top of cycle ramp, louvred doors inserted to ramp side, and mullion and shadow box added to north facade, to conceal the Gas Room. Doors to Cycle Store centred on ramp, following relocation of Gas Room.
- 4. Retail area reduced following a shift in the wall between the lower ground retail floor and the upper basement retail storage areas; retail storage remains the same, by creating a void at its eastern extremity.



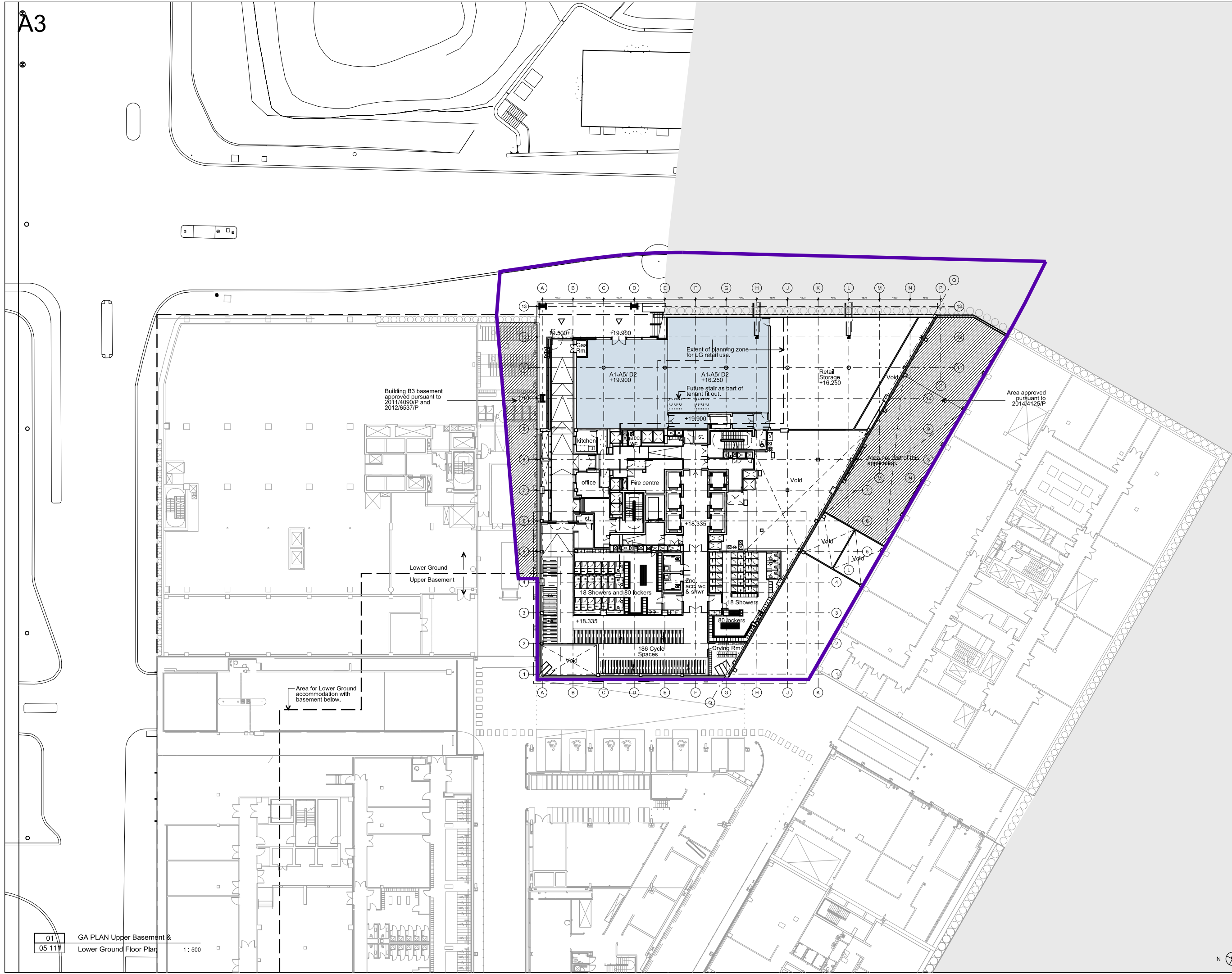
P1	Sliding doors amended	16/12/14	RD	RK
P0	Planning Submission	29/09/14	JT	RD
Rev	Description	Date	By	Chk
key plan				

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project	Building B5
drawing title	Proposed GA Section E-E
scale	1 : 250 @ A3
drawing no	EPA KXC 05 302
revision	P1

New Drawings Submitted for Approval

3.3



P4	Storage area reduced.	09.07.15	MM	RD
P3	Retail area reduced.	10.06.15	MM	RD
P2	Town access.	27.05.15	MM	RD
P1	Gas intake room relocated to top of cycle ramp. Foam inlet cabinet added. Louvers added to cycle ramp.	16.02.15	MM	RD
P0	Planning Submission.	29.09.14	JT	RD
Rev	Description	Date	By	Chk



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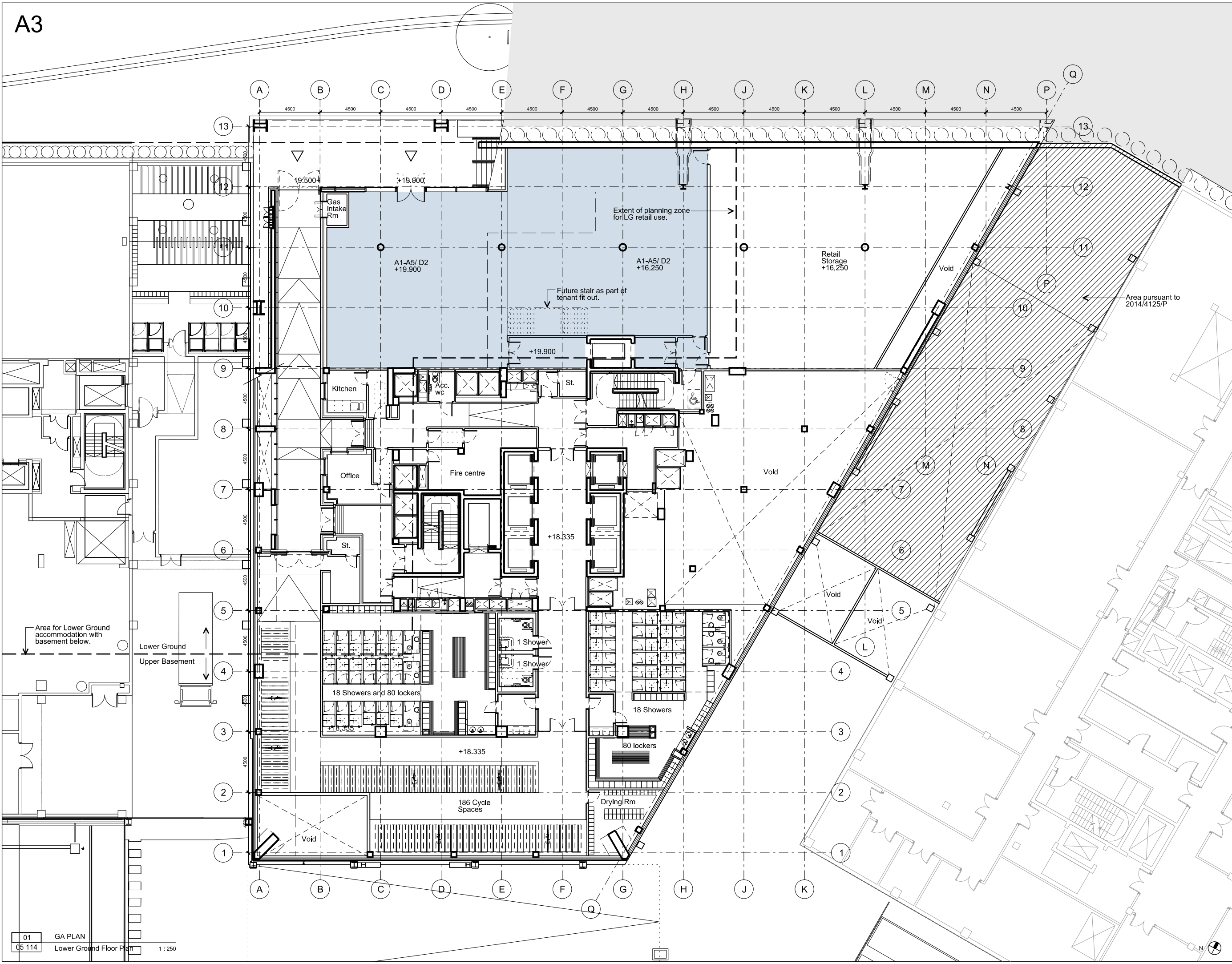
drawing title
Proposed GA - Upper Basement &
Lower Ground Context Plan

scale
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@ A3

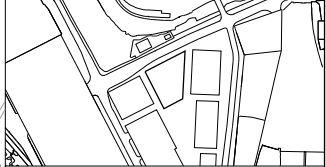
drawing no
EPA KXC 05 111

revision
P4





Rev	Description	Date	By	Chk
P4	Storage area reduced in size.	07.07.15	MM	RD
P3	Retail reduced in area.	10.06.15	MM	RD
P2	Town added.	27.05.15	MM	RD
P1	Gas intake room relocated to top of cycle ramp. Foam inlet cabinet added. Louvers added to cycle ramp.	16.02.15	MM	RD
P0	Planning Submission.	29.09.14	JT	RD



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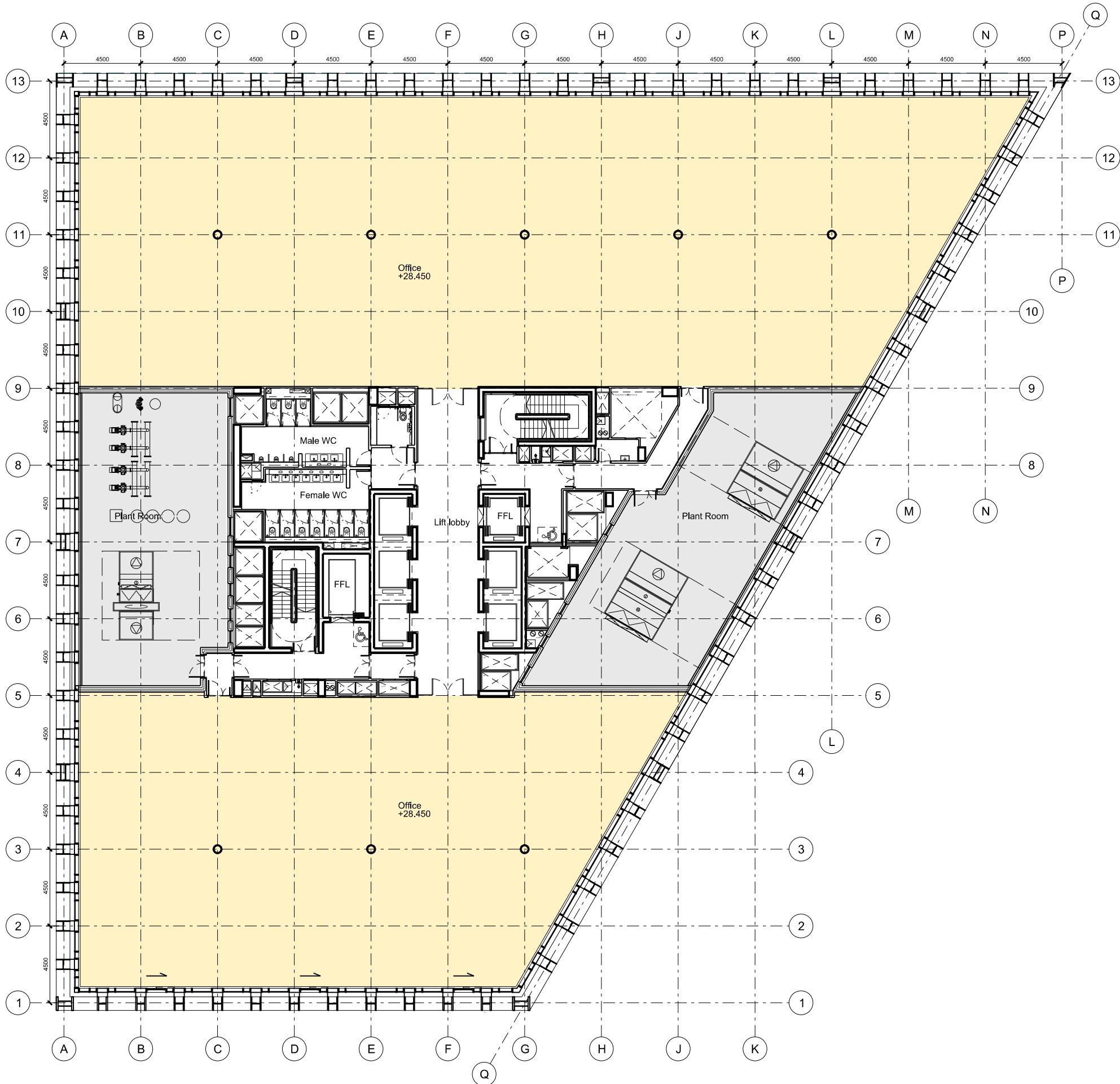
project
Building B5

drawing title
Proposed GA Upper Basement &
Lower Ground Floor Plan

scale
1 : 250
@ A3

drawing no
EPA KXC 05 114

revision
P4

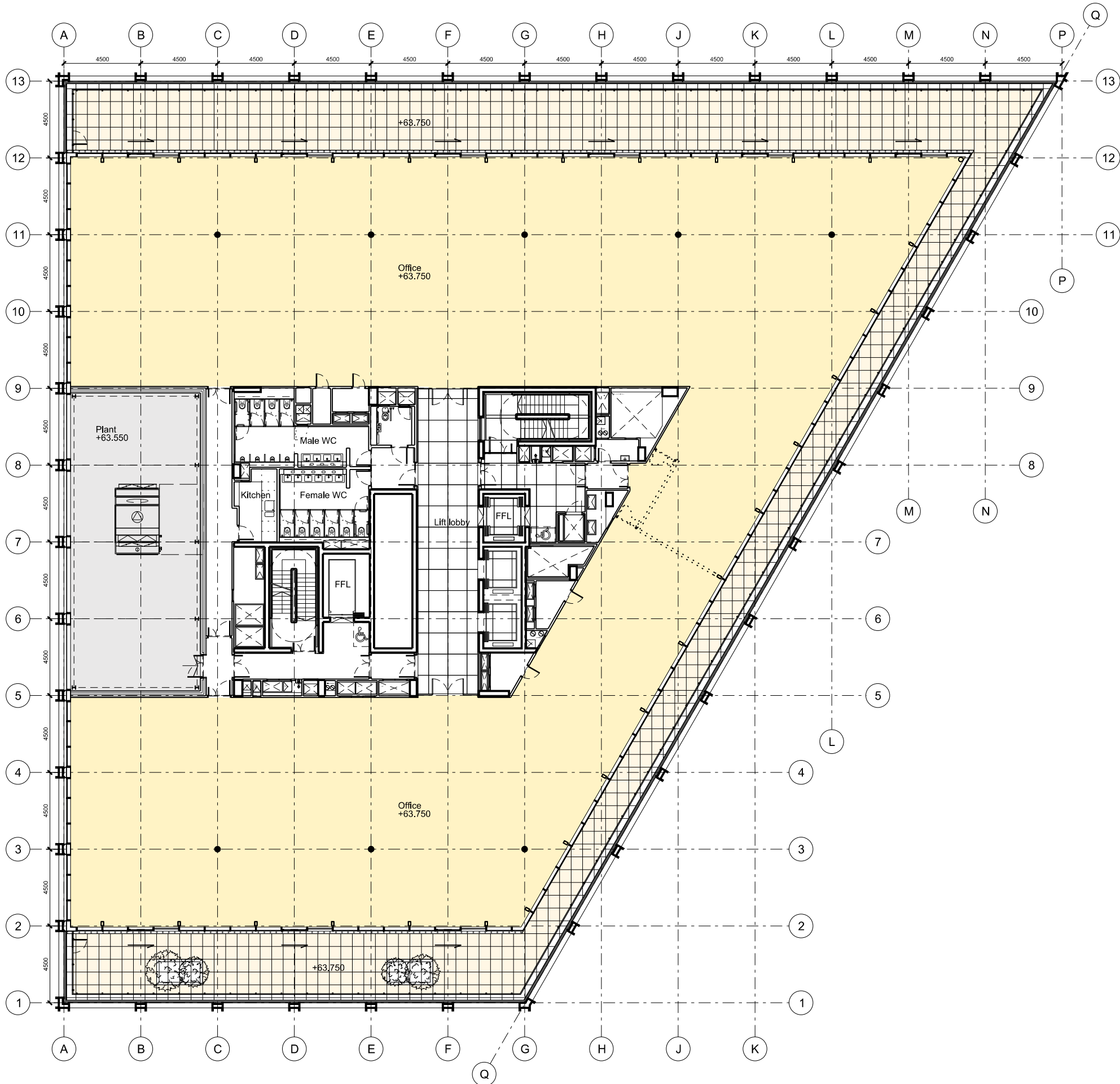


Rev	Description	Date	By	Chk
P3	Tone added.	27.05.15	MM	RD
P2	Plant rooms reduced in size.	16.02.15	MM	RD
P1	Sliding doors amended.	16.12.14	RD	RK
P0	Planning Submission.	29.09.14	JT	RD

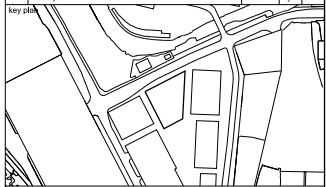


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drawing title	Proposed GA First Floor Plan
scale	1 : 250 @ A3
drawing no	EPA KXC 05 116
revision	P3

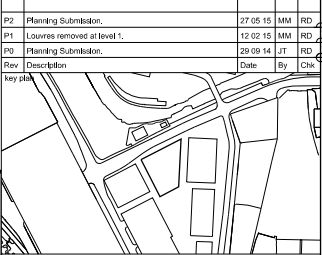


Rev	Description	Date	By	Chk
P3	Tone added.	27.05.15	MM	RD
P2	Lower doors removed.	16.02.15	MM	RD
P1	Sliding doors amended.	16.12.14	RD	RK
P0	Planning Submission.	29.09.14	JT	RD



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drawing title	Proposed GA Tenth Floor Plan
scale	1 : 250 @ A3
drawing no	EPA KXC 05 125
revision	P3



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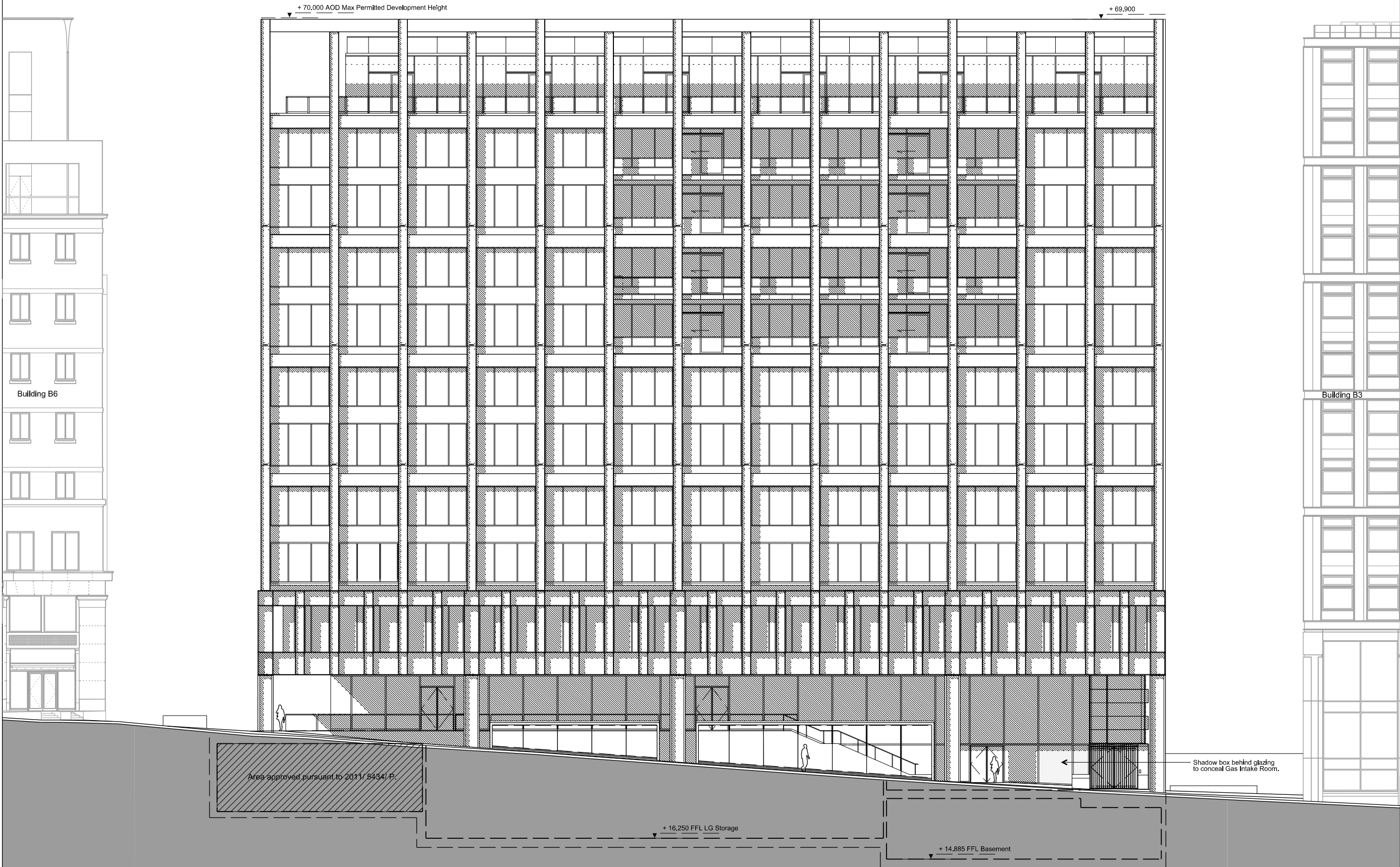
project
Building B5

drawing title
Proposed GA
East Elevation

scale
1 : 250
@ A3

drawing no
EPA KXC 05 201

revision
P2



R4	Mullion removed.	09.07.15	MM	RD
R3	Clad removed.	27.05.15	MM	RD
R2	Gas Intake Room relocated to side of cycle entrance.	16.02.15	MM	RD
R1	Sliding doors amended	16.12.14	RD	RK
R0	Planning Submission.	29.09.14	JT	RD
Rev	Description	Date	By	Chk

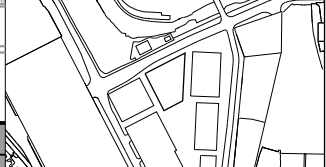


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project	Building B5
drawing title	Proposed GA North Elevation
scale	1 : 250 @ A3
drawing no	EPA KXC 05 202
revision	P4



P2	Planning Submission.	27/05/14	MM	MM
P1	Louvers removed at level 1 & louvre doors removed at level 10. Foam inlet added.	16/02/15	MM	RD
P0	Planning Submission.	29/09/14	JT	MM
Rev	Description	Date	By	Chk



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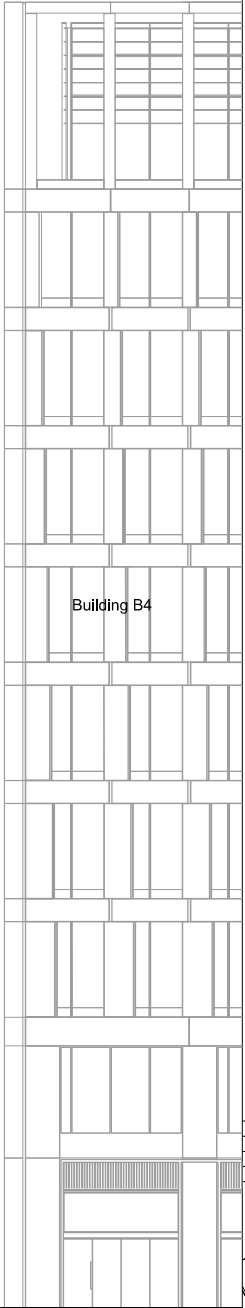
project
Building B5

drawing title
Proposed GA
West Elevation

scale	
: 250	
⑦ A3	

drawing no
EPA KXC 05 203

P2



P2	Tone added.	27 05 15	MM	RD
P1	Louvre doors added. Plant room decreased in size.	16 02 15	MM	RD
P0	Planning Submission.	29 09 14	JT	RD
Rev	Description	Date	By	Chk

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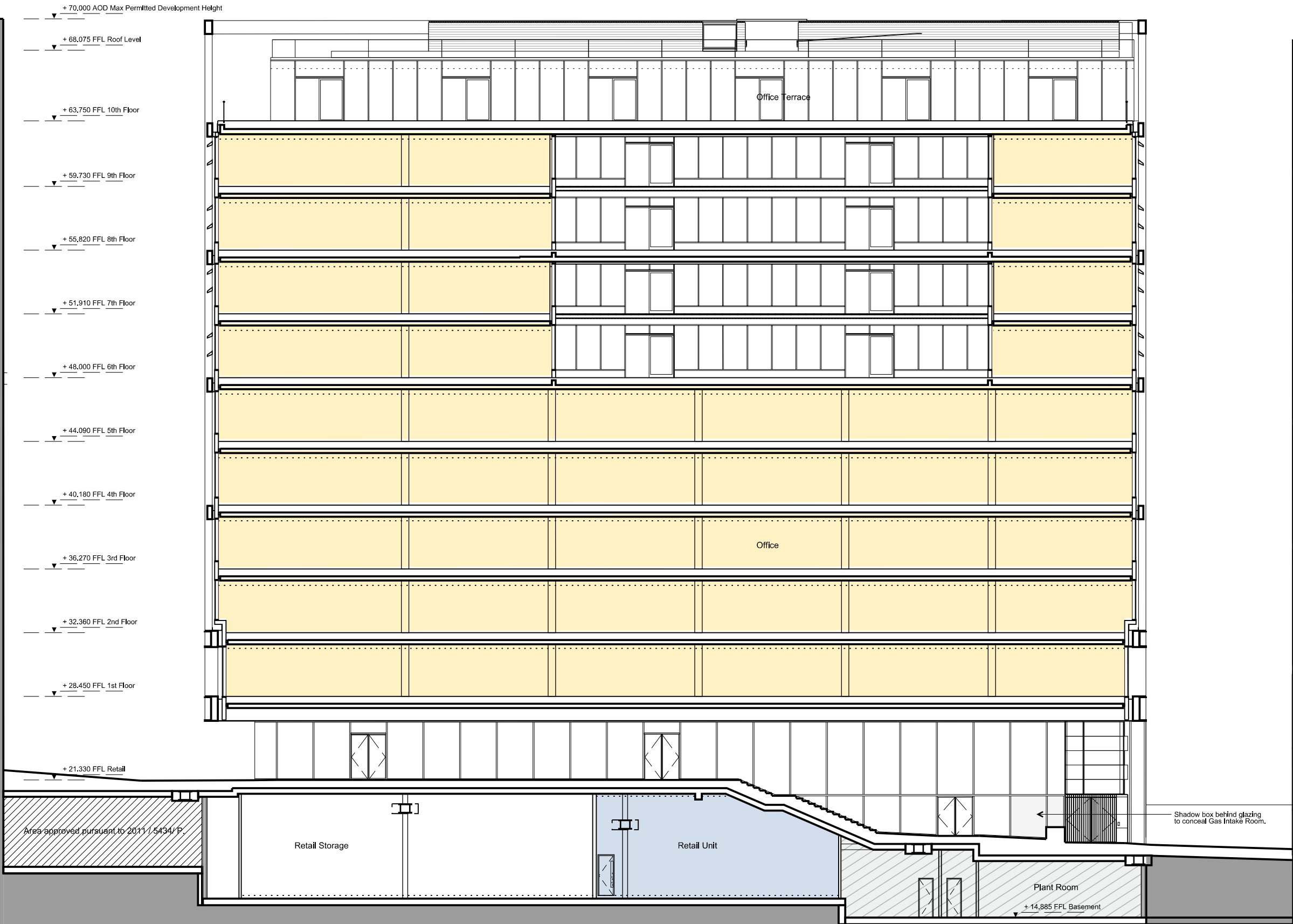
Building B5

Proposed GA
Section A-A

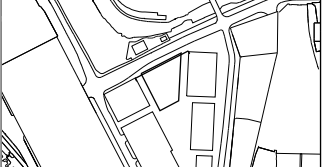
:250
A3

EPA KXC 05 300

P2



04	Retail area decreased.	08.07.15	MM	RD
03	Tons added.	27.05.15	MM	RD
02	Gas Intake Room relocated to side of cycle entrance.	16.02.15	MM	RD
01	Sliding doors amended	16.12.14	RD	RK
00	Planning Submission.	29.09.14	JT	RD
Rev	Description	Date	By	Chk



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Fax 020 7608 9501
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project	Building B5
drawing title	Proposed GA Section E-E
scale	1:250 @ A3
drawing no	EPA KXC 05 302
revision	P4

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4 Stable Street
London
N1C 4AB

T +44 (0)20 3664 0200
www.kingscross.co.uk