

Supporting Statement

Application for Minor Amendments to Gasholder Triplets Reserved Matters Approval 2014/6386/P

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Contents

1.0	Introduction	1
	Summary of Proposed Amendments and Relevant Planning Conditions	1
	Proposed Minor Amendments	1
	Relevant Outline Planning Conditions	3
2.0	Schedule of Drawings	5
3.0	Compliance Report	7
	Condition 9 (Approval of Reserved Matters – Landscaping and Trees).....	7
4.0	Condition 16 (Urban Design Report)	9
5.0	Condition 24 (Housing Delivery Plan)	11
6.0	Condition 27 (Details Required by Condition – Floorplans etc)	13
7.0	Condition 39 (Development To Be Carried Out In Accordance With Permission – Residential Units)	14
8.0	Condition 42A (Development To Be Carried Out In Accordance With Permission – Residential Mix)	16
9.0	Condition 46 (Development To Be Carried Out In Accordance With Permission – Green and Brown Roofs)	18

1.0 **Introduction**

Summary of Proposed Amendments and Relevant Planning Conditions

- 1.1 This submission proposes minor amendments to the Gas Holder Triplets, which was granted Reserved Matters approval in October 2014 (ref. 2014/6386/P).
- 1.2 The Gas Holder Triplets approval included the re-erection and re-use of the Grade II listed Gas Holder Triplet guide frames for a residential use comprising 144 apartments spread across three buildings located within the guide frames, referred to as GH10, GH11 and GH12. The three buildings are set around a landscaped Central Courtyard serving as both the entrance to apartments and amenity space for residents. Ancillary residential facilities (including a gym, spa, screening room and business lounge) are included at ground and first floor levels with commercial uses (Use Classes A1/A3/A4/A5) located at ground floor level. Roof gardens are also provided for residents of the Gas Holder Triplets development on the roof of the building contained within GH12.
- 1.3 Below, a one storey basement for parking, storage and back of house functions, and public realm works (including hard and soft landscaping) are proposed to create the new Gas Holder Gardens extending from the new buildings to the Regent's Canal in the south and south west.
- 1.4 Construction works on the building are already underway, with completion anticipated in Spring 2017.

Proposed Minor Amendments

- 1.5 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. They have been developed through a process of pre-submission consultation between the project team and LB Camden Officers. The amendments and their rationale can be summarised as follows (affected drawings are shown in brackets):
- A change from 144 to 145 units by splitting an existing 3 bed Penthouse at levels 10 and 11 of GH11 (previously referred to as Unit 11-104) into two 3 bed apartments (referred to as Units 11-104 and 11-105). This amendment will result in an improved rhythm to the façade, replacing the current single balcony with two smaller balconies to reflect the arrangement for the units below (substitute drawings KX_WEA823_A_N1 9013, 9014, 9015, 9018, 9031, 9032 and 9110 and new drawing KX_WEA823_A_N1_9121);

- As a result of the creation of two units from Unit 11-104, changes are required to the roof plan of GH11 to incorporate an additional opening roof light for access, a raised planter to divide the roof gardens and alterations to the areas of decking. In addition the spiral staircases which provide roof garden access for the units on level 8 of GH10 have been centred in the sunken courtyards to improve the symmetry of the spaces (substitute drawing KX_WEA823_A_N1_9015);
- The windows to the emergency stair cores in each gas holder will be removed and replaced with fixed perforated metal panels which replicate the design of the sliding shutters and preserve the visual interest in these areas of the façade. This is being done in order to meet the proposed Fire Strategy for the building. Although covered, for the purposes of the Fire Strategy the atria are treated as external spaces. In the event of a fire, the roof lights open requiring a change of pressure to push the smoke up and out. There are no mechanical fans proposed on the roofs in order to reduce the visual clutter to the gardens and therefore the stair cores must be positively pressurised to push out the smoke. In developing the Fire Strategy, the applicant's Consultant has advised that both open windows and/or air leakage from close or fixed windows within the cores would impact on the pressure within the atria. The proposed fixed panels will be constructed from metal and will reflect the design of previous openable shutters as well as other fixed perforated panels within the façade (substitute drawings KX_WEA823_A_N1_9003 to 9014 9017, 9026, 9027, 9028 and 9042);
- The front entrance doors of residential units will be changed to dark timber from bronze colour metal due to recommendations from the Fire Safety Consultant against the use of metal fronted fire doors (substitute drawing KX_WEA823_A_N1_9048);
- Painted lined plaster will be used on the atrium wall faces, reflecting a change from the original render finish. The panels which cover the MEP cupboard entrances will also be changed to match (substitute drawing KX_WEA823_A_N1_9048);
- It is proposed that the stainless steel circular patterns to the base of the water feature in the Central Courtyard are simplified to enhance the visual effect of the reflective pool. It is considered that the stainless steel inlay will detract from the mirror finish of the water and lessen the impact of the reflected gas holder structure. In addition a simplified stone pattern with matching colour grout will be used to further enhance the visual intent of the mirror pool. The same stone surface will be applied to the walkways around and into the centre of the water pool but with a different laid pattern to complement the geometries (substitute drawings KX_WEA823_A_N1_9022, 9026, 9027, 9028 and 9029);

- Façade treatment and setting out around the car park lifts has been amended to coordinate with the developed structural design and changed from brushed stainless steel to reflect the adjacent façade materials of PPC metal panels (substitute drawings KX_WEA823_A_N1_9003, 9028 and 9040);
- The main entrance lobby mullions will be amended. Detailed design work on the canopy and its structure has demonstrated that the extra support these mullions provided is no longer necessary, resulting in a cleaner, more lightweight appearance (substitute drawing KX_WEA823_A_N1_9028 9046); and
- Further studies have demonstrated that, as a result of the roof covering to the atria of GH10, GH11 and GH12, there would be inadequate levels of daylight reaching ground level to enable the planting to thrive. Consequently, it is proposed that the planting in the raised planters at the base of the atria to GH10 & GH11 is removed and replaced with lighting lanterns (substitute drawings KX_WEA823_A_N1_9003, 9049 and 9050).

1.6 These proposals represent a minor amendment to the Gas Holder Triplet, and will result in a building which better reflects the specific needs and demands of future residents.

1.7 A separate drawing package containing the original approved drawings and those substitute/new drawings for approval accompanies this Submission Statement. For ease, the drawing schedule setting out the full list of new and substitute drawings is reproduced at the end of this section.

Relevant Outline Planning Conditions

1.8 This submission proposes minor amendments to the Gas Holder Triplets, which was granted Reserved Matters approval in October 2014 (ref. 2014/6386/P).

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

- **Condition 9** (Approval of Reserved Matters – Landscaping and Trees)
- **Condition 16** (Urban Design Report)
- **Condition 24** (Housing Delivery Plan)
- **Condition 27** (Details Required by Condition – Floorplans etc)
- **Condition 39** (Development To Be Carried Out In Accordance With Permission – Residential Units)

- **Condition 42a** (Development To Be Carried Out In Accordance With Permission – Residential Mix)
- **Condition 46** (Development To Be Carried Out In Accordance With Permission – Green and Brown Roofs)

1.10

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

Condition	Note
14	Now fully discharged after Reserved Matters approval for Zone A
17, 18, 19, 20, 21 56	The details set out and approved in the documents associated with these conditions, namely the Environmental Sustainability Plan, the Earthworks and Remediation Plan, the Access Statement, Illustrative Build-out Plan and Construction Timetable, remain unchanged by the proposed minor amendments.
18, 37, 38, 64, 65	The approved basement floorspace remains unchanged (5,299m ² GEA)
26	The proposed amendments do not change the approved landscaping for the Gas Holder Gardens and therefore do not affect the intended works to the Regent's Canal Wall (part b of condition 26)
22, 28	The proposed amendments do not alter the servicing strategy or refuse store arrangements approved in the original submission.
31	The proposed amendments remain compliant with the Parameter Plans, as set out in the original submission.
33-36	The approved building floorspace remains unchanged (18,327m ² GEA)
49, 50A, 51	The proposed amendments do not alter the number of car and cycle parking spaces.
53, 54	The relevant parts of Condition 53 have already been discharged. The details approved as part of the original Reserved Matters submission to evidence compliance with Condition 54 remain unchanged.
60	The plant specification has not changed and will continue to meet the requirements of Condition 60.
66, 67	The proposals do not give rise to any material change in the import of infrastructure or construction materials.

2.0

Schedule of Drawings

Drawing Title	Scale at A3	Drawing No.	Approved Rev No.	New Rev No.
Substitute Drawings				
Ground Floor General Arrangement	1:500	KX_WEA823_A_N1_9003	P1	P3
First Floor General Arrangement	1:500	KX_WEA823_A_N1_9004	P1	P3
Second Floor General Arrangement	1:500	KX_WEA823_A_N1_9005	P1	P3
Third Floor General Arrangement	1:500	KX_WEA823_A_N1_9006	P1	P3
Fourth Floor General Arrangement	1:500	KX_WEA823_A_N1_9007	P1	P3
Fifth Floor General Arrangement	1:500	KX_WEA823_A_N1_9008	P1	P3
Sixth Floor General Arrangement	1:500	KX_WEA823_A_N1_9009	P1	P3
Seventh Floor General Arrangement	1:500	KX_WEA823_A_N1_9010	P1	P3
Eighth Floor General Arrangement	1:500	KX_WEA823_A_N1_9011	P1	P3
Ninth Floor General Arrangement	1:500	KX_WEA823_A_N1_9012	P1	P3
Tenth Floor General Arrangement	1:500	KX_WEA823_A_N1_9013	P1	P3
Eleventh Floor General Arrangement	1:500	KX_WEA823_A_N1_9014	P1	P3
Roof General Arrangement Plans	1:500	KX_WEA823_A_N1_9015	P1	P3
South East Elevation	1:400	KX_WEA823_A_N1_9017	P1	P2
North Elevation	1:400	KX_WEA823_A_N1_9018	P1	P2
GH10 - Ground Floor Plan Hard Landscape	1:200	KX_WEA823_A_N1_9026	P1	P2
Level 00 Courtyard Water Feature Plan	1:200	KX_WEA823_A_N1_9022	P1	P2
GH12 - Ground Floor Plan Hard Landscape	1:200	KX_WEA823_A_N1_9028	P1	P2
Facade Details Type B Details	1:100	KX_WEA823_A_N1_9031	P1	P2
Facade Details Type C Details	1:100	KX_WEA823_A_N1_9032	P1	P2
Facade Detail Level 00: Car Park Entrance	1:50	KX_WEA823_A_N1_9040	P1	P2
Facade Detail: Typical Core Exit	1:50	KX_WEA823_A_N1_9042	P1	P2
Facade Detail: Main Residential Entrance	1:50	KX_WEA823_A_N1_9046	P1	P2
GH10 Inner Atrium Typical Detail Sections	1:50	KX_WEA823_A_N1_9048	P1	P2
GH10 - Level 01 Atrium Base Landscape	1:100	KX_WEA823_A_N1_9049	P1	P2
GH11 - Level 01 Atrium Base Landscape	1:100	KX_WEA823_A_N1_9050	P1	P2
GH11 - Ground Floor Plan Hard Landscape	1:200	KX_WEA823_A_N1_9027	P1	P2
Apartment Type 14-0 Option A 3 Bed Penthouse GH11	1:100	KX_WEA823_A_N1_9110	P1	Superseded (see below)
Apartment Type 14-0 Option B 4 Bed Penthouse GH11	1:100	KX_WEA823_A_N1_9111	P1	Removed
Apartment Type 14-0 Option C 3 Bed Penthouse GH11	1:100	KX_WEA823_A_N1_9112	P1	Removed
New Drawings for Approval				
Apartment Type 10-6 - 3 Bed Duplex GH11	1:100	KX_WEA823_A_N1_9110	P2	Replaces Drawing 9110
Apartment Type 10-7 - 3 Bed Duplex GH11	1:100	KX_WEA823_A_N1_9121	P1	

3.0

Compliance Report

Condition 9 (Approval of Reserved Matters – Landscaping and Trees)

3.1

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 or 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

- 3.2 The Reserved Matters submission for the Gas Holder Triplets did not include details for the canal moorings or the MUGA and LEAP spaces (these have already been approved in earlier submissions). Consequently, parts (a), (d) and (e) of the condition are not relevant.
- 3.3 In relation to part (c) of the condition, the amendments proposed result in minor changes to the hard landscaping and surface finishes of the Central Courtyard and the landscaped areas of GH10 and GH11, namely:
- Removal of some of the stainless steel circular patterns to simplify the water pool, in particular by reducing conflict with and enhancing the impact of the reflections of the Gas Holder frame. Similarly, the stone pattern beneath the water surface will be simplified with grout to match the colour of the stone. The same stone surface will be applied to the walkways around and into the centre of the water pool but with a different laying pattern to complement the geometries of the pathways.
 - Replacement of the raised planters at the base of the atria to GH10 & GH11 with lighting lanterns due to inadequate levels of sunlight at the base of these spaces to support planting.
 - Reconfiguration of the private roof terrace to unit 11-104 to divide into two terraces and provide access from each unit to the same.
- 3.4 The design and materials incorporated maintains the concept of those previously approved as part of the Reserved Matters submission. The information provided on the submitted plans and drawings demonstrate compliance with Condition 9 and are submitted for approval.

4.0 **Condition 16 (Urban Design Report)**

4.1 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 explain 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 policies B1, B2, B6, B7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006”.

Response to Condition 16

4.2 An Urban Design Report (UDR) was submitted as part of the original Gas Holder Triplet Reserved Matters submission. This document demonstrated the underlying approach to the design of the building and explained how the relevant Design Guidelines attached to the Outline Planning Permission have been observed.

4.3 The original design of the building responded to the aspiration to successfully integrate high-quality, vibrant residential accommodation into the historic Gas Holder Triplet guide frames. The minor amendments proposed by this submission are the product of the ongoing detailed design of the building and do not give rise to any material changes to the appearance of the building. This section sets out the small number of amendments which affect the facades.

4.4 The division of penthouse 11-104 in GH11 into two units will result in an improved rhythm to the façade, replacing the current single balcony with two smaller balconies to reflect the arrangement for the apartments below. The new arrangement is shown on substitute drawing KX_WEA823_A_N1_9013, 9018, 9031 and 9032.

4.5 As a result of further design work, the mullions to the main entrance lobby can be removed. The resulting cantilevered canopy will result in a cleaner, more lightweight appearance, as shown on substitute drawing KX_WEA823_A_N1_9046.

4.6 The remaining amendments relate to the ‘private’ internal atria of the gas holders and will not be visible to the public. These include measures to replace windows to the cores with fixed perforated metal panels, matching those used on the sliding shutters (see substitute drawing

KX_WEA823_A_N1_9048). This change is necessary to ensure adequate pressure is maintained to force smoke out of the roof in the event of a fire (see Section 1). Similarly, the fire safety strategy also requires the bronze coloured metal front doors to the units to be replaced with timber doors.

5.0 **Condition 24 (Housing Delivery Plan)**

5.1 The condition and its reason state:

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

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

Response to Condition 24

5.2 An updated Housing Delivery Plan is provided below to reflect the change from 144 to 145 units, thus fulfilling the requirements of Condition 24.

5.3 The substitute plans and drawings provide information on the proposed residential accommodation within the Gas Holder Triplet guide frames. The number of units, their size, location, dwelling and tenure mix, wheelchair accessible units, private amenity space and anticipated construction start and completion dates are set out below.

Dwelling Numbers, Size and Mix

5.4 The creation of a further unit by splitting penthouse unit 11-104 results in a revised total of 145 dwellings, comprising 17 studios, 34 one-bedroom, 48 two-bedroom (5 of which are duplexes), 38 three-bedroom (11 of which are duplexes) and 8 three/four-bedroom penthouse apartments (all of which are duplexes).

5.5 All of the proposed dwellings remain market housing. As set out in the response to Condition 42 as part of the original Reserved Matters submission, affordable/social rented accommodation has come forward as part of the previous residential developments and will be included as part of future residential schemes within the KXC development, to meet the requirements of the Outline Planning Permission.

- 5.6 An updated schedule of unit types, sizes and particular facilities (e.g. balconies, wheelchair accessible/adaptable) is provided at the end of this section to reflect the new arrangement. Revised floorplans of the proposed accommodation and internal layout of the new units, referred to as 11-104 and 11-105, are provided in the separate Drawing Package (drawings KX_WEA823_A_N1_9110 and 9121).

Wheelchair Accessible Homes

- 5.7 There will no change in the number of wheelchair homes provided within the Gas Holder development as a result of the proposed amendments.
- 5.8 All of the wheelchair accessible homes remain located in GH11. The provision exceeds the required site-wide ratio of 10% of all residential units to be wheelchair accessible.

Amenity Space

- 5.9 The area of private amenity space will not materially change as a result of the proposals. Both of the new penthouse units will benefit from balconies at levels 10 and 11, and a roof garden created by dividing the area formerly shown for unit 11-104. The proposed arrangement is shown on drawings KX_WEA823_A_N1_9015.

Residential Accommodation Schedule - Open Market Units

GASHOLDER 10						
FIRST FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
10-22	9-1					
10-23	8-1					
10-24	8-2					
10-25	9-0					
10-26	9-1					
10-27	8-3					
TOTAL UNITS = 0		0	0	0	0	0
SECOND FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
10-32	8-0					
10-33	9-0					
10-22	9-1					
10-23	8-1					
10-24	8-2					
10-25	9-0					
10-26	9-1					
10-27	8-3					
TOTAL UNITS = 7		0	0	4	3	0
THIRD FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
10-31	4-0					
10-32	8-0					
10-33	9-0					
10-34	1-1					
10-35	5-1					
10-36	7-3					
10-37	7-2					
TOTAL UNITS = 7		1	0	3	3	0
FOURTH FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
10-41	4-1					
10-42	5-2					
10-43	1-2					
10-44	1-1					
10-45	5-1					
10-46	7-3					
10-47	7-2					
TOTAL UNITS = 7		2	0	3	2	0
FIFTH FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
10-51	4-1					
10-52	5-2					
10-53	1-2					
10-54	1-1					
10-55	5-1					
10-56	7-3					
10-57	7-2					
TOTAL UNITS = 7		2	0	3	2	0
SIXTH FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
10-61	4-0					
10-62	5-2					
10-63	1-2					
10-64	1-1					
10-65	5-1					
10-66	7-3					
10-67	7-2					
TOTAL UNITS = 7		2	0	3	2	0
SEVENTH FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
10-81	12-0					
10-82	11-0					
10-83	11-1					
10-84	11-2					
10-85	11-3					
TOTAL UNITS = 5		0	0	1	0	4
EIGHTH FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
10-81	12-0					
10-82	11-0					
10-83	11-1					
10-84	11-2					
10-85	11-3					
TOTAL UNITS = 0		0	0	0	0	0
TOTAL UNITS = 40		7	0	17	12	4

GASHOLDER 11						
FIRST FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
11-11	7-1					
11-12	7-0					
11-13	5-0					
11-14	1-0					
11-15	2-0					
11-16	2-1					
11-17	2-2					
11-18	2-3					
TOTAL UNITS = 8		1	4	1	2	0
SECOND FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
11-21	7-1					
11-22	7-0					
11-23	5-0					
11-24	1-0					
11-25	2-4					
11-26	2-5					
11-27	2-8					
11-28	2-6					
TOTAL UNITS = 8		1	4	1	2	0
THIRD FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
11-31	7-1					
11-32	7-0					
11-33	5-0					
11-34	1-0					
11-35	2-0					
11-36	2-1					
11-37	2-8					
11-38	2-6					
TOTAL UNITS = 8		1	4	1	2	0
FOURTH FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
11-41	7-1					
11-42	7-0					
11-43	5-0					
11-44	1-0					
11-45	10-0					
11-46	10-1					
11-47	2-8					
11-48	2-6					
TOTAL UNITS = 8		1	2	1	4	0
FIFTH FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
11-51	7-1					
11-52	7-0					
11-53	5-0					
11-54	1-0					
11-55	10-0					
11-56	10-1					
11-55	2-8					
11-56	2-7					
TOTAL UNITS = 6		1	2	1	2	0
SIXTH FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
11-61	7-1					
11-62	7-0					
11-63	5-0					
11-64	1-0					
11-65	10-2					
11-66	10-3					
11-67	2-8					
11-68	2-7					
TOTAL UNITS = 8		1	2	1	4	0
SEVENTH FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
11-71	7-1					
11-72	7-0					
11-73	5-0					
11-74	1-0					
11-65	10-2					
11-66	10-3					
11-75	2-8					
11-76	2-7					
TOTAL UNITS = 6		1	2	1	2	0

GASHOLDER 11						
EIGHTH FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
11-81	7-1					
11-82	7-0					
11-83	5-0					
11-84	1-0					
11-85	10-4					
11-86	10-5					
11-87	2-8					
11-88	2-7					
TOTAL UNITS = 8		1	2	1	4	0
NINTH FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
11-91	7-1					
11-92	7-0					
11-93	5-0					
11-94	1-0					
11-95	10-4					
11-96	10-5					
11-97	2-8					
11-98	2-7					
TOTAL UNITS = 6		1	2	1	2	0
TENTH FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
11-101	13-1					
11-102	13-2					
11-103	13-0					
11-104	10-6					
11-105	10-7					
11-106	14-1					
TOTAL UNITS = 6		0	0	0	2	4
ELEVENTH FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
11-101	13-1					
11-102	13-2					
11-103	13-0					
11-104	10-6					
11-105	10-7					
11-106	14-1					
TOTAL UNITS = 0		0	0	0	0	0
TOTAL UNITS = 72		9	24	9	26	4

GASHOLDER 12						
FIRST FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
12-11	3-1					
12-12	3-0					
12-13	1-3					
TOTAL UNITS = 3		1	2	0	0	0
SECOND FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
12-21	3-3					
12-22	3-2					
12-23	6-0					
12-24	6-1					
12-25	6-2					
TOTAL UNITS = 5		0	2	3	0	0
THIRD FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
12-31	3-3					
12-32	3-2					
12-33	6-0					
12-34	6-1					
12-35	6-2					
TOTAL UNITS = 5		0	2	3	0	0
FOURTH FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
12-41	3-3					
12-42	3-2					
12-43	6-0					
12-44	6-1					
12-45	6-2					
TOTAL UNITS = 5		0	2	3	0	0
FIFTH FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
12-51	3-5					
12-52	3-4					
12-53	6-0					
12-54	6-3					
12-55	6-2					
TOTAL UNITS = 5		0	2	3	0	0
SIXTH FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
12-61	3-5					
12-62	3-4					
12-63	6-0					
12-64	6-3					
12-65	6-2					
TOTAL UNITS = 5		0	2	3	0	0
SEVENTH FLOOR		APARTMENT CLASSIFICATION				
UNIT NO.	APARTMENT TYPE	5-2P	1B-2P	2B-4P	3B-6P	3/4B-6/8P
12-71	3-5					
12-72	3-4					
12-73	6-0					
12-74	6-3					
12-75	6-2					
TOTAL UNITS = 5		0	2	3	0	0
TOTAL UNITS = 33		1	14	18	0	0

KEY

- WHEELCHAIR ADAPTABLE
- NON-BALCONY APARTMENT
- DUPLEX UNIT
- PENTHOUSE UNIT
- STUDIO - 2 PERSON
- 1 BEDROOM - 2 PERSON
- 2 BEDROOM - 4 PERSON
- 3 BEDROOM - 6 PERSON
- 3/4 BEDROOM - 6-8 PERSON
- 3/4 BEDROOM - 6-8 PERSON

APARTMENT CLASSIFICATION</					
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6.0 **Condition 27 (Details Required by Condition – Floorplans etc)**

6.1 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

6.2 The substitute plans and drawings provide the revised floorplans, layout and access details required by this Condition. For ease, the Drawing Package comprises the relevant approved and substitute drawings, the former annotated, to clearly identify the proposed amendments.

6.3 The floorspace figures are not affected by the amendments to the scheme and as such remain as previously approved.

7.0 **Condition 39 (Development To Be Carried Out In Accordance With Permission – Residential Units)**

7.1 The condition and its reason state:

“The residential floorspace constructed and used pursuant to this permission when completed shall comprise no less than 137,200 sqm gross external area and include no more than 1,700 residential units within Class C3 of the Use Classes Order 1997 (that is excluding student accommodation and the residential home within Class C2) 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 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 in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with polices S1, S2, S3, S4, S6, SKC1, SKC2, SKC3, KC4 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006”.

Response to Condition 39

7.2 As a result of the proposed amendments the number of residential units in the Gas Holder Triplets development has increased by one to 145 dwellings. There is no change in the total amount of residential floorspace as a result of the amendments.

7.3 Table 2.1 below gives the amount of residential floorspace and number of dwellings in the Gas Holder Triplets and the cumulative position with the other buildings referred to above. The totals of 113,786m² of floorspace and 1,078 dwellings (excluding student housing units) are to be compared to the site-wide figures for King’s Cross Central set out in Condition 39 of a minimum of 137,200 m² floorspace and a maximum of 1,700 dwellings.

7.4 This information enables the Council to monitor the position over time and does not require approval.

Table 7.2: KXC residential floorspace and dwellings

Site	Residential Floorspace m ² GEA	No. of Dwellings
Building R4	11,274	117
Building J	15,012	143
R5 North (as amended) ¹	13,545	144
Building P1 (as amended and incl. S106 Deed of Variation) ²	26,261	263
Building T1 (as amended) ³	15,982	129
R5 South	7,997	76
<i>Building R3⁴</i>	<i>6,410</i>	<i>61</i>
Gas Holder Triplets (as amended)	17,305	145
Subtotal for dwellings	113,786	1,078
Building T6 (student housing)	15,973	N/A
Building T5 (student housing)	8,717	N/A
Total for all residential buildings	138,476	1,078

Notes:

- 1 This figure reflects the amendments to R5 North (ref. 2011/4263/P)
- 2 The figures quoted for Building P1 take into account the 'school' floorspace provided in lieu of housing and associated changes under the related Deed of Variation to the S106 Agreement dated 7 December 2012. These changes are explained fully in the Compliance Report for Building P1 and in the Deed of Variation to the S106 that sits alongside the P1 approval (ref. 2012/4741/P and minor amendments ref. 2014/0691/P).
- 3 This figure is as amended by the approved minor amendments to Building T1 submission (reference 2014/4605/P).
- 4 A decision on the Reserved Matters submission for Building R3 (ref. 2015/4819/P) is pending. The figures for this building are therefore shown in italics to reflect the status of this application.

8.0 **Condition 42A (Development To Be Carried Out In Accordance With Permission – Residential Mix)**

8.1 The condition and its reason state:

“Unless otherwise approved in writing by the local planning authority the residential accommodation excluding the student accommodation and the residential home approved as part of Reserved Matters approvals pursuant to this permission shall include not less than 23% of units as three and four bedroom accommodation.

Reason: To ensure appropriate provision for housing needs within a comprehensive and sustainable development, to achieve regeneration, integration and good design and to ensure that the development complies with the Environmental Impact Assessment, in accordance with policies S1, S2, S3, S4, S6, SKC1, SKC2, SKC3, H8, KC4 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006”.

Response to Condition 42A

8.2 Table 2.2 below shows that the proportion of family sized dwellings in the Gas Holder Triplets will increase to 32% as a result of the proposed amendments. All of these (46 no.) units comprise 3-4 bedroom accommodation. This accords with the minimum of 23% of total units required overall for King’s Cross Central by Condition 42A. These details are submitted to enable the Council to monitor the position with the provision of 3 and 4 bedroom units as a proportion of the total units and do not require approval.

Table 2.3: Proportion of three and four bedroom accommodation

Building	Total Dwellings	No. of 3 and 4 bedroom dwellings	% of 3 and 4 bedroom dwellings
Building R4	117	38	32.5
Building J	143	39	27
R5 North	144	21	14.6
Building P1 (including S106 DoV)	263	62	23.6
Building T1 (as amended)	129	18	14
R5 South	76	15	20
Building R3	61	9	15
Gas Holder Triplets	145	46	32
Total	1,078	248	23
KXC Minimum (Condition 42A)			23

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

9.1 The condition and its reason state:

“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 KC8 and N7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Response to Condition 46

9.2 Gas Holders 10 and 11 are identified on Parameter Plan KXC021 as being ‘Priority Zones’ for green/brown roofs in Development Zone N. Green roofs are proposed on all three of the gas holder buildings to provide a 535 sqm green roof area.

9.3 The proposed amendments do not impact upon the provision of green roofs on the Gas Holder Triplets development.

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