

King's Cross

Ms Jenna Litherland
Planning and Development Control
London Borough of Camden
2th Floor
5 Pancras Square
London
N1C 4AG

4 December 2015

Dear Ms Litherland,

**RESERVED MATTERS APPLICATION WITHIN THE KING'S CROSS CENTRAL DEVELOPMENT SITE,
KING'S CROSS, LONDON N1C 4AH - CYCLE PARKING WITHIN GRANARY SQUARE AND ON THE FISH
& COAL RAMP**

On behalf of King's Cross Central General Partner Limited (KCCGPL), please find enclosed a submission of details of reserved matters for the installation of cycle parking within the south western corner of Granary Square and on the southern side of the Fish & Coal ramp.

This application is accompanied and supported by:

- a signed and dated application form;
- drawings for approval referenced SK – 96 and PL – 0003 produced by Heatherwick Studio; and
- drawing for information referenced PL – 1012 (from the Coal Drops Yard submission).

The Coal Drops Yard proposals comprising applications for full planning permission, reserved matters approval and listed building approval, submitted for consideration in October 2015 (with references 2015/6015/P, 2015/6018/P and 2015/6016/L, respectively), provide 54 staff cycle parking spaces, located in lockable rooms in Lower Stable Street and 54 visitor cycle parking spaces (i.e. 27 stands) on the western side of Stable Street. These will be delivered in excess of Camden's parking standards (set out in Appendix 2 of the Development Policies Document) and also in excess of the current London Plan requirements for cycle parking relating to retail use. The secure staff cycle stands are proposed to be Josta stands and the cycle stands for visitors within the public realm will be Sheffield stands in accordance with Camden's guidance.

The reserved matters approval (ref. 2012/4348/P) for minor amendments to the Eastern Goods Yard reserved matters approval (ref. 2007/5228/P) shows 74 spaces (i.e. 37 stands) along the western side of Stable Street plus potential for an additional 7 stands, totalling 44 stands. During detailed design of the Coal Drops Yard development, it was felt that rather than placing all of the Eastern Goods Yard and the Coal Drops Yard cycle provision along Stable Street, it would be more appropriate to distribute the cycle stands a little more widely for user convenience. Therefore, 16 of the Eastern Goods Yard stands will be provided along the western side of Stable Street as set out in the recent planning application for the Coal Drops Yard (ref. 2015/6015/P) and as shown on drawing reference PL-1012 forming part of that submission (enclosed here for information).

King's Cross Central Limited Partnership
4 Stable Street, London N1C 4AB

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

The Coal Drops Yard development documentation shows 43 stands in total on Stable Street (comprising 27 stands arising as a requirement of the Coal Drops Yard development and 16 stands consented as part of the Eastern Goods Yard).

The Coal Drops Yard cycle parking provision is explained in detail in the Planning Statement dated October 2015 accompanying application reference 2015/6015/P (at paragraph 25 of Appendix 5, Compliance Statement). The Eastern Goods Yard cycle parking provision is set out in the Submission Statement dated August 2012 (section 3.5, page 38) accompanying application reference 2012/4348/P.

It is proposed to accommodate the remaining 28 stands (of the 44) that were approved as part of the Eastern Good Yard on the ramp in front of the Fish and Coal Offices and on the south-western side of Granary Square pursuant to this application.

This application therefore seeks approval for the relocation of 28 stands from their previous approved position along the western footway of Stable Street to the positions shown on the enclosed drawing referenced SK-96. A further drawing PL-003 is also included to show the wider context. The stands will be Sheffield stands in accordance with Camden's guidance and as delivered elsewhere across the King's Cross Central site.

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

Yours sincerely,

A black rectangular redaction box covering the signature of Emma Bennett.

Emma Bennett