

Compliance Report

Building S2

King's Cross Central
General Partner Ltd

December 2015

King's Cross



Nathaniel Lichfield
& Partners

Planning. Design. Economics.

**Building S2, Kings Cross Central
Development**

Planning Compliance Report

King's Cross Central General Partner
Limited

1 December 2015

14725/SSL/SWt

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1.0 Introduction

- 1.1 The overall King's Cross Central ('KXC') mixed use development is derived from the outline planning permission of 22 December 2006, reference 2004/2307/P (the 'Outline Planning Permission'). The KXC scheme was subject to an Environmental Impact Assessment and was described in a Development Specification document with accompanying Parameter Plans (both revised September 2005), which form part of the permission and are referred to in the planning conditions. The Outline Planning Permission was accompanied by a Section 106 legal agreement dated 22 December 2006 which has been subsequently amended by a number of Deeds of Variation. These documents are collectively referred to in this report as the 'S106 Agreement'.
- 1.2 This Planning Compliance Report provides a comprehensive overview of how details of Reserved Matters and relevant pre-commencement planning conditions of the Outline Planning Permission and Section 106 obligations are being addressed in respect of detailed proposals for Building S2 and the area of public realm in the immediate vicinity of Building S2. The proposed development comprises:-
- The erection of an twelve storey building, including ground floor, plus a single level of basement, for use as offices (Class B1) with some retail (Class A1-A4) at ground floor level within Development Zone S, plus associated servicing, cycle parking and public realm.*
- 1.3 The Outline Planning Permission established a number of Development Zones and set out the permitted disposition of land uses across those zones and parameters for (inter alia) height, bulk and mass of development permitted. Subsequent detailed proposals that come forward on individual development zones and plots as Reserved Matters are controlled by planning conditions to ensure that they fall within those approved parameters.
- 1.4 The proposal for Building S2 will bring forward a high quality predominantly office development which will make a positive contribution to the surrounding public realm and streets. The mix of public retail uses at ground floor level will provide active frontages and animated facades, contributing towards creating vitality at street level. Building S2 will make a significant contribution to the emerging high quality environment of KXC which is becoming a vibrant destination for local residents, employees and visitors
- 1.5 The location of Building S2 and the area of public realm included within the Reserved Matters submission boundary are shown on the submitted Location Plan (with reference TOWN279.28.1(08)5001 Rev 04, and) within the Landscape Drawing Package. The wider site context of Building S2 is outlined in Section 1.8.
- 1.6 The Revised Development Specification (2005) gives the following summary description of Development Zone S in Table 2:-

“Mixed use new development including both business and employment (B1) and residential land uses. The application also provides for uses within D1; a cinema and other uses within D2; night clubs; and shopping/food and drink (A1/A2/A3/A4/A5) uses. New local play/amenity space would be provided within the development zone for the benefit of residents and potentially others”.

- 1.7 This report acts as a ‘navigation’ document for the Reserved Matters submission for Building S2 and its relationship to the various outline planning conditions and S106 obligations. The submission provides the Reserved Matters details referred to in the conditions and specified in the Definitions attached to the Outline Planning Permission, which cover layout, scale, appearance, access and landscaping, except as already established by the relevant Parameter Plans.

Site Context

- 1.8 The plot for Building S2 and associated public realm is located within Development Zone S in the northern part of the KXC development. The plot occupies a prominent location on the south eastern corner of Development Zone S, adjacent to, and fronting onto Cubitt Park to the west.
- 1.9 Building S2 will sit on a rectangular plot of c. 60m x 39m. There is a change in level across the site of 1.65 m with the lowest point being the south eastern corner of the plot and the highest point the north western corner of the plot. Building S2 is the first development within Development Zone S to be brought forward. Directly to the west, lies the site for Building S1, an office building of a similar size and design to S2, and designed by the same architects. Building S1 has been through early pre application discussion with the London Borough of Camden, and will be progressed and brought forward in due course. To the north of the Development Zone are Plots S3 and S4, which will also be brought forward at a later date.
- 1.10 Cubitt Square and Cubitt Park are two areas of public realm located to the south east and east respectively which, together, received Reserved Matters approval in November 2013 (with reference 2014/2366/P), and were completed and opened to the public in February 2015. Directly to the south, across Handyside Street is Plot P2, this plot is currently vacant and in early stages of design as a cultural centre. To the south west lies the recently occupied Building P1, for which Reserved Matters approval was granted in December 2012 (ref. 2012/4741/P), and April 2015 (reference 2015/1499/P), and subsequent minor amendments were granted in March 2014 (ref. 2014/0691/P) For the erection of a 14 storey development comprising 255 residential units, a new primary school, a new nursery school, new premises for the Frank Barnes School, a small retail unit and community meeting facilities.

Summary of Proposals

1.11

The proposed development is described in the separate Urban Design Report (UDR) which accompanies this Reserved Matters submission, and the essence of the proposals are summarised in Table 1.1 below.

Table 1.1 Summary of Proposals

| Land Uses | Shopping / Food and Drink (A1 and A3), Offices (B1) |
|--|---|
| Total Floorspace (GEA, excluding basement) | 23,201 sqm |
| Basement Floorspace (GEA) | 2,403 sqm |
| Maximum building heights (AOD) | 75m AOD |
| No. of storeys | 12 storeys (including ground floor, nine floors of office space and two upper levels of plant) |
| No. of car parking spaces | No general car parking is proposed. One accessible space is provided at ground floor within the footprint of the building, in the loading bay. |
| No. of cycle spaces | Building S2 will bring forward a total of 313 cycle spaces. Of these, 301 spaces will be located in the basement. This comprises 291 spaces allocated to the office users (as 264 spaces provided on Josta Parker two-tier racks and 27 spaces allocated for folding cycles) and a further 10 spaces allocated to retail use, located in the basement. The remaining 12 spaces will be located in the public realm on Sheffield Stands, for visitors to the building. |
| No. of Commercial units | There are four units at ground floor level, one of which is proposed to be office space, to the north, with the remaining three proposed to be in retail use. The unit to the east, fronting Cubitt Park, is proposed as one larger A3 unit, however may be split into two smaller units, if required. |
| Main Public Entrances | The main entrance to the building will be located centrally along the southern elevation, along Handyside Street, under the colonnade. Other, secondary entrances will also be located along each elevation. The retail and office units will have their own entrances from the public realm, and a dedicated cycle entrance is located to the north. Entry to the Loading Bay and the accessible parking space is to the west, from the secondary route between Buildings S1 and S2 to the west. |
| Principal materials | The building envelope has been developed using a simple palette of materials. The primary façades are constructed from black/dark grey textured stone. The secondary façade system employed consists of a flush glazed outer face with a variety of treatments. The proposed public realm area will have a consistent palette of materials which have been utilised throughout the KXC scheme to provide a coherent and navigable landscape, whilst reinforcing pedestrian routes and |

| | |
|---|---|
| | crossings. The paved areas around the building will consist of Sandstone pavements. |
| | Further details of this is provided within the Urban Design Report and drawing package that accompanies this submission. |
| Green/brown roofs | A brown roof of approximately 247 sqm will be provided on the roof of the building. |
| Landscaped roof terraces/balconies | There will be external balconies on every office floor and a rooftop terrace of 777sqm with planting at level 11. |
| Connection to site-wide low-carbon energy system | Yes |
| Renewables | Yes. PV located at roof level. |
| Overall reduction in carbon emissions against Part L (including design measures and contribution of the low-carbon energy system) | The carbon emissions for Building S2 are expected to represent a 29.28% reduction relative to the Part L 2013 TER. This is further explained in the Environmental Sustainability Plan included with this submission. |
| Predicted BREEAM rating | It is envisaged that Building S2 will achieve a BREEAM 'Excellent'. |
| Associated public realm | Yes. A small area surrounding the building on all sides. |

Content of the Submission

1.12

The appropriate LB Camden application form has been completed and is submitted in compliance with Condition 3 of the Outline Planning Permission. The other conditions addressed by this submission are listed numerically on the application form and set out with brief summary notes below. Please note that the Planning Compliance Report only addresses planning conditions relevant to this submission and therefore some conditions, for example those relating to residential uses, are not included.

| Condition | Summary Note |
|-----------|--|
| 9 | Landscaping and trees |
| 10 | Landscaping and planning programme |
| 14 | Floorspace to be applied for over prescribed time periods |
| 16- 22 | Reserved Matters to include, respectively, Urban Design Report, Environmental Sustainability Plan, Earthworks and Remediation Plan, Access Statement, Illustrative Build-Out Plan, Construction Timetable and Servicing Strategy |
| 27 | Details of internal floorplans, layouts and floorspace figures |
| 28 | Refuse storage and collection arrangements |
| 31 | Development to follow approved Parameter Plans as described in the Revised Development Specification |
| 33 | Overall floorspace limits |

| | |
|------------|---|
| 34 | Floorspace limits north/south of Regent's Canal |
| 35 | Uses permitted in KXC and maximum floorspace for each use |
| 36 | Maximum floorspace by use in each zone |
| 37 | Basement Size |
| 38 | Basement layout, design and access plan |
| 45 | Capacity of drainage infrastructure site-wide |
| 46 | Green and Brown Roofs |
| 48 | Incorporation of pipework necessary to connect to district heating/combined heat and power systems |
| 49 and 50A | Car parking standards and use of car parking |
| 51 | Cycle parking standards |
| 56 | Written scheme of Investigation for an archaeological watching brief |
| 60 | Noise impact of plant and equipment to meet defined standards |
| 63 | Foundations of Buildings within Development Zone S |
| 64-65 | Overall movement of spoil off-site (annual volume and lorry movements respectively) |
| 66-67 | Overall annual lorry movements for import of infrastructure and construction materials |
| 1.13 | A number of conditions to the Outline Planning Permission have already been discharged by previous submissions and these are not addressed within this Compliance Report. These include Conditions 59 (Baseline Noise Survey) and 68 (Unexploded Bomb Survey). |
| 1.14 | Condition 23 (Highways Plan) is not relevant to this submission as the proposals do not give rise to any works to the existing adopted highways. |
| 1.15 | In the remainder of this Compliance Report, each of the relevant conditions are addressed in turn, by providing an account of how the submission satisfies that condition. In some cases, for example the illustrative build-out plan and construction timetable, the relevant information is provided in this report by means of text and plans. In others, compliance is demonstrated by cross-reference to the following free-standing documents submitted with the application:- <ol style="list-style-type: none"> 1. Architectural Drawings - compilation of scheme layout plans, elevations, sections and images (a full list of the submitted drawings is provided in the schedule attached at the end of this section); |

2. Landscape Drawings - compilation of public realm landscape drawings (a full list of the submitted drawings is provided in the schedule attached at the end of this section);
3. Urban Design Report - including an explanation of the scheme concept, detailed scheme and landscaping description and consideration of the Design Guidelines attached to the Outline Planning Permission. Car and cycle parking provision, the servicing strategy and details of refuse and recycling provision are also set out in this document;
4. Environmental Sustainability Plan;
5. Access and Inclusivity Statement;
6. Earthworks Remedial Plan; and
7. Written Scheme of Investigation for an Archaeological Watching Brief.

- 1.16 In the Outline Planning Permission, the conditions are presented under a sequence of subject headings and sub-headings. To aid ease of use of this report, the conditions referred to in turn are each accompanied by those corresponding headings.
- 1.17 In addition, where relevant, parts of the Section 106 Agreement are considered in conjunction with the relevant conditions, specifically, Sections LL (Retail), V (Access and Inclusivity), W (Environmental Sustainability), X (Energy), Y (Construction Materials/Waste), Z (Waste) and AA (Water).
- 1.18 The proposals for Building S2 have been developed through a progressive process of pre-application consultations between the King's Cross Central General Partner Limited ('KCCGPL') design team, Planning, Access and Urban Design Officers at LB Camden and other relevant stakeholders and local bodies, as listed in the Urban Design Report, over several months. The proposal represents a very high quality predominately office development and public realm that will make a significant and positive contribution to the on-going regeneration of King's Cross.

2.0 **Condition 9 (Landscaping and Trees)**

2.1 The condition and its reason state:

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

(a) all existing trees (with a stem diameter of 75mm or greater), and all existing within 10 metres of the perimeter of that part of the Development indicating:

(i) the location, species, stem diameter at 1.5 metres above ground level, height and accurate crown spread;

(ii) those to be retained;

(iii) where nearby excavations are proposed, the level at the base of each tree to be retained;

(iv) trees to be removed in conjunction with that part of the proposed development; and

(v) where appropriate the proposed positions and lines of protective fencing and prohibited areas.

(b) details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items will affect trees on 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

2.2 In the case of the submission for Building S2, only part (c) is relevant to proposal, as there are no existing trees within the Reserved Matters submission boundary.

2.3 Nine new trees are proposed along Handyside Street, to the south of the building, of species quercus palustris. The location of these is shown on

drawing TOWN279.28.1 (08)5001 Rev 04, included in the Landscape Drawing package included with this submission.

2.4

The landscaping details described above and within the Urban Design Report, and shown on the submitted plans and drawings, are provided to demonstrate compliance with Condition 9. The details shown on the plans, drawings and planting schedule are submitted for approval.

3.0 **Condition 10 (Landscaping Programme)**

3.1 The condition and its reason state:

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

Reason: To ensure a comprehensive and sustainable development, to ensure good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas, and to ensure that the landscaping is carried out within a reasonable period in accordance with the Environmental Impact Assessment, in accordance with policies B1, 82, KC8, KC10 and N4 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 10

3.2 The programme for commencing and completing the planting will be as outlined below.

3.3 The preferred planting season is from late October through to late March to ensure that trees are dormant when being lifted. Planting will not take place if the earth is waterlogged, or when there is frost. The proposed planting will take place in the first available planting season following physical completion of the relevant garden areas. The planting programme will, therefore, ultimately be controlled by the overall construction programme (see response to Condition 21).

3.4 If tree planting needs to take place outside of the preferred planting season, the tree will be lifted and containerised within the planting season to reduce the possibility of shock and failure occurring. Once the tree has been stabilised in its containerised state, it can then be planted outside the preferred planting season. The contractor appointed by the applicant will be required to maintain the tree while off-site and give the same guarantee as if planting in season.

3.5 If roots of newly planted trees or shrubs are loosened, the soil will be re-firmed as soon as possible after planting to exclude air pockets around the roots. Also, weeds will be eliminated and all ties, stakes and guards checked and adjusted accordingly.

3.6 These details are to show compliance with Condition 10 and are submitted for approval.

4.0 **Condition 14 (Phasing of Approvals – Submitted Floorspace Within Time Periods)**

4.1 The condition and its reason state:

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

- a. Application for approval of 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 three years from the date of this permission;*
- b. Application for approval of Reserved Matters and/or details pursuant to 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 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 metres gross of built accommodation;*
- c. Application for approval of the Reserved Matters and/or details pursuant to 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 metres gross of built accommodation;*
- d. Application for approval of the Reserved Matters and/or details pursuant to 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 metres gross of built accommodation;*
- e. Application for approval of the Reserved Matters and/or details pursuant to 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 metres gross external area of built accommodation; and*

- f. *Application for approval of the Reserved Matters and/or details pursuant to 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 metres gross external area of built accommodation.*

Provided that that reapplications or variations in relation to the same built accommodation which has already been the subject of previous applications for and approvals 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, SKC1, SKC2, SKC3, KC1 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 14

- 4.2 Since Outline Planning Permission was granted in December 2006, applications have been made for approval of Reserved Matters and details pursuant to conditions involving built accommodation on the Eastern Goods Yard site, the Great Northern Hotel, Regeneration House, Zone A, the Midland Goods Shed and canopies, German Gymnasium, Fish and Coal Offices and the Eastern Wharf Road Arches, the Gas Holder Triplets, The Coal Drops Yard, and within plots T5, P1, R2, R3, R4, R5 (North), R5 (South), R7, J, T1, B1, B2, B3, B4, B5, B6 and E1. In addition, Full Planning Permission has been granted for student housing on Plot T6 and for an educational building on Plot R1.
- 4.3 The quantities of floorspace applied for, as gross external area (GEA), are set out in Table 4.1 below. Buildings where a decision is still pending are shown in italics.
- 4.4 As the figures below demonstrate, the requirements in Condition 14 for 70,000m², 140,000m², 210,000m², 280,000m², 350,000m² and 420,000m² of floorspace to be applied for before the expiry of, respectively, three, six, nine, twelve, fifteen and eighteen years from the grant of Outline Planning Permission have now (more than) been fulfilled.
- 4.5 The breakdown of the total 23,151m² GEA for Building S2 is set out in the responses to Conditions 27 and 35 below, by floor and use, respectively. This figure excludes various infrastructure and utility elements (including waste storage, recycling facilities and cycle parking), in accordance with the footnotes to Table 1 and Annex B of the Outline Planning Permission.
- 4.6 The information provided above enables the Council to monitor the position relative to the condition and does not require approval. Rather the information shows how the relevant requirements of Condition 14 have been met.

Table 4.1 Quantities of floorspace applied for, as gross external area (GEA)

| Plot/Zone | Application Reference No. | Approval Date | Floorspace (sq m) |
|--|---------------------------|-------------------|-------------------|
| Eastern Goods Yard | 2007/5228/P | 8 April 2008 | 55,190 |
| Building R2 | 2008/5052/P | 22 January 2009 | 48,522 |
| Subtotal (70,000m² by December 2009) | | | 103,712 |
| Building T1 (2009) | 2009/0415/P | 24 April 2009 | 29,045 |
| Building R4 | 2010/0389/P | 15 April 2010 | 11,761 |
| Subtotal (140,000m² by December 2012) | | | 144,518 |
| Building B2 | 2010/0864/P | 30 April 2010 | 7,098 |
| Building B4 | 2010/0868/P | 30 April 2010 | 16,824 |
| Building B6 | 2010/0870/P | 30 April 2010 | 20,853 |
| Great Northern Hotel | 2010/3304/P | 3 September 2010 | 4,548 |
| Building T61 | 2010/4468/P | 11 January 2011 | 16,292 |
| Subtotal (210,000 m² by December 2015) | | | 210,113 |
| Building J | 2010/6688/P | 11 March 2011 | 16,265 |
| Great Northern Hotel Minor Amendments | 2011/0049/P | 14 March 2011 | +20 |
| Building R5 (North) | 2011/0431/P | 8 April 2011 | 14,237 |
| Building R5 (North) Minor Amendments | 2011/4263/P | 10 October 2011 | -23 |
| Building B3 | 2011/4090/P | 4 November 2011 | 20,404 |
| Building B1 | 2011/4713/P | 25 November 2011 | 43,097 |
| Subtotal (280,000m² by December 2018) | | | 304,113 |
| Eastern Goods Yard Minor Amendments | 2011/6440/P | 10 February 2012 | +180 |
| Building B3 Minor Amendments | 2012/6537/P | 7 February 2012 | -22 |
| Building B2 Minor Amendments | 2012/0902/P | 1 May 2012 | +78 |
| Building B4 Minor Amendments | 2012/0907/P | 17 April 2012 | +247 |
| Building E1 | 2012/4147/P | 23 October 2012 | 4,015 |
| Building P1 | 2012/4741/P | 7 December 2012 | 29,619 |
| Regeneration House | 2012/4937/P | 12 November 2012 | 1,002 |
| Building T1 (2013 Revised Reserved Matters) | 2013/0405/P | 22 March 2013 | +1,574 |
| Building R5 (south) | 2013/1573/P | 7 June 2013 | 8,376 |
| Building T5 | 2013/2481/P | 5 July 2013 | 8,964 |
| Subtotal (350,000m² by December 2021) | | | 358,146 |
| Zone A | 2013/4001/P | 17 September 2013 | 85,837 |
| Subtotal (420,000m² by December 2024) | | | 443,983 |
| Building P1 Minor Amendments | 2014/0691/P | 18 March 2014 | -19 |
| Midland Goods Shed and East Handyside Canopy | 2014/1433/P | 13 June 2014 | 7,223 |
| German Gymnasium (Zone D) | 2014/1455/P | 12 May 2014 | 1,225 |
| Pavilion G1 Minor Amendments to Eastern Goods Yard | 2014/2247/P | 12 May 2014 | -46 |
| Building B6 (2014 Revised Reserved Matters) | 2014/4125/P | 22 August 2014 | -256 |

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|--|---------------------------------|------------------------|-----------------|
| Building T1 Minor Amendments | 2014/4605/P | 10 September 2014 | -3 |
| Building B1 Minor Amendments | 2014/4693/P | 22 August 2014 | -17 |
| Fish & Coal Building/Eastern Wharf Road Arches2 | 2014/5272/P | 23 October 2014 | 2,405 |
| Gas Holder Triplets | 2014/6386/P | 18 December 2015 | 18,327 |
| Building B5 | 2014/6968/P | 22 January 2015 | 21,851 |
| Building R7 | 2015/0368/P | 16 April 2015 | 19,576 |
| Building R3 | As above | As above | -48,522 |
| Building R4 | 2015/2886/P | 6 August 2015 | 9,167 |
| Building R5 (South) Minor Amendments | 2015/2891/P | 3 August 2015 | -506 |
| <i>Building B5 Minor Amendments</i> | <i>2015/5234/P</i> | <i>2 November 2015</i> | <i>+45</i> |
| <i>Building R3 and Zone R Gardens</i> | <i>2015/4819/P</i> | - | <i>6,686</i> |
| <i>Coal Drops Yard⁴</i> | <i>2015/6018/P, 2015/6015/P</i> | - | <i>10,084</i> |
| <i>R7 Minor Amendments (pending submission to LBC)</i> | - | | <i>-44</i> |
| <i>Building S2</i> | | | <i>23,201</i> |
| Total floorspace submitted to date | | | 514, 310 |

Notes:

1: This figure represents the floorspace below the outline parameter height of 67m AOD as per the Section 106 Agreement dated 11 January 2011.

2: This figure excludes the 82m2 GEA relating to the conservatory extension. Approval for this structure and floorspace, which was not envisaged as part of the Outline Planning Permission, was approved separately by a full planning permission, submitted in parallel to the Reserved Matters submission (ref. 2014/5272/P).

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

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

5: This figure of 10,084sqm is the portion of the total floorspace of the Coal Drops Yard development (13,348sqm) that is counted towards the maxima, totals, triggers and thresholds of the Outline Planning Permission and associated S106 Agreement.

5.0 **Condition 16 (Particulars to Accompany Reserved Matters Applications - Urban Design Report)**

5.1 The condition and its reason state:

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

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

Response to Condition 16

5.2 This condition is addressed by a separate Urban Design Report which is included with the submission. It demonstrates the underlying approach to the design of the building and how the relevant Design Guidelines attached to the Outline Planning Permission have been addressed and responded to.

5.3 The scope of the submitted Urban Design Report also covers the servicing arrangements for the building; provides details of the proposed refuse and recycling facilities; and provides details of the cycle and car parking within the scheme.

5.4 The Urban Design Report is submitted to meet the requirements of Condition 16.

6.0 **Condition 17 (Particulars to Accompany Reserved Matters Applications - Environmental Sustainability Plan)**

6.1 The condition and its reason state:

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

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

Reason: To ensure a comprehensive and sustainable development and to achieve good design through the development in accordance with the Environmental Impact Assessment, in accordance with policies SKC1, KC8, B1, N7, and SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 17

- 6.2 The submission includes a separate Environmental Sustainability Plan (ESP), which addresses each of the factors listed in the condition and demonstrates that the proposed development achieves high levels of sustainability and is on target to achieve a BREEAM rating of 'Excellent'.
- 6.3 The report also provides information to:
1. Satisfy Conditions 45 and 48 concerning drainage and connection to the district heating/combined heat and power systems; and
 2. Show how Building S2 responds to the obligations set out in Sections Y (Construction materials and waste), Z (Waste) and AA (Environmental Sustainability) of the Section 106 Agreement.
- 6.4 Section X, paragraph 6, of the S106 sets a 'reasonable endeavour' target for each new building to achieve a 5% carbon emission reduction against Part L of the prevailing Building Regulations, based on the use of energy efficient and passive design measures, and any low-carbon energy supply not already accounted for in the Outline Planning Permission. On the basis of these measures alone (i.e. disregarding the carbon savings that will be achieved by utilising the low carbon district energy system and the PV panels), the carbon emissions for Building S2 are expected to be 18.7 kg CO₂/m². This represents a 20.18% reduction over the Part L2 TER. Consequently the building significantly exceeds the target 5% reduction set by the S106 Agreement.
- 6.5 The ESP explains that the proposal for Building S2 will achieve a reduction in carbon emissions of approximately 29% relative to current Part L 2013 standards. This reduction is approximately 21%, excluding the contribution of connection to the low-carbon district energy system and use of PV. The building is targeting BREEAM 'Excellent' for its office element, and a target of BREEAM 'Very Good' is expected for the retail units at ground floor, which will be provided to shell and core.
- 6.6 The ESP also provides information to satisfy conditions 45 and 48 regarding drainage and infrastructure to connect the building to the district heating CHP systems; and to show how the proposals address the obligations set out in sections AA (water), Y (Construction materials and waste) and Z (waste), under the S106 Agreement.
- 6.7 The ESP is submitted to meet the requirements of Condition 17.

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

7.1 The condition and reason state:

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

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

Response to Condition 18

7.2 The information to satisfy Condition 18 is included in the submitted Earthworks and Remediation Plan ('ERP').

7.3 As outlined in the ERP, earthworks at the site are proposed to comprise installation of the main building piles and contiguous perimeter pile wall followed by bulk excavations to an elevation of between +17.525 and +19.525mOD (approx. 6.3 to 8.3m below current ground level). The basement construction will include the excavation of approximately 21,000m³ of Made Ground and London Clay soils which equates to approximately 2,470 lorry movements from site. The ERP concludes that no specific remediation measures are deemed necessary, however a number of best practice measures are recommended to be incorporated as part of the development.

8.0 **Condition 19 (Particulars to Accompany Reserved Matters Applications - Access Statement)**

8.1 The condition and its reason state:

“Relevant applications for approval of Reserved Matters pursuant to this permission shall be accompanied by an access statement. Each access statement shall:

- a. address the relevant design principles set out in the Access and Inclusivity Strategy dated September 2005;*
- b. highlight any areas where technical or other constraints have prevented or constrained the application of these design principles; and*
- c. include a project programme for that building or phase, to identify the key stages at which important decisions affecting inclusivity and accessibility will be made.*

Reason: To ensure a comprehensive and sustainable development and to achieve good design through the development in accordance with the Environmental Impact Assessment, in accordance with policies SD1, B1, B2, T3, KC6, KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 19

8.2 A separate Access and Inclusivity Statement forms part of this Reserved Matters submission and demonstrates compliance with the condition requirements, including how the principles set out in the site-wide Access and Inclusivity Strategy (2005) have been applied in the design of Building S2.

8.3 In accordance with Section V of the Section 106 Agreement, the evolution of the Building S2 scheme and the preparation of the submitted Access and Inclusivity Statement have been guided by the applicant's designated Inclusive Design Champion, James Holmes-Siedle of All Clear Designs. The champion body has extensive experience of the KXC development, from its inception through to many of the Reserved Matters submissions made and approved to date.

8.4 The Access and Inclusivity Statement is submitted to meet the requirements of Condition 19.

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

9.1 The condition and its reason state:

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

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

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

Response to Condition 20

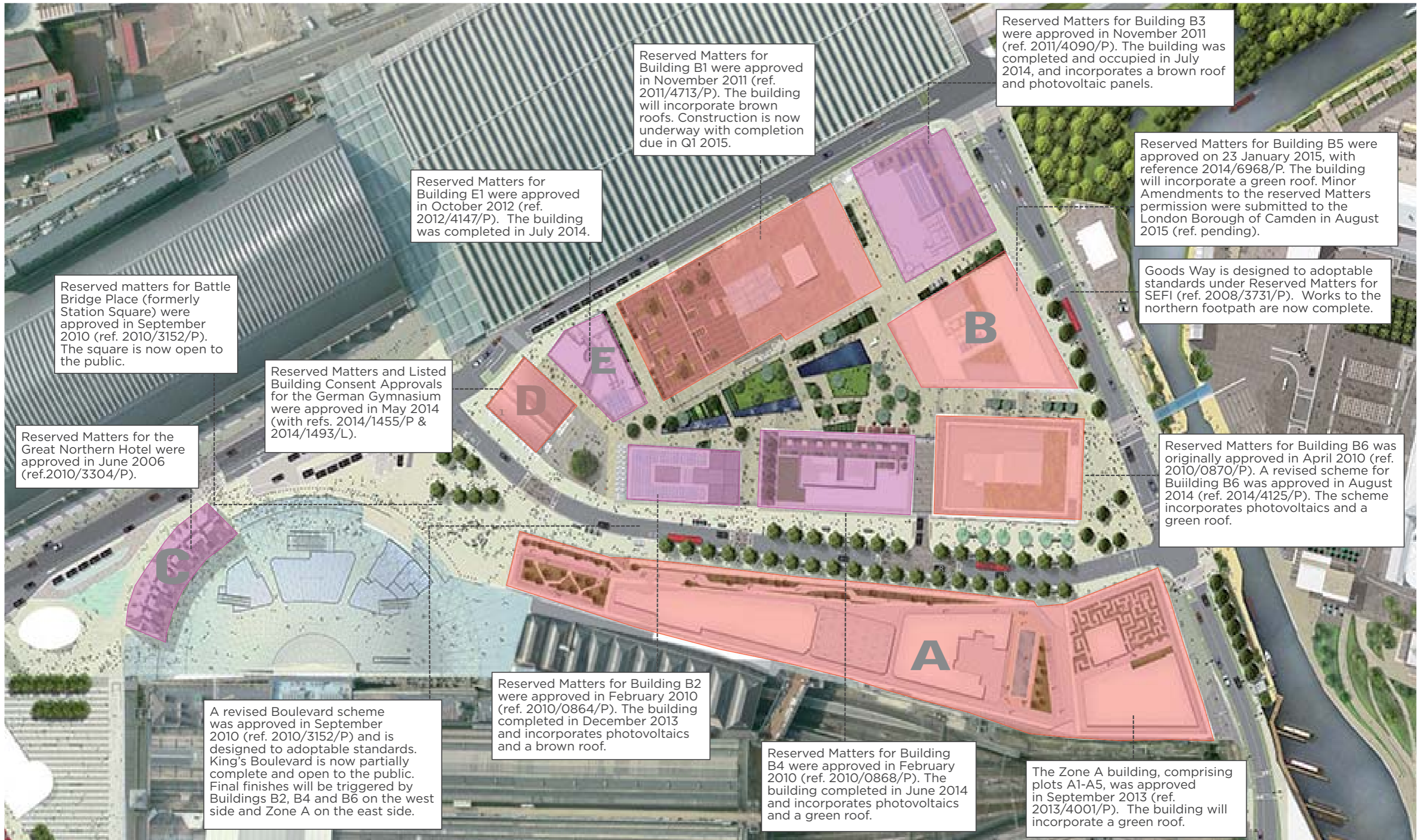
9.2 An illustrative Build-out Plan is presented after this section, which addresses the sub-sections of the condition.


9.3 In respect of 20(a) above, the plan shows the buildings for which approval has already been given (coloured in red) and those subject to a current Reserved Matters submission (in blue). Completed buildings are shown in purple.


9.4 With regard to 20(b), the plan shows Building S2, for which Reserved Matters approval is now sought, coloured green. The way in which the approved uses


are to be incorporated in the building is covered in more detail by the information presented in this Compliance Report under Condition 27 and within the drawings and urban design report included with this submission


- 9.5 As required by 20(c), the plan shows how the buildings already permitted within the Development Zones, and those subject to current Reserved Matters submissions may be built-out in accordance with the Outline Planning Permission.
- 9.6 The buildings for which Reserved Matters are yet to come forward are shown on the plans and coloured yellow, to meet the requirements of 20(d).
- 9.7 In relation to 20(e), the plan includes details of the Principle Areas of Public Realm. Works proposed within this submission include associated public realm works, as detailed in the drawings and Urban Design Report included within this submission
- 9.8 With regard to 20(f), the plan indicates the on-going provision of green/brown roofs across the site as a whole.
- 9.9 The Illustrative Build-out Plan, demonstrates also the relationship between the different components and phases of the development, as required by 20(g).
- 9.10 The details thus provided are submitted to meet the requirement of Condition 20.




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

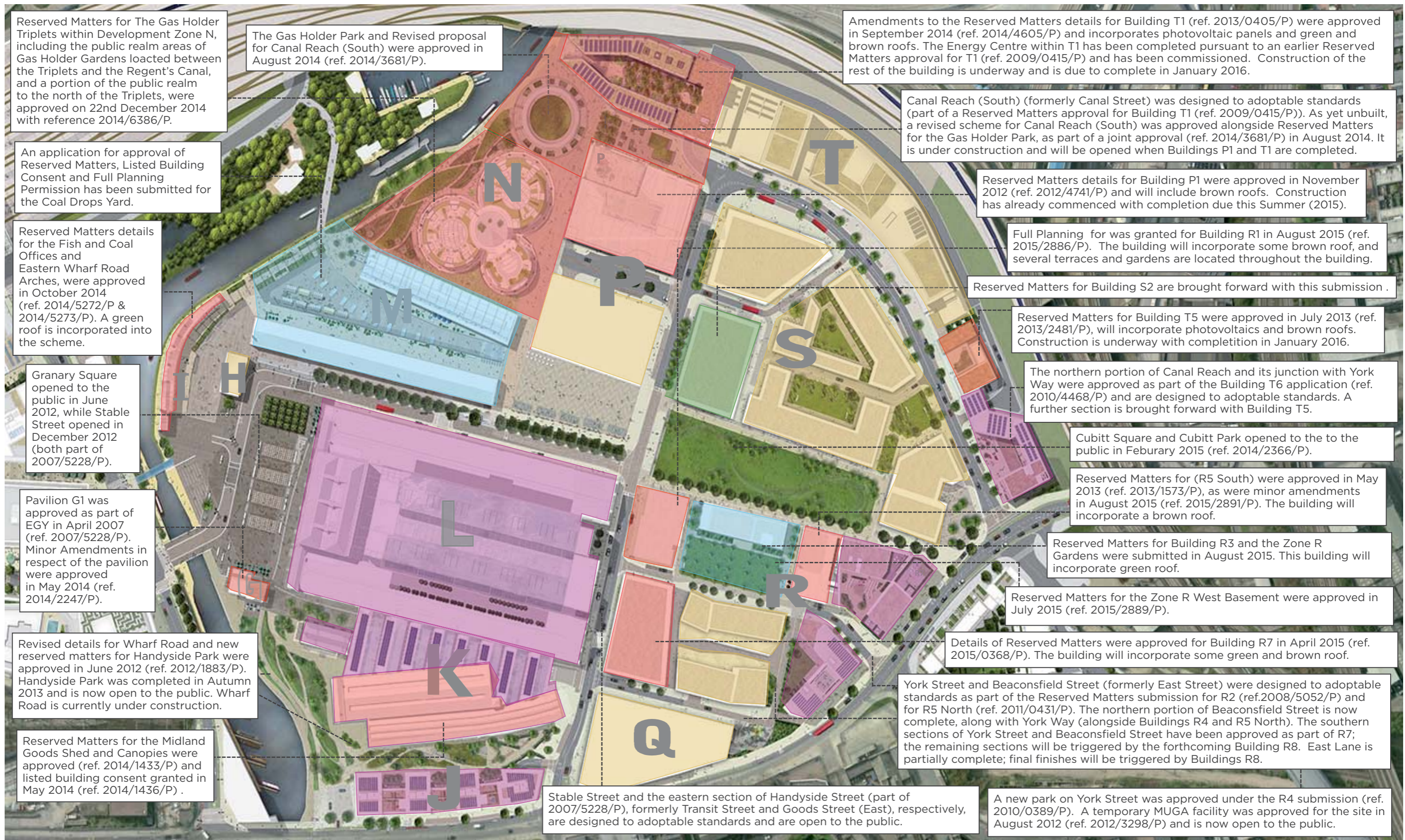
 Subject to a current Reserved Matters submission

 Buildings for which approval has been given

 Buildings brought forward with this submission

 Completed Buildings

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



10.0 **Condition 21 (Particulars to Accompany Reserved Matters Applications - Construction Timetable)**

10.1 The condition and its reason state:

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

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

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

Response to Condition 21

10.2 The following pages present, first, a diagram showing the anticipated construction timetable for Building S2 and, following that, a series of plans placing the current proposal within the anticipated sequence of implementation of the KXC development as a whole.

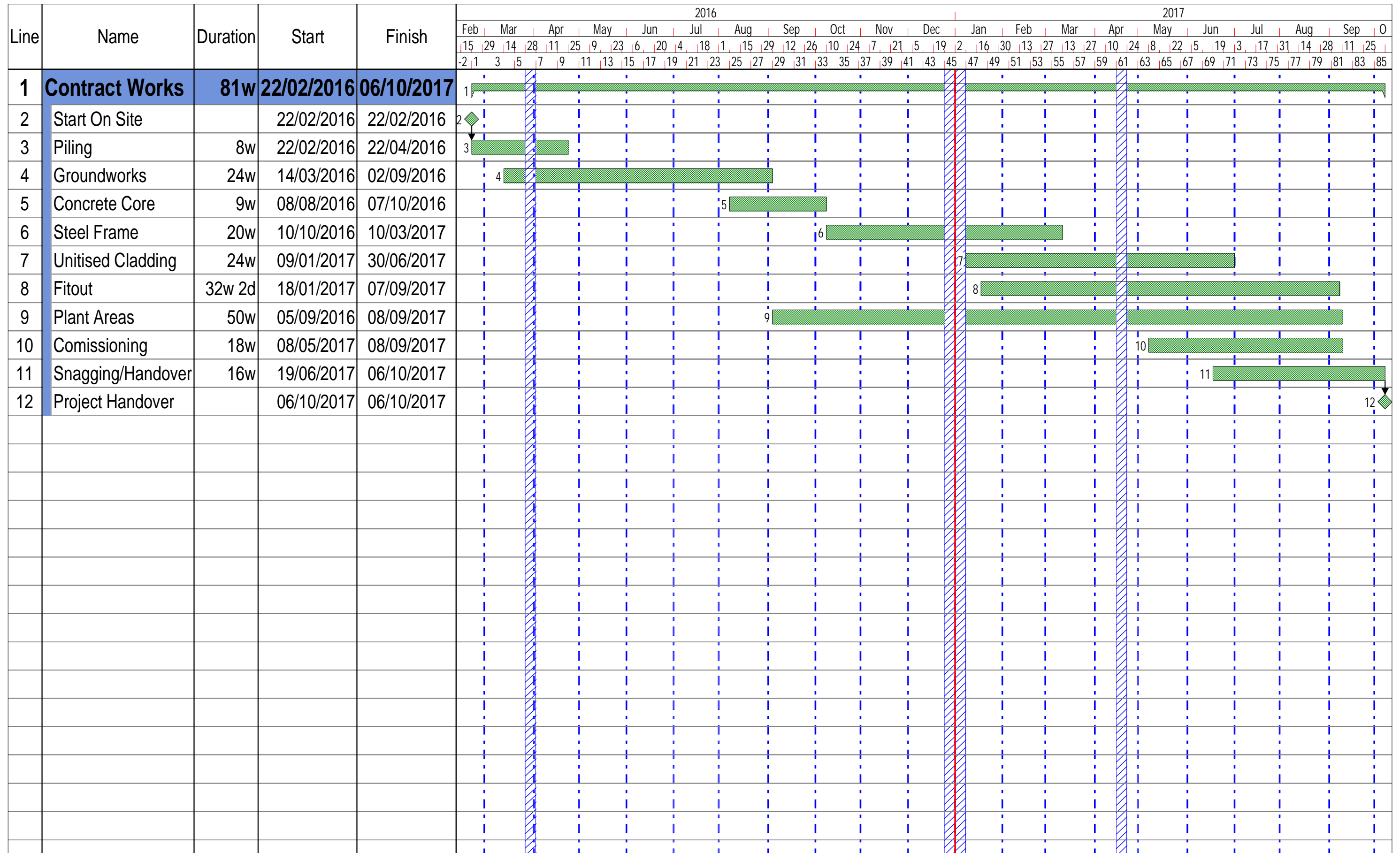
10.3 The phasing of construction of Building S2 will determine the timing of the import of infrastructure and construction materials to the site. This aspect is dealt with more directly in the section of this Compliance Report concerning Conditions 66 and 67.

10.4 These details are provided to meet the requirements of Condition 21.

Kings Cross

08/12/2015

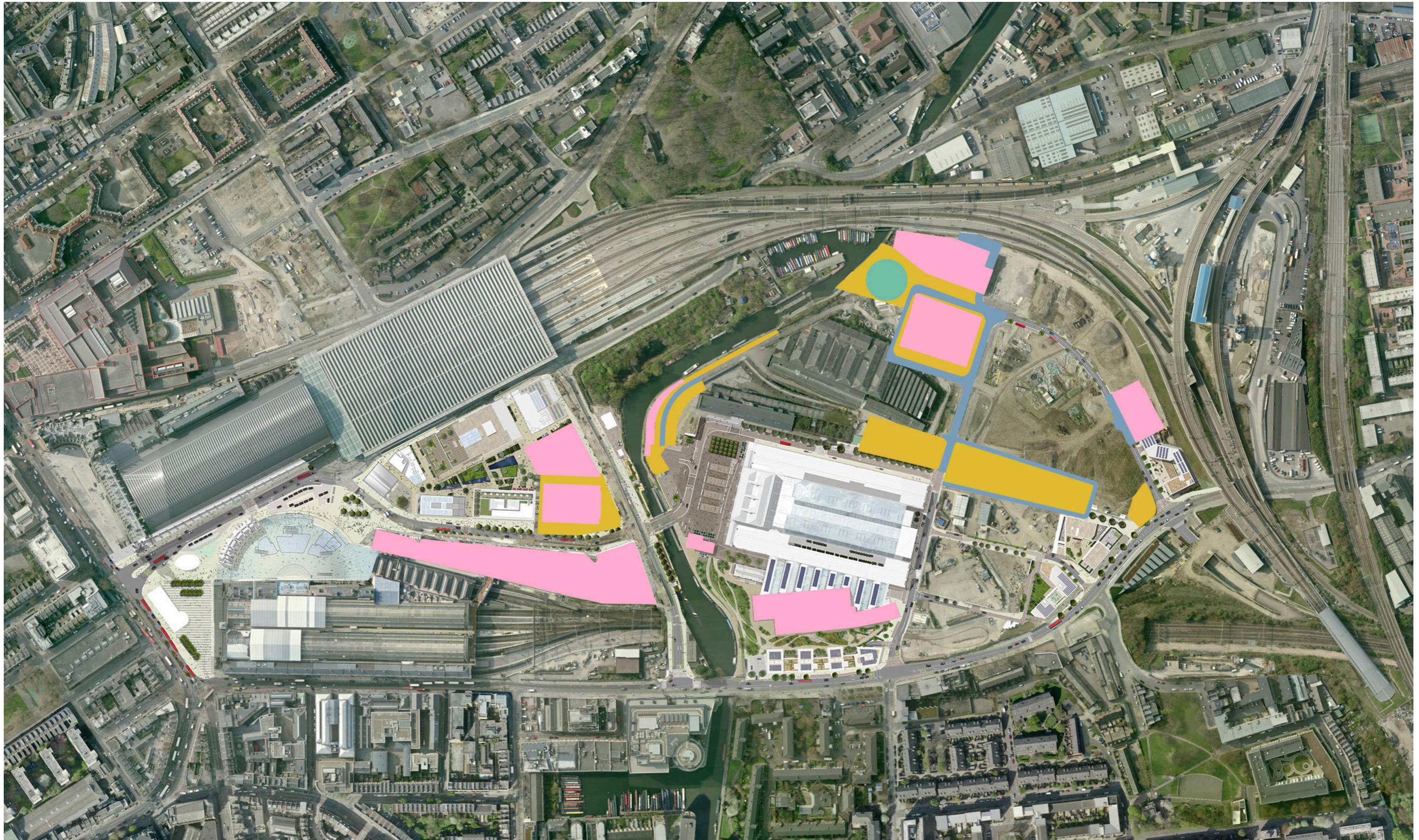
Building S2 Outline Construction Programme



Programme Number: Outline 001

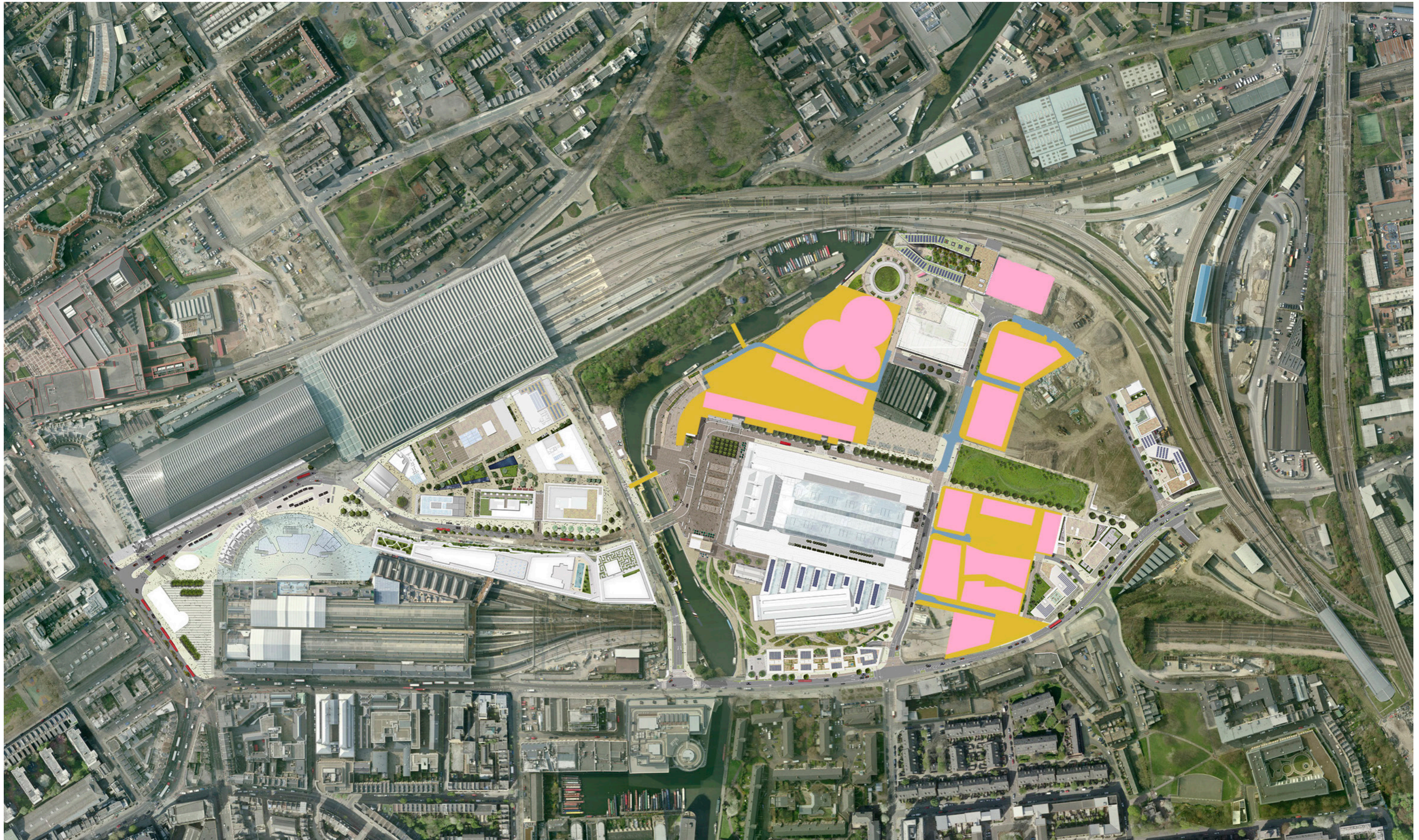
Reason For Issue: Information

Page 1 of 1



- Demolition
- Public Realm
- Highway Works
- Built Development
- Relocation of features/facilities
- E Energy Centre

The Second Major Phase (Illustrative)
December 2015



- Demolition
- Public Realm
- Highway Works
- Built Development
- Relocation of features/facilities
- E Energy Centre

The Third Major Phase (Illustrative)
December 2015



Illustrative Scheme Plan (Completed Build Out)

December 2015

11.0 **Condition 22 (Particulars to Accompany Reserved Matters Applications - Servicing Strategy)**

11.1 The condition and its reason state:

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

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

Response to Condition 22

11.2 The Servicing Strategy for Building S2 is described in more detail in Section 1.5 of the Urban Design Report.

11.3 In summary the servicing arrangements for Building S2 are based on the following principles:

- deliveries will be unloaded at ground floor level within the dedicated servicing area within the footprint of the building to the west;
- the service area will be actively managed to ensure the safe co-ordination of vehicle movement and parking within this area. Access to the service area will be controlled by a 24 hour manned security team within the building; and
- a shared refuse storage area for the office spaces will be located in the basement. The retail units will bring their refuse here also, via the dedicated goods lifts for collection. Eurobins will be stored in this basement room and brought up to the servicing area in the goods lift by the building management to coincide with the bin collection.

11.4 Further details are provided in section 1.5 of the Urban Design Report. The details provided meet the requirements of Condition 22 and are submitted for approval.

12.0 **Condition 27 (Details Required by Condition - Floorplans etc.)**

12.1 The condition and its reason state:

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

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

Response to Condition 27

12.2 The plans and drawings within the submitted drawing package provide the floorplan and layout details required by this condition. Table 12.1 summarises the floorspace figures in Building S2 by each floor. References to the different floor levels across the building reflect those on the submitted drawings.

12.3 The building provides a total floorspace of 23,201 m² GEA, excluding infrastructure and utility elements (i.e. waste and other storage, plant and cycle and refuse stores), in accordance with Table 1 and Annex B of the Outline Planning Permission.

12.4 Section LL: Retail of the S106 states that no ‘A3 units shall exceed 250 sqm GIA unless otherwise agreed in writing by the Council’ in Development Zone S. The retail unit to the east of the building exceeds this figure. The proposed unit size has been agreed with Camden during the pre-application process, as explained in response to Condition 31 within this document.

Table 12.1 Floorspace figures in Building S2 by each floor

| Floor | Office (B1) (including circulation space and cores) | Retail Uses (A1-A4) | Total | Other (loading Bay) | Excluded |
|--------------|---|------------------------|---------------|---------------------------|--------------|
| Ground | 1,127 | 816 | 1,943 | 163 | 95 |
| 1 | 1,994 | | 1,994 | | 112 |
| 2 | 2,367 | | 2,367 | | 112 |
| 3 | 2,367 | | 2,367 | | 112 |
| 4 | 2,380 | | 2,380 | | 112 |
| 5 | 2,380 | | 2,380 | | 112 |
| 6 | 2,385 | | 2,385 | | 112 |
| 7 | 2,395 | | 2,395 | | 112 |
| 8 | 2,324 | | 2,324 | | 112 |
| 9 | 2,335 | | 2,335 | | 112 |
| 10 | 30 | | 30 | | 913 |
| 11 | 274 | | 274 | | 158 |
| 12 | 27 | | 27 | | 702 |
| Total | 22,385 | 816 | 23,201 | 163 | 2,876 |

12.5 The proposed basement area is considered separately in response to Condition 37.

12.6 As shown in the table below, at ground floor level, there are three retail units that are proposed to be in (A1-A4) retail use, as permitted by the Outline Planning Permission. The breakdown of the retail floorspace per unit is shown below. As explained in response to Condition 31 within this document, at 457m², the retail unit to the east of the building is larger than 250sqm, and, in accordance with the S106 Agreement for the development, this proposed floor area within the unit has been agreed in principle with the LB Camden during the pre-application process for the Building.

Table 12.2 Breakdown of the retail floorspace per unit

| Unit | Proposed Use | Floorspace (sqm) |
|--------------------|--------------|------------------|
| 1 (north west) | (A1-A4) | 196 |
| 2 (east) | (A1-A4) | 457 |
| 4 (south west) | (A1-A4) | 142 |
| Retail Circulation | | 21 |
| Total | | 816 |

12.7 These details are submitted to meet the requirements of Condition 27 and are submitted for approval.

13.0 **Condition 28 (Details Required by Condition
- Refuse Storage and Collection)**

13.1 The condition and its reason state:

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

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

Response to Condition 28

13.2 As described in section 11 of this report, a shared refuse storage area is located in the basement, for storage of the refuse of the office space and the three retail units within the building. Although the refuse is expected to be collected every day, capacity for 2 days' storage is provided. The proposed location of the refuse store is shown on drawing reference A-20-1B1P Proposed Basement Floorplan within the submitted Drawing Package. The servicing arrangements are further described in Section 1.5 of the Urban Design Report.

13.3 These details are submitted to meet the requirements of Condition 28 and are for approval.

14.0

Condition 31 (Development to Be Carried Out in Accordance With Permission - Parameter Plans and Development Specification)

14.1

The condition and its reason state:

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

- a. the Principal Public Realm Areas shown on drawing KXC004 Rev S together with paras 4.9, 4.13 (insofar as it relates to public realm), 4.14, 4.17 and 4.19;*
- b. the boundaries of Development Zones shown on drawing KXC005 Rev T together with paras 4.20, 4.21, 4.23 - 4.26, and with Table 2 to the extent that it provides a summary and indicative description of the proposals in each development zone only;*
- c. the Regent's Canal works shown on drawing KXC006 Rev Q together with paras 4.27 - 4.29;*
- d. the Principal Access and Circulation Routes shown on drawing KXC007 Rev S together with paras 4.30 - 4.47 and with Annex C to the extent that it provides a summary and indicative specification for the routes only;*
- e. the Upper Floor Land Uses Along Street Elevations shown on drawing KXC008 Rev R together with paras 4.48 - 4.54 to the extent that these describe the overall distribution of land uses only;*
- f. the Ground Floor Land Uses Along Street Frontages shown on drawing KXC009 Rev P together with paras 4.49 - 4.54 to the extent that these describe the overall distribution of land uses only;*
- g. the Proposed Finished Site Levels shown on drawing KXC012 Rev T together with paras 4.62 - 4.67;*
- h. the Development Massing shown on drawing KXC013 Rev L together with paras 4.68 - 4.72 and Table 3;*
- i. the Maximum Building Heights shown on drawing KXC014 Rev W together with paras 4.73 -4.75;*
- j. the Strategic View Corridor Constraints shown on drawing KXC015 Rev S together with paras 4.79 - 4.81;*

- k. *the Basement Zones shown on drawing KXC016 Rev 0 together with paras 3.40 - 3.41 and 4.82- 4.86;*
- l. *the Servicing arrangements shown on drawing KXC017 Rev R, together with para 4.87;*
- m. *the Utilities Strategy shown on drawing KXC018 Rev M, together with paras 4.88 and 4.90 -4.98;*
- n. *the Gas Holder Triplet Development shown on drawing KXC020 Rev E together with paras 4.104 and 4.105 to the extent that they show indicative proposals only for the works and land uses; and*
- o. *the Priority Zones for Green/Brown Roofs and Wind Turbines shown on drawing KXC021 Rev A, together with paras 3.43, 3.44, 4.106 and 4.107”.*

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

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

Response to Condition 31

- 14.2 It should be noted that the Parameter Plans referred to in sub-paragraphs (c) Regent’s Canal, (m) Utilities Strategy, and (n) Gas Holder Triplets do not apply to the proposed Building S2 development and therefore are not addressed below.
- 14.3 The other relevant sub-paragraphs of Condition 31 are addressed as follows:
 - (a) Principal Public Realm Areas (Parameter Plan KXC 004 Rev S)**
 - 14.4 The proposals for Building S2 include an area of public realm immediately surrounding the building as shown on drawing TOWN279.28.1(08)5001 Rev 04. This includes the strip of pavement along Handyside Street to the south, which is identified as a Principal Public Realm Area on Parameter Plan KXC 004. The proposals include a double height colonnade along the southern elevation, of high quality stone and aluminium columns, mirroring the materiality and rhythm of the proposed building, and other buildings along the northern side of Handyside Street, further to the east. The colonnade has been

designed as a robust, civic element of the building, and will be discretely lit, creating an attractive, welcoming space, fitting for its prominent location along Handyside Street.

14.5 Additionally, there are 9 new trees, of species *quercus palustris*, proposed along Handyside Street.

14.6 Further details are provided within the Urban Design Report.

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

14.7 In relation to sub-paragraph (b) of the condition, the boundaries of Building S2 conform to the Development Zone's allowable limits of deviation, as set out on Parameter Plan KXC005.

14.8 The proposed use of primarily office (Class B1) with smaller units of shopping/ food and drink (Classes A1 and A3) at ground floor is consistent with the Summary Description for Development Zone S as set out in Table 2 of the Revised Development Specification.

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

14.9 The proposals for Building S2 are consistent with the Principal Access and Circulation Routes as set out in KXC007. The secondary routes through the development Zone will be located in a north south direction to the west of Building S2, and in an east west direction to the north of the building, consistent with routes S1 and S3 in KXC007. These routes are specifically for access and drop off only, with route S1 providing the access into the dedicated servicing area within the footprint of the building, accessed along the western elevation.

14.10 The access arrangements proposed accord with the access and drop off requirements as set out in the Revised Development Specification and therefore, the proposals accord with Parameter Plan KXC 007.

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

14.11 Parameter Plan KXC008 specifies that both the upper and ground floor land uses of Building S2 'May be any Permitted Use(s). Annex B of the Development Specification allows for both B1 office and A1-A5 retail us within Development Zones P/S. The proposed ground floor uses of office and shopping/food and drink uses (Classes B1, A1 and A3), along with the upper floor use of office accommodation (Use Class B1) are consistent with those specified by the Parameter Plans and the Development Specification.

14.12 The requirements of Condition 31(e) and (f) are therefore met.

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

- 14.13 As shown on the submitted drawing reference TOWN279.28.1(08)5002 R05, submitted within the Landscape Drawings Package, the proposals for Building S2 are consistent with the finished site levels indicated on the Parameter Plan KXC 012 read in conjunction with the limits of deviation.

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

- 14.14 The massing criterion specifying the maximum percentage, in this case 25%, of the total floorspace applied for within each Development Zone that may be constructed 30m or above finished ground levels applies to Development Zone S as a whole, rather than each individual plot within it. Building S2 is compliant with the parameters as set within KXC 013.

(i) Maximum Building Height (Parameter Plan KXC 014 Rev W)

- 14.15 The maximum allowable height within Plot S2 is 75m AOD for the main part of the Zone, with the eastern 18m of the zone, adjacent to Lewis Cubitt Park being 72.5m AOD. Building S2 is, at its highest part, 75m AOD with the eastern side of the building stepping down to 68.50m AOD. As such, the building height is compliant with the parameter plan.
- 14.16 The note to Condition 31 states that in relation to (i) above the building heights within Plot S2 identified on drawing KXC 005 Rev T shall be at least 6.5m below the maximum heights as shown in Parameter Plan KXC 014 Rev W across at least 80% of the plot, unless otherwise approved in writing by the local planning authority. This means that no more than 20% of the massing across the plot, may exceed 65m AOD. In keeping with this, 80% of the plot of Building S2, as defined on Parameter Plan KXC 014, is less than 6.5m below the maximum height.
- 14.17 As part of the design development of the Buildings and infrastructure through Development Zone S, the secondary route, annotated as S1 on Parameter Plan KXC 007 has been moved further west to align with the small public square proposed to the north of Building S2. It remains, however, within the limit of deviation for the north-south routes through the Development Zone. The boundary line of Building S2 has been moved further west as a consequence, and now sits approximately 3m beyond the boundary shown on Parameter Plan KXC 005 Rev T.
- 14.18 An area of the roof of the building extends beyond the height of 68.5m AOD. This is to accommodate the plant room containing the AHU that is located at levels 10 – 12 as shown on drawing A-20-202-P R1 submitted within the architectural drawing package. This roof top plant area has been purposefully positioned to the west of the roofscape, and a terrace positioned to the east at level 11, in response to the building height requirement for the plot in section 31(i), and further, this arrangement provides for a large terrace to the east, with panoramic views overlooking Cubitt Park.

14.19 Of the part of the building that falls within the original plot boundary, 81.3% of the massing of the building falls under 68.5m AOD, i.e. 6.5m below the maximum building height.

14.20 This has been discussed and agreed in writing with Planning and Urban Design Officers at the LB Camden.

(j) Strategic View Corridors (Parameter Plan KXC015 Rev S)

14.21 Building S2 lies within the Strategic View Corridor to St. Paul's shown on Parameter Plan KXC 015. The proposed building height of +75m AOD is below the constraint height at this location, as shown on Parameter Plan KXC 015. Accordingly, the proposed development complies with Parameter Plan KXC015 and part (j) of Condition 31.

14.22 It should be noted that the Parameter Plan shows the viewing corridor as defined in RPG3a which has since been replaced by the London View Management Framework SPG published in July 2010.

(k) Basements (Parameter Plan KXC016 Rev 0)

14.23 Building S2 lies within an area in which new basements may be constructed, according to Parameter Plan KXC016. The Parameter Plan also notes that basements are not to compromise the integrity of the Thameslink Tunnels.

14.24 The applicant has been in close dialogue with Network Rail regarding the proposals for building S2 and associated basement area, including the proposed foundations and its relationship with the tunnels below ground, so as not to compromise the integrity of the tunnels below ground.

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

14.25 As set out in Section 1.5 of the submitted Urban Design Report, the Servicing Strategy for Building S2 includes access to the service bay within the footprint of the building via the secondary route between S2 and plot S1. This complies with Parameter Plan KXC 017, which states that no direct car park or service yard entrances, or direct service access will be from the perimeter of Development Zone S.

14.26 As such, the proposals comply with part (l) of Condition 31.

(o) Priority Zones for Green/Brown Roofs and Wind Turbines (parameter plan KXC0021 Rev A)

14.27 Parameter Plan KXC021 includes Development Zone S as a 'Priority Zone' for green/brown roofs and Wind Turbines.

14.28 The proposals for Building S2 include a green roof area of 247sqm approximately. The response to Condition 46 within this document, along with the Urban Design Report outlines this provision in detail, and shows compliance with Parameter Plan KXC 021.

Summary

14.29

In summary, the submitted drawing set and reports, together with the explanations above, demonstrate that the proposed development will be carried out in accordance with the approved Parameter Plans and the Development Specification, as required by Condition 31.

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

15.1 The condition and its reason state:

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

- a. basements to be constructed in accordance with condition 31(k) other than the public bicycle interchange/storage facilities and public health and fitness facilities in Development Zone B partly within basement space specified in Table 1 and Annex B attached;*
- b. infrastructure and utilities forming part of and supporting the development including 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

15.2 The proposed floorspace for Building S2 is set out in Table 12.1 of this Compliance Report in connection with Condition 27.

15.3 The total amount of floorspace in terms of Condition 33 so far approved/ submitted across the KXC development is 514,360 m² GEA (including Building S2). This is illustrated by Table 15.1. The site-wide figure of 713,090 m² prescribed by Condition 33 would not, therefore, be exceeded.

15.4 The details submitted enable the Council to monitor the position with regard to site-wide floorspace and do not require approval.

Table 15.1 KXC site-wide cumulative floorspace totals (GEA in m2)

| Building Plot | Total Floorspace |
|---|------------------|
| <i>North of the Regent's Canal</i> | |
| Eastern Goods Yard (as amended 2011 & 2014) | 55,324 |
| Building T1 (as amended 2014) | 30,616 |
| Building R4 | 11,761 |
| Building R5 (North) | 14,214 |
| Building T6 ¹ | 16,292 |
| Building J | 16,265 |
| Building P1 (as amended 2013) | 29,600 |
| Regeneration House | 1,002 |
| Building T5 | 8,964 |
| Midland Goods Shed and East Handyside Canopy | 7,223 |
| Fish & Coal Building/Eastern Wharf Road Arches | 2,405 |
| Gas Holder Triplets | 18,327 |
| Building R7 (as amended, 2015, pending submission to LBC) | 19,532 |
| Building R5 (south) (as amended 2015) | 7,870 |
| Building R1 ² | 9,167 |
| Building R3 and Zone R Gardens | 6,686 |
| <i>Coal Drops yard</i> | 10,084 |
| <i>Building S2</i> | 23,201 |
| Sub-Total | 288,483 |
| <i>South of the Regent's Canal</i> | |
| Building B2 Minor Amendments | 7,176 |
| Building B4 Minor Amendments | 17,071 |
| Great Northern Hotel (amended 2011) | 4,548 |
| Building B3 | 20,382 |
| Building E1 | 4,015 |
| Zone A | 85,837 |
| German Gymnasium (Zone D) | 1,225 |
| Building B6 (2014 Revised Reserved Matters) | 20,597 |
| Building B1 Minor Amendments | 43,080 |
| Building B5 Minor Amendments | 21,896 |
| Sub-Total | 225,827 |
| Total floorspace submitted to date | 514,404 |

¹ Condition 33 maximum floorspace site-wide 713,090 m²

² Area north of Regent's Canal (Condition 34) 468,840 m²

16.0 **Condition 34 (Development to Be Carried Out in Accordance With Permission - Floorspace Permitted North of Regent's Canal)**

16.1 The condition and its reason state:

"The maximum floorspace of buildings constructed and refurbished in accordance with condition 33 within the Development north of Regents Canal shall not exceed 468,840 sqm gross external area and south of Regents Canal shall not exceed 244,250 sqm gross external area.

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

Response to Condition 34

16.2 In the same way that the submission demonstrates compliance with Condition 33 concerning overall floorspace in the KXC development, the total cumulative figure to date for the area to the north of the Regent's Canal of 288,483 sqm GEA (including Building S2) (see Table 15.1 above), shows that the Condition 34 limit for the relevant sub-area of 468,840m² will not be exceeded (see Table 12.1).

16.3 This information is provided to assist in the monitoring of floorspace coming forward across the KXC development. Again, no specific approval of the details is required.

17.0 **Condition 35 (Development To Be Carried Out In Accordance With Permission - Uses Permitted)**

17.1 The condition and its reason state:

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

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

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

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

Response to Condition 35

17.2 Table 17.1 below shows that the proposed floorspace for the uses within Building S2, together with those approved/submitted for other areas north of the Regent's Canal, would not exceed the maximum figures for the relevant land uses, as set out in Table 1 to the Outline Planning Permission.

17.3 These details enable the Council to monitor the position regarding the maximum floorspace permitted for each of the relevant uses and do not require approval.

Table 17.1 Floorspace north of the Regent's Canal by land use (GEA in sq m)

| Location | Max B1 (sqm) | Max Residential (sqm) | Max C1 Use (sqm) | Max A1-A5 (sqm) | Max D1 (sqm) | Max Cinema Use (sqm) | Max D2 (sqm) | Multi Storey Car Park (sqm) |
|---|----------------|-----------------------|------------------|-----------------|---------------|----------------------|---------------------------|-----------------------------|
| Eastern Goods Yard (as amended) ¹ | 6,881 | | | 5,595 | 45,653 | | | |
| Building T1 (as amended) ² | | 15,982 | | 453 | | | 942 | 12,914 |
| Building R4 | 487 | 11,274 | | 487 | 487 | | 487 | |
| R5 North | 669 | 13,545 | | 599 | 599 | | | |
| Building T6 ³ | | 15,973 | | 319 | | | | |
| Building J | 1,253 | 15,012 | | 1,253 | 1,253 | | | |
| Building P1 (as amended) | | 24,411 | | 114 | 5,075 | | | |
| Regeneration House | 1,002 | | | | 330 | | | |
| Building T5 | | 8,717 | | 247 | 247 | | | |
| Midlands Goods Shed | | | | 3,385 | 3,838 | | | |
| Fish & Coal Offices and Eastern Wharf Road Office ⁴ | 1,442 | | | 963 | | | | |
| Gas Holder Triplets | | 17,305 | | 1,022 | | | | |
| Building R1 | 8,780 | | | 387 | | | | |
| R5 (south) (as amended 2015) | 351 | 7,519 | | 351 | 351 | | | |
| Building R3 and Zone R Gardens | | 6,410 | | 276 | | | | |
| Coal Drops Yard ⁵ | | | | 10,084 | | | | |
| Building R7 (pending submission to LBC) | 17,460 | | | 682 | | 803 | | |
| Building S2 | 22,385 | | | 816 | | | | |
| Total | 60,710 | 136,148 | 0 | 27,033 | 57,833 | 803 | 569 excluding MUGA | 12,914 |
| Maximum for area North of Regents Canal: Table 1 of Outline Permission | 234,000 | 171,275 | 14,600 | 30,865 | 67,880 | 8,475 | 24,275 | 21,500 |
| | | | | | | | | |
| | | | | | | | | |

Notes:

- 1 The figure for the Eastern Goods Yard is as amended by the minor amendments submission in respect of Pavilion G1 (reference 2014/2247/P).
- 2 This figure is as amended by the minor amendments to Building T1 submission (reference 2014/4605/P). The D2 figure represents the floorspace proposed for the MUGA within Building T1. This is not counted against the maximum D2 floorspace for Zone T. This facility was originally documented in the S106 Agreement as a facility at roof level and was not treated as floorspace. It is therefore appropriate to treat the Zone T maximum D2 floorspace as exclusive of the MUGA.
- 3 Building T6: These figures represent the floorspace below the original parameter height of 67m AOD as permitted by planning permission (2010/4468/P).
- 4 This figure is exclusive of an additional 82sqm of floorspace in connection with the associated conservatory, which is subject to a separate and associated full planning application.
- 5 This figure is the figure of the total development floorspace that will be counted against the Outline Planning submission (references FPP 2015/6015/P and RM 2015/6018/P) triggers and thresholds as detailed in the submission documents.

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

18.1 The condition and its reason state:

“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

18.2 Annex B to the Outline Planning Permission refers to the maximum amount of floorspace that may be developed for specified uses within Development Zone(s), unless otherwise approved. In this case, within Development Zone P/ S a maximum floorspace of 150,530 sqm is permitted.

18.3 Within Development Zone P, Reserved Matters Approval for Building P1 was granted in December 2012 (ref. 2012/4741/P) and subsequent minor amendments were granted in March 2014 (ref. 2014/0691/P). Therefore the only floorspace in Development Zone P currently relates to Building P1. Building S2 is the first reserved matters submission for Development Zone S.

18.4 Table 18.1 demonstrates that the maximum floorspace for the uses within Building S2 being applied for would not exceed the total maximum figures for the relevant land uses applying within Development Zones P and S, as set out in Annex B to the Outline Planning Permission.

Table 18.1 Floorspace relative to the maximum Development Zone P/S totals (sqm)

| Location | Maximum Proposed Floorspace for Each Permitted Use | | | | | | |
|---|--|---------------|---------------|--------------|--------------|--------------|-------|
| | B1 | Residential | C1 | A1-A5 | D1 | D2 | Other |
| Building P1 | | 24,411 | | 114 | 5,075 | | |
| Building S2 | 22,385 | | | 816 | | | |
| Total to Date | 22,385 | 24,411 | | 930 | 5,075 | | |
| Maximum floorspace totals for Zones P/S as set out in Annex B to the Outline Planning Permission | 95,800 | 65,375 | 14,600 | 6,155 | 6,065 | 8,475 | |

19.0 **Condition 37 (Development to Be Carried Out in Accordance With Permission – Basement Size)**

19.1 The condition and its reason states:

“The basement floorspace to be constructed in accordance with this permission, and specifically with conditions 33 and 35 shall be constructed in accordance with condition 31 (k) above and shall not exceed 83,500 square metres gross external area in total (comprising up to 32,000 square metres gross external area to the south of the Regent’s Canal and up to 51,500 square metres gross external area to the north of the Regent’s Canal).

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

Response to Condition 37

19.2 The basement proposed in Building S2 is 2,403sqm GEA. Together with the new basement floorspace already approved/submitted to date across the KXC site gives a cumulative site-wide total of 54,505sqm and, north of the Regent’s Canal there is a cumulative total of, 22,505sqm. These totals fall well below the overall site-wide totals of 83,500 m2 and 51,500sqm to the north of the Regent’s Canal permitted under Condition 37.

19.3 This information enables the Council to monitor the position with regard to basement floorspace provided and does not require approval.

Table 19.1 Basement floorspace already approved/ submitted to date across KXC

| Development area | Floorspace (m ² /GEA) |
|---|----------------------------------|
| North of the Regent’s Canal | |
| Eastern Goods Yard | 2,444 |
| Building J | 2,267 |
| Building P1 (as amended 2013) | 2,751 |
| Regeneration House | 252 |
| Gas Holder Triplets | 5,299 |
| Building R7 (as amended, 2015, pending submission to LBC) | 2,024 |

| | |
|--|---------------|
| Building R1 | 1,559 |
| Zone R West Basement ¹ | 3,374 |
| Building S2 | 2,403 |
| Subtotal north of the Canal | 22,373 |
| South of the Regent's Canal | |
| Shared Service Yard ² | 1,907 |
| Zone B Basement (as revised 2011) ³ | 7,153 |
| Great Northern Hotel (as amended 2011) | 1,259 |
| Building B3 (as amended 2012) | 1,338 |
| Building E1 | 515 |
| Zone A Development | 7,235 |
| Building B6 ³ | 2,421 |
| Building B1 (as amended 2014) | 7,153 |
| Building B5 (as amended 2015) ⁴ | 3,019 |
| Subtotal south of the Canal | 32,000 |
| Overall total for King's Cross Central | 54,373 |

Notes:

- 1 The Zone R West Basement includes all basement areas within the footprint of the proposed Building R3 and Zone R Gardens and the approved Building R5 South (as amended 2015, with ref. 2015/2891/P). It therefore replaces the basement figure first approved as part of the Reserved Matters for Building R5 South (2013/1573/P), which has been removed from the table above.
- 2 In accordance with paragraph 4.85 of the Development Specification, the floorspace for the Shared Service Yard excludes the Access Ramp.
- 3 The Zone B Basement Figure excludes the 2010 Building B6 basement area, which equated to 1,182m² (part of the overall 8,335m² Zone B Basement figure). The 2014 revised Building B6 basement figure is provided here separately, representing an increase of 1,239m² on the previously approved figure.
- 4 Although the minor amendments for Building B5 propose an overall floorspace change, they do not propose any floorspace change to the basement levels.

20.0 **Condition 38 (Development - To Be Carried Out In Accordance With Permission – Basement Layout, Design, Access Plan)**

20.1 The condition and its reason states:

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

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

Response to Condition 38

20.2 The suite of documents included with this submission, in particular drawing A-20-1B1P, the Urban Design Report, and Access and Inclusivity Statement, provide details of the proposed layout, design, access, plant and ventilation located within the proposed basement, as required by Condition 38.

20.3 The proposed uses within the basement are shown also on drawing A-20-1B1P, and fall within the permitted uses, namely, plant and services, storage, recycling facilities, cycle parking and welfare facilities, plus associated lifts and circulation. These proposed uses are consistent with those use types identified in Condition 38. These details are submitted for approval.

21.0 **Condition 45 (Development to be Carried Out In Accordance With Permission – Drainage Infrastructure)**

21.1 The condition and its reason states:

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

Reason: To protect future occupiers of the development, services and utilities, and prevent the pollution of the water environment, in accordance with policy SD9 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 45

21.2 The information to show compliance with Condition 45 is included within the ESP submitted in response to Condition 17. This shows that, through a co-ordinated approach with the other design teams responsible for the surrounding infrastructure and public realm, the proposals for Building S2 are compatible with the site-wide drainage strategy. Through this strategy, each of the drainage sub-catchments, buildings and public realm areas will be attenuated and storm water and foul flows into the sewer network will be restricted. As such, the maximum drainage discharge specified in Condition 45 would not be exceeded.

22.0 **Condition 46 (Development to be Carried Out in Accordance with Permission – Green and Brown Roofs)**

22.1 The condition and its reason states:

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

Reason: To ensure a comprehensive and sustainable development and to satisfactorily provide for biodiversity in accordance with the Environmental Impact Assessment, in accordance with policy KC8 and N7 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 46

22.2 Buildings S2 sits within a Green/Brown Roof Priority Zone under Parameter Plan KXC021. A green roof of 247 m² is proposed at the roof of level 12. This is approximately 23% of the total roof area (calculated as 1,073m²).

22.3 The green roof habitat is likely to comprise sedum species or other similar brownfield habitat species, which will grow in suitable areas around the photovoltaic infrastructure, with additional habitat features such as stone piles and deadwood habitats.

22.4 In addition to this green roof, eight raised planters (totalling approx. 221m²), are proposed to be situated on the roof terrace at level 11, and planted with wildflowers and potentially ornamental tree species. Further, the level 11 terrace will also include areas of grass with low growing plant species.

22.5 Further details of the proposed roofs are provided within the submitted Drawing Package, Urban Design Report and Environmental Sustainability Plan.

22.6 Table 22.1 confirms that the brown roof on Building S2, together with those green/ brown roofs provided on previously approved buildings, will make a significant contribution to the site-wide requirement established by Condition 46 for at least 15% of the roofs of new buildings to be of green/ brown type.

Table 22.1 Green/ brown roofs provided on previously approved buildings

| Building with Green/Brown Roof (m ²) | Total Roof Area (m ²) | Green/Brown Roof Provision (m ²) | Green/Brown Roof Provision (%) | In Priority Zone? |
|--|-----------------------------------|--|--------------------------------|-------------------|
| Eastern Goods Yard | Not recorded | 79 | Not recorded | No |
| Building R4 | c.1,150 | 150 | 13% | No |
| Building J | 2,136 | 692 | 32% | No |
| R5 North | 1,601 | 853 | 53% | Yes |
| Building B3 | 1,625 | 470 | 29% | No |
| R5 South | 796 | 378 | 48% | Yes |
| Building B4 | c.1,050 | 405 | 39% | No |
| Building T5 | 679 | 285 | 42% | Yes |
| Zone A | 10,320 | 688 | 7% | Yes |
| Building P1 (2014) | 2,975 | 734 | 22% | Yes |
| Building B6 (2014) | c. 1,375 | 385 | 28% | No |
| Building T1 (2014) | 3,897 | 1,318 | 34% | No |
| Building B1 | 4,287 | 1,227 | 29% | No |
| Fish and Coal Offices | 529 | 90 | 17% | No |
| Gas Holder Triplets | 2,331 | 535 | 23% | Yes |
| Building R1 | 1,559 | 156 | 14% | Yes |
| Building B5 | 1,337 | 628 | 47% | No |
| Building R3 and Zone R Gardens | 846 | 310 | 36% | Yes |
| <i>Building R7 (as amended 2015)</i> | <i>1,749</i> | <i>322</i> | <i>18.4%</i> | <i>Yes</i> |
| <i>Building S2</i> | <i>1,073</i> | <i>247</i> | <i>23%</i> | <i>Yes</i> |

Green and brown roofs on buildings submitted for approval to date (those buildings which have decisions pending are highlighted in italics)

22.7 These details meet the requirements of Condition 46 and are submitted for approval.

23.0 **Condition 48 (Development to Be Carried Out In Accordance with Planning Permission - Combined Heat and Power)**

23.1 The condition and its reason states:

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

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

Response to Condition 48

23.2 As explained in the Environmental Sustainability Plan, Building S2 will incorporate the necessary pipework for connection to the site-wide low-carbon district energy system.

23.3 The proposals thus meet the requirements of Condition 48.

24.0 **Condition 49 and 50A (Development To Be Carried Out In Accordance With Planning Permission – Car Parking Standards)**

24.1 The condition and its reason state:

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

- a *maximum car parking/storage standards:*
 - i *Residential: 800 spaces for 1,700 residential units at an average ratio of 0.47 per unit across all unit types and tenures;*
 - ii *Student Housing: 25 spaces for 650 units at an average ratio of 1.26 units;*
 - iii *Hotel/serviced apartments: No parking provision south of canal other than parking for people with disabilities (to be agreed in writing by the local planning authority at the Reserved Matter stage). Hotel resident parking at 1 space per 750 sqm north of canal;*
 - iv *Class D1/D2 uses;*
 - 1 space per 1,500 sqm gross floor area south of canal*
 - 1 space per 1,000 sqm gross floor area north of canal**Additional provision may be permitted if justified for health care purposes or to meet the needs of staff working anti-social hours;*
 - v *Class B1 uses;*
 - Staff/operational parking at 1 space per 1,500 sqm gross floor area south of canal*
 - Staff/operational parking at 1 space per 1,250 sqm gross floor area north of canal*
 - vi *Classes A1 to A5 inclusive uses; and*
 - 1 space per 1,500 sqm gross floor area south of canal*
 - 1 space per 1,000 sqm gross floor area north of canal.*
- b *these standards shall apply to the overall development including parking provided along new streets within the built development; within the multi-storey car park in Development Zone T and within the basements and any undercrofts of buildings;*

- c *5% of the spaces provided within these standards shall be for people with disabilities. Any additional parking required by the local planning authority for people with disabilities may be provided in addition to the above standards; and*
- d *the standards exclude provision for city car club spaces (such spaces may be provided in addition to the above) and the provision of service bays to be approved as part of Reserved Matters for the development.*

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

24.2 Condition 50A was added in February 2012 by a non-material amendment to the Outline Planning Permission (ref.2012/0669/P). It states:

“Details of the use of any car parking spaces proposed within the development (with the exception of the multi-storey car park) shall be submitted to and approved in writing by the Local Planning Authority as part of the relevant applications for approval of Reserved Matters and such car parking spaces secured shall be used only in accordance with the details so approved”.

Reason: To secure a comprehensive and sustainable development in accordance with policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies.”

Response to Condition 49 and 50A

24.3 A single dedicated disabled car parking space is proposed at ground floor, within the footprint of Building S2. The parking space is accessed from the road running between Building S2 and Plot S1, as shown on drawing A-20-1GFP and will be actively managed by building management. No general car parking is proposed with the development.

25.0 **Condition 51 (Development to Be Carried Out In Accordance With Planning Permission – Cycle Parking)**

25.1 The condition and its reason state:

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

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

Response to Condition 51

25.2 It is proposed that Building S2 will bring forward a total of 313 cycle parking spaces, both within the basement of the building (301 spaces) and within the public realm (12 spaces).

25.3 Spaces are allocated for office users comprising 264 spaces using Josta Parker two-tier racks and a further 27 spaces for folding cycles within the basement.

25.4 Spaces for retail staff and visitors comprise 10 within the basement and a further 12 spaces within the public realm along Handyside Street to the south of the building, on 6 Sheffield stands.

25.5 The cycle parking within the basement will be both safe and secure. In addition to the parking itself, welfare facilities for office and retail staff such as toilets, showers and changing areas are provided at basement level. Further details are provided within section 1.4 of the Urban Design report and within the drawing package that accompanies this submission.

25.6 Access to the cycle parking within the basement of the building is via a dedicated entrance on the north elevation of the building. There is a dual purpose cycle / service lift which creates step free access between the ground floor cycle entrance and the facilities within the basement below.

25.7 These details meet the requirements of Condition 51.

26.0 **Condition 56 (Archaeology – Archaeological Investigation and Mitigation)**

26.1 The condition and its reason state:

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

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

Response to Condition 56

26.2 The submitted Written Scheme of Investigation (WSI) for an archaeological watching brief sets out the methodologies (including Health & Safety) which will be followed during the watching brief and reporting stages. These will follow the Standards and Code of Practice laid down by the Chartered Institute for Archaeologists (CIFA 2014), London Region archaeological guidance from Historic England (GLAAS 2015) and Historic England Centre for Archaeology Guidelines where appropriate.

26.3 The principal works that require a watching brief at Plot S2 are groundworks associated with site preparation and pile probing, and ground reduction for the new basement, along with any other excavation that may impact on archaeological remains.

26.4 The main potential archaeological interest on the site is the buried remains of 19th century railway tracks and ancillary railway structures associated with the former railway goods yard. The site also has a low potential for earlier archaeological remains below made ground deposits associated with the goods yard.

26.5 The results of the watching brief at Plot S2 will be set out in a report to be issued within six weeks of completing the fieldwork. The site archive will be deposited with the London Archaeological Archive Resource Centre (LAARC) within 12 months of issuing the report.

26.6 The above is submitted in discharge of Condition 56.

27.0 **Condition 60 (Amenity – Plant Noise)**

27.1 The condition and its reason state:

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

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

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

Response to Condition 60

27.2 A baseline noise monitoring survey by The English Cogger LLP (dated June 2007) was previously submitted to and approved by LB Camden in order to discharge the requirements of Condition 59. A further survey was subsequently carried out between December 2007 and March 2008 to include the ‘Triangle site’, resulting in a revised report dated April 2008. Those reports, referred to collectively as the ‘Baseline Noise Survey’, were undertaken to determine the pre-existing ambient noise levels across KXC site, prior to the commencement of any construction works.

27.3 In conformity with Condition 60, all noise generating building services plant/equipment should be specified and installed within Building S2 to achieve an acoustic performance at neighbouring sensitive facades, of at least 5 dBA below the prevailing baseline noise measurement, as defined by the above survey in relation to Condition 59.

27.4 Further, plant will, where possible, be selected to avoid any tonal or impulsive characteristics described in part (b) of Condition 60. Where selected plant does have such characteristics, the noise from the plant will be designed to have a limit of 10dBA below the baseline measurement.

27.5 The nearest properties to Building S2 with sensitive facades will be Buildings S3 & S4 to the north when they are brought forward; Buildings R3 & R1 to the

east, across Lewis Cubitt Park; Building P2 to the south when it is brought forward; and Building S1 to the west, again, when this is brought forward. As these buildings are not yet built, the nearest equivalent existing noise sensitive façade, from the Baseline Noise Survey, is 'Granary - west'. This location is subject to similar road and rail noise sources as the nearest receptor properties referred to above. As such, for the purposes of assessing Building S2, the Granary - west noise levels have been used as representative for these noise sensitive facades.

27.6 The lowest background noise levels measured at different times of the day during the Baseline Monitoring are shown in Table 27.1.

Table 27.1 Lowest Measured Noise Levels During Baseline Monitoring

| Minimum background noise level (LA90, 15 min) | | | |
|---|-----------------------|---------------------------|-------------------------|
| Period | Day (0700-1900 hours) | Evening (1900-2300 hours) | Night (2300-0700 hours) |
| Weekday | 50 | 49 | 44 |
| Saturday | 48 | 47 | 44 |
| Sunday | 45 | 48 | 44 |

27.7 Consequently, on the basis that building services plant/equipment associated with the development do not exhibit any of the characteristics described in Clause (b) of Condition 60, the following noise limits are deemed to be appropriate to meet the requirements of part (a) of the condition:

Table 27.2 Design Noise Limits at Sensitive Facades for Plant and Equipment

| Minimum background noise level (LA90, 15 min) | | | |
|---|-----------------------|---------------------------|-------------------------|
| Period | Day (0700-1900 hours) | Evening (1900-2300 hours) | Night (2300-0700 hours) |
| Weekday | 45 | 44 | 39 |
| Saturday | 43 | 42 | 39 |
| Sunday | 40 | 43 | 39 |

27.8 The preliminary plant selections and acoustic design works undertaken to date indicate that compliance with the specified criteria set out in Table 27.2 can and would be achieved. These criteria have been derived having regard to the requirements of Condition 60 and in the context of the prevailing noise climate established in relation to Condition 59. They have been applied to the appropriate assessment, assuming that all non-emergency plant is operating simultaneously.

27.9 With regard to emergency plant, discussions with the LB Camden Environmental Health Department has established that this may have a 5 dB relaxation from the relevant criteria for normally operating plant.

27.10 The design standards described above will be applied to any alternative plant selections made as a result of further design development.

28.0 **Condition 63 (Foundations of Buildings within S zone)**

28.1 The condition and its reason state:

“Details of the foundations of those buildings within development zones S, T, F, J and Q to be constructed above the Thameslink and Piccadilly Line Tunnels shown on drawing KXC016 Rev 0 shall be submitted to and approved in writing by the local planning authority before any development in those zones is commenced and the foundations shall be constructed only in accordance with the details so approved.

Reason: To safeguard the amenities of the development and to ensure that the development is carried out in accordance with the Environmental Impact Assessment, in accordance with policies SD6, SD7 and KCB of the London Borough of Camden Replacement Unitary Development Plan 2006”.

Response to Condition 63.

28.2 Although the Proposed Building S2, including the basement and foundations do not sit directly above the Thameslink or Piccadilly Line Tunnels within Zone S, the applicant has been liaising closely with Network Rail regarding the proposals for the building and associated basement area, including the proposed foundation solution and its relationship with the tunnels below ground.

28.3 The drawings within the architectural drawing package included with this submission show details of the foundations proposed and are submitted for approval.

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

29.1 The conditions and their reasons state:

Condition 64

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

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

Condition 65

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

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

Response to Conditions 64 and 65

29.2 As noted above in response to Condition 18, an ERP is submitted in support of the proposals for Building S2. This document sets out the necessary earthworks for the proposals, which would remove up to 21,000m³ of spoil.

The Earthworks and Remediation Plan also provides a breakdown of lorry movements. The estimated number of lorry movements carrying all excavated material is 2,470. On this basis the number of lorry movements will not exceed the annual 31,500 threshold.

Table 2.1 Anticipated net spoil exported from KXC site (m³)

| Development Area | 2015 | 2016 | 2017 |
|---|---------------|---------------|---------------|
| Zone A Development | 0 | 16,783 | 33,566 |
| Gas Holder Park and Canal Reach (South) | 2,000 | 0 | 0 |
| Fish and Coal and Eastern Wharf Road Arches | 2,121 | 0 | 0 |
| Building B5 | 1,998 | 0 | 0 |
| Building R7 | 20,936 | 0 | 0 |
| Building R1 | 13,500 | 0 | 0 |
| Zone R West Basement ¹ | 7,225 | 12,285 | 0 |
| Coal Drops Yard | 0 | 13,440 | 0 |
| Building S2 | 0 | 21,000 | 0 |
| Total | 47,780 | 63,508 | 33,566 |

Notes:

1 The Zone R West Basement includes the footprint of both Buildings R3 and R5. As such, any figures relating to these two buildings are covered by the figures in the table above.

2 The table excludes completed projects, or those which are nearing completion, which do not give rise to any further spoil removal.

29.3

The table below converts these figures into lorry movements, based on the Environmental Statement assumption of 8.5m³ of load for each lorry.

Table 29.2 Lorry Movements

| Development Area | 2015 | 2016 | 2017 |
|---|-------------|--------------|--------------|
| Zone A Development | 0 | 1,975 | 3,949 |
| Gas Holder Park and Canal Reach (South) | 235 | 0 | 0 |
| Fish and Coal and Eastern Wharf Road Arches | 250 | 0 | 0 |
| Building B5 | 235 | 0 | 0 |
| Building R7 | 2,463 | 0 | 0 |
| Building R1 | 1,600 | 0 | 0 |
| Zone R West Basement ¹ | 850 | 1,445 | 0 |
| Coal Drops Yard | 0 | 1,582 | 0 |
| Building S2 | 0 | 2,470 | 0 |
| Total | 5633 | 7,472 | 3,949 |

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

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

30.1 The conditions and their reasons state:

Condition 66

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

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

Condition 67

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

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

Response to Conditions 66 and 67

30.2 Infrastructure materials are not defined in the condition or elsewhere in the Outline Planning Permission supporting documents, but adopting a consistent approach with previous Reserved Matters submissions, they are taken to include road/paving build-up, kerbs, lighting poles, manholes/gullies, utility pipes and ducts and associated backfill and bedding provisions, landscape build-up and trees/planting and piling mats.

30.3 Infrastructure materials do not make up a materially significant proportion of the incoming materials for Building S2 and therefore the limited amount of infrastructure materials are considered jointly with construction materials in accordance with Condition 67. Taking the two elements together, the estimated number of lorries delivering infrastructure and construction materials to Building S2, together with deliveries to other approved or submitted works in the King’s Cross Central development, are set out in Table 30.1, overleaf.

Table 30.1 Projected lorry movements for infrastructure and construction materials at KXC

| Development Area | 2015 | 2016 | 2017 | 2018 |
|--|---------------|---------------|---------------|--------------|
| Handyside Park and Wharf Road | 288 | | | |
| Building P1 | 1,285 | | | |
| Building T1 (2013 scheme) | 709 | | | |
| R5 South | 2,690 | 375 | | |
| Building T5 | 450 | | | |
| Zone A Development | 0 | 7,280 | 8,320 | 5,200 |
| Midlands Goods Shed and Handyside Canopies | 350 | | | |
| German Gymnasium and Revised Landscaping for Battle Bridge Place | 345 | | | |
| Gas Holder Park and Canal Reach (south) | 355 | | | |
| Building B6 | 1,437 | 656 | | |
| Fish and Coal Offices, Eastern Wharf Road Arches & landscaping | 312 | | | |
| Gas Holder Triplets | 4,760 | 4,250 | 480 | |
| Building B5 | 2,914 | 6,446 | 2,729 | |
| Building R7 | 5,471 | 2,361 | 155 | |
| Building R1 | | 2,710 | 2,574 | 390 |
| Buildings R3 and Zone R Gardens | | 1,300 | 2,185 | 140 |
| Coal Drops Yard | 0 | 2,483 | 3,252 | 1,219 |
| Building S2 | 0 | 126 | | |
| Totals | 21,366 | 27,987 | 19,695 | 6,949 |

30.4

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

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