



Joan Murphy  
Black Murphy Ltd t/a Frame  
29 New Inn Yard  
Shoreditch  
EC2A 3EY

Camden Council  
Development Management  
2nd Floor  
5 Pancras Square  
N1C 4AG

Dear Sir/Madam,

**LB Camden: Unit 3 Building J (ArtHouse, 1 York Way, Kings Cross Central, N1C 4AS**

**Change of use, at ground floor level, of vacant Unit 3 (flexible uses A1-A5, B1 or D1) to a A1 and Yoga Studio (Use class D2).**

We enclose an application for the change of use of Unit 3 of Building J. The application which comprises the following documents was submitted via the Planning Portal on 15th April 2015:

Existing Plan  
Proposed plan  
Elevation drawing  
Location plan

**Site Context**

The plot for Building J is located within Development Zone J in the north eastern part of the Kings Cross Central development. It is bound to the south by the Regents Canal, its towpath and Wharf Road, a pedestrianised and controlled vehicular route. A Reserved Matters submission for Building J was previously approved by London Borough of Camden (LB Camden) in March 2011 (with reference 2010/6688/P) for:

“...the erection of a part 7, part 8 storey building within Development Zone J to be used for residential purposes from first to seventh floor (total of 143 units including 29 general needs social rented) with 37 car parking spaces, 143 cycle parking spaces, plant and refuse storage at basement level and mixed commercial (Business and Employment - Class B1, Class D1 and shopping/food and drink uses - Classes A1-A5) at ground floor level, together with adjacent public realm and new road junction.”



As the committee report notes, the Ground Floor units of Building J were designed to provide a flexible mix of uses in order to incorporate a range of potential tenants.

## **Proposal**

Unit 3 is currently vacant and Argent do not plan of marketing the unit for another 5 years. In order to bring this unit into active use, this application proposes the change of use of Unit 3 from the existing range of flexible uses, as outlined above, to a flexible use of A1 and D2 use for the operation of the unit as a fitness and yoga studio. Keeping it flexible with the A1 use allows the unit to be used for either A1 or D2 once our 5 year lease is up.

The unit is intended to become a fitness and yoga studio. The classes offered will be 30, 45, and 60 minute long alongside private training sessions through the day from 6.30am to 9.30pm, generating approximately 100 customers daily.

No external changes are proposed as part of this application.

The change of use of this unit has been subject of an informal pre-application discussion with Mr M Gentet (LB Camden) who advised that a planning application would be required to enable it.

## **Change of Use**

Whilst not specifically identifying D2 uses for this building, the original reserved matters approval for Building J established a range of flexible uses for the Ground Floor units to enable a variety of future tenants to be able to utilise the spaces. On this basis, it is considered that the change of use of the unit to a fitness and yoga studio (D2) would be in keeping with the purpose of the original allocation of uses - i.e. to allow a range of tenants to utilise the spaces.

Given that Unit 3 has yet to be occupied following the completion of Building J, and as such has not officially adopted one of the flexible uses consented for it, there will be no loss of an existing use or facility as a result of the proposals.

Policy CS7 and supporting text confirms that LBC will focus new shopping and other related town centre uses in Camden's designated Growth Areas and existing centres such as the King's Cross Opportunity Area. Given that the site not located within a Central London or Town Centre Frontage the change of use of the Unit to another town centre use - leisure (D2) is considered appropriate and also in keeping with Policy DP12. Further, it is considered that a yoga studio will add existing mix of uses and amenity facilities for residents and visitors to the site and wider King's Cross area.



The change of use of Unit 3 is also supported by Policy CS10 which states that the Council will seek to ensure that a wide range of services and facilities meet community needs are provided in the borough - making specific reference to the need for leisure facilities. Policy DP15 further support this and required that new leisure facilities are located close or accessible to the community they serve and to be accessible to a range of transport modes. The location of the site, both within the existing and future community in the King's Cross Central development and in close proximity to Kings Cross Station, satisfies these criteria.

## **Design**

No external changes are proposed to the appearance of Unit 3 as a result of this application.

## **Servicing, Refuse and Recycling**

The servicing of Unit 3 and refuse and recycling arrangements will remain as consented by the reserved matters approval.

## **Parking**

No car parking to serve the unit was approved or is proposed. Cycle parking would be unaltered from the original reserved matters approval, which included the provision of 143 cycle parking spaces within the basement. An additional 30 cycle spaces were provided in the public realm on York Way and Goods Street. 15 of these cycle parking spaces are needed to provide for those people visiting the residents of the upper floors. The leaves 15 further spaces to provide for staff visitors to the commercial units at ground floor level. Irrespective of the ground floor uses there will always be a requirement for 6 cycle parking spaces for staff. In terms of visitors this could range from 2 to 6 spaces.

On the basis of a worst case scenario, there would need to be 12 cycle parking spaces to accommodate staff and visitors to the commercial premises and this requirement is exceeded. The reserved matters proposals were considered to be consistent with the cycle parking standards set out in appendix 2 of the LDF (2010) and this application does not impact that.

## **Access**

Access to Unit 3 would remain as consented by the reserved matters. All entrances to the building have a level threshold with solid entrance matting and will be clearly recognisable as entrances as a result of their form. All glazed doors and screens will include visual manifestations in line with the guidance in Part M of the Building Regulations. Fire exits will also have level access and openings designed in accordance with Part M.

## **Summary**



It is proposed that the currently vacant Unit 3 would be brought into active use as a fitness and yoga studio on a 5 year lease which would service both existing and future residents of the Kings Cross Central development and other people who live and work in Camden. As such, the proposals are considered to be compliant with prevailing planning policy. The change of use proposed offers little in the way of alteration to the reserved matters permission for Building J as the council regards D2 use a suitable town centre use, along with A1-A5.

We trust that you have sufficient information to enable you to determine the applications and we look forward to confirmation of registration in due course. Should you have any questions during the process, please do not hesitate to contact either myself or my colleague Darren Bridges.

Yours Sincerely,

**Joan Murphy**

Director

Black Murphy Ltd t/a Frame