

King's Cross

**FISH & COAL OFFICES AND EASTERN WHARF ROAD ARCHES
PAVING AND FINISHES SUMMARY**

REF: 2014/5272/P (CONDITIONS 2(B) AND 3)

INTRODUCTION

Background

Reserved Matters approval (ref 2014/5272/P) was granted on 27 October 2014 for the following development:

Reserved matters relating to the Fish and Coal Offices and Eastern Wharf Road Arches within Development Zone I for refurbishment of the Fish and Coal Offices for office (Class B1a) and restaurant/public house (Class A3/A4) use and landscaping of the Coal Drops Ramp, part of the Coal Drops Yard and Wharf Road Viaduct, as required by conditions 6, 9, 10, 12, 14, 16-23, 26, 27, 28, 31, 32, 33-36, 45, 46, 49, 51, 55, 56, 60, 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 subject to a S106 agreement reference: 2004/2307/P dated 22/12/06 for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.

This document provides detail of the proposed paving materials and finishes, in accordance with Conditions 2(b) and 3 of the above consent:

Condition 2(b)

Submit to and have approved in writing by the LPA, detailed drawings and/or samples as appropriate of all paving materials and finishes (including but not limited to stone paving, granite setts, granite paving, granite kerbs, granite stone seating steps, bricks) and other hard landscaping surface treatments. The material under this condition shall be displayed in the form of a samples board to be retained on site for the duration of the relevant works.

Condition 3

Submit and have approved in writing by Camden, details of the proposed paving and jointing to the Coal Drops Ramp and Yard north of the Fish and Coal Offices, notwithstanding drawings TOWN279.14(08)5001-R03; TOWN279.14(08)6101-R02; TOWN279.14(08)6102-R02; TOWN279.14(08)6103-R01; TOWN279.14(08)6104-R02; and TOWN279.14(08)6105 hereby approved.

Materials

The selection of finishes within this document has developed as a combination of materials/finishes already used elsewhere on the King's Cross Central (KXC) site, and others which have been selected specifically to respond to the existing character of this plot.

The paving materials proposed are intended to allow a high level of accessibility and create a comfortable environment for wheelchair and buggy users. This has led to a move from the use of reclaimed setts in some areas, in favour of new setts with a colour/size mix which reflects the existing scale and tone of the setts which still exist in these areas.

A site visit with Camden planning officers was held on 28 October 2015. Further revisions have been made to the proposed paving finishes, namely to the banding on the viaduct surface and to building entrances, to further improve comfort for all users.

The following pages set out the hard landscaping materials proposed in each area of the scheme.

Item no.

1



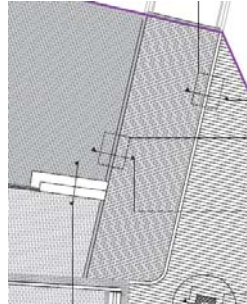
Sample of colour mix and finish from elsewhere on KXC site

Material description

New granite setts. Sawn then bush hammered top with sawn sides
200/250/300L x 100W x 75/150D
Colours: Millennium Mauve – 85%
 Millennium Pink – 15%
Joint width = 6/10-15mm
Depths of setts and joint widths dependent on vehicle use in area

Location

Access route from Granary Square to Fish & Coal



Wharf Road Viaduct surface (main) including building entrances



Item no.

2



Proposed colour mix and finish (mortar not shown in image)

Material description

New granite setts sawn then bush hammered top with sawn sides 200/250/300L x 100W x 150D
Colours: Millennium Mauve – 65%
Albion Grey – 20%
Millennium Pink – 15%
Joint width = 10-15mm.

Location

Coal Drops Ramp



Item no.

3



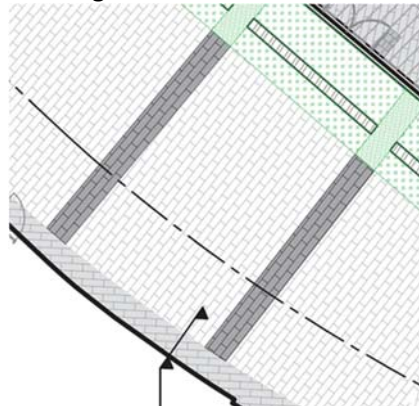
Proposed colour mix and finish (grass seeded joints not shown in image)

Material description

New granite setts. Sawn then bush hammered top with split sides
200/250/300L x 100W x 75/150D
Colours: Millennium Mauve – 85%
Millennium Pink – 15%
Grass seeded joints
Joint width = 5mm or as close as practically possible
Depths of setts and joint widths dependent on vehicle use in area

Location

Banding on Wharf Road Viaduct surface



Item no.

4



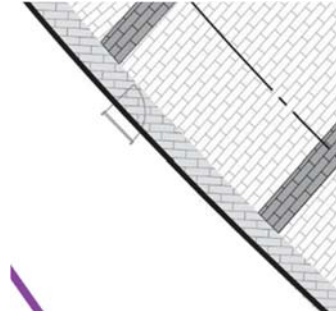
Proposed material/finish elsewhere on KXC site

Material description

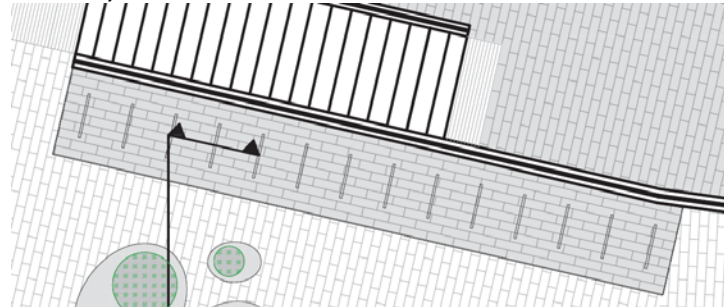
Reclaimed (from site) rough-top granite setts
100-300L x 90-140W x 150D Approx.
Colours as found
Joint width = 10-15mm

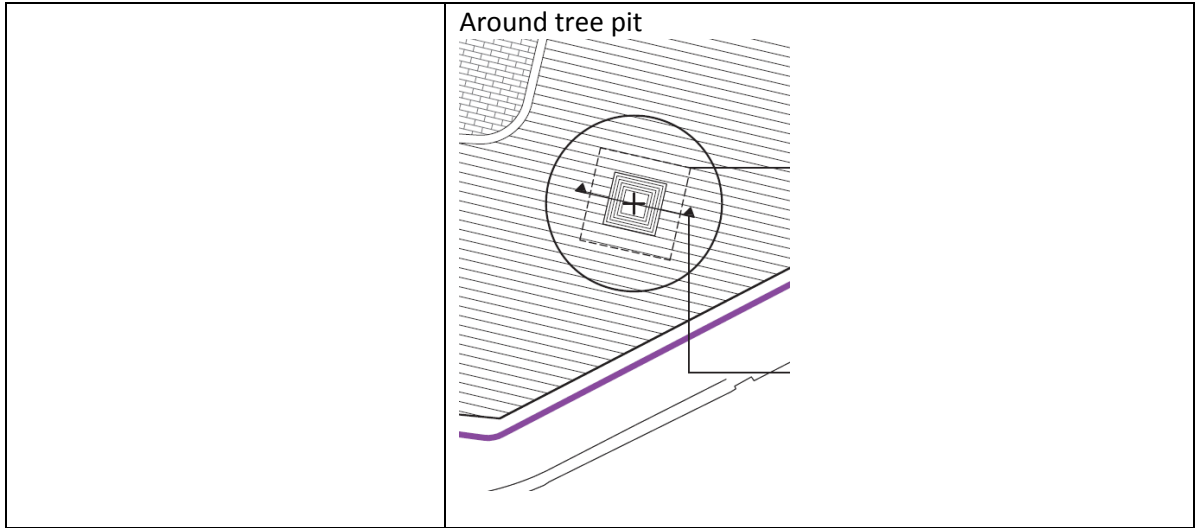
Location

At building thresholds (excluding entrances)



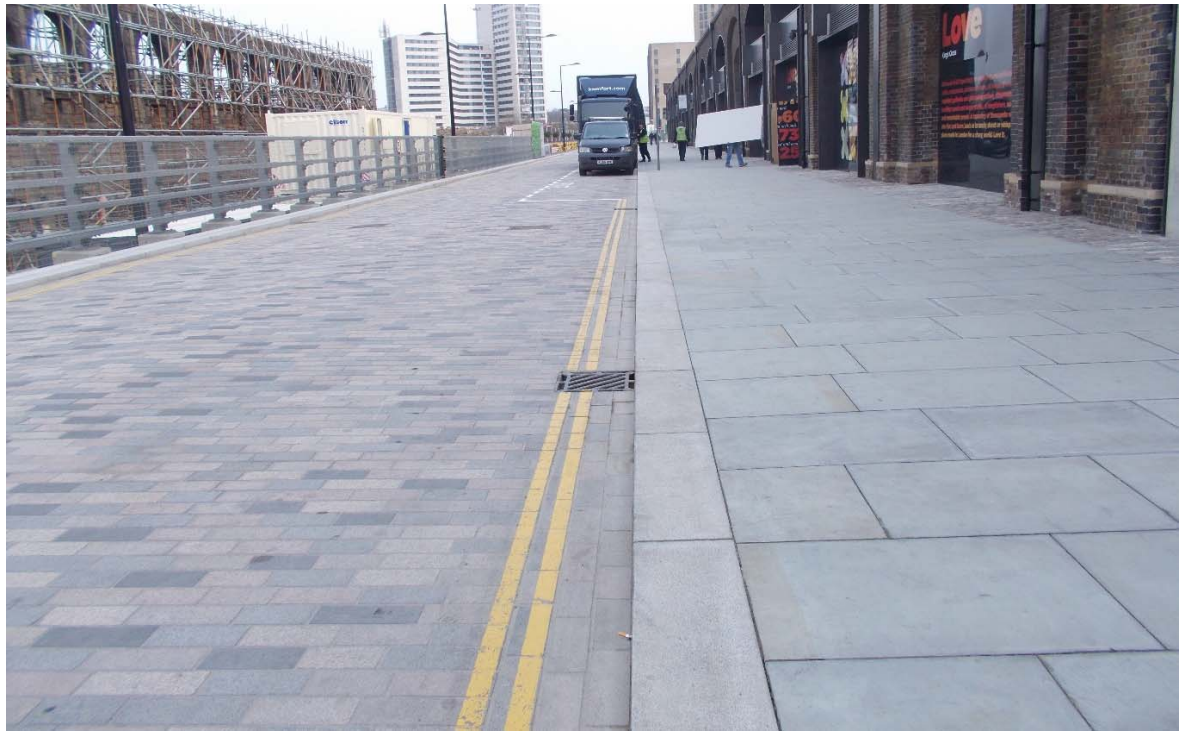
Under cycle stands on north side of Wharf Road Viaduct





Item no.

5



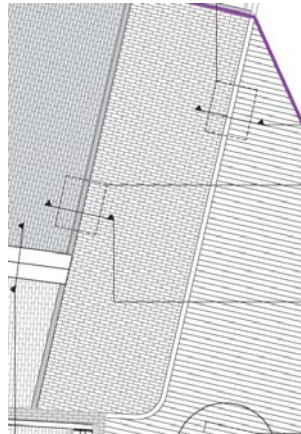
Proposed material/finish elsewhere on KXC site

Material description

New granite flush kerb fine picked finish (with 6mm high upstand on east and south edges)
1000L x 300W x 200D
Colour: Royal White
Joint width = 10-15mm

Location

Interface of access road with adjacent areas



Item no.

6



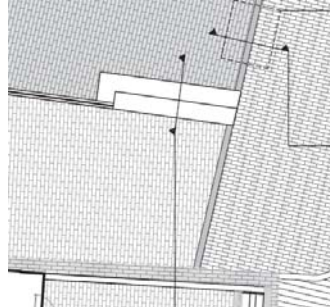
Proposed material/finish

Material description

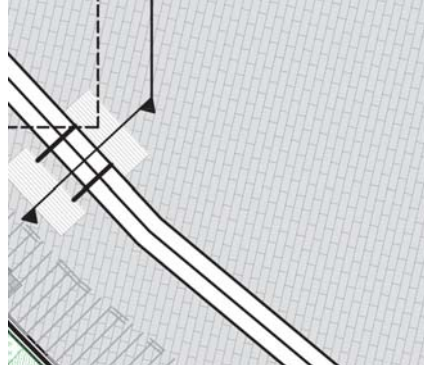
Flame textured solid granite steps with 55 x 55mm Smokey Black nosing. Step dimensions vary. Colour: Millennium Mauve

Location

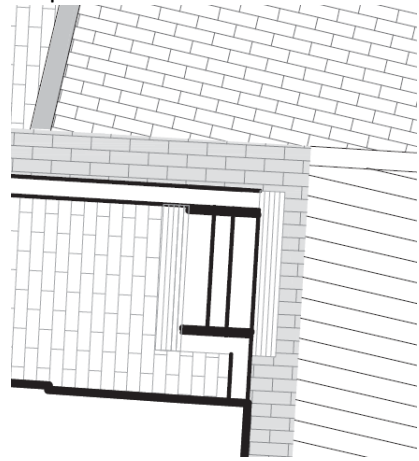
Steps at east end of Viaduct



Steps to north of retail shopfronts



Steps to terrace at east end of Fish & Coal Offices



Item no.

7



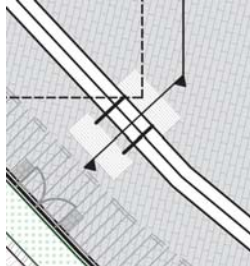
Proposed material/finish

Material description

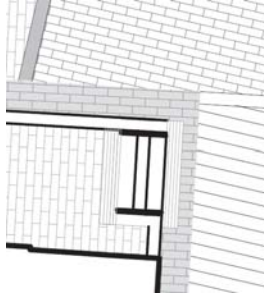
New granite corduroy tactile paving units.
900L x 400W x 65D
Colour: Millennium Mauve

Location

Adjacent to steps along Wharf Road Arches shopfronts



Adjacent to steps from Fish & Coal Block 1 terrace.



Item no.

8



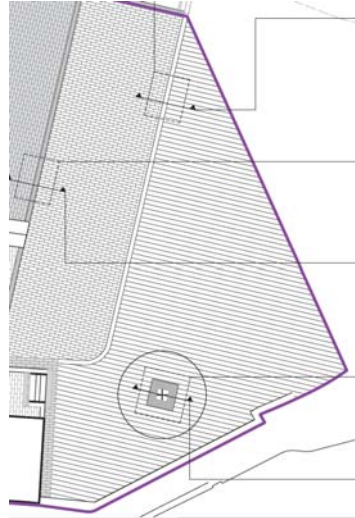
Proposed material/finish elsewhere on KXC site

Material description

New porphyry paving riven finish
400-600L x 200W x 55D
Colour to match existing
Joint width = 6mm

Location

East of Fish & Coal Block 1.



Item no.

9



Proposed material/finish

Material description

Reclaimed (from site) stock brick coping & cladding
225L x 105W x 65D approx.
Colours as found
Joint width = 10-15mm

Location

Towpath wall coping and brick piers



Item no.

10



Proposed brick

Material description

New Leicester Multi Cream Stock brick coping
223L x 107W x 68D
225L x 105W x 65D approx.
Joint width = 10-15mm

Location

Northern viaduct parapet coping

