

Seonaid Carr
Planning & Development Control
London Borough of Camden
5 Pancras Square
London
N1C 4AG

22 May 2016

Dear Ms Carr,

**APPLICATIONS FOR AMENDMENTS TO RESERVED MATTERS APPROVAL AND
CONDITION DISCHARGE: WHARF ROAD VIADUCT AND COAL DROPS YARD, THE
KING'S CROSS CENTRAL DEVELOPMENT SITE, KING'S CROSS, LONDON N1C.**

On behalf of King's Cross Central General Partner Limited (KCCGPL), please find enclosed an application for minor amendments to Reserved Matters approval for the hard landscaping scheme to the Coal Drops ramp and surface of the Wharf Road Viaduct dated 27 October 2014 (reference 2014/5272/P), relating to the Fish & Coal Offices and Eastern Wharf Road Arches.

The enclosed information also supports an application for the partial approval of Condition 2(d) of Reserved Matters approval reference 2015/6018/P.

These applications are accompanied and supported by:

- Application form for Reserved Matters approval
- Application form for Approval of Details (Permission ref 2015/6018/P)
- A cheque to the sum of £385 (for the reserved matters application) and £97 (for the condition approval application) [cheques will follow on under separate cover]
- Drawing package - see Drawing Schedule enclosed

The applications relate to the proposed scheme of hard landscaping to the Coal Drops ramp and surface of the Wharf Road Viaduct.

A number of minor amendments are proposed to the scheme approved in October 2014, however the overall design concept developed by Townshend Landscape Architects and Dan Pearson Studio remains unchanged and is set out in the Urban Design Report forming part of that original submission. The proposed amendments are set out below.

Wharf Road Viaduct Levels

In order to provide an accessible route between the Eastern Coal Drops Viaduct (ECDV) and the Wharf Road Viaduct (WRV) via a bridge link (BR4), amendments to the surface levels of the WRV are proposed. This principle has been approved under the Full Planning Permission for the redevelopment of Coal Drops Yard referenced above.

BR4 will ramp down from a level of +26.620m on the ECDV to a revised WRV level of +26.344m, at a gradient of 1:32. The current approved level on WRV at the proposed landing point of the bridge is approximately +25.600m.

King's Cross

It is proposed for the surface level of the WRV to ramp up from the western end of the Fish & Coal Offices to the point at which BR4 meets the WRV. The gradient would be a maximum of 1:40. The surface of the WRV then remains level along its length until it meets the Western Coal Drops viaduct deck, after which the levels would be unchanged from those approved.

The coping level along the north and south elevations of the Wharf Road Arches, westwards from the BR4 intersection point, whilst raised up, would therefore remain level as per the current and approved elevations. This proposed solution also importantly allows the landscape concept to remain unchanged by maintaining the green corridor of planting along the full length, which would be lost should a ramped solution on the surface of WRV be implemented.

As a result of the above change and to integrate the arrival point of BR4, some small amendments to the layout of the planting beds, benches and vehicle restraints along with some minor adjustment of levels are proposed, as per the enclosed drawings.

Relocation of External Steps

As a result of further development of the tenant's fit out design for the retail unit within the Eastern Wharf Road Arches, it is proposed to relocate the position of the external steps in order that they lead directly to its main entrance. Under the current proposal, the steps will sit north of Arch 9, instead of Arch 8 as previously approved.

Seating Steps Outside Shopfronts

The current permission allows for the seating steps to the north of the Arch 10 of the Eastern Wharf Road Arches, to be of timber construction. The current proposal is for these to become granite stone steps, in line with the rest of the length of seating steps which continue east. It is felt this is a simpler, more consistent solution and the use of timber is then reserved for the surface of the Wharf Road Viaduct.

Seating Steps Outside Fish & Coal Offices

Following approval of the original Reserved Matters application, further development of the steps located at the eastern end of the Wharf Road Viaduct, north of Block 1, was undertaken and a reduction in scale considered more appropriate to serve their purpose as seating steps and work more successfully with the level change at this point. The principle of the means of terminating the east end of the Viaduct in this way however, remains unchanged.

Block 1 Terrace

A retaining brick edge is proposed in place of the natural stone edge previously approved. This will be constructed using reclaimed bricks to match existing.

Materiality of Benches/Vehicular Restraints

A combination of timber topped benches and metal clad, concrete vehicle restraints are currently approved along the surface of the Viaduct. In the revised proposals, only timber topped benches are proposed. These are intended to sit more naturally amongst the planting, whilst two different widths of benches maintains variety.

Planting Beds in Front of Fish & Coal Offices

Through the detailed design, it has been necessary to increase the depths of the planting beds to ensure sufficient space for the plants to grow and flourish. Due to the constraints of the existing viaduct structure below, this has resulted in the need for the beds to be raised up above the Finished Floor Level. The beds will be retained against the adjacent paving using a corten metal edge, a detail which has been applied elsewhere on the KXC site.

Traffic Bollards

As set out in the Urban Design Report and Design and Access Statement for the Fish & Coal Offices and Coal Drops Yard applications respectively, there has always been an intention to control vehicular access to this area of public realm, through the use of retractable bollards positioned at the top of the Coal Drops Ramp. This enables deliveries to the retail units to be restricted to specified hours, during which they will be managed by a member of the KXC Estate Management Team. The position of the bollards is shown on the enclosed drawings.

Other amendments captured in separate applications

The enclosed drawings also incorporate design developments/changes which have been approved or submitted for approval, subsequent to the approval of the original proposals. These are as follows:

- Installation of cycle stands on the Coal Drops Ramp – Reserved Matters Approval ref. 2015/7086/P
- Installation of wayfinding signage – Advertisement Consent ref. 2016/0014/A
- Paving/Finishes – Approval of Details application ref. 2016/1423/P

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

Yours sincerely,

Jen Ponting
Senior Project Manager

Enc. Drawing schedule

Drawing Schedule

Amendments to Reserved Matters Approval 2014/5272/P

Drawing Title	Approved Drawing to be superseded		Drawing for Approval	
	Drawing Number	Revision	Drawing Number	Revision
Location Plan	n/a	n/a	KXC-PLAN-PLAP-20-A-P01	P01
Public Realm Planting Plan	279.14(08)3001	R04	279.14(08)3001	R06
Public Realm Surface Finishes & Detail Tag Plan	279.14(08)5001	R03	279.14(08)5001	R06
Public Realm Surface Levels Plan	279.14(08)5002	R05	279.14(08)5002	R07
Public Realm Landscape Sections AA', BB' & CC'	279.14(08)7001	R08	279.14(08)7001	R11
Public Realm Landscape Sections DD', EE' & FF'	279.14(08)7002	R08	279.14(08)7002	R11
Detail 3.01 Tree Surround Plan	279.14(08)4301	R01	279.14(08)4301	R02*
Detail 3.02 Tree Surround Plan	279.14(08)4302	R01	279.14(08)4302	R02*
Details 1.01A & 1.01B Paving Patterns	279.14(08)6101	R02	279.14(08)6101	R03
Details 1.02A & 1.02B Paving Patterns	279.14(08)6102	R02	279.14(08)6102	R03
Details 1.03A & 1.03B Materials Interface Detail	279.14(08)6103	R01	279.14(08)6103	R02
Details 1.04A & 1.04B Materials Interface Detail	279.14(08)6104	R02	279.14(08)6104	R04
Detail 1.05 Realigned Viaduct Wall & Balustrade	279.14(08)6105	R02	279.14(08)6105	R04
Detail 1.06 Emergency Vehicular Restraint Detail	279.14(08)6106	R00	279.14(08)6106	R02
Detail 1.07 Existing Parapet Reinforcing Detail	279.14(08)6107	R00	279.14(08)6107	R01*
Detail 2.01 Granite Sett Paving Interface with Building	279.14(08)6201	R02	279.14(08)6201	R04
Detail 4.01 Granite Steps Detail	279.14(08)6401	R02	279.14(08)6401	R04
Detail 4.02 Seating Step Detail	279.14(08)6402	R01	279.14(08)6402	R03
Detail 4.03 Timber Bench Detail	279.14(08)6403	R01	279.14(08)6403	R02
Detail 4.04 Cycle Stand Interface with Reclaimed Granite Stone Setts	279.14(08)6404	R01	279.14(08)6404	R02
Detail 4.05 Bespoke Bench Detail	279.14(08)6405	R01	279.14(08)6405	R02
Retail External Seating Areas	279.14(03)5005	R04	279.14(03)5005	R06

*This drawing is submitted unchanged from original reserved matters approval.

Approval of Condition 2(d) (part) of Reserved Matters approval ref 2015/6018/P

Drawing Title	Drawings for Approval	
	Drawing Number	Revision
Location Plan	KXC-PLAN-PLAP-21-A-P01	P01
Public Realm Planting Plan	279.14(08)3001	R06
Public Realm Surface Finishes & Detail Tag Plan	279.14(08)5001	R06
Public Realm Surface Levels Plan	279.14(08)5002	R07
Public Realm Landscape Sections DD', EE' & FF'	279.14(08)7002	R11
Details 1.01A & 1.01B Paving Patterns	279.14(08)6101	R03
Details 1.03A & 1.03B Materials Interface Detail	279.14(08)6103	R02
Detail 1.05 Realigned Viaduct Wall & Balustrade	279.14(08)6105	R04
Detail 1.06 Emergency Vehicular Restraint Detail	279.14(08)6106	R02
Detail 1.07 Existing Parapet Reinforcing Detail	279.14(08)6107	R01
Detail 4.03 Timber Bench Detail	279.14(08)6403	R02
Proposed Elevations - Western Wharf Road Arches	PL-1025	-