

Patrick Marfleet
Planning and Development Control
London Borough of Camden
5 Pancras Square
London
N1C 4AG

1 June 2016

Dear Patrick

King's Cross Central, Canal Square and the B4/B6 Secondary Street: Minor Amendments to Reserved Matters Approval for the Zone B Public Realm, as approved under ref. 2010/0872/P, and Enabling Works submission for part of the King's Boulevard.

Please find enclosed an application for minor amendments to the Zone B Public Realm Reserved Matters Approval (April 2014, with ref. 2010/0872/P), specifically to the Canal Square and B4/B6 Secondary Street (aka B4/B6 Finger) areas, and for Enabling Works approval for part of the King's Boulevard, specifically for part of the western pavement which continues on from the B4/B6 Finger.

The application is made by Argent (King's Cross) Limited on behalf of King's Cross Central General Partner Limited ('KCCGPL').

The Outline Planning Permission makes provision for certain 'Enabling Works', defined as including (i) 'the establishment of the north-south route between Station Square and Granary Square as indicated on Parameter Plan KXC007' (i.e. the Boulevard). Consequently, revised details relating to the layout, design and specification of a small section of the Boulevard are submitted for approval pursuant to Condition 25 (Enabling Works) of the same permission.

Proposals for this area of the King's Boulevard were approved as part of a previous Enabling Works approval (Station Square and Boulevard, September 2010, with ref. 2010/3152/P), when a taxi-turning point and drop-off area was still envisaged between Buildings B4 and B6. Station Square is now known as Battle Bridge Place.

For completeness, this submission provides a full response in respect of the revised Boulevard proposals, alongside minor amendments for Canal Square and the B4/B6 Finger.

King's Cross Central Limited Partnership

4 Stable Street, London N1C 4AB

Tel +44 (0)20 3664 0200 Fax +44 (0)20 3664 0144 www.kingscross.co.uk

King's Cross Central Limited Partnership (a limited partnership formed under the provisions of the Limited Partnerships Act 1907 registration number LP12617) of 4 Stable Street King's Cross London NC1 4AB acting by its general partner **King's Cross Central General Partner Limited** (company registration number 6387691) having its registered office at 4 Stable Street aforesaid.

The minor amendments include, for Canal Square:

- Reconfiguration of the square to mark continuation of the Boulevard and Goods Way, whilst increasing the square area using materials to mark out a triangular space, instead of the previously approved semi-circular area;
- Replacement of thick highmoor yorkstone paving material with high quality sandstone, of a 600 mm depth to match the existing paving along Goods Way and the King's Boulevard, and of 244 mm to match that in Pancras Square;
- Conversely, replacement of rectangular thick highmoor yorkstone paving with square high quality sandstone paving along the eastern facade of Building B6, to the very north, to complete a square paving band that runs north-south alongside the facades of Buildings B2, B4 and B6, down the King's Boulevard.
- Retention of all proposed trees, relocation of one tree from the Goods Way pavement into the square;
- Relocation of the approved steps, to sit alongside the northern facade of Building B6; and transformation of the retaining wall from a seating wall to a planter wall, realignment and shortening of said wall to stop short of the Goods Way crossing;
- Replacement of linear moveable benches with circular and semi-circular moveable benches to match those used in Battle Bridge Place (formerly Station Square);
- Inclusion of a PRI, in the Opportunity for Art area, in the north eastern part of Canal Square.

For the B4/B6 Finger, these include:

- Transforming the taxi drop-off/turning area into a pedestrian route, between Buildings B4 and B6 and across the western pavement of the King's Boulevard;
- Removal of the bollards where the B4/B6 Finger meets Pancras Square;
- Replacement of the approved granite setts along the taxi drop-off/turning point with high quality sandstone paving, of 244 mm depth, between Buildings B4 and B6, and of 600 mm depth where the route crossed the King's Boulevard, to match the paving along the King's Boulevard, around the eastern and northern perimeter of Canal Square and along Goods Way;
- Insertion of part of the square paving band that runs north south alongside the facades of Buildings B2, B4 and B6, down the King's Boulevard, between the above setts of paving.

The proposals are set out in detail in the enclosed Submission Statement, with reference to the relevant Outline Planning Permission conditions. The same document contains the approved and substitute drawings for approval.

The London Borough of Camden application form is submitted alongside one hard copy of the Submission Statement, and one electronic copy (via an online link), with a cheque for £385 as payment of the application fee.

I trust that you will find this submission to be in order, but please do not hesitate to contact me should you have any queries.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'Lucy Hawkes', with a stylized, flowing script.

Lucy Hawkes
Senior Project Manager (Planning)
Enc.