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Our ref 14625/SSL/DD/11530454v3
Your ref

Dear Miss Carr

Outline Planning Permission for Comprehensive Mixed Use Development at King's Cross (with reference: 2004/2307/P) - Application for Reserved Matters Approval in respect of Buildings T2 - T3

Nathaniel Lichfield & Partners (NLP) acts on behalf of King's Cross Central General Partner Ltd (KCCGPL), in respect of its interests at the above site. KCCGPL brings together the project investors who made the original outline planning application for the King's Cross Central development, namely Argent (King's Cross) Ltd, Exel Plc and London and Continental Railways Ltd. On KCCGPL's behalf, we enclose an application for Reserved Matters approval in respect of Buildings T2 - T3.

The approved 'Revised Development Specification' (2005) gives the following summary description of Development Zone T in Table 2:

"Mixed use new development. The principal land uses would be business and employment (B1), residential and a Multi Storey Car Park (MSCP), which may include an electrical sub-station, a city car club and other site services/facilities. The application also provides for a primary health care centre, a Sure Start/children's centre and potentially other D1 land uses. Residential development may include student housing at the northern end of zone T and/or other housing wrapping around the MSCP. The application also provides for shopping/food and drink (A1/A2/A3/A4/A5) uses."

The submitted details fulfil the relevant planning conditions to the KXC Outline Planning Permission (with reference: 2004/2307/P) in respect of Building T2 - 3, and show how the relevant Section 106 obligations are addressed in respect of the development.

Application Submission

The Reserved Matters submission comprises the following documents:

- 1 Application Covering Letter (this letter);



- 2 Completed Application Form (Approval of Details Reserved by Condition);
- 3 Cheque for the relevant application fee (£385);
- 4 Architectural Drawings Package - compilation of scheme layout plans, elevations and sections;
- 5 Landscape Drawings Package;
- 6 Planning Compliance Report;
- 7 Urban Design Report - including scheme concept, detailed scheme description and consideration of the Design Guidelines attached to the Outline Planning Permission. The arrangements for car and cycle parking, the servicing strategy and details of refuse are also set out in this document;
- 8 Archaeological Evaluation Report;
- 9 Environmental Sustainability Plan;
- 10 Earthworks and Remediation Plan; and
- 11 Access and Inclusivity Statement.

We enclose 3 hard copies and 5 CD copies of the application submission.

Site Context

The plot for Buildings T2 - T3 is located within Development Zone T in the northern part of the KXC development. The plot occupies a prominent location along the western edge of Development Zone T adjacent to Regent's Canal. The permitted limits for Development Zone T and plots T2 - T3 are shown on Parameter Plan KXC 005 (Development Zones).

Proposal

The proposals are fully described in the Urban Design Report, but in essence, the proposed development includes two buildings, Building T2 and T3, located across plots T2, T3 and T4 within Development Zone T of the King's Cross Central Development Site. The buildings may be brought forward as one development, separately.

The development of Buildings T2-T3 in its entirety comprises a ground plus 8 storey to ground plus 11 storey building; its highest point to the south of Building T2, where it abuts Building T1, stepping down in height, and then back up again to the north of Building T3, adjacent to the now complete and occupied Building T5. The two buildings taken together will complete the terrace along the north western boundary of the King's Cross Central Development Site adjacent to the railway lines, and the western side of Canal Reach. The development has been designed to respond to both the surrounding context and the adjacent public realm, primarily along Canal Reach, together as a pair.

Primarily in office (B1) use, the development also comprises a Primary Health Care Centre (PHCC) (D1 use) at ground floor level, in accordance with the obligations of the Section 106 Agreement for the site; and flexible office, retail and leisure uses at ground floor. The development also includes a fuel cell for the KCX site at ground floor adjacent to the service road to the west, in accordance with Section X of the Section 106 Agreement for the site – Environmental Sustainability – Energy. There is no basement proposed. Works to the public realm are also being



bought forward as part of this Reserved Matters submission, along the western site of Canal Reach.

The submission proposes two options for the ground floor of Building T2, which differ in terms of the size of the PHCC. This is due to ongoing discussions with LB Camden and NHS England regarding the tenant requirements for the size of the Primary Health Care Centre within the KXC site. This is explained further in section 29 of the PCR, in response to compliance with Part M of the S106 Agreement, Health. This is shown in the drawing package as two separate drawings for ground floor level, and in response to Condition 27, where the floorspace of both Option 1 and Option 2 are set out separately. It is envisaged that Option 2 will be built out, however we assume Option 1 in the response to the other conditions within the Compliance Report regarding floorspace, as this is the larger of the two options.

Conclusion

The proposals have been developed through a process of pre-submission consultations between the applicant, design and planning officers at LB Camden; other relevant stakeholders and local bodies. The proposed development of Buildings T2-T3 will make a valuable contribution to the ongoing regeneration of the King's Cross Area, building upon the works already substantially underway in the KXC site.

We trust that you have sufficient information to validate and determine the application and shall contact you shortly to confirm this. If you have any queries in the meantime please do not hesitate to contact myself or Dan Di-Lieto at this office.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Simon Slatford'.

Simon Slatford
Senior Director



Appendix 1 - Summary of Reserved Matters Submission for Building T2 - 3

Land Uses	Office (B1); Health Care Centre (D1), flexible Retail (A1-A4); and leisure (D2).
Total Floorspace (GEA, excluding basement)	49,489sqm (this is the total of Building T2, (Option 1), and Building T3, explained further in response to Condition 27 within this document).
Basement Floorspace (GEA)	0 sqm
Maximum building heights (AOD)	73.825m AOD
No. of storeys	Up to ground plus 11
No. of car parking spaces	There are 4 disabled spaces provided with the development for Building T2-T3, along the service road to the west of the Buildings. Two to the north adjacent to Building T3, one further to the south adjacent to Building T2, and one to the south of the service Road. Other parking general storage areas are provided for KCES along the western elevation of the building also, facing west.
No. of cycle spaces	746 spaces in total within Buildings T2-T3; 436 in Building T2 and 310 spaces within Building T3, located at ground floor level on double height cycle racks as shown on drawings KXC-T2-001-A-1503-P20-001 R01 and A-1503-P20-002 R01 respectively. An additional 24 Sheffield stands will be provided along Canal Reach for visitors to the building.
No. of Commercial units	Flexible Office, Retail and Leisure Spaces at ground floor level as shown on drawings KXC-T2-001-A-1503-P20-001 R01 and A-1503-P20-002 R01 respectively and explained further in response to condition 27 within this document.
Main Public Entrances	There are two main entrances, one to Building T2 and one to Building T3, located along Canal Reach, to the east of the development.
Principal materials	Anodised aluminium and glazing
Green/brown roofs	A green roof of 1,079sqm is located on Building T2 (30% of the total roof area of Building T2) and 718sqm is located on Building T3 (26% of the total roof area of Building T3). Taken together, this totals 1,797sqm of green roof (28% of the total roof area).
Landscaped roof terraces/balconies	Yes. Terraces run along the Buildings T2-T3 at level 8, 9, and 10. Please refer the drawings within the submitted drawing package for details.



Connection to site-wide low-carbon energy system	Yes
Renewables	No
Overall reduction in carbon emissions against Part L (including design measures and contribution of the low-carbon energy system)	39%
Predicted BREEAM rating	It is envisaged that the development for Buildings T2-T3 will achieve a BREEAM 'Excellent' rating.
Associated public realm	Yes, the Reserved Matters boundary includes areas of public realm along Canal Reach to the east of the buildings.