Ms Seonaid Carr

Planning and Development Control

London Borough of Camden

5 Pancras Square

London

N1C 4AG

13 June 2016

Dear Ms Carr

**KING’S CROSS CENTRAL: SUBMISSION OF DETAILS OF MINOR AMENDMENTS TO RESERVED MATTERS APPROVAL IN RESPECT OF BUILDING T1, REFERENCE 2014/4605/P**

On behalf of King’s Cross Central General Partner Limited (KCCGPL), please find enclosed an application for minor amendments to the Reserved Matters submission for Building T1 approved on 22March 2016, with reference 2013/0405/P, and associated amendment to that permission approved on 10September 2014, with reference 2014/4605/P, of the Outline Planning Permission for the King’s Cross Central development site, approved on 22 December 2006, with reference (2004/2307/P).

Accordingly, we enclose a cheque for £385.00, being the requisite planning fee, along with the following:

* signed and dated application forms; and
* drawing no 0708-P-214 R04;
* drawing no 0708-P-203 R04;
* drawing no 0708-P-201 R04;
* drawing no 0708-P-018 R04;
* CGI of Canal Reach looking south;
* CGI of Handyside Street looking west;
* CGI of Buildings T2-T3 roof terrace looking south (1); and
* CGI of Buildings T2-T3 roof terrace looking south (2).

Building T1 is a mixed use building, located to the north of the Regent’s Canal, within the King’s Cross Central development site. It will be predominantly for residential use, and will additionally house a multi storey car park (MSCP), multi-use games area (MUGA), flexible retail (A1-A5) uses and various ancillary facilities, built over and alongside the completed Energy Centre, which has been built pursuant to a previous approval, with reference 2009/0415/P.

Details of Reserved Matters for Building T1 were approved in 2009, with reference 2009/0415/P. A submission of revised Reserved Matters were then submitted for the building in 2013, with reference 2013/0405/P. A submission of amendments to the 2013 approval were submitted and approved in 2014, with reference 2014/4605/P.

As discussed via email between Jenna Litherland and Alex Bushell on 15February 2016, Building T1 is now nearing completion and several minor amendments to the design have arisen through the construction phase.

We enclose four replacement drawings, to supersede the corresponding drawings as approved under 2014/4605/P, reflecting these amendments, and set out the amendments and corresponding drawings overleaf, as follows:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| *Amendment* | *Shown on Drawing name* | *Shown on Drawing number* | *Approved revision*  *(2014/4605/P)* | *Amended revision*  *(Enclosed)* |
| Change to the cladding of the northern elevation | Northern Elevation | 0708-P-214 | R03 | R04 |
| Change to the cladding configuration covering the base of the energy centre flues | Western Elevation | 0708-P-203 | R03 | R04 |
| Change to the pattern of the louvres and solar shading screens along the façade | Eastern Elevation | 0708-P-201 | R03 | R04 |
| Change in aspect of PV Panels at lower roof level | Roof Plan | 0708-P-018 | R03 | R04 |
| Increase in green and brown roof provision | Roof Plan | 0708-P-018 | R03 | R04 |
| Addition of two fire escape gantries | Roof Plan | 0708-P-018 | R03 | R04 |

The northern elevation of Building T1 lies adjacent to the forthcoming building T2. At the time of submission of the 2013 reserved matters and the 2014 minor amendments to the building, the northern elevation of Building T1 was shown as a plain rendered finish, as the design of Building T2 and the interface between Building T1 and T2 was not yet known. The design for Building T2 has now been completed, and a submission of Reserved Matters for Buildings T2-T3 have been submitted to LB Camden. Consequently the interface between Building T1 and T2 has now been confirmed; the terracotta coloured GRC cladding of Building T1 is now proposed to wrap around the northern elevation where it is visible outside of the profile of Building T2. This is considered to significantly improve the aesthetic of views looking south at Building T1, especially from the upper terraced areas of Buildings T2-T3. This is shown on a revised drawing of the northern elevation, included with this submission, drawing number 0708-P-214 R04. Further details and CGI images are included with the submission of Reserved Matters for Buildings T2-T3; the CGIs are also included with this submission, for information.

The flues to the energy centre, located within the building, run along the western elevation. There has been a minor amendment to the cladding of the lower part of the flues. The 2014 approval shows the area at the base of the façade clad in aluminium mesh to ground level. It was proposed at this time that the flues would be cut off at this lower level, and mesh cladding would cover the area to the ground. However, since then it has been established that there is a risk to altering the base of the chimneys, i.e. cutting them off at base level. Niall McLaughlin Architects have undertaken a design study to evaluate the best solution to mitigate the visual impact of the change. The flues will now continue to ground level, and will be exposed. A continuous set back will run along the length of the western elevation cladding at this datum, maintaining a continuous line across the elevation. This revision to the design was discussed with Jenna Litherland and Ed Jarvis of LB Camden and considered an acceptable treatment to the western façade. An updated drawing is submitted showing this revision, drawing number 0708-PL-203 R04, for approval.

In addition to the treatment of the northern elevation, some other aspects of the elevations have been developed. Louvres have been added to the rainscreen cladding. This is due to the fact that all apartments require intake and extract for both bathroom and kitchen extract and for the Fan Coil Units. The intake and extract ducts must be connected to the outside. To achieve the air flow rate required louvres must be located over the openings in the façade. Other options were reviewed but only front facing opening achieved the air flow rate required. Additionally, the solar shading panels were originally proposed in a woven pattern, however they are now proposed in a plain straight pattern, as this is considered to sit better within the overall facade design.

The configuration of both the roofs at levels 10 and 15 have slightly changed through the development of the building design. This includes an amendment to the aspect of the PVs located at roof level, to provide a more efficient design. Benefits from changing the PV’s include a reduced number of PVs for the same output; the PV’s located by the winter gardens have been removed to provide a safer area for glass replacement to these zones; the angle of the PVs have been reduced from 30 degrees to 10 degrees; the new arrangement prevents shading from previous rows of panels so they are more efficient; the revised layout maintains similar walkways between PV layout for maintenance and access.

There has also been an increase in the provision of both green and brown roofs located on both the higher and lower roofs of the building as a result of the revised layout of the PVs. The proposals result in a provision of 868sqm of green roof on the lower roof, and 545sqm of brown roof on the upper roof of the tower.

Additionally, two fire escape gantries have been included at roof level. The two gantries, running over the core 1 lift overruns are required for secondary means of escape from the apartments at this level. Ladders were requested from Building Control to mitigate the risk to a mobility impaired person escaping via this route and are provided alongside the gantries. A revised roof plan, drawing number 0708-P-018 Rev04, is included with this submission reflecting these changes

I trust that the above information is acceptable, and I look forward to receiving confirmation that the application has been validated and is in progress. Please do not hesitate to get in contact should you have any queries or require any further information.

Yours sincerely,

**Laura Murray**

Planner

Enc.