

Supporting Statement Pursuant to Application for Discharge of Condition 1 (Part), Condition 3, Condition 4a (Part) and Condition 6 (Part) of Reserved Matters Permission 2014/6386/P

Condition 1

Condition 1 states: *Prior to commencement on the relevant part of the development hereby approved details of all external lighting to include location, design, specification, fittings and fixtures (including means of reducing light spillage) shall be submitted to and approved in writing by the local planning authority.*

This application is for a part discharge of Condition 1, relating to lighting within Gas Holder Gardens only. Details of other, building mounted, external lighting will be brought forwards as part of a separate application.

The proposed locations of the ten lamp columns within Gasholder Gardens are marked on ALD731P - GA1003 Rev R01, which can be found in Appendix 2 of this Supporting Statement. There is no other external lighting to Gasholder Gardens.

Detailed of the proposed lamp column can be found within the Street Furniture and Typical Details sections of ALD731_RP901 Rev R01 (Appendix 4).

Condition 3

Condition 3 states: *A large sample panel (approx. 2m x 2m) of the granite setts demonstrating the proposed colour, texture, sawn tops and the depth and width of mortar shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.*

This application is for a full discharge of Condition 3.

If the use of mortar (or similar) is considered, then there are eight different types of granite sett proposed for use in Gasholder Gardens: Types 1; Type 1A; Type 2; Type 2A; Type 3; Type 4; Type 5; and Type 5A. These various types are detailed in ALD731_RP901 Rev R01 (Appendix 4) of this supporting statement. The distribution of materials is shown in ALD731P -GA1002 Rev R01, which can be found in Appendix 1.

Details of all eight different types of sett is included within this application for completeness, however the purpose of Condition 3 was to allow the opportunity to further consider the use (or otherwise) of reclaimed setts surrounding the Gasholder Buildings.

The Landscaping Drawings submitted with Reserved Matters Application Reference 2014/6386/P proposed the use of reclaimed granite setts in the area surrounding the gasholder frames. (See TOWN279.4.1(08)5001 R06– included within Appendix 5 For Information Only). This use of heritage material around the building has a precedent on the King's Cross site –most obviously around the Granary Complex.

However, since the Reserved Matters submission was made, there has been a move away from use of reclaimed setts at the building's margin across the King's Cross site. The reclaimed setts present

accessibility issues as, even when the reclaimed setts are “sawn” (as was proposed adjacent to building entrances in Gasholder Gardens), the surface remains relatively uneven.

Therefore this application for discharge of Condition 3 proposes the use of new granite setts (namely Type 3 and Type 4) surrounding the Gasholder Building. As noted in ALD731_RP901 Rev R01 (Appendix 4), granite setts Type 3 and 4 have been used elsewhere on the King’s Cross site, and therefore a large sample panel – although referred to as part of the condition - is not felt to be required.

Condition 4a

Condition 4 states: Prior to commencement on the relevant part of the development hereby approved the following details shall be submitted to and approved in writing by the local planning authority:

a) Detailed drawings and/or samples as appropriate of all external materials and finishes. 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.

This application is for a part discharge of Condition 4a, relating to landscaping materials and finishes within Gasholder Gardens only.

Details relating to other external materials and finishes within the Reserved Matters application boundary (i.e. on the Gasholder Building itself) have been brought forwards as part of a separate application. Please see Application Reference 2016/1264/P registered on 21st April 2016.

Details of Landscaping Materials can be found within ALD731_RP901 Rev R01 (Appendix 4) of this Supporting Statement. The location of materials within Gasholder Gardens can be found on drawings ALD731P -GA1002 Rev R01 (Appendix 1) and ALD731P - LD1710 Rev R01 (Appendix 3).

Condition 6

Condition 6 states: Before the relevant part of the development commences, details of secure cycle storage area for 174 residential cycles and 22 commercial cycle spaces shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

This application is for a part discharge of Condition 6, relating to the 22 commercial cycle spaces only. A submission relating to the 174 residential cycle spaces will be submitted separately.

The proposed locations of cycle stands associated with the commercial units within the Triplets Building, are marked on ALD731P -GA1003 Rev R01, which can be found in Appendix 2 of this Supporting Statement.

Details of the proposed 11no. cycle stands is included in the Street Furniture section of ALD731_RP901 Rev R01 (Appendix 4). Each cycle stand accommodates 2no bicycles.