

Compliance Report

Zone A Building

King's Cross Central General Partner Ltd
and Google UK Limited

May 2017

King's Cross

KING'S CROSS CENTRAL

ZONE A BUILDING

**PLANNING PERMISSION 2004/2307/P - DETAILS
PURSUANT TO PLANNING CONDITIONS,
INCLUDING RESERVED MATTERS**

COMPLIANCE REPORT – MAY 2017

Introduction

- 1.1 The overall King's Cross Central ('KXC') mixed use development is derived from the outline planning permission 2004/2307/P of 22 December 2006 (the 'Outline Planning Permission'). The KXC scheme was subject to an Environmental Impact Assessment and described in a Development Specification document (revised September 2005) with accompanying Parameter Plans, which form part of the permission and are referred to in the planning conditions.
- 1.2 Further, the Outline Planning Permission was accompanied by a Section 106 legal agreement dated 22 December 2016 which has been subsequently amended by a number of Deeds of Variation. These documents are collectively referred to in this report as the 'S106 Agreement.'
- 1.3 The Outline Planning Permission established a number of development zones and set out the permitted disposition of land uses across those zones and parameters for (inter alia) height, bulk and mass of development permitted. Subsequent detailed proposals that come forward on individual development zones and plots as Reserved Matters are controlled by planning conditions attached to the Outline Planning Permission to ensure that they fall within those approved parameters.
- 1.4 This Compliance Report provides a comprehensive overview of how the relevant pre-commencement planning conditions and Section 106 obligations are being addressed in respect of detailed proposals for Zone A, comprising a single, predominantly office (B1) building of 7 to 11 storeys high (excluding ground floor) with retail (A1) uses at ground floor and a two-storey basement.
- 1.5 King's Cross Central Limited Partnership ('KCCLP') has signed an Agreement for Lease with Google UK Limited ('Google'), to deliver the building as Google's new UK headquarters. Under the agreement, KCCLP will retain the ground floor commercial units to let to retail occupiers.
- 1.6 This submission supersedes an earlier scheme for Google in Zone A which was approved in September 2013 (ref. 2013/4001/P) and similarly provided for a single office (B1) building of 7 to 11 storeys (including first floor mezzanine level) above retail/food and drink uses (A1-A5) at ground floor and a basement.
- 1.7 Google has played an active role throughout the design process for the building. The proposed scheme reflects its vision for high quality, sustainable design that will provide a dynamic, stimulating and flexible working environment for up to 4,500 employees that are expected to use the building every day.
- 1.8 The Zone A Building will occupy a prominent location in the southern half of the KXC development site. It lies between King's Cross Station and its railway tracks to the east, and King's Boulevard to the west. Battle Bridge Place extends between King's Cross Station and Pancras Square immediately to the south and south-west of the building, while Goods Way runs to the north. The German Gym, the Stanley Building, and Buildings B2, B4 and B6, which are now complete and occupied, line the western side of the King's Boulevard. The Eastern Goods Yard ('EGY'), which includes the Granary Building and Granary Square, lie to the north of the Regent's Canal and Goods Way.

- 1.9 The proposed footprint does not utilise the whole of Development Zone A, leaving a small triangular shaped area at the southern end of the building between the building envelope and the existing Battle Bridge Place. Consequently, details of this space, including a terrace alongside the south façade of the Zone A Building, are submitted for approval for the first time. The submission also includes revised details of the eastern footpath along King's Boulevard, originally approved in September 2010 (ref. 2010/3152/P) as part of the Station Square and King's Boulevard submission, and for the footpath adjacent to the north façade of the building on Goods Way, also approved previously in October 2008 (ref. 2008/3731/P) as part of the Southern Infrastructure Enabling Works ('SEFI') submission. Although the proposals for the two footpaths remaining largely as approved, the revisions include a new granite sett edging alongside the building line to mirror that applied to the Zone B buildings on the west side of King's Boulevard and amend the number and position of the cycle racks on the street.
- 1.10 As noted above, the proposals also provide details of a Lower Ground Floor at the northern end of the building and two-storey basement/service area. These areas have been designed to be compatible with the completed Access Ramp and Shared Service Yard ('SSY'), which sit within the footprint of, and will largely be enveloped by, the Zone A Building. The Access Ramp currently provides servicing and emergency access to King's Cross Station via the SSY and will also provide access to the Zone A basement service areas. Enabling Works details for the Shared Service Yard and the Access Ramp (South) were approved in September 2007 (ref. 2007/3284/P), and in March 2013 for the Access Ramp (North) (ref. 2013/0510/P).
- 1.11 The Outline Planning Permission does not currently envisage a Lower Ground Floor within Development Zone A, and through Condition 37, limits the basement floorspace in the area to the south of the Regent's Canal to 32,000m² (GEA). Reserved Matters approval has already been granted for 24,765m² (GEA) of basement space across the southern part of the site (excluding Zone A) and these approvals have been implemented. There is therefore 7,235m² GEA of basement floorspace remaining for Zone A. In order to provide a usable roof level that is largely free from plant and to focus active uses at ground floor and upper levels, Google are seeking a larger basement of 11,054m² (GEA) which would carry the total for this part of the site over the 32,000m² (GEA) permitted under Condition 37.
- 1.12 The Outline Planning Permission allows up to 51,500m² GEA of basement north of the Regent's Canal as part of an overall site-wide total of 83,500m² GEA. KCCLP has concluded that it is unlikely to require the full 'allowance' for basement floorspace north of the Canal. Following pre-application discussions with officers at LB Camden, KCCLP intends to make a parallel application for a non-material amendment to the Outline Planning Permission pursuant to Section 96A of the Town and Country Planning Act 1990, to vary the wording of Condition 37 such that 4,000m² (GEA) of basement floorspace allowance from the northern part of the site is 'transferred' to the southern part of the site. The maximum level set by the condition of 83,500m² GEA of basement floorspace would remain the same and in this way the development overall would remain within the parameters subject to environmental impact assessment at the outline stage. Further details are provided in Section 24 in the response to Condition 37.

- 1.13 Further, it is proposed that Google and KCCLP seek to amend and update Parameter Plan KXC 016, to identify an area to the north of Zone A as capable of accommodating a Lower Ground Floor. Further details are provided in response to Condition 31 in Section 19.
- 1.14 The location of the Zone A Building and the Reserved Matters submission boundary are shown on submitted drawing [KXC-A-001-T-BDP-00-10000], reproduced as Plan 1 at the end of this section.
- 1.15 The report acts as a 'navigation' document for the Zone A Building and associated landscaping Reserved Matters submission and its relationship to the various conditions and obligations. The submission provides the Reserved Matters details referred to in the conditions and specified in the Definitions attached to the Outline Planning Permission, which cover layout, scale, appearance, access and landscaping, except as already established by the relevant Parameter Plans.

Development Zone A

- 1.16 The approved Development Specification gives the following Summary Description of Zone A in Table 2:

“Mixed use new development. The principal land uses would be offices (B1) with shopping/food and drink (A1/A2/A3/A4/A5) uses below. Zone A could also include hotel/serviced apartment accommodation.”

- 1.17 The proposed building is derived from Development Zone A and its permitted limits shown on Parameter Plans KXC 005 and KXC 007. Although Parameter Plan KXC 005 indicatively divides Zone A into five, adjoined plots (referred to as A1 to A5), it does not preclude development being brought forward within the zone as a single building.

Summary of Proposed Development in Zone A

- 1.18 Table 1.1 below/opposite provides a summary of the proposals with reference to where further details can be found within the submitted documents.
- 1.19 A full description of the scheme is provided in the sections which follow in this report, as well as in the accompanying Urban Design Report ('UDR'), prepared by: the concept designers, Heatherwick Studio and Bjarke Ingels Group ('BIG'); the design delivery architects, Building Design Partnership ('BDP'); and the landscape architects, Gillespies, who have designed the roof space and the public realm included within the submission boundary. Gillespies have also worked closely with Townshend Landscape Architects ('TLA'), who designed the public realm adjacent to the building on Goods Way, King's Boulevard and Battle Bridge Place.

Land uses	Offices (B1), Retail (A1)	See Section 17 (Condition 27) of this Compliance Report and Section 1.3 of the UDR.
Total floorspace (GEA, excluding basement)	80,819m ²	See Section 17 (Condition 27) of this Compliance Report.
Basement floorspace (GEA)	11,054m ²	See Section 24 (Condition 37) of this Compliance Report.
Maximum building heights (AOD)	+50.5m AOD at the southern end of building to +72.00m AOD at northern end of building	See Section 31 (i) (Condition 31) of this Compliance Report and Drawing Package.
No. of storeys	7 to 11 (excluding ground and lower ground floors, and basement levels).	See Drawing Package.
No. of car parking spaces	4 accessible spaces at upper basement level (Level B1).	See Section 29 (Conditions 49 and 50A) of this Compliance Report and Section 1.5 of the UDR.
No. of cycle spaces	686 spaces at Lower Ground Floor Mezzanine (Level 00M) comprising 680 double stacked spaces using the Josta Parker system, and 6 single stack 'Josta' spaces. In addition, the proposals include 3 tricycle and 7 powered assisted wheelchair spaces at 'ground' floor adjacent to the North Entrance (Level 01). A further 50 spaces are provided in the public realm on the eastern footpath of King's Boulevard (5 x 5 Sheffield stands).	See Section 30 (Condition 51) of this Compliance Report and Section 1.5 of the UDR.
No. of retail units and retail floorspace	Up to 17 units totaling 4,376m ² (GEA)	See Section 17 (Condition 27) of this Compliance Report.
Entrances	3 entrances to the office: the Main and Events Centre Entrances located on King's Boulevard and the North Entrance on Goods Way.	See Drawing Package.
Principal materials	Glazing set between timber mullions across levels 1 to 7 and separated horizontally by three pre-cast concrete slabs. Internally, intermediate floors between the slabs will be 'hung' from the concrete structure and utilise cross-laminated timber ('CLT'). At ground floor level, glazed shop fronts will be framed with bronze coloured metal cladding. A dark grey aluminum mesh which conceals servicing and vents will run continuously above the retail units below the concrete slab. At roof level, timber slatted 'trays' will support amenity space and planting. Walkways will be protected by a metal framed balustrade with a mesh insert.	See Section 1.3 of the UDR.

Green roofs	Yes – 3,779m ² of 9,492m ² . 40% of the total roof area.	See Section 27 (Condition 46) of this Compliance Report and Section 1.4 of the UDR.
Landscaped roof terraces/balconies	Yes – 8,590m ² of landscaped roof, including four different character areas (Plateau, Fields, Gardens and Headland) and a walking 'Trim Track'.	See Sections 4, 5, 6 and 27 (Conditions 9, 10, 12 and 46) of this Compliance Report, and Sections 1.3 and 1.4 of the UDR.
Connection to site-wide low-carbon energy system	Yes	See Section 9 (Condition 17) of this Compliance Report and Section 3.4 of the ESP.
Renewables	Yes - Photovoltaics	See Section 9 (Condition 17) of this Compliance Report and Section 3.4 of the ESP.
Overall reduction in carbon emissions against Part L (including passive design measure and contribution of the low-carbon energy system)	22%	See Section 9 (Condition 17) of this Compliance Report and Section 3.2 and 3.4 of the ESP.
Predicted BREEAM rating	At least Excellent; aiming for Outstanding.	See Section 9 (Condition 17) of this Compliance Report and Section 3.5 of the ESP.
Associated public realm	Yes – part of Goods Way, King's Boulevard and Battle Bridge Place	See Sections 4, 5, & 6 (Conditions 9, 10, 12) of this Compliance Report and Section 1.3 of the UDR.
Associated utilities infrastructure	No	n/a

Table 1.1: Summary of the Zone A Building proposals

Form and Content of the Submission

- 1.20 The appropriate completed London Borough of Camden application form is submitted in observance of Condition 3 of the Outline Planning Permission. The other conditions that this submission addresses are listed numerically on the application form and are set out with brief summary notes below.

Condition	Summary
6	Details which may be required where proposals are adjacent to or affect the setting of listed buildings
9	Landscaping details
10	Landscaping programme
12	Landscaping – Steps and ramps
14	Phasing in 3 year periods
16-22/23	Reserved matters to be accompanied by, respectively, an Urban Design Report, Environment Sustainability Plan, Earthworks and Remediation Plan, Access Statement, Illustrative Build Out Plan, Construction timetable, Service Strategy, and Highways Plan
26	Utilities Infrastructure
27	Details of floorplans, layouts and floorspace details
28	Refuse storage and collection arrangements

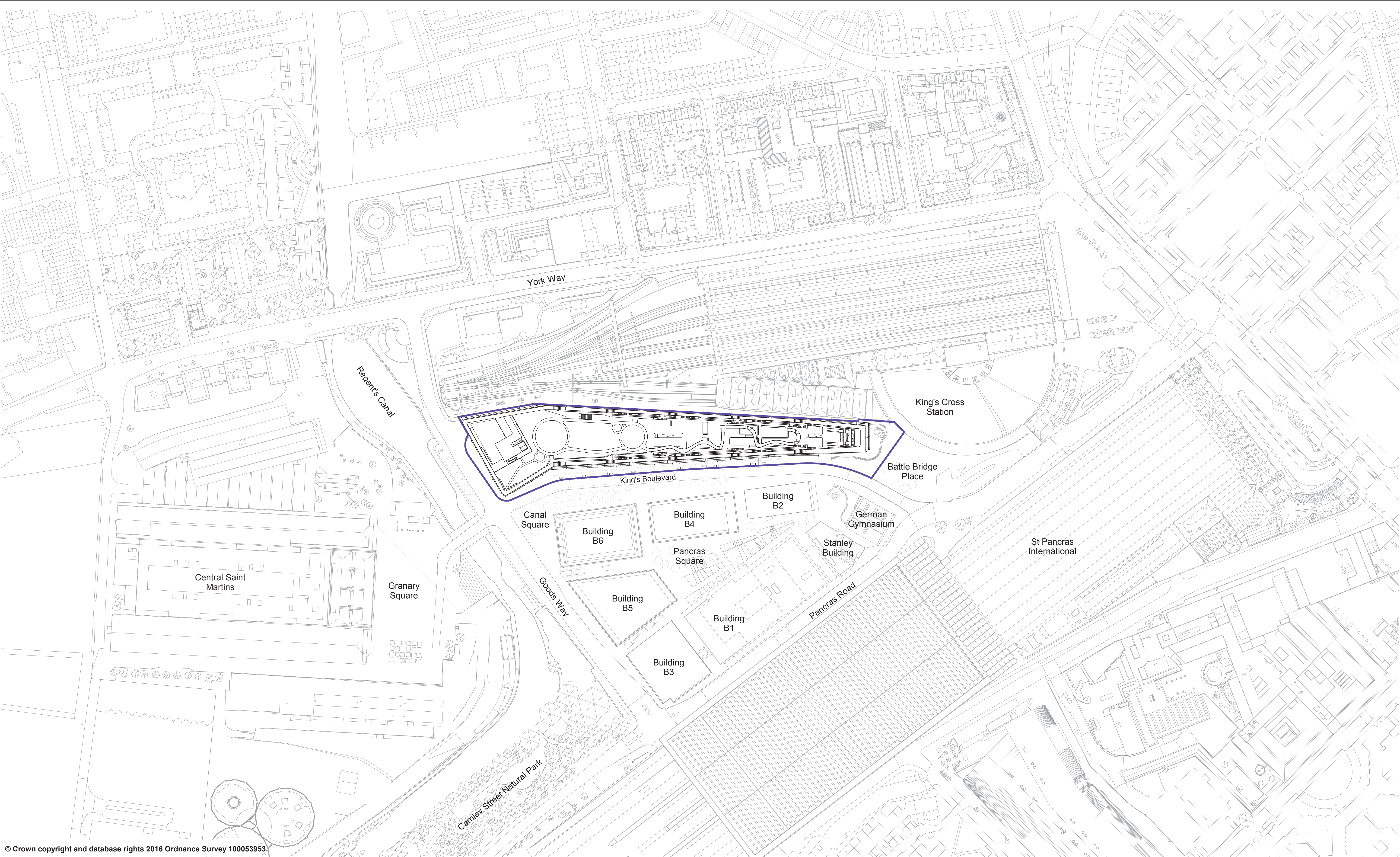
31	Development to follow approved Parameter Plans as described in the Revised Development Specification
33 & 34	Maximum floorspace limits, respectively, for the overall site and the area south of the Regent's Canal
35	Permitted and uses and maximum floorspace for each use within the areas north and south of the Regent's Canal
36	Maximum floorspace for land use categories within each development zone, within condition 35 maxima
37	Details of basement size
38	Details of basement layout, design and access to plant
45	Drainage infrastructure
46	Green and Brown roofs
48	Incorporation of pipework necessary to connect to district heating/combined heat and power systems
49	Car parking standards
50A	Use of other Car Parking Spaces
51	Cycle parking standards
56	Archaeological specification and written scheme of investigation
60	Noise impact of plant and equipment
64 & 65	Overall movement of spoil off-site (annual volume and lorry movements respectively)
66 & 67	Overall annual lorry movements for import of infrastructure and construction materials

1.21 In the remainder of this Compliance Report, each of the relevant conditions is addressed in turn, by providing an account of how the submission satisfies that condition. In some cases, the relevant information is provided in this report by means of text and a plan. In others, compliance is demonstrated by cross-reference to the following free-standing submission documents:

- Compilation of scheme layout plans, elevations, sections and details the submitted Drawing Package (listed in the schedule attached to this section);
- Urban Design Report, including scheme concept, relationship to Design Guidelines included in Outline Planning Permission, servicing strategy, car and cycle parking, and details of refuse and recycling facilities;
- Environmental Sustainability Plan;
- Earthworks and Remediation Plan; and
- Access and Inclusivity Statement.

1.22 In the Outline Planning Permission, the conditions are presented under a sequence of subject headings and sub-headings. To aid ease of use of this report, the conditions referred to in turn are each accompanied by those corresponding headings.

- 1.23 There are a number of conditions to the Outline Planning Permission that are not (or no longer) relevant to Zone A and consequently those conditions are not addressed directly. In particular, Conditions 59 (Baseline Noise Survey) and 68 (Unexploded Bomb Survey) have already been discharged.
- 1.24 The most relevant parts of the Section 106 Agreement are considered in conjunction with the relevant conditions, namely V (access and inclusivity), W (environmental sustainability), X (energy), Y (construction materials/waste), Z (waste) and AA (water).
- 1.25 Section R of the Section 106 Agreement is also relevant to Zone A in so far as it provided for the construction of Routes WR1 and A1 connecting the King's Boulevard to Wharfdale Road. Under paragraph 1 of that section, details of Route A1 were required to be brought forward with Reserved Matters for plots A3 and A4, subject to the Council having constructed or demonstrating a reasonable prospect of constructing Route WR1. Paragraph 3 confirms that the obligation on the Developer to provide details of Route A1 shall cease and determine on 31 December 2012 if the Council has not secured the necessary permissions and funding to construct WR1 by that time. In a letter to Argent dated 10 January 2013, the London Borough of Camden confirmed that Route WR1 would not be brought forward and that the obligation set out in paragraph 1 has now ceased and determined.
- 1.26 The proposals for Zone A have developed through a progressive process of pre-submission consultations between the Argent and design teams and the officers of London Borough of Camden, and other relevant stakeholders and local bodies, over several months. In addition, we have provided Historic England with advance information for comment, and presented the proposals to the London Borough of Islington. The proposals represent a very high quality, mixed-use development that will make a significant and positive contribution to the on-going regeneration of King's Cross.



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Key Plan

Key

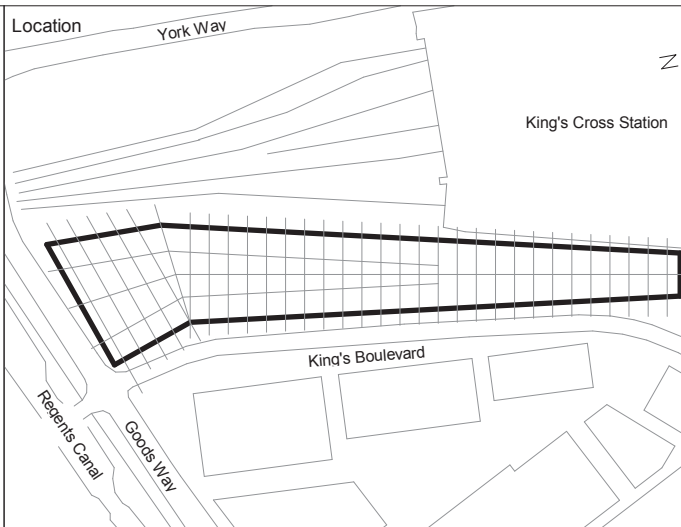
Reserved Matters Submission Boundary

P07	Issue for Planning	MW	EB	12.05.17
P06	Issue for Planning	MW	EB	05.05.17
P05	Draft Planning Issue	MW	EB	28.04.17
P04	Draft Planning Issue	MW	EB	08.03.17
P03	Draft Planning Issue	MW	EB	14.02.17
P02	Stage 3 Issue	TP	JC	27.01.17
P01	First Issue	TP	JC	14.12.16
REVISION	DESCRIPTION	DRAWN	CHECKED	DATE

16 Brewhouse Yard
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BDP.



Status

For Approval

Applicant	KCCGPL & Google UK Ltd	Date:	14/12/16
Project No:	P2007133	Project	King's Cross Central: Zone A Building
Scale:	1:1250 @ A1 1:2500 @ A3	Drawn:	MW
Drawing Title	Site Location Plan	Checked:	EB
Drawing No.	KXC-A-001-T-BDP-00-10000	Rev:	P07

Drawing Schedule

Architectural Drawings

Drawing Title	Scale at A3	Drawing No.	Rev.
Architectural Drawings			
Drawings for Approval			
Site Plans			
Site Location Plan	1:2500	KXC-A-001-T-BDP-00-10000	P07
Site Plan	1:1000	KXC-A-001-T-BDP-00-10001	P07
Floor Plans			
Level B2 (Lower Basement Plan)	1:1000	KXC-A-001-T-BDP-00-09810	P06
Level B1 (Upper Basement Plan)	1:1000	KXC-A-001-T-BDP-00-09910	P07
Level 00	1:1000	KXC-A-001-T-BDP-00-10010	P08
Level 00M (Mezzanine)	1:1000	KXC-A-001-T-BDP-00-10M10	P07
First Floor Plan	1:1000	KXC-A-001-T-BDP-00-10110	P07
Second Floor Plan	1:1000	KXC-A-001-T-BDP-00-10210	P06
Third Floor Plan	1:1000	KXC-A-001-T-BDP-00-10310	P06
Fourth Floor Plan	1:1000	KXC-A-001-T-BDP-00-10410	P06
Fifth Floor Plan	1:1000	KXC-A-001-T-BDP-00-10510	P06
Sixth Floor Plan	1:1000	KXC-A-001-T-BDP-00-10610	P06
Seventh Floor Plan	1:1000	KXC-A-001-T-BDP-00-10710	P07
Eighth Floor Plan	1:1000	KXC-A-001-T-BDP-00-10810	P06
Ninth Floor Plan	1:1000	KXC-A-001-T-BDP-00-10910	P06
Tenth Floor Plan	1:1000	KXC-A-001-T-BDP-00-11010	P06
Eleventh Floor Plan	1:1000	KXC-A-001-T-BDP-00-11110	P06
Twelfth Floor Plan	1:1000	KXC-A-001-T-BDP-00-11210	P05
Elevations			
Elevation - West	1:1000	KXC-A-001-T-BDP-00-30004	P05
West Elevation 1 of 4	1:400	KXC-A-001-T-BDP-00-30040	P06
West Elevation 2 of 4	1:400	KXC-A-001-T-BDP-00-30041	P06
West Elevation 3 of 4	1:400	KXC-A-001-T-BDP-00-30042	P06
West Elevation 4 of 4	1:400	KXC-A-001-T-BDP-00-30043	P06
Elevation - East	1:1000	KXC-A-001-T-BDP-00-30002	P05
East Elevation 1 of 4	1:400	KXC-A-001-T-BDP-00-30020	P06
East Elevation 2 of 4	1:400	KXC-A-001-T-BDP-00-30021	P06
East Elevation 3 of 4	1:400	KXC-A-001-T-BDP-00-30022	P06
East Elevation 4 of 4	1:400	KXC-A-001-T-BDP-00-30023	P06
Elevation - North	1:400	KXC-A-001-T-BDP-00-30001	P05
Elevation - South	1:400	KXC-A-001-T-BDP-00-30003	P05
Sections			
Section AA East West	1:400	KXC-A-001-T-BDP-00-20001	P05
Section BB East West	1:400	KXC-A-001-T-BDP-00-20002	P05

Architectural Drawings

Drawing Title	Scale at A3	Drawing No.	Rev.
Section CC East West	1:400	KXC-A-001-T-BDP-00-20003	P05
Section DD North South - Cores	1:1000	KXC-A-001-T-BDP-00-20004	P05
Section EE South North - Diagonal Staircase	1:1000	KXC-A-001-T-BDP-00-20005	P05
Section FF North South - Retail	1:1000	KXC-A-001-T-BDP-00-20006	P04
Details			
Main Facade - East Elevation Triple Height Panels	1:100	KXC-A-001-T-BDP-21-50001	P05
Main Facade - West Elevation Double Height Panels	1:100	KXC-A-001-T-BDP-21-50002	P05
Main Facade - East & West Elevation Sloped Panels	1:100	KXC-A-001-T-BDP-21-50003	P05
Main Facade - South Elevation Double Height	1:100	KXC-A-001-T-BDP-21-50004	P05
Main Facade - East Elevation Garden Triangle	1:100	KXC-A-001-T-BDP-21-50005	P05
Main Facade - East Elevation Garden Rectangle	1:100	KXC-A-001-T-BDP-21-50006	P05
Main Facade - North Elevation - Triple Height	1:100	KXC-A-001-T-BDP-21-50007	P05
Ground Facade - Office Main Entrance South	1:100	KXC-A-001-T-BDP-21-50008	P06
Ground Facade - West Elevation Typical Retail Unit	1:100	KXC-A-001-T-BDP-21-50009	P06
Ground Facade - South Anchor	1:100	KXC-A-001-T-BDP-21-50010	P05
Ground Facade - North Anchor	1:100	KXC-A-001-T-BDP-21-50011	P06
Ground Facade - East Elevation Service Claddings	1:100	KXC-A-001-T-BDP-21-50012	P05
Ground Facade - North Shared Access Ramp & Cycle Storage	1:100	KXC-A-001-T-BDP-21-50013	P06
Ground Facade - Event Centre	1:100	KXC-A-001-T-BDP-21-50014	P05
Ground Facade - North Entrance	1:100	KXC-A-001-T-BDP-21-50015	P05
Roof Facade - Timber Trays	1:100	KXC-A-001-T-BDP-21-50016	P05
External Door Types - Sheet 1	1:100	KXC-A-001-T-BDP-21-50017	P06
External Door Types - Sheet 2	1:100	KXC-A-001-T-BDP-21-50018	P06
Main Facade - North Elevation Terrace at Level 10	1:100	KXC-A-001-T-BDP-21-50019	P04
Drawings for Information			
Ground Plane Plan	1:1000	KXC-A-001-T-BDP-00-11410	P04
Combined Roof Plane	1:1000	KXC-A-001-T-BDP-00-11310	P06
Elevation - North in Context	1:1000	KXC-A-001-T-BDP-00-30005	P05
Elevation - South in Context	1:1000	KXC-A-001-T-BDP-00-30007	P05

Landscape Drawings

Drawing Title	Scale at A3	Drawing No.	Rev.
Landscape and Public Realm Drawings			
Drawings for Approval			
Public Realm			
Proposed Landscaping, Surface Finishes and Detail Tag Location Plan	1:1000	KXC-A-001-T-GIL-00-10002	P04
Proposed Levels Plans	1:1000	KXC-A-001-T-GIL-00-10003	P03
Proposed Tree Planting Plan	1:1000	KXC-A-001-T-GIL-91-10001	P03
Proposed Public Realm, Section 01, King's Boulevard	1:50	KXC-A-001-T-GIL-00-20010	P03
Proposed Public Realm, Section 02, King's Boulevard	1:50	KXC-A-001-T-GIL-00-20011	P03
Proposed Public Realm, Section 03, Battle Bridge Place	1:100	KXC-A-001-T-GIL-00-20012	P01
Proposed Public Realm, Section 04, Battle Bridge Place	1:100	KXC-A-001-T-GIL-00-20013	P01
Proposed Public Realm, Section 05, Goods Way	1:50	KXC-A-001-T-GIL-00-20014	P01
Proposed Public Realm, Section 06, Goods Way	1:50	KXC-A-001-T-GIL-00-20015	P01
Proposed Public Realm, Typical Paving and Cycle Stand Details	1:20	KXC-A-001-T-GIL-90-50000	P03
Proposed Public Realm, Typical Step & Wall Details, Battle Bridge Place	1:20	KXC-A-001-T-GIL-90-50001	P03
Proposed Public Realm, Typical Tree Planting Detail, Battle Bridge Place	1:20	KXC-A-001-T-GIL-91-50000	P03
Proposed Public Realm, Typical Tree Planting Detail, King's Boulevard	1:20	KXC-A-001-T-GIL-91-50001	P01
Roof Landscaping			
Proposed Roof Landscaping Plan	1:1000	KXC-A-001-T-GIL-00-11201	P03
Proposed Roof Landscape Levels Plan	1:1000	KXC-A-00-T-GIL-00-11202	P03
Proposed Roof Landscaping: Plateau, Surface Finishes and Detailed Tag Location Plan	1:400	KXC-A-001-T-GIL-90-11204	P03
Proposed Roof Landscaping: Field, Surface Finishes and Detailed Tag Location Plan	1:400	KXC-A-001-T-GIL-90-11205	P03
Proposed Roof Landscaping: Garden, Surface Finishes and Detailed Tag Location Plan	1:400	KXC-A-001-T-GIL-90-11206	P01
Proposed Roof Landscaping: Headland, Surface Finishes and Detailed Tag Location Plan	1:400	KXC-A-001-T-GIL-90-11207	P01
Proposed Roof Tree and Planting Plan: Plateau	1:400	KXC-A-001-T-GIL-91-11204	P03

Landscape Drawings

Drawing Title	Scale at A3	Drawing No.	Rev.
Proposed Roof Tree and Planting Plan: Field	1:400	KXC-A-001-T-GIL-91-11205	P03
Proposed Roof Tree and Planting Plan: Garden	1:400	KXC-A-001-T-GIL-91-11206	P01
Proposed Roof Tree and Planting Plan: Headland	1:400	KXC-A-001-T-GIL-91-11207	P01
Proposed Roof Landscaping: Section 01-Headland	1:100	KXC-A-001-T-GIL-00-20040	P03
Proposed Roof Landscaping: Section 02-Garden	1:100	KXC-A-001-T-GIL-00-20041	P03
Proposed Roof Landscaping: Section 03-Field	1:100	KXC-A-001-T-GIL-00-20042	P03
Proposed Roof Landscaping: Section 04-Plateau	1:100	KXC-A-001-T-GIL-00-20043	P03
Proposed Roof Landscaping: Section 09-Typical Slope	1:20/1:40	KXC-A-001-T-GIL-00-20044	P03
Proposed Roof Landscaping: Section 10-Typical Slope	1:20/1:40	KXC-A-001-T-GIL-00-20045	P03
Proposed Roof Landscaping : Section 05-Plateau	1:100	KXC-A-001-T-GIL-00-20046	P01
Proposed Roof Landscaping : Section 06	1:500	KXC-A-001-T-GIL-00-20047	P01
Proposed Roof Landscaping : Section 07	1:500	KXC-A-001-T-GIL-00-20048	P01
Proposed Roof Landscaping : Section 08	1:500	KXC-A-001-T-GIL-00-20049	P01
Proposed Roof Landscaping Typical Planting and Edge Details 01-Across Roof	1:20	KXC-A-001-T-GIL-90-50040	P03
Proposed Roof Landscaping Typical Edge Details 02 - Across Roof	1:20	KXC-A-001-T-GIL-90-50041	P03
Proposed Roof Landscaping: Typical Paving and Seating Details - Plateau	1:20	KXC-A-001-T-GIL-90-50050	P03
Proposed Roof Landsacping: Typical Paving and Seating Details - Field/Garden/Headland	1:20	KXC-A-001-T-GIL-90-50051	P01
Proposed Roof Landscaping: Typical Street Furniture Details - Across Roof	1:20	KXC-A-001-T-GIL-90-50060	P03
Proposed Roof Landscaping: Typical Planting Details - Plateau	1:20	KXC-A-001-T-GIL-91-50020	P03
Proposed Roof Landscaping: Typical Planting Details - Field/Garden/Headland	1:20	KXC-A-001-T-GIL-91-50021	P01

Facade Gardens			
Proposed External Facade Gardens, Planting Plan	1:400	KXC-A-001-T-GIL-91-00011	P03
Proposed External Facade Gardens, Typical Section Detail	1:20/1:40	KXC-A-001-T-GIL-91-50010	P03
Planting Schedules and Palettes			
Public Realm			
Public Realm Planting Schedule		KXC-A-001-T-GIL-91-SH001	
Public Realm Planting Palette		KXC-A-001-T-GIL-91-SH002	
Roof Landscaping			
Roof-Proposed Planting Schedule		KXC-A-001-T-GIL-91-SH007	
Roof-Proposed Planting Palette		KXC-A-001-T-GIL-91-SH008	

Condition 6 (Particulars to Accompany Reserved Matters Applications – Details Required for Proposals Adjacent to Listed Buildings)

3.1 The condition and its reason state:

“In relation to the buildings adjacent to or affecting the setting of listed buildings the Reserved Matters applications shall be supported by the following details.

- (a) Precise sitting of the building where limits of deviation are shown on the Parameter Plans;*
- (b) All access arrangements;*
- (c) All elevations within the adjacent to, or affecting the listed building;*
- (d) Roof treatments;*
- (e) External drainage;*
- (f) All external plant and other equipment;*
- (g) All infrastructure works associated with the building;*
- (h) All public realm works associated with the building; and*
- (i) Information that demonstrates how the proposed design and appearance relates in an acceptable manner to all previous Reserved Matters approvals within such buildings (or where development has commenced pursuant to such approvals, the building so commenced) adjacent to or affecting the setting of the listed building.*

Reason: In order to safeguard the special architectural and historic nature of the building and to ensure that the details accord with the assessment in the Environmental Impact Assessment and in accordance with the requirements of policies KC1 1, B1 and B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 6

- 3.2 Condition 6 applies to the Zone A Building on account of its proximity to the Grade I listed King’s Cross Station, which sits directly adjacent to the southern end of the building (notionally plots A1 and A2) and in the wider context of the rest of the zone (plots A3 to A5).
- 3.3 Further, the Zone A Building sits in the context of the Grade I listed St. Pancras Station to the west and a number of other Grade II listed buildings, notably the German Gymnasium on Battle Bridge Place and the Granary Complex which sits opposite the north façade of the building on the north side of the Regent’s Canal.

- 3.4 To a major extent, the Outline Planning Permission took account of these listed buildings and addressed the requirement for regard to be paid to the setting of the those buildings through the terms of the approved Development Specification and Parameter Plans. The relevant Parameter Plans have been complied with (see Section 17 in response to Condition 31) and in those broad respects the setting of these listed buildings is preserved. This is confirmed by the letter from English Heritage dated 28 November 2005 to the London Borough of Camden which states that the body is 'satisfied that the outline application as subsequently amended would not harm the setting of nearby listed buildings or the character and appearance of the two conservation areas.'
- 3.5 The Urban Design Report and the compilation of the submitted scheme plans, elevations, sections and perspective views together provide the details of the relevant matters listed in Condition 6 in relation to the building design. The explanatory information in the Urban Design Report demonstrates how the submitted details have taken into account the special architectural and historic interest of the aforementioned listed buildings and how these would be preserved or enhanced. Further, in relation to part (i) of the condition, it describes how the Zone A Building relates to other approved and emerging buildings in the vicinity, specifically B2 and B4, which received Reserved Matters approval in 2010 (refs. 2010/0864/P and 2010/0868/P, as amended) and B6, which received Reserved Matters approval in August 2014 (ref. 2014/4125/P). All three buildings have been completed and are now occupied.
- 3.6 The details provided meet the requirements of Condition 6.

Condition 9 (Approval of Reserved Matters – Landscaping and Trees)

4.1 The condition and its reason state:

“The details of the landscaping to be submitted as part of the applications for Reserved Matters approval shall include details of:

- (a) All existing trees (with a stem diameter of 75mm or greater), and all existing within 10 metres of the perimeter of that part of the Development indicating:

 - i. The location, species, stem diameter and 1.5 metres above ground level, height and an accurate crown spread;*
 - ii. Those to be retained;*
 - iii. Where nearby excavation works are proposed, the level at the base of each tree to be retained;*
 - iv. Trees to be removed in conjunction with that part of the proposed development; and*
 - v. Where appropriate, the proposed positions and lines of protective fencing and prohibited areas.**
- (b) Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items will affect trees on or adjoining that part of the site;*
- (c) Treatment of trees to be retained and new tree or other planting, including indigenous species or those of wildlife, flowering or foliage value; earthworks, ground finishes, top soiling with both conserved and imported top soils, levels, drainage, including falls and drain types;*
- (d) Proposed canal moorings; and*
- (e) The equipment and other treatment of land within the MUGA and LEAP spaces.*

And all works shall only be carried out with the details so approved.

Reason: To ensure a comprehensive and sustainable development, to ensure good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of Conservation Areas, to ensure a minimal impact on existing trees, to contribute to biodiversity, and to ensure that the details accord with the assessment in the Environmental Impact Assessment, in accordance with policies B1, B2, N4, N8, KC8, KC10, RC1 and RC3 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 9

- 4.2 In relation to part a), the submission area currently includes a line of 20 trees on the eastern footpath of King's Boulevard (*Platanus x Aceriflora*), interspersed with temporary cycle stands, refuse bins and street lighting stands. The trees were planted in 2011 as part of the wider construction of King's Boulevard and mirror the line of trees on the western side of the street. Although they are set within granite sett surrounds, the rest of the footpath is surfaced in a temporary finish pending construction of the Zone A Building. The current location of these trees is shown on Drawing KXC-A-001-T-GIL-91-10002 which follows this section.
- 4.3 In order to avoid damage during construction of the proposed building and public realm, it is proposed that the existing trees on the eastern footpath are temporarily removed and stored in a nursery off-site until completion when they will be returned to the same location. This will ensure that the trees continue to grow at a similar rate to those on the western footpath and will be of the same maturity, rather than replacing them with smaller, less mature specimens. Further details on the planting programme are provided in Section 5.
- 4.4 In addition, two new trees (*Quercus Rubra*) will be planted on the new terrace at the southern end of the building, as indicated on Drawing KXC-A-001-T-GIL-00-10001 and 10002.
- 4.5 In relation to part (c), the required information is provided in the appropriate parts of the Urban Design Report and shown on the relevant plans within the submitted Drawing Package. In terms of hard and soft landscaping, the proposals are demonstrated on the relevant drawings as follows:
- The Zone A Building and landscaping submission boundary are shown on Drawing KXC-A-001-T-BDP-00-11410. Separate landscape plans and supporting details for the public realm are provided by Gillespies (see below);
 - The layout of public realm along the relevant part of Goods Way, the King's Boulevard and Battle Bridge Place is shown on drawing Drawing KXC-A-001-T-GIL-00-10002. This drawing shows the surface finishes for hard landscaping and the positions of the new and reinstated trees, street furniture, cycle parking, steps and seating steps. The drawing also provides a key for other drawings showing the details listed below;
 - The roof layout is shown on Drawing KXC-A-001-T-GIL-00-11201. It shows the surface finishes for hard landscaping and the positions of the new trees, planted areas, street furniture, steps and seating steps across the different landscape character areas (Drawings KXC-A-001-T-GIL-90-11204, 11205, 11206 and 11207) and provides a key for each sub-area, which in turn provide keys for other drawings showing the details listed below. A planting palette and schedule is also provided in the Drawing Package for the roof level landscaping;
 - Proposed Drawing KXC-A-001-T-GIL-91-10001 shows the proposed tree planting for the public realm;
 - Further planting is proposed on the eastern and western facades, shown on Drawings KXC-A-001-T-GIL-91-00011 and 50010;

- Proposed site levels are indicated on Drawing KXC-A-001-T-GIL-00-10003, whilst the proposed roof levels are indicated on Drawing KXC-A-001-T-GIL-00-11202.
 - Cross-sections and details showing materials, planting methods, paving patterns and interfaces, street furniture and cycle parking are provided to support the above general arrangement plans, specifically in drawings KXC-A-001-T-GIL-00-20010-20015; 90-50000-50001; 91-50000-50001; 00-20040-20049; 90-50040-50041; 90-50050-50051; 90-50060; 91-50020-50021; 91-00011; 91-50010.
- 4.6 Several Planting Palettes and Schedules listing the proposed range of species from which the trees and shrubs will be selected is provided as part of the Drawing Package.
- 4.7 The proposals do not relate to the canal moorings or the MUGA and LEAP spaces. Consequently, parts (d) and (e) of Condition 9 do not apply generally.

Condition 10 (Approval of Reserved Matters – Landscaping Programme)

5.1 The condition and its reason state:

“Applications for approval of Reserved Matters including landscaping shall include for specific approval a programme for commencing and completing the planting and laying out, and the detailed scheme(s) so approved shall be carried out only in accordance with the approved programme.

Reason: To ensure a comprehensive and sustainable development, to ensure good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of Conservation Areas, and to ensure that the landscaping is carried out within a reasonable period in accordance with the Environmental Impact Assessment in accordance with policies B1, 82, KC8, KC10 and N4 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 10

- 5.2 The programme for commencing and completing the planting will be as outlined below.
- 5.3 As explained in the previous section, there are currently 20 trees (*Platanus x acerifolia*) along the eastern footpath of King's Boulevard. To protect them during construction, these trees will be removed, stored in a safe environment, and where possible, re-planted in accordance with BS: 5837 2012 (Trees in relation to design, demolition and construction). This will be carried out by a qualified arboriculturalist.
- 5.4 After construction works in Zone A are completed the same trees will be replanted, or in the case of those that are not able to survive the move, replaced by the same species, *Platanus acerifolia*, of similar form and size.
- 5.5 This will be completed within the preferred planting season, which is from late October through to late March, to ensure that the trees are dormant when lifted. Planting will not take place if the ground is either waterlogged or there is frost on the ground. The proposed planting will take place in the first available planting season following physical completion of the relevant public realm, roof and terrace areas. The planting programme will, therefore ultimately be controlled by the overall construction programme (see response to condition 21).
- 5.6 If tree planting needs to take place outside of the preferred planting season, the trees will be lifted and containerised within the planting season to reduce the possibility of shock and failure occurring. Once the trees have been stabilised in its containerised state, they can then be planted outside the preferred planting. The contractor appointed by the applicant will be required to maintain the tree while off-site and give the same guarantee as if planting in season.
- 5.7 If roots of newly planted trees or shrubs are loosened, the soil will be re-firmed as soon as possible after planting to exclude air pockets around the roots. Also, weeds will be eliminated and all ties, stakes and guards checked and adjusted accordingly.
- 5.8 These details are to show compliance with Condition 10 and are submitted for approval.

Condition 12 (Approval of Reserved Matters – Steps in Landscaping)

6.1 The condition and its reason state:

“Where steps are to be constructed within the landscaping to change level, gentle inclines and ramps (at a gradient of 1 in 20 or less) and/or lifts shall also be incorporated, to provide an equally commodious alternative for all members of the public.

Reason: To ensure that the development provides good access for all in accordance with policies SD1, B1 B2, KC6 and T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 12

- 6.2 The Access and Inclusivity Statement submitted to comply with Condition 19 provides all details of inclines, ramps and/or steps within the scheme. Details of these components are shown on the submitted plans for the public realm and the roof level, specifically on Drawings KXC-A-001-T-GIL-00-10003 and 11202, respectively.
- 6.3 At ground level, the submission site slopes downwards from the corner of the King’s Boulevard and Goods Way (25.04m AOD) to Battle Bridge Place (17.04m AOD), as shown on the submitted Site Levels Plan KXC-A-001-T-GIL-00-10003.
- 6.4 At the southern end of the site, the South Anchor is located approximately 1 metre above the level of Battle Bridge Place. Level differences between the South Anchor unit and Battle Bridge Place are mitigated through the introduction of a curved plinth with York stone steps and a granite wall timber topped seating.
- 6.5 Stepped access onto the plinth is proposed, and the natural rising slope of the landscape is used to allow non-ambulant users to make the transition from Battle Bridge Place to the South Anchor entrance. The height of the Shared Service Yard in the basement below the South Anchor constrains the ability to provide level or more direct access. Many options for this transition were considered and the solution presented provides the most legible pathway and best gradient for wheelchair users (1:21+).
- 6.6 The South Anchor can also be accessed via the Main Entrance. In this event, ambulant users will make use of the stairs between the two levels, and wheelchair users will make use of a platform lift which appears from beneath the steps.
- 6.7 The roof follows the contours of the building and steps down from the highest point at the north (Level 12) to the lowest point at the south (Level 7). As described previously, the roof will be extensively landscaped, to provide a green amenity space for building users. The design comprises four main character areas, known as the ‘Plateau’ (at the top/north), the ‘Fields’, the ‘Gardens’ and the ‘Headland’ (bottom/south).

- 6.8 The different roof spaces are connected by, lifts, ramps and stairs. The ramps cover large areas of the landscaped area, and gradients that are equal or better than 1:15 will be achieved. The gradients will often be better than those shown in this check as the centreline of the ramp can be taken. The ramp will be a minimum of 1800mm wide (and probably wider than 2000mm in most areas) to allow passing on the slope, and for those who have stopped on the platforms to enjoy views.
- 6.9 Further details are provided in the accompanying Access and Inclusivity Statement.
- 6.10 The details provided meet the requirements of Condition 12.

Condition 14 (Phasing of Approvals)

7.1 The condition and its reason state:

“Unless otherwise agreed in writing by the local planning authority and subject to Condition 13, applications for approval of Reserved Matters and/or details pursuant to conditions in compliance with this permission shall be made to the local planning authority with the following provisions:

- (a) Application for approval of Reserved Matters and/or details pursuant to conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of three years from the date of this permission;*
- (b) Application for approval of the Reserved Matters and/or details pursuant to the conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of six years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 140,000 sq metres gross built accommodation;*
- (c) Application for approval of Reserved Matters and/or details pursuant to the conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of nine years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 210,000 sq metres gross built accommodation;*
- (d) Application for approval of the Reserved Matters and/or details pursuant to the conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of twelve years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 280,000 sq metres gross built accommodation;*
- (e) Application for approval of the Reserved Matters and/or details pursuant to the conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of fifteen years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 350,000 sq metres gross built accommodation; and*
- (f) Application for approval of the Reserved Matters and/or details pursuant to the conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of eighteen years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 420,000 sq metres gross built accommodation;*

Provided that reapplications or variations in relation to the same built accommodation which has already To ensure a comprehensive and sustainable development to achieve

regeneration, integration and good design, in accordance with the Environmental Impact Assessment, in accordance with policies S1, S2, S3, CKC1, SKC2, SKC3 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 14

- 7.2 Since Outline Planning Permission was granted in December 2006, applications have been made for approval of Reserved Matters and details pursuant to conditions involving built accommodation on the Eastern Goods Yard site, the Great Northern Hotel, Regeneration House, the Midland Goods Shed/East Canopies, the German Gymnasium, Fish and Coal and the Eastern Wharf Road Arches, the Gas Holder Triplets, the Coal Drops Yard, Zone A and within plots B1, B2, B3, B4, B5, B6, E1, J, P1, Q2, R2, R3, R4, R5 (North), R5 (South), R7, R8, S2, T1, T2/T3, and T5. In addition, full planning permission has been granted for student housing on Plot T6, for an educational building on Plot R1 and for additional floorspace within the Coal Drops Yard. The quantities of floorspace, as gross external area (GEA), are set out in Table 7.1 below.
- 7.3 The figures below are listed chronologically, and correspond to each scheme named above, including for completeness, subsequent minor amendments and revised schemes. For ease, the figures are consolidated per plot/building in the remainder of the document.
- 7.4 The current scheme brings forward a total floorspace of 80,819m², representing a reduction of 5,018m² GEA compared to the previously approved scheme. In order to capture all of the Reserved Matters submissions made since 2008, and thus enable the phasing of approvals to be monitored in accordance with the condition, the total floorspace of 85,837m² GEA for the original scheme is set out in Table 7.1, with the current proposal represented as the difference between the two. This adopts the same cumulative approach to submissions for Minor Amendments.
- 7.5 A breakdown of the proposed floorspace for Zone A (by use) is set out in the responses to Conditions 27 and 35. The figure excludes the proposed basement and various infrastructure and utility elements (including plant, waste storage/recycling facilities and cycle parking), in accordance with the footnotes to Table 1 and Annex B of the Outline Planning Permission.
- 7.6 As the above figures demonstrate, the requirements in Condition 14(a), (b), (c), (d), (e) and (f) for 70,000m², 140,000m², 210,000m², 280,000m², 350,000m² and 420,000m² of floorspace to be applied for before the expiry of, respectively, three, six, nine, twelve, fifteen and eighteen years from the grant of Outline Planning Permission have already been (more than) fulfilled.
- 7.7 The information provided above enables the local planning authority to monitor the position relative to the condition and does not require approval. Rather the information shows how the relevant requirements of Condition 14 are being met.

Plot/Zone	Application Reference No.	Approval Date	Floorspace (m2)
Eastern Goods Yard (EGY)	2007/5228/P	8 April 2008	55,190
Building R2	2008/5052/P	22 January 2009	48,522
Subtotal (70,000m2 by December 2009)			103,712
Building T1 (2009)	2009/0415/P	24 April 2009	29,045
Building R4	2010/0389/P	15 April 2010	11,761
Subtotal (140,000m2 by December 2012)			144,518
Building B2	2010/0864/P	30 April 2010	7,098
Building B4	2010/0868/P	30 April 2010	16,824
Building B6	2010/0870/P	30 April 2010	20,853
Great Northern Hotel	2010/3304/P	3 September 2010	4,528
Building T6 ¹	2010/4468/P	11 January 2011	16,292
Subtotal (210,000 m2 by December 2015)			210,113
Building J	2010/6688/P	11 March 2011	16,265
Great Northern Hotel Minor Amendments	2011/0049/P	14 March 2011	+20
Building R5 (North)	2011/0431/P	8 April 2011	14,2373
Building R5 (North) Minor Amendments	2011/4263/P	10 October 2011	-23
Building B3	2011/4090/P	4 November 2011	20,404
Building B1	2011/4713/P	25 November 2011	43,097
Subtotal (280,000m2 by December 2018)			304,113
EGY Minor Amendments	2011/6440/P	10 February 2012	+180
Building B3 Minor Amendments	2012/6537/P	7 February 2012	-22
Building B2 Minor Amendments	2012/0902/P	1 May 2012	+78
Building B4 Minor Amendments	2012/0907/P	17 April 2012	+247
Building E1	2012/4147/P	23 October 2012	4,015
Building P1	2012/4741/P	7 December 2012	29,619
Regeneration House	2012/4937/P	12 November 2012	1,002
Building T1 (2013 Revised Reserved Matters)	2013/0405/P	22 March 2013	+1,574
Building R5 (south)	2013/1573/P	7 June 2013	8,376
Building T5	2013/2481/P	5 July 2013	8,964
Subtotal (350,000m2 by December 2021)			358,146

Zone A	2013/4001/P	17 September 2013	85,837
Subtotal (420,000m2 by December 2024)			443,983
Building P1 Minor Amendments	2014/0691/P	18 March 2014	-19
Midland Goods Shed and Canopies	2014/1433/P	13 June 2014	7,223
German Gymnasium (Zone D)	2014/1455/P	12 May 2014	1,225
Pavilion G1 Minor Amendments to Eastern Goods Yard	2014/2247/P	12 May 2014	-46
Building B6 (2014 Revised Reserved Matters)	2014/4125/P	22 August 2014	-256
Building T1 Minor Amendments	2014/4605/P	10 September 2014	-3
Building B1 Minor Amendments	2014/4693/P	22 August 2014	-17
Fish & Coal Building/Eastern Wharf Road Arches ²	2014/5272/P	23 October 2014	2,405
Gas Holder Triplets	2014/6386/P	18 December 2015	18,327
Building B5	2014/6968/P	22 January 2015	21,851
Building R7	2015/0368/P	16 April 2015	19,576
Building R2 ³	As above	As above	-48,522
Building R5 (South) Minor Amendments	2015/2891/P	3 August 2015	-506
Building R1 ⁴	2015/0368/P	6 August 2015	9,167
Building B5 Minor Amendments	2015/5234/P	2 November 2015	+45
Building R3 and Zone R Gardens	2015/4819/P	5 November 2015	6,686
Coal Drops Yard ⁵	2015/6015/P 2015/6018/P	19 January 2016	10,084
Building R7 Minor Amendments	2015/7241/P	7 March 2016	-44
Building S2	2015/7094/P	29 Feb 2016	23,201
Building T2 ⁶	2016/3195/P	23 January 2017	29,264
Building T3			20,225
Building Q2	2016/5580/P	2 February 2017	1,973
Zone A Building (revised scheme) ⁷	-	-	-5,018
Cumulative floorspace submitted to date			585,486

Table 7.1: Floorspace submitted to date (GEA in m2)

Notes:

1. This figure represents the floorspace below the outline parameter height of 67m A.O.D. as per the Section 106 Agreement dated 11 January 2011.

2. This figure excludes the 82m² GEA relating to the conservatory extension. Approval for this structure and floorspace, which was not envisaged as part of the Outline Planning Permission, was approved separately by a Full Planning Permission, submitted in parallel to that Reserved Matters submission.

3. The total floorspace submitted to date excludes Building R2, since this has been replaced by Buildings R7 and R8. The Building R2 GEAs have been excluded throughout the report from this point on.
4. The R1 floorspace was approved under a separate Full Planning Application; however the figure is reported as part of the site wide totals.
5. This is the figure of the total GEA for the development that is counted against the triggers and threshold of the Outline Planning Permission. This figure comprised 2,071m² GEA within the Reserved Matters Application, and 8,013m² GEA within the Full Planning Application.
6. This figure represents Option 1 for Building T2, i.e. 29,264m² GEA, this being the larger of the two options proposed.
7. This figure represents the difference in floorspace between the approved scheme from 2013 (i.e. 85,837m²) and the proposed scheme (80,819m²)

Condition 16 (Particulars to Accompany Reserved Matters Applications – Urban Design Report)

8.1 The condition and its reason state:

“Relevant applications for approval of Reserved Matters submitted pursuant to this permission relating to the design of new buildings and to the landscaping of public realm shall be accompanied by an Urban Design Report which explains the underlying approach of the design and explains how it addresses each of the relevant Design Guidelines.

Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, including protection of the setting of listed buildings and the preservation or enhancement of the character or appearance of conservation areas in accordance with the Environmental Impact Assessment, in accordance with policies B1, B2, B6, B7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 16

- 8.2 This condition is addressed by the separate Urban Design Report (UDR) included with the submission. It demonstrates the underlying approach to the design and how the relevant General Design Guidelines in the Outline Planning Permission have been observed.
- 8.3 The scope of the submitted UDR also covers the servicing arrangements for the building; provides details of the proposed refuse and recycling facilities; and describes the (limited) landscaping which complements the building design.
- 8.4 The Urban Design Report is submitted to meet the requirements of Condition 16.

Condition 17 (Particulars to Accompany Reserved Matters Applications – Environmental Sustainability Plan)

9.1 The condition and its reason state:

“Relevant applications (or groups of related applications) for approval of Reserved Matters in respect of buildings shall be accompanied by an Environmental Sustainability Plan. The Environmental Sustainability Plan shall explain:

- (a) How the proposed building design(s) realise(s) opportunities to include design and technology energy efficiency measures;*
- (b) The reduction in carbon emissions achieved through these building design and technology efficiency measures, compared with the emissions permitted under the national Building Regulations prevailing at the time the application(s) for approval of Reserved Matters are submitted;*
- (c) The specification for any green and/or brown roofs;*
- (d) How energy shall be supplied to the building(s) highlighting:*
 - i. How the building(s) relate(s) to the site-wide strategy for district heating incorporating tri-generation from distributed combined heat and power;*
 - ii. How the building(s) relate(s) to the strategy for using biofuel boiler to supplement the energy supplied through district heating systems;*
 - iii. The assessment of the cost-effectiveness and reliability of the supply chain for biofuels; and*
 - iv. Any other measures to incorporate renewables.*
- (e) How the proposed building(s) have been designed to achieve a BREEAM and/or Ecohomes rating of “very good” (or an equivalent assessment method and rating) or better; and*
- (f) The incorporation of bird boxes, bat roosts and other wildlife features on buildings.*

Reason: To ensure a comprehensive and sustainable development and to achieve good design through the development in accordance with the Environmental Impact Assessment, in accordance with policies SKC1, KC8, B1, N7 and SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 17

9.2 The submission includes a separate Environmental Sustainability Plan (ESP) which addresses each of the factors listed in the condition and demonstrates that the proposed development achieves high levels of sustainability.

9.3 The report at the same time provides information to:

- Satisfy conditions 45 and 48 concerned with drainage and connection to the district heating/combined heat and power systems; and

- Show how the Zone A building responds to the obligations set out in Sections W, X, Y, Z and AA of the Section 106 Agreement. These sections deal, generally, with environmental sustainability and observance of the site-wide Environmental Sustainability Strategy and Energy Assessment and, specifically, with energy reduction, construction materials and waste, operational waste, water efficiency and sustainable drainage.
- 9.4 The Environmental Sustainability Plan is submitted to meet the requirements of Condition 17.

Condition 18 (Particulars to Accompany Reserved Matters Applications – Earthworks and Remediation Plan)

10.1 The condition and its reason state:

“Relevant applications (or groups of related applications) for approval of Reserved Matters shall be accompanied by an Earthworks and Remediation Plan to deliver appropriate site levels and ground conditions for that part of the development and demonstrate compliance with Conditions 64 and 65.

Reason: To ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies SD1 and SD10 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 18

10.2 The information to satisfy Condition 18 is included in a separate Earthworks and Remediation Plan (ERP) forming part of this Zone A Building submission.

10.3 A number of ERPs have been previously submitted and approved in relation to Enabling Works within Development Zone A, specifically:

- Access Ramp (South) and Shared Service Yard – approved in September 2007 (ref. 2007/3284/P) and amended in January 2009 (ref. 2009/0208/P). Works on both structures were completed in 2010 and they are now operational, providing servicing facilities for King’s Cross Station;
- Interim Service Road (ISR) – approved in April 2010 (ref. 2010/1495/P) and completed in January 2011;
- Access Ramp (North) – approved in March 2013 (ref. 2013/0510/P). Completed in November 2013 and in use;
- Zone A Site Preparation Works (‘Early Works’) – approved in April 2013 (ref: 2013/1027/P). Completed in April 2014;
- 2013 Zone A Building Earthworks and Remediation Plan - approved in September 2013 with ref. 2013/4001/P, but the works have not been carried out.

10.4 The submitted ERP describes the earthworks and remediation strategy for the construction of the proposed Zone A Building, its two level basement and associated public realm, most notably the remediation of the north-western part of the site, basement excavation and piling works. It does not address the approved Enabling Works referred to above. However, it has regard (and refers) to these earlier Enabling Works to provide context to the current proposals and demonstrate a joined up approach across the whole of Development Zone A.

- 10.5 Overall, the ERP demonstrates therefore how satisfactory site levels and ground conditions would be delivered for the Zone A development, as required by Condition 18. The information above is used later in this Compliance Report to address Conditions 64 and 65 on how the implementation of the Zone A development, in conjunction with other approved and current development, will not exceed criteria for the removal of spoil from the site, in terms of the annual volume and number of lorry movements respectively.
- 10.6 The ERP is provided to meet the requirements of Condition 18 and is submitted for approval.

Condition 19 (Particulars to Accompany Reserved Matters Application – Access Statement)

11.1 The condition and its reason state:

“Relevant applications for approval of Reserved Matters pursuant to this permission shall be accompanied by an access statement. Each Access Statement shall:

- (a) Address the relevant design principles set out in the Access and Inclusivity Strategy dated September 2005;*
- (b) Highlight any areas where technical or other constraints have prevented or constrained the application of these design principles; and*
- (c) Include a project programme for that building or phase, to identify the key stages at which important decisions affecting inclusivity and accessibility will be made.*

Reason: To ensure a comprehensive and sustainable development and to achieve good design through the development in accordance with the Environment Impact Assessment, in accordance with policies SD1, B1, B2, T3, KC6, KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 19

- 11.2 A separate Access and Inclusivity Statement forms part of this submission. This demonstrates compliance with the criteria contained in the condition, including how the principles set out in the site-wide Access and Inclusivity Strategy (2005) have been applied in the design of the Zone A Building.
- 11.3 In accordance with Section V of the Section 106 Agreement, the evolution of the Zone A scheme and the preparation of the Access Statement have been guided by the applicant's designated Inclusive design champion James Holmes-Siedle. James is a specialist access consultant from All Clear Designs Ltd.
- 11.4 The Access Statement is submitted to meet the requirements of Condition 19.

Condition 20 (Particulars to Accompany Reserved Matters Application – Illustrative Build-out Plan)

12.1 The condition and its reason state:

“Relevant applications for approval of Reserved Matters shall be accompanied by an illustrative build out plan showing:

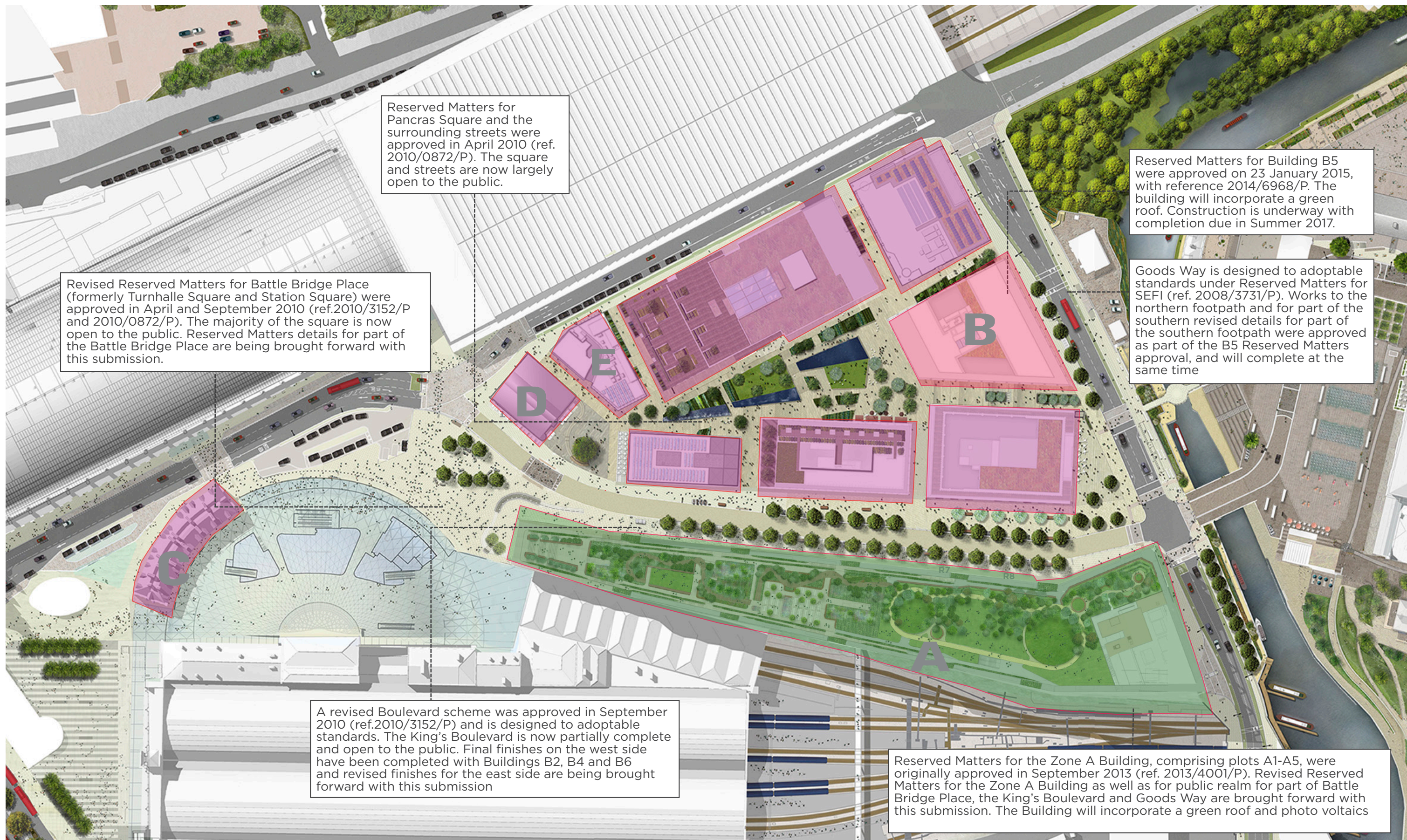
- (a) The disposition of any buildings for which approval has been given and the take-up through the approvals of the land uses permitted by this planning permission;*
- (b) The disposition of any buildings for which approval of Reserved Matters is sought and how the uses are to be incorporated in these buildings;*
- (c) How the Development Zones within which buildings for which approval has been given under (a) and those for which approval has been sought under (b) above, may be built out and completed in conformity with this planning permission;*
- (d) Development Zones (or part thereof) for which buildings have yet to come forward for approval of Reserved Matters;*
- (e) The status of each area of Principal Public Realm, the phasing of development and its date of adoption or target date of adoption (where appropriate);*
- (f) Demonstrate on-going provision of green and brown roofs in accordance with Condition 46; and*
- (g) The relationship between the buildings/development referred to in (a), (b), (c), (d) and (e) above.*

Reason: To ensure a comprehensive and sustainable development and to achieve regeneration, integration and good design in accordance with the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 20

- 12.2 Two Illustrative Build-out Plans are presented on the following pages, addressing the sub-sections of the condition. In respect of 20(a) above, the plans show the buildings for which approval has already been given coloured in red. Completed buildings are shown in purple.
- 12.3 With regard to 20(b), the plans show the Zone A Building, for which Reserved Matters approval is now sought, coloured green. The way in which the approved uses are to be incorporated in the building is covered in more detail by the information presented in this Compliance Report in connection with Condition 27.
- 12.4 As required by 20(c), the plans show how the buildings already permitted and those subject to the current reserved matters submission may be built-out in accordance with the Outline Planning Permission.
- 12.5 The buildings for which reserved matters are yet to come forward are included on the plans and coloured yellow, to meet the requirements of 20(d).

- 12.6 In relation to 20(e), the works proposed around Zone A have already been partially completed. Specifically, Battle Bridge Place at the southern end of the Zone A Building, is complete up to the existing Development Zone A hoarding line, as is the area formerly known as Turnhalle Square, outside the German Gym. King's Boulevard is also partly completed with temporary surfaces along the eastern edge. The western footpath, and Canal Square to the north, are now complete and open. The pavement that runs around the Zone A Building, specifically along the King's Boulevard and Goods Way will be completed as part of the proposed scheme.
- 12.7 With regard to 20(f), the plans indicate the on-going provision of green/brown roofs across the site as a whole. Areas of green/brown roof are already or will be provided on several buildings, including on the Zone A Building; and a green wall is installed on the perimeter wall of the new Gas Governor in Development Zone V.
- 12.8 The illustrative build-out plans, together with the above information, demonstrate the relationships between the different components and phases of the development, as required by 20(g).
- 12.9 The details thus provided are submitted to meet the requirement of Condition 20.



Development zones for which buildings have yet to come forward for approval

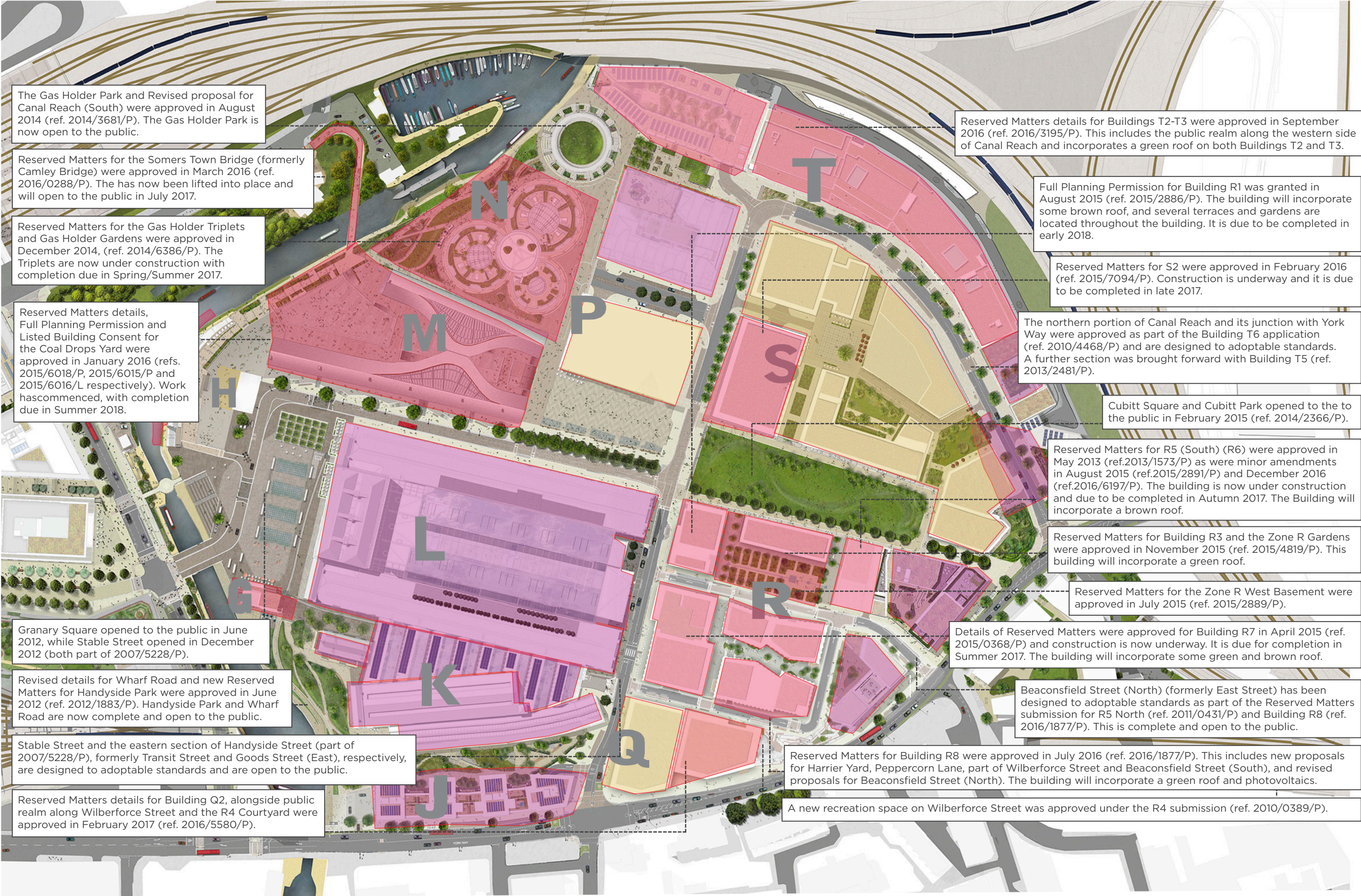
Subject to a current Reserved Matters submission

Buildings for which approval has been given

Buildings brought forward with this submission

Completed Buildings

Illustrative Build Out Plan
KXC, South of the Regent's Canal
May 2017



The Gas Holder Park and Revised proposal for Canal Reach (South) were approved in August 2014 (ref. 2014/3681/P). The Gas Holder Park is now open to the public.

Reserved Matters for the Somers Town Bridge (formerly Camley Bridge) were approved in March 2016 (ref. 2016/0288/P). The has now been lifted into place and will open to the public in July 2017.

Reserved Matters for the Gas Holder Triplets and Gas Holder Gardens were approved in December 2014, (ref. 2014/6386/P). The Triplets are now under construction with completion due in Spring/Summer 2017.

Reserved Matters details, Full Planning Permission and Listed Building Consent for the Coal Drops Yard were approved in January 2016 (refs. 2015/6018/P, 2015/6015/P and 2015/6016/L respectively). Work hascommenced, with completion due in Summer 2018.

Granary Square opened to the public in June 2012, while Stable Street opened in December 2012 (both part of 2007/5228/P).

Revised details for Wharf Road and new Reserved Matters for Handyside Park were approved in June 2012 (ref. 2012/1883/P). Handyside Park and Wharf Road are now complete and open to the public.

Stable Street and the eastern section of Handyside Street (part of 2007/5228/P), formerly Transit Street and Goods Street (East), respectively, are designed to adoptable standards and are open to the public.

Reserved Matters details for Building Q2, alongside public realm along Wilberforce Street and the R4 Courtyard were approved in February 2017 (ref. 2016/5580/P).

Reserved Matters details for Buildings T2-T3 were approved in September 2016 (ref. 2016/3195/P). This includes the public realm along the western side of Canal Reach and incorporates a green roof on both Buildings T2 and T3.

Full Planning Permission for Building R1 was granted in August 2015 (ref. 2015/2886/P). The building will incorporate some brown roof, and several terraces and gardens are located throughout the building. It is due to be completed in early 2018.

Reserved Matters for S2 were approved in February 2016 (ref. 2015/7094/P). Construction is underway and it is due to be completed in late 2017.

The northern portion of Canal Reach and its junction with York Way were approved as part of the Building T6 application (ref. 2010/4468/P) and are designed to adoptable standards. A further section was brought forward with Building T5 (ref. 2013/2481/P).

Cubitt Square and Cubitt Park opened to the to the public in February 2015 (ref. 2014/2366/P).

Reserved Matters for R5 (South) (R6) were approved in May 2013 (ref.2013/1573/P) as were minor amendments in August 2015 (ref.2015/2891/P) and December 2016 (ref.2016/6197/P). The building is now under construction and due to be completed in Autumn 2017. The Building will incorporate a brown roof.

Reserved Matters for Building R3 and the Zone R Gardens were approved in November 2015 (ref. 2015/4819/P). This building will incorporate a green roof.

Reserved Matters for the Zone R West Basement were approved in July 2015 (ref. 2015/2889/P).

Details of Reserved Matters were approved for Building R7 in April 2015 (ref. 2015/0368/P) and construction is now underway. It is due for completion in Summer 2017. The building will incorporate some green and brown roof.

Beaconsfield Street (North) (formerly East Street) has been designed to adoptable standards as part of the Reserved Matters submission for R5 North (ref. 2011/0431/P) and Building R8 (ref. 2016/1877/P). This is complete and open to the public.

Reserved Matters for Building R8 were approved in July 2016 (ref. 2016/1877/P). This includes new proposals for Harrier Yard, Peppercorn Lane, part of Wilberforce Street and Beaconsfield Street (South), and revised proposals for Beaconsfield Street (North). The building will incorporate a green roof and photovoltaics.

A new recreation space on Wilberforce Street was approved under the R4 submission (ref. 2010/0389/P).

Development zones for which buildings have yet to come forward for approval

Buildings for which approval has been given

Buildings brought forward with this submission

Completed Buildings

Subject to a current Reserved Matters submission

Illustrative Build Out Plan
KXC, North of the Regent's Canal
May 2017

Condition 21 (Particulars to Accompany Reserved Matters Applications – Construction Timetable)

13.1 The condition and its reason state:

“Relevant applications for approval of Reserved Matters shall be accompanied by details of:

- (a) The construction timetable for those developments for which approval is sought;*
- (b) How that construction timetable relates to the overall sequence of the development and its division into a number of major phases; and*
- (c) Demonstrates compliance with Conditions 66 and 67.*

Reason: To ensure a comprehensive and sustainable development, to protect amenities and ensure safe access in accordance with the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1 and KC6 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 21

- 13.2 The following pages present, first, a diagram showing the anticipated construction timetable for the Zone A Building and associated landscaping and, following that, a series of 3 plans placing the current proposal within the anticipated sequence of implementation of the King’s Cross Central development as a whole.
- 13.3 The timetabling of the development of the Zone A Building and associated landscaping shown in the following diagram and plans underlies the pattern, over time, of the import of infrastructure and construction materials to the site. This aspect is dealt with more directly in the section of this Compliance Report concerning Conditions 66 and 67.
- 13.4 These details are provided to meet the requirements of Condition 21.

KGX1 HIGH LEVEL PROGRAMME SUMMARY – 30 JAN 2017

