
Conservation Area Advisory Committee

Advisory Committee	Regents Canal
Application ref	2017/3133/P
Address	Development Zone A King's Cross Central York Way London
Planning Officer	Jennifer Walsh
Comments by	29 Jun 2017
Proposal	<p>Reserved matters in relation to Zone A for erection of 7-11 storey building for use as offices (Class B1) with ancillary staff facilities including a cafe, gym, pool, Multi Use Games Area, events centre and landscaped roof garden; retail at ground floor level (Class A1) and two levels of basement incorporating a loading bay, 4 x accessible parking spaces, mechanical plant; and works to public realm in Battle Bridge Place, King's Boulevard and Goods Way as required by conditions 6, 9,10,12, 14, 16-23, 26, 27, 28, 31, 33-38, 45, 46, 48, 49, 50A, 51, 56, 60, 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 subject to a S106 agreement for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.</p>
Objection	Yes
Comment	Yes
Observations	<p>Comments from the Regent's Canal CAAC.</p> <p>Fitting such a huge building into the urban fabric, as the parameters of the 2006 outline consent permit and encourage, without overpowering the surrounding features and the people who pass by, presents quite a challenge. After studying the proposals, we believe this has been ably achieved for the most part, and the scope and imagination of the facilities provided are superior to those of the previous approved scheme.</p> <p>However, we have considerable misgivings at the northern end, where the facades are the largest and most exposed. Granary Square is the centrepiece of Kings Cross Central,</p>

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while the historic Regent's Canal and railway buildings deserve enduring standards of architectural design. The division into four horizontal layers with uniformly repeated cornices is crudely handled and the treatment is overemphatic, whereas a calming effect is called for at this scale. The handling of the elements within the panels at the subsidiary scale seems over complex and ill thought through. The inevitable shade that will be cast on the square is already on the downside. So we ask that the architecture of the northern elevation be reconsidered.

Malcolm T Tucker
for the RCCAAC
27 June 2017

Documents attached

No details entered

Documents attached

[Visualisation from Urban Design Report, Fig. 89, for reference](#)

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