

Jennifer Walsh
Planning & Development Control
London Borough of Camden
5 Pancras Square
London
N1C 4AG

5th September 2017

Dear Jennifer,

KING'S CROSS CENTRAL: APPLICATION FOR AMENDMENTS TO RESERVED MATTERS APPROVAL FOR THE FISH & COAL OFFICES AND EASTERN WHARF ROAD ARCHES, KING'S CROSS, LONDON N1C

On behalf of King's Cross Central General Partner Limited (KCCGPL), please find enclosed an application for minor amendments to the Reserved Matters approval for the *Fish and Coal Offices and Eastern Wharf Road Arches within Development Zone I for refurbishment of the Fish and Coal Offices for office (Class B1a) and restaurant/public house (Class A3/A4) use and landscaping of the Coal Drops Ramp*, dated 27 October 2014 (reference 2014/5272/P), as amended by a previous minor amendments application, dated 23 August 2016 (reference 2016/2866/P).

The application is accompanied and supported by:

- A cheque for the sum of £385;
- The relevant Application Form (Appendix 1);
- A Location Plan, Reference Plan, Drawing Schedule and Drawings for Approval (Appendices 2 to 6);
- A Planning Compliance Statement (Appendix 7); and
- An extract from Pre-Construct Archaeology's Report KXD07 - Building Recording of Regent's Canal Wall (Appendix 8).

This submission provides revised details for hard landscaping on the Wharf Road Viaduct, and also provides further information on the planned refurbishment of the heritage wall immediately east of the Fish & Coal Office. This heritage wall is largely within the landing zone of the future Bridge 2; a project which is currently on hold. The overall design concept developed by Townshend Landscape Architects and Dan Pearson Studio remains unchanged and is set out in the Urban Design Report forming part of that original submission. The proposed amendments are set out below and annotated on the accompanying Reference Plan. The relevant approved drawings are detailed on the enclosed Drawing Schedule (see Appendices 4 and 5) for ease of reference.

1. Relationship between this application and Bridge 2

This submission relates exclusively to the triangle of land immediately east of the Fish & Coal Office; edged in red on the Location Plan in Appendix 2 (referred to in this application as 'the triangle'). The King's Cross Central Outline Planning Permission (reference 2004/2307/P) envisaged that Bridge 2 would cross the Regent's Canal directly south of the triangle. As such, it was envisaged that further details – particularly regarding refurbishment of and alterations to the extant heritage retaining wall in the area – would be brought forward alongside the Reserved Matters submission for Bridge 2.

However, while initial designs for Bridge 2 have progressed, and a number of pre-application meetings have been held with London Borough of Camden Planning Officers, the Bridge 2 project is currently on hold with no firm start-on-site date. While the works to Wharf Road Viaduct are complete, no works have been undertaken to the triangle of land immediately east of the Fish & Coal Office. Therefore this triangle currently sits incomplete, entirely surrounded by completed public realm.

The decision has therefore been taken to develop an interim scheme for the triangle in order to physically complete, and then open to the public, this part of the development. Delivery of this interim scheme is entirely independent of the Bridge 2 programme, although it is important to note that the interim scheme does not preclude the delivery of Bridge 2 at a future date.

2. Summary of the Proposed Amendments

The approved scheme (with reference 2014/5272/P, as amended by 2016/2866/P) for the triangle shows the area laid with porphyry stone paving. There were two other landscaping elements shown: one tree with reclaimed sett surround; and a wayfinding sign.

This application proposes the following minor amendments to the approved scheme:

- a) Item A - Introduction of 7no. cycle stands (14 spaces);
- b) Item B - Introduction of 1no. lamp column;
- c) Item C - Introduction of 2no. tree up-lights;
- d) Item D - Relocation of the proposed wayfinding sign;
- e) Item E - Change to the proposed species of tree;

The locations of these amendments – with the item reference letters used above – are noted in the Reference Plan attached (Appendix 3). Further information on each proposed amendment is included below.

The opportunity has also been taken within this application to provide further details of works required to the heritage wall in the area, acknowledging that the construction of the Bridge 2 abutments would most likely make the majority of these works abortive.

3. Details of the Proposed Amendments

The proposed amendments are set out below and annotated on the accompanying Reference Plan (Appendix 3).

a) Item A – Introduction of 7no. Cycle Stands (14 spaces)

A previous Reserved Matters approval (ref 2015/7086/P) relating to cycle parking provision for the Eastern Goods Yard permitted a total of 28 cycle stands, with 13 stands located in the southwest corner of Granary Square (not yet installed) and 15 on the south side of the Coal Drops Ramp (already installed). Reserved Matters details for Building H and associated public realm were recently submitted (with reference 2017/4639/P), and those proposals include revised details for the southwest corner of Granary Square, including the redistribution of the approved cycle stands in order to facilitate the creation of seating steps down from Granary Square to the Coal Drops Ramp.

Consequently, it is proposed to divide the approved bank of 13 stands so that 6 stands (12 spaces) are provided in the new public realm to the east of Building H, in Granary Square (included within application 2017/4639/P) and the remaining 7 stands (14 spaces) will be located immediately to the west of the Ghat Steps (as part of the current application). No changes are proposed to the location of the 15 stands previously approved on the Coal Drops Ramp.

The seven cycle stands (14 spaces) proposed within this application are located next to the Ghat Steps retaining wall, as it is north of the Bridge 2 abutment and therefore will not impede pedestrian circulation either in the interim (since the Wharf Road Viaduct is open to the public) or on completion of Bridge 2. The proposed location of the cycle stands would also provide the Ghat Steps retaining wall with some protection from potentially errant vehicles using the Coal Drops Ramp.

The paving beneath the cycle stands is reclaimed granite setts (the standard detail at King's Cross Central) and can be seen on drawing 279.14(08) 6404 Rev R02 from application 2016/2866/P (see Appendix 5).

b) Item B – Introduction of 1no. Lamp Column; and

c) Item C – Introduction of 2no. Tree Up-lights

The proposal for additional lighting to the triangle of landscaping is the result of an analysis of expected lighting levels in the absence of Bridge 2, which was expected to provide background lighting to the space. The extant reflector masts in Granary Square provide limited ambient lighting to the area, with a vast majority of light from these masts being directed northwards. Therefore a single lamp column is proposed (see location on the accompanying Reference Plan in Appendix 3), to provide both amenity lighting to the pedestrian area to the east of the column, and also additional illumination to the roadway immediately to the west.

The specification of the lamp column matches that used to the south of the Midlands Goods shed. It also mirrors the specification for the additional lighting to the Coal Drops Ramp (included within the Building H Reserved Matters submission, with reference 2017/4639/P). Thus a standard lamp column will flank Granary Square.

In accordance with the sitewide strategy of illuminating key landscaping features to punctuate the nightscape, two uplighters are proposed to light the tree located within this application boundary. This tree was previously not proposed to be lit, as it was felt this may detract from the lights on Bridge 2. Each of the proposed lights will be on an individual circuit, and the column founded in a retention socket. Therefore should Bridge 2 be brought forward, the column and uplighters can simply be removed.

d) Item D – Relocation of the Proposed Wayfinding Sign

Planning Permission for a wayfinding sign within the triangle immediately east of the Fish and Coal Offices was received as part of application reference 2016/0010/P. This application related to wayfinding signage across the entire King's Cross site, with the sign within the current submission boundary referenced as Sign 5. Sign 5 was to be located immediately north of the Bridge 2 abutment, a location chosen as a response to expected footfall from Bridge 2. The Sign is shown in this location in the drawing accompanying application 2016/2866/P (see Appendix 5).

Sign 5 is now proposed to be relocated to the western side of the triangle. Given the Bridge 2 project is on hold, the sign has been moved adjacent to the Coal Drops Ramp and Wharf Road Viaduct to reflect pedestrian desire lines to and from Granary Square. With the exception of proposed location, all details of the sign are in accordance with the previous wayfinding signage approval (2016/0010/P).

e) Item E – Change in Tree Species

Originally proposed as *Platanus acerifolia* (London Plane tree), the proposal is to change the species of tree to *Quercus palustris* (Pin Oak). The location of the tree remains unaltered (reference 2014/5272/P, as amended by 2016/2866/P).

There are a number of existing London Plane trees in Granary Square. However the tree in the triangle immediately east of the Fish and Coal Offices marks a transition point from the formal square into the Coal Drops Yard. Therefore, rather than matching the species within Granary Square, the proposal now is to introduce an alternative species which more closely reflects the planting to the adjacent Wharf Road Viaduct; this will be especially noticeable in the autumn, when the Pin Oak's red and orange leaves will match the burnt tones of the Viaduct planting.

4. Additional Details of Works to the Heritage Wall

The full extent of the heritage wall between the Maiden Lane Bridge and CTRL Bridge was surveyed and recorded in 2007-08 (Pre-Construct Archaeology's Report KXD07 - Building Recording of Regent's Canal Wall), prior to the commencement of any redevelopment to the King's Cross Central site. The relevant part of this survey, relating to the stretch of wall immediately south of the triangle of landscaping, is included as Appendix 8. While works to the heritage walls to the west (forming part of the Fish & Coal Office) have now been completed, and the heritage wall to the east demolished and replaced by the Ghat Steps (also known as the Granary Square Steps), the stretch of wall in question remains largely unaltered from that which was surveyed in 2007-08. (See ALD 675-ES601 Rev P01 within Appendix 6 for details).

King's Cross

The wall in this location would be significantly altered should a scheme for Bridge 2 be progressed. However in the interim, the proposals are for minimal interventions. The existing brickwork is to be retained and stabilised, with any repairs carried out using site won reclaimed bricks. It is proposed that no tints or soot washes will be applied to the bricks or mortar, and no attempt will be made to hide the signs of the various phases of development since 1851 (padstones, corbelling, etc.) or unify the appearance of the brickwork in general.

Where the parapet wall is missing, the area will be infilled with standard specification King's Cross Central balustrade (see 279.14(08) 6105 Rev 04 in Appendix 5) to match the surrounding areas. Where the brick parapet is extant but failing, the top of the wall will be rebuilt and slightly extended to match the height of the adjacent balustrade, using site won reclaimed bricks. Please refer to submitted drawings ALD675-ES601 and ALD675-ES602 within Appendix 6.

The proposals for the heritage wall works have been discussed and agreed with Camden's Design & Conservation Officer, Alfie Stroud, via email communication dated 8 June 2017.

I trust that the above information is acceptable and I look forward to receiving confirmation that the application has been validated. Should you have any queries, please do not hesitate to contact me.

Yours Sincerely,

Oliver Bennett

Project Manager

Enc. Appendix 1: Application Form

Appendix 2: Location Plan

Appendix 3: Reference Plan

Appendix 4: Drawing Schedule

Appendix 5: Relevant Drawings from Application 2016/2866/P

Appendix 6: Drawings for Approval

Appendix 7: Planning Compliance Statement

Appendix 8: Extract from Pre-Construct Archaeology's Report KXD07 - Building Recording of Regent's Canal Wall