

Gentet, Matthias

From: McLaughlin Gavin <GavinMcLaughlin@tfl.gov.uk>
Sent: 08 November 2017 13:29
To: Planning
Subject: 2017/5204/P - TfL response

2017/5204/P

Building S1 Kings Cross Central - Main site Land between Euston Road, St Pancras Station, Midland Main Line, The New Channel Tunnel Rail Link, York Way and Kings Cross Station.

Reserved matters relating to Building S1 within Development Zone S for erection of a 12 storey building, plus single level basement, with mixed office (B1), flexible office or leisure (B1 or D2) and retail uses (A1-A4) at ground floor, mixed office (B1) and flexible office or leisure uses (B1 or D2) at 1st & 2nd floor and office (B1) uses at 3rd-12th floor, and associated servicing, cycle parking, plant, and public realm on Handyside Street, Canal Reach and within the tertiary routes of zone S along the northern and eastern side of the building and between S2 and S4, as required by conditions 9, 10, 12, 14, 16-22, 27, 28, 31, 33- 38, 45, 46, 48, 49, 50a, 51, 56, 60, 63-67 of outline planning permission reference 2004/2307/P granted 22/12/06 (subject to S106 agreement) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area.

Thanks for consulting TfL on this planning application.

TfL Planning apologises for the delay in responding to this application, which was due to our recent office move from Westminster to Stratford. We hope our comments can be taken into consideration despite arriving late.

TfL has the following comments:

- The re-provision of bus stands is welcome.
- The cycle parking should be upgraded to the most recent London Plan standards. TfL reminds the Council that Brompton bike lockers are not considered cycle parking spaces in the London Plan.
- The inclusion of showers and lockers is welcome.
- The footway of Handyside Street in front of S2 Building would be a good location for a new Cycle Hire docking station. The Council should consider securing S106 funding for a new cycle hire docking station from the developer at this location, or funding one via CIL, as it will have good links to Cubitt and Gas Holders parks. This would help to expand and strengthen the local Cycle Hire network, supporting the Mayor's new Healthy Streets agenda.

Thanks,

Gavin McLaughlin

Planner, TfL Planning, Transport for London

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