

READ FIRST (May 2018) (v.2)

Unit 4 and 22 – 24 Bagley Walk ('The Anchor Unit')

Western Coal Drops Yard

King's Cross Central

1. We are seeking planning permission and advertisement consent for the fit-out of Unit 4 at Western Coal Drops – see general location plans of King's Cross particularly BEN 1, BEN 2 (1:1,250), a general plan of the regeneration area, BEN 001 and 002 for the application boundary red line plans. Within the red lines we are proposing: External seating areas for two restaurants (Barrafina at viaduct level and Plaza Pastor at yard level) including demountable canopy structure (viaduct level only) and at both levels for landscape planters; tables and chairs; lighting; and, ancillary restaurant facilities.
2. In support of the detailed planning application are:
 - Existing and proposed drawings for Barrafina (see attached schedule)
 - Existing and proposed drawings for Plaza Pastor (")
 - There are five photomontages:
 - View from the south east at viaduct level towards WCD showing the proposed Barrafina canopy and bar in the context of its setting, including the converted gasholder (BKX P09 SK A)
 - View from the south, again at viaduct level towards WCD showing the proposed Barrafina canopy and bar (BKX P10 SK A)
 - View from the north, again at viaduct level showing the proposed Barrafina canopy (BKX P11 SK A)

- View from the south east, again at viaduct level showing the proposed Barrafinna canopy in a much wider context of East and West Coal Drops Yard (BKX P12 SK A)
 - View from the south east, at yard level showing the proposed Barrafinna canopy and Plaza Pastor in the wider context (BKX P13 SK A)
 - Heritage, Design and Access Statement
 - Statement by Hart Bros Restaurants Ltd - the applicant and owner of both Barrafinna and Plaza Pastor
 - Notice served on the landlord
 - CIL form
3. The red line for the planning application includes two outside levels, Barrafinna is above Plaza Pastor. Each 'floor' is approximately 500 sqm in area, including public walkways and circulation space. The red line is therefore three dimensional – see Plans BEN 001 and 002.
4. The Barrafinna drawings submitted today have been selected from a pool of very detailed plans. Further information is therefore available, if needed.

Dwg no	Scale	Title
BKX P01 SK A	1:200 @ A3	General site plan (red line)
BKX P02 SK A	1:100 @ A3	Proposed terrace general arrangement plan (red line)
BKX P03 SK A	1:100 @ A3	Proposed terrace roof plan
BKX P04 SK A	1:100 @ A3	Proposed terrace reflected ceiling (underside) plan and 3D sketch views of the canopy
BKX P05 SK A	1:100 @ A3	Proposed terrace elevations
BKX P06 SK A	1:25 @ A3	Proposed terrace structure details
BKX P07 SK A	1:50 @ A3	Proposed terrace bar details
BKX P08 SK A	1:50 @ A3	Proposed terrace furniture details

5. Likewise, the Plaza Pastor plans have been selected. Further information is therefore available, if needed. We now submit:

Dwg no (17007-)	Scale	Title
002 P	1:50	Existing external yard level plan (part of site – partial red line)
020 P	1:50	Existing external elevation A (red line for both Barrafinia and Plaza Pastor)
021P	1:50	Existing external elevation B (red line for both Barrafinia and Plaza Pastor)
022 P	1:50	Existing elevation AA Bagley Walk Arches
100 P	1:100	Proposed general arrangement for whole Plaza Pastor external yard level (complete Plaza Pastor part of the red line)
103 P	1: 50	Proposed external yard level – details of the bar and seating
104 P	1: 50	Proposed external yard level – details of the outside wine bar area (in the arches) and seating
210 P	1:50	Proposed external elevation A (red line for both Barrafinia and Plaza Pastor) – showing Plaza Pastor – but see photomontage BKX P13 SK A (etc.) – for full details of the Barrafinia bar and canopy elevation in the context of both levels.
211P	1:50	Proposed elevation B of Plaza Pastor only (not showing Barrafinia above – for simplicity)
212 P	1:50	Proposed external elevation AA Bagley Walk Arches – showing
305 P	Various	Proposed external Plaza Pastor bar details – plans and elevations
306 P	Various	Proposed external Plaza Pastor bar details – including roller shutters – plans, elevations and section drawings
307B P	Various	External bar – further details, including door
322 P	Various	Proposed external seating and lighting
323 P	Various	Proposed external seating, screen and lighting
324 P	Various	Proposed external perimeter seating and lighting
342 P	Various	Proposed waiter station
345 P	Various	Proposed cleaning and work station
344 P	Various	Proposed Casa Pastor signage – for contextual

		information only – separate advert application, to follow.
710 P	1:50	Proposed long elevation to show the whole of Casa Pastor, signage etc. – for information.

6. We trust these details are sufficiently detailed for the Authority. However, if more information is required this can be provided swiftly. In the light of all the information submitted, we commend this proposal for approval.

Richard Greenwood BA (Hons) BPI MRTPI