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|--|---|-----------------------------|----------|
| Address: | Kings Cross Central Gas Holder Triplets York Way London N1C | | 3 |
| Application Number: | 2014/6386/P | Officer: Amanda Peck | |
| Ward: | St Pancras & Somers Town | | |
| Date Received: | 07/10/2014 | | |
| <p>Proposal: Reserve matters in connection with the Triplets comprising of three circular, interlocking buildings within (not touching) the Gas Holder Triplet guide frames, being 9, 12 and 8 storey's in height providing 144 private residential units, basement car and cycle parking, ground floor commercial units (class A1/A3/A4/A5), ancillary residential facilities at ground and first floor level (business lounge, spa, gym and lounge) and adjoining elements of public realm; together with submission of associated details in compliance with conditions by conditions 6, 9, 10, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 31, 33, 34, 35, 36, 37, 38, 39, 42, 42A, 43, 45, 46, 48, 49, 50A, 51, 53, 54, 60, 64, 65, 66 and 67 of outline planning permission reference 2004/2307/P granted 22/12/2006 subject to S106 agreement, for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.</p> | | | |
| <p>Drawing Numbers: KX_WEA823_A_N1_9000-9050 (All rev P1); -9116-9120 (All rev P1); KX_SM10375_L_N1_4106 01; -4107 01; TOWN279.4.1(08)5001 R06; -5002 R05; -5003 R02; -7001 R04; -7002 R01; -6101 R02; -6102 R02; -6103 R02; -6201 R02; -6202 R03; -6203 R03; -6301 R02; -6302 R02; -6303 R02; -6401 R02; -6402 R02; -6403 R03; -6404 R02; -6405 R03; -6501 R03; -6502 R02; Compliance Report 13979/SSL/CH/RH, October 2014, prepared by Nathaniel Lichfield & Partners; Urban Design Report, October 2014, prepared by Wilkinson Eyre Architects; Environmental Sustainability Report, October 2014 rev H, prepared by Hoare Lea Sustainability; Access & Inclusivity Statement, October 2014, prepared by All Clear Designs; Daylight and Sunlight Report DOC-1602139-29914-AJ/DM-triplets-daylight appraisal-P07, October 2014, prepared by Hoare Lea Lighting; Gas Holder Triplets Guide Frame Re-Erection Strategy 9597w0020C, October 2014, prepared by Craddy Pitchers Davidson; Details of Proposed Residential Accommodation, October 2014, prepared by Wilkinson Eyre Architects;</p> | | | |
| <p>RECOMMENDATION SUMMARY: Approve Reserved Matters subject to conditions and approve the details of the Outline conditions</p> | | | |
| Related Application Date of application | 07/10/2014 | | |
| Application Number: | 2014/6636/L | | 4 |
| Address: | Kings Cross Central Gas Holder Triplets York Way London N1C | | |
| <p>Proposal: Erection of Gas Holder Triplet guide frames, and associated installation of light fittings.</p> | | | |

Drawing Numbers: KX_WEA823_A_N1_9000-9050 (All rev P1); -9116-9120 (All rev P1); KX_SM10375_L_N1_4106 01; -4107 01; TOWN279.4.1(08)5001 R06; -5002 R05; -5003 R02; -7001 R04; -7002 R01; -6101 R02; -6102 R02; -6103 R02; -6201 R02; -6202 R03; -6203 R03; -6301 R02; -6302 R02; -6303 R02; -6401 R02; -6402 R02; -6403 R03; -6404 R02; -6404 R03; -6501 R03; -6502 R02; Gas Holder Triplets Guide Frame Re-Erection Strategy 9597w0020C, October 2014, prepared by Craddy Pitchers Davidson; Supporting Statement for Listed Building Consent 13979/SSL/CH/RHi, October 2014, prepared by Nathaniel Lichfield and Partners;

RECOMMENDATION SUMMARY: Approve Listed Building Consent

| Applicant: | Agent: |
|---|---|
| King's Cross Central General Partner Ltd c/o Agent | Argent (Kings Cross) Ltd 5 Albany Courtyard London W1J 0HF |

ANALYSIS INFORMATION

| Land Use Details: | | | |
|--------------------------|--|-----------------|---|
| | Use Class | Use Description | Floorspace |
| Existing | <i>Vacant site</i> | | <i>0m²</i> |
| Proposed | Residential (Class C3) Commercial (Class A1/A3/A4/A5) | | <i>17,305m²</i> <i>1,022m²</i> |

| Residential Use Details: | | | | | | | | | | |
|---------------------------------|------------------------|----------|----|----|----|---|---|---|---|----|
| | Residential Type | Bedrooms | | | | | | | | |
| | | studio | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8+ |
| Existing | <i>Flat/Maisonette</i> | | | | | | | | | |
| Proposed | <i>Flat/Maisonette</i> | 17 | 34 | 48 | 36 | 9 | | | | |

| Parking Details: | | |
|-------------------------|--------------------------|---------------------------|
| | Parking Spaces (General) | Parking Spaces (Disabled) |
| Existing | <i>0</i> | <i>0</i> |
| Proposed | <i>37</i> | <i>5</i> |

OFFICERS' REPORT

Reason for Referral to Committee: This application is being referred under part i) details of the siting, design and external appearance of more than 10 new dwellings; and (ii) details of the siting, design and external appearance of more than 1000sqm of non-residential floorspace of the King's Cross Delegation Agreement agreed by the Development Control Committee on 26 July 2007.

EXECUTIVE SUMMARY

The implemented Outline permission for the Kings Cross Central masterplan area gained approval for matters relating to means of access, siting and landscaping. Although matters of detailed design and external appearance were both reserved for subsequent approval, the principles upon which the detailed development would come forward was well established within the Urban Design Statement, Revised Development Specification and Parameter Plan documents that were approved under the Outline permission. These principles include subdivision of the masterplan site into a series of Development Zones (A-V) and sub-zone plots, fixing the type/quantum of land uses proposed within each Development Zone and indicating building layouts, plot access points and scale parameters for the lower/upper limits for height, width and length of buildings within plots.

This Reserved Matters application therefore is the final stage in a two stage planning application process for securing full permission for the development of the Gas Holder Triplets site in Development Zone N. A Listed Building application has also been submitted for the erection of the Gas Holder Frames on site.

Accordingly, this report will consider:

- whether the proposed erection of the listed Gas Holder Frames is acceptable;
- whether the proposed development is in full compliance with the Outline permission's s106 legal agreement, conditions, guidelines and parameters;
- whether the matters of detailed design and external appearance are in line with the general parameters agreed under the Outline permission's design guidelines and local policies; and
- whether the details submitted for approval of the relevant Outline conditions comply with the requirements of those conditions and where appropriate current local policies.

The Gas Holder Triplet guide frames are existing structures which are to be re-erected within Zone N with three buildings constructed within the linked guide frames and an (existing) single storey basement underneath the buildings. The Reserved Matters submission also includes a large area of public realm (Gas Holder Gardens) which extends from the buildings to the Regent's Canal.

The approved 'Revised Development Specification' (2005) gives the following summary description of Development Zone N as follows:

"The gas holders. The application proposes new residential development within the linked triplet of gas holder guide frames, with some D1, D2 and shopping / food and drink (A1/A2/A3/A4/A5) uses. The top floor of the building within one gas holder guide frame may be developed as a restaurant with other public uses at ground level. The guide frame for gas holder no. 8 would be re-erected as a

free-standing structure, enclosing new play facilities and open space.....”

1. SITE

- 1.1 The gas holder triplets is a Grade II listed structure formerly located on the west side of Goods Way where it was built as part of Pancras Gasworks between 1879 and 1880. The gas holder triplets site is located within Development Zone N (which includes gasholder 8) in the northern part of the Kings Cross Central development, just north of and fronting onto the Regents Canal. The site is partly within the Regents Canal Conservation area and is adjacent to the grade II listed eastern coal drops, which has yet to be converted and forms Plot M. The site is also adjacent to the listed Gas Holder 8, which has already been erected on site and is due to be a new public park (see relevant history). The site is currently vacant as the triplets themselves are currently in storage. There are no trees or vegetation on site.
- 1.2 The outline consent for the triplets site in Development Zone N grants permission for the re-erection of the gas holder frames on this site with new buildings inside these frames and predominantly residential uses. As part of the outline consent initial Conservation Plans were provided for each of the buildings to be retained and refurbished, including the triplets.
- 1.3 In terms of policy designation, a Planning Brief was adopted on 14 January 2004 and this informed the grant of Outline planning permission. Under Core Strategy policy CS1 the site forms part of the King's Cross Growth Area and is also covered by saved site 1 of the Site Allocations Development Plan Document (adopted 9 September 2013).

2. THE PROPOSAL

Reserved matters

- 2.1 The principles for the erection of three circular buildings within the gas holder frames has already been established in the Revised Annex E and Initial Conservation Plan documents (dated September 2005), specifically the Parameter Plan KXC 020 'Gas Holder Triplet Development Zone N' alongside the other documents that were approved under the 2006 outline consent. The proposals are considered separately below.
- 2.2 The proposal is for the erection of three circular, interlocking buildings within (but not touching) the Gas Holder Triplet guide frames. One building is proposed within each gas holder frame and they are arranged around a central circular courtyard. The gas holder frames are numbered 10, 11 and 12 and each building within the frames are different heights, with number 10 being 9 storeys, 11 being 12 storeys and 12 being 8 storeys. The buildings will provide 144 private residential units from the first floor upwards, with basement car and cycle parking, ground floor commercial units (class A1/A3/A4/A5), and ancillary residential facilities at ground and first floor levels (business lounge, spa, gym, lounge). The buildings are connected at four levels; by a glazed colonnade at ground floor and by three aerial walkways at upper floor levels (levels 1, 5 and 8) which run around the perimeter of the central courtyard.
- 2.3 Hard and soft landscaped areas are proposed around the buildings and alongside the canal in the form of the new 'Gas Holder Gardens' and roof gardens are provided. The commercial units are accessed from the canal side of the buildings.

The residential pedestrian access is at number 11 and 12 on the side of the buildings adjacent to Plot P and the vehicular entrance is at number 11 on the same side of the building. Residential refuse will be collected at ground floor level from a service bay adjacent to number 11 and commercial refuse will be collected at basement level from number 10 adjacent to the Coal Drops.

- 2.4 This application also includes public realm proposals for the area to the south of plots P1 and P2 previously approved under 2012/4741/P. Under this approval temporary finishes were approved for this area with resin bonded gravel. The proposal is now for a more permanent finish of granite setts.

Listed Building Consent

- 2.5 A separate Listed Building application has also been submitted for the erection of the Gas Holder Triplet guide frames and the installation of light fittings on the frames. This application relates to condition 54b of the outline planning permission.

Approval of details

- 2.6 In addition to the reserved matters, the application also considers the details required by the relevant conditions attached to the outline permission. The Compliance Report, accompanying the application, addresses these relevant conditions, which are summarised below:

| Condition number | Relevant matters |
|-------------------------|--|
| 6 | Details required for proposals adjacent to listed buildings |
| 9 | Details of landscaping and trees |
| 10 | Programme for implementing landscaping |
| 14d | Floorspace to be applied for over prescribed time periods |
| 16 | Urban Design Report |
| 17 | Environmental Sustainability Plan |
| 18 | Earthworks and Remediation Plan |
| 19 | Access Statement |
| 20 | Illustrative Build Out Plan – overview and coordination with other KXC RM approvals. |
| 21 | Construction Timetable |
| 22 | Servicing Strategy |
| 23 | Highways Plan |
| 24 | Housing delivery plan |
| 26 | Other structures and buildings |
| 27 | Details of floorspace figures, floorplans and layout of the uses |
| 28 | Details of refuse storage and collection |
| 31 | Development shall be carried out within the defined parameters |
| 33 | Limit of 713,090sqm floorspace for King's Cross Central site |
| 34 | Limit of 468,480sqm floorspace for development north of canal |
| 35 | Uses and maximum floor areas permitted |
| 36 | Permitted uses as distributed between Development Zones |
| 37 | Maximum floorspace within basements |
| 38 | Details of basements |
| 39 | Details of residential units |
| 42 | Details of residential floorspace |
| 43 | Residential daylight and sunlight |

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| 45 | Drainage infrastructure - Limit on peak discharge to existing combined sewers |
| 46 | At least 15% of the buildings to have green and/or brown roofs |
| 48 | Combined heat and power |
| 49 | Maximum car parking standards |
| 50a | Parking management |
| 51 | Cycle parking in accordance with 2006 UDP standards |
| 53 | Gas Holder Guide Frames |
| 54 | Re-erection of Gas Holder Guide Frames |
| 60 | Noise impact of any plant |
| 64 | Volume of spoil removed – annual limit |
| 65 | Lorry movements removing spoil – annual limit |
| 66 | Lorry movements importing infrastructure – annual limit |
| 67 | Lorry movements importing construction materials – annual limit |

3. RELEVANT HISTORY

- 3.1 On 22nd December 2006 conditional outline planning permission (Ref. 2004/2307/P) was granted for:

“Outline application for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area, as set out in the Revised Development Specification. The development comprises business and employment uses within the B1 use class; residential uses (including student accommodation), serviced apartments and hotels; shopping, food and drink and financial and professional services within the A1, A2, A3, A4 and A5 use classes; the full range of community, health, education, cultural, assembly and leisure facilities, within the D1 and D2 use classes; night clubs; multi storey and other car parking; re-erection of the linked triplet of gas holder guide frames to enclose new residential and other development, on the site of the Western Goods Shed; re-erection of the guide frame for gas holder no 8, alongside the re-erected triplet, to enclose new play facilities and open space; relocation of an existing district gas governor; works of alteration to other existing buildings and structures, to facilitate their refurbishment for specified uses; new streets and other means of access and circulation; landscaping including open space; new bridge crossings and other works along the Regent's Canal; the re-profiling of site levels; and other supporting infrastructure works and facilities.”

- 3.2 As the above description of development refers, the key document containing the outline proposals is the Main Site Revised Development Specification with Annexes A-E and accompanying Parameter Plans. This actually consists of four separate documents:
- The Revised Development Specification itself, incorporating Annex A – Supporting Infrastructure Works and Facilities; Annex B –Floorspace Schedule for Development Zones; Annex C –Specification for Access and Circulation Routes; Annex F –Summary of Scheme Revisions and Refinements.
 - Revised Annex D –Landscape Proposals Plans (bound separately)
 - Annex E –Specification of Works to Retained Historic Buildings and Structures (bound separately)
 - Revised Parameter Plans (bound separately)

- 3.3 The outline planning permission was subject to 68 conditions which covered reserved matters and other details and also a S106 legal agreement securing 40 heads of terms. The following conditions have already either been discharged in their entirety or compliance has been demonstrated:
- Condition 1 - commencement of development.
 - Condition 2 - submission of first reserved matters within 5 years.
 - Condition 13 - approval of reserved matters for at least 25,000sqm GEA of built accommodation prior to development commencing in Zones A, B, F, J, P, Q, R, S or T;
 - Condition 14(a) - approval of reserved matters for at least 70,000sqm GEA of built accommodation within 3 years of the permission.
 - Condition 14(b) - approval of reserved matters of not less than a further 70,000sqm GEA of built accommodation within 6 years of the permission, bringing the total to not less than 140,000sqm GEA of built accommodation.
 - Condition 14(c) - approval of reserved matters of not less than a further 70,000sqm GEA of built accommodation within 9 years of the permission, bringing the total to not less than 210,000sqm GEA of built accommodation.
 - Condition 59 - baseline noise monitoring - discharged site-wide by LBC letter 12/06/07.
 - Condition 68 - survey for unexploded WW2 bombs - discharged by LBC letter 12/06/07.
- 3.4 In accompaniment to the Outline Planning Permission, were various heritage consents (4 listed building consents and 4 conservation area consents) including consent to dismantle Gas Holder number 8, which adjoins the application site (2004/2315/L) and for demolition of buildings on the Coal Drops site and of some of the Regents Canal walls both close to the application site (2004/2320/C)
- 3.5 Information submitted by the applicant in connection with condition 14 (phasing of approvals) confirms that since Outline Planning Permission was granted, reserved matters submissions have been approved for the Eastern Goods Yard, Zone J, sub-zones T1, T5, P1, R2, R4, R5 (North), R5 (South), B1, B2, B3, B4, B6, E1, the Great Northern Hotel, Regeneration House, the German Gym, the Midlands Goods Shed/East Handyside Canopy, Zone A. Approvals of details in respect of infrastructure and enabling works have been granted for various components of a new highways network, either as part of the above reserved matters submissions or, in the case of Kings Boulevard comprising a reserved matters submission in its own right. In addition, full planning permission including a S106 agreement has been granted for student housing on Plot T6.
- 3.6 Approvals for development on or close to the Triplets

Triplets site

- **2014/4762/P:** Details of enabling works in relation to conditions 18, 25, 31, 56, 64-65, 66-67 & 68 of planning permission 2004/2307/P dated 22/12/2006 for outline application for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area, as set out in the Revised Development Specification. The development comprises business and employment uses within the B1 use class; residential uses (including student accommodation), serviced apartments and hotels; shopping, food and drink and financial and professional services within the A1, A2, A3, A4 and A5 use classes; the full range of community, health, education, cultural, assembly and leisure facilities, within the D1 and D2 use classes; night clubs; multi storey and

other car parking; re-erection of the linked triplet of gas holder guide frames to enclose new residential and other development, on the site of the Western Goods Shed. Granted 9 September 2014.

- **2014/4763/C:** Details in relation to conditions 2(a), 4(f) & 5 of conservation area consent 2004/2320/C dated 22/12/2006 for; the demolition of various buildings and structures on site. Granted 19 September 2014.
- **2013/7413/P:** Details of scheme of investigation for archaeological work required by condition 56 of outline planning permission 2004/2307/P dated 22/12/2006, for comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area. Granted 12 December 2013.
- **2013/7079/P:** Details of paint specifications in relation to; condition 54c, of planning permission granted on; 22/12/2006, ref: 2004/2307/P, for an outline application for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area. Granted 20 December 2013.
- **2013/5611/P:** Partial submission for details of a method statement and programme of repair of the Triplet Gas Holders required by condition 54 (c) of planning permission granted on 22/12/2006 (ref: 2004/2307/P for the outline application for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area, as set out in the Revised Development Specification.) Granted 4 October 2013.
- **2008/5665/P:** Details of enabling works, for movement and storage of the gas holder guide frame (condition 25), in respect of enabling works referred to in section (i) of the definition of enabling works contained in the decision notice and method statement and programme in respect of the triplet gas holder guide frame (condition 53(c)) pursuant to planning permission dated 22nd December 2006 (ref: 2004/2307/P). Granted 4 February 2009.

Gas holder 8

- **2014/3681/P:** Reserved matters relating to Gas Holder Park and Canal Reach (South), as required by conditions 9, 10, 12, 16, 18-21, 31, 45, 51, 56, 64-67 of outline permission (Ref 2004/2307/P) granted 22nd December 2006, for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area. Granted 28/08/2014.
- **2012/5806/P:** Details of re-erection of Gas Holder No. 8 guide frame pursuant to conditions 25 (enabling works), 31 (parameter plans and development specification), 53 (location and contract for re-erection), 56 (archaeological investigation and mitigation), 64 (spoil removal: volumes), 65 (spoil removal: lorry movements), 66 (importing infrastructure materials: lorry movements) and 67 (importing construction materials: lorry movements) of outline permission dated 22/12/06 (ref 2004/2307/P) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area. Granted 21 December 2012.
- **2009/1461/P:** Variation of Condition 2(C) attached to Listed Building Consent granted on 22nd December 2006 (Ref: 2004/2315/L) for dismantling gas holder no. 8. Granted 19/05/2009.
- **2008/5666/P** Details of location of gas holder no. 8 in development zone N (condition 53(a)) and programme of building recording and analysis (condition 55) pursuant to planning permission dated 22nd December 2006 (ref. 2004/2307/P.)

- **2008/5668/L** Details of the demolition, dismantling and re-erection of gas holder (condition 2 (a, b & d) and implementation of a programme of building recording and analysis (condition 3) (ref. 2004/2315/L) (to the dismantled Gas Holder no.8). Granted 28/01/2009.

Coal drops

- **2014/4317/P**: Details of enabling works comprising the excavation of 2.5m deep trenches for stormwater drainage infrastructure pursuant to conditions 25, 31, 56, 64, 65, 66, 67 and 68 of outline permission granted 22/12/06 subject to a section 106 legal agreement (Ref. 2004/2307/P) for the comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area. Granted 05/09/2014.
- **2014/3058/P**: Details of the scheme of investigation for building recording in relation to condition 55 of planning permission 2004/2307/P dated 22/12/2006 for; Outline application for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area. Granted 23/05/2014.

P1 and P2

- **2014/0691/P**: Minor amendments to reserved matters approval ref: 2012/4741/P granted on 07/12/2012 including internal reconfiguration of basement space, communal residential areas, school accommodation and some of the private residential units; inclusion of ramp/stair/cycle track in place of car lift to basement; removal of substation; minor façade amendments including change from 'Roman' style bricks to traditional stock type brick proportions, detailed changes to bay dimensions, window types and other materials to Building P1. Matters addressed by this submission entail associated details in compliance with condition nos. 16, 19, 24, 27, 28, 33, 34, 35, 36, 38, 39, 42 and 46 of the outline planning permission for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area (Ref: 2004/2307/P) granted subject to s106 agreement on 22 December 2006. Granted 18/03/2014.
- **2012/4741/P**: Reserved matters in connection with Building P1 comprising up to thirteen storeys of mixed use accommodation for 178 open market residential units and 77 'key worker' sub-market rented affordable units on upper floors above (at ground and first floor levels) a new two-form entry primary academy school; a 26-place nursery school; new premises for the Frank Barnes School for deaf and hard of hearing children; community meeting facilities; a small retail unit; plus basement level car parking and plant and immediately adjoining elements of public realm; together with submission of associated details in compliance with conditions 9, 10, 14, 16-24, 27, 28, 31, 33-39, 42, 42A, 43, 45, 46, 48, 49, 50A, 51, 56, 60, 61, 64-65 and 66-67 of Outline Permission reference 2004/2307/P, dated 22nd December 2006 (for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area). Granted 07/12/2012.

Build-out and phasing

- 3.7 Information submitted by the applicant in connection with condition 20 (Illustrative Build-out Plan) confirms that Phase 1 is now largely completed: UAL took occupation of the restored and converted Granary Building in September 2011 and Granary Square opened in June 2012. Building R4 was completed in July 2012 and is occupied. R5 was completed at the end of 2012 and is occupied. Block J (the Arthouse) was completed at the beginning of 2014 and is occupied and the student block at T6 is occupied. Regeneration house has been converted and is

occupied. Works to Handyside Park and Cubit square/park are underway. Construction on P1 is underway and is due for completion in Summer 2015. The energy centre in T1 has been partially commissioned and will soon be serving the needs of the development with Combined Heat and Power, construction of the rest of the building is underway (due for completion in January 2016). South of the Regents Canal the buildings of B Zone are nearing completion with some occupied and the Boulevard has been completed with an interim surface covering to serve as the principle north-south access route for the emerging development.

- 3.8 Condition 21 requires the submission of a construction timetable and this states that, following the enabling works (which have already begun on site), work to construct the buildings should take place during 2015 and the gas holder frames should be erected from late 2015-late 2016. Completion is due in February 2017.

4. **CONSULTATIONS**

Statutory Consultees

4.1 **Thames Water**

Waste comments: Thames Water would advise that with regard to sewage infrastructure capacity, we would not have any objection to the above planning application.

Environment Agency

- 4.2 As we objected to the outline planning permission (2004/2307/P) we did not recommend any conditions. Therefore we have no comments to add with regard to this reserved matters application.

Transport for London

- 4.3 No reply to date.

London Borough of Islington

- 4.4 No objection to the application.

English Heritage

- 4.5 English Heritage were pleased to be involved in early discussions regarding these proposals relating to the above site. English Heritage fully supports the proposed re-erection of the Gas Holder Triplet Guide Frames and the erection of the new residential buildings within those frames. They consider the proposals to be a good response to the technical difficulties and design challenges associated with the re-erection of these complex historic structures. The incorporation of the Guide Frames within a new development scheme will also ensure a viable future that will allow these structures to be appreciated in their new context for many years to come.

English Heritage (Archaeological Service)

- 4.6 Archaeological evaluation trenches have been excavated in advance of re-erection of the Triplets and a written scheme of investigation for an archaeological watching brief agreed to comply with condition 56 of the outline planning consent. Therefore no further comments. Officer note: condition 56 has already been approved under 2013/7413/P and 2014/4856/P:

London Underground Limited

- 4.7 No reply to date

Network Rail

- 4.8 The application site is located in close proximity to Network Rail's boundary and operational railway infrastructure, they strongly recommend that the developer contacts it Network Rail's Asset Protection LNE team prior to any works commencing on site. Such details shall be added as an informative to the draft decision notice.

Canals and River Trust (formerly British Waterways)

- 4.9 No objection to the application.

Non- Statutory Consultees

Conservation Area Advisory Committee

- 4.10 Regents Canal Conservation Area Advisory Committee – No reply to date.
- 4.11 Kings Cross Conservation Area Advisory Committee – No reply to date.

Local Groups

Greater London Industrial Archaeology Society

- 4.12 GLIAS commend the detailed proposals for the new apartments building to be constructed within the re-erected guide frames, which show much care and thought. Within the brief, they create an equitable and imaginative balance between the listed frame and the new building, particularly in the ingenious approach to the balconies so that they will not dominate, which would have been detrimental to the character of the historic structure.
- 4.13 There is no reference to any interpretation to the public – this needs to be discrete.
- 4.14 On the Boundary wall, the demolition extends across the bridge and therefore further eastwards than within the approval at outline state of the recent enabling works application.
- 4.15 There is no specification for this rebuilding or even a description and interim repairs have been very poor in quality.

Kings Cross Development Forum

- 4.16 No reply to date.

Adjoining Occupiers

- 4.17 There are no immediate occupiers within the area, therefore consultation relied on site notices that were in place for the reserved matters application (2014/6386/P) between 30 October and 20 November 2014 and for the listed building consent application (2014/6636/L) between 24 October and 14 November 2014. A press notice was displayed for both applications on 30 October 2014.

5. POLICIES

- 5.1 The December 2006 outline planning approval forms the basis for determining the reserved matters approvals for the various development zones that make up Kings Cross Central.
- 5.2 The outline approval was itself based on an assessment of national, regional and local policies existing at the time. Where these policies change, their influence can only over-ride on matters which have not already been set down in principle by the outline permission.
- 5.3 In the case of the current reserved matters submission and details for approval, the LDF policies considered to be of particular relevance are set out below. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations:

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

CS2 – Growth areas

CS5 – Managing the impact of growth and development

CS8 – Promoting a successful and inclusive Camden economy

CS9 – Achieving a successful Central London

CS10 – Supporting community facilities and services

CS11 – Promoting sustainable and efficient travel

CS13 – Tackling climate change through promoting higher environmental standards

CS14 - Promoting high quality places and conserving our heritage

CS18 – Dealing with our waste and encouraging recycling

CS19 – Delivering and monitoring the Core Strategy

DP13 – Employment premises and sites

DP14 – Tourism development and visitor accommodation

DP15 – Community and leisure uses

DP16 – The transport implications of development

DP17 – Walking, cycling and public transport

DP20 - Movement of goods and materials,

DP22 – Promoting sustainable design and construction

DP23 – Water

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP27 – Basements and lightwells

DP28 - Noise and Vibration

DP29 – Improving access

DP32 - Air quality and Camden's Clear Zone

5.4 **Supplementary Planning Policies**

Camden Planning Guidance 2011 - Numbers 1, 3, 4, 5, 6 and 7
Kings Cross Conservation Area Statement 2003

5.5 **National Planning Policy Framework 2012**

5.6 **The London Plan 2011**

6. **ASSESSMENT**

- 6.1 The executive summary paragraph, at the outset of this report, explains how this Reserved Matters application must be assessed
- 6.2 The principal considerations material to the determination of this application are summarised as follows:
- 6.3 Land use and development context** (compliance with the parameters and development specifications defined by Outline permission; change of use);
 - 6.4 Urban Design and heritage assets** (external appearance, materials)
 - 6.5 Residential accommodation**
 - 6.6 Landscaping and public realm**
 - 6.7 Inclusive Design** (access)
 - 6.8 Climate change and biodiversity** (sustainability, water, green roofs)
 - 6.9 Servicing and refuse management**
 - 6.10 Transport** (highways plan, lorry movements, cycle parking)
 - 6.11 Noise mitigation**
 - 6.12 Earthworks and remediation**
 - 6.13 EIA**

6.3 Land use and development context

Reserved Matters

- 6.3.1 This section considers compliance with the parameters and related Outline conditions insofar as they are relevant to the Triplets site in Development Zone N. The applicant has provided a detailed commentary addressing each relevant outline condition in the form of a 'Compliance Report' accompanying the submission, which has aided the assessment of this application as set out below.
- 6.3.2 Conditions 31-36 of the outline planning permission set a requirement for subsequent reserved matters applications to comply with the various parameters set out as a series of drawings and tables included as annexes to the 'Outline Planning Revised Development Specification' document. These set the context for a whole range of issues including appropriate land use(s), floorspace, landscape issues, access and circulation, heights and levels. The Triplets site reserved matters proposals have been prepared with reference to the relevant parameters as prescribed by conditions 31-36. For condition 31 part (m) is not relevant. There is one minor deviation to the parameter plans under part (i) and this is dealt with first.

(i) Maximum Building Heights – This states that development proposals should comply with parameter plan KXC 014. The maximum permitted building heights for the Triplets is:

- Gas Holder 10 +56m AOD;
- Gas Holder 11 +65m AOD;
- Gas Holder 12 +53m AOD

Some of the rooftop elements, namely the glazed balustrade and metal privacy screens to gas holders 10 and 11 and a satellite dish to gas holder 11, exceed these heights as follows. The main buildings themselves are within the parameter plan heights and gas holder 12 is entirely within the parameter height:

- Gas Holder 10 +56.51m AOD;
- Gas Holder 11 +65.9m AOD;

The glazed balustrades are set back from the roof edge and should not be visible from the surrounding public realm and the privacy screens are to the

central part of the roof. Given the very small extent of this deviation, which would be imperceptible in public views it is considered that this can be accepted in the interests of the overall quality of the scheme.

- (a) Principal Public Realm Areas – This states that development should accord with parameter plan KXC004 Rev S, which shows the principal public realm areas. The landscaping proposals with the provision of Gas Holder Gardens and a shared surface road to the north of the triplets are consistent with this parameter plan.
- (b) Development Zone boundaries and development types allowed – This states that development should accord with parameter plan KXC005 Rev. T, which shows the boundaries of the development zones and limits of deviation (L.O.D) from those boundaries. The proposal is consistent with this parameter plan.
- (c) The Regent's Canal Works – This states that development should accord with parameter plan KXC006 rev Q. The parameter plan identifies the canal corridor as a priority zone for native species planting. The proposal includes areas of planting for native species and winding paths providing access points onto the towpath and is consistent with this parameter plan.
- (d) The Principal Access and Circulation Routes – This states that development should accord with parameter plan KXC007. There are two access/circulation routes proposed; one in-between the gasholders and the adjacent Coal Drops site for emergency vehicles only and one shared surface road to the north of the gas holders for access/drop off only. The proposals are consistent with this parameter plan.
- (e), (f) Upper Floor and Ground Floor Land Uses – This states that development proposals should comply with parameter plans KXC008 Rev. R and KXC009 Rev P, which show the 'predominant' uses permitted at ground and upper floor levels along street frontages. The parameter plan identifies the ground floor for predominantly shops/food & drink/community & leisure uses (class A1/A2/A3/A4/A5/D1/D2/Nightclubs) and the upper floors for predominantly residential. The proposed ground floor commercial units (class A1/A2/A4/A5) comprise over 50% of the ground floor space (with some residential access and ancillary uses to the rest) and upper floor residential uses complies with the terms of the condition.
- (g) and (h) Development massing above finished site levels - These state that development proposals should comply with parameter plans KXC012 Rev T and KXC013 Rev L which indicate finished site levels and development massing. The proposal is consistent with these parameter plans.
- (j) Strategic views – This states that development height should accord with the constraints of the Parliament Hill strategic view towards St Paul's Cathedral, as illustrated on parameter plan KX015 Rev. S. The Triplets site is partly within the strategic viewing corridor. The tallest building (number 11) is 65.9m and is below the constraint height of 7.28/73.1m AOD
- (k) and (l) Basement and Servicing Zones – These state that development proposals should comply with parameter plans KSC016 rev O and KSC017 rev R which indicate existing basements to be retained and where frontages with direct car park or service yard entrances or direct service access are permitted. The site is also covered by 'existing basements to be retained with interventions to accommodate foundations for the Gas Holder guide frames and the development within them'. The existing basement area will be utilised and extended to house car parking and back of house functions as well as refuse collection. The proposed basement and servicing arrangements (as described in full in paragraph 6.9) complies with the terms of this condition.
- (n) The Gas Holder Triplet Development – This states that parameter plans KXC020 Rev E shows indicative proposals for the works and land uses on this

part of the site and proposals should comply with this parameter plan. As part of the Outline Planning Permission and as shown on the parameter plan it was envisaged that the guide frames would need to gain structural support from the new buildings. The proposal has been improved with the gas holder frames being freestanding. The proposal complies with the terms of this condition.

- (o) Priority Zones for Green/Brown Roofs and Wind Turbines – This states that proposals should comply with parameter plans KXC021 Rev A. As described in paragraphs 6.8.1 the proposal complies with the terms of this condition.

Floorspace permitted

- 6.3.3 Condition 33 sets the maximum limit on development floorspace site-wide. Condition 34 then divides that floorspace setting maximum limits north and south of the canal. Condition 35 sets out the permitted range of uses and refers to Table 1 of the revised development specification document which sets floorspace limits for each use north and south of the canal. Condition 36 then distributes those use limits across the individual development zones.
- 6.3.4 The total proposed floorspace uses, submitted to date, falls comfortably within the maximum limits for Development Zone N and the area north of the Regents Canal. The following table demonstrates that the floorspace totals remain within the maximum thresholds set by Table 1 and Annex B of the outline permission.
- 6.3.5 The applicant has also submitted figures to demonstrate that all the requirements in Condition 14 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 now (more than) been fulfilled.
- 6.3.6 Condition 27 requires the submission of floorspace figures and floorplans illustrating layout and uses, including servicing, access and parking. The applicant has satisfactorily provided these details.
- 6.3.7 Condition 37 sets a limit on the extent of basement floorspace provided site wide (83,500sqm) and north (51,500sqm) and south (32,000sqm) of the canal. It is noted that condition 37 refers to 'constructed basement floorspace' rather than 'constructed and used' or 'constructed and refurbished' in line with the other floorspace conditions. Despite the omission of the word 'refurbished' or 'used' it is clear from the approved development specification that the condition was intended to cover retained as well as constructed basements of which the only one is the Great Northern Hotel. Condition 38 requires that basement floorspace only be used for purposes ancillary to the primary purpose permitted for the relevant building. This prevents independent uses being confined to basement level.
- 6.3.8 The proposal for the Triplets site will provide 5,299sqm of basement floorspace. This combined with the basements already approved and the proposals currently under consideration will result in a cumulative total of 47,712sqm, which is less than the site wide restriction. The total basement floorspace already approved north of the canal combined with that proposed in at the Triplets site gives a cumulative total of 18,734sqm which is less than the area wide restriction. The reserved matters proposal for the basement therefore complies with conditions 37 and 38.

Condition 26

- 6.3.9 This condition deals with the details of other structures and buildings (including

siting, works to canal walls, bridge structures and utilities infrastructure). Demolition of the canal wall in 2 out of the 3 sections, were included within the previous conservation area consent (2004/2320/C). Since this consent, the quality of the wall in section 2, which was sought to be refurbished, has been surveyed and due to the poor quality of the canal wall, it is necessary for this section of the wall to be also taken down. Such works were approved in September 2014 under ref 2014/4763/C. This application seeks to approve the details of reconstruction of the wall. The details and information submitted have been assessed by the Council's Conservation Officer and are considered to satisfy parts (a) and (b) of Condition 26.

6.4 Urban Design and heritage assets

- 6.4.1 In accordance with outline condition 16, this reserved matters application is accompanied by an urban design report which explains the approach to design and how it responds to the urban design guidelines. The guidelines do not form part of the outline's approved documents, but the Council must have regard to these since they were used to inform evolution of the original masterplan and the subsequent consideration of detailed reserved matters applications. As such, the current proposal is the result of an iterative design process that took place between officers and the applicant during a comprehensive pre-application process, which included presentation to the King's Cross Design and Access forum (21 May 2014) and to the King's Cross Development Forum in September 2014, with the urban design guidelines at the heart of those discussions.
- 6.4.2 Outline condition 6 requires additional details to be submitted for all buildings adjacent to or affecting the setting of a listed building including the siting of the building, elevations affecting the listed building and demonstration how the proposed design and appearance relates to the listed building. Condition 54 states that the re-erection of the frames shall not take place until all reserved matters have been approved; listed building consent has been granted; method statements have been approved; contracts are in place and details have been provided for future maintenance of the frames. Paragraphs 6.14-6.21 below address the impact of the works on the listed guide frames and the design of the residential blocks is further assessed in para 6.22-6.25.

Listed building application/Gas Holder Frames

- 6.4.3 The triplets were originally located on the west side of Goods Way and were part of the St Pancras Gasworks, built between 1879 and 1880. They were decommissioned in 2000 and dismantled in 2001-2002 as part of the works associated with the Channel Tunnel Rail Link. They have been in storage and refurbished since then (in accordance with the requirements of condition 53 and permissions 2008/5665/L, 2008/5825/L, 2011/0713/L, and 2013/5611/P). The Triplets are unique as they have a shared and interconnected structure comprising three way structural linkages where the frames abut, with each frame sharing a column with its neighbour. No other co-joined gas holders were developed.
- 6.4.4 Once the frames have been re-erected it is understood that they will be relisted in their new location, as it is the same building fabric (despite being in a new location and with a new use). As with Gas Holder 8, English Heritage is currently in the process of relisting his structure and a similar process will occur once the triplets are re-erected. As the new residential buildings are not attached to and are completely divorced from the frames they will not be listed and therefore any changes to the residential buildings would not require listed building consent

(although they would be subject to other planning requirements in terms of the setting of a listed building).

- 6.4.5 In accordance with outline condition 54, a listed building application has been submitted for the re-erection of the gasholder frames along with a method statement. A contract has also been submitted for the repair of the frames. The contract for the re-erection of the frames is still outstanding and an informative is suggested reminding the applicant of this. The location of the frames was agreed in the outline approval (see paragraph 6.4). The re-erection of the frames is to be carried out by the same company which re-erected the neighbouring Gasholder No. 8, who therefore have the expertise and experience to implement this unusual task. The full guide frame will be erected including the guide rails and rollers. Not all of the rollers were salvaged when the triplets were dismantled so it is only proposed to put these back in the internal courtyard.
- 6.4.6 The colour of the frames has already been approved under application 2013/7079/P. A light grey colour has been chosen so that the guide frame will stand out against the darker residential blocks behind.
- 6.4.7 The guide frames will be entirely independent of the residential blocks including the walkways in the courtyard. This means there will be no unsightly additions to the guide frame and it will allow its form to be read as clearly separate from the residential buildings.
- 6.4.8 With regard to the future maintenance of the frames the building management company will maintain the frames under the terms of residential and other leases to be granted and through the building's service charge. King's Cross Central General Partner Limited, as the developer, will be contributing a capital sum to provide for the cleaning and maintenance of the frames for the first 20 years. A scheme of maintenance has been developed by specialist consultants and restoration engineers and includes industrial rope techniques for general maintenance and cleaning and re-painting every 20 years and this is considered acceptable.
- 6.4.9 Lighting of the guide frames will showcase the building as darkness falls. Only the front face of each column in each tier will be lit on the public face of the building. This will allow the full height of the guide frame to be appreciated when it could otherwise be lost against the backdrop of the buildings behind. The lighting is only designed to subtly highlight the frames and not "wash" the whole site with light. The light fittings themselves are small in size and sit on the base of each column section. For the bottom column the fitting would sit flush into the surface of the base. On the upper columns the unit would be largely invisible due to its low height which would be shielded in ground level views by the projection of the joint covers. As they are on the outer face of the column the lights would be partly screened in views from the flats on the upper floors.
- 6.4.10 Cabling would be run internally within the column and only one 28mm diameter hole is needed at each level of the column.
- 6.4.11 No objection is raised to the proposed re-erection of the listed gas holder frames and given the level of information submitted no conditions are necessary other than the standard ones.

Design

- 6.4.12 The proposal inserts three residential buildings into the re-erected Victoria gas holder frames. Each building has its own core and deck atrium, but they share a single ground floor entrance. The three cores all connect to a further atrium at the centre of the historic structure.
- 6.4.13 The key challenge is in designing an architectural form and aesthetic which both responds to the character of the Victorian gas holders whilst providing good residential amenity. Officers consider that the submitted designs have achieved this successfully. The proposed designs have a suitable robust, industrial character. The clarity of the inserted drum forms have been maintained through screening devices to balconies and windows, which when closed provide a veil over the residential characteristics. This approach of muting the facades allows the Victorian frames to read strongly and in an appropriate setting. The screens also provide adjustable shading and privacy to the residential units which allow occupants to control the quality of their environment and removes the requirement for curtains and blinds which would compromise the aesthetic of the historic industrial character.
- 6.4.14 All the façade including cladding panels and screens will be composed of metal, which is considered to be the most appropriate material for new structures within the historic frames. The panels facet around the façade at a regular pattern and rise three storeys high, breaking the drums into definable bands. These bands are reminiscent of the bands one gets on telescopic gas holder drums. Of the three drums, all are set different heights, again reminiscent of the rise and fall movement of gas holder drums. A condition is recommended to be added to the draft decision notice requesting details of all external materials and finishes to safeguard the appearance of the character and appearance of the immediate area.
- 6.4.15 Officers consider this to be a well thought out and convincing architectural proposal which preserves the setting of the historic structures.

6.5 Residential accommodation

- 6.5.1 Condition 39 sets a maximum parameter of 1,700 on the number of units (affordable and market) to be provided overall and delivery of a minimum of 137,200sqm gross external floorspace. The Triplets site is the ninth residential development on the Kings Cross site and altogether they provide 1,016 units and 132,066sqm. This condition is a monitoring condition and the applicant appears to be in line with the parameters being underneath the maximum unit number figure and close to the minimum floorspace figure.
- 6.5.2 The triplets would provide a total of 144 private dwellings. The details of the residential provision is set out within a 'Housing Delivery Plan' which has been submitted in accordance with the requirements of condition 24 of the Outline Permission. This sets out information and floor plans to describe in full the number, size, location, dwelling and tenure mix in order to assist in enabling a qualitative assessment of the scheme. Such an assessment follows below.
- The following mix is proposed: 17 x studios, 34 x 1 bedroom units, 48 x 2 bedroom units (5 of which are duplexes), 36 x 3 bedroom units (10 of which are duplexes) and 9 x 3-4 bed duplex penthouse apartments. There are options for the duplex apartments to be internally divided with one of the bedrooms being used for additional living accommodation (without any external alterations being required).
 - Internally the units would be in line with the agreed space standards for private housing as set out within the baseline mix for the Kings Cross Development.

Affordable housing

- 6.5.3 In response to condition 42 the applicant has confirmed that the overall development is on target to achieve the required site wide minimum residential floor spaces and in particular for the affordable housing floorspace of 53,670sqm. There is therefore no specific requirement for this site to provide affordable housing.

Amenity

- 6.5.4 All of the units apart from the studios have at least 1 balcony, with the duplexes having two (totalling 1,373sqm). The nine penthouse units have a roof garden as well (totalling 786sqm). Communal amenity space is provided with a 359sqm communal roof garden at number 12; a 349sqm landscaped courtyard in the central atrium; and two small gardens at the base of numbers 10 and 11 (250sqm).

Daylight and sunlight

- 6.5.5 The reserved matters application includes a daylight and sunlight report to assess the internal lighting levels of the new residential accommodation. This addresses the requirement for such under condition 43. In accordance with the condition the report has reference to the BRE Guidelines 1991 but also has regard to the updated guide published in 2011 which replaced the 1991 document.
- 6.5.6 BRE assesses internal daylight to new build accommodation in terms of average daylight factor (ADF) recommending that a minimum of 1.5% for living rooms, 2% for kitchens and 1% for bedrooms. The proposed buildings will form part of a dense central London development of similar height buildings in close proximity to one another. In particular the site is very close to the adjacent Coal Drops buildings to the east and the plots P1 and P2 to the north.
- 6.5.7 The site makes the most of the opportunity for natural daylight and sunlight afforded by the open space Regents Canal to the south with residential accommodation facing this elevation and the ancillary residential facilities (that do not require as much natural daylight) being located to the north and eastern sides of each building at the first floor level. The circular footprint of the buildings leads to relatively deep and narrow units when compared to more typical building footprints. The flat layouts have therefore been arranged to move the kitchen areas away from the facades, the kitchens have been incorporated into open plan living areas in order to maximise the amount of light. The gas holder frames themselves have a self-shading effect and the form of the frames means that there are pockets where the buildings are very close to each other.
- 6.5.8 Predictably the lower levels of the proposed building are greatly affected by the surrounding buildings, with gas holders 11 and 12 (which are north of the site) being particularly affected. The resulting situation is that 21% of habitable rooms in the building will fall below the BRE guidelines while 79% will pass. The tests have also been run with the gas holder frames being removed and in this scenario 11% of the rooms will fall below the guidelines and 89% will pass. The layouts of the buildings and their location are severely constrained by their location within the gas holder frames. Alternative layouts or amendments to the proposal are not really an option for this site. Given the fact that each unit is of an acceptable size and layout, that most of the units have balcony amenity space and that there are site constraints as outlined above it is considered that the daylight results are acceptable. This is reinforced by the unique and desirable nature of the re-used industrial heritage and future occupiers are likely to consider that this aspect outweighs the lower light levels in some parts of the units.

6.5.9 To assess sunlight the BRE guidelines recommend that the Annual Probable Sunlight Hours (APSH) be calculated annually and during winter months for windows within 90 degrees of due south. If at least one main window faces within 90 degrees of due south and receives 25% APSH annually and 5% during winter months then the unit would have a good level of sunlight. The percentage of rooms achieving the APSH is 37% for the APSH test and 100% for the winter months test. This is again a low rate in terms of the expectations of the BRE, which is primarily designed to address the spacing of 2-storey dwellings, but for a dense urban location and in comparison with other Kings Cross reserved matters, the results of both the daylight and sunlight calculations for the Triplets are within the normal range.

6.6 Landscaping and public realm

- 6.6.1 With regard to outline condition 9, which considers the public realm adjacent to the site, only parts (a), (b) and (c) requiring details of existing trees; building foundations; and new trees or other planting and ground finishes to be submitted are relevant. Condition 10 requires a programme for commencing and completing the planting to be submitted and carried out.
- 6.6.2 There are no existing trees on site, but there are four trees within 10 metres of the perimeter, along the Regent's Canal. Two of these adjoin the canal wall which is being refurbished and their removal has been approved under a separate application (2014/5704/T). The two other trees are to be retained and the applicant has submitted landscape architects plans in accordance with this condition to demonstrate that the excavation will not affect these trees.
- 6.6.3 A new area of public realm is proposed around the buildings and adjacent to the canal (Gas Holder Gardens). This is designed to be a place to sit and rest as well as a means of access to the western part of the King's Cross site and the canal towpath for both pedestrians and cyclists. This area comprises winding pathways, places to sit and areas of shrub and lawn planting. To the north of the triplets an area of hard landscaping is created to tie into the more formal townscape spaces of Lewis Cubitt Square and Handyside Street and to provide a service route for the triplets and adjacent plots.
- 6.6.4 Gas Holder Gardens is designed to bridge the level difference between the canal towpath (at +23.5m), the triplets (at +24.5m) and the viaduct level alongside the Coal Drops (at +26.1m). The pathways through the gardens are therefore sloping with a variety of gradients. Planting comprises liquid amber to provide autumn colour, bulbs and perennials are proposed to provide colour in spring and summer and evergreens are proposed including rowan and dogweed.
- 6.6.5 Throughout the planted area the seating comprises bespoke timber and stone benches integrated into the planting areas. Seat backs and armrests will be added to a number of benches at regular intervals for people who require additional support in sitting and standing, which is welcomed.
- 6.6.6 The hard landscaped areas will be surfaced principally in reclaimed granite setts salvaged from across the King's Cross Central site and this will reinforce the historic character of the area. It has been negotiated during the course of the application that the historic setts would have sawn tops to ensure that this area would be accessible to people of all physical abilities. It is recommended that a condition is added to the permission to secure a sample panel of the Granite setts

around the Triplets. This would ensure that the Granite sets would provide suitable level and accessible access to all areas around the site.

- 6.6.7 The central circular courtyard will contain a reflecting pool and a large island planter with the aim of animating this space and referring to the importance of water in the operation of the original gas holders. This space is accessible to residents only, via the entrance lobby and the core of number 12.
- 6.6.8 Lighting provision to Gas Holder Gardens will be column lighting to match the columns proposed along Wharf Road.
- 6.6.9 These proposals would provide high quality public open space which would continue the green link along the canal side. The proposals accord with the initial conservation plan in Annex E and addresses design guidelines 1 (Contribution to the public realm), 3 (Setting of listed building), 10 (external lighting) and 12 (Attention to detail).
- 6.6.10 The proposed planting will take place within the first available planting season (late Oct to late March) following physical completion of the public realm area and will not take place if the ground is waterlogged or when there is frost. If planting needs to take place outside of the preferred planting season plants will be containerised until they have stabilised.

6.7 Inclusive Design

- 6.7.1 Condition 19 states that all relevant reserved matters applications should be accompanied by an access statement. The statement should address the relevant design principles as set out in the site wide access and inclusivity strategy which was submitted as a supporting document to the outline permission. Section V of S106 legal agreement also deals with access and inclusivity. It requires the applicant to involve an 'inclusive design champion' in the preparation of the detailed design of buildings and requires them to consult the King's Cross Design and Access Forum on proposals. Part M of the Building Regulations applies, as well as policy DP6 which requires all dwellings to be designed to comply with Lifetime Homes standards and 10% of units to be suitable for or easily adaptable for wheelchair users.
- 6.7.2 The design has positively evolved with the input of the Design and Access Forum on 21 May 2014 and management of an Access Consultant. As such inclusive design has been conceived from the very outset and this will produce a building that will attain a high standard of inclusive design.

Lifetime homes

- 6.7.3 Information has been submitted in respect to how the scheme meets Lifetime Homes standards. Such information has been assessed by the Council's Access Officer. Overall the standards have been generally achieved.

Wheelchair housing

- 6.7.4 Out of 144 units 14 are required to be suitable for or easily adaptable for wheelchair users. The accommodation schedule indicates that 19 are to be provided as easily adaptable. The access and inclusivity statement has provided details of the 3 flat types indicating how they provided the minimum space standards required to meet Camden's guidance. 19 is a suitable number and in line with the requirements.

Public Realm

- 6.7.5 Approximately 3.9M width of granite setts are to be used around the gas holders in both their current state and with a sawn top. The access and inclusivity statement recognises that these have caused a problem in Granary Square and has indicated that they will be laid with less tolerance. As discussed in 6.6.6. it is recommended that the details of such paving are secured by condition to ensure that at all the routes to the building are accessible. These should be with a suitable high quality granite paving similar to that proposed elsewhere within the site to ensure access is met.
- 6.7.6 Bollards are indicated on the plans but not shown on any sections as the applicant is working through the best solution for the public realm and surfacing. Therefore, it is recommended to add a condition requesting details of the bollards to ensure that their suitability is assessed.

6.7 Climate change and biodiversity

- 6.7.1 Section X of the S106 legal agreement attached to the outline permission seeks to ensure that development is designed to not prejudice the prospect of the entire development achieving a 60% reduction in carbon emissions from the year 2000 levels, identified in the Energy Assessment, by 2050. In accordance with outline condition 17, an Environmental Sustainability Plan has been submitted, to demonstrate how parts (a)-(f) of this condition have been met. These parts will be considered in turn below.
- (a) This relates to how innovative design achieves energy efficiency and the first step of the Mayor of London's energy hierarchy to be 'lean' on energy usage. Proposed measures include: the design of the buildings (extruded balconies to the north and enclosed balconies to the south); high specification glazing; high levels of insulation; airtight construction methods; the central atrium; whole house ventilation system; district heating system; low energy lighting; and energy display devices.
- (b) Part b and the s106 agreement seeks a reduction in carbon emissions of at least 5% beyond the requirements of the Building Regulations prevailing at the time of the reserved matters submission. The S106 states that 'reasonable endeavours' have to be used to achieve this target. A number of the previous reserved matters applications were assessed against the 2006 Building Regulations. This has now been updated with more stringent targets and the current application has to be assessed against the 2010 Building Regulations. The applicant has submitted an Environmental Sustainability Plan and it has not been possible to achieve the 5% target with only a 2% reduction beyond the 2010 regulations. As a comparison it should be noted that the 2010 Regulations have targets with a 25% reduction compared to the 2006 Regulations. Given that the S106 requires 'reasonable endeavours' to be used this is considered acceptable.
- (c) This requires specification of the green and/or brown roofs required under related condition 46 (which requires at least 15% of the roofs of new buildings to be green or brown). Gasholders 10 and 12 are identified as priority areas for living roofs in the masterplan. The proposal includes roof gardens with a communal garden on number 12 and private gardens on numbers 10 and 11. These are not traditional biodiversity green or brown roofs but the communal garden and private gardens include raised planters. Green roof areas are also located beyond the gardens and will be planted with a mix of includes herbaceous perennials, grasses and bulbs.

- (d) This seeks explanation of how 'clean' energy shall be supplied to the building. This part is linked to condition 48 whereby certain buildings are required to incorporate the necessary pipe work to connect to the site wide energy network. Where it can be demonstrated that there is no significant low pressure hot water demand, buildings within a certain area specified in the S106 agreement are exempt from the requirement to connect to the site wide energy network. All areas on this site will be connected to the district energy scheme for heating and hot water. Cooling will also be provided centrally from a future district cooling system as part of the wider development. In addition CHP is being investigated and further improvements could be expected as a result.
- (e) This requires the commercial space to reach BREEAM levels of 'very good' or better and the residential space to reach Ecohomes 'very good'. The commercial elements are targeting a BREEAM 'very good' rating, and the residential elements are targeting a Code for Sustainable Homes Level 4 rating which has superseded the Ecohomes scheme which meets the requirements of the outline permission.
- (f) Seeks inclusion of ecological features such as bird boxes and bat roosts on the building. Bat and bird boxes are not proposed on these buildings in order to prevent any adverse impact on the setting of the listed structures and to secure the long term maintenance of the frames. Other wildlife features in the scheme include new native landscaping around the buildings.

Sustainable Urban Drainage systems (SUDs) and water conservation

- 6.7.2 A site-wide surface and foul water disposal strategy was agreed as part of the outline permission, part of this was to ensure a maximum combined peak discharge of 2292l/s for storm and foul water from King's Cross Central to the existing drainage infrastructure. This was secured by condition 45. The cumulative peak discharge from the site will exceed this under certain weather conditions and in such cases the site wide drainage infrastructure will attenuate the peak flow from individual plots. Site-wide discharge is to be split between the Camden Sewer and York Way Sewer in the north and Camley Sewer and Fleet Sewer in the south. There are 3 drainage infrastructure areas across the entire site which will discharge into the existing system and the Triplets fall within the North West Drainage Infrastructure Area. Peak discharge flows for the buildings included in this application are 10l/s and 1.2l/s for surface water and foul water, respectively. These flows contribute towards to the site wide 2292l/s discharge limit and to an overall 10% reduction (1 in 30 year storm) in surface and foul peak flows across the King's Cross Central (KXC) development. As such, the proposal accords with Condition 45.
- 6.7.3 Linked to condition 17 (e) discussed above, section AA of the s106 agreement, at least 40% of the potable water credits available under BREEAM should be achieved, which represents a reduction of approximately 20-30% against typical water consumption. The proposal includes water meters, water efficient sanitary fittings and appliances to achieve 2 BREEAM credits which represents approximately 20-30% reduction in water consumption in BREEAM and 30% reduction in Code for Sustainable Homes. Rainwater harvesting was investigated, however with the large areas of roof gardens there is not enough space for water collecting facilities. Communal greywater recycling was explored for the residential units, however with the plant room space constraints in the building mean that this was not possible. This can be supported in this particular instance given the credit savings described above. The terms of section AA of the s106 are therefore met with the water infrastructure proposed.

Construction materials and waste

- 6.7.4 As required by Section Y of the S106 agreement the applicant will adhere to the adopted Construction Materials and Purchasing Strategy which seeks to reduce material usage, minimise waste and encourages use of recycled materials. As the development is a cleared site, no new sub-soil will be needed for or generated by the proposed works. As required by Section Z of the S106 agreement the applicant will provide waste information packs to tenants, the basement will include a waste storage area to all separation of recyclables.

6.8 Servicing and refuse management

- 6.8.1 In accordance with condition 28 and s106 Section Z, details of the refuse / recyclables storage and collection has been provided as part of this reserved matters application. Additionally, a Servicing Strategy has been provided in accordance with condition 22, to demonstrate how the refuse waste will be removed and other vehicular deliveries will be managed.
- 6.8.2 Three loading bays are proposed to the road to the north of the triplets (adjacent to P1 and P2); a 6m long concierge delivery point to the north west of number 12 for the residential units and two 11m loading bays to the north west of number 11 for the commercial units. Access to this area is controlled via automatic bollards and an intercom system located at the southern end of this road. All servicing vehicles will need to be checked and directed to the appropriate servicing bay by the estates management team via the intercom system
- 6.8.3 With regard to refuse management, commercial and residential refuse will be stored at basement level in dedicated areas. A waste chute from the residential cores down to the basement is proposed with three compartments to enable recycling to be separated out. The management team will take the refuse to a dedicated mechanically ventilated store on the ground floor adjacent to the 11m loading bay adjacent to number 11 which will be used by the refuse trucks for collection. For the commercial units tenants a similar waste chute is provided. The management team will take the refuse to a waste store room which is to be shared with the future tenants of the Coal Drops site. The refuse will be collected from the yard at lower level. It is considered that adequate provision has been made for the storage and collection of refuse and recycling and therefore condition 28 can be discharged.

6.9 Transport Highways Plan

- 6.9.1 Condition 23 requires submission of a Highways Plan to show any works required to existing adopted highways. The principal vehicle access from the current adopted highway to serve the Triplets is the junction of York Way (JN4) and Handyside Street. Details of the works to the existing adopted highway have already been approved in connection with the Eastern Goods Yard Reserved (2007/5228/P) and the revised proposals for Handyside Park (2012/1883).

Car parking

- 6.9.2 Condition 49 sets maximum parking standards for Kings Cross Central. For residential parking the maximum parking standard is 800 spaces at an average ratio of 0.47 per unit across all unit types and tenures. Of the spaces provided 5% shall be for people with disabilities. The condition also requires that any additional parking required by the Council for people with disabilities may be provided in addition to this standard. The commercial uses are proposed to be car-free and 42 basement parking spaces are proposed for the 144 residential units, 5 of which will

be to disabled standard. Vehicular access to the basement car park is via a vehicular lift in gas holder 11. This level of provision is within the maximum standards set out in the condition.

- 6.9.3 An additional condition, 50A, was approved by the local planning authority as a non-material variation to the Outline Permission (approval dated 29/02/2012, ref 2012/0669/P). This was attached in order to secure management plans to cover the car parking provision coming forward with reserved matters for the various development zones other than the Multi Storey Car Park (which already requires a management plan under condition 50). Without such management plans in place the only control would be the standards for provision set down by condition 49 which does not cover the actual use of these spaces once provided. The information in the Compliance Statement submitted to address condition 49 setting out the proposed use of these spaces can also be considered as a management plan to govern their ongoing use for the purposes of condition 50A. This has been confirmed in an email from Argent dated 19/09/2012. The details thus submitted are considered to discharge the requirements for condition 50A in relation to sub-zone P1.

Cycle Parking

- 6.9.4 Condition 51 of the outline permission requires the development to be constructed in accordance with the cycle parking standards set out in appendix 6, as referred to in policy T3 of the Unitary Development Plan (2006). Development Policy DP18 and the standards set out in Appendix 2 now supersede the UDP. Appendix 2 requires one space per dwelling and an additional space per 10 units for visitors (159 spaces in total) and for the commercial floorspace 1 space per 250sqm of floorspace for staff and 1 space per 250sqm for visitors (10 spaces in total).
- 6.9.5 The proposal includes provision for 174 cycle parking spaces in the basement using sheffield stands for the residential units and 22 spaces using Sheffield stands again for the commercial units in the public realm to the north of the Coal Drops building. Whilst the commercial spaces are not covered, the location is considered acceptable and can double up as visitor space. As such the proposal is compliant with condition 51 with the provision of 6 spaces for staff and visitors.

Lorry movements

- 6.9.6 Condition 64 restricts lorry movements that remove spoil from the site to 270,000 cubic metres per year. Condition 65 restricts lorry movements removing spoil to 31,500 per year. As the majority of the soil has been removed within the enabling works application, (2014/4726/P) no movements are scheduled to take place in 2015 and 2016. Taking both conditions together, a worst case scenario predicts the following across the masterplan site (with figures attributed to the triplets site in brackets). As can be seen this is lower than the condition terms:
- 2014 – 59,091 (32,149) cubic metres and 6,952 (3,782) lorry movements
 - 2015 – 20,904 (0) cubic metres and 2,460 (0) lorry movements
 - 2016 – 33,566 (0) cubic metres and 3,949 (0) lorry movements
- 6.9.7 Condition 66 restricts lorry movements that bring infrastructure materials to the site to 8,300 per year, whilst condition 67 restricts lorry movements importing construction materials to 73,000 per year. Infrastructure materials are not defined, but consistent with previously approved reserved matters this includes road/paving, kerbs, lighting poles, manholes, utility pipes and landscaping building up material. Taking both conditions together, a worst case scenario predicts the following across the masterplan site (with figures attributed to the triplets site in brackets).

As can be seen this is lower than the condition terms:

- 2014 – 22,907 (2,550) lorry movements
- 2015 – 16,159 (4,760) lorry movements
- 2016 – 12,570 (4,250) lorry movements
- 2017 – 5,680 (480) lorry movements
- 2018 – 1,300 (0) lorry movements

6.9.8 These annual lorry movement restrictions secure phased developments over a longer period rather than all plots being commenced at once. This reduces the amount of noise, dirt, dust, and traffic disruption that would occur at any one time. Accordingly, the lorry movements associated with the Triplets development shall not unreasonably harm the amenity of adjoining properties or the area generally.

6.9.9 In accordance with conditions 20 and 21 the application is accompanied with an illustrative build out plan and construction time-table, which incorporates the spoil and lorry movement figures predicted. Work to construct the buildings should take place during 2015 and the gas holder frames should be erected from late 2015-late 2016. Completion is due in February 2017. Any unexpected delay or change to the construction timetable would be appropriately managed in future reserved matters submissions on other plots.

6.10 Noise mitigation

6.10.1 In conformity with condition 60, the full particulars of plant noise has been provided to demonstrate compliance with the specified standards. All mechanical plant contributing to the building's services will be specified and installed to achieve an acoustic performance at neighbouring property of at least 5dBA below the prevailing site-wide baseline noise monitoring level identified in an acoustic report previously provided and agreed in relation to condition 59.

6.11 Earthworks and remediation

6.11.1 An Enabling Works application for the Gas Holder Triplets site which includes site preparation works, site excavation works and piling was approved in September 2014 (ref. 2014/4856/P). As part of the Enabling Works application an Earthworks and Remediation Plan (ERP) was approved. The ERP covers achieving appropriate site levels and ground conditions, including contamination matters. The scope of the earthworks considered as part of the ERP included those required for general landscaping and public realm works associated with the future development of the site (including any tree pits, site level changes and drainage required) and the excavation of an area for a basement. There are no additional earthworks or remediation required as part of this Reserved Matters Submission, beyond those set out in the ERP approved as part of the Enabling Works application. The information to satisfy Condition 18 has therefore already been approved as part of the Enabling Works application (ref. 2014/4856/P).

6.12 EIA

6.12.1 An Environmental Statement was submitted with the original outline planning application in accordance with the relevant EIA Regulations. That statement, together with other environmental information (listed elsewhere in this report), was duly considered before outline planning permission was granted on 22 December 2006. Officers are satisfied that the environmental information already before the Council is adequate to assess the environmental effects of the development and that further environmental information is not required. Officers have taken the environmental information into consideration in making their recommendation that the reserved matters should be approved

7. CONCLUSION

- 7.1 These applications are for the erection of buildings inside the re-erected gas holder frames. The proposals comply with the parameters set down in the outline permission in terms of land use, floorspace and access. The proposed development seeks to retain the architectural integrity of the building with sensitive, unique and well considered architecture to facilitate the future use of these industrial and architectural important structures. Furthermore, the proposed new buildings are considered to be of exceptionally high quality and are considered to bring a redundant historic element of the site back into use through enhancing the setting of the listed buildings and the character and appearance of Regent's Canal Conservation Area. The alterations are also considered to preserve and enhance the heritage value of the listed structures in compliance with condition 54. The principles of sustainable and inclusive design have been incorporated into the design in line with the outline permission.

RECOMMENDATION

- 7.2 That members approve the Listed Building Consent application to erect the Gas Holder Triplet frames; the reserved matters application for the Triplets Site in Development Zone N (subject to the conditions attached); agree to discharge the relevant associated conditions that form part of the outline planning permission granted 22/12/08 (2004/2307/P).

8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

Condition(s) and Reason(s): **2014/6386/P**

- 1 Prior to commencement on the relevant part of the development hereby approved details of all external lighting to include location, design, specification, fittings and fixtures (including means of reducing light spillage) shall be submitted to and approved in writing by the local planning authority.

Reason: To safeguard the appearance of the premises and the character and appearance of the conservation area, to protect residential amenity and to conserve biodiversity by minimise light pollution in accordance with the requirements of policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 2 Prior to commencement on the relevant part of the development hereby approved details of all bollards to include location, design, specification, fittings and fixtures shall be submitted to and approved in writing by the local planning authority.

Reason: To safeguard the appearance of the premises and the character and appearance of the conservation area, to protect residential amenity and to ensure inclusive access for all in accordance with the requirements of policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP29 of the London Borough of Camden Local Development Framework Development Policies.

- 3 A large sample panel (approx. 2m x 2m) of the granite setts demonstrating the proposed colour, texture, sawn tops and the depth and width of mortar shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To ensure that the public realm would be accessible to all and to safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24, DP25, and DP29 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Prior to commencement on the relevant part of the development hereby approved the following details shall be submitted to and approved in writing by the local planning authority:

a) Detailed drawings and/or samples as appropriate of all external materials and finishes. The material under this condition shall be displayed in the form of a samples board to be retained on site for the duration of the relevant works.

Thereafter, the relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans KX_WEA823_A_N1_9000-9050 (All rev P1); -9116-9120 (All rev P1); KX_SM10375_L_N1_4106 01; -4107 01; TOWN279.4.1(08)5001 R06; -5002 R05; -5003 R02; -7001 R04; -7002 R01; -6101 R02; -6102 R02; -6103 R02; -6201 R02; -6202 R03; -6203 R03; -6301 R02; -6302 R02; -6303 R02; -6401 R02; -6402 R02; -6403 R03; -6404 R02; -6405 R03; -6501 R03; -6502 R02;

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 You are reminded that Part d) of condition 54 is only partially discharged and a contract for the re-erection of the frames still needs to be submitted in line with outline permission 2004/2307/P.
- 3 The following conditions on the outline permission (ref 2004/2307/P) relating to the

relevant subject areas described in this reserved matters and approval of details application are now partially or wholly discharged: 6, 9, 10, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 31, 33, 34, 35, 36, 37, 38, 39, 42, 42A, 43, 45, 46, 48, 49, 50A, 51, 53, 54, 60, 64, 65, 66 and 67. You are however reminded of the need to comply with all the ongoing requirements of the controlling conditions of the outline permission, and where relevant, the recommendations of the various method statements and reports which have been approved pursuant to conditions.

- 4 The applicant/developer should refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained (<http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>).
- 5 The applicant/developer is advised that any oversail, encroachment or access to the waterway requires written consent from the Canal & River Trust.
- 6 Network Rail strongly recommends that the applicant/developer contact its Network Rail's Asset Protection LNE team at AssetProtectionLNE@networkrail.co.uk prior to any works commencing on site. More information can also be obtained from their website at www.networkrail.co.uk/aspx/1538.aspx.

Conditions And Reasons: **2014/6636/L**

1 The works hereby approved are only those specifically indicated on the drawings referred to above.

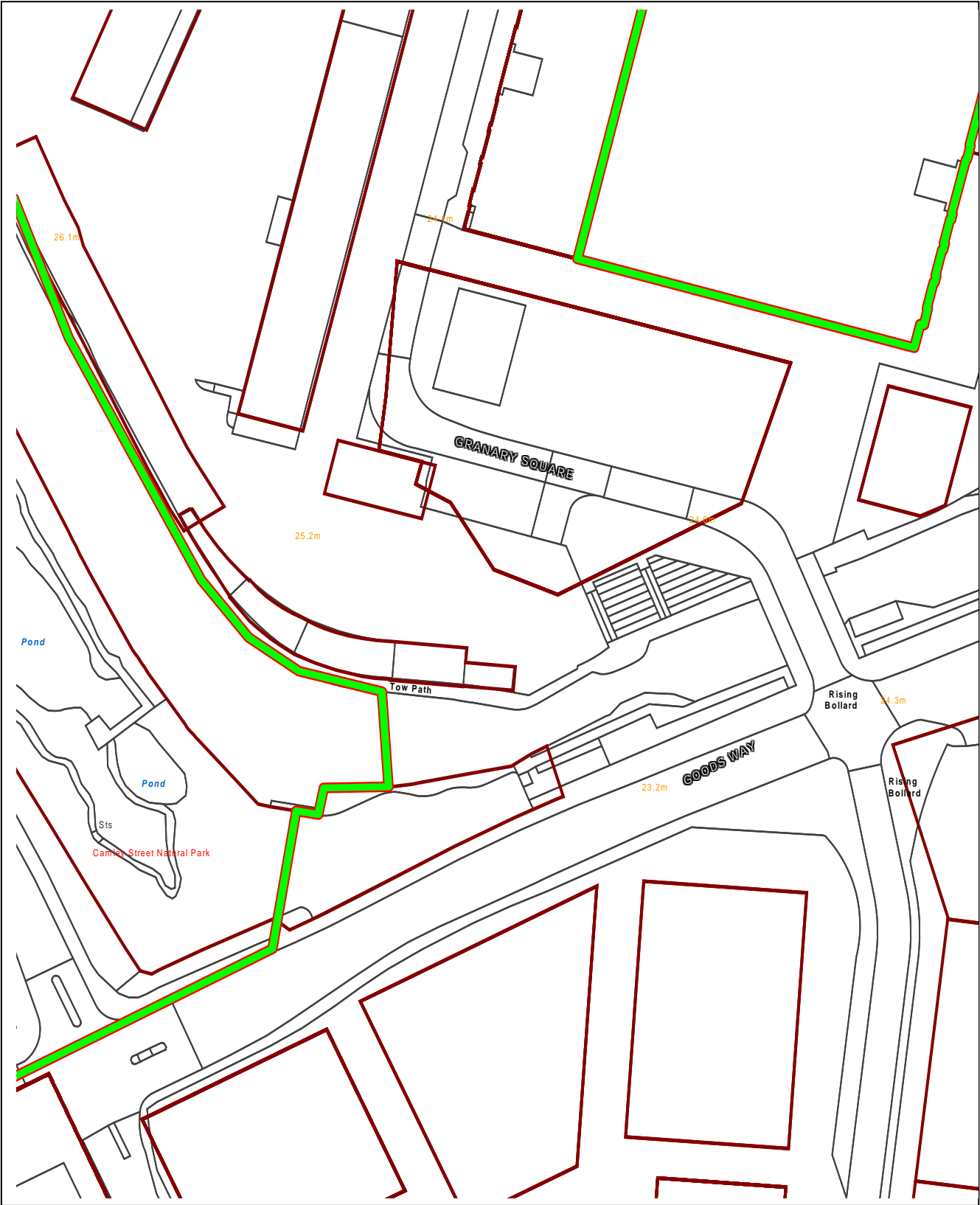
Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.


Informative(s):

1

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

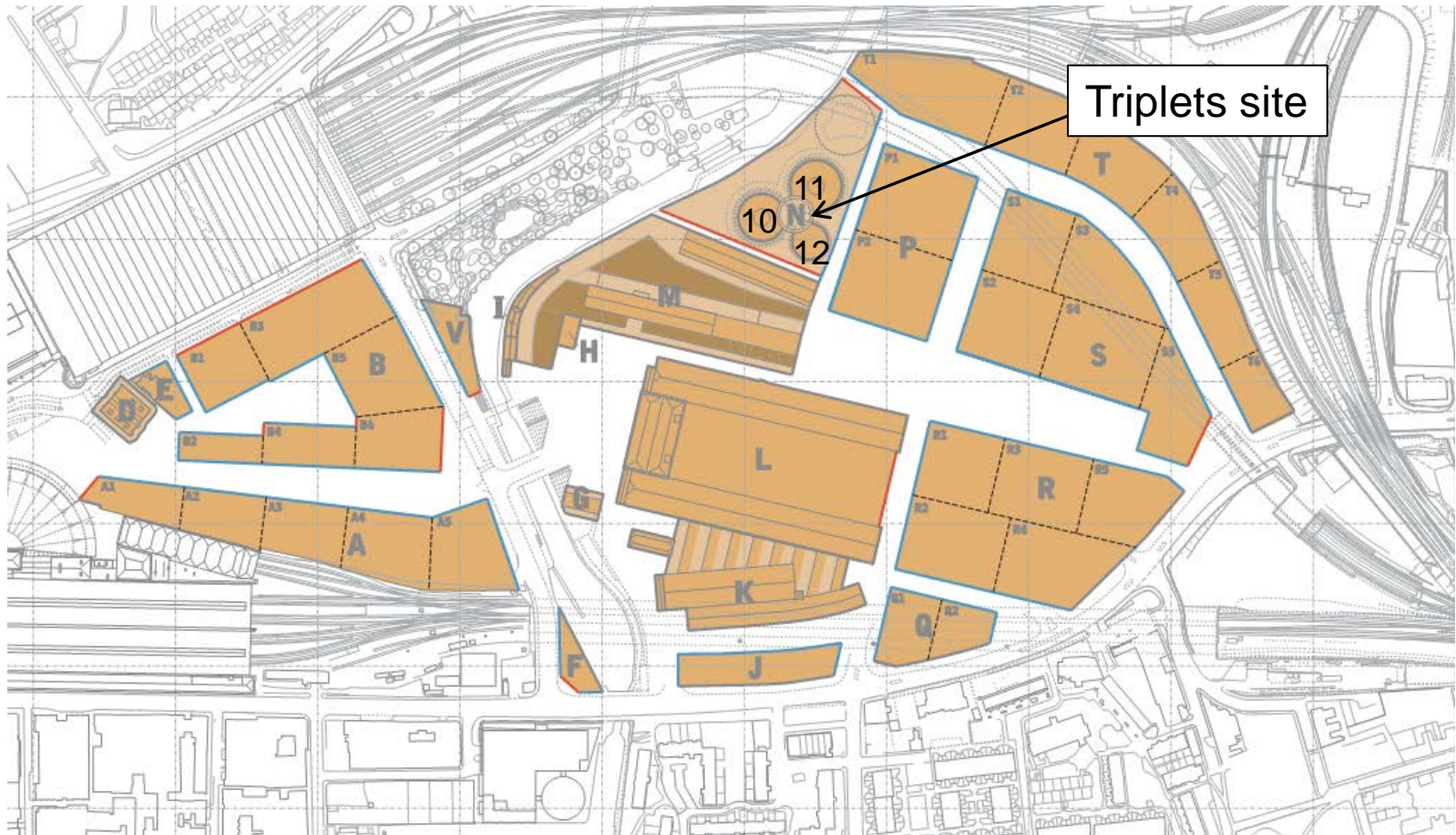


| | | | |
|---|---|--|---|
| | <p>Application No: 2014/6386/P and 2014/6636/L</p> <p>Kings Cross Central Gas Holder Triplets York Way London N1C</p> | <p>Scale: 1:1250</p> <p>Date: 5-Dec-14</p> | <p>N</p>  |
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Site context



Site context



Site photos – old photos of triplets in original location



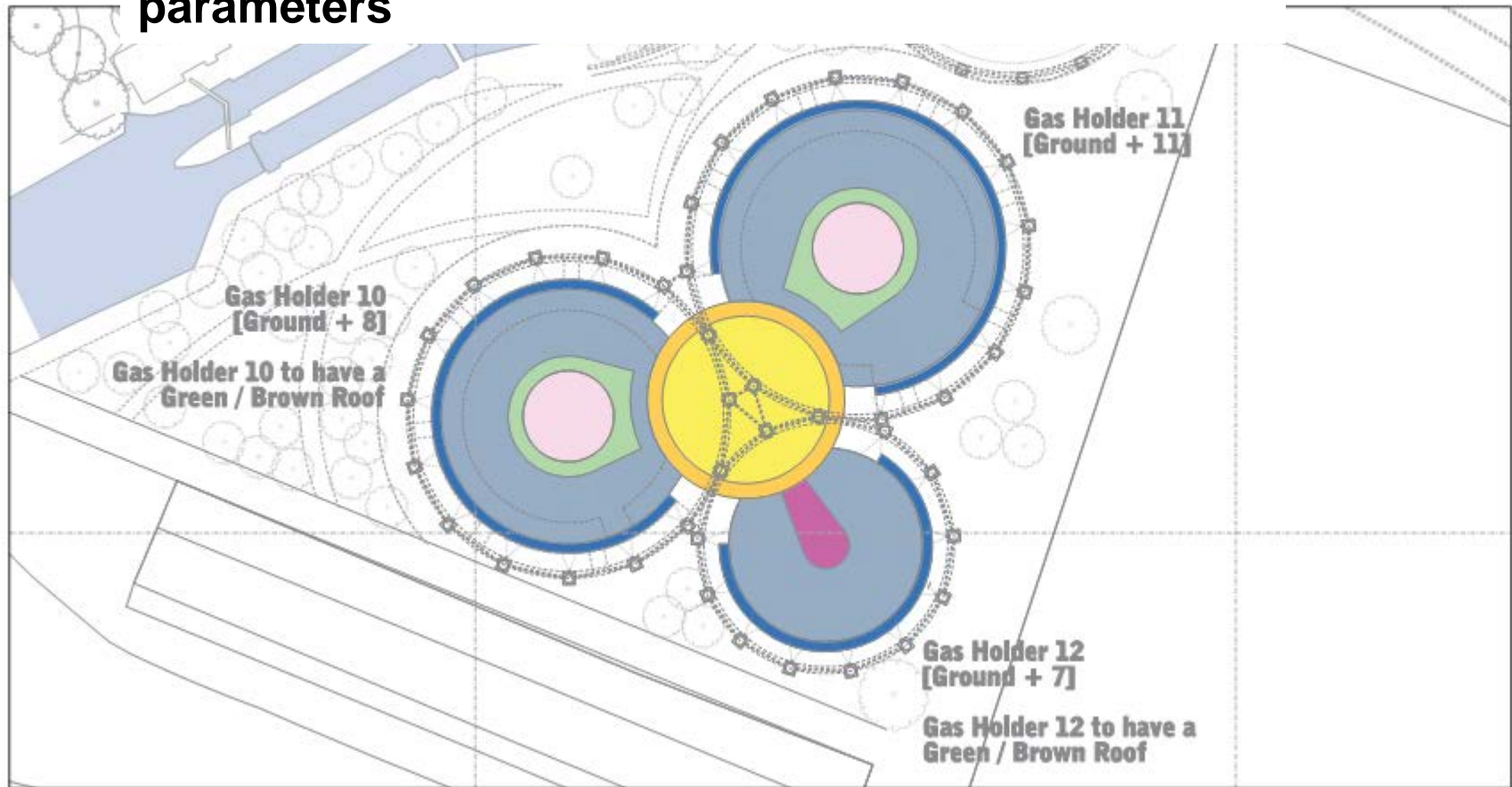
Site photos



Triplets site



Outline planning permission – Planning parameters



- Extent of Residential Development with Potential for Restaurant Use at Level 11 (Gasholder 11) and Other Public Uses at Ground Floor Level
- External Balconies
- Courtyard Garden
- Aerial Walkway
- Development Footprint at Ground Level
- Balcony Access
- Landings
- Landings at Level 1 with Atrium Above

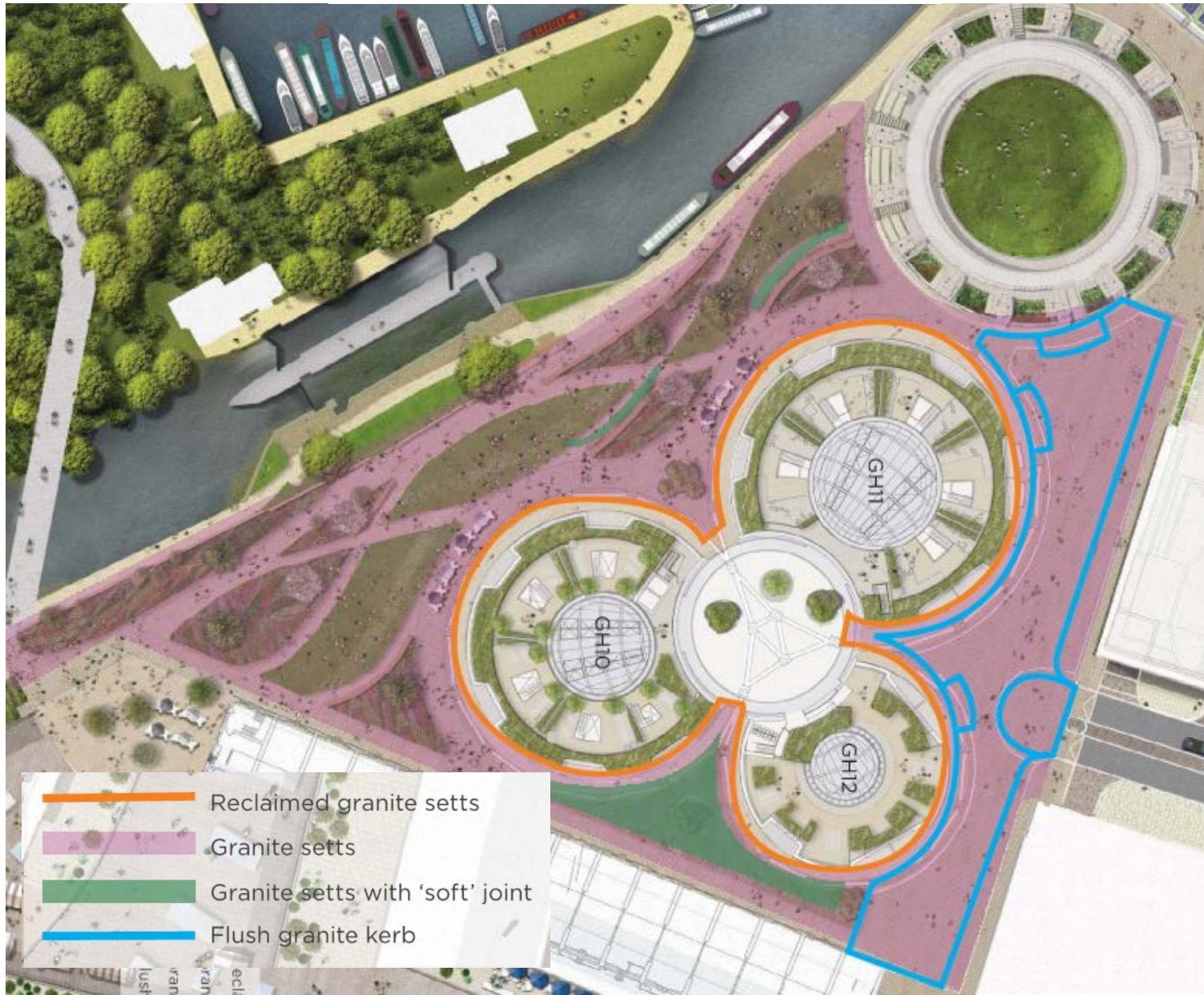
NB: The precise siting and orientation of the gas holder guide frames, within development zone N, would be agreed with the LPA later, following the grant of outline planning permission.



Proposed site plan



Proposed hard landscaping

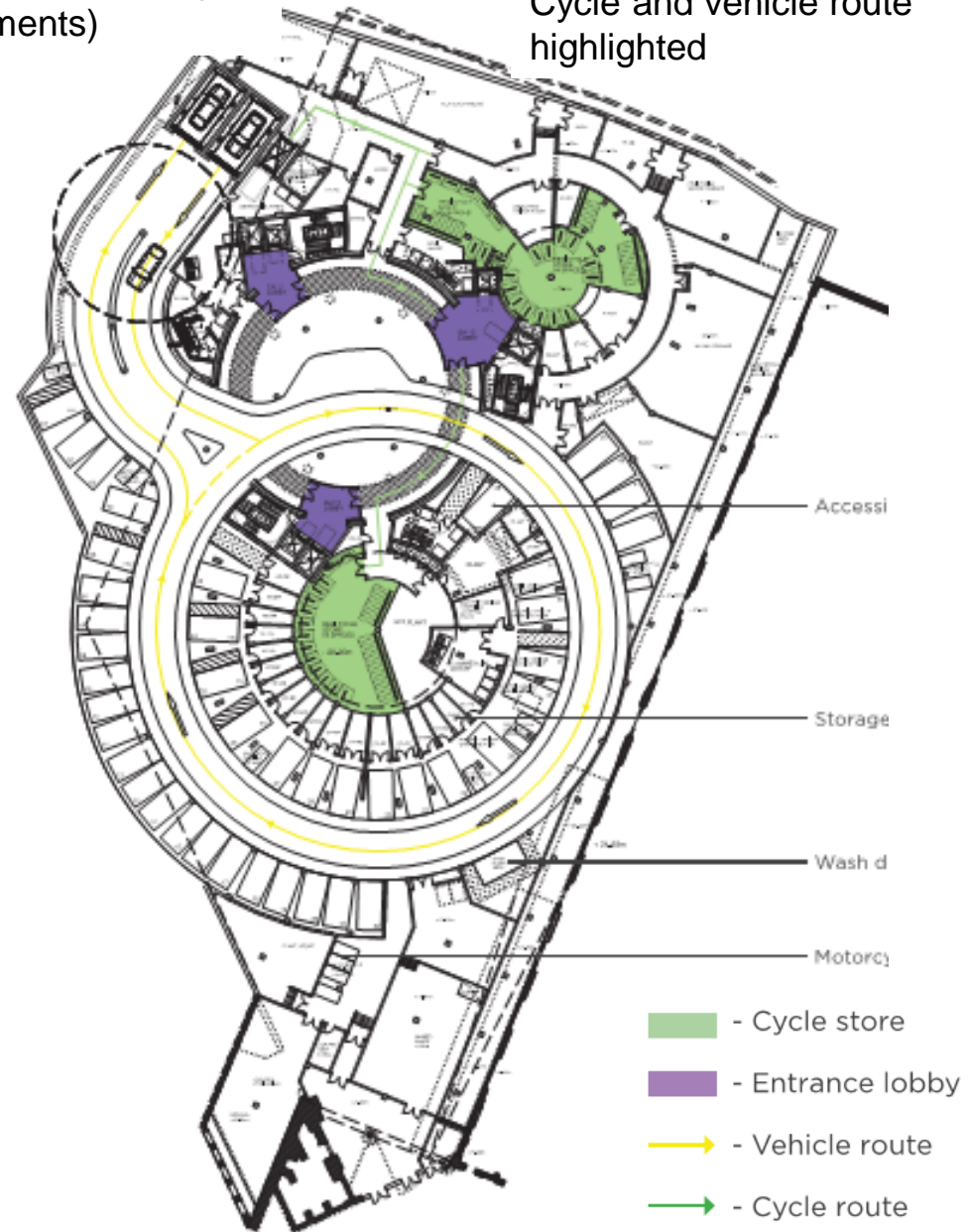
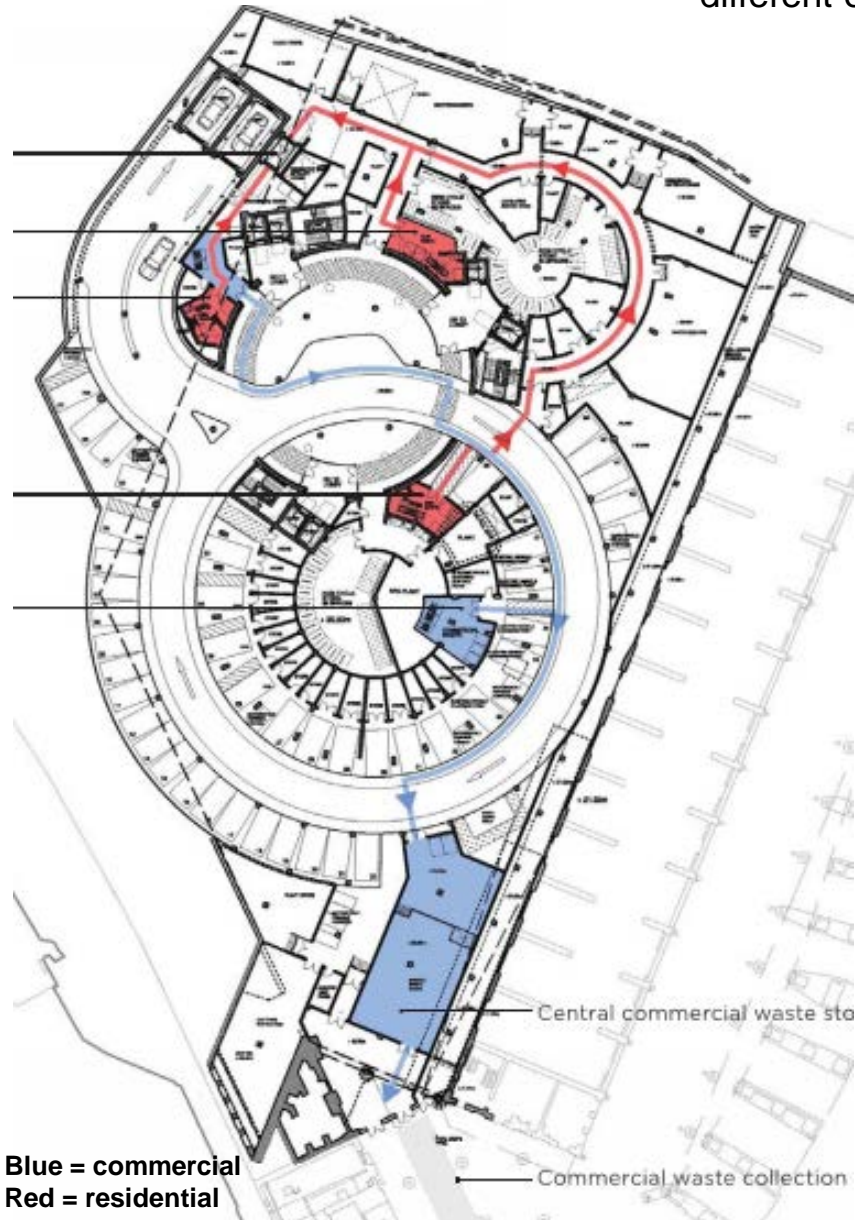


Proposed basement plan

(only 1 level but 2 plans showing different elements)

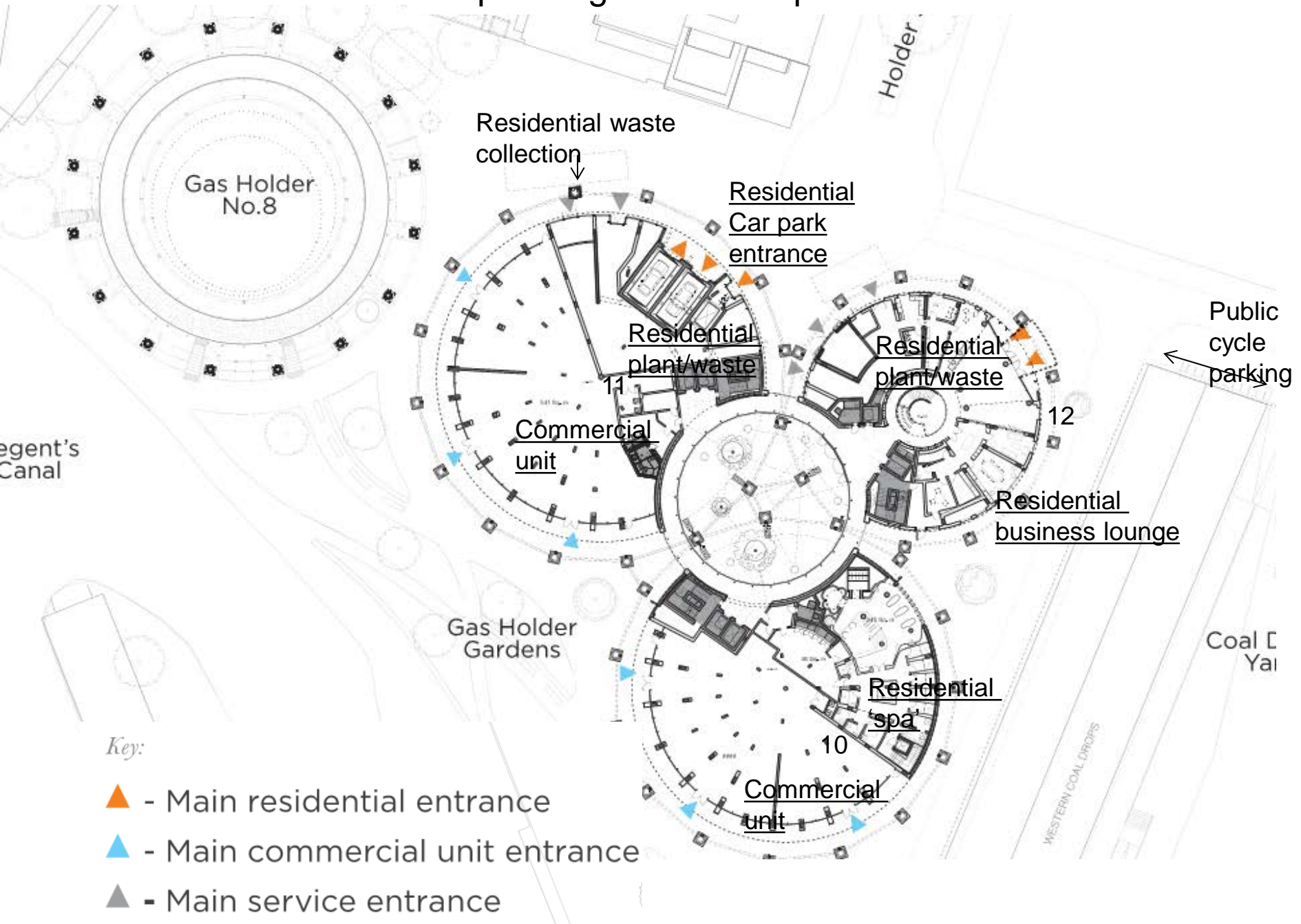
Cycle and vehicle route highlighted

Refuse areas highlighted

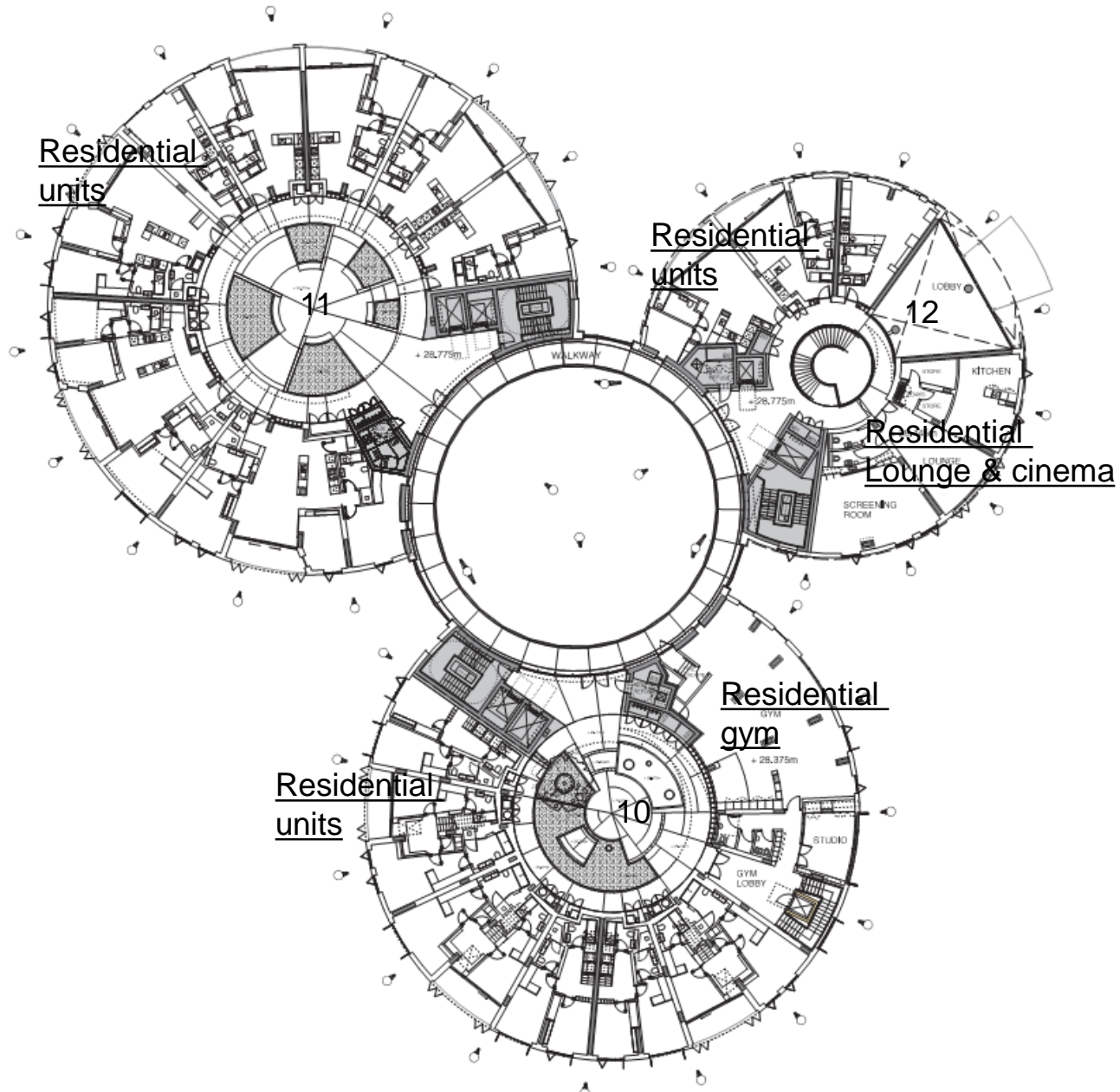


Blue = commercial
Red = residential

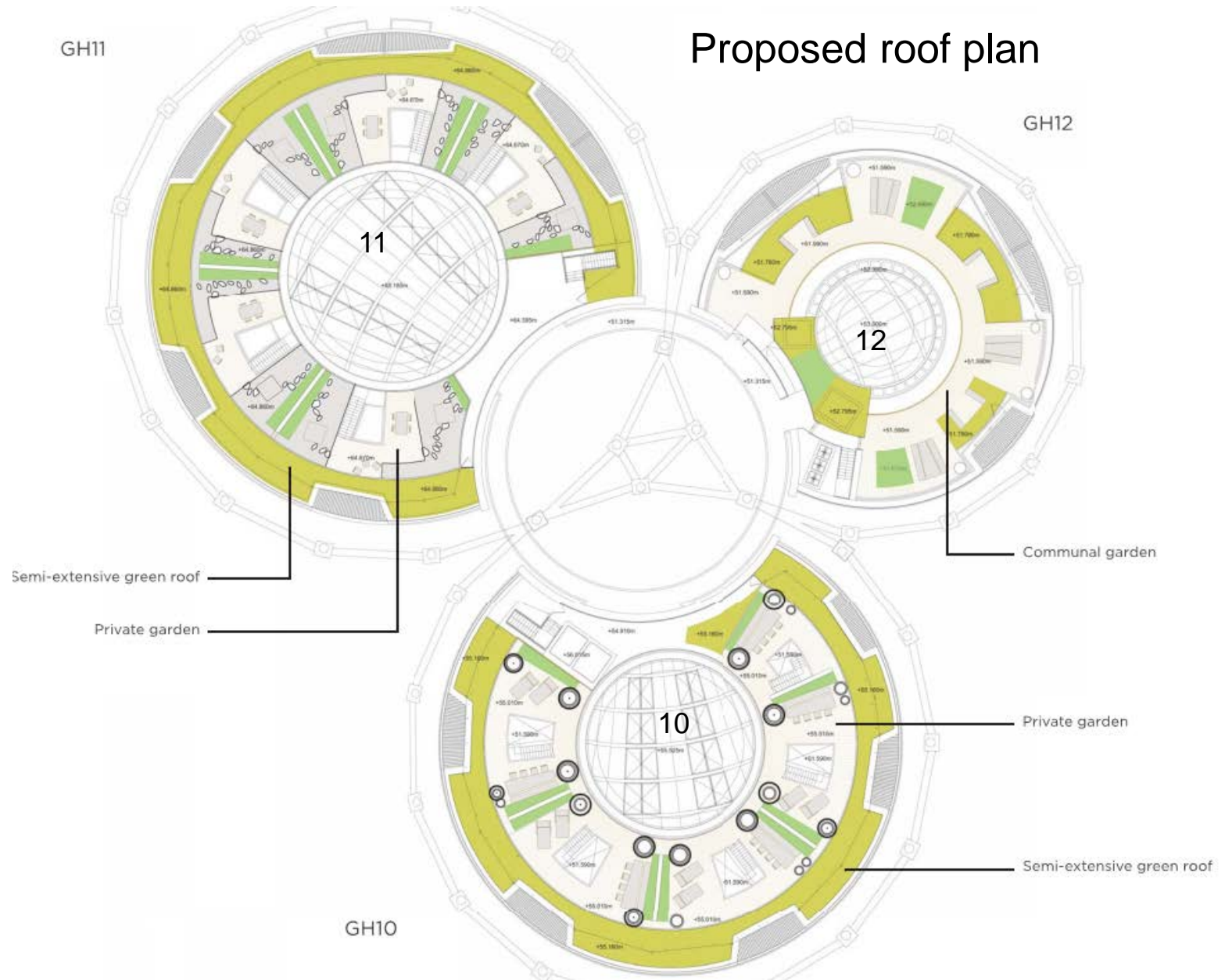
Proposed ground floor plan



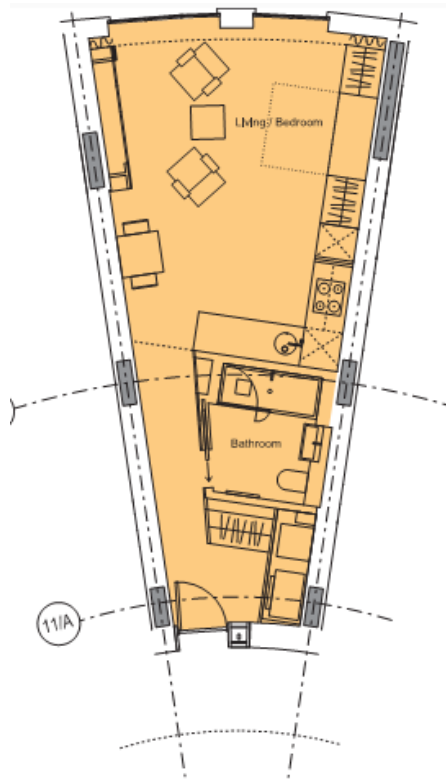
Proposed first floor plan



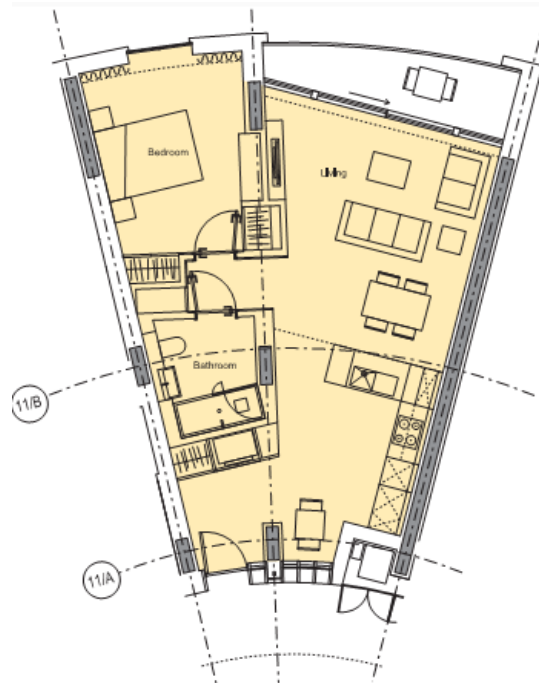
Proposed roof plan



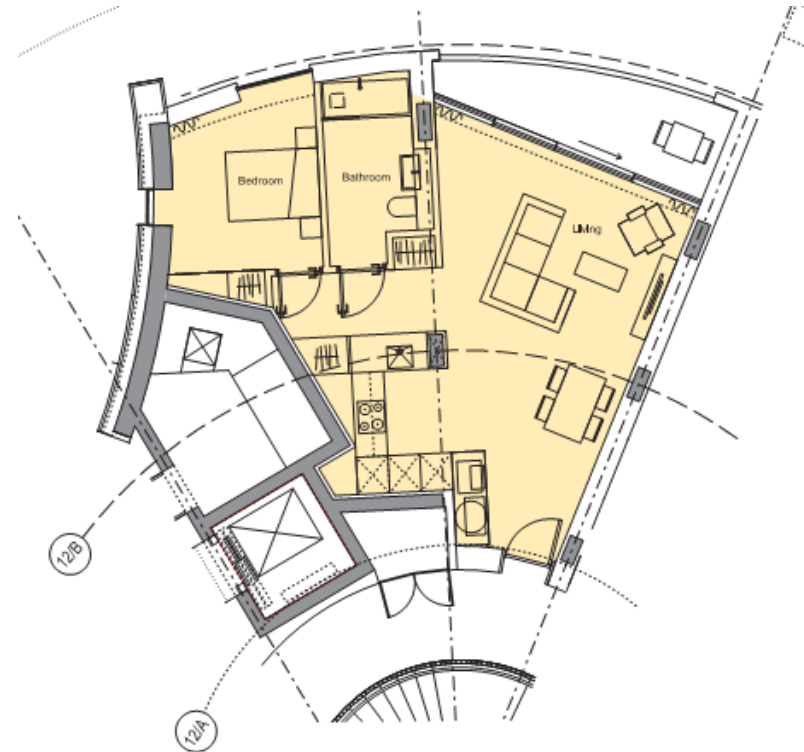
Examples of flat layouts – studio and 1 bed units



Apartment Type 1-0 / Studio - 2P
41 Sq m (NIA)

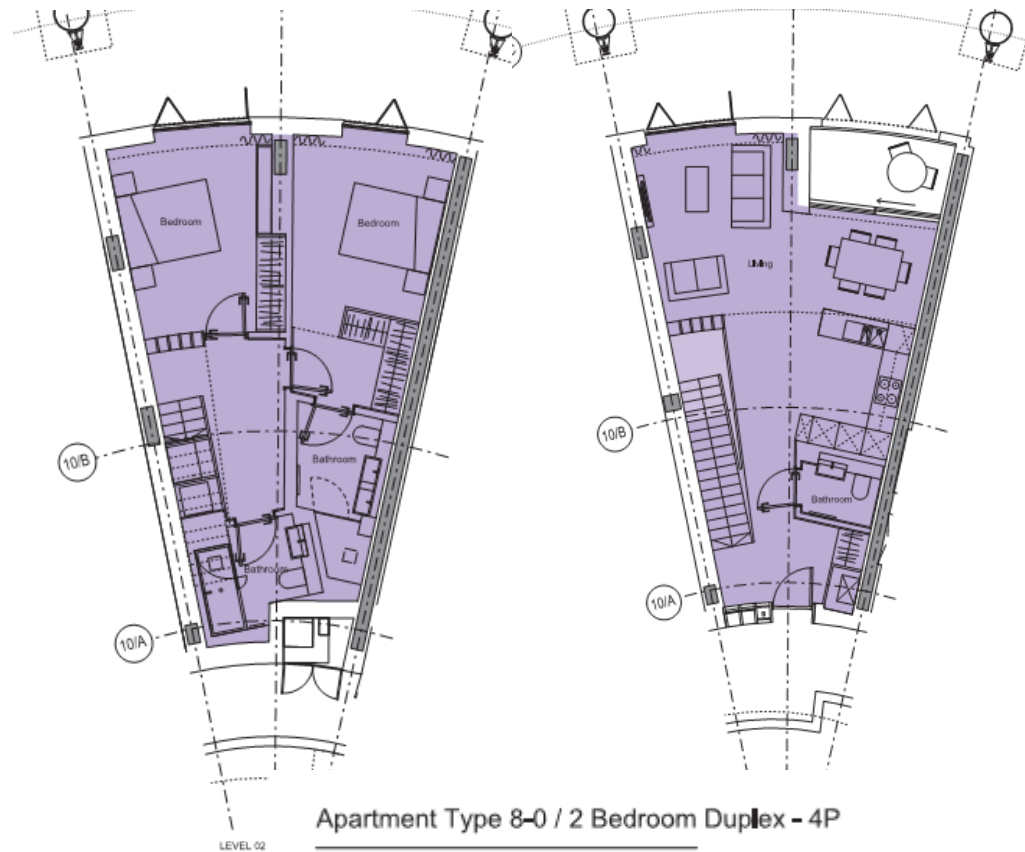
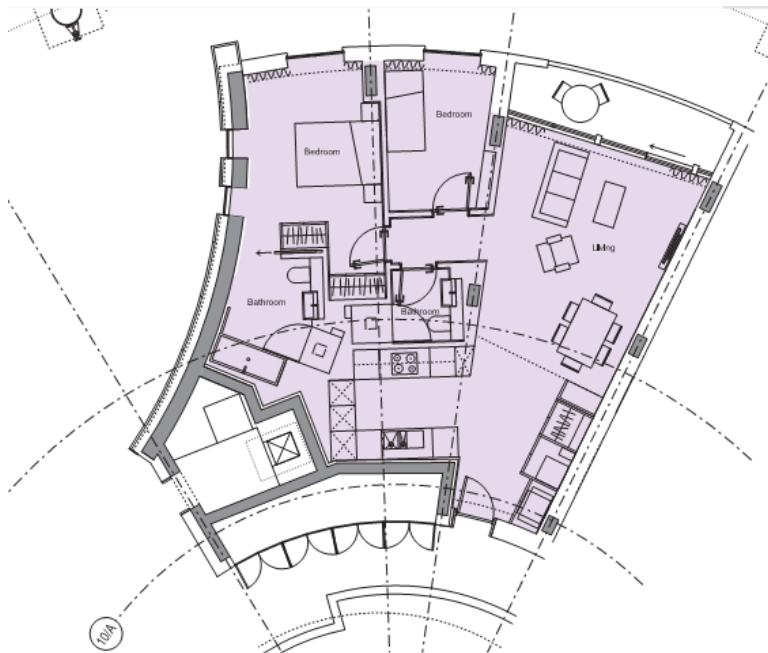
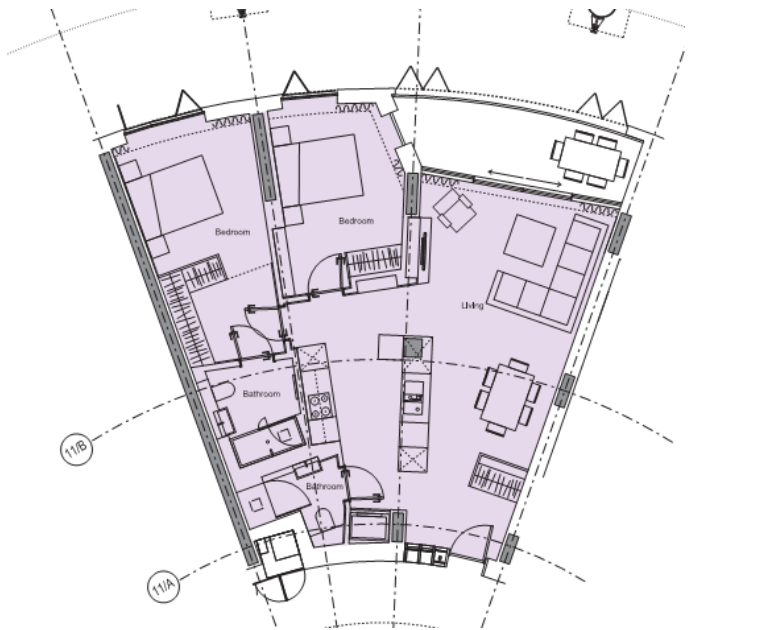


Apartment Type 2-0 / 1 Bedroom - 2P
60 Sq m (NIA)
Wheelchair adaptable unit



Apartment Type 3-1 / 1 Bedroom - 2P
54 Sq m (NIA)

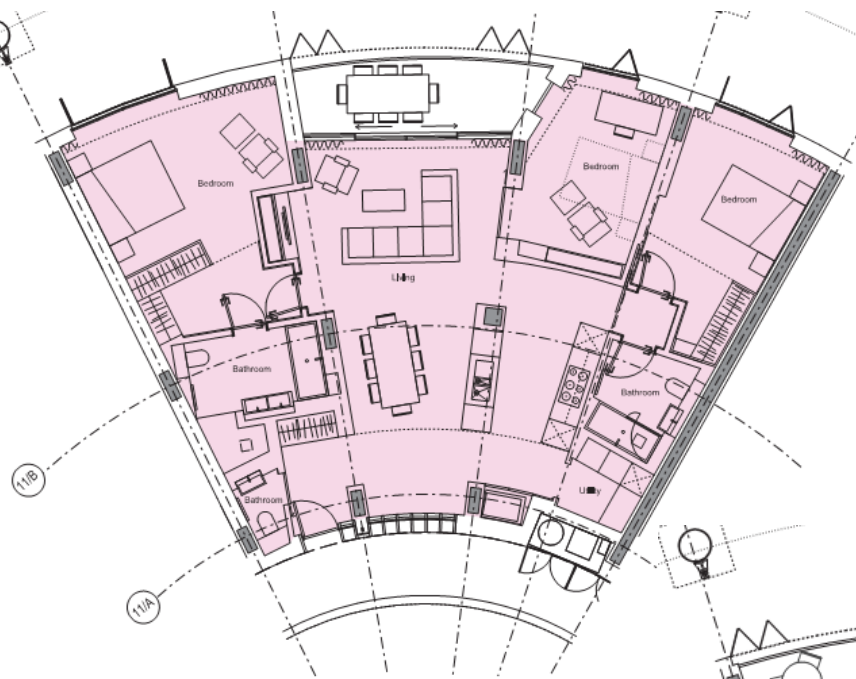
Examples of flat layouts – 2 bed units



Apartment Type 8-0 / 2 Bedroom Duplex - 4P

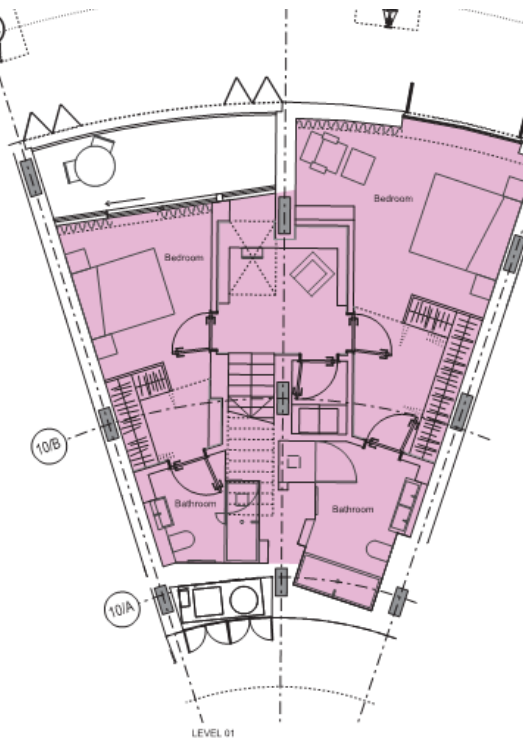
90 Sq m (NIA)

Examples of flat layouts – 3 bed units

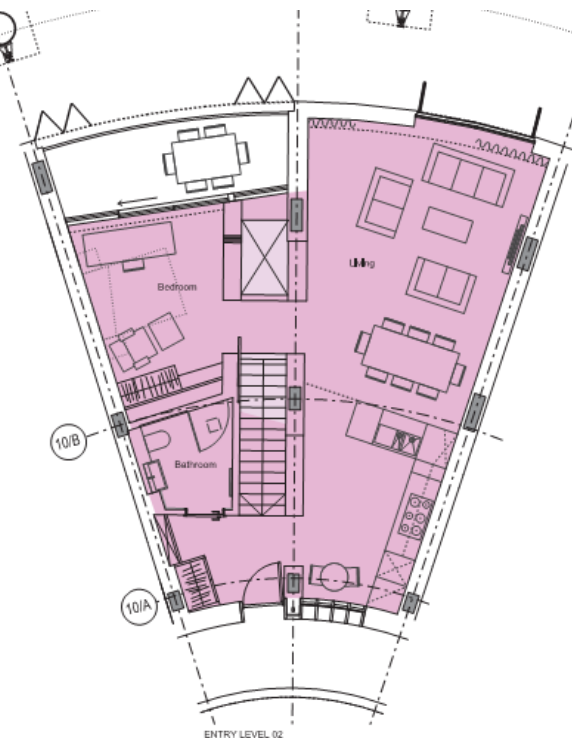


Apartment Type 7-0 / 3 Bedroom - 6P

126 Sq m (NIA)
Wheelchair Adaptable



LEVEL 01



ENTRY LEVEL 02

Apartment Type 9-0 / 3 Bedroom Duplex - 6P

127 Sq m (NIA)

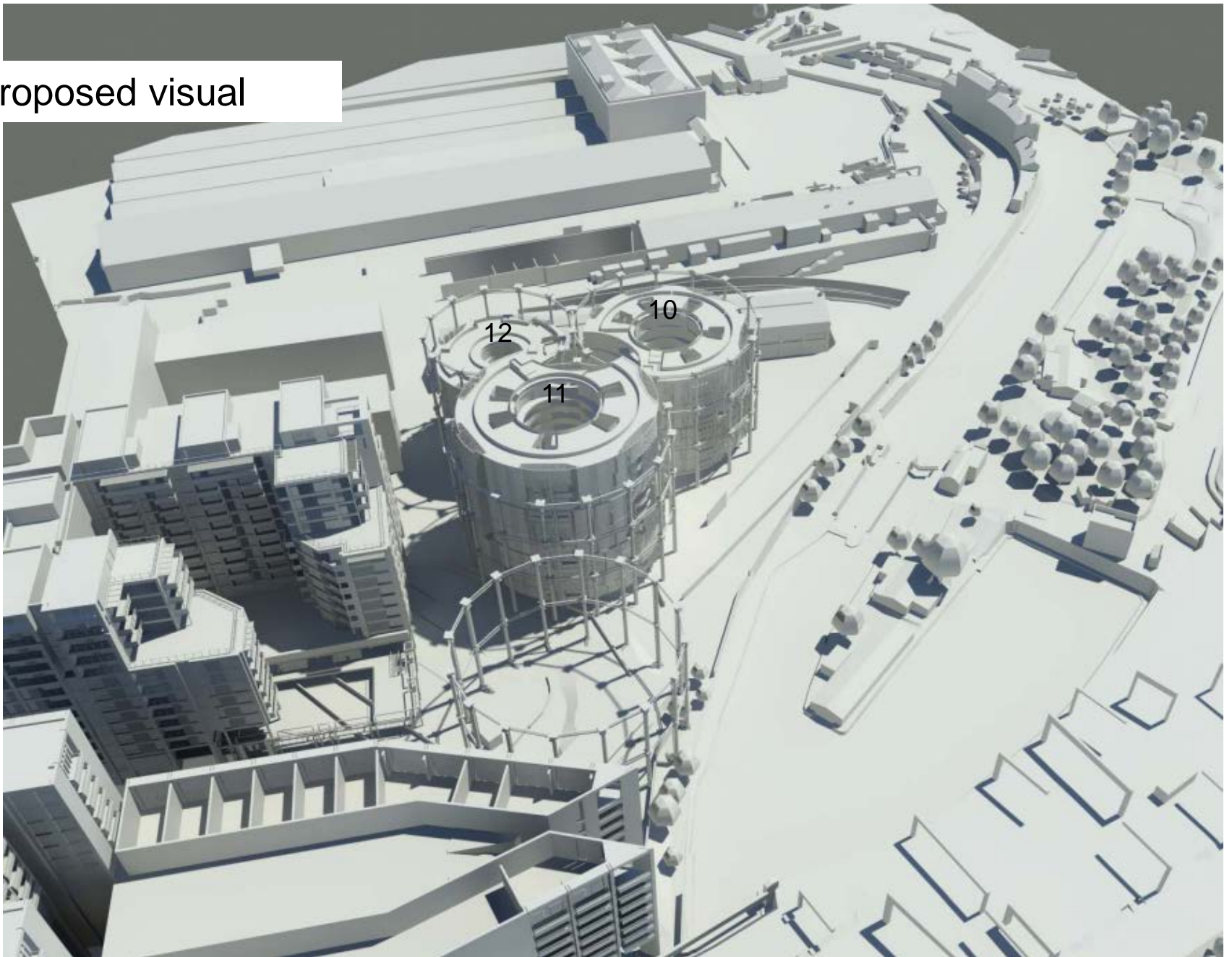
Proposed elevations – view from canal



ne 1



Proposed visual



Proposed elevations – view from canal looking west



Proposed elevations – view from canalside park



Proposed elevations – view from canal looking east



Proposed view skywards from central courtyard

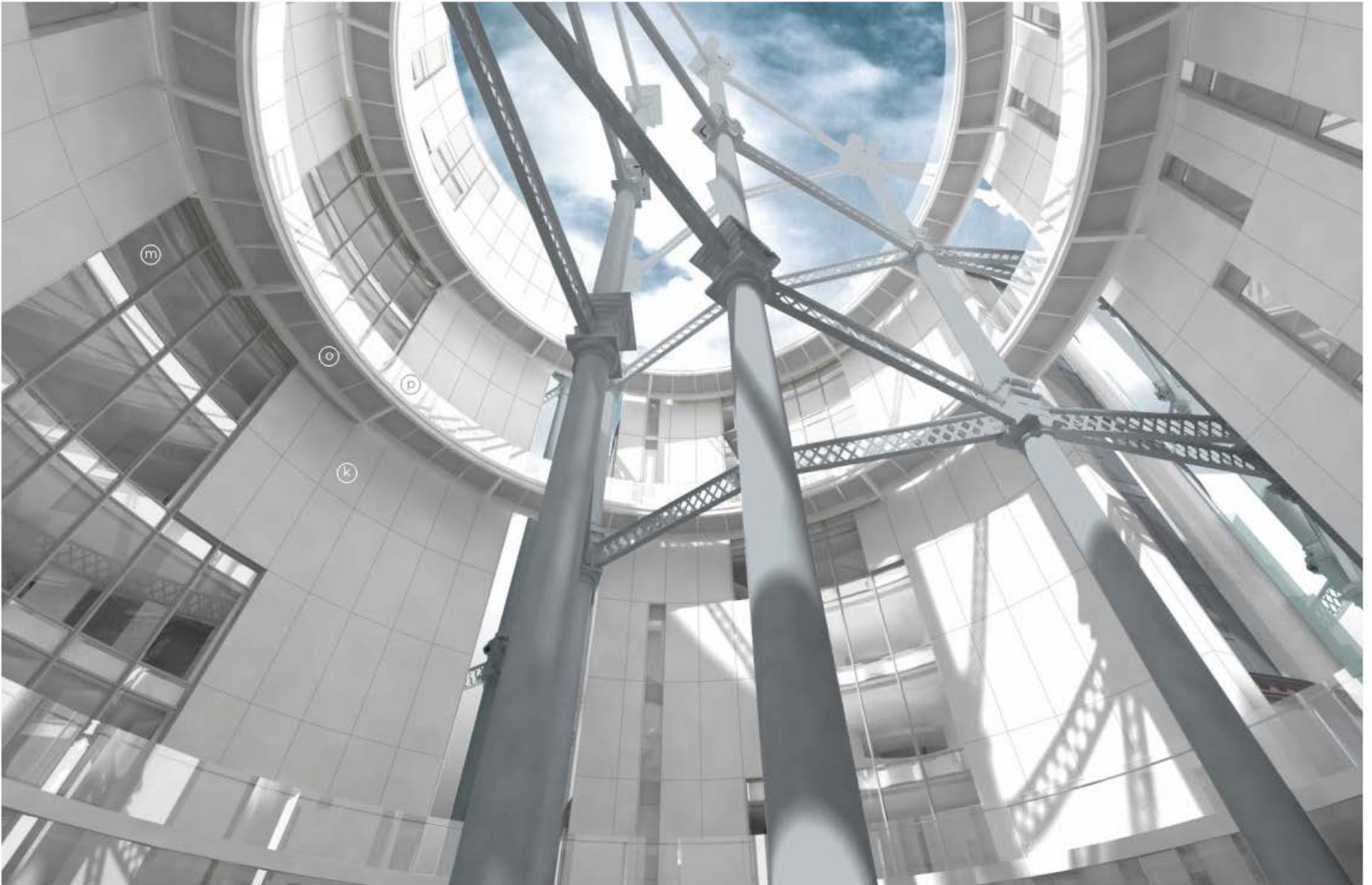


Figure 96: Facade zone 3: Central courtyard with Siamese side frames

Proposed material palette



Figure 65: Proposed material palette - a) Metal panel cladding (detail)



Figure 64: Proposed material palette - a) Metal cladding

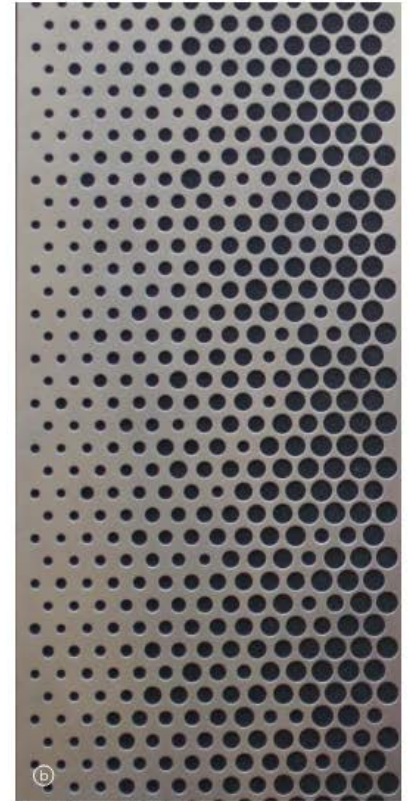


Figure 63: Proposed material palette - b) Shading across metal cladding



Figure 66: Proposed material palette - a) B, c, e) Color swatches for van hilled building



Figure 67: Proposed material palette - c) Steel frame channel color swatches