

Patrick Marfleet  
London Borough of Camden  
5 Pancras Square  
King's Cross  
London  
N1C 4AG

14 August 2018

Dear Patrick

**Building R7, King's Cross Central: Application for Planning Permission for Change of Use from Office (B1 Use Class) to Gymnasium (D2 Use Class)**

This application submission comprises the following documents:

1. Completed Application Form (Application for Full Planning Permission);
2. Cheque for the relevant application fee (£462) – Hand delivered to Camden Council Offices;
3. Drawings – Existing and Proposed Plans;
  - KXC-PLAN-PLAP-32-A-P01 Rev P01
  - P101
  - P102
  - P103
  - P104

**Site Context**

Building R7 sits on a rectangular plot of 57m x 35m, located in the south-east corner of Development Zone R, to the north of the KXC Development site. The building is bound by Plot R8 to the north, Plot Q1 to the east, Handyside Street to the south, and Building R1 to the west. The main façade of the building, on Handyside Street, sits directly opposite the Grade II listed Granary Building and Transit Sheds (University of the Arts London), and diagonally opposite the Midlands Goods Shed and Canopies. The North West corner is adjacent to Jellicoe Gardens (formerly the Zone R Gardens).

The proposed unit sits in the north east of Building R7 and is split over two floors: ground and mezzanine, with floorspace measuring 524m<sup>2</sup> GEA.

### **Proposal**

The proposal will comprise a two studio gym with standard supporting amenities (showers, changing rooms, reception etc). The main gym, with personal training area and ancillary event/educational space will be located at mezzanine level. The ground floor features the associated male and female changing rooms, alongside an ancillary café and co-working space. The gym will have a unique focus on TRX suspension training, and the proposed operating hours would be 06:00 – 22:00, on par with similar gym opening times.

The business would generate employment for approximately 6 full time staff and 10 part time staff (fitness instructors).

### **Conclusion**

The proposals have been developed through a process of pre-application consultation between King's Cross Central Limited Partner (KCCLP) and Officers at LB Camden. The proposed change of use to one unit within Building R7 will help to enrich the leisure offering in the area and add to the vitality of the area.

We trust that you have sufficient information to validate and determine the application and shall contact you shortly to confirm this. If you have any queries in the meantime please do not hesitate to contact me.

Yours sincerely



**Kate Hogarth**

Project Manager (Planning)

[Kate.Hogarth@argentllp.co.uk](mailto:Kate.Hogarth@argentllp.co.uk)