

Camley Street – Kings Cross

Amendment to South Elevation to provide level access to the Lower Ground Floor Commercial Unit No. 1 following Planning Permission ref. 2014/ 4381/ P dated 30th March 2015.

1. Introduction

This document summarises the proposed amendment to the Local Planning Authority approved scheme ref. 2014/4381/P:

'Demolition of existing warehouse building (Class B8) and redevelopment for a mixed use building ranging from 8-12 storeys comprising 1,620sqm employment floorspace (Class B1), 154 residential flats, the provision of a public ramp access to the Regents Canal towpath, and associated landscaping and other works relating to the public realm.'

2. Proposed Amendment

Amendment to South Elevation to provide level access to the Lower Ground Floor Commercial Unit No. 1 following Planning Permission ref. 2014/ 4381/ P dated 30th March 2015.

3. Existing Access

In the approved scheme, the proposed access to 'Commercial Unit 1' is from Ground Floor level only, through Lift No. 3 or Stair No. 3 provided in a communal Lobby (outlined in red on adjacent image). There is currently no level access proposed for Commercial Unit 1. It was found that lack of pedestrian level access from the Canal Level would have detrimental impact on the prospective commercial occupiers.

4. Proposed Access

The objective of this planning application is to maximise circulation space at Lower Ground level and to improve the usage of the Commercial Unit 1 for future occupiers by providing level access from Lower Ground level. Furthermore, the proposed new access aims to open up the commercial space into the Canal Level, which will encourage the use of the canal.

5. Design Consideration

The proposed new access doors have been designed in keeping with the approved scheme in relation to design (style) and sitting within the glazed façade.

