

Submission Statement including Design and Access Statement

Unit 2 Gasholder Triplets

King's Cross Central, London

12 September 2018

1. Introduction

This Submission Statement is submitted in support of an application for planning permission for a change of use of Unit 2 on the ground floor of the Gasholder Triplets, King's Cross Central, from a flexible retail unit (A1/A3/A4/A5 Use Class) to a yoga and Pilates studio (D2 Use Class).

The Gasholder Triplets received Reserved Matters approval in December 2014 (ref. 2014/6386/P) for the re-erection and re-use of the Grade II listed Gasholder Triplet guide frames for residential use, comprising 144 apartments spread across three buildings located within the guide frames, referred to as Gasholder 10, Gasholder 11 and Gasholder 12. Minor amendments to Gasholder 11 including a change from 144 to 145 units overall were approved in 2016 (ref. 2015/6364/P). The three buildings, now complete, are set around a landscaped Central Courtyard serving as both the entrance to apartments and amenity space for residents. Ancillary residential facilities (including a gym, spa, screening room and business lounge) are included at ground and first floor levels with retail uses (Use Classes A1/A3/A4/A5) located at ground floor level. Unit 2, the subject of this application, is a semi-circular segment of Gasholder 11 with a glass façade looking out over Regent's Canal.

The proposed principal use is for a yoga and Pilates centre (Use Class D2), with ancillary treatment rooms for treatments such as massages and physiotherapy, and a small ancillary café in the reception area serving smoothies and snacks.

The site location and submission boundary for Unit 2 are shown on the submitted drawings:

- Site Location Plan KXC-PLAN-PLAP-37-A-P01
- Existing Ground Floor Plan EX01 (for information)
- Proposed Ground Floor Plan P01 (for approval)

2. The Applicant

You will note that the application has been made by Argent (King's Cross) Limited ('Argent'), acting as Asset Manager for the King's Cross Central General Partner Limited (KCCGPL).

3. Submitted Documents

The proposals are fully explained and justified in this Submission Statement, which includes relevant information on design and access. Further, the application is supported by the drawings listed above.

4. Planning Background

As noted above, the application site forms part of the King's Cross Central Development, which received Outline Planning Permission in December 2006 (ref. 2004/2307/P) (Outline Planning Permission).

Gasholder Triplets received Reserved Matters Approval in December 2014, with ref. 2014/6386/P. Minor amendments to Gasholder 11 including a change from 144 to 145 units overall were approved in 2016 (ref. 2015/6364/P). Construction is now complete and the building is occupied.

5. Existing Building and Surroundings

The site of the proposed change of use is on the east side of Development Zone N, immediately to the north of the Regent's Canal and within the Regent's Canal Conservation Area. The scheme and its associated public realm connects Regent's Canal and towpath with the wider KXC development to the north. To the east of the site sits the forthcoming Coal Drop Yards retail and leisure development. Unit 2 sits at the ground floor of Gasholder 11.

6. Proposal

Although Unit 2 is vacant, Gasholder 11 is complete and mostly occupied, so this application seeks a change of use outside of the Outline Planning Permission.

The applicant is seeking full planning permission for a change of use for a vacant unit from flexible retail use A1/A3/A4/A5 to a yoga and Pilates studio (D2 Use Class), as indicated on drawing P01. Unit 2 comprises 552m² GEA of floorspace over two levels. The proposals do not generate any new floorspace.

The proposed principal use is for a yoga and Pilates centre (Use Class D2) with ancillary treatment rooms for treatments such as massages and physiotherapy, and a small ancillary café in the reception area serving smoothies and snacks.

7. Relevant Planning Policies

7.1 Camden Local Plan 2017

The proposals are consistent with the relevant policies in LB Camden's Local Plan adopted in July 2017, in particular:

- C1 (Health and Wellbeing)

"The council will require: development to positively contribute to creating high quality, active, safe and accessible places.

This proposal will provide an outlet for the local community to partake in physical activity and social interaction. These uses will help animate the surrounding area, adding to the sense of safety, activity and community of the area.

- C3 (Cultural and Leisure Facilities)

'The Council will seek opportunities for new cultural and leisure facilities in major, mixed use developments'

The proposed use will diversify the offer to the local community in terms of providing for physical activity combined with the associated ancillary uses. It is considered that the proposal would help enrich the mix of social and leisure uses in the locality, with a large and varied catchment area at the core of the King's Cross area.

7.2 The London Plan

- Policy 3.19 Sports Facilities

"Development proposals that increase or enhance the provision of sports and recreation facilities will be supported."

It is considered that the proposal would help enrich the provision of leisure uses in the locality.

Policy 3.16 Protection and enhancement of social infrastructure

Part B states that: *"Development proposals which provide high quality social infrastructure will be supported in light of local and strategic social infrastructure needs assessments."*

The proposed facility will provide an alternative exercise option, enhancing the offering of high quality social infrastructure in the area.

- Policy 3.2 Improving Health and Addressing Health Inequalities

Part D states that: *"New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles to help to reduce health inequalities."*

This proposal will provide the opportunity for the local community and workers in the surrounding area to engage in physical activity, thus supporting the healthier lifestyle objectives of policy 3.2.

7.3 Draft New London Plan

- GG3 (Creating a Healthy City)

Part B states that: *"To improve Londoner's health and reduce health inequalities, those involved in planning and development must: promote more active and healthy lifestyles for all Londoners and enable them to make healthy choices"*.

The provision of this facility will provide an alternative exercise option, to encourage workers and residents to engage in physical activity and resultantly help to achieve the objectives of policy GG3.

- Policy S5 (Sports and Recreation Facilities)

“In order to ensure that there is sufficient supply of good quality sports and recreation facilities, boroughs should: secure sites for a wide range of sports and recreation activities.”

“Development proposals for sports and recreation should: increase or enhance the provision of facilities in accessible locations, well-connected to public transport and link to networks for walking and cycling.”

The proposal will enhance the sports/recreation offer in the area and is in an easily accessible location by multiple forms of transport including on foot and cycling.

8. Design and Access Statement

8.1 Layout and Access

The proposed yoga and Pilates studio, associated facilities and ancillary café will be located within the existing ground floor unit in Gasholder 11.

As stated above, the proposed use will not make changes to the existing means of access, which was built in accordance with the approved details. Further, the proposed development relates only to the use of the unit and does not give rise to any changes to the adjacent public realm.

Being located in central London the site has excellent public transportation links. King’s Cross St Pancras is less than a 5 minute walk away and its transport hub links six London Underground lines with two national mainline train stations and international high speed rail. London’s five international airports are within an hour away. There are 14 bus routes and significant cycle parking facilities in close proximity to the unit.

8.2 Use and Amount

The proposed use for the unit is D2 (Assembly and Leisure). The primary use will be yoga and Pilates studios, with ancillary treatment rooms and an ancillary café. The size of the unit will remain unchanged at 552m².

8.3 Scale and Appearance

The scale and appearance of the site would remain unchanged, as per the Reserved Matters application approved in December 2014 (ref. 2014/6386/P) and amended in 2016 (ref. 2015/6364/P).

8.4 Landscaping

The proposal does not feature any permanent changes to the landscaping of the surrounding area.