

Seonaid Carr  
Regeneration and Planning  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

14 December 2018

Dear Seonaid,

**Application for Reserved Matters Approval for Building W3, Development Zone W, pursuant to Outline Planning Permission reference 2004/2311/P dated 22 July 2008 for the Triangle Site, King's Cross Central**

**Planning Portal Reference for this submission: PP-07491297**

Please find enclosed a submission in relation to Reserved Matters details for Building W3 in Development Zone W (the Triangle Site). Also enclosed are details in relation to the Full Planning Application for the Habitat Area, which falls within the London Borough of Islington but is submitted to the London Borough of Camden for information. The application is made on behalf of King's Cross Central General Partner Limited ("KCCGPL").

The submission comprises:

- This covering letter;
- The relevant London Borough of Camden application form;
- A receipt for £462 as payment of the application fee;
- Planning Statement (combined for W3 and the Habitat Area);
- Drawing Packages (separate packages for W3 and the Habitat Area);
- Urban Design Report (combined for W3 and the Habitat Area);
- Access and Inclusivity Statement (W3 and the Habitat Area);
- Environmental Sustainability Plan (W3);
- Ecology Report (Habitat Area);
- Earthworks and Remediation Plan Addendum (Triangle Site as a whole, appended to the Planning Statement); and
- Acoustics Report (W3, appended to the Planning Statement).

## **Site Context**

Development Zone W (also known as the 'Triangle Site'), is separated from the larger part of the KXC Development (the 'Main Site') by York Way and straddles the boundaries of both the London Borough of Camden ('LBC') and the London Borough of Islington ('LBI').

Outline planning permission for the mixed-use redevelopment of the Triangle Site was granted on 22 July 2008 by the Secretary of State with references APP/V5570/A/07/2051902 and APP/X5210/A/07/2051898 (the 'Triangle Outline Planning Permission'). That permission permits 3 buildings – W1, W2 and W3 (referred to within the Triangle Outline Planning Permission as Block A, B and C respectively) – located around a new central amenity space (the 'Podium Garden') and served by a new access road to the north of W1 (the 'Northern Gateway').

Reserved Matters details for Buildings W1 and W2, both residential buildings, were approved in 2016 by LBI (ref. P2016/1030/RMS) and LBC (ref. 2016/1530/P and 2016/4934/P). Applications seeking minor amendments to the approved details for Buildings W1 and W2 were submitted to both Boroughs in November 2018. The amendments relate primarily to increased and enhanced residential facilities, and do not alter the concept or principles of the approved scheme.

Landscape details for the Podium Garden, Northern and Southern Gateways and York Way ('Zone W Landscaping') were approved by LBC and LBI in December 2016 (ref. 2016/5195/P) and January 2017 (ref. P2016/3637/RMS), respectively. Minor amendments to the Reserved Matters details for Zone W Landscaping and Public Realm were submitted in December 2018.

The current submission comprises two applications which provide details for the remaining areas within the Triangle Site; namely, a Reserved Matters submission in relation to Building W3 and a Full Planning Application in relation to the Habitat Area. The Habitat Area application falls wholly within LBI, so details are submitted to LBI for approval, and to LBC for information.

## **Building W3 Proposals**

Building W3, designed by Haptic Architects, is a predominantly leisure and fitness building which comprises a gym, a nursery/crèche and a café/retail unit in a three storey building (including ground/podium level). In accordance with the Triangle Outline Planning Permission, which permits up to 3,000 m<sup>2</sup> GEA of health and fitness and related uses within W3, with the potential to incorporate crèche/day nursery facilities (Use Classes D1/D2), the proposals bring forward a total of 1,507m<sup>2</sup> GEA of floorspace, including 725m<sup>2</sup> of gym facilities (Class D2) and 451m<sup>2</sup>

of nursery/crèche space (Class D1). At first floor, a covered terrace of 79m<sup>2</sup> is proposed for the use of the nursery/crèche.

At the southern end of the ground floor of Building W3, a 174m<sup>2</sup> café/retail unit (Classes A1-A4) is proposed. Appendix B of the Triangle Outline Planning Permission permits up to 2,500m<sup>2</sup> of retail (Classes A1-A4) within the Triangle Site, and the total brought forward to date in Buildings W1 and W2 is 671m<sup>2</sup>. While the outline permission did not envisage retail uses within W3, the proposed location is considered appropriate now that the Podium Garden is publicly accessible (following the 2016 NMA Approval). The proposed active ground floor use, together with the southernmost retail unit in W2, would help animate Randell's Road and frame the Southern Gateway, inviting pedestrians to enter the Triangle Site and make use of its amenities.

Therefore, an application for non-material amendments to the Triangle Outline Planning Permission, pursuant to S96A of the Town and Country Planning Act 1990, will follow this submission to enable the provision of retail/café space (Use Classes A1-A4) in this location. Specifically, the application will seek to amend the wording in Appendix B (Floorspace Schedule) to allow retail floorspace to be located within W3. Currently Appendix B describes all retail units as being located in W2 and beneath the amenity space, and having frontage onto York Way.

In addition, Building W3 will provide a fully accessible route to the Habitat Area, linking the ground floor/Podium Garden to the lower ground level/Habitat Area through the communal lift core in the building. A small area of basement beneath Building W3, comprising circulation space and plant, is included within this submission. This connects to the lower ground/basement level beneath Buildings W1 and W2 and the Podium Garden, for which details were approved under the Reserved Matters submissions for Buildings W1 and W2.

### **Habitat Area Proposals**

The Habitat Area proposals have been developed in close collaboration with the London Wildlife Trust and Global Generation, an eco-educational charity with strong links to the local area, who are in need of a permanent base to replace the temporary Skip Garden at King's Cross Central.

Designed by Jan Kattein Architects, the Habitat Area proposals include four small, single-storey buildings (28m<sup>2</sup> classroom, 36m<sup>2</sup> administration space, 39m<sup>2</sup> teaching kitchen and 42m<sup>2</sup> growing tunnel), providing a total of 145m<sup>2</sup> (GEA) educational (Class D1) floorspace (if the growing tunnel is included). The proposed built footprint, including the four buildings and a 24m<sup>2</sup> covered deck adjacent to the classroom, occupies approximately 15% of the Habitat Area site. To minimise this footprint, the circulation spine is externalised and takes the form of a raised timber boardwalk,

touching the ground lightly, allowing for natural rainwater absorption below and providing a habitat for insects and small mammals.

The remainder of the 1,097m<sup>2</sup> Habitat Area site comprises ecology gardens. which will enhance biodiversity, complement the adjacent railway habitat, and support environmental education programmes. The site layout and massing provides a permeable and open appearance dominated by soft landscaping. A small area in the northernmost corner of the site, where the railways converge, is left as an inaccessible 'wilderness' area.

The proposals for the Habitat Area are therefore considered in keeping with the intention for this space. Indeed, they are considered to provide much greater ecological and community benefits than the envisaged 'fenced off area with no public access'. However, since buildings were not envisaged in this location within the Triangle Outline Planning Permission, a full planning application is considered the most appropriate approach for these details. This approach was agreed with LBC and LBI officers during pre-application consultation.

The proposals are set out in detail in the enclosed submission documents. I trust that you will find this application to be in order and I look forward to receiving confirmation that the applications have been validated and are in progress. As always, please do not hesitate to contact me should you have any queries.

Yours sincerely,

Kate Hogarth  
**Project Manager (Planning)**