

Submission Statement

Application for Minor Amendments to the
Buildings T2/T3 Reserved Matters
Approval 2016/3195/P

King's Cross Central General Partner Ltd

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Introduction

- 1.1 Summary of Proposed Amendments and Relevant Planning Conditions

1.0



Summary of Proposed Amendments and Relevant Planning Conditions

This submission proposes minor amendments to Buildings T2/T3, for which details of Reserved Matters were approved in January 2017 (ref. 2016/3195/P).

Buildings T2/T3 are two adjoining eight to eleven storey (excluding ground) office buildings, located in the north western part of the King's Cross Central Development site, within Development Zone T.

At the time of the Reserved Matters submission, there was no known tenant for the building/s. Because of this, Buildings T2-T3 were designed to be either one large building; or two smaller buildings, T2 to the south, T3 to the north; depending on market demand. The approval for the building/s are for primarily B1 office floorplates, with some flexible retail/B1 office space in T2 and some flexible retail/B1 space and flexible retail/B1/D2 space in T3.

A space within the ground floor of building T2 was also approved in the original Reserved Matters approval for D1 use. This was provided to house a Primary Health Care Centre (PHCC), required by the S106 Agreement for the King's Cross Central Development Site, which was envisaged to be located within the building at the time of submission. Two options for the size of this D1 unit at ground floor were shown in the RM submission, one larger and one smaller, dependant on the requirements of NHS England who were due to occupy the space. This is explained further in section 2.9 of this document.

The building's highest point is to the south of Building T2, where it abuts Building T1, stepping down towards its lowest point in the centre, and back up again to the north of Building T3, where it abuts Building T5. Both buildings T1 and T5 adjacent are now complete and occupied, as is Building T6 further to the north.

When complete, the building will complete the terrace along the north western boundary of the King's Cross Central Development Site and the western edge of Canal Reach. The design for the building evolved within this surrounding context and in response to the adjacent public realm along Canal Reach.

Since the approval of Reserved Matters for the buildings, a tenant has been confirmed, to occupy the building in its entirety. This has led to several amendments to the building, including minor adjustments to the internal layout to better suit the functional requirements of the confirmed tenant. These minor amendments are submitted within this document.

These proposed amendments do not alter the concept or principles of the approved scheme. Rather they reflect the evolution of the original scheme that has arisen from design development, alongside the now confirmed tenant. In parallel, the requirements for the Health Centre have changed since the RM approval; the PHCC will now be located elsewhere within King's Cross Central.

Figure 1 opposite shows the location of Building T2/T3 in its immediate context, surrounded by Buildings T1 and P1 to the south and south east, Canal Reach and Building S1 and Plot S3 to the east, Buildings T5 & T6 to the north, and the Development Zone T Service Road (Chill Lane), the Cooling Pod and the railway lines to the west.

Construction works on the building are already underway, with completion anticipated in January 2021.

The proposed amendments are explained in more detail in this document, but include the following:

- Change of use of a part of the ground floor from D1 (Primary Care Health Centre) to B1 office in Building T2; and a reconfiguration also of the spaces and subsequently the uses at ground floor level of the building, including removal of atria enclosures, (change 1 and 7 on the annotated drawings in section 3.2), and as shown on the drawings submitted for approval in section 3.3 within this document. The

associated change in floorspace figures are shown in response to condition 27 within this document.

- Change in internal floor levels, building height, structural slab levels and spandrel heights to reflect changes to the internal services strategy. (change 3 and 6 on the annotated drawings in section 3.2);
- Replacement of vertical brise-soleil with horizontal brise soleil (change 2 on the annotated drawings in section 3.2);
- Introduction of lift at Levels 0-3 and loss of one car parking space at ground floor to the rear (west) of the building (change 4 on the annotated drawings in section 3.2);
- Decrease in the total floorspace by 474m². This is explained and shown in response to Condition 27;
- Reconfiguration of cyclists changing rooms at Level 1 (change 5 on the annotated drawings in section 3.2);

These amendments will result in a building which better reflects the specific needs and demands of its now confirmed occupier and visitors to the building.

Relevant Outline Planning Conditions and Part M of the Section 106 Agreement

Section 2 of this statement explains and justifies the proposed amendments to the approved Buildings T2-T3 with reference to those Outline Planning Permission conditions (attached to 2004/2307/P), and to the S106 Agreement that are directly affected by the amendments, namely:

Condition/Part	Summary Note
Condition 14	Sitewide Floorspace
Condition 16	Urban Design Report
Condition 27	Floorspace
Condition 31	Parameter Plans and Development Specification
Con-ditions 33 & 34	Floorspace Permitted Site-wide and North of the Regent's Canal
Condition 35	Uses Permitted
Condition 36	Floorspace and Development Zones
Conditions 49 & 50A	Car Parking
Part M	Health

The proposed amendments to the approved Reserved Matters

Figure 1: KXC Illustrative Masterplan showing location of Buildings T2/T3 in blue



2.0

Compliance Report

- 2.1 Condition 14: Sitewide Floorspace
- 2.2 Condition 16: Urban Design Report
- 2.3 Condition 27: Floorspace
- 2.4 Condition 31: Parameter Plans and Development Specifications
- 2.5 Conditions 33 & 34: Floorspace Permitted Site-wide and North of the Regent's Canal
- 2.6 Condition 35: Uses Permitted
- 2.7 Condition 36: Floorspace and Development Zones
- 2.8 Condition 49 & 50A: Car Parking
- 2.9 Section 106 Agreement : Part M - Health

2.1

Condition 14: Sitewide Floorspace

“Unless otherwise agreed in writing by the local planning authority and subject to Condition 13, applications for approval of Reserved Matters and/or details pursuant to conditions in compliance with this permission shall be made to the local planning authority with the following provisions:

(a) Application for approval of Reserved Matters and/or details pursuant to conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of three years from the date of this permission;

(b) Application for approval of the Reserved Matters and/or details pursuant to the conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of six years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 140,000 sq metres gross built accommodation;

(c) Application for approval of Reserved Matters and/or details pursuant to the conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of nine years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 210,000 sq metres gross built accommodation;

(d) Application for approval of the Reserved Matters and/or details pursuant to the conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of twelve years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 280,000 sq metres gross built accommodation;

(e) Application for approval of the Reserved Matters and/or details pursuant to the conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of fifteen years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 350,000 sq metres gross built accommodation; and

(f) Application for approval of the Reserved Matters and/or details pursuant to the conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of eighteen years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 420,000 sq metres gross built accommodation;

Provided that reapplications or variations in relation to the same built accommodation which has already To ensure a comprehensive and sustainable development to achieve regeneration, integration and good design, in accordance with the Environmental Impact Assessment, in accordance with policies S1, S2, S3, CKC1, SKC2, SKC3 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 14

The amendments proposed as part of this submission result in a net decrease for Building T2-T3 of 474sqm.

As perviously explained, the Reserved Matters approval for the building included two options for the floorspace figures for the ground floor of Building T2; Option 1 had a Primary Care Health Centre (PHCC) at 1,258 sqm, to comply with the S106 Agreement requirement for a space of 1,250sqm.

Option 2 had a PHCC of 750sqm, which was at the request of NHS England, who were due to occupy the space. Accordingly, a deed of Variation to the S106 Agreement was submitted alongside the Reserved Matters submission to reflect this smaller proposed PHCC within the building.

The floorspace figures for Option 1, as the larger of the two options and therefore the ‘worst case scenario’ in terms of floorspace used, was used

as the figure for Building T2 in subsequent Compliance Reports. As such, it is against the Option 1 for Building T2 that this submission is measured against.

The PHCC is now proposed to be located elsewhere in King’s Cross Central. This is explained further in Section 2.9 of this document.

Since Outline Planning Permission was granted in December 2006, applications have been made for approval of Reserved Matters and details pursuant to conditions involving built accommodation on the Eastern Goods Yard site, the Great Northern Hotel, Regeneration House, the Midland Goods Shed/East Canopies, the German Gymnasium, Fish and Coal and the Eastern Wharf Road Arches, the Gas Holder Triplets, the Coal Drops Yard, Zone A and within plots B1, B2, B3, B4, B5, B6, E1, H, J, P1, P2, Q1, Q2, R2, R3, R4, R5 (North), R5 (South), R7, R8, S1, S2, S5, T1, T2/ T3, and T5. In addition, full planning permission has been granted for student housing on Plot T6, for an educational building on Plot R1 and for additional floorspace within the Coal Drops Yard.

This is reflected in Table 1 opposite, which shows the total floorspace submitted/approved to date. Table 1 demonstrates that the requirements in Condition 14(a), (b), (c), (d), (e) and (f) 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 already been fulfilled.

The Information provided enables the Local Planning Authority (‘LPA’) to monitor the position relative to the Condition and does not require approval.

Table Notes

1 These figures have been adjusted with this submission to reflect the MUGA exclusion applied and explained in relation to Conditions 35 and 36, in all submissions thus far.

2 This figure represents the floorspace below the outline parameter height of 67m A.O.D. as per the Section 106 Agreement dated 11 January 2011.

3 This figure excludes the 82m² GEA relating to the conservatory extension. Approval for this structure and floorspace, which was not envisaged as part of the Outline Planning Permission, was approved separately by a Full Planning Permission, submitted in parallel to that Reserved Matters submission.

4 The total floorspace submitted to date excludes Building R2, since this has been replaced by Buildings R7 and R8. The Building R2 GEAs have been excluded throughout the report from this point on.

5 The R1 floorspace was approved under a separate Full Planning Application; however the figure is reported as part of the site wide totals.

6 This is the figure of the total GEA for the development that is counted against the triggers and threshold of the Outline Planning Permission. This figure comprised 2,071m² GEA within the Reserved Matters Application, and 8,013m² GEA within the Full Planning Application.

7 This figure represents Option 1 for Building T2, i.e. 29,264m² GEA, this being the larger of the two options proposed.

2.1

Condition 14: Sitewide Floorspace

Plot/Zone	Application Ref. Number	Approval Date	Floorspace GEA (m ²)
Eastern Goods Yard (EGY)	2007/5228/P	8 April 2008	55,190
Building R2	2008/5052/P	22 January 2009	48,522
Subtotal (70,000m² by December 2009)			103,712
Building T1 (2009) ¹	2009/0415/P	24 April 2009	28,269
Building R4	2010/0389/P	15 April 2010	11,761
Subtotal (140,000m² by December 2012)			143,742
Building B2	2010/0864/P	30 April 2010	7,098
Building B4	2010/0868/P	30 April 2010	16,824
Building B6	2010/0870/P	30 April 2010	20,853
Great Northern Hotel	2010/3304/P	3 September 2010	4,528
Building T6 ²	2010/4468/P	11 January 2011	16,292
Subtotal (210,000 m² by December 2015)			209,337
Building J	2010/6688/P	11 March 2011	16,265
Great Northern Hotel Minor Amendments	2011/0049/P	14 March 2011	+20
Building R5 (North)	2011/0431/P	8 April 2011	14,237
Building R5 (North) Minor Amendments	2011/4263/P	10 October 2011	-23
Building B3	2011/4090/P	4 November 2011	20,404
Building B1	2011/4713/P	25 November 2011	43,097
Subtotal (280,000m² by December 2018)			303,337
EGY Minor Amendments	2011/6440/P	10 February 2012	+180
Building B3 Minor Amendments	2012/6537/P	7 February 2012	-22
Building B2 Minor Amendments	2012/0902/P	1 May 2012	+78
Building B4 Minor Amendments	2012/0907/P	17 April 2012	+247
Building E1	2012/4147/P	23 October 2012	4,015
Building P1	2012/4741/P	7 December 2012	29,619
Regeneration House	2012/4937/P	12 November 2012	1,002
Building T1 (2013 Revised RM)	2013/0405/P	22 March 2013	+1,404
Building R5 (south)	2013/1573/P	7 June 2013	8,376
Building T5	2013/2481/P	5 July 2013	8,964
Subtotal (350,000m² by December 2021)			357,200
Zone A	2013/4001/P	17 September 2013	85,837
Subtotal (420,000m² by December 2024)			443,037

Figure 2: Table 1 KXC site-wide chronological floorspace totals (GEA in m²).

Plot/Zone	Application Ref. Number	Approval Date	Floorspace GEA (m ²)
Building P1 Minor Amendments	2014/0691/P	18 March 2014	-19
Midland Goods Shed and Canopies	2014/1433/P	13 June 2014	7,223
German Gymnasium (Zone D)	2014/1455/P	12 May 2014	1,225
Pavilion G1 (EGY Minor Amendments)	2014/2247/P	12 May 2014	-46
Building B6 (2014 Revised RM)	2014/4125/P	22 August 2014	-256
Building T1 Minor Amendments	2014/4605/P	10 September 2014	-3
Building B1 Minor Amendments	2014/4693/P	13 October 2014	-17
Fish & Coal Building/EWRA ³	2014/5272/P	27 October 2014	2,405
Gas Holder Triplets	2014/6386/P	18 December 2015	18,327
Building B5	2014/6968/P	22 January 2015	21,851
Building R7	2015/0368/P	16 April 2015	19,576
Building R2 ⁴	As above	As above	-48,522
Building R5 (South) Minor Amendments	2015/2891/P	3 August 2015	-506
Building R1 ⁵	2015/2886/P	21 August 2015	9,167
Building B5 Minor Amendments	2015/5234/P	2 November 2015	+45
Building R3 and Zone R Gardens	2015/4819/P	5 November 2015	6,686
Coal Drops Yard ⁶	2015/6015/P 2015/6018/P	19 January 2016	10,084
Building R8	2016/1877/P	8 July 2016	24,682
Building R7 Minor Amendments	2015/7241/P	7 March 2016	-44
Building S2	2015/7094/P	29 Feb 2016	23,201
Building T2 ⁷	2016/3195/P	23 January 2017	29,264
Building T3			20,225
Building Q2	2016/5580/P	2 February 2017	1,973
Zone A Building (Revised RM)	2017/3133/P	10 August 2017	-5,018
Building H	2017/4639/P	7 November 2017	209
Building S1	2017/5204/P	27 October 2017	23,374
Building Q1	2017/7040/P	22 February 2018	4,323
Building P2	2018/2628/P	16th August 2018	29,347
Building S5		December 2018	15,312
Building T2/T3	-	-	-474
Cumulative floorspace submitted to date			656,631



Condition 16: Urban Design Report

“Relevant applications for approval of Reserved Matters submitted pursuant to this permission relating to the design of new buildings and to the landscaping of the public realm shall be accompanied by an urban design report which explains the underlying approach of the design and explains how it addresses each of the relevant Design Guidelines.

Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, including protection of the setting of listed buildings and the preservation or enhancement of the character or appearance of conservation areas in accordance with the Environmental Impact Assessment, in accordance with policies B1, B2, B6, B7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 16

An Urban Design Report (‘UDR’) was submitted as part of the original Reserved Matters submission for Buildings T2-T3. Reserved Matters submission.

The following paragraphs act as an addendum to the approved UDR.

The document demonstrated the underlying approach to the design of Buildings T2/T3 and explained how the relevant Design Guidelines attached to the Outline Planning Permission have been observed.

The original design of the building respond to the aspiration of delivering one large or two smaller, significant new office buildings in the north west of the KXC site, to create a strong western edge to Canal Reach. The approved buildings were to combine office accommodation at upper floors with the office entrance, flexible retail or leisure spaces at ground and first floors, along with the Primary Health Care Centre (PHCC) (D1 Use) at ground floor of Building T2, fronting onto Canal Reach. A feature of the building is an extensive roof garden, to provide outdoor amenity for the occupiers of the building.

Development of the concept and design of the building/s included the successful integration with, and considered response to, the site and surroundings, as well as to sustainability and the extension of a ‘green ribbon’ across the building.

The proposed minor amendments apply the design principles and objectives set out within the original UDR. The proposed amendments result in a reconfiguration of the layout and uses of the ground and other floors; associated minor changes to the total floorspace and floorspace by use of the building/s; a change in the floor to ceiling heights as a result of the proposed revised internal services strategy; the replacement of vertical brise-soleil with horizontal brise soleil; and, the introduction of a lift at Levels 0-3.

The minor amendments proposed within this submission are the product of the ongoing detailed design of the building alongside the now known future occupier, to better suit their requirements.

Uses at Ground Floor

Following on from talks with LBC and NHS England with regards to the Primary Health Care Centre (‘PHCC’), as described in detail in Section 2.9 of this document, it is proposed to locate the PHCC elsewhere within King’s Cross Central. This results in extending the office reception and front facing office areas along the eastern sides of Building T2; and amending the layout of the flexible commercial unit in the northern block of Building T3. The new proposed layout of the building is shown on the drawings submitted for approval within section 3.3.

The proposed uses would ensure an active frontage along Canal Reach, and provide a flexible unit to the north of Canal Reach that can adapt successfully to the needs of occupiers within Building T2/T3 and their neighbouring buildings, especially as the remainder of the Development Zone 5 buildings come forward to planning.

Eastern Facade

Over its length, the approved buildings were faceted into four blocks, so as to break down its facade along Canal Reach, thereby breaking down the mass of two 100m long buildings into a number of parts, which relate better to the scale of the street, whilst maintaining a common language of materials, design and detailing.

The faceted form was reinforced by a prominent, vertical brise soleil support structure independent to each face, with horizontal solar shading louvres overlapping at the block interfaces. Each run of horizontal louvres was terminated with 5 aluminium vertical members suspended from the structure above, to coincide with the building ‘knuckle’ locations.

During the detailed design process, it was discovered that a large amount of structural bracing and support was required to achieve the vertical members, which could in fact make the elevation seem cluttered from the outside, and impede views out and daylight into the buildings. It is proposed to therefore omit the vertical elements and instead extend the main horizontal brise soleil louvres to occupy the space, thereby simplifying the the elevation with a clearer horizontal expression, whilst the faceted massing and therefore the clear break down of the four blocks remain unaffected by this change.

2.3

Condition 27: Floorspace

“Details and particulars including floorspace figures, floorplans and layouts of the uses, and the vehicle and other servicing and access, including the provision for any coach access and parking to be accommodated in built and refurbished accommodation, shall be submitted to and approved in writing by the local planning authority before any of those uses commence and the uses will commence only in accordance with the details so approved.

Reason: To ensure a comprehensive and sustainable development, to ensure safe and efficient access, to achieve good design and protect amenities and to ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies SKC2, SKC3, KC1, KC2, KC3, KC6 and T15 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 27

The substitute plans and drawings in Section 3 of this document provide the revised floorplans, layout and access details required by this Condition. For ease, it comprises the relevant approved and annotated drawings in section 3.2 and the substitute drawings for approval in section 3.3, to clearly identify the proposed amendments.

Table 2 below summarises the floorspace figures floor by floor for both buildings, in the same manner as the original Reserved Matters submission for the buildings, for clarity.

The total combined floorspace figure for both buildings, of 49,015sqm is used in later sections of this document and going forward, as it is confirmed to be in use as one building by one tenant.

For Building T2, the proposed amendments (specifically, changes of uses and associated reconfiguration of the space, as explained in section 1 will result in a total decrease of 449m² GEA for Building T2, when comparing against the approved Option 1, as explained previously.

For Building T3, the amendments result in a total decrease of 25sqm GEA for Building T3, resulting in an overall reduction of 474m² GEA for the entire building.

The methodology used to calculate the revised floorspace figures in Table 2 is consistent with that applied to the original submission. In particular, plant, infrastructure and utility elements are all excluded from the total floorspace figures in accordance with Table 1 and Annex B of the Outline Planning Permission.

Location	Office (B1)	non Residential Institution (D1)	Flexible Retail (A1-A4) Office (B1)	Other (storage, cycle welfare area)	Total	Excluded (as per Table 1 and Annex B of the OPP)
Ground Floor	1871	0	0	260	2131	1133
1st Floor	882	0	0	458	1340	1166
2nd Floor	1420	0	0	7	1427	912
3rd Floor	3509	0	0	5	3514	96
4th Floor	3320	0	0	6	3326	83
5th Floor	3320	0	0	6	3326	83
6th Floor	3320	0	0	6	3326	83
7th Floor	3320	0	0	6	3326	83
8th Floor	2762	0	0	5	2767	90
9th Floor	2018	0	0	7	2025	91
10th Floor	1164	0	0	4	1168	62
11th Floor	1136	0	0	3	1139	64
Total	28,042	0	0	773	28,815	3,946

Figure 3: Buildings T2 proposed floorspace totals (GEA in m2).

Location	Office (B1)	Flexible Retail (A1-A4)	Flexible Retail (A1-A4) Office (B1)/Leisure D2	Other (storage, cycle welfare area)	Total	Excluded (as per Table 1 and Annex B of the OPP)
Ground Floor	1034	422	0	204	1660	603
1st Floor	1140	0	0	313	1453	921
2nd Floor	1328	0	0	3	1331	647
3rd Floor	2660	0	0	3	2663	83
4th Floor	2551	0	0	3	2554	81
5th Floor	2551	0	0	3	2554	81
6th Floor	2551	0	0	3	2554	81
7th Floor	2551	0	0	3	2554	81
8th Floor	2094	0	0	3	2097	86
9th Floor	778	0	0	2	780	45
10th Floor	0	0	0	0	0	0
11th Floor	0	0	0	0	0	0
Total	19,238	422	0	540	20,200	2,709

Figure 4: Buildings T3 proposed floorspace totals (GEA in m2).

Condition 31: Parameter Plans and Development Specification

"The development shall be carried out in accordance with the Revised Parameter Plans and as described in the specified paragraphs of the Revised Development Specification dated September 2005, comprising:

- (e) The Upper Floor Land Uses Along Street Frontages shown on drawing KXC 008 Rev R together with paras 4.48-4.54 to the extent that these describe the overall distribution of land uses only;
- (f) The Ground Floor Land Uses Along Street Frontages shown on drawing KXC 009 Rev P together with paras 4.49-4.54 to the extent that these describe the overall distribution of land uses only;
- (h) The Development Massing shown on drawing KXC 013 Rev L together with paras 4.68-4.72 and Table 3;
- (i) The Maximum Building Heights shown on drawing KXC 014 Rev W together with paras 4.73-4.75;
- (j) The Strategic View Corridor Constraints shown on drawing KXC 015 Rev S together with paras 4.79-4.81;

Response to Condition 31

This section discusses the relevant parts of Condition 31.

(e) and (f) Upper and Ground Floor Land Uses (Parameter Plans KXC 008 Rev R and KXC 009 Rev P)

The proposed amendments include a B1 Office Use along most of the ground floor, with a flexible commercial A1-A4 use in the north eastern unit of Building T3 at ground floor, and office uses at upper levels.

As the upper and ground floor uses specified on the Parameter Plans KXC 008 and KXC 009 are 'Predominantly Business and Employment', the proposed uses comply with the requirement of the Parameter Plans.

(h) Development Massing (Parameter Plan KXC 013 Rev L)

Although non material amendments are proposed to the proposed Finished Floor Levels (FFL), as a result of amendments to the internal servicing, the FFL of Level 7 remains under 30m above ground level, for both Buildings T2 and T3.

Levels 8-11 in both buildings are therefore at 30m or more above ground level, and, the percentage of the total Development Zone T floorspace that they represent remains at 19% over a height of 30m, for this development Zone, thereby complying with part (h) of Condition 31.

(i) Maximum Building Height (Parameter Plan KXC 014)

As stated previously, minor amendments are proposed to the finished floor levels of the building, however the building heights remain compliant with the maximum heights of +76m AOD and +67m AOD in the south and north of the building, respectively, as stated on Parameter Plan KXC014. This is shown on the proposed elevation drawings submitted for approval in section 3.3.

2.5

Conditions 33 and 34: Floorspace Permitted Site-wide and North of the Regent's Canal

Condition 33

"The total floorspace constructed and used pursuant to this Outline Planning Permission shall not exceed 713,090 sq m gross external area, provided that this total floorspace excludes:

- (a) Basements to be constructed in accordance with Condition 31(k) other than the public bicycle interchange/storage facilities and public health and fitness facilities in Development Zone R partly within basement space specified in Table 1 and Annex B attached;
- (b) Infrastructure and utilities forming part of and supporting the development including the substations, transformers, waste storage and ancillary recycling facilities;
- (c) Rooftop plant;
- (d) The district gas governor; and
- (e) Car parking other than the multi-storey car park.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006."

Condition 34

"The maximum floorspace of buildings constructed and refurbished in accordance with Condition 33 within the development north of Regent's Canal shall not exceed 468,480 sq m gross external area and south of Regent's Canal shall not exceed 244,250 sq m gross external area.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of Conservation Areas and protect Strategic Views and accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006."

Response to Conditions 33 and 34

The decrease in total floorspace, of 474sqm, resulting from these proposed minor amendments, is incorporated into a revised T2/T3 floorspace figure, of 49,015sqm. This is shown cumulatively against other approved/ submitted KXC schemes in Table 3 opposite.

The total floorspace submitted/approved North of the Regent's Canal amounts to 435,826sqm, with the total floorspace approved/submitted for the KXC site being 656,635sqm.

Neither the site wide maximum floorspace figure of 713,090m² prescribed by Condition 33, nor the maximum floorspace figure for development north of the Regent's Canal of 468,480, are exceeded.

On that basis, the proposal maintains compliance with Conditions 33 and 34.

Conditions 33 and 34: Floorspace Permitted Site-wide and North of the Regent's Canal

2.5

Area	Floorspace GEA (m ²)
North of the Regent's Canal	
Eastern Goods Yard (as amended 2011 & 2014)	55,324
Building T1 (as amended 2014)	29,674
Building R4	11,761
Building R5 (North)	14,214
Building T6	16,292
Building J	16,265
Building P1 (as amended 2014)	29,600
Regeneration House	1,002
Building T5	8,964
Midland Goods Shed and Canopies	7,223
Fish and Coal and Eastern Wharf Road Arches	2,405
Gas Holder Triplets	18,327
Building R5 (south) (as amended 2015)	7,870
Building R1	9,167
Building R3 and Zone R Gardens	6,686
Coal Drops Yard	10,084
Building R7 (as amended 2015)	19,532
Building S2	23,201
Building R8	24,682
Building Q2	1,973
Building H	209

Area	Floorspace GEA (m ²)
Building S1	23,374
Building Q1	4,323
Building P2	29,347
Building S5	15,312
<i>Buildings T2/T3</i>	<i>49,015</i>
Sub-Total	435,826
South of Regent's Canal	
Building B2 (as amended 2012)	7,176
Building B4 (as amended 2012)	17,071
Great Northern Hotel (as amended 2011)	4,548
Building B3 (as amended 2012)	20,382
Building E1	4,015
German Gymnasium (Zone D)	1,225
Building B6 (as amended 2014)	20,597
Building B1 (as amended 2014)	43,080
Building B5 (as amended 2015)	21,896
Zone A Building	80,819
Sub-Total	220,809
Total floorspace submitted to date	656,635

Figure 5: Table 3 KXC site-wide chronological floorspace totals (GEA in m2).

2.6

Condition 35: Uses Permitted

“Permission is hereby granted for the following uses as set out in the description of development to take place within buildings constructed and refurbished within the Development:

- (a) Business and employment uses within Class B1;
- (b) Residential uses within Class C3 and student accommodation and a residential home within Class C2;
- (c) Hotel use within Class C2 and serviced apartments (sui generis outside of Class C3);
- (d) Shopping, food and drinks uses within Classes A1, A2, A3, A4 and A5;
- (e) Uses within Class D1;
- (f) Cinema use(s);
- (g) Uses within Class D2, and nightclub uses and casino use;
- (h) A multi-storey car park; and
- (i) Other miscellaneous uses, including bicycle interchange/storage facilities, substations, transformers, waste storage and recycling and the gas governor.

And the floorspace constructed and used pursuant to the planning permission shall not, unless otherwise agreed in writing by the local planning authority, exceed in the case of any use or group of uses within each of the areas north and south of Regent’s Canal the individual maximum floorspace figures as set out in Table 1 attached, that Table being read together with notes 4 to 13 inclusive.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3, KC2 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 35

Table 4 opposite shows the revised maximum floorspace totals by use for Buildings T2/T3 together with those approved for other areas north of the Regent’s Canal, for information.

These are maximum figures for the individual uses within the buildings, in some cases the figures exceed the maxima totals for that use.

The applicant is liaising separately with the council regarding the now confirmed uses per building, to maintain compliance with Condition 35.

Condition 35: Uses Permitted

Location	Max. B1 Use (m2)	Max. Resi C3 Use (m2)	Max. C1 Use (m2)	Max. A1-A5 Use (m2)	Max. D1 Use (m2)	Max. Cinema Use (m2)	Max. D2 Use (m2)	Multi-Storey Car Park (m2)
EGY (as amended 2011 & 2014)	6,881			5,595	45,653			
Building T1 (as amended 2014) ²		15,982		453				12,914
Building R4	487	11,274		487	487		487	
R5 North (as amended 2011)	669	13,545		599	599			
Building T6 ³		15,973		319				
Building J	1,253	15,012		1,253	1,253			
Building P1 (as amended 2013)		24,411		114	5,075			
Regeneration House ⁴	1,002				330			
Building T5		8,717		247	247			
Midland Goods Shed and Canopies	3,504			3,385	334			
Fish and Coal and EWRA ⁵	1,442			963				
Gas Holder Triplets ⁶		17,305		1,022				
R5 South (as amended 2015)	351	7,519		351	351			
Building R1	8,780			387				
Building R3 & Zone R Gardens		6,410		276				
Coal Drops Yard ⁷				10,084				
Building R7	17,460			682		803		
Building R8	9,597	14,787		298				
Building S2	22,385			816				
Building Q2							1,973	
Building H				209				
Building S1	22,596			401			3,971	
Building Q1	4,201			122			362	
Building P2 ⁸	24,500			1,780			2,953	
Building S5	718	14,594		718	718		718	
Buildings T2/T3	47,280			422				
Totals⁹	222,493	165,529	0	32,208	55,469	803	11,583	12,914
Maximum for area North of Regent's Canal: Table 1 of Outline Permission	234,000	193,800	14,600	30,865	67,880	8,475	24,275	21,500

Table Notes

1 Some approved floorspace figures (or part thereof) are flexible across use classes and are therefore shown against two or more uses, to indicate the maximum permitted per use. Consequently, the total floorspace approved and sought for a use may exceed that approved for that use in the north of the site, though it would not be fully implemented. The use class of the first occupier of the relevant units will be confirmed to the Council prior to first occupation.

2 Building T1: The figures exclude the floorspace approved for the MUGA within Building T1. This is not counted against the maximum D2 floorspace for Zone T, nor the overall floorspace. This facility was originally documented in the S106 Agreement as a facility at roof level and was not treated as floorspace. It is therefore appropriate to treat the Zone T maximum D2 floorspace as exclusive of the MUGA.

3 Building T6: These figures represent the floorspace below the original parameter height of 67m AOD as permitted by planning permission (2010/4468/P).

4 Regeneration House: The figures include 330m² at ground floor. The ground floor use was not approved as part of the Reserved Matters (ref. 2012/4937/P); a temporary flexible B1 Office/D1 use was sought separately in an application for change of use, for a period of ten years. Thereafter, the Council will be notified of the established use in writing.

5 Fish & Coal: This figure is exclusive of an additional 82sqm of floorspace in connection with the associated conservatory, which was subject to a separate and associated full planning application.

6 Gas Holder Triplets: The residential floorspace for the Gas Holder Triplets, in accordance with the Revised Development Specification para 4.105 and Parameter Plan KXC 020, does not include the balconies, landings or aerial walkways.

7 Coal Drops Yard: This is the figure that counts towards the Outline Planning Permission triggers and thresholds, as detailed in the submission documents (references RM 2015/6018/P and FPP 2015/6015/P).

8 The Sui Generis Theatre Use approved as part of Building P2 is included in the D2 column, as approved by an accompanying S96A approval, with ref. 2018/

9 The D2 total excludes the MUGA in Building T1.

Figure 6: Table 4 Floorspace totals by use north of the Regent's Canal (GEA in m²).

2.7

Condition 36: Floorspace and Development Zone

“Unless otherwise agreed in writing by the local planning authority, the new and refurbished floorspace constructed as part of the development hereby permitted, with the maxima set out in Condition 35, will be distributed between the development zones in accordance with the maximum floorspace allocations in Annex B (north and south of the Canal) being read together with the notes, excluding notes 4 and 5 and Annex B (north of the Canal) being read together with the notes, excluding note 15.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3, KC2 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006”

Response to Condition 36

Annex B of the Outline Planning Permission refers to the maximum amount of floorspace that may be developed for specified uses within each Development Zone.

Table 5 below demonstrates that the proposed revision in floorspace and uses for Buildings T2-T3 do not result in the maximum figures of the relevant land uses applying within Development Zone B being exceeded.

Location	Resi Use	B1 Use (m ²)	A1-A5 Use (m ²)	D1 Use (m ²)	D2 Use (m ²)
Building T1 (as amended 2014)	15,982		453		
Building T5	8,717		247		
Building T6	15,973		319		
<i>Buildings T2/T3</i>		47,280	422		
Total	40,672	47,280	1,441		
Maximum floorspace totals in Zone T as set out in Annex B to the Outline Planning Permission	40,675	68,000	1,195	2,600	700

Figure 7: Table 5 Maximum floorspace totals by use in Development Zone T (GEA in m²).

Conditions 49 & 50A: Car Parking Standards

“Unless otherwise agreed in writing by the local planning authority, the development shall be constructed in accordance with the following:

- a maximum car parking/storage standards:
 - i Residential: 800 spaces for 1,700 residential units at an average ratio of 0.47 per unit across all unit types and tenures;
 - ii Student Housing: 25 spaces for 650 units at an average ratio of 1.26 units;
 - iii Hotel/serviced apartments: No parking provision south of canal other than parking for people with disabilities (to be agreed in writing by the local planning authority at the Reserved Matter stage). Hotel resident parking at 1 space per 750 sqm north of canal;
 - iv Class D1/D2 uses;
 - 1 space per 1,500 sqm gross floor area south of canal
 - 1 space per 1,000 sqm gross floor area north of canal
 Additional provision may be permitted if justified for health care purposes or to meet the needs of staff working anti-social hours;
 - v Class B1 uses;
 - Staff/operational parking at 1 space per 1,500 sqm gross floor area south of canal
 - Staff/operational parking at 1 space per 1,250 sqm gross floor area north of canal
 - vi Classes A1 to A5 inclusive uses; and
 - 1 space per 1,500 sqm gross floor area south of canal
 - 1 space per 1,000 sqm gross floor area north of canal.

- b these standards shall apply to the overall development including parking provided along new streets within the built development; within the multi-storey car park in Development Zone T and within the basements and any undercrofts of buildings;
- c 5% of the spaces provided within these standards shall be for people with disabilities. Any additional parking required by the local planning authority for people with disabilities may be provided in addition to the above standards; and
- d the standards exclude provision for city car club spaces (such spaces may be provided in addition to the above) and the provision of service bays to be approved as part of Reserved Matters for the development.

Reason: To ensure a comprehensive and sustainable development and to ensure that the development complies with the Environmental Impact Assessment, in accordance with policies KC6, KC7, T1, T7, T9, T10 and Appendix 6 (parking standards) in the London Borough of Camden Replacement Unitary Development Plan 2006.”

22.2 Condition 50A was added in February 2012 by a non-material amendment to the Outline Planning Permission (ref.2012/0669/P). It states:

“Details of the use of any car parking spaces proposed within the development (with the exception of the multi-storey car park) shall be submitted to and approved in writing by the Local Planning Authority as part of the relevant applications for approval of Reserved Matters and such car parking spaces secured shall be used only in accordance with the details so approved”.

Reason: To secure a comprehensive and sustainable development in accordance with policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies”.

Response to Condition 49 & 50A

The approved scheme included 4 disabled parking spaces along the service road to the west of the building (Chill Lane), of which two were allocated to Building T2 and two to Building T3. No change is proposed to these spaces.

Further additional parking areas were approved for the King’s Cross Estate Services, within enclosed sheltered areas in designated estate vehicle and storage areas, along the western elevation of the building; however, these were not counted towards a car parking spaces tally, as they were for the private use of the storage of estate equipment, including vehicles. The proposals include a new lift serving Levels 0-3, which would result in the loss of one of these car parking spaces.

As such, the level of provision remains well within the maximum standards set out in Condition 49(a). Further, the proportion of accessible spaces proposed is well above the proportion required by part (c) of the condition, albeit that it is noted that the 5% stated is on a site-wide basis.

The details submitted meet the requirements of Conditions 49 and 50A.

Section 106 Agreement : Part M - Health

Section M of the Section 106 Agreement sets out obligations in relation to the provision of a Primary Health Care Centre (PHCC) to be sited within Plot T2.

The Primary Health Care Centre is defined in the S106 Agreement as:

“A centre to be constructed by the Developer in accordance with the Primary Care Trust Specification and (i) to (ii) below and consistent with the details in the Schedule of Accommodation at Schedule M Part 1 comprising a centre available primarily for local residents to obtain health care in the form of a surgery clinic or primary health care centre for the provision of medical services under the NHS or any other ancillary primary community health and social care purposes:

- Accommodation of not less than 1,250 sqm GIA (unless otherwise agreed in writing by the Council);
- Sited within Plot T2 or such other location as may otherwise be agreed in writing by the Council;
- Fitted out to Primary Care Trust Specification.

Paragraph 3 of Section M required the PHCC to be Practically Completed prior to the First Occupation of 975 Residential Units (terms as defined in the Section 106 Agreement).

The proposal to locate the PHCC in Building T2 was discussed with LBC during the pre-application process for Buildings T2/T3 and was fully integrated into the design of the approved Building T2. Extensive discussions were held with NHS England, who were envisaged to occupy the space, and LB Camden in relation to the specification, size and location of the unit within the building.

Two options for the size of the unit were included within the Reserved Matters submission; the larger unit was compliant with the requirements of the S106 Agreement for the King's Cross Central Site, and the smaller unit reflected the wishes of NHS England.

Option 1 incorporated a PHCC of 1,258m², reflecting the obligation set out in Section M of the Section 106 Agreement. Option 2 incorporated a smaller PHCC of 750m², reflecting discussions with NHS England, who confirmed at the time that a unit of 1,250sqm, as envisaged by Section M of the Section 106 Agreement, would be too large for their requirements.

Following the agreement of the PHCC Lease, a Deed of Variation (DoV) to the Section 106 Agreement was agreed with LBC, to reflect the NHS' need for a smaller facility of 750m², and to set out provisions for payment to be made to LBC in lieu of the remaining 500m² of floorspace.

The Deed of Variation to the S106 Agreement also updated the trigger for

the Lease Offer, whereby no more than 50% of the floorspace in Building T2 shall be First Occupied for B1 purposes until the PHCC has been practically completed.

However, further discussions following the Reserved Matters approval for Buildings T2/T3, the DoV agreement, and the related in lieu payment have resulted in the NHS confirming that they now require an even smaller facility, of no more than 350m², and that they would therefore be unable to commit to a PHCC in Building T2.

In accordance with Clause 21 of Part M, the applicant served a lease offer on the NHS for the 750m², who did not accept the lease offer within the requisite 42 days. As such, Clause 22.2 of the S106 Agreement was invoked, whereby:

“If (...) the proposed tenant of the relevant Facility does not serve a Lease Acceptance within the requisite period after service of the relevant Lease Offer, the Developer and the Council shall review and use reasonable endeavours to agree and implement an alternative means of meeting the planning purpose which underlies the provision of the relevant Facility and an appropriate alternative Threshold by which the alternative means of provision will be provided”.

Clause 22.5 of states that: “If the provisions in clauses 22.1 or 22.2 are validly triggered and if the alternative means of meeting the relevant planning purpose in respect of the relevant Facility is not reasonably capable of being achieved prior to the relevant occupancy restriction related to such Facility then such occupancy restrictions shall no longer apply”.

LBC confirmed that Building T2 has therefore been released from any occupancy restriction set out in the DoV. The applicant is however prepared to use reasonable endeavours to agree an alternative PHCC at KXC with LBC and the NHS, pursuant to measures set out in Clause 22.2 of the S106 Agreement. Further discussions with LBC and NHS are ongoing, to explore the possibility of providing a smaller health centre on an alternative plot at KXC.



Submitted Drawings

- 3.1 Schedule of Drawings
- 3.2 Annotated Approved Drawings
- 3.3 New Drawings Submitted for Approval

3.0

Schedule of Drawings Submitted for Approval

3.1

Drawing Title	Scale at A3	Drawing No.	Revision for Information	Revision for Approval
Drawings For Approval				
Architectural Drawings				
Site Plans				
Site Location Plan	1: 2500	KXC-T2-001-A-1503-P10-001	01	02
Site Plan	1: 1000	KXC-T2-001-A-1503-P10-002	01	02
Plans				
Floor Plan - Level GF	1: 500	KXC-T2-001-A-1503-P20-002	01	02
Floor Plan - Level 01	1: 500	KXC-T2-001-A-1503-P20-101	01	02
Floor Plan - Level 02	1:500	KXC-T2-001-A-1503-P20-102	01	02
Floor Plan - Level 03	1:500	KXC-T2-001-A-1503-P20-103	01	02
Floor Plan - Levels 04-07	1:500	KXC-T2-001-A-1503-P20-104	01	02
Floor Plan - Level 08	1:500	KXC-T2-001-A-1503-P20-108	01	02
Floor Plan - Level 09	1:500	KXC-T2-001-A-1503-P20-109	01	02
Floor Plan - Level 10	1:500	KXC-T2-001-A-1503-P20-110	01	02
Floor Plan - Level 11	1:500	KXC-T2-001-A-1503-P20-111	01	02
Floor Plan - Level 12	1:500	KXC-T2-001-A-1503-P20-112	n/a	02
Sections				
Section AA and BB	1:500	KXC-T2-001-A-1503-P20-200	01	02
Section CC and DD	1:500	KXC-T2-001-A-1503-P20-201	01	02
Elevations				
Elevations Tiles Identification	1:500	KXC-T2-001-A-1503-P20-300	01	02
East Elevation	1:500	KXC-T2-001-A-1503-P20-302	01	02
West Elevation	1:500	KXC-T2-001-A-1503-P20-304	01	02
North Elevation Block S1	1:200	KXC-T2-001-A-1503-P20-310	01	02
North Elevation Block S2	1:200	KXC-T2-001-A-1503-P20-311	01	02
East Elevation Block S1	1:200	KXC-T2-001-A-1503-P20-320	01	02
East Elevation Block S2	1:200	KXC-T2-001-A-1503-P20-321	01	02
East Elevation Block N1	1:200	KXC-T2-001-A-1503-P20-322	01	02
East Elevation Block N2	1:200	KXC-T2-001-A-1503-P20-323	01	02
South Elevation Block N2	1:200	KXC-T2-001-A-1503-P20-330	01	02
West Elevation Block S1	1:200	KXC-T2-001-A-1503-P20-340	01	02
West Elevation Block S2	1:200	KXC-T2-001-A-1503-P20-341	01	02
West Elevation Block N1	1:200	KXC-T2-001-A-1503-P20-342	01	02
West Elevation Block N2	1:200	KXC-T2-001-A-1503-P20-343	01	02

Drawing Title	Scale at A3	Drawing No.	Revision for Information	Revision for Approval
Drawings For Approval				
Architectural Drawings				
Bay Studies				
Facade Bay Study East Elevation Typical Office	1:50	KXC-T2-001-A-1503-P21-420	01	02
Facade Bay Study East Elevation Knuckle Blocks N1 and N2	1:50	KXC-T2-001-A-1503-P21-421	01	02
East Elevation Facade Bay Study Screen and Frame	1:50	KXC-T2-001-A-1503-P21-422	01	02
Facade Bay Study East and West Elevation - Party Wall South	1:50	KXC-T2-001-A-1503-P21-423	01	02
Facade Bay Study Three Storey Colonnade	1:50	KXC-T2-001-A-1503-P21-424	01	02
Facade Bay Study Two Storey Colonnade	1:50	KXC-T2-001-A-1503-P21-425	01	02
Facade Bay Study Reception Entrance	1:50	KXC-T2-001-A-1503-P21-427	01	02
Facade Bay Study Level 08 Terrace/Office Floor	1:50	KXC-T2-001-A-1503-P21-428	01	02
Facade Bay Study East Elevation - Level 09-10 Balcony/Sedum	1:50	KXC-T2-001-A-1503-P21-429	01	02
Facade Bay Study West Elevation - Typical Office Floor	As Indicated	KXC-T2-001-A-1503-P21-440	01	02
Facade Bay Study West Elevation - West Knuckle	1:50	KXC-T2-001-A-1503-P21-442	01	02
Facade Bay Study - Accessible Roof Terrace/Office Floor	1:50	KXC-T2-001-A-1503-P21-444	01	02
Facade Bay Study West Elevation - Perimeter Escape Stair	1:50	KXC-T2-001-A-1503-P21-445	01	02
Facade Bay Study West Elevation - Loading Bay and KCES Parking	1:50	KXC-T2-001-A-1503-P21-446	01	02
Facade Bay Study West Elevation - Plant Room	1:50	KXC-T2-001-A-1503-P21-447	01	02
Atria Bay Study - South Blocks - Classing Type 7	1:50	KXC-T2-001-A-1503-P21-451	01	02

Annotated Approved Drawings, for information



01. Change of use from D1 to B1 in Building T2 and from flexible B1 to A1-A4/B1/D1/D2 in Building T3, at ground floor, with subsequent reconfiguration of those spaces.

02. Replacement of vertical brise-soleil with horizontal brise-soleil.

03. Amendments to roof levels.

04. Introduction of lift at Levels 0-3.

05. Reconfiguration of cycle changing rooms at Level 1.

06. Finished floor levels, structural slab levels and spandrel heights amended.

07. Atria enclosure removed.

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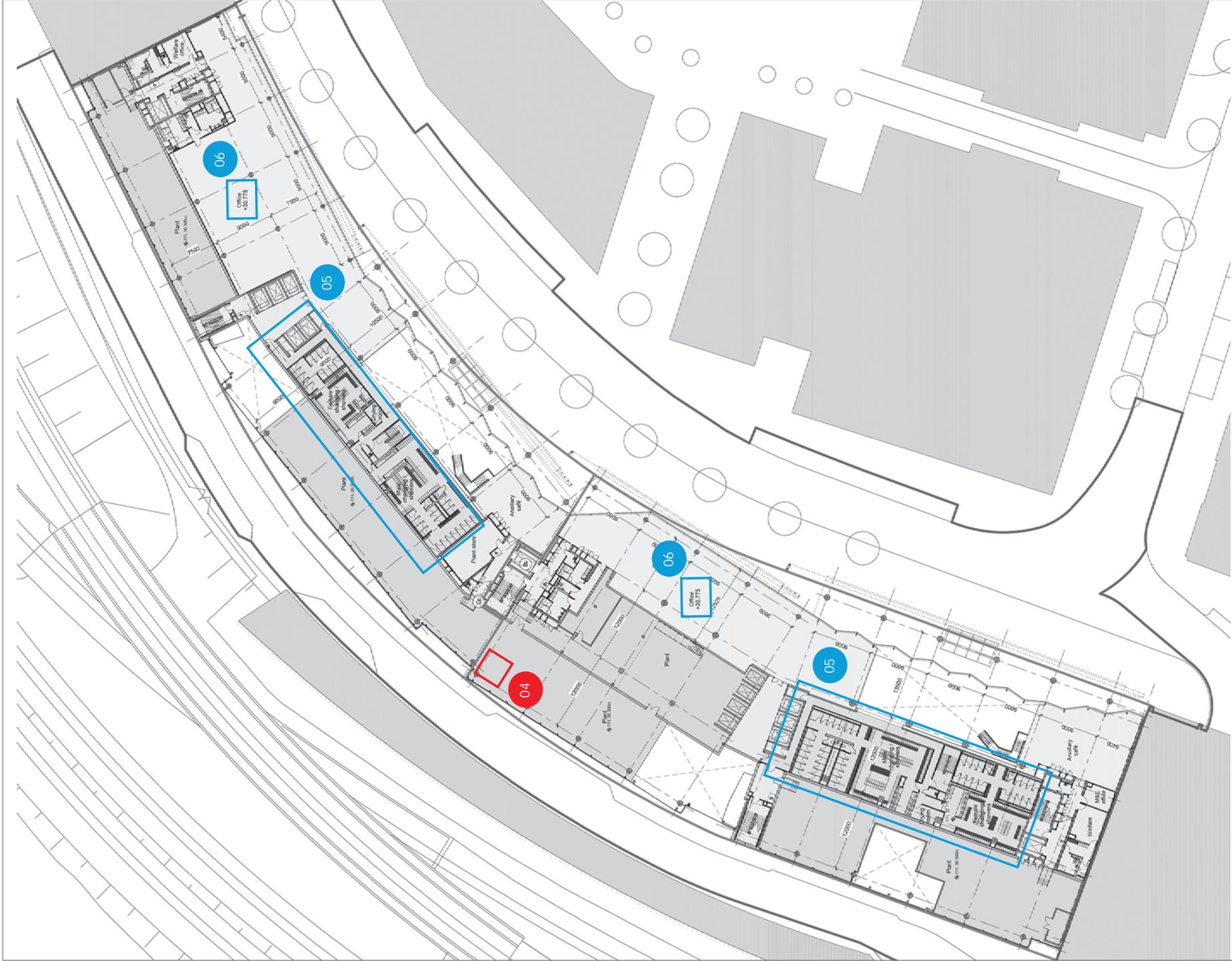
Project: Site T2 KXC
 King Cross Central Partnership Ltd

Drawing Title: Floor Plan - Level 0F
PHCC 100days

Drawing Number: KXC-T2-001-A-1000-P03-000
Revision:

Scale @ A1: 1:200
Revision Date: 10/01/18

Project No.: 1000



- 01. Change of use from D1 to B1 in Building T2 and from flexible B1 to A1-A4/B1/D1/D2 in Building T3, at ground floor, with subsequent reconfiguration of those spaces.
- 02. Replacement of vertical brise-soleil with horizontal brise-soleil.
- 03. Amendments to roof levels.
- 04. Introduction of lift at Levels 0-3.
- 05. Reconfiguration of cycle changing rooms at Level 1.
- 06. Finished floor levels, structural slab levels and spandrel heights amended.
- 07. Atria enclosure removed.

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Project **Site T2 KXC**
 Kings Cross Central Partnership Ltd.

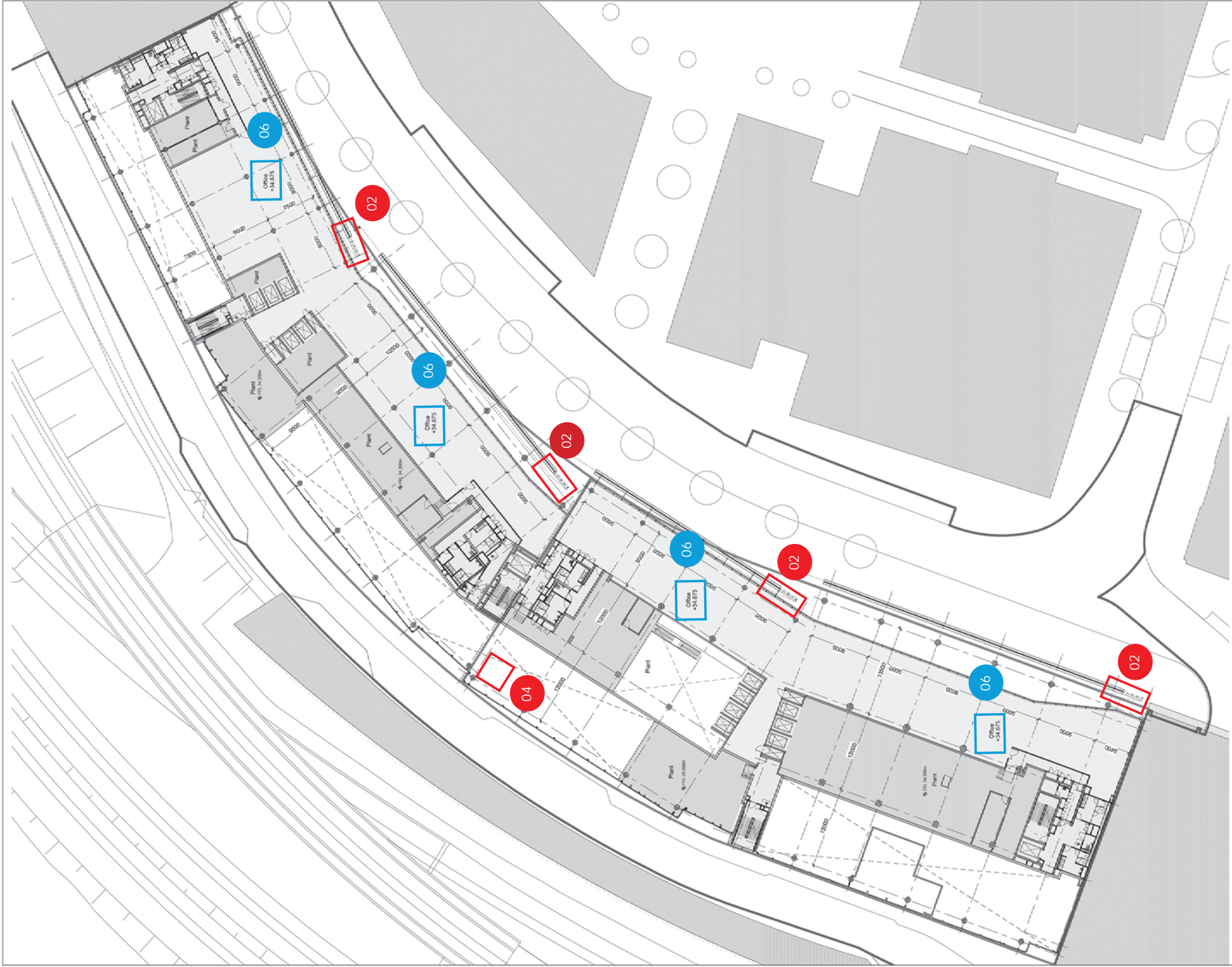
Drawing Title
Floor Plan - Level 01

Drawing Number
KXC-T2-001-A-1903-P20-01

Revision
01

Scale @ A3 1:500
 Scale @ A1 1:250
 Revision Date 19/01/13
 v.m.v.r.d.

Project No. 1903



- 01. Change of use from D1 to B1 in Building T2 and from flexible B1 to A1-A4/B1/D1/D2 in Building T3, at ground floor, with subsequent reconfiguration of those spaces.
- 02. Replacement of vertical brise-soleil with horizontal brise-soleil.
- 03. Amendments to roof levels.
- 04. Introduction of lift at Levels 0-3.
- 05. Reconfiguration of cycle changing rooms at Level 1.
- 06. Finished floor levels, structural slab levels and spandrel heights amended.
- 07. Atria enclosure removed.

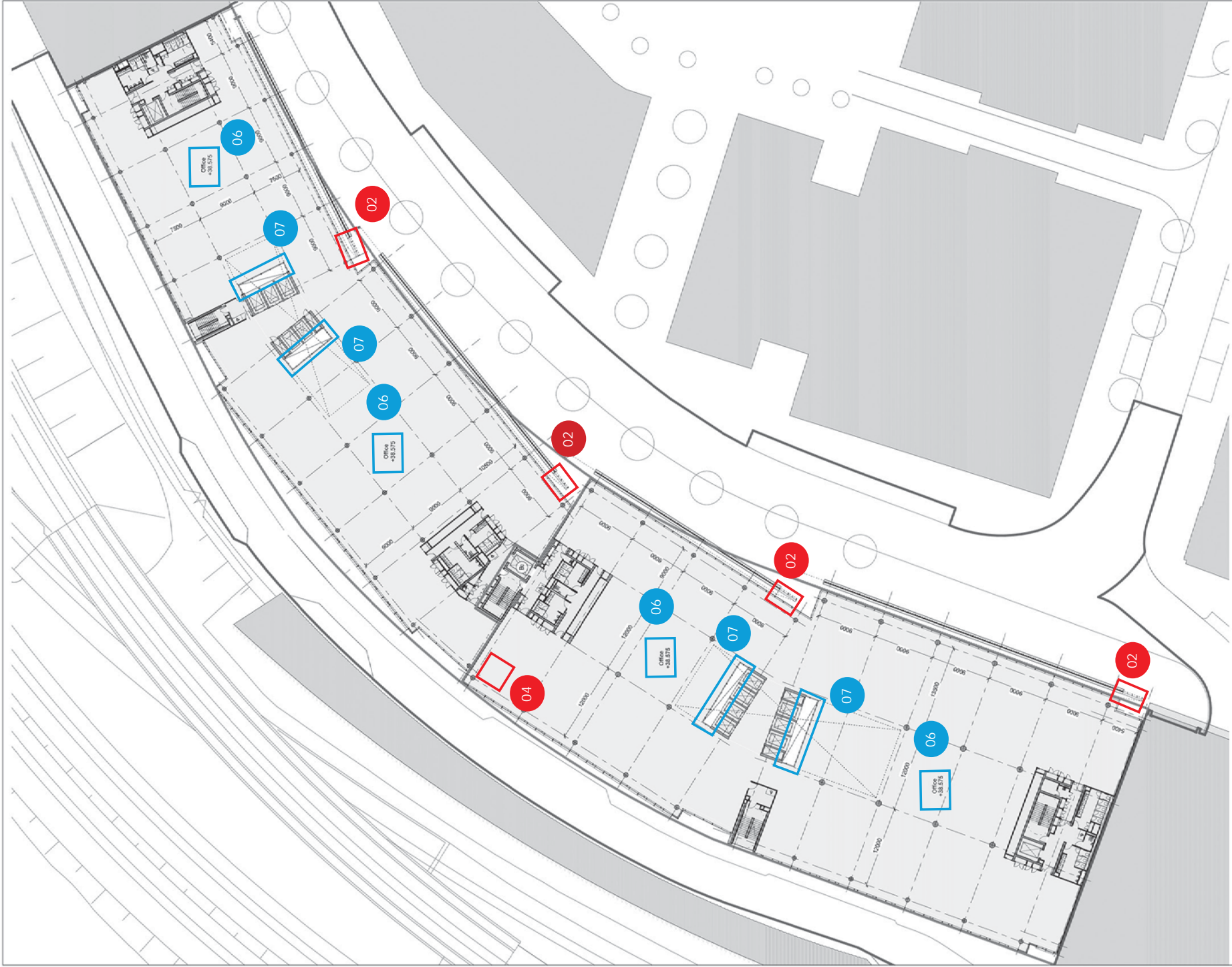
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Project **Site T2 KXC**
 Kings Cross Central Partnership Ltd.
 Drawing Title **Floor Plan - Level 02**

Project No. 1503
 Drawing Number **KXC-T2-001-A-1503-P20-102**
 Scale @ A3 1:500
 Scale @ A1 1:250
 Revision 190113
 Revision Date 190113
 v.m.r.d.





- 01.** Change of use from D1 to B1 in Building T2 and from flexible B1 to A1-A4/B1/D1/D2 in Building T3, at ground floor, with subsequent reconfiguration of those spaces.
- 02.** Replacement of vertical brise-soleil with horizontal brise-soleil.
- 03.** Amendments to roof levels.
- 04.** Introduction of lift at Levels 0-3.
- 05.** Reconfiguration of cycle changing rooms at Level 1.
- 06.** Finished floor levels, structural slab levels and spandrel heights amended.
- 07.** Atria enclosure removed.

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Project
 Site T2 KXC
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Drawing Title
 Floor Plan - Level 03

Project No. 1503

Drawing Number
 KXC-T2-001-A-1503-P20-103

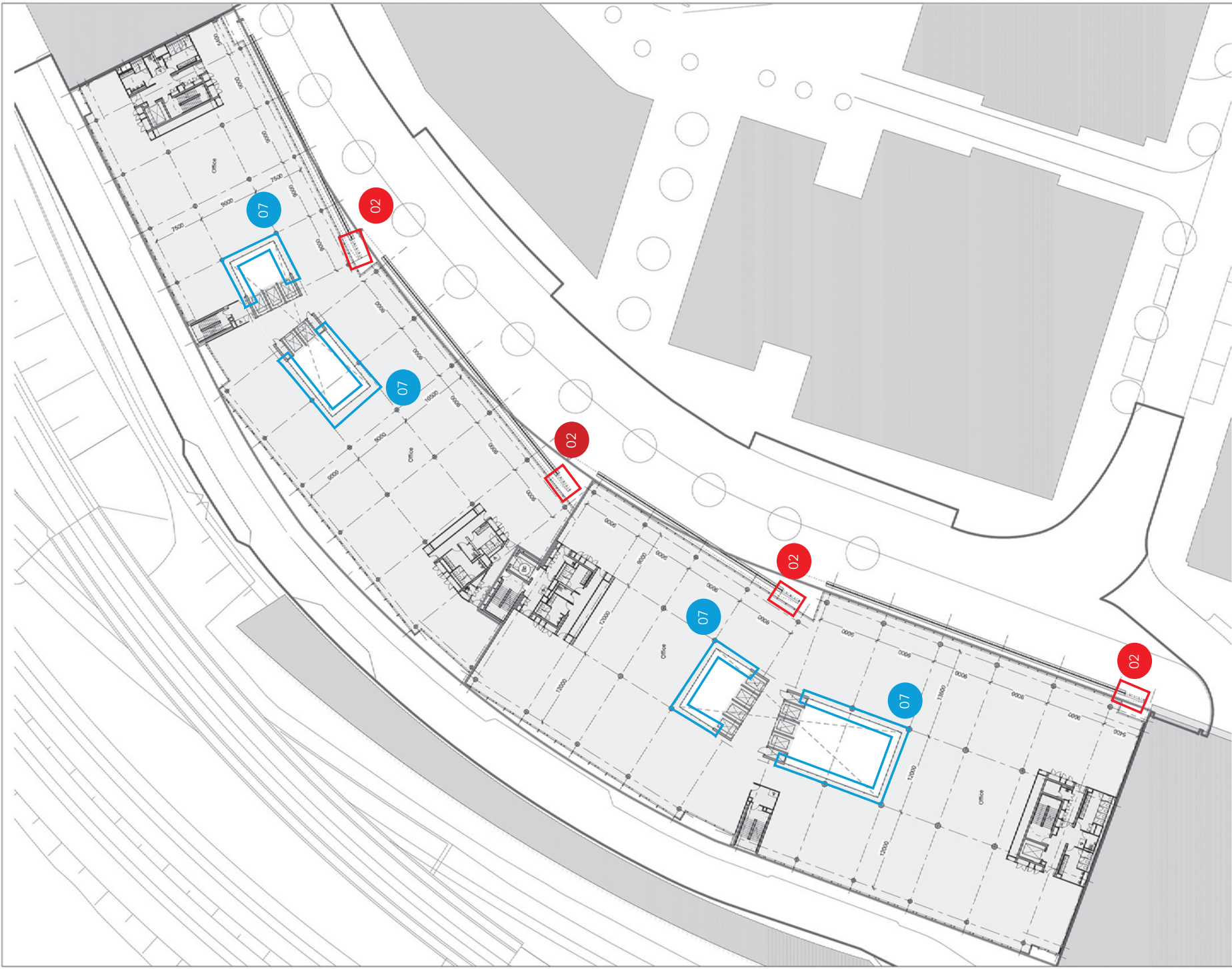
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Scale @ A1
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Revision
 150113

Revision Date
 150113

Author
 v.w.m.r.

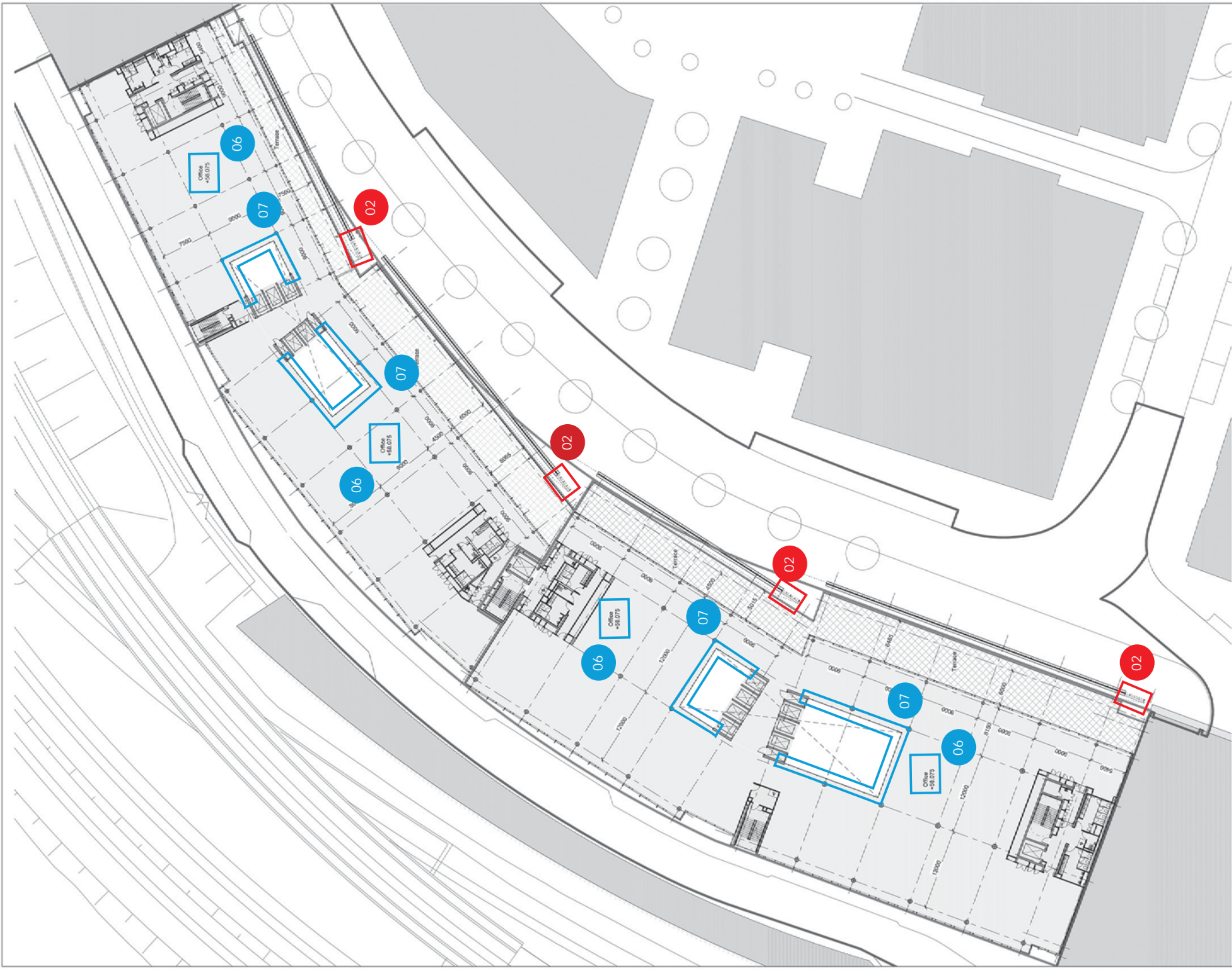


- 01.** Change of use from D1 to B1 in Building T2 and from flexible B1 to A1-A4/B1/D1/D2 in Building T3, at ground floor, with subsequent reconfiguration of those spaces.
- 02.** Replacement of vertical brise-soleil with horizontal brise-soleil.
- 03.** Amendments to roof levels.
- 04.** Introduction of lift at Levels 0-3.
- 05.** Reconfiguration of cycle changing rooms at Level 1.
- 06.** Finished floor levels, structural slab levels and spandrel heights amended.
- 07.** Atria enclosure removed.

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 info@bennettsassociates.com

Project: **Site T2 KXC**
 Kinga Cross Central Partnership Ltd.
 Drawing Title: **Floor Plan - Levels L04-07**

Project No. 1003
 Drawing Number: **KXC-T2-001-A-1003-P20-104**
 Revision: **01**
 Scale @ A1: **1:250**
 Scale @ A3: **1:500**
 Revision Date: **18/11/15**
 Author: **VY/MR/D**



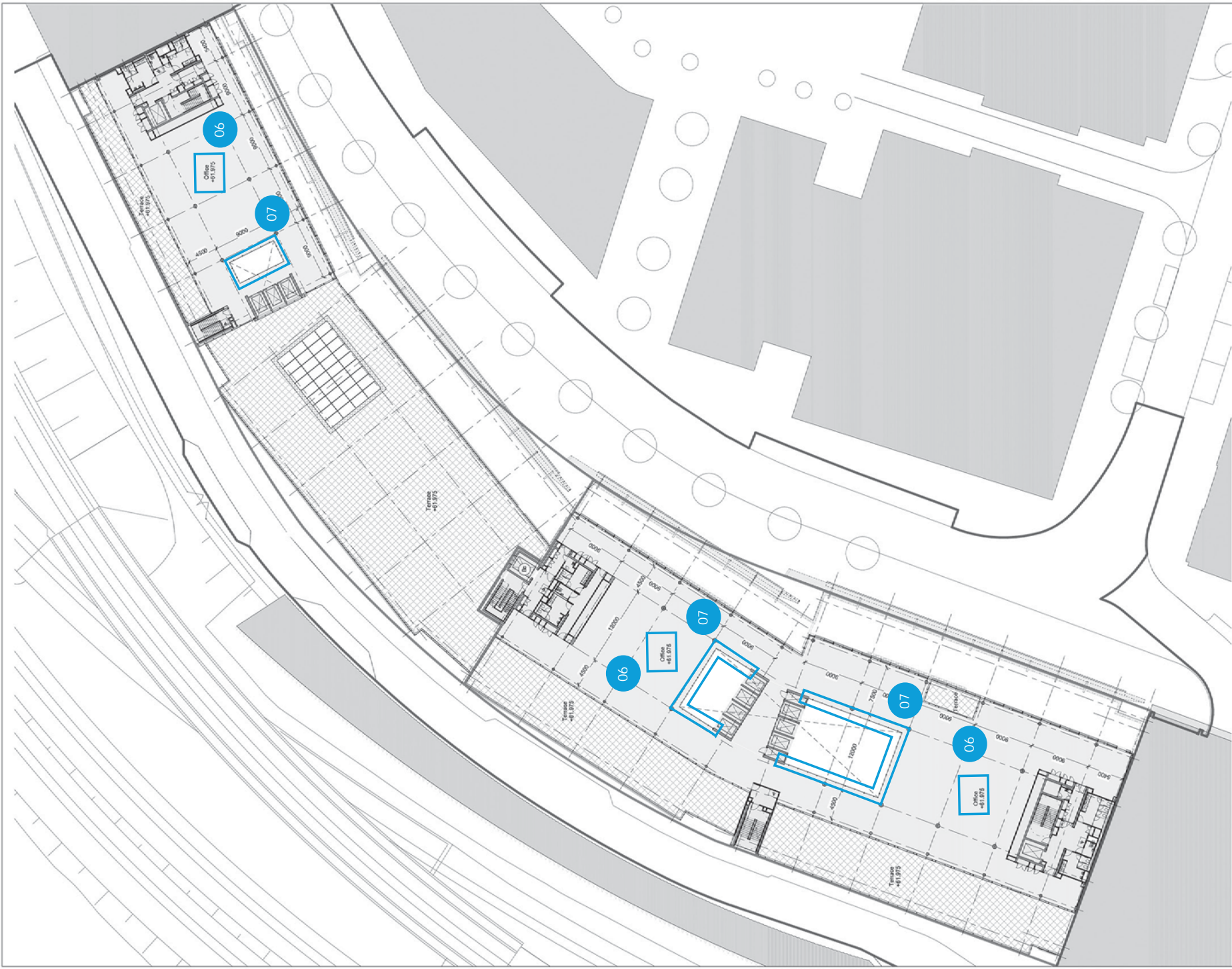
- 01. Change of use from D1 to B1 in Building T2 and from flexible B1 to A1-A4/B1/D1/D2 in Building T3, at ground floor, with subsequent reconfiguration of those spaces.
- 02. Replacement of vertical brise-soleil with horizontal brise-soleil.
- 03. Amendments to roof levels.
- 04. Introduction of lift at Levels 0-3.
- 05. Reconfiguration of cycle changing rooms at Level 1.
- 06. Finished floor levels, structural slab levels and spandrel heights amended.
- 07. Atria enclosure removed.

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Project
Site T2 KXC
 King's Cross Central Partnership Ltd.
 Drawing Title
 Floor Plan - Level 08

Project No. 1503
 Drawing Number
 KCC-T2-001-A-1503-P20-108
 Revision
 01
 Scale @ A1
 1:500
 Scale @ A3
 1:250
 Revision Date
 18/11/15
 VY:MRD





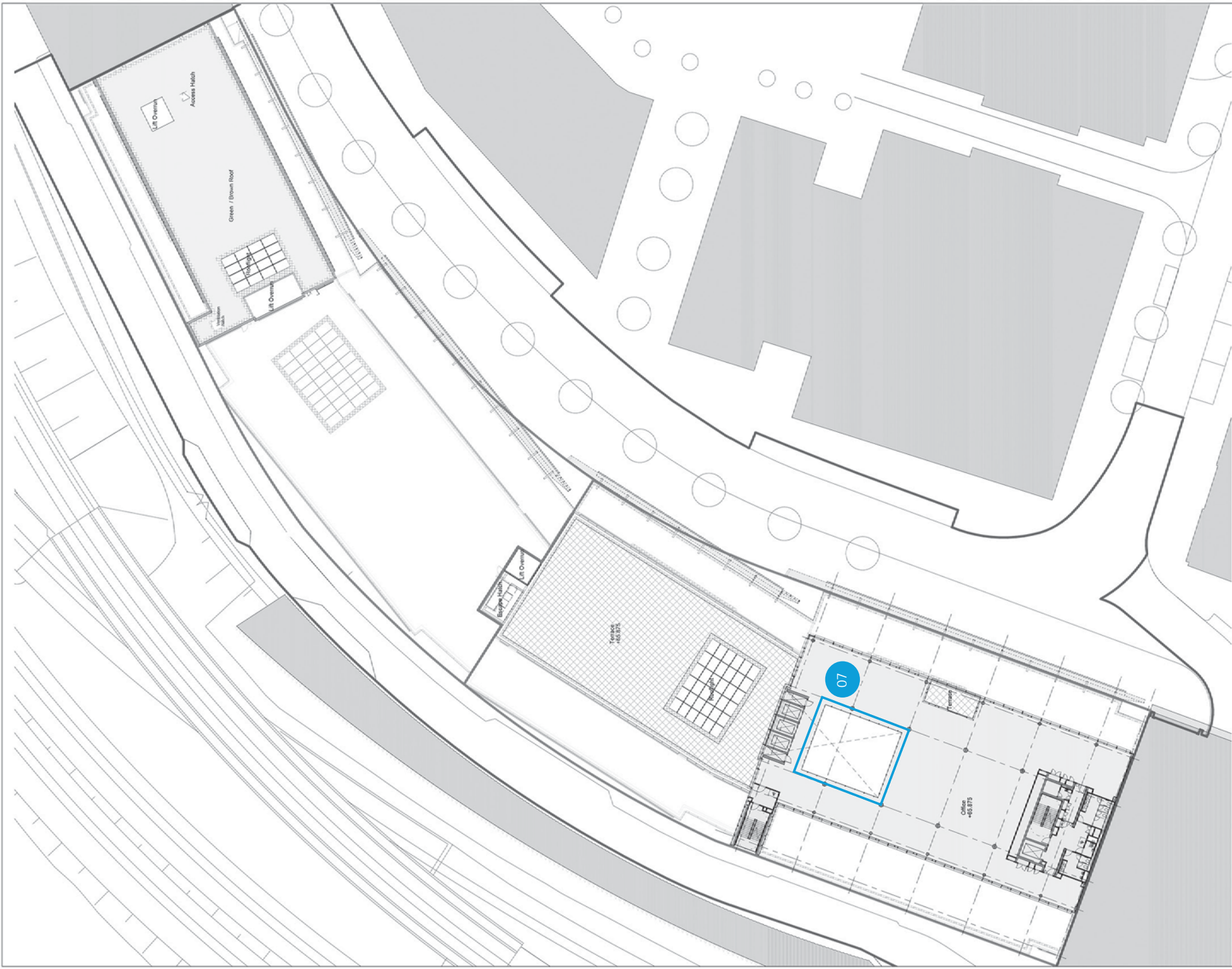
- 01. Change of use from D1 to B1 in Building T2 and from flexible B1 to A1-A4/B1/D1/D2 in Building T3, at ground floor, with subsequent reconfiguration of those spaces.
- 02. Replacement of vertical brise-soleil with horizontal brise-soleil.
- 03. Amendments to roof levels.
- 04. Introduction of lift at Levels 0-3.
- 05. Reconfiguration of cycle changing rooms at Level 1.
- 06. Finished floor levels, structural slab levels and spandrel heights amended.
- 07. Atria enclosure removed.

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Project
Site T2 KXC
 Kinga Cross Central Partnership Ltd.
 Drawing Title
 Floor Plan - Level 09

Project No. 1503
 Drawing Number
 KCC-T2-001-A-1503-P20-109
 Scale @ A3
 1:500
 Scale @ A1
 1:250
 Revision
 01
 Revision Date
 18/11/15
 VV/MR/D



- 01. Change of use from D1 to B1 in Building T2 and from flexible B1 to A1-A4/B1/D1/D2 in Building T3, at ground floor, with subsequent reconfiguration of those spaces.
- 02. Replacement of vertical brise-soleil with horizontal brise-soleil.
- 03. Amendments to roof levels.
- 04. Introduction of lift at Levels 0-3.
- 05. Reconfiguration of cycle changing rooms at Level 1.
- 06. Finished floor levels, structural slab levels and spandrel heights amended.
- 07. Atria enclosure removed.

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Project
Site T2 KXC
 Kinga Cross Central Partnership Ltd.

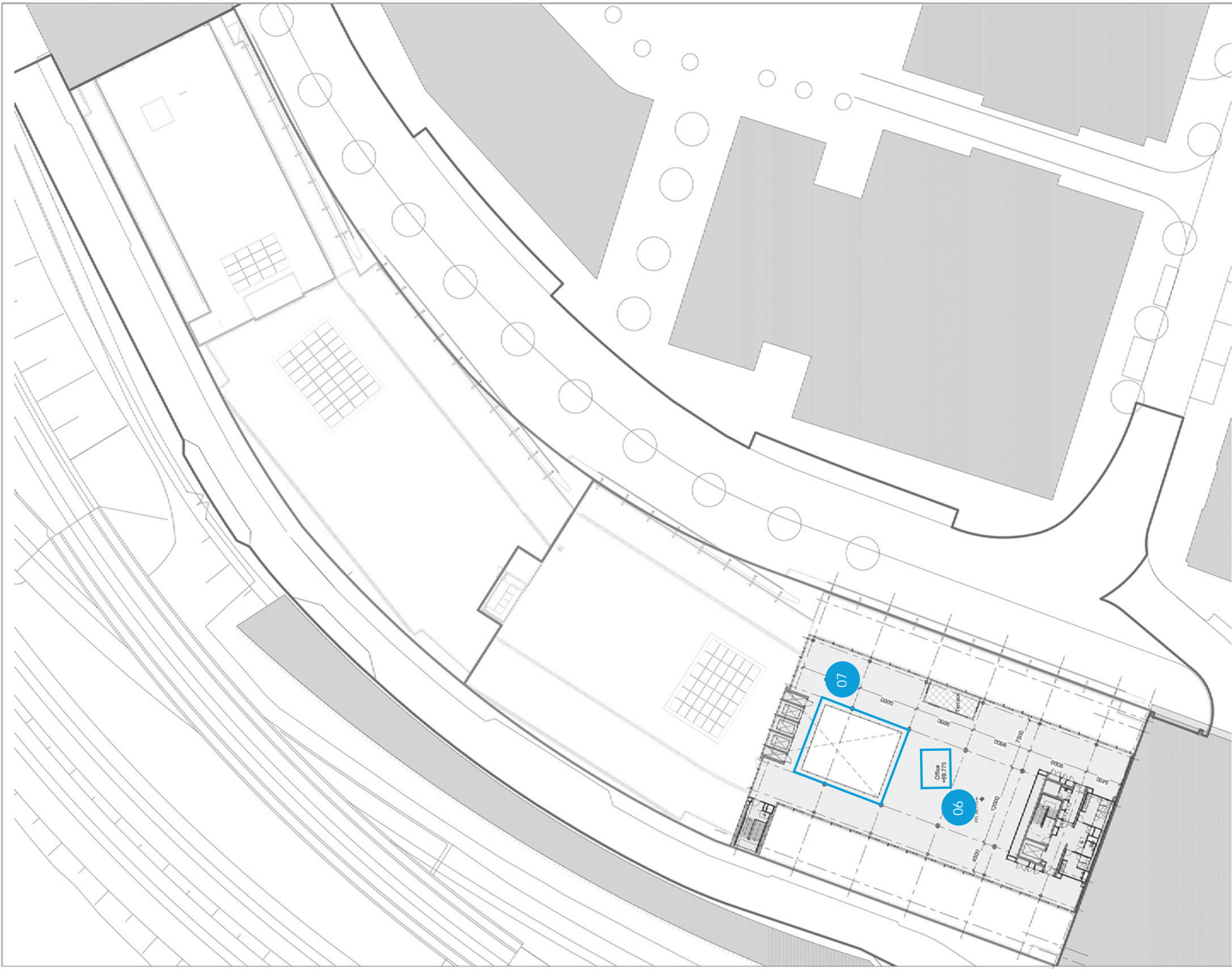
Drawing Title
 Floor Plan - Level 10

Drawing Number
 KXC-T2-001-A-1003-P20-110

Revision
 01

Scale @ A1
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 Revision Date
 18/11/15
 VV:MRD

Project No. 1003



- 01. Change of use from D1 to B1 in Building T2 and from flexible B1 to A1-A4/B1/D1/D2 in Building T3, at ground floor, with subsequent reconfiguration of those spaces.
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Project: **Site T2 KXC**
 Kinga Cross Central Partnership Ltd.

Drawing Title: **Floor Plan - Level 11**

Project No. 1503

Drawing Number: **KCC-T2-001-A-1503-P20-111**

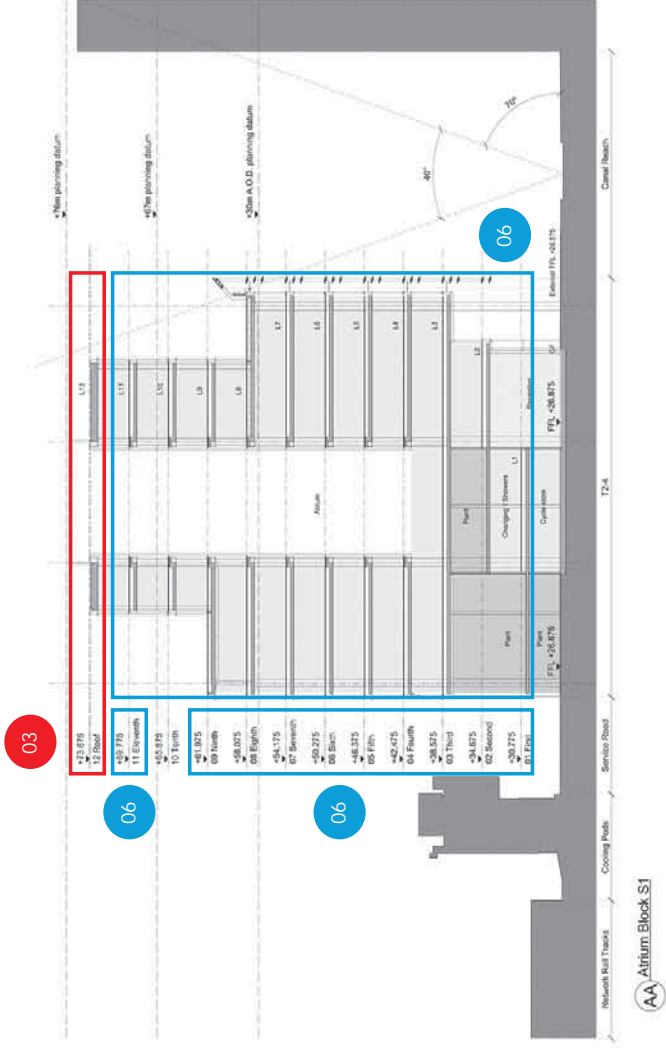
Revision: **01**

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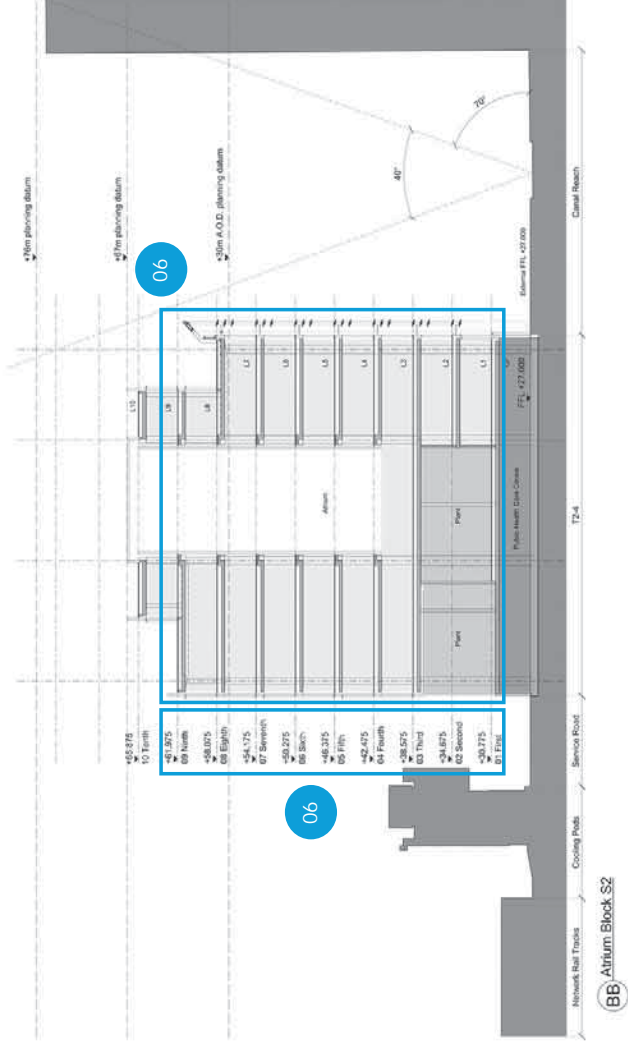
Scale @ A3: **1:500**

Revision Date: **18/11/15**

Author: **vw/ard**



AA Atrium Block S1



BB Atrium Block S2

- 01. Change of use from D1 to B1 in Building T2 and from flexible B1 to A1-A4/B1/D1/D2 in Building T3, at ground floor, with subsequent reconfiguration of those spaces.
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- 03. Amendments to roof levels.
- 04. Introduction of lift at Levels 0-3.
- 05. Reconfiguration of cycle changing rooms at Level 1.
- 06. Finished floor levels, structural slab levels and spandrel heights amended.
- 07. Atria enclosure removed.

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Project **Site T2 KXC**
 Kings Cross Central Partnership Ltd.
 Drawing Title **Atrium Sections AA / BB**

Project No. 1559
 Drawing Number **KXC-T2-001-AA-1503-P20-200**
 Scale @ A3 **1:500**
 Scale @ A1 **1:250**
 Revision Date **16/04/15**
 Revision No. **01**
 Revision/Status **Rev 01**

