

# Submission Statement with Design and Access Statement

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**King's Cross Estate Management Office**  
**Application for Planning Permission**

**King's Cross Central General Partner Ltd**

August 2019

**KINGS  
CROSS**



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Figure 1: Plan showing Application Site in the context of the KXC illustrative masterplan

# Introduction

This Submission Statement is submitted in support of a full planning application for the relocation of the King’s Cross Estate Management Office (‘KXEMO’) and ancillary back of house facilities to Unit 5 of Building B6 (ground and basement) and part of the shared Zone B basement, located in Development Zone B in the southern part of the Kings Cross Central (KXC) development site (Figure 1).

The overall King’s Cross Central (‘KXC’) mixed use development is derived from the Outline Planning Permission 2004/2307/P dated 22 December 2006 (the ‘Outline Planning Permission’). The KXC scheme was subject to an Environmental Impact Assessment (‘EIA’) and is described in the Revised Development Specification document (September 2005) and Revised Parameter Plans which form part of the Outline Planning Permission and are referred to in the planning conditions.

Approval for Building B6 was established through various Reserved Matters submissions in 2010 and 2016 (Refs. 2010/0870/P, 2014/4125/P and 2016/6537/P). The shared Zone B basement was permitted through two Reserved Matters approvals with references 2010/0862/P and 2011/4090/P. Further details on these approvals are outlined in Section 1 – Background to the Proposals.

Although the application site already has approval for a mixed use building and shared basement zone under separate Reserved Matters approvals, the applicant is seeking full planning permission for use of Unit 5 (Building B6) and part of the shared zone B basement for the use by the KXEMO, as office use (Use Class B1a). Nothing within the current planning application, in terms of use or works, would prejudice the future development of the site pursuant to the Outline Planning Permission or related approved reserved matters submissions.

The application is made by King’s Cross Central General Partner Ltd. (‘KCCGPL’).

The application is not considered to be EIA development and hence, is not supported by an environmental impact assessment. As the application does not include a net increase in floorspace, it will not be liable to the Community Infrastructure Levy (please refer to section 2.1 for further clarification).

The KXEMO is currently situated on the Plot S5, in the north of the KXC development site. This has always been considered a temporary location and, following Reserved Matters approval

being granted for Building S5 in December 2018 (ref.2018/4813/P), construction is due to start on that building in Q1 2020. The proposed location for the KXEMO will provide a good quality facility, centrally located on the development to allow the management team to effectively manage the wider estate from a permanent base.

The application site is located within Unit 5 of 3 Pancras Square, (part of Building B6) as well as part of the shared Zone B basement (see Figure 2- Site Location Plan).

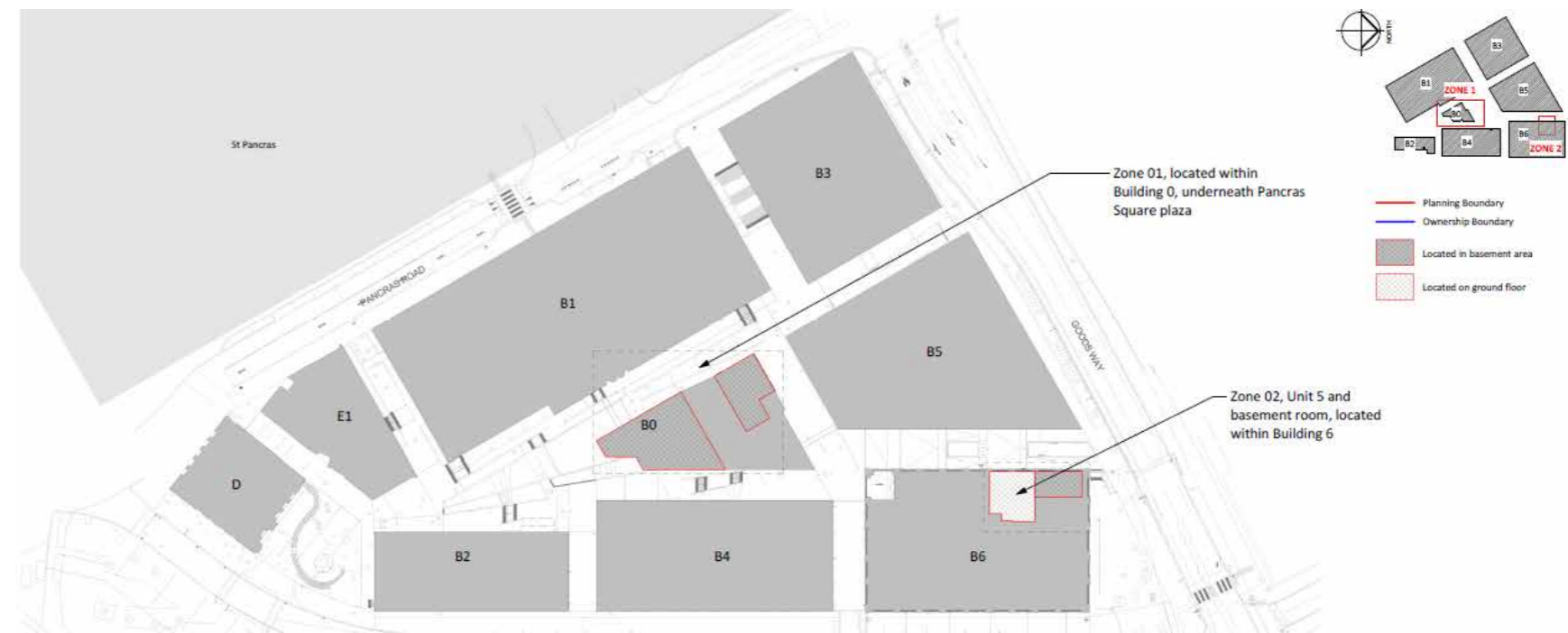


Figure 2: Site Location Plan



# Background to the Proposals

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1.1 Planning History & Pre-Application  
Advice

*1.0*



Figure 3: Photo of the completed Zone B Basement



## Planning History

### Building B6

In 2010, a Reserved Matters submission was approved for Building B6, for the erection of an eleven storey building for use as offices (Class B1) on upper floors and shopping/food and drink uses (Classes A1-A5) at ground floor level (Ref. 2010/0870/P).

Subsequently, in 2014, a revised Reserved Matters application was approved (Ref. 2014/4125/P). A key change of this application was the inclusion of a two storey basement (a one storey basement for the building was previously approved as part of the shared Zone B Basement Reserved Matters (Ref. 2011/4743/P)). Ancillary plant and retail storage were provided at upper basement level, while the lower basement level provided space for refuse and recycling storage, bicycle parking and other ancillary uses. The B6 basement is designed to connect to and is serviced via a large, shared basement beneath Development Zone B, with access off Pancras Road.

Lastly, in 2016, a planning application for additional retail floorspace at ground and basement levels was approved (Ref. 2016/6537/P). Specifically, Units 3 and 4 were reconfigured to create Units 3, 4 and 5.

### Zone B Basement

In 2010, a Reserved Matters application was approved for the basement service areas for Buildings B2, B4 and B6, a related vehicular service route and entrance/exit ramp off Pancras Road (Ref. 2010/0862/P).

In 2011, a revised Reserved Matters application was approved (Ref. 2011/4743/P). This application was revised to reflect occupier requirements on the emerging scheme for Building B1, detailed design work on Buildings B2 and B4, and the need to accommodate estate management facilities and plant relating to public realm features. A key feature of this application was the full excavation of the centre of the basement to provide space for additional cycle, car and motorcycle parking, and public realm plant and estate management functions.

## Pre-Application Advice

Pre-application advice has been sought from Camden Officers. Officers confirmed the proposed use and amendments to Unit 5 in Building B6 and the relevant areas of the shared Zone B basement would need to be sought via a full planning application and that the most appropriate use for the KXEMO would be Use Class B1a. It was also discussed that the use of the site for the King's Cross Estate Management Office would enliven the frontage of Unit 5 (along the building's western elevation opposite Building B5) and would be in keeping with the surrounding uses, subject to the submission of a planning application and all required information.



2.0

## Proposals

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2.1 Scheme Design

2.2 Access



Figure 4: Proposed internal pedestrian route from Unit 5 (Building B6) to the shared Zone B basement

## Scheme Design

Level	Existing GEA (sqm)	Proposed GEA (sqm)
Unit 5 (Building B6) Level 00	159	159
Unit 5 (Building B6) Level 00 Mezzanine	0	159
Unit 5 (Building B6) Level -01	112	112
Total (Unit 5 (Building B6))	271	430
Part of Shared Zone B Basement Level -02	164	164
Part of Shared Zone B Basement Level -02 Mezzanine	0	199
Part of Shared Zone B Basement Level -03	360	360
Total (Part of Shared Zone B Basement)	524	723
<b>Total of entire site (Unit 5 (Building B6) and part of Shared Zone B Basement)</b>	<b>795</b>	<b>1,153</b>

Figure 5: Table of existing and proposed GEA

This application seeks permission for the composite use of part of Unit 5 of Building B6 (referred to as 'Unit 5') and part of the shared Zone B basement for the KXEMO (Use Class B1a). Figure 5 details the existing and proposed GEA floorspace of the development.

The internal works proposed include the insertion of two separate mezzanine floors, each under 200 sqm. In line with Section 55(2)(a) of the Town and Country Planning Act (1990) and Article 44 of the Development Management Procedure Order (2015), these internal works are not considered 'development' and thus do not require planning permission, nor are they liable to the Community Infrastructure Levy. Nevertheless, they are detailed on the proposed plans for completeness.

The external works proposed relate to the insertion of signage along the western frontage of Unit 5. This signage will be in keeping with the existing signage along all other frontages of Building B6.

The plans also note a number of internal alterations within both Unit 5 and parts of the shared Zone B basement. This is required to facilitate the use of these areas for office use, including ancillary facilities (Use Class B1a). These internal alterations are detailed below.

### Unit 5 (Building B6)

Unit 5 comprises 271 sqm (GEA) and has been vacant since construction. The challenging retail climate is well documented across various media and to date, a suitable retail tenant has not come forward for this unit. The location of the unit away from the main desire lines of pedestrians and Pancras Square means it does not benefit from the footfall that a retailer would look for. In this context, it is considered that the KXEMO will provide an alternative active use for the unit, and a permanent, high quality home for the estate management staff.

The proposal will seek to introduce a mezzanine floor of 156 sqm (GEA) on the ground floor (see Proposed Plan -B6, Level 00 Mez KXC-ES-B6-001-A-STL-20-01202 rev. P17). Therefore, the total floorspace that will form part of Unit 5 will be 427 sqm (GEA).

### Ground Floor (including mezzanine)

The proposed ground floor area within Unit 5 (see Proposed Plan - B6 Level 00 KXC-ES-B6-001-A-STL-20-01201 rev.P17) will include a reception area and a meeting room. The proposed ground floor mezzanine will provide desk space for employees of the King's Cross Estate Management team. The introduction of these elements will seek to enliven this frontage along the western boundary, in line with the vision for the 2016 planning application (Ref. 2011/4743/P).



Figure 6: Proposed B6 Facade

# Scheme Design

## Basement

It is proposed to reconfigure the existing basement space to include a staff room, staff toilets (including a unisex accessible WC) and a cleaner store. A new stairwell and platform lift are also proposed to allow for direct access from the ground floor. The floorspace will remain as existing (112 sqm GEA) (see Existing GA Plan - B6, Level -01 KXC-ES-B6-001-A-STL-10-E1003 rev.P17 and Proposed GA plan - B6, Level -01 KXC-ES-B6-001-A-STL-20-01200 rev. P17).

## Shared Zone B Basement

The parts of the shared Zone B basement that are included in this application are currently used informally by maintenance staff on site. This includes the refuse store located at level -03 and the cleaner store at level -02. Unallocated cycle spaces are also located in this part of the shared Zone B basement, however, due to sufficient provision of spaces in various Zone B buildings, these cycle spaces have always been unoccupied. These proposals will not change the level of cycle provision for the individual buildings, which is generally provided within their footprint and will continue to meet the requirements of the King's Cross Outline Planning Permission.

## Level -03

It is proposed to convert the existing store and refuse store at level -03 to facilities to support the KXEMO, including a new CCTV control centre, staff welfare facilities and meeting rooms (see Existing GA Plan - B0, Level -03 KXC-ES-B0-001-A-STL-10-E1000 rev.P17 and Proposed Plan - B0, Level -03 KXC-ES-B0-001-A-STL-20-01100 rev.P17). Currently this store is informally being used for refuse storage by the maintenance team and the bins currently stored here will be collected by Veolia, the estate's private waste collector.

## Level -02

The existing cleaners store at level -02 will be reconfigured to accommodate a female changing area. This store comprises 164 sqm (GEA) (see Level -02, Basement, Location Plan KXC-ES-ZZ-001-A-STL-10-01002 rev. P17 and Existing GA Plan - B0, Level -02 KXC-ES-B0-001-A-STL-10-E1001 rev. P17). The existing access to the female changing area is proposed to remain as existing (see Proposed Plan - B0, Level -02 KXC-ES-B0-001-A-STL-20-01101 rev. P17). This area will also accommodate the disabled shower room/WC.

## Level -02 Mezzanine and Raised Mezzanine

A new mezzanine and raised mezzanine level is proposed at level -02, above the motorcycle and disabled parking spaces. The motorcycle parking spaces are currently unallocated spaces used by the tenants of the various Zone B buildings. The disabled parking bays are either unallocated or allocated to the tenants of Building B6. The introduction of the mezzanine above this area will not prevent the motorcycle parking or disabled parking spaces from being used in the future. However, for the duration of the construction, these spaces will be temporarily moved to another part of the shared Zone B basement. Further details on the exact location of these spaces and existing level -02 is at Existing GA Plan - B0, Level -02 (Sheet 2 of 2) (Ref. KXC-ES-B0-001-A-STL-10-E1002 Rev. P17).

Further details of the proposed mezzanine and a subsequent raised mezzanine are illustrated in accompanying plans (Proposed B0 Sections - Male Changing KXC-ES-B0-001-A-STL-20-03302 Rev. P17 and Proposed Plan - B0, Level -02 Mez KXC-ES-B0-001-A-STL-20-01102 Rev. P17).

## Western Elevation (Building B6)

The insertion of signage along the western elevation will include a manifestation behind the glass, as well as a blade sign. Both these elements will be similar to the existing signage for the other units within Building B6.

Additionally, these works will help activate the ground floor level along this western pedestrian route, in line with General 1: Facade Design and Public Realm of the Urban Design Report consented for the 2014 application (Ref. 2014/4125/P). Further details of the proposed signage is included in Figure 6 and the External Elevations (B06 Retail unit 5) plan (Ref. KXC-ES-B6-001-A-STL-ZZ-02000 rev.P17).

## Staff Journey

### Access from Unit 5 to the Shared Zone B Basement

The accompanying Level -02 Location Plan (see Level-02, Basement, Location Plan KXC-ES-ZZ-001-A-STL-10-01002 rev. P17) illustrates how a staff member can access the proposed basement facilities at level -02 of the shared Zone B basement. Staff members would use the lift from Unit 5 to access level-02, travelling through the existing basement service corridor to the various ancillary back of house facilities. Details on the staff journey is also included at Figure 4.

Staff wishing to access the control room and the other facilities at level -03 can use the lift in Building B4. Further details on circulation are provided in Section 2.2 (Access).

### Access from the Road to Cycle Spaces and Shower Facilities

The staff will be able to access the cycle and shower facilities via the existing basement entrance on Pancras Road. This is also illustrated through the green arrow on Figure 4 and accompanying Level -02 Location Plan (see Level-02, Basement, Location Plan KXC-ES-ZZ-001-A-STL-10-01002 rev.P17).The cyclists and pedestrians are physically separated from the vehicles via a dedicated ramp and entry to this ramp is controlled by way of a secure gate, accessed using a key fob.

## Access

### Introduction

This Access Statement has been prepared by James Holmes-Siedle of All Clear Designs Ltd. It sets out the process adopted by the developer (King's Cross Central General Partner Limited) to create an accessible and inclusive environment in the KXEMO located within Plot B6 and B Basements

This statement has been prepared by All Clear Designs Ltd to accompany a planning application to use Unit 5 in Building B6 and part of the shared Zone B basement for the KXEMO, including ancillary back of house facilities (Use Class B1a).

Zone 1 is in the B0 basement, and Zone 2 is in Unit 5 of B6 show in Figure 7 below;

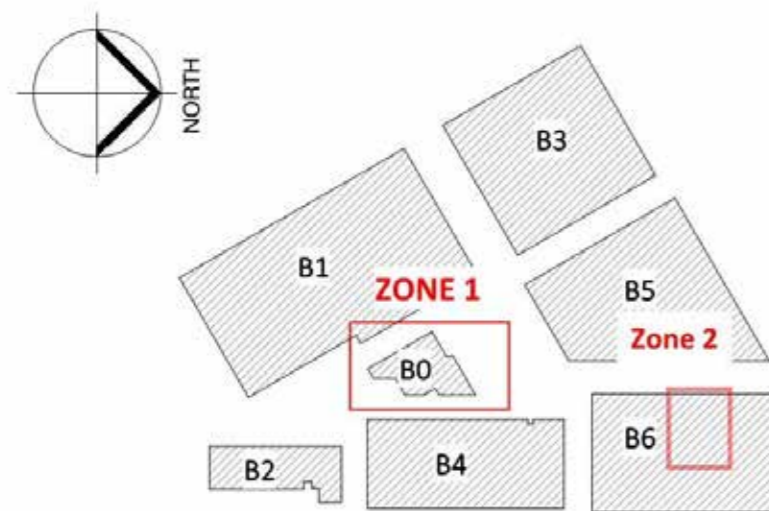


Figure 7: Site plan indicating Zone 1 and Zone 2

### Context

Notwithstanding that this Access Statement relates to a freestanding planning application, the access and inclusivity strategy has still been developed having regard to the KXC document hierarchy as follows:

1. King's Cross Central Access and Inclusivity Strategy (2005)	A scene setting document establishing the principles and containing the master plan philosophy and overarching strategies, as referred to in the S106 Agreement.
2. Access Statement (this document)	A detailed document containing expanded descriptions explaining how the strategy has been implemented in the individual schemes.
3. Building Regulations Access Statement	A document which will accompany the building regulations application for the buildings. This document will contain a further level of detailed description to accompany the increased level of detail of the Building Regulations submission.

### Scope

This Access Statement contains an explanation of measures that have been incorporated within the proposals for the KXEMO to facilitate access and use by all people including disabled people. It indicates how the design meets the required design standards, good practice guidance and Building Regulations access requirements.

The statement takes into account the needs of people with mobility impairments including wheelchair users and those with sensory and cognitive impairments.

However, it is recognised that the issues considered in this report will affect the convenience of access for all occupants, not just disabled people.

This Access Statement is based on the strategies set out in the King's Cross Central Access and Inclusivity Strategy (September 2005) and addresses the items set out in Appendix D of that document, including:

- Explanation of policy and approach to access;
- Sources of advice and guidance on accessibility;
- Details of consultations undertaken or planned;
- Details of access consultant involvement;
- Explanation of specific issues affecting accessibility and details of access solutions adopted; and
- Details of potential management policies and procedures to be adopted to enhance and maintain accessibility.

Areas where technical or other constraints have prevented or constrained the application of the principles set out in the above strategy are highlighted as appropriate.

The areas covered in the building include entrances, horizontal and vertical circulation, facilities and sanitary accommodation.

This statement does not cover operational aspects in detail, (addressed during Building Regulations approval), but it identifies and comments on areas where management procedures are likely to be required to ensure good accessibility.

This Access Statement is based on, and should be read in conjunction with, the submitted scheme drawings and information provided by Stride Treglown Architects.

### Role of Access Consultant

The access consultant has been involved in the preparation of the submitted proposals. The role of the access consultant is to advise the design team and appraise elements of the design at the relevant stages of the design process to ensure that the best possible level of access is achieved and that the proposals meet relevant legislation and recognised good practice guidance. The consultant also provides recommendations about measures that can be incorporated within the scheme to facilitate access and use by disabled people.

The access consultancy services have ensured the integration of accessibility measures into the building whilst also maintaining the overall concept of the design.

## Access

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### Criteria for Assessment & Design Guidance References

The following documents and guidance have informed the proposals and are referenced where appropriate:

- Argent (King's Cross) Limited, King's Cross Central Access and Inclusivity Strategy, September 2005;
- GLA, Accessible London: Achieving an Inclusive Environment, April 2004;
- Building Regulations Part K, Approved Document K, 2013 edition;
- Building Regulations Part M, Approved Document M, 2015 edition;
- British Standard BS8300:2018 Design of an accessible and inclusive built environment Part 1: External environment — Code of practice;
- British Standard BS8300:2018 Design of an accessible and inclusive built environment Part 2: Buildings — Code of practice;
- BS 9999:2017 Fire safety in the design, management and use of buildings - Code of practice;
- DETR, Parking for Disabled People, Traffic Advisory Leaflet 5/95, 1995;
- Other currently recognised good practice design guidance including Sign Design Guide, (SDS, 2000); Guidance on the use of Tactile Paving (UK, DETR), Inclusive Mobility (DoT); Designing for Accessibility (CAE, 2004), The Access Manual, (Blackwell, 2006) and Manual for Streets (DfT and DCLG 2007).

It is also necessary to observe reasonable functional and financial practicalities and to take into account the nature of this and its neighbouring buildings. Wherever possible, the design team have gone beyond the minimum requirements of Part M (Building Regulations) and the guidance provided in the Approved Document M. This will assist the occupier(s) in meeting its/their duties under the Equality Act 2010.

### Factors Contributing to Accessibility

This Access Statement considers accessibility at an early stage in the design. Detailed design issues such as fixtures, fittings, management and other issues which contribute to the accessibility will need to be considered in the future.

The individual needs of visitors cannot always be known in advance, thus it is acknowledged that further adjustments to estate management policy or procedure or to the physical features of the building and landscaping may become necessary.

Because of the small scale of the application no specific consultation has taken place.

Further details are provided in the full assessment of the proposals set out in the following paragraphs.





Figure 8: B0 Level -3

## Proposals

### Basement Proposals

The current Zone B basement area contains parking and storage, having been completed pursuant to Reserved Matters approvals in 2010 and 2011.

The proposed design seeks to amend part of the basement to accommodate the estate management function. The following paragraphs set out the proposals in terms of their accessibility.

### B0 Level -3

Level -3, shown in Figure 8, converts a store area into an operational area containing;

- operations room;
- meeting rooms;
- staff welfare facilities; and
- WCs including an accessible WC

There are some door lobby arrangements which currently do not meet the requirements of Part M and these will be amended before making a Buildings Regulation Application



## Access

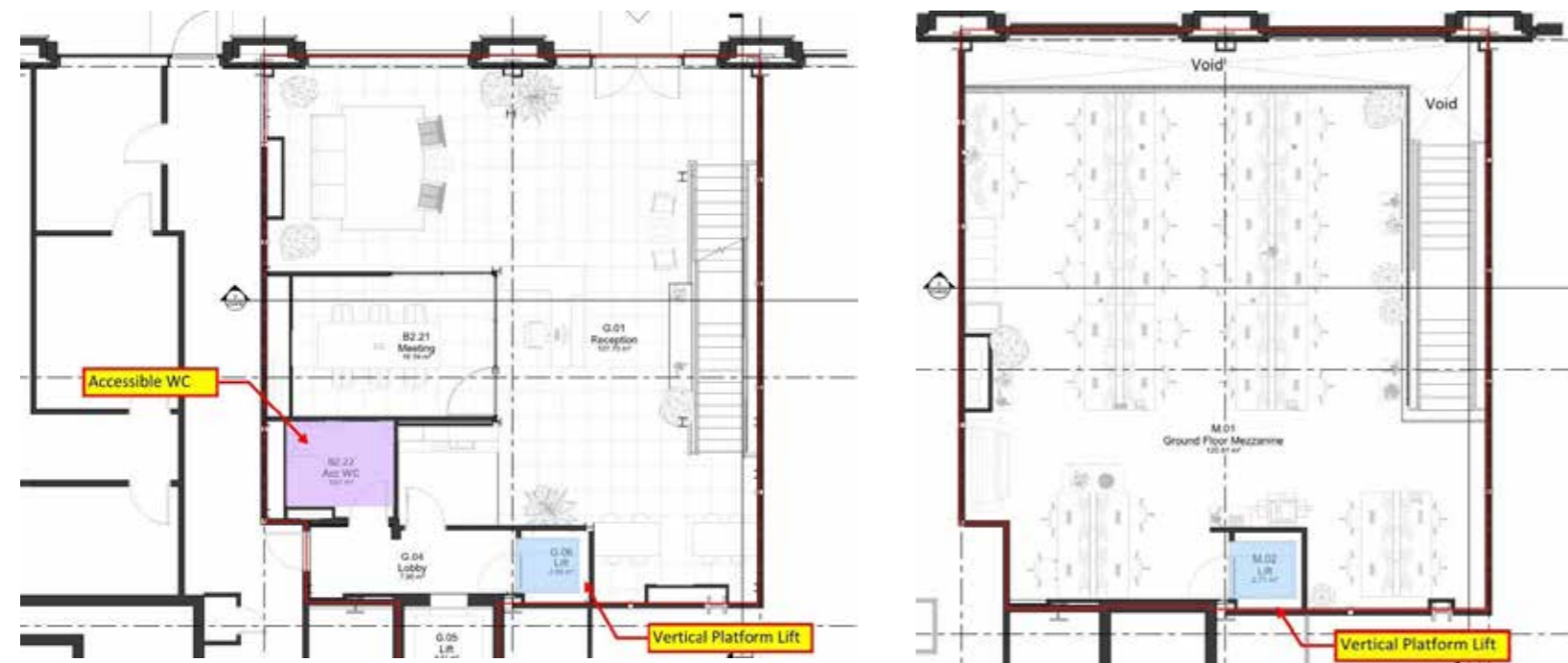


Figure 11: B6 Level 0

Figure 12: B6 Mezzanine Level

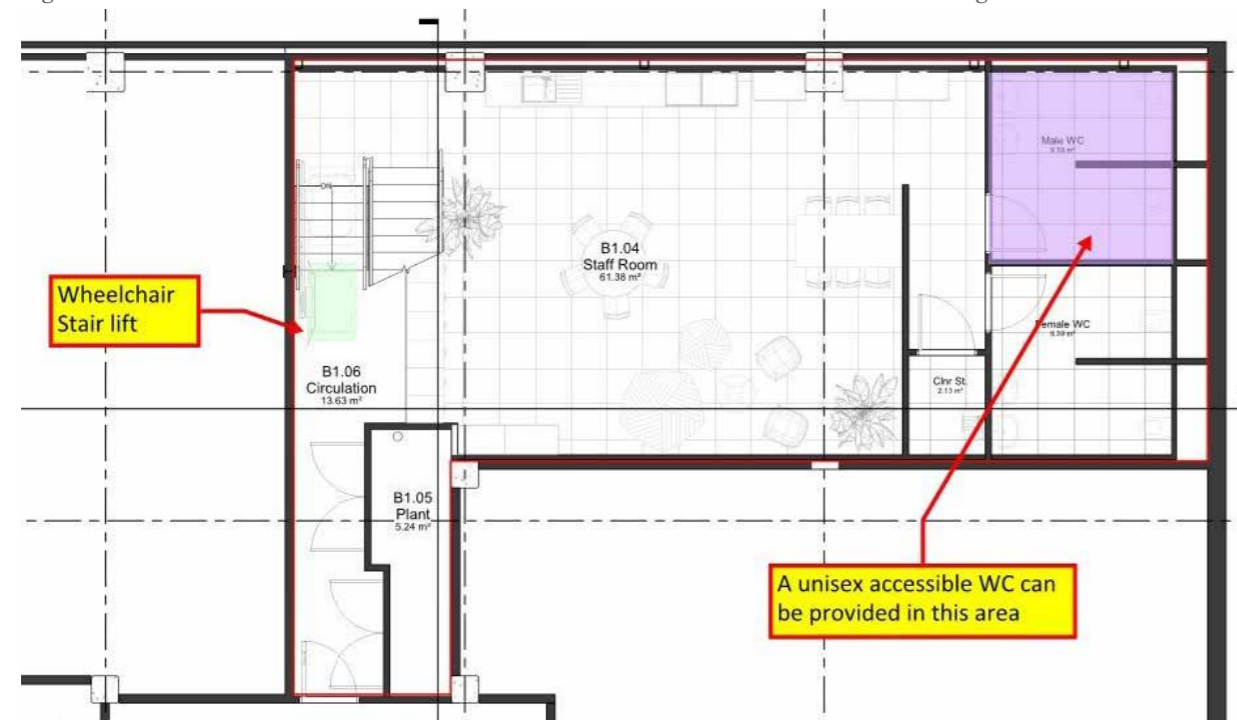


Figure 13: B6 Level -01

### Unit 5 Proposals

Unit 5 will be adapted to contain the following;

- a staff welfare space at level -01;
- reception and meeting rooms at level 0; and
- an office area at a mezzanine level

### B6 Unit 5 Level -01

Moving from level -1 to the welfare area will involve the use of a wheelchair stair platform lift for a short flight of steps, as shown in Figure 13. Due to the constrained space and existing structures in the unit, this type of lift is considered to be the best solution to achieve wheelchair access to all levels.

Although Figure 13 and the relevant submitted plan currently show male and female WCs, it is intended that one of these will be converted into a unisex accessible WC to meet Part M 5.7(b), with a further unisex WC adjacent.

### B6 Unit 5 Level 0

This level, shown in Figure 11, contains the reception area.

The area contains an accessible unisex WC. The AWC has an inward opening door that also opens outward in case of emergency. The cubicle is sized according to the requirements in BS8300:2018 to allow an inward opening door.

A vertical platform lift has been inserted in this area to move from the Reception area to the mezzanine office area above.

The platform lift will meet the requirements of Part M of the building regulations.

### B6 Unit 5 Level Mezzanine

The mezzanine area, shown in Figure 12, contains an office floor and is reached using the platform lift indicated below.

## Access

### Doors

Internal doors will meet Part M of the Building Regulations

### General Details

Details of the following areas and how they will be made accessible shall be addressed as the scheme develops and form part of any Building Regulations Submission:

- decoration
- lighting
- sanitaryware selection and layouts
- fire alarm details
- lift details
- toilet layout details
- signage
- furniture selection
- kitchen layout

In addition, the following paragraphs set out the management issues which estate staff should be aware of to ensure access is achieved and maintained.

### Circulation

Movement between the floors is illustrated in Figures 14 and 15. All areas are accessible by lift and stairs.

The Male, Female and Unisex changing areas at basement levels -02 and mezzanine level are accessed via the normal cycle and pedestrian routes to the basement area from Pancras Road and/or from the Unit 5 lift in B6. The new Control Room, which is located at level -03, is accessed via a lift located in Building B4. A staircase also runs between levels -02 and -03, and from the shared circulation space in the basement to mezzanine level.

Unit 5 is accessed from the ground floor at street level. To go down to level -01, staff will take the platform lift indicated in Figure 13.

To access the Mezzanine level they will use a further platform lift shown previously in Figures 11 and 12.



Figure 14: Access routes and lift location for levels -02 and mezzanine -02



Figure 15: Access routes and lift location for level -03

## Management Issues

The following management issues will be brought to the attention of relevant parties to ensure that access is achieved and maintained:

- external routes – keep in good repair and free of obstructions and leaves, ice, snow and surface water;
- doors – adjustment of door closers; ironmongery to be kept in good working order;
- horizontal circulation – keep routes free from obstructions and furniture layouts/seating arrangements accessible;
- vertical circulation – regular checking of lifts to ensure floor of car aligns with finished floor level;
- WCs – checks to ensure that manoeuvring space in accessible compartments is not obstructed by bins, sanitary disposal equipment etc; replenishment of toilet paper and paper towels in accessible WCs as well as other WCs;
- communication – new signs to integrate with existing sign system, no ad hoc homemade signs; all information to be kept up-to-date; signers and translation services to be provided as necessary; appropriate provision of accurate access information and other literature;
- hearing enhancement systems – advertising; regular checking and maintenance of systems;
- alarm systems – checking of systems; staff training in procedures;
- surfaces – ensuring cleaning does not cause slippery surfaces; maintaining junctions to avoid worn surfaces becoming tripping hazards; replacing surfaces like with like; maintaining colour contrast in redecoration;
- lighting – prompt replacement of bulbs; keeping windows and light fittings clean;
- means of escape – specific evacuation strategies to be devised for people who need assistance, including staff and visitors; staff training; regular practice drills; maintenance of fittings and equipment; reviewing evacuation procedures;

- security – ensuring security procedures do not conflict with accessibility good practice;
- training – staff training is critical to maintain access and to provide accessible services and employment opportunities. Training can cover areas such as disability awareness and equality, use of equipment such as platform lifts and induction loops, British Sign Language, hearing awareness, clear lip speaking, guiding people with visual impairments and general access awareness.
- health and safety policies – implementation of policies on access, risk assessment;
- responsibilities for access – identification of responsible people to approve improvements, set priorities, ensure access is included in maintenance and refurbishment programmes, provide auxiliary aids, review numbers of disabled people using a service and establish and run user groups;
- funding for access improvements – identification of specific access funds or grants; funds for specific employees such as ‘Access to work’; use of the maintenance budget;
- policy review – regular reviews of all policies, practices and procedures affecting access.



# Assessment Against Planning Policy

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3.1 Planning Policy Framework

3.2 Planning Policy Review

3.0

# Planning Policy Framework

Planning permission is sought for:

*“Composite use of Unit 5 (Building B6) and a part of the shared Zone B basement for the King’s Cross Estate Management Office, including ancillary back of house facilities (Use Class B1a) ”.*

As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, where regard is to be had to the development plan, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

This section provides an assessment of the use of Unit 5 (Building 6) and part of the shared Zone B basement for the King’s Cross Estate Management Office against the relevant current development plan policies contained in:

- The London Plan, Consolidated with Alterations (2016); and
- LB Camden Local Plan (2017).

Where appropriate, the following are also considered material considerations:

- National Planning Policy Framework (July 2018);
- National Planning Policy Guidance (2014 - updated July 2019);
- Draft New London Plan showing Consolidated Suggested Changes (July 2019);
- Access for All CPG (March 2019);
- Amenity CPG (2018);
- Design CPG (March 2019);
- Employment sites and business premises CPG (March 2019); and
- Transport CPG (March 2019).

The application site falls within the King’s Cross Opportunity

Area and the King’s Cross Growth Area where it is recognised by policy that large scale redevelopment is planned and underway. Development within this area is expected to maximise site opportunities, conserve historic assets, provide appropriate links to and benefits for, surrounding areas and communities and be in accordance with the Council’s aspirations and objectives for the area as set out in the Local Plan.

The Government’s planning policy is set out in the National Planning Policy Framework document which was published in March 2012. Guidance on those policies is found in Planning Practice Guidance which have recently been updated and published online. The National Planning Policy Framework (NPPF) is not considered to affect fundamentally the standing of the relevant detailed document management policies. Nevertheless, the NPPF is relevant, generally for the positive and flexible attitudes towards development management (e.g. paras. 14, 187 and 197) and the avoidance of unnecessary conditions on planning permissions (e.g. para. 206).

Against this background, the relevant policies of the Development Plan are summarised in the paragraphs below. An appraisal of the application proposals against these policies is also provided below in Section 3.2

## The London Plan, Consolidated with Alterations (2016)

The 2016 London Plan sets out a fully integrated economic, environmental and social framework for the development of the capital.

London Plan Policy 4.2 supports mixed use development and redevelopment of office provision to improve London’s competitiveness. The policy goes on to encourage renewal and modernisation of existing office stock in viable locations to improve its quality and flexibility.

London Plan Policy 6.9 states that developments should provide secure, integrated, convenient and accessible cycle parking facilities in line with the minimum standards set out in Table 6.3. This policy also states that on-site changing facilities and shower for cyclists should be provided.

## Draft New London Plan showing Consolidated Suggested Changes (July 2019)

The draft London Plan was published in December 2017 and seeks to update the adopted London Plan 2016. Following Examination in Public, a Consolidated Suggested Changes Version (July 2019) was published.

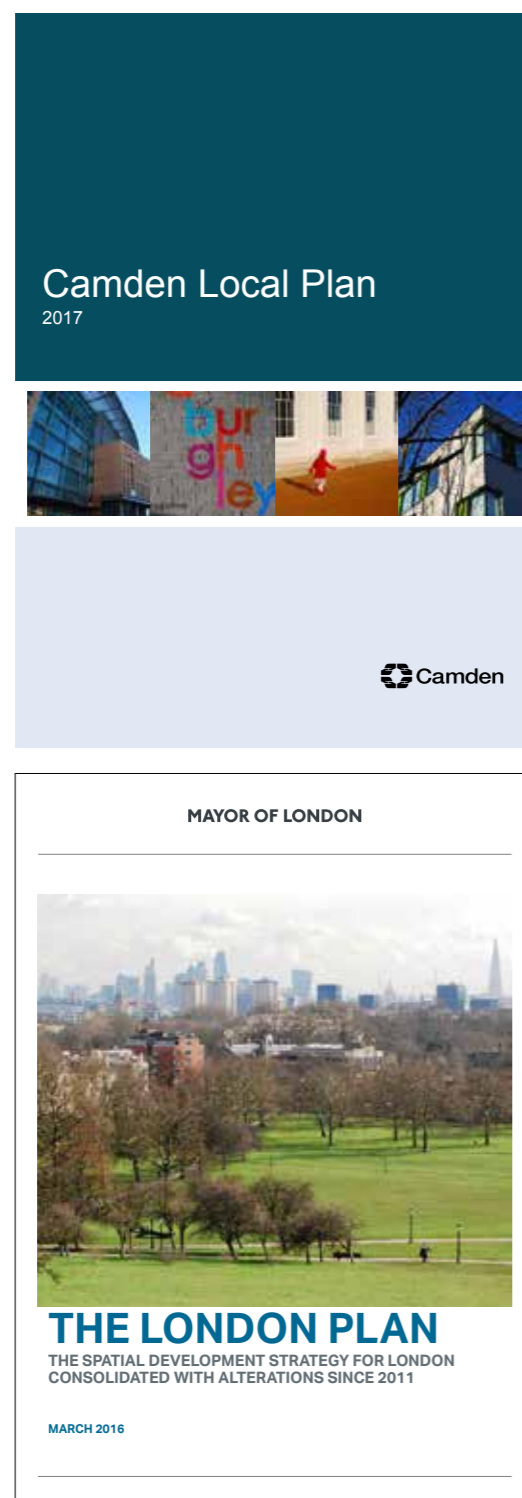
Emerging London Plan Policies SD4 and E1 continue to support the competitiveness and quality of office space through the provision of new office provision, refurbishment and mixed use development.

Emerging London Plan Policy T5 states that proposals should secure the provision of appropriate levels of cycle parking which should be fit for purpose, secure and well-located. The cycle parking provided should be in accordance with the minimum standards set out in Table 10.2 and Figure 10.2 of the plan.

Emerging London Plan Policy T6.5 states that all non-residential elements should provide access to at least one on or off-street disabled persons parking bay.



## Planning Policy Framework



### LB Camden Local Plan (2017)

LB Camden’s Local Plan (2017) superseded the Council’s Core Strategy (2010) and Development Policies Document (2010). The Local Plan seeks to cover the period from 2016 - 2031.

Local Plan Policy G1 encourages growth to deliver the homes, jobs, infrastructure and facilities to meet Camden’s needs and harness benefits for those who work and live in the Borough. The policy goes on to state that development should make the most efficient and best use of land and development which does not should be resisted. Lastly, the policy states that 695,000sqm of office floorspace needs to be delivered by 2031 and development will be directed to growth areas and highly accessible areas including Central London.

Local Plan Policy E1 outlines that the Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses. The Council will support businesses and maintain a stock of premises that are suitable for business premises. New office development will be directed to growth areas and highly accessible areas including Central London.

Local Plan Policy D1 requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Policy D2 (Heritage) states that the Council will preserve, and where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas. Camden’s Local Plan document is supported by CPG1 (Design).

Local Plan Policy A1 states that the Council will protect the quality of life of occupants and neighbours. Development should protect amenity and ensure development contributes towards strong and successful communities. Considerations include privacy, outlook, sunlight, daylight, overshadowing, artificial light, transport impacts, impacts of the construction phase, noise, vibration, odour, fumes, dust, micro-climate, contaminated land and impacts on water and wastewater. Camden’s Local Plan document is supported by CPG6 (Amenity).

Local Plan Policy T1 promotes sustainable transport by prioritising walking, cycling and public transport. Cycling is to be promoted as well as a safe and accessible environment for cyclists. Accessible and secure cycling parking facilities exceeding minimum standards should be provided. High quality facilities which promote cycling including shower and change rooms should also be provided.

Figure 16: Front covers of the current Local Plan and London Plan

# Planning Policy Review

## The Principle of Development

The Site is located within the Kings Cross Growth Area and has an excellent PTAL rating of 6b, a suitable location for new office development in accordance with regional and local policy.

The development of 1,153 sqm of new office space will contribute to meeting Camden's forecast demand as set within the Local Plan. The proposed use of the site as office use would ensure the continued beneficial use of a prominent building within the King's Cross Growth Area, improving the viability and vitality of the area and improving Camden's competitiveness.

Lastly, as outlined in Section 1, the use of site as office use (Use Class B1a) has been considered appropriate by LB Camden through pre-application discussions.

In view of the above, we consider the proposal for the composite B1a use to be acceptable in principle and in line with London Plan Policy 4.2 and Local Plan Policies G1 and E1.

## Potential Cumulative Effect

In respect of Development Zone B, it is believed that no applications for additional Class B1a floorspace have been submitted. In relation to Building B6, the proposed use of Unit 5 as office use will only amount to a 6% increase of the overall office floorspace within the building. On this basis, we do not believe that the proposal will not amount to a materially significant impact on the overall development.

## Design and Appearance

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed.

The majority of the changes that are required to facilitate the use of the site as office use are internal and thus will not have an impact on the external appearance of the building. However the internal changes, including the mezzanine proposed on the ground floor of Unit 5 (Building B6) will seek to provide this part of Pancras Square with a strong commercial and active frontage. This is in line with the approved Reserved Matters Application (Ref. 2014/4125/P) which sought for a strong retail and commercial frontage across all ground floor elevations, especially to encourage the flow of pedestrian traffic through the secondary streets and through Pancras Square.

The proposed manifestation and blade sign will also seek to enliven this part of the Pancras Square. On this basis, the proposed internal and external changes are in keeping with Local Plan Policy D1 which seeks to improve the function, appearance and character of the area.



Figure 17: Photo of the completed Zone B Basement



Figure 18: Photo of the cycle parking in the Building B4 basement on completion

## Amenity Considerations

In line with Local Plan Policy A1, the impact associated with the proposed office use is not considered to have a materially harmful impact in terms of amenity on neighbouring properties. In particular, the surrounding uses consist of both retail and office use, thus the proposal will seek to contribute to enlivening this part of King's Cross.

## Transport and Parking

A car free development is in accordance with the draft London Plan and the Local Plan and is considered appropriate due to the PTAL rating of 6B and proximity to public transport and walking and cycling routes.

Cycle parking for staff will be provided within Building B4, accessible through the shared Zone B basement. These secure cycle spaces (90 spaces) were approved through the 2011 application for the shared basement (Ref. 2011/4743/P) as unallocated cycle spaces. These spaces currently remain underused and therefore the provision of secure cycle parking exceeds the required amount detailed in the current and emerging London Plan. Furthermore, in line with London Plan Policy 6.9 and Local Plan Policy T1, sufficient shower and changing facilities will be provided within the shared Zone B basement.

In line with emerging London Plan Policy T6.5, one disabled parking bay will be provided within the shared Zone B basement.

Delivery and servicing for the proposed King's Cross Estate Management Office will be as per the existing arrangement via the shared Zone B basement. Delivery vehicles will access/exit the basement from Pancras Road via a two-way ramp which passes through the northern part of the demise of building B1. Any delivery vehicle for the KXEMO will be able to load and unload in a dedicated loading bay adjacent to Building t it is assumed that office development of this size will generate only a handful of deliveries per day and will therefore have no material impact on the local highway.

This review concludes that the proposed use of the site for office use (Use Class B1a) will not create any material transport related impacts and is therefore acceptable in relation to transport and traffic terms.



## **Drawings for Approval or Information**

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**4.0**

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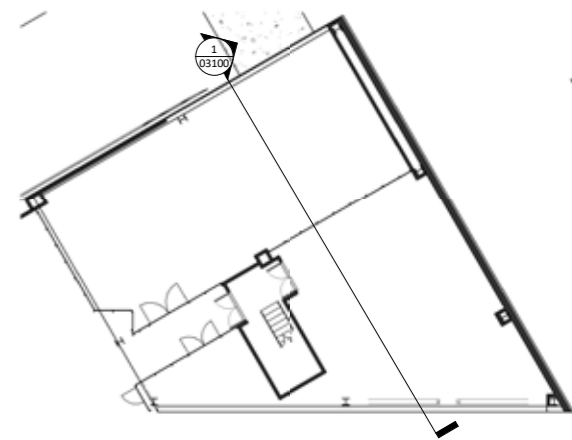
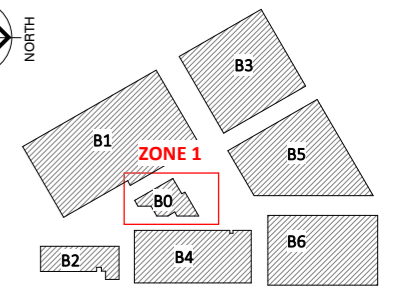
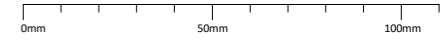
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# 4.0

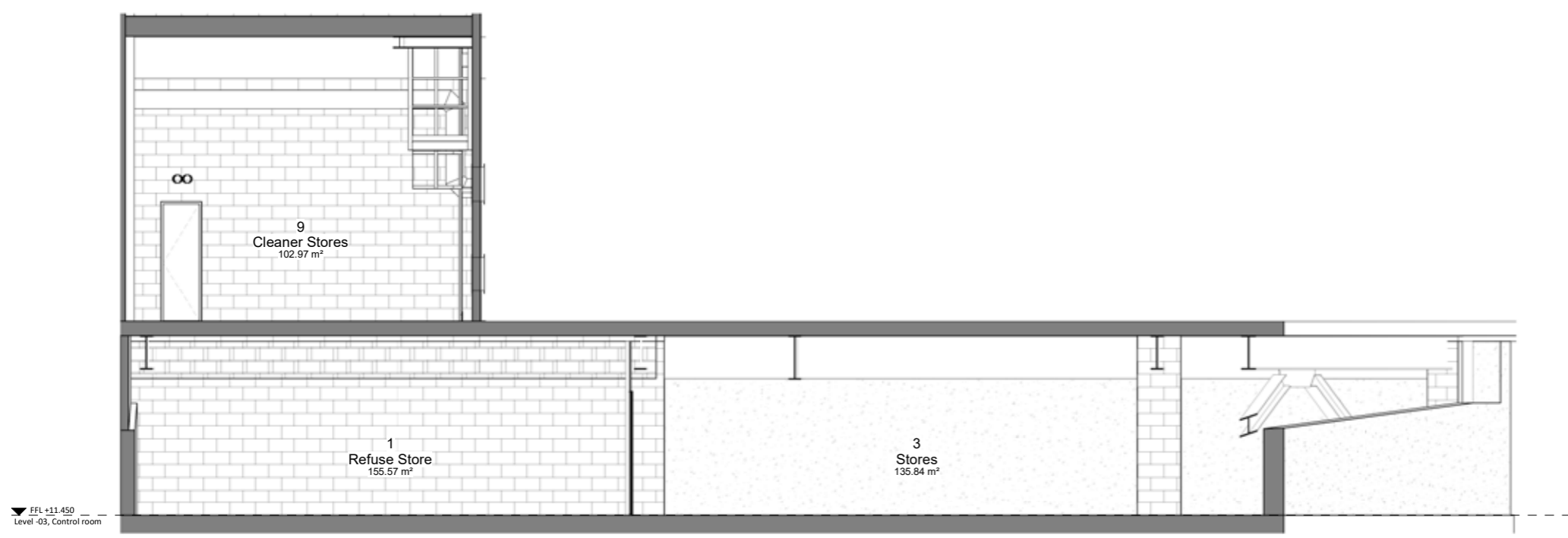
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Existing B0 Sections - Male Changing	1:50	KXC-ES-B0-001-A-STL-10-03101	P17
Existing GA Plan - B0, Level -03	1:50	KXC-ES-B0-001-A-STL-10-E1000	P17
Existing GA Plan - B0, Level -02 (Sheet 1 of 2)	1:50	KXC-ES-B0-001-A-STL-10-E1001	P17
Existing GA Plan - B0, Level -02 (Sheet 2 of 2)	1:50	KXC-ES-B0-001-A-STL-10-E1002	P17
Proposed Plan - B0, Level -03	1:50	KXC-ES-B0-001-A-STL-20-01100	P17
Proposed Plan - B0, Level -02	1:50	KXC-ES-B0-001-A-STL-20-01101	P17
Proposed Plan - B0, Level -02 Mez	1:50	KXC-ES-B0-001-A-STL-20-01102	P17
Proposed B0 Sections - Control Room & Female change 1	1:50	KXC-ES-B0-001-A-STL-20-03300	P17
Proposed B0 Sections - Control Room & Female change 2	1:50	KXC-ES-B0-001-A-STL-20-03301	P17
Proposed B0 Sections - Male Changing	1:50	KXC-ES-B0-001-A-STL-20-03302	P17
Existing B6 Sections - Office	1:50	KXC-ES-B6-001-A-STL-10-03200	P17
Existing GA Plan - B6, Level -01	1:50	KXC-ES-B6-001-A-STL-10-E1003	P17
Existing GA Plan - B6, Level 00	1:50	KXC-ES-B6-001-A-STL-10-E1004	P17
Proposed Plan - B6, Level -01	1:50	KXC-ES-B6-001-A-STL-20-01200	P17
Proposed Plan - B6, Level 00	1:50	KXC-ES-B6-001-A-STL-20-01201	P17
Proposed Plan - B6, Level 00 Mez	1:50	KXC-ES-B6-001-A-STL-20-01202	P17
Proposed B06 Sections - Office	1:50	KXC-ES-B6-001-A-STL-20-03400	P17
External Elevations (B06 Retail unit 5)	1:50	KXC-ES-B6-001-A-STL-ZZ-02000	P17
Site Plan	1:500	KXC-ES-ZZ-001-A-STL-10-01000	P17
Level -03, Lower Basement, Location Plan	1:200	KXC-ES-ZZ-001-A-STL-10-01001	P17
Level -02, Lower Basement, Location Plan	1:200	KXC-ES-ZZ-001-A-STL-10-01002	P17
Level -01, Lower Basement, Location Plan	1:200	KXC-ES-ZZ-001-A-STL-10-01003	P17
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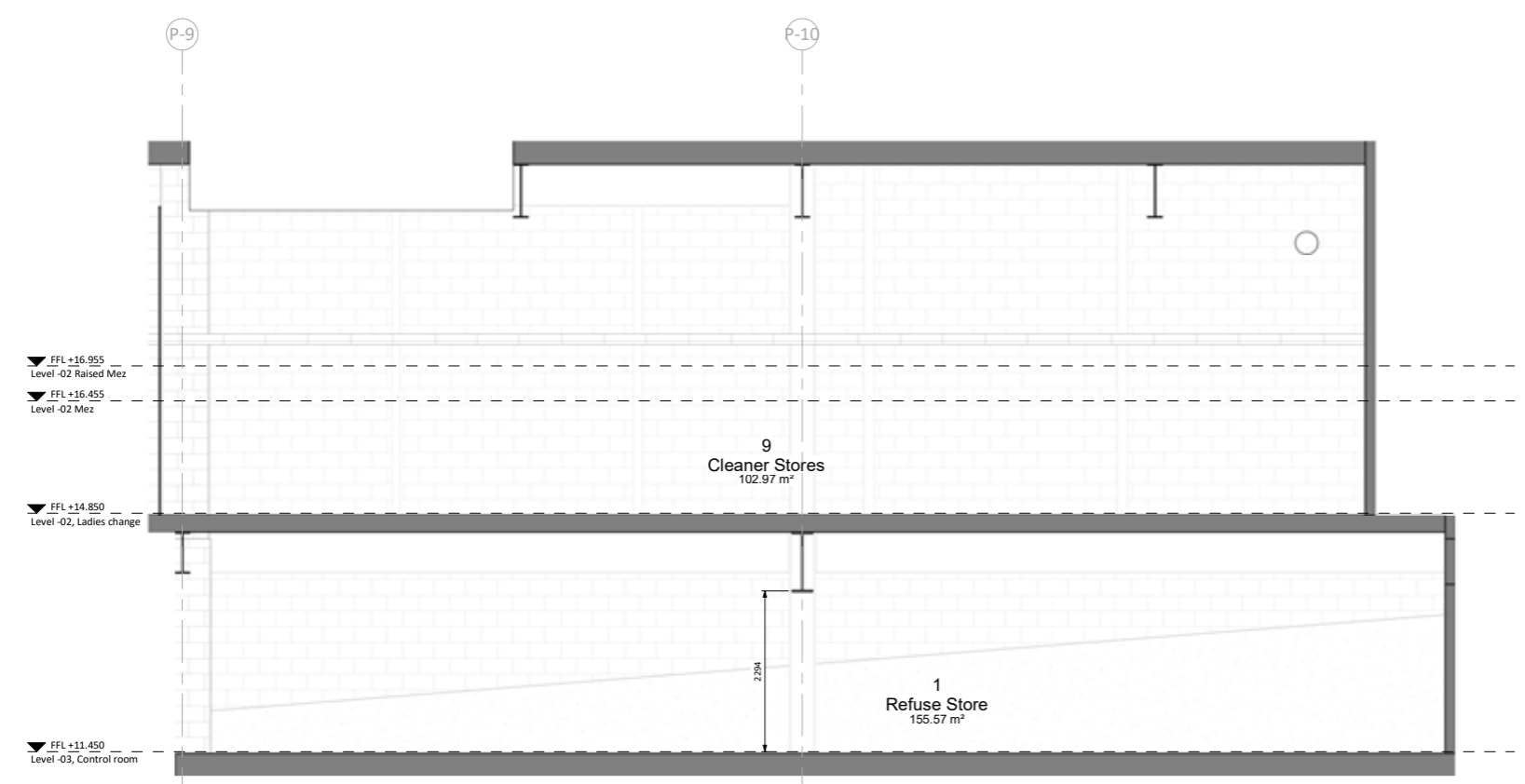




Existing Control Room Key Plan  
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1 Existing Section AA  
1 : 50



2 Existing Section BB  
1 : 50

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A3	P16	29/07/2019	Stage 3 - Argent QA amendment
S3	P15	26/07/2019	Revised Stage 3 Issue
S3	P13	12/07/2019	Stage 3 Issue
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CLIENT	REVISOR
Argent	TJB
	CHECKED BY
	SIW
	ORIGINATOR NO
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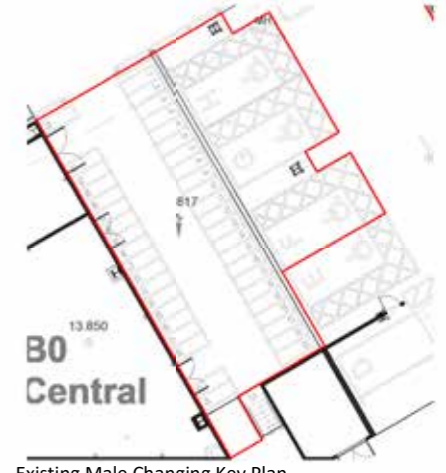
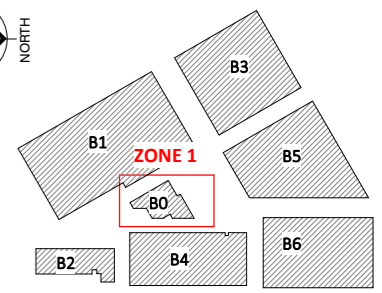
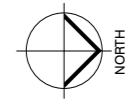
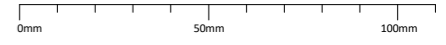
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PROJECT  
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Kings Cross Estate  
Zone B0 & B6 (Unit 5)

DRAWING TITLE  
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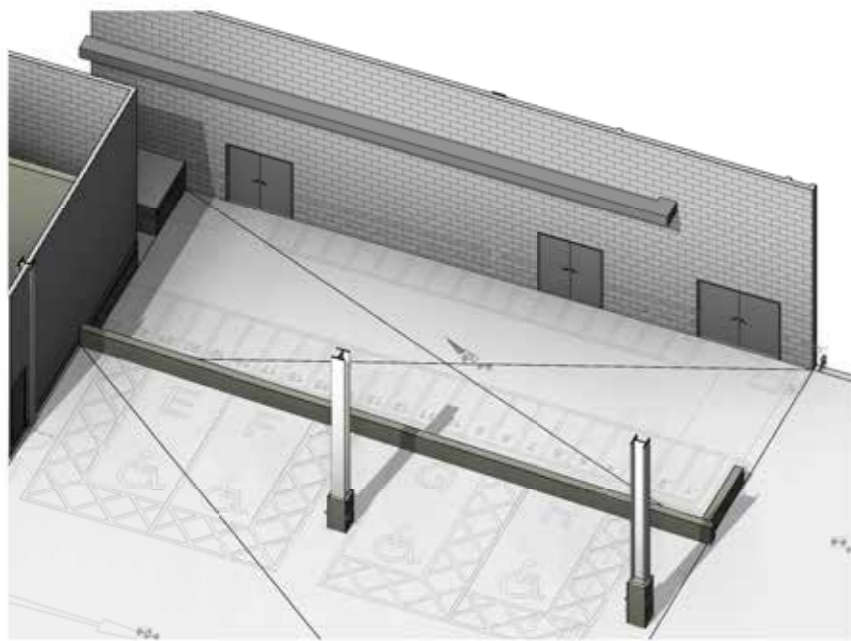
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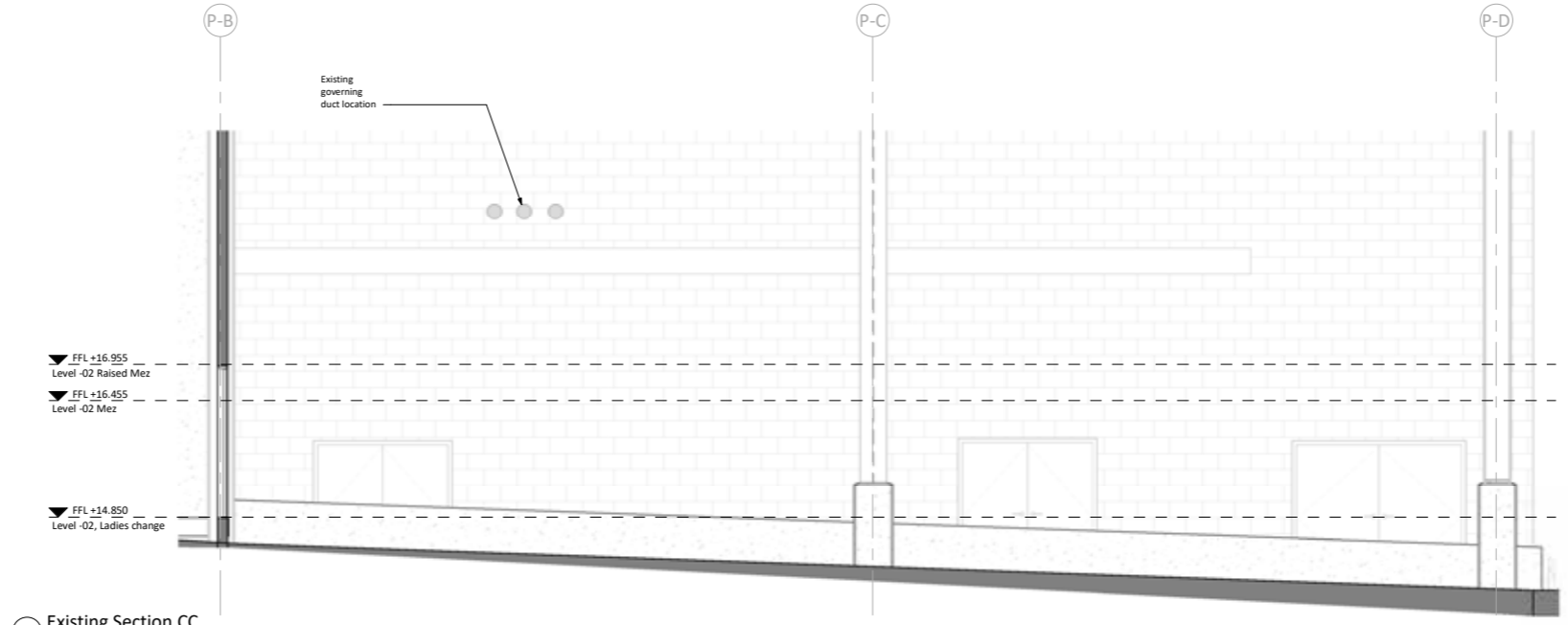
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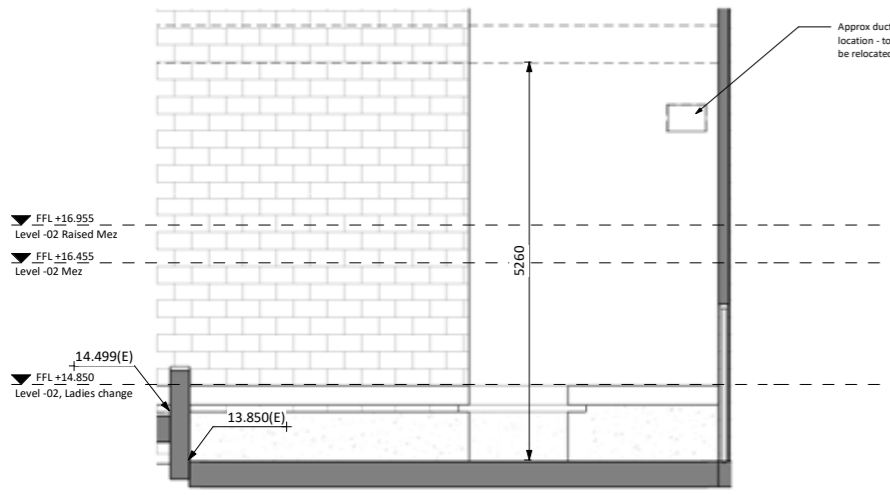
Existing Male Changing Key Plan  
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3D - Existing Motorcycle Parking



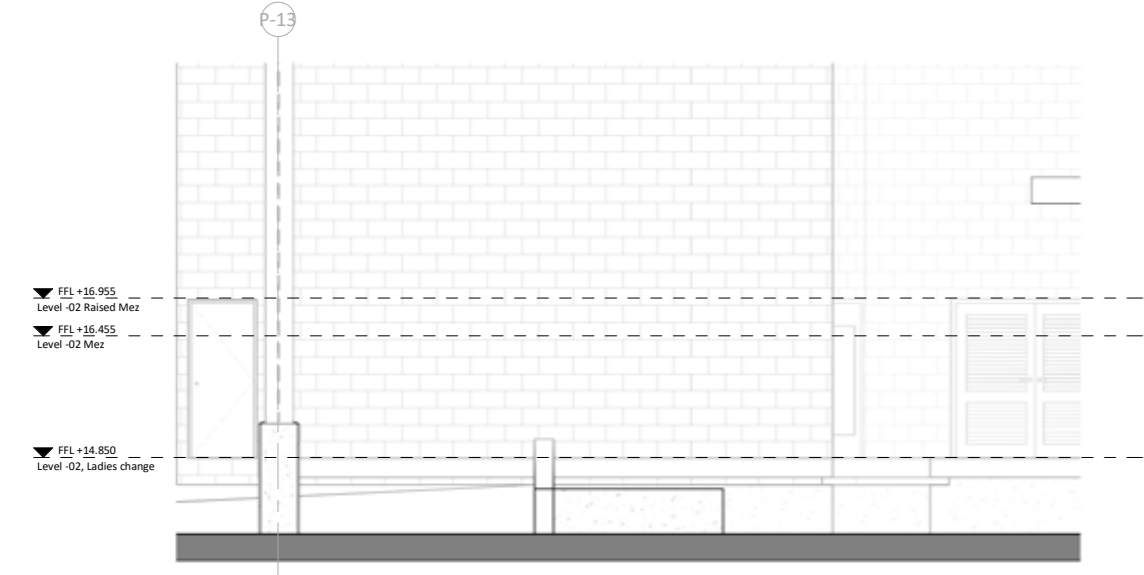
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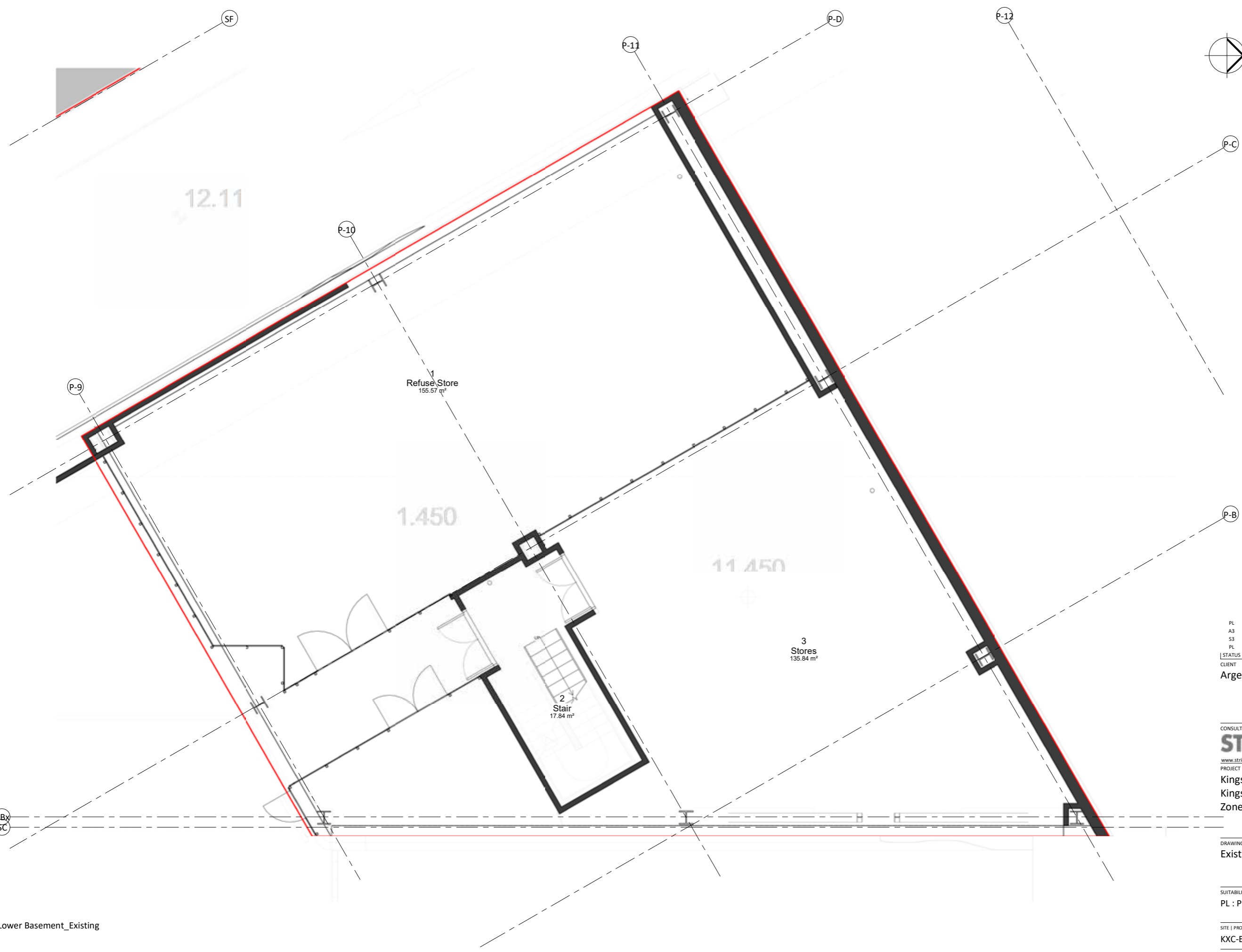
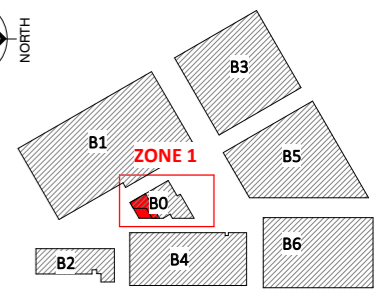
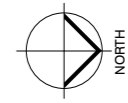
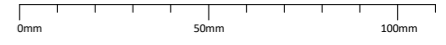
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Argent	TJB
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DRAWING TITLE  
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SUITABILITY STATUS	SCALE
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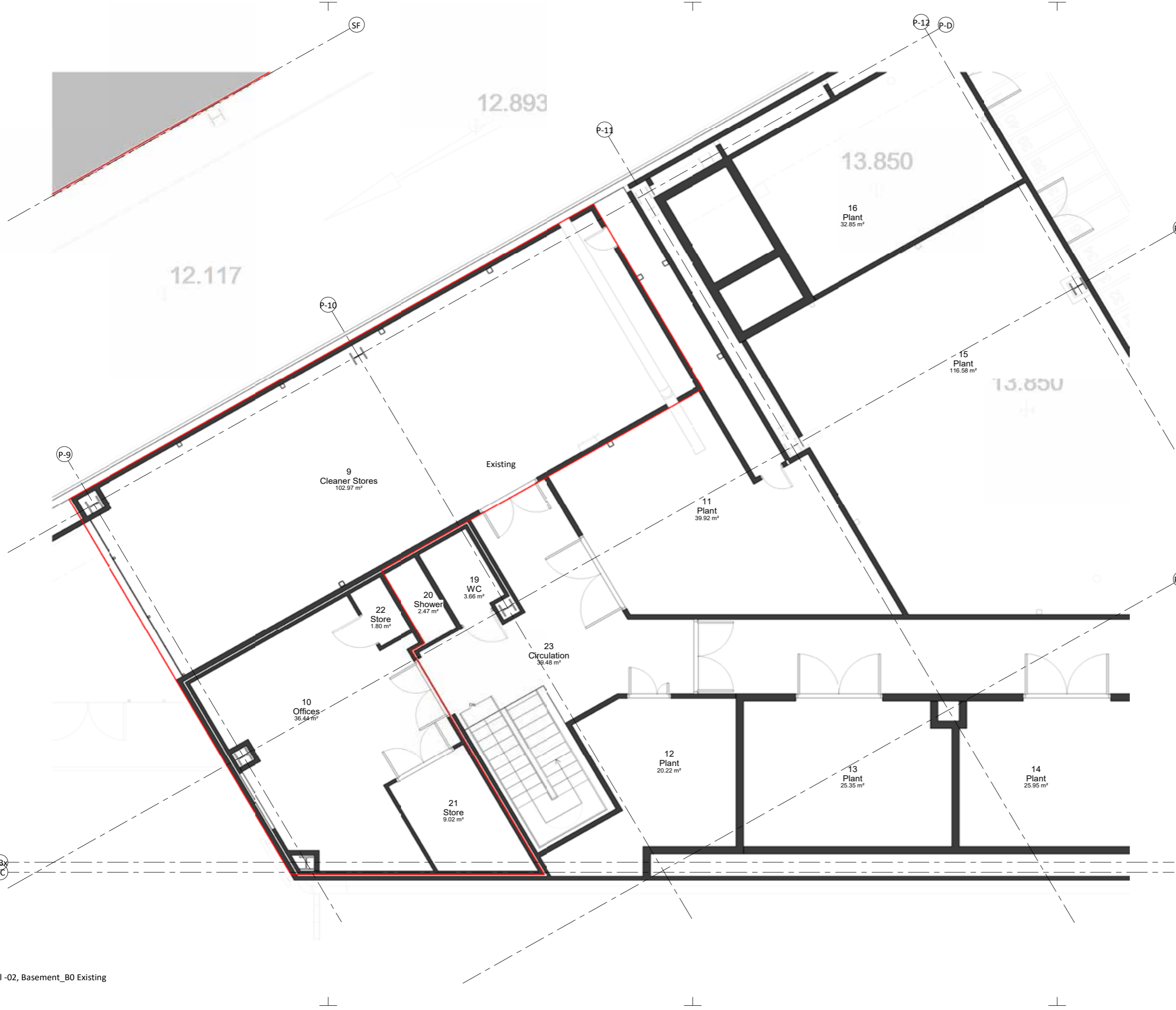
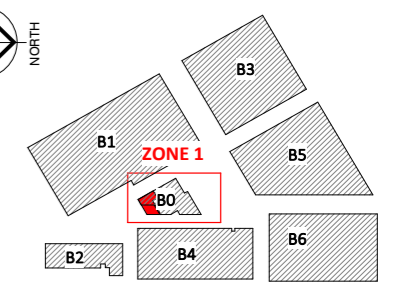
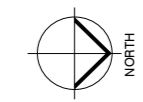
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PL	P08	04/07/2019	Issue for Planning	

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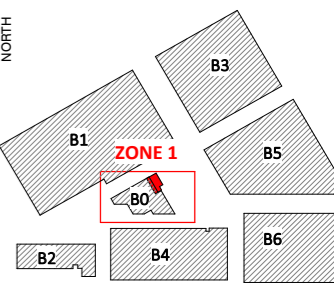
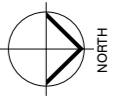
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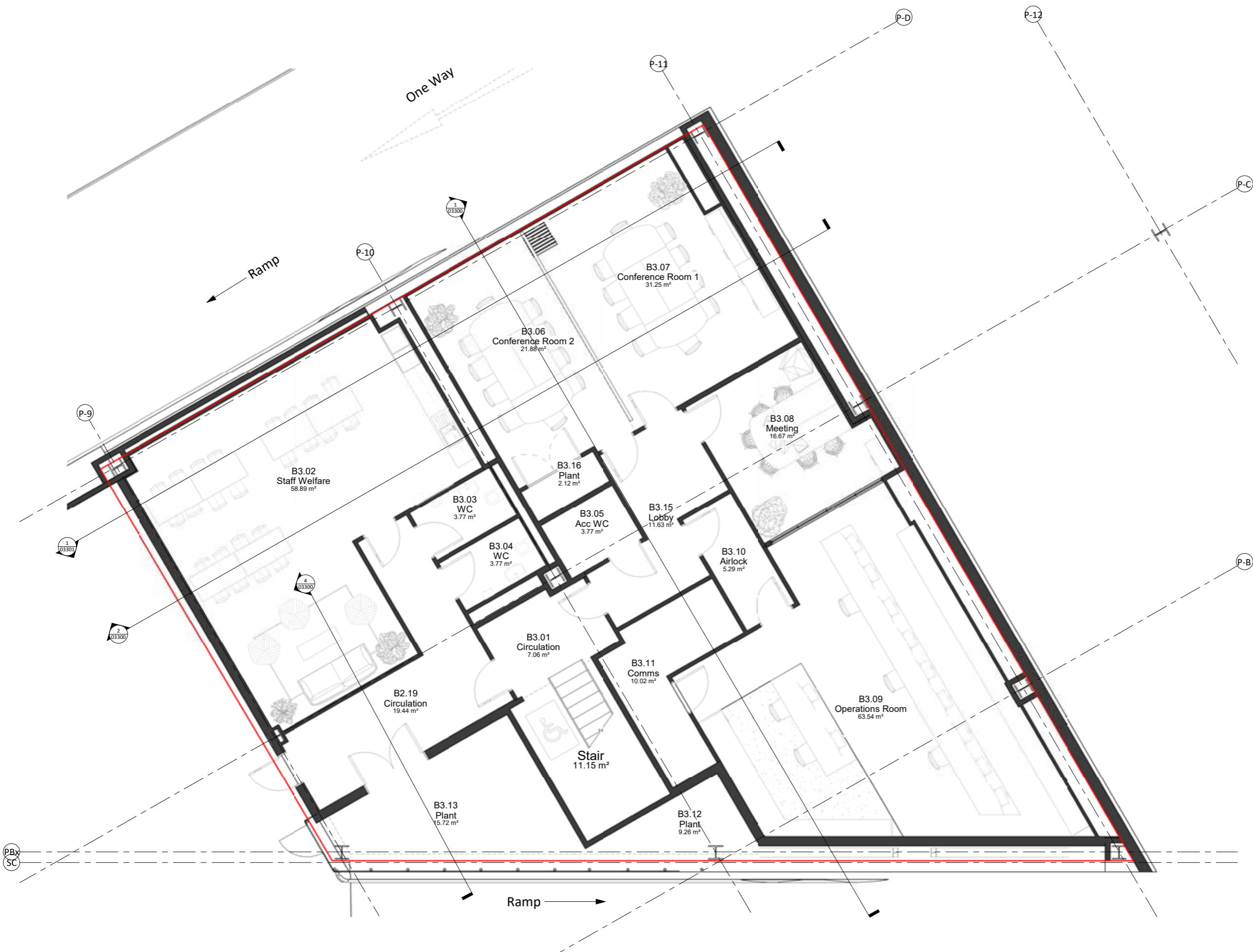
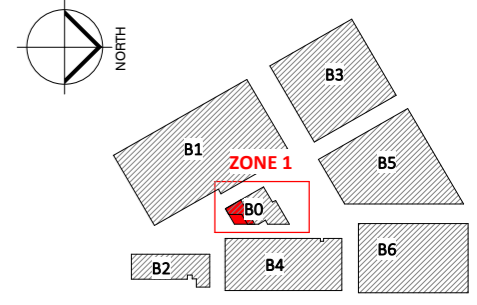
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KXC-ES-B0-001-A-STL-10-E1002

Level -02, Basement\_B7 Existing  
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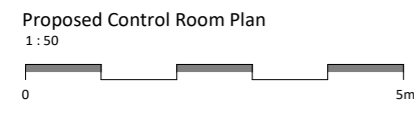
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PL	P08	04/07/2019	Issue for Planning

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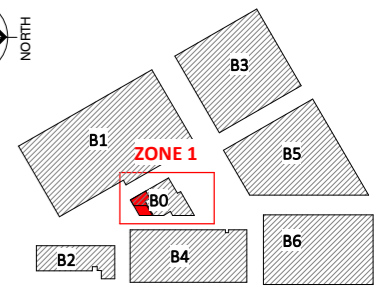
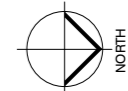
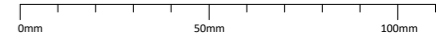
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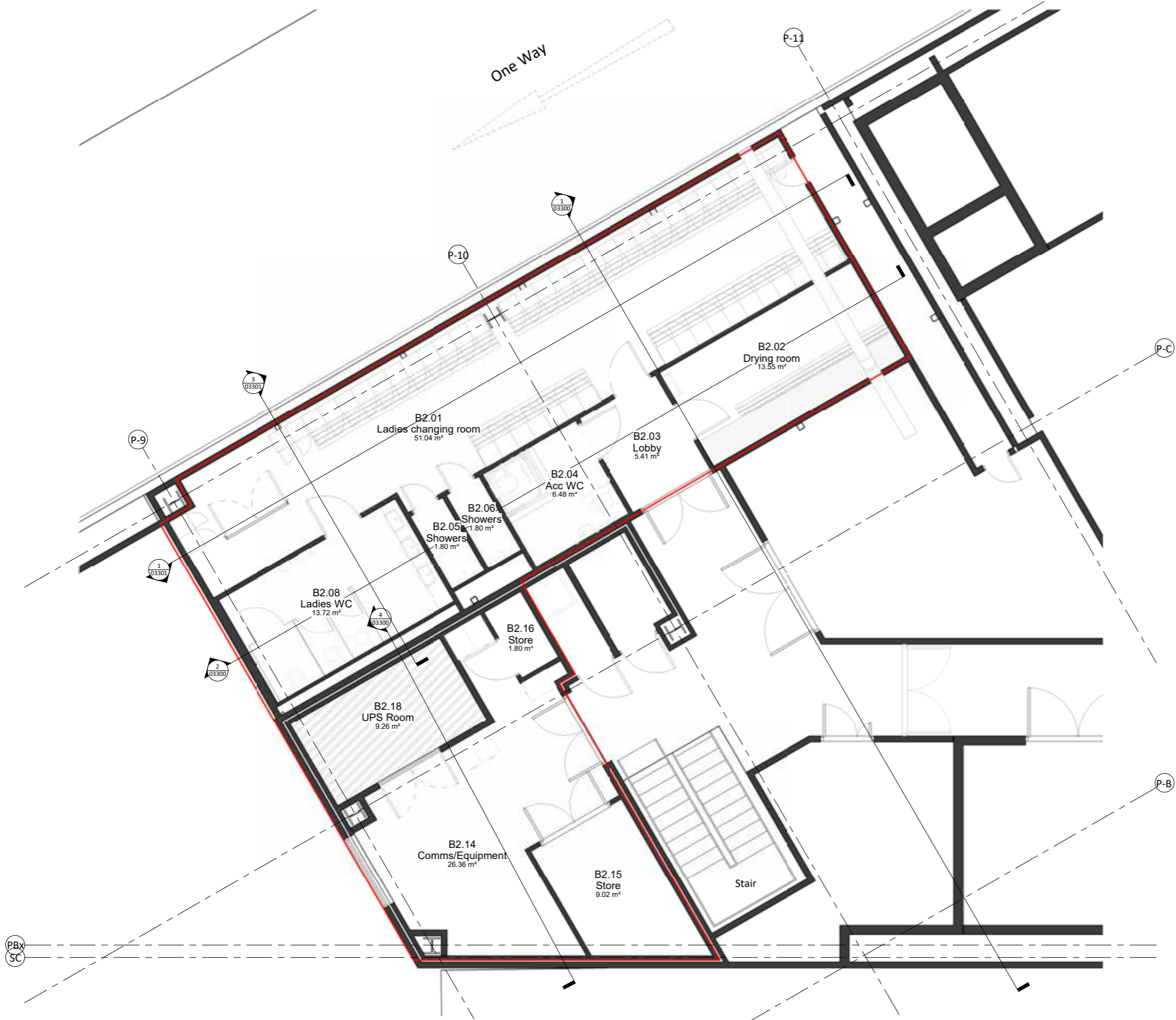
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— Planning Boundary  
— Ownership Boundary



Proposed Ladies Changing rooms  
1:50



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A3	P16	29/07/2019	Stage 3 - Argent QA amendment
S3	P15	26/07/2019	Revised Stage 3 Issue
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PL	P08	04/07/2019	Issue for Planning

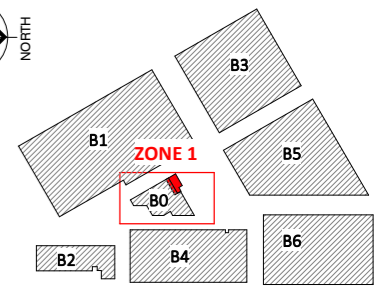
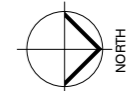
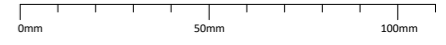
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Argent				SJW
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DRAWING TITLE  
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— Planning Boundary  
— Ownership Boundary



Proposed Mens Changing Rooms  
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STATUS	REV	DATE	DESCRIPTION
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A3	P16	29/07/2019	Stage 3 - Argent QA amendment
S3	P15	26/07/2019	Revised Stage 3 Issue
S3	P13	12/07/2019	Stage 3 Issue
PL	P08	04/07/2019	Issue for Planning

CLIENT	REVISOR	REVISION NO
Argent	TJB	152913

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Kings Cross Estate  
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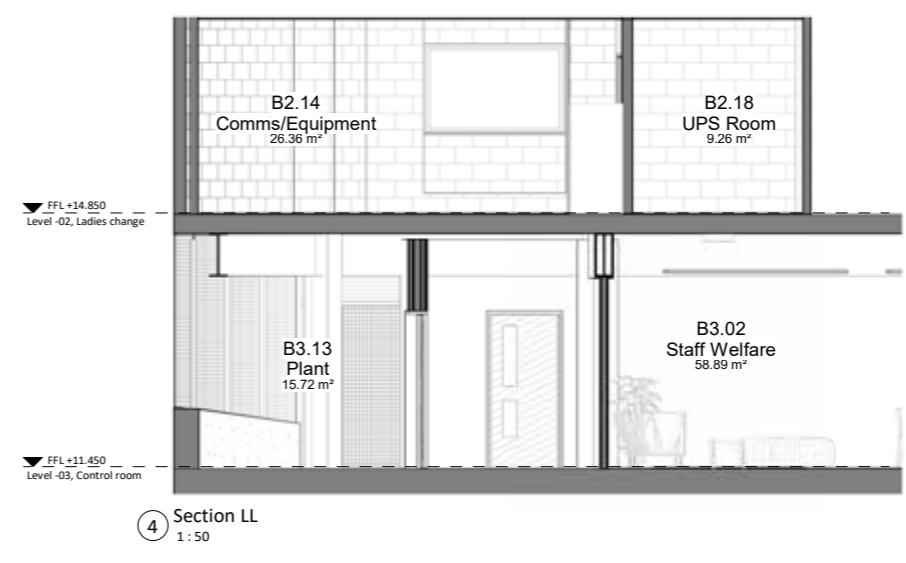
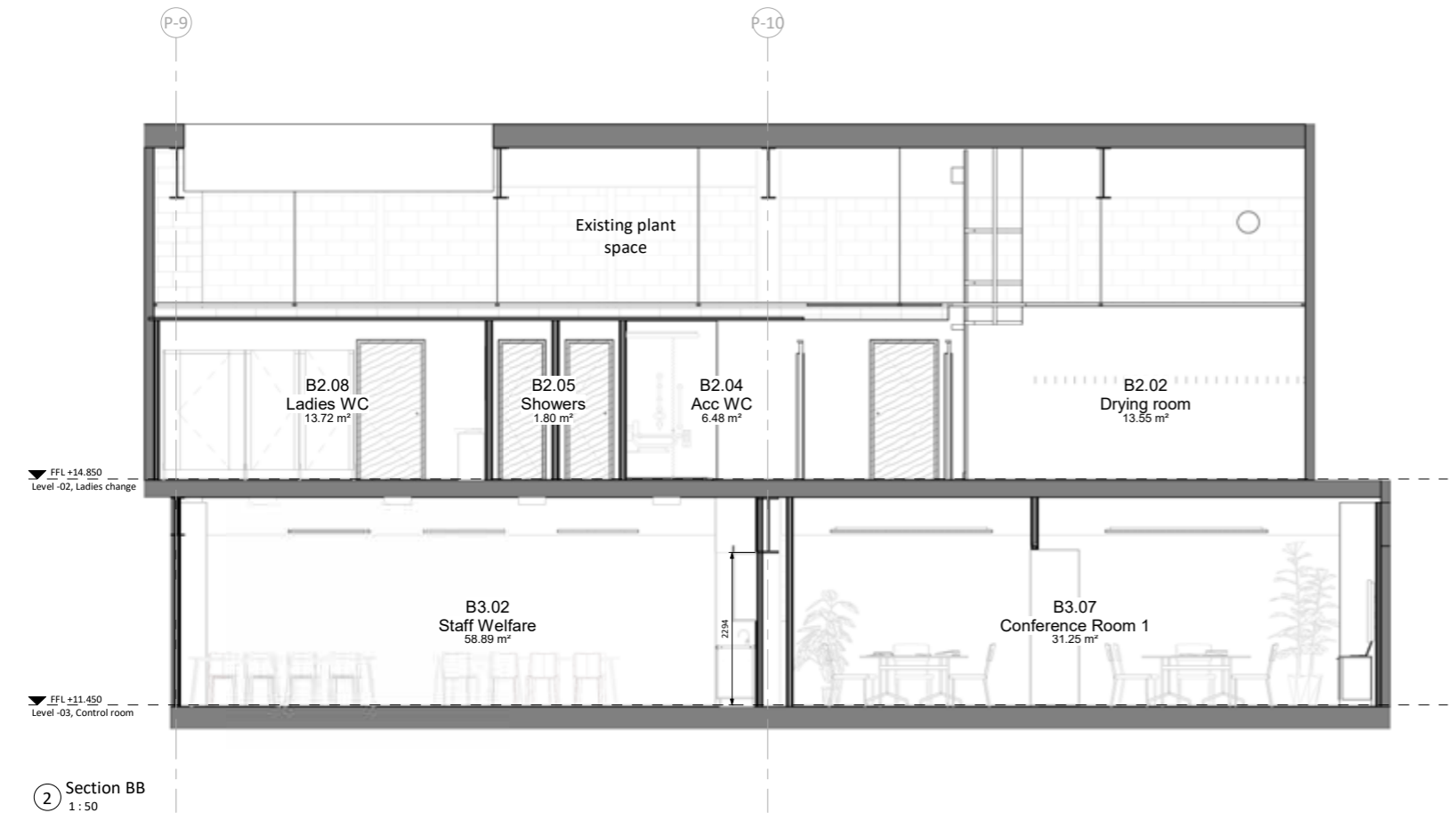
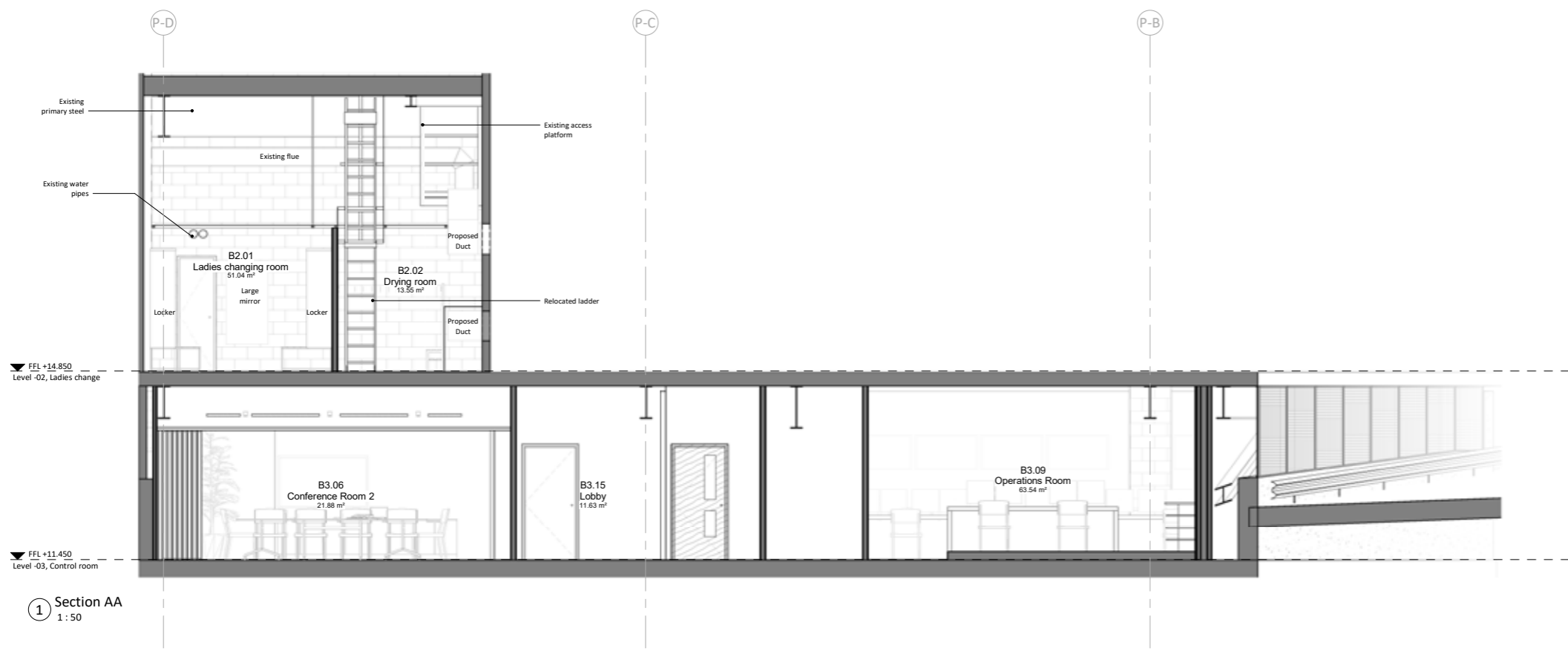
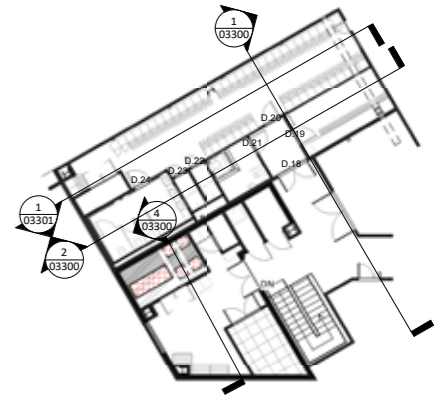
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SUITABILITY STATUS	SCALE
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KXC-ES-B0-001-A-STL-20-01102	P17

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STATUS	REV	DATE	DESCRIPTION
PL	P17	12/08/2019	Revised planning drawings
A3	P16	29/07/2019	Stage 3 - Argent QA amendment
S3	P15	26/07/2019	Revised Stage 3 Issue
S3	P13	12/07/2019	Stage 3 Issue
PL	P08	04/07/2019	Issue for Planning

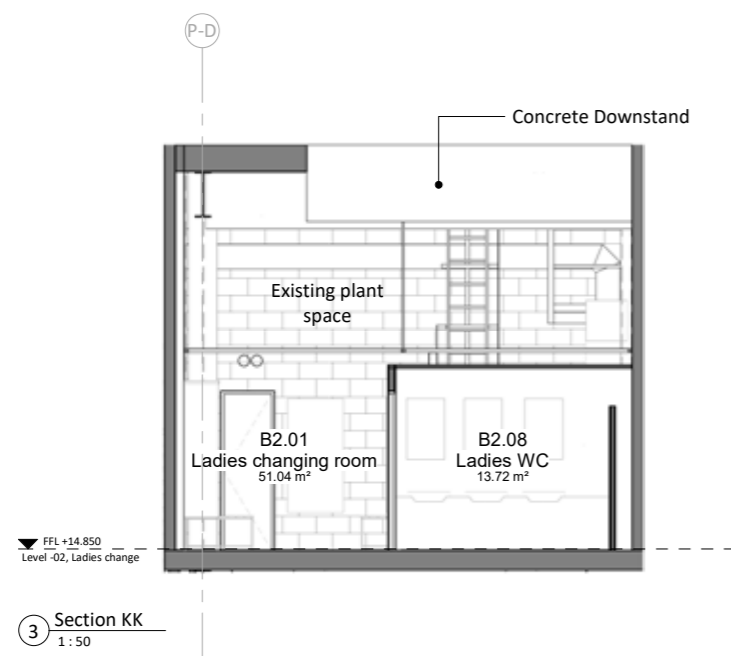
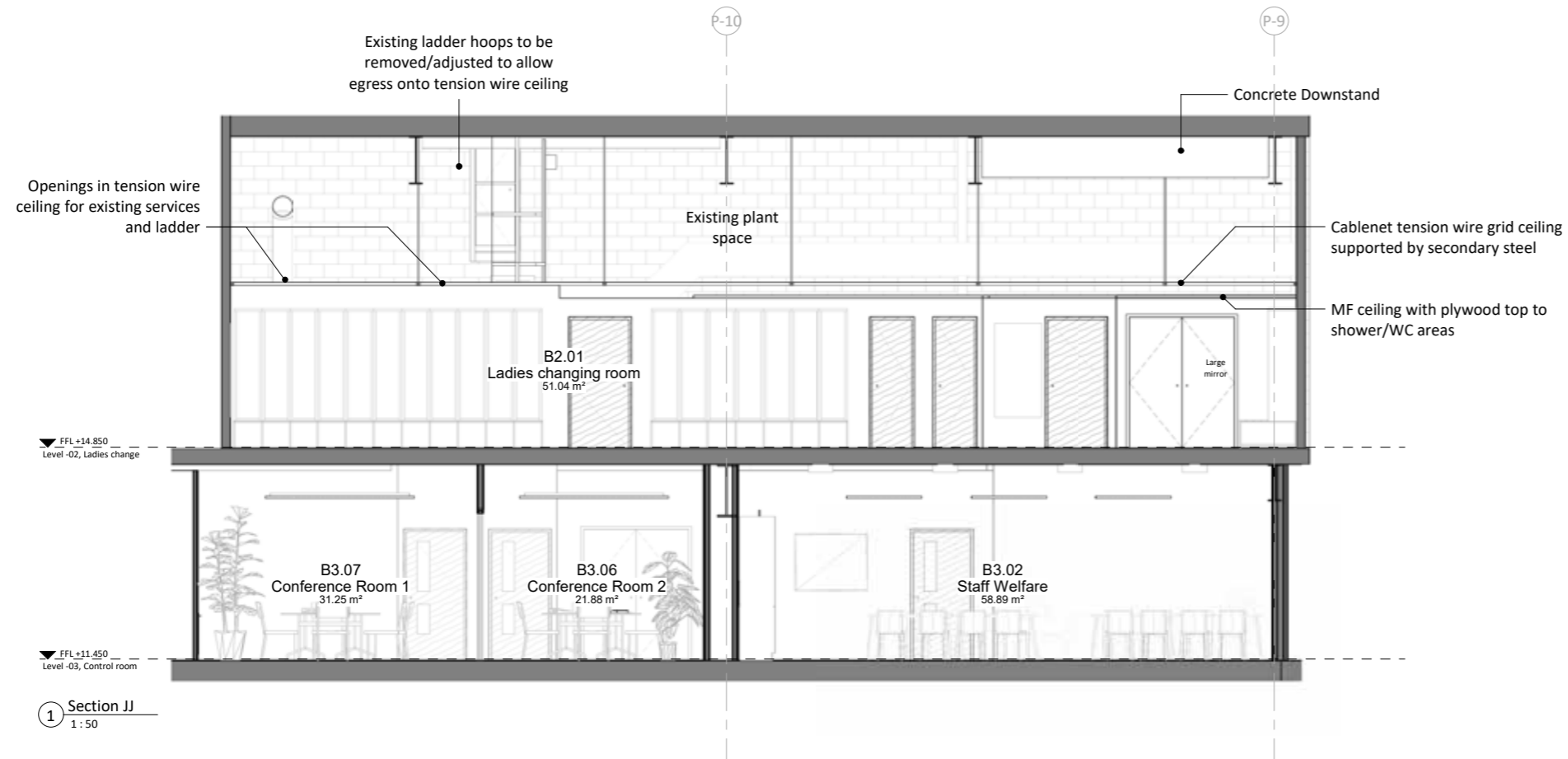
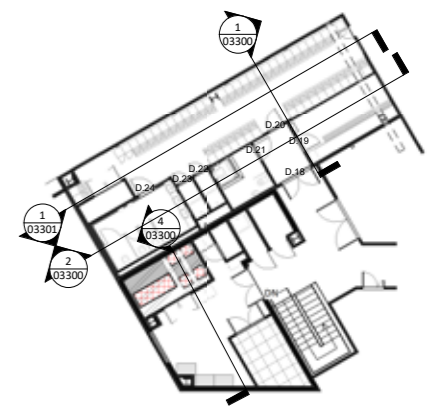
CLIENT: Argent  
 REVISOR: TJB  
 CHECKED BY: SJW  
 ORIGINATOR NO: 152913

CONSULTANT: STRIDE TREGLOWN  
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 PROJECT: Kings Cross Estate Services Accommodation  
 Kings Cross Estate  
 Zone B0 & B6 (Unit 5)

DRAWING TITLE: Proposed B0 Sections - Control Room & Female change 1

SUITABILITY STATUS: PL : PLANNING	SCALE: As indicated @ A1
SITE   PROJ.COLLECT.   ZONE   PROJ.REF   ROLE   ORIGIN.   CLASS.   NUMBER: KXC-ES-B0-001-A-STL-20-03300	REVISION: P17

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STATUS	REV	DATE	DESCRIPTION
PL	P17	12/08/2019	Revised planning drawings
A3	P16	29/07/2019	Stage 3 - Argent QA amendment
S3	P15	26/07/2019	Revised Stage 3 Issue
S3	P13	12/07/2019	Stage 3 Issue

CLIENT	REVISOR
Argent	TJB
CHECKED BY	ORIGINATOR NO
SJW	152913

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Kings Cross Estate Services Accommodation  
Kings Cross Estate  
Zone B0 & B6 (Unit 5)

DRAWING TITLE  
Proposed B0 Sections - Control Room & Female change 2

SUITABILITY STATUS	SCALE
PL : PLANNING	As indicated @ A1

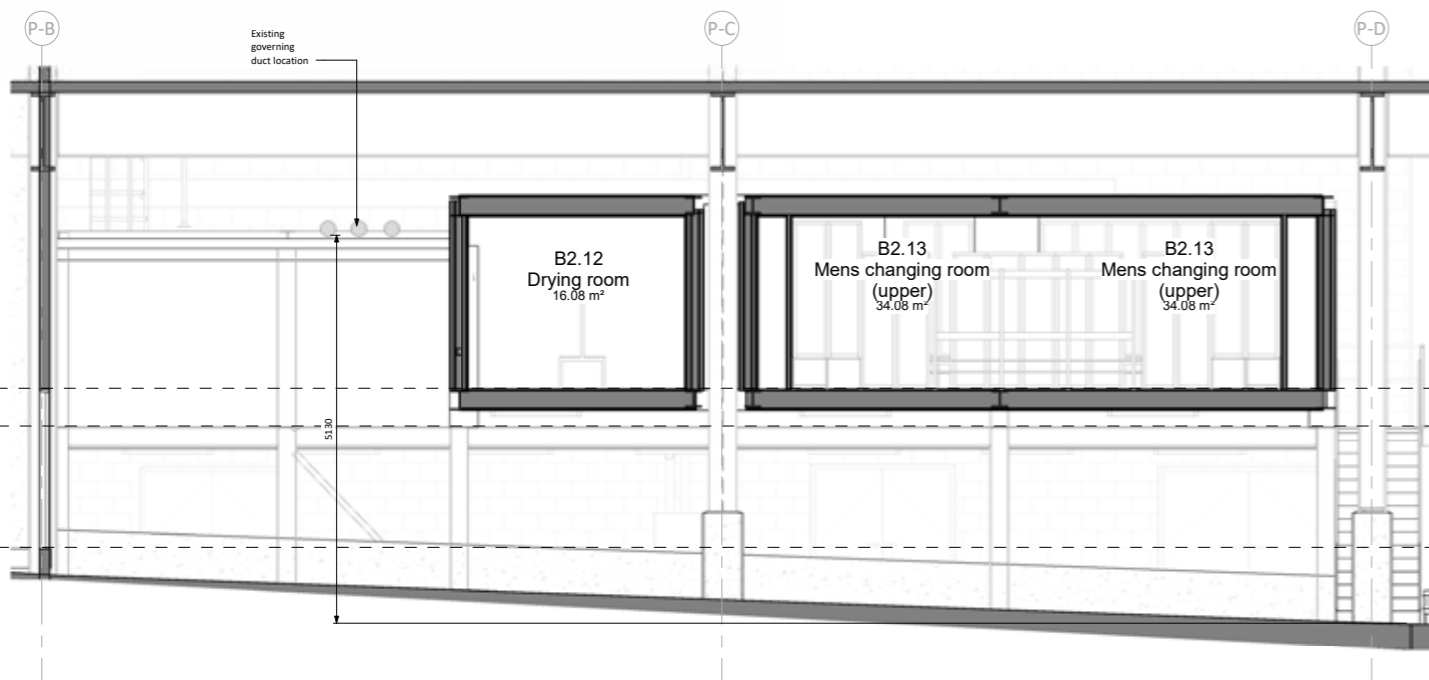
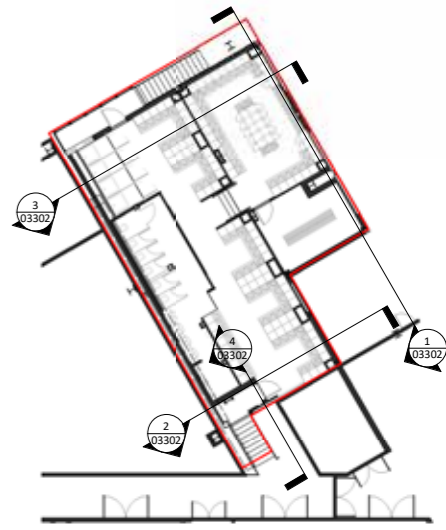
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KXC-ES-B0-001-A-STL-20-03301	P17

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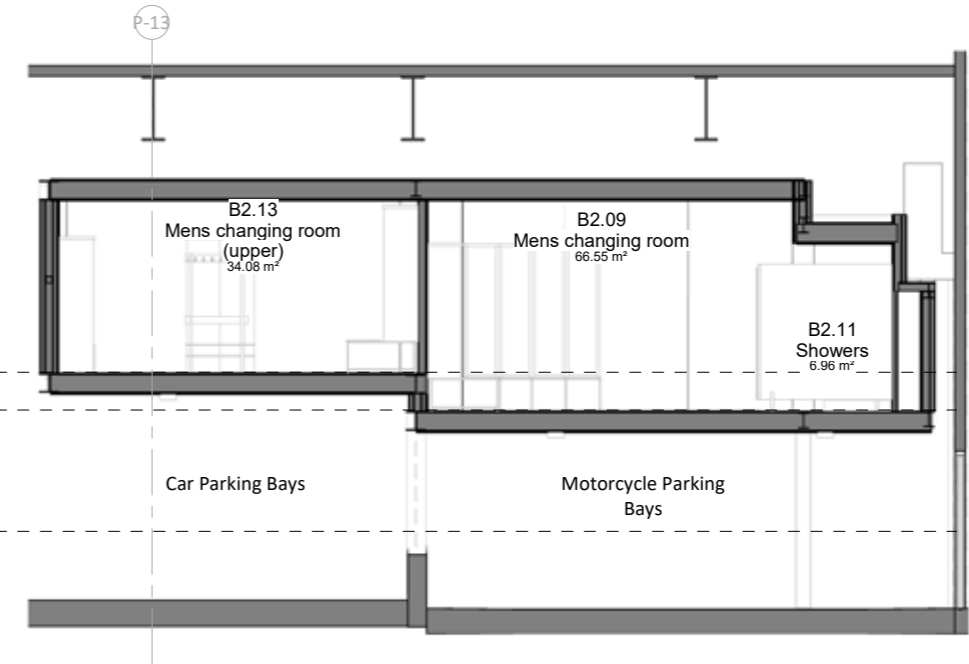


3D - Level -02 Mezzanine

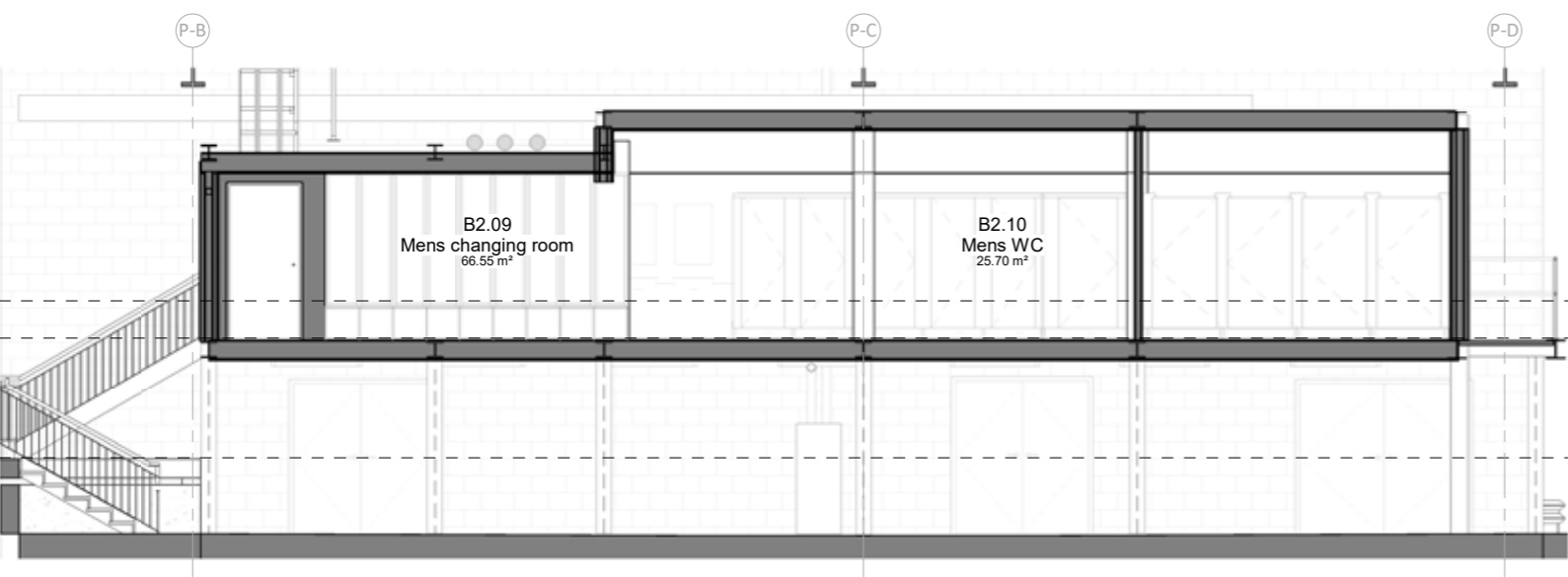
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All construction information should be taken from figured dimensions only.



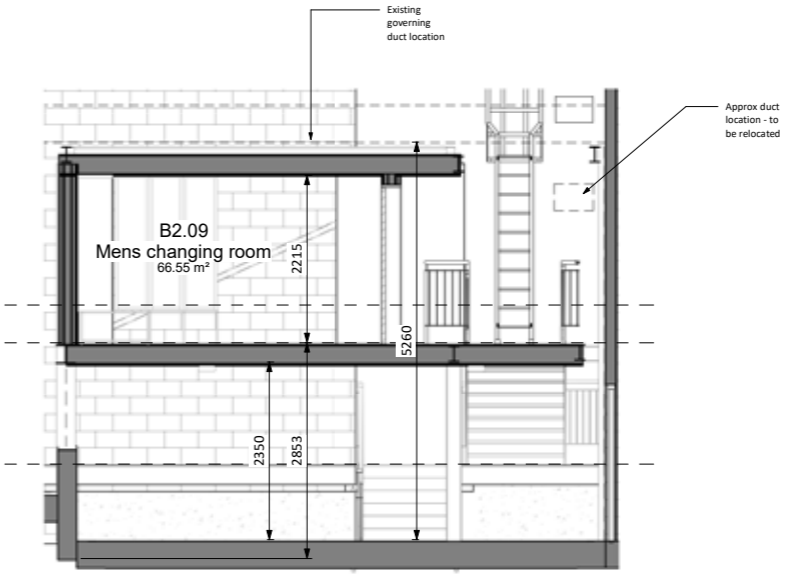
1 Section CC  
1:50



3 Section FF  
1:50



4 Section EE  
1:50



2 Section DD  
1:50

STATUS	REV	DATE	DESCRIPTION
PL	P17	12/08/2019	Revised planning drawings
A3	P16	29/07/2019	Stage 3 - Argent QA amendment
S3	P15	26/07/2019	Revised Stage 3 Issue
S3	P13	12/07/2019	Stage 3 Issue
PL	P08	04/07/2019	Issue for Planning
S1	P04	27/06/2019	DWG's issued for coordination
S0	P03	27/06/2019	WIP Issue for review
S0	P02	26/06/2019	WIP reissued for coordination

CLIENT	REVISOR
Argent	TJB
CHECKED BY	SJW
ORIGINATOR NO	152913

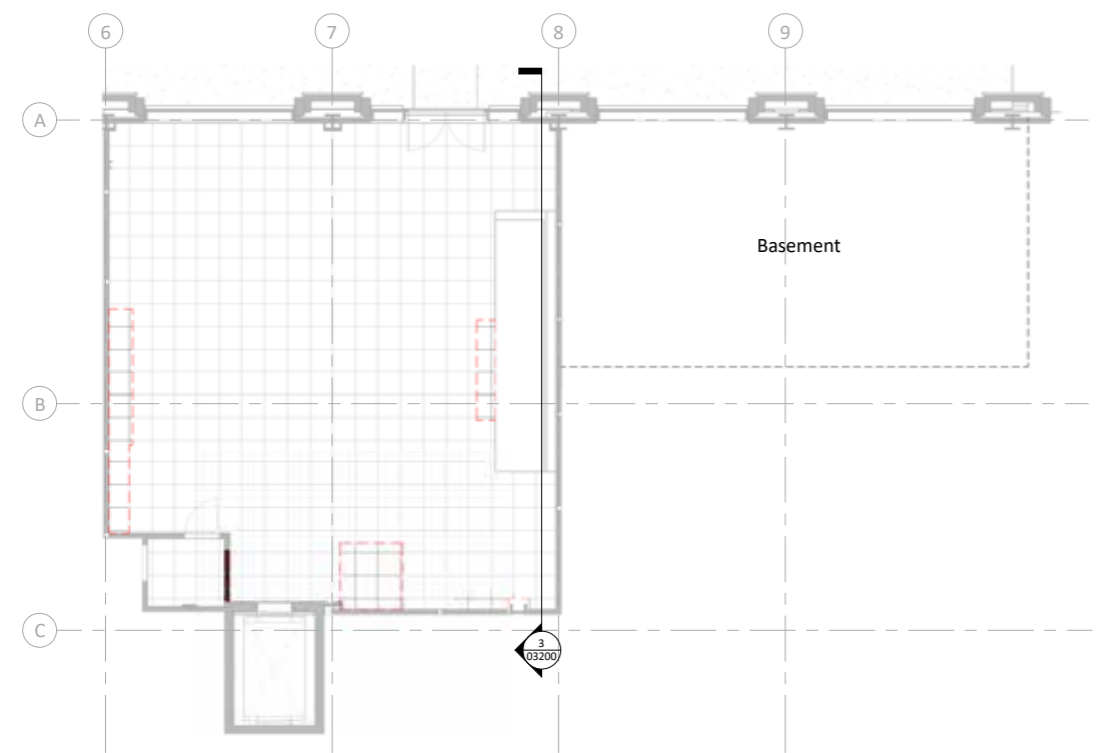
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 PROJECT  
 Kings Cross Estate Services Accommodation  
 Kings Cross Estate  
 Zone B0 & B6 (Unit 5)

DRAWING TITLE  
**Proposed B0 Sections - Male Changing**

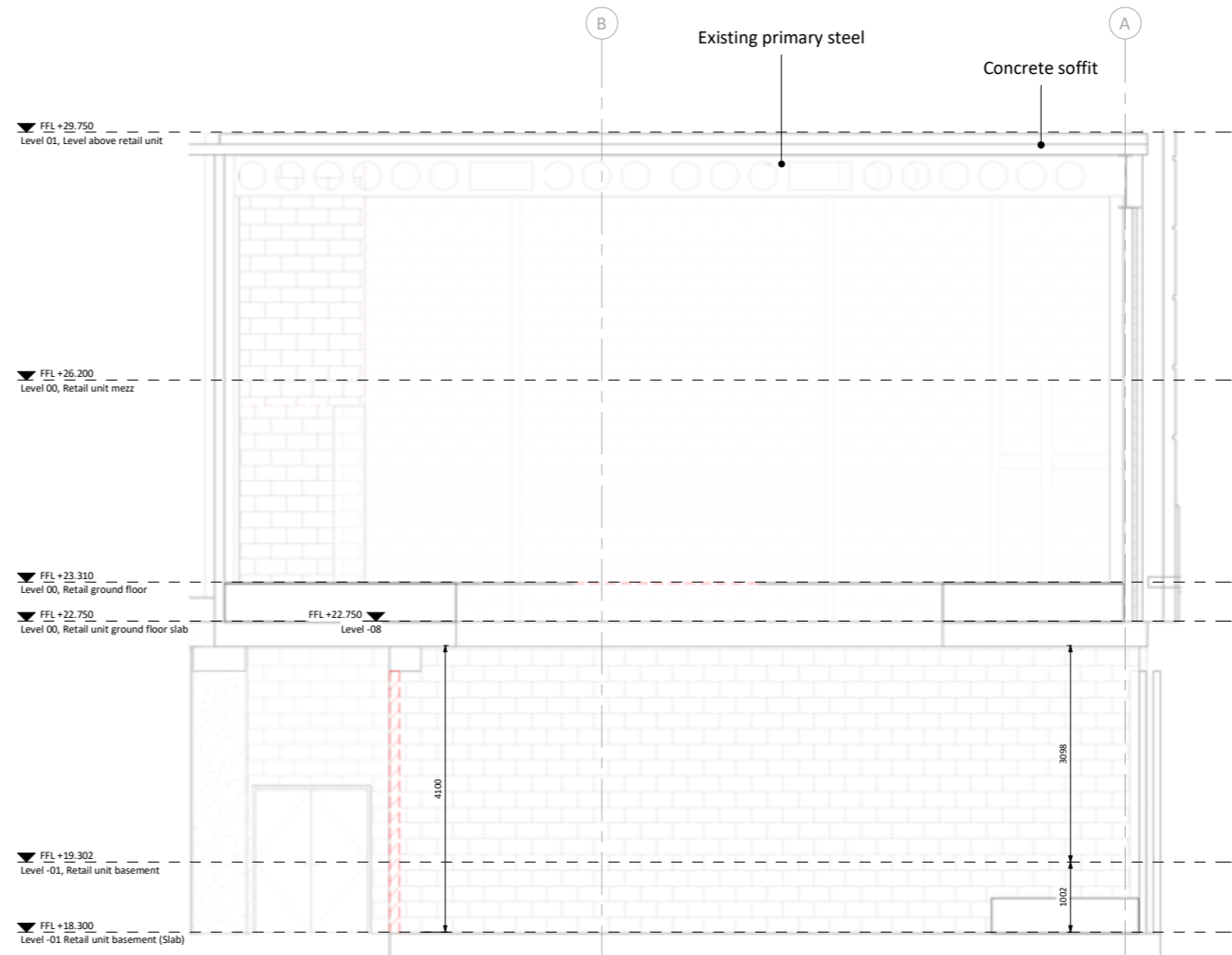
SUITABILITY STATUS	SCALE
PL : PLANNING	As indicated @ A1

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KXC-ES-B0-001-A-STL-20-03302	P17

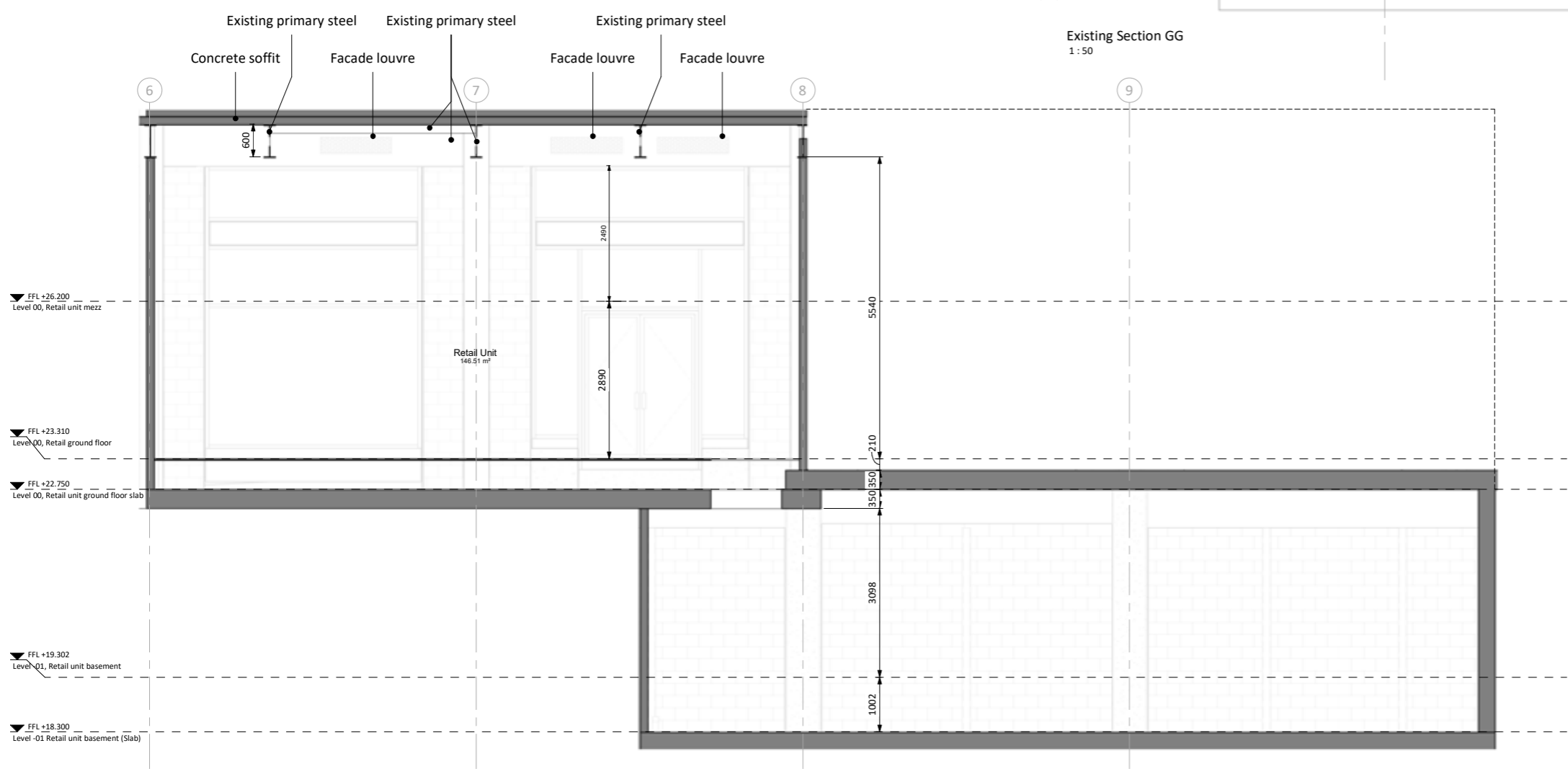
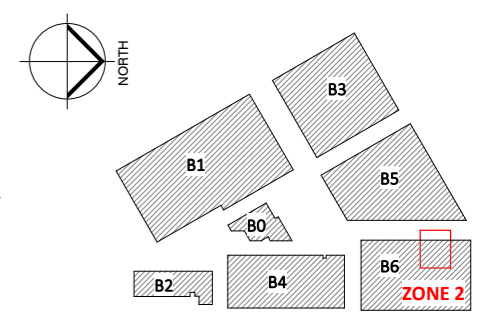
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Existing Retail unit layout  
1 : 100



Existing Section GG  
1 : 50



Existing Section HH  
1 : 50

STATUS	REV	DATE	DESCRIPTION	REVISED BY
PL	P17	12/08/2019	Revised planning drawings	
A3	P16	29/07/2019	Stage 3 - Argent QA amendment	TJB
S3	P15	26/07/2019	Revised Stage 3 Issue	
S3	P13	12/07/2019	Stage 3 Issue	SIW
PL	P08	04/07/2019	Issue for Planning	

CLIENT	Argent	REVISION	152913
CHECKED BY	SIW	ORIGINATOR NO	152913

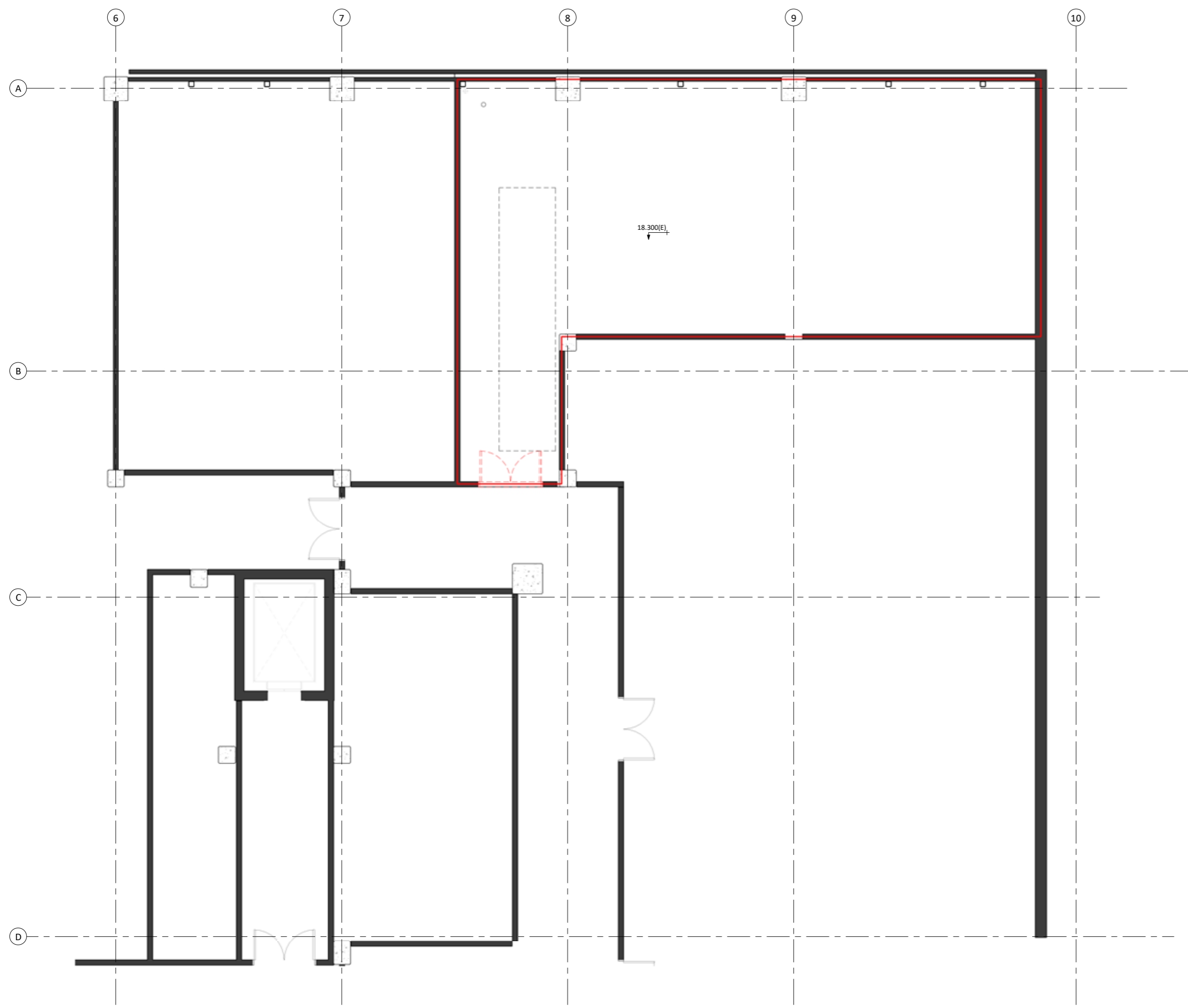
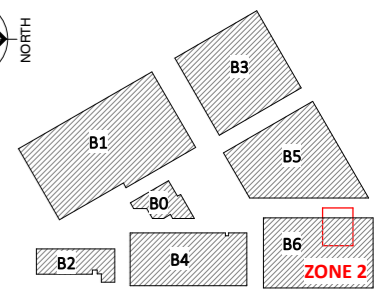
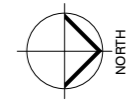
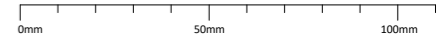
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PROJECT  
Kings Cross Estate Services Accommodation  
Kings Cross Estate  
Zone B0 & B6 (Unit 5)

DRAWING TITLE  
Existing B6 Sections - Office

SUITABILITY STATUS PL : PLANNING	SCALE As indicated @ A1
SITE   PROJ.COLLECT.   ZONE   PROJ.REF   ROLE   ORIGIN.   CLASS.   NUMBER KXC-ES-B6-001-A-STL-10-03200	REVISION P17

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Level -01, Upper Basement Existing  
1:50

STATUS	REV	DATE	DESCRIPTION	REVISOR
PL	P17	12/08/2019	Revised planning drawings	TJB
A3	P16	29/07/2019	Stage 3 - Argent QA amendment	
S3	P13	12/07/2019	Stage 3 Issue	
PL	POB	04/07/2019	Issue for Planning	

CLIENT: Argent  
 CHECKED BY: SJW  
 ORIGINATOR NO: 152913

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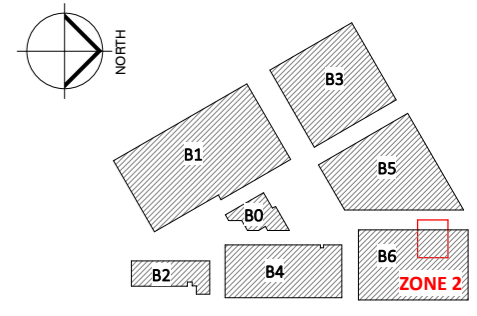
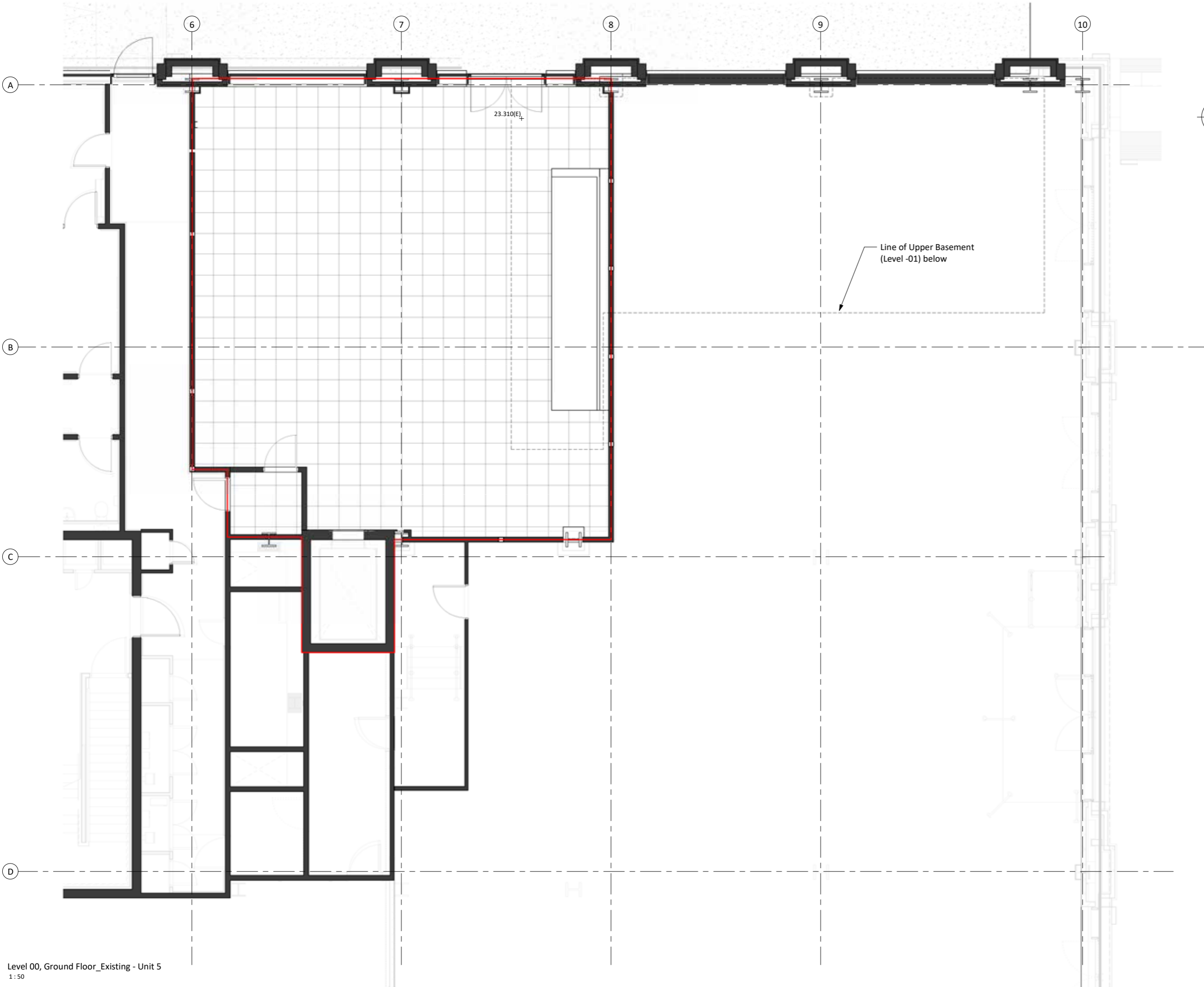
PROJECT  
 Kings Cross Estate Services Accommodation  
 Kings Cross Estate  
 Zone B0 & B6 (Unit 5)

DRAWING TITLE  
 Existing GA Plan - B6, Level -01

SUITABILITY STATUS	SCALE
PL : PLANNING	1 : 50 @ A1

SITE   PROJ.COLLECT.   ZONE   PROJ.REF   ROLE   ORIGIN.   CLASS.   NUMBER	REVISION
KXC-ES-B6-001-A-STL-10-E1003	P17

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PL	P17	12/08/2019	Revised planning drawings	REVISED BY	TJB
A3	P16	29/07/2019	Stage 3 - Argent QA amendment	CHECKED BY	SJW
S3	P13	12/07/2019	Stage 3 Issue	ORIGINATOR NO	152913
PL	POB	04/07/2019	Issue for Planning		

CLIENT: Argent

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 Kings Cross Estate Services Accommodation  
 Kings Cross Estate  
 Zone B0 & B6 (Unit 5)

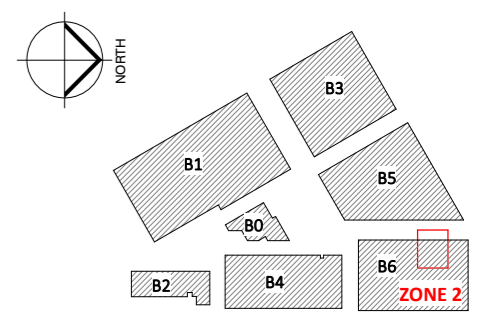
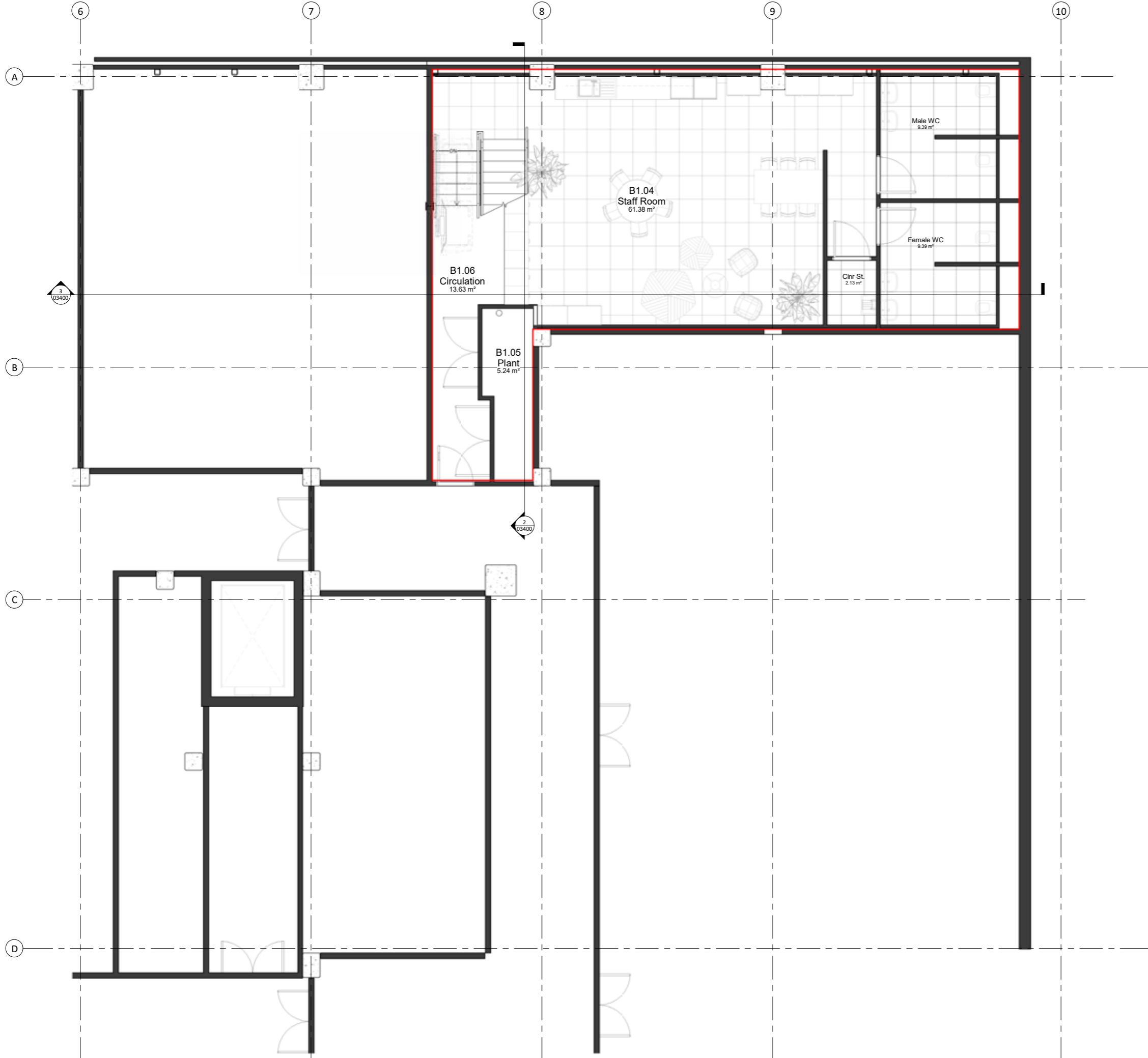
DRAWING TITLE  
 Existing GA Plan - B6, Level 00

SUITABILITY STATUS	SCALE
PL : PLANNING	1 : 50 @ A1

SITE   PROJ.COLLECT.   ZONE   PROJ.REF   ROLE   ORIGIN.   CLASS.   NUMBER	REVISION
KXC-ES-B6-001-A-STL-10-E1004	P17

Level 00, Ground Floor\_Existing - Unit 5  
 1 : 50

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— Planning Boundary  
— Ownership Boundary

Proposed Plan Staff welfare - Upper Basement level  
1:50  
0 5m

STATUS	REV	DATE	DESCRIPTION
PL	P17	12/08/2019	Revised planning drawings
A3	P16	29/07/2019	Stage 3 - Argent QA amendment
S3	P15	26/07/2019	Revised Stage 3 Issue
S3	P13	12/07/2019	Stage 3 Issue
PL	P08	04/07/2019	Issue for Planning

CLIENT: Argent  
 REVISOR: TJB  
 CHECKED BY: SJW  
 ORIGINATOR NO: 152913

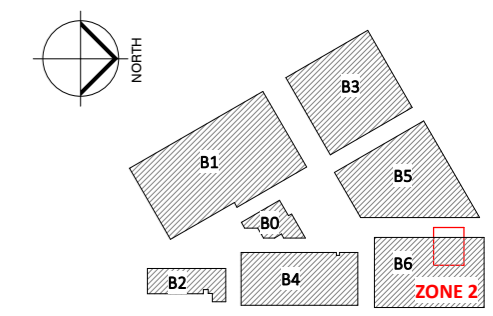
CONSULTANT: STRIDE TREGLOWN  
 www.stride-treglow.com © Stride Treglow Limited 2018

PROJECT: Kings Cross Estate Services Accommodation  
 Kings Cross Estate  
 Zone B0 & B6 (Unit 5)

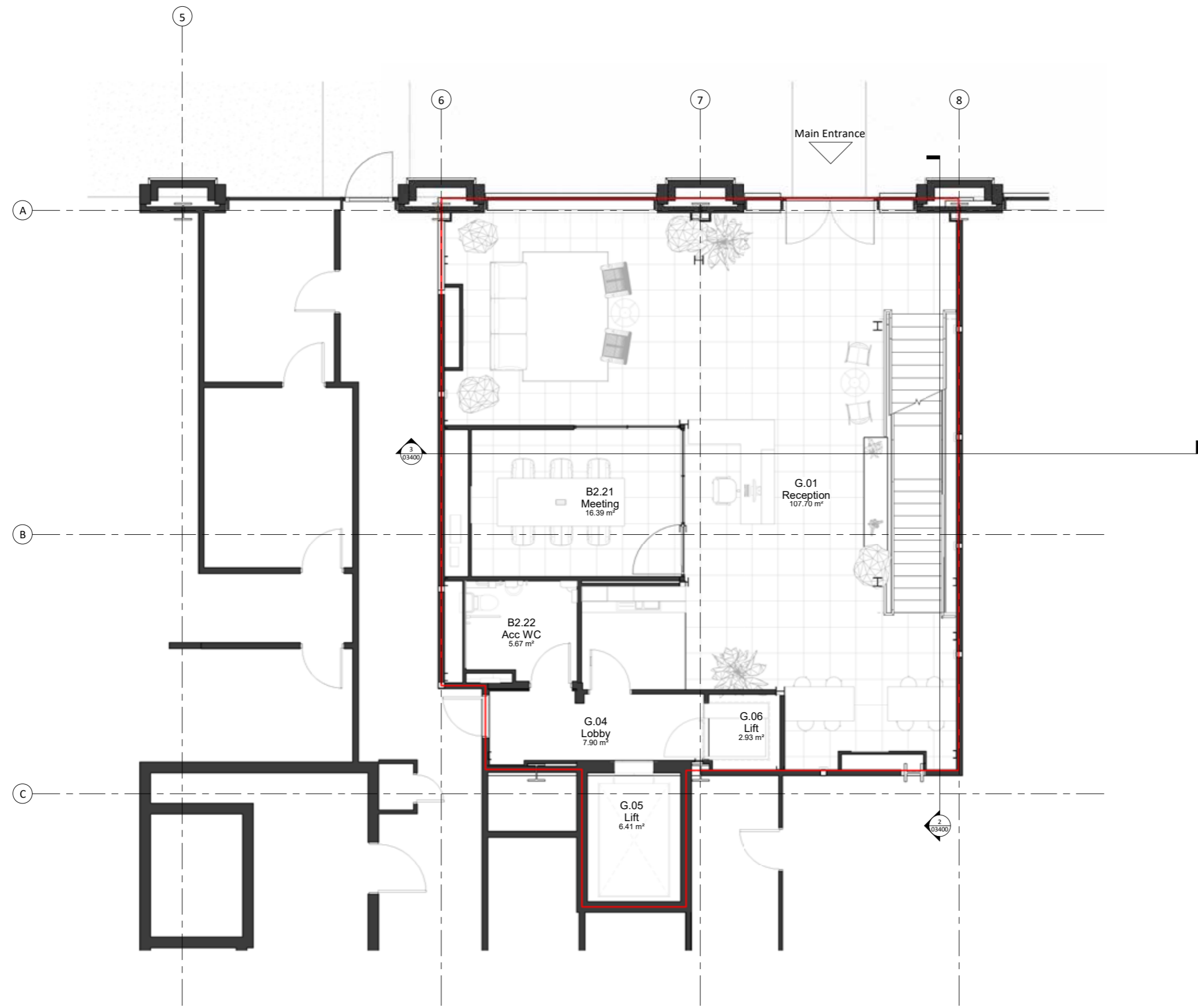
DRAWING TITLE: Proposed Plan - B6, Level -01

SUITABILITY STATUS: PL : PLANNING	SCALE: As indicated @ A1
SITE   PROJ.COLLECT.   ZONE   PROJ.REF   ROLE   ORIGIN.   CLASS.   NUMBER: KXC-ES-B6-001-A-STL-20-01200	REVISION: P17

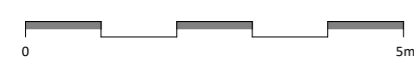
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— Planning Boundary  
— Ownership Boundary



Proposed Plan - Ground floor office  
1:50



STATUS	REV	DATE	DESCRIPTION
PL	P17	12/08/2019	Revised planning drawings
A3	P16	29/07/2019	Stage 3 - Argent QA amendment
S3	P15	26/07/2019	Revised Stage 3 Issue
S3	P13	12/07/2019	Stage 3 Issue
PL	P08	04/07/2019	Issue for Planning

CLIENT	Argent	REVISOR	TJB
CHECKED BY	SJW	ORIGINATOR NO	152913

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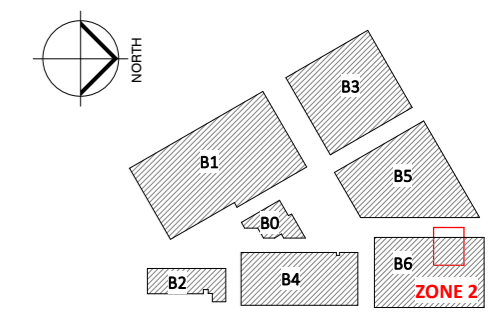
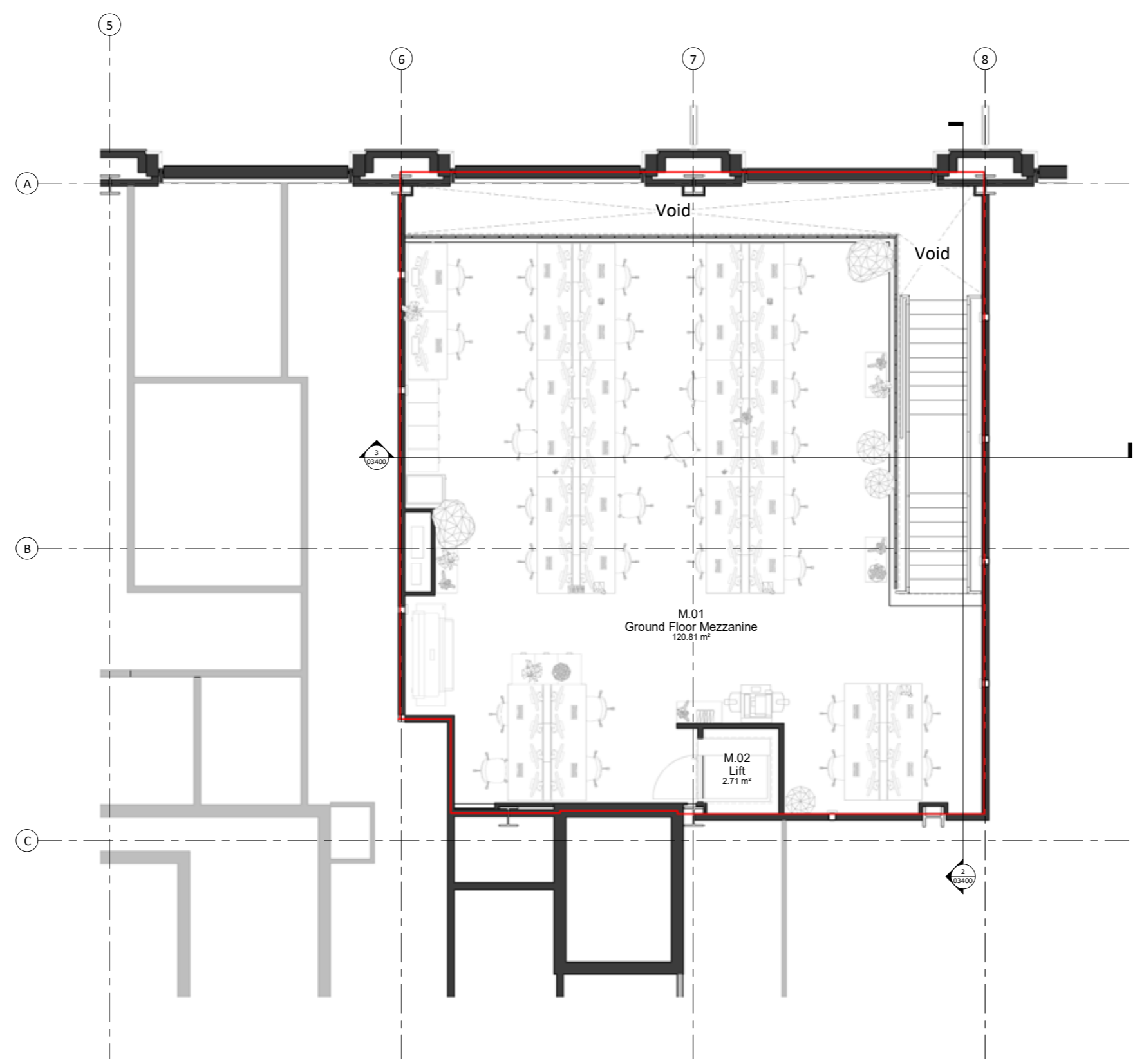
PROJECT  
Kings Cross Estate Services Accommodation  
Kings Cross Estate  
Zone B0 & B6 (Unit 5)

DRAWING TITLE  
Proposed Plan - B6, Level 00

SUITABILITY STATUS	PL : PLANNING	SCALE	As indicated @ A1
SITE   PROJ.COLLECT.   ZONE   PROJ.REF   ROLE   ORIGIN.   CLASS.   NUMBER	REVISION		
KXC-ES-B6-001-A-STL-20-01201	P17		

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— Planning Boundary  
— Ownership Boundary

**NOTE**  
New mezzanine in retail space does not require planning permission and is shown for information/context only

STATUS	REV	DATE	DESCRIPTION	REVISED BY
PL	P17	12/08/2019	Revised planning drawings	TJB
A3	P16	29/07/2019	Stage 3 - Argent QA amendment	SJW
S3	P15	26/07/2019	Revised Stage 3 Issue	SJW
S3	P13	12/07/2019	Stage 3 Issue	SJW
PL	P08	04/07/2019	Issue for Planning	SJW

CLIENT: Argent  
ORIGINATOR NO: 152913

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PROJECT  
Kings Cross Estate Services Accommodation  
Kings Cross Estate  
Zone B0 & B6 (Unit 5)

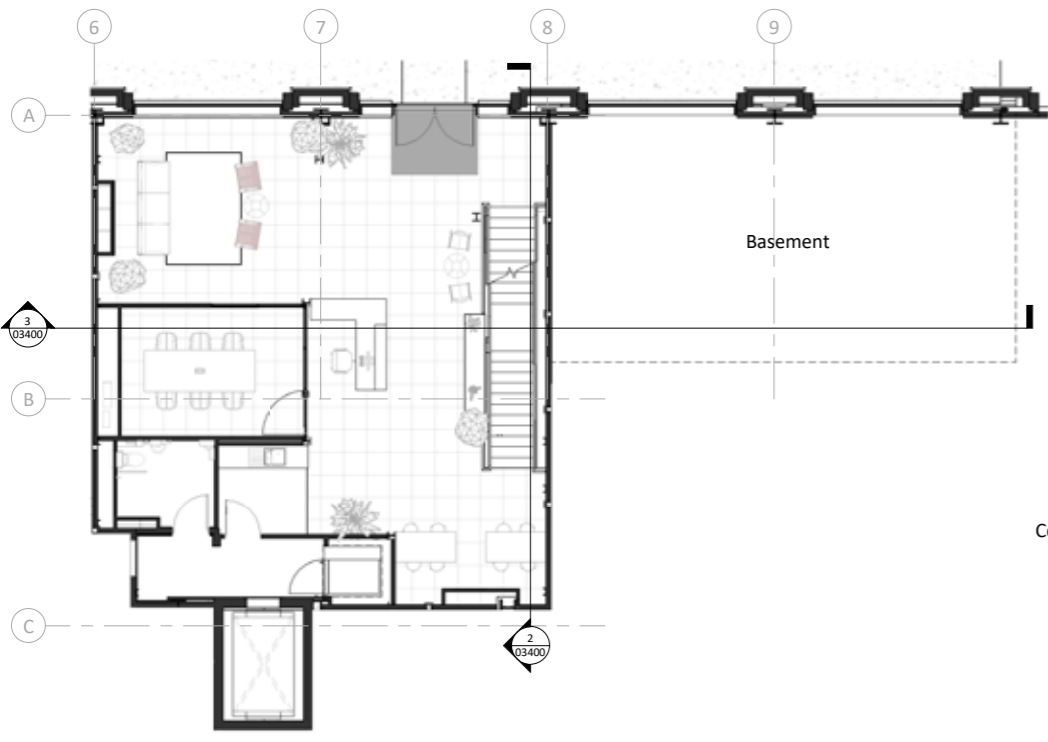
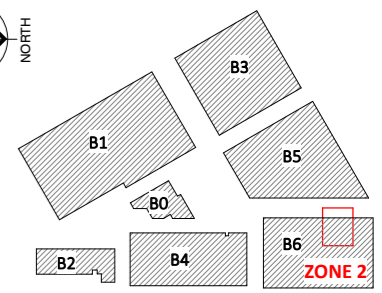
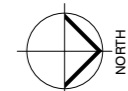
DRAWING TITLE  
Proposed Plan - B6, Level 00 Mez

SUITABILITY STATUS	SCALE
PL : PLANNING	As indicated @ A1
SITE   PROJ.COLLECT.   ZONE   PROJ.REF   ROLE   ORIGIN.   CLASS.   NUMBER	REVISION
KXC-ES-B6-001-A-STL-20-01202	P17

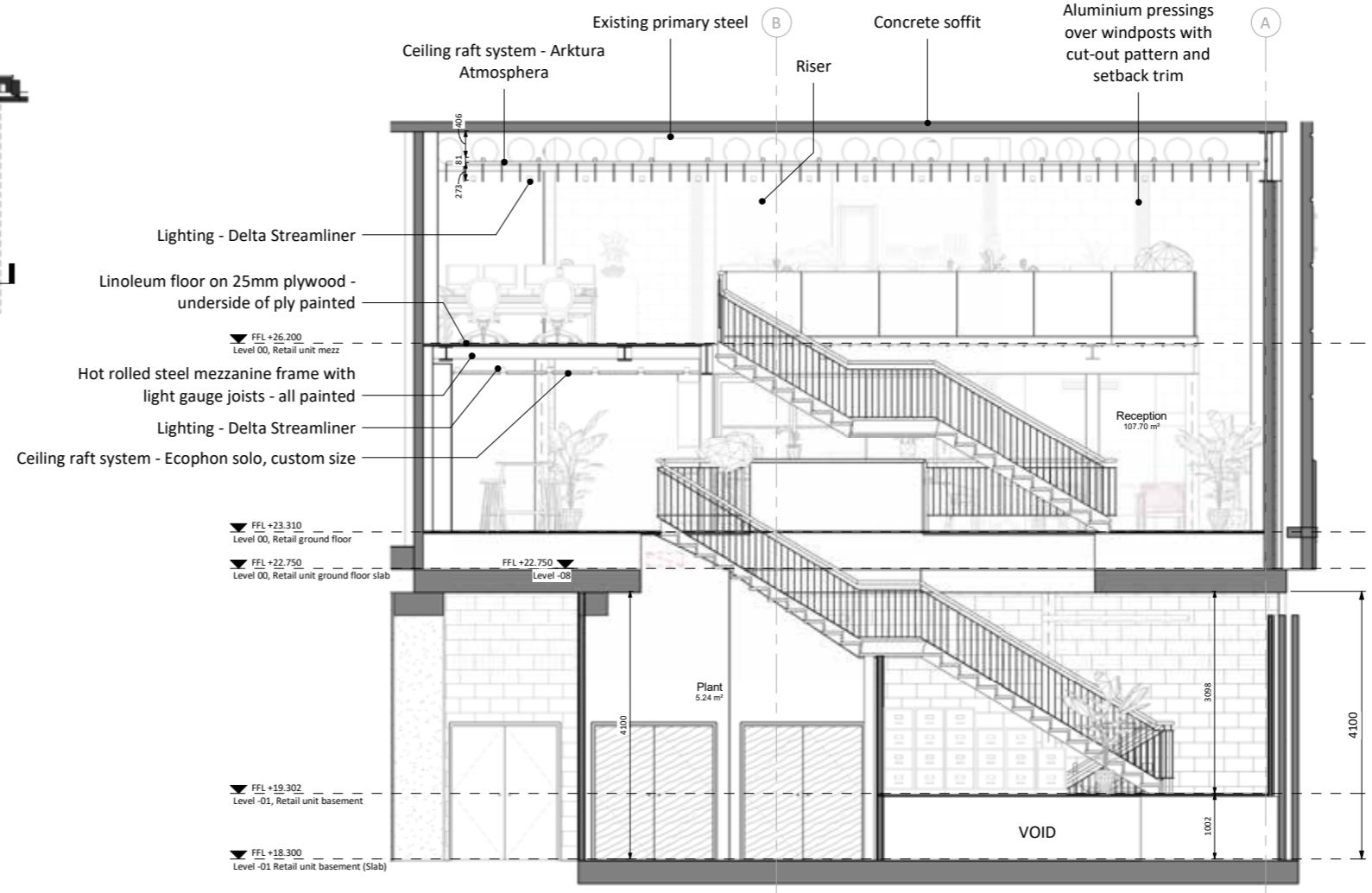
Proposed Plan - Mezzanine level office  
1:50

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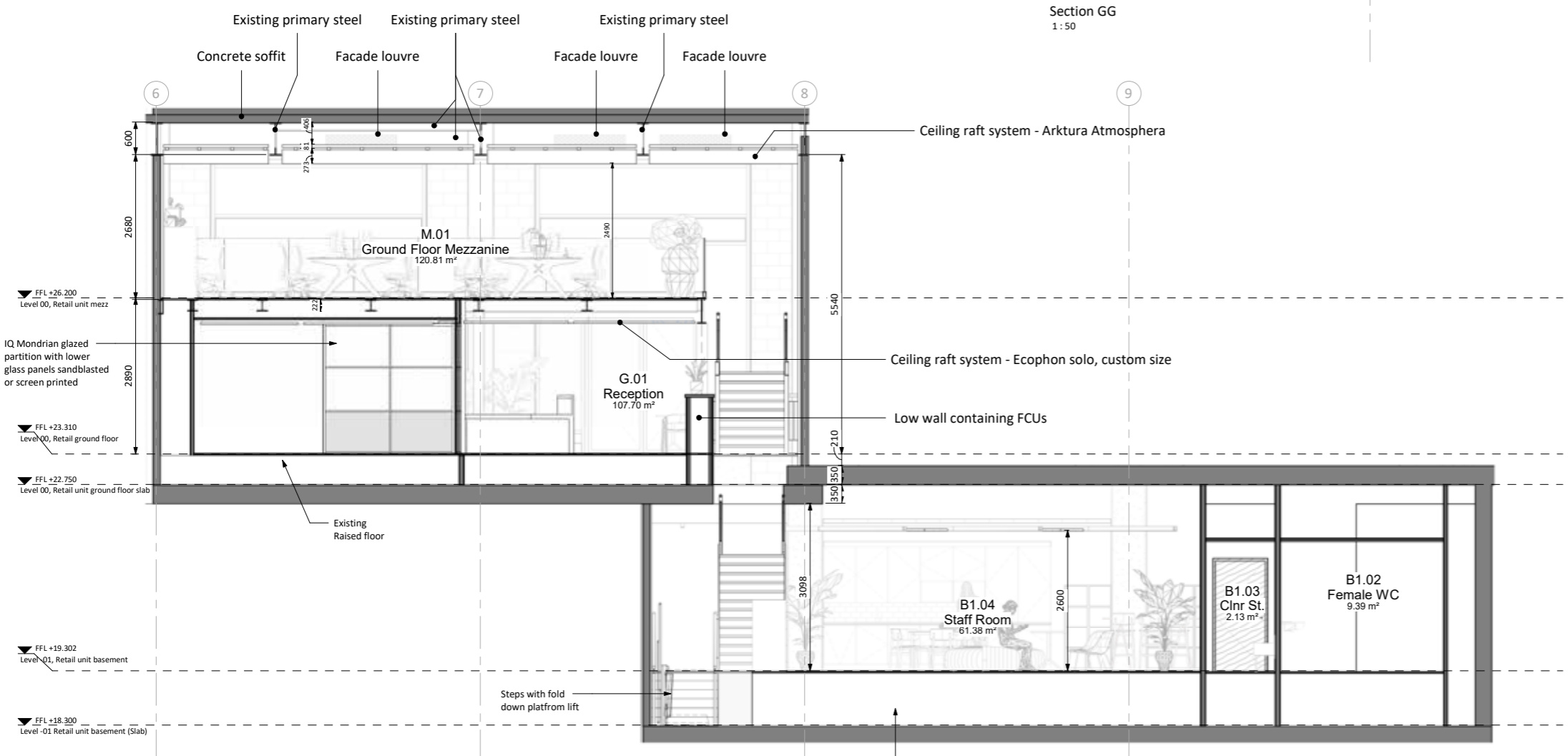
Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.



Proposed Office Layout  
1 : 100



Section GG  
1 : 50



Section HH  
1 : 50

PL	REV	DATE	DESCRIPTION
P17		12/08/2019	Revised planning drawings
A3		29/07/2019	Stage 3 - Argent QA amendment
S3		26/07/2019	Revised Stage 3 Issue
S3		12/07/2019	Stage 3 Issue
PL		04/07/2019	Issue for Planning
S0		01/07/2019	Retail ceiling and section to M&E

CLIENT	REVISOR
Argent	TJB
CHECKED BY	SJW
ORIGINATOR NO	152913

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Kings Cross Estate Services Accommodation  
Kings Cross Estate  
Zone B0 & B6 (Unit 5)

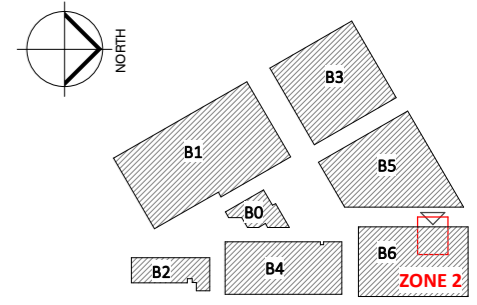
DRAWING TITLE  
Proposed B06 Sections - Office

SUITABILITY STATUS	SCALE
PL : PLANNING	As indicated @ A1
SITE   PROJ.COLLECT.   ZONE   PROJ.REF   ROLE   ORIGIN.   CLASS.   NUMBER	REVISION
KXC-ES-B6-001-A-STL-20-03400	P17

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Existing Elevation - Retail Frontage  
1:50



— Planning Boundary  
— Ownership Boundary

**NOTE**  
New mezzanine in retail space does not require planning permission and is shown for information/context only



Proposed Elevation - Office Frontage  
1:50

Potential for signage as a manifestation behind glass drawn for information only



STATUS	REV	DATE	DESCRIPTION	REVISOR
PL	P17	12/08/2019	Revised planning drawings	TJB
A3	P16	29/07/2019	Stage 3 - Argent QA amendment	TJB
S3	P15	26/07/2019	Revised Stage 3 Issue	SJW
S3	P13	12/07/2019	Stage 3 Issue	SJW
PL	P08	04/07/2019	Issue for Planning	SJW

CLIENT: Argent  
ORIGINATOR NO: 152913

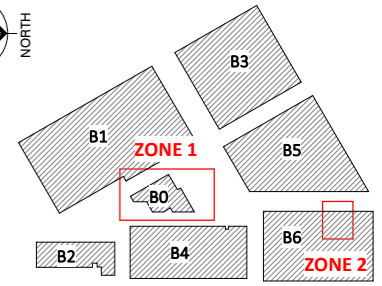
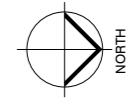
CONSULTANT  
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PROJECT  
Kings Cross Estate Services Accommodation  
Kings Cross Estate  
Zone B0 & B6 (Unit 5)

DRAWING TITLE  
External Elevations (B06 Retail unit 5)

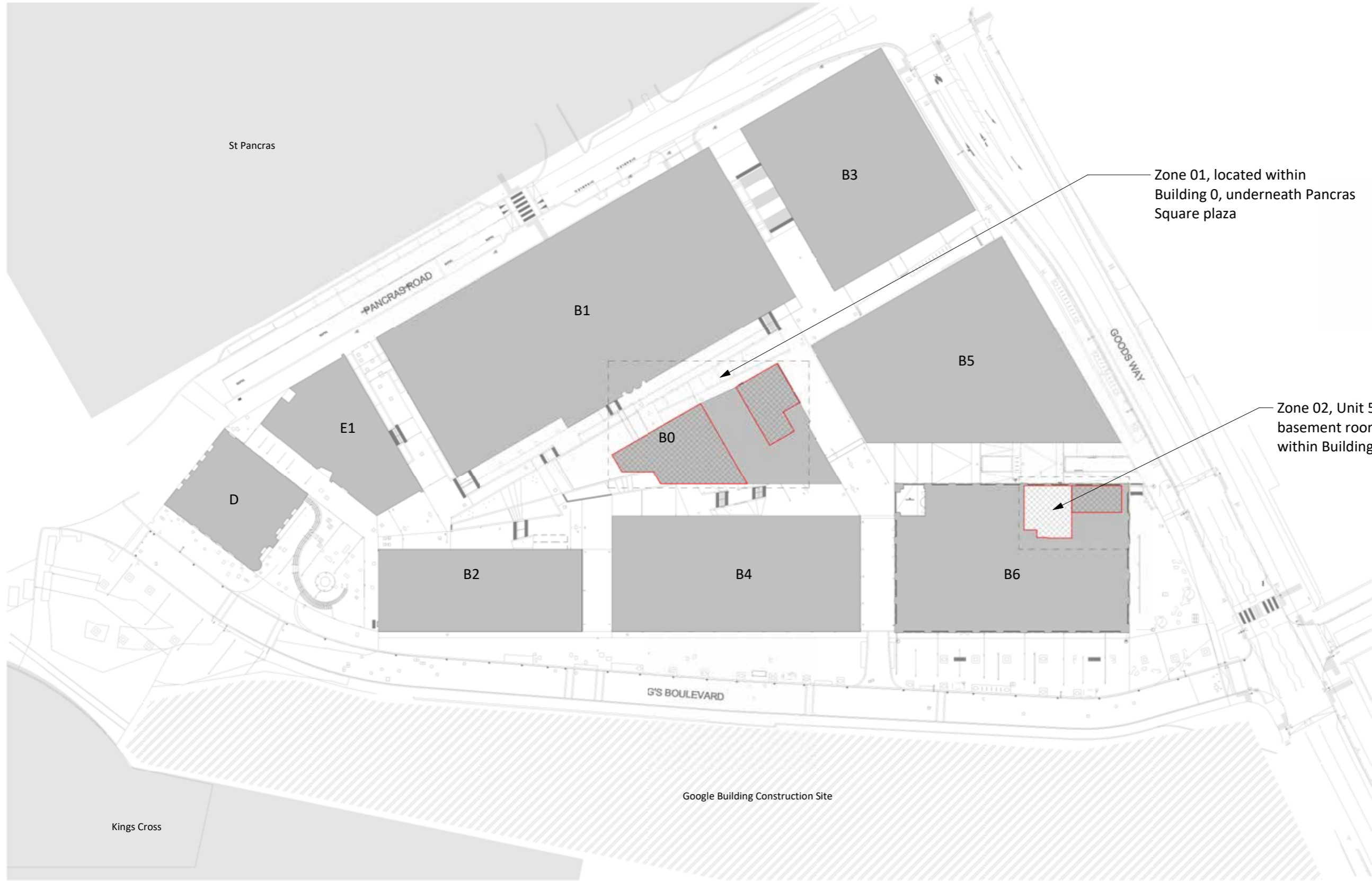
SUITABILITY STATUS	SCALE
PL : PLANNING	As indicated @ A1
SITE   PROJ.COLLECT.   ZONE   PROJ.REF   ROLE   ORIGIN.   CLASS.   NUMBER	REVISION
KXC-ES-B6-001-A-STL-ZZ-02000	P17

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Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.



- Planning Boundary
- Ownership Boundary
- Located in basement area
- Located on ground floor



Zone 01, located within Building 0, underneath Pancras Square plaza

Zone 02, Unit 5 and basement room, located within Building 6

STATUS	REV	DATE	DESCRIPTION
PL	P17	12/08/2019	Revised planning drawings
A3	P16	29/07/2019	Stage 3 - Argent QA amendment
S3	P15	26/07/2019	Revised Stage 3 Issue
S3	P13	12/07/2019	Stage 3 Issue
PL	P08	04/07/2019	Issue for Planning
PL	P06	01/07/2019	First Issue

CLIENT	REVISOR
Argent	TJB
	CHECKED BY
	SJW
	ORIGINATOR NO
	152913

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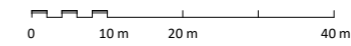
PROJECT  
Kings Cross Estate Services Accommodation  
Kings Cross Estate  
Zone B0 & B6 (Unit 5)

DRAWING TITLE  
Site Plan

SUITABILITY STATUS	SCALE
PL : PLANNING	As indicated @ A1

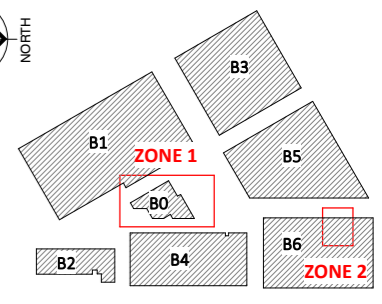
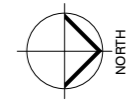
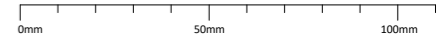
SITE   PROJ.COLLECT.   ZONE   PROJ.REF   ROLE   ORIGIN.   CLASS.   NUMBER	REVISION
KXC-ES-ZZ-001-A-STL-10-01000	P17

Site Plan  
1 : 500



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— Planning Boundary  
— Ownership Boundary



STATUS	REV	DATE	DESCRIPTION
PL	P17	12/08/2019	Revised planning drawings
A3	P16	29/07/2019	Stage 3 - Argent CA amendment
S3	P15	26/07/2019	Revised Stage 3 Issue
S3	P13	12/07/2019	Stage 3 Issue
PL	P08	04/07/2019	Issue for Planning
S0	P01	24/06/2019	Zone 1 GA and Location Plan issue

CLIENT	REVISOR
Argent	TJB
CHECKED BY	ORIGINATOR NO
SJW	152913

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PROJECT  
Kings Cross Estate Services Accommodation  
Kings Cross Estate  
Zone B0 & B6 (Unit 5)

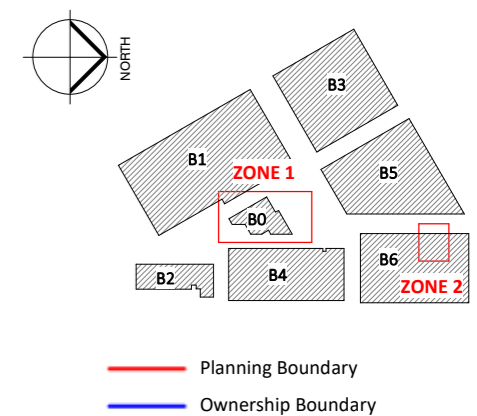
DRAWING TITLE  
Level -03, Lower Basement, Location Plan

SUITABILITY STATUS	SCALE
PL : PLANNING	As indicated @ A1

SITE   PROJ.COLLECT.   ZONE   PROJ.REF   ROLE   ORIGIN.   CLASS.   NUMBER	REVISION
KXC-ES-ZZ-001-A-STL-10-01001	P17

Level -03, Lower Basement\_Location Plan  
1 : 200

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Level -02, Basement\_Location Plan  
1 : 200

STATUS	REV	DATE	DESCRIPTION	REVISOR
PL	P17	12/08/2019	Revised planning drawings	TJB
A3	P16	29/07/2019	Stage 3 - Argent QA amendment	SJW
S3	P15	26/07/2019	Revised Stage 3 Issue	SJW
S3	P13	12/07/2019	Stage 3 Issue	SJW
PL	P08	04/07/2019	Issue for Planning	SJW
S0	P01	24/06/2019	Zone 1 GA and Location Plan issue	SJW

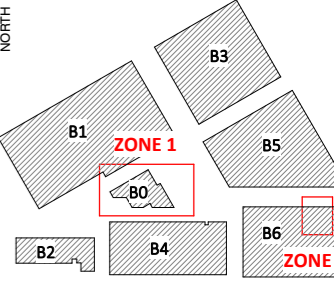
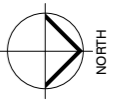
CLIENT: Argent  
 CONSULTANT: STRIDE TREGLOWN  
 PROJECT: Kings Cross Estate Services Accommodation, Kings Cross Estate, Zone B0 & B6 (Unit 5)

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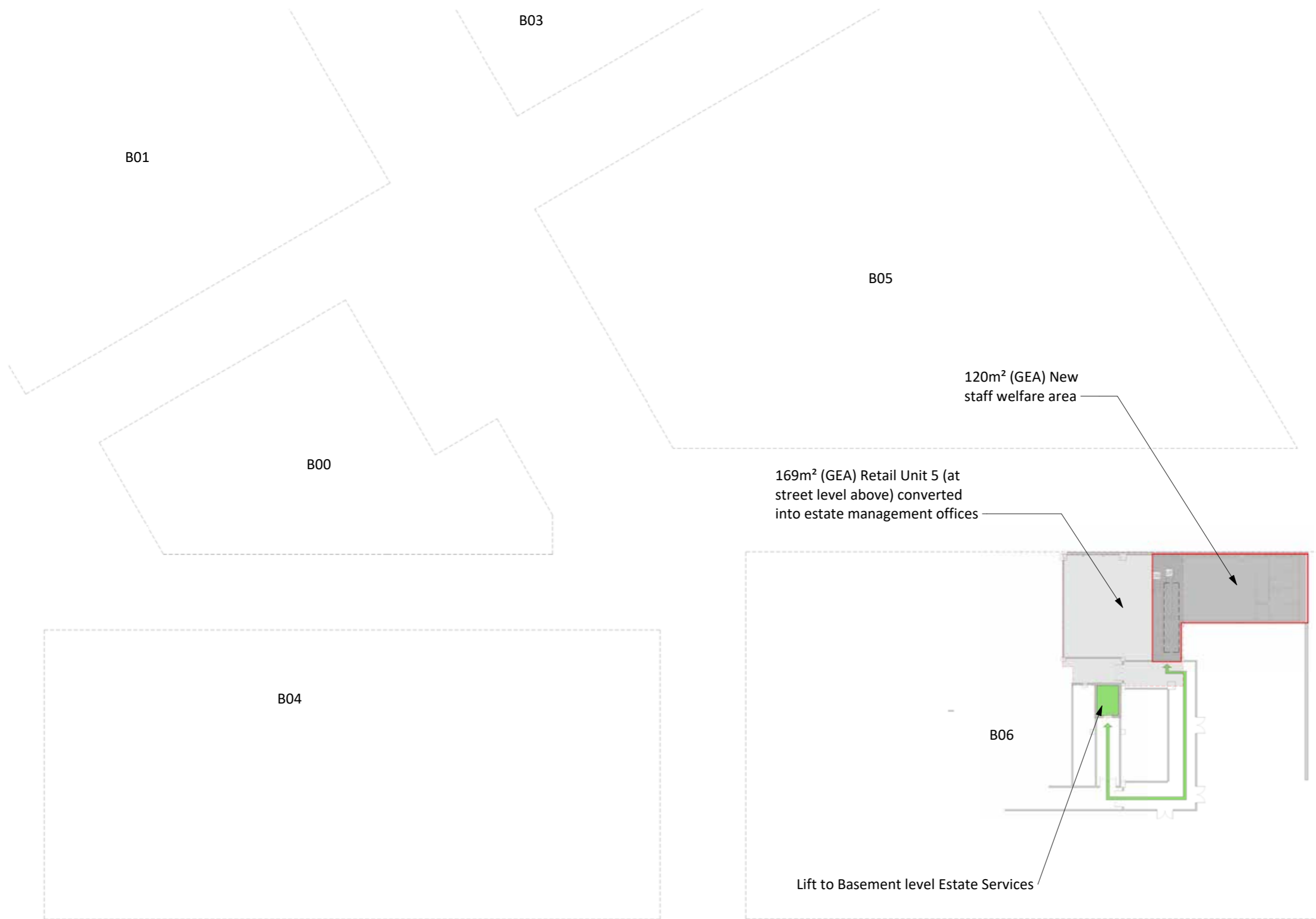
DRAWING TITLE  
 Level -02, Basement, Location Plan

SUITABILITY STATUS	SCALE
PL : PLANNING	As indicated @ A1
SITE   PROJ.COLLECT.   ZONE   PROJ.REF   ROLE   ORIGIN.   CLASS.   NUMBER	REVISION
KXC-ES-ZZ-001-A-STL-10-01002	P17

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— Planning Boundary  
— Ownership Boundary



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A3	P16	29/07/2019	Stage 3 - Argent QA amendment
S3	P15	26/07/2019	Revised Stage 3 Issue
S3	P13	12/07/2019	Stage 3 Issue
PL	P08	04/07/2019	Issue for Planning

STATUS	REV	DATE	DESCRIPTION	REVISED BY
CLIENT				
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ORIGINATED				
				15

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Kings Cross Estate Services Accommodation  
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Zone B0 & B6 (Unit 5)

DRAWING TITLE  
Level -01, Upper Basement, Location Plan

SUITABILITY STATUS PL : PLANNING	As indicated
SITE   PROJ.COLLECT.   ZONE   PROJ.REF   ROLE   ORIGIN.   CLASS.   NUMBER	
KXC-ES-ZZ-001-A-STL-10-01003	

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Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.

0mm 50mm

NOTES:

- Schedule of areas are for information purposes only and are subject to change following detailed technical design.
- N/A\* = space is within a basement car park that cannot be measured as 'one space'. There is no floorspace at this level so proposed GEA is effectively an addition to an identical 'GEA' below the mezzanine
- N/A† = space exists only as the upper area of L00, no original GEA available.

### KCES area schedule - GEA, GIA & NIA areas for scheme

Existing GEA	Proposed GEA	Existing GIA	Proposed GIA	Number	Name	Area (NIA)	Department
L-03	L-03	Level -03, Control room					
		360m <sup>2</sup>	360m <sup>2</sup>	B2.19	Circulation	19.44 m <sup>2</sup>	Circulation
		333.3m <sup>2</sup>	335.8m <sup>2</sup>	B3.01	Circulation	7.06 m <sup>2</sup>	Circulation
				B3.02	Staff Welfare	58.89 m <sup>2</sup>	Staff Welfare
				B3.03	WC	3.77 m <sup>2</sup>	Staff Welfare
				B3.04	WC	3.77 m <sup>2</sup>	Staff Welfare
				B3.05	Acc WC	3.77 m <sup>2</sup>	Staff Welfare
				B3.06	Conference Room 2	21.88 m <sup>2</sup>	CCTV Control Centre
				B3.07	Conference Room 1	31.25 m <sup>2</sup>	CCTV Control Centre
				B3.08	Meeting	16.67 m <sup>2</sup>	CCTV Control Centre
				B3.09	Operations Room	63.54 m <sup>2</sup>	CCTV Control Centre
				B3.10	Airlock	5.29 m <sup>2</sup>	CCTV Control Centre
				B3.11	Comms	10.02 m <sup>2</sup>	Plant
				B3.12	Plant	9.26 m <sup>2</sup>	Plant
				B3.13	Plant	15.72 m <sup>2</sup>	Plant
				B3.15	Lobby	11.63 m <sup>2</sup>	CCTV Control Centre
				B3.16	Plant	2.12 m <sup>2</sup>	Plant
				B3.17	Stair	11.15 m <sup>2</sup>	Circulation
				B3.19	FCU Riser	3.23 m <sup>2</sup>	CCTV Control Centre
				B3.20	FCU Riser	2.05 m <sup>2</sup>	CCTV Control Centre
				Level -03, Control room: 19		300.50 m <sup>2</sup>	
L-02	L-02	Level -02, Ladies change					
		164m <sup>2</sup>	164m <sup>2</sup>	B2.01	Ladies changing room	51.04 m <sup>2</sup>	Female Changing
		155.0m <sup>2</sup>	153.9m <sup>2</sup>	B2.02	Drying room	13.55 m <sup>2</sup>	Female Changing
				B2.03	Lobby	5.41 m <sup>2</sup>	Circulation
				B2.04	Acc WC	6.48 m <sup>2</sup>	Female Changing
				B2.05	Showers	1.80 m <sup>2</sup>	Female Changing
				B2.06	Showers	1.80 m <sup>2</sup>	Female Changing
				B2.07	Riser	0.94 m <sup>2</sup>	Female Changing
				B2.08	Ladies WC	13.72 m <sup>2</sup>	Female Changing
				B2.14	Comms/Equipment	26.36 m <sup>2</sup>	CCTV Control Centre
				B2.15	Store	9.02 m <sup>2</sup>	CCTV Control Centre
				B2.16	Store	1.80 m <sup>2</sup>	CCTV Control Centre
				B2.17	Plant	2.92 m <sup>2</sup>	Female Changing
				B2.18	UPS Room	9.26 m <sup>2</sup>	CCTV Control Centre
				Level -02, Ladies change: 13		144.09 m <sup>2</sup>	
L-02 Mezz	L-02 Mezz	Level -02 Mezz					
		N/A*	199m <sup>2</sup>	B2.09	Mens changing room	66.55 m <sup>2</sup>	Male Changing
		Existing underground car park	0m <sup>2</sup>	B2.10	Mens WC	25.70 m <sup>2</sup>	Male Changing
			158.4m <sup>2</sup>	B2.11	Showers	6.96 m <sup>2</sup>	Male Changing
				Level -02 Mezz: 3		99.22 m <sup>2</sup>	
				Level -02 Raised Mezz			
				B2.12	Drying room	16.08 m <sup>2</sup>	Male Changing
				B2.13	Mens changing room (upper)	34.08 m <sup>2</sup>	Male Changing
				Level -02 Raised Mezz: 2		50.16 m <sup>2</sup>	
L-01	L-01	Level -01 Retail unit basement (Slab)					
		112m <sup>2</sup>	112m <sup>2</sup>	B1.01	Male WC	9.39 m <sup>2</sup>	Staff Welfare
		112.0m <sup>2</sup>	112.0m <sup>2</sup>	B1.02	Female WC	9.39 m <sup>2</sup>	Staff Welfare
				B1.03	Clnr St.	2.13 m <sup>2</sup>	Staff Welfare
				B1.04	Staff Room	61.38 m <sup>2</sup>	Staff Welfare
				B1.05	Plant	5.24 m <sup>2</sup>	Plant
				B1.06	Circulation	13.63 m <sup>2</sup>	Circulation
				Level -01 Retail unit basement (Slab): 6		101.18 m <sup>2</sup>	
L00	L00	Level 00, Retail ground floor					
		159m <sup>2</sup>	159m <sup>2</sup>	B2.21	Meeting	16.39 m <sup>2</sup>	Office
		157.0m <sup>2</sup>	157.0m <sup>2</sup>	B2.22	Acc WC	5.67 m <sup>2</sup>	Office
				G.01	Reception	107.70 m <sup>2</sup>	Office
				G.04	Lobby	7.90 m <sup>2</sup>	Circulation
				G.05	Lift	6.41 m <sup>2</sup>	Office
				G.06	Lift	2.93 m <sup>2</sup>	Circulation
				Level 00, Retail ground floor: 6		147.00 m <sup>2</sup>	
L00 Mezz	L00 Mezz	Level 00, Retail unit mezz					
		N/A†	159m <sup>2</sup>	M.01	Ground Floor Mezzanine	120.81 m <sup>2</sup>	Office
		Existing double height space - no floor space at this level	0m <sup>2</sup>	M.02	Lift	2.71 m <sup>2</sup>	Office
			124.4m <sup>2</sup>	Level 00, Retail unit mezz: 2		123.53 m <sup>2</sup>	
				Grand total: 51		965.68 m <sup>2</sup>	

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S3	P13	12/07/2019	Stage 3 issue
PL	P08	04/07/2019	Issue for Planning

STATUS	REV	DATE	DESCRIPTION
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CLIENT: Argent REVISION: TJB

CHECKED BY: SJW

ORIGINATOR NO: 152913

CONSULTANT: STRIDE TREGLOWN

PROJECT: Kings Cross Estate Services Accommodation

Zone B0 & B6 (Unit 5)

DRAWING TITLE: Schedule of areas - GEA, GIA & NIA

SUITABILITY STATUS: PL : PLANNING SCALE: 1 : 1000 @ A3

PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | CLASS | NUMBER | REVISION: KXC-STL-ZZ-ZZ-SC-A-ZZ-07000 P17

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