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Introduction

The following submission has been prepared by Latitude on behalf of UK Real Estate Ltd to accompany a Non-material Amendment application in respect to proposed alterations to the original Planning application ref 2014/0371/P as amended by 2017/1206/P.

This application was for the demolition to ground level of the existing buildings located on 281 Pentonville road, 1-5 Kings Cross Bridge and 368 Grays Inn Road to be replaced with a ground plus 2 storey building consisting of A1/A3 use on the ground floor and B1 use on the upper 2 floors. The amended application was granted consent, subject to agreement of Section 106, in August 2017.

Following consent of the amended application, the redevelopment of the adjoining Lighthouse building by the same client with the same development team, has been completed and the detailed design of Kings Cross Bridge building itself has been carried out, which has resulted in changes which are described in more detail on the following pages.

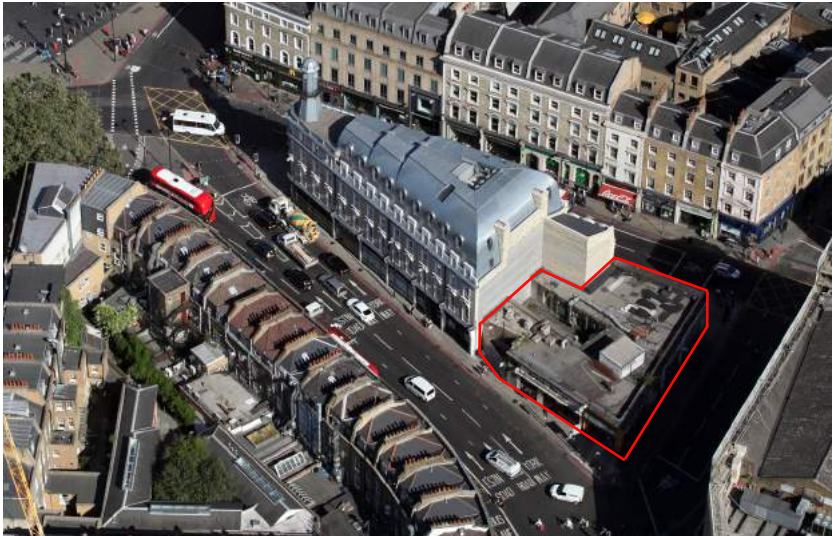
Project Team:

A full design team has been employed on the development of these proposals:

Client	UKRE Limited
Architect	Latitude
Planning Consultant	Savills Planning
Structural Engineer	Ramboll
Services Engineer	dsa Engineering
Acoustic Engineer	RBA Acoustics



View of original consented scheme





1.0

CONSENTED GRAYS INN RD ELEVATION



PROPOSED GRAYS INN RD ELEVATION



2.0

CONSENTED PENTONVILLE RD ELEVATION



PROPOSED PENTONVILLE RD ELEVATION

1.0 Reduction to glazed sliding door entrance to office reception and incorporation of signage.

The proposed main entrance to the the offices was previously indicated as a glass sliding door surrounded by GRC panels on both sides and at the top. A slightly different arrangement has been progressed as a result of design development and the glass sliding door has been reduced by 400mm in height. This incorporates manufacturers constraints and also allows for space in the ceiling for mechanical services. Additionally a GRC panels on the West side of the door have been replaced by a fixed glass screen. As a result the developed design to the entrance retains a generous size and the door along with a fixed glass panel to the side ensure an active presence of the facade at the street level. A street signage to indicate the entrance has been added. A separate dedicated application for this will be submitted to Camden for approval.

2.0 Changes to gas meter cupboard and to entrance on Pentonville road.

The second amendment listed on the present application is on the North Facade. On Pentonville Road adjacent to the Lighthouse building are located the back of house office entrance, the gas meter cupboard and the secondary entrance to the retail area.

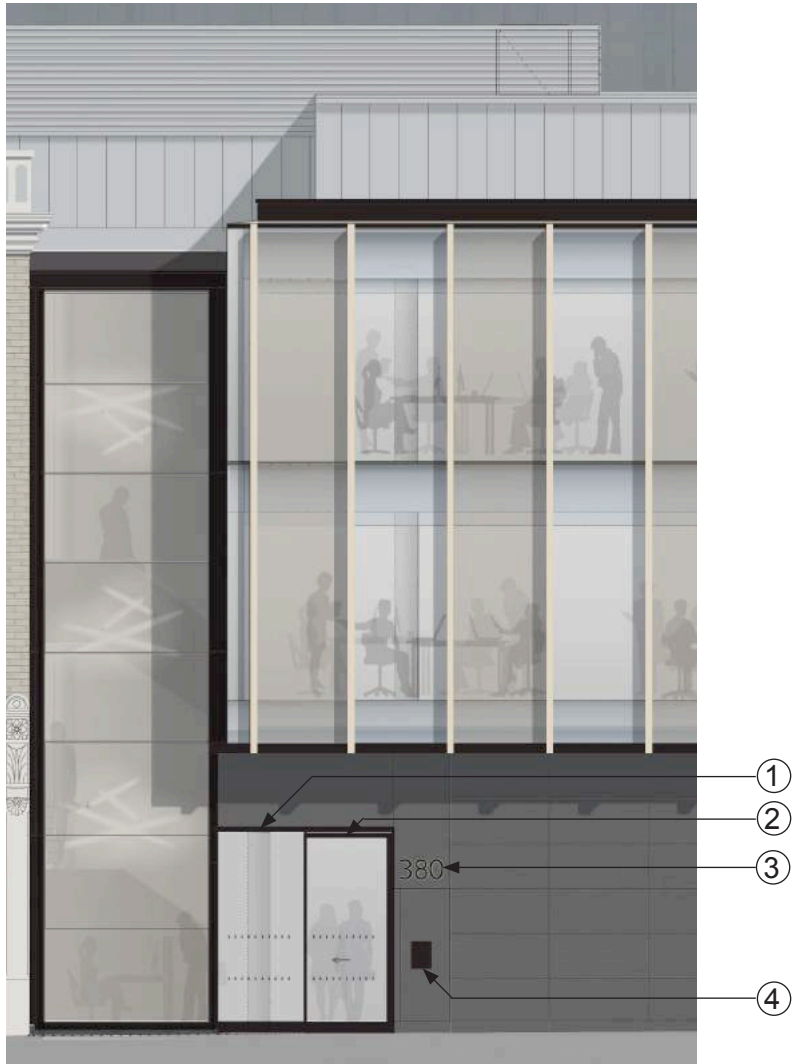
These openings have been slightly rearranged as follows:

- The gas meter cupboard has changed from GRC panels to louvres and louvre screens have been added at the top and bottom of the opening. This is to allow for the basement retail extract to discharge and to comply to the gas provider requirement to have the gas supply fully accessible. Finally the width of the louvred area has been reduced to align with the volume of the first and second floor office glazing. This gives a neater design to the area;

- The louvred panels above the office back of house entrance door has extended in height to align with the underside of the office glazing and give more space to the exhaust air from basement to discharge;

- A metal cover to protect an existing exposed brick pier along the Lighthouse party wall has been introduced. This incorporates a recessed light to light the back of house office entrance on Pentonville Road.

A separate dedicated application for this will be submitted to Camden for approval.



Gray's Inn Road proposed elevation
Office Entrance



Pentonville Road proposed elevation

- 1. Fixed glass screen introduced next to sliding door
- 2. Entrance glazed sliding door height reduced
- 3. Office street signage. RAL 8019 PPC metal numbers backlit. This does not form part of this submission and is covered by a separate parallel advertisement application
- 4. RAL 8019 PPC door entry panel
- 5. RAL 8019 PPC cover plate to existing 283 Pentonville brick pier. Recessed light incorporated in metal feature.
- 6. RAL 8019 PPC Louvre panels above secondary office entrance
- 7. RAL 8019 PPC Louvre door to gas meter cupboard



Gray's Inn Road proposed elevation



King's Cross Bridge proposed elevation

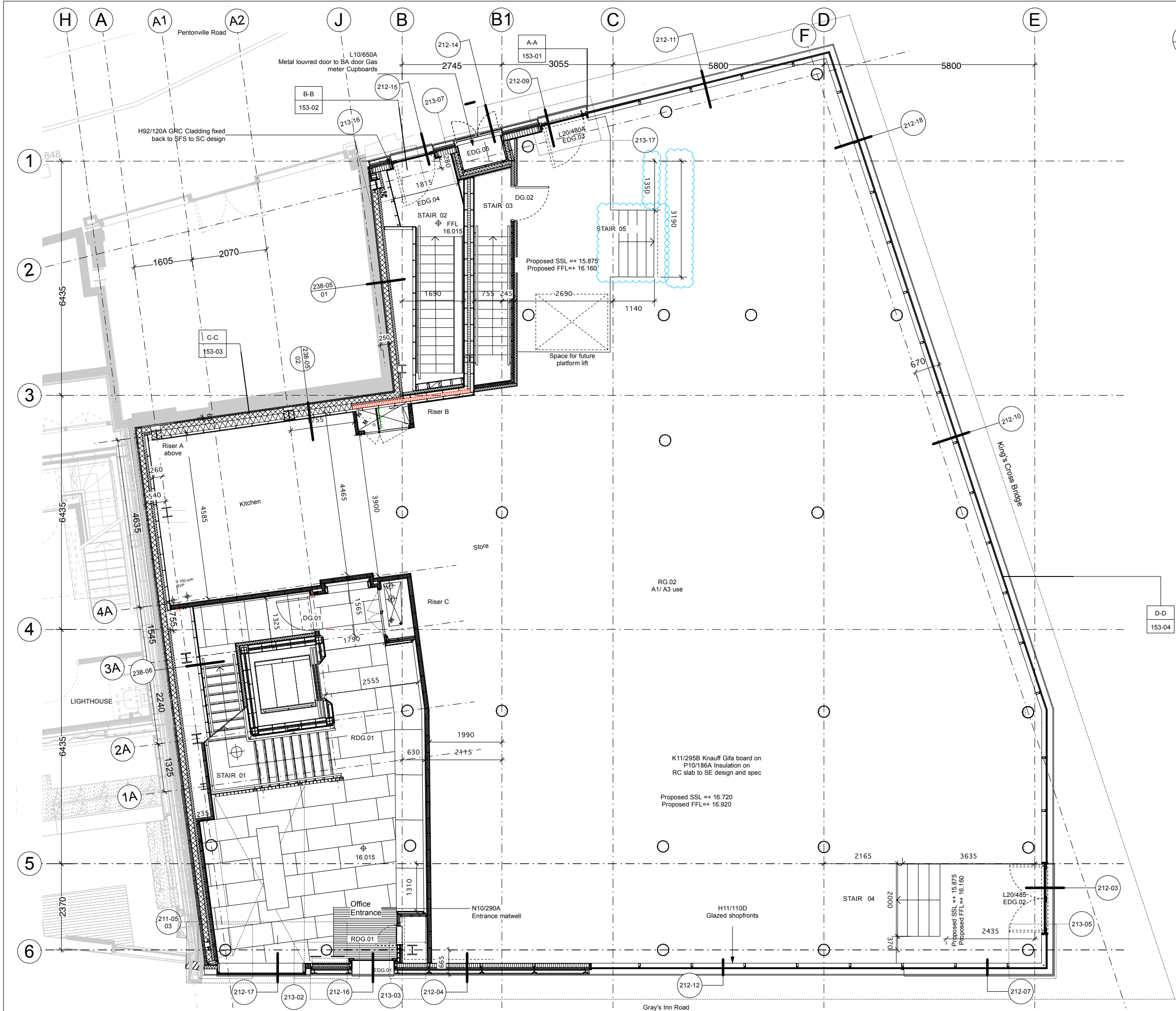


King's Cross Bridge proposed elevation

APPENDIX A - Construction drawings

1209-151-02-L_ Proposed Ground Floor Plan
1209-151-02-N_ Consented Ground Floor Plan

1209-152-01-I_ Consented South Elevation
1209-152-01-L_ Proposed South Elevation
1209-152-02-I_ Consented North Elevation
1209-152-03-K_ Proposed North Elevation



GENERAL NOTES

Drawing to be read in conjunction with all information by architects, structural engineer & service consultants.

The contractor is not to scale from this drawing. All written dimensions to be checked on site before work commences. Discrepancies, where identified, must be reported to the architect immediately.

This drawing is the property of Latitude Architects and Designers and must not be reproduced or disclosed to any unauthorised person either wholly or in part without written consent.

NOTES:

All Structure to S.E. design and spec to be intumescent painted as **M61/110A**.

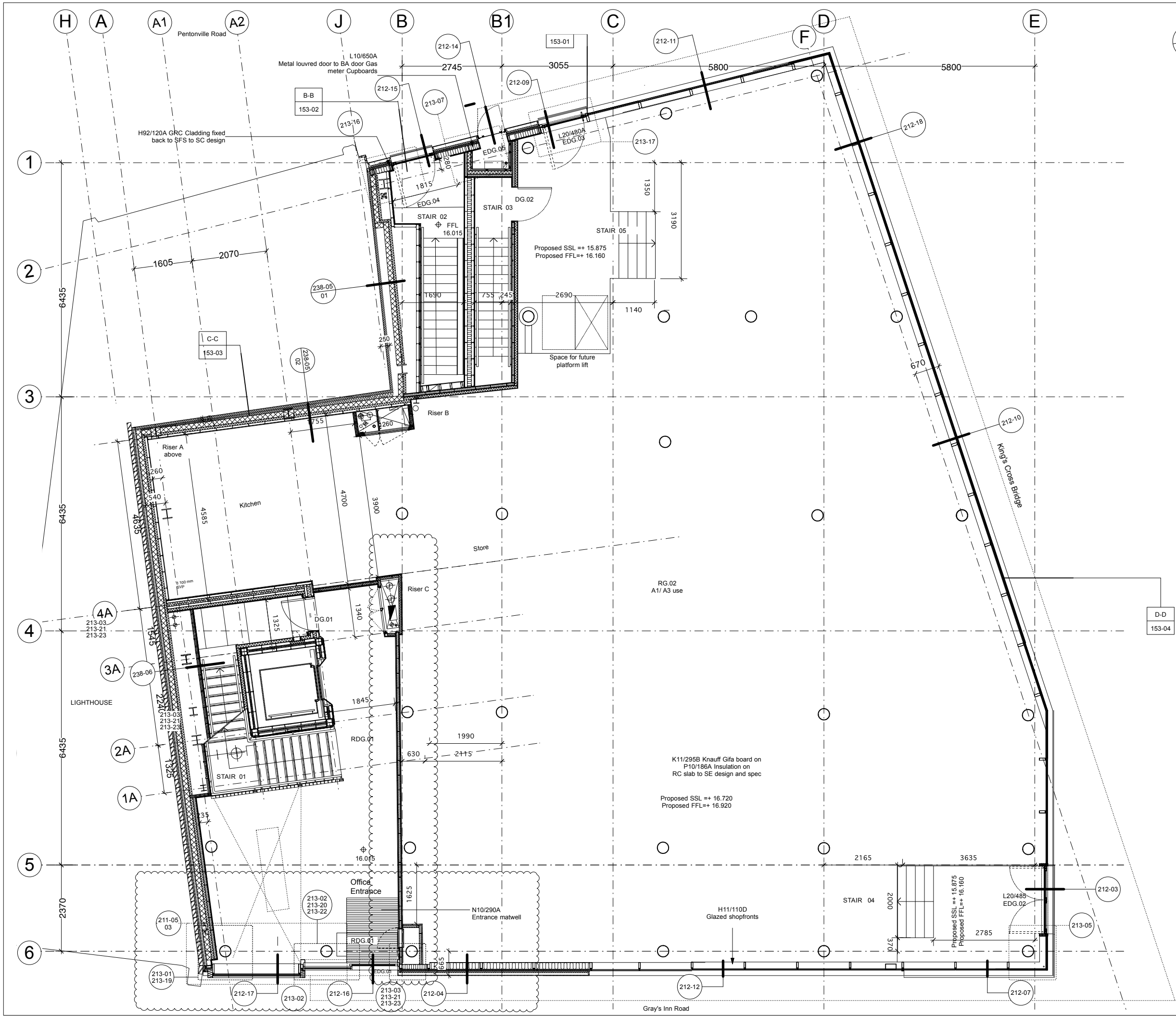
CONSENTED

L	AV/BM	05.06.18	Stair 05 relocated to avoid clash with separation blockwork wall to TFL demise.
K	AV/MT	14.05.18	Issued for construction
J	AV/MT	12.03.18	Setting out dimensions added.
I	AV/BM	24.01.18	Core setting out updated, stair layout updated, core grid added
H	AV/BM	15.09.17	Stage 4 general update
G	AV/GT	25/05/17	Revised Stage 4 Issue
F	AV/AG	30/4/17	Stage 4 Issue
E	AV/BM	10/02/17	Stage 3 Tender Issue
D	DOR/GT	21/01/15	Initial Tender
C	DOR/GT	09/11/14	General revisions
B	DOR/GT	12/09/14	Updated to suit revised structure
A	DOR	16/07/14	Preliminary issue
Issue		Chkd/Drawn	Date Description

Status	Job No.	Drwg No.	Issue
CONSTRUCTION	1209	151-02	L

Drawing 1:100@A3 1:50@A1
PROPOSED GROUND FLOOR PLAN

Project
KINGS CROSS BRIDGE



GENERAL NOTES

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NOTES:

All Structure to S.E. design and spec to be intumescent painted as **M61/110A**.

PROPOSED

N	AV/BM	28.05.19	Instructed revision, Office entrance and office/retail separating wall changed.
M	AV/BM	3/28/19	Instructed revisions, PVR end cladding panel revised
L	AV/BM	05.06.18	Stair 05 relocated to avoid clash with separation blockwork wall to TFL demise.
K	AV/MT	14.05.18	Issued for construction
J	AV/MT	12.03.18	Setting out dimensions added.
I	AV/BM	24.01.18	Core setting out updated, stair layout updated, core grid added
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A	DOR	16/07/14	Preliminary issue

Issue | Chkd/Drawn | Date | Description

Status	Job No.	Drwg No.	Issue
CONSTRUCTION	1209	151-02	N

Drawing
PROPOSED GROUND FLOOR PLAN

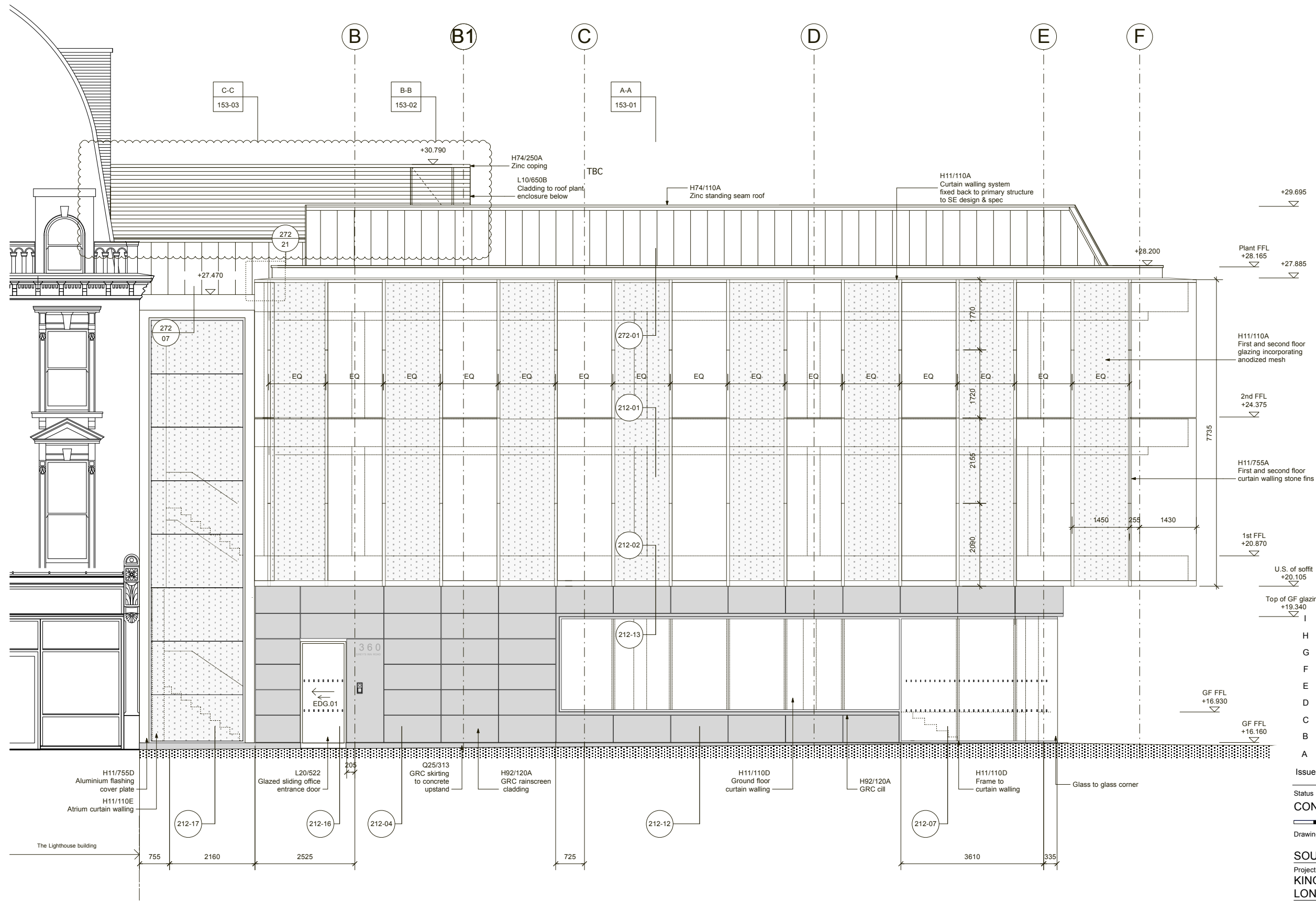
Project
KINGS CROSS BRIDGE

GENERAL NOTES

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**CONSENTED**

Issue	Chkd	Drawn	Date	Description
I	AV	BM	04.10.18	Enclosure to plant room updated
H	AV	MT	14.05.18	Issued for construction
G	AV	MT	12.03.18	Dimensions and references added
F	AV	BM	15.09.17	Stage 4 general update
E	AV	GT	25/05/17	Revised Stage 4 Issue
D	AV	BM	28/04/17	Stage 4 Issue
C	AV	BM	10/02/17	Stage 3 Tender Issue
B	DOR	LB	21/01/15	Initial Tender Issue
A	DOR	GT	09/11/14	Preliminary Issue

Status	Job No.	Drwg No.	Issue
CONSTRUCTION	1209	152-01	I

Drawing 1:100@A3 1:50@A1

SOUTH ELEVATION - Grey's Inn Road

Project
KINGS CROSS BRIDGE
LONDON WC1X

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L	BM	AV	03.06.19	Entrance signage revised
K	BM	AV	28.03.19	Instructed Revisions
J	AV	BM	06.02.19	Office entrance door area updated
I	AV	BM	04.10.18	Enclosure to plant room updated
H	AV	MT	14.05.18	Issued for construction
G	AV	MT	12.03.18	Dimensions and references added
F	AV	BM	15.09.17	Stage 4 general update
E	AV	GT	25/05/17	Revised Stage 4 Issue
D	AV	BM	28/04/17	Stage 4 Issue
C	AV	BM	10/02/17	Stage 3 Tender Issue
B	DOR	LB	21/01/15	Initial Tender Issue
A	DOR	GT	09/11/14	Preliminary Issue
Issue	Chkd	Drawn	Date	Description

Status	Job No.	Drwg No.	Issue
CONSTRUCTION	1209	152-01	L

Drawing	1:100@A3	1:50@A1
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SOUTH ELEVATION - Grey's Inn Road

Project
KINGS CROSS BRIDGE
LONDON WC1X

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Grid lines not squared to facade



I	AV	BM	04.10.18	Enclosure to plant room updated Zinc cladding added to side of rooftlights
H	AV	MT	14.05.18	Issued for construction
G	AV	MT	12.03.18	Dimensions and references added
F	AV	BM	15.09.17	Stage 4 general update
E	AV	BM	25/05/17	Revised Stage 4 Issue
D	AV	BM	28/04/17	Stage 4 Issue
C	AV	BM	10/02/17	Stage 3 Tender Issue
B	DOR	LB	21/01/15	Initial Tender Issue
A	DOR	GT	09/11/14	Preliminary Issue
Issue	Chkd	Drawn	Date	Description

Status	Job No.	Drwg No.	Issue
CONSTRUCTION	1209	152-03	I

Project
KINGS CROSS BRIDGE
LONDON WC1X

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GENERAL NOTES

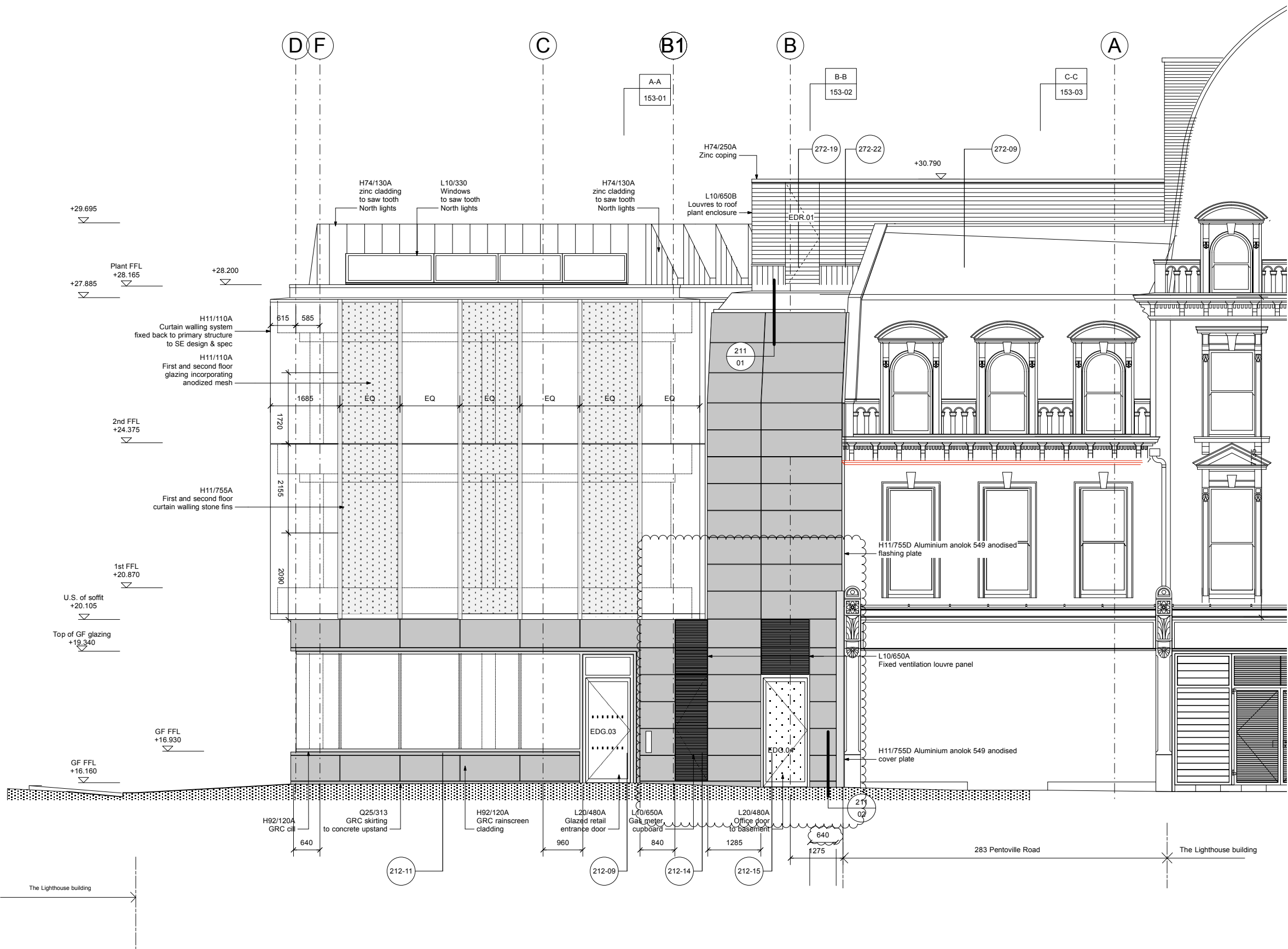
Drawing to be read in conjunction with all information by architects, structural engineer & service consultants.

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NOTES:

Grid lines not squared to facade



PROPOSED

K	AV	BM	17.05.19	Amendments as clouded
J	AV	BM	06.02.19	Gas cupboard amended to suit gas supply installer requirements
I	AV	BM	04.10.18	Enclosure to plant room updated Zinc cladding added to side of rooflights
H	AV	MT	14.05.18	Issued for construction
G	AV	MT	12.03.18	Dimensions and references added
F	AV	BM	15.09.17	Stage 4 general update
E	AV	BM	25/05/17	Revised Stage 4 Issue
D	AV	BM	28/04/17	Stage 4 Issue
C	AV	BM	10/02/17	Stage 3 Tender Issue
B	DOR	LB	21/01/15	Initial Tender Issue
A	DOR	GT	09/11/14	Preliminary Issue
Issue	Chkd	Drawn	Date	Description

Status	Job No.	Drwg No.	Issue
CONSTRUCTION	1209	152-03	K
Drawing	1:100@A3 1:50@A1		

NORTH ELEVATION

Project
KINGS CROSS BRIDGE
LONDON WC1X

latitude

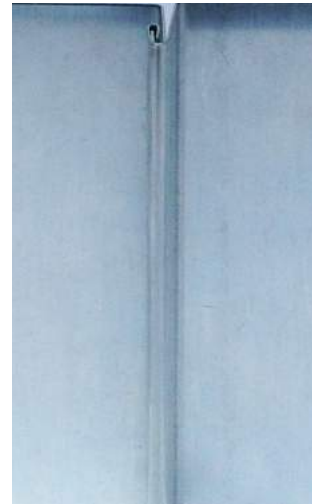
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APPENDIX B - Approved materials

Materials & Discharge of Condtion 9

Sample board

Sample panel



Standing seam
zinc roofing



Limestone



Approved sample panel

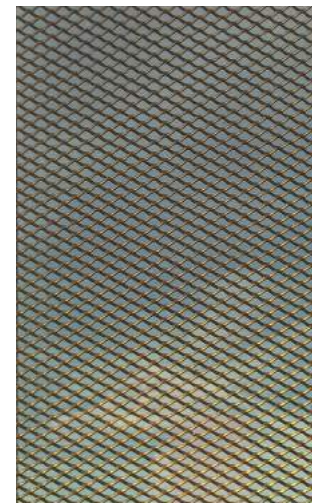
A sample panel of all facing materials has been erected on-site and approved by the Council before the relevant parts of the work were commenced and the development it is being carried out in accordance with the approval given.



Dark bronze metal finish



Dark GRC panels



Glass with vertical metal
mesh pale umber



Clear glass

Application ref: 2018/5804/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 21 December 2018

Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
1-5 Kings Cross Bridge
281 Pentonville Road and 368 Grays Inn Road
London
N1 9NW

Proposal: Detailed drawings/samples of materials as required by condition 9 of planning permission ref 2017/1206/P dated 15/08/17.

Drawing Nos: Cover Letter (16/11/2018), Design Document (condition 9),

151-01-I_Proposed Basement Plan
151-02-L_Proposed Ground Floor Plan
151-03-K_Proposed First floor Plan
151-04-K_Proposed Second Floor Plan
151-05-M_Proposed Plant Room Plan
151-06-G_Proposed Roof Plan
151-07-D_Proposed Lower Ground Floor Plan

152-01-I_Proposed South Elevation
152-02-I_Proposed East Elevation
152-03-I_Proposed North Elevation

153-01-K_Proposed Section AA
153-02-I_Proposed Section BB
153-03-I_Proposed Section CC
153-04-I_Proposed Section DD

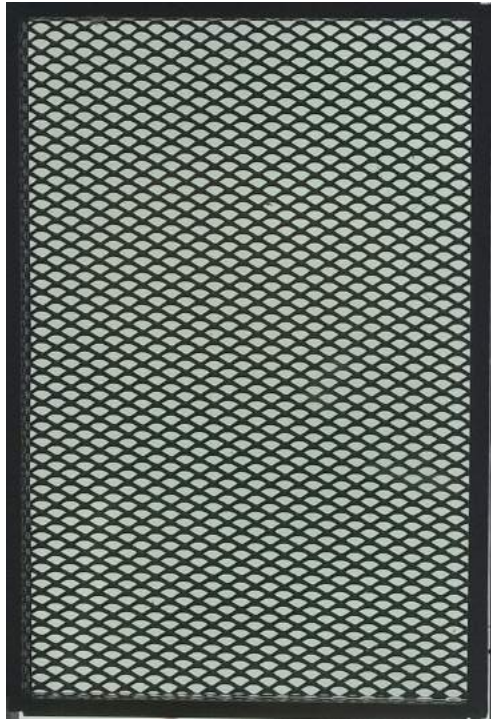


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London Borough of Camden
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www.camden.gov.uk/planning

1.GLASS WITH MESH



Glass with aluminium mesh anodised anolok 543.
Drawing reference: 1209-152-01-I; 1209-152-02-I;
1209-152-03-I; 1209-311-01-D; 1209-311-03-D.
Specs reference: H11/110A; H11/110B; H11/110E.

2.CLEAR GLASS



Double glazing to shopfront and office glassbox.
Drawing reference: 1209-152-01-I; 1209-152-02-I;
1209-152-03-I; 1209-311-01-D; 1209-311-03-D.
Specs reference: H11/110A; H11/110B; H11/110E.

3.FROSTED BAND



Translucent glass.
Drawing reference: 1209-152-01-I; 1209-152-02-I;
1209-152-03-I; 1209-311-01-D; 1209-311-03-D.
Specs reference: H11/110A; H11/110B; H11/110E.

4.STONE FIN



Honed Portuguese limestone.
Drawing reference: 1209-152-01-I; 1209-152-02-I; 1209-152-03-I;
1209-213-10-D
Specs reference: H11/110A; H11/110B; H11/110E.

5.TEXTURED GRC



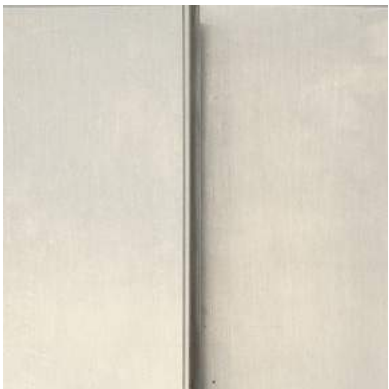
Textured GRC panels. Dark grey colour.
Drawing reference: 1209-152-01-I; 1209-152-02-I; 1209-152-03-I;
1209-311-06-D.
Specs reference: H92/120A.

6.PLAIN GRC



Plain GRC panels. Dark grey colour.
Drawing reference: 1209-311-06-D.
Specs reference: H92/120A.

7. ZINC CLADDING



Standing seam zinc roofing.
Drawing reference: 1209-152-01-I; 1209-152-02-I;
1209-152-03-I; 1209-272-02-D
Specs reference: H11/110A; H11/110B; H11/110E.

8. ALUMINIUM FINISHES

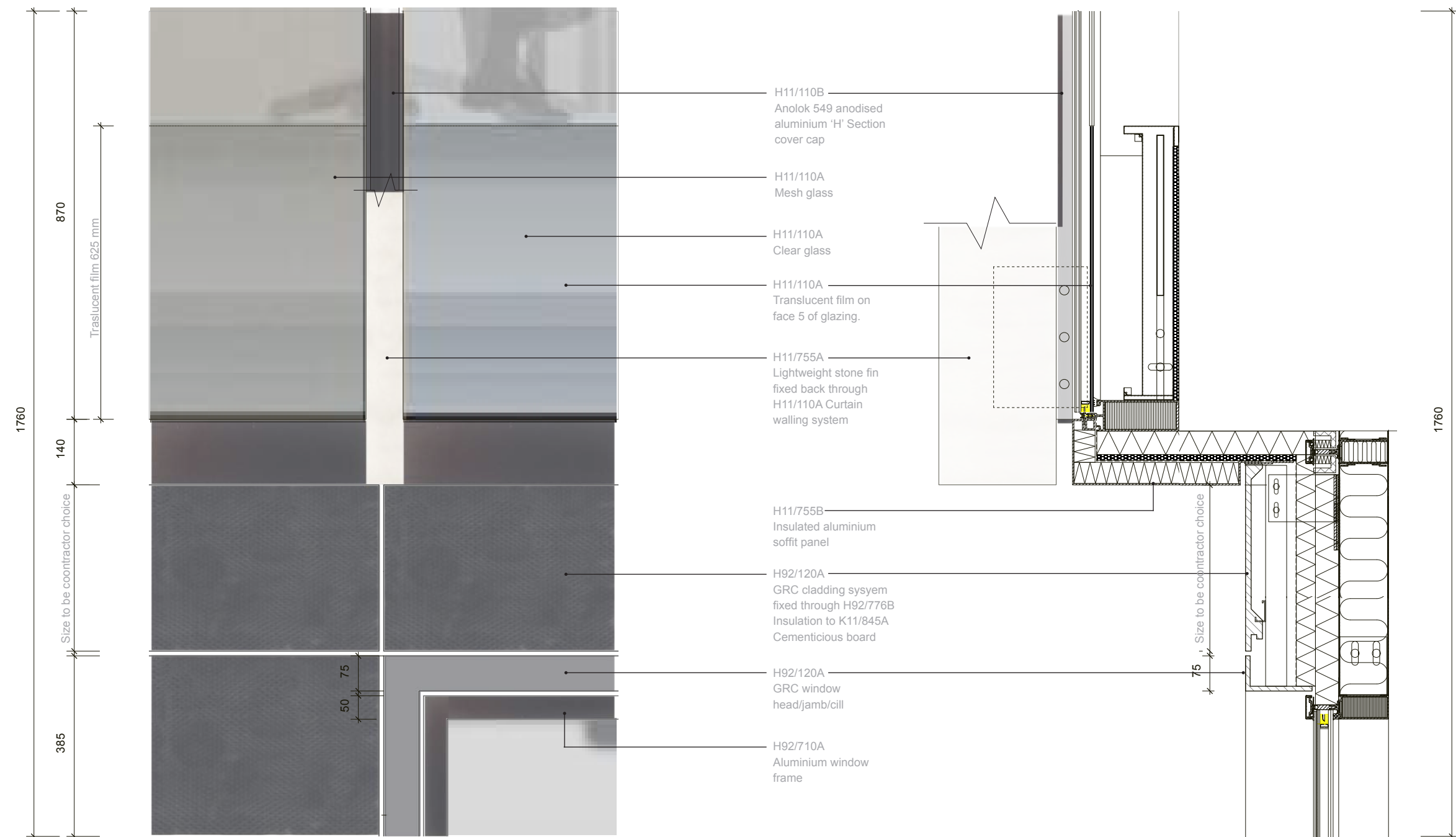


External aluminium finishes anodised in anolok 549.
Drawing reference: 1209-152-01-I; 1209-152-02-I;
1209-152-03-I; 1209-211-05-B; 1209-212-02-F.
Specs reference: H11/110A; H11/110B; H11/110D.

The drawing and image below are intended to give an indication and scope of the proposed sample panel that will be erected on site. This will pick up a section of the glass box showing the detail of the clear glass and the 543 anolok anodized mesh insert glass meeting the lime-

stone clad fin and the anolok 549 anodized aluminium soffit returning at the base of the glass box facade. The sample panel will also capture the ground floor shopfront window and the framing and cladding around it. This will include the textured GRC panel which is the cladding to

all facades at ground floor level and Pentonville Road separation volume to the adjacent building; a plain GRC jamb/head/cill to ground floor windows; an anolok 549 anodized aluminium window frame .



latitude

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