

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

20 December 2019

Dear Seonaid,

**Triangle Site, King's Cross Central: Outline Planning Permission dated 22 July 2008
Minor Amendments to Reserved Matters details for Buildings W1 and W2
LB Islington Reference P2016/1030/RMS
LB Camden Reference 2016/1530/P and 2016/4934/P**

Planning Portal Reference for this submission: PP-08385593

Please find enclosed a submission in relation to proposed minor amendments to reserved matters details for Buildings W1 and W2 within the Triangle Site at King's Cross Central. The application is made by Argent (King's Cross) Limited on behalf of King's Cross Central General Partner Limited ("KCCGPL").

The submission comprises:

- This covering letter;
- The relevant London Borough of Camden application form;
- A Drawing Package comprising substitute drawings for approval; and
- A Submission Statement describing the proposed minor amendments to reserved matters details for Buildings W1 and W2 and responses to those conditions within the Triangle Site outline planning permission which are affected by the proposed amendments.

The application fee of £462 has been paid via the Planning Portal.

This submission brings forward revised details for Buildings W1 and W2 in response to design development intended to increase and improve the presence of Building W1 on York Way and in sightlines from the south, and provide improved apartment layouts and communal residential facilities within the building. The submission also seeks to improve public accessibility between the podium garden from York Way through the addition of an internal lift in Building W2, and give greater prominence to the W2 entrances within the streetscene on York Way. In both cases, there is no

change to the number or mix of residential units which remains at 218. Of these, 36 continue to be social rent, 23 intermediate and 159 open market.

The submission also proposes minor changes to the layout of the lower-ground/basement through the realignment of the western retaining wall. This will be straightened below W2 to simplify the construction process and create additional plant, refuse and cycle storage space.

These proposed amendments would result in a non-material increase in residential floorspace in Building W1 of 180m² and a broadly corresponding reduction in retail floorspace. The addition of a public lift within the building footprint in Building W2 will also result in a small reduction of 30m² to the retail floorspace in unit 3. The basement floorspace will similarly increase by 16m² to accommodate the revised engineering strategy. All floorspace figures remain comfortably within the maximum figures permitted by the Triangle Outline Planning Permission.

The remaining amendments proposed are either minor changes in response to the above, or a result of technical developments and coordination and do not alter the concept or principles of the approved scheme.

The proposed amendments, which reflect those discussed at our meeting on 10 July 2019, can be summarised as follows:

- Introduction of entrance canopies to the west facades of Buildings W1 and W2;
- Replacement of Retail Unit 4 in Building W1 with the main residents' entrance and consequential amendments to the facade. Further related layout changes to bring staff amenity/facilities closer to the main entrance;
- Rearrangement of shared residential amenity spaces at podium level in Building W1 and consequential amendments to doorways onto podium;
- Introduction of bin chutes at all levels in Building W1;
- Minor adjustments to internal layouts in open market apartments in Buildings W1 and W2 and a small number of Intermediate apartments in Building W2, to improve circulation space, enlarge bedrooms, enhance storage, add en-suite bathrooms and reconfigure kitchens;
- Introduction of a public lift and lobby within Retail Unit 3 in Building W2 and consequent reduction in retail floorspace of 30m² (GEA). This will replace the approved platform lift within the public realm and result in the steps between Buildings W1 and W2 being widened. The changes to the landscaping are covered in a separate submission for amendments to the public realm and are outside the scope of this submission.
- Adjustments to stair arrangement within the two cores in Building W2;
- Minor changes to building elevations due to detailed design coordination and internal layout changes, for example adjustments to window positions,

enlarged windows on W1W west elevation, replacement of windows with juliette balconies on W1E south elevation;

- Change to brick colour from 'warm dark brown/blue' and 'warm dark red/blue' to variations of grey tones;
- Continuous articulated pre-cast concrete frieze added to crown of Building W2. Horizontal brick banding across facades updated to articulated pre-cast concrete to reflect treatment to the crown;
- Additional detailing to horizontal brick banding and creation of a textured brick frieze to the crown of Building W2;
- Slight increase to size of balconies on W1W west elevation, consistent with approved approach on the W1W south elevation and Building W2;
- Amendments to basement layout, including reconfiguration of cycle stores (no change to cycle numbers), plant spaces and residents' facilities and to the line of the retaining structure to Building W2 along the York Way frontage. Consequential increase in area of 16m² relating to realignment of retaining structure (excluded from the planning GEA).

The proposals are set out in detail in the enclosed Submission Statement, with reference to the relevant Triangle Outline Planning Permission conditions in Part 4.0. A separate Drawing Package is also submitted providing the relevant substitute plans, elevations, sections and details for approval. I trust that you will find this application to be in order. However, please do not hesitate to contact me should you have any queries.

Yours sincerely,



Alexandra Woolmore
Head of Planning

