

Kate Henry  
Regeneration and Planning  
London Borough of Camden  
5, Pancras Square  
N1C 4AG  
London

10<sup>th</sup> January 2020

Dear Kate,

**DETAILS OF RESERVED MATTERS FOR THE KING'S BOULEVARD, KING'S CROSS CENTRAL,  
OUTLINE PLANNING PERMISSION REFERENCE 2004/2307/P**

On behalf of King's Cross Central General Partner Limited ('KCCGPL'), please find enclosed a submission of details of Reserved Matters in relation to works to the King's Boulevard, at King's Cross Central.

The King's Boulevard is located to the south of the King's Cross Central Development Site, in between Development Zones A and B. The application is for the approval of Reserved Matters in relation to works to pedestrianise the Boulevard, and associated seating, lighting and landscaping. The application for Reserved Matters is pursuant to the Outline Planning Permission for the King's Cross Central site, dated 22<sup>nd</sup> December 2006, with reference 2004/2307/P.

The submission is supported by a payment of £462.00, being the requisite planning fee, along with the following documents:

- Signed and dated application forms;
- Compliance Report;
- Urban Design Report;
- Landscape Drawing package; and
- Access and Inclusivity Statement

A previous submission of Reserved Matters for Station Square and The Boulevard was approved in September 2010 with Reference 2010/3152/P. This submission brings forward detailed proposals for a revised, permanent design of The King's Boulevard only, to supersede the Boulevard design in submission reference 2010/3152/P.

The King's Boulevard is the principal north-south route from King's Cross and St Pancras Stations to the north of the King's Cross Central site and beyond to the north. In its current arrangement, the Boulevard is designated to accommodate both vehicle and pedestrian movement, however the existing carriageway has never been open to traffic and currently provides a central tree lined carriageway for vehicles with full height kerbs, with pedestrian movement focussed on either side of the carriageway.

On 21 October 2017, a S96A was approved to change the definition of some routes within King's Cross Central, including the Boulevard, to a 'Flexible Primary Route', which allows for the route to be implemented as 'a shared surface mainly for pedestrian use but with occasional controlled access for servicing or emergency vehicles'.

Informed by a sequence of manual classified counts to assess users and flow, the proposed design re-imagines the King's Boulevard as a grand, pedestrian-priority space which not only acts as a primary conduit for movement, it is envisaged as a destination in its own right. The removal of the central vehicle carriageway and extension of the existing pedestrian zones with a shared cycle route located in the centre of the Boulevard, clearly demarked to distinguish it from the pedestrian only areas, will create a welcoming, accessible, comfortable and high quality piece of public realm. The design aims to build on and enhance the positive aspects of the existing approved design, maintaining the general arrangement, footway materials, trees and cycle stands on the western side, and extend these principles across the entire length and width of the street, supplemented by grouped street furniture and an enhanced lighting scheme.

The proposals have been developed through a progression of pre-application meetings between the applicant, the design team and LBC planning officers. An extensive consultation process was also undertaken during the design process, with various stakeholders including officers of the London Borough of Camden; the RNIB; Living Streets; and Camden Cyclists.

The proposals represent a high quality piece of primary public realm that will make a significant and positive contribution to the ongoing regeneration of KXC and to the sustainable growth of London.

I trust that the above is suitable and I look forward to hearing that the application has been validated and is in progress. If you have any queries please don't hesitate to get in contact.

Yours Sincerely,



**Laura Murray**  
Planning Manager