

Camden Borough Council
Regeneration and Planning Development
Management
London
WC1H 9JE

Your Ref 2020/2464/P
Our Ref CRTR-PLAN-2020-30061
Tuesday 7 July 2020

Dear Mr Marfleet,

Proposal: Reserved matters relating to the installation of a pedestrian bridge linking Goods Way with Granary Square (Bridge 2) as required by outline planning permission reference 2004/2307/P granted 22/12/06 (subject to S106 agreement) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area.

Location: Bridge 2, Kings Cross Central, London

Waterway: Regent's Canal

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is to offer the following advice and comments:

The principle of a pedestrian bridge in this location was established with the original King's Cross Masterplan, and we therefore have no comment to make on the principle of the proposal.

The design of the proposed structure is appropriate in the sensitive historic context of the Regent's Canal and adjacent historic buildings, all within the Regent's Canal Conservation Area. The design of the steel bridge, incorporating Warren Trusses, convincingly recalls previous bridges in the vicinity, now lost. In particular, we advised the applicant about the WWII Air Raid Protection (ARP) gates (sometimes also known as 'stop gates') in

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the canal wall close to the bridge, which were installed during the war to prevent significant water loss should a bomb breach the canal network. We are pleased to note that our request to ensure access for potential future works to the ARP gates seems to have been adequately addressed.

As a whole the proposal promises to make a positive contribution to the amenity at this location, providing a further vantage point for the enjoyment of events and performances at the foot of the Ghat steps.

Wayfinding

We note the references to nearby wayfinding signs, but these are all at street level and not on the canal. This means that a pedestrian on the towpath might have to come all the way up the steps (assuming they are able to do so) in order to find a map. It would therefore be helpful if there was also a sign at towpath level, which could be in the form of a map on the wall.

The Access and Inclusivity Statement considers the immediate use of the bridge, but not how to get to it, especially from the towpath, and again this is where a map at towpath level would be helpful to those groups for whom stairs are a challenge, to identify an accessible route and onward connections.

Lighting

Lighting beneath the bridge should be kept within the red colour spectrum, and not into blue, as the blue spectrum has far greater impact on bats, who frequent the canal as a feeding corridor. We therefore request the following planning condition relating to lighting be attached to the decision notice, to ensure that no blue spectrum lighting is included:

Notwithstanding the details within the Lighting Design Information document submitted with the application, prior to the operation of the bridge hereby permitted, full details of the proposed lighting scheme, confirming that no blue lighting shall be used, shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme should be implemented in accordance with the approved details.

Reason: In the interest of access, ecology, visual amenity and the waterway setting.

Should planning permission be granted we request that the following informative is also appended to the decision notice:

The applicant/developer should refer to the current “Code of Practice for Works affecting the Canal & River Trust” to ensure that any necessary consents are obtained (<http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>).

The Trust as Landowner

A lease agreement with the Trust as landowner exists to enable the development of this bridge, subject to certain conditions and covenants. The developer should have regard to the agreement and ensure that all necessary conditions are satisfied and covenants complied with.

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For us to monitor effectively our role as a statutory consultee, please send me a copy of the decision notice.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Claire McLean MRTPI

Area Planner London

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<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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