

PROJECT GREEN – BUILDINGS T2 & T3 KINGS CROSS CENTRAL N1C 4BD PROPOSED EXTERNAL STAIRCASE PLANNING AND DESIGN NOTE

31 July 2020

We are acting for Facebook in relation to their occupation of Buildings T2 and T3, part of the Kings Cross regeneration scheme, originally permitted on 22 December 2006 (2004/2307/P).

Reserved matters relating to these buildings (2016/3195/P) were permitted on 23 January 2017.

Roof landscaping details were approved under ref 2019/4985/P on 12 February 2020.

Facebook would like to create an open and connected environment for their single tenancy across what was initially designed as two buildings but will now operate as one. This includes a proposed external stair to link the Level 10 roof terrace on building T2 with the Level 9 roof terrace on building T3.

Given the difficulty of tying the stair into the roof slab at Level 10 on Building T2, the stair would extend 335mm above the existing balustrade level. This balustrade level is one of the planning datums set in the outline planning permission (condition 31(i) – which refers to parameter plan KXC014 rev W). The approved reserved matters adhered to this datum level.

On its own, this would likely be considered a *de minimis* change to the approved height, a view shared in informal correspondence with case officers. But, given the conditioned parameter plan, a standalone planning application is required.

Overall, the proposal is simply a minor amendment to an approved scheme. The staircase would not be visible from the areas immediately around the site. In any long-distant views of the building from the west the additional height on the balustrade would be barely discernible. Insofar as application of policy is relevant, it accords with the requirements of Policy D1 of the Camden Local Plan. And the proposal overall will improve the quality of the office floorspace in support of the aims of CLP Policy E1.

A short design statement provided by Gehry Partners (fit-out architects) is provided below.

The following drawings are provided:

	<i>As existing [equivalent approved reserved matters drawing]</i>	<i>Proposed drawings</i>
Site Location Plan		D5064D7001P1
9F plan	D5064F7109P1 [KXC-T2-001-A-1503-P20-109]	D5064D7109P1
10F plan	D5064F7110P1 [KXC-T2-001-A-1503-P20-110]	D5064D7110P1
Elevations/section	D5064F7200P1 [various]	D5064D7200P1

Gehry Partners Design Statement on approach to the design of exterior staircase:

Background

This project consists of a single tenant fit out construction for both buildings. The base building shell and core is new construction by others.

Buildings T2/T3 are two adjoining buildings totalling 415,000 square feet spread across the 11 floors of office space. The building has an arced rectangular footprint of 185m in length and 30m in width, with two atria adjacent to glazed elevator cores at approximately the first and third quarters of the building length. The ground, first, and second floors are split between client program and the building support services (MEP), so the atria begin at Level 3 and continue up to roof level skylights. The building has two entry lobbies, each connecting to one of the atria lift banks. Level 9 has a roof terrace/garden that accounts for approximately $\frac{1}{4}$ of the footprint centred between the buildings. Level 10 has an additional terrace that is roughly $\frac{1}{4}$ of the footprint over the T2 portion of the building.

Exterior Stair

The building is in two separate parts – T2 & T3 – but they will be occupied by a single tenant. Interior connections have been made to allow for movement between the two. As part of the tenant improvement works, an exterior stair is now proposed to facilitate a similar connection between the T2 & T3 roof gardens.

The exterior stair connects the roof terraces on Level 9 and Level 10. The exterior stair is located along the rear (western) face of the building, and is tucked behind the Level 09 volume setback to reduce the visibility of the stair from other buildings within the King's Cross development. The stair is steel fabrication.

Slight modifications to the base building design are needed to accommodate the base and upper landings. The stair lands within the softscape landscape at Level 9, and pathway connections are proposed for connecting the base of the stair with the surrounding hardscape. The upper landing at Level 10 will require modifications to the base building balustrade. A portion of the base building balustrade will be removed for the upper landing to extend over the existing parapet in order not to interrupt the base building roof assemblies. Horizontal pipe guardrail will be provided along the stair and landing.

A revised landscape condition submission will be made in due course to adjust the approved landscaping to accommodate the new staircase.

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