

View 3

Existing



- 6.34 This viewing position is within the St Pancras Gardens registered landscape and the Kings Cross St Pancras Conservation Area, looking northwest from a position to the south of the Grade II* Old Church of St Pancras within the Grade II landscape. It is located at the top of the steps leading from Pancras Road on the left, with the Gardener's Cottage and the South Wing beyond. The Grade II* Burdett-Coutts Memorial Sundial is seen within the green railings on the centre right of the view, with the 1890 East Wing beyond. The 1890 East Wing is seen as a dark mass to the left of this. The railings in the foreground and along St Pancras Way are listed Grade II.
- 6.35 Townscape sensitivity in the view is assessed to be High, with a High sensitivity to change. It is likely that a winter condition would demonstrate that the mature trees would provide significant visual screening of the site beyond the gardens, though clearly it would be more visible.

Proposed



- 6.36 The commentary for the proposed Oriel scheme is as for previous views. The magnitude of change to townscape and heritage receptors is assessed as Minor and the effect is assessed as Neutral.

Cumulative



- 6.37 The commentary in respect of cumulative effects is as for View 2. The magnitude of the cumulative effect of the proposed development with other permitted schemes is thus Negligible and the effect Neutral.

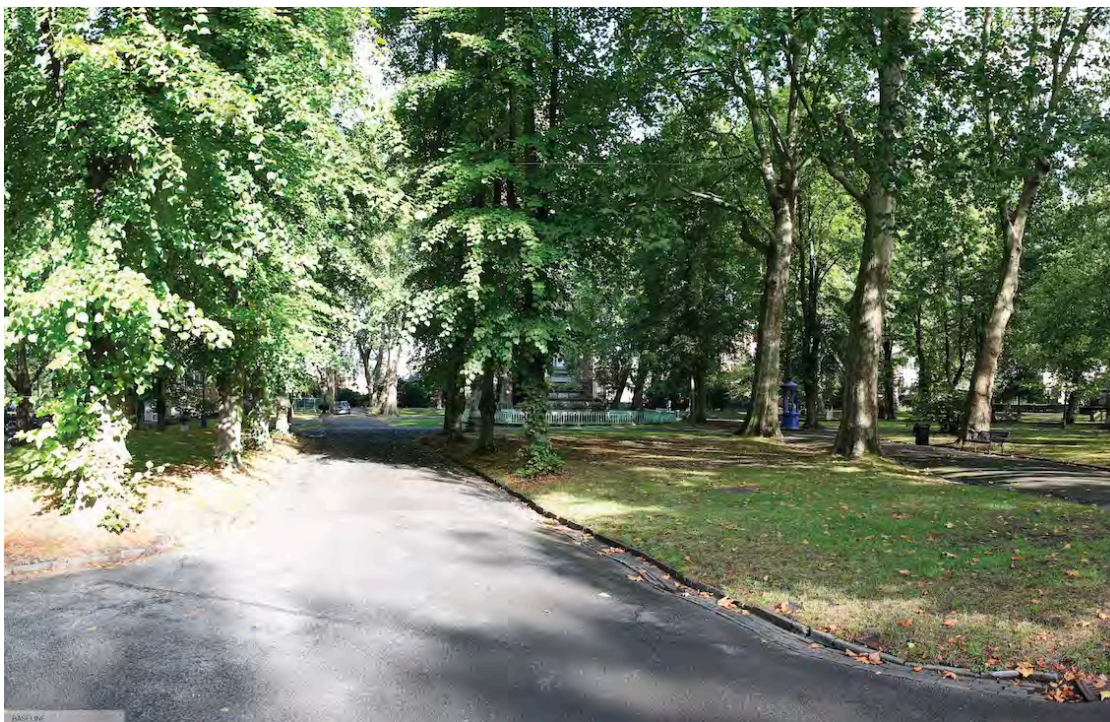
Emerging



- 6.38 Commentary regarding this view is as previously. Other cumulative development will not be visible. The Oriel scheme would be screened by the intervening existing buildings within the hospital site including East Wing, West Wing, the Residence building and the Huntley Centre. The masterplan scheme (including these buildings) will be visible and closer to the view position than the Oriel scheme.
- 6.39 The magnitude of its cumulative effect with the Oriel scheme (bearing in mind the limited visibility of that scheme as described earlier) will be Major but the effect, for the reasons given earlier in this report, will be Beneficial.

View 4

Existing



- 6.40 This viewing position is within the St Pancras Gardens registered landscape and the Kings Cross St Pancras Conservation Area, looking northwest from a position to the north of the Grade II* Old Church of St Pancras within the Grade II landscape. The Grade II* Burdett-Coutts Memorial Sundial is seen within the green railings on the left; the Grade II drinking fountain is directly ahead. The site is visible through the mature trees: from left to right the chapel, the West wing, the East Wing and the Residence building.
- 6.41 Townscape sensitivity in the view is assessed to be High, with an High sensitivity to change. It is likely that a winter condition would demonstrate that the mature trees would provide significant visual screening of the site beyond the gardens, though clearly it would be more visible.

Proposed



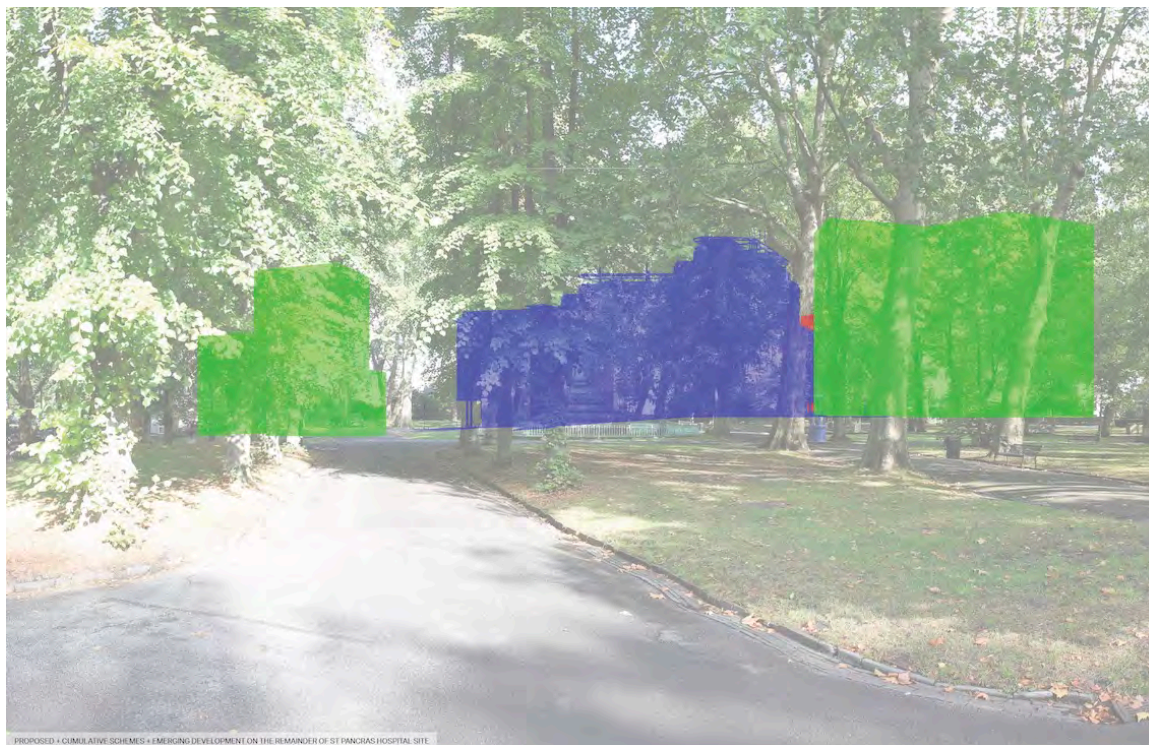
- 6.42 The commentary for the proposed Oriel scheme is as for previous views – even without any reliance on tree screening, the heritage assets within St Pancras Gardens and within the hospital site will screen the proposal. The magnitude of change to townscape and heritage receptors is assessed as Minor and the effect is assessed as Neutral.

Cumulative



- 6.43 The commentary in respect of cumulative effects is as for Views 2 and 3. The magnitude of the cumulative effect of the proposed development with other permitted schemes is thus Negligible and the effect Neutral.

Emerging



- 6.44 The commentary in respect of cumulative effects is as for Views 2 and 3. As before, The Oriel scheme would be screened by the intervening existing buildings within the hospital site including West Wing, the Residence building and the Huntley Centre. The masterplan scheme (including these buildings) will be visible and closer to the view position than the Oriel scheme.
- 6.45 The cumulative effect of the masterplan scheme with the Oriel scheme (bearing in mind the limited visibility of that scheme as described earlier) will thus be Major but the effect, for the reasons given earlier in this report, will be Beneficial.

View 5

Existing



- 6.46 This viewing position is within the St Pancras Gardens registered landscape and the Kings Cross St Pancras Conservation Area, looking into the north western corner of the Grade II landscape. The South Wing is on the left, and, from left to right the chapel (directly ahead), the West wing, the East Wing and the Residence building. There are no listed structures in this view
- 6.47 Townscape sensitivity in the view is assessed to be High, with an High sensitivity to change. It is likely that a winter condition would demonstrate that the mature trees would provide significant visual screening of the site beyond the gardens, though clearly it would be more visible.

Proposed



- 6.48 The rendered image of the Oriel scheme shows that its massing and its architectural treatment will be glimpsed through the trees of St Pancras Gardens but also screened by those trees and the intervening existing buildings within the hospital site including East Wing, West Wing and the Residence building. The magnitude of the effect of the Oriel scheme will be Major but the effect, for the reasons given earlier in this report, will be Beneficial.

Cumulative



6.49 No cumulative schemes would be visible, and thus no cumulative effect is caused.

Emerging



- 6.50 The emerging masterplan scheme would be prominent in the view, though its sole cumulative effect would be with the Oriel proposal. The magnitude of its cumulative effect with the Oriel scheme will be Major but the effect, for the reasons given earlier in this report, will be Beneficial.

View 6

Existing



- 6.51 This viewing position is on the northern edge of St Pancras Gardens registered landscape and the Kings Cross St Pancras Conservation Area, on the path that runs alongside the boundary between St Pancras Gardens and the site. It looks directly through the railings at the gap between the West wing and the East Wing. The gateway from the gardens to the site is seen on the left. The Jules Thorn Day Centre is visible (just its pitched roof; a neutral contributor to the conservation area) beyond the East and West Wings, with the Bloomsbury Day Hospital (negative contributor to the conservation area) behind it and Travis Perkins development (red building) on St Pancras Way in the background. There are no listed structures in this view and the boundary of the Kings Cross St Pancras Conservation Area runs along Granary Street immediately behind the Bloomsbury Day Hospital.
- 6.52 Townscape sensitivity in the view is assessed to be Good, with a Medium sensitivity to change.

Proposed



- 6.53 The Oriel scheme would be highly prominent in this view, replacing the neutral and negative contributors of the Oriel site with the new building and helpfully obscuring the Travis Perkins development (the red building) on St Pancras Way.
- 6.54 The magnitude of the effect of the Oriel scheme will be Major but the effect, for the reasons given earlier in this report, will be Beneficial.

Cumulative



6.55 No cumulative schemes would be visible, and thus no cumulative effect is caused.

Emerging



- 6.56 Illustrative masterplan proposals suggest the creation of atria between the West wing, the East Wing and the Residence building. If so, there would be a considerable effect from the emerging masterplan scheme, though its cumulative effect with Oriel would be limited by the glazing of the atria. The new buildings of the emerging masterplan scheme on the eastern part of the site would not be visible. The magnitude of its cumulative effect with the Oriel scheme will be Major but the effect, for the reasons given earlier in this report, will be Beneficial.

View 7

Existing



- 6.57 This view point is at the entrance to Goldington Crescent Gardens, opposite the Grade II listed Nos 5 to 16, Goldington Crescent, within the Kings Cross St Pancras Conservation Area. The view looks across the gardens and Pancras Road, with St Pancras Way opposite leading north away from Pancras Road. South Wing dominates the right of the view and Goldington Court the left. Royal College Street, the western boundary of the Kings Cross St Pancras Conservation Area is at the far left. West Wing is seen just to the left of South Wing. The 1890 gatehouse on St Pancras Way is in the centre of the view. The completed 103 Camley Street development is seen between the two buildings.
- 6.58 Townscape sensitivity in the view is assessed to be Good, with a Medium sensitivity to change.

Proposed



- 6.59 The proposed Oriel scheme will have a striking and positive effect in this view. There is no particular merit in urban or heritage terms to preserve the low scale of the Oriel site or the visibility of 103 Camley Street. Instead the view will have an attractive and interesting modern building that, in perspective, does not exceed the scale of South Building or Goldington Court. Of particular note is how the colouration in the proposed elevations of Oriel echo that of the brick and terracotta of the older hospital buildings.
- 6.60 The magnitude of the effect of the Oriel scheme will be Major but the effect, for the reasons given earlier in this report, will be Beneficial.

Cumulative



- 6.61 No cumulative schemes would be visible (the exceedingly small, distant and obscured part of the 70-86 Royal College Street scheme, left, does not qualify that scheme as 'visible'), and thus no cumulative effect is caused.

Emerging



- 6.62 The emerging masterplan scheme, notably in form of the proposed C&I building of the masterplan, would be prominent. It would also partially obscure the Oriel scheme.
- 6.63 The magnitude of its cumulative effect with the Oriel scheme will be Major but the effect, for the reasons given earlier in this report, will be Beneficial.

View 8

Existing



- 6.64 This view looks eastwards along Crowndale Road towards the site from a position outside Crowndale Court on the southern side of the street (on the right of the view). Goldington Court is in the centre of the view, with post-war and more recent development on the left; Royal College Street lies between, at the point where Crowndale Road turns into Pancras Road. The western boundary of the Kings Cross St Pancras Conservation Area runs along Royal College Street and crosses Crowndale Road to include Goldington Crescent. St Pancras Way is not visible. The hospital site can be seen – parts of the chapel, West Wing and South Wing.
- 6.65 Townscape sensitivity in the view is assessed to be Good, with a Medium sensitivity to change.

Proposed



6.66 The proposed Oriel scheme is not visible and therefore no heritage and townscape effect is caused.

Cumulative



6.67 No cumulative schemes would be visible, and thus no cumulative effect is caused.

Emerging



- 6.68 Again, the proposed C&I building of the masterplan, would be prominent but the proposed Oriel scheme is not visible. The magnitude of the cumulative effect with the Oriel scheme will be None and the effect will be Neutral.

View 9

Existing



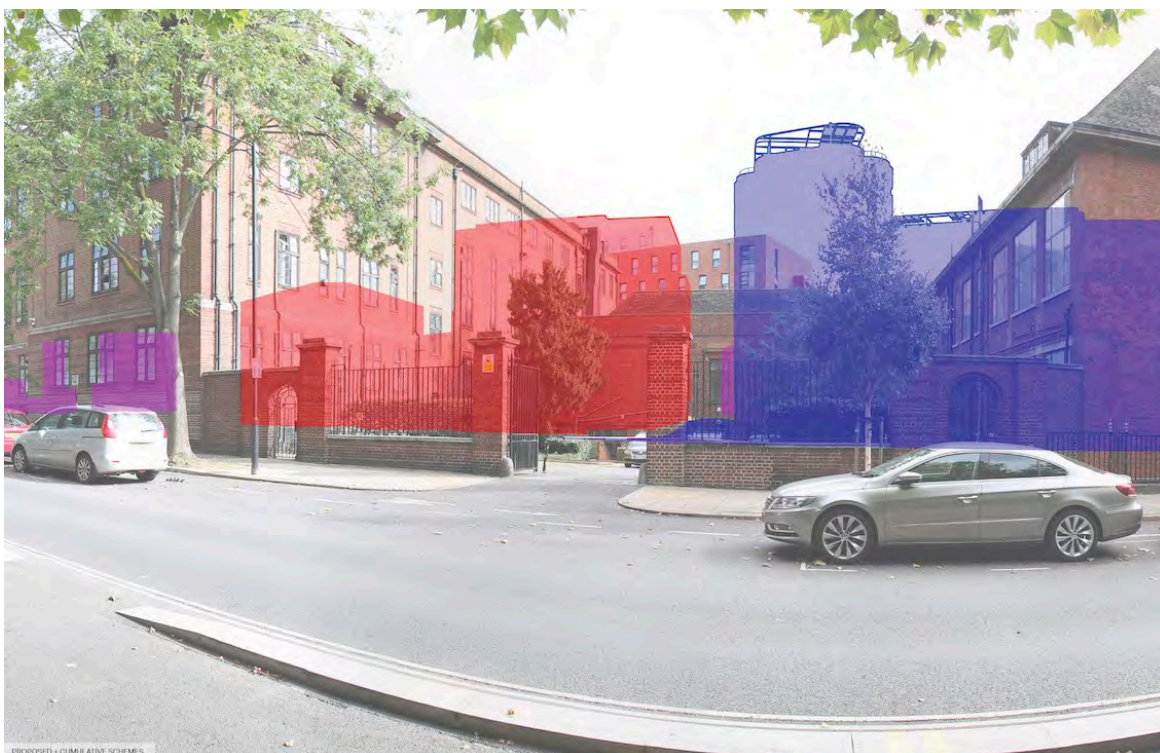
- 6.69 This viewing position is on the central pavement of Royal College Street, and looks eastwards towards the site over the street-facing courtyard of the Royal Veterinary College, whose buildings extend across this view from left to right. The boundary runs along the centre of Royal College Street to include the College site. The Travis Perkins development is seen above the low college building in the centre of the view.
- 6.70 Townscape sensitivity in the view is assessed to be Good, with a Medium sensitivity to change.

Proposed



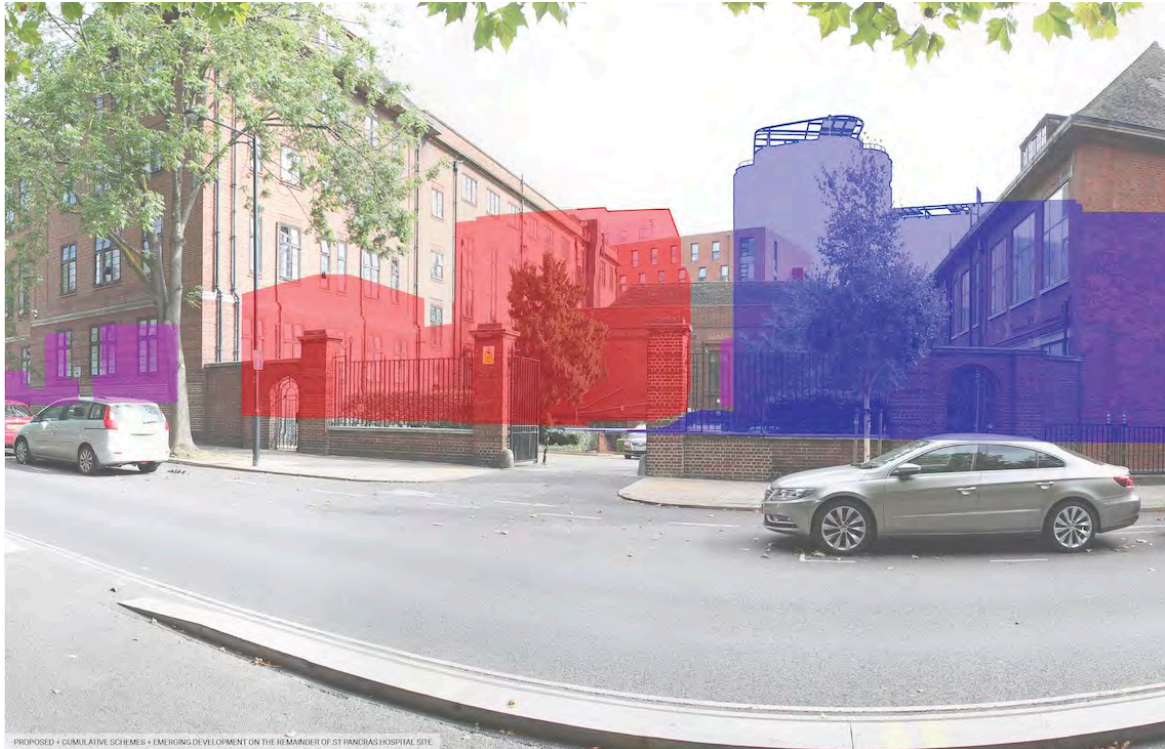
- 6.71 The proposed Oriel scheme will be prominent in this view. Its lower, southwestern part is consistent with the height of the Travis Perkins scheme, and the tallest part of the St Pancras Way elevation, on Granary Street, sits in the centre of the courtyard gap of the Royal Veterinary College. The magnitude of its cumulative effect with the Oriel scheme will be Major but the effect, for the reasons given earlier in this report, will be Beneficial

Cumulative



- 6.72 The permitted Ted Baker development ('Ugly Brown Building') will be seen above and behind the Travis Perkins building. No other cumulative development will be seen. The magnitude of the cumulative effect with the Oriel scheme will be Major but the effect will be, on balance, Beneficial.

Emerging



- 6.73 The emerging masterplan scheme would not be visible, and thus no cumulative effect is caused with the proposed Oriel scheme or any other cumulative development.

View 10

Existing



- 6.74 This view is situated outside the Travis Perkins development and looks north east along Granary Street towards the Regent's Canal. The site is on the right, with the Bloomsbury Day Hospital (negative contributor to the conservation area) in the right foreground. Beyond, behind the brick wall (a positive contributor to the conservation area), is North Ward/Ash House (c.1990, neutral contributor to the conservation area) and just seen beyond that building is the 1937 North Wing (positive contributor to the conservation area). New development is seen on the far (eastern) side of the canal, at 102 Camley Street (above North Ward Ash House and North Wing) and 103 Camley Street (terminating the view along Granary Street). The 'Ugly Brown Building' at 2-6 St Pancras Way is on the left. The boundary of the Kings Cross St Pancras Conservation Area runs long Granary Street and returns south (right along St Pancras Way). The 'Ugly Brown Building' is in the Regent's Canal

Conservation Area, whose boundary runs north (left along St Pancras Way) and is identified as detracting from the conservation area.

- 6.75 Townscape sensitivity in the view is assessed to be Average, with a Low sensitivity to change.

Proposed



6.76 The proposed Oriel scheme dominates the view, replacing the negative contribution of the Bloomsbury Day Hospital and the neutral contribution of North Ward/Ash House. While the ground level of the Granary Street elevation is necessarily more utilitarian in appearance for practical reasons, a ground floor active frontage is provided on the primary St Pancras Way façade. The magnitude of the effect of the Oriel scheme will be Major but the effect will be Beneficial.

Cumulative



- 6.77 Only the permitted Ted Baker development ('Ugly Brown Building') will be seen, on the left, on the northern side of Granary Street. No other cumulative development will be seen. The magnitude of the cumulative effect with the Oriel scheme will be Major but the effect will be Beneficial.

Emerging



- 6.78 A small part of the emerging masterplan scheme, on the site of the North Wing, is visible. There will be a cumulative effect of Minor magnitude with the proposed Oriel scheme, and the effect will be Beneficial.

View 11

Existing



- 6.79 This view looks south along St Pancras Way towards the site. The ‘Ugly Brown Building’ at 2-6 St Pancras Way, a detractor in the Regent’s Canal Conservation Area, is on the left. The Travis Perkins development is on the right. The Bloomsbury Day Hospital (negative contributor to the conservation area) on the site (within the Kings Cross St Pancras Conservation Area) is visible in the centre of the view, with the tower of South Wing rising above it.
- 6.80 Townscape sensitivity in the view is assessed to be Low, with a Very Low sensitivity to change.

Proposed



- 6.81 As in the previous view, the proposed Oriel scheme will be prominent, creating a landmark on St Pancras Way and marking the east-west route of Granary Street. It will replace Bloomsbury Day Hospital on the site and the only positive feature of the former hospital site that is hidden by the proposed development is the tower of South Wing. The magnitude of the effect of the Oriel scheme will be Major but the effect will, on balance, be Beneficial.

Cumulative



- 6.82 The permitted Ted Baker development ('Ugly Brown Building') will dominate the foreground and the left of the view, but will not wholly obscure the proposed Oriel scheme thus preserving the landmark and way-finding role the Oriel scheme will have. No other cumulative development is visible. The magnitude of the cumulative effect with the Oriel scheme will be Major but the effect will be Beneficial.

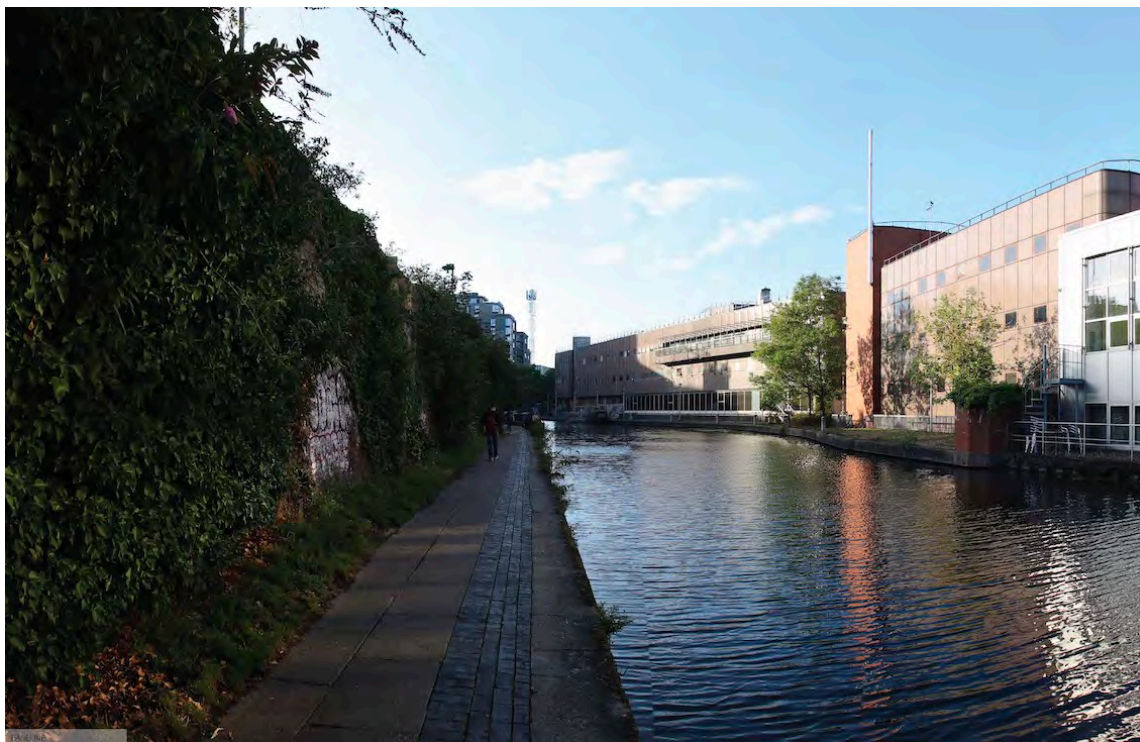
Emerging



6.83 The emerging masterplan scheme is effectively obscured by the proposed Oriel scheme, though a very small part of the C&I building on St Pancras Way may be seen. The magnitude of the cumulative effect with the Oriel scheme will be Negligible but the effect will be Neutral.

View 12

Existing



- 6.84 This view looks south towards the site along the eastern towpath of the Regent's Canal, within the Regent's Canal Conservation Area. The 'Ugly Brown Building' at 2-6 St Pancras Way, a detractor in the Regent's Canal Conservation Area, is on the left. 103 Camley Street is seen directly ahead. The canal wall on the left is identified as making a positive contribution to the conservation area.
- 6.85 Townscape sensitivity in the view is assessed to be Average, solely because of the presence of the canal and the conservation area that has been designated for it, with a Low sensitivity to change. However, the 'Ugly Brown Building' clearly detracts from the character and appearance of the Regent's Canal Conservation Area

Proposed



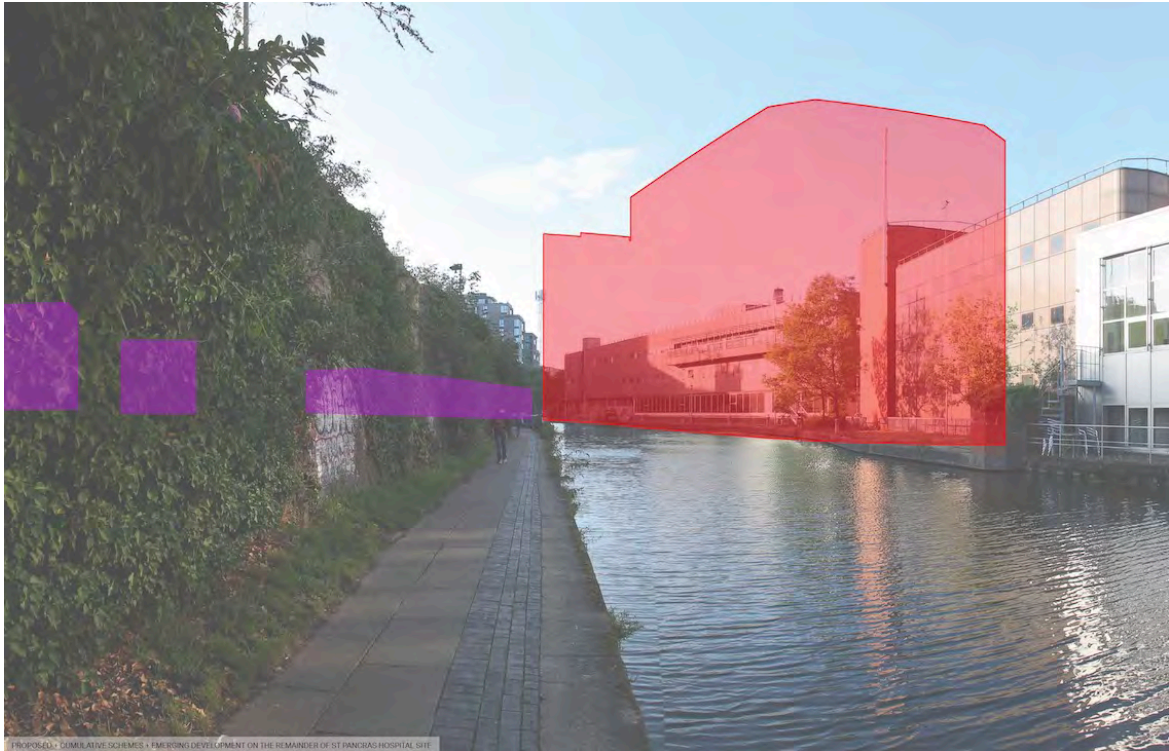
- 6.86 The proposed Oriel scheme is seen rising above the 'Ugly Brown Building', and its architectural quality will be in marked contrast to the blandness of the latter. By itself and in the absence of the permitted development on the 'Ugly Brown Building' site, the proposed Oriel scheme will assist in place-making and way-finding, signalling the location of the former hospital site and the extension of regeneration activity to the western side of the Regent's Canal.

Cumulative



- 6.87 Only the permitted Ted Baker development ('Ugly Brown Building' in this view, with neither the proposed Oriel scheme or any other cumulative development and therefore no cumulative effect is caused.

Emerging



- 6.88 The emerging masterplan scheme would not be visible, and thus no cumulative effect is caused with the proposed Oriel scheme or any other cumulative development

View 13

Existing



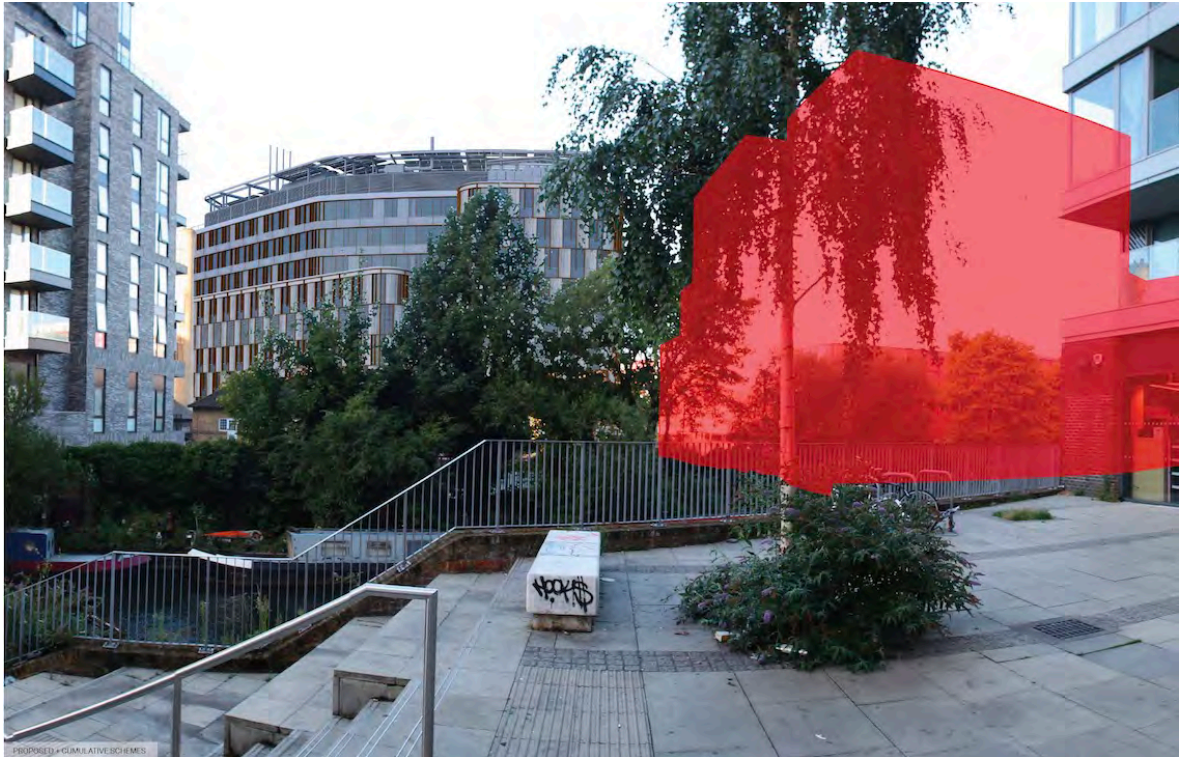
- 6.89 This viewing position is located at the top of steps leading from the Regent's Canal eastern towpath to Camley Street. 103 Camley Street is on the right of the view, with the 'Ugly Brown Building' at 2-6 St Pancras Way, a detractor in the Regent's Canal Conservation Area, on the opposite side of the canal. The new development at 101 Camley Street, on the western side of the canal, is on the left. Neither 101 nor 103 Camley Street are in the Regent's Canal Conservation Area. Parts of the site (in the Kings Cross St Pancras Conservation Area), including the Boiler Room chimney (c.1938), are visible beyond the trees.
- 6.90 Townscape sensitivity in the view is assessed to be Average to Good, principally because of the presence of the canal and the conservation area that has been designated for it, with a Low sensitivity to change.

Proposed



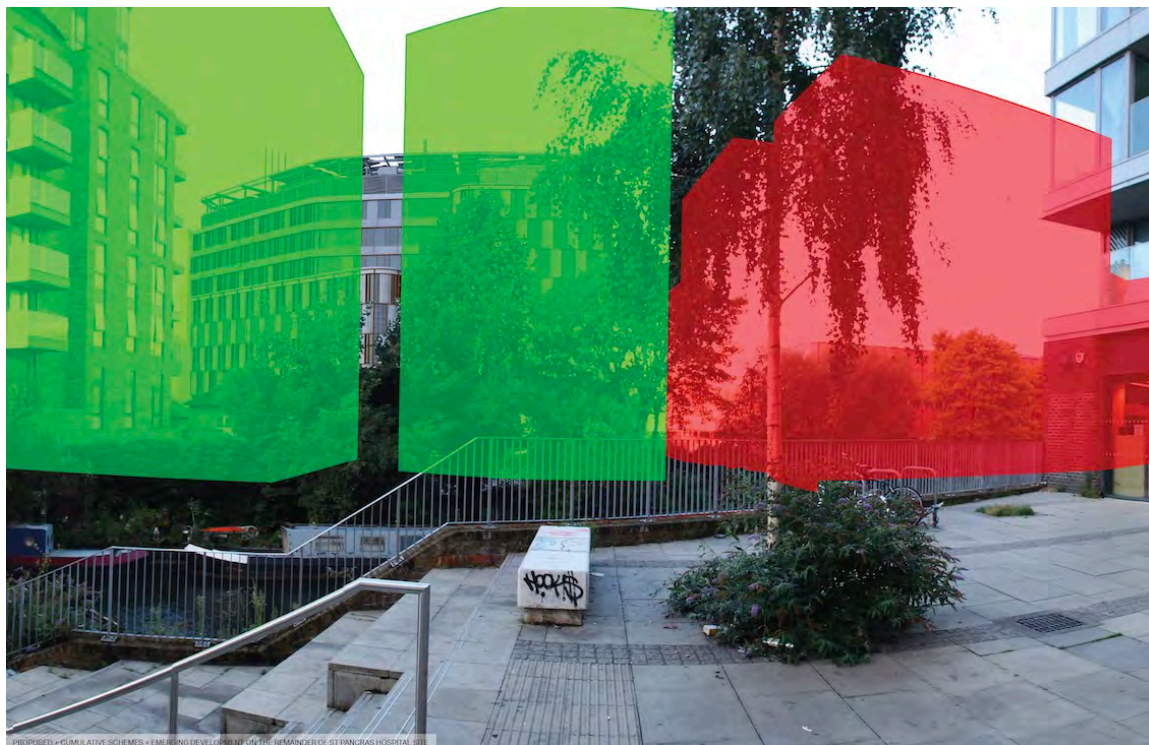
- 6.91 The raised view from Camley Street creates a striking vista to the west of the Regent's Canal Conservation Area. Without the emerging masterplan scheme, the proposed Oriel scheme will be highly visible, and its architectural treatment and massing in notable and pleasant contrast to the residential-led developments to left and right in the view.. The magnitude of the effect of the Oriel scheme will be Major but the effect will be Beneficial.

Cumulative



- 6.92 Only the permitted Ted Baker development ('Ugly Brown Building') will be seen, on the right, on the northern side of Granary Street. No other cumulative development will be seen. The magnitude of the cumulative effect with the Oriel scheme will be Major but the effect will be Beneficial.

Emerging



- 6.93 The emerging masterplan scheme would largely obscure the proposed Oriel scheme, with the exception of small gap. The magnitude of the cumulative effect with the Oriel scheme will be Major but the effect will be Beneficial.

View 14

Existing



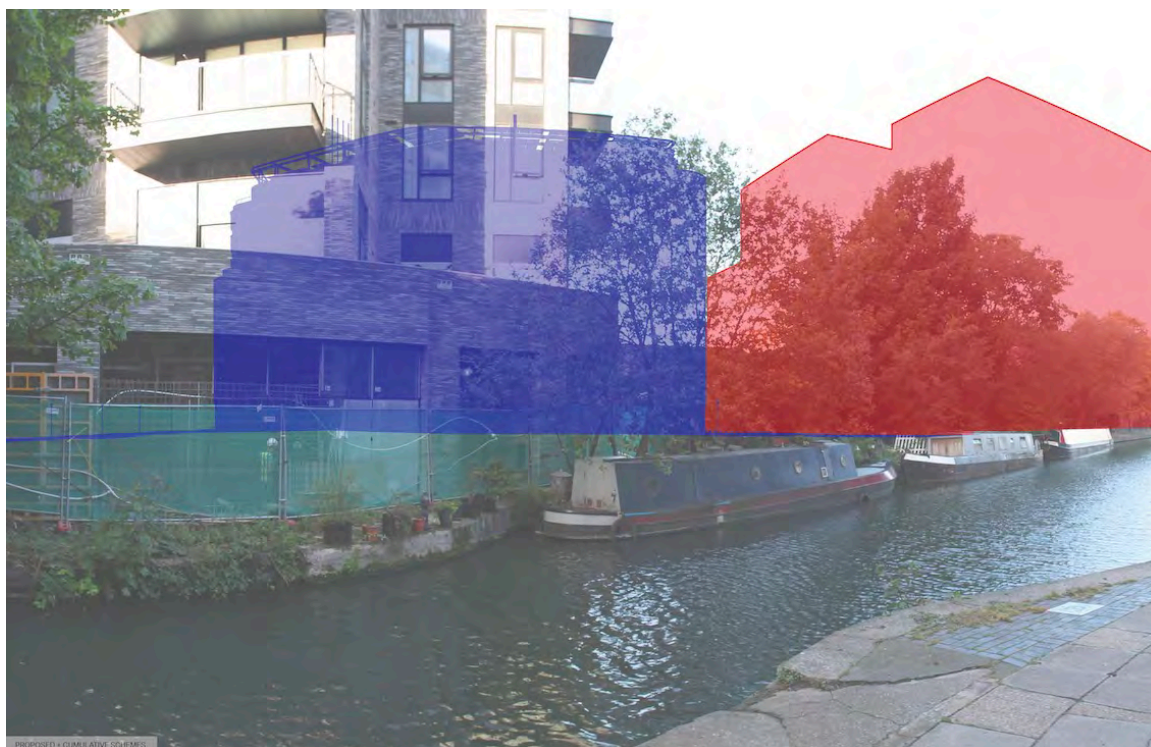
- 6.94 This viewing position is on the eastern towpath of the canal, within Regent's Canal Conservation Area, just under the Camley Street bridge (a positive contributor to the conservation area). The new development at 101 Camley Street dominates the left of the view. The site is largely hidden by 101 Camley Street and by virtue of the lower level of the canal towpath. Trees helpfully obscure the 'Ugly Brown Building' at 2-6 St Pancras Way, a detractor in the Regent's Canal Conservation Area.
- 6.95 Townscape sensitivity in the view is assessed to be Average to Good, principally because of the presence of the canal and the conservation area that has been designated for it, with a Low-Medium sensitivity to change.

Proposed



- 6.96 Part of the proposed Oriel scheme will be seen to the right of 101 Camley Street. The magnitude of the effect of the Oriel scheme will be Moderate but the effect will be Beneficial.

Cumulative



- 6.97 Only the permitted Ted Baker development ('Ugly Brown Building' will be seen, on the left, on the northern side of Granary Street. No other cumulative development will be seen. The magnitude of the cumulative effect with the Oriel scheme will be Major but the effect will be Beneficial.

Emerging



- 6.98 The emerging masterplan scheme would remove the proposed Oriel scheme from view, and also obscure part of the permitted Ted Baker development ('Ugly Brown Building') scheme. There would be no cumulative effect with the proposed Oriel scheme.

View 15

Existing



- 6.99 This viewing position is on the eastern side of Camley street just south of the canal, and just outside the Regent's Canal Conservation Area. The new development at 101 Camley Street dominates the view. The view looks west towards the site through the gap separating the northern and southern parts of the new development. The site is not visible.
- 6.100 Townscape sensitivity in the view is assessed to be Average, principally because of the presence of the canal and the conservation area that has been designated for it, with a Low sensitivity to change.

Proposed



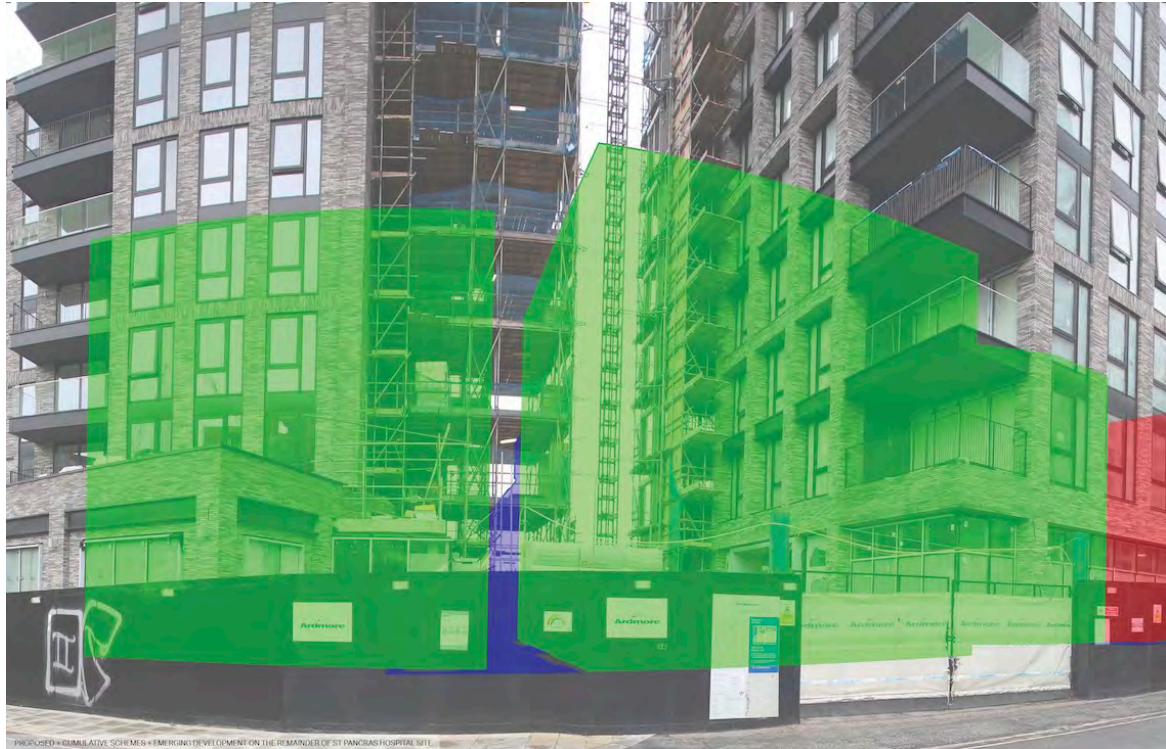
6.101 The proposed Oriel scheme is glimpsed in the gap between the northern and southern parts of the 101 Camley Street scheme. The magnitude of the effect of the Oriel scheme will be Minor but the effect will be Beneficial.

Cumulative



6.102 No cumulative schemes would be visible, and thus no cumulative effect is caused.

Emerging



6.103 The emerging masterplan scheme obscures the proposed Oriel scheme and reduces the amount of sky seen through the 101 Camley Street gap. There would be no cumulative effect with the proposed Oriel scheme.

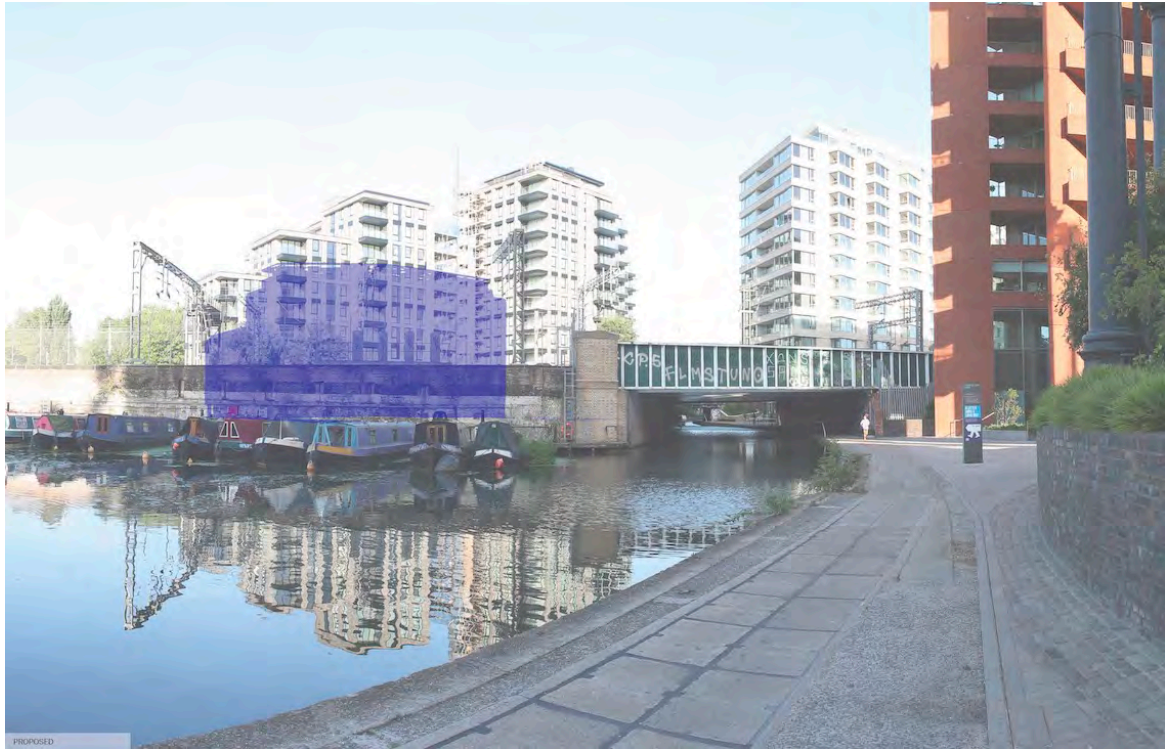
View 16

Existing



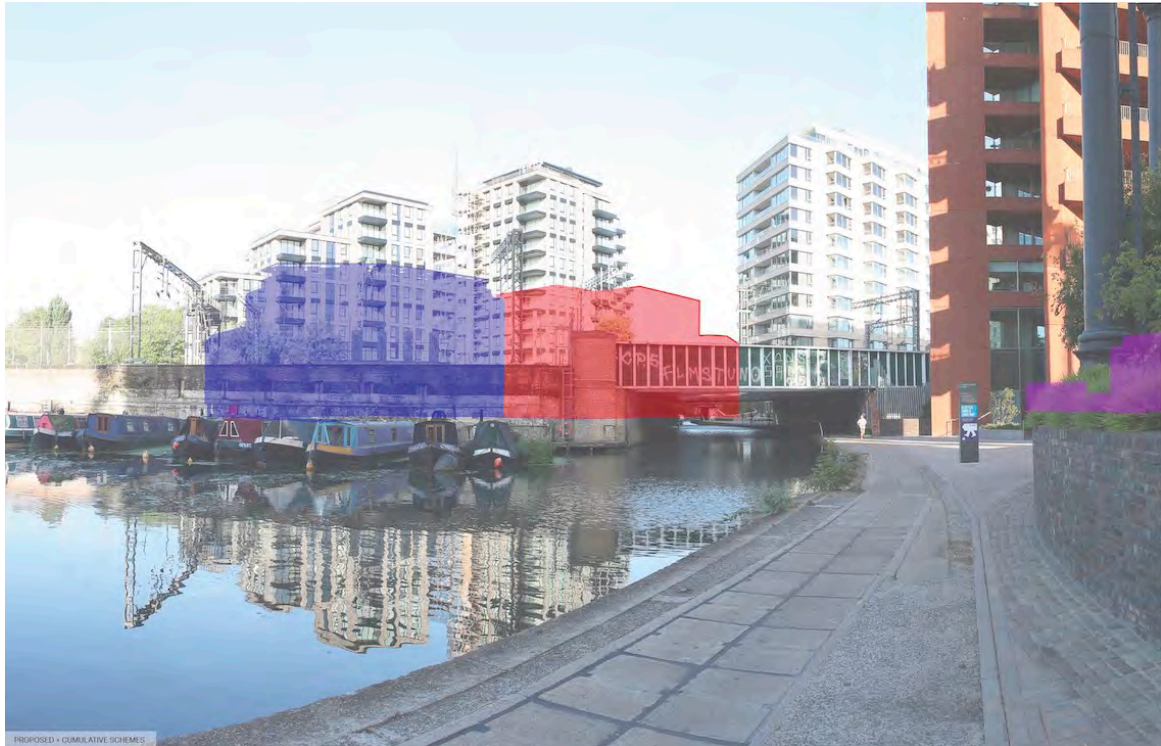
- 6.104 This viewing position is on the eastern towpath of the canal at St Pancras Basin, within Regent's Canal Conservation Area, with the Grade II No. 8 Gas Holder to the right. Directly ahead is the railway bridge across the canal, and it and the viaduct are identified as making a positive contribution to the conservation area. The trees above the viaduct are those in St Pancras Gardens (in the Kings Cross St Pancras Conservation Area). From right to left – the Kings Cross Central Tapestry building is to the left of No. 8 Gas Holder, with 102 Camley Street to its left. 101 Camley Street, under construction, is to the right of St Pancras Gardens. Nothing is seen of the site.
- 6.105 Townscape sensitivity in the view is assessed to be High, with a High sensitivity to change.

Proposed



6.106 The proposed Oriel scheme is obscured by 101 Camley Street, and no heritage and townscape effect is caused.

Cumulative



6.107 The permitted Ted Baker development ('Ugly Brown Building') is visible over the Regent's Canal between 101 Camley Street and 102 Camley Street. The proposed Oriel scheme is not visible, nor is any other cumulative development and therefore no cumulative effect is caused.

Emerging



PROPOSED + CUMULATIVE SCHEMES + EMERGING DEVELOPMENT ON THE REMAINDER OF ST PANCRAS HOSPITAL SITE

6.108 The emerging masterplan scheme is prominent above and to the left of 101 Camley Street. There will be no cumulative effect with the proposed Oriel scheme, though a moderate interactive neutral effect with the permitted Ted Baker development ('Ugly Brown Building').

View 17

Existing



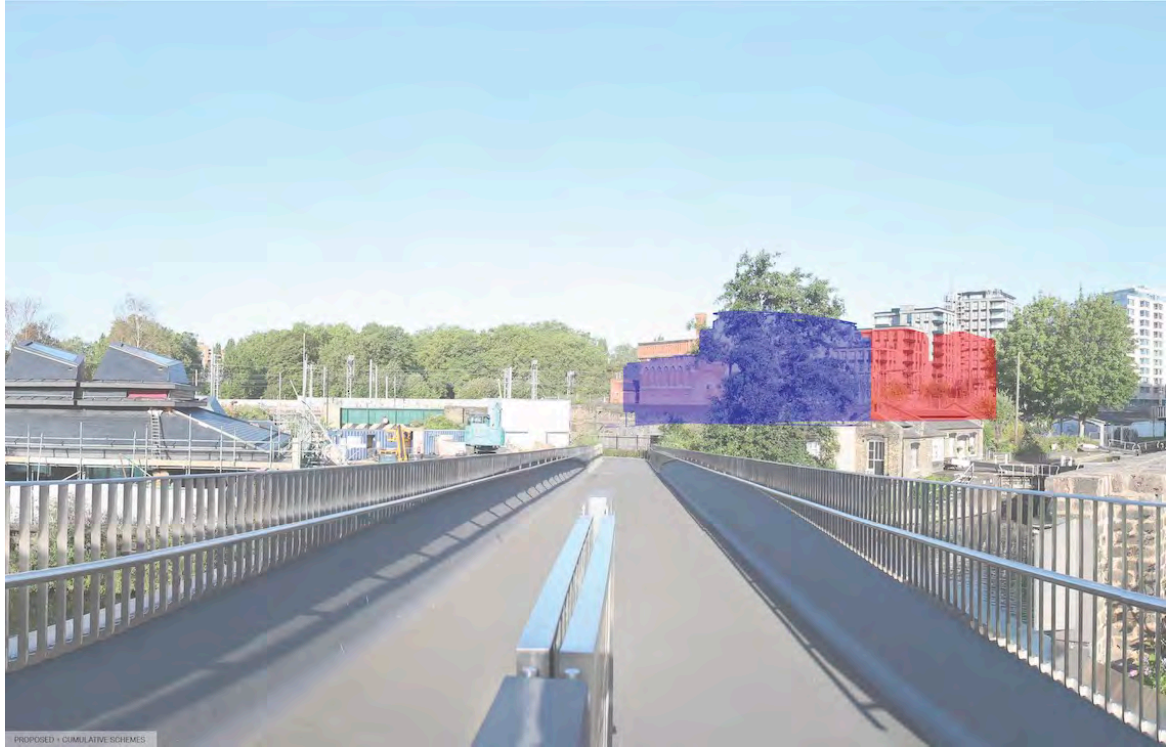
- 6.109 This viewing position is at the eastern end of the new foot bridge across the Regent's Canal from the high level walk way above the tow path at the southern end of the Coal Drops within Regent's Canal Conservation Area. Camley Street Natural Park is on the right, with Camley Street (not seen) beyond. The Grade II Water Point is straight ahead and the Grade II Lock Keeper's Cottage to the right. The wall beneath the Water Point is identified as making a positive contribution to the conservation area. The trees above the viaduct are those in St Pancras Gardens (in the Kings Cross St Pancras Conservation Area). Above the Lock Keeper's Cottage and the railway viaduct is 101 Camley Street (under construction) and, at the far left, 102 Camley Street. The site is not visible.
- 6.110 Townscape sensitivity in the view is assessed to be High, with a High sensitivity to change.

Proposed



- 6.111 The proposed Oriel scheme is visible to the right of the Grade II Water Point but only marginally affects its sky profile. The listed building itself obscures the Oriel scheme as does the adjacent tree and the 101 Camley Street scheme. The magnitude of the effect of the Oriel scheme will be Major and the effect will be moderately Adverse.

Cumulative



6.112 No cumulative schemes would be visible, and thus no cumulative effect is caused.

Emerging



- 6.113 The emerging masterplan scheme is prominent, obscuring most of the Oriel scheme and creating a minor cumulative effect (in relation to the small part of the Oriel scheme remaining visible). The magnitude of the cumulative effect with the Oriel scheme will be Minor and the effect will be Neutral.

View 18

Existing



- 6.114 This viewing position is at a few metres to the south east of the previous viewing position on the high level walk way above the tow path - the new foot bridge across the Regent's Canal is in the centre of the view, which looks west towards the site. The features on the left and centre of the image are as described for View 17; those on the right as for View 16, but the Grade II Triplet (Gasholder Nos 10, 11 and 12) is at the far right, next to the Grade II No. 8 Gas Holder which sits in front of the Tapestry Building. The only part of the site that is visible is the top of the Boiler Room chimney (c.1938),
- 6.115 Townscape sensitivity in the view is assessed to be High, with a High sensitivity to change.

Proposed



6.116 The proposed Oriel scheme rises behind the Water Point to the left of the 101 Camley Street scheme. The water Point is seen fully against the Oriel scheme; while it is no longer read against the sky, its profile, materiality, age and character remain evident. The presence of the Oriel scheme on the skyline – and its contrast with 101 Camley Street – is a positive signal of regeneration moving westwards from Kings Cross -the location of the view – across the canal. The magnitude of the effect of the Oriel scheme will be Major but the effect will be Beneficial.

Cumulative



- 6.117 Only very small parts of the permitted Ted Baker development ('Ugly Brown Building') and the Agar Grove scheme will be visible. There is, effectively, no cumulative effect between developments in the view.

Emerging



- 6.118 The emerging masterplan scheme would replace to a large degree the backdrop to the Water Point created by the Oriel scheme with its own new building and would be prominent on the skyline. The magnitude of the cumulative effect with the Oriel scheme will be Major but the effect will be Beneficial.

View 19

Existing



- 6.119 This viewing position is located in the Kings Cross St Pancras Conservation Area on the eastern pavement of Camley Street as it passes under the railway viaduct, looking northwest towards the site. The Camley Street entrance to St Pancras Gardens is opposite. The post-war eastern extension of the St Pancras Coroner's Court (1886) is to the right of the entrance and the 19th century building is just seen behind it⁷⁷. The rest of the Coroner's Court. The only part of the site that is visible is the top of the 1938 Boiler Room chimney.
- 6.120 Townscape sensitivity in the view is assessed to be High, with a High sensitivity to change.

⁷⁷ See Section 3: the 20th century part of the building facing Camley Street is explicitly excluded from the Grade listing of the 1868 building.

Proposed



6.121 The Oriel scheme would be visible above the later, post-WWII – and least significant - parts of the St Pancras Coroner's Court as well as the Huntley Centre and North East buildings of the former hospital site, both neutral contributors in the Kings Cross St Pancras Conservation Area. The magnitude of the effect of the Oriel scheme will be Moderate and the effect will be Beneficial.

Cumulative



6.122 A very small part of permitted Ted Baker development ('Ugly Brown Building') will be visible above and to the right of the North East building. The magnitude of the cumulative effect with the Oriel scheme will be Minor and the effect will be Neutral. No other cumulative development will be visible.

Emerging



6.123 The emerging masterplan scheme will be highly prominent, but the only interactive effect will be with the Oriel scheme. This will be Minor in magnitude, and Negligible in effect.

View 20

Existing



- 6.124 This view location is situated at the north eastern end of Granary Street at the point where it meets the Regent's Canal and turns south east. The view looks southwest, with the Travis Perkins development on St Pancras Way terminating the vista. The site is on the left, with the 1937 North Wing (positive contributor to the conservation area) dominating the centre of the view. North Ward Ash House (c.1990, neutral contributor to the conservation area) is beyond, with the Bloomsbury Day Hospital (negative contributor to the conservation area) at the end of the street. On the left of the view is the 1938 Water Tower with the Huntley Centre (former Hospital for Tropical Diseases c.1937) and the trees of St Pancras Garden beyond. The boundary of the Kings Cross St Pancras Conservation Area runs along Granary Street and returns south (left along St Pancras Way); in the other direction it runs along the canal side of the street before turning through the site of the 101 Camley Street development.

The 'Ugly Brown Building' is on the right of the view, in the Regent's Canal Conservation Area and is identified as detracting from that conservation area. The site boundary wall is a positive contributor to the Kings Cross St Pancras Conservation Area.

- 6.125 Townscape sensitivity in the view is assessed to be High, with a High sensitivity to change.

Proposed



6.126 The proposed Oriel scheme will be highly prominent, replacing the negative contribution of the Bloomsbury Day Hospital and the neutral contribution of North Ward/Ash House, and obscuring part of the Travis Perkins scheme. At this proximity, the detail of the massing and varied architectural treatment of the proposed development will be evident to the pedestrian. The magnitude of the effect of the Oriel scheme will be Major but the effect will be Beneficial.

Cumulative



6.127 The permitted Ted Baker development ('Ugly Brown Building') is visible on the right. No other cumulative development is visible. The magnitude of the cumulative effect with the Oriel scheme will be Major but, for the reasons discussed earlier, the effect will be Beneficial.

Emerging



6.128 Together with the proposed Oriel scheme, the emerging masterplan scheme will transform Granary Street in terms of scale and character. The magnitude of the cumulative effect with the Oriel scheme and with permitted Ted Baker development ('Ugly Brown Building') will be Major but the effect will be Beneficial.

View 21

Existing



6.129 This is the London View Management Framework View 2A.1 from Parliament Hill looking toward St Paul's Cathedral. The site is, in perspective, to the right of King's Cross Central and to the left of the Francis Crick Institute,

and in front of the Grade I St Pancras Station and Former Midland Grand Hotel.

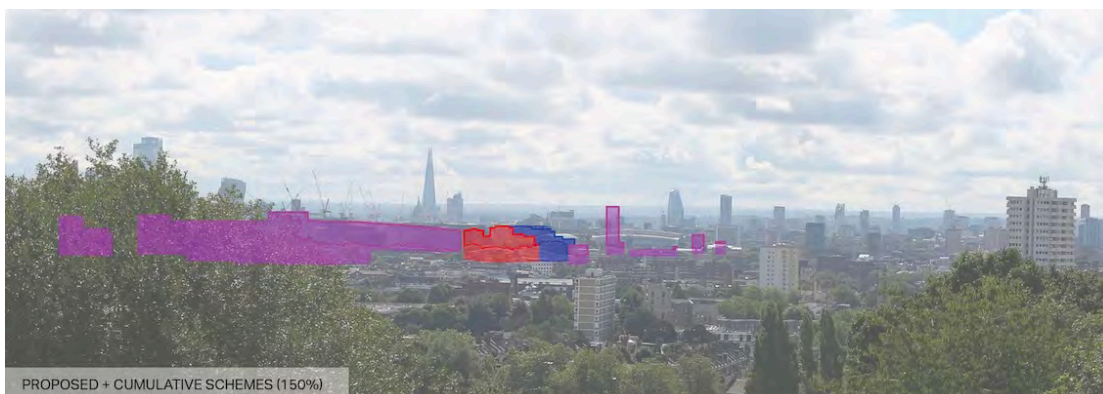
- 6.130 Townscape sensitivity in the view is assessed to be Exceptional, with a Very High sensitivity to change. However, it should be noted that LVMF View 2A.1 - including the Wider Setting Consultation Area (WASC) - does not cross the Project Oriel site and the Wider Setting Consultation Area (WASC) of the Designated View crosses only a very small part of the masterplan site on its eastern edge.

Proposed



- 6.131 The blue shading indicates the proposed Oriel scheme, with a lighter staggered outline at its base indicating where the scheme is seen above the existing context in its immediate foreground in the direction of Parliament Hill. It sits partially in front of the main roof of St Pancras Station though it does not obscure the clock tower, and from this viewing position the height of the Oriel scheme is seen as commensurate with that of the Camley Street and Kings Cross Central developments. There is no effect on the view of St Pauls. The Oriel scheme would also be seen against a backdrop of built form that is somewhat higher.
- 6.132 The magnitude of the effect of the Oriel scheme will be Major but the effect, for the reasons given earlier in this report, will be Beneficial.

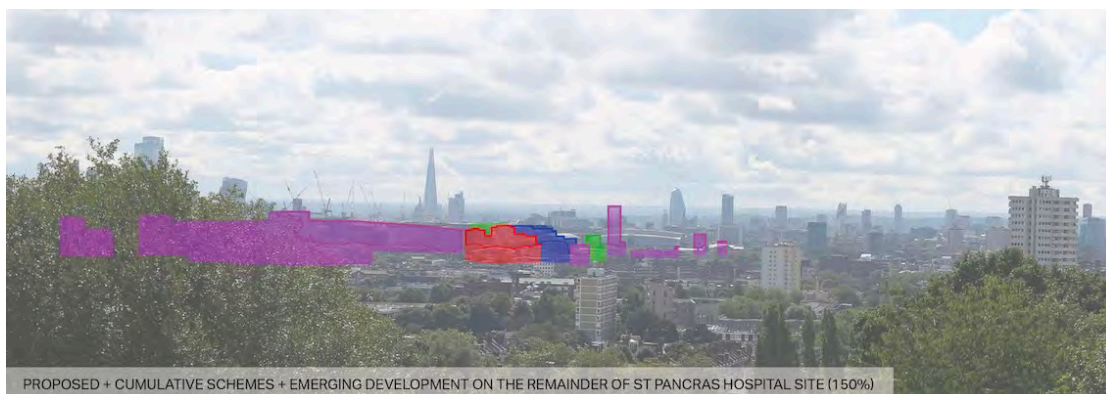
Cumulative



6.133 There would clearly be a significant cumulative effect with other development, as seen in this image. The permitted Ted Baker development ('Ugly Brown Building'; red), the Kings Cross development and other cumulative schemes (pink) remain generally beneath or at the general skyline, with the notable exception of Plot 7 of the Central Somers Town scheme (2015/2704/P), which is the tower rising in front of the curved roof of the Francis Crick Institute to the right of the proposed Oriel scheme. The 70-86 Royal College Street scheme (2020/0728/P) is seen as partially obscuring the Oriel scheme.

6.134 The *cumulative* effect of the Oriel scheme with other development will, in the context of the number and nature of such schemes seen in this view, be Moderate. The effect will be, on balance, Beneficial.

Emerging



6.135 The emerging masterplan scheme (green) will not significantly alter the cumulative effect described, in that its largely obscured by intervening development, notably the permitted Ted Baker development ('Ugly Brown Building'). The proposed C&I Building will be visible in the gap between the Oriel scheme and the Plot 7 of the Central Somers Town scheme (2015/2704/P), and will remove visibility of the South Wing. The cumulative effect of the emerging scheme with the Oriel scheme and other development will, again, be Moderate. The effect will be, on balance, Beneficial.

The heritage and townscape effects of the proposed development: conclusions

- 6.136 The existing heritage and townscape character of this part of the Kings Cross St Pancras Conservation Area and the former St Pancras Hospital site derives from a long history healthcare provision that emerged from its workhouse origins, and the present condition of the site as a whole represents a considerable opportunity for preservation and enhancement of its heritage significance by judicious intervention, refurbishment and new development.
- 6.137 The proposed Oriel development represents, in the absence of the implementation of the masterplan, the continuation of the tradition of healthcare provision at the site. It would enhance the setting of the significant older buildings of the hospital site that are located by St Pancras Gardens as well as the setting of other heritage assets.
- 6.138 If the Oriel proposals occur alongside the implementation of the masterplan, the combination of both would assist in the needed regeneration of the area to the west of the Regent's Canal. The Oriel proposals would, with the masterplan proposals, help to create life, connectivity and assist in place-making and economic vitality. Together, the redevelopment of the former St Pancras Hospital site represents the optimum balance of viability, restoration and preservation and delivery of planning benefits.
- 6.139 The Oriel proposals are consistent with the London Borough of Camden's clear guidance⁷⁸ regarding the significance of individual buildings within the former St Pancras Hospital site, both within the Oriel site itself and in respect of the positively contributing buildings on the southern part of the masterplan site. We consider, therefore, that the townscape character and heritage significance of the site and its surroundings will be enhanced by the Oriel proposals.

⁷⁸ *St. Pancras Hospital: Issues and Options Report*, London Borough of Camden (2017)

- 6.140 Analysis of the townscape views indicates that while the proposed Oriel scheme is a large building and will be highly visible in certain relationships with heritage assets and townscape features, it will also, by virtue of its specific location and relationship to intervening development (either recent or much older, such as the former hospital buildings nearest St Pancras Gardens) be screened in many views.
- 6.141 It is also clear that the only significant cumulative development that creates a meaningful interactive effect with the Oriel scheme is the permitted Ted Baker development ('Ugly Brown Building'). Apart from the LVMF view from Parliament Hill – which relates to the protection of the views of St Pauls – no other cumulative development plays any meaningful role in considering the proposed Oriel scheme or, indeed, the emerging masterplan scheme.
- 6.142 There will be a clear improvement in the quality of the townscape in and around the application site over the present situation. The proposed development will very considerably enhance the appearance of this key site over its existing condition and it will replace the poor quality environment that currently exists with an important new use, in a well-designed building that will help to enliven and regenerate this part of Camden.
- 6.143 The balance of 'harm' versus 'benefits' is positive in favour of the preservation and enhancement of the Kings Cross St Pancras Conservation Area and other heritage assets. We consider that the sole source of potential harm to heritage significance is the loss of the two medium positive contributors within the Oriel site, and that this represents only a modest level of less than substantial harm while not preventing the preservation of listed buildings and the preservation and enhancement of character and appearance of the Kings Cross St Pancras Conservation Area. The proposed development is therefore capable of fully meeting the relevant statutory

and policy tests. This is addressed in Section 7 of this report.

7 Compliance with policy and guidance

7.1 This report has provided a detailed description and analysis of the site and its heritage context, as required by the National Planning Policy Framework. In addition, the report also describes (in Section 5 ‘The proposed development and its effect’) how the proposed development will affect that heritage significance. The effect is positive, and for that reason, the scheme complies with policy and guidance. This section should be read with Sections 4 and 6.

The Planning (Listed Buildings and Conservation Areas) Act 1990

7.2 The conclusion of our assessment, contained in previous sections in this report, is that the proposed development preserves the special architectural and historic interest of the listed buildings and conservation areas affected by the development. The proposed development thus complies with S.66(1) and S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It does not lead to ‘substantial’ harm or any level of ‘less than substantial’ harm to any designated heritage assets.

7.3 It is important to note that the legal requirement regarding satisfying Section 72(1) of the Act was established by *South Lakeland District Council v Secretary of State for the Environment and another* [1992] 1 ALL ER 573 and is met if the proposed development leaves conservation areas unharmed. We believe that the proposed development leave the Kings Cross St Pancras Conservation Area unharmed, and indeed goes further and enhances the conservation area.

The NPPF: design

7.4 The proposed development is wholly consistent with Chapter 12 of the NPPF. It will clearly ‘function well’ and ‘add to the overall quality of the area’, will be ‘visually

attractive’, is certainly related to its context and helps in place-making and reinforcing the existing urban context. In our opinion, the proposed development will ‘help raise the standard of design more generally in [the] area’ and will ‘fit in with the overall form and layout of [its] surroundings’.

- 7.5 The proposed development is, undoubtedly, a very good example of the ‘innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings’ that is sought by Paragraph 131 of the NPPF.

The NPPF: the level and nature of ‘harm’ caused by the proposed development

- 7.6 Having concluded that the proposal will preserve and enhance the relevant designated heritage assets, we now consider whether harm – in the sense used by the National Planning Policy Framework – is caused to these heritage assets.
- 7.7 As outlined in Section 5, the NPPF identifies two levels of potential ‘harm’ that might be caused to a heritage asset by a development: ‘substantial harm...or total loss of significance’ or ‘less than substantial’. Both levels of harm must be caused to a *designated* heritage asset – in this case, the listed buildings, conservation areas and registered landscapes whose setting can be considered to be affected by the proposed development.
- 7.8 The only potential for ‘substantial’ harm would be if the proposed development for the site caused the loss of something *central* to the special interest of these heritage assets. The proposal evidently does not give rise to this level of harm.
- 7.9 The *St. Pancras Hospital: Issues and Options Report*, (London Borough of Camden, 2017) says that:

It is very unlikely that the demolition of one or two buildings would be considered substantial harm to the

conservation area as a whole so the tests for less than substantial harm would apply. The greater the harm that is caused the greater the public benefit has to be to justify this.

7.10 Similarly, we also do not believe that any significant degree of ‘less than substantial harm’ to the conservation area is caused by the scheme, either by the loss of two medium positive contributors in the conservation area or if the scale and appearance of the Oriel scheme in the setting of heritage assets is thought to be ‘harmful’. Our analysis of the proposed development, when considered in relation to legislation, policy and guidance, suggests that a conclusion that no harm is caused to special interest or significance. Change occurs in the setting of the heritage assets in question, but this change is positive and the proposed development will enhance their setting by virtue of its high quality design.

7.11 In any event, the public and heritage benefits of the proposed development more than outweigh any low level of ‘less than substantial harm’ that *might* be asserted as being caused by the proposed development. It is clear that the Project Oriel scheme represents, for the reasons set out in this report, in the Design & Access Statement and in the Planning Statement the opportunity to create a state of the art healthcare facility in a highly accessible location for a patient population drawn from a national catchment area. The Oriel project is unique and offers an opportunity analogous to the Francis Crick Institute in terms of what it can offer the emerging quarter to the west of St Pancras and the cana⁷⁹. The Oriel project will also play a major part in unlocking the potential of the heritage significance former hospital site as a component of the area’s regeneration, creating a new and attractive

⁷⁹ London's Knowledge Quarter, which is a consortium of partner organisations made up of over 100 academic, cultural, research, scientific and media organisations

setting for heritage assets and helping to create the circumstances

- 7.12 The *St. Pancras Hospital: Issues and Options Report* continues:

The provision of public sector health facilities would be the type of proposal that can be construed to be of potentially significant public benefit, particularly if that benefit extends regionally or nationally and reasonable alternatives have been considered.

- 7.13 For the same reasons we do not believe that harm is caused (as per Paragraph 197 of the NPPF) to the non-designated heritage assets in the vicinity of the site.

Specific requirements of the NPPF

- 7.14 This report has provided a detailed description and analysis of the significance of the site and its heritage context, as required by Paragraph 189 of the National Planning Policy Framework.
- 7.15 The proposal satisfies Paragraph 192, sustaining and enhancing the heritage significance of the of the site and its listed elements, putting it to viable uses consistent with the conservation and enhancement of that significance. The scheme also makes a sustainable and positive contribution to the community and economic vitality of this part of the Kings Cross St Pancras Conservation Area.
- 7.16 The proposed development complies with Paragraph 193 and 194 of the NPPF in that it conserves the heritage assets in question. We do not believe that the scheme involves any 'less than substantial harm to the significance of a designated heritage asset', but any such 'less than substantial harm' that may be ascribed to the scheme is greatly outweighed by the public and heritage benefits generated by the scheme in terms of helping to sustain the site in its 'optimum viable use' over the long term, satisfying paragraph 196.

- 7.17 The proposed development certainly ‘enhances and reveals the significance of the heritage asset and preserve those elements of the setting that make a positive contribution to the asset’ as required by paragraph 200.
- 7.18 The scheme very definitely strikes the balance suggested by the NPPF – it intervenes in the heritage context of the site in a manner commensurate to its heritage significance. This balance of intervention versus significance is described in detail earlier.

Current London Plan and Intend to Publish London Plan 2019

- 7.19 The proposed development is consistent with the current London Plan. The proposed development is of ‘the highest architectural quality’ and includes ‘details and materials that complement... the local architectural character’. The proposed development adds life and vitality to the setting of heritage assets around it - the ‘desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping’ has been taken into account. The scheme clearly ‘conserve[s] the significance of heritage assets], by being sympathetic to their form, scale, materials and architectural detail’. For these reasons, the scheme is consistent with Policy 7.8 of the London Plan.
- 7.20 It is also consistent with Policy 7.9 of the Plan – the ‘significance’ of the heritage assets in its context has been ‘assessed’ and the scheme is ‘designed so that the heritage significance is recognised both in [its] own right and as [a] catalyst for regeneration’.
- 7.21 The proposed development is consistent with the Intend to Publish London Plan 2019 and complies fully with its design and heritage policies.

Camden Local Plan and SPD

- 7.22 In satisfying the NPPF and the London Plan, the proposed development also satisfies Camden’s local policies and

supplementary planning guidance for architecture, urban design and heritage assets. It will clearly respect 'local context and character', preserve and enhance 'the historic environment and heritage assets in accordance with "Policy D2 Heritage"', and ' integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage'.

Historic England guidance on the setting of heritage assets

7.23 The step-by-step methodology provided in Historic England's Historic Environment Good Practice Advice in Planning Note 3 is addressed as follows:

- Step 1: identify which heritage assets and their settings are affected:
This is done in Section 2 and 3 of this report.
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s):
This is discussed in Section 3.
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance:
This is undertaken in Sections 5 and 6 of this report.
- Step 4: explore the way to maximise enhancement and avoid or minimise harm:
This formed part of the design process and pre-application discussions with the local planning authority, and the design has evolved to respond to pre-application advice.
- Step 5: make and document the decision and monitor outcomes:

The submission documents, in particular the Design & Access Statement, and this report record the scheme as amended following design development prior to and during an application for planning permission being made.

8 Summary and conclusions

- 8.1 The purpose of this Townscape, Heritage And Visual Impact Assessment is to assess the Project Oriel scheme at the former St Pancras Hospital site against national, regional and local policies and guidance relating to the historic built environment and for architectural and urban design.
- 8.2 The St Pancras Hospital site is currently occupied by the Camden and Islington Foundation NHS Trust (C&I Trust). Part of the site - its north western corner - will be occupied by Oriel. Where presently Moorfields and UCL's Institute of Ophthalmology are dispersed across several sites and in multiple buildings in Islington, the two institutions and MEC will be brought together onto a single site and in a single building. The existing C&I Trust facilities displaced by Oriel are being reprovided primarily in a new facility next to the existing Highgate Mental Health Centre and the Whittington Hospital.
- 8.3 Section 1, the introduction to the report, describes the background to the project, the Oriel partnership, and the nature of the planning application. Section 2 sets out a history of the St Pancras Hospital site and the surrounding area. Section 3 identifies the heritage and townscape receptors in the vicinity, and assesses townscape and heritage significance. Section 4 identifies the legislative, policy and guidance context for the development. The proposed development and its effect is assessed in Sections 5 and 6; Section 6 assesses the effect of the proposed development in a series of twenty one townscape views.
- 8.4 The report makes clear its assumptions regarding the masterplan scheme for the rest of the former hospital site not occupied by Oriel. The remainder of the St Pancras Hospital site is expected to be developed by C&I Trust's preferred development partners King's Cross Central

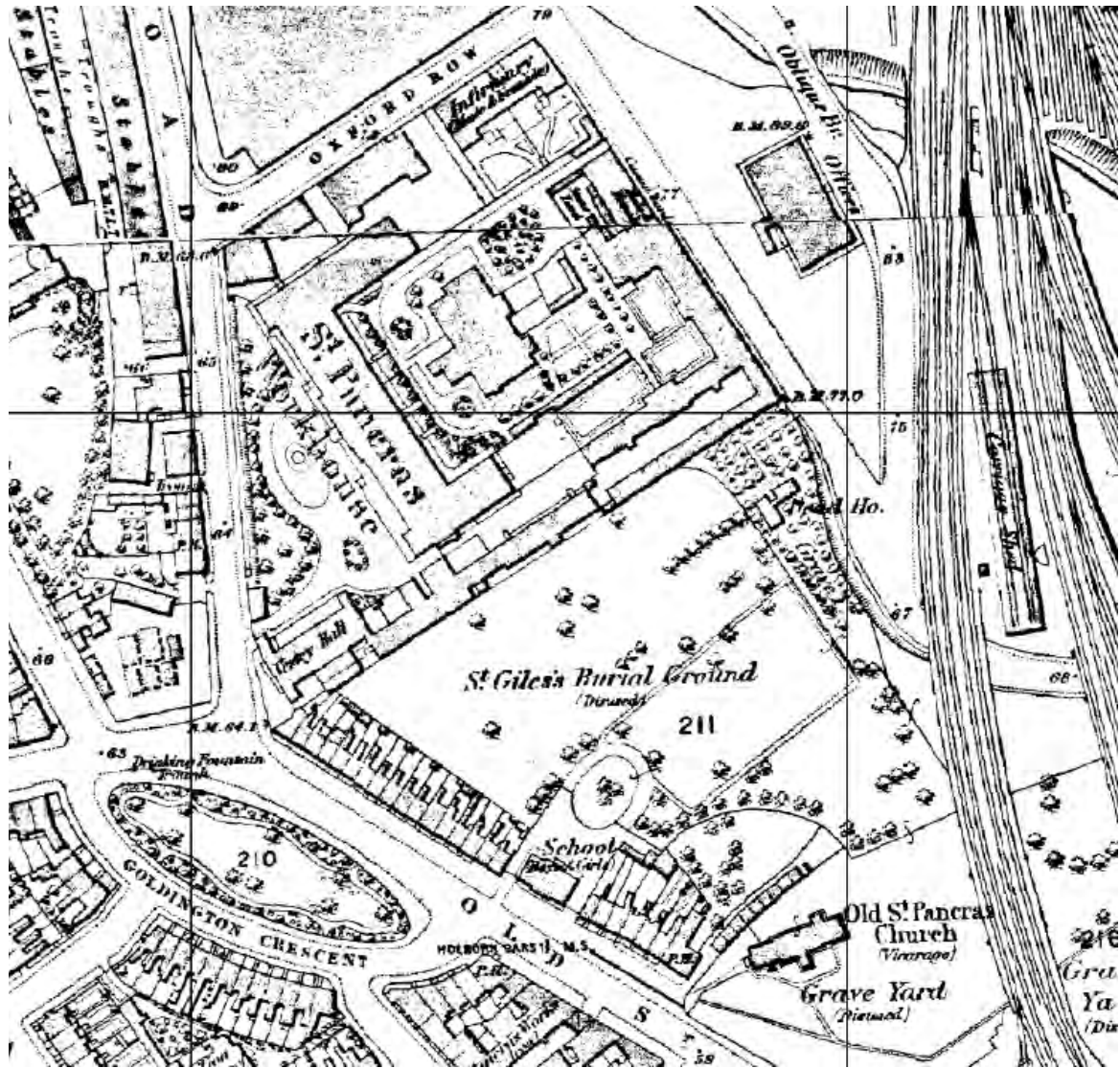
Limited Partnership (KCCLP). The development of the wider masterplan, and its buildings, is still in progress.

- 8.5 The proposed Oriel development represents, in the absence of the implementation of the masterplan, the continuation of the tradition of healthcare provision at the site. It would enhance the setting of the significant older buildings of the hospital site that are located by St Pancras Gardens as well as the setting of other heritage assets. If the Oriel proposals occur alongside the implementation of the masterplan, the combination of both would assist in the needed regeneration of the area to the west of the Regent's Canal.
- 8.6 Analysis of the townscape views indicates that while the proposed Oriel scheme is a large building and will be highly visible in certain relationships with heritage assets and townscape features, it will also, by virtue of its specific location and relationship to intervening development (either recent or much older, such as the former hospital buildings nearest St Pancras Gardens) be screened in many views. The only significant cumulative development that creates a meaningful interactive effect is the permitted Ted Baker development ('Ugly Brown Building'), and this effect will be positive.
- 8.7 The Oriel proposals are consistent with the London Borough of Camden's clear guidance regarding the significance of individual buildings within the former St Pancras Hospital site, both within the Oriel site itself and in respect of the positively contributing buildings on the southern part of the masterplan site. We conclude, therefore, that the townscape character and heritage significance of the site and its surroundings will be enhanced by the Oriel proposals.
- 8.8 There will be a clear improvement in the quality of the townscape in and around the application site over the present situation. The proposed development will very considerably enhance the appearance of this key site over its existing condition and it will replace the poor quality environment that currently exists with an important new

use, in a well-designed building that will help to enliven and regenerate this part of Camden.

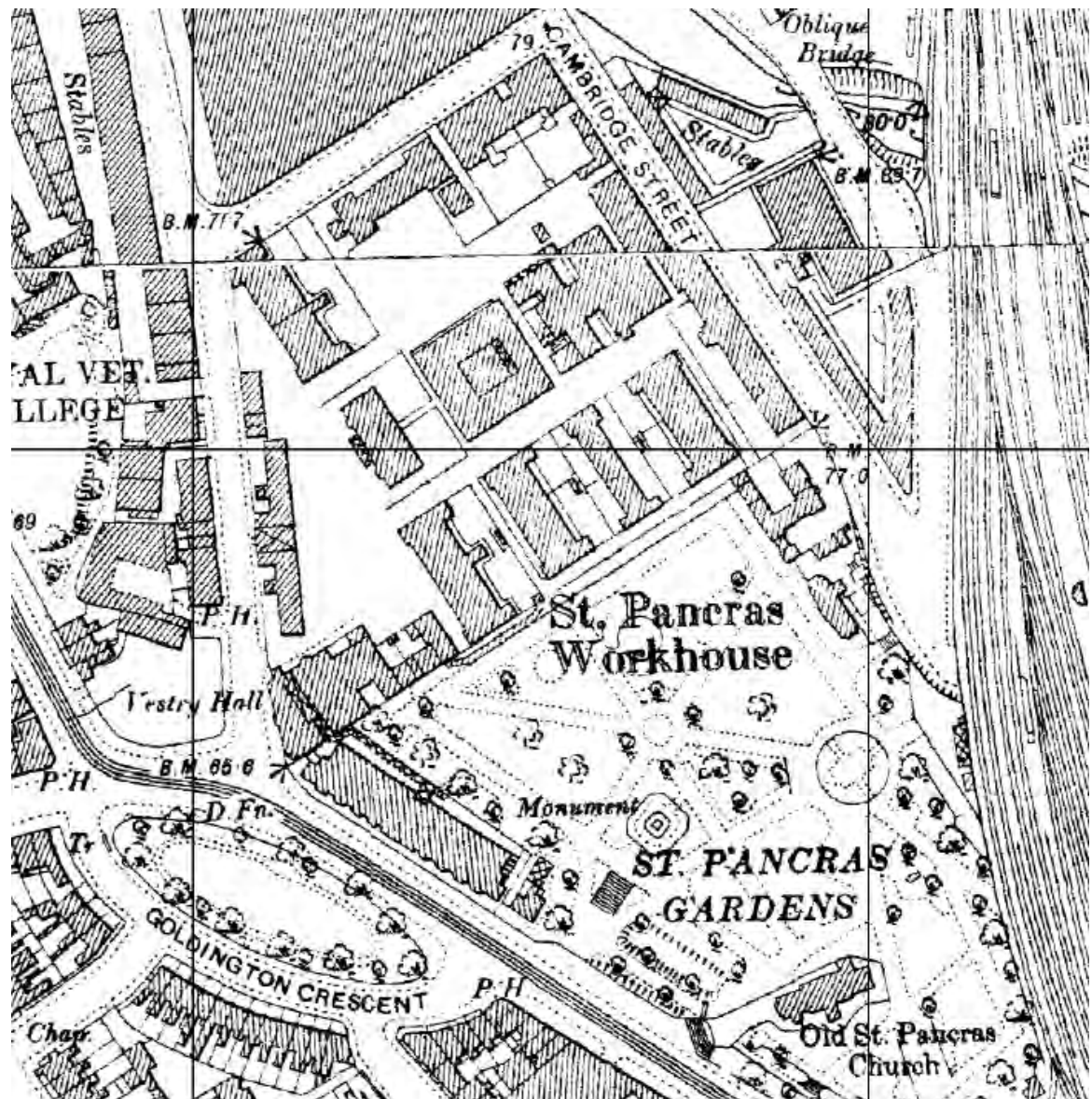
- 8.9 The balance of ‘harm’ versus ‘benefits’ is positive in favour of the preservation and enhancement of the Kings Cross St Pancras Conservation Area and other heritage assets. We consider that the sole source of potential harm to heritage significance is the loss of the two medium positive contributors within the Oriel site, and that this represents only a modest level of less than substantial harm while not preventing the preservation of listed buildings and the preservation and enhancement of character and appearance of the Kings Cross St Pancras Conservation Area.
- 8.10 Section 7 demonstrates how the proposed development will comply with legislation, policy and guidance. We believe that the development will preserve the setting of designated heritage assets, and it therefore complies with S.66(1) and S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It also preserves the setting of non-designated heritage assets. The proposed development is consistent with the urban design and heritage policies of the National Planning Policy Framework, the London Plan and Camden’s Local Plan.

Appendix A: Historical mapping

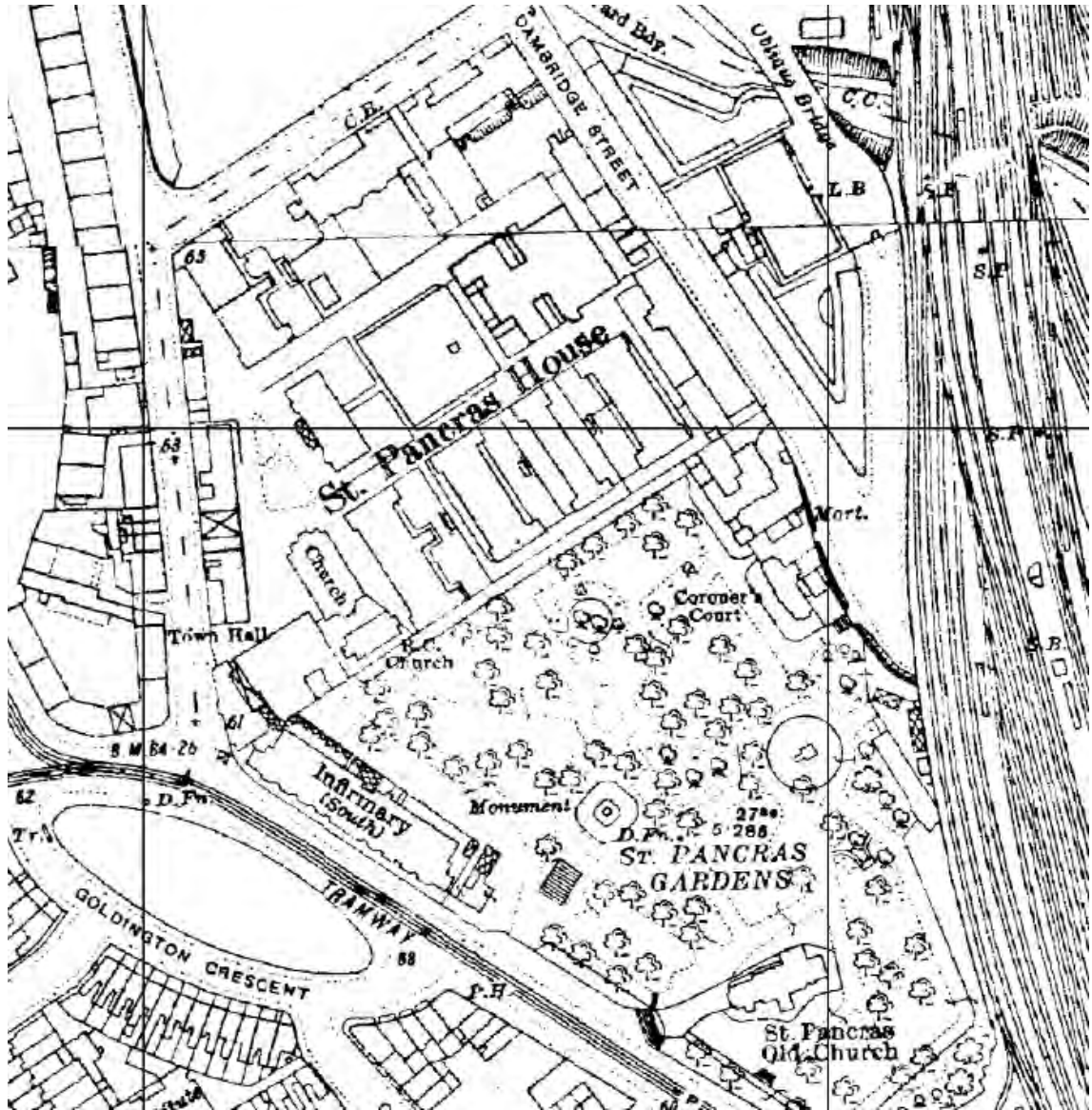


OS Published Date(s): 1875-1877

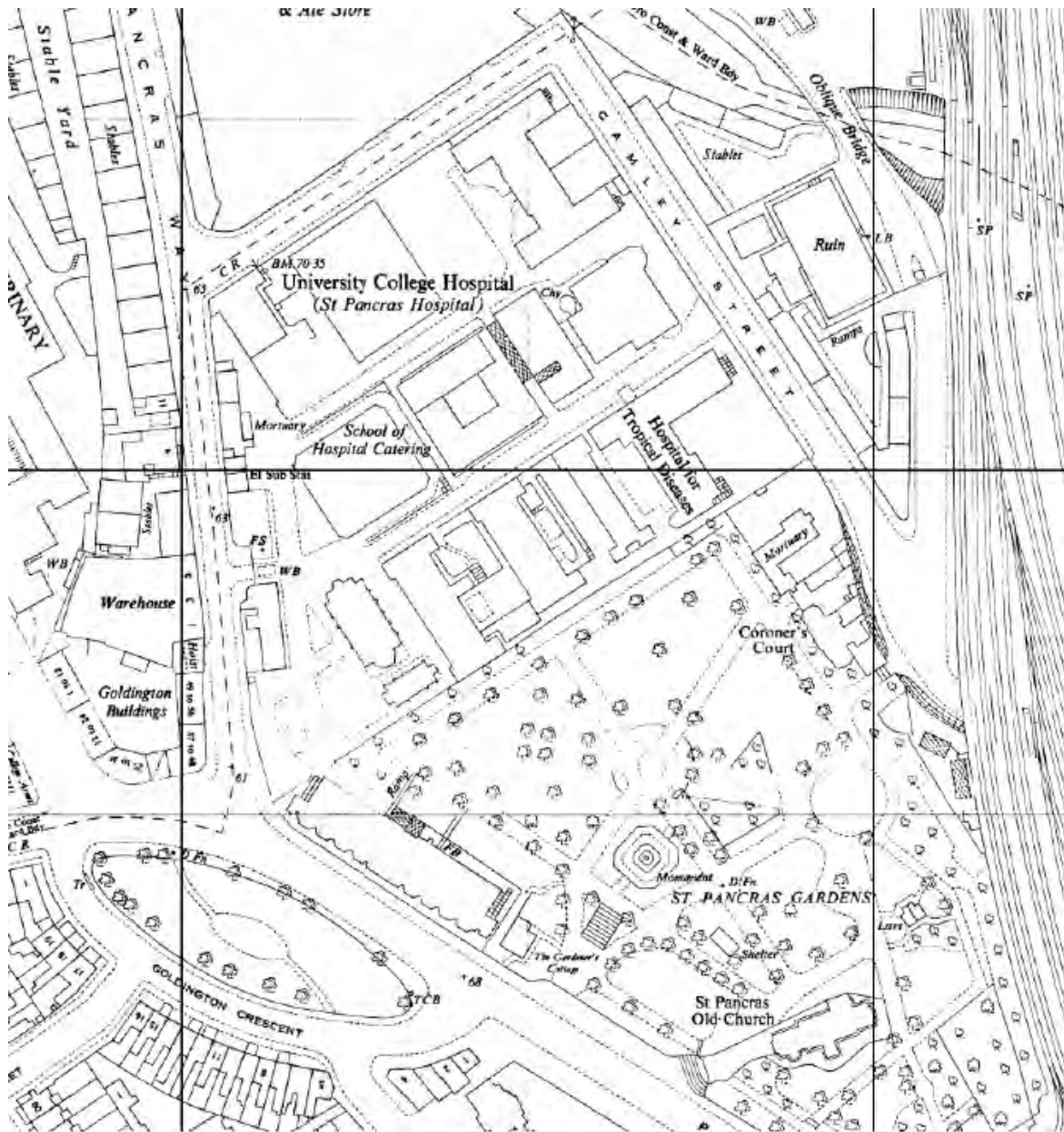
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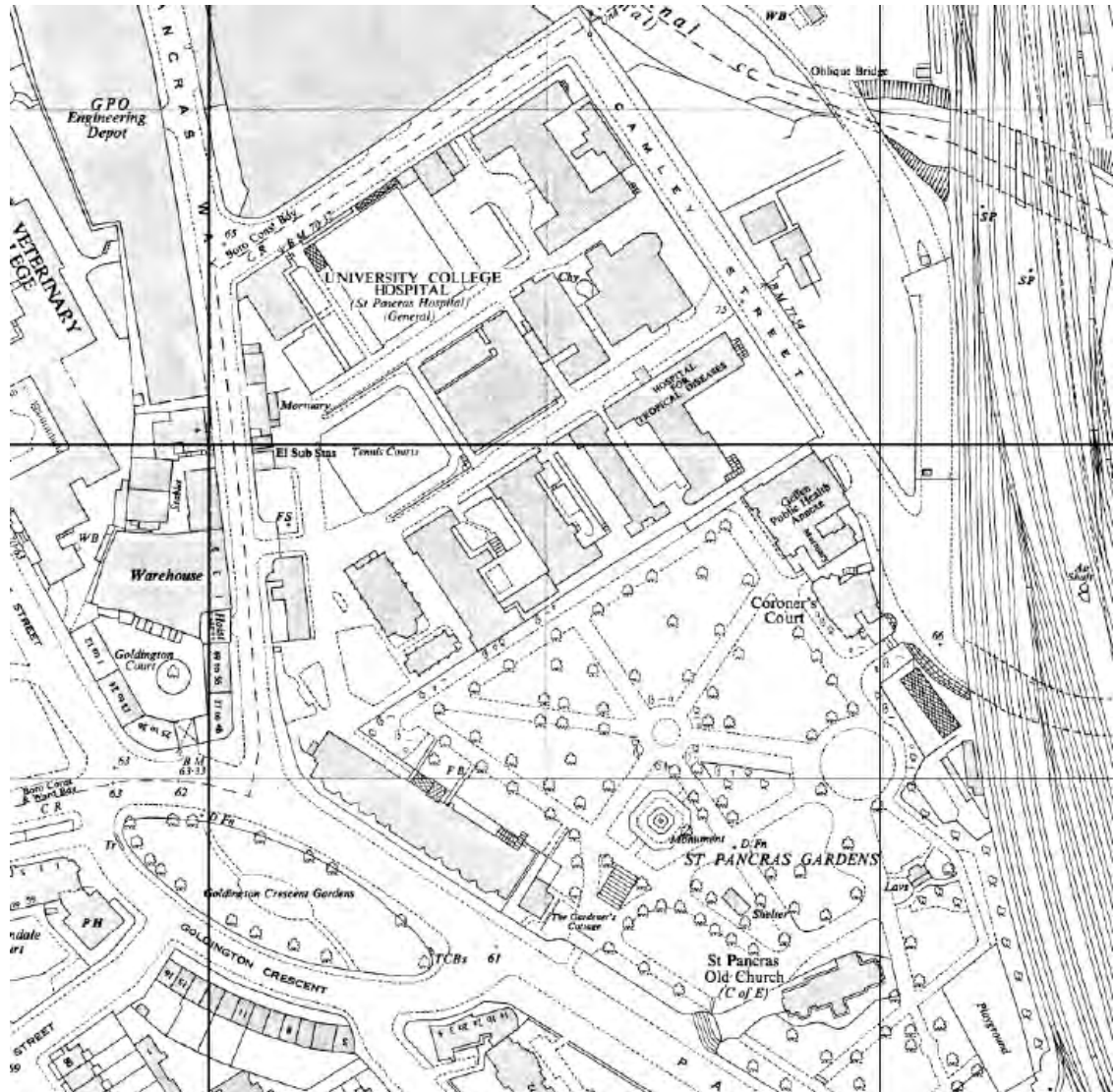
Published Date(s): 1896
Originally plotted at: 1:2,500



OS Published Date(s): 1916
Originally plotted at: 1:2,500



OS Published Date(s): 1953
Originally plotted at: 1:1,250



OS Published Date(s): 1962-1971
Originally plotted at: 1:1,250

Appendix B: Contribution of St Pancras Hospital buildings to the conservation area

From *St. Pancras Hospital: Issues and Options Report*, London Borough of Camden (2017)



- Positive contributor (lower contribution)
- Positive contributor (medium contribution)
- Positive contributor (Highest contribution)
- TPO tree
- Character landmark (water tower)
- Negative contributor

Appendix C: Cumulative developments

Planning Permission – Construction Not Started

Reference No	Type of Application	Description	Address	Decision Status (i.e. Submitted, Consented, Under Construction) and Date	Distance from Site
2017/5497/P	FULL	Demolition of the existing building (Class B1 and B8) and erection of 6 new buildings ranging in height from 2 storeys to 12 storeys in height above ground and 2 basement levels comprising a mixed use development of business floorspace (B1), 73 residential units (C3) (10xstudio, 29x1 bed, 27x2 bed 7x3 bed), hotel (C1), gym (D2), flexible retail (A1 - A4) and storage space (B8) development with associated landscaping work.	'Ugly Brown Building' 2 - 6 St Pancras Way London NW1 0TB	Granted planning permission on 17th March 2020 Construction not started <i>AOD applications 2020/3160/P & 2020/4315/P submitted.</i>	130m
2020/0728/P	FULL	Demolition of existing buildings (Class B2); erection of 5 storey building (plus rooftop pavilions/plant and basement) to provide a mixed Class C2/D1 healthcare facility (Sui Generis).	70-86 Royal College Street London NW1 0TH	Granted conditional planning permission subject to S106 legal agreement Construction not started	320m

Under Construction

Reference No	Type of Application	Description	Address	Decision Status (i.e. Submitted, Consented, Under Construction) and Date	Distance from Site
2017/3133/P	Reserved Matters	Reserved matters in relation to Zone A for erection of 7-11 storey building for use as offices (Class B1) with ancillary staff facilities, including a cafe, gym, pool, Multi Use Games Area, events centre and landscaped roof garden; retail at ground floor level (Class A1) and two levels of basement incorporating a loading bay, 4 x accessible parking spaces, mechanical plant; and works to public realm in Battle Bridge Place, King's Boulevard and Goods Way	Development zone A – Kings Cross Central (Aka Google)	Under Construction	
2018/2628/P	Reserved Matters	Reserved matters relating to Plot P2 within Development Zone P for the erection of a 12 storey building for office use (Class B1) with flexible retail (A1-A5) and theatre (Sui Generis) uses at ground floor, and public realm works to parts of Handyside Street, Wollstonecraft Street and between the proposed building and the Gasholder Triplets. As required by conditions 6, 9, 10, 14, 16-22, 27, 28, 31, 33- 36, 37, 38, 44, 46, 48, 49, 50A, 51, 56, 60 and 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 (subject to	Building P2 King's Cross Central York Way London N1C 4UZ	Under Construction	360m

Reference No	Type of Application	Description	Address	Decision Status (i.e. Submitted, Consented, Under Construction) and Date	Distance from Site
		S106 agreement) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area.			
2017/5204/P	Reserved Matters	Reserved matters relating to Building S1 within Development Zone S for erection of a 12 storey building, plus single level basement, with mixed office (B1), flexible office or leisure (B1 or D2) and retail uses (A1-A4) at ground floor, mixed office (B1) and flexible office or leisure uses (B1 or D2) at 1st & 2nd floor and office (B1) uses at 3rd-12th floor, and associated servicing, cycle parking, plant, and public realm on Handyside Street, Canal Reach and within the tertiary routes of zone S along the northern and eastern side of the building and between S2 and S4, as required by conditions 9, 10, 12, 14, 16-22, 27, 28, 31, 33- 38, 45, 46, 48, 49, 50a, 51, 56, 60, 63-67 of 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.	Building S1 Kings Cross Central - Main site Land between Euston Road, St Pancras Station, Midland Main Line, The New Channel Tunnel Rail Link, York Way and Kings Cross Station.	Under Construction	360m
2016/3195/P	Reserved Matters	Reserved matters relating to Plots T2-T4 within Development Zone T for erection of two buildings, T2 (part 9, part 10 storeys) and T3 (part 10, part 12 storeys), for use as offices (Class B1)	Plot T2-T4 King's Cross Central Canal Reach London	Under Construction	370m

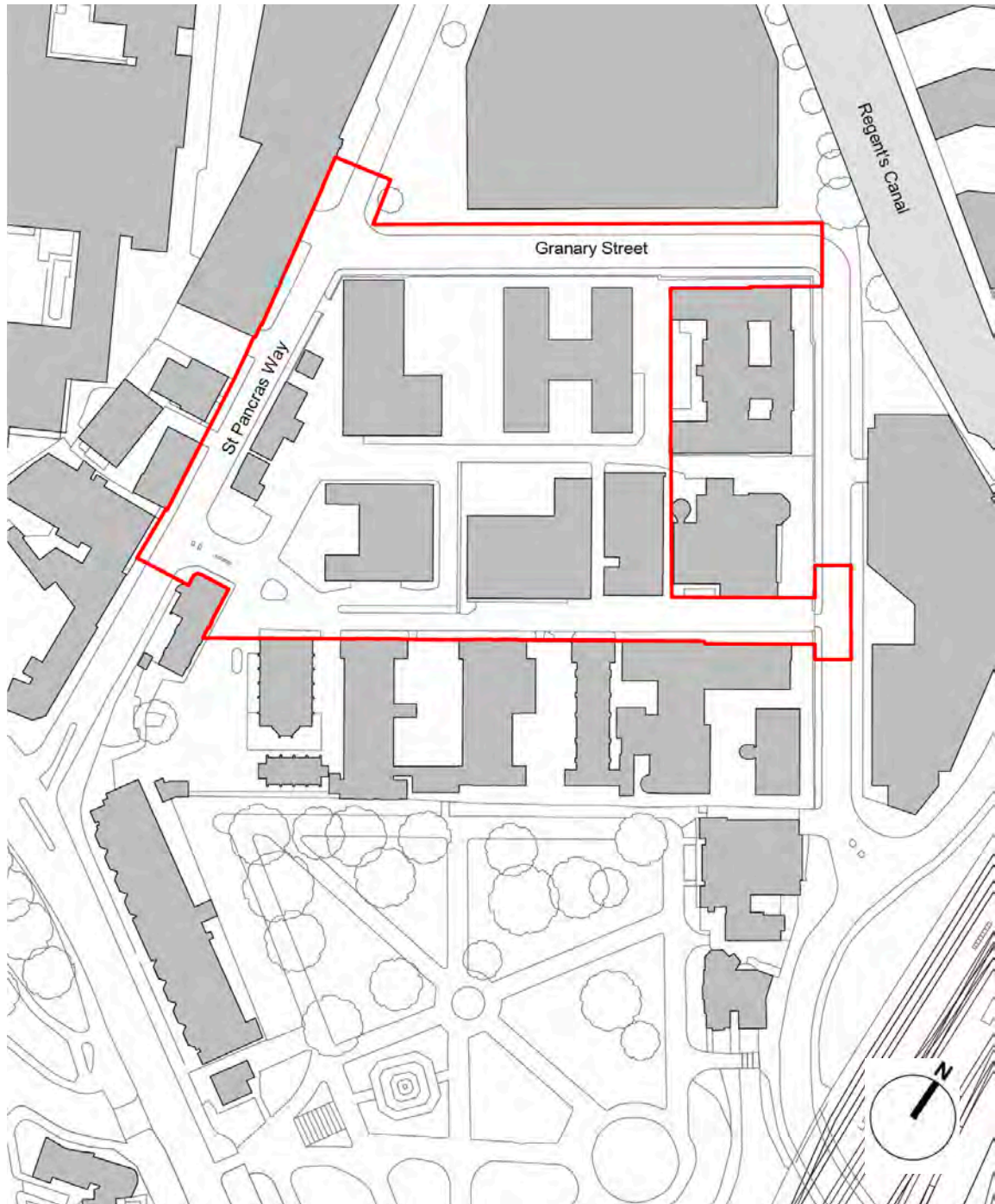
Reference No	Type of Application	Description	Address	Decision Status (i.e. Submitted, Consented, Under Construction) and Date	Distance from Site
		on upper floors, a primary health care centre in T2 (Class D1) at ground floor and flexible commercial/office/leisure units to ground and first floors (A1-A4/B1/D2) and a fuel cell to the south west corner of T2. Associated cycle and car parking, refuse store, storage and plant areas provided. Public realm works to the western side of Canal Reach. As required by conditions 9, 10, 14, 16-22, 27, 28, 31, 33-36, 45, 46, 48, 49, 50A, 51, 56, 60 and 63-67 of 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.			
2015/2704/P (Amendments approved under 2019/5882/P increases this to 68, all private. Overall the scheme would increase to 150 units: 106 private, 44 social rent.)	FULL	Demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising: • Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with 10no. residential units above;	Central Somers Town Covering Land at Polygon Road Open Space, Edith Neville Primary School 174 Ossulston Street And Purchase Street Open Space London NW1	Under construction	430m

Reference No	Type of Application	Description	Address	Decision Status (i.e. Submitted, Consented, Under Construction) and Date	Distance from Site
		<ul style="list-style-type: none"> • Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m); • Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings; • Plot 4: Replacement school (Use Class D1) ; • Plot 5: 20no. residential units over a replacement community hall (Use Class D1) (approximately 211sq.m); • Plot 6: 14no. residential units; and • Plot 7: 54no. residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 70sq.m). Provision of 11,765 sqm of public open space along with associated highways works and landscaping. 			
<p>2018/4813/P</p> <p>2019/3244/P</p>	Reserved Matters	Reserved matters relating to Plot S5 within Development Zone S for the erection of a 15 storey residential building (Class C3) with flexible retail A1-A5, B1, D1 and D2 uses at ground floor level and associated public realm works, as required by conditions 9, 10, 14, 16-22, 24, 27, 28, 31, 33- 36, 37, 38, 39, 42. 42a, 43, 45, 46, 48, 49, 50A, 51, 55, 56, 60, 61, 63 and 64-67 of 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	Building S5 King's Cross Central York Way London	Under Construction	510m

Reference No	Type of Application	Description	Address	Decision Status (i.e. Submitted, Consented, Under Construction) and Date	Distance from Site
		<p>the King's Cross Opportunity Area.</p> <p>Amendment to reserved matters application 2018/4813/P dated 20/12/2018, namely alterations to the unit mix to increase total number of dwellings from 158 to 163, additional terrace at level 5, 9 additional balconies on west and east cores, alterations to brickwork at ground floor level and increase in on-site cycle parking provision</p>			
<p>2016/1530/P (Amendments approved under P2018/3844/RMS)</p>	<p>Reserved Matters</p>	<p>Reserved matters relating to Development Zone W for: - A shared part lower ground part basement area across Development Zone W. - Plot W1 for the erection of a 12 to 17 storey building to provide 140 residential units (Use Class C3) and commercial space to ground floor (Use Class A1-A5). - Plot W2 for the erection of an 8 storey building to provide 78 residential units (Use Class C3)(including 36 social rented and 23 intermediate) and commercial space to ground floor (Use Class A1-A5). - Basement area to include 363 cycle spaces, 48 car parking spaces, plant, refuse and ancillary uses. As required by conditions 2, 4, 6, 9-19, 20, 22-30 of outline planning permission granted at appeal subject to a S106 agreement (Appeal Ref: APP/X5210/A/07/2051898, Council Ref:2004/2311/P)</p>	<p>Kings Cross Central Development Zone W (Buildings W1 and W2) York Way London N1C 4AG</p>	<p>Under construction</p>	<p>600m</p>

Reference No	Type of Application	Description	Address	Decision Status (i.e. Submitted, Consented, Under Construction) and Date	Distance from Site
		for a comprehensive, phased, mixed-use development of the Triangle Site of former railway lands within the Kings Cross Opportunity Area.			
2013/8088/P (Amendments approved under 2019/4280/P to change the unit mix in Blocks I to L (un-started) and add 14 units to the scheme. The new unit total would be 507: 251 private, 216 social rent and 40 intermediate)	FULL	Demolition of all existing buildings and structures except Lulworth House and Agar Children's Centre (249 existing Class C3 residential units and 2 retail units), and erection of new buildings ranging between 4 and 18 storeys in height along with the refurbishment and extension of Lulworth House (extending from 18 to 20 storeys in total) to provide a total of 493 Class C3 residential units, comprising 240 market, 37 intermediate and 216 social rent units; a community facility (Class D1); 2 flexible retail shop (Class A1) or restaurant and cafe (Class A3) units; business space (Class B1(a)); 2 flexible retail shop (Class A1), business (Class B1) or non-residential institution (Class D1) units; refuse and recycling facilities; car and cycle parking facilities; landscaping / amenity space; and associated works.	Agar Grove Estate, Agar Grove London NW1	Under construction	630m

Appendix D: Oriel development zone boundary



Appendix E: Visualisation imagery and methodology

Please see separate document.

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