

# Compliance Report

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## Building R8

King's Cross Central  
General Partner Ltd

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October 2020

**KINGS  
CROSS**



**KING'S CROSS CENTRAL**

**BUILDING R8**

**PLANNING PERMISSION 2004/2307/P - DETAILS  
PURSUANT TO PLANNING CONDITIONS,  
INCLUDING RESERVED MATTERS**

**COMPLIANCE REPORT – OCTOBER 2020**

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## Introduction

- 1.1 The overall King's Cross Central ('KXC') mixed-use development is derived from the Outline Planning Permission 2004/2307/P of 22 December 2006 (the 'Outline Planning Permission'). The KXC scheme was subject to an Environmental Impact Assessment and described in a Development Specification document (revised September 2005) with accompanying Parameter Plans<sup>1</sup>, which form part of the permission and are referred to in the planning conditions.
- 1.2 The Outline Planning Permission was accompanied by a Section 106 Legal Agreement dated 22 December 2006, which has been subsequently amended by a number of Deeds of Variation. These documents are collectively referred to in this report as the 'S106 Agreement'.
- 1.3 This Planning Compliance Report provides a comprehensive overview of how details of Reserved Matters and relevant pre-commencement planning conditions of the Outline Planning Permission and Section 106 obligations are being addressed in respect of detailed proposals for Building R8, a mixed use building, comprising social rented homes, flexible office space, and associated public realm.
- 1.4 Building R8 is located centrally within Development Zone R, to the north east of the King's Cross Central ('KXC') development site, bounded by the residential Building R4 to the north, the mixed use R7 to the south, the residential Building R3 and Jellico Gardens to the west and a new sports centre, Q2 to the east. The forthcoming Gatti Park will form a new piece of public realm along York Way to the north east of the building.
- 1.5 The location of the proposed Building R8 and the Reserved Matters submission boundary are shown on submitted Site Plan drawing 13454-PCO-ZZ-RF-DR-A P03 002.
- 1.6 Also included within the Reserved Matters boundary is the public realm immediately surrounding the building, including Peppercorn Lane to the south, Beaconsfield Street south to the west and Wilberforce Street to the north and east.
- 1.7 Table 2 of the approved Main Site Revised Development Specification (2005) gives the following summary description of Development Zone R:  
  
*"Mixed use new development including both business and employment (B1) and residential land uses. The application also provides for uses within D1; a cinema and other uses within D2; nightclubs; and shopping/food and drink (A1/A2/A3/A4/A5) uses. New local play/amenity space would be provided within the development zone for the benefit of residents and potentially others."*
- 1.8 This report acts as a navigation document for the Building R8 Reserved Matters submission and its relationship to the various conditions and obligations of the Outline Planning Permission for King's Cross Central. The submission provides the Reserved Matters details referred to in the conditions and specified in the Definitions attached to the Outline Planning Permission, which cover layout, scale, appearance, access and landscaping, except as already established by the relevant Parameter Plans.
- 1.9 Building R8 is located to the centre of Development Zone R, immediately to the north of Handyside Street to the north of the King's Cross estate. The proposed building comprises a set of blocks of 13 storeys in height, residential to the east and office to the west, with a two storey landscaped podium linking the two.

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<sup>1</sup> In some cases substitute Parameter Plans have since been submitted and approved to incorporate minor amendments

- 1.10 A submission of Reserved Matters for Building R8 was approved in July 2016 (with reference 2016/1877/P). That scheme, designed by the architects Piercy and Company, comprised a mix of Social Rented and market housing, as well as office and retail uses. This reserved Matters submission brings forward a building by the same design team, comprising a mix of Social Rented and office use, that has been revised to reflect the current market and revised aspirations for the offer within the building. This scheme reflects the aspiration of the applicant to provide a greater diversity of office space within the estate, to attract a wider occupier base and to support a wider range of small, new businesses within the estate.
- 1.11 The proposed Building R8 will provide social rented homes in accordance with the S106 Agreement for the KXC site, as well as a mixed office space, which will include the Small Business Space and the Voluntary Sector Space as required by the S106 Agreement for the site.
- 1.12 The office space within the building will make an important contribution to the diversity on offer within the estate. Smaller spaces are envisaged to attract and support small and young businesses as well as the more established, larger occupiers. The Section 106 Small Business Space and Voluntary Sector Space will integrate with and benefit from the wider offer and amenities within the building.
- 1.13 The submission will be the last submission of Reserved Matters for a building within Development Zone R. Rubicon Court (R4) and Saxon Court R5 (N) are residential buildings to the north of the zone, both completed and fully occupied. Building R1 is an academic building to the south west of the Development Zone fronting Cubitt park; Building R5S and R3 are both residential buildings to the west of Building R8 and front Cubitt Park, and Building R7 sits immediately to the south of Building R8 and provides offices alongside a cinema and retail uses. Building R2 (which was originally approved in 2009) has been replaced by Buildings R7 and R8. Within the adjacent Development Zones, Q and S, details of Reserved Matters have been approved for Buildings Q1 and Q2, along with S1, S2, S3 and S5.
- 1.14 A full description of the proposed Building R8 and adjacent public realm is provided in the Drawings packages and UDR by Piercy and Company and Townshend Landscape Architects. For ease, the proposals are also summarised in the table below:
- 1.15

Land uses	Residential (Class C3), Office (Class B1), and flexible Office (B1)/ Retail (A1) at ground floor.
Total floorspace (GEA, including lower ground floor and excluding basement)	30,097sqm
Maximum building height (AOD)	+77mAOD
No. of storeys	Maximum 13 storeys
No. of car parking spaces	5 car parking spaces are provided in total. 4 DDA compliant parking spaces are located within the footprint of the building for residents, and 1 DDA compliant space for the office users located in the loading bay along Wilberforce Street to the north.
No. of cycle spaces	A total of 461 cycle spaces are proposed in association with Building R8. 135 cycle parking spaces are proposed within the building for residents and their visitors, located in the cycle store on the ground floor of the building, accessed from the reception. 308 spaces are proposed for office users, located in the basement cycle store, accessed from Peppercorn Lane to the south. A further 18 cycle spaces on 9 sheffield stands are proposed in the surrounding public realm, for staff and visitors to the commercial units at ground floor.
Principal materials	Concrete grid with metal spandrel panels; concrete balconies and panelized cladding to the residential façade
Green/brown roofs	Yes

Connection to site-wide low-carbon energy system	Yes
Renewables	No
Associated public realm	Yes. Surrounding the building on all sides

- 1.16 The appropriate completed London Borough of Camden application form is submitted in observance of Condition 3 of the Outline Planning Permission. The other conditions that this submission addresses are listed numerically on the application form and are set out with brief summary notes below.

### **Conditions Summary**

9	Landscaping and trees
10	Landscaping – Programme
14	Phasing of Approvals
16 - 22	Urban Design Report, Environment Sustainability Plan, Earthworks and Remediation Plan, Access Statement, Illustrative Build Out Plan, Construction Timetable and Service Strategy.
24	Housing Delivery Plan
27	Details of floorplans, layouts and floorspace details
28	Refuse storage and collection arrangements
31	Development to follow approved Parameter Plans as described in the Revised Development Specification
33 & 34	Maximum floorspace limits, respectively, for the overall site and the area north of the Regent's Canal
35	Permitted uses and maximum floorspace for each use within the areas north and south of the Regent's Canal
36	Maximum floorspace for land use categories within each development zone
37	Basement Size
38	Basement Layout
39	Residential Units
42	Residential Floorspace
42a	Residential Mix
43	Residential Daylight and Sunlight
45	Drainage infrastructure
46	Green and Brown Roofs
48	Connection to district heating/combined heat and power systems
49 & 50A	Car parking standards and use of car parking spaces
51	Cycle parking standards
56	Archaeological specification and written scheme of investigation
60	Noise impact of plant and equipment
61	Groundbourne noise
63	Foundations of buildings within Zone S

64 & 65	Overall movement of spoil off-site (annual volume and lorry movements respectively)
66 & 67	Overall annual lorry movements for import of infrastructure and construction materials
S106	Section NN: Housing and Affordable Housing and Section D Small Business Space

1.17 In the remainder of this Compliance Report, each of the relevant conditions is addressed in turn, by providing an account of how the submission satisfies that condition. In some cases, the relevant information is provided in this report by means of text and a plan. In others, compliance is demonstrated by cross-reference to the following free-standing submission documents:

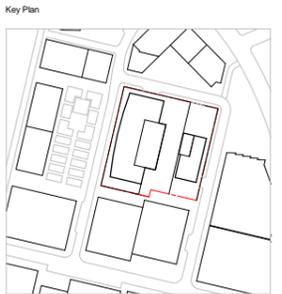
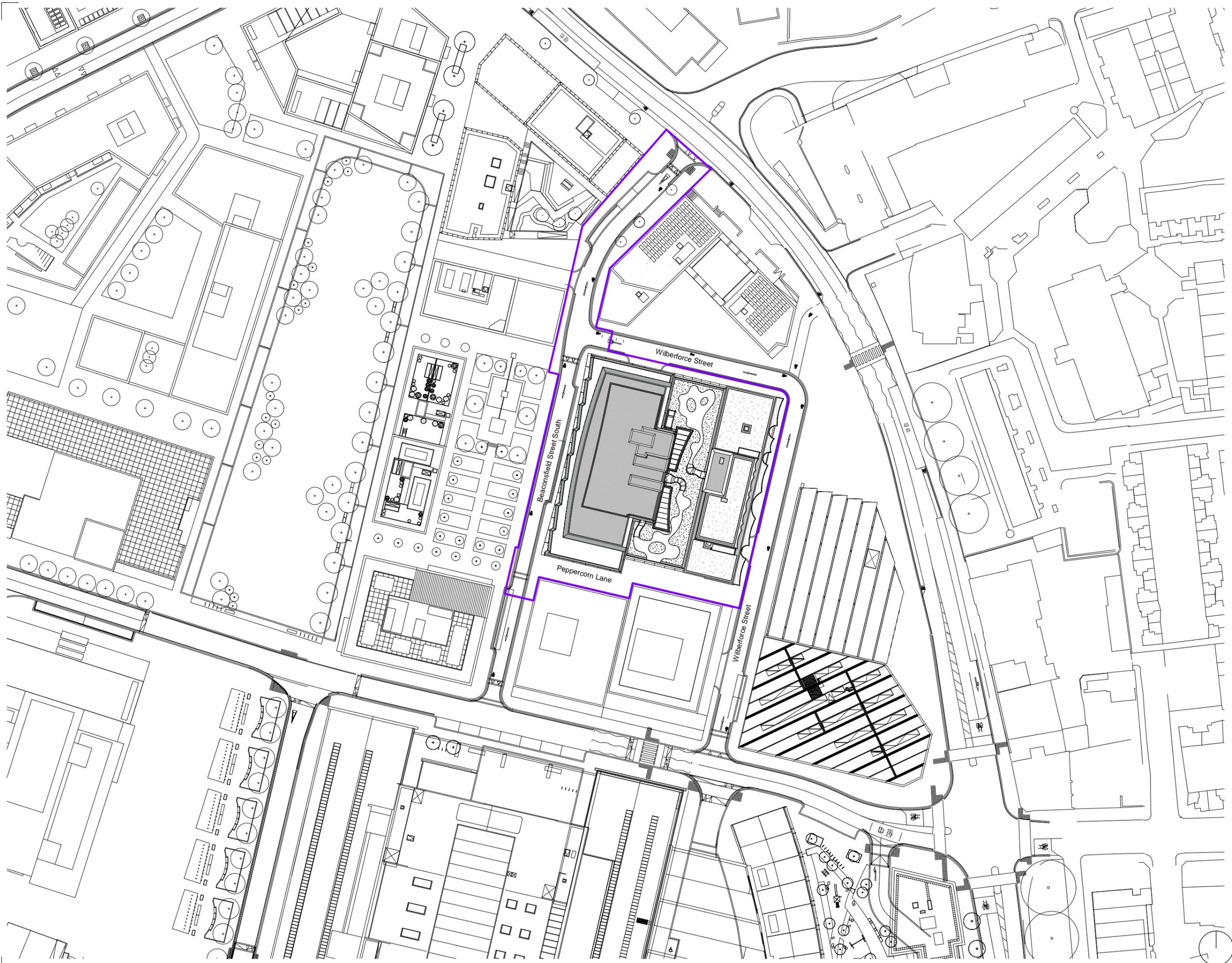
- Architectural and Landscape Drawing Packages (including layout plans, elevations, sections and details as listed in the Drawing Schedule in Section 2 of this report);
- Details of Proposed Residential Accommodation;
- Urban Design Report, including scheme concept, relationship to Design Guidelines included in the Outline Planning Permission, servicing strategy, car and cycle parking, and details of refuse and recycling facilities;
- Environmental Sustainability Plan;
- Daylight and Sunlight Report;
- Written Scheme of Investigation for an Archaeological Watching Brief;
- Earthworks and Remediation Plan; and
- Access and Inclusivity Statement.

1.15 In the Outline Planning Permission, the conditions are presented under a sequence of subject headings and sub-headings. The conditions referred to in this document are accompanied by those corresponding headings.

1.16 There are a number of conditions to the Outline Planning Permission that are not (or are no longer) relevant to Building R8 and consequently those conditions are not addressed directly. Others, such as, Conditions 59 (Baseline Noise Survey) and 68 (Unexploded Bomb Survey), have already been discharged. Condition 14, although discharged, is addressed for information.

1.17 The most relevant parts of the Section 106 Agreement are considered in conjunction with the relevant conditions, namely V (access and inclusivity), W (environmental sustainability), X (energy), Y (construction materials/waste), Z (waste), AA (water) and LL (Retail).

1.18 The proposals for Building R8 have been developed through a progressive process of pre-application consultations between the Argent team, the officers of the London Borough of Camden, other relevant stakeholders and local bodies, over several months. Details of the proposed building were taken to the King's Cross Design and Access Forum. Comments made by members of this group have been considered and incorporated into the proposals where practicable.



Do not scale from this drawing.  
 Check drawing on receipt and immediately report any discrepancies to the Architect.  
 Verify all dimensions and levels on site prior to construction.  
 The contents of this drawing are Piercy&Company copyright and shall not be re-used without their written permission.

Notes  
 — Reserved Matters Submission Boundary

Rev	Date	Description	Drawn	Checked
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## Piercy&Company

Piercy&Company  
 39 Plender Street  
 London NW1 0DT

T +44(0)20 74249611  
 info@piercyandco.com  
 www.piercyandco.com

Client  
**King's Cross Central Limited Partnership**

Project  
**Plot R8,  
 King's Cross,  
 London,  
 United Kingdom**

Drawing Title  
**Site Plan**

Drawing Status	Drawing:	Author	Revision
For Planning	Checked:	BK	

Date:	Scale @ A1	Scale @ A3
18/09/20	1 : 500	1:1000

Drawing No.  
**13454-PCO-ZZ-RF-DR-A- P03 002**

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**Drawing Schedule**

# Schedule of Drawings

Drawing Title	Scale at A3	Drawing No.	Rev
<b>Architectural Drawings</b>			
<b>03 Site Plans</b>			
Site Location Plan	1:2000	13454-PCO-ZZ-RF-DR-A-P03-001	-
Site Plan	1:1000	13454-PCO-ZZ-RF-DR-A-P03-002	-
Proposed Basement Site Plan	1:400	13454-PCO-ZZ-B1-DR-A-P03-099	-
Proposed Ground Site Plan	1:400	13454-PCO-ZZ-GF-DR-A-P03-100	-
Proposed First Site Plan	1:400	13454-PCO-ZZ-01-DR-A-P03-101	-
<b>00 General Arrangement Plans</b>			
Proposed Basement Plan - West	1:200	13454-PCO-ZA-B1-DR-A-P00-098	-
Proposed Basement Plan - East	1:200	13454-PCO-ZB-B1-DR-A-P00-099	-
Proposed Ground Floor Plan - West	1:200	13454-PCO-ZA-GF-DR-A-P00-100	-
Proposed Ground Floor Plan - East	1:200	13454-PCO-ZB-GF-DR-A-P00-101	-
Proposed First Floor Plan - West	1:200	13454-PCO-ZA-01-DR-A-P00-102	-
Proposed First Floor Plan - East	1:200	13454-PCO-ZB-01-DR-A-P00-103	-
Proposed Second Floor Plan	1:200	13454-PCO-ZA-02-DR-A-P00-110	-
Proposed Third Floor Plan	1:200	13454-PCO-ZA-03-DR-A-P00-111	-
Proposed Fourth Floor Plan	1:200	13454-PCO-ZA-04-DR-A-P00-112	-
Proposed Fifth Floor Plan	1:200	13454-PCO-ZA-05-DR-A-P00-113	-
Proposed Sixth Floor Plan	1:200	13454-PCO-ZA-06-DR-A-P00-114	-
Proposed Seventh Floor Plan	1:200	13454-PCO-ZA-07-DR-A-P00-115	-
Proposed Eighth Floor Plan	1:200	13454-PCO-ZA-08-DR-A-P00-116	-
Proposed Ninth Floor Plan	1:200	13454-PCO-ZA-09-DR-A-P00-117	-
Proposed Tenth Floor Plan	1:200	13454-PCO-ZA-10-DR-A-P00-118	-
Proposed Eleventh Floor Plan	1:200	13454-PCO-ZA-11-DR-A-P00-119	-
Proposed Twelfth Floor Plan	1:200	13454-PCO-ZA-12-DR-A-P00-120	-
Proposed Roof Plan	1:200	13454-PCO-ZA-RF-DR-A-P00-121	-
Proposed Second Floor Plan	1:200	13454-PCO-ZB-02-DR-A-P00-130	-
Proposed Third Floor Plan	1:200	13454-PCO-ZB-03-DR-A-P00-131	-
Proposed Fourth Floor Plan	1:200	13454-PCO-ZB-04-DR-A-P00-132	-
Proposed Fifth Floor Plan	1:200	13454-PCO-ZB-05-DR-A-P00-133	-
Proposed Sixth Floor Plan	1:200	13454-PCO-ZB-06-DR-A-P00-134	-
Proposed Seventh Floor Plan	1:200	13454-PCO-ZB-07-DR-A-P00-135	-
Proposed Eighth Floor Plan	1:200	13454-PCO-ZB-08-DR-A-P00-136	-
Proposed Ninth Floor Plan	1:200	13454-PCO-ZB-09-DR-A-P00-137	-
Proposed Tenth Floor Plan	1:200	13454-PCO-ZB-10-DR-A-P00-138	-
Proposed Eleventh Floor Plan	1:200	13454-PCO-ZB-11-DR-A-P00-139	-
Proposed Twelfth Floor Plan	1:200	13454-PCO-ZB-12-DR-A-P00-140	-
Proposed Roof Plan	1:200	13454-PCO-ZB-RF-DR-A-P00-141	-

Drawing Title	Scale at A3	Drawing No.	Rev
<b>04 GA Elevations</b>			
Proposed Elevation West	1:200	13454-PCO-ZA-ZZ-DR-A-P04-110	-
Proposed Elevation South	1:200	13454-PCO-ZZ-ZZ-DR-A-P04-111	-
Proposed Elevation East	1:200	13454-PCO-ZB-ZZ-DR-A-P04-112	-
Proposed Elevation North	1:200	13454-PCO-ZZ-ZZ-DR-A-P04-113	-
Proposed Office Elevation East	1:200	13454-PCO-ZZ-ZZ-DR-A-P04-120	-
Proposed Residential Elevation West	1:200	13454-PCO-ZZ-ZZ-DR-A-P04-130	-
<b>05 GA Sections</b>			
Proposed Site Section 01 - E/W	1:500	13454-PCO-ZZ-ZZ-DR-A-P05-100	-
Proposed Site Section 02 - N/S	1:500	13454-PCO-ZZ-ZZ-DR-A-P05-101	-
<b>10 Apartment Plans</b>			
1Bed2Person (Wheelchair Adaptable) Apartment	1:100	13454-PCO-ZB-ZZ-DR-A-P10-100	-
2Bed 3Person (Wheelchair Adaptable) Apartment	1:100	13454-PCO-ZB-ZZ-DR-A-P10-101	-
2Bed 4Person (Wheelchair Adaptable) Apartment	1:100	13454-PCO-ZB-ZZ-DR-A-P10-102	-
3Bed 5Person (Wheelchair Adaptable) Apartment	1:100	13454-PCO-ZB-ZZ-DR-A-P10-103	-
4Bed 6Person (Wheelchair Adaptable) Apartment	1:100	13454-PCO-ZB-ZZ-DR-A-P10-104	-
1Bed 2Person Apartment	1:100	13454-PCO-ZB-ZZ-DR-A-P10-105	-
2Bed 3Person Apartment Type A	1:100	13454-PCO-ZB-ZZ-DR-A-P10-106	-
2Bed 3Person Apartment Type B	1:100	13454-PCO-ZB-ZZ-DR-A-P10-107	-
2Bed 4Person Apartment	1:100	13454-PCO-ZB-ZZ-DR-A-P10-108	-
3Bed 5Person Apartment Type A	1:100	13454-PCO-ZB-ZZ-DR-A-P10-109	-
3Bed 5Person Apartment Type B	1:100	13454-PCO-ZB-ZZ-DR-A-P10-110	-
3Bed 5Person Apartment Type C	1:100	13454-PCO-ZB-ZZ-DR-A-P10-112	-
4Bed 6Person Apartment	1:100	13454-PCO-ZB-ZZ-DR-A-P10-111	-
<b>21 External Walls &amp; Cladding</b>			
Façade Type 1 - Office Typical Floor West	1:40	13454-PCO-ZA-ZZ-DR-A-P21-500	-
Façade Type 2 - Office Typical Floor End Bay South	1:40	13454-PCO-ZA-ZZ-DR-A-P21-501	-
Façade Type 3 - Office - West - Columns / L01 Soffit	1:50	13454-PCO-ZA-ZZ-DR-A-P21-502	-
Façade Type 4 - Office Typical Floor - N / S / E	1:40	13454-PCO-ZA-ZZ-DR-A-P21-503	-
Façade Type 5 - Office Podium - Typical /Bay	1:40	13454-PCO-ZA-ZZ-DR-A-P21-504	-
Façade Type 6 - Office Level 12 - N/S/W	1:40	13454-PCO-ZA-12-DR-A-P21-505	-
Façade Type 7 - Office Core Facade - U Channel Glazing - Typical	1:40	13454-PCO-ZA-ZZ-DR-A-P21-506	-
Façade Type 8 -Residential Typical Floor Balcony - East - Glazing B	1:40	13454-PCO-ZB-ZZ-DR-A-P21-507	-
Façade Type 9 -Residential Typical Floor - Glazing	1:40	13454-PCO-ZB-ZZ-DR-A-P21-508	-
Façade Type 10 -Residential L12 - East - Rainscreen	1:40	13454-PCO-ZB-ZZ-DR-A-P21-509	-

# Schedule of Drawings

Drawing Title	Scale at A3	Drawing No.	Rev
<b>Architectural Drawings</b>			
<b>64 Reception Layouts</b>			
Proposed Ground Floor Office Entrance Elevations	1:100	13454-PCO-ZA-GF-DR-A-P64-300	-
Proposed Ground Floor Peppercorn Lane Entrance Elevations	1:100	13454-PCO-ZA-GF-DR-A-P64-301	-
Proposed Ground Floor Wilberforce Street Entrance Elevations	1:100	13454-PCO-ZA-GF-DR-A-P64-302	-
Proposed Ground Floor Residential Entrance Elevations	1:100	13454-PCO-ZB-GF-DR-A-P64-400	-
<b>Landscape Drawings</b>			
<b>Harrier Yard &amp; Peppercorn Lane</b>			
<b>Plans</b>			
Surface Finishes and Detail Tag Location Plan	1:500	TOWN279.11.2(08)3101	04
Levels Plan	1:500	TOWN279.11.2(08)3102	02
<b>Details</b>			
Detail 1.01 Paving patterns	1:10	TOWN279.11.2(08)4101	01
Detail 1.02 Paving pattern 1 interface with paving pattern 2	1:10	TOWN279.11.2(08)4102	01
Detail 1.03 Paving pattern 1 interface with loading bay	1:10	TOWN279.11.2(08)4103	01
Detail 1.04 Paving pattern 1 interface with loading bay section	1:10	TOWN279.11.2(08)4104	01
Detail 1.05 Tactile Paving detail	1:05	TOWN279.11.2(08)4105	01
Detail 1.06 Tactile interface with kerb and granite setts	1:10	TOWN279.11.2(08)4106	01
Detail 1.07 Sandstone paving interface with granite setts	1:10	TOWN279.11.2(08)4107	00
Detail 1.08 Sandstone paving interface with granite setts section	1:10	TOWN279.11.2(08)4108	00
Detail 1.09 Granite setts interface with blacktop	1:10	TOWN279.11.2(08)4109	00
Detail 1.10 Sandstone paving interface with parking bay	1:10	TOWN279.11.2(08)4110	00
Detail 1.11 Sandstone paving interface with parking bay section	1:10	TOWN279.11.2(08)4111	00
Detail 2.01 Paving Pattern 1 interface with building R8	1:10	TOWN279.11.2(08)4201	01

Drawing Title	Scale at A3	Drawing No.	Rev
<b>Details</b>			
Detail 2.02 Paving Pattern 2 interface with building R8	1:10	TOWN279.11.2(08)4202	01
Detail 2.03 Granite setts interface with building R8	1:10	TOWN279.11.2(08)4203	01
Detail 4.01 Cycle Stand Interface with Reclaimed Granite Stone Setts	1:10	TOWN279.11.2(08)4401	01
<b>Sections</b>			
SECTION AA'	1:20	TOWN279.11.2(08)7011	03

## Condition 9 (Approval of Reserved Matters – Landscaping and Trees)

### 3.1 The condition and its reason state:

*“The details of the landscaping to be submitted as part of the applications for Reserved Matters approval shall include details of:*

- (a) All existing trees (with a stem diameter of 75mm or greater), and all existing within 10 metres of the perimeter of that part of the Development indicating:
  - i. The location, species, stem diameter and 1.5 metres above ground level, height and an accurate crown spread;*
  - ii. Those to be retained;*
  - iii. Where nearby excavation works are proposed, the level at the base of each tree to be retained;*
  - iv. Trees to be removed in conjunction with that part of the proposed development; and*
  - v. Where appropriate, the proposed positions and lines of protective fencing and prohibited areas.**
- (b) Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items will affect trees on or adjoining that part of the site;*
- (c) Treatment of trees to be retained and new tree or other planting, including indigenous species or those of wildlife, flowering or foliage value; earthworks, ground finishes, top soiling with both conserved and imported top soils, levels, drainage, including falls and drain types;*
- (d) Proposed canal moorings; and*
- (e) The equipment and other treatment of land within the MUGA and LEAP spaces.*

*And all works shall only be carried out with the details so approved.*

*Reason: To ensure a comprehensive and sustainable development, to ensure good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of Conservation Areas, to ensure a minimal impact on existing trees, to contribute to biodiversity, and to ensure that the details accord with the assessment in the Environmental Impact Assessment, in accordance with policies B1, B2, N4, N8, KC8, KC10, RC1 and RC3 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### Response to Condition 9

- 3.2 In the case of this submission for Building R8, only part (c) is relevant for this submission. The information required is provided in the relevant parts of the Urban Design Report and the Drawings packs that are included with this submission.
- 3.3 Drawings within the Architectural Drawings pack by Piercy & Co and Townshend Landscape Architects, along with the relevant sections of the Urban Design Report, show the areas of public realm that are included with this submission, including the proposed road and pavement surfacing, cycle parking, planting areas and also the proposed podium garden by Tom Stuart Smith.
- 3.4 No existing trees will be removed during the works.
- 3.5 The landscaping details described above, within the Urban Design Report, and shown on the submitted plans and drawings are provided to demonstrate compliance with Condition 9 and are submitted for approval.

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## Condition 10 (Approval of Reserved Matters – Landscaping Programme)

### 4.1 The condition and its reason state:

*“Applications for approval of Reserved Matters including landscaping shall include for specific approval a programme for commencing and completing the planting and laying out, and the detailed scheme(s) so approved shall be carried out only in accordance with the approved programme.*

*Reason: To ensure a comprehensive and sustainable development, to ensure good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of Conservation Areas, and to ensure that the landscaping is carried out within a reasonable period in accordance with the Environmental Impact Assessment in accordance with policies B1, 82, KC8, KC10 and N4 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### Response to Condition 10

- 4.2 The programme for commencing and completing the planting in the areas of landscaping included within this submission will be as the typical approach within the King’s Cross estate, as outlined below.
- 4.3 The preferred planting season is from late October through to late March to ensure that trees are dormant when being lifted. Planting will not take place if the earth is waterlogged, or when there is frost. The proposed planting will take place in the first available planting season following physical completion of the relevant garden areas. The planting programme will, therefore, ultimately be controlled by the overall construction programme (see response to Condition 21).
- 4.4 If tree planting needs to take place outside of the preferred planting season, the tree will be lifted and containerised within the planting season to reduce the possibility of shock and failure occurring. Once the tree has been stabilised in its containerised state, it can then be planted outside the preferred planting season. The contractor appointed by the applicant will be required to maintain the tree while off-site and give the same guarantee as if planting in season.
- 4.5 If roots of newly planted trees or shrubs are loosened, the soil will be re-firmed as soon as possible after planting to exclude air pockets around the roots. Also, weeds will be eliminated and all ties, stakes and guards checked and adjusted accordingly.
- 4.6 These details are to show compliance with Condition 10 and are submitted for approval.

## Condition 14 (Phasing of Approvals)

### 5.1 The condition and its reason state:

*“Unless otherwise agreed in writing by the local planning authority and subject to Condition 13, applications for approval of Reserved Matters and/or details pursuant to conditions in compliance with this permission shall be made to the local planning authority with the following provisions:*

- (a) *Application for approval of Reserved Matters and/or details pursuant to conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of three years from the date of this permission;*
- (b) *Application for approval of the Reserved Matters and/or details pursuant to the conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of six years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 140,000 sq metres gross built accommodation;*
- (c) *Application for approval of Reserved Matters and/or details pursuant to the conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of nine years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 210,000 sq metres gross built accommodation;*
- (d) *Application for approval of the Reserved Matters and/or details pursuant to the conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of twelve years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 280,000 sq metres gross built accommodation;*
- (e) *Application for approval of the Reserved Matters and/or details pursuant to the conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of fifteen years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 350,000 sq metres gross built accommodation; and*
- (f) *Application for approval of the Reserved Matters and/or details pursuant to the conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of eighteen years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 420,000 sq metres gross built accommodation;*

*Provided that reapplications or variations in relation to the same built accommodation which has already To ensure a comprehensive and sustainable development to achieve regeneration, integration and good design, in accordance with the Environmental Impact Assessment, in accordance with policies S1, S2, S3, CKC1, SKC2, SKC3 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### Response to Condition 14

- 5.2 Since Outline Planning Permission was granted in December 2006, applications have been made for approval of Reserved Matters and details pursuant to conditions involving built accommodation on the Eastern Goods Yard site, the Great Northern Hotel, Regeneration House, the Midland Goods Shed/East Canopies, the German Gymnasium, Fish and Coal and the Eastern Wharf Road Arches, the Gas Holder Triplets, the Coal Drops Yard, Zone A and within plots B1, B2, B3, B4, B5, B6, E1, H, J, P1, P2, Q1, Q2, R2, R3, R4, R5 (North), R5 (South), R7, R8 (previous scheme) S1, S2, S3, S5, T1, T2/T3, and T5. In addition, full planning permission has been granted for student housing on Plot T6, for an educational building on Plot R1 and for additional floorspace within the Coal Drops Yard. The quantities of floorspace, as gross external area (GEA), are set out in Table 6.1 below.

- 5.3 The figures below are listed chronologically, and correspond to each scheme named above, including for completeness, subsequent minor amendments and revised schemes. For ease, the figures are consolidated per plot/building in the remainder of the document.
- 5.4 A breakdown of the proposed floorspace for Building R8 (by use) is set out in the responses to Conditions 27 and 35. The figure excludes the proposed basement and various infrastructure and utility elements (including plant, waste storage/recycling facilities, car and cycle parking), in accordance with the footnotes to Table 1 and Annex B of the Outline Planning Permission.
- 5.5 As the above figures demonstrate, the requirements in Condition 14(a), (b), (c), (d), (e) and (f) for 70,000m<sup>2</sup>, 140,000m<sup>2</sup>, 210,000m<sup>2</sup>, 280,000m<sup>2</sup>, 350,000m<sup>2</sup> and 420,000m<sup>2</sup> of floorspace to be applied for before the expiry of, respectively, three, six, nine, twelve, fifteen and eighteen years from the grant of Outline Planning Permission have already been (more than) fulfilled.
- 7.7 The information provided above enables the local planning authority to monitor the position relative to the condition and does not require approval. Rather the information shows how the relevant requirements of Condition 14 are being met.

Plot/Zone	Application Reference No.	Approval Date	Floorspace (m2)
Eastern Goods Yard (EGY)	2007/5228/P	8 April 2008	55,190
Building R2	2008/5052/P	22 January 2009	48,522
<b>Subtotal (70,000m2 by December 2009)</b>			<b>103,712</b>
Building T1 (2009) <sup>1</sup>	2009/0415/P	24 April 2009	28,269
Building R4	2010/0389/P	15 April 2010	11,761
<b>Subtotal (140,000m2 by December 2012)</b>			<b>143,742</b>
Building B2	2010/0864/P	30 April 2010	7,098
Building B4	2010/0868/P	30 April 2010	16,824
Building B6	2010/0870/P	30 April 2010	20,853
Great Northern Hotel	2010/3304/P	3 September 2010	4,528
Building T6 <sup>2</sup>	2010/4468/P	11 January 2011	16,292
<b>Subtotal (210,000 m2 by December 2015)</b>			<b>209,337</b>
Building J	2010/6688/P	11 March 2011	16,265
Great Northern Hotel Minor Amendments	2011/0049/P	14 March 2011	+20
Building R5 (North)	2011/0431/P	8 April 2011	14,237
Building R5 (North) Minor Amendments	2011/4263/P	10 October 2011	-23
Building B3	2011/4090/P	4 November 2011	20,404
Building B1	2011/4713/P	25 November 2011	43,097
<b>Subtotal (280,000m2 by December 2018)</b>			<b>303,337</b>
EGY Minor Amendments	2011/6440/P	10 February 2012	+180
Building B3 Minor Amendments	2012/6537/P	7 February 2012	-22
Building B2 Minor Amendments	2012/0902/P	1 May 2012	+78
Building B4 Minor Amendments	2012/0907/P	17 April 2012	+247
Building E1	2012/4147/P	23 October 2012	4,015
Building P1	2012/4741/P	7 December 2012	29,619
Regeneration House	2012/4937/P	12 November 2012	1,002
Building T1 (2013 Revised Reserved Matters)	2013/0405/P	22 March 2013	+1,404
Building R5 (south)	2013/1573/P	7 June 2013	8,376
Building T5	2013/2481/P	5 July 2013	8,964
<b>Subtotal (350,000m2 by December 2021)</b>			<b>357,200</b>
Zone A	2013/4001/P	17 September 2013	85,837

<b>Subtotal (420,000m2 by December 2024)</b>			<b>443,037</b>
Building P1 Minor Amendments	2014/0691/P	18 March 2014	-19
Midland Goods Shed and Canopies	2014/1433/P	13 June 2014	7,223
German Gymnasium (Zone D)	2014/1455/P	12 May 2014	1,225
Pavilion G1 Minor Amendments to Eastern Goods Yard	2014/2247/P	12 May 2014	-46
Building B6 (2014 Revised Reserved Matters)	2014/4125/P	22 August 2014	-256
Building T1 Minor Amendments <sup>7</sup>	2014/4605/P	10 September 2014	1
Building B1 Minor Amendments	2014/4693/P	22 August 2014	-17
Fish & Coal Building/Eastern Wharf Road Arches <sup>3</sup>	2014/5272/P	23 October 2014	2,405
Gas Holder Triplets	2014/6386/P	18 December 2015	18,327
Building B5	2014/6968/P	22 January 2015	21,851
Building R7	2015/0368/P	16 April 2015	19,576
Building R2 <sup>4</sup>	As above	As above	-48,522
Building R5 (South) Minor Amendments	2015/2891/P	3 August 2015	-506
Building R1 <sup>5</sup>	2015/0368/P	6 August 2015	9,167
Building B5 Minor Amendments	2015/5234/P	2 November 2015	+45
Building R3 and Zone R Gardens	2015/4819/P	5 November 2015	6,686
Coal Drops Yard <sup>6</sup>	2015/6015/P 2015/6018/P	19 January 2016	10,084
Building R7 Minor Amendments	2015/7241/P	7 March 2016	-44
Building S2	2015/7094/P	29 Feb 2016	23,201
Building T2 <sup>7</sup>	2016/3195/P	23 January 2017	29,264
Building T3			20,225
Building Q2	2016/5580/P	2 February 2017	1,973
Zone A Building (revised scheme)	2017/3133/P	10 August 2017	-5,018
Building H	2017/4639/P	26 October 2017	209
Building S1	2017/5204/P	26 October 2017	23,374
Building Q1	2017/7040/P	22 February 2018	4,323
Building P2	2018/2628/P	16 <sup>th</sup> August 2018	29,347
Building S5	2018/4813/P	20 December 2018	15,312
Building T2/T3 minor amendments	2019/0812/P	27 <sup>th</sup> March 2019	-474
Building S5 minor amendments	2019/3244/P	2 <sup>nd</sup> September 2019	-16
Building R3 and Zone R gardens	2019/4475/P	14 <sup>th</sup> November 2019	34

Building S3	2019/5379/P	13 <sup>th</sup> February 2020	23,449
<i>Building R8</i>	-	-	30,097
<b>Cumulative floorspace submitted to date</b>			<b>685,517</b>

Table 5.1: Floorspace submitted to date (GEA in m<sup>2</sup>)

Notes

- 1 These figures have been adjusted with this submission to reflect the MUGA exclusion applied and explained in relation to Conditions 35 and 36, in all submissions thus far.
- 2 This figure represents the floorspace below the outline parameter height of 67m A.O.D. as per the Section 106 Agreement dated 11 January 2011.
- 3 This figure excludes the 82m<sup>2</sup> GEA relating to the conservatory extension. Approval for this structure and floorspace, which was not envisaged as part of the Outline Planning Permission, was approved separately by a Full Planning Permission, submitted in parallel to that Reserved Matters submission.
- 4 The total floorspace submitted to date excludes Building R2, since this has been replaced by Buildings R7 and R8. The Building R2 GEAs have been excluded throughout the report from this point on.
- 5 The R1 floorspace was approved under a separate Full Planning Application; however the figure is reported as part of the site wide totals.
- 6 This is the figure of the total GEA for the development that is counted against the triggers and threshold of the Outline Planning Permission.
- 7 This figure represents Option 1 for Building T2/T3, i.e. 29,264m<sup>2</sup> GEA, this being the larger of the two options proposed.

## **Condition 16 (Particulars to Accompany Reserved Matters Applications – Urban Design Report)**

- 6.1 The condition and its reason state:

*“Relevant applications for approval of Reserved Matters submitted pursuant to this permission relating to the design of new buildings and to the landscaping of public realm shall be accompanied by an Urban Design Report which explains the underlying approach of the design and explains how it addresses each of the relevant Design Guidelines.*

*Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, including protection of the setting of listed buildings and the preservation or enhancement of the character or appearance of conservation areas in accordance with the Environmental Impact Assessment, in accordance with policies B1, B2, B6, B7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### **Response to Condition 16**

- 6.2 This condition is addressed by the separate Urban Design Report (UDR) included with the submission. It demonstrates the underlying approach to and description of the design and how the relevant General Design Guidelines in the Outline Planning Permission have been observed.
- 6.3 The scope of the submitted UDR also covers the servicing arrangements for the building; provides details of the proposed refuse and recycling facilities; and describes the landscaping and public realm included with this submission of Reserved Matters.
- 6.4 The Urban Design Report is submitted to meet the requirements of Condition 16.

## Condition 17 (Particulars to Accompany Reserved Matters Applications – Environmental Sustainability Plan)

### 7.1 The condition and its reason state:

*“Relevant applications (or groups of related applications) for approval of Reserved Matters in respect of buildings shall be accompanied by an Environmental Sustainability Plan. The Environmental Sustainability Plan shall explain:*

- (a) *How the proposed building design(s) realise(s) opportunities to include design and technology energy efficiency measures;*
- (b) *The reduction in carbon emissions achieved through these building design and technology efficiency measures, compared with the emissions permitted under the national Building Regulations prevailing at the time the application(s) for approval of Reserved Matters are submitted;*
- (c) *The specification for any green and/or brown roofs;*
- (d) *How energy shall be supplied to the building(s) highlighting:*
  - i. *How the building(s) relate(s) to the site-wide strategy for district heating incorporating tri-generation from distributed combined heat and power;*
  - ii. *How the building(s) relate(s) to the strategy for using biofuel boiler to supplement the energy supplied through district heating systems;*
  - iii. *The assessment of the cost-effectiveness and reliability of the supply chain for biofuels; and*
  - iv. *Any other measures to incorporate renewables.*
- (e) *How the proposed building(s) have been designed to achieve a BREEAM and/or Ecohomes rating of “very good” (or an equivalent assessment method and rating) or better; and*
- (f) *The incorporation of bird boxes, bat roosts and other wildlife features on buildings.*

*Reason: To ensure a comprehensive and sustainable development and to achieve good design through the development in accordance with the Environmental Impact Assessment, in accordance with policies SKC1, KC8, B1, N7 and SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### Response to Condition 17

- 7.2 The Reserved Matters submission includes a separate Environmental Sustainability Plan (ESP) which addresses each of the factors listed in the condition and demonstrates that the proposals for Building R8 achieve high levels of sustainability.
- 7.3 Building R8 has been designed with high levels of sustainability as a key driver of the design. The ESP discusses the measures of sustainability for both the domestic and non domestic (office) areas of the building, including passive design measures, such as maximising daylight and mitigating solar gain; the specification of the building envelope and the impacts on thermal performance; and the choice of services within the building. The report also shows the reductions in Carbon emissions compared to Part L1A 2013, and the target achievement against BREEAM.
- 7.4 The ESP further discussion the provision and locations of green and brown roofs, and bird and bat boxes.
- 7.5 The report at the same time provides information to:
  - Satisfy conditions 45 concerned with drainage; and
  - Satisfy Condition 48 concerned with connection to the site-wide low-carbon energy centre;
  - Show how Building R8 responds to the obligations set out in Sections Y, Z and AA of the Section 106 Agreement. These sections deal with the site-wide Environmental Sustainability Strategy and Energy Assessment, energy reduction, construction materials and waste, operational waste, water efficiency and sustainable drainage.

7.6 The Environmental Sustainability Plan is submitted to meet the requirements of Condition 17 and is submitted for approval.

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## Condition 18 (Particulars to Accompany Reserved Matters Applications – Earthworks and Remediation Plan)

### 8.1 The condition and its reason state:

*“Relevant applications (or groups of related applications) for approval of Reserved Matters shall be accompanied by an Earthworks and Remediation Plan to deliver appropriate site levels and ground conditions for that part of the development and demonstrate compliance with Conditions 64 and 65.*

*Reason: To ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies SD1 and SD10 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### **Response to Condition 18**

- 8.2 The information to satisfy Condition 18 in relation to Building R8 is submitted within the Earthworks and Remediation Plan ('ERP') included with this submission. This document supersedes the details relating to plot R8 that were approved within both the previous ERP for Building R2 with reference 2008/5052/P approved in 2009 and within the ERP for Building R7, R8 and Infrastructure 255 with reference 2015/0368/P approved in 2015.
- 8.3 The ERP provides information pertaining to the ground conditions at the site in the context of the proposed development of Building R8, the potential contamination risks present at the site, and a strategy for addressing the identified risks during the construction phase of the development.
- 8.4 The ERP also identifies the balance between the quantities of spoil needing to be cut and filled as a result of the earthworks strategy, described in the document.
- 8.5 This information on the cut and fill associated with the proposed development feeds into the response to Conditions 64 and 65 within this Compliance Report concerning how the implementation of Building R8, in conjunction with other approved and current development, will not exceed the thresholds in the conditions for the annual amount of spoil removed and number of lorry movements associated with development that enter and exit the site.
- 8.6 The Earthworks and Remediation Plan is provided to meet the requirements of Condition 18 and is submitted for approval.

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## Condition 19 (Particulars to Accompany Reserved Matters Application – Access Statement)

### 9.1 The condition and its reason state:

*“Relevant applications for approval of Reserved Matters pursuant to this permission shall be accompanied by an access statement. Each Access Statement shall:*

- (a) Address the relevant design principles set out in the Access and Inclusivity Strategy dated September 2005;*
- (b) Highlight any areas where technical or other constraints have prevented or constrained the application of these design principles; and*
- (c) Include a project programme for that building or phase, to identify the key stages at which important decisions affecting inclusivity and accessibility will be made.*

*Reason: To ensure a comprehensive and sustainable development and to achieve good design through the development in accordance with the Environment Impact Assessment, in accordance with policies SD1, B1, B2, T3, KC6, KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### **Response to Condition 19**

- 9.2 A separate Access and Inclusivity Statement forms part of this submission. This demonstrates compliance with the criteria contained in the condition, including how the principles set out in the site-wide Access and Inclusivity Strategy (2005) have been applied in the design of the domestic and non domestic areas of Building R8.
- 9.3 In accordance with Section V of the Section 106 Agreement, the evolution of the proposed building and the preparation of the Access Statement have been guided by the applicant’s designated Inclusive design champion James Holmes-Siedle. James is a specialist access consultant from All Clear Designs Ltd.
- 9.4 The Access Statement meets the requirements of Condition 19 and is submitted for approval.

## Condition 20 (Particulars to Accompany Reserved Matters Application – Illustrative Build-out Plan)

### 10.1 The condition and its reason state:

*“Relevant applications for approval of Reserved Matters shall be accompanied by an illustrative build out plan showing:*

*(a) The disposition of any buildings for which approval has been given and the take-up through the approvals of the land uses permitted by this planning permission;*

*(b) The disposition of any buildings for which approval of Reserved Matters is sought and how the uses are to be incorporated in these buildings;*

*(c) How the Development Zones within which buildings for which approval has been given under (a) and those for which approval has been sought under (b) above, may be built out and completed in conformity with this planning permission;*

*(d) Development Zones (or part thereof) for which buildings have yet to come forward for approval of Reserved Matters;*

*(e) The status of each area of Principal Public Realm, the phasing of development and its date of adoption or target date of adoption (where appropriate);*

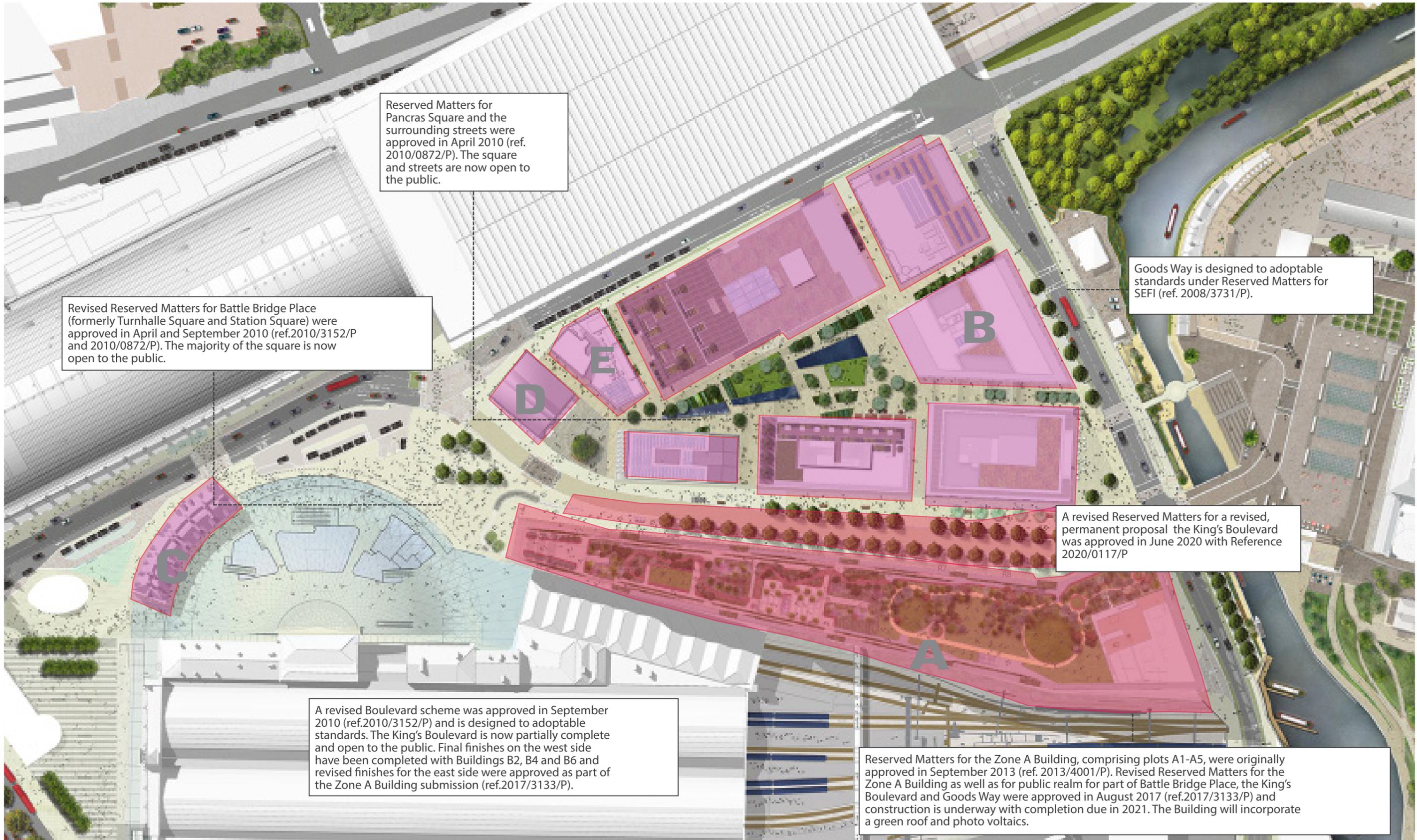
*(f) Demonstrate on-going provision of green and brown roofs in accordance with Condition 46; and*

*(g) The relationship between the buildings/development referred to in (a), (b), (c), (d) and (e) above.*

*Reason: To ensure a comprehensive and sustainable development and to achieve regeneration, integration and good design in accordance with the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### **Response to Condition 20**

- 10.2 Two Illustrative Build-out Plans are presented on the following pages, addressing the sub-sections of the condition. In respect of 20(a) above, the plans show the buildings for which approval has already been given coloured in red. Completed buildings are shown in purple.
- 10.3 With regard to 20(b), the plans show Building R8, for which Reserved Matters approval is now sought, coloured green. The way in which the approved uses are to be incorporated in the building is covered in more detail by the information presented in the Urban Design Report and in this document, in response to Condition 27.
- 10.4 As required by 20(c), the plans show how the buildings already permitted and those subject to the current reserved matters submission may be built-out in accordance with the Outline Planning Permission.
- 10.5 The buildings for which reserved matters are yet to come forward are included on the plans and coloured yellow, to meet the requirements of 20(d).
- 10.6 With regard to 20(f), the plans indicate the on-going provision of green/brown roofs across the site as a whole. Areas of green/brown roof are already or will be provided on the majority of buildings within King’s Cross Central; and a green wall is installed on the perimeter wall of the new Gas Governor in Development Zone V.
- 10.7 The illustrative build-out plans, together with the above information, demonstrate the relationships between the different components and phases of the development, as required by 20(g).
- 10.8 The details thus provided are submitted to meet the requirement of Condition 20.



Reserved Matters for Pancras Square and the surrounding streets were approved in April 2010 (ref. 2010/0872/P). The square and streets are now open to the public.

Revised Reserved Matters for Battle Bridge Place (formerly Turnhalle Square and Station Square) were approved in April and September 2010 (ref.2010/3152/P and 2010/0872/P). The majority of the square is now open to the public.

Goods Way is designed to adoptable standards under Reserved Matters for SEFI (ref. 2008/3731/P).

A revised Reserved Matters for a revised, permanent proposal the King's Boulevard was approved in June 2020 with Reference 2020/0117/P

A revised Boulevard scheme was approved in September 2010 (ref.2010/3152/P) and is designed to adoptable standards. The King's Boulevard is now partially complete and open to the public. Final finishes on the west side have been completed with Buildings B2, B4 and B6 and revised finishes for the east side were approved as part of the Zone A Building submission (ref.2017/3133/P).

Reserved Matters for the Zone A Building, comprising plots A1-A5, were originally approved in September 2013 (ref. 2013/4001/P). Revised Reserved Matters for the Zone A Building as well as for public realm for part of Battle Bridge Place, the King's Boulevard and Goods Way were approved in August 2017 (ref.2017/3133/P) and construction is underway with completion due in 2021. The Building will incorporate a green roof and photo voltaics.

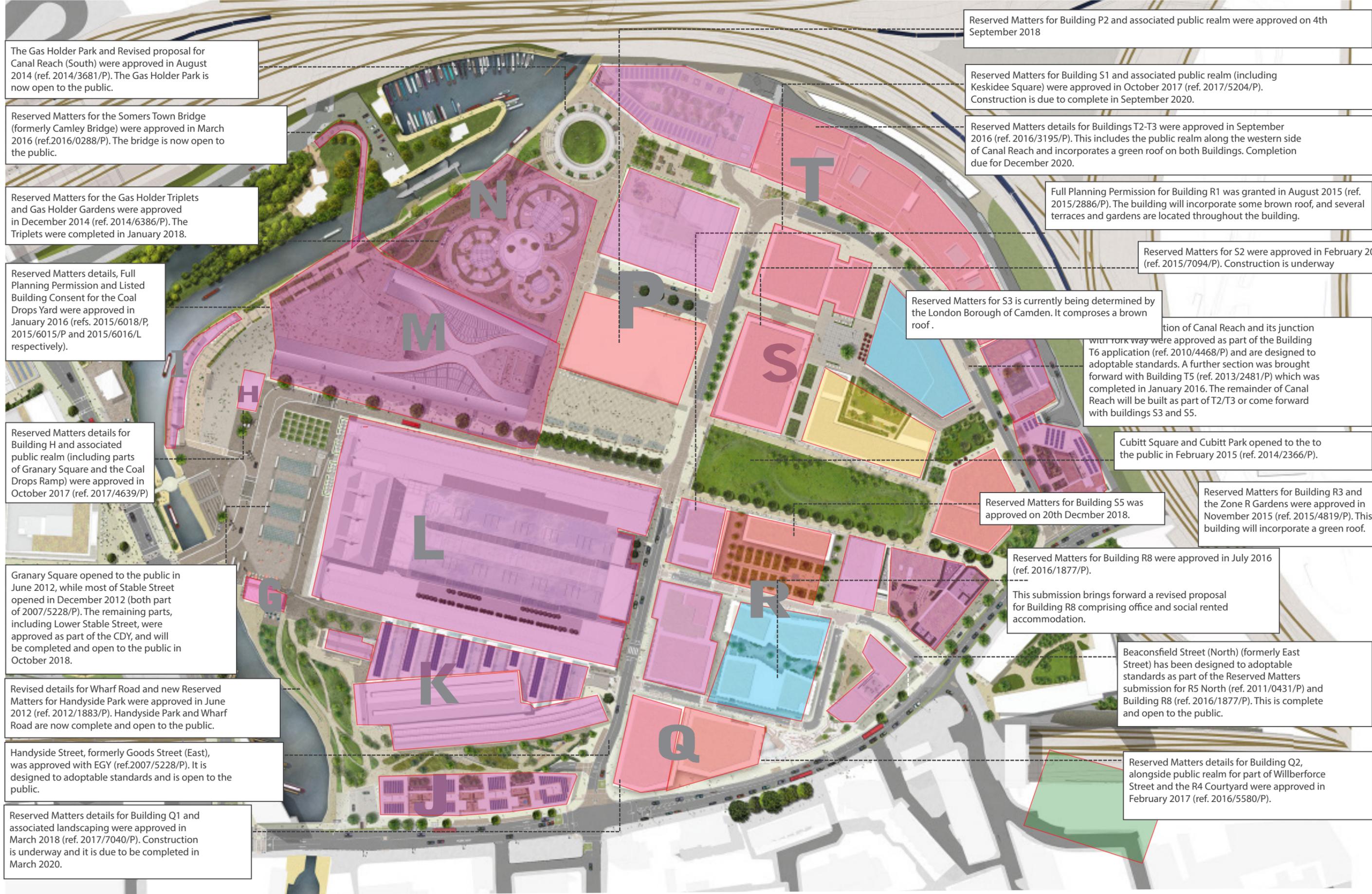
Development zones for which buildings have yet to come forward for approval

Subject to a current Reserved Matters submission

Buildings for which approval has been given

Buildings brought forward with this submission

Completed Buildings



The Gas Holder Park and Revised proposal for Canal Reach (South) were approved in August 2014 (ref. 2014/3681/P). The Gas Holder Park is now open to the public.

Reserved Matters for the Somers Town Bridge (formerly Camley Bridge) were approved in March 2016 (ref.2016/0288/P). The bridge is now open to the public.

Reserved Matters for the Gas Holder Triplets and Gas Holder Gardens were approved in December 2014 (ref. 2014/6386/P). The Triplets were completed in January 2018.

Reserved Matters details, Full Planning Permission and Listed Building Consent for the Coal Drops Yard were approved in January 2016 (refs. 2015/6018/P, 2015/6015/P and 2015/6016/L respectively).

Reserved Matters details for Building H and associated public realm (including parts of Granary Square and the Coal Drops Ramp) were approved in October 2017 (ref. 2017/4639/P)

Granary Square opened to the public in June 2012, while most of Stable Street opened in December 2012 (both part of 2007/5228/P). The remaining parts, including Lower Stable Street, were approved as part of the CDY, and will be completed and open to the public in October 2018.

Revised details for Wharf Road and new Reserved Matters for Handyside Park were approved in June 2012 (ref. 2012/1883/P). Handyside Park and Wharf Road are now complete and open to the public.

Handyside Street, formerly Goods Street (East), was approved with EGY (ref.2007/5228/P). It is designed to adoptable standards and is open to the public.

Reserved Matters details for Building Q1 and associated landscaping were approved in March 2018 (ref. 2017/7040/P). Construction is underway and it is due to be completed in March 2020.

Reserved Matters for Building P2 and associated public realm were approved on 4th September 2018

Reserved Matters for Building S1 and associated public realm (including Keskidee Square) were approved in October 2017 (ref. 2017/5204/P). Construction is due to complete in September 2020.

Reserved Matters details for Buildings T2-T3 were approved in September 2016 (ref. 2016/3195/P). This includes the public realm along the western side of Canal Reach and incorporates a green roof on both Buildings. Completion due for December 2020.

Full Planning Permission for Building R1 was granted in August 2015 (ref. 2015/2886/P). The building will incorporate some brown roof, and several terraces and gardens are located throughout the building.

Reserved Matters for S2 were approved in February 2016 (ref. 2015/7094/P). Construction is underway

Reserved Matters for S3 is currently being determined by the London Borough of Camden. It composes a brown roof .

...tion of Canal Reach and its junction with York way were approved as part of the Building T6 application (ref. 2010/4468/P) and are designed to adoptable standards. A further section was brought forward with Building T5 (ref. 2013/2481/P) which was completed in January 2016. The remainder of Canal Reach will be built as part of T2/T3 or come forward with buildings S3 and S5.

Cubitt Square and Cubitt Park opened to the to the public in February 2015 (ref. 2014/2366/P).

Reserved Matters for Building S5 was approved on 20th December 2018.

Reserved Matters for Building R3 and the Zone R Gardens were approved in November 2015 (ref. 2015/4819/P). This building will incorporate a green roof.

Reserved Matters for Building R8 were approved in July 2016 (ref. 2016/1877/P).

This submission brings forward a revised proposal for Building R8 comprising office and social rented accommodation.

Beaconsfield Street (North) (formerly East Street) has been designed to adoptable standards as part of the Reserved Matters submission for R5 North (ref. 2011/0431/P) and Building R8 (ref. 2016/1877/P). This is complete and open to the public.

Reserved Matters details for Building Q2, alongside public realm for part of Willberforce Street and the R4 Courtyard were approved in February 2017 (ref. 2016/5580/P).

Development zones for which buildings have yet to come forward for approval

Subject to a current Reserved Matters submission

Buildings for which approval has been given

Buildings brought forward with this submission

Completed Buildings

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## Condition 21 (Particulars to Accompany Reserved Matters Applications – Construction Timetable)

11.1 The condition and its reason state:

*“Relevant applications for approval of Reserved Matters shall be accompanied by details of:*

- (a) The construction timetable for those developments for which approval is sought;*
- (b) How that construction timetable relates to the overall sequence of the development and its division into a number of major phases; and*
- (c) Demonstrates compliance with Conditions 66 and 67.*

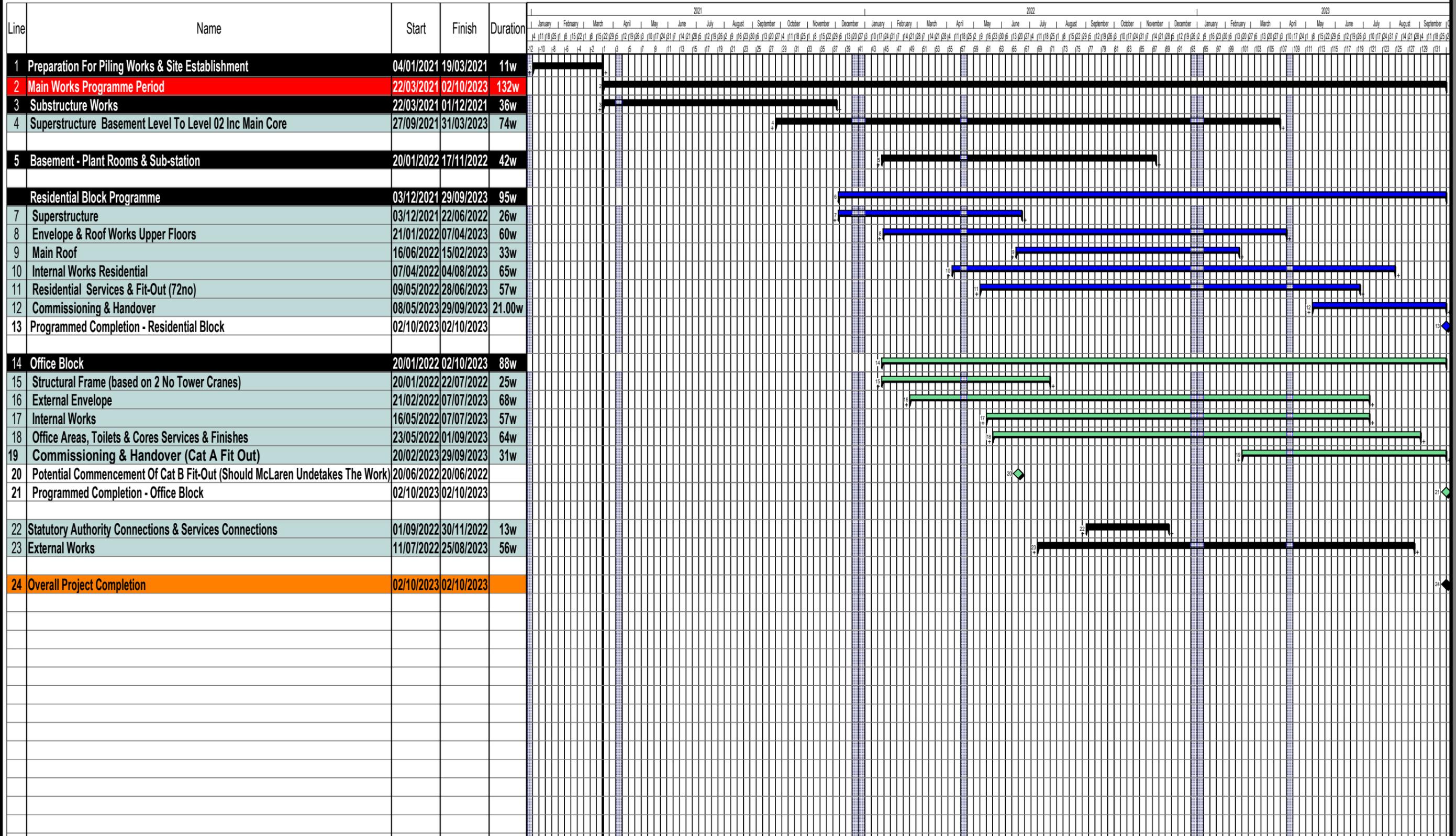
*Reason: To ensure a comprehensive and sustainable development, to protect amenities and ensure safe access in accordance with the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1 and KC6 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### **Response to Condition 21**

- 11.2 The following pages present, first, a diagram showing the anticipated construction timetable for the Building R8 and associated landscaping and, following that, a plan placing the current proposal within the anticipated sequence of implementation of the King’s Cross Central development as a whole.
- 11.3 The timetabling of the development of the Building R8 and associated landscaping shown in the following diagram and plans underlies the pattern, over time, of the import of infrastructure and construction materials to the site. This aspect is dealt with more directly in the section of this Compliance Report concerning Conditions 66 and 67.
- 11.4 These details are provided to meet the requirements of Condition 21.

# T1566 KINGS CROSS R8 - SUMMARY

ARGENT  
NONE



Blocks Programmes  
 Site Wide  
 Residential Block  
 Office Block

PROJECT: T1566 KINGS CROSS R8 - SUMMARY, FOR ARGENT

<b>DRAWN BY:</b> RE	<b>PROG REF:</b> T1566/1/TP/005B	<b>ISSUE DATE:</b> 28/09/2020	<b>PROGRAMME COMMENT / STATUS:</b> Summary	<b>REVISION NO.:</b> 5	<b>REVISION DATE:</b> 28/09/2020	<b>REVISION COMMENT / STATUS</b>
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McLaren Construction (Major Projects) Ltd  
 4th Floor  
 10 Chiswell Street  
 London, EC1Y 4UQ  
 www.mclarengroup.com  
 enquiries@mclarengroup.com  
 Tel: +44 (0)20 7078 6963



- Demolition
- Public Realm
- Highway Works
- Built Development

Relocation of features/facilities

### Illustrative Scheme Plan (Completed Build Out)

May 2018

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## Condition 22 (Particulars to Accompany Reserved Matters Applications – Servicing Strategy)

12.1 The condition and its reason state:

*“A servicing strategy consistent with plan KXC 017 Rev R demonstrating where servicing for any building will be located will support any relevant application for approval of Reserved Matters. The strategy shall include details of the proposed hours of servicing and the mechanisms that will be used to ensure loading and unloading takes place in accordance with the strategy as approved. No servicing of any building shall take place on any part of the highway network or public realm other than in accordance with the servicing strategy so approved.*

*Reason: To ensure safe, efficient and sustainable access to, and protect amenities in, the development in accordance with the Environmental Impact Assessment, in accordance with policies B1, T1, KC5, KC6 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### **Response to Condition 22**

12.2 The Servicing Strategy for Building R8 is described within section 1.5 of the Urban Design Report.

12.3 The building will be primarily serviced from the loading bay layby proposed along Wilberforce Street to the north of the building. As explained in the Urban Design Report, the sloping nature of the site means that direct access to the basement from the street is not possible and so the servicing area is located to the north along Wilberforce Street.

12.4 In summary, the servicing strategy is based on the following principles:

- The building has been designed such that most servicing activities and deliveries would take place from the north of the building, from the Lay-by along Wilberforce Street.
- Small deliveries will take place via the main entrances to the office and residential buildings to the east and west of the building. This is further explained in Section 1.5 of the UDR and within the drawing pack included with this submission.

12.5 The details thus provided meet the requirements of Condition 22 and are submitted for approval.

## Condition 24 Housing Delivery Plan

### 13.1 The condition and its reason state:

*“Accompanying each application for approval of Reserved Matters which contains plans and particulars of residential accommodation, there shall be submitted to the local planning authority a housing delivery plan in relation to those residential units, the plan to give details of the number of units, size, dwelling and tenure mix, the stage reached in the tendering/procurement of the social rented, shared ownership and key worker sub market rented units, the confirmed or anticipated (as appropriate) dates for the start of construction and completion, the confirmed or anticipated ownership and management arrangements for each tenure of affordable housing units, the number, unit size and mix of wheelchair accessible homes and their storey level, and the quantity and type of private residential amenity space to be provided.*

*Reason: To ensure a comprehensive and sustainable development and the provision of a variety of housing in terms of size and type of affordability in accordance with policies H1, H2, H7, H8, N4, KC1 and KC4 of the London Borough of Camden Replacement Unitary Development Plan 2006”.*

### **Response to Condition 24**

- 13.2 The Housing Delivery Plan is stated below, and this, alongside the Details of Proposed Residential Accommodation pack included with this Reserved Matters submission provides information which includes the number of homes, size, dwelling and tenure mix, the stage reached in the tendering/procurement of the social rented homes, and their ownership and management arrangements, details of the number, size and mix of the wheelchair adaptable homes and their storey level within the building, and the quantity and type of the private residential amenity space to be provided in the residential element of the building.

The ‘Details of Proposed Residential Accommodation’ document, included with this submission, specifically shows the details of the proposed residential accommodation within Building R8, including the number, location, layout, size, and mix of homes proposed, where residential balconies are proposed, and the location, number and size of wheelchair adaptable homes within the building.

- 13.3 The anticipated dates for the start of construction and completion are within the indicative construction timetable, submitted in response to Condition 21 within this report.

### **Housing Delivery Plan**

#### **Number of Units, Size, Dwelling and Tenure Mix**

- 13.4 Building R8 will provide a total of 72 new affordable social rented homes, comprising: 11 one-bedroom (15%); 21 two-bedroom (29%); 31 three-bedroom (43%); and 9 four-bedroom (13%). Of these 56% are family sized (3 or 4 bedroom homes) and 10% are Wheelchair Adaptable. The units are stacked vertically across 11 floors (Levels 02-12) of the eastern block of Building R8 facing Wilberforce Street and accessed from a central core with its entrance on Wilberforce street.
- 13.5 All of the units exceed the minimum requirements set by the Nationally Described Spaces Standards.
- 13.6 A full schedule of the type, size, mix and location of homes and particular facilities (e.g. balconies, wheelchair adaptable) within the building can be found, alongside the floorplans of the proposed accommodation, in the Details of Proposed Residential Accommodation document that accompanies this submission.

### Number, Unit Size, and Mix of Wheelchair Adaptable Homes and their Storey Level

- 13.7 The accompanying Access and Inclusivity Statement sets out the requirements for the provision of Wheelchair Adaptable Homes (section 3.2), as defined in Section NN of the KXC Section 106 Agreement. This Statement details the proposed Wheelchair Adaptable Homes within Building R8.
- 13.8 In Summary, 7 (10%) of the homes will be Wheelchair Adaptable, defined in the S106 Agreement Section NN as:

*“Housing that: (a) meets the minimum requirements of the Wheelchair Housing Design Guide 1997 published by the National Wheelchair Housing Association Group (NATWHAG) and as amended from time to time as set out in Appendix 5 of the GLA Supplementary Planning Guidance “Accessible London: achieving an inclusive environment” dated April 2004 at Schedule NN, Part 5 as amended from time to time; or (b) is easily adaptable at a reasonable cost for residents who are wheelchair users.”*

The provision within Building R8 meets the required ratio of 10% of residential units to be wheelchair adaptable.

- 13.9 The unit mix of the wheelchair adaptable units is: 0 studios, 1 one-bedroom, 3 two-bedroom, 2 three-bedroom homes, and 1 four-bedroom home. All the Wheelchair Adaptable Units are located on the lowest two floors (Level 02 & 03) of the residential building except one 4B(6P) unit due to the size requirement, which is located on Level 12. Further details of the unit number, type, mix and storey level of the Wheelchair Adaptable units are within the Details of Proposed Residential Accommodation document included with this submission, and summarised within the table below:

*Table: Wheelchair Adaptable Housing in Building R8*

<i>Level</i>	<i>Unit Number</i>	<i>Unit Type</i>	<i>NIA (sqm)</i>
<i>02</i>	<i>2.02</i>	<i>M4(2) 2B (3 Person)</i>	<i>78m<sup>2</sup></i>
	<i>2.05</i>	<i>M4(2) 2B (4 Person)</i>	<i>92m<sup>2</sup></i>
	<i>2.06</i>	<i>M4(2) 3B (5 Person)</i>	<i>113m<sup>2</sup></i>
	<i>2.07</i>	<i>M4(2) 1B (2 Person)</i>	<i>68m<sup>2</sup></i>
<i>03</i>	<i>3.02</i>	<i>M4(2) 2B (3 Person)</i>	<i>78m<sup>2</sup></i>
	<i>3.06</i>	<i>M4(2) 3B (5 Person)</i>	<i>113m<sup>2</sup></i>
<i>12</i>	<i>12.02</i>	<i>M4(2) 4B (6 Person)</i>	<i>139m<sup>2</sup></i>

### **Quantity and Type of Private Amenity Space**

- 13.10 Building R8 comprises amenity space across the entirety of the building for all users of the building. Private amenity spaces for the residents is provided in the form of generous projecting balconies along the east façade, located at levels 02-12.
- 13.11 The residential block is proposed to feature flowing projecting balconies offering protected, private amenity space in the main living areas to the East. The balconies are sculptural in form along the elevation, complimenting the subtle curve of the office building to the west. The balcony curve increases in depth in order to divide apartments across the façade. The balconies are cut back, mitigating the need for privacy screens between the apartments to maintaining a clean, articulated façade. The minimum depth to all the balconies is 1500mm, allowing for any user, exceeding minimum space standard requirements.
- 13.12 In total, 86% of all apartments have external private balcony space, spread across all unit types. For the remaining homes, nine 2-bedrooms and one 1-bedroom apartments benefit from Juliette balconies. These apartments benefit from generous indoor spaces.
- 13.13 As part of the king's Cross development, there are multiple provisions for a variety of amenity spaces for residents to enjoy located in the immediate contet of Building R8. These varied spaces include the forthcoming Gatti Park to the north east of Building R8 and Jellicoe Gardens immediately to the west of Building R8 as well as those in the wider KXC such as Cubitt Park and Square and beyond.

### **Communal Amenity Spaces**

- 13.14 In addition to the private amenity spaces for residents, the ground floor entrance lobby located to the east provides a communal amenity area for residents to enjoy.
- 13.15 The two blocks within Building R8 enclose a dynamic, inviting podium amenity space between them at level 02, which serves as an important amenity for the users of the building. The courtyard accommodates a change in level between the two buildings in a simple, informal way with an elegant landscape design.

### **Stage Reached in the Tendering Process of the Social Rented Homes and the Confirmed or Anticipated Ownership and Management Arrangements**

- 13.16 The preferred Registered Provider, Origin Housing has been selected and Heads of Terms were agreed w/c 28<sup>th</sup> September 2020.
- 13.17 The Social Rented homes within Building R8 will be owned and managed by Origin Housing.

### **Internal Construction, Commencement and Completion Dates**

- 13.18 The anticipated construction timetable, is indicated in the response to Condition 21.
- 13.19 The above Housing Delivery Plan, supported by the Details of Proposed Residential Accommodation document meet the requirements of Condition 24 and are submitted for approval.

## Condition 27 (Details Required by Condition – Floorspace and Floorplans etc.)

### 14.1 The condition and its reason state:

*“Details and particulars including floorspace figures, floorplans and layouts of the uses, and the vehicle and other servicing and access, including the provision for any coach access and parking to be accommodated in built and refurbished accommodation, shall be submitted to and approved in writing by the local planning authority before any of those uses commence and the uses will commence only in accordance with the details so approved.*

*Reason: To ensure a comprehensive and sustainable development, to ensure safe and efficient access, to achieve good design and protect amenities and to ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies SKC2, SKC3, KCI, KC2, KC3, KC6 and T15 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### Response to Condition 27

- 14.2 The layout plans within the Architectural Drawings pack included with this submission provide the floorplan, layout of uses, and access details required by the condition. The drawings also show the car parking area within the footprint of the building for residents. Table 14.1 below this section summarises the floorspace figures floor by floor.
- 14.3 The building provides a total floorspace of 30,097 m<sup>2</sup> GEA, excluding infrastructure and utility elements (i.e. waste and other storage, plant, cycle stores and car parking) in accordance with Table 1 and Annex B of the Outline Planning Permission.
- 14.4 In terms of individual uses, the total residential (C3) floorspace is 8,612 m<sup>2</sup> GEA of Social Rented affordable homes, and 21,167 m<sup>2</sup> GEA of Office (B1) accommodation.
- 14.5 A further 318 m<sup>2</sup> GEA is attributable to the proposed flexible A1-A4//B1 space at ground floor, which may be a part of the office building or a stand alone retailer, depending on the market. These uses are in accordance with those permitted for Development Zone R in the Outline Planning Permission.

	Residential (C3)	Office (B1)	Flexible Retail (A1-A4) / Business (B1)	TOTAL	Excluded
<b>Ground</b>	167	1829	318	2314	640
<b>Podium</b>	67	2606		2673	90
<b>Second</b>	805	1,563		2368	80
<b>Third</b>	805	1,563		2368	80
<b>Fourth</b>	805	1,563		2368	80
<b>Fifth</b>	805	1,563		2368	80
<b>Sixth</b>	805	1,563		2368	80
<b>Seventh</b>	805	1,563		2368	80
<b>Eighth</b>	805	1,563		2368	80
<b>Ninth</b>	805	1,563		2368	80
<b>Tenth</b>	805	1,563		2368	80
<b>Eleventh</b>	805	1,563		2368	80
<b>Twelfth</b>	328	1,074		1402	77
<b>Thirteenth</b>		28		28	61
<b>TOTALS</b>	<b>8,612</b>	<b>21,167</b>		<b>30,097</b>	<b>1,668</b>

Table 14.1: Building R8 floorspace figures by floor and use (GEA in m<sup>2</sup>)

- 14.6 The details submitted are to meet the requirements of Condition 27 and are for approval.

## Condition 28 (Details Required by Condition – Refuse Storage and Collection)

### 15.1 The condition and its reason state:

*“Details of arrangements for storage and collection of refuse, for the development hereby approved, including location, design, screening, operation and the provision of facilities for the storage of recyclable materials shall be submitted to and approved in writing by the local planning authority as part of the relevant applications for approval of Reserved Matters for each phase of the development and the development shall be carried out only in accordance with the details so approved and shall be retained thereafter.*

*Reason: To ensure good design, to safeguard the amenity of the area and ensure that the development is sustainable and has adequate facilities, in accordance with the Environmental Impact Assessment, in accordance with policies SD6 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### **Response to Condition 28**

15.2 The proposed refuse, storage and collection arrangements are described in Section 1.5 of the Urban Design Report and on the plans and drawings submitted within the submitted Drawings Package.

15.3 In summary, the refuse strategy is based on the following principles:

- The building has been designed such that the residential refuse collection will take place via Wilberforce Street from the ground floor refuse store.
- The office refuse will be collected from the refuse collection area in the loading bay to the north, from Wilberforce Street.

15.4 The details thus provided within the Urban Design Report and on the submitted drawings are submitted to meet the requirements of Condition 28 and are for approval.

## Condition 31 (Development to be Carried Out in Accordance with Permission – Parameter Plans and Development Specification)

### 16.1 The condition and its reason state:

*“The development shall be carried out in accordance with the Revised Parameter Plans and as described in the specified paragraphs of the Revised Development Specification dated September 2005 (and Addendum dated August 2017) comprising:*

- (a) *The Principal Public Realm Areas shown on drawing KXC 004 Rev S, together with paras 4.9, 4.13 (insofar as it relates to public realm), 4.14, 4.17 and 4.19;*
- (b) *The boundaries of Development Zones shown on drawing KXC 005 Rev T together with paras 4.20, 4.21, 4.23-4.26 and with Table 2 to the extent that it provides a summary and indicative description of the proposals in each development zone only;*
- (c) *The Regent’s Canal works shown on drawing KXC 006 Rev Q together with paras 4.27-4.29;*
- (d) *The Principal Access and Circulation Routes shown on drawing KXC 007 Rev T together with paras 4.30-4.47 and Annex C to the extent that it provides a summary and indicative specification for the routes only;*
- (e) *The Upper Floor Land Uses Along Street Elevations shown on drawing KXC 008 Rev R together with paras 4.48-4.54 to the extent that these describe the overall distribution of land uses only;*
- (f) *The Ground Floor Land Uses Along Street Frontages shown on drawing KXC 009 Rev P together with paras 4.49-4.54 to the extent that these describe the overall distribution of land uses only;*
- (g) *The Proposed Finished Site Levels shown on drawing KXC 012 Rev T together with paras 4.62-4.67;*
- (h) *The Development Massing shown on drawing KXC 013 Rev L together with paras 4.68-4.72 and Table 3;*
- (i) *The Maximum Building Heights shown on drawing KXC 014 Rev W together with paras 4.73-4.75;*
- (j) *The Strategic View Corridor Constraints shown on drawing KXC 015 Rev S together with paras 4.79-4.81;*
- (k) *The Basement Zones shown on drawing KXC 016 Rev O together with paras 3.40-3.41 and 4.82-4.86;*
- (l) *The Servicing arrangements shown on drawing KXC 017 Rev R together with para 4.87;*
- (m) *The Utilities Strategy shown on drawing KXC 018 Rev M together with paras 4.88 and 4.90-4.98;*
- (n) *The Gas Holder Triplet Development shown on drawing KXC 020 Rev E together with paras 4.104 and 4.105 to the extent that they show indicative proposals only for the works and land uses; and*
- (o) *The Priority Zones for Green/Brown Roofs and Wind Turbines shown on drawing KXC 021 Rev A, together with paras 3.43, 3.44, 4.106 and 4.107.*

*Except that in relation to (i) above the building heights within Plot S2 identified on drawing KXC 005 Rev T shall be at least 6.5m below the maximum heights shown in Parameter Plan KXC 014 Rev W across at least 80% of the plot, unless otherwise approved in writing by the local planning authority.*

*Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed as above might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design and to accord with the assessment and conclusions of the Environmental Impact Assessment in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3, KSC4 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### **Response to Condition 31**

- 16.2 The revisions of the Parameter Plans within this section of the Compliance Report reflect the updated revisions of the plans that were submitted in an application for a non-material amendment to the Outline Planning Permission, alongside this submission of Reserved Matters of Building S5.
- 16.3 It should be noted that the Parameter Plans referred to in sub-paragraphs, (c) (Regent's Canal), (m) (Utilities Strategy) and (n) (Gas Holders) do not apply to the proposed Building R8 development.
- 16.4 The responses to the other relevant sub-paragraphs of condition 31 are as follows:
- (a) Principal Public Realm Areas (Parameter Plan KXC 004 Rev T)**
- 16.5 The proposals for Building R8 include the surrounding public realm on all sides, including Wilberforce Street to the north and east; Peppercorn Lane to the south and Beaconsfield Street to the west.
- 16.6 Building R8 and its associated surrounding Public Realm is located centrally within Development Zone R and none of these streets are designated as Principal Public Realm on Parameter Plan KXC004 or in the Revised Development Specification (2005).
- (b) Boundaries of Development Zones and Types of Development in Each Development Zone (Parameter Plan KXC 005 Rev U)**
- 16.7 In relation to sub-paragraph (b) of the condition, as explained above, the boundaries of Building R8 sit within the Zone R Development Zone Boundary on Parameter Plan KXC005.
- 16.8 Since the development will incorporate residential C3 use, office (B1) use and flexible Retail (A1-A4), B1, space at ground floor, it will reflect the Summary Description for Zone R set out in Table 2 of the Revised Development Specification (2005).
- (d) Principal Access and Circulation Routes (Parameter Plan KXC 007 Rev T)**
- 16.9 The areas of Public Realm surrounding Building R8 on all sides that are included with this submission, as referred to above, form the access and circulation routes to Building R8. Details of the public realm, and the access entrances into the building, along with the servicing layby are shown on the Architectural and Landscape Drawings pack included with this submission.
- (e) and (f) Upper and Ground Floor Land Uses (Parameter Plan KXC 008 Rev S and KXC 009 Rev Q)**
- 16.10 The proposed Building R8 includes a mix of residential and office uses with the space for a flexible office or retail use at ground floor to the west. The building is within the centre of Development Zone R and is surrounded on all sides by buildings however the uses proposed are compliant with the permitted uses in the Revised Development Specification (2005) and with the parameter plans referred to in sub-paragraphs (e) and (f).
- (g) Finished Site Levels (Parameter Plan KXC 012 Rev U)**
- 16.11 As shown within the drawings submitted in the Architectural and Landscape Drawings package with this submission, the proposals for Building R8 and the associated public realm are consistent with the finished site levels indicated on the relevant parameter plan read in conjunction with the limits of deviation.
- (h) Development Massing (Parameter Plan KXC 013 Rev M)**
- 16.12 The massing criterion specifying the maximum percentage, in this case 25%, of the total floorspace applied for within each development zone that may be constructed 30m above finished ground levels applies to Development Zones R as a whole.
- 16.13 As confirmed by the footnote on page 34 of the Development Specification, the term 'finished ground floor levels' in this context is to mean the level measured at the main entrance of the building. The main office to the west and main residential to the east entrances to the building are at +25.5 and +26.8 AOD respectively.

- 16.14 As can be seen from the drawings in the Architectural Drawing pack submitted with this application, the floorspace from floor 8 and upwards falls into that over 30m from either of the main entrances to the building.
- 16.15 The floorspace of Building R8 above this level amounts to 10,902m<sup>2</sup>, which is 36% of the total floorspace of the building. When taken cumulatively with the rest of the already approved development within zone R, the total of floorspace proposed to be over 30m AOD is 24.7%, meaning that the Development Zone as a whole is compliant with the massing criteria set by Parameter Plan KXC013.
- 16.16 Table 16.1 shows the position of the proposed Building S5, along with the already approved buildings within Development Zone R.

<b>Building</b>	<b>Total Building Area</b>	<b>Area above 30m</b>	<b>%age of floorspace above 30m</b>
R1	9,167	2,422	26%
R4	11,761	1,184	10%
R5N	14,214	2,526	18%
R5S	7,870	2,419	31%
R7	19,532	3,472	18%
R8	30,097	10,902	36%
<b>TOTAL:</b>	<b>92,641</b>	<b>22,925</b>	<b>24.7%</b>

**(i) Maximum Building Height (Parameter Plan KXC 014 Rev X)**

- 16.17 The maximum proposed building height for Building R8 is 77m AOD, which occurs towards the north of the building.
- 16.18 Parameter Plan KXC014 stipulates several different maximum building heights in different parts of Development Zone R. Building R8 falls into two of these areas. The massing of the building has been informed by all of the constraints of the site, and specifically by this varied height parameter. The Urban Design Report shows how the proposed massing falls within these three height constraints across the entire building.
- 16.19 Consequently, the proposed building conforms to the parameter plan referred to in sub-paragraph (i).

**(j) Strategic View Corridors (Parameter Plan KXC 015 Rev S)**

- 16.20 Building R8 with a maximum height of 77m AOD is compliant with the maximum heights specified on parameter plan KXC 015.
- 16.21 It should be noted that the parameter plan shows the viewing corridor as defined in RPG3a which has since been replaced by the London View Management Framework SPG published in July 2010. For this reason, Parameter Plan KXC 014 (discussed above) is the more important.

**(k) and (l) Basement Zones (Parameter Plan KXC 016 Rev P) and Servicing Arrangements (Parameter Plan KXC 017 Rev S)**

- 16.22 Development Zone R is identified as an area within which new basements may be constructed.
- 16.23 The tunnels underground have informed the massing of the building due to various restrictions including the loading. The ERP included with this submission contains details of the foundations and piling of the building, away from the existing tunnels so as not to compromise their integrity.
- 16.24 Servicing Building R8 will take place on-street using the lay-by and entrances at ground floor. Building R8 is located centrally within Development Zone R and does not front the boundary of Development Zone R as shown on Parameter Plan KXC 017.

**(o) Priority Zones for Green/Brown Roofs and Wind Turbines (Parameter Plan KXC 021 Rev B)**

- 16.25 Building R8 is partially within a priority area for green and brown roofs, as on Parameter Plan KXC021.

- 16.26 However, extensive green and brown roofs are proposed in several locations at roof level of the building, amounting to a total of 525m<sup>2</sup>, or 26% of the total roof surface area. This is detailed further in section 28 in response to Condition 46, and within the Urban Design Report, included with this submission.
- 16.27 In summary, the submitted drawings and reports, together with the explanation above, demonstrate that the proposed development of Building R8 and associated public realm will be carried out in accordance with the approved Parameter Plans and the Development Specification, as required by Condition 31.

## Condition 33 (Development to be Carried Out in Accordance with Permission – Floorspace Permitted Site-wide)

### 17.1 The condition and its reason state:

*“The total floorspace constructed and used pursuant to this Outline Planning Permission shall not exceed 713,090 sq m gross external area, provided that this total floorspace excludes:*

- (a) Basements to be constructed in accordance with Condition 31(k) other than the public bicycle interchange/storage facilities and public health and fitness facilities in Development Zone R partly within basement space specified in Table 1 and Annex B attached;*
- (b) Infrastructure and utilities forming part of and supporting the development including the substations, transformers, waste storage and ancillary recycling facilities;*
- (c) Rooftop plant;*
- (d) The district gas governor; and*
- (e) Car parking other than the multi-storey car park.*

*Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### **Response to Condition 33**

- 17.2 The proposed floorspace in Building R8 is set out in detail in Table 14.1 presented in connection with Condition 27.
- 17.3 The total amount of floorspace in terms of Condition 33 so far approved/submitted in the remainder of the King’s Cross Central development, together with that proposed for Building R8, is set out in the Table 17.1 below and amounts to 685,517m<sup>2</sup>.
- 17.4 The site-wide figure of 713,090m<sup>2</sup> prescribed by Condition 33 would thus not be exceeded.
- 17.5 The details submitted enable the Council to monitor the position with regard to floorspace build-up and do not require approval.

<b>North of the Regent's Canal</b>	
Eastern Goods Yard (as amended 2011 & 2014)	55,324
Building T1 (as amended 2014)	29,674
Building R4	11,761
Building R5 (North)	14,214
Building T6	16,292
Building J	16,265
Building P1 (as amended 2013)	29,600
Regeneration House	1,002
Building T5	8,964
Midland Goods Shed and Canopies	7,223
Fish and Coal and Eastern Wharf Road Arches	2,405
Gas Holder Triplets	18,327
Building R5 (south) (as amended 2015)	7,870
Building R1	9,167
Building R3 and Zone R Gardens	6,720
Coal Drops Yard	10,084
Building R7 (as amended 2015)	19,532
Building S2	23,201
Building T2 (as amended 2019)	28,815
Building T3 (as amended 2019)	20,200
Building Q2	1,973
Building H	209
Building S1	23,374
Building Q1	4,323
Building P2	29,347
Building S5	15,296
Building S3	23,449
<i>Building R8</i>	<i>30,097</i>
<b>Sub-Total</b>	<b>464,708</b>
<b>South of the Regent's Canal</b>	
Building B2 (as amended 2012)	7,176
Building B4 (as amended 2012)	17,071
Great Northern Hotel (as amended 2011)	4,548
Building B3 (as amended 2012)	20,382
Building E1	4,015
German Gymnasium (Zone D)	1,225
Building B6 (as amended 2014)	20,597
Building B1 (as amended 2014)	43,080
Building B5 (as amended 2015)	21,896
Zone A Building	80,819
<b>Sub-Total</b>	<b>220,809</b>
<b>Total floorspace submitted to date</b>	<b>685,517</b>

Table 17.1: KXC site-wide cumulative floorspace totals (GEA in m<sup>2</sup>)

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## Condition 34 (Development to be Carried Out in Accordance with Permission – Floorspace Permitted North of the Regent’s Canal)

### 18.1 The condition and its reason state:

*“The maximum floorspace of buildings constructed and refurbished in accordance with Condition 33 within the development north of Regent’s Canal shall not exceed 486,340sq m gross external area and south of Regent’s Canal shall not exceed 226,750 sq m gross external area.*

*Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of Conservation Areas and protect Strategic Views and accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### **Response to Condition 34**

- 18.2 Building R8 is the last building to come forward for Reserved Matters approval in Development Zone R, to the north of the Regent’s Canal.
- 18.3 In the same way as table 17.1 in the previous section demonstrates compliance with Condition 33 concerning overall floorspace in King’s Cross Central, the it also shows that the total cumulative figure to date for both north and south of the Regent’s Canal has not been exceeded.
- 18.4 The total floorspace to the north of the Regent’s Canal, including the proposed Building R8, is 464,708m<sup>2</sup>. The limit for this area of the site of 486,340m<sup>2</sup> (as amended by the S96A to the OPP in 2020) has not been exceeded.
- 18.5 The details submitted enable the Council to monitor the position with regard to floorspace build-up and do not require approval.

## Condition 35 (Development to be Carried Out in Accordance with Permission – Uses Permitted)

### 19.1 The condition and its reason state:

*“Permission is hereby granted for the following uses as set out in the description of development to take place within buildings constructed and refurbished within the Development:*

- (a) *Business and employment uses within Class B1;*
- (b) *Residential uses within Class C3 and student accommodation and a residential home within Class C2;*
- (c) *Hotel use within Class C2 and serviced apartments (sui generis outside of Class C3);*
- (d) *Shopping, food and drinks uses within Classes A1, A2, A3, A4 and A5;*
- (e) *Uses within Class D1;*
- (f) *Cinema use(s);*
- (g) *Uses within Class D2, and nightclub uses and casino use and theatre use<sup>1</sup>;*
- (h) *A multi-storey car park; and*
- (i) *Other miscellaneous uses, including bicycle interchange/storage facilities, substations, transformers, waste storage and recycling and the gas governor.*

*And the floorspace constructed and used pursuant to the planning permission shall not, unless otherwise agreed in writing by the local planning authority, exceed in the case of any use or group of uses within each of the areas north and south of Regent’s Canal the individual maximum floorspace figures as set out in Table 1 attached, that Table being read together with notes 4 to 13 inclusive.*

*Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3, KC2 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### Response to Condition 35

- 19.2 As described in the introduction and in the response to Condition 27, the proposals for Building R8 include 8,612sqm of residential space, comprising social rented accommodation, with a maximum of 21,485m<sup>2</sup> B1 office space, and a flexible retail/B1 space of 318sqm at ground floor. The maximum areas for R8 together with those approved/submitted for other areas north of the Regent’s Canal are set out in Table 19.1 below, by use.
- 19.3 The figures below are maximum figures applied for within the Reserved Matters submissions, i.e. the totals of the figures for each building often amount to more than the total GEA for that building. This is explained further in response to condition 27 within the individual Reserved Matters submissions. This is particularly relevant to, and often relating to the ground floor units within the buildings, as the occupier for these units is often not known at the time of the Reserved Matters submission. Applying for maximum figures allows flexibility for each different plot, to allow for market conditions when the development is built and/or ready to let.
- 19.4 The below show that the proposals would not exceed the maximum figures permitted for the relevant land uses within that area, as set out in Table 1 to the Outline Planning Permission, with the exception of the retail figure. This is due to the fact that the maximum figures applied for each building have included retail floorspace within more of the ground floor units than have been occupied in retail use. A submission to the council to confirm the use of the ground floor units and to confirm that the maximum figure for retail has not been exceeded will follow this submission.
- 19.5 These details enable the Council to monitor the position on floorspace provided and do not require approval.

Location	Max. B1 Use (m2)	Max. Resi C3 Use (m2)	Max. C1 Use (m2)	Max. A1-A5 Use (m2)	Max. D1 Use (m2)	Max. Cinema Use (m2)	Max. D2 Use (m2)	Multi-Storey Car Park (m2)
Pavilion G				894				
Pavilion H				209				
Fish and Coal and Eastern Wharf Road Arches <sup>5</sup>	1,442			963				
Coal Drops Yard <sup>7</sup>				10,084				
Building J		15,012		592			591	
Midland Goods Shed and Canopies	3,504			3,385	334			
Regeneration House <sup>4</sup>	672				330			
EGY (as amended 2011 & 2014)	6,881			4,701	42,848			
Gas Holder Triplets <sup>6</sup>		17,305		470			552	
Building P1 (as amended 2013)		24,411		114	5,075			
Building P2 <sup>8</sup>	24,500			1,780			2,953	
Building Q1	4,201			122			362	
Building Q2							1,973	
Building R1	8,780			387				
Building R3 & Zone R Gardens (as amended 2019)		6,444		276				
Building R4	487	11,274						
R5 North (as amended 2011)	669	13,545						
R5 South (as amended 2015)	351	7,519		351	351			
Building R7	16,935			352		803	524	
Building S1	22,596			401			3,971	
Building S2	22,385			816				
Building S3	22,848			731	481		481	
Building S5	712	14,584		712	712		712	
Building T1 (as amended 2014) <sup>2</sup>		15,982		453				12,914
Building T2/T3	47,280			422				
Building T5		8,717			247			
Building T6 <sup>3</sup>		15,973		319				
Building R8	21,485	8,612		318				
<b>Totals</b>	<b>205,728</b>	<b>159,378</b>	<b>0</b>	<b>28,852</b>	<b>50,378</b>	<b>803</b>	<b>12,119</b>	<b>12,914</b>
Maximum for area North of Regents Canal as per S96A 2020	240,915	193,800	14,600	30,865	67,880	8,475	24275	21,500

Notes:

The wording of Condition 35 (g) is as approved in a non-material amendment to the Outline Planning Permission, approved on 5<sup>th</sup> September 2018, with Reference 2018/2841/P.

Some approved floorspace figures (or part thereof) are flexible across use classes and are therefore shown against two or more uses, to indicate the maximum permitted per use. Consequently, the total floorspace approved and sought for a use may exceed that approved for that use in the north of the site, though it would not be fully implemented.

- 2 Building T1: This figure excludes the MUGA.
- 3 Building T6: These figures represent the floorspace below the original parameter height of 67m AOD as permitted by planning permission (2010/4468/P).
- 4 Regeneration House: The figures include 330m<sup>2</sup> at ground floor. The ground floor use was not approved as part of the Reserved Matters (ref. 2012/4937/P); a temporary flexible B1 Office/D1 use was sought separately in an application for change of use, for a period of ten years. Thereafter, the Council will be notified of the established use in writing.
- 5 Fish & Coal: This figure is exclusive of an additional 82sqm of floorspace in connection with the associated conservatory, which was subject to a separate and associated full planning application.
- 6 Gas Holder Triplets: The residential floorspace for the Gas Holder Triplets, in accordance with the Revised Development Specification para 4.105 and Parameter Plan KXC 020, does not include the balconies, landings or aerial walkways.
- 7 Coal Drops Yard: This is the figure that counts towards the Outline Planning Permission triggers and thresholds, as detailed in the submission documents (references RM 2015/6018/P and FPP 2015/6015/P).
- 8 Building P2: The approved Sui Generis Theatre Use for Building P2 has been included in the D2 column in the table above.

## Condition 36 (Development to be Carried Out in Accordance with Permission – Floorspace and Development Zones)

### 20.1 The condition and its reason state:

*“Unless otherwise agreed in writing by the local planning authority, the new and refurbished floorspace constructed as part of the development hereby permitted, with the maxima set out in Condition 35, will be distributed between the development zones in accordance with the maximum floorspace allocations in Annex B (north and south of the Canal) being read together with the notes, excluding notes 4 and 5 and Annex B (north of the Canal) being read together with the notes, excluding note 15.*

*Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3, KC2 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006”*

### Response to Condition 36

- 20.2 Table 20.1 below demonstrates that the proposed maximum floorspace for the uses within Building R8 would not exceed the total maximum figures for the relevant land uses applying within Development Zone R, as set out in Annex B to the Outline Planning Permission (as amended by the S96A to the OPP, 2020).
- 20.3 Annex B to the Outline Planning Permission refers to the maximum amount of floorspace that may be developed for specified uses within Development Zones, unless otherwise approved. In this case, the combined maximum floorspace for Development Zone R is 101,175 m<sup>2</sup>, comprising a maximum of 56,500m<sup>2</sup> of B1 floorspace, 54,000 m<sup>2</sup> of residential floorspace, 1,675 m<sup>2</sup> of A1-A5 floorspace, 2,000m<sup>2</sup> of D1 floorspace and 8,475m<sup>2</sup> of D2 floorspace.
- 20.4 Table 20.1 below demonstrates that the proposed floorspace for the end use within Building R8, together with that already approved for Buildings R1, R3, R4, R5N, R5S and R7, would not exceed the maximum figures set out in Annex B to the Outline Planning Permission for the Development Zone.
- 20.5 These details enable the Council to monitor the position regarding the maximum floorspace permitted for each of the relevant uses within Zone R and do not require approval.

Location	Total Floorspace	Maximum Proposed Floorspace for Each Permitted Use					
		B1	C3	A1 – A5	D1	Cinema	D2
Building R1	9,167	8,780	0	387	0	0	0
Building R3	6,720	0	6,444	276	0	0	0
Building R4	11,761	487	11,274	0	0	0	0
Building R5N	14,214	669	13,545	0	0	0	0
Building R5S	7,870	351	7,519	351	351	0	0
Building R7	19,532	16,935	0	352	0	803	524
Building R8	30,097	21,485	8,612	318	0	0	0
Totals	99,361	48,707	47,394	1,684	351	803	0
Maximum floorspace in Zone R as set out in Annex B to the OPP (as amended by S96A to the OPP, 2020)	101,175	56,500	54,000	1,675	2,000	8,475	8,475

Table 20.1: Building R8 floorspace relative to maxima for Development Zone R

## Condition 37 (Development to be Carried Out in Accordance with Permission – Basement Size)

### 21.1 The condition and its reason state<sup>1</sup>:

*“The basement floorspace to be constructed in accordance with this permission, and specifically with conditions 33 and 35 shall be constructed in accordance with condition 31 (k) above and shall not exceed 83,500 square metres gross external area in total (comprising up to 36,000 square metres gross external area to the south of the Regent’s Canal and up to 47,500 square metres gross external area to the north of the Regent’s Canal).*

*Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3, KC2 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006”.*

### Response to Condition 37

- 21.2 As shown in Table 21.1 below, the floorspace of the proposed basement of Building R8 is 3,179m<sup>2</sup> GEA.
- 21.3 Together with basement floorspace already submitted or approved, the cumulative site-wide total is 70,337m<sup>2</sup> and, north of the Regent’s Canal, 34,518m<sup>2</sup>. These totals fall within the overall figure of 83,500m<sup>2</sup> site-wide and 47,500m<sup>2</sup> north of the Canal, as specified by Condition 37.
- 21.4 This information enables the Council to monitor the position with regard to basement floorspace provided and does not require approval.

Development Area	Floorspace (m <sup>2</sup> /GEA)
<b>North of the Regent’s Canal</b>	
Eastern Goods Yard	2,444
Building J	2,267
Building P1 (as amended 2013)	2,751
Regeneration House	252
Gas Holder Triplets	5,299
Building R7	2,024
Building R8	3,079
Building R1	1,559
Zone R West Basement <sup>2</sup>	3,374
Building S2	2,403
Building S1	1,158
Building P2	4,696
Building S5	33
<i>Building R8</i>	<i>3,179</i>

<b>Sub-total</b>	<b>34,518</b>
<b><i>South of the Regent's Canal</i></b>	
Shared Service Yard <sup>3</sup>	1,907
Zone B Basement (as amended 2011) <sup>4</sup>	7,153
Great Northern Hotel (as amended 2011)	1,259
Building E1	515
Building B3 (as amended 2012)	1,338
Building B1 (as amended 2014)	7,153
Building B6 (as revised 2014)	2,421
Building B5 (as amended 2015)	3,019
Zone A Building	11,054
<b>Sub-total</b>	<b>35,819</b>
<b>Overall total for KXC</b>	<b>70,337</b>

Table 21.1: KXC basement floorspace totals (GEA in m<sup>2</sup>)

Notes:

1. The two maximum figures for basement floorspace to the north and to the south of the Regent's Canal in condition 37 above are as approved in a non-material amendment to the Outline Planning Permission, approved on 11<sup>th</sup> August 2017 with reference 2017/3442/P.
2. The Zone R West Basement figure includes all basement areas within the footprint of the approved Building R3 and Zone R Gardens and Building R5 (South), and therefore excludes the basement floorspace of 1,838m<sup>2</sup> that was previously approved as part of the Reserved Matters approval for Building R5 (South) (with ref. 2013/1573/P).
3. In accordance with paragraph 4.85 of the Development Specification, the floorspace for the Shared Service Yard and the proposed Zone A development excludes the adjacent Access Ramp.
4. The Zone B Basement Figure excludes the 2010 Building B6 basement area, which equated to 1,182m<sup>2</sup> (part of the overall 8,335m<sup>2</sup> Zone B Basement figure). The 2014 revised Building B6 basement figure is provided here separately, representing an increase of 1,239m<sup>2</sup> on the previously approved figure

Table 21.2: Building R8 floorspace relative to maxima for Development Zone R

## Condition 38 (Details Required by Condition – Basements)

*“Details of this basement floorspace including layout, design, access, the provision of plant and ventilation shall be included in the relevant Reserved Matters application. The basement space so permitted shall only be used for purposes ancillary to the primary purposes permitted for the relevant buildings, including the storage of plant equipment, building services, plant and equipment, other ancillary storage, servicing and parking.*

*Reason: To ensure a comprehensive and sustainable development, to ensure safe and efficient access, to achieve good design and protect amenities in accordance with the Environmental Impact Assessment, in accordance with policies RE1, RE2, RE3, EN1, SKC1, DS9 and TR8, TR12, TR14, TR20, TR23 of the London Borough of Camden Unitary Development Plan (UDP) 2000 and policies KXC2, SKC3, KC1, KC2, KC3, KC6 and T15 of the Revised Deposit Draft UDP as amended by the proposed modifications agreed by the Council’s Executive on 11 January 2006.”*

### **Response to Condition 38**

- 1.1 The suite of documents included with this submission, in particular Drawing 13454 PCO ZZ B1 DR A, Proposed Basement Site Plan, in the Architectural drawing pack, the Urban Design Report, and Access and Inclusivity Statement, provide details of the proposed layout, design, access, plant and ventilation located within the proposed basement, as required by Condition 38.
- 1.2 The proposed uses within the basement are shown also on that drawing, and fall within the permitted uses, namely, cycle parking and facilities, general storage, plant and BOH areas, plus associated lifts and circulation. These proposed uses are consistent with those use types identified in Condition 38. These details are submitted for approval.

## Condition 39 (Development to be Carried Out in Accordance with Permission – Residential units)

### 23.1 The condition and its reason state:

*“The residential floorspace constructed and used pursuant to this permission when completed shall comprise no less than 137,200 sqm gross external area and include no more than 1,700 residential units within Class C3 of the Use Classes Order 1997 (that is excluding student accommodation and the residential home within Class C2) unless otherwise approved in writing by the local planning authority.*

*Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and protect Strategic Views in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with polices S1, S2, S3, S4, S6, SKC1, SKC2, SKC3, KC4 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006”.*

### Response to Condition 39

### 23.2 Building R8 is the twelfth building to come forward at King’s Cross Central which includes residential development, the others being (with Reserved Matters approval dates):

- Building T1 approved in April 2009;
- Building R4 approved in April 2010;
- Building T6 (student housing) granted full planning permission in January 2011;
- Building J approved in March 2011;
- Building R5 (North) approved in April 2011;
- Building P1 approved in November 2012;
- Building R5 (South) approved in June 2013;
- Building T5 (student housing) approved in July 2013;
- The Gas Holder Triplets approved in December 2014;
- Building R3 approved in November 2015; and
- Building S5 approved December 2018

### 23.3 Table 22.1 below gives the amount of residential floorspace and number of dwellings in Building R8 and the cumulative position along with the other buildings referred to above, excluding student housing. The totals of GEA floorspace and dwellings (excluding student housing) are to be compared to the site wide figures for the KXC development set out in Condition 39 of a minimum of 137,200m<sup>2</sup> floorspace and a maximum of 1,700 dwellings.

Building	Residential Floorspace	No of Dwellings
Building R4	11,274	117
Building J	15,012	143
Building R5N (as amended 2011)	13,545	144
Building P1 (inc. S106 Deed of Variation) <sup>1</sup>	26,261	263
Building T1 (as amended 2014)	15,982	129
Building R5 S	7,997	76
Gas Holder Triplets	17,305	145
Building R3	6,410	61
Building R8	14,787	151
Building S5	14,648	158
<i>Building R8</i>	<i>8,612</i>	<i>72</i>
<b>TOTAL</b>	<b>151,833</b>	<b>1,459</b>

Table 22.1: KXC residential floorspace and dwellings (GEA, m<sup>2</sup>)

#### Notes:

1. The figures quoted for Building P1 take into account the effect of a Deed of Variation to the S106 Agreement relating to the provision of additional school floorspace in lieu of residential units.

- 23.4 Buildings T6 and T5 are not included in the above table as both buildings comprise student housing.
- 23.5 This information enables the Council to monitor the position over time and does not require approval.

## Condition 42 (Development to be Carried Out in Accordance with Permission – Residential Floorspace)

### 24.1 The condition and its reason state<sup>1</sup>:

*“Unless otherwise agreed in writing by the local planning authority, the development constructed and used pursuant to this permission shall provide when completed:*

*(a) A minimum of 137,200 sqm gross external area of residential floorspace, including market housing, affordable housing;*

*(b) A minimum of 46,976 sqm gross external area of affordable housing floorspace (to deliver 37,581 sqm net internal floor area); and*

*(c) A minimum of 39,568 sqm gross external area of social rented housing floorspace (to deliver 31,655 sqm net internal floorspace).*

*Reason: To ensure appropriate provision for housing needs within a comprehensive and sustainable development, to achieve regeneration, integration and good design and to ensure that the development complies with the Environmental Impact Assessment in accordance with policies S1, S2, S3, S4, S6, SKC1, SKC2, SKC3, H2, KC4 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### Response to Condition 42

24.2 Table 23.1 below gives details of the amount of residential floorspace within Building R8, cumulatively with the approved residential Buildings R4, J, R5 (North), Building P1, Building T1, R5 (South), the Gas Holder Triplets, Building R3 and Building S5.

24.3 As set out in Table 23.1, the affordable/social rented accommodation has come forward as part of the previous residential developments and the requirements of Condition 42(b) and (c) will be fully met as part of future residential schemes of the KXC development site.

Building	Residential Floorspace	Affordable Floorspace	Social Rented Floorspace
Building R4	11,274	11,274	9,161
Building J	15,012	3,061	3,061
Building R5N (as amended 2011)	13,545	13,482	10,005
Building P1 (inc. S106 Deed of Variation) <sup>2</sup>	26,261	7,113	5,198
Building T1 (as amended 2014) <sup>3</sup>	15,982	3,427	3,427
Building R5 S	7,997	0	0
Gas Holder Triplets	17,305	0	0
Building R3	6,410	0	0
Building R8	14,787	7,903	7,903
Building S5	14,648	3,394	0
<i>Building R8</i>	<i>8,612</i>	<i>8,612</i>	<i>8,612</i>
<b>TOTAL</b>	<b>151,833</b>	<b>58,266</b>	<b>47,367</b>

#### Notes

1. The Maximum Residential figure in parts (b) and (c) is shown as amended by S96A approval dated 20<sup>th</sup> July 2015, with ref 2015/1676/P.

2. The figures quoted for Building P1 take into account the effect of a proposed Deed of Variation to the S106 Agreement relating to the provision of additional school floorspace in lieu of residential units. keyworker accommodation would count towards/be provided in lieu of. The figure is calculated using a net: gross of 75%.

3. The figure quoted for Building T1 is split between Affordable Rent and Shared Ownership but it is all provided in lieu of social rented floorspace (as explained in relation to Condition 24) and therefore counts against that total, for the purposes of this condition.

24.4 This information enables the Council to monitor the position with regard to apportionment of Market and Affordable housing over time and does not require approval.

## Condition 42a (Development to be Carried Out in Accordance with Permission – Residential Mix)

### 25.1 The condition and its reason state<sup>1</sup>:

*“Unless otherwise approved in writing by the local planning authority the residential accommodation excluding the student accommodation and the residential home approved as part of Reserved Matters approvals pursuant to this permission shall include not less than 19% of units as three and four bedroom accommodation.*

*Reason: To ensure appropriate provision for housing need within a comprehensive and sustainable development, to achieve regeneration, integration and good design and to ensure that the development complies with the Environmental Impact Assessment, in accordance with policies S1, S2, S3, S4, S6, SKC1, SKC2, SKC3, H2, KC4 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### Response to Condition 42A

- 25.2 As shown in Table 24.1 below, the proportion of family sized dwellings in Building R8 is 40%, that is to say 40 units, comprised of 31 3 bedroom homes and 9 4 bedroom homes.
- 25.3 The 3 and 4 bedroom homes proposed within Building R8 bring the overall percentage of 3 and 4 bedroom homes at KXC to 24%, above the minimum of 19% required by this condition.
- 25.4 This information enables the Council to monitor the position with regard to D2 floorspace provided and does not require approval.

Building	Total Dwellings	No of 3/4 Bedroom dwellings	Percentage
Building R4 (Rubicon Court)	117	38	32.5%
Building J (Arthouse)	143	39	27%
Building R5N (Saxon Court)	144	21	14.6%
Building P1 (Plimsoll)	263	62	23.6%
Building T1 (Tapestry)	129	18	14%
Building R5S (Fenman House)	76	20	26.3%
Gas Holder Triplets	145	46	31.7%
Building R3	61	9	15%
Building R8	151	53	35%
Building S5	158	11	7%
Building R8	72	40	56%
<b>Total</b>	<b>1,459</b>	<b>357</b>	<b>24%</b>
<b>KXC Minimum (S96A)<sup>1</sup></b>			<b>19%</b>

Table 25.1: Proportion of larger dwellings in residential mix (GEA in m2)

#### Notes

1. The Percentage of units required to be provided as 3 and 4 bedroom accommodation is 19% as amended by the S96A approved on 25<sup>th</sup> October 2017, with reference 2017/3995/P.

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## Condition 43 (Development to be Carried Out in Accordance with Permission – Residential Daylight and Sunlight)

### 26.1 The condition and its reason state:

*“Applications for the approval of Reserved Matters in relation to residential accommodation shall be accompanied by details of how the proposed design applies the standards recommended in the Building Research Establishment’s “Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice 1991”.*

*Reason: To ensure a sustainable development and good design and to safeguard the amenity of future occupiers of the development in accordance with the Environmental Impact Assessment, in accordance with policies SD6, KC4 and KC8*

- 26.2 A Daylight and Sunlight Report, prepared by SWECO is submitted as a separate document with this Reserved Matters submission and sets out details of how the design for Building R8 has applied the standards recommended in the BRE document, Site Layout Planning for Daylight and Sunlight, 2011 and British Standard Code of Practice for Daylighting, 2008, which are updated documents since the 1991 document referred to in Condition 43.
- 26.3 The report shows how, by a process of iterative design refinement involving the design team architects and environmental consultants, the pass rate of the daylight assessment, Average Daylight Factor (ADF) for all of the homes within the entire building.
- 26.4 With regards to sunlight levels, (Annual/Winter Probable Sunlight Hours ‘A/WPSH’), 53% and 59% of these meet/exceed the BRE guidelines for the year and winter months, respectively. Sunlight levels generally improve on the upper levels from the 8<sup>th</sup> floor.
- 26.5 The achievement of good daylighting and sunlighting levels; combined with acoustic performance and the expected high levels of energy reduction within Building R8 has been a coordinated approach by the applicant and the design team in balancing all of these factors to achieve the optimal solution across all three. Accordingly, the relevant standards have been applied in a positive and responsive manner, achieving good results and levels of compliance in each.
- 26.6 These details within the Daylight and Sunlight Assessment are considered to meet the requirements of Condition 43 and are submitted for approval.

## Condition 45 (Development to be Carried Out in Accordance with Permission – Drainage Infrastructure)

27.1 The condition and its reason state:

*“The new drainage infrastructure within the site shall be designed to achieve a combined (storm and foul) peak discharge to the existing combined sewers of 2,292 l/s or less.*

*Reason: To protect future occupiers of the development, services and utilities, and prevent pollution of the water environment in accordance with policies SD9 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### **Response to Condition 45**

- 27.2 The information to show compliance with Condition 45 is included within the Environmental Sustainability Plan included with this Reserved Matters submission in response to Condition 17.
- 27.3 The proposals for Building R8 are compatible with the site wide drainage strategy and will minimise drainage discharge to the existing combined storm and foul sewers. Through this strategy, each of the drainage sub-catchments, buildings and public realm areas will be attenuated and the storm water and foul flows into the sewer network restricted, such that the maximum drainage discharge specified in Condition 45 is not exceeded.
- 27.4 The information within the ESP is submitted to show compliance with Condition 45.

## Condition 46 (Development to be Carried Out in Accordance with Permission – Green and Brown Roofs)

### 28.1 The condition and its reason state:

*“At least 15% of the roofs of new buildings constructed pursuant to the planning permission shall be green and/or brown roofs as defined in the Revised Development Specification dated September 2005.*

*Reason: To ensure a comprehensive and sustainable development and to satisfactory provide for biodiversity in accordance with the Environmental Impact Assessment in accordance with policies KC8 and N7 of the London Borough of Camden Replacement Unitary Development Plan 2006.*

### Response to Condition 46

- 28.2 Building R8 is identified as being partially within a priority zone for green/brown roofs, within Development Zone R.
- 28.3 The building incorporates a total of 525sqm of green roof, located on the roof levels of the residential block to the east. This does not include the landscaping on the podium roof (698sqm) below.
- 28.4 Table 27.1 below confirms that the green roof areas on Building R8, together with the green/brown roofs provided on previously approved buildings, will make a significant contribution to the site-wide requirement established by Condition 46 for at least 15% of the roofs of new buildings to be of green/brown type (as defined in the revised Development Specification (2005)).
- 28.5 Further details of the Green roof is contained within the ESP included with this submission.
- 28.6 The information provided in this section of the Compliance Report and within the referenced documents meet the requirements of Condition 46.

Building with Green/Brown Roof (m <sup>2</sup> )	Total Roof Area (m <sup>2</sup> )	Green/Brown Roof Provision (m <sup>2</sup> )	Green/Brown Roof Provision (%)	In Priority Zone
Eastern Goods Yard	Not recorded	79		No
Building R4	1,150	150	13%	No
Building B4	1,050	405	39%	No
Building B6 (2010)	1,375	385	28%	No
Building J	2,136	692	32%	No
R5 North	1,601	853	53%	Yes
Building B3	1,625	470	29%	No
Building B1	4,287	1,227	29%	No
Building T1 (as amended 2014)	3,897	1,318	34%	No
R5 South	796	378	47%	Yes
Building T5	679	285	42%	Yes
Building P1	2,975	734	25%	Yes
Fish and Coal Offices	529	90	17%	No
Building B5	1,337	628	47%	No
Building R7	1,749	243	14%	Yes
Building R1	1,559	156	10%	Yes
Building R3 and Zone R Gardens	846	310	37%	Yes
Building S2	1,073	247	23%	Yes
Building R7	1,749	249	14%	Yes
Building R8	2,182	503	23%	Part
Building T2	3,640	1,079	30%	Yes
Building T3	2,731	718	26%	Yes
Zone A	9,492	3,779	40%	Yes

Building S1	275	53.1	21%	Yes
Building P2	3,103	802	25%	Yes
Building S5	2,045	573	28%	Yes
Building S3	1,851	768	41%	Yes
Building R8	2,050	525	26%	In part
<b>Total (excl. Eastern Goods Yard)</b>	<b>57,782</b>	<b>17,620</b>	<b>30%</b>	-

## **Condition 48 (Development to be Carried Out in Accordance with Permission – Combined Heat and Power)**

29.1 The condition and its reason state:

*“All new buildings within development zones A, B, J, K, L, N, P, Q, R, S and T shall incorporate the necessary pipework to connect to district heating/combined heat and power systems.*

*Reason: To ensure a comprehensive and Condition 17*

*sustainable development and to satisfactorily provide for an efficient energy supply in accordance with the Environmental Impact Assessment in accordance with policies KC8 and SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### **Response to Condition 48**

29.2 As explained in the Environmental Sustainability Plan included with this Reserved Matters submission in connection with condition 17, Building R8 has been designed to maximise the use of the site wide low carbon district energy centre. Building R8 will incorporate the necessary pipework for connection to the centre which is located within Building T1.

29.3 It is thus demonstrated that Condition 48 will be fulfilled.

## Condition 49 and 50A (Development to be Carried Out in Accordance with Permission – Car Parking Standards)

30.1 The condition and its reason state:

### Condition 49

*“Unless otherwise agreed in writing by the local planning authority, the development shall be constructed in accordance with the following:*

- (a) *maximum car parking/storage standards:*
  - i. *Residential: 800 spaces for 1,700 residential units at an average of 0.47 per unit across all types and tenures;*
  - ii. *Student housing: 25 spaces for 650 units at an average ratio of 1.26 units;*
  - iii. *Hotel/serviced apartments: No parking provision south of canal other than parking for people with disabilities (to be agreed in writing by the local planning authority at the Reserved Matters stage). Hotel resident parking at 1 space per 750 sqm north of canal);*
  - iv. *Class D1/D2 uses:*
    - 1 space per 1,500 sqm gross floor area south of canal,*
    - 1 space per 1,000 sqm gross floor area north of canal,*
    - Additional provision may be provided if justified for health care purposes or to meet the needs of staff working anti-social hours;*
  - v. *Class B1 uses:*
    - Staff operational parking at 1 space per 1,500 sqm gross floor area south of canal,*
    - Staff operational parking at 1 space per 1,250 sqm gross floor area north of canal;*
  - vi. *Class A1 to A5 inclusive uses:*
    - 1 space per 1,500 sqm gross floor area south of canal,*
    - 1 space per 1,000 sqm gross floor area north of canal;*
- (b) *These standards shall apply to the overall development including parking provided along new streets within the build development, within the multi-storey car park in Development Zone T and within the basements and any undercrofts of buildings;*
- (c) *5% of the spaces provided within these standards shall be for people with disabilities. Any additional parking required by the local planning authority for people with disabilities may be provided in addition to the above standards; and*
- (d) *The standards exclude provision for city car club spaces (such spaces may be provided in addition to the above) and the provision of service bays to be approved as part of Reserved Matters for the development.*

*Reason: To ensure a comprehensive and sustainable development and to ensure that the development complies with the Environmental Impact Assessment in accordance with policies KC6, KC7, T1, T7, T9, T10 and Appendix 6 (parking standards) in the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### Condition 50A

*“Details of the use of any car parking spaces proposed within the development (with the exception of the multi-storey car park) shall be submitted to and approved in writing by the local planning authority as part of the relevant applications for approval of Reserved Matters and such car parking spaces secured shall be used only in accordance with the details so approved.*

*Reason: To secure a comprehensive and sustainable development in accordance with policies CD5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies.”*

### **Response to Conditions 49 and 50A**

- 30.2 The proposals for Building R8 include 5 car parking spaces in total. Four DDA compliant parking spaces and provision for two electric charging points are located within the small car park within the footprint of the building to the east, for residents.
- 30.3 A further DDA compliant parking space is located in the loading bay to the north of the building, access from ground floor.
- 30.4 Details of the car park, including the layout of the parking spaces and location of the accessible space are shown on the drawings in the Architectural and Landscape drawings included with this submission.
- 30.5 This level of provision is well within the maximum standards set out in Condition 49(a). Further, the proportion of accessible spaces proposed is above the proportion required by part (c) of the condition, albeit that it is noted that the 5% stated is on a site-wide basis.
- 30.6 Further details of the proposed car parking is provided in Section 1.4 of the submitted Urban Design Report.
- 30.7 The details submitted here and in the Urban Design Report meet the requirements of Conditions 49 and 50A.

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## Condition 51 (Development to be Carried Out in Accordance with Permission – Cycle Parking)

### 31.1 The condition and its reason state:

*“Unless otherwise agreed in writing by the local planning authority, the development shall be constructed in accordance with the cycle parking/storage standards as set out in Appendix 6 of the London Borough of Camden Replacement Unitary Development Plan 2006.*

*Reason: To ensure a comprehensive and sustainable development and in order to provide satisfactory provision for cyclists in the development in accordance with the Environmental Impact Assessment in accordance with policies KC6, T3 and Appendix 6 (Parking Standards) in the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### **Response to Condition 51**

- 31.2 Details of the proposed cycle storage being brought forward with Building R8 and associated public realm can be found within Section 1.4 of the Urban Design Report, and within the Architectural and Landscape Drawing packs, included with this submission.
- 31.3 Overall, the proposals bring forward a total of 461 cycle spaces for staff and visitors to the homes and commercial spaces in connection with Building R8.
- 31.4 Of these, 135 spaces are proposed within the cycle store at ground floor of the building for residents and their visitors. This provision comprises 66 two tier Josta racks and three cycle spaces on Sheffield stands. These will be accessible to building residents and their guests only.
- 31.5 For the office users, 308 spaces are located in the office cycle store in the basement of the building. This provision comprises 66 two tier Josta racks, and six cycle spaces on Sheffield stands.
- 31.6 Additionally, there are a further 18 spaces located for staff and visitors to the commercial unit proposed in the public realm surrounding the building. These spaces are provided for staff and visitors to the commercial space and for visitors to the office building. These spaces comprise cycle spaces on 9 Sheffield stands in the public realm.
- 31.7 The information within the Urban Design Report, the Landscape and Architectural Drawings packs and above, meet the requirements of Condition 51 and are submitted for approval.

## Condition 56 (Archaeology – Archaeological Investigation and Mitigation)

### 32.1 The condition and its reason state:

*“No development shall take place in relation to each phase of the Development as notified under Condition 21 until the applicant, their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the local planning authority.*

*Reason: Important archaeological remains may exist on the site. The requirements of this condition are to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development and to minimise damage to them in accordance with the Environmental Impact Assessment in accordance with policy B8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### **Response to Condition 56**

- 32.2 As stated in the previous submission of Reserved Matters for the previous iteration of proposals for Building R8, approved with Reference 2016/1877/P, a Written Scheme of Investigation (WSI) for an archaeological watching brief for Plots R7 and R8 (formerly R2) has already been submitted and approved as part of the Reserved Matters Approval for Building R2 (2008/5052/P).

## Condition 60 (Amenity – Plant Noise)

### 33.1 The condition and its reason state:

*“Applications for approval of Reserved Matters shall include full particulars of the noise impact of any plant or equipment included in that application which shall meet the following standards unless otherwise agreed in writing by the local planning authority:*

*(a) Noise levels at a point 1 metre external to sensitive facades to be at least 5dB(A) less than the existing background measurement (LA90) expressed in dB(A) when all plant/equipment are in operation;*

*(b) Where it is anticipated that any plant/equipment will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps) special attention to be given to reducing the noise levels from the piece of plant/equipment at any sensitive façade to at least 10dB(A) below the LA90, expressed in dB(A).*

*Reason: To ensure a sustainable development and to safeguard the amenities of the development and adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment in accordance with policies SD1, SD6, SD7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### Response to Condition 60

- 33.2 A baseline noise monitoring survey by The English Cogger LLP (dated June 2007) was previously submitted to and approved by LB Camden in order to discharge the requirements of Condition 59. A further survey was subsequently carried out between December 2007 and March 2008 to include the ‘Triangle site’, resulting in a revised report dated April 2008. Those reports, referred to collectively as the ‘Baseline Noise Survey’, were undertaken to determine the pre-existing ambient noise levels across KXC site, prior to the commencement of any construction works.
- 33.3 In conformity with Condition 60, all noise generating building services plant/equipment (excluding emergency plant) will be specified and installed to achieve an acoustic performance at the neighbouring noise sensitive facades (i.e. housing, schools, hospitals, offices and workshops), of at least 5 dBA below the prevailing baseline noise measurement, as defined by the baseline noise survey in 2017 above survey, in addition to the site wide baseline noise survey that was a requirement of Condition 59.
- 33.4 Further, plant will, where possible, be selected to avoid any tonal or impulsive characteristics described in part (b) of Condition 60. Where selected plant does have such characteristics, the noise from the plant will be designed to have a limit of 10dBA below the baseline measurement.
- 33.5 The nearest properties to Building R8 with sensitive facades are Building R4 to the north, Buildings Q1&Q2 to the east, Building R1, R3 and R5 to the west and Building R7 to the south. These buildings form part of the KXC development. From the Baseline Noise Survey locations available, the nearest equivalent is the ‘Triangle Site – Road’. This location is subject to the same road and rail noise sources as the nearest receptor properties referred to above. For the purposes of assessing Building R8, the Triangle Site – Road noise levels have been used as representative for these noise sensitive facades.
- 33.6 The lowest background noise levels measured at different times of the day during the Baseline Monitoring are shown in Table 32.1.

Minimum background noise level (LA90, 15 min)		
Day (0700-1900 hours)	Evening (1900-2300 hours)	Night (2300-0700 hours)
52	52	51

Table 32.1 Lowest Measured Noise Levels During Baseline Monitoring.

33.7 Consequently, on the basis that building services plant/equipment associated with the development do not exhibit any of the characteristics described in Clause (b) of Condition 60, the following noise limits are deemed to be appropriate to meet the requirements of part (a) of the condition

Noise limit for building services plant/equipment (LAeq) 15 mins		
Day (0700-1900 hours)	Evening (1900-2300 hours)	Night (2300-0700 hours)
47	47	46

Table 37.2: Design Noise Limits at Sensitive Facades for plant and Equipment.

- 33.8 The preliminary plant selections and acoustic design works undertaken to date indicate that compliance with the specified criteria set out in Table 32.2 can and would be achieved. These criteria have been derived having regard to the requirements of Condition 60 and in the context of the prevailing noise climate established in relation to Condition 59. They have been applied to the appropriate assessment, assuming that all non-emergency plant is operating simultaneously.
- 33.9 With regard to emergency plant, discussions with the LB Camden Environmental Health Department has established that this may have a 5 dB relaxation from the relevant criteria for normally operating plant.
- 33.10 The design standards described above will be applied to any alternative plant selections made as a result of further design development.

- 33.11 The lowest background noise levels measured during Hoare Lea's survey is provided in Table 32.1. These levels are consistent with the results of the original Baseline Noise Survey.

<b>Typical background noise level (dB LA90)</b>	
Day and Evening (0700-2300 hours)	Night (2300-0700 hours)
46 dB	40 dB

Table 33.1: Long-term background noise survey results, June 2017

- 33.12 On the basis that building services plant/equipment associated with the development do not exhibit any of the characteristics described in Clause (b) of Condition 60, the following noise limits are deemed to be appropriate to meet the requirements of part (a) of the condition:

<b>Noise limit for building services plant/equipment (dB LA90)</b>	
Day and Evening (0700-2300 hours)	Night (2300-0700 hours)
41 dB	35 dB

Table 33.2: Noise Limits for Operational plant and Equipment.

- 33.13 The nearest noise sensitive facades that will be taken into account when assessing noise limitations are Building T5, Canal Reach, and Building R5 (N) Saxon Court, York Way.
- 33.14 Emergency plant such as smoke extract fans are proposed to be 10 dB(A) above the proposed daytime environmental criteria at residential facades. This is set on the basis that such noise events would only arise during operational tests, which would be short in duration and infrequent.
- 33.15 As the thermal comfort system will be managed through a linkage with the district heating system located within the King's Cross Central Energy Centre, the external plant proposed for Building S5 is minimal. Internal plant rooms are to be provided at ground and mezzanine levels. These will house heat exchangers, pumps and boosted hot water, as well as the life safety generator. All plant will be suitably attenuated to meet the specified noise ratings and the environmental noise limits. Careful attenuation will also be given to the control of noise and vibration transfer back into apartments.
- 33.16 The design standards described above will be applied to any alternative plant selections made as a result of further design development.
- 33.17 The information above meets the requirements of Condition 60 and is submitted for Approval.

## Condition 61 (Groundbourne noise)

### 34.1 The Condition and its reason state:

*“Relevant applications for approval of Reserved Matters shall include full particulars to secure that internal groundborne noise levels in residential development which is above or horizontally within 10 metres of any railway tunnel that is in use or likely to be used wherever possible meets the standard 35 dB LA<sup>^^</sup>(<sup>^</sup>) unless otherwise agreed in writing by the local planning authority”.*

*Reason: To safeguard the amenities of the development and to ensure that the development is carried out in accordance with the Environmental Impact Assessment, in accordance with policies SDI, SD6, SD7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.*

- 34.2 There are two residential developments already constructed adjacent to the Gasworks Tunnels on the King’s Cross Central site. These are on the completed and occupied Buildings J and R4.
- 34.3 Building J sits to the east of the Gasworks Tunnels and directly over the Piccadilly Line tunnels (at depth). The building does have vibration isolation (springs) which were installed to mitigate against noise and vibration predominantly from the Piccadilly Line.
- 34.4 Rubicon Court sits to the west of the Gasworks Tunnels in a similar relationship to R8. This does not have vibration isolation.
- 34.5 Extensive noise and vibration measurements have been taken on Plot R8 (June & December 2014 in respect of the previous planning submission & again in September 2020). Based on this data, predictions have made for the proposed building using recognised empirical models (Arup notes 14 July 2014 & 23 January 2015 and 11<sup>th</sup> September 2020).
- 34.6 The conclusions from these analyses is that a proportion of the train events would be above the planning criterion at the lowest residential floors. Overall the estimated noise levels at the lower residential floors are sufficiently high as to present a significant risk of non-compliance with normal standards. The extent to which this will happen depends critically on the coupling losses which will in practice occur. It should be noted that the empirical analyses used conservative assumptions where there was a choice of parameter and therefore the results could be argued to be conservative.
- 34.7 Building R4 is just north of the submission site and shares a similar geometrical arrangement to the tunnels as Building R8 although has different foundations. A number of noise and vibration measurements were taken in Building R4 (April 2015) and compared with the predictions for Building R8, with accepted criteria for the limitation of groundborne noise (Arup note 11h September 2020).
- 34.8 Noise was audible and measureable in the basement. Noise was not distinguishable from the ambient noise on the ground floor or the first floor but may have been higher than 35dB<sub>LAmax,s</sub> for the noisiest trains. Perceptible vibration was found to be very low in Building R4. This was possibly due to significant coupling loss between the ground and the building combined with low levels amplification due to the building structure for the internal locations measured.
- 34.9 Building R4 and the proposed Building R8 have different foundations; no coupling loss having been considered previously for the contiguous piled wall of Building R8. With the conclusion that some coupling loss should be assumed but that the coupling loss is not as great as in Building R4, noise levels in Building R8 would be expected to be 5 to 10dB greater than those measured in Building R4. This assumption on the coupling loss is a less conservative assumption than those taken in the earlier studies.

- 34.10 Considering the distribution of data measured at Building R8, it is likely that the majority of train events will be below  $35\text{dB}_{L_{A_{\text{max},s}}}$  in the first floor of Building R8, however the highest events would exceed this criterion.
- 34.11 Based on the measurements and predictions made to date, it is not possible to state categorically that the proposed residential development in the R8 development will meet the planning criteria set out in section 2 above for all train movements. This is particularly the case at the lower floor levels adjacent to the Gasworks Tunnels.
- 34.12 However, based on the predictions and measurements it is expected that the majority of the residential accommodation, particularly at the higher levels, will meet the planning condition for most train movements.
- 34.13 It can therefore be concluded that it is not necessary to isolate the building from groundborne movement and vibration, particularly when this decision is taken in the context of the overall economic viability of the scheme which will provide much needed social housing and small business units.
- 34.14 The details above address the requirements of condition 6 and is submitted for approval.

## Conditions 64 and 65 (Amenity – Volume of Spoil Removal and Lorry Movements)

35.1 The conditions and their reasons state:

### *Condition 64*

*“Unless otherwise agreed in writing by the local planning authority, the volume of spoil removed from the site shall not exceed 270,000 cubic metres within any calendar year.*

*Reason: to safeguard the amenities of the development, the adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment in accordance with policies SD6, SD8, SD12, KC6 and T12 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### *Condition 65*

*“Unless otherwise agreed in writing by the local planning authority, the number of lorry movements removing spoil from the site shall not exceed 31,500 within any calendar year.*

*Reason: To safeguard the amenities of the development, the adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment in accordance with policies SD6, SD7, SD8, SD12 and T12 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### **Response to Conditions 64 and 65**

- 35.2 The question of managing spoil resulting from earthworks across the proposals for Building R8 and the associated public realm is within the ERP that is included with this submission. That document confirms that the total volume of spoil envisaged to be cut is approximately 23,530m<sup>3</sup> in relation to the R8 development. The ERP notes that it is not anticipated that any of the cut material will be used onsite as fill as there is not a requirement in the development proposals. The document also notes that the figures are based on a worst case scenario and if they do change they are likely to reduce.
- 35.3 For the purposes of this condition, we have assumed that the full amount of cut will be removed by lorry for off-site disposal. As such the figures below represent a worst-case scenario in terms of spoil removal and lorry movements. The net position over the relevant periods for Building R8 and other zones where earthworks will be undertaken during 2019 and beyond is summarised in Table 35.1 below.
- 35.4 The total number of lorry movements associated with the spoil cut is 2,951 from Building R8 and the adjacent public realm. This is based on 8.5m<sup>2</sup> of unbulked material per lorry movement. This is also stated within the ERP and shown within table 35.2 below along with the other site wide lorry movements.

	2019	2020	2021	2022	2023	2024
Granary Square	68					
Building S1	13,790					
Building Q1						
Building P2	25,983					
Building S5	862					
Building S3		13,435				
X'King's Boulevard					250	250
Building R8			23,530			
<b>Total</b>	<b>40,703</b>	<b>13,435</b>	<b>23,530</b>		<b>250</b>	<b>250</b>

Table 35.1: Anticipated net spoil exported and imported from and to the KXC site (m<sup>3</sup>)

	2019	2020	2021	2022	2023	2024
Granary Square	8					
Building S1	1,623					
Building Q1						
Building P2	3,059					
Building S5	1,124					
Buildng S3		1,580				
King's Boulevard					30	30
Buildling R8			2,951			
<b>Total</b>	<b>5,814</b>	<b>1,580</b>	<b>2,951</b>		<b>30</b>	<b>30</b>

Table 35.2: Anticipated net spoil exported and imported from and to the KXC site (lorry movements)

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## Section 106 Agreement: Section NN - Housing and Affordable Housing

- 36.1 Section NN of the S106 Agreement, updated where relevant by a Deed of Variation to the S106 Agreement, dated 28<sup>th</sup> April 2015, (the 'AH DoV'), sets out obligations in relation to the delivery of Affordable Housing, including the Baseline Mix for the provision of Affordable Housing at King's Cross Central.
- 36.2 Building R8 brings forward 72 high quality social rented homes in accordance with the S106 Agreement, and together with the forthcoming Building S4 which is in pre application stage with the London Borough of Camden and proposes 55 Social Rented homes, will exceed the requirements in the S106 Agreement for Social Rented homes within the King's Cross Estate.

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## Section 106 Agreement: Section D – Small Business Space

- 37.1 Section D of the S106 Agreement sets out obligations in relation to the provision of Small Business Space and Voluntary Sector Space (referred to in this document as 'SBS' and 'VSS' respectively).
- 37.2 Paragraph 1 of the Original S106 Agreement, dated 22<sup>nd</sup> December 2006, stated that:
- Not more than 250,000 sq m GEA of B1 floorspace (excluding the Small Business Space) within the development shall be First Occupied until the Developer has provided:*
- (a) a minimum of 3,500 sq m GEA of B1 floorspace within the development as Small Business Space (...); and*
- (b) a minimum of 500 sq m GEA of B1 floorspace within the development as Voluntary Sector Space (...).*
- 37.3 A Deed of Variation to the S106 Agreement, dated 24<sup>th</sup> August 2016, included a change to the above trigger for the delivery of the SBS and VSS. The trigger was 'internalised' to the occupation of no more than 50% of the Market Housing units within Building R8.
- 37.4 This was agreed alongside the submission of Reserved Matters for the previous scheme for Building R8, approved in July 2016 (with reference 2016/1877/P) comprising a mix of market and social rented housing alongside B1 office space.
- 37.5 The revised proposal for Building R8 within this submission of Reserved Matters does not propose any market housing units, and as such, a draft Deed of Variation is in the process of being agreed with the London Borough of Camden to change the trigger to the occupation of B1 floorspace within Building R8.
- 37.6 The proposal to locate the SBS and VSS in Building R8 has been discussed with LB Camden during the pre-application process and is considered to represent the best location for this space having regard to the original intent of Section D of the S106 Agreement, in particular, by fostering a community of small businesses in a purpose built environment which facilitates co-working and minimises the cost of service charges to those businesses and voluntary sector organisations.

- 37.7 Small Business Space was defined in the 2016 Deed of Variation to the S106 Agreement as:  
*'B1 business space comprising a combination of individual units each not exceeding 350 sq m GEA, Co-Working Space and a minimum of 500 sq m GEA for Voluntary Sector Space'*.
- 37.8 A new definition of Co Working space was also agreed in this Agreement, as:  
*'space intended for use by entrepreneurs, businesses, individuals, organisations and/or companies to work, meet and collaborate'*.
- 37.9 Section D does not prescribe the location of the SBS and VSS, instead requiring the submission of their location and specification before construction of such space is commenced (Paragraph 2).
- 37.10 The response to Condition 27 in this Compliance Report confirms that the proposed Building R8 will comprise a maximum of 21,485sqm GEA of B1 office floorspace. This will include the required SBS and VSS. The exact location, configuration and specification of these spaces is not yet known, and be submitted to the London Borough of Camden in accordance with Paragraph 2 in due course.



# KINGS CROSS

4 Stable Street  
London  
N1C 4AB  
T +44 (0)20 3664 0200  
[www.kingscross.co.uk](http://www.kingscross.co.uk)