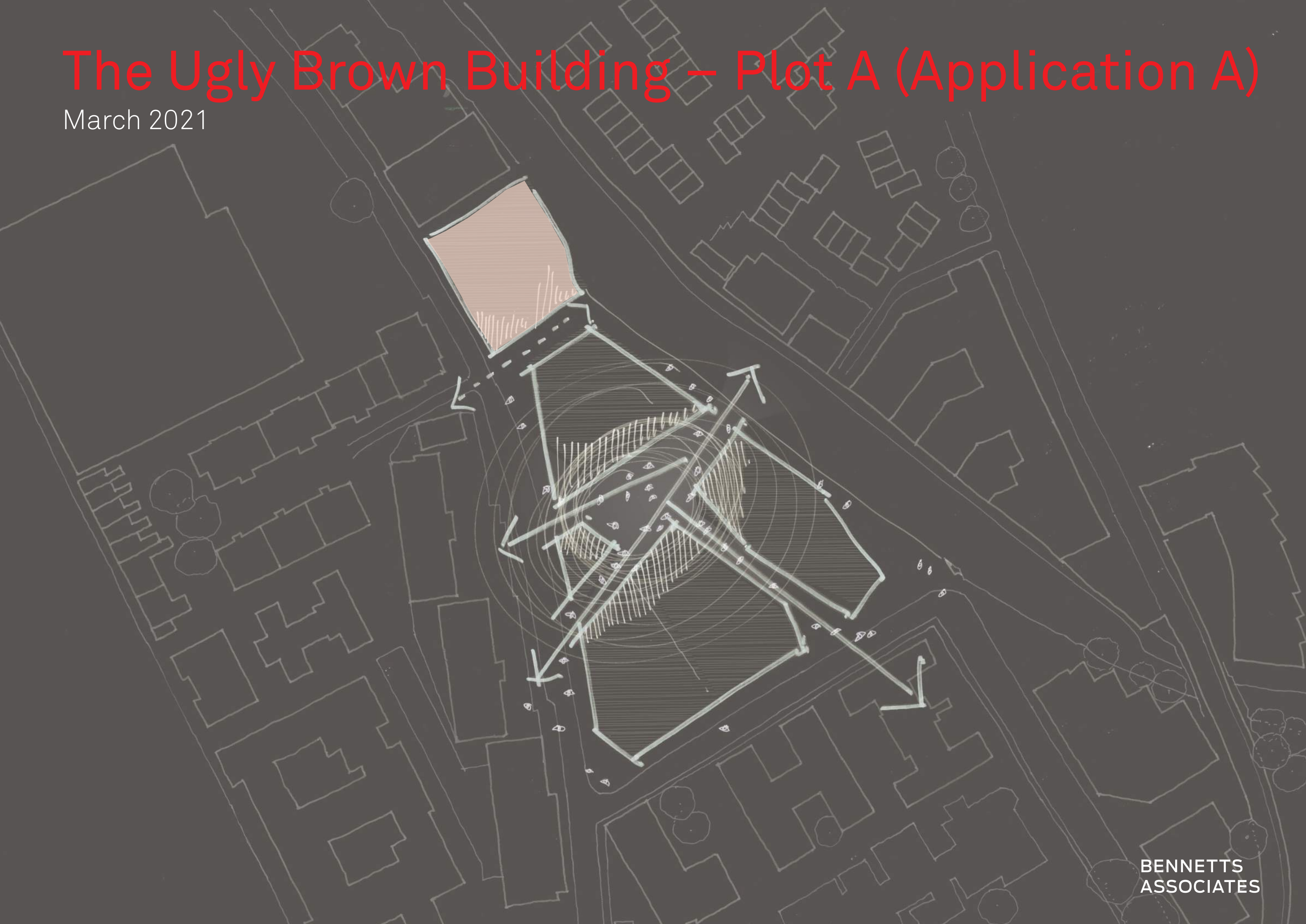


The Ugly Brown Building – Plot A (Application A)

March 2021



Document Control

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1.0 Introduction

A planning application for the redevelopment of the Ugly Brown Building (UBB) was submitted to the London Borough of Camden (LBC) September 2017 (ref:2017/5497/P). This scheme was refined between September 2017-March 2018 in a collaboration between LBC Planning design team and conservation officers with an addendum to the design and access statement being submitted in March 2018. This application was approved in March 2020.

Subsequent to the submission & approval of the 2018 application, further refinement has been carried out to Plot A (as detailed in this document). In response to the growing science/labs presence at Kings Cross (& Camden more widely), the scheme has been developed to accommodate both office tenants as well as potential future laboratory tenants, helping to future proof the scheme in response to shifting tenancy requirements.

In parallel to this process, further discussions have since been held with the London Borough of Camden Planning Design and Conservation Officers, in respect to design changes with a view to improving and enhancing the consented Plot A scheme. As such, minor material amendments have been made to the consented scheme and are to be applied for under a Section 73 Planning Application.

The content of this addendum describes the alterations of the revised scheme to Plot A and is to be read in conjunction with the original application.



2.0 Design Comments & Key Changes

Ground Floor

- North facade set back by 300mm - 500mm to create gap between Canal Side Studios.
- New secondary entrance on south facade to Reception space
- External pavement made level to align with internal FFL

Roof

- Plant enclosure enlarged and increased in height to accommodate future labs tenant services. Omission of green roof to this level
- Provision of Davit Arm Industrial Rope Access points for cleaning and maintenance in place of BMU
- Level 07 parapet height increased by 117mm to achieve consistent floor to ceiling heights & required blue roof attenuation
- Fins increased in height by 340mm on each elevation
- New goods lift overrun concealed behind plant enclosure

North Elevation

- Gap between Canal Side Studio and Plot A. External floor finish laid to falls to allow water run-off
- Development of accessible roof terrace with green roof and blue roof provision
- Plant enclosure expanded to conceal office & labs-ready plant equipment.
- Compartment line back-painted glass spandrels changed to non-combustible metal PPC panels
- Solid panelling to secondary core shaft to match material finish of adjacent fins
-

East Elevation

- Plant enclosure expanded to conceal office & labs-ready plant equipment.
- Compartment line back-painted glass spandrels changed to non-combustible metal PPC panels
- Planting to level 05 terrace
- Balustrade height is lower as the floor levels have been lowered too
- Sliding doors with internal glazed balustrade opening on to Regent's Canal (previously fixed windows)

South Elevation

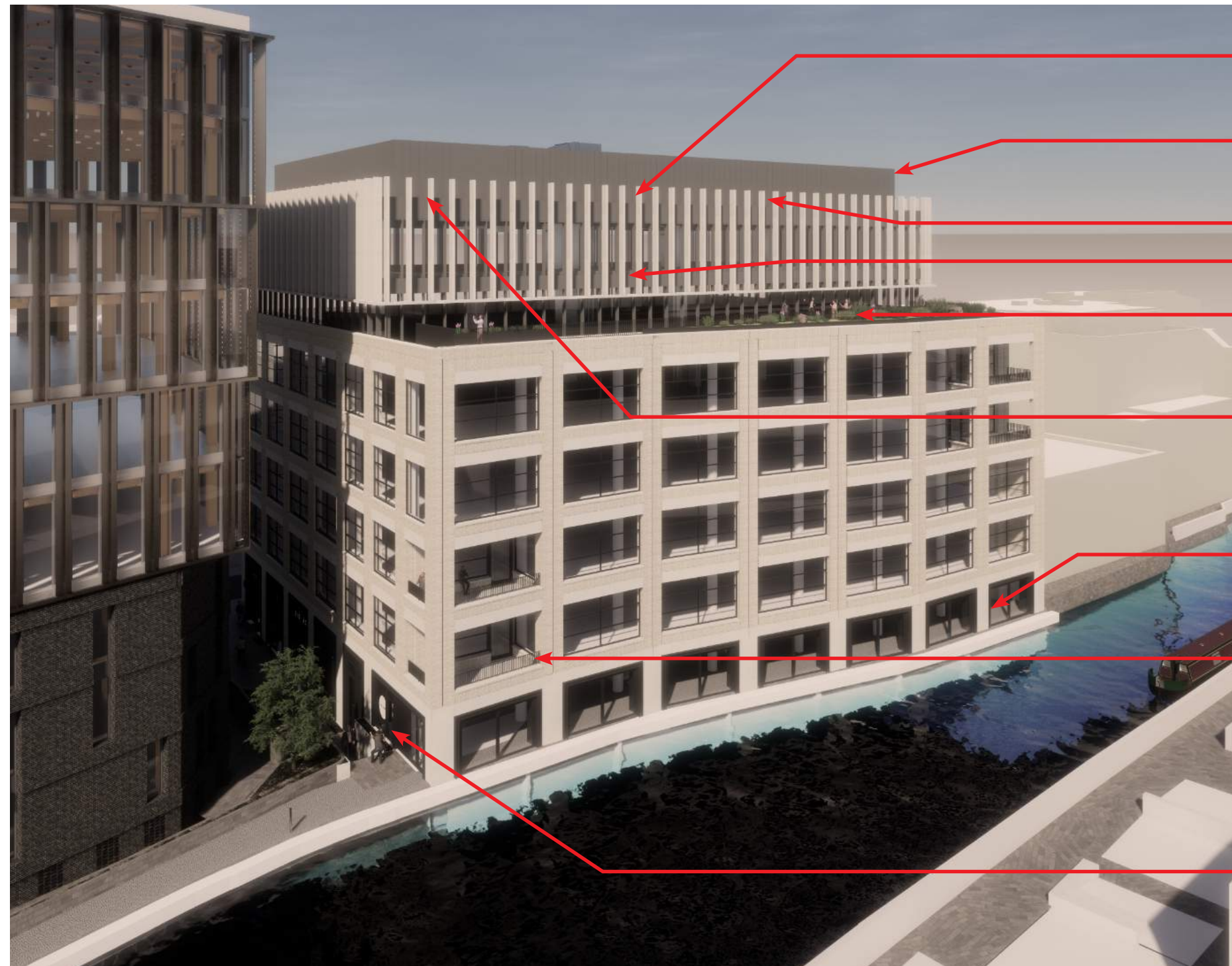
- Proposed signage locations
- Revolving door moved from West facade, swapping with the pass door
- Revolving door and double door replaced with single leaf door to access cafe
- Fixed glazing to allow internal seating to be located up against canal
- Balustrade height is lower as the floor levels have been lowered too
- Planting to level 05 terrace
- Compartment line back-painted glass spandrels changed to non-combustible metal PPC panels
- New power-assisted access door added at ground floor to access basement tenant space

West Elevation

- Gap between Canal Side Studio and Plot A.
- Plant enclosure expanded and increased in height to conceal office & labs-ready plant equipment.
- Compartment line back-painted glass spandrels changed to non-combustible metal PPC panels
- Revolving door moved to South facade and replaced with single leaf pass door
- External landscaping levels between Plot A and existing Plot B developed
- Proposed signage locations
- Final bay closest to Canal Side Studio reduced to 5.4m from 6m to create buffer between neighbouring boundary



Regent's Canal South / East



Provision of Davit Arm Industrial Rope Access points for cleaning and maintenance in place of BMU

Plant enclosure enlarged and increased in height to accommodate future labs tenant services (omission of green roof to this level)

Fins have increased in height by 340mm

Compartment line back-painted glass spandrels changed to non-combustible metal PPC panels

Planting to level 05 terrace (green roof and blue roof provision)

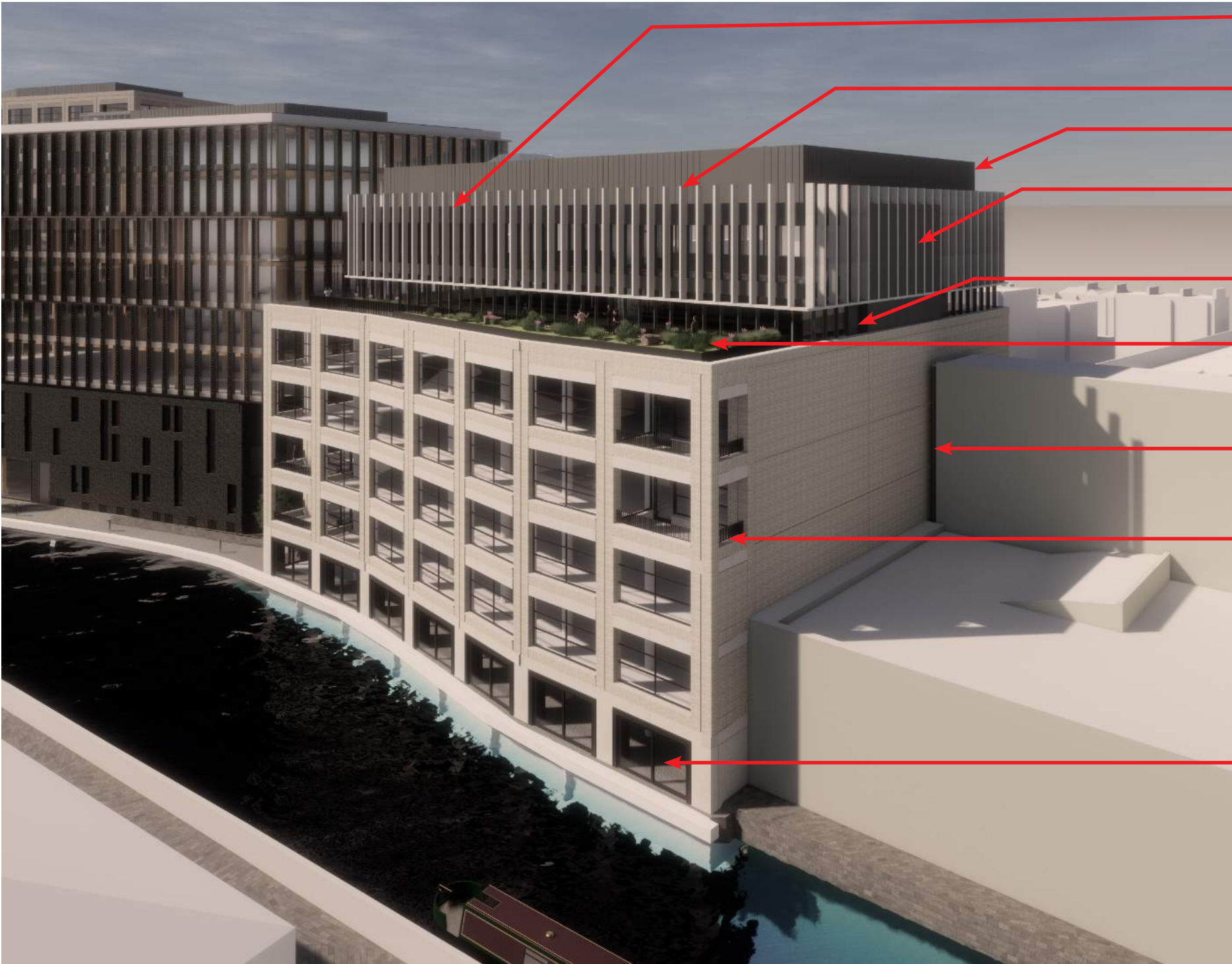
Parapet height increased by 117mm to accommodate satisfactory floor to ceiling heights to all floors

Sliding doors with internal glazed balustrade opening on to Regent's Canal (previously fixed windows)

Terrace balustrade height is lower in elevation as the floor levels have been lowered to accommodate satisfactory floor to ceiling heights to all floors (balustrade achieves 1100mm AFFL)

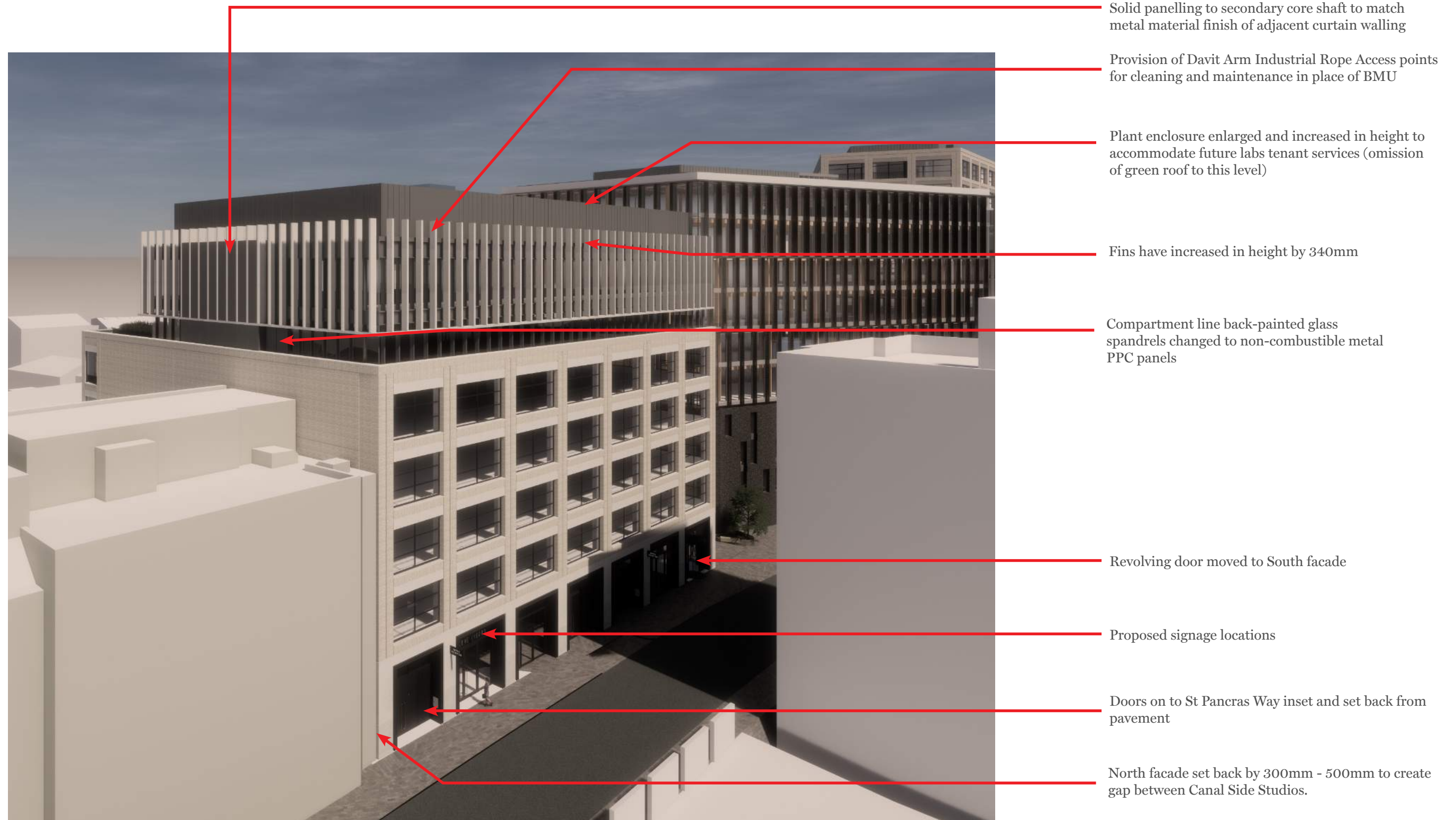
Cafe door relocated

Regent's Canal North / East

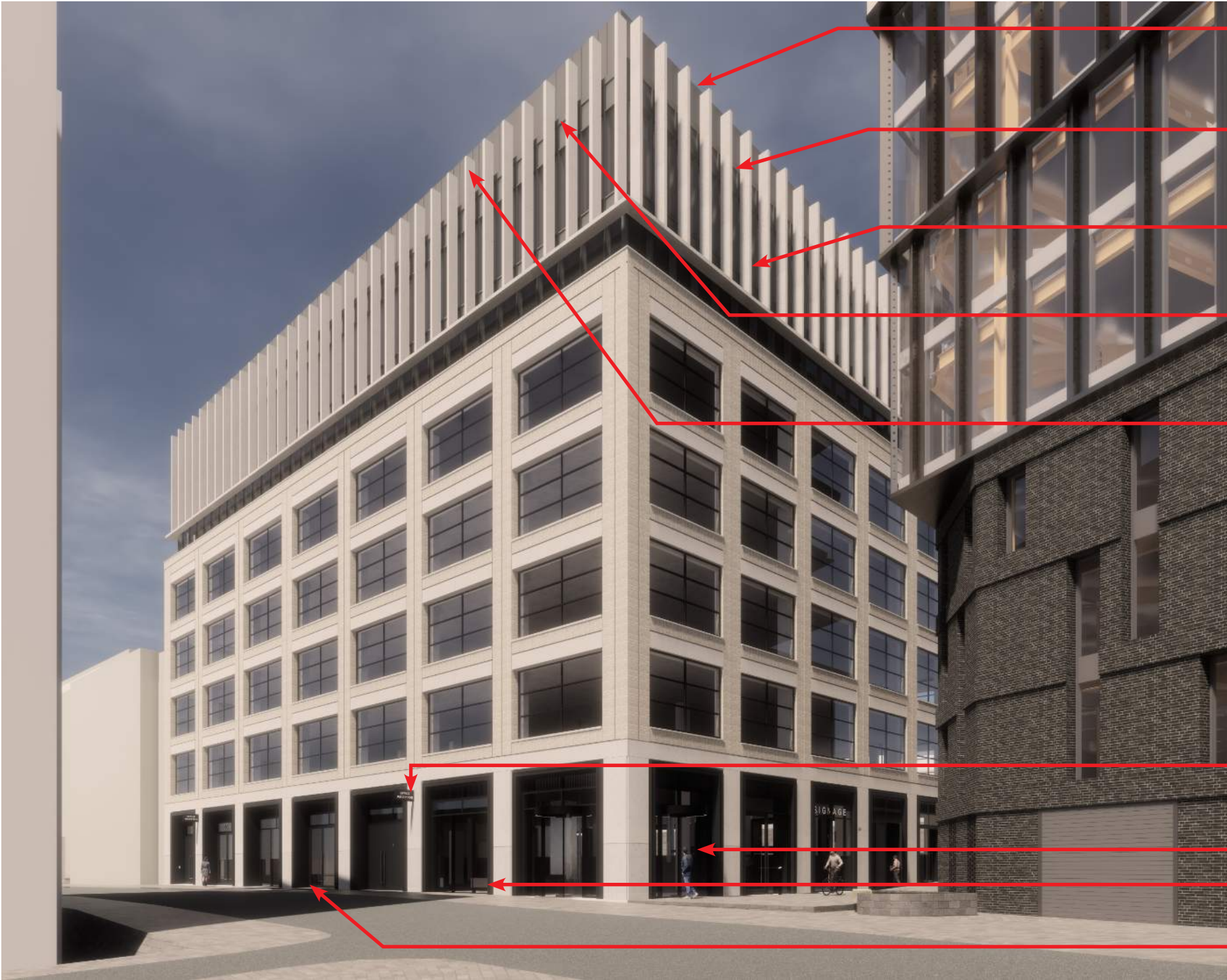


- Provision of Davit Arm Industrial Rope Access points for cleaning and maintenance in place of BMU
- Fins have increased in height by 340mm
- Plant enclosure enlarged and increased in height to accommodate future labs tenant services (omission of green roof to this level)
- Solid panelling to secondary core shaft to match metal material finish of adjacent curtain walling
- Compartment line back-painted glass spandrels changed to non-combustible metal PPC panels
- Planting to level 05 terrace (green roof and blue roof provision)
- North facade set back by 300mm - 500mm to create gap between Canal Side Studios.
- Terrace balustrade height is lower in elevation as the floor levels have been lowered to accommodate satisfactory floor to ceiling heights to all floors(balustrade achieves 1100mm AFFL)
- Sliding doors with internal glazed balustrade opening on to Regent's Canal (previously fixed windows)

St Pancras Way North / West



St Pancras Way
South / West



Plant enclosure enlarged and increased in height to accommodate future labs tenant services (omission of green roof to this level)

Provision of Davit Arm Industrial Rope Access points for cleaning and maintenance in place of BMU

Compartment line back-painted glass spandrels changed to non-combustible metal PPC panels

Parapet height increased by 117mm to accommodate satisfactory floor to ceiling heights to all floors

Fins have increased in height by 340mm

Proposed signage locations

Revolving door moved to South facade

Pass door moved to West Facade

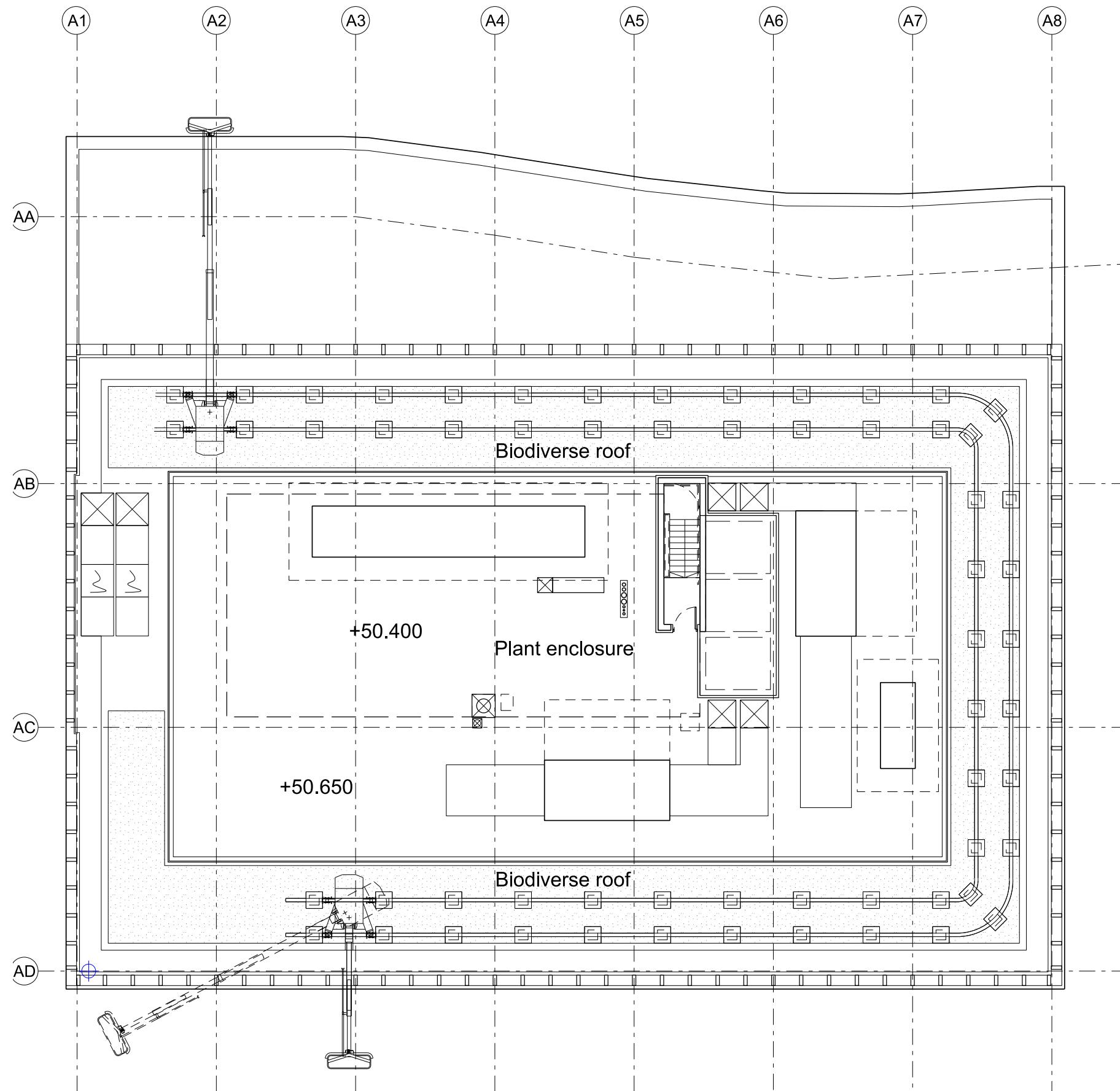
Doors on to St Pancras Way inset and set back from pavement



Appendices

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Architectural Drawings | Consented & Updated



Level 07 (Roof)

Future Labs Plant

Please note:
For detailed
description of plant
equipment & layout,
please refer to
Appendix Section C

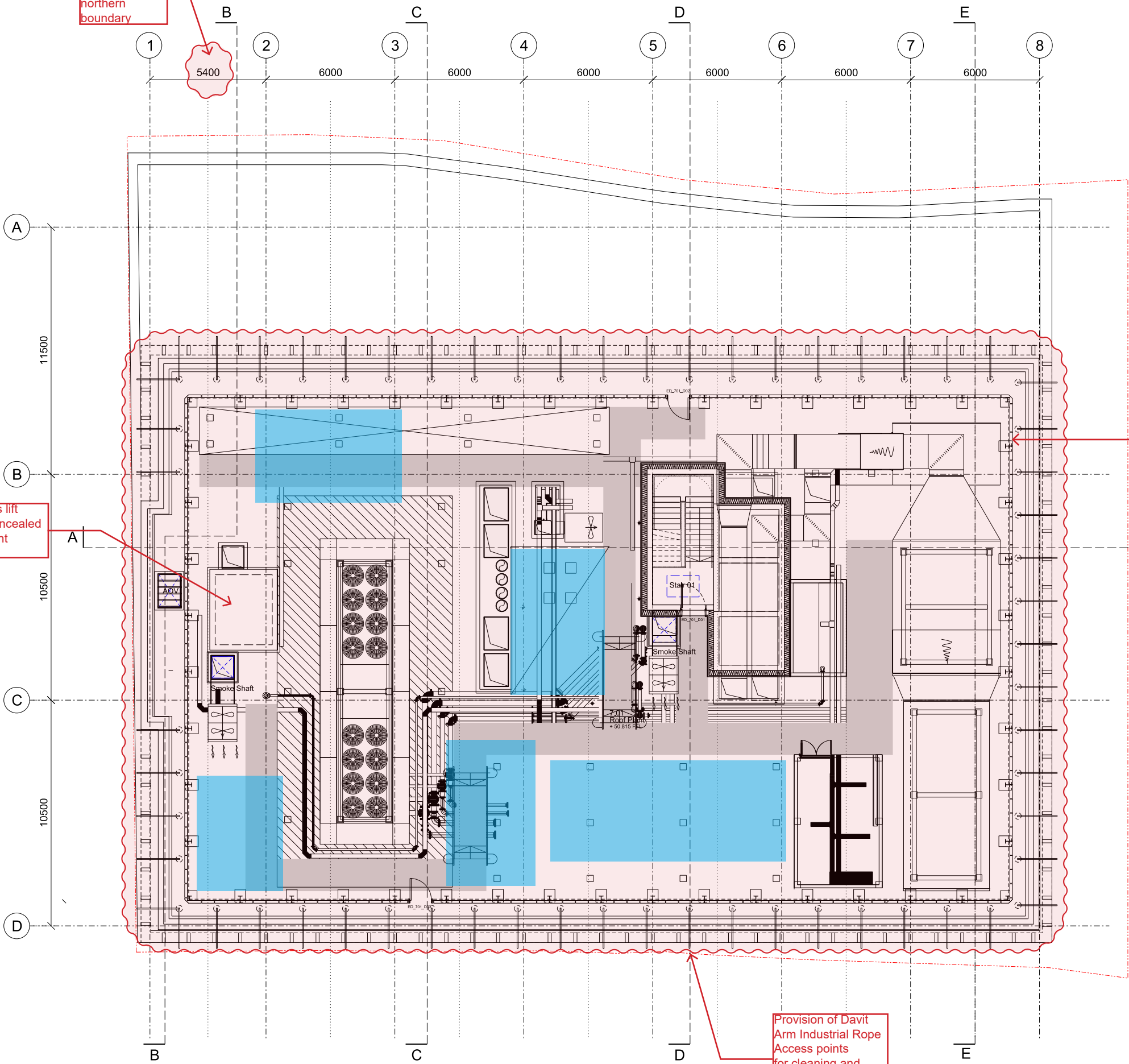
Plant enclosure
enlarged and
increased
in height to
accommodate
future labs
tenant
services.

Omission of
green roof to
this level.

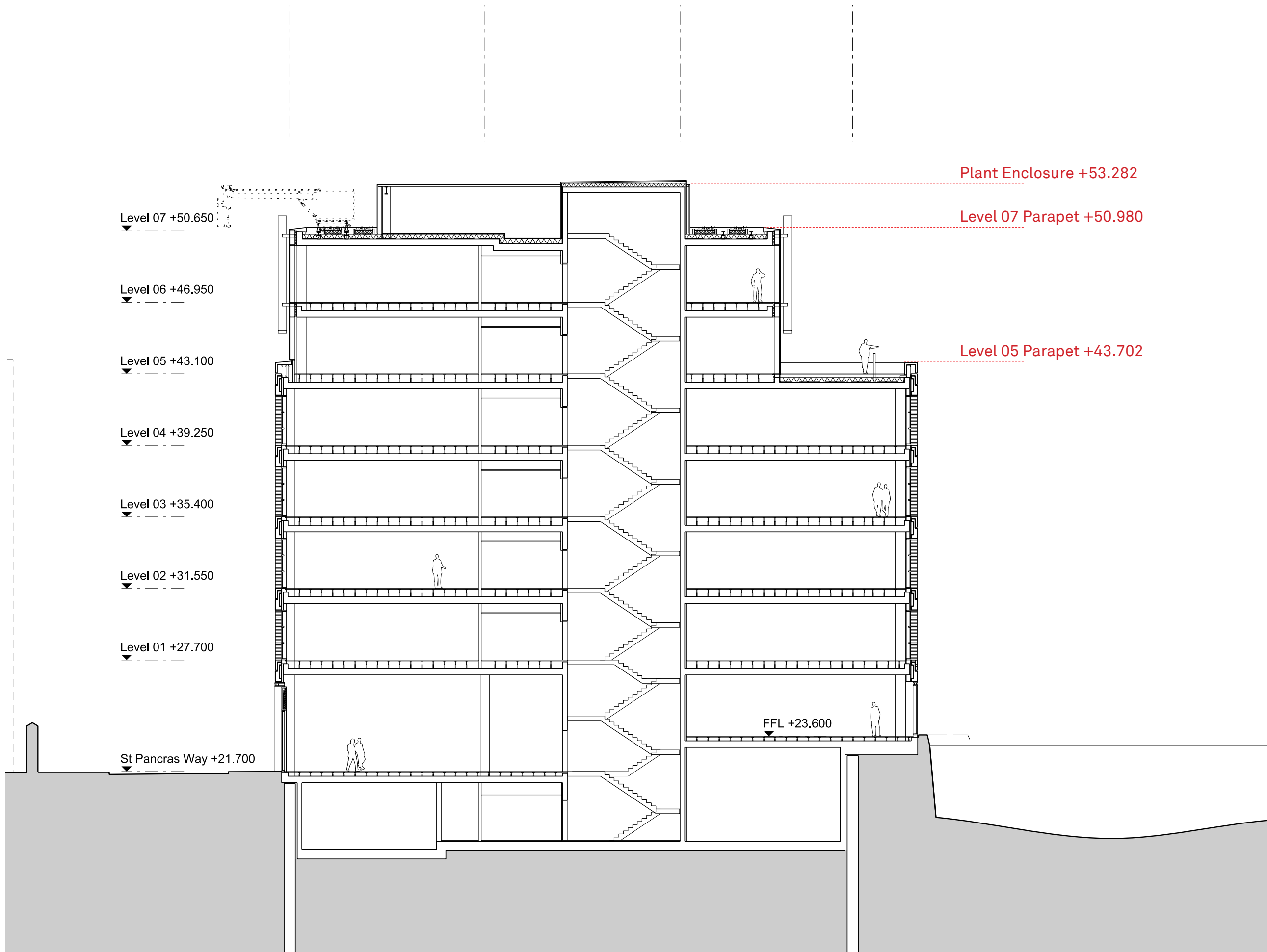
Provision of Davit
Arm Industrial Rope
Access points
for cleaning and
maintenance in
place of BMU

Structural grid
amended to
suit revised
northern
boundary

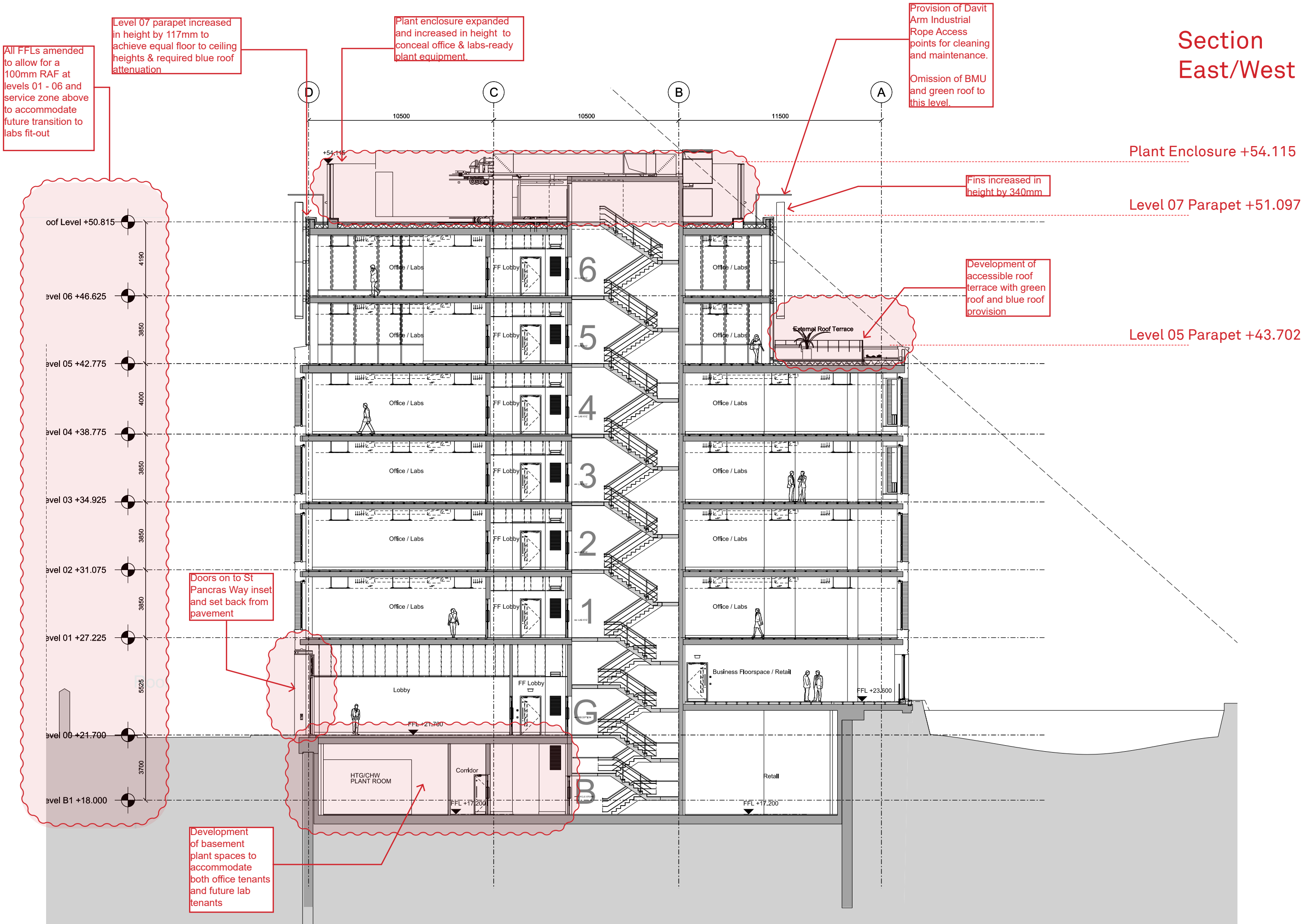
New goods lift
overrun concealed
behind plant
enclosure



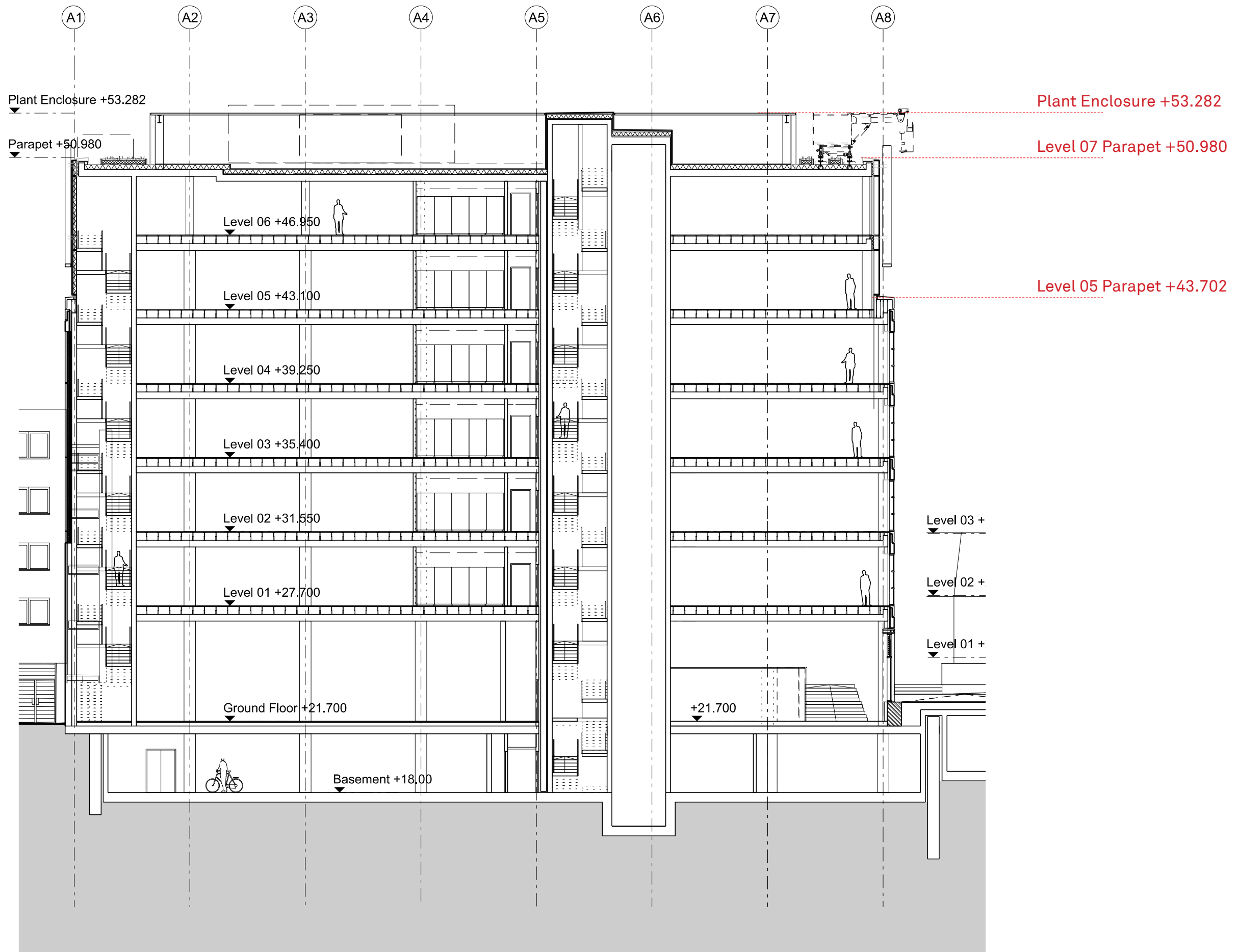
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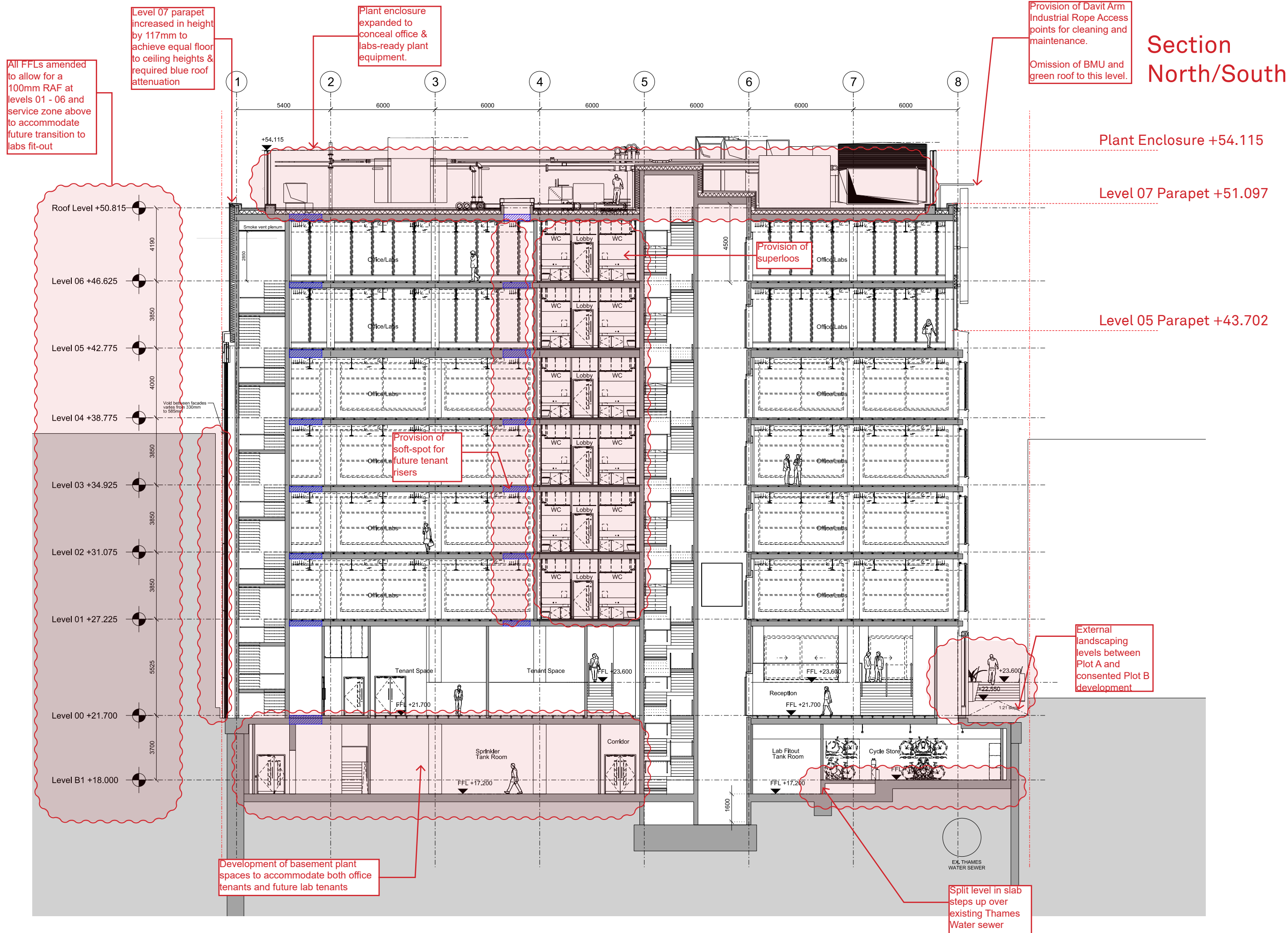


Section
East/West

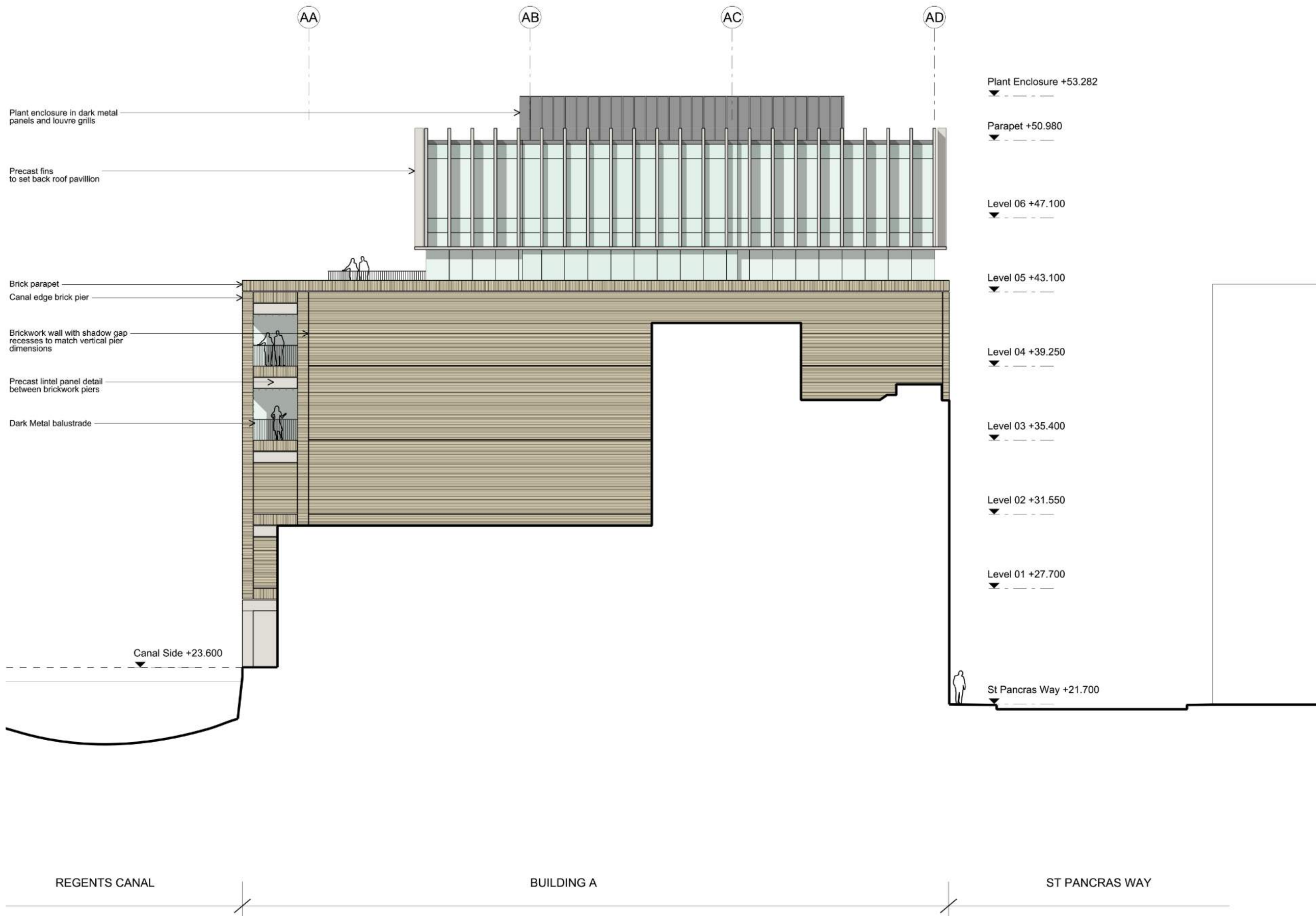


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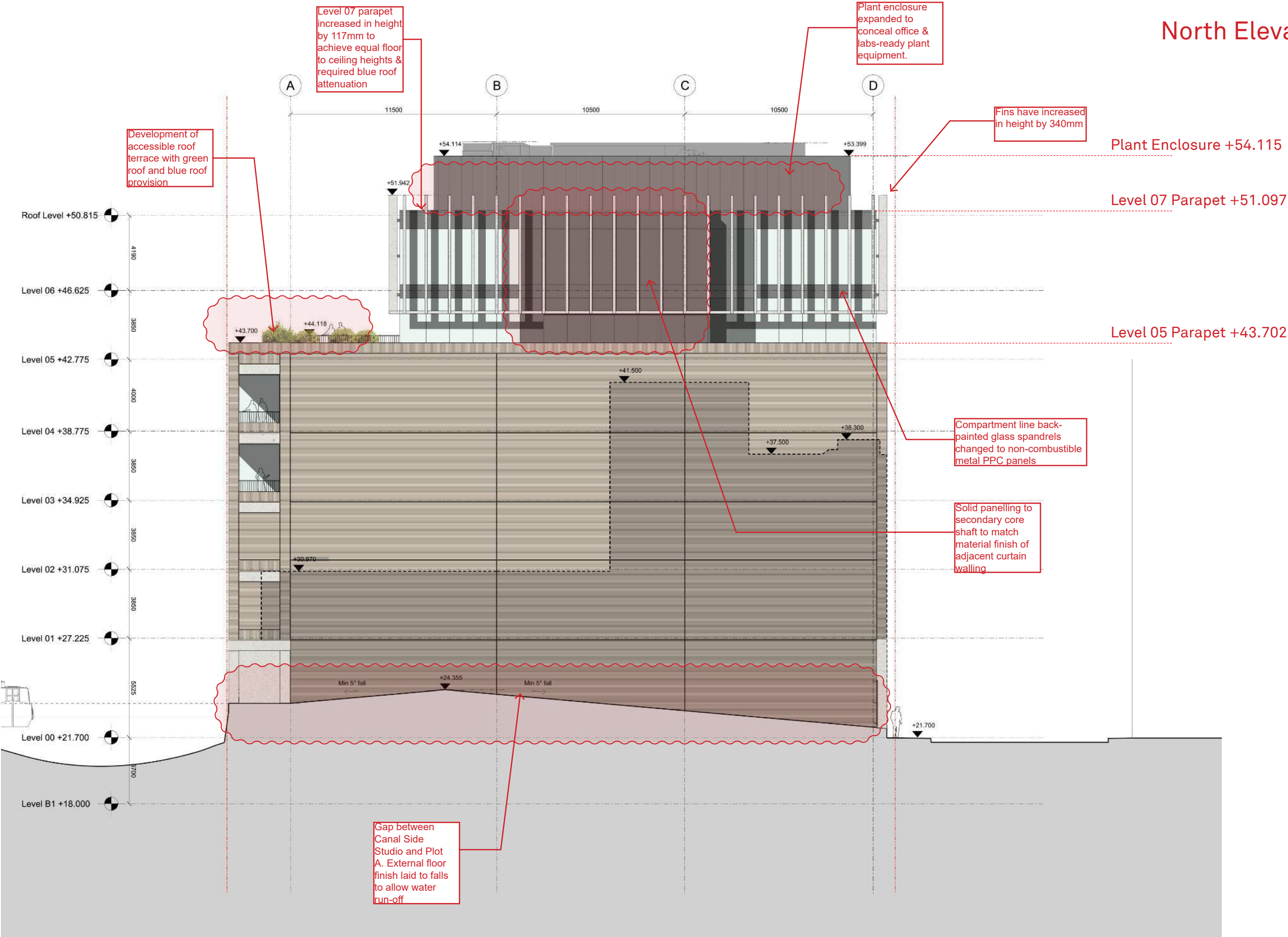




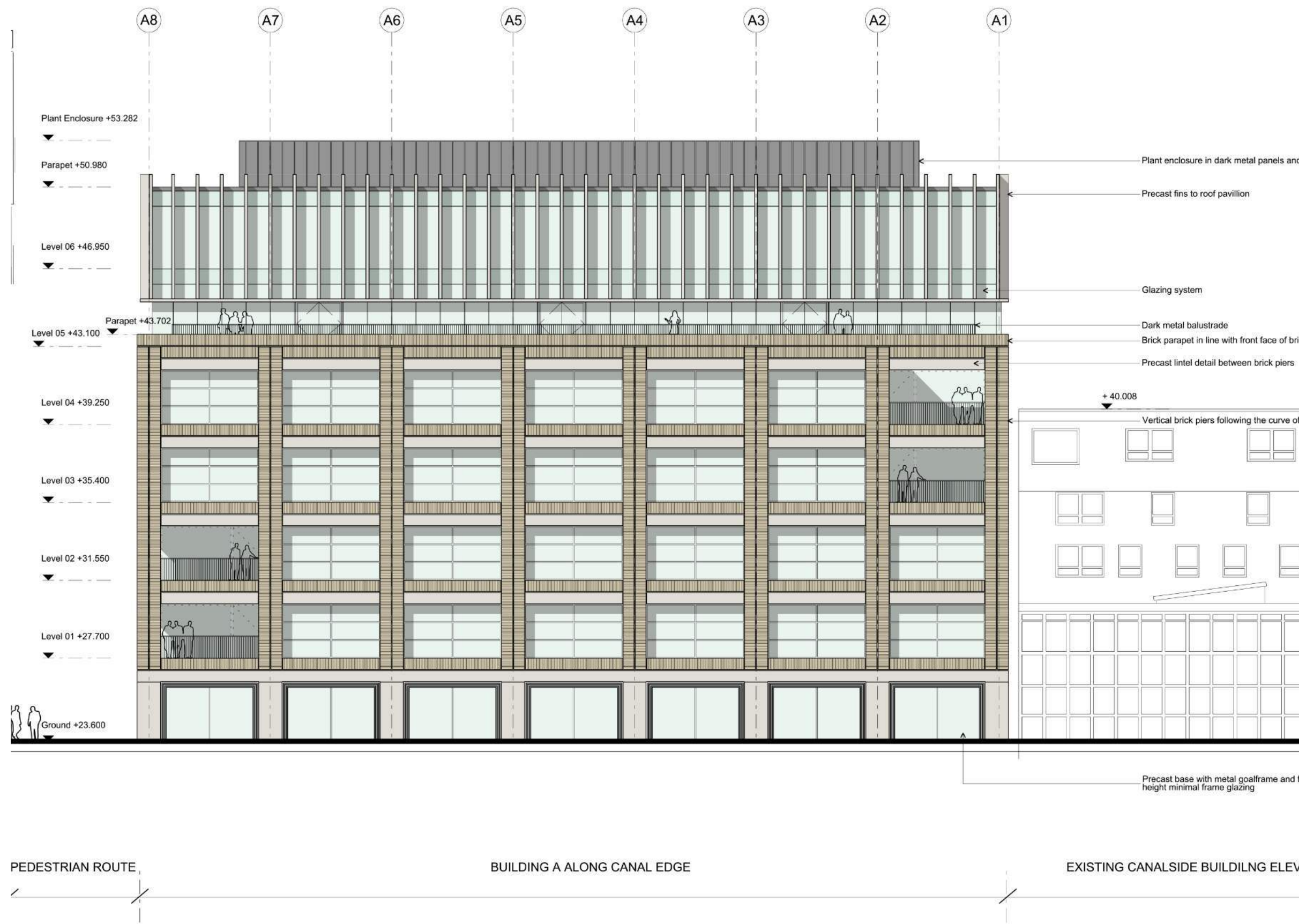
UPDATED



North Elevation



UPDATED



CONSENTED