

Patrick Marfleet  
Regeneration and Planning  
London Borough of Camden  
5, Pancras Square  
N1C 4AG  
London

1 September 2021

Dear Patrick,

**KING'S CROSS CENTRAL: APPLICATION FOR FULL, TEMPORARY PLANNING PERMISSION FOR THE INSTALLATION OF TWO KIOSKS AT KING'S CROSS CENTRAL**

This submission is made by Argent on behalf of King's Cross Central General Partner Limited (KCCGPL), in relation to the King's Cross Central ('KXC') development, granted Outline Planning Permission by the London Borough of Camden ('LBC') on 22 December 2006 with reference 2004/2307/P. Please find enclosed an application for full planning permission for the installation of two Thomas Heatherwick designed kiosks on the King's Cross estate.

The submission comprises:

- This covering letter;
- Signed and dated application form;
- Drawings submitted for approval;
- A receipt for £462 as payment of the application fee.

## **The Proposal**

In order to enable swift reactivity during seasonal peaks or specific circumstances, it has become clear that the provision for flexible retail and/or marketing accommodation across the estate would be a useful addition. The Covid-19 pandemic has now solidified that position and a solution has been sought to enable agility going forward.

With this in mind, two unused “kiosk” newspaper stall stands, designed by Heatherwick Studio have been acquired with the intention to install them in two locations across the estate. It is proposed to apply for planning permission for a temporary period of three years in the two locations identified as part of this submission. The kiosks are self contained, free standing and not fixed into the ground, giving us a significant amount of flexibility when looking at which locations work best for future occupiers outside of the three year period. The design of the kiosks can be found in the drawings submitted for approval with this application.

## **Design and Access**

The majority of similar kiosks found across London can usually be described as untidy and whilst providing a useful local service, do little for the street scene. King’s Cross Central can be viewed as a world-renowned regeneration project, with a great variety of architecture across the estate including the Heatherwick designed Coal Drops Yard roof. The kiosks (see images at Appendix 1) have been designed as an item of street furniture that would look attractive in a variety of locations and that would fit well into the historic yet modern environment we have on the estate. The shape and patinated brass finish is anticipated to fit seamlessly into the public realm and add interest to the street scene, contributing positively to the character and appearance of the local area. There is proposed to be subtle light levels to ensure the interior of the kiosks glow at darker times but there would be no visual disturbance at night. The current access arrangements will remain as they are at present.

## Locations

As the kiosks are not fixed into the ground, this provides some flexibility with regards to locations across the estate. However, the two most useful and convenient locations at this moment in time are Canal Square and Granary Square.

Canal Square has the appeal of mass footfall from those moving up Kings Boulevard from King's Cross Station and St Pancras International. Within the approved Reserved Matters application for the King's Boulevard pedestrianisation (ref.2020/0117/P), which included Canal Square, an area was identified to the east of the square and at the end of King's Boulevard that could be used to accommodate a kiosk. This location would benefit from afternoon / early evening sun and was proposed to complement existing seating located around the group of trees to the east of the kiosk - a natural point to pause, wait and reflect at the top of King's Boulevard (see figure below taken from the approved Reserved Matters application). Although this has not been taken



Figure 9: Detailed Plan: Canal Square



forward to date, the same justification remains for placing one of the kiosks in this location. This being that the location creates a pivot point for pedestrians at the junction between Canal Square, King's Boulevard and Goods Way, and would be a prominent feature in views along this route. This location also provides the opportunity to direct traffic to the north of the Estate.

Granary Square is the heart of the estate and benefits from the bars, restaurants and shops located in Coal Drops Yard and also the residential and office space in the immediate vicinity. The proposed location is in close proximity to the ramp down to Coal Drops Yard and the new Esperance Bridge, benefitting from greater levels of footfall than the Canal Square location.

### **Proposed use**

It is intended that the primary use of the kiosks is to facilitate retail market research and trial retail concepts that could be offered across the estate on a more permanent basis. Operators would be rotated on a series of short term licenses, ideally running from spring to autumn and autumn to spring, to enable each operator a "peak" season at either Christmas or during the summer period. The locations proposed offer different prospects, nevertheless broadly speaking the uses of the proposed kiosk's would be a flexible use between Class E (a) and Sui Generis.

It is anticipated that the Canal Square location would be an appealing commercial proposition for a variety of operators and it is likely that the kiosk uses here would be based around a refreshments operator. The kiosk on Granary Square would offer a slightly different opportunity to compliment the existing retail offering at Coal Drops Yard. By applying for Use Class E (a) and Sui Generis we hope to retain some flexibility for both kiosks going forward and give the prospective operators sufficient flexibility for the period they are in operation for.

### **Management & Operating Hours**

It is proposed that there would be 1-2 staff members per kiosk and that there would be slightly different operating hours for each kiosk. The intention is that the core hours of the Granary Square kiosk would be open from 10am-8pm to mirror the opening hours within Coal Drops Yard. The Canal Square kiosk is intended to be open from 8am-6pm.

Any extensions to either of these hours would be arranged via agreement with Argent and to fall within licensing parameters.

The occupier of the kiosks at each given time would be responsible for the day to day management of the kiosks, ensuring insurance is valid and no valuables are left overnight. Argent and King's Cross Estate Services will install a heavy duty padlock system and ensure appropriate CCTV cameras are directed on the kiosks at all times. King's Cross Estate Services would then ensure 24hr security patrol in both locations. In the unlikely event of void periods between occupiers, the kiosks will be managed by Argent and King's Cross Estate Services.

This proposal has been developed through discussion with planning officers at the London Borough of Camden and colleagues here at Argent. We trust you have sufficient information to validate and determine this application. If you have any queries or require any further information, please do not hesitate to contact me.

Yours Sincerely,

Joshua Steer

**Planning Manager**

**Appendix A- Images of Proposed Kiosk**







