

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

01 November 2021

Dear Patrick,

KING'S CROSS CENTRAL: APPLICATION FOR FULL PLANNING PERMISSION IN RESPECT OF A 'GARDEN BARGE' ON THE REGENT'S CANAL TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

On behalf of King's Cross Central General Partner Limited (KCCGPL), please find enclosed an application for full planning permission in respect of a 'Garden Barge' on the Regent's Canal. The submission comprises:

- This covering letter;
- Signed and dated application form;
- Design and Access Statement prepared by Jan Kattein Architects & Global Generation;
- Heritage Assessment prepared by Giles Quarme Architects;
- Drawings submitted for approval
- A receipt for £462 as payment of the application fee

Outline planning permission was granted in December 2006 (ref. 2004/2307/P) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area, now referred to as King's Cross Central ("KXC").

Global Generation have been in King's Cross for 17 years, nearly for the entire duration of the regeneration program. Their Skip Garden has occupied 4 different plots across the site before their programmes finally moved to the current site, the Story Garden behind the British Library. Along with Jan Kattein Architects, Global Generation also have planning permission for a Habitat Area in the Triangle Site (ref. P2018/4209/FUL), which sits within the KXC area to the east of York Way. The Habitat Area, along with the proposed Garden Barge, will represent a new permanent home for the charity in King's Cross.

The proposals

The project responds to a requirement within the original S106 agreement for the King's Cross Development. This S106 obligation states the following;

"A vessel comprising a floating classroom using moorings in the vicinity of the development", which will fulfil the function of, "bringing educational benefit to children living in or close to the development"

The site is located on the southern bank of the Regent's Canal, opposite Granary Square and 'The Lighterman' bar/restaurant. The barge will be located almost equidistant between Global Generation's Story Garden and the forthcoming Habitat Area, bringing the charity's educational and engagement program to the heart of King's Cross.

The Garden Barge re-purposes an existing 60ft x 12 ft events barge which will be converted to provide a series of gardens across the front, main, middle and rear decks. A w.c, small office and classroom will be provided below deck. A demountable, lightweight trellis structure will accommodate climbing and suspended planting. Further details on the planting palette and ecology are contained within the submitted Design and Access Statement. There will also be removable fabric canopies tied to the trellis structure to create additional outdoor teaching and meeting spaces on the middle deck.

Due to the community nature of the Garden Barge, the proposal has been through a thorough consultation process with a variety of stakeholders and users. The design principles themselves were established through a series of workshops with young people from nearby Somers Town in 2020. Furthermore, Global Generation have been

in close communication with the Canal and River Trust in the conception, operational planning and educational programme of the barge. A formal pre-application consultation with the Canal and River Trust took place between July and September 2021, with a further meeting on the 27th September.

Further details on the proposed design and access of the barge can be found in the Design and Access statement submitted with this application for approval.

This proposal has been developed through discussion with planning officers at the London Borough of Camden, the Canal and River Trust and colleagues here at Argent. We trust that 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