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Ref: 2949-01-PS01

18th November 2022
Planning – Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

Dear Sir / Madam

RE: Planning Statement *for* Refurbishment and minor reconfiguration of the existing catering service centre *at* London Kings Cross Station, Euston Road, London, N1 9AL

Please see the following Planning Statement in connection with the above application.

Planning Statement

1.0 Introduction

- 1.1 This statement supports an application for Listed Building Consent at London Kings Cross Station. The proposal comprises a comprehensive refurbishment of the existing catering service centre with minor layout alterations to bring this facility up to date with industry good practices and regulations.
- 1.2 The application site is located within the basement level of the Western Range Building. Refer to the attached location plan “2949-01-L01 Location Plan” and “2949-01-001 Existing Site Plan” for locations of the proposed works area within the station.
- 1.3 National and local planning policy requires that applicants and Local Planning Authorities consider the potential harm to the significance of heritage assets and their setting as part of any development proposal. In this instance, consideration must be given to the potential harm to the significance of the designated heritage assets, namely the Grade I listed station building. The significance and potential harm to these assets is fully considered within the Design, Access and Heritage Impact Statement (2949-01-HS01) included with this application.



2.0 Planning History

2.1 London Kings Cross Station underwent an extensive programme of refurbishment, alteration and extension between 2006 and 2012 which included the Western Range Building and the area of the basement which forms the application site.

- 2006/3387/P GRANTED SUBJECT TO A SECTION 106 LEGAL AGREEMENT *Alterations, refurbishment and extensions to King's Cross Station to provide for new operational railway purposes and passenger facilities, including construction of Western Concourse (to include ticketing, retail {Class A1}, food and drink facilities {Class A3/A4/A5} and ancillary office accommodation and integrated access facilities to London Underground Northern Ticket hall), demolition of southern concourse and landscaping of new southern square; alterations to Western Range; construction of platform Y and alterations to platforms 1 and 5-8; construction of canopies to south elevation of main train shed and taxi waiting areas; enclosure of London Underground South-East stairs; permanent removal of Porte Cochere and northern canopy to Western Range, Great Northern Hotel porch and other items; demolition and replacement of Handyside pedestrian footbridge and demolition of elements of suburban train shed and of other structures; and other alterations, operations and extensions in connection with new uses and facilities.*

2.2 Subsequent applications for planning permission at the station are too numerous to list here, however recent applications located within the Western Range Building, and therefore relevant to this proposal are as follows:

- 2018/5464/L GRANTED *Installation of partition to boardroom: Installation of 2x internal doors to match the existing style: Installation of 12x suspended LED luminaries.*
- 2013/6057/L GRANTED *Alterations to western range reception (unit G/01) to create a new retail unit; including alterations to the retail fascia, a new altered lobby area to be accessed from a new door in the western range gateline, and alterations to the contractor's reception to create a passenger assisted waiting room.*
- 2012/5554/L GRANTED *Internal fit out to existing retail unit G27 "The Harry Potter Shop".*



3.0 Planning Policy and Guidance

3.1 The national and local planning policy and guidance relevant to the historic environment and this application are set out below and considered in more detail within the Design, Access and Heritage Impact statement 2949-01-HS01.

- National Planning Policy Framework (2021)
- Camden Local Plan 2017
 - Policy D2 Heritage

4.0 Application Proposals

4.1 Strzala Architects (the agent) have been appointed by London North Eastern Railway (the applicant) to provide designs for a comprehensive refurbishment with minor alterations to the existing catering service centre facility at London Kings Cross Station, the brief comprising of:

- Upgrades to all internal finishes throughout the centre.
- Reconfiguration of staff facilities to provide modernised and improved toilet and staff mess room facilities, and reconfigured office space.
- Reconfiguration of existing space, including creation of a 1.0m wide structural opening for a new doorway to provide a new wash plant facility to the service centre.
- Installation of a new freezer and new cold storage.
- Installation of new full height racking to stores and upgraded fitted furniture to include supervisors desk and dedicated pick and pack stations.

4.2 Drawings are included with this application which fully describe the works proposed, the package of drawings comprises:

- | | | |
|--|--------|-----|
| • 2949-01-L01 Existing Location Plan | 1:2500 | @A1 |
| 000 Existing Drawings | | |
| • 2949-01-001 Existing Site Plan | 1:500 | @A1 |
| • 2949-01-002-01 Existing GA Plan Sheet 1 | 1:50 | @A0 |
| • 2949-01-002-02 Existing GA Plan Sheet 2 | 1:50 | @A0 |
| • 2949-01-002-03 Existing GA Plan Sheet 3 | 1:50 | @A0 |
| • 2949-01-002-01 Existing Internal Elevations Sheet 1 | 1:50 | @A0 |
| • 2949-01-002-02 Existing Internal Elevations Sheet 2 | 1:50 | @A0 |
| • 2949-01-002-03 Existing Internal Elevations Sheet 3 | 1:50 | @A0 |
| • 2949-01-002-04 Existing Internal Elevations Sheet 4 | 1:50 | @A0 |
| • 2949-01-002-05 Existing Internal Elevations Sheet 5 | 1:50 | @A0 |
| • 2949-01-002-06 Existing Internal Elevations Sheet 6 | 1:50 | @A0 |
| • 2949-01-002-07 Existing Internal Elevations Sheet 7 | 1:50 | @A0 |
| • 2949-01-002-08 Existing Internal Elevations Sheet 8 | 1:50 | @A0 |
| 400 Proposed Drawings | | |
| • 2949-01-401-01 Demolition and Alterations Plan Sheet 1 | 1:50 | @A0 |



- 2949-01-401-02 Demolition and Alterations Plan Sheet 2 1:50 @A0
 - 2949-01-401-03 Demolition and Alterations Plan Sheet 3 1:50 @A0
 - 2949-01-402-01 GA Plan Sheet 1 1:50 @A0
 - 2949-01-402-02 GA Plan Sheet 2 1:50 @A0
 - 2949-01-402-03 GA Plan Sheet 3 1:50 @A0
 - 2949-01-403-01 Finishes Plan Sheet 1 1:50 @A0
 - 2949-01-403-02 Finishes Plan Sheet 2 1:50 @A0
 - 2949-01-403-03 Finishes Plan Sheet 3 1:50 @A0
 - 2949-01-406-01 Internal Elevations Sheet 1 1:50 @A0
 - 2949-01-406-02 Internal Elevations Sheet 2 1:50 @A0
 - 2949-01-406-03 Internal Elevations Sheet 3 1:50 @A0
 - 2949-01-406-04 Internal Elevations Sheet 4 1:50 @A0
 - 2949-01-406-05 Internal Elevations Sheet 5 1:50 @A0
 - 2949-01-406-06 Internal Elevations Sheet 6 1:50 @A0
 - 2949-01-406-07 Internal Elevations Sheet 7 1:50 @A0
 - 2949-01-410 Proposed Wash Plant Details 1:25 @A0
- Design, Access and Heritage Impact Statement**
- 2949-01-HS01 Design, Access and Heritage Impact Statement

5.0 Assessment of Proposals

- 5.1 The relevant considerations are the effect of the proposals on the designated Grade II listed heritage assets.
- 5.2 Refer to document 2949-01-HS01 Design, Access and Heritage Impact Statement for a full and detailed assessment of the existing designated heritage asset and the potential impact of the proposals upon it which are considered to be minimal.

6.0 Conclusion

- 6.1 The proposals have been shown to be sensitive to the historical context, utilising similar materials and design themes where appropriate.
- 6.2 The NPPF and Local Plan call for the protection of heritage assets, with the local plan encouraging proposals which 'preserve or, where appropriate enhance' heritage assets, with proposals which promote sustainability to be welcomed.
- 6.3 It has been shown that the impact of these proposals on the heritage asset are minimal and not harmful, but seek to enhance the catering facility, promote its ongoing use to support an expanded offering to passengers, and to reduce the carbon footprint of the operation by bringing a wash plant on site.

Yours Sincerely,

Gregory Oldham BA(Hons) MArch ARB

For and on behalf of Strzala Architects Ltd.

