

EXCHANGE

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King's Cross Central — Revised Plans

The wait may have been long for some, but the applicant of the proposed King's Cross Central, Argent (King's Cross), have submitted modifications to the original applications from May 2004. The revisions were received by Islington and Camden councils at the end of September this year.

proposals but, because the site is so large and complex, the developer has also submitted a number of Supporting Documents. For example a new volume, 5, of the Environmental Statement (ES) has been submitted and along with this an entirely new non-technical summary of the ES. The supporting docu-

- layout and introduction of home zones
- renewable energy initiatives, including wind turbines
- revised proposals for housing including overall unit mix
- more detail on new housing including the amount of affordable homes



Computer illustration by Argent of what the gasholders could look like

The revisions to the original plans have been made following ongoing discussion between the two councils, and in response to the many consultation comments submitted by local residents and other key stakeholders.

The revisions for the main site are outlined in four key documents including the Parameter Plans and Development Specifications. These documents are the most important parts of the

ments are not formally part of the planning applications, but they do contain additional and illustrative information.

Although it is not possible to list all the changes to the applications in this newsletter, the key changes are:

- more public open space
- new designs for streets and squares
- a reduction in the height of some buildings
- changes to the road

- new health, education, sports and other community facilities

The Triangle site has also seen a number of changes. Most notably, the layout and design of the blocks have been amended breaking up their appearance, some blocks have also been reduced in height. The number of housing units have been reduced from 250 to 246. The number of car parking units has also been reduced slightly.

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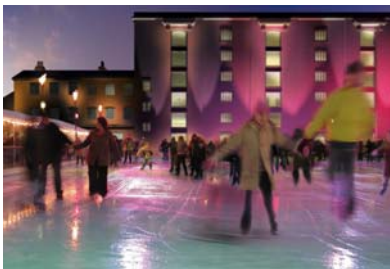
Consultation — Process and Details



Potential view of the gas-holders by Regent's Canal



King's Cross Central could become a completely new quarter of London



Ice-skating in front of the Granary is one possible use at the open space here



Bird's eye view of Granary Square and Regent's Canal

As with the original applications, the councils are undertaking an extensive consultation of the revised plans. The consultation period is running:

**10 October—
21 November 2005.**

The revised plans and proposals can be found at the three locations listed below, where you can also read the original applications for reference.

Anyone who is interested in the development can come and look at the revised applications at either offices, but you may need to call ahead and book a session.

Contact Islington
222 Upper Street
London N1 1YA
020 7527 2297/3505
9am—4.30 pm

West Library
Bridgeman Road
London N1 1BD
Tel: 020 7527 7920
Tue + Thurs 9.30-8pm
Wed + Sat 9:30-5pm
Mon, Fri, Sun Closed

Camden Council
5th Floor
Town Hall Extension
Argyle Street
London WC1H 8EQ
Mon—Fri 9am-5pm
Thursdays 9am-7pm
Tel: 020 7974 5613

If you have access to the internet, you can log on to the developer Argent's web page : www.argentkingscross.com where you can view both the original and the amended proposals and also see illustrations of the scheme.

As the current consultation deals only with the *revisions* to the applications, we would like to ask anyone who wishes to respond, to bear this in mind and comment only on the revisions.

Please send your comments to:

King's Cross Central Proposal
FREEPOST NAT 17263
Town Hall
Argyle Street
London WC1H 8BR.

You do not need a stamp.

Or by e-mail to either:
kxteam@islington.gov.uk
kxteam@camden.gov.uk

You can also fill in an on-line form at

www.camden.gov.uk/kingscross

Camden at Islington councils are working closely with the King's

Cross Development Forum, KXDF. The KXDF is an umbrella organisation for local community groups in King's Cross. They meet regularly and discuss the changes taking place in the area and neighbourhoods around it. The forum is open to all community groups and residents in the King's Cross area. The councils and the KXDF are also working with Planning Aid for London, an independent organisation providing advice on planning matters, and they will help explain the revised plans for King's Cross Central.

To contact the KXDF, please see Camden's website:
www.camden.gov.uk/kingscross

The responses submitted by the public during the consultation period will be collated and registered on a database. The councils will make these comments available for anyone to view as soon as feasible after the consultation period closes. The responses will then be considered by the planning officers and will also form part of the committee report advising on a decision to grant or refuse the proposals.

Decision Time for the Triangle

The Triangle site, part of the King's Cross Central proposals, is situated both in Islington and Camden.

Therefore, two identical applications and subsequent revisions were submitted to both boroughs. The Main site lies wholly in Camden and it will be Camden Council that will grant or refuse planning permission for this area. Determining the Triangle is more complicated.

Camden and Islington

councils will write a joint report recommending refusal or approval of the development. This



The Triangle—part of the illustrative plan for King's Cross Central

report will be taken to the relevant committees of both councils to be considered.

In Camden, council-

lors will be asked to make a decision on the Triangle along with the proposals for the Main site. To make a decision on the Triangle valid, both councils must come to the same decision. This means that one council cannot overrule the decision of the other on the Triangle. Only if both councils agree will a decision come into effect.

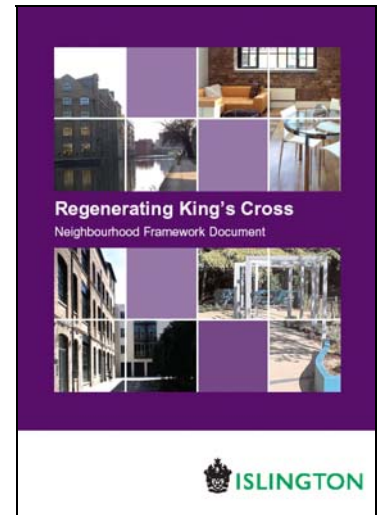
Islington is hoping to take the joint report to committee in the spring of 2006.



The Triangle under construction

Neighbourhood Framework Document

After many months of public consultation, the Neighbourhood Framework Document is finally finished. It was adopted by the council's Executive on 14 July 2005. It will be used when the council is making future planning decisions in the King's Cross area. For more information, or to get hold of a copy, see contact details on the back page.



Fun and Games in Bingfield Park

Bingfield Park was filled with people at the official Grand Opening of the newly refurbished park on July 26. The day was celebrated with a special event which featured a bouncy castle, football and basketball events, a balloon race, circus and disco, as well as a BBQ.

The park has long been neglected and suffered from anti-social behaviour. Therefore, an important aspect of the refurbishment was to create a sense of local ownership and pride in the local

communities. Visibility through the park has been improved. New lighting and path network have been installed making the park more accessible and safe also at night time.

Crumbles Castle has been a much loved feature of the park for the past few decades, and it's play areas have also been refurbished. Bingfield Park now has healthy grass lawns, new planting and upgraded park furniture and is once again a real park for local residents to relax, play and

sunbath in.

With brownfield sites in the wider King's Cross area being redeveloped, such as King's Cross Central, Bingfield Park will become an even more important open spaces for people living here.

On a related note, the proposed development of the former William of York school site was passed by the West area committee on 10 October and received full planning permission. There will be 140 + 14 flats on the site which backs on to Bingfield park.



One of the many happy faces at the opening of the improved Bingfield Park



The site is being cleared making way for the new King's Place building

King's Cross Projects Update

King's Place

The first spade hit the ground in July when the demolition of the old warehouse started in preparation for the new 10-storey office building with café, restaurant, gallery and conference facilities. The start of the project means that the s.106 contributions the developer has agreed to deliver to the community have started to roll in. Some of the areas that will benefit are Edwards Square, Tiber Gardens and the Regent's Canal. The benefits also include opportunities for local residents to use some of the facilities in the concert hall section of the building.

Congratulations London!

No-one can fail to know that London is to host the Summer Olympics in 2012. This is great news for Londoners and it has been all over the media since the summer. A nervous silence was spreading across Trafalgar Square and tensions were high minutes before the announcement was made on the 6 July. The capital beat the favourite Paris by only 54 votes to 50.

Many have attributed the success to the professional and impressive bid and the final presentation the day before the votes were held. The bid included a robust transport strat-

egy outlining a number of investments and improvements coming into the east end of London over the next 10 years.

However, it has been said that it was the strong emphasis on regeneration and investments in a community that has long been neglected that gave the London bid an edge over its competitors.

The investments in building new homes and jobs in the Stratford area will benefit the whole of London, not least people living in and around

King's Cross.

The new shuttle train, taking only 7 minutes will connect two of the largest new areas in



Proposed Olympic Stadium in Stratford.

Image courtesy of London 2012

London enabling thousands of people to benefit from opportunities for further investment and job creation.

King's Cross Team

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Comments, complaints, ideas...contact us!

Please contact **Susanna Strandell** on 020 7527 3505 to join our mailing list for future issues of **EXCHANGE** or e-mail: kxteam@islington.gov.uk.

If you wish to discuss a particular project or issue in person, please visit us at: **Contact Islington, 222 Upper Street**, but please note that an appointment may be needed.

Please recycle this newsletter.

