

King's Cross Central – Revisions to the applications September 2005

Introduction

This briefing note sets out the amendments that Argent (Kings Cross) Limited has made to its planning applications and supporting documents for the Main and Triangle Sites. It also summarises the key changes. In doing so the notes seeks to introduce Forum members to the amendments and help them find their way around the documents, so that they can inform others and respond to Camden and Islington Councils with any comments. The consultation period concludes 21 November 2005.

This note does not purport to represent a comprehensive list of all of the amendments and should be seen as a starting point for fully understanding the changes that have been made.

Where are we and how did we get here?

In May 2004 Argent's submitted an outline planning application to Camden for the development of the Main Site (west of York Way) and identical outline applications to Camden and Islington for the development of the Triangle Site. In addition, four applications for Listed Building Consent and four applications for Conservation Area Consent seeking consent to demolish certain buildings and carry out alterations to others on the Main Site were submitted to Camden. These applications were accompanied by indicative highway proposals for Pancras Road, Goods Way and York Way and a large number of other supporting documents.

The two councils consulted widely on the May 2004 proposals and, taking account of comments received, held extensive discussions with Argent. Argent have also been discussing its proposals directly with a range of stakeholders (including local people, the Mayor of London and English Heritage). The amendments represent Argent's response to all these discussions.

Which applications have been amended?

The amendments relate to the outline planning applications for the Main and Triangle sites. The four Listed Building Consent and four Conservation Area Consent applications have not been amended, although amendments have been made to the Development Specification for the Main Site in relation to the Listed Southern Stanley Building (as a response to new designs to better embed this building).

Which documents have been amended for the Main Site outline planning application?

A total of ten documents have been amended. Two additional documents have been submitted: an Access and Inclusivity Strategy and an Illustrative Scheme Plan.

The table below sets out all the documents that were submitted in May 2004 and identifies which ones have been amended. For completeness sake it also includes the two new documents at the end.

<p>Main Site Development Specification (DS) comprising a revised and updated introduction, main body (includes description of the separately bound Parameter Plans) and six Annexes:</p> <p>A – supporting infrastructure works and facilities</p> <p>B – floorspace schedule for development zone</p> <p>C – specification for access and circulation routes</p> <p>D – landscaping proposal plans (bound separately)</p> <p>E - specification of works to retained historic buildings and structures (bound separately)</p> <p>F – summary of scheme revisions and refinements</p>	<p>Yes, Revised DS document, plus separate Revised Parameter Plans (including three new ones for the gas holders, local options for Cross River Tram and green/brown roof and wind turbine distribution).</p> <p>Minor revisions to take account of scheme revision</p> <p>Revised to take account of revised floorspace figures</p> <p>Minor revisions to take account of scheme revision</p> <p>Revised Landscape Proposals Plans for most squares and spaces</p> <p>Revised Specification of Works to the Southern Stanley Building (Annex E)</p> <p>New Annex providing a summary of scheme revisions and refinement</p> <p>Note: the DS forms an important component of what has been applied for and is key to understanding how the outline application is put together</p>
<p>Urban Design Statement</p>	<p>No</p>
<p>Statement of Community Engagement</p>	<p>No</p>

(Volumes 1-3)	
Urban Design Guidelines (North and South)	No
Heritage Baseline Study	No
Initial Conservation Plans (ICP) (Main Site only)	Yes, Revised ICP for the Southern Stanley Building
Environmental Statement (ES) Volumes 1 – 4 and Non-technical Summary	Yes, Supplement to the ES in the form of an additional volume (Vol No. 5) to that already submitted and a complete Revised Non Technical Summary of the ES (as supplemented)
Transport Assessment	No, however, see Supplement to the ES (Vol 5) for transport update
Green Travel Plan	No
Indicative Highway Proposals	Yes, Revised Illustrative Proposals
Retail Impact Assessment	No
Planning Statement	No
Implementation Strategy	No
Environmental Sustainability Strategy	No
Public Realm Strategy	No
Code of Construction Practice (CoCP)	Yes, Revised CoCP
Regeneration Strategy	No
Access and Inclusivity Strategy	New
Illustrative Scheme Plan	New
Triangle Site Development Specification (DS)	Yes, Revised DS document incorporating revisions to the Parameter Plans Note: the DS forms an important component of what has been applied for and is key to understanding how the outline application is put together
Triangle Explanatory Statement (Triangle Site only)	No

What are the key changes to proposals for the Main Site?

Amended Description of Development

The description of development has been amended as follows (omissions in **[square brackets]** and additions underlined):

"Comprehensive, phased, mixed use development of former railway lands within the King's Cross Opportunity Area, as set out in **[this Development Specification] the Revised Development Specification**. The development comprises business and employment uses within the B1 use class; residential uses (including student accommodation), serviced apartments and hotels; shopping, food and drink and financial and professional services within the A1, A2, A3 , A4 and A5 use classes; the full range of community, health, education, cultural, assembly and leisure facilities, within the D1 and D2 use classes; night clubs; multi storey and other car parking; re-erection of the linked triplet of gas holder guide frames to enclose new residential and other development, on the site of the Western Goods Shed; re-erection of the guide frame for gas holder no 8, alongside the re-erected triplet, to enclose new play facilities and open space; relocation of an existing district gas governor; works of alteration to other existing buildings and structures, to facilitate their refurbishment for specified uses; new streets and other means of access and circulation; landscaping including open space; new bridge crossings and other works along the Regent's Canal; the re-profiling of site levels; and other supporting infrastructure works and facilities."

Primarily, these changes to the description of development take account of recent changes to the 'A' Use Class that created additional A4 (drinking establishments) and A5 (hot food take-away) classes.

Floorspace and Land Use Distribution

Updated Floorspace Schedules

The Revised DS includes updated floorspace schedules that reflect the proposed changes. The revised proposals represent, for example:

- A reduction in the total floorspace applied for across the main site (down 5,185m² to 713,090m²).

This is further subdivided as follows:

- An increase in the total floorspace applied for south of Regent's Canal (up 5705m² to 244,250m²)
- A decrease in the total floorspace applied for north of Regent's Canal (down 10890m² to 468,840m²)

Land Use

General

Argent have revisited their floorspace schedule and made the following changes:

- A reduction in B1 business and employment floorspace (down 30,770m² to 455,510m²)
- A reduction in residential floorspace (down 3,400m² to 173,475m²)
- A reduction in D1 floorspace (down 3,935m² to 71,830m²)
- A reduction in D2/nightclub floorspace (down 2,820m² to 28,730m²)
- A reduction in the multi storey car park (down 2,350m² to 21,500m²)
- An increase in “other” floorspace, to reflect the new floorspace provision for public bicycle interchange/storage facilities
- No changes in floorspace provision for Hotels(C1)/Serviced Apartments, Shopping/Food and Drink (A1-A5) and Cinema.

Annex B of the Development Specification is attached providing further detail on floorspace changes on a zone-by-zone basis. Please remember when reading these tables that the ‘maximum amount of floorspace’ applied for all land use categories (854,045m²) exceeds the proposed ‘total floorspace applied for’ across the main site (713,090m²). This has been proposed by Argent to “provide important flexibility over the content of the development” and means that

Housing

- Revised proposals for 1,700 residential flats (rather than the 1,600 minimum and 2,300 maximum specified in May 2004), plus up to 650 units of student housing.
- The revised DS also specifies the following dwelling mix:

Residential Flats (excluding student housing)

Studio/1 bed	37-42%	629 – 714 units	(previously 40%)
2 bed	30-35%	510 - 595 units	(previously 37%)
3 bed	18-22%	306 – 374 units	(previously 18%)
4 bed	5-11%	85 – 187 units	(previously 5%)

Student Housing

Studios up to 150 units

Cluster flats up to 500 units

- The Revised DS specifies that at least 40% of the proposed non-student flats would be 'affordable' ("subject to securing appropriate financial, lettings, management and other delivery mechanisms.") It also explains how Argent intends to address Lifetime Homes and wheelchair housing standards and targets.

Community and other uses

Explicit provision, within the Revised DS, for a number of health, education and other community facilities, including:

- a primary health care centre of at least 1,250 sq m Gross Internal Area (GIA);
- a health walk-in centre of up to 750m² GIA;
- a 2-form entry primary school of at least 2,100m² Gross External Area (GEA) within development zone P, with access to 'high quality' external play spaces;
- a Children's Centre of at least 645m² GEA, incorporating nursery, drop-in/crèche, medical and other facilities within development zone T, with access to 'high quality' external play spaces;
- A multi use games area of at least 630m²;
- 'Flux Park' play facilities and open space, within the re-erected Gas Holder no. 8;
- a Local Equipped Area for Play (LEAP) and Local Area for Play (LAP) within the proposed Handyside Park, including facilities to support disabled children's play;
- Public bicycle interchange/storage facilities within development zone B;
- Public health and fitness facilities, including a 25 metre swimming pool, within development zone B;
- A Public indoor sports hall within development zone Q, providing 4 x standard badminton courts/1 basketball court/1 volley ball court/ 1 x 5-a-side football pitch, plus reception, changing, circulation and related facilities, for example café areas and children's soft play; and
- Community meeting facilities of at least 370m² (possibly provided as part of the sports hall).

Other Revisions to the Main Site Application

Annex F to the Revised Development Specification (DS) provides Argent's explanation of the amendments. The introduction to the Supplement to the ES also has comparison plans, highlighting the key changes to the following Parameter Plans: Principal Public Realm Areas, Development Zones, Maximum Building Heights and Access and Circulation. These are attached for your information.

The key changes can be summarised as follows:

Design and Layout

- Enhancements to the proposed public realm, including additional 'green' landscaping/open space at Cubitt Square (formerly Market Square), Cubitt Park (formerly Long Park) and Handyside Park (formerly part of development zone J);
- Revised landscape proposals for a number of other streets, squares and public realm areas, including Station Square, Pancras Square, Granary Square, North Square and the Gas Holders zone. These revised proposals have prompted the 'removal' of two development zones (O and U) originally put forward (in May 2004) for new pavilion buildings;
- A series of new Landscape Proposals Plans (Annex D), for Station Square and Pancras Road. The Revised Plans include:
 - Two alternatives for the scheme that the King's Cross Central applicants propose to implement, including taxi access and drop-off facilities for the existing station configuration, in the event that the Network Rail King's Cross Station Enhancement proposals do not come forward, or are materially delayed, beyond the start date for King's Cross Central (LPP101a and LPP101b);
 - Two alternatives for the scheme that the King's Cross Central applicants propose to implement, including taxi access and drop-off facilities for a future station configuration with the Network Rail King's Cross Station Enhancement (LPP101c and LPP101d);
 - The Option 1 drawings (LPP101a and LPP101c) show preferred public realm arrangements discussed with TfL. The Option 2 drawings (LPP101b and LPP101d) show alternative arrangements, with an additional taxi lane for King's Cross Station, should this be required by Network Rail.
- Changes to access and circulation routes within the scheme, with revised proposals for Station Square and Pancras Road (see above) and general

traffic removed from a number of areas that now become pedestrian zones/restricted access streets. In addition, the revised proposals now incorporate Urban Home Zones within development zones R and S;

- New parameter plan KXCO19 in relation to the proposed Cross River Tram (CRT). New parameter plan shows 3 local route/terminus options discussed and agreed with TfL. These provide an envelope for further design development of CRT;

Building Heights

- Changes to maximum building heights in some development zones. These include:
 - Reductions in part of Zone N (the gas holder zone), down from +65m AOD to +53/56m AOD – roughly equates to maximum building heights above finished ground level of 28.5m and 31.5m respectively;
 - Reductions in part of Zone Q for a proposed indoor sports hall on York Way, down from +45m AOD to +35m AOD - roughly equates to maximum building heights above finished ground level of 10-12m;
 - Reductions in part of Zone L (the Assembly Shed of the Granary Building), down from +50m AOD to +48m AOD - roughly equates to maximum building heights above finished ground level of 24m;
 - Remodelling of Zone S (west side of Cubitt Park), including reductions in height along its eastern edge (down from +75m AOD to + 72.5m AOD) - roughly equates to maximum building heights above finished ground level of 48-49m and allowance for a taller building where it meets York Way at the northern end of Cubitt Park (up from +54m AOD to +84m AOD) - roughly equates to maximum building heights above finished ground level of 58-59m;
 - Increases in all/part of Zones J, Q and R (along York Way) and Zone T (alongside the CTRL embankment) only to allow for the newly proposed wind turbines;

Heritage

- The embedment of the retained Southern Stanley Building within a new development (development zone E). New floorspace would be provided over 7 floors, wrapping around the retained Stanley Building (5 floors), with a new core/lightwell, accommodating light, lifts, circulation and other services, provided between the two. The revisions to Annex E of the DS and the Revisions to the Initial Conservation Plan provide more information on this;

- Additional scheme parameters for the Gas Holder triplet development in development zone N (new parameter plan KXC020);
- More detailed proposals for the proposed open space and play facilities within Gas Holder No. 8. The revised proposals are for a 'Flux Park', incorporating a multifunctional, 'high technology' ramp, 3-4 metres wide, passing round the internal perimeter of the lower section of the gas holder guide frame. The ramp would incorporate two public platforms, seating, community function space, toilets and storage and afford the Park a degree of enclosure;

Access and Parking

- Reduced car parking provision for business and employment (B1) floorspace within the development (1 space per 1,500m² south of the canal and 1 space per 1,250m² north of the canal, rather than 1 space per 1,000m² for the site as a whole);

Environmentally Sustainable Design

- New proposals for renewable energy, including up to 14 wind turbines (in development zones J, Q, R and T), infrastructure for ground source heat pumps below public realm areas, photovoltaics (in locations that receive long periods of direct sunlight) and solar water heating;
- Commitments to make use of district heating/Combined Heat and Power (CHP) systems, including at least one fuel cell to show-case that technology. District heating/CHP systems would support the future application of biomass (renewable) energy provision;
- Commitments to achieving noise standards for parts of zone R (along York Way) and zone T (next to the CTRL embankment), and BREEAM and EcoHomes "very good" ratings as a minimum (previous commitment was to an unspecific 'high' rating); and
- The identification of priority zones for native species planting (now shown on Parameter Plan KXC006) and for the provision of green/brown roofs (new Parameter Plan KXC021).

What are the key changes to proposals for the Triangle Site?

Amended Description of Development

The description of development has been amended as follows (omissions in **[square brackets]** and additions underlined):

"Mixed use development of part of the former railway lands within the Camden King's Cross Opportunity Area and an Islington Area of Opportunity, as set out in the Revised Development Specification. The development comprises residential; shopping, food and drink and financial and professional services within the A1, A2, A3 and A4 use classes; a health and fitness centre (use class D2) **[incorporating medi-centre facilities]** with the potential to incorporate a crèche and community facilities (use class D1); amenity and open space; habitat areas; recycling, cycle storage and other ancillary uses; parking; highway works to provide access; and other supporting infrastructure works and facilities."

Other Amendments to the Development Specification

Annex C to the Revised DS provides Argent's explanation of the amendments. The introduction to the Supplement to the ES also has comparison plans, highlighting the key changes to the Parameter Plans for Lower Ground and Garden Levels.

The key changes can be summarised as follows:

Floorspace and Land Use Distribution

Updated Floorspace Schedules

- An increase in the total floorspace proposed (up to 26,600 sq m, rather than up to 24,000 sq m);

Land Use

- A reduction in the D1/D2 floorspace proposed (up to 3,000 sq m, rather than up to 3,500 sq m);
- An increase in the proposed residential floorspace (from up to 18,000 sq m to 21,100 sq m), although the maximum number of proposed homes has fallen from 250 to 246;

Argent envisages that the proportion of one, two and three bedroom units would be as follows:

123 one bed units	(no change)
113 two bed units	(previously 112)
10 three bed units	(previously 15)

- The revised DS states that a range of ‘affordable housing’ (social for rent and intermediate housing, discount market rented, shared ownership, shared equity and ‘home buy’) would be provided;
- The DS makes clear that Argent propose to meet ‘Lifetime Homes’ standards “to the extent that this is consistent with the high density, mixed use nature of the scheme and the terms of an outline planning permission.” It also priorities the provision of up to 10% wheelchair accessible/easily adaptable social rented homes (“subject to identifying local need and reaching agreement on grant funding, design and other delivery mechanisms.”)

Layout and Design

- A revised layout for the three development blocks;
- Changes to the massing and alignment of Block A (the northern most block);
- New set-backs at the upper storey of Block B (along York Way), including the provision of roof terraces;
- Reductions in proposed maximum building heights, as follows:
 - Block A reduced from +85m AOD to + 82m AOD - roughly equates to maximum building heights above finished ground level of 59-60m;
 - Block B reduced from +59m AOD to +55m AOD - roughly equates to maximum building heights above finished ground level of 32m;
 - Block C (next to the East Coast Main Line railway tracks) reduced from +45m AOD to +41m AOD - roughly equates to maximum building heights above finished ground level of 18m.

Access and Parking

- A reduction in the number of proposed car parking spaces (down from 185 to 158 in total). The proposed provision for D1/D2 uses, in particular, has been reduced from 60 to 31 spaces;
- Confirmation of the provision of secure storage for 250 bicycles at the Lower Ground Level;
- A modified highway access and car park entrance point, with additional room for service vehicle movements to and from a reconfigured loading bay;

- New tree planting and visitor parking in front of Block A;

Environmental Sustainable Design

- Blocks A, B and C to incorporate green and/or brown roofs;
- Larger habitat areas in the northern part of the site; and
- The incorporation of recycling facilities close to new housing, commitment to achieving noise standards for new housing in Block B, the inclusion of green/brown roofs and a commitment to achieving BREEAM or EcoHomes “very good” ratings as a minimum (previous commitment to an unspecified ‘high’ rating).

What changes have been made to the documents that support the applications for both Sites?

Environmental Statement and Revised Non Technical Summary

The Supplement presents the results of Argent’s Supplementary Environmental Impact Assessment (EIA), which has reviewed the likely significant effects of the King’s Cross Central proposals (both Sites), in the light of the amendments. It should be read in conjunction with Volumes 1-4 (which remain current, except where the assessments they make are superseded by the Supplement, taking into account the amendments). The Revised Non Technical Summary (NTS) summarises Argent’s EIA findings, reporting the likely significant effects of the amended proposals.

The Supplement and NTS report no changes to the significance of the predicted construction effects due to the revisions. In terms of operational effects, the Supplement and NTS report a number of changes in significance, all of which are positive (i.e. a lessening of predicted adverse effects or an improvement in predicted beneficial effects). These positive changes relate to socio-economic, health, nature conservation and urban services.

Code of Construction Practice

A number of amendments have been made, including:

- Clarification of the role and powers of the individual who would have overall responsibility to ensure that all construction activities comply with the Code (A1.1);

- The need to regularly brief all construction personnel on how the Code affects their working practice (A1.3) and to tell third party contractors that they are expected to abide by the Code (A1.4a);
- The need to provide information to the public (A1.4b, A1.5 and B2.3) and to ensure that there is a single point of contact at strategic and day-to-day liaison levels (A2.3a);
- Further information on how the proposed Helpline would operate (A2.5) and the need to hold public meetings at key times (A2.7);
- Clarification on timings of start-up and close-down working (B2.1) and lighting/CCTV provision (B3.3);
- Various changes to proposed control measures relating to air quality (C3.2), contaminated land (C4.2), waste (C5.10), ground water resources (C6.3), ecology (C8.3), and cultural heritage (C9.2); and
- Various changes to monitoring arrangements (Section D).

Indicative Highway Proposals

These revised illustrative highway proposals for Pancras Road, Goods Way and York Way seek to demonstrate that satisfactory highway access can be provided to and from the site, given the changes made to the proposed access and circulation arrangements.

Access and Inclusivity Strategy

This new document seeks to 'signpost' where access and inclusivity has been addressed within the submitted documents and to highlight the principles that Argent has and will apply.

An Illustrative Scheme Plan

This new document is a large AO colour plan which shows how the Main and Triangle Site proposals may be built out within the parameters set by the amended planning applications. The Plan focuses on the public realm, but also illustrates other scheme features.

Camden King's Cross Team Sept 05