

# King's Cross Central

London NW1



<b>NATURE OF INSTRUCTION:</b>	Planning Consultancy
<b>CLIENT:</b>	Argent (King's Cross) Limited
<b>SIZE:</b>	27 Hectares (67 Acres) within London Boroughs of Camden and Islington
<b>SERVICE LINE(S) INVOLVED:</b>	Professional and Consultancy, Planning
<b>COUNTRIES INVOLVED:</b>	UK

## Challenge

CB Richard Ellis were first instructed to provide strategic planning advice in 2000 and have been actively involved ever since. The site is an identified Opportunity Area for redevelopment having previously had a variety of uses including railway lands and buildings, gas works, and a range of employment type activities. Within the site there were a number of listed buildings and structures as well as two Conservation Areas.

## Solution

In May 2004 11 planning and heritage applications were submitted, seeking permission for a range of land uses including business, residential, retail, hotel, community, health, education, cultural, assembly and leisure within an overall total of 742,275 sq m of floorspace.

Camden Council resolved to grant permission in March 2006 and, following the signing of a Section 106 Agreement, formal consent was issued in December 2006. The scheme has since won the London Mayor's Award for Excellence in Planning at the London Planning Awards 2007.

## Ongoing work

Although the majority of the site falls within Camden Council, the 1.1 hectare 'Triangle Site' lies within Islington Council's control. Islington refused permission for the element that fell within their administrative area. The decision was the subject of a Public Inquiry in March 2008 at which CBRE gave expert evidence.

CBRE have also been instructed to co-ordinate the submission of the proposals for Plot T1. This element includes the provision of the Combined Heating and Power facility for the whole scheme, office, leisure, residential and the Extra-care facility.