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Design Statement



UNIQLO

UNIT 2,
Coal Drops Yard,
N1C 4DQ

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01 Introduction

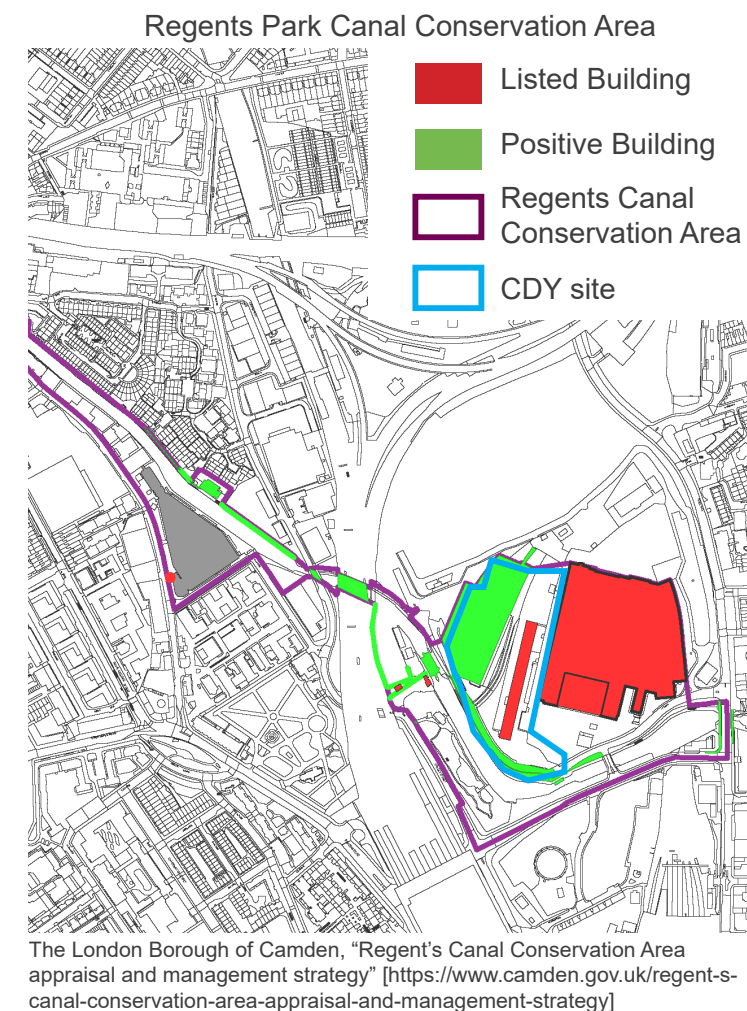
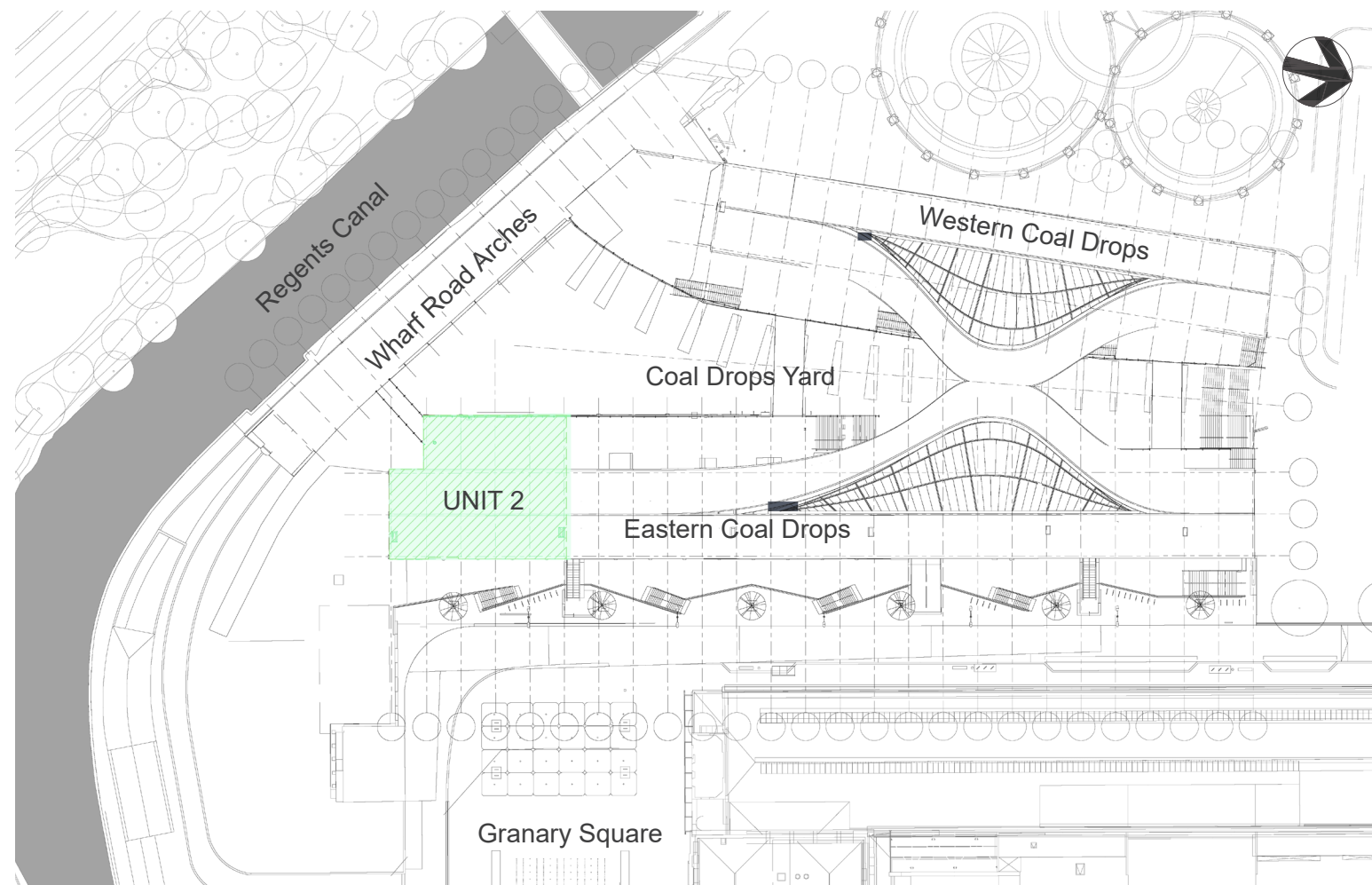
01.1 The Site

The subject of this document is the application for Listed Building and Advertising consent for three signs for which the design is outside that of the HPA for Coal Drops Yard in the London borough of Camden.

Planning approvals were granted on 19th January 2016 to refurbish the existing CDY buildings to create a new retail destination with a new public space within the yard between and around the buildings.

The Coal Drops Yard ('CDY') site contains a number of existing buildings: the Eastern Coal Drops and associated viaduct ('ECD'); Western Coal Drops and associated viaduct ('WCD'); and the Wharf Road Arches. The area is located within the Regent's Canal Conservation Area and the Eastern Coal Drops is Grade II Listed due to the building's large scale and pioneering design.

The proposed works are to Unit 2 in the Eastern Coal Drops Yard and consists of an interior fit-out and some external signage.



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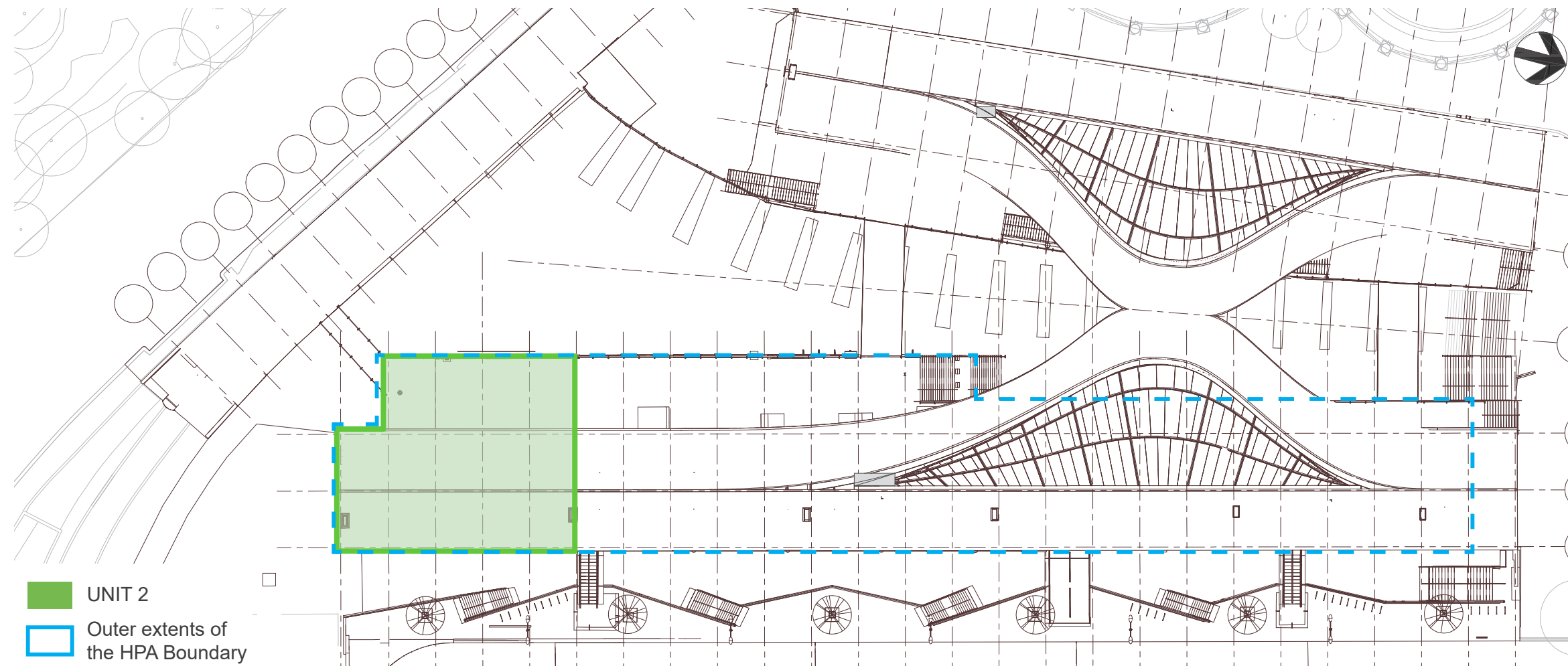
01 Introduction

01.2 The Heritage Partnership Agreement

As stated previously, the Eastern Coal Drops ('ECD') is the only listed building in the Coal Drops Yard site and works to this building are covered by a Heritage Partnership Agreement ('HPA'), this area has been highlighted in blue, below.

The HPA has been prepared by King's Cross Central General Partner Limited ('KCCLP'), in conjunction with Giles Quarme Associates ('GQA'), as a legal agreement between the London Borough of Camden ('LBC') and defined legal entities representing the owners of the King's Cross Central ('KXC') development, as defined by the Enterprise and Regulatory Reform Act 2013.

HPAs allow the owner of a listed building and the Local Planning Authority ('LPA') to agree which necessary works to the listed building are routine and regular and will not harm its special interest. HPAs grant Listed Building Consent ('LBC') for these agreed works, for an agreed period of time, so that they can be implemented as and when they are necessary.



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01 Introduction

01.3 The Applicant

The first UNIQLO store opened its doors in June 1984, proving the success of the SPA manufacturer retailer model controlling the entire process from product planning, production, distribution and marketing. UNIQLO enjoyed (and continues to enjoy) superb growth by providing high quality casual wear at remarkably affordable prices for men, women and kids.

In 2001, the first overseas UNIQLO store opened in London marking the companies first step toward global expansion.

Over the last 10 years alone, UNIQLO have opened a total of 825 stores, including Flagship stores, mixed real and virtual shopping experiences and in 2022, the first store in Europe with UNIQLO and Theory brands under one roof on London's Regent Street.

UNIQLO recognises the importance of the heritage-listed Coal Drops Yard development and look forward to opening their next store in this unique shopping destination.



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