

Dear Edward Hodgson

Although I am writing two days after the consultation period ended, I hope my comments will be taken into consideration.

I am a long-term permanent resident of Judd Street, south of the Euston Road; I was involved in the extensive public consultation about the former Railway lands, and have seen the “new” Kings Cross develop in so many positive ways over recent decades.

One of the key aspects of the KX masterplan was the focus on open space, which has been such a great success, is admired by millions, and makes Kings Cross Central (as it used to be called) “special” - not just another boring, mediocre, mixed use development. The density of residential blocks is offset by the sense of space which complements the wonderfully restored heritage assets.

It is completely inappropriate and incongruous to plop a Pavilion into the Coal Drops Yard open space. It was never part of the original Masterplan. I therefore object to this application on the grounds of poor urban design and harm to heritage.

It will be a shame that the benefits of masterplanning the extensive Railway Lands site will be completely undermined by such an unnecessary and intrusive structure.

Best Wishes

Debbie Radcliffe

Member of Bloomsbury CAAC

2024/3019/P: Coal Drops Yard

Please note my objection to the planning application for the following reasons:

- There are is already enough retail offer in the Yard and the local area generally. The existing units should be better utilised rather than making new ones.
- This is a well used and popular public space. The reduction in public open space in this popular and busy area would be detrimental to the amenity of the locality. The area is already very busy and needs some spaces of openness and solace rather than cramming in new retail units to make everywhere uncomfortably crowded.
- The space would be better used for increased greening and/ or trees. If the proposal is progressed then it should be altered to incorporate more innovative greening and trees.

Yours sincerely,

Rikki Weir, 303 Teal Point, Barking, IG11 7ZE

Dear Council,

As residents of the borough, we would like to add our voices to those strongly opposing the re-development of Coal Drops Yard. As the recent nomination for the Stirling Prize suggests, and as per recent comments from Historic England substantiate, the Heatherwick development is a remarkable and unique achievement that has honored the historical site, demonstrated that architectural design can foster and create community spaces, and provided opportunities for economic and commercial activities. It is an achievement to be protected and celebrated rather than erased or disfigured.

The new plans are an affront to the values of design, community, and heritage. They seem to be premised on the pursuit of a short term commercial gain above any other consideration. It is an approach which treats the fabric of a city and a community with disdain. The Coal Drops yard we know today is only six years old, surely it does need need to be disposed of in the interest of building more anonymous and aesthetically impoverished food courts - of which we have plenty in Camden (not least by the docks) and in the capital more broadly and which also obstruct and disrupt the many other community uses to which this space currently serves.

Kind regards

Federica Bonacasa and Ivan Knapp

I wish to object to the pavilion proposed to be built within the existing central open area of Coal Drops Yard, King's Cross.

I believe that any permanent structure here, regardless of the design, would harm the setting of the historic coal drops and thus cause harm to designated heritage assets.

I see no public benefit whatsoever that might be construed to offset such harm. The proposal is purely a commercial scheme to create more retail space. Indeed the filling in of the central space will deprive the the local community of a an existing flexible outdoor space, reducing the public benefit that was achieved in the original scheme.

This proposal should be refused, as a matter of principle.

Alec Forshaw IHBC, MRTPI

Bloomsbury resident