
From: Melissa Beasley [REDACTED]
Sent: 19 September 2024 15:44
To: Planning
Subject: 2024/3019/P

[REDACTED]

Dear Mr Hodgson

I wish to object to the proposed development of additional retail in the courtyard of Coal Drops Yard.

The Kings Cross area is currently shortlisted for the prestigious RIBA Stirling Prize, with part of the praise based on the retention and celebration of open space.

The introduction of the proposed pavilion, that echoes the language of an airport concession complex, will not only damage the integrity of the Coal Drops Development, but undermine the heritage assets of the area.

We live nearby, by the Caledonian Road. A brief look at a google earth map reveals how built up and urban the area is. My family use the estate on a daily basis, in walking to school at KCA, playing, shopping and accessing the canal. This is public space, providing essential amenity in a very dense setting. In addition it provides the necessary breathing space to the high rise development around the rest of the estate, and the wider Euston Road area.

Several units in Coal Drops Yard still remain vacant and this in addition to the nearly completed Google building which will provide vast numbers of new retail units. This pavilion proposal is greedy and an unnecessary addition to the estate. The pop up markets of the Kings Cross Estate already function well and there is a thriving food market in the Waitrose Court.

I hope you will carefully consider the implications of this inappropriate scheme.

Yours sincerely

Melissa Beasley

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AJ Retrofit Award 2023 - shortlisted (Aldeburgh House)

NLA Don't Move Improve 2023 - longlisted (Gladsmuir House)

NLA Don't Move Improve 2022 - longlisted (Carmalt House)

AJ Retrofit Award 2021 - shortlisted (The Music Agency)

'New Architects 4', The Architecture Foundation, 2021 - *'...the best British architectural practices established in the past 10 years.'*

Young Architect of the Year [YAYA], Architect of the Year Awards 2020 - shortlisted

NLA Don't Move Improve 2021 - longlisted (Chiswick House)

NLA Don't Move Improve 2021 - longlisted (Vine House)

Sunday Times British Homes Award 2019 - shortlisted (Orchard House)

NLA Don't Move Improve 2019 - longlisted (Writers Studio)

NLA Don't Move Improve 2019 - shortlisted (Tile House)

NLA Don't Move Improve 2018 - shortlisted (The Copper Lookout)

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