

Kate Henry
Regeneration and Planning
London Borough of Camden
5 Pancras Square
N1C 4AG
London

9 August 2019

Dear Kate,

**APPLICATION FOR FULL PLANNING PERMISSION AND AN
APPLICATION FOR LISTED BUILDING CONSENT RELATING TO EASTERN COAL
DROPS, COAL DROPS YARD, KING'S CROSS CENTRAL
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

On behalf of King's Cross Central General Partner Limited (KCCGPL) please find enclosed an application for Full Planning Permission for enhancement works to the public realm within Coal Drops Yard, King's Cross Central and a Listed Building Consent for the works proposed along the Grade II listed Eastern Coal Drops, within Coal Drops Yard including the Fish and Coal Building. The submission comprises:

- This covering letter;
- Submission Statement (incorporating a Design and Access Statement, a heritage statement and drawings submitted for approval);
- A signed and dated application form for both the Full Planning Application and Listed Building Consent;
- A receipt for £462 as payment of the application fee for the Full Planning Application

The proposals

A suite of planning submissions were approved in 2015 for the Coal Drops Yard development within King's Cross Central. This included Reserved Matters Approval (ref. 2015/6018/P), Full Planning Permission (Ref. 2015/6045/P), Listed Building Consent applications (Ref. 2015/6016/L, 2017/6732/L, 2018/2566/L and 2018/3623/L) for works to the Eastern Coal Drops and its associated viaduct and an advertisement consent application (Ref. 2018/3622/A)

The proposals comprise a package of public realm enhancements which can be divided into the following;

Lighting

The lighting enhancements are focussed on the underside of the new roof, the retail blade signs and some of the building elevations (the northern elevation of the Fish and Coal Building) and three of the gable ends of the Eastern and Western Coal Drops. Specifically, the three key areas are;

- With the exception of the new units along the eastern side of Lower Stable Street, all other retail blade sign locations;
- On the underside of the new roof extension;
- Building elevations facing Granary Square and Stable Street, namely the Fish & Coal Building and the Eastern Coal Drops elevation;
- Gable ends excluding the southern gable of the Western Coal Drops.

Further information on the locations and design of the lighting can be found at Section 2.1 of the enclosed Submission Statement.

These improvements are proposed to increase ambient lighting levels in those areas of Coal Drops Yard identified currently as lacking in light. This enhances the feeling of comfort, warmth and safety in all areas of Coal Drops Yard, assists with wayfinding and ensures every retail occupier's signage is lit and can be seen in the same manner throughout the year. Additionally, they will provide greater levels of illuminance to the units within Coal Drops Yard that are both facing the yard itself and those that operate out of external facing facades.

Sound system

Another part of the wider Coal Drops Yard public realm enhancements is the installation of a sound system within the yard itself. Ambient music will be provided in the form of carefully curated playlists to assist in creating a welcoming and warm atmosphere in the Coal Drops Yard. As part of this installation, associated infrastructure will be installed which in turn allows for partnerships with a broader range of organisations to support the varied programme of events at Coal Drops Yard.

It is proposed that the sound system and associated infrastructure will be installed on the Eastern and Western Coal Drops building elevations, which face into the central yard space of Coal Drops Yard, therefore containing the sound within this space. Further information on the sound system, including details of design, noise assessment, music content, operation and maintenance can be found at Section 2.2 of the enclosed Submission Statement.

External Digital Screens

External Digital Screens

The final part of the package of proposed public realm enhancements is the introduction of external digital screens as an extension of the existing wayfinding totems located within and around Coal Drops Yard and has been designed to match the Coal Drops Yard wayfinding branding. The proposed external digital screens will provide a practical means of communicating, to all people that visit and use the King's Cross Central facilities, the diverse range of events, workshops and brands which can be found within Coal Drops Yard throughout the year.

The proposed location for these digital screens is to be on Stable Street opposite the Crossing and the ramp that runs down into Coal Drops Yard from Granary Square. Further information on this location, the design of the screens, the content, operation and maintenance can be found at Section 2.3 of the enclosed Submission Statement.

All of the proposed public realm enhancements are intended to further establish Coal Drops Yard as a vibrant destination, to support and enhance the visibility of the retail occupiers and encourage visitors to experience the range of activities on offer throughout the year. Since opening to the public in October 2018, Coal Drops Yard has continued to grow in the awareness of both the general public local to London, but also further afield. This package of public realm enhancements is proposed to build on that growth and facilitate enhancing Coal Drops Yard as an all-year-round destination.

This proposal has been developed through discussion meetings and workshops with planning officers, urban design and also conservation officers at the London Borough of Camden and colleagues here at Argent. We trust you have sufficient information to validate and determine this application. If you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely,



Laura Murray
Planning Manager

Enc.