



2. The Heritage Assets



The proposed new signage will be within one of the stair cores of the Eastern Coal Drops, a grade II listed building within a conservation area. The adjacent Western Coal Drops is unlisted.

2.1 Eastern Coal Drops

The Eastern Coal Drops is a Grade II listed building. It was listed in 1983.

The listing covers the original 25-bay 1851 structure. It does not cover the modern extension that was completed in 2018 or, by extension, the Western Coal Drops of 1859.

The listing description states:

TQ3083NW YORK WAY 798-1/79/1738 (North side) 27/07/83 Eastern coal drops at King's Cross Goods Yard

GV II

Coal drops. 1851-2. Probably by Lewis Cubitt. Late C19 southern section converted into a warehouse. Northern, coal handling bays, damaged by fire, 1985. Multi-coloured stock brick supported externally and internally by a framework of cast-iron columns and beams in each bay. Slated hipped roof. EXTERIOR: oblong plan; 2 storeys and mezzanine. South elevation with single storey extension above which main building with 4 lunettes, recessed oblong panels below and brick pilasters supporting iron gable end. Eastern elevation with segmental-headed ground floor openings (cart loading bays), brickwork of arches extended and linking to give impression of arcading with inset cast-iron Tuscan columns. Metal framed windows with small panes. Occasional flat circular pattern in brickwork of spandrels. Mezzanine floor with half length segmental-arched windows and brick cornice, breaking at the window heads. 2nd floor (railway level), shallow brick arcading blind apart from lunettes in arch heads; recessed oblong panels at the base of each arch. Western elevation with similar arcading and remains of railway line on round-arched viaduct at top floor level. INTERIOR: has massive timber framing to support railway at upper level and storage hoppers at mezzanine. Open composite truss roof with timber tie-beams, rafters, collars and struts and single iron rods from the apex; also queen posts of wrought-iron. Wrought-iron plates at joints and cast-iron brackets where principal rafters are formed of two timbers joined at collar height. HISTORICAL NOTE: the coal drops were built as part of a system of distributing coal from the north-east and Yorkshire to the London market. Originally the structure carried 4 high-level railway tracks from which waggons discharged coal into storage bins on the mezzanine floor above cart-loading bays. A waggon traverser was provided at the southern end by which empty waggons were transferred to a wooden viaduct west of the coal drops. Approach by road is at a lower level.

Figure 3 (opposite): The western elevation of the ECD in the 1970s

Figure 4 (above): The northern end showing the original timber coal drops equipment in about 1980



2. The Heritage Assets

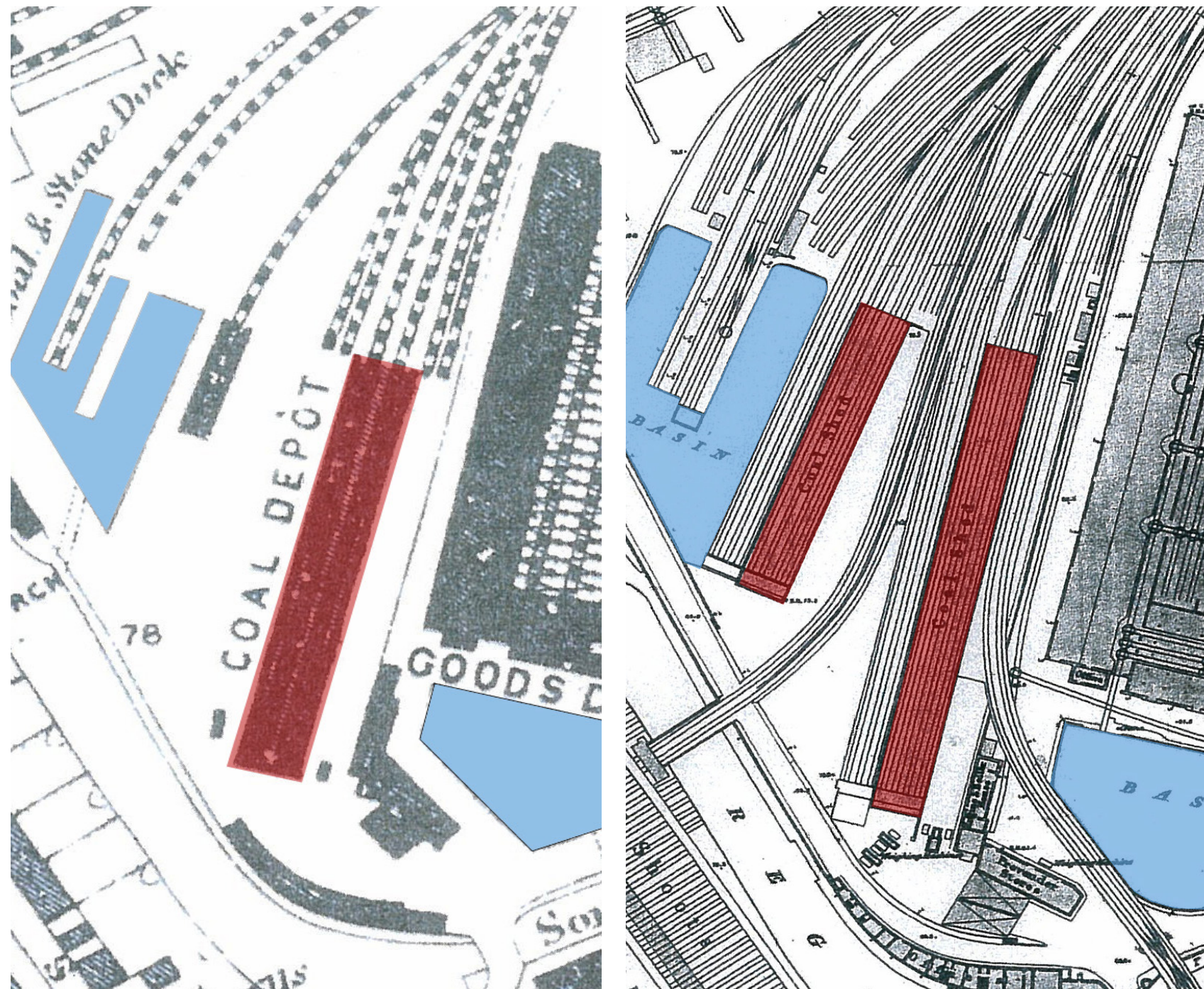


Figure 5 (opposite): Granary Square in 2018 showing the Granary building and the ECD behind
Figure 6 (above left): 1850s map showing the ECD when first built with its associated canal basins
Figure 7 (above right): 1890s map showing both Eastern and Western Coal Drops and the profusion of railway lines serving the Goods Yard

2.2 Regent's Canal Conservation Area

The Regent's Canal Conservation Area was designated by the London Borough of Camden in 1974 and extended in 1983 to cover the Goods Yard. The conservation area forms a narrow band across the borough following the route of the canal. It consists of several separate character areas. These are outlined within the Regent's Canal Conservation Area Statement, adopted by Camden Council in 2008.

The site forms part of 'Sub Area 3: The Railway Lands'. This area is characterised by the many historic buildings that formed the Goods Yard to the north of King's Cross and St Pancras. When the character appraisal was written the buildings were largely derelict. Since then, most have been repaired for new uses. Other historic buildings of lower significance have been demolished and replaced by modern residential and office buildings.

The statement notes in particular the space enclosed by The Granary, the Fish & Coal Offices and the Eastern Coal Drops, now known as 'Granary Square', as being of particular interest to the conservation area.

