

Welcome

Thank you for visiting this exhibition on our proposal for the Coal Drops Yard Pavilion.





Over the past 18 months, we have been looking at ways to improve the shopping and dining experience at Coal Drops Yard in response to customer feedback. Initial measures have included improved lighting under the viaduct and the introduction of planters and seating to enliven the space.

Please read on to find out more about our next step in this journey – the proposals to deliver an exciting new space in the centre of Coal Drops Yard.

We want to hear your feedback and use it to further refine our designs. You can provide feedback by scanning the QR code, filling out a feedback form or by speaking to a member of the team.



The Coal Drops Yard Pavilion proposals will:

-  **Improve the overall shopping and dining experience** for customers
-  **Create a more vibrant place** with additional landscaping and dwell space
-  **Improve navigation** in and around Coal Drops Yard
-  **Create new accessible retail opportunities**

Who's delivering the project?

KING'S CROSS

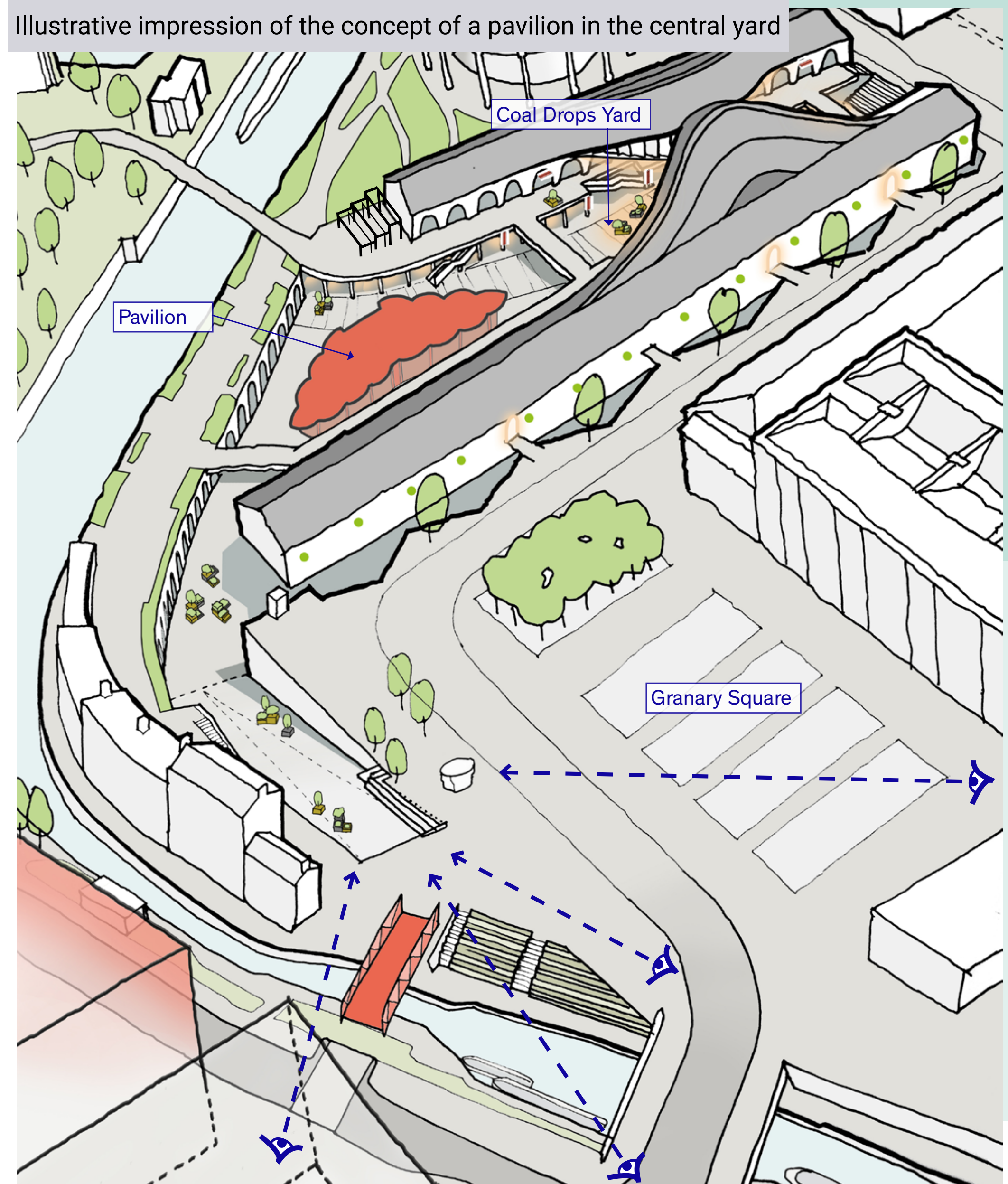
King's Cross Central Limited Partnership (KCCLP)


The King's Cross estate is owned by KCCLP, which comprises pension fund AustralianSuper and clients of the international business of Federated Hermes. Related Argent is the Asset and Development Manager for King's Cross and is developing plans for the Coal Drops Yard Pavilion on KCCLP's behalf.

Get in touch

✉ CDYpavilion@londoncommunications.co.uk

Illustrative impression of the concept of a pavilion in the central yard



-  New signage
-  New audio speaker proposals
-  New lighting
-  Proposed moveable planters

Fathom Architects

Fathom Architects

Fathom Architects specialises in unlocking complex briefs and sensitive sites. A unique collective of specialists centred around a core team of creative architects, Fathom Architects creates places that are successful contextually, commercially and for their communities. Not unfathomable, but simply places that connect deeply with people.

Site and context



Historic view of Coal Drops Yard

Then

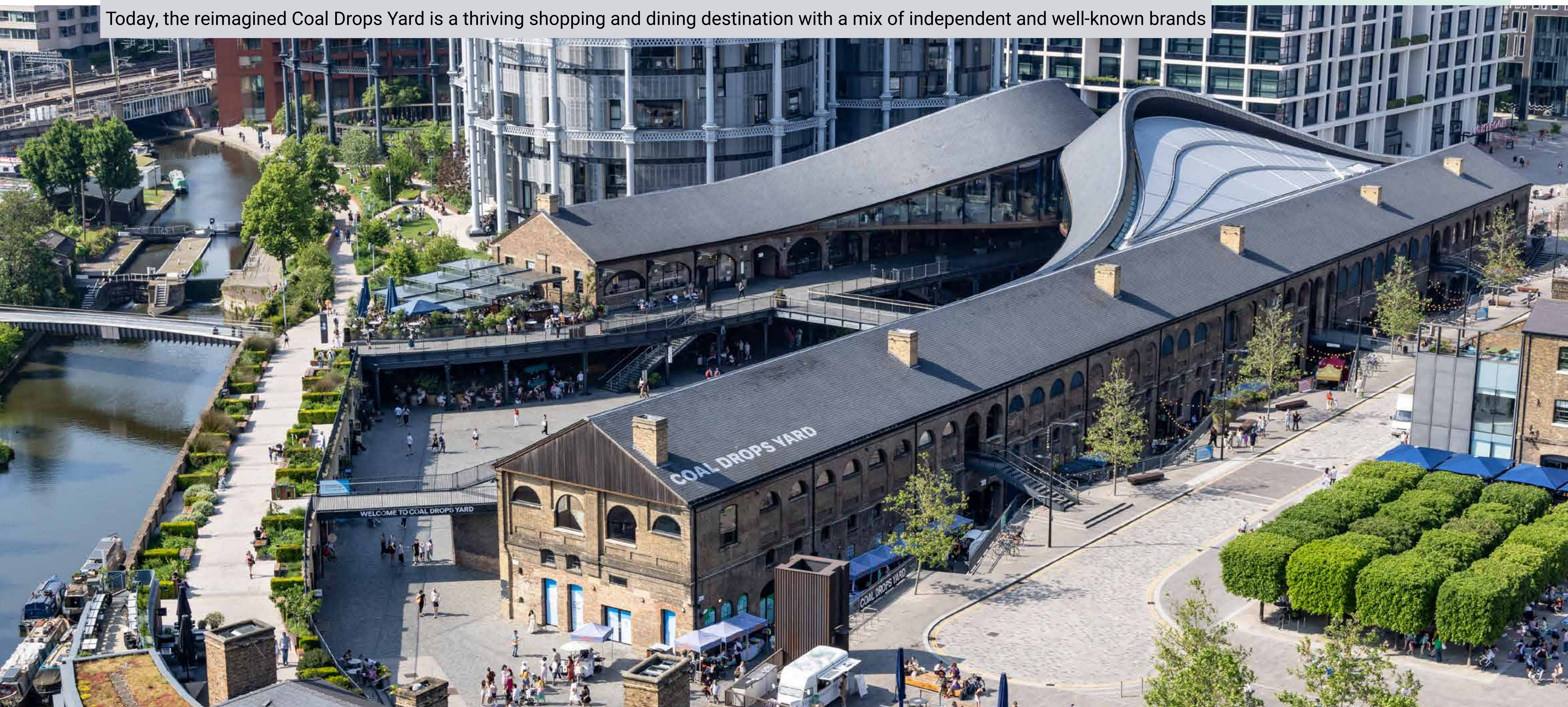
Victorian London was powered by coal and the former coal yard was at the heart of the city's coal industry. The buildings circling the yard were built in the 1850s to transfer coal that arrived from the north of England by rail. From here the coal was loaded onto horse-drawn carts to be distributed throughout London.

Now

Coal Drops Yard has grown rapidly over the last six years to deliver the best of the British high street and the best of the side street.

Reimagined by Heatherwick Studio and completed in 2018, the Victorian architecture has been preserved and is complemented with dramatic contemporary design. It is now a unique shopping and dining destination that attracts millions of people each year.

Today, the reimagined Coal Drops Yard is a thriving shopping and dining destination with a mix of independent and well-known brands



Our plan for the future of shopping

King's Cross is home to many independent and established retail, leisure and hospitality brands, offering a variety of products and services that are hard to find elsewhere.

We are incredibly proud of the retail offer we have curated here, but we also acknowledge that we need to continue to evolve, adapt and diversify the range of shops to serve an ever-changing community of residents, workers and visitors who come to King's Cross.

Wider proposals for the estate include introducing new grab-and-go food offers, more leisure and social spaces, neighbourhood dining and more everyday amenities for those who live and work on the estate.

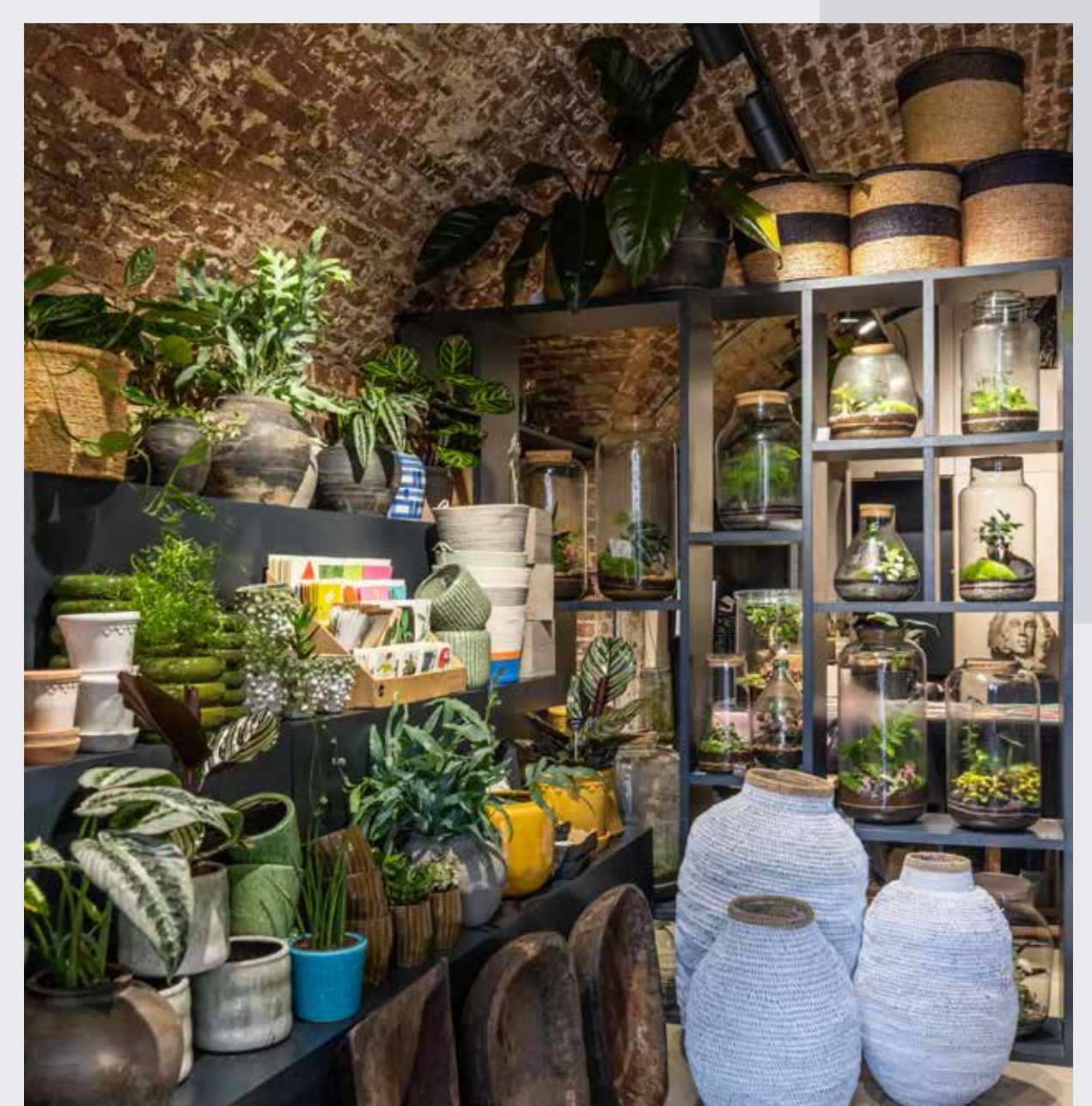
These proposals continue into Coal Drops Yard. Here, we are particularly focused on introducing new, accessible retail brands and a grab-and-go food offer. We also recognise that the central yard is a large, under-utilised space which can be hard to navigate. We want to evolve this space to ensure shoppers have the best experience by having visibility of all the fantastic shops on offer.

To do this, we are proposing a Pavilion structure which will improve the overall shopping experience in Coal Drops Yard, improve navigation around the site, create much needed retail space for one or more new grab-and-go food operators and serve as a vibrant landmark and focal point for visitors.

Current view of Coal Drops Yard from the western viaduct entering from Regent's Canal



Retail offer at King's Cross



The design of the Pavilion

The southern end of Coal Drops Yard is a large central space which makes it difficult to navigate when visiting the shops and feedback tells us there aren't enough accessible brands available. The proposed Pavilion will house one or more grab and go operators, create a series of streets around Coal Drops Yard, channelling customers to shops around the edge, whilst adding vibrancy and improving the experience and enjoyment of the space.



A CGI of the proposed Pavilion structure from the same viewpoint







The existing central yard space in Coal Drops Yard, which is large and uninviting

Flexible spaces under historic arches

The Pavilion will act as a focal point, drawing local residents, workers and visitors into the central yard as they cross the Regent's Canal from the west or arrive from Granary Square or Lewis Cubitt Square.

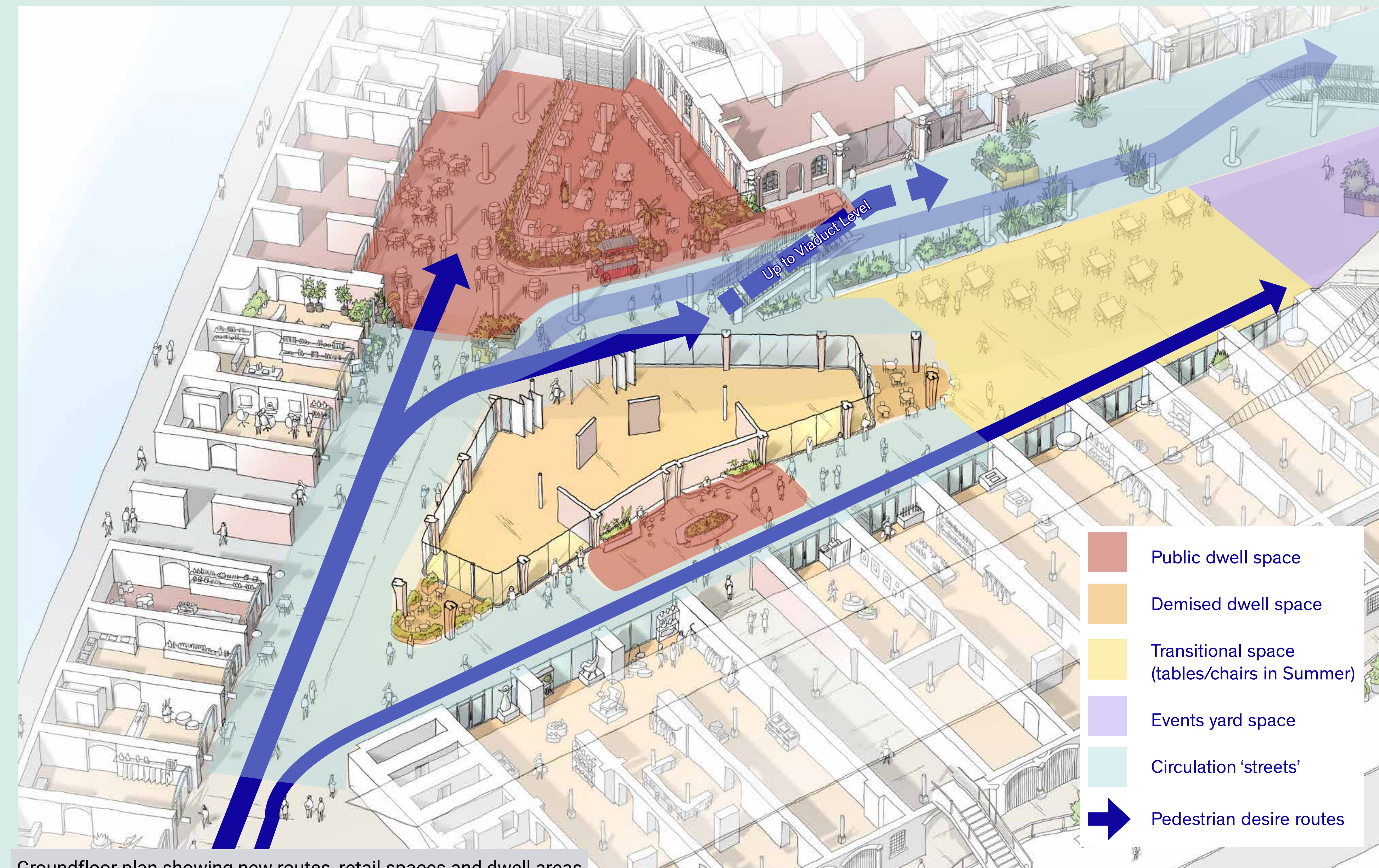
The Pavilion will help to:

-  Define new routes, supported by greenery and planting
-  Support existing retail spaces, and introduce a new grab-and-go offer
-  Maintain existing event and enlivement spaces (purple)
-  Maintain existing dwell areas (yellow), and create a new public dwell space

All bringing a revitalised, animated and vibrant character to the south of Coal Drops Yard.

Inside, the Pavilion is being designed with flexibility and adaptability in mind: the space could be used as one unit or divided into two smaller units, depending on the operator.

Outside, the shape and façade of the Pavilion is designed to reflect the Victorian arch, which has been prevalent across the Yard, Viaduct, Bagley Wharf, Lower Stable Street and along Regent's Canal for over 140 years, in a more contemporary style that echoes the newer architectural form of the kissing roofs (Samsung KX). The Pavilion's arches lead the line of sight towards the gable end of the western Coal Drops, the kissing roofs and beyond.



Groundfloor plan showing new routes, retail spaces and dwell areas



Example arches seen across the Yard



Emerging designs

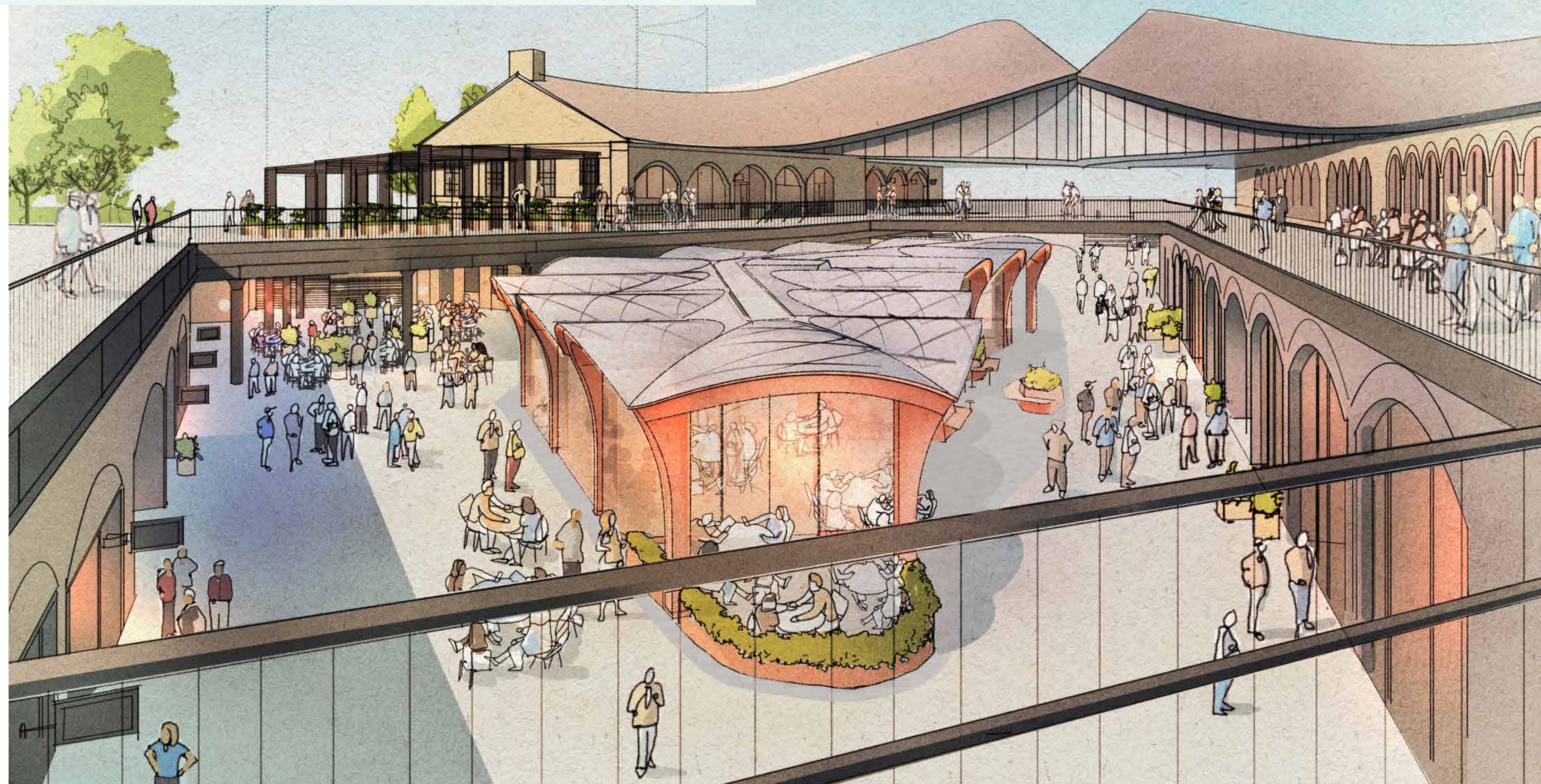
Design in detail

Stained timber arches, columns and soffits reflective of the area's heritage and the timber elements that already exist in the Yard.

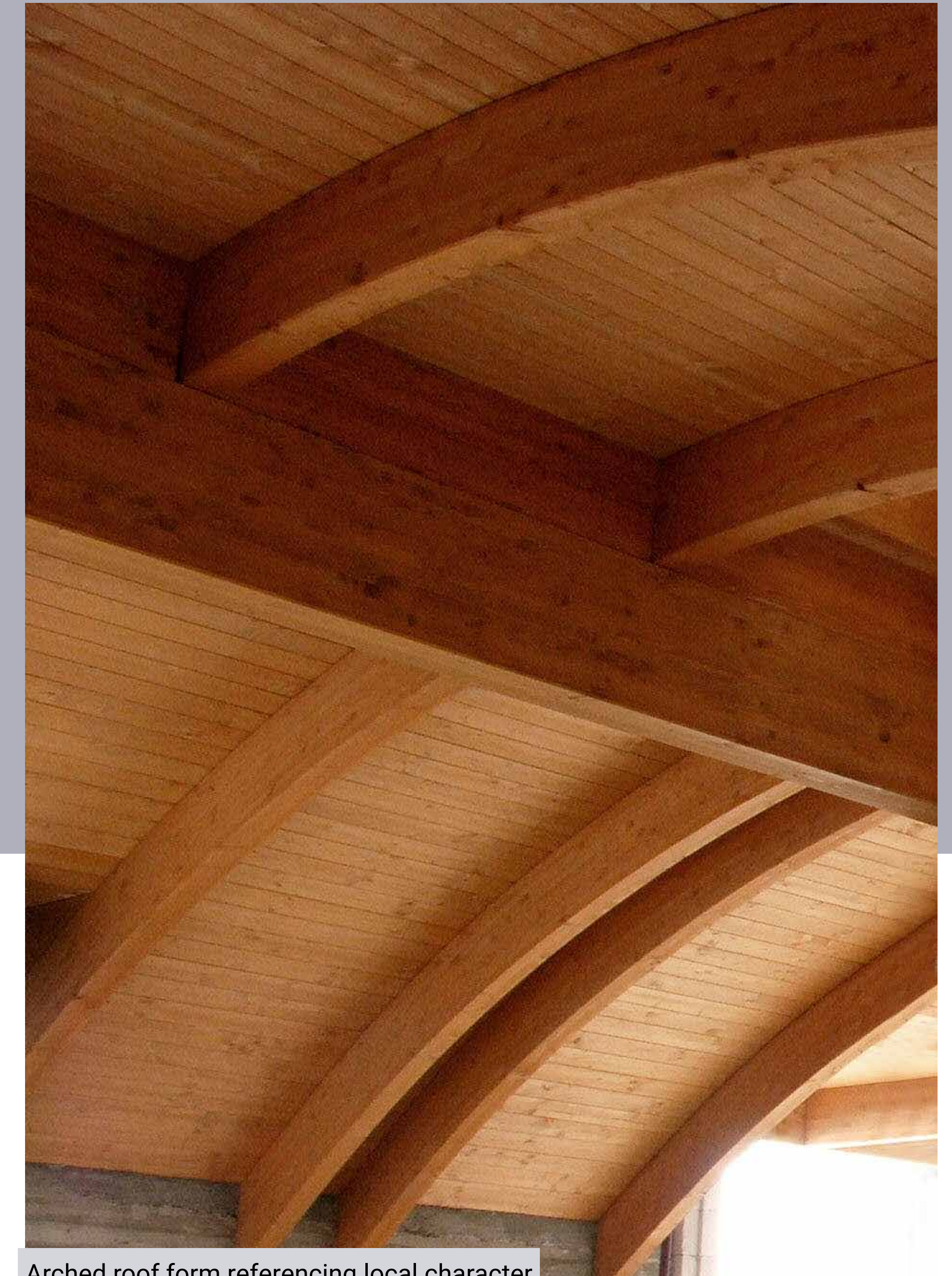
Timber provides a warmth to the Yard that is currently absent, creating a more welcoming atmosphere on entry to Coal Drops Yard from the Canal and Granary Square.



View of the new Pavilion from the Viaduct above



Metal panelled 'shingle' roofing relates to traditional slate roofs, whilst using a more contemporary and dynamic material



Arched roof form referencing local character

Viewing the new Pavilion on entry to the Yard from the north



The openness of the yard is fully retained to the north of the Pavilion allowing for all current Yard dwell and event spaces to remain; whether for open-air seating or events like King's Cross Summer Sounds and Club Curling.



View of the the new western street defined by the new Pavilion from above

The Pavilion's footprint naturally forms a western street, improving navigability and visitor engagement with the retail and restaurant offer under the viaduct and within Bagley Walk.



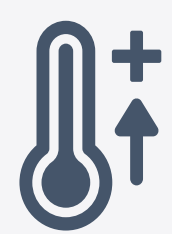
Arched roofs, with an uninterrupted view across the Yard towards the Kissing Roofs

The new eastern street created takes inspiration from the scale and intimacy of Lower Stable Street and incorporates a new dwell space. The arches along this facade align to the existing brick arches of the east Coal Drops Yard opposite developing a sense of rhythm.

Our commitment to people and planet

As a new piece of the King's Cross estate, the Pavilion proposals are being developed in alignment with Related Argent's industry leading Sustainability Framework. The Framework aims to set the ambition, track performance targets and guide sustainability outcomes.

The Pavilion will:



Be connected to the main King's Cross energy centre, minimising both operational and embodied carbon impact



Be constructed from materials sourced, reused and recycled from other demolition sites wherever possible



Enable future adaptation and reuse by passporting materials and designing for deconstruction



A considerate approach to construction

Subject to planning approval, we are aiming to start construction in January 2025, deliberately targeting the quieter period so we have the least amount of impact on neighbours, retailers and residents. Throughout the duration of the construction work, Coal Drops Yard will remain open and operational. At some points during construction, small exclusion zones may be set up to ensure the public's safety.

Noise, dust and vibration will be closely monitored and managed for neighbours and retailers in Coal Drops Yard and within the wider King's Cross estate. Ahead of any disruptive work, communications will be distributed in a timely manner to local businesses and residents detailing the impact, time period and how to get in touch with any questions or issues.

We remain committed to our wider King's Cross estate s106 employment and training obligations for construction as part of this project, supporting local skills development.

Next steps

Thank you for taking the time to review our proposals for the Coal Drops Yard Pavilion. We hope you found it useful and would be grateful if you could spend a few minutes providing feedback by filling out a feedback form or speaking to a member of the team.

Spring 2024

Stakeholder engagement and design development

Summer 2024

Target submission of a planning application to Camden Council

**Autumn/
Winter 2024**

Planning determination

January 2025

Target start on site (subject to approval of the planning application)