Gasholder Park – now open!

Gasholder Park, a tranquil new green space in the heart of King’s Cross, is now open.

The park sits inside the carefully restored guide frame of a Grade II-Listed Victorian gasholder, Gasholder No. 8, alongside the Regent’s Canal. Constructed in the 1850s, Gasholder No. 8 once formed part of the largest gas works in London and was a familiar landmark until it was decommissioned in 2000. The fragile 25 metre-high circular guide frame was painstakingly dismantled from its old Pancras Square location in 2011, refurbished by Shepley Engineers and re-erected in 2013 in its current home.

Gasholder Park now sits next to The Plimsoll Building and a gasholder triplet – an additional three historic gasholders which have been similarly dismantled and rebuilt next to Gasholder Park, where they are being re-used as part of an apartment development designed by Wilkinson Eyre Architects.

Within the cast-iron guide frame, London-based practice Bell Phillips Architects has added a 30 metre-diameter polished stainless steel canopy that forms a continuous colonnade around a wide grass area overlooking the canal. Alongside the central area, Dan Pearson Studio has designed new planting around the frame.
Construction update

1. **T5 - Spring 2016**
The main constructions and fit-out of T5, a student residential building, at the north of the development was completed in January 2016. The building has been handed over the Aga Khan Development Network (AKDN) and is being managed by Victoria Hall. AKDN will now start the concrete works to the first floor garden, due for completion later in Spring 2016.

2. **Canal Reach - April 2016**
A new road (one-way access for vehicles) and footpath will open to the public.

3. **Lewis Cubitt Park East - May 2016**
In order to facilitate construction logistics for Fenman House and to ensure the safety of pedestrians and cyclists, we are creating a cover over the walkway above the footpath and cycle route along the western edge of Lewis Cubitt Park. The cover over the walkway will be the full width of the track and will be well-lit and monitored with CCTV. The space beneath will be generous in height. The first segment will be installed in May 2016, but further segments may be introduced along other parts of the track later in the year. They will be in place until mid to late 2017.

4. **Handyside Street - ongoing**
Works will continue on Handyside Street. These are for a number of purposes including installing the district cooling network across the road, as well as undertaking some maintenance works to the electrical infrastructure.

5. **Goods Way and Handyside Street**
There are now two Santander Cycle docking stations on Goods Way and Handyside Street, with over 50 bikes in total. Managed by TfL, the stations further support the King’s Cross Travel Plan objective to encourage green travel to and around the site. Other initiatives include the installation of over 700 public cycle spaces, ramped access from the canal onto the development, and cycle safety training for over 110 HGV drivers.

6. **Gasholders London - ongoing**
The construction of the Gasholders London apartment development is well underway, and the concrete structure was completed in January 2016. Many of the 123 Grade II-Listed gasholder columns and their interconnecting lattice beams have been re-erected. The external cladding is now going onto the structure, and this has allowed the fit-out of the first of the 145 residential units inside to commence. Completion is anticipated in summer 2017.

7. **Wharf Road - Late 2016**
Main works by contractors Kier on the old Wharf Road (Granaary Square to York Way) completed in December 2015. These involved recladding the canal retaining wall, construction of a new pedestrian ramp walkway, upgrading the towpath including new moorings, plus landscaping and planting. The gardens, designed by Dan Pearson Studio, opened slightly later (in January this year) as the grass needed time for its roots to establish. The permanent finishes to the Maiden Lane Pump House (next to York Way) are due to be completed later in 2016, at which point the whole of the Eastern Goods Yard will be complete.

8. **Fish and Coal - Spring / Summer 2016**
The refurbishment of the 19th Century Fish & Coal Offices and Wharf Road Arches is reaching the final months of construction. The buildings, which follow the curve of the canal, are being restored to a design by David Morley Architects and will be occupied by the Jamie Oliver group as offices and studios with a pub and restaurant at street level.

The coming months will see the completion of internal alterations, the new conservatory, and terrace, and installation of new windows and doors throughout the buildings. Jamie Oliver group will begin fitting out the pub and restaurant spaces in late spring, before opening their doors to the public in autumn this year. Alongside this will be the completion of a new area of public realm designed by Townshend Landscape Architects and Dan Pearson Studio.

9. **Two and Three Pancras Square - April - June 2016**
The access route between Two and Three Pancras Square will be temporarily closed as we install the final paving finishes.

10. **King’s Boulevard - April - May 2016**
In order to enhance power supply to Six Pancras Square, a series of excavations will be undertaken in the Boulevard. These will be used to install some new high voltage cables.
Somers Town Bridge gets planning consent

The proposed new bridge, given the green light by Camden Council in March, will span the Regent's Canal, connecting King's Cross by the Western Coal Drops, to Camley Street and the Camley Street Natural Park beyond.

Somers Town Bridge is designed by Moxon Architects, with input from the London Wildlife Trust on the planting element of the proposals, within the Park, which they run. Moxon has also worked with Townshend Landscape Architects to ensure the bridge's successful integration with Gasholder Park and the Wharf Road Viaduct.

The bridge will provide a pedestrian and cycle route across the canal, and will be open between 6am and 9pm, year-round. It is expected to be open in Spring 2017.

Sustainability at King's Cross

The King's Cross Sustainability report has recently been updated and can be downloaded from the King's Cross website (http://kgx.cc/1KxfpMY).

The report provides insight into the sustainability programmes being delivered, how environmental impacts are managed as well as a review of the contribution to the ever-growing community that is King's Cross. www.kingscross.co.uk/sustainability

For construction, environmental impacts are managed by each contractor. All three of our main contractors (Kier, BAM and Carillion) are achieving high performance in the Considerate Contractors Scheme with an average of 86% achieved during 2014/15. In addition, concerted efforts are made to minimise waste throughout the construction process.

Where waste is created, ensuring this is dealt with responsibly and diverted from landfill is a priority. This minimises exposure to landfill tax but also contributes to the King's Cross environmental commitments.
Coal Drops Yard – plans approved

Camden Council approved plans before Christmas 2015 for a brand-new part of King’s Cross: Coal Drops Yard, next to the Regent’s Canal, Gasholders London and Granary Square, will offer an exciting array of boutique shops and restaurants, opening to visitors in late 2018. First built in 1850, the historic coal drop buildings were used until 1882 as a place to receive and store coal from the north of England, and were subsequently mainly used for warehousing. From the 1980s they housed nightclubs (including the famous Bagley’s), offices and some light industry.

The design by Heatherwick Studio, the architects behind the London Routemaster bus, combines the bold re-use of the historic buildings at Coal Drops Yard with high-quality contemporary architecture that will create a unique new retail quarter and major new public space at the heart of King’s Cross. Over a two-year restoration and build process, Londoners will see the existing Victorian buildings refurbished and re-purposed in a way that creates a stunning new upper level and improves connectivity, whilst allowing the original forms and functions to be enjoyed.

German Gymnasium – Now open!

November 2015 saw the opening of D&D London’s latest restaurant venture: the German Gymnasium, a Grade II-Listed building first built in 1865 for the German Gymnastics Society has been sensitively restored into a new dining experience, the German Gymnasium Grand Café.

The Grand Café on the ground floor offers all-day dining and upstairs on the mezzanine level, a smaller restaurant and private dining room overlook the brasserie below. The menu is inspired by German, Austrian and Eastern European cuisine and is a nod to the building’s German heritage.

The interiors have been designed by Conran and Partners, who worked with the building’s original features to create a space that highlights the heritage of this piece of sporting history.

Events program

Classic Car Boot Sale and Lumiere London

The Classic Car Boot Sale rode into King’s Cross in October 2015, kicking off our winter events season. Carefully curated young designers, up-cyclers and purveyors of vintage fashion, accessories and homewares were joined by thousands of shoppers for a family-friendly celebration of all things vintage, collectible and crafted. Guests also enjoyed impromptu theatre, public information screenings in the truly unique Vintage Cinema Bus and lively musical performances.

In January 2015, King’s Cross was transformed by 11 large illuminated installations, as part of Lumiere London, a light festival celebrated across the capital. Lumiere London turned King’s Cross into a magical pedestrian playground and encouraged Londoners and tourists alike to explore this part of the city.

Coming soon...

Building on the Built, 4-19 May

Jonathan Tuckey Design is one of the UK’s leading advocates for remodelling and radically transforming old buildings for modern use. For this exhibition and the accompanying events, step inside the stunning world of JTD’s interior architecture and find out more about their work.

Aston Martin at KX, 8 May

A celebration of classic cars, showcasing up to 70 Aston Martins along King’s Boulevard and Granary Square, accompanied by their owners from the Aston Martin Owners Club.
Junction Proposals

1. Canal Reach / York Way
   Open for access to Urbanest’s student accommodation building (completed in July 2013) and for construction vehicles. Initially this will be a priority junction. The junction will be completed when Zone W is developed.

2. Rubicon Court / Saxon Court / York Way
   Not a signalled junction. Currently in operation.

3. Plot R8 / York Way
   Public access has been installed via a temporary staircase. A permanent pedestrian and cycle access will be provided at a later stage.

4. York Way / Copenhagen Street
   Traffic signals installed. Access to Handside Street for service vehicles and construction traffic.

5. King’s Boulevard / Goods Way / Regent’s Canal Bridge
   Temporary zebra crossing now operational. Upgrade to be completed when King’s Boulevard opens to buses and taxis (earliest 2017).

6. Camley Street / Goods Way / Pancras Road
   The existing traffic signals have been re-configured.

7. Pancras Road / King’s Boulevard
   Traffic signals installed. Full signal junction when King’s Boulevard opens to buses and taxis (earliest 2017).

Who is backing the scheme?

67 acres at King’s Cross are being developed by the King’s Cross Central Limited Partnership (KCCLP), which brings together:
- Argent King’s Cross Limited Partnership
- AustralianSuper

What are they doing?

The development at King’s Cross brings enormous and continuing benefits to the area.
Safety and cleanliness are two of the local residents’ main objectives, but this development offers a lot more.
It will provide some 2,000 homes, employment for thousands, schools, shops, food and drink outlets, cultural and community uses, health centres and many other facilities.
Over 40% of this development will be public realm. Much of the area’s heritage will be maintained by refurbishing 20 historic buildings and structures, including the listed gasholder triplet.
Sign up for news on King’s Cross at http://www.kingscross.co.uk/subscribe

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Contacting us

There is a dedicated website and freephone helpline staffed during normal working hours, Monday to Friday. If somebody cannot answer immediately, there is an answerphone facility.
Freephone Helpline: 0800 328 8840
www.constructionatkingscross.com

Training and Jobs at King’s Cross

As part of our training and employment commitment to the local community, we offer: Construction Skills Centre. Based on York Way and run by Carillion, the centre offers advice and information on finding work in the construction industry, and also apprenticeships for eligible 16 - 19 year olds.
For more information call 020 7974 5161 or visit www.kingscrossconstruction.co.uk

King’s Cross Recruit

Based at 11 Stable St, N1C 4AB, KXR is the gateway to a wide variety of non-construction related jobs on the 67-acre development and other local businesses. To browse our retail, hospitality, security and office vacancies, to apply for a job and to sign up for job alerts please visit www.kingscross.co.uk/vacancies