The following contractors are working in partnership to deliver King’s Cross:

Gasholders Park and Gasholders London is ready

One of Gasholder London’s show apartments

Gasholders London in January and residents are now starting to move in. Gasholders London has been one of King’s Cross’ most complex construction projects to date. Inside the Grade II-listed, heritage gasholder frame, a 150-year old feature of the King’s Cross skyline, you’ll find 145 residential apartments and penthouses. Over 2.5 million man-hours and 37 trade contractors went into building it. The building was designed by Wilkinson Eyre and Jonathan Tuckey Design.

www.gasholderslondon.co.uk
Google UK Headquarters

Google received planning permission in August 2017 from Camden Council for its 1 million square feet UK headquarters, and construction has begun.

The next phase of work will concentrate on the construction of concrete cores located throughout the length of the building. There are currently 75 workers on-site and 150 staff in the project office nearby working on the development.

The design by Heatherwick Studio and Bjarke Ingels Group (BIG) will feature a natural theme, with all materials sourced through Google’s healthy materials programme.

[Google UK Headquarters link]

Q1 wins planning permission

Office building Q1 received planning consent in October 2017 from Camden Council. The building will form an architectural pair with S2, the office building opposite, completing the end of Handside Street. Both buildings have been designed by Mossessian Architects.

The front of the building will feature black Armenian stone and a combination of glazing and white stone behind it. The building will be 12 storeys, which will mostly be office space, with two shop units on the ground floor and space to allow for a leisure facility across three floors, if required.

The submission also includes a connected, open public square which will have a public art piece at its heart, to be accessed by two new public routes from Canal Reach and Lewis Cubitt Park.

[S1 planning submitted]

[S1 planning submitted]

[Q1 planning submitted]

[Q1 planning submitted]
Aga Khan Centre to complete this summer

RI, the first building in the UK designed by award-winning Japanese architects Maki and Associates, is expected to be finished this summer.

The new nine-storey building on Handyside Street includes teaching, library and office space for the Institute of Ismaili Studies (IIS), the Aga Khan University’s Institute for the Study of Muslim Civilisations, and the Aga Khan Foundation (UK), part of the Aga Khan Development Network (AKDN).

The building will provide 94,500 square feet of academic space, surrounding a central foyer, including teaching and seminar rooms, a library and academic offices.

The building includes several gardens and terraces, which draw inspiration from different regions across the Muslim world. Finally, shops and restaurants at ground floor will overlook Lewis Cubitt Park and the future Jellicoe Gardens.

Walking down Handyside or Stable Street, you will notice some of the distinctive features of the building are becoming visible now, including the stainless steel patterned balustrades which enclose the gardens and terraces, the geometric patterned glass panelling in the entrance lobby and the metallic crown at the top of the building.

Gasholders Gardens are open

The lovely Gasholders Gardens between Regent’s Canal and Gasholders London are now open. Designed by Townshend Landscape Architects and Dan Pearson Studio, the Gardens form a key part of the ‘ribbon of green’ that runs from York Way and around the north bank of Regent’s Canal. As part of the works, Bagley Walk in front of Coal Drops Yard has also been upgraded. A must-visit this summer.

The Coal Office hosts Tom Dixon

The Coal Office, part of the Coal Drops Yard complex, and originally the Fish & Coal buildings, welcomes British design brand, Tom Dixon. Tom Dixon brings a flagship shop, showroom, office, restaurant and café to King’s Cross.

Staff have moved in already and the restaurant will follow later this year.

www.kingscross.co.uk/coal-office

Coal Drops Yard re-opens this autumn

Following the installation of the 50 Tonne roof last summer, the Coal Drops Yard project team have been hard at work installing the top floor hangers and shop front glazing. The hard landscaping has begun and the mechanical and electrical service are now being installed.

The next major milestone will be the installation of the top roof glazing which will start in the next couple of months. Coal Drops Yard will re-open this October as an exciting new shopping destination.

www.kingscross.co.uk/retail-coal-drops-yard

Tom Dixon offers an infusion of the traditional with the contemporary

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Tom Dixon offers an infusion of the traditional with the contemporary
Fenman House

Residential building Fenman House was finished in November 2017, after two years of construction. Saxon Court, Roseberry Mansions and Fenman House now sit together as a complete piece of King’s Cross, with buildings inspired by the Chicago School of Architecture.

The building, designed by Maccreanor Lavington, has 15 storeys of high-quality hand-set brickwork and Juliette balconies. The interiors by Johnson Naylor create a welcoming entrance lobby and living spaces. Residents began to move in before Christmas.

www.fenmanhouse.co.uk

King’s Cross’ cooling network to go live

The cooling network at King’s Cross goes live this summer! This will serve a number of residential buildings and offices with low-carbon cooling. The network harnesses excess heat generated at the energy centre in Tapestry and converts it into cooling which is then distributed to selected buildings around the site.

The key plant is located in a 120m long ‘Cooling Pod’, which has been built on a narrow strip of land next to the High Speed 1 rail lines; this location presented a number of challenges both in terms of design and construction.

The cooling pod was designed by architects Allies & Morrison; they believe that although it is a functional building, the relationship with the railway is key so have designed it to engage with the movement of the trains as they pass by. Using a number of folded metal fins the design creates a dynamic profile whilst still providing a largely open area for air intake for the cooling towers. The result is a striking building which passengers travelling in and out of St. Pancras International will be able to admire.

King’s Cross awarded €6 million to install state-of-the-art low-carbon energy plant

In December 2018, King’s Cross was awarded €6 million funding from the EU to build the largest “in-building fuel cell” in Europe. This advanced piece of technology will use natural gas and convert it to heat and electricity; it is a low carbon and ultra-low emission method of generation. The fuel cell will be in building T2 on 11-21 Canal Reach and is expected to be operational in 2020.
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

For information on the future of King’s Cross, please visit our Visitor Centre, which is open to the public Mon to Fri: 10am - 5pm, Sat: 10am - 4pm.

King’s Cross Visitor Centre
Western Transit Shed
11 Stable Street
London N1C 4AB
020 3479 1795
www.kingscross.co.uk

What are they doing?
The development at King’s Cross brings enormous and continuing benefits to the area.
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 www.kingscross.co.uk/subscribe

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 Handyside Street for service vehicles and construction traffic.

5. King’s Boulevard / Goods Way / Regent’s Canal Bridge
Temporary zebra crossing now operational.

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

7. Pancras Road / King’s Boulevard
Traffic signals installed.

8. Handyside Street
One way traffic from York Way only.

Contact 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.kingscross.co.uk/construction-news

Training and Jobs at King’s Cross
As part of our training and employment commitment to the local community, we offer: the Construction Skills Centre. Based on York Way, the centre offers advice and information on finding work in the construction industry, and also training and apprenticeships for eligible 16 – 19 year olds and adults over 25.
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

Images ©John Sturrock