Standing tall – cast iron column arrives on King’s Boulevard

One of the 396 cast iron columns which will form part of Building B2, Pancras Square has been erected for public viewing on King’s Boulevard.

On the ground floor, the columns will form a colonnade around the building, where there will be a wide range of shops, cafés and restaurants, a reception for the offices above and a new subway link to the stations. The eight upper floors of office space will each have a south facing balcony.

The use of cast iron columns on the building is a response to the Victorian heritage of the site. From the 1850s, this area was home to many cast iron gas holder guide frames and both railway stations have large roof structures made using cast and wrought iron.

The columns are made with 100% recycled cast iron and will range in height with some weighing up to 2.2 tonnes. Those on the ground floor will be approximately twice the height of the columns on the upper storeys which will be 3.25m tall.

Please have a look at the column with its weave pattern and read the information panel which tells you how it was cast at the Hargreaves Foundry in Halifax.

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

Britain’s first street food collective, eat.st, has now become KERB and is boasting more traders and a bigger variety of food from its base at King’s Cross.

Still hosting the Monday to Friday lunch time market on King’s Boulevard, KERB has a quest to continue to link the very best of London’s gastronomic industry with the urban regeneration and transformation at King’s Cross. The launch of KERB, on 4 October - the one year anniversary of street food on King’s Boulevard - saw a parade of food vans around the site during the day followed by hundreds of hungry workers, residents, students and visitors descending on the West Handyside Canopy for an evening celebration and a chance to sample the culinary delights on offer from the street traders.

KERB’s traders, who have grand plans to operate on other sites in London, include winners at the 2012 British Street Food Awards Luardos (Best Breakfast), Well Kneaded (Best Pie), and Yum Bun (Best Snack) as well as Green Goat with their sustainable street food, Gurmetti with traditional Italian sandwiches, Jewish Soul Food from Monty’s Deli, Spit & Roast, The Rib Man with his meat-stuffed rolls and Gyoza and Japanese crunch from Rainbo.

The subway works are due to complete in Summer 2013. The construction team are working hard to ensure the public realm next to the two busiest transport hubs in London remains as open as possible.

The subway, like the building, has been designed by David Chipperfield Architects and will form an elegant white tiled route. The tiles are a reference back to the original Edwardian tile designs introduced in many London Underground stations in the 1900s.

Work has started on a 90m long public subway which will link Building B2, Pancras Square to the London Underground ticket hall.

Some of the public area at the bottom of King’s Boulevard, which was temporarily opened for people to enjoy during the summer, will have to be closed to connect the subway into the existing underground tunnels and King’s Cross station. Fortunately the ‘stub’ connection to the existing subway was built some time ago so there’s no need for any closures to the existing subway.

The first stage of work involves putting 10m long sheet piles into the ground to support the sides of the excavation. A 90m long, 9m wide and 7m deep hole will then be dug out for the concrete subway structure to be buried in. Have a look through the viewing panels in the hoardings to see the work taking place.

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The southern side of the Regent’s Canal towpath has been completed following months of improvement works and landscaping.

A new brick wall has been built along Goods Way to create a wider footway and many of the canal’s features have been restored. The edge of the path is lined with a new seat-wall which supports beds of new planting. Some additional planting will be carried out this Autumn.

The existing edge of the canal has been retained with new boat mooring rings and timber edges which will protect the canal wall from any boat damage. Access to the canal can be gained by both steps and ramps at the western end and steps at the eastern end. Both access points have small lights to highlight the route. Low light levels have been used to minimise disturbance to wildlife along the canal. Grass areas have also been incorporated to mirror the grass verges on the north side towpath.

Other features such as a small brick structure at the eastern end of the canal towpath will provide bin storage for the future residential moorings near Maiden Lane Bridge and will in time be covered by planting, including Virginia Creeper.

See if you can spot the time capsule which has been designed by students from Central Saint Martins and embedded in the wall.

The towpath will be open from dawn till dusk every day. Canal boats are now very welcome to visit, moor up and explore all that King’s Cross has to offer. Licensed boats are welcome to stay for up to 24 hours but there are no services available to them.

Western Transit Shed fully let

The office space in the Western Transit Shed is now fully let ahead of the building’s completion.

Agreements with Hoare Lea and Argent were made earlier this year and in September, Zone, an independent creative digital agency, agreed to move the 125-strong headquarters to the heritage building in King’s Cross.

Zone are working with the King’s Cross Central Limited Partnership on the internal design of their office.

The Western Transit Shed, which runs from Granary Square along the length of the Granary Complex, is due to be completed in November 2012 ready to be fitted out for the three tenants. Access to the offices will be by a large triple height reception at ground floor level on Stable Street. The ground floor of the Western Transit Shed will house cafés, bars and restaurants, with double height arches running the length of the 570 foot Victorian façade.

Canal towpath and new boat moorings open

The Western Transit Shed office space is already fully let ahead of completion in November
Gasholder No. 8 restoration complete.

The restoration of Gasholder No.8 has been completed. The last remaining gasholder at King’s Cross was dismantled last year and taken off-site to be refurbished.

Specialists at Shepley Engineers workshop in Yorkshire have restored the 25m high circular guide frame structure so that it can be relocated back at King’s Cross, as a key feature of the development’s public realm.

An enabling works submission for the re-erection of the gasholder is due to be submitted at the end of this year so that works to re-erect it can begin next Spring. Work to restore the Gasholder Triplet, which has also been taken off-site, may start next year.
ArtHouse update

Construction of ArtHouse is well underway. The remaining section of basement, ground floor slab and ramp has now been completed at the northern end of the building.

At the southern end, which is the closest end to the canal, the concrete frame is progressing well with the fourth floor concrete slab now complete.

During September the building envelope began with the assembly of mast climbers and cladding to the first floor level at the southern end of the building.

The ArtHouse delivery team also achieved a fantastic score of 38 out of 40 in the Considerate Constuctors Scheme for the project. The scheme is a national initiative set up by the construction industry to improve its image. The scheme reviews and scores eight categories, each with a maximum score of five, for examples of exceptional practice.
York Way residential buildings

With Rubicon Court (Building R4) on York Way now complete and many of the homes occupied by residents, efforts are now focused on completing neighbouring Building R5.

The building, which is creating 163 affordable and extra care homes at King’s Cross, is on schedule to be completed before Christmas for residents to move into in early 2013. Many of the apartments have been ‘fitted out’ with their fixtures and fittings and the construction team are working to finish off the exterior of the building, its terraces and a courtyard.

The works on York Way, in front of Building R5, will be completed at the same time as the building. Building T6, which will deliver 657 student bedrooms, completes the three residential buildings either finished or under way on York Way.

A T6 ‘topping out’ ceremony was held at the beginning of September when the construction team reached the uppermost point of the building. It is also on schedule for completion next summer, and the external stone cladding work is almost complete. Fit out has commenced to some of the student accommodation on the lower floors.

Zone B update

Zone B is now bristling with five tower cranes, currently serving the construction of Buildings B2, B3 and B4 and the shared basement between the buildings.

The lid of the shared basement will in due course become the future public realm of Pancras Square.

The big clean up of the legacy of the former Victorian gas works is nearing completion with the imminent excavation and removal of the last three gas holder bases from Plot B1 adjacent to Pancras Road. Construction of Building B1 is due to follow on site in early 2013.
First permanent restaurant opens at King's Cross

With Granary Square now complete, King’s Cross has welcomed its first permanent restaurant to the site.

Caravan King’s Cross opened on 13 August – its second branch with the first being in Exmouth Market. The restaurant is located in the Grade II-listed Granary Building, and the interior has retained much of the Victorian industrial heritage. A coffee roastery and large open kitchen gives the space the feel of a working factory environment. Caravan King’s Cross serves up ‘food well-travelled’ with half of the restaurant dedicated to all-day dining and half to the coffee bar. The newly-opened restaurant has been featured and reviewed favourably in numerous publications.

www.caravankingscross.co.uk

Summer of events at King’s Cross

Since opening in June, Granary Square has been the location for a jam packed programme of summer events.

From the Pop-up Festival of Stories to the King’s Cross Ice Cream Festival, thousands of people have visited the area. Just before the start of the Olympic Games, the Olympic torch was greeted by hundreds of residents and workers celebrating in the square at 7am as it arrived by barge on the Regent’s Canal. At the end of August, Showtime, a free event which was part of the Mayor of London’s cultural festival, saw theatre, music and dance performed in Granary Square including the Red Poppy Ladies’ Percussion band, who performed at the opening and closing ceremonies of the Beijing Olympic Games.

The first weekend of September saw 14,000 people flock to the King’s Cross Ice Cream Festival. Visitors were able to learn how ice cream is made and celebrated Carlo Gatti, who brought ice cream to England in 1851. He sold gelato from his home in King’s Cross for one penny, coining the phrase the ‘penny lick’.

And Africa Express, which ended their train tour of the UK with a gig at King’s Cross, on 8 September, included a special-guest performance from Sir Paul McCartney, who arrived on the Eurostar from Paris.

Most recently, families were able to enjoy the King’s Cross Family Open House weekend, where children enjoyed a treasure hunt of the site, took part in mini-digger races and were given a tutorial on bricklaying.

To find out more about upcoming events at King’s Cross, visit www.kingscrossevents.co.uk or keep an eye out for posters on King’s Boulevard and in the Visitors Centre in the Granary Building.
Junction Proposals

1. Canal Street / York Way
   Works commence in late 2011. Public opening mid 2013. Initially this will be a priority junction. Traffic lights to be installed when Zone W is developed.
2. Plot R4 / Plot R5 / York Way
   Not a signalled junction. Operational by late 2012.
3. Plot R2 / York Way
   Road junction removed.
4. York Way / Copenhagen Street
5. Wharf Road / York Way
   Existing traffic signals switched off in July 2011 and removed.
   Amend traffic lights when junction is re-configured as part of the development of the petrol station site (includes a right hand turn south down York Way from Goods Way). Approximate implementation in 2015.
7. King’s Boulevard / Goods Way / Regent’s Canal Bridge
   Temporary pedestrian lights in September 2011. Zebra crossing now operational. Upgrade to full signal junction when King’s Boulevard opens to buses and taxis (earliest 2015).
8. Camley Street / Goods Way / Pancras Road
   The existing traffic signals have been re-configured.
9. Pancras Road / King’s Boulevard
   Traffic signals installed. Full signal junction when King’s Boulevard opens to buses and taxis (earliest 2015).

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
- London & Continental Railways
- DHL Supply Chain

For information on the future of King’s Cross, please visit our marketing suite, which is open to the public Monday to Thursday 10am - 6pm, Friday 10am - 5pm:

King’s Cross Visitor Centre
The Granary Building
1 Granary Square
London
N1C 4AA

020 3479 1795
www.kingscross.co.uk

Scope of Works
The development at King’s Cross will bring enormous and continuing benefits to the area. Safety and cleanliness are two of the local residents’ main objectives, but this development will offer a lot more. It will provide some 2,000 homes and serviced apartments, 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.

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
As part of our commitment to deliver local benefits, the Construction Skills Centre on York Way, run by contractor Carillion, offers advice and information on finding work in the construction industry local to King’s Cross. It also provides apprenticeships for people aged 16-19 who are out of work or carrying out unskilled work. For more information call:
020 7974 5161
www.constructionatkingscross.com