Construction begins on Gasholder re-erection

Construction has started to re-erect the historic Gasholder No. 8 at King’s Cross.

Gasholder No. 8, a distinctive 25 metre high circular guideframe which was built by the Imperial Gas, Light and Coke Company in the 1850s, is returning column by column to its new home just north of the Regent’s Canal.

The Grade II listed structure, which sat between King’s Cross station and St Pancras International, was dismantled in 2011. The columns were transported by lorry to Shepley Engineers Ltd in Cumbria where they were painstakingly restored for over two years.

The Gasholder guideframe, with its 42 metre diameter, will form the perimeter of a new park and public space, for which a planning application will be submitted shortly.

The following contractors are working in partnership to deliver King’s Cross:
Two Pancras Square set to top out

Two Pancras Square is due to top out in September, offering 126,000 sq ft of offices over nine floors. The building, designed by international architects Allies and Morrison, will include retail at street level and is due to be completed early next year.
Construction starts on Seven Pancras Square

Construction work has started on Seven Pancras Square, which will be occupied by The Office Group. Piling works have commenced on the building, which will sit alongside the German Gymnasium and Gridiron. The Office Group, innovative provider of high quality workspace, reached an agreement with the King’s Cross Central Limited Partnership last summer to acquire 30,000 sq ft of retail and office space in the building. Architects Studio Downie designed Seven Pancras Square, which will wrap around the listed Stanley Building. The building will provide workspace for small and growing businesses.

Pancras Spur structure complete

The structure of the Pancras Spur, a 90m pedestrian tunnel linking Gridiron with King’s Cross station, has been completed and the fit out will soon get underway with completion expected in spring next year.
A pop-up Roller Rink has been built at King’s Cross and will stay open until early September. The design by architects Feix and Merlin, which was granted planning approval by Camden Council, has seen the temporary rink installed in the West Handyside Canopy, alongside Central Saint Martins College of Art and Design. The rink is of an irregular shape in the centre of the space and is around 10 metres wide, 29 metres long and 4 metres high. It also includes five supporting kiosks which provide space for related functions such as ticket sales, food and drink sales and skate hire. Keep checking the blog (blog.kingscross.co.uk) for updates on events.

AKDN application submitted
A reserved matters planning application has been approved by Camden Council for the first Aga Khan Development Network (AKDN) building, which has been designed by award-winning architects Stanton Williams.

The AKDN will develop a number of buildings at King’s Cross, including Building T5, which will be around 9,000sq m and will contain 198 bedrooms and studio flats for graduate and PhD students. The AKDN’s plans include the relocation of the Institute of Ismaili Studies and the Aga Khan University’s Institute for the Study of Muslim Civilisations from their existing Euston Road site to a new building at King’s Cross, as well as the development of a Cultural Centre.
A reserved matters application has been submitted for Tapestry, an outstanding collection of apartments overlooking the Regent’s Canal.

Also known as Building T1, Tapestry, designed by Níall McLaughlin Architects, will include 128 homes as well as space for retail and cafés and also a car park.

Tapestry will be split across three main blocks – Canalside Apartments, Gardenside Apartments and Cloudside Apartments – and will include a mix of private, affordable and shared ownership homes. The building will also include the existing King’s Cross Energy Centre.

Visit [www.tapestrykingscross.co.uk](http://www.tapestrykingscross.co.uk) to find out more.
Street Naming Competition

Stable Street opened earlier this year to become the fifth new street at King’s Cross. But there are still more to be created, which is why we ran the King’s Cross Street Naming Competition and received an overwhelming response from the public.

The competition, which ran until 31 May, gave the public the opportunity to name up to 10 new streets in the 67-acre development. 10,000 suggestions were submitted. The project has already created a number of new streets, including Stable Street, King’s Boulevard, Handyside Street, Beaconsfield Street and Tapper Walk.

Entrants were allowed to submit as many suggestions as they wished by completing an online form, or by visiting the King’s Cross Visitor Centre or one of Camden’s public libraries and completing a form. It wasn’t just Londoners, or even Britons, who entered the competition. People from all over Europe got involved and those from as far afield as the US, Canada, Australia, New Zealand, Russia, Mexico, China and Africa all made suggestions.

Some of the entries included Ladykillers Lane, because much of the film The Ladykillers was shot in King’s Cross; Boudica Road, after the warrior queen who is rumoured to be buried in the area, and Betjeman Street, after poet Sir John Betjeman who had strong links to King’s Cross.

Representatives of the KCCLP are now working closely with Camden Council officers and councillors to review the suggestions and consult the emergency and postal services before making an announcement on the shortlisting selection process later this year. Shortlisted names will then be allocated to new streets as they open in each phase of the on-going development.

Saturday walking tours of the development

Following the success of our weekday King’s Cross walking tours, we are now offering tours of the development on Saturdays.

You can book online at tours.kingscross.co.uk or through the King’s Cross Visitor Centre and will be able to keep up with the progress of the development, hear the changes taking place and explore the historical background of King’s Cross.

You will be able to stroll up King’s Boulevard, walk among the fountains in Granary Square, or just enjoy the weather alongside the Regent’s Canal.
Outdoor Sports Area now open

The Outdoor Sports Area at King’s Cross is now open for use by all those living, working and studying on the estate as well as Camden and Islington residents.

The pitch, which is located just north of the Granary Building, is suitable for a range of sports including football and basketball and, best of all, it’s free. The floodlit, all-weather pitch will be open from Monday to Saturday from 7am to 10pm and from 9am to 8pm on Sundays. Bookings can be made for one hour slots, with each slot starting on the hour.

There’s a seating area adjacent to the pitch and outdoor play equipment is available for children.

Enquiries and bookings can be made via the King’s Cross Visitor Centre, which can be reached on 020 3479 1795 or at visitor@kingscross.co.uk.

Construction vehicles - changes to site access

There are some planned changes to the way construction vehicles enter and leave the King’s Cross development site, north of the Regent’s Canal. From Saturday 27 July, construction traffic will no longer enter or exit the site using the gate that is currently located by Saxon Court, just off York Way.

Instead, a one way system is being introduced throughout the site, meaning that all vehicles will enter the northern part of the site via an access point at the junction of Handyside Street and Stable Street (i.e. at the northern end of the Western Transit Shed). Vehicles will circulate through the site and leave through a gate located close to the junction of Canal Reach and York Way, near the new Urbanest building.

There will be signage placed in relevant parts of the site, carrying information about these changes.
Western Transit Shed

Construction of the Western Transit Shed has been completed and the building is now fully let after digital agency Zone moved in alongside Argent and Hoare Lea.

Designed by Stanton Williams and Weeden Partnership, the Western Transit Shed sits in Stable Street alongside the Granary Complex, home to the world-famous Central Saint Martins College of Art and Design, and the popular Granary Square.

Engineering firm Hoare Lea was the first to relocate its flagship office to 22,000 sq ft of sustainable space in the Western Transit Shed. The office provides a contemporary, professional and comfortable workspace for a total of 165 consulting engineers, support staff and management personnel.

Argent’s 80 plus staff then made the move into 15,000 sq ft of office space in the Western Transit Shed; shortly after independent digital creative agency Zone, which works with brands such as Coca-Cola, Tesco and Macmillan Cancer Support, moved from Euston to a 17,263 sq ft space at King’s Cross.

On the ground floor of the building there will be 35,000 sq ft of new retail space, with double height arches running the length of the 570 foot Victorian façade, housing cafés, bars and restaurants. Facing on to the new Cubitt Square and the Coal Drops shopping area, Western Transit Shed is part of an exciting new retail quarter at the heart of King’s Cross.
The King’s Cross Business Partnership has launched a ‘Green Charter’ to respond to a specially commissioned environmental audit for the King’s Cross and St Pancras area.

King’s Cross already has the innovative Skip Garden at the heart of the development, which sees local young people come together to produce their own harvest of vegetables.

Matthew Pencharz, Environment Advisor to the Mayor of London, speaking at the launch of the charter.

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A new sustainability guide, known as Sustainia100, has selected King’s Cross as one of the most innovative and sustainable solutions in the world.

The guide, published this month, says that “When complete, 45,000 people will live, work or study in King’s Cross, demonstrating that sustainable solutions are viable, can improve people’s lives, and are available on a massive scale in cities.”

It has always been the aim of King’s Cross to build a sustainable community. The site already boasts an Energy Centre, including a Combined Heat and Power (CHP) plant, which will provide 100% of the development’s heat and hot water and 80% of its electricity.

Other renewable technologies, like roof-mounted wind turbines, solar panels, ground source heat pumps and solar thermal systems, are also being used on site and energy usage at King’s Cross will be at least 39% less than industry norms.

King’s Cross will enter the field of nominees for the International Sustainia Award. The winner will be announced at a ceremony in Copenhagen in November.

P1 starts on site

Work on a new primary school at King’s Cross has started.

The two-form entry primary academy school for children aged between five and 11 will form part of Building P1, which will also include the Frank Barnes’ School for Deaf and Hard of Hearing Children and 255 new residential properties, 77 of which will be affordable rented homes delivered by Dolphin Square Foundation.

Work has started laying the foundations for the primary school and the building is expected to be complete in 2016.

Sustainia100

The CHP plant at the King’s Cross Energy Centre

But the audit, which is supported by the Mayor of London, aims to increase business awareness of the importance of green infrastructure, such as tree planting, green roofs and walls and rain gardens.

By identifying opportunities for urban greening measures, the audit is expected to contribute to the Mayor’s target to increase green cover in central London by 5% by 2030 and improve the local environment for residents, employees, visitors and tourists.

The Green Charter forms a 10-point plan for best practice in the King’s Cross and St Pancras area, including making the audit available as a tool for businesses, supporting local signposting to open spaces and places of interest, promoting green travel such as walking and cycling routes, encouraging volunteering and green champions to achieve the best possible results.
Grain Store

The recently opened Grain Store in Granary Square

The bar will be a destination in its own right

Grain Store

The emerging reputation of King’s Cross as a foodie destination got another boost as the fit out of the Grain Store was completed and the restaurant opened.

First, there was street food market KERB, then came Shrimpy’s restaurant in the King’s Cross Filling Station, then the ever-popular Caravan.

Now, after much anticipation, comes the Grain Store, a new restaurant by Chef Bruno Loubet and the Zetter Group’s Michael Benyan and Mark Sainsbury.

The restaurant, which opened in June, boasts an eclectic menu influenced by countries from across the globe. The interior was created by the acclaimed Russell Sage and is designed around the idea of the exploded kitchen. There is also a large 80-seat terrace on Granary Square, which will offer an opportunity for alfresco drinking and dining in the heart of King’s Cross, with views over the fountains, trees and the historic Regent’s Canal.

The Grain Store will include a bar area which will be a destination in its own right, serving drinks inspired by the Greco-Roman approach to wine, experimenting with the introduction of herbs and spices, all thought up by pioneering drinks creator Tony Conigliaro. Conigliaro and Loubet have also collaborated on elements of their respective menus, matching savoury cocktails with specific dishes and combining kitchen techniques with processes from Tony’s laboratory.

To find out more information or book your table at The Grain Store, please visit the website www.grainstore.com.

Destination King’s Cross

The newsletter, launched earlier this year, brings you all the latest updates about the development and the surrounding area.

The newsletter will direct you to interesting articles which have appeared on the King’s Cross blog and also include fun facts and interesting trivia.

You can sign up to receive the newsletter by logging on to www.kingscross.co.uk and clicking on subscribe to news.
A Viewing Platform has been built at the top of King’s Boulevard where people can take in great views of the site, as well as a spectacular new artwork called Across the Buildings.

As part of RELAY, the dedicated arts programme for the development, the buildings are being used as a canvas for a new work by Paris-based Swiss artist Felice Varini. The piece, which will be on display until Autumn, has been specially commissioned for King’s Cross and sees a number of enormous geometric shapes overlaid onto the façades of the buildings, creating a single work of art when viewed from a single point on the Viewing Platform on the junction of King’s Boulevard and Goods Way.

The painstaking installation method involved night-time projection of the image onto the buildings with a team of assistants tracing around the projected shapes in China pen. Reflective tape and vinyl stencilled forms were then placed onto the buildings’ exteriors.

Skip Garden Café

The King’s Cross Skip Garden is now hosting a monthly pop-up café on the first Saturday of every month. The café will run from 10am to 4pm and visitors can enjoy the sunshine while they take in the Skip Garden, which is looked after by local young people called ‘Generators’, with the help of volunteers from Global Generation.

On offer is a selection of homemade cakes and snacks, hearty soups and lunch specials as well as tea, coffee and cold drinks. The café uses produce grown in the Skip Garden where possible, so you can be assured that the salad is as fresh as can be. Families are welcome, with children free to explore the garden, learn how things grow and see what the worms in the wormery are up to. If it’s raining you can even take cover in The Hide, a cosy yurt with a wood-burning stove.

Through driving the scheme, ‘Generators’ gain life skills whilst helping to cook and prepare the food, as well as serve and host.
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.kingscrossconstruction.co.uk

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 Visitor Centre, which is open to the public Mon, Thurs, Fri: 10am - 5pm, Tue, Wed: 12pm - 5pm, Sat: 10am - 4pm.

King’s Cross Visitor Centre
The Granary Building
1 Granary Square
London
NIC 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.

Images ©John Sturrock

Junction Proposals
1. Canal Reach / York Way
   Works commenced in late 2011. Opening mid-2013 for access to Urbanest’s student accommodation building, completed July 2013. Initially this will be a priority junction. Traffic lights to be installed when Zone W is developed.

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

3. Plot R2 / York Way
   Road junction removed. Public access way has been installed via a temporary staircase.

4. York Way / Copenhagen Street

5. Wharf Road / York Way
   Existing traffic signals switched off in July 2011 and removed.

   Amended 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 2012.

7. King’s Boulevard / Goods Way / Regent’s Canal Bridge
   Temporary Zebras 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).