Introduction

Welcome to the first of many Newsletters which will keep you informed about construction activity required to deliver offices, homes, shops, community facilities and fantastic new streets and squares to King’s Cross.

This Newsletter will highlight construction activities within the 67 acres between King’s Cross and St Pancras International Stations, extending beyond the Regent’s Canal as far as the new High Speed 1 railway embankment.

We will inform you about construction milestones and technical achievements, give you notice of future works that could affect the public and encourage dialogue between the contractors and you, the reader.

The Development has taken some eight years to reach this stage and construction work is now underway. This is a long-term development which is anticipated to last between 12 and 15 years – however the level of activity on site will vary from phase to phase.

Scope of Works

The development at King’s Cross is the largest piece of Central London to be developed under one ownership in the last 150 years. As each of the three phases is complete it will bring enormous and continued benefits to the area. Safety and cleanliness are two of the main objectives that the local residents are looking for 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 Kings Cross Central area will be public realm and include three new parks, five squares, twenty streets and new bridges over the Regent’s Canal. Much of the area’s heritage will be maintained by refurbishing twenty historical buildings, including four listed gas holders.

Argent (King’s Cross) Limited, London & Continental Railways and DHL-Exel (“The Developers”) have come together to form one unique company which will deliver this vision. For more information on the scheme’s proposals please visit www.argentkingscross.com.

The Developers have appointed four major contractors to carry out construction: Carillion, HBG, Kier and Nuttall. (“The Contractors”).

Future Works

■ The Culross building will start to be taken down in June. The works are expected to take up to 14 weeks. This will make way for an attractive, tree-lined boulevard and reveal views from the Southern area of the site all the way up to The Granary Building.

■ Site investigation works in the form of bore holes and trial pits were started south of the Regent’s Canal in July 2008.

■ In Autumn 2008, Kier is to start excavating the foundations for the Energy Centre housed within 1-3 Canal Street which is also one of the first residential buildings to be completed in 2011.


Contacting Us

The contractors have come together and appointed a single dedicated Public Liaison Officer, Richard Gethin, to help keep you informed about the construction works and answer any related enquiries that may arise.

If you have any questions you can email us on: info@constructionatkingscross.com
Alternatively we have set up a dedicated Freephone Helpline: 0800 328 8840.

A website is also in development and will offer a similar Q and A and monitoring capabilities to the Freephone helpline - in the meantime please visit www.argentkingscross.com for more non-construction related information about the scheme.

You can also see all our current planning permissions at www.camden.gov.uk/kingscross and searching on ‘King’s Cross’ on www.islington.gov.uk

Helpline: 0800 328 8840

The Helpline will be staffed during the normal working week and also from 09:00 to 13:00 on Saturdays. The number will be displayed on our boardings. A website is also in development and will offer a similar Q and A and monitoring capabilities to the Freephone helpline - in the meantime please visit www.argentkingscross.com for more non-construction related information about the scheme.

You can also see all our current planning permissions at www.camden.gov.uk/kingscross and searching on ‘King’s Cross’ on www.islington.gov.uk

The Contractors
The four major construction contractors to carry out the building works are:

[Image]

www.carillionplc.com

Carillion is one of the UK’s leading construction companies and a market leader in commercial buildings. They employ about 50,000 people operating world wide and have an annual turnover of £5bn.

At King’s Cross, Argent will be looking to Carillion to build commercial offices, residential blocks and surrounding infrastructure. Their initial works include the new head office for Sainsbury’s and one of the accommodation blocks. Building of a Construction Skills Centre is currently underway. It will provide training for local apprentices who will then gain experience working on the King’s Cross Development.

www.hbgc.co.uk

HBG is a leading UK construction services company employing more than 2,600 staff with an annual turnover in excess £1bn. HBG provides customers with an established and fully integrated range of construction, property development, design and facilities management services nationwide. Operational markets include healthcare, education, commercial, retail, leisure, mixed development, urban regeneration and public procurement frameworks.

On the King’s Cross Scheme, HBG has been appointed by Argent to design, construct, extend and renovate the Victorian Eastern Goods Yard complex of buildings to provide educational facilities for University of the Arts. London, as well as office accommodation, retail areas, leisure facilities and public spaces.

www.kier.co.uk

Kier Group is a leading construction, development and service group specializing in building and civil engineering, support services, private house building, property development and Private Financial Initiatives.

The Group employs over 9,000 people worldwide and has an annual revenue in excess of £2.1bn. The Kier works includes an “Energy Centre”, 250 apartments, 600 space car park as well as leisure and commercial facilities all within 1-3 Canal Street. They are also refurbishing the Great Northern Hotel.

www.edmund-nuttall.co.uk

Nuttall is a sister company to HBG and also part of the Royal BAM Group, a £5.9bn construction and property company. It works in partnership with both the public and private sectors and undertakes the full range of civil engineering activities. It has a turnover of £560m and 2,869 dedicated staff.

At King’s Cross Nuttall is responsible for a wide range of the works on site in both preparing the land for the erection of the new buildings and carrying out both hard and soft landscaping afterwards. Remediation of contaminated spoil, removal and construction of a bridge over the Regents Canal, building of new roads, the installation of utility services, demolition of redundant buildings and the creation of spectacular fountains in the new Granary Square are just some of the works that Nuttall will carry out.

www.nuttall.co.uk

www.hbgc.co.uk

www.carillionplc.com

www.kier.co.uk

www.edmund-nuttall.co.uk

Progress to date
Much has already been achieved through the detailed planning process and enabling works have already started. Progress to date includes:

[Image]

Visitor Centre and Marketing Suite
A permanent public exhibition has been set up in the German Gymnasium opposite the domestic entrance to St Pancras international. This is a large and easily accessible venue which you are welcome to visit weekdays within business hours. The Gymnasium will be staffed during the week and contains a comprehensive display of booklets and other printed material along with some stunning models of the future King’s Cross development.

The venue also hosts temporary exhibitions, the first few include: information on Network Rail’s new station enhancement scheme, London Underground’s new northern ticket hall, and 1-3 Canal Street, one of the first buildings to be completed on the development in 2011.

[Image]

Construction Skills Centre
This building was started by Carillion in May 2008 and is due to be opened for business in January 2009.

[Image]

The Great Northern Hotel
Kier is altering the lower two floors of the hotel so that it can tie into the new King’s Cross Station concourse glass canopy. This was started in March 2008 and will last 78 weeks.

Eastern Goods Yard
Enabling works have started with the clearing of waste material from the Western Goods Shed and demolition of the Assembly Sheds and the two northern-most bays of the East Handyside Canopy. See images far left.

[Image]

Goods Way Railway Bridge
This bridge was removed on 28 May using an 800 ton crane and the canal tow path was reopened ten days earlier than programmed. See image overleaf.

Investigations
Site investigations have been carried out in the form of trial pits and bore holes to find out what lies beneath the surface. This information is required to determine the type and depth of the foundations for future buildings and locate any contaminated spoil which will then be removed from site.

Archaeological investigations have found several interesting artifacts including parts of the original railway turn-tables and bits of the turning mechanism such as capstans.