

King's Cross Construction News Spring 2009

Helpline
0800 328 8840

www.constructionatkingcross.com

Issue 04



Looking south over construction activity to The Granary and Eastern Transit Shed for the new University of the Arts London campus

Introduction

Welcome to the Spring edition of the King's Cross Construction News. As the season shows off its new growth, so does the University of the Arts London building with its new basement, floors, walls and surrounding roads.

The three tower cranes are busily transferring steel, concrete and equipment to every corner of the site and the Granary has been cloaked in protective sheeting from top to bottom while it is transformed from a derelict shell to a state of the art university.

Remediation works are underway by Kier for the Energy Centre building which will provide heat and power to the new university and later to all the other new buildings at King's Cross Central. A new subway connection has been completed just to the south of the German Gymnasium which will eventually be extended to allow pedestrians to exit from the station directly into the heart of Pancras Square, a new business district.

A new access off York Way to the north of the site is being built by Carillion in preparation for the work on two major buildings in that area.

The Helpline (0800 328 8840) continues to receive general enquiries about King's Cross Central but, we are pleased to say, has yet to receive a complaint about the construction process.



Ready Steady Work



The King's Cross Business Action Group (KXBAG) and Camden Working (CW) held an employment and training session on 13th March at the Holiday Inn, Camden Lock. BAM Construct UK and CW co-created the Ready Steady Work event to raise awareness of employment opportunities across a range of sectors and provide practical pre-employment support to local jobseekers.

The KXBAG is a group of 11 companies involved in the

King's Cross Development who are collaboratively working together to maximise their impact in the local community. CW is the Borough's flagship employment and training initiative which tackles the high levels of unemployment and worklessness in Camden, providing information, advice and guidance for individuals, job brokerage, customised pre-employment support, mentoring and work placements.

25 candidates applied for one of five job roles hosted by KXBAG

member companies: Admin (WSP); IT (Argent); Marketing and Communications (Herbert Smith); Construction Trainee (BAM Construct); and a Trainee Trade Role (BAM Nuttalls). The candidates received careers information, practical advice on interview tips and attended a series of sessions including motivation and positive thinking, presenting yourself and a CV surgery all run by business volunteers from the host companies above and Kier Group.

In addition, each candidate underwent a mock interview around their specified job role. The outcome has been the selection of the most appropriate candidate for a week long work placement with the host company. Regardless of success, all candidates will be provided with feedback from their mock interviews and advice from the employers.

The response to the event has been extremely positive and the candidates felt they benefited enormously from the practical training they received.

Design a planter project

BAM Construct UK Ltd has recently organized a nature project with a local school. A class from St Aloysius Junior School Camden were invited to take part in the 'Re-usable Roof Gardens Project'.

This involved a class visit to Camley Street Natural Park, where they were taught about different types of plants and habitats.

What followed was a classroom group activity, organised by the BAM Learning and Development Team, to design a planter, choose the habitat type and plants and work out a budget.

The designs were then sent to BAM, where their sub-contractor Atlantic Contracts Carpenters

produced the five planters. The main part of the planters was constructed from reclaimed teak timber boards and plywood salvaged from King's Cross Central work-site. The five large timber planters were then presented to St Aloysius Junior School by BAM on 24th February, where the children then filled them with earth and put in the plants creating their different habitats.

The planters are on the school roof garden where they will be tended by the children as they watch the different plants grow.



Formal opening of the Construction Skills Centre



Nearly 100 people gathered to mark the opening of the Construction Skills Centre on York Way.

Deputy Mayor, Richard Barnes, and Minister for Apprenticeships and Skills, Lord Tony Young, were joined by councillors from Camden Council and Robert Evans from the King's Cross Central project, to officially welcome young people from the local area as they start their training in trades including carpentry and brick-laying.

The new Construction Skills Centre, one of the largest in the UK, will offer 150 construction apprenticeships annually to young people from Camden and Islington, in addition to other training programmes.

King's Cross Central has been awarded National Skills Academy for Construction status, and now with this new centre, the development is positioned as a centre for excellence providing work-based learning.

Environmental Responsibility - Noise

As part of being a "good neighbour", King's Cross Central is continually trying to reduce construction noise. To this end we have taken special steps to control and monitor noise.

When any task is undertaken on the site a method statement is produced on how the work is to be carried out and part of this statement includes environmental issues such as noise. If the activity is likely to be noisy, then the relevant equipment is chosen to reduce the noise level, such as 'vibrating', rather than 'percussion', pile drivers.

There are static and mobile noise monitors to measure the noise levels coming from the construction activity. Three static monitors constantly record noise levels. These can be accessed remotely at any time. Mobile monitoring takes place regularly

each month at different places around the site and if any noisy activity is planned this is also independently monitored.

Using the analysis of sample data collected to date, this form of reporting was agreed with LB Camden's Environmental Health Department in February 2009. It was agreed that a response protocol would be appropriate in the event of any enquiries from local residents. If noise levels exceed 77 dB LAeq, 1hr the source of the noise will be investigated and noted for review by King's Cross Central and LB Camden.

Where the noise exceeding 77 dB LAeq, 1hr is attributable to construction activity on site, and enquiries are made by the public with respect to that excess, action will be taken to minimize the noise.

Future Works



Eastern Goods Yard

BAM Construction is making good progress on the new University of the Arts London building in the Eastern Goods Yard and over the next few months the Eastern Transit Shed will have its basement completed together with drainage and cable ducts.

The ground floor slab and most of the first floor slab will be completed. Work to The Granary will continue with the refurbishing of the roof and the windows, the repair of the parapet stonework and the cleaning and repair of the existing walls.

Fire protection will be applied to the existing timber and ironwork and new steel staircases will be installed. A light-well will be built from the roof down through the building forming a central atrium.

Energy Centre, 1-3 Canal Street

Subject to reserve matters approval, piling for the building will start in late April and groundwork will start at the end of May in preparation for the installation of the boilers.



Great Northern Hotel

Kier's main works on the Great Northern Hotel will be completed by the beginning of May when the curved concourse is opened up on the new ground floor by removing the last of the intermediate brick walls.

Do you remember in February 2009 the heaviest snowfall for 18 years in London and the south east?

This photograph shows Gasholder Number 8 which will be dismantled and re-erected to form a public park to the north of the Regent's Canal.



Contacting Us

The contractor's **Public Liaison Officer**, Richard Gethin, can keep you informed about construction work and answer any related enquiries via email.

There is also a dedicated website and a dedicated freephone helpline staffed during normal working hours and from 09:00 to 13:00 on Saturdays.

Email:

info@constructionatkingscross.com

Website:

www.constructionatkingscross.com

Freephone Helpline:

0800 328 8840

Who is backing the scheme?

King's Cross Central is being developed by the King's Cross Central Limited Partnership, which brings together:

- **Argent King's Cross Limited Partnership** - backed by Argent Group PLC, one of the UK's best respected property development companies and Hermes Real Estate on behalf of the BT Pension Scheme. Argent is the Asset Manager for King's Cross Central.
- **London & Continental Railways Limited** - delivered the award winning High Speed 1 railway, including the rebirth of St Pancras International, on time and to budget.
- **DHL Supply Chain** - a world-class provider of supply chain solutions.

Scope of Works

The development at King's Cross is the largest piece of Central London to be developed under one ownership in the past 150 years. As each phase 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 this development will be public realm including three new parks, five squares, twenty streets and three new bridges over the Regent's Canal. Much of the area's heritage will be maintained by refurbishing 20 historical buildings and structures, including the listed gas holder triplet.

King's Cross
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ARGENT

