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

Pancras Square

Pancras Square is now open. This new, world-class public space is surrounded by seven office buildings providing space for the London Borough of Camden, Louis Vuitton, Havas, PRS for Music, New Day, Vistaprint, CSC, The Office Group, and others.

Pancras Square has been designed by Townshend Landscape Architects, with a concept of finding tranquillity in a busy urban location: pools and cascades of water run through the centre, surrounded by carefully selected herbaceous plants, structural shrubs and mature trees. The square, which is there for everyone to enjoy and will be used particularly by office workers from the surrounding buildings, will be both a thoroughfare and a place to pause throughout the day and into the evening, aided by new restaurants opening, including Vinoteca and Notes Coffee already open, and Kimchee, Granger & Co and D&D London (in the German Gymnasium building) following later this year.

Designed by Townshend Landscape Architects
A chat with one of KX’s landscape architects

What have you been doing at King’s Cross?
“We have been involved with King’s Cross since 1999 when we were first appointed by Argent to work on the masterplan design alongside Allies & Morrison architects and Porphyrios Associates. Once the masterplan received its planning approval in 2006 we started looking towards turning it into detailed schemes for the public realm, which you can see being delivered on site now. The first key space that was delivered was Granary Square, followed by Lewis Cubitt Park and Pancras Square. With designs for Wharf Road, the Viaduct beside the Fish and Coal buildings and the landscape around the Gasholder triplet about to move from the drawing board and onto site we remain hugely excited about the future at King’s Cross.

Tell us about the ideas behind Pancras Square...
We set out to design a green heart for the area of the development that sits to the south of the Regent’s Canal. The design was developed to respond to the triangular form of the space, with a series of planes stepping down five metres from the top space at the north of the square down to Battle Bridge Place at the southern tip.
Framed by dark stone edges, these planes appear as water, lawn or planting, with meandering paths weaving through the square to create fully accessible routes.

When we visit, what should we look out for?
The first thing we hope you will notice is the water; if you enter the square from the north you will see a series of tranquil, light-reflecting pools stepping away from you through the square. If you enter from Battle Bridge Place in the south you will see and hear a series of dynamic cascades of water. Keep an eye out later this spring for the arrival of the fish and lilies in the top pool.
As we move into spring, the planting is beginning to establish itself. Flowering bulbs will pop up early in the year, closely followed by spring-flowering cherry trees and scented Viburnums. During the summer, herbaceous flowering plants will be followed by the autumn glow of leaves on the Sweet Gum trees (Liquidambar styraciflua) and Katsura trees (Cercidiphyllum japonicum), along with the seasonal colour of flowering grasses.
Don’t forget to look out for the large Swamp Oak (Quercus palustris), one of 400 trees to be planted across the site. Its location in Battle Bridge Place marks the entrance to the square. This exceptional, majestic tree was planted in Autumn 2014, having travelled from a specialist nursery in Germany with its own passport! It is 12m high and around 63 years old.”

Andrea Dates, Senior Landscape Architect
TOWNSHEND LANDSCAPE ARCHITECTS

Coming Soon: Gasholder Park

Gasholder Park will open later in 2015. Designed by Bell Phillips Architects, a circular central lawn lies within the painstakingly restored gasholder frame that once again dominates the landscape at King’s Cross.
The lawn will be framed by a stainless steel canopy supported by 150 delicate columns. The roof of the canopy will be perforated with diamond-shaped holes which will let through varying degrees of light. Between the columns will be more trees and low-level planting, designed by Dan Pearson Studio. By day, the park will be a play space for local families as well as the children who attend the schools in the neighbouring Plimsoll Building. By night, subtle lighting will transform the park into a space to host events, or a place for people to meet.

kgx.cc/IzFUqmG
Lewis Cubitt Park

Lewis Cubitt Park also opened in Spring; it is the main green space at King’s Cross. Designed by Townshend Landscape Architects, the Park is edged by trees around mounded lawns which divide it naturally into smaller pieces of grass.

This new London “lawn” is an area for people to relax and for children to play freely. The park can play host to large-scale events or alternatively the smaller spaces between the mounds can be used for smaller occasions.

kgx.cc/1zFNIgo

Lewis Cubitt Square

This major new public square runs parallel to Stable Street, behind Granary Square and beyond Coal Drops Yard. It opened in Spring.

The square has been designed with the capacity to host markets, outdoor cinema screenings, concerts and events, with space for up to 2,250 people. The open design and clean lines are the work of celebrated designer Laurie Olin. The square features Laurie’s hallmark arching water jets by The Fountain Workshop, and is a handsome space for people to relax, play and enjoy a programme of activities.

kgx.cc/1zFMNN3
Three Pancras Square: Planning consent granted

Planning permission has been granted for the construction of Three Pancras Square, and the entire building has been let to global communications group, Havas. Three Pancras Square, designed by Porphyrios Associates, is an eleven-storey building occupying a prominent position at King’s Cross. The building will be largely office space, with shops and restaurants at ground level.

Three Pancras Square will sit at the corner of King’s Boulevard and Goods Way, overlooking Regent’s Canal, with its main entrance on Pancras Square. There will also be an entrance on the building’s eastern side, making it accessible from King’s Boulevard. Its location is complemented by striking architecture.

http://bit.ly/TGKHII1
Four Pancras Square: Planning consent granted

Plans for the last office building on Pancras Square have been given the green light by the London Borough of Camden. Four Pancras Square, which is due to be finished in Summer 2017, is the final of seven buildings on the newly-opened Square.

The office building is designed by Eric Parry Architects to stand next to Camden Council’s new headquarters. It will have retail units and a large office reception at ground and lower ground levels, and ten storeys of high-quality office space above.

Above ground, each of the floors will have a terrace or balcony, with stunning views over Pancras Square, Regent’s Canal and the Granary Complex. On the roof, a wild roof garden designed by Todd Longstaffe-Gowan will offer office workers and visitors the chance to take in the skyline views and indulge in some tranquillity in the heart of London.

http://bit.ly/PUZ0KM
Tapestry remains on course for completion in early 2016. The building structure is almost complete and the apartment fit-outs have already started. The east side of the building is well progressed, and the distinctive glass reinforced concrete, which gives the building its unique identity, is due to start going onto the frame shortly. This will be the third predominantly private residential building to complete at King’s Cross, with all but a few of the apartments now sold. In total there are 95 private residential apartments in addition to 12 shared ownership and 22 affordable units. These will be managed by One Housing Group which also manages affordable units within ArtHouse at King’s Cross. The building is extremely complex: in addition to one-, two- and three-bedroom apartments, townhouses and penthouses, it includes a multi-storey car park, indoor sports pitch and is built above the existing Energy Centre. At ground floor there are two retail units with the larger of the two occupying a south-facing aspect overlooking Regent’s Canal and the beautifully landscaped Gasholder Park.

bit.ly/1iweamm

Slip core construction of Three Pancras Square

Considerate Contractors at King’s Cross

All sites under development at King’s Cross are scoring over 80% in the industry recognised Considerate Contractors Scheme (CCS) – where 70% is the industry average. Considerate constructors seek to improve the image of the construction industry by striving to promote and achieve best practice. All King’s Cross sites are required to register and are doing well. However a number are achieving a great 45/50 (90%) testament for their conscientious approach to:

• Caring about appearance
• Respecting the community
• Protection of the environment
• Securing everyone’s safety
• Valuing the workforce

For completed areas of the site the contractors BAM, Carillion and Kier have all been recognised with National Gold, Silver and Bronze Awards for their efforts.

Gasholder triplet update

King’s Cross’ historic gasholder triplet, currently being carefully restored in Yorkshire, will be brought back to site later this year and new apartment buildings constructed inside the frames. Camden Council gave consent for the Gasholders development in December 2014, and work has now started on the build.

The three new cylindrical buildings will have different heights, reflecting the gas bells of old. Together they will contain 144 apartments, as well as a residents’ gym and spa, rooftop garden, and screening room. The building is on the edge of Gasholder Gardens, another new green space for King’s Cross.

http://kgx.cc/1wSAwam

Considerate Constructors at King’s Cross

All sites under development at King’s Cross are scoring over 80% in the industry recognised Considerate Contractors Scheme (CCS) – where 70% is the industry average. Considerate constructors seek to improve the image of the construction industry by striving to promote and achieve best practice. All King’s Cross sites are required to register and are doing well. However a number are achieving a great 45/50 (90%) testament for their conscientious approach to:

• Caring about appearance
• Respecting the community
• Protection of the environment
• Securing everyone’s safety
• Valuing the workforce

For completed areas of the site the contractors BAM, Carillion and Kier have all been recognised with National Gold, Silver and Bronze Awards for their efforts.

Further information on the Considerate Contractors Scheme can be found online at http://www.ccscheme.org.uk/
Three Granary Square
The three-storey building, designed by Stirling Prize-winning architects Stanton Williams, will be located at the east of Granary Square, adjacent to Regent’s Canal. When complete later this year, the 9,200 sq ft space will become a brand new eating and drinking Pavilion. The Pavilion is a modern addition to the location, but one that complements the industrial heritage of the area. The brick façade of the new structure is in keeping with the Granary Building and other nearby examples of Victorian era architecture. The Pavilion will consist of a dining room, bar and open kitchen, but also outside space, with an outdoor dining area on the canal side.
Full details about the bar and restaurant will be revealed in due course!
http://kgx.cc/1zmkLi4

Midlands Goods Shed & East Handyside Canopy
The Grade II-Listed building is being sympathetically restored and converted into an events and cultural space for the Guardian. Midland Goods Shed will be an area for public events, talks and community gatherings, building on the Guardian’s role in stimulating and encouraging free discussion and debate.
Construction is well underway, with the refurbishment of the building’s shell mostly complete and the new structure being erected. The major works are due to complete later in 2015, with a new Waitrose food store and cookery school scheduled to open in Autumn 2015, and Guardian Space in 2016.
A significant milestone was reached in January 2015 with the raising of the hydraulic accumulator, a piece of industrial equipment used to create hydraulic pressure in a system of pipes serving turntables and other equipment in the wider Goods Yard. Originally built in 1888, it was last operational in the inter-war period.

The Plimsoll Building: update
The Plimsoll Building is on track for completion later in 2015. The building, designed by David Morley Architects, has 255 one-, two- and three-bedroom apartments, duplexes and penthouses which have started to be fitted out and decorated. 77 homes will be delivered as affordable rented homes through Dolphin Living.
The building references the Victorian heritage of King’s Cross in its design, and is located alongside Regent’s Canal overlooking Gasholder Park, a new park in the historic gasholder guide frame. The building will also include two schools; the Frank Barnes School for Deaf Children and the King’s Cross Academy school for ages 5-11, which will be open for the start of the September 2015 term.
http://bit.ly/1eq86pb
Events program: Winter Sun, KX Pumpkins

Our winter events program kicked off with the magical Pumpkins at King’s Cross; 3,000 candle-lit pumpkins blanketed the Canalside Steps forming an installation. The pumpkins were created by Global Generation and House of Illustration, plus revellers were encouraged to “come and carve”, adding their own masterpiece for Halloween. On Saturday 1 October, King’s Cross hosted a big giveaway of pumpkins, where people could come and collect a free pumpkin, and a recipe card from local chefs.

December saw the arrival of Winter Sun on Granary Square, a ‘hearth’-like artwork and public space. The endlessly dimming and brightening social space was encircled by twelve glowing ‘suns’ emulating natural light. Some suns approximated daylight, others continuously simulated daybreak, and those in darkened corridors – like moons – were illuminated using recorded light from around the structure projected back into the space.

Winter Sun was commissioned by King’s Cross and was a collaboration between artists James Bowthorpe and Kim Coleman, with architect Andrew Lock. The design of the bar, down to the lighting and staff uniforms, was all part of the creative concept, referencing sunlight and created using exposed light-sensitive materials. The heart of the installation opened to serve warming drinks, cocktails and snacks, and acted as a social space.

King’s Cross put on a series of free events, including musical performances from various artists including swing band The Hickory Swingers and Brazilian musician Divyarup, lectures and a workshop with artist Kim Coleman.

Keep an eye on our website www.kingscross.co.uk and Twitter @kingscrossN1C for future events.
Art in Two Pancras Square
by Rebecca Louise Law

In March, Rebecca Louise Law unveiled her artwork, *Encased*, a bespoke cabinet made by Norfolk craftsmen enclosing thousands of dried flowers. It sits in the lobby of Two Pancras Square.

Of Soil and Water: King’s Cross Pond Club

Of Soil and Water: *King’s Cross Pond Club*, an art work and natural bathing pond, can be found in the middle of King’s Cross development site.

Created by architects Ooze and artist Marjetica Potrč, this 100-capacity pond is entirely chemical-free. The water is purified through a natural, closed-loop process using wetland and submerged water plants to filter the water and keep it clear. The grounds also offer space for events, set in a striking enclosure of wild flowers and grasses. The Pond Club will open to the public in May.


Dishoom Holi Party

On Sunday 29th March, King’s Cross restaurant Dishoom brought the lively Hindu festival of Holi to the newly-opened Lewis Cubitt Square. Holi celebrates new life and heralds the start of Spring - so, on a grey and blustery spring day, around 400 people of all ages, faiths and backgrounds enjoyed traditional Bombay snacks and drinks. After a few welcoming words from one of Dishoom’s founders, Shamil Thakrar, 200 kilos of brightly-coloured gulal (powder) were released into the waiting crowd, and everyone (and everything!) was transformed by layers of bright colour: a wonderful, messy event which encouraged people to meet and celebrate.

King’s Cross Fête

On Saturday 28 March we celebrated the opening of Lewis Cubitt Park and Square with our King’s Cross Fête. There was foot-stomping live music and dancing in the Square, with croquet and giant lawn games on the grass of Lewis Cubitt Park. Children’s activities included face-painting, making spring headdresses, growing a giant communal bunting tree, while seasonal food and drink was provided by local traders. For more details on our estate-wide events programme, please see http://www.kingscross.co.uk/whats-on

Encased by Rebecca Louise Law

King’s Cross Pond Club at the top of Lewis Cubitt Park

Flower garlands at the fête

Revellers at Holi

Art in Two Pancras Square
by Rebecca Louise Law

Of Soil and Water: King’s Cross Pond Club

Dishoom Holi Party

King’s Cross Fête
Vinoteca now open!

Vinoteca opened in March on the ground floor of One Pancras Square. The 2,228 sq ft ground floor space houses a 90-cover wine bar and restaurant together with a wine shop, entered from King’s Boulevard, staffed by approachable experts in wine. The new opening is the fifth in Vinoteca’s portfolio and caters for the whole day, from business breakfasts to nightcaps, 7am-midnight.

Vinoteca is inspired by the wine bars of Spain and Italy, which often also function as wine shops. Each one has a friendly and welcoming atmosphere in which the team serves wines from a list of over 260, and simple yet imaginative food created from fresh, seasonal produce.

http://kgx.cc/1A9PnLd

Notes arrived in February

Coffee and wine specialists, Notes, opened in February on Pancras Square, bringing its specialist coffee from day to night.

Notes now offers up a daily serving of organic porridge and pastries for breakfast, alongside a cup of its famous coffee. Lunchtimes see a selection of fresh handmade salads and sandwiches served, whilst the evenings allow visitors to relax over light plates, with a glass of finely selected wine.

http://kgx.cc/1yLTBHA

The Greek Larder

The Greek Larder, a new Greek restaurant and food store by chef Theodore Kyriakou and fellow founder Panos Manuelides, is now open.

The restaurant forms a key part of the community in the architecturally inspiring ArtHouse. The Greek Larder brings to London’s food scene Greek regional produce, exploring the culinary history of the Eastern Mediterranean.

Diners can enjoy the 80-100 seat restaurant for breakfast from 8am, an all-day à la carte menu in the week and brunch at the weekends. In the food store people can taste and buy a wonderful selection of Greek foods sourced from independent, regional producers from Greece and its islands.

http://bit.ly/1vzRZ6B
**German Gymnasium update**

D&D London is currently converting the historic 10,000 sq ft German Gymnasium in King’s Cross into a new dining destination, boasting a number of restaurants, bars and private rooms with extensive outdoor terraces.

Originally designed by Edward Gruning, the spectacular Grade II-Listed building was first built in 1865 for the German Gymnastics Society. It was the first purpose-built gymnasium of its type in England and was used as a venue for the first National Olympic Games in 1866. The building ceased to be used as a gymnasium pre-war and has been used as offices, storage and an arts and exhibition space since.

The restaurant concepts are still to be revealed but we do know the ground floor will contain a 150-cover independent brasserie and a glamorous bar, with outdoor terraces seating up to 70. Upstairs on the mezzanine level, a smaller restaurant and an elegant private dining room will overlook the brasserie below.

http://kgx.cc/1wTytD6

---

**Dishoom**

The fantastic food offering at King’s Cross got even better in late 2014, with Dishoom opening its newest restaurant on Stable Street. The 9,000 sq ft restaurant is Dishoom’s biggest so far, seating 250 diners in the main space and a further 92 in the bar area.

The restaurant occupies a heritage space called the Stables, located within the Western Transit Shed. The Stables was originally used to house horses to move goods and wagons around the Granary complex from 1850-1900; the vaulted brick arches at the lower ground and lofty trusses experienced from the ground level provide an impression of its early life as an industrial building.

Dishoom’s restaurants draw upon the heritage of the hundreds of original cafés in Bombay, which have now all but disappeared. The all-day menu pays homage to the food of the city.

http://kgx.cc/1zkzlzR
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 at King’s Cross
As part of our training and employment commitment to the local community, we offer; Construction Skills Centre Based on York Way and run by Carillion, the centre offers advice and information on finding work in the construction industry, and also apprenticeships for eligible 16 - 19 year olds.
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 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

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
• 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

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.
Sign up for news on King’s Cross at http://www.kingscross.co.uk/subscribe

Images ©John Sturrock

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. Wharf Road / York Way
Existing traffic lights switched off in July 2011 and removed. Construction access for Midland Goods Shed and Pavilion G.
Junction to be reconstructed in early 2015.
7. King’s Boulevard / Goods Way / Regent’s Canal Bridge
Temporary zebra crossing now operational. Upgrade to be completed when King’s Boulevard opens to buses and taxis (earliest 2016 / 2017).
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 2016 / 2017).

Images ©Miller Hare