Open spaces begin to take shape

Welcome to Summer, some great weather, and our contractors working hard to complete areas of public realm. By October, 4,500 staff and students will be working and studying in the newly completed University of the Arts London’s campus.

Their route will take them up the Boulevard, which has been set out and the trees along the eastern edge have been planted. Work now starts on laying out the paving to create the Boulevard’s route from the stations to the centre of the site – open by the end of this September.

The junction at Copenhagen Street is complete and the new road opposite (named Goods Street in the planning application), opens to the public very shortly.

Goods Way works continue with the large elements of pipework for the various services required to deliver water, gas, electricity, communications and the hot water distribution network.

Granary Square moves forward apace. In the middle of the square, four large concrete slabs have been poured and stainless steel channels laid to receive the 1,080 individual pumps which will power the water feature. Below ground level to the east of the square, a pump room is being constructed where all the fountain water will be filtered and treated.

Meanwhile, to the west of the square, a large set of stone steps are being created, allowing easy access to the square from the Regent’s Canal towpath.

Finally, works along Pancras Road to decommission the existing gas governor continue and the road is due to re-open to traffic by October/November this year.

The following contractors are working in partnership to deliver King’s Cross:
Gasholder No. 8 restoration

The last remaining gasholder at King’s Cross has been carefully dismantled, column-by-column, by BAM Nuttall. It was the last standing gasholder from the original group of 14, which existed a century ago on the Pancras Gasworks site. The distinctive 42 metre diameter, listed Gasholder No. 8 structure has been taken off-site to South Yorkshire to be restored by specialist sub-contractors, Shepley Engineers, before being relocated back at King’s Cross, as a key feature of the development’s public realm. Our contractor used specially designed steel frames to support the 12 ton cast iron columns as they were dismantled and the component parts catalogued - some 200 in total - before transportation up to South Yorkshire.

The gasholder components will all be cleaned and the various parts repaired and repainted. Some elements may have to be fabricated to replace parts that are missing or damaged beyond repair.

Boulevard update

At the end of July twenty, large plane trees were planted so that the paving around them could be completed in time for the Boulevard’s opening this September. Trees are normally planted in the winter from October to March, but these trees have been specially grown and prepared for ‘out-of-season’ planting and are being watered regularly to keep the root-ball moist. Nevertheless, it is anticipated that the trees may lose their leaves a little earlier than usual this autumn.

The utilities are largely complete. The large gas mains will be commissioned in September (low pressure) and October (medium pressure). We have started to put in the kerbs and this will be followed by the installation of the street lights, paving and hoarding. The finishing touches (seating, litter bins and decorative hoarding panels) will be added in September for opening later that month.

From September to December the contractor, BAM Nuttall, will continue to work behind the hoarding to the west of the Boulevard completing utilities and making up levels for the future pavements.
Gas Governor relocation

The big yellow gas governor rig was delivered to site in July and has been successfully installed by sub-contractor Morrison Utility Services, then assembled and pressure tested. The rig is the largest of its kind in the UK and one of the biggest in Europe. It serves the whole of northern London and weighs 74 tonnes. BAM Nuttall are delivering this piece of infrastructure for National Grid Gas. The next stage will be the installation of the acoustic housing that will enclose it and the construction of the perimeter walls.

On the canal side, the walls will be faced with bricks reclaimed from the old Victorian gasholder walls. On the other walls we will be using a London stock brick similar to that used around the existing gas governor in Pancras Road. The gas governor will be complete by December and there will then be a 4 week period during which the equipment will be tested before the old gas governor can be de-commissioned.

In May next year, the wall facing Goods Way will have a ‘green wall’ installed. The plants for the wall will be selected for their wildlife interest and will be irrigated by water collected from the roof of the gas governor housing.

Goods Way / Canal works

The new Thames Water water main in Goods Way will be commissioned by the end of August. This will allow the old water main to be removed and the installation of the gas mains to begin. Once the gas main is completed and the utilities under the bridge connected to the Boulevard, the northern carriageway will be brought up to the level of the southern lane (that is currently open to west bound traffic).

Along the canal, the piling has been completed and the levels alongside the canal are being reduced to create the new canal footpath and visitor moorings. The proposals include brick facing to the retaining wall, steps and ramps from Goods Way down to the canal edge, seating and planting. At the eastern end there will be provision for eight residential moorings, including utilities and a bin store accessible from Goods Way. The residential moorings will be completed after the petrol station site has been developed to avoid disturbance to the moorings during construction.

Goods Way is programmed to be returned to two-way traffic early in 2012. The canal-side works will be finished by May 2012. All works are being delivered by BAM Nuttall.
Moving in to the new University of the Arts London

Our on-site photographer, John Sturrock has had a “sneak preview” into the new University since BAM Construct completed the building to “practical completion” stage.

Over the past five months the fit-out contractor, Overbury, has worked to construct the specific requirements to make the University operable for the intended and defined specialised uses required.

MovePlan are the University’s relocation consultants. They are assisting in scheduling the array of removal activities necessary to ensure coordinated occupation of the completed development.

As you can see from these pictures, the range of “kit” to be delivered and installed has been a mammoth task in logistics.

Both contractors are working hard to make sure everything is ready for the beginning of October when 4,500 staff and students begin their 2011 Autumn term.
Progress on Building R4

Building R4 will be the first residential building to be completed at King’s Cross. It is being constructed by contractor Carillion. It will contain mixed tenure affordable housing, and will be owned and managed by our partners One Housing Group.

The most visible activity on site at the moment is the construction of the concrete frame which will be complete in October this year. Following on behind the frame is the construction of the external walls and windows to make the building watertight so that the interior fit-out can be started.

Improvements in the vicinity to York Way have also begun to create a new zebra crossing along with new natural stone paving and a new junction leading onto the King’s Cross site.

Looking north to Building R4

Building R5 (North) update

R5 (North) is the second residential plot to be developed at King’s Cross and combines a mixture of tenures in three distinct blocks of one building. There will be social rented, shared ownership and extra care apartments for the elderly, all of which will be owned and managed by our affordable housing partner One Housing Group. It is also being constructed by contractor Carillion.

The race is on now between the concrete frames of R5 and R4, with good progress having been made on the former over recent months. You will see them side by side on York Way near the Construction Skills Centre. Over the coming months you will see the building grow to its full height of 15 storeys, with the external walls and windows following on.

There will also be improvements to the public realm along York Way, and a new pedestrian access into the site to access the extra care apartments.

The whole plot is due for completion at the end of 2012, with first residents moving in soon afterwards.

Looking south down York Way towards Building R5
Apprentice graduation

In June 2011, 25 apprentices graduated from the Construction Skills Centre (CSC) with an NVQ Level 2 in either carpentry, bricklaying or general construction operations. This is the first cohort of apprentices to graduate from the centre. The occasion was marked by a ceremony in the German Gymnasium during which Apprentice of the Month and Apprentice of the Year awards were presented.

All apprentices graduating in June have secured full time employment or are entering further training. The high standard of apprentices produced by the CSC is a reflection of the commitment of the apprentices themselves, the high quality of training and support delivered in the centre and the supportive and encouraging approach of the contractors providing placements on site.

Skip Garden on the move

On 10th August, Global Generation moved home from their site adjacent to the Stanley Building to a new area opposite the entrance to Copenhagen Street. ‘Skip Garden 2’ will, from October, also incorporate Global Generation’s Hoop Garden (currently on the corner of Wharf Road and York Way), harmonising two sites onto one large plot. The new site will also include the new Global Generation Enterprise Academy, where local young people will study for a Level 2 BTEC in Business. Students will also run their own start up enterprises selling products from Global Generation’s gardens.

The King’s Cross development is proud to continue to support Global Generation in their work. Many thanks to contractors BAM and Carillion for their support for this project.

Youth enterprise, community and construction

During July, a group of students from local Camden and Islington schools went on a tour around the King’s Cross construction site as part of a programme organised by Global Generation. The aim was to introduce students to their local environment in more detail. It is hoped many of the students will go on to become ambassadors for Global Generation (known as Generators).

Below are Toyosi Adebonojo and Kara Weekes’s reflections on Global Generation’s work and the King’s Cross construction project:

> “We have all lived near the King’s Cross area for most of our lives and not one of us had appreciated the sheer scale of the development being done here.
> We are Generators who have a strong passion for the environment. We, along with many other young people help to make our world a better place.
> We have managed to create a fully functional garden from abandoned materials such as skips, scaffolding, old water pipes and bread trays.
> For me, and I’m sure the rest of the Generators, it is an honour to be part of such an inspirational programme. We as young people are the future generation. We are actively designing and creating our surroundings that are good for both the planet and the whole community.
> We were asked to express our views on the King’s Cross development. Here are some of the things that were said:

> “I honestly thought I knew everything about King’s Cross... seeing all the gardens today that I never knew existed made me realise there’s still a lot to learn and understand.”
> Glodi, 15

> “It feels good to be a part of this community, to build a better place for us all... I’m already connected with the heart of this society and am more than happy to be a part of it!”
> Andrew, 16

> “Being so deep in King’s Cross for the first time, I was shocked at how large it is. I knew from the first moment I saw it that it would be a great place someday.”
> Toyosi, 15

> “King’s Cross is like a huge puzzle it will take years to do, but eventually it’ll come together.”
> Gabrielle, 14
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 omitted.

4. York Way / Copenhagen Street
   Traffic signals installed - to be switched on in July 2011.

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. Boulevard / Goods Way / Regent's Canal Bridge
   Temporary pedestrian lights in September 2011. Install zebra crossing by September 2011. Upgrade to full signal junction when the Boulevard opens to buses and taxis (earliest 2014).

8. Camden Street / Goods Way / Pancras Road
   Re-configure the existing traffic signals by December 2011.

9. Pancras Road / Boulevard
   Traffic signals installed. Full signal junction when the Boulevard opens to buses and taxis (earliest 2014).

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 Tuesdays to Fridays, during office hours:

King’s Cross Marketing Suite
German Gymnasium
Pancras Road
London
N1C 4TB

020 7427 2590
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
Freephone Helpline:
0800 328 8840
www.constructionatkingscross.com

Training and Jobs
As part of our commitment to deliver local benefits, we support the Construction Skills Centre on York Way to provide a range of employment and training opportunities. London Borough of Camden operate the centre, manage recruitment of local residents, and oversee the training which is provided by Carillion Training Services. The centre 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. For more information call:

020 7974 5161