Introduction

Welcome to the first King’s Cross Construction News of 2009. The aim of this publication is to update you on the latest progress within the King’s Cross Central site.

Last year saw a lot of preparatory work on site and this year we are starting a major new building within the Eastern Goods Yard.

The University of the Arts, London including Central St Martins College of Art and Design - the leading art and design college in the world - is moving from its premises in Holborn to a purpose built campus within the Eastern Goods Yard, north of the Regent’s Canal.

The University will provide a cultural heart to the new mixed use development at King’s Cross and its 6,500 students and staff will bring their energy and vitality to this 19th century transport hub. The new campus is being built by BAM Construction within the Granary and old railway transit and assembly sheds.

Another major achievement since the last Newsletter has been the completion of the King’s Cross Construction Skills Centre off York Way. This building has been handed over to the London Borough of Camden who will train up to 150 local residents each year. Many of the students will carry out the practical phase of their course on-site at King’s Cross Central and may well choose to work here once qualified.

www.constructionatkingscross.com

The web address, above, is dedicated to giving you up-to-the-minute information on construction progress at King’s Cross Central.

There is a wide range of information on the website and one of the most interesting is the live web-cam which gives real-time views from the top of Kings Place. Check out the tower cranes and see how the work is progressing.

The website allows you to ask any question about the scheme by simply completing the “Ask us” section. There is also a list of frequently asked questions with answers, a gallery of photographs showing site progress and some useful links to associated parties.

A “Notices” page will help to keep you up to date with any future work that may affect the local public areas and new items of interest will be regularly added to the website.

The Helpline (0800 328 8840) continues to receive general enquiries and we are pleased to say, has yet to receive a complaint about the construction process.
The Granary façade, now covered in 31,774m of scaffold tubing which weighs 324 tons

The Granary in 1866 showing the canal basin and tunnels

Excavating the tunnels in Granary Square

Excavation and roof dismantling continues within the Eastern Transit Shed
Environmental Responsibility

Keeping the roads clear of mud and dust is one of the environmental responsibilities that the King’s Cross Central contractors take very seriously. In the winter a construction site as large as King’s Cross can become quite muddy in places. The contractors need to prevent mud being taken onto the highway and use several measures to reduce this risk.

Firstly, they minimize the muddy areas within the construction site and retain as many of the existing roads as possible. This reduces the amount of mud collected on the wheels as well as allowing much of it to be dispersed on the hard surface of the internal haul roads. At King’s Cross Central there is a drive-through wheel-wash located on the haul road which removes the majority of the mud on the wheels. The haul road is regularly cleaned by a road sweeper.

On reaching the site exit, vehicles have all their wheels jet washed by a high pressure water spray and only once this has been done is the vehicle allowed onto the site access road. Any remaining mud comes off on the access road which is cleaned regularly by a second road sweeper. The vehicles can then move onto the highway with minimal risk of spreading mud.

New tube exits at King’s Cross

When High Speed 1 was under construction a pedestrian subway directly between St Pancras International and King’s Cross Station was commissioned (shown by the red line above). This subway is for passengers travelling between the tube and the stations and is to be brought into service by the end of 2009. It runs for some 60m from King’s Cross LUL Northern Ticket Hall to the “Keyhole” which is the main entrance for domestic trains at St Pancras International. It is a shallow tunnel less than 2m underground, and internally is 5.5m wide by 3.5m high.

King’s Cross Central will add a spur to this subway allowing pedestrians to exit 90m further North into the site (shown by the dotted red line above). Preparatory work on the 90m northern spur started in January 2009 and will take twelve weeks to complete. BAM Nuttall will carry out the works to form a new subway connection and 3m of tunnel and the remainder of the subway will not be completed until a later date.

The work involves exposing the subway in the area just south of the King’s Cross Marketing Suite at the German Gymnasium. A construction area of approximately 30m by 10m will be needed. The existing concrete subway will be cut into using a hyrdo-demolition technique which exposes the reinforcing steel without damaging it. Three metres of the new subway will then be constructed with more steel and concrete which will allow the remainder of the new spur to be completed at some time in the future without affecting the pedestrians using the existing subway.
King’s Cross Construction Skills Centre

A new Construction Skills Centre has been built at King’s Cross Central with the purpose of training local people to work on the site over the next ten to fifteen years. It was designed by David Morley Architects and completed in December 2008.

The new centre on York Way was built by Carillion and replaces the existing, smaller Training Centre on the corner of Wharf Road and York Way.

The new facility will be a centre of excellence for work based learning in construction. The new Centre will have the facility to train up to 150 Apprentices a year primarily aged between 16 and 18 years old. They will mainly be drawn from the area around King’s Cross and be trained to a high level of competence and professionalism - eventually gaining their NVQ Level 2 qualification.

The centre will be a “one stop” facility where Apprentices will be taught both the theory and practical elements of construction. Trainees will obtain their Construction Skills Certification (CSCS) Scheme Health & Safety qualifications which is now compulsory with most contractors.

Three main courses will be taught, specifically for King’s Cross Central. These include carpentry and joinery, brick-laying and civil engineering (groundworks). In addition to the apprenticeship programme, the Skill Centre will offer a range of bespoke courses that meet the employment needs of the contractors in the area.

King’s Cross Central applied for “Skills Academy Status” for this centre and this prestigious award was granted by Construction Skills.

BAM, Carillion and Kier have agreed to provide work placements and employment opportunities on-site. This model demonstrates a forward thinking approach to meeting training targets, fulfilling skill shortages and reducing unemployment in the local area.

The Construction Skills Centre was built in seven months by Carillion and completed on the target finish date of the 8th December 2008 without any reportable accidents. The building is a 1,400 square metre, two storey structure with workshops on the ground floor and classrooms and the administration area on the upper floor.

Environmental mitigation was incorporated into the building in the form of solar panels on the sloping roof and also a “green roof”. The solar panels will contribute energy to run the lights and appliances and the flat part of the roof has been planted with grasses that help to absorb airborne pollutants and carbon dioxide whilst also giving extra insulation.

The Centre will be run by the London Borough of Camden and Carillion will be the resident training provider.

For further information please call Andrew Conner, the Centre Manager, on:
0207 974 5165
Future Works

Eastern Goods Yard
Over the next few months the foundation works for the new five storey University of the Arts, London campus will be completed. This includes a basement theatre, strengthening the walls of the old underground stables, constructing the lift shafts and laying the ground floor slab.
The Granary itself will be given a temporary roof while the old one is refurbished. The parapet stonework will be repaired and the windows refurbished. Two new lifts will be installed on the north facing wall and a lightwell will be constructed down through the centre of this five storey building.

Energy Centre
Subject to Reserved Matters approval Kier, will start to build the King’s Cross Central Energy Centre in the north west part of the site in June 2009. This will serve the electrical, heating and hot water demand of the University and eventually the wider King’s Cross Central development.
Having a centralized energy centre is far more efficient than individually heating each building and will in turn reduce the carbon footprint for the whole site. As part of these works, a gas supply will be laid into the Energy Centre from Pancras Road.

View the scheme
As touched upon in the last edition, King’s Cross Central has a dedicated marketing suite. It’s a very modern facility, within the Grade II Listed German Gymnasium. Situated on Pancras Road, opposite the domestic entrance to St Pancras International Station, it displays the vision for the future of King’s Cross.
Inside you will find permanent exhibits, models and information panels. The centre-piece to the suite is a 6m x 3m 1:250 scale model of the proposed development.
Originally known as Die Turnhalle, the German Gymnasium was built in 1864-1865 and is believed to be the UK’s first purpose built gym, claiming also to be part of the birth of the modern day Olympics through the work of its early president, Ernst Ravenstein.
The 1908-added mezzanine and boardroom are available for hire as event spaces. For further information and enquiries contact:

German Gymnasium
26 Pancras Road
London NW1 2TB
+44 (0)20 7427 2590

We are now open to the public Wednesday to Friday and outside these times by appointment. Staff are on hand to answer your questions so come and see us!

Apprentice Scheme
King’s Cross Central is working with the London Borough of Camden to support a local Apprentice Scheme through work based learning in construction training, and will employ a number of Apprentices on its site.

▲ One of the first Apprentices from the King’s Cross Construction Skills Centre, Charlie Rice, joined BAM Nuttall on 20th January to gain work experience on the Eastern Goods Yard contract. As part of his NVQ qualification he will spend the next fourteen weeks on site learning about the construction industry first hand. He will then return to the classroom for further training. Charlie is sixteen years old, lives in Islington and has taken up the Apprentice Scheme to train as a bricklayer.

Charlie has undergone special Health & Safety briefings designed for people under the age of 18. A Young Person’s Risk Assessment has been carried out to acknowledge that there are certain risks on a building site. Charlie will be accompanied by an experienced operative or “mentor” at all times on site, and be exempt from certain activities which are considered too risky for a young and inexperienced operative.

Charlie was joined by another Apprentice, Andrew Hendry, on the 9th February 2009 who is training to be a carpenter and will gain site experience with BAM Nuttall over the next few months.
Contacting Us

The contractor’s Public Liaison Officer, Richard Gethin, can help 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 Exel 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 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 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 twenty historical buildings and structures, including the listed gas holder triplet.