First term concludes at University of the Arts London

The iconic Central Saint Martins College of Art and Design (CSM), part of University of the Arts London, is settling into its new home in the Granary Complex. The £200m campus, designed by architects Stanton Williams, finally brings under one roof 5,000 staff and students who up until now have been spread across four different London sites.

The Grade II listed Granary Building has been restored which houses the University’s reception areas and library as well as public spaces. Either side of the Granary Building are two parallel 180 metre long Transit Sheds. The Eastern Transit Shed has been converted into spectacular workshops for the art school and in the basement the historic horse stables have been transformed into a secure cycle storage area. The bulk of the college’s accommodation is shared within two substantial contemporary studio buildings between the two Transit Sheds and either side of a 110 metre long covered internal ‘street’. In time the street (pictured above) will be used for exhibitions and fashion shows, but if you have been in to take a look you will know that it is already being used by the students to meet, relax and display their work.

At the northern end of the building, a new 350 seat public theatre complete with its own fly-tower and entrance has been created – so keep an eye out for some exciting performances there next year!

The 21st century arts school is one of the first elements of the King’s Cross development to be completed and has already made an impact on the number of new people discovering and enjoying King’s Cross.

Some interesting facts:

- The new building has nearly ten acres of floor space and is constructed with enough concrete to fill eight Olympic swimming pools.
- CSM also occupies the Grade II listed Granary Building, built in 1851, which managed the storage and distribution of grain at the height of the Victorian era.
- More than 1.3 million timber blocks have been hand laid in the covered street – it’s well worth a visit.
- The campus is a major new phase in the life of a College that has produced some of the most renowned names in arts, design, fashion and communication, such as Terence Conran, Paul Smith, Mike Leigh and Helen McCrory.

Meanwhile work continues on the Western Transit Shed which will house offices, new shops and bars by 2013

The following contractors are working in partnership to deliver King’s Cross:
Green light for Camden Council headquarters

Detailed planning permission for Plot B3 in Pancras Square was granted on 3 November. The building will provide office accommodation for Camden Council as well as new modern public leisure and library facilities. Together, Camden Council and King’s Cross Central Limited Partnership (KCCLP) are aiming for a BREEAM* ‘Outstanding’ rating, which would make it one of the first inner-city buildings in the UK to achieve this top sustainability rating. Work is due to start on site early next year, with completion scheduled for summer 2014.

Community Day

King’s Cross threw open its doors to local residents and visitors for a public open day on Saturday 29 October. Hundreds came to the event which gave many people their first opportunity to walk up the new street, King’s Boulevard, and see inside the newly restored Granary Building.

The hourly guided walking tours of the heritage heart of the site were oversubscribed and took visitors through parts of the Granary Complex, West Handyside Canopy and into the Coal Drops. Residents and visitors were also able to join guided walks to the north of the site where excavation work has revealed for recording purposes what remains of the roundhouse engine shed. The open day also included a range of activities for children from construction competitions to brick-laying and meeting character Ivor Goodsite. eat.st (see pg 6) was there to make sure no one went home hungry.

*The Building Research Establishment Environmental Assessment Method or BREEAM is the world’s foremost environmental assessment method and rating system for buildings.
Visitor Centre opens

The new King’s Cross Visitor Centre is now open, and staffed from 10am to 6pm Monday to Friday by Elizabeth Pearson.

Based in the ground floor of the Granary Building it is a public information centre with an interactive model of the wider King’s Cross area and information on local amenities, social and geographical history and, of course, in-depth knowledge of the development.

Free new leaflets have also been produced about the development and the local area and are available from the Visitor Centre.

To contact the Visitor Centre directly call Elizabeth on 020 3479 1795.

R4 ‘tops out’, R5 progresses

Construction workers have laid the last concrete on the top storey of the first homes at King’s Cross – and to celebrate, held what’s known in the business as a ‘topping out’ ceremony.

The 15 storey R4 building on York Way, will contain 117 high quality affordable homes as well as commercial space on the ground floor. It will be managed by One Housing Group providing housing for the first residents at King’s Cross on a variety of tenures.

The brickwork is now the focus of activity to make the building water tight before it is fitted out and completed in July 2012.

Immediately adjacent, progress is also being made on more affordable homes in Building R5 where the pre-cast shop fronts are now being installed.

A second crane is now on site and R5 is due to ‘top out’ early in the New Year.
Building T6, the student housing building to the north of the site, developed by Urbanest, is now poking its head above the hoardings. Construction is currently taking place on the third floor of the 27 storey building which is due to be completed by June 2013.

As part of the work, all the infrastructure that is needed for the building (including cables and drainage) has been completed underneath the new street, Canal Reach, which will open with the building.

York Way works

Work continues on York Way to upgrade the pavement on the western side next to the two new residential buildings – R4 and R5. This is due to be part completed by the end of the year, but as the construction team will still be working overhead on the buildings for several more months the pavement will not be re-opened until the middle of 2012 for safety reasons. A zebra crossing on York Way will be in operation by the end of the year.

Liaison has been continuing for some time with Transport for London (TfL) over the relocation and updating of the bus stops on York Way to ensure that residents have good access to bus services in both directions.

The arrangement has necessitated the closing of the existing bus stop on the northbound side, while construction work is taking place. TfL has been asked whether a temporary bus stop can be placed near the new zebra crossing. TfL will assess the situation once the new crossing is operating, and then make a decision about whether a temporary stop can be provided safely.

Two way traffic on Goods Way

By the end of the year the work on the northern carriageway will be complete. One way traffic will then be diverted onto the northern lane, so that the works to the southern footway can be completed. Once these works have been undertaken the road will be handed back to Camden Council and open once again to two-way traffic – scheduled for the end of January 2012.
The big clean up

KCCLP is currently cleaning up the land in the southern part of the King’s Cross development site, south of Goods Way and in between the two stations, King’s Cross and St Pancras International (see photo above).

You may be aware that gas production was carried out here from 1824 to 1904. After that gas holders, constructed in the mid-nineteenth century, continued to store gas here until the site was finally closed in 2000. In the past few years the gas holder guide frames, which were visible above ground, have been removed. Gas holder No. 8 was the last to be taken down during the summer. In due course the four listed guide frames will be re-erected on site as part of new developments to the north of the Regent’s Canal.

Over the next 10 months or so KCCLP will be dealing with the legacy of historic contamination to bring this brownfield site back into use and build Pancras Square, a development of offices, shops and public spaces. Specialist contractors have been employed with the necessary skills and experience to treat and remove the contaminated soils and remaining foundations.

As a result of this clean-up work there may occasionally be works-related smells in the area, caused by uncovering the soils and foundations that have remained underground for many years.

Measures have been put in place to limit these smells and the environment is being constantly monitored to ensure compliance with the relevant air quality standards.

The health and safety of the public and KCCLP’s contractors is KCCLP’s priority.

An environmental team has been employed to monitor the air quality and are following the Code of Construction Practice. The remediation and deconstruction work is regulated by the relevant authorities. The work is programmed to be completed by the autumn of 2012.

If you would like more information or have any questions please call the free helpline on 0800 328 8840 or visit www.constructionatkingscross.com
King's Boulevard opens

The first new street, King's Boulevard, is now open and is already being well used. The tree-lined street is the first of 20 new roads to be unveiled at the 67 acre estate and marks an important milestone for the development.

Staff who worked on the design, planning and construction of the new road were the first to walk up the Boulevard which leads from both King's Cross and St Pancras International Stations up to and beyond Goods Way, via the new bridge into Granary Square.

At lunchtime every Wednesday, Thursday and Friday, King's Boulevard is brought to life by eat.st, London's leading street food collective.

King's Boulevard is part of £250m of investment being made in new infrastructure by the King's Cross Central Limited Partnership which includes the energy centre, roads, public spaces, the bridge across the Regent's Canal and tow path improvements. In time, King's Boulevard will be open to buses and taxis, it is currently only for pedestrian and cycle use.

Gas governor update

The new gas governor is due to be operational by the end of this year. Testing will then be able to take place during which the old gas governor will still be connected to the gas network as a back-up.

Once the tests are successful, the old gas governor will be disconnected and the final connection should be made in Pancras Road early in 2012. This will mean that Pancras Road will need to be closed again to traffic until the works are complete in March.
ArtHouse starts on site

Construction has started on a third residential building, ArtHouse, on York Way next to the Regent’s Canal. Contractor Kier Group plc are undertaking the work and, with archaeology work now complete, Kier are clearing the site ready for piling works to begin on the building’s basement in early January. ArtHouse will provide the first private homes at King’s Cross and will have 143 apartments, almost a third of which will be family sized with three or four bedrooms. The eight storey building will have retail units on the ground floor and is due to be finished by the end of 2013.

Granary Square update

Granary Square is really taking shape now and will soon provide a brilliant new public square. A roof is being put in over the finished plant and pump room for the fountains and the 1,080 individual jets are currently being installed. After Christmas the route through the Square, which was put in place to allow staff, students and visitors to cross safely what is essentially still a construction site, will move westwards (to the left if you’re looking north at the Square from the Regent’s Canal). Here the square is now nearing completion and a bosque of 24 lime trees have recently been planted. Meanwhile the final surfaces on the ghat steps from the Square down to the Regent’s Canal are being laid. Granary Square is due to open in June 2012.
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

As part of our commitment to deliver local benefits, the Construction Skills Centre on York Way, run by contractor Carillion, 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 who are out of work or carrying out unskilled work. For more information call:

020 7974 5161

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
NIC 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.

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.

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 Spring 2012. Upgrade to full signal junction when King’s Boulevard opens to buses and taxis (earliest 2014).

8. Camley Street / Goods Way / Pancras Road
   The existing traffic signals have been re-configured.

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

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