

# King's Cross Construction News Autumn 2009

**Helpline**  
**0800 328 8840**

[www.constructionatkingscross.com](http://www.constructionatkingscross.com)

Issue 06



View looking south over The Granary with its restored slate roof and new lightwell

Welcome to the Autumn 2009 edition of the King's Cross Construction News.

Great weather throughout summer has seen work progress well on-site.

The University of the Arts London's new campus is now constructing to level three.

The Granary has had extensive renovation work to its roof and a new lightwell has been added, bringing light to the centre of the building - more details inside. The existing Western Transit Shed has started to take shape with a steel frame mounted between the existing walls.

## Goods Way

Goods Way has seen some activity, with the removal of some pedestrian guard rails to aid better pedestrian movement. This arose in response to a comment from a member of the public on our Freephone Helpline.

Thinning of vegetation has also occurred on Goods Way at the request of LB Camden to improve the sight-lines of their CCTV system.

Details of the new Gas Governor were submitted to LB Camden in October 2009. The new Governor will replace the existing one on Pancras Road opposite St Pancras International. The proposed design on Goods Way incorporates a 57 metre long 'green' wall adjacent to the pedestrian footpath.





## Eastern Goods Yard Update



Progress continues to the studio spaces for the University of the Arts London

### The Granary

Work on the University of Arts London campus has progressed at a fast pace since the last edition of Construction News. With the new slate roof, brick repair and repointing to the external elevations complete, the scaffolding has started to come down on The Granary.

The majority of the refurbishment works to The Granary are now complete, enabling installation of the new elements within the building to commence. New openings have been created within the 2nd to 5th timber floors of The Granary to create a lightwell which will allow natural light to penetrate the floorplates of the new University library and office spaces. With the new openings complete, installation of the structural steel work and glazing is now well underway. New views up to the historic pulley structure are now visible, with the completion of the new glazed roof light at 5th floor level.



New lightwell being constructed through The Granary

### Transit Sheds and Assembly Shed

The concrete superstructure of the University building has rapidly grown on site. The 1st to 3rd floor concrete walls, floor slabs and columns in the new studio and lecture spaces in the east and west sides of the former Assembly Shed are approaching completion. Similarly, within the Eastern Transit Shed, where University workshops, bookable meeting rooms and theatre preparation areas will be located, progress on the reinforced concrete frame has reached completion up to the 3rd floor terrace levels. With the 3rd floor slab almost complete, it is possible to appreciate the views across London that will, in future, be available to students and staff of the University.

With the erection of the structural steel portal frame almost complete in the Western Transit Shed, installation of the new roof finishes will also be commencing shortly.



Construction work to the new Theatre and the Eastern Transit Shed

Other works commenced throughout the Eastern Goods Yard include new utility works in Goods Street and the West Handyside Canopy, including installation of attenuation drainage, district heating pipes, high voltage electric ducting and a medium pressure gas main. Recently, the sewer connection was successfully completed at the York Way and new Goods Street junction.



## Great Northern Hotel Arcading Works Update



The restored concave façade and new arcade at ground floor

We are pleased to announce that Kier's construction work to the Great Northern Hotel Arcade is nearly complete. Although the pedestrian arcade will not become operational until the new concourse for King's Cross station is completed, the construction team are extremely pleased with the quality that has been achieved and look forward to having its doors open to the public.

King's Cross Central are currently in discussions with a new operator for the hotel. Once these discussions are complete, the final design and construction work can continue to create a new ground floor reception, foyer, restaurant and bedrooms on the upper floors.

This work will create a 90 bedroom boutique hotel of exemplar quality, restoring the station hotel to its former glory. The intention is to open in Spring 2012, in good time for the London 2012 Olympics.



Applying final finishes to the vaulted ceiling



The arcading works that will provide public realm within the Great Northern Hotel



## King's Cross Central Skip Garden

Next to the Stanley Building you will now find the King's Cross Central Skip Garden, a self-sustaining vegetable garden with a twist – it's moveable. As different areas in King's Cross Central (KXC) are developed, the skips will be moved to new locations and continue to produce their harvest of vegetables.

The Skip Garden has been created and gardened by volunteers from the Guardian and the Observer, young people from the area and construction apprentices. The site and materials have been provided by KXC, BAM, BAM Nuttall, Carillion and Kier. The hoardings were designed by illustrator, Lucy Rodgers, and painted by a group of KXC and Global Generation volunteers. Global Generation (GG), part-funded by the Big Lottery, is managing the project and directing the gardening.

The project is part of GG's network of sites that are helping to create a productive, bio-diverse and social ecology in King's Cross. GG is supporting young people to play a pivotal role in transforming cities and the way we live in them.

For more information visit:  
[www.ic-works.co.uk/gg/](http://www.ic-works.co.uk/gg/)



King's Cross Central Skip Garden launch



Young volunteers!



Lucy Rodgers' designed hoardings

## A New Bridge over the Regent's Canal

King's Cross is about to get a new landmark. Over five days in the New Year, the first of three proposed bridges over the Regent's Canal will take shape.

13 concrete beams, each 24m long and weighing between 30 and 90 tonnes, will be lifted into position by a 1,000 tonne mobile crane.

The concrete beams were cast offsite by ABM Precast Solutions. The underside of each beam has been formed into a distinctive corrugated pattern which will be clearly visible from both towpath and waterway.

The beams will eventually support the deck of a new road bridge to connect the southern portion of the site to the new University of the Arts London and Granary Square.

The bridge was designed by Knight Architects, whose other projects include Gateshead's Millennium Bridge and Pier 6 Airbridge at Gatwick Airport.



Work on the abutments for the new road bridge

## Towpath Closure

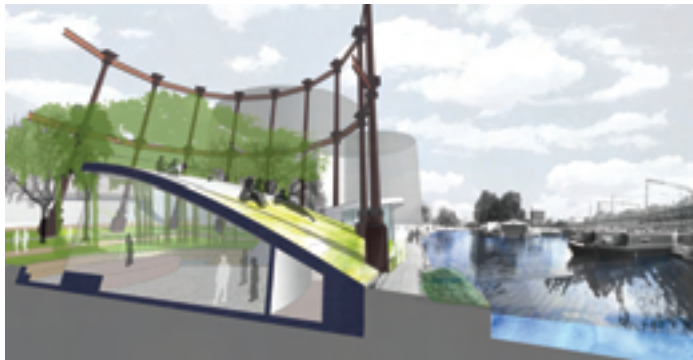
As a result of the essential works described above the Regent's Canal will be closed, subject to logistics, for a maximum of two weeks in the New Year. More details nearer the time on our website and via distributed leaflets.

Signs notifying the public of the towpath closure were erected on 6th November 2009.

We apologise for any inconvenience that this closure may cause and if you have any questions, please call the helpline or email us - details on the back page of this newsletter.



## Gasholder No. 8 Competition Update



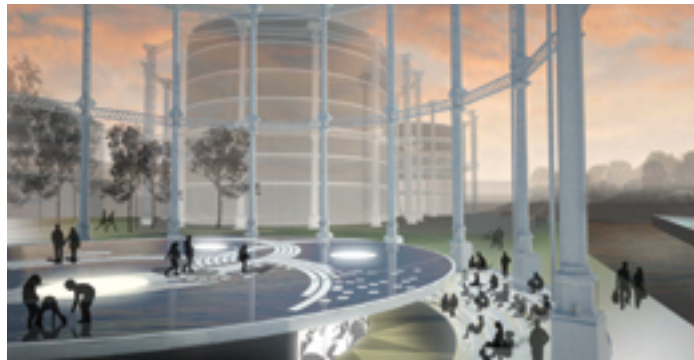
© Loop Architecture

Congratulations to Bell Phillips + Kimble who won the Gasholder No. 8 competition King's Cross Central ran throughout the summer.

From Tuesday 17th November, for approximately three weeks, there will be an exhibition of all 80 entries, entitled "80 for No. 8". It also focuses on the five shortlisted teams, whose names and images are shown here. The exhibition is free to all and will be held on the ground floor at NLA, The Building Centre, Store Street (off Tottenham Court Road).



© Feix and Merlin



Winning Entry © Bell Phillips + Kimble



© Hakes Associates



© Gustafson Porter

## King's Cross Energy Centre Progress



Pumping concrete into the new Energy Centre's floors

The Energy Centre and Primary Electrical Substation shell is progressing well in the north western part of the site. This is the first construction phase of Building T1.

The reinforced concrete super-structure should be finished to Level 2 by the end of the year. The shell works will generally be complete by spring of next year.

A six month utilities fit-out period will follow, which will constitute the first step in a planned phased installation of plant to serve the development as it grows.

Kier will remain in place as Principal Contractor for the duration of the works.

The first phase will complete in time to support commissioning works to the new University of the Arts London campus during the third quarter of 2010.



Construction of a new steel frame which will support new floors and roof in the Western Transit Shed. This building will be restored into thriving ground floor retail units with further retail or office space above.



## Contacting Us

There is a dedicated website freephone helpline staffed during normal working hours, Monday to Friday.

If somebody cannot answer immediately, there is an answerphone facility.

### Email:

[info@constructionatkingscross.com](mailto:info@constructionatkingscross.com)

### Website:

[www.constructionatkingscross.com](http://www.constructionatkingscross.com)

### Freephone Helpline:

0800 328 8840

**King's Cross**  
keeping you  
informed

## 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 historic buildings and structures, including the listed gasholder triplet.



ARGENT

