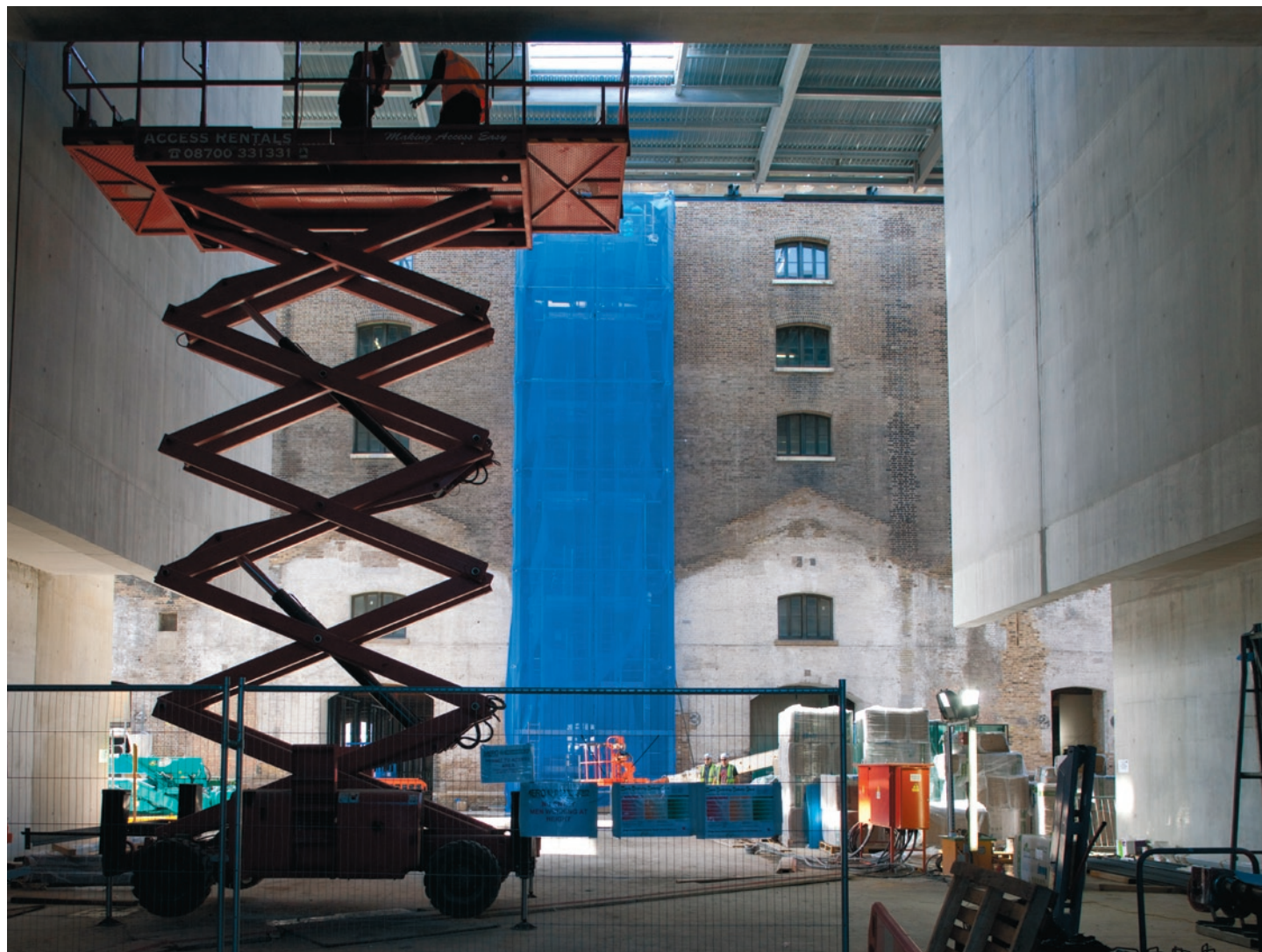


King's Cross Construction News Autumn 2010

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Issue 09



Constructing the covered 'Cathedral-like' public space between the Granary and the University

Less than a year to go before the University opens!

By September 2011 the doors will be open to the University of the Arts London's Central Saint Martins campus and 4,500 students and staff will be animating the area in and around King's Cross.

The world famous art college will begin to fit out their buildings - which include the Granary, new Studios, the Eastern Transit Shed and a new performance centre - from Spring 2011.

The opening of the University will bring other benefits to the wider public, including public access to numerous areas of the historic Eastern Goods Yard that have never previously been open to the public.

Work on the Boulevard and Goods Way has commenced and will be complete by September 2011, connecting the campus directly to the King's Cross transport hub. Initially the boulevard will be pedestrianised.

Since summer, King's Cross has welcomed 300 staff and students from Central Saint Martins to view their new home. It has also had a visit from the Mayor and English Heritage - to celebrate the launch of a new publication.

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



Eastern Goods Yard Update



View south over Granary Square towards the new bridge over the Regent's Canal



Ground floor reception areas taking shape in The Granary

The Granary

The glazed screens separating the University entrance and reception area from a restaurant and retail unit at ground floor level are progressing well in addition to the installation of the ceiling soffit.

Work to lay the porphyry stone floor in the ground floor of the Granary is due to commence in October.

The installation of the internal pitch pine panel cladding to new partition walls in the upper levels of the Granary and mechanical and electrical work nears completion.



Mayor Boris Johnson and Roger Madelin from King's Cross Central

“Saving London” event held at King’s Cross

On the 30th September English Heritage (EH) launched their ‘Saving London’ publication at King’s Cross Central. The publication is based around EH’s Register of Buildings at Risk. In response to rising public concern that so many historic buildings were threatened by redundancy, neglect and dilapidation, EH published the register. This event celebrated The Granary’s removal from this “at risk” register due to its refurbishment and subsequent occupation by the University in September 2011.

The event was attended by the Mayor of London Boris Johnson, Simon Thurley, Chief Executive of EH and Roger Madelin, Joint Chief Executive of Argent, who all made speeches. They discussed the importance of new development co-existing with the historic fabric of the city, securing the future of heritage buildings in hard economic times and how constructive working relationships between EH and the King’s Cross Central Limited Partnership (KCCLP) has brought, and continues to bring, success to the redevelopment of Kings Cross. KCCLP are the landowner to which Argent own a 50% stake.



The magnificent central walkway through the University

Covered Street in the University

The covered street located within the University building is a central route/atrium that runs north-south along the line of the former Assembly Shed and is surrounded predominantly on either side by University studios and lecture spaces. BAM have now enclosed the street with the ethylene tetrafluoroethylene (ETFE) roof that is supported by primary steelwork. The ETFE roof covering provides an efficient, lightweight, waterproof enclosure which combines controllable light transmission together with thermal performance qualities which are substantially better than that provided by glazing.

The internal street will become the heart of the University and will act as student meeting space, art display, catwalk, performance space and café area. The public will have access to the street when an events programme is implemented throughout the academic year.

In order to facilitate the movement of students and staff between spaces on the eastern and western sides of the street, six concrete and steel 'link' bridges have been constructed on site. Balustrade works to these link bridges have progressed allowing for installation of the timber block covered street flooring works to commence in early November.



Protection covers the West Handyside Canopy whilst sensitive restoration takes place

West Handyside Canopy

Shot blasting of the old paint work to the cast iron West Handyside Canopy is ongoing with the majority of sensitive repair work to strengthen the canopy structure near to completion. The application of the final coat of paint has been applied to the cast iron structure at the northern end of the canopy. Two different colour finishes have been applied following approval from English Heritage and the London Borough of Camden. The primary structure has been painted jet black whilst the more lightweight triangular trusses that span between the large cast iron girders are being painted a light grey.

Eastern Goods Yard Update



Works to the northern façade of The Granary in the east-west link



Progress on services within the University

Another project milestone has been reached as the University building is now connected to the mains water and electricity grid. BAM have commenced installation of drainage and water services for the building's toilets. The installation of air conditioning into the Granary is almost complete and ductwork in the studio buildings has also commenced. The installation of new lifts located in the studio areas of the University is also near to completion.

Commissioning of the building has now commenced on site involving a process of review and testing of all of the building systems. Fire alarms, heating, air conditioning, ventilation, cooling, lighting and electrical systems and equipment are checked for to see if they are working efficiently and at an optimal level prior to occupation in September 2011. Commissioning is an ongoing process that will be undertaken by the building contractor, and once the University has moved in continued during occupation.

Welcome to a covered 'Cathedral-like' public route

The new public route that crosses over the University is starting to take shape as the construction of the steel framed, single ply and glazed roof, along with both glazing to the east and west elevation are completed on site. The route, currently described as the East-West link, is an enclosed space that runs along the northern elevation of Lewis Cubitt's 1851-1852 Granary building, punching through the southern end of the Eastern and Western Transit Sheds at ground floor level.

The area where the east-west link is located was at one time known as 'The Arcade' according to a historic map produced by the Great Northern Railway, dated 1873. Wagons were manoeuvred around the Eastern Goods Yard carrying a variety of goods that were then transported across London via barges on the Regent's Canal or horse and cart.

Several attributes to this Cathedral-like space make it a unique area to visit. They include the scarring to the north elevation of the Granary which shows the patina of change and evolution of the space adjacent to this building over that last 150 years.



21 metres up in the east-west link

The north elevation of the Granary and the studio buildings of the University are now joined by the Architect Stanton Williams' modern steel and glass clad roof creating a distinctive covered walkway made even more remarkable by the height of the space; approximately 21 metres.

Once complete, the space will be open to the public and used to hold events, launches and exhibitions. Throughout the year the space is also made available to the sole use of the University for their degree shows and numerous exhibitions.



Glazing work in the east-west link

Western Transit Shed

Construction works have continued to make a weather tight shell of the Western Transit Shed in order to help protect and preserve the building pending full refurbishment being taken forward.

All of the 'glulam' beams within the heritage area have been installed, and ground works in this area to create the volume of the old stables basement below have also now been completed.

The main roof structure has been substantially installed, and the roof lights that sit in the roof pitches and provide light to the interior are being installed.



The Western Transit Shed's structural steel framework shows how the ground floor retail units can be divided

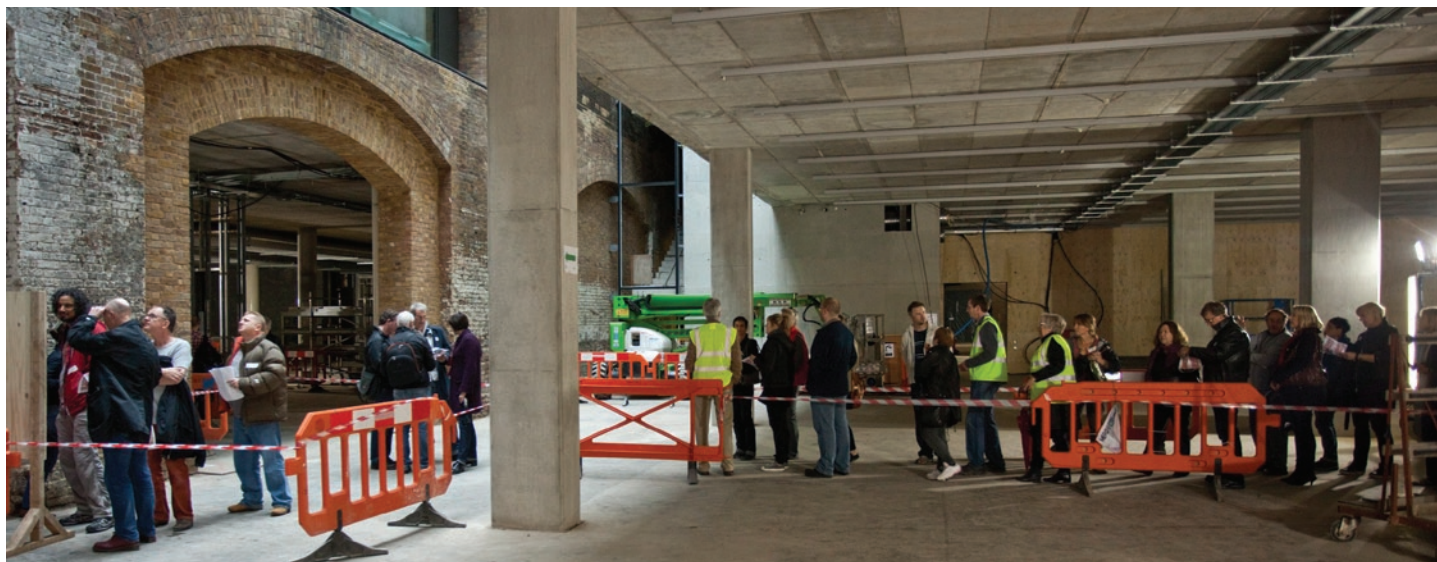
Staff and students arrive a year too early!

Staff and students of Central Saint Martins had the opportunity to look round their new home at King's Cross recently.

On Saturday 2nd October approximately 300 guests walked though the ground floor of the construction site taking the opportunity to look at the new studios, offices and workshops under construction.

The event marked the start of the 12-month countdown to the university opening its doors to 4,500 students and staff.

Walking the construction site gave the guests a great impression of the kind of spaces they will be occupying and animating.



University staff and students queue to view their future home



Installing a new gas main along Goods Way's westbound carriageway

Goods Way re-profiling

Construction work to Goods Way, by BAM Nuttall, is now well underway and involves lifting the levels of the existing road by approximately 1 metre at the high point (to tie in with the new bridge over the Regent's Canal), diverting services, installing new cable ducts and creating two new junctions; one to the new Boulevard (opening Autumn 2011), the other to the shared service yard.

The southern carriageway is closed until late spring 2011. The works then shift to the northern carriageway, completing by the end of 2011.



View along York Way once R4 is complete

On-site with affordable homes at King's Cross

Building R4, adjacent to York Way, starts on-site with construction company Carillion in mid November. R4 will deliver 117 affordable homes, comprising 15 supported housing apartments, 77 general needs social rented apartments and 25 shared ownership apartments.

32% of apartments cater for families with either three or four bedrooms. Additionally, the R4 scheme provides a significant amount of private amenity space for residents. Over half the homes will have generous private balconies and a private roof terrace will be created.

The first residents are due to move in mid 2012.

Designed by PRP Architects, Building R4 is being developed after an agreement between One Housing Group and King's Cross Central. That agreement is underpinned by a £42m HCA funding package.



Present day view along site of R4 on York Way

Sustainable City Gardening



The King's Cross Hoop Garden off York Way

Building on the success of the King's Cross 'Skip Garden', Global Generation and partners have developed the 'Hoop Garden' on the site of the old Construction Training Centre.

The Hoop Garden consists of a series of moveable polytunnels to produce vegetables for neighbouring cafés and restaurants.

Profits are reinvested in the garden. The food waste from these customers is used to power the worm factories.

The soil produced is used in the Skip Garden and Hoop Garden, creating a truly sustainable cycle. The Hoop Garden was built and is maintained by local young people, construction apprentices and business volunteers.

Global Generation is supporting young people to play a pivotal role in transforming cities and the way we live in them.

www.globalgeneration.org.uk



Specialist work continues inside the future dance studios for Central Saint Martins

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.constructionatkingcross.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?

King's Cross Central is 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, between office hours:

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

020 7427 2590

www.kingscrosscentral.com



ARGENT



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.

King's Cross
keeping you
informed