

Summer is here, and with it a design competition for the Grade II Listed Gasholder No. 8 (pictured).

King's Cross Central is seeking a team to design the public realm and buildings for a new event space and public park within and around Gasholder No. 8.

More information available here:  
[www.kingscrosscentral.com/competition](http://www.kingscrosscentral.com/competition)

# King's Cross Construction News Summer 2009

Helpline  
0800 328 8840

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

Issue 05

## Contacting Us

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

If somebody cannot answer immediately there is an answer phone facility.

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

**Website:**  
[www.constructionatkingscross.com](http://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 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.



Looking south over construction activity to The Granary and Eastern Transit Shed for the new University of the Arts London campus

Welcome to the Summer edition of the King's Cross Construction News. Argent has been working on the new University of the Arts London campus for the last six months and the new five storey building within the Granary Complex is beginning to take shape with new floors and walls. The refurbishment of all six floors of the Granary is nearing completion and work on the central atrium will soon begin.

The roads to the north and west of the University are now usable. Kier has excavated the basement of the Energy Centre building and are preparing to place the floor slab that will hold the boilers which will eventually heat the whole King's Cross Central estate.

BAM Nuttall has started work on the new Regent's Canal bridge which will form the main connection between the north and south parts of King's Cross Central.

The structural work on the Great Northern Hotel is now complete and the arcade that was formed on the ground floor is being fitted out and will be ready by Christmas 2009.

**King's Cross**  
keeping you  
informed

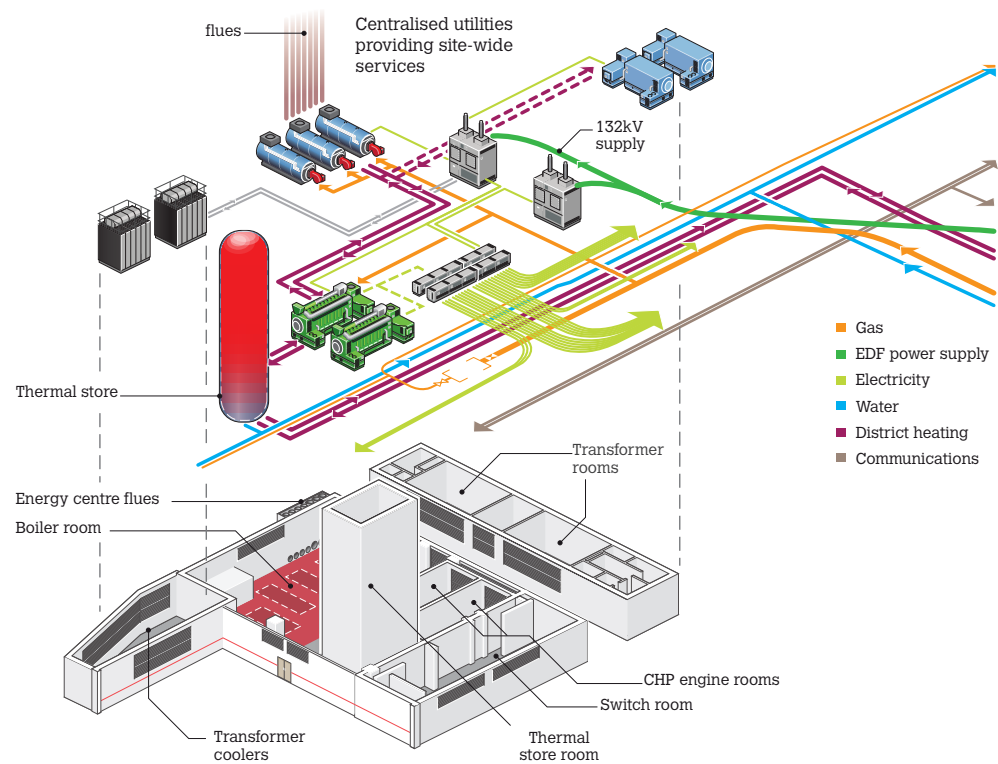


ARGENT





A New Energy Centre at King’s Cross



Kier has started work on the Energy Centre which is situated in the north west quadrant of King’s Cross Central. The Energy Centre will provide heating and hot water for University of the Arts London when it opens in September 2011 and subsequently for all the buildings within the site as and when they are completed.

The Energy Centre will be housed in Phase I of Building T1. Phase I comprises a two storey concrete structure. The ground floor sits partially below ground level; approximately 1.5m from the top of the concrete raft foundation.

Remediation works are now almost complete and a tower crane has been erected to facilitate construction.

Kier will be employing some 50 people at the construction activity’s peak and have now established their own office on site.

Great Northern Hotel Heritage Restoration

As part of the Great Northern Hotel arcading works, Kier Wallis have been reinstating one of the original stone staircases which suffered from an insensitively inserted lift during remodelling in the 1920s.

The works have involved sub-contractor Priest Restoration machining new stair treads out of yorkstone salvaged from other parts of the building which are then individually dowelled into place.

Bespoke templates have also been created in order to reinstate the cast iron balustrading - an item of works being undertaken by sub-contractor Marsh Brothers.



Restored yorkstone stair treads



Reinstating cast iron balustrading



BAM Site Visit for Camden Jobtrain

BAM’s Eastern Goods Yard team is hosting site visits for students from Camden Jobtrain.

Camden Jobtrain provides training and support for young people in seeking qualifications and employment. They run a Learning Skills Council-funded Entry to Employment qualification in Multi-Skill Construction, where students are given an introduction to various craft trades. This course gives the students the basic construction skills they need to move on to an apprenticeship, employment or further training.

As part of their course the students learn about different career opportunities within the industry, but have yet to experience this on a ‘live’ construction site. In April eight construction students were brought to the Eastern Goods Yard project to visit a site for the first time.

The students were greeted at the main gates and first given a Health and Safety briefing by Construction Manager Peter Atkin. Peter and Management Assistant Lee MacDonald then showed the students around site, which included a ride to the 5th floor of The Granary in the external hoist!

The group then returned to the site offices, where they found out more about what is being built at King’s Cross. They were also given a careers presentation by James Thomas, Education Advisor at Construction Skills (the sector skills agency for the construction industry), where they found out about different routes into the industry and apprenticeships.

“The learners thoroughly enjoyed the tour and talk and I’m sure it inspired them to work hard to achieve their future goals” said Neda Haghshenas, Personal Development Co-ordinator at Camden Jobtrain.



The finished reading garden



Construction Skills Centre trainees building the furniture



Before the works were started

Environmental Responsibility



Coopers Lane air monitor

**Give and Gain Day**

Staff from Argent and Carillion recently donated one day of their working week to help enhance a local school’s playground. St. Michael’s Junior School in Camden now has a dedicated outdoor reading garden. This can comfortably seat a whole class, but can also be used by individuals during break times.

Building the reading garden represented Argent and Carillion’s contribution to Give and Gain Day, a nationwide day of volunteering organised by Business in the Community. Over 4,000 employees gave up their time to help with projects which benefit their local community.

The furniture and planters for the reading garden were built by trainees from the King’s Cross Construction Skills Centre. Several trainees were also on hand to install these. Meanwhile Argent and Carillion staff completed a large mural which depicted characters from the pupils’ favorite stories, including the BFG and Elma the Elephant.

**Towpath Closure**

As part of the essential work on the King’s Cross Central development, a short section of the Regent’s Canal tow path will have to be closed for a few days between York Way and Camley Street.

The work is in preparation for the construction of a new canal bridge and involves mooring a temporary floating tow path and the protection of the utility services.

The closure will be from **Monday 22nd June to Friday 26th June 2009** and a diversion route along Camley Street and Goods Way will be sign posted.

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.

As part of their planning commitment, King’s Cross Central has set up air quality monitors as well as noise monitors. There are now six air quality monitors; three upwind and three downwind of the King’s Cross construction site.

There are two types of monitor, the FDMS (Filter Dynamics Measurement System) located on York Way and Coopers Lane, and the Osiris instruments which are located in Bingfield Park, Copenhagen Street, Camley Street and Coopers Lane.

The data is remotely downloaded from all the instruments every hour which allows for this detailed assessment. The instruments are so sensitive that they can differentiate between particles from a construction site and those from vehicle emissions.

The aim is to measure any changes in the air quality as a result of activity on or close to the site.

When the amount of dust in the air exceeds a certain level, the control centre sends an automatic alert to the London Borough of Camden and contacts at the construction site. Action is then taken to tackle the source of the dust particles.



Bingfield Park air monitor



Construction Skills Centre air monitor