

King's Cross Construction News Summer 2010

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Issue 08



The new vehicular bridge over the Regent's Canal.

Welcome to summer!

In this edition we will concentrate on the infrastructure works that have been completed and are planned for the next 18 months. These works will transform the layout and perception of King's Cross railway lands from a historical waste ground to our final approved masterplan of streets and squares for central London. The areas we will discuss include a new north-south 'street', the realignment of Goods Way, a new service road for King's Cross Station, new canal frontage, installation of new gas, electricity, water, drainage and district heating services, and a new public square between St Pancras International and King's Cross Station. These works, collectively, are snappily called 'Southern Enhanced Framework Infrastructure' works.

Once complete, a direct connection will be established from the transport interchange, over the Regent's Canal to Granary Square and the new University of the Arts London campus.

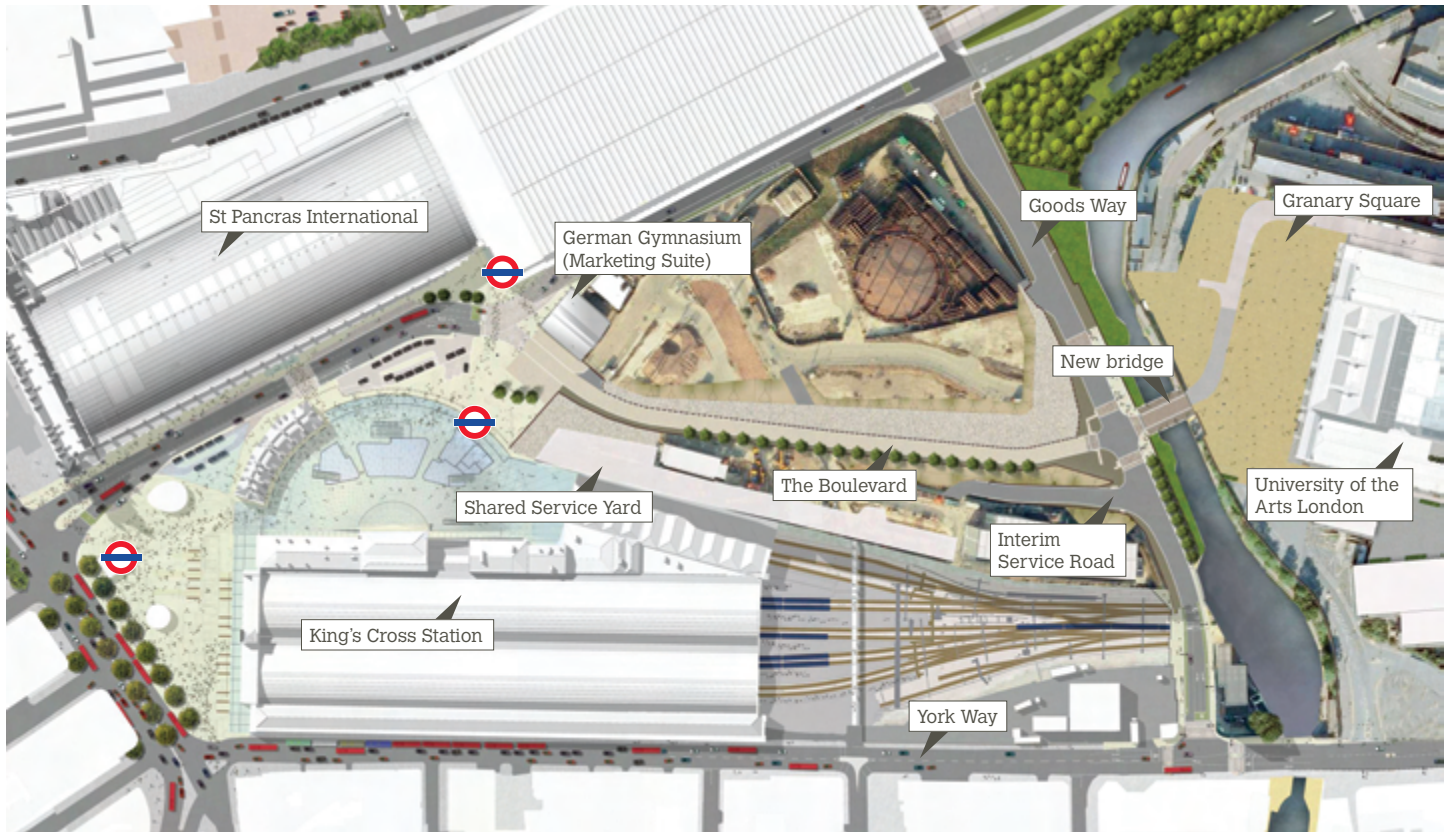
These infrastructure works allow each plot of land south of the Regent's Canal to be readily available for building development.

Finally, we give you an update on the progress made on the University of the Arts London's campus in time for its opening in September 2011.

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



Southern Enhanced Framework Infrastructure works (SEFI)



Southern Enhanced Infrastructure works complete by September 2011

The Boulevard

The Boulevard will provide a direct 'desire line' link from King's Cross, St Pancras International and London Underground stations to the University of the Arts London campus and Granary Square via the new Canal Bridge, reducing the walk time to around 5 minutes.

The Boulevard alignment will also house a subterranean utilities 'spine' to service the large development sites on either side.

Delivery of the Boulevard is a key step in enabling the efficient

construction of buildings on either side.

A revised design has recently been submitted to the London Borough of Camden which incorporates generous pavement widths and increases the number of trees from 19 to 40 - planted on both sides of the street.

Subject to approval, BAM Nuttall will start work on the new Boulevard this autumn and in September 2011 the route will open to pedestrians. The full width of the Boulevard will be

completed when development on either side of the street comes forward.

These initial works involve the construction of a generous 10m wide route rising gently from Pancras Road in the south to Goods Way in the north, with a row of London Plane trees along its east side. The final completed Boulevard will provide a two-way vehicular route for buses and taxis and will have generous tree-lined pedestrian spaces to either side.



Artist's impression of the Boulevard once Buildings B2, B4 and B6 are complete

Station Square

Detailed designs have recently been submitted to the London Borough of Camden for Station Square, a new public square between St Pancras International and the new King's Cross Station Western Concourse. This new square sited between the two mainline railway stations will be a focal point of pedestrian activity. The square will be a simple, open space with an informal arrangement of trees. The use of the square as a meeting point will be encouraged through the provision of a series of curved benches.



Artist's impression of Station Square once Buildings B2, B4 and B6 are complete



Above and below: new bridge under construction

New Bridge

The new bridge over the Regent's Canal is progressing well.

The bridge connects the primary north-south traffic route for vehicles and pedestrians and, in addition to carrying full highway loads, the bridge will be the main services conduit between the north and south areas of the development. It carries six large diameter service pipes and a plethora of ducts for data and communication cables.

The simple, elegant geometry of the bridge is enhanced by a gentle vertical curve, echoing the forms traditionally found in canal bridges.

At night, the underside of the bridge will be uplit providing a uniform wash of light to the walls and the bridge soffit.



Southern Enhanced Framework Infrastructure works (cont.)



View to King's Cross Station with approximate position of the Interim Service Road

Re-alignment of Goods Way

Goods Way, which runs east-west through the site from Pancras Road to York Way, will be raised as part of the KXC development. This will enable the provision of two new bridges across the Regent's Canal. The construction of the first of these is progressing well (see 'New Bridge' section). The new vertical alignment will remain close to the existing alignment for the first 60 metres of the road from Pancras Road, then rise over a similar length to meet the level of the proposed Regent's Canal footbridge. From this point, the road alignment will rise further to meet the bridge currently under construction. The road then joins the existing level approaching York Way. These realignment works, which will be carried out by BAM Nuttall, also involve diversion of utilities. The works will start in July 2010 and require the temporary closure of the eastbound lane of Goods Way between Pancras Road and York way for 16 months. One lane will remain open for westbound traffic.

Following the realignment of Goods Way (an existing adopted highway), permanent finishes will be applied to the northern footpath and carriageway.

Interim Service Road

In the last Construction News we featured the Shared Service Yard (SSY) and Access Ramp, construction of which is nearing completion.

The subterranean SSY will replace the existing surface service yard of King's Cross Station. Pending construction of the remaining northern section of the Access Ramp to Goods Way, a new Interim Service Road (ISR) is to be constructed to replace the existing site service roads that will be severed by the construction of the Boulevard.

The new 120m long road will link the northern end of the new Access Ramp to Goods Way, half way between York Way and Pancras Road.

The ISR will provide 'back of house' vehicular access for construction, delivery and emergency vehicles. It will become redundant following the opening of the permanent northern section of the Access Ramp from Goods Way.

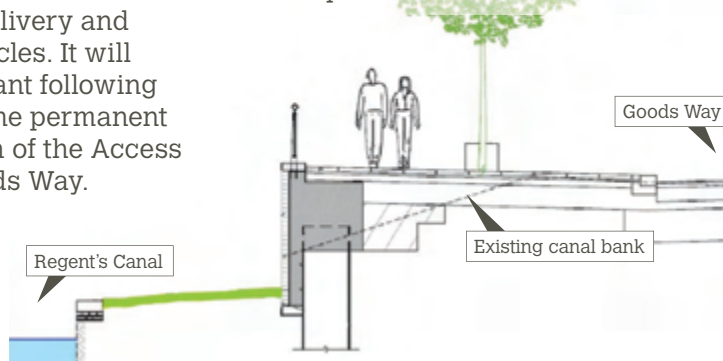
New Canal Frontage

The Regent's Canal environment in the area west of York Way will be transformed as part of the King's Cross Central works.

A new retaining wall will be built to the south of the canal to allow the footway along Goods Way to be widened. The increased width of the footpath will enable the planting of semi-mature trees and the provision of benches and other street furniture including cycle racks and litter bins.

At lower level, the canal edge will have temporary 'green' landscaping.

The works will create a stunning view across the canal and Granary Square to the Granary building beyond. If you go on site now we have removed existing vegetation and as much hoarding as possible to reveal this view.



King's Cross Energy Centre



Utilities being connected into the Energy Centre

The King's Cross Energy Centre and Primary Electrical Substation shell works are now complete, and the six month fit-out of plant by the various utility contractors involved in the project is now well progressed. On completion, the works 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 first phase of works. Installation of below ground utilities in the Eastern Goods Yard is almost complete and the final connection to the Energy Centre is being made in preparation for the commissioning works to the UAL campus during the third quarter of 2010.



Above and below: Installation of plant at the Energy Centre



Metroline relocation

Carillion started construction of the new Metroline bus depot on 4th April at the Linear Land site off the recently named Freight Lane. The construction phase involved high level re-grading of the site, including the formation of the both entrance and exit ramps and installation of all the below ground services, ducting and drainage. The excavated materials from the re-grading and trenching have been transported to the main part of the King's Cross Central site to be recycled for re-use in the SEFI works. The surface of the bus depot has now received an asphalt finish.

Over the next four weeks Metroline will work on the fit-out of the depot which will involve the installation of modular office accommodation and external ancillary equipment such as a bus-wash, a fuel tank and perimeter lighting. Metroline hope to take occupation of the site in early July.



Works to York Way

In the forthcoming months there will be considerable activity and disruption along York Way to create a new junction. This junction is opposite Copenhagen Street and forms the entrance to a new street on the development, Goods Street.

The installation of a new gas main, 132KV cable pulling, and other new cable works will take place.

Although the above works are being carried out by outside contractors, we feel it appropriate you should be aware of this work as it is for the benefit of King's Cross and the UAL.

Eastern Goods Yard Update



New covered public east-west link being constructed behind the Granary

University of the Arts London (UAL)

Development reached a new project milestone in the last quarter with the completion of the reinforced concrete frame that will house the studios and workshops. Many of the key project participants were delighted to celebrate this milestone at the 'topping out' ceremony held on-site on 22nd April. The event followed the traditional manner with speeches by key stakeholders, followed by a presentation of trowels by BAM to various KCCLP and University staff members and some shovelling of concrete to signify the completion of the structure.

Since then, the focus on site has moved towards installation of the main plant and getting the building weather tight, with various trades busy working on the roof to the new campus building.

Inside the new building, glazing is currently being installed in the covered street and lightwells, sealing the internal studios and theatre spaces. Installation of the passenger lifts in four of the cores is underway and construction of the concrete pre-cast stairs and in-situ half landings are also well progressed.

Eastern Transit Shed (ETS)

The ETS roof structure, comprising 'glulam' rafters and structural steelwork, is now complete. The roof lights are being put in place and operatives have commenced installation of the roof lining. Installation of the standing seam roof cover, to match the almost completed Western Transit Shed roof, will follow in the coming month.

On top of the studio areas, application of the 'hydrotech' waterproofing finish is now complete and the insulation and lining installed. The main roof plant, including air handling units and mechanical pipe work, is also in place.



The new purpose-built 300 seater performance theatre and rehearsal space for the UAL



'Topping out' ceremony



Studio spaces and the central walkway for the UAL



Glazing installation within the studio spaces



Restoration of West Handyside Canopy

Performance Theatre

The 300 seat performance centre that cantilevers over the entrance to the UAL has partially been clad with 'reglit' glass, which will allow ample day light to enter the internal rehearsal performance space, whilst also providing adequate privacy from the new street (Goods Street).

New Public East-West Link

The steel frame that will enclose the public East-West link (a covered public route between the Granary and the new UAL building) is currently being installed with the aid of cherry pickers. The new enclosure will be partially clad in glass, allowing natural daylight to enter.

The Granary

Minimal repair and cleaning have been undertaken on the north elevation of the Grade II listed Granary building. This elevation features prominently in the East-West Link where evidence of historical interventions are being retained for public view, providing a richer understanding of how the Granary has evolved and been adapted over time.

Inside the Granary, the final opening has been cut in the first floor allowing for the historic pulley housing on the Granary building roof to be seen from ground level. A glass table that sits around this void is almost complete as well as the central staircase that will

allow future access to the UAL library between the first and third floors. Work also continues on the raised floor, toilets and pitch pine timber linings to the 'plenum' walls.

West Handyside Canopy Restoration

BAM have commenced shot blasting of the cast iron 'saw-tooth' West Handyside Canopy and a protective barrier has been erected around the northernmost bays. The works will be undertaken along the canopy, starting from the north. The structure is to be shot blasted, repaired and strengthened, and then painted prior to the erection of the new roof covering which will consist of photovoltaic panels to the south facing pitch and glazing to the north facing pitch.



New 'glulam' beams to support the new roof on the Eastern Transit Shed

Works to the University of the Arts London is progressing well. The Eastern Transit Shed is being refurbished and you can see the installation of new 'glulam' beams which will house studios and workspaces. The square concrete structure behind is the 300 seat purpose built performance theatre. Access to this is from Goods Street (East) which is beginning to take shape in the immediate foreground.



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?

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

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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