

WINTER CONSTRUCTION NEWS 2020

Contact: 0800 328 8840 | construction@kingscross.co.uk

www.kingscross.co.uk/construction-news

Welcome to the first edition of Construction News for 2020. In this newsletter we will give you an update on all current and future construction projects, and tell you the easiest way to keep up to date with construction news across the neighbourhood. There will be a number of key milestones on site this year with the completion of Q1, Q2 and R3, as well as the start of works at W Zone, S5 and S3, plus the creation of new public spaces that can be enjoyed by everyone.

See all the key milestones coming up this year at a glance by taking a look at the timeline below.

Timeline of key milestones for 2020

March

- New garden at Rubicon Court opens
- Q2 completes and Construction Skills Centre moves from W Zone to Q2

April

- Demolition of Construction Skills Centre at W Zone

May

- Construction works start at W Zone
- Construction works start at S3

June

- R3 (Luma) completes
- Works on Jellicoe Gardens commence

July

- Q1 completes
- Works at S5 commence
- S2 fit-out works complete and Google moves in

December

- Jellicoe Gardens completes

Works on site

Please refer to the map overleaf for a guide to the location of buildings.

P2

P2, which comprises offices leased to Facebook, a brand new theatre and retail space, is set to complete in Spring 2021. The core of the building has been fully erected and work is now focussed on the erection of the structural steel frame and pre-cast concrete floor, which are now completed up to level one.

Q1

The steel frame at Q1 (set to be an office building) has now been erected and works to the concrete slabs are complete. The cladding and roofing works are currently underway, along with the internal fit-out. In addition, the main mechanical and electrical equipment has been delivered and installed.

The hoarding around Q1 has been moved out into Handyside Street while works take place on site, and will be removed in July 2020 when the building completes. Until then, Handyside Street will be entirely one way.



Visualisation of completed building Q1

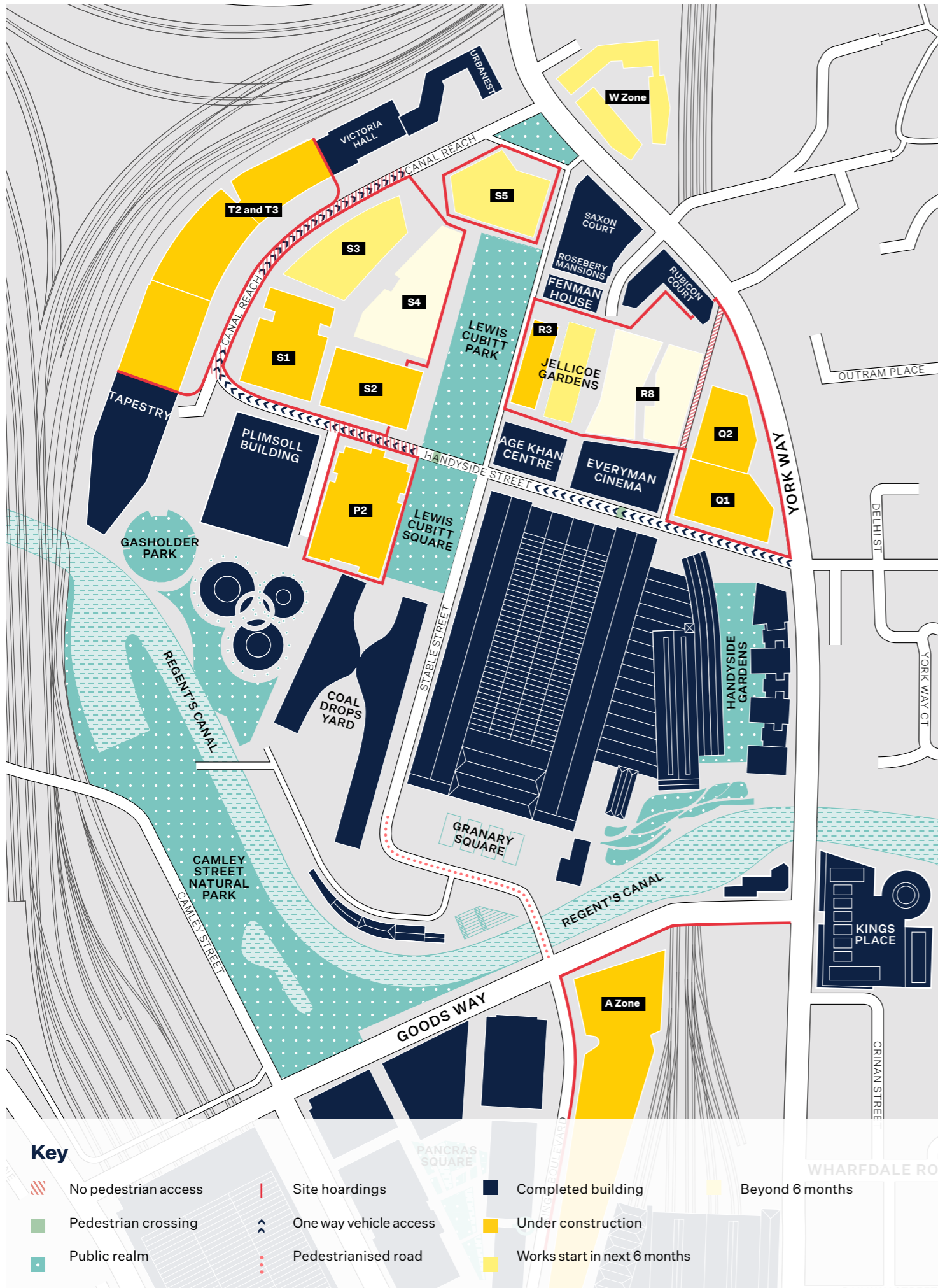
Q2

Fit-out works are nearing completion and the mechanical and electrical systems are being tested at Q2, with the building set to be completed in March 2020.

The building has been designed for dual use. Initially it will provide a temporary home for the Construction Skills Centre, moving over from their current home on York Way, before opening fully to the public as a community sports centre in a few years' time. Once open, the building will remain on the Q Zone construction site, but with safe and open access given to the Construction Skills Centre whilst Q1 is still under construction.

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





R3 – Luma

R3 is a residential development called Luma which will provide 61 homes.

Internal works at R3 are progressing well and the first apartments on the lower levels are nearing completion. The next quarter will see the majority of apartments in the building completed and the testing of the mechanical, electrical and plumbing systems taking place. The project is due to be completed in June this year.

A covered walkway has been constructed along Lewis Cubitt Walk to provide a safe pedestrian route whilst the upper façade of Luma (facing Lewis Cubitt Park) is completed. It will be in place until early spring.

S1

The erection of the steel frame will complete this month, while works to the floor slabs and cladding continues. The office building, which forms an architectural pair with the adjacent building, S2, is due to be completed in 2021 when the pavement outside the building will reopen.

Works are well underway within the building and the core will become the main focus over the next few months. Toilet fit-outs will begin while multiple lift installations also get underway. Externally, the roof and terrace areas are beginning to take shape and finishes to these areas will complete ahead of the summer.

S2

In July 2020 the fit-out works will complete and Google will move into their new offices.

T2/3

Works to the façade are ongoing and the building, which is set to be home to Facebook’s offices, will be completed in February 2021.

The tower cranes on the site are now starting to be removed with a further two to be removed in February and March. Cladding is continuing as planned with the target completion of March for the main façades. Internal fit-out is ongoing with installation of internal walls, lifts and building services.

A Zone

The erection of the steel frame at A Zone, set to be Google’s UK headquarters, has now commenced. The ground floor substructure is complete and the installation of precast concrete and cross-laminated timber floors has started. Mechanical and electrical engineering works are progressing in the basement.

Public realm

New garden at Rubicon Court

The new edible community garden at Rubicon Court has been partially completed and part of it is now open for the public to enjoy. Seating will be installed in February and the garden will be fully open to the public by the start of spring.

Jellicoe Gardens

Upon completion of R3 in June, works will commence on Jellicoe Gardens. This will be a garden to the east of the main building which will stretch from Fenman House at the north to The Aga Khan Centre at the south. The gardens will be bordered by the Beaconsfield Street footpath to the east.

The garden will include a water feature, a timber pergola and a network of sandstone paved walking routes around soft landscaped planters and trees. The construction of the garden is set to run through until the end of 2020.

York Way pavement closure

The York Way pavement immediately outside Q1 and Q2 has now closed to pedestrians to allow works to the footpath to take place. A pedestrian crossing is in place at the junction with Handyside Street allowing pedestrians to cross the road and walk on the pavement on the other side of the road. The pavement will reopen in March 2020 in line with the opening of the Construction Skills Centre at Q2. When the area re-opens it will provide access to the new entrance of the Q1 office building.

Pedestrians on Handyside Street

As noted in previous editions of Construction News, Handyside Street continues to be closed to pedestrians to the west of Lewis Cubitt Square. Pedestrians are encouraged to use the alternative signposted routes provided.

Lewis Cubitt Park

A brand new art installation is set to be erected at the northern end of Lewis Cubitt Park in March. It will be completed and ready for the public to enjoy by Easter.



Visualisation of completed A Zone

Sites set to start this year

S5

Enabling works at S5 are due to commence in April with construction work beginning in July. S5 is to be a residential building containing 158 apartments and is designed by Alison Brooks Architects, which sits at the northern end of Cubitt Park. The entrances and amenity space will be arranged around an internal landscaped courtyard, and there will be a café on the ground floor. Apartments go on sale in February and details can be found here: <https://cadencekingscross.co.uk>



Visualisation of completed building S5

S3

S3 is an office development across 11 storeys with retail units at ground floor. The building, designed by AHMM, offers flexible office accommodation and a series of terraces. The aim is for works to start in Q2 2020, commencing with piling, and to be completed in Q4 2022.

W Zone

Works at W Zone at the far north of the site are due to commence in June 2020. However, in advance of this, decontamination works are being carried out on the site, which may lead to a low level of noise. The Construction Skills Centre at W Zone will close in March 2020, and will temporarily move to Q2. The building at W Zone will then be demolished in mid-2020 in advance of the start of works.

The W Zone, located off York Way and Randell's Road will comprise three mixed use buildings, known as W1, W2 and W3, positioned around a central podium garden. The site masterplan, developed by David Morley Architects, includes a mixture of residential, across a range of tenures, as well as leisure space, plus a managed ecology garden with a focus on education and community engagement. W Zone is set to complete in mid-2022.

Development Update Meeting

We will be hosting a development update meeting this spring and will keep you updated with details of this. To register your interest or to find out more, please email us at construction@kingscross.co.uk

Please visit our dedicated website at www.kingscross.co.uk/construction-news to be kept up-to-date on all construction work across the site.

Contact us

There is a dedicated email address and freephone number so please do get in touch if you have any queries:

Freephone Helpline: **0800 328 8840**

Email: construction@kingscross.co.uk

Training and Jobs at King's Cross

As part of our training and employment commitment to the local community, we offer: the **Construction Skills Centre**. Based on York Way, the centre offers advice and information on finding work in the construction industry, and also training and apprenticeships for eligible 16 – 19 year olds and adults over 25.

For more information call **020 7974 5161** or visit www.kingscrossconstruction.co.uk

King's Cross Recruit

Based at **11 Stable St, N1C 4AB**, KXR is the gateway to a wide variety of non-construction related jobs on the 67-acre development and other local businesses. To browse our retail, hospitality, security and office vacancies, to apply for a job and to sign up for job alerts please visit www.kxrecruit.co.uk

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**
- **AustralianSuper**

For information on the future of King's Cross, please visit our Visitor Centre, which is open to the public Monday to Friday from 10am-5pm, and Saturday from 10am-4pm.

King's Cross Visitor Centre

Western Transit Shed
11 Stable Street
London N1C 4AB

020 3479 1795

www.kingscross.co.uk

What are they doing?

The development at King's Cross brings enormous and continuing benefits to the area.

It will provide some 2,000 homes, employment for thousands, schools, shops, food and drink outlets, cultural and community uses, health centres and many other facilities.

Over 40% of this development is open space. Much of the area's heritage is being maintained by refurbishing 20 historic buildings and structures, including the listed gasholder triplet.

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