

# SUMMER CONSTRUCTION NEWS 2020

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[www.kingscross.co.uk/construction-news](http://www.kingscross.co.uk/construction-news)

## WELCOME TO THE LATEST EDITION OF CONSTRUCTION NEWS



**Will Colthorpe**  
Partner, King's Cross

We publish this edition in unprecedented times. We know that you have been adapting to new ways of living and working, and the King's Cross estate has been adapting too. With the instruction from government that construction sites should continue to operate, myself and the King's Cross development team have been working with our contractors to evolve their working practices. In line with government guidance they have introduced new protocols, staggered working hours, and reduced the number of staff on site.

For our King's Cross residents, we recognise the impact that construction work has had on you while you've had to stay at home. Although construction does often involve noisy works, we and our construction partners want to do what we can to mitigate the impact, while ensuring that workers remain safe and adhere to best practice.

The impact of COVID-19 has meant that the start of works at S3 and W Zone have been postponed until later in the year and the completion date of some projects may also be pushed back. We have included a summary of our predicted timescales on the back page, however these may be subject to change.

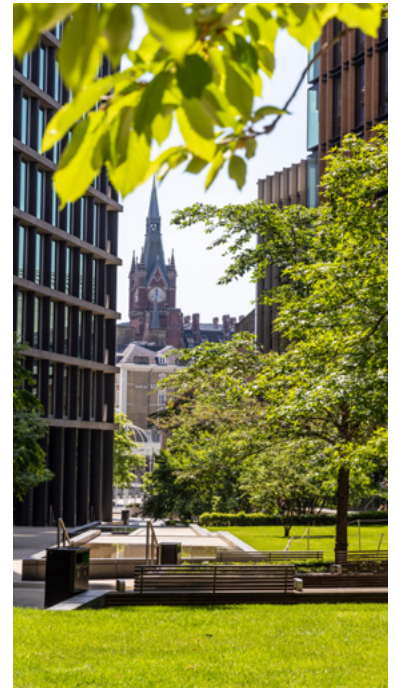
Nevertheless, we have made some significant progress on site. Since the last edition, Q2 has completed and you can read more about this building in our 'Spotlight' feature on the back page.

Key milestones later this summer include the completion of Luma, otherwise known as R3, a residential development which will provide 61 homes, and the demolition of the existing structure in W Zone to prepare for the start of the main construction works on site this winter. The plot, sometimes referred to as the 'triangle site', situated at the north end of the estate, will comprise three mixed-use buildings positioned around a central podium garden. In addition, we are looking forward to the start of works at S5, a new residential development called Cadence in late summer.

You may have noticed that this edition of Construction News has a new look. We hope this offers a more digestible and engaging read. We are keen to hear your feedback and ideas on how we can continually improve our communications with you.

Finally, I wanted to let you know that we will be publishing regular updates via the King's Cross app. You can download it using the QR code on this page or you can find it within the app store. You'll find the latest information about construction activity, as well as estate news, offers and promotions.

Best wishes,



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ALL THE LATEST  
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NEWS



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







**Tom Callaway,**  
Senior Development Manager

**P2 – Progress on brand-new theatre and retail space**

The building, which will be home to a 600 seat theatre, is really starting to take shape. Works are currently focussed on the erection of the structural steel frame, as well as the pre-cast concrete floor. The steel frame is currently at level 7. In line with planning regulations to ensure access to natural light in the building and at ground level, the building steps in at level 7. There will be a terrace garden for the use of the offices, with the main area facing over Lewis Cubbitt Park. Inside the building, the mechanical and electrical fit out for the offices is underway at the lower levels. Once the steel frame is complete and the façade installation has commenced the noise will be more contained within the building. We are looking forward to the building completing this time next year.



Visualisation of completed building P2

**Handyside Street – Keep to the left**

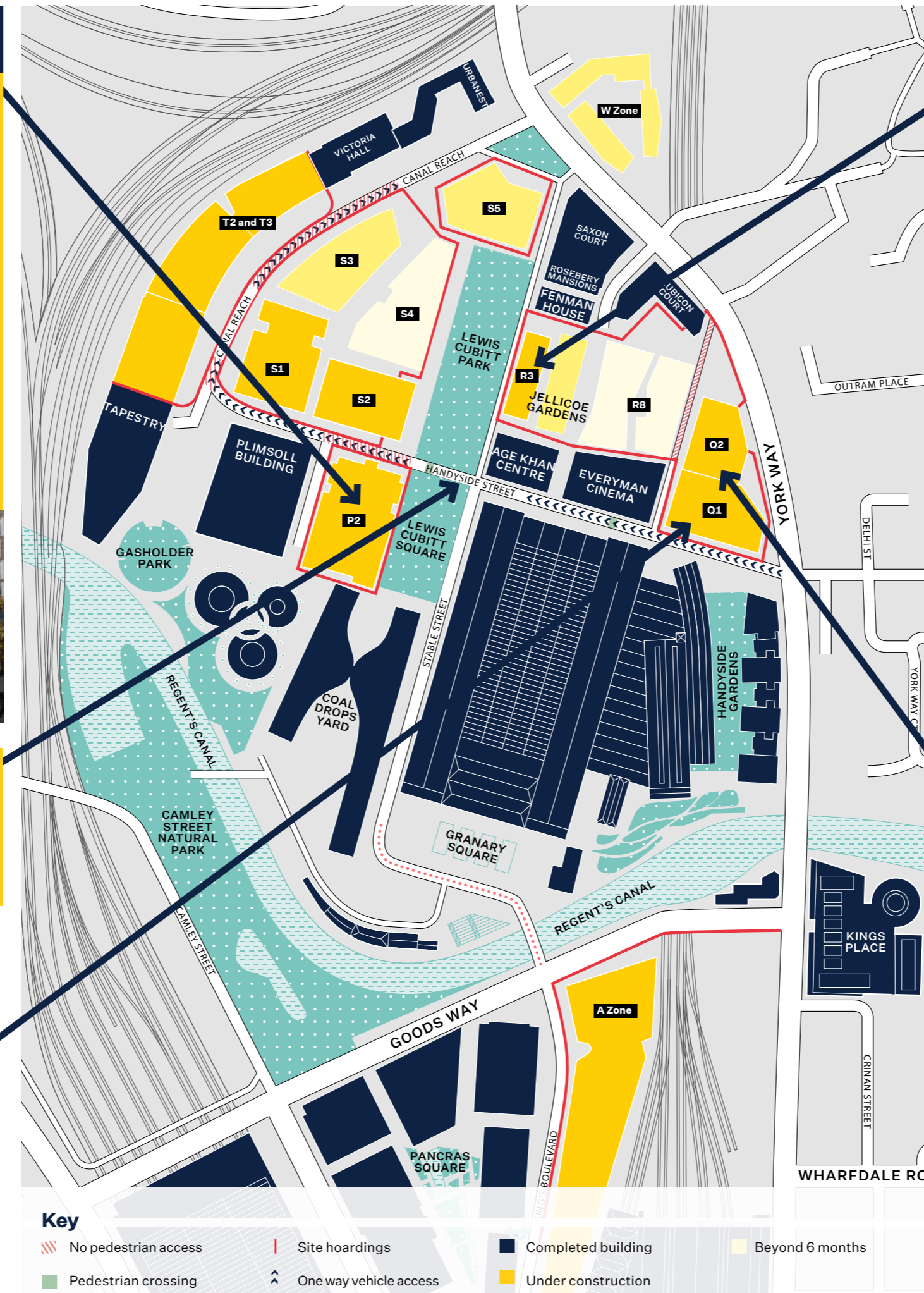
Handyside Street continues to be closed to pedestrians to the west of Lewis Cubbitt Square. Pedestrians are encouraged to use the alternative signposted routes provided.



**Kate van den Driessche,**  
Project Manager

**Q1 – An office building with a difference**

The cladding and roofing works for the building have now completed and the fitout works have commenced. The hoarding around the building on the York Way side has been moved back to reopen the pavement, allowing clear safe access to the newly completed Q2 building. The hoarding on Handyside Street will remain in the road until works on that elevation have been completed and will be removed in late summer when the building completes.



**Elliot Thiele-Smith,**  
Development Manager

**R3 (Luma) – Luma nears completion**

The final internal fittings are now being added to these new homes, ready for the building to complete in mid-August. Extended working hours are taking place currently and will continue until 31 July. From Monday-Saturday and in accordance with the government's temporary extension to site working hours, works will take place from 8am until 9pm for the contractor to install façade panels to the east and west elevation. New residents are expected to move into Luma from September 2020.



Visualisation of completed building R3



**James Campbell,**  
Assistant Development Manager

**Q2 – Construction Skills Centre/ King's Cross Sports Hall**

This building completed in March. Its eventual permanent use will be as a community sports hall and gym, let by Camden Council and managed by Better Gyms. Initially, however, Q2 will be the temporary home of the Construction Skills Centre. A fitness suite on the upper floor will still be accessible to the public during this time. Read more about Q2 in our spotlight feature.



Completed building Q2



# SPOTLIGHT ON Q2

Building Q2, which completed in March, is situated just three metres above the underground tunnels

of the Thameslink railway line. This presented the architects, Bennetts Associates, with a unique challenge. Their design is based on very lightweight materials, including super lightweight concrete with a timber frame and zinc cladding. As well as being super light, these materials are also highly sustainable meaning the building has nearly no carbon footprint.

The building was also designed to have multiple lives. Its permanent use will be as a community sports hall and gym, managed by Better Gyms. The gym and fitness suite on the upper floor is set to open soon. Although this has been postponed due to COVID-19 the team are very much looking forward to welcoming the community soon.

The community sports hall will soon be used by the Construction Skills Centre. The hall will be their temporary home before they move to their permanent location in Euston.

For further information and updates on construction works, please visit [kingscross.co.uk/construction-news](https://www.kingscross.co.uk/construction-news) or alternatively visit the King's Cross app which you can download by scanning the QR code on page 1.

## Timeline for construction activity

The below grid provides an at-a-glance summary of the start and completion dates of all the active construction sites and sites where work is due to start shortly. COVID-19 has obviously had an impact so completion dates may be pushed back slightly.

Site	Building use	Work underway/ Start date	Completion date
A Zone	Google's UK headquarters	Work underway	
P2	Offices, theatre and retail space	Work underway	Spring 2021
Q1	Office building	Work underway	Summer 2020
R3 (Luma)	Residential building	Work underway	Summer 2020
S1	Office building	Work underway	Spring 2021
S3	Office building	Late Summer 2020	Winter 2022
S5 (Cadence)	Residential building	August 2020	Summer 2022
T2/3	Office building	Work underway	Spring 2021
W Zone	Three mixed use buildings positioned around a podium garden	Winter 2020	Under review

### 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](mailto: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](https://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](https://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**

### King's Cross Visitor Centre

Western Transit Shed  
11 Stable Street  
London N1C 4AB

[www.kingscross.co.uk](https://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.

Sign up for news on King's Cross at [www.kingscross.co.uk/subscribe](https://www.kingscross.co.uk/subscribe)

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