

# AUTUMN 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 hope you are all keeping well this Autumn, and are adjusting to living and working in the 'new normal', particularly in light of the announcement of new restrictions.

Despite the impact of Covid-19 on the construction sector, we've continued to work within government legislations and this has enabled our sites to progress. As a result, we are pleased that Luma, otherwise known as R3, has completed. Luma brings 61 new homes to King's Cross and residents will soon be moving in. You can read more about this building in our 'Spotlight On' feature on the back page.

Another milestone is the completion of 22 Handyside Street (Building Q1), which finalises the whole of Q Zone. This super lightweight, beautifully designed building, penned by Coffey architects, sits above the Network Rail Gasworks tunnels on the corner of York Way and Handyside Street.

Just about to start are a series of works to enhance Granary Square, this includes its full pedestrianisation and the installation of a new pedestrian bridge connecting to Goods Way. We have included a summary of our predicted timescales for all the active construction sites on the back page.

We recognise the continued impact that construction work has on our King's Cross residents and the importance of communicating these works with you.

Over the coming weeks, when we know that many of you will again be spending significantly more time at home, we will continue to use the KX App, website notifications and updates to the residents' portals to keep you informed of construction on the estate. We hope that you will find this information useful.

We would also like to take this opportunity to apologise to our Tapestry residents who were disrupted by the recent noisy works at T Zone. We appreciate this was very disruptive for some residents, despite us working closely with our contractors to ensure that these works were completed as quickly as possible. The noisy activities at T Zone are now concluding and the focus will be on the new public realm, including the installation of paving and planters on Canal Reach. These works will continue through to Spring 2021.

Finally, I wanted to let you know that we are continually listening to your feedback and trying to improve our communications with you. We have now started issuing push notifications via the King's Cross App for any works that will be particularly impactful. You can download it using the QR code on this page or you can find it within the app store.

Best wishes,



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CODE BELOW TO  
DOWNLOAD THE  
KING'S CROSS  
APP TO ACCESS  
ALL THE LATEST  
CONSTRUCTION  
NEWS



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







**Tom Callaway,**  
Senior Development Manager

### T Zone and public realm

Over the last couple of months the contractor had to carry out necessary works at T Zone to remove the temporary cladding and install permanent cladding, which will bring the two adjacent buildings into alignment. We apologise for the inconvenience caused during these works. These works are nearing completion and we are starting work on the public realm, which involves the installation of paving and soft landscape planters on Canal Reach. These works will continue to Spring 2021.

### Handside Street – Keep to the left

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

### Granary Square becomes fully pedestrianised

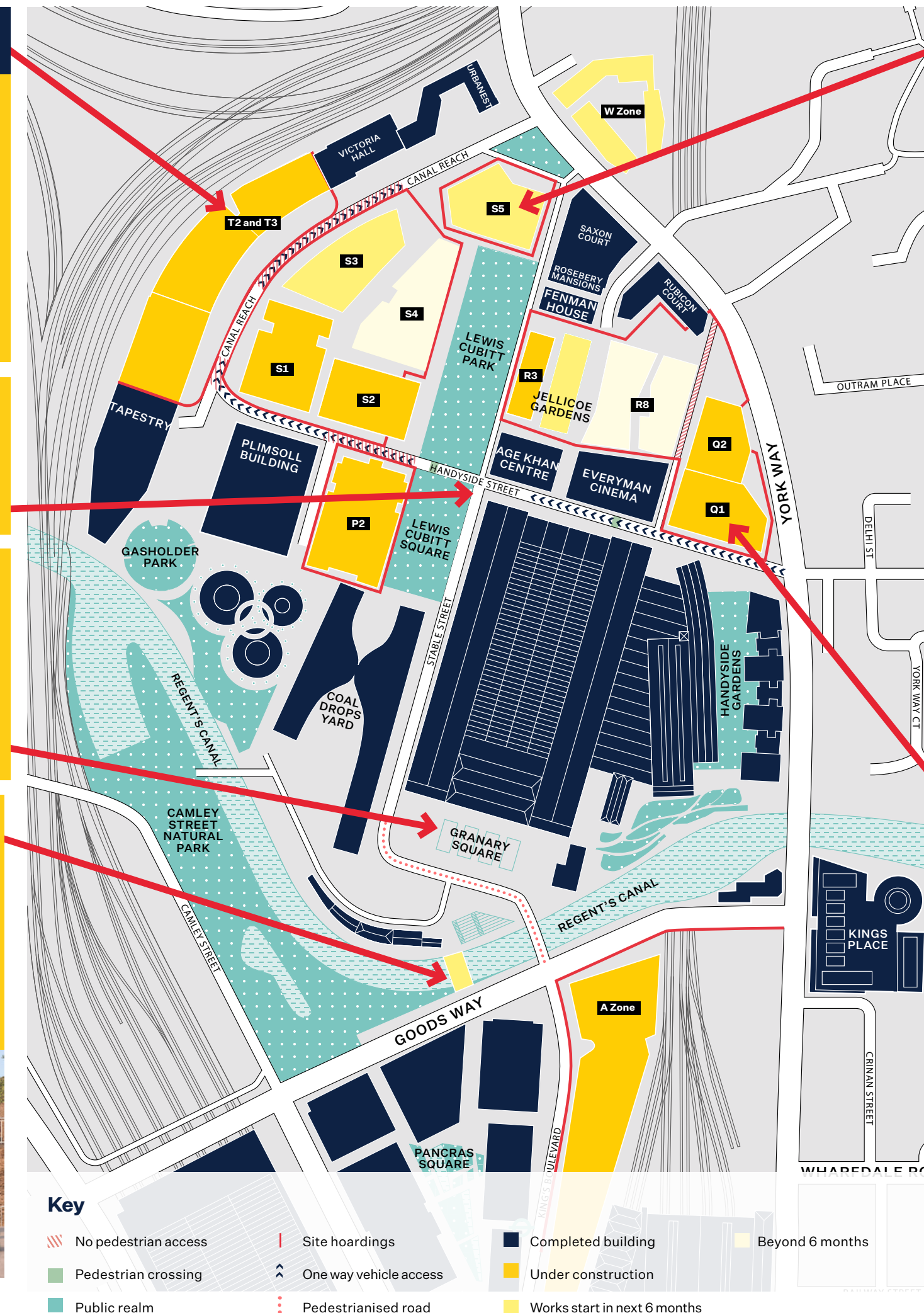
Approval has been given for the removal of the carriageway on Granary Square to create an entirely pedestrianised square which connects seamlessly to Coal Drops Yard. The works will be undertaken in phases, starting in late November and completing in April 2021. Please keep an eye on the website, App and residents' portals for further information.

### New bridge given go-ahead

Plans for a new pedestrian bridge linking Pancras Square with Coal Drops Yard, have been approved by Camden Council. It will span the Regent's Canal forming an important connection between the south of the site and the shops and eateries of Coal Drops Yard, enhancing access for residents. Enabling works for the bridge will commence in January 2021 with the bridge lifted into position in April 2021.



Visualisation of the completed pedestrian bridge linking Pancras Square with Coal Drops Yard



**Frank Drew,**  
Development Manager

### S5 works commence

Works at S5, the residential development 'Cadence', have now commenced. The building, which overlooks Lewis Cubitt Park, will feature 158 homes including 60 intermediate affordable rent apartments managed by Pocket Living. It was conceived by Alison Brookes Architects as a six-sided perimeter block arranged around an internal courtyard from which taller forms emerge, ranging from four to fifteen storeys. The works set to be carried out between now and December will primarily be focussed on excavation and piling operations.



Visualisation of completed building S5



**Kate van den Driessche,**  
Development Manager

### Q1 completes

This striking office building, designed by Coffey Architects features a skewed, pitched roof, perforated aluminium façade and double height windows. Internally, the design of Q1 maximises the use of light and promotes wellness for the building's occupiers. Like its neighbour Q2, this building sits above the Network Rail Gasworks tunnels and the building's super lightweight design has been borne out the constraints of the tunnels below.



Visualisation of completed building Q1



# SPOTLIGHT ON LUMA

Luma, a residential development to the eastern edge of Lewis Cubitt Park, has now completed and residents will be starting to move

in very soon. The building comprises 61 apartments, including two penthouses, as well as a range of one- two- and three-bedroom homes.

This development has been designed by architects Squire & Partners, varying in height between eight and 11 storeys with the aim to invite sunlight in at every angle. The homes also offer triple aspect views overlooking Lewis Cubitt Park and the soon-to-be-created Jellicoe Gardens.

The interior of these properties has been designed by Conran & Partners who wanted to create a feeling of tranquillity. This is emphasised through its generous interior spaces, tall balcony windows, smoothly integrated kitchens and bathrooms, and in the use of elegant natural materials.

Public realm works around the building are nearing completion. Following this, the Jellicoe Garden landscaping will commence and will complete in Q1 2021.



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/<br>Start date | Completion date |
|----------------|-------------------------------------------------------------|------------------------------|-----------------|
| A Zone         | Google's UK headquarters                                    | Work underway                |                 |
| Granary Square | N/A                                                         | November 2020                | April 2021      |
| P2             | Offices, theatre and retail space                           | Work underway                | Summer 2021     |
| Q1             | Office building                                             | Work complete                | October 2020    |
| R3 (Luma)      | Residential building                                        | Work completed               | September 2020  |
| R8             | Commercial and residential building                         | March 2021                   | Q4 2023         |
| S1             | Office building                                             | Work underway                | Spring 2021     |
| S3             | Office building                                             | Winter 2020                  | Winter 2022     |
| S5 (Cadence)   | Residential building                                        | September 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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