



LANDSCAPE

Kings Cross

“Life outside buildings is every bit as important as what happens inside them. At King’s Cross, water, light and earth combine to create a public realm that is rich in natural green life. The well-being of those who live and work here can only be enhanced by such a close relationship with nature.”

DAVID PARTRIDGE ARGENT, DEVELOPMENT PARTNER, KING’S CROSS



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left **PUBLIC SPACES, PEOPLE SPACES**
40% of the King's Cross
development area is public realm



KING'S CROSS LANDSCAPE

FOREWORD



It is wonderful to see how King's Cross has been transformed in the last few years into a new part of London, a vibrant new city quarter for Londoners and visitors to experience and enjoy.

Much of this change has come about due to the creation of new public spaces and opening up the area to the public after 150 years of industrial use.

This document records the progress we have made since planning approval was given in December 2006, and sets out our proposals and aspirations for future phases of development.

We strive to build our squares and gardens to the highest standards of design, but we never lose sight of the importance of creating spaces for people to use and enjoy.

It has been rewarding to see how the completed gardens and squares have been appreciated throughout the seasons and how the programme of public events has attracted a local and London-wide audience.

The lessons we have learned so far are helping to shape our future proposals, so that we continue to offer our residents, tenants and visitors the best experience of King's Cross.

The area is being transformed from an under-used industrial wasteland into a vibrant new part of the city with a whole 26 acres of parks, squares and open space.

opposite TRANSFORMATION

The area is being transformed from an under-used industrial wasteland into a vibrant new part of the city with a whole 26 acres of parks, squares and open space



far left **DUST HEAPS**
Somers Town, 1836

left **WHARF ROAD**
The entrance to the GNR's goods yard and coal depot at King's Cross circa 1900

opposite **ST PANCRAS OLD CHURCH YARD 1815**
The River Fleet now runs underground



maps **HISTORIC EVOLUTION**
King's Cross St Pancras seen through the ages from 1769 to 2007
Map images usage rights courtesy of Camden Local Studies and Archives Centre



1830
The Regent's Canal constructed



1904
Railwaylands made King's Cross an industrial heartland



2007
Introduction of St Pancras International

HISTORY



A map from 1769 shows King's Cross as open fields adjacent to York Way. Dotted throughout the fields were small settlements such as Battle Bridge. The area was popular with Londoners escaping the city to health spas and country inns.

With the completion of Regent's Canal in 1820, King's Cross was linked to major industrial cities in the north of England. The canal brought goods and industry to the area and the rural idyll gave way to gasworks, polluting industries and refuse sorting.

It was the coming of the railways in the mid 1800s however, that transformed the area into an important industrial heartland. Coal, grain, potatoes and other commodities were brought here by rail and canal and transferred on.

When road replaced rail freight after the Second World War, the area went into decline. It went from being a busy industrial and distribution centre to an under-used site and many buildings became derelict.

In the latter part of the 1900s the area became known for its night life, and was something of a hub for artists and creative organisations. But problems of crime, unemployment and a poor quality environment undermined the area.

The arrival of the 21st century has seen some significant changes that kick-started the next chapter in the history of King's Cross. In 2001, construction work started on the Channel Tunnel Rail Link and since then the area around King's Cross has seen an investment over £2.5 billion on the transport infrastructure. The area has also seen an incredible flow of investment into world-class buildings such as the British Library, the Francis Crick Institute and Kings Place.

After years of uncertainty, the railwaylands at King's Cross were ready for regeneration.

It was the coming of the railways in the mid 1800s that transformed the area into an important industrial heartland

The reinvention of buildings and public realm at King's Cross is the cornerstone of the development's future success



N,S,E,W

The Historic grids of King's Cross from North to South and East to West have been revived at the new King's Cross, as have many of the historic buildings

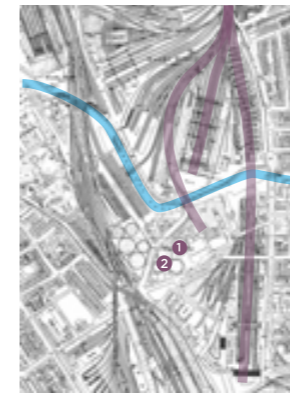


- 1 Gasholder No.8
- 2 Gasholder Triplet
- 3 Western Transit Shed
- 4 Midland Goods Shed
- 5 East Handyside Canopy
- 6 Regeneration House
- 7 The Granary
- 8 Coal Drops Yard
- 9 Fish and Coal
- 10 German Gymnasium
- 11 Great Northern Hotel

SCALE
(METRES)

KING'S CROSS LANDSCAPE

MASTERPLAN FRAMEWORK



At King's Cross a rigorous urban framework has provided the base around which to build. This network of routes and spaces is as important as the buildings themselves, and a whole 40% of the 67 acre estate is given over to new streets, squares, parks and gardens.

The starting point was to make the most of the architectural heritage and enhance the stretch of Regent's Canal flowing through King's Cross. The waterway played a vital role in shaping the area's history. Improving access and re-establishing its importance as a route and a focus for biodiversity was a key goal.

That secured, the historic grid was revived as the new primary urban framework with a central spine running north to south and the canal flowing east to west.

The spine is the urban backbone and links the stations with the heritage heart of King's Cross and the land to the north. Flanked by rows of plane trees

It is the framework of routes, streets, meeting places, squares and parks which is the lasting legacy of development, not the buildings themselves

and wide, generous footways, the spine contains the major public spaces. At its heart, is Granary Square, where the built environment meets the tranquil canal corridor.

The trees, the lighting, even the smallest items of street furniture reflect carefully both the unity of the estate and its setting in a wider London context.

Streets and footpaths lead through a myriad of parks, leafy squares and other open environments. The public spaces vary from the wild wonder of Camley Street Natural Park to the endlessly flexible heart of King's Cross at Granary Square, with its one thousand choreographed fountains. All this, though, is at a human scale so visitors, residents, tenants, commuters - everyone - can benefit and enjoy.

**440 different species of plants
have been introduced to the
development to date**

KING'S CROSS LANDSCAPE

SHARED VISION



The masterplan provides the framework within which individual parks, squares and gardens are created by different designers. This gives a sense of consistency and unity, while allowing the designers to express their own style and personality.

We have sought to work with designers who are experts in the long-established principles of garden design, but skilfully apply them to create landscapes that are both contemporary and timeless.

Each design practice has an international reputation for quality and innovation. Importantly, they have all worked in London and have been at the forefront of the renaissance in greening the city.

Robert Townshend has shaped the landscape masterplan for King's Cross and his practice has been responsible for the design of many of the public spaces, most notably the award-winning Granary Square and Pancras Square. As guardian of the masterplan, he has worked alongside Dan Pearson in developing the strategy for the canal corridor and with Laurie Olin on the

We have worked with designers who are experts in the long-established principles of garden design to create landscapes that are both contemporary and timeless

overall concept for Cubitt Square and Cubitt Park.

Laurie Olin brings his experience of designing major public squares in New York, Washington DC and Portland, to King's Cross. Cubitt Square sits just

north of Coal Drops Yard and will become the focus for major events.

The new civic square features Laurie's hallmark arching water jets and is a handsome space for people to relax, play and enjoy views of the activities within the square.

Dan Pearson is one of the world's leading garden designers. His studio is working on three roof gardens and has recently completed the stunning new Handyside Gardens. Dan is also designing the planting along the canal corridor, creating a new greenway that will become an attraction for plant lovers and families alike.



“ *An aspiration to deliver an active animated series of cohesive public spaces has been at the heart of the Public Realm Strategy since the inception of the master plan some 10 years ago. The intention is, and always has been, to design and deliver a framework of long lasting spaces, which respond to the unique context of the site, as well as being places that encourage and harbour human activity, social intercourse, cultural enrichment and visual delight.*

The manifestation of this to date can be seen in the vibrancy of Granary Square, fast becoming one of London’s landmark spaces and more visited destinations.

As well as providing a legible urban framework of streets and squares which makes it very much part of the city, King’s Cross captures something of the principles of the work of ‘the father of modern gardening’ William Kent, where the buildings and landscape are inextricably linked, creating a series of unfolding and ever changing views and vistas as the visitor moves through them. ”*

ROBERT TOWNSEND TOWNSHEND LANDSCAPE ARCHITECTS

* Horace Walpole 1780 An Essay on Modern Gardening

GRANARY SQUARE; QUIET REFLECTIONS

Designed by Townshend Landscape Architects and originally unveiled in 2012. Townshend Landscape Architects are also responsible for Pancras Square, a new square adjacent to St Pancras International



“ As in early eras of property development of large estates such as that of the Bedford Estate with its squares, streets, terraces and civic structures, King’s Cross is being developed with a similar overarching vision. In keeping with one of the pronouncements of the great 18th century amateur landscape designer William Shenstone, “Water should ever appear”. The designers of the King’s Cross masterplan have developed a sequence of water elements that range in size and character extending from North to South through all of the principal spaces in counterpoint to the Regent’s Canal which is celebrated as it bisects the site from East to West.

An emphasis upon trees, gardens, green squares and parks that characterized English culture and cities from the late 17th century onward inspired emulation on the part of other countries. Such amenities characterize the most beloved portions of great cities and have been woefully absent from the bulk of property developed internationally since the end of World War II. Few recent developments in London or elsewhere have been as fortunate as that of Argent in their management of the King’s Cross estate planning, wherein they have been able to direct a creation of an extensive green public realm shaped by coherently planned architecture as in earlier eras... ”

LAURIE OLIN OLIN LANDSCAPE ARCHITECTS

CUBITT SQUARE; SPACE TO ENJOY
Designed by Olin Landscape
Architects providing a flexible open
space suitable for a variety of uses

© GML



“ Today our fast-paced lives, together with awareness of a changing climate, mean that we are increasingly acknowledging the importance of greenery as a means to improve the health of cities and their inhabitants.

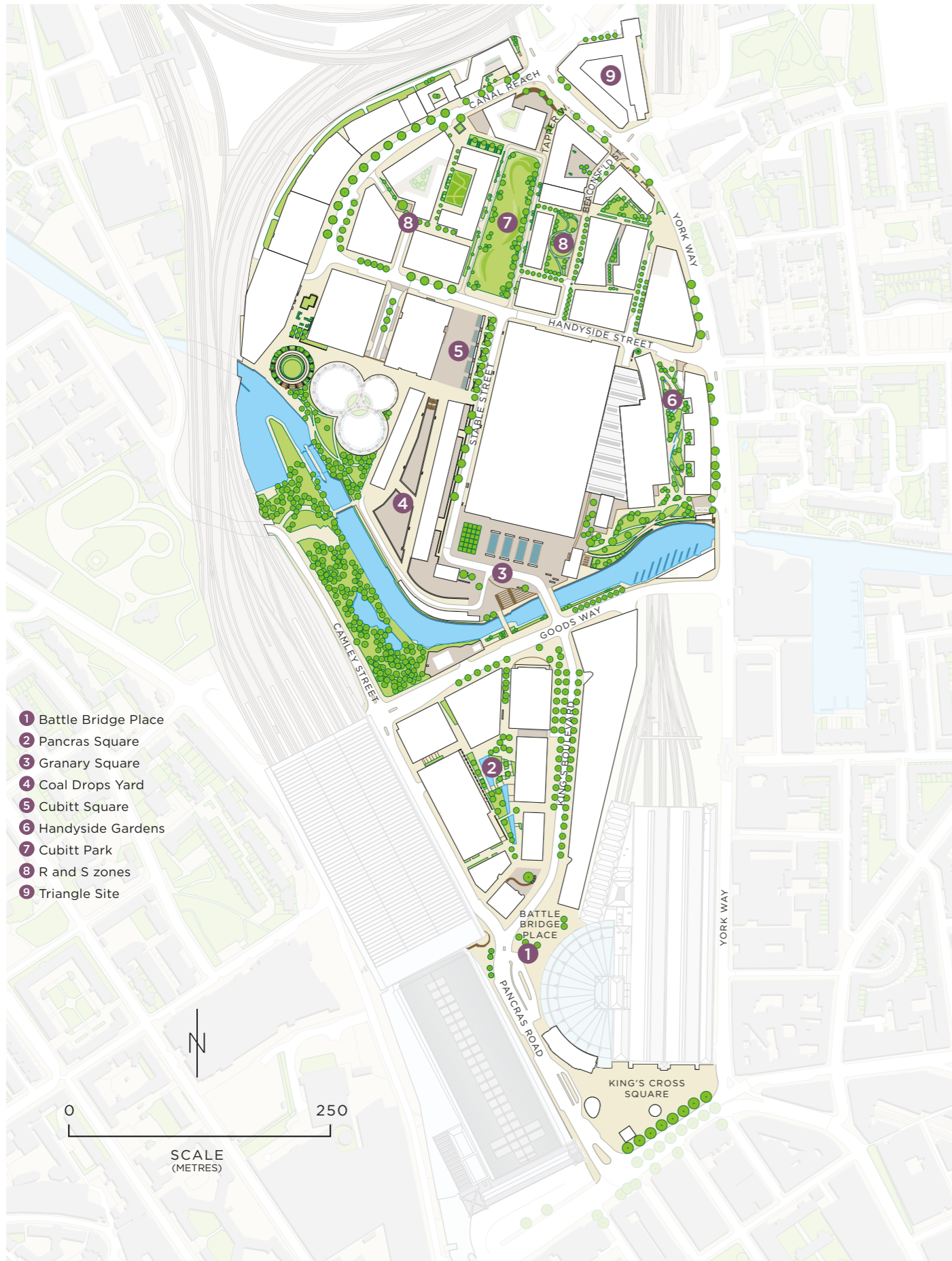
Providing dynamic contemporary planting in new public spaces is also a way of getting people to engage with nature and beauty on a daily basis, creating places where people want to be, whether for play, socialising or contemplation.

The Regent's Canal corridor and the neighbouring railway sidings are also home to a diverse range of native species, providing a rich habitat for an abundance of urban wildlife, which we intend to enhance and increase. ”

DAN PEARSON DAN PEARSON STUDIO



SQUARES, PARKS AND GARDENS



The public squares and gardens at King's Cross come in all shapes and sizes, and everyone can find a space that is right for them. From quiet leafy corners with views of wildlife, to people watching in a bustling square. From a splash in the fountains with the kids to a kick about with friends in the park. The spaces are designed to grow and develop naturally over the years as users make them their own.

Battle Bridge Place is the arrival point and gateway to King's Cross. The wide spread of yorkstone paving directly outside the stations is interrupted only by a stand of plane trees to give focus and setting for public seating. The simple style allows large numbers of people to cross the space with freedom and ease. The area between the German Gymnasium and One Pancras Square

From quiet leafy corners with views of wildlife, to people watching in a bustling square, from a splash in the fountains with the kids to a kick about in the park

is a more intimate space. Here a giant oak surrounded by café seating will form an entry point to Pancras Square and a hint of things to come.

Pancras Square is a striking new public space, inspired by the atmosphere of a continental town square. Tables will spill out from the cafés and restaurants that surround the square, giving the area energy and buzz throughout the day. The land drops through a series of stepped terraces with a striking water feature cascading from one level to the next. With lawned areas and seating beneath mature trees, Pancras Square is both a green route to the north and a place to pause and relax.

above **COMING AND GOING**
Unveiled in 2012, Battle Bridge Place sits between King's Cross and St Pancras International rail stations. It is the gateway to King's Cross



Canalside Granary Square is at the heart of King's Cross. This magnificent new square is built where barges once unloaded their goods from the canal. The square's aquatic history has been worked into the new design, which is animated with over 1,000 choreographed fountains - each individually lit. With the industrial elegance of the Granary Building as a backdrop and wide steps sweeping down to the canal, it is without doubt one of London's new landmarks.

top left **BATTLE BRIDGE PLACE**
 Situated at the gateway to the King's Cross development and Pancras Square, Battle Bridge Place is a place to pause, relax and enjoy

top right **CITY SQUARE**
 All fresco dining spills onto all sides of Pancras Square

above **CITY SQUARE**
 Pancras Square, a place to take a break from the bustle of the shops, or relax after a hard day's work

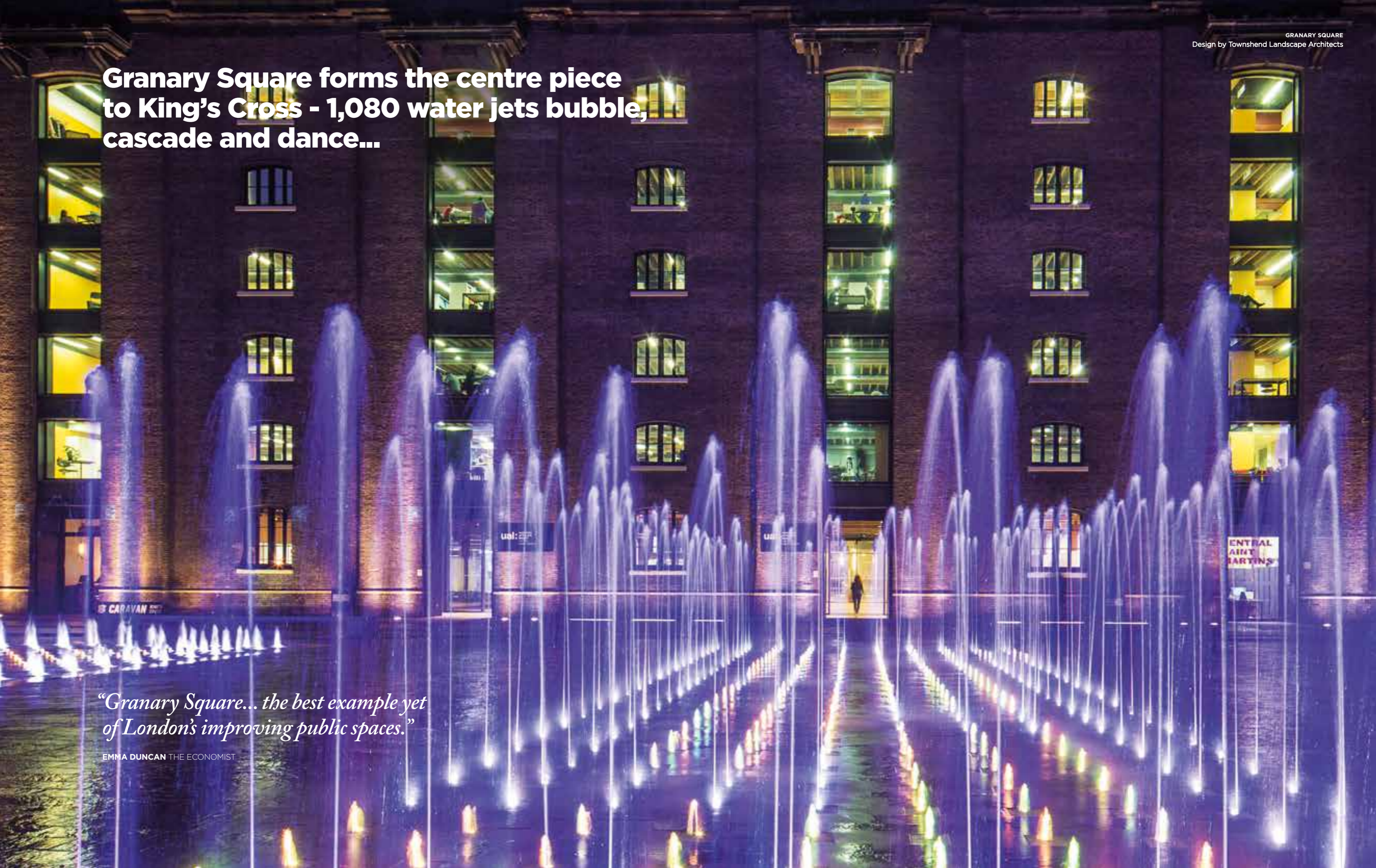
right **GRANARY SQUARE**
 A grove of pleached lime trees provide the perfect place to relax with friends



Granary Square forms the centre piece to King's Cross - 1,080 water jets bubble, cascade and dance...

"Granary Square... the best example yet of London's improving public spaces."

EMMA DUNCAN THE ECONOMIST





Once home to Victorian industry, the cobble streets and brick arches of Coal Drops Yard will soon ring to a different kind of business. The historic structures are to become the hub of the estate's retail offer - with boutiques, galleries and cafés on two levels. Getting there couldn't be easier. The lower level will link through to the canal towpath while the upper levels connect to the Viaduct in the south and Cubitt Square in the north, while pedestrian bridges link the upper levels to Stable Street.

Similar in size to Granary Square, Cubitt Square will provide an impressive setting for the proposed Aga Khan Cultural Centre. A water feature is cut into the eastern side of the square, with seats nestled among flower beds under a row of plane trees. The central area has been left free to host events with flexible seating to allow people to form their own spaces within the square.

top **ACROSS THE BUILDINGS**
The heritage buildings around Granary Square became the canvas for Varini's vast artwork 'Across the Buildings'

above left **COAL DROPS YARD**
The cobble streets and Victorian arches will play host to the estate's retail heart

above right **CUBITT SQUARE MARKETS**
Something different or familiar favourites

left and next page **GRANARY SQUARE**
Andy Murray wins Wimbledon 2013



**The open spaces at King's Cross
involve play and relaxation, public
art and horticulture - the chance for
delight and surprise**



HUMMINGBIRD FUCHSIA
Fuchsia magellanica



HIMALAYAN INDIGO
Indigofera heterantha



BLUE-FLOWERED LEADWORT
Ceratostigma plumbaginoides

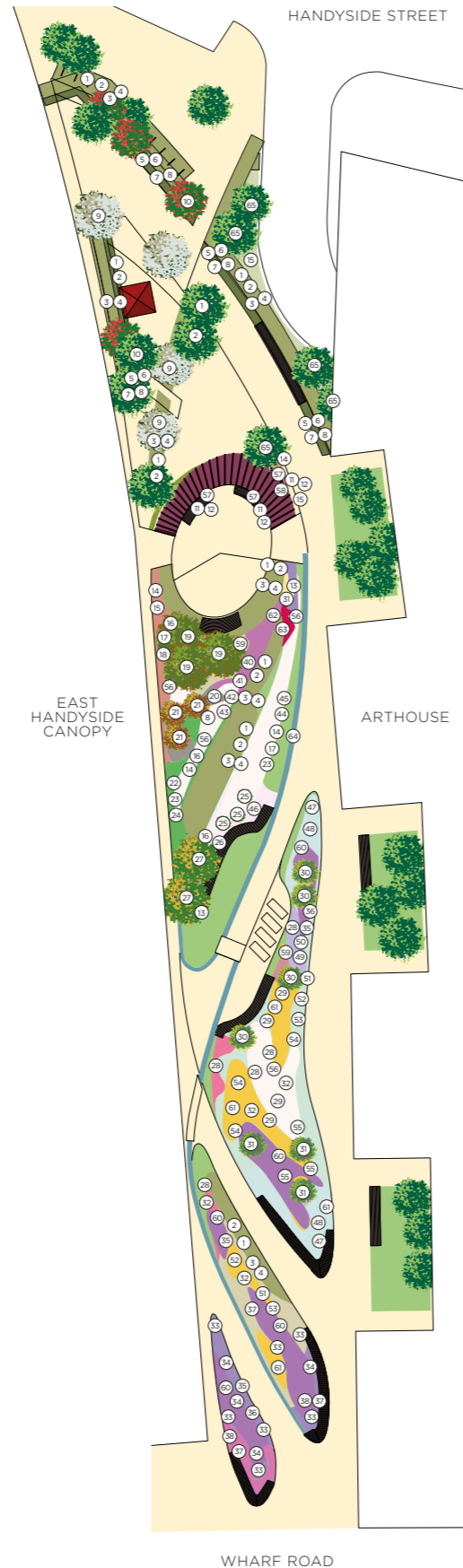


STRAWBERRY GRAPE
Vitis vinifera 'Fragola'



PURPLE SMOKE BUSH
Cotinus coggygria 'Royal Purple'

- ① COMMON BOX *Buxus sempervirens* (L.)
- ② COMMON HORNBEAM *Carpinus betulus* (L.)
- ③ JAPANESE CORNELIAN CHERRY *Cornus officinalis* (L.)
- ④ HUMMINGBIRD FUCHSIA *Fuchsia magellanica* (L.)
- ⑤ CRANESBILL *Geranium macrorrhizum* 'Bevan's Variety' (L.)
- ⑥ ENGLISH IVY *Hedera helix* (L.)
- ⑦ ST PATRICK'S CABBAGE *Saxifraga* 'London Pride' (L.)
- ⑧ IBERIAN COMFREY *Symphytum ibericum* (L.)
- ⑨ SERVICEBERRY *Amelanchier* 'Ballerina' (L.)
- ⑩ CHINESE HAWTHORN *Crataegus pinnatifida* var 'Major' (L.)
- ⑪ HARDY KIWI *Actinidia arguta* 'Shoko' (L.)
- ⑫ HARDY KIWI *Actinidia arguta* 'Uncha' (L.)
- ⑬ BARRENWORT *Epimedium* 'Sulphureum' (L.)
- ⑭ ALPINE STRAWBERRY *Fragaria vesca* (L.)
- ⑮ GREAT WOODRUSH *Luzula sylvatica* 'Marginata' (L.)
- ⑯ HART'S-TONGUE FERN *Asplenium scolopendrium* (L.)
- ⑰ WHITE WOOD ASTER *Aster divaricatus* (L.)
- ⑱ LENTEN ROSE *Helleborus x hybridus* 'White Lady Spotted' (L.)
- ⑲ PURPLE OSIER *Salix purpurea* 'Nancy Saunders' (L.)
- ⑳ MALE FERN *Dryopteris filix-mas* (L.)
- ㉑ WITCH HAZEL *Hamamelis x intermedia* 'Jelena' (L.)
- ㉒ EUROPEAN WOOD OATS *Chasmanthium latifolium* (L.)
- ㉓ WALLICH MILK PARSLEY *Selinum wallibianum* (L.)
- ㉔ FRINGE CUPS *Tellima grandiflora* 'Purpurteppich' (L.)
- ㉕ TREE PEONY *Paeonia delavayi* (L.)
- ㉖ SIBERIAN MELIC *Melica altissima* 'Alba' (L.)
- ㉗ CHINESE SUMAC *Rhus chinensis* (L.)
- ㉘ PURPLE STONECROP *Sedum* 'Jose Aubergine' (L.)
- ㉙ IRONWEED *Vernonia crinita* 'Mammuth' (L.)
- ㉚ PURPLE SMOKE BUSH *Cotinus coggygria* 'Royal Purple' (L.)
- ㉛ HIMALAYAN INDIGO *Indigofera heterantha* (L.)
- ㉜ JAPANESE BURNET *Sanguisorba bakusanensis* (L.)
- ㉝ ANGEL'S FISHING ROD *Dierama pulcherrimum* 'Merlin' (L.)
- ㉞ AGAVE-LEAVED SEA HOLLY *Eryngium eburneum* (L.)
- ㉟ RUSSIAN SAGE *Perovskia atriplicifolia* 'Little Spire' (L.)
- ㊱ DOG VIOLET *Viola riviniana* (L.)
- ㊲ MEXICAN FLEABANE *Erigeron karvinskianus* (L.)
- ㊳ ELEPHANT'S EARS *Bergenia* 'Overture' (L.)
- ㊴ SWEET BOX *Sarcococca ruscifolia* 'Dragon's Gate' (L.)
- ㊵ PERENNIAL ANGELICA *Angelica edulis*
- ㊶ JAPANESE ANEMONE *Anemone* 'Honorine Jobert' (L.)
- ㊷ MASTERWORT *Astrantia* 'Roma' (L.)
- ㊸ RED BISTORT *Persicaria amplexicaule* 'Firetail' (L.)
- ㊹ GOLDEN COLUMBINE *Aquilegia caryanthea* 'Yellow Star' (L.)
- ㊺ CULVER'S ROOT *Veronicastrum virginicum* 'Album' (L.)
- ㊻ STRIPED HEMLOCK *Molopospermum peloponnesiacum* (L.)
- ㊼ PURPLE BERGENIA *Bergenia purpurascens* 'Helen Dillion Form' (L.)
- ㊽ BLUE FLOWERED LEADWORT *Ceratostigma plumbaginoides* (L.)
- ㊾ FALSE INDIGO *Baptisia australis* 'Purple Smoke' (L.)
- ㊿ SEA HOLLY *Eryngium eburneum* (L.)
- 1 ORNAMENTAL OREGANO *Origanum* 'Herrenhausen' (L.)
- 2 BROWN DEER SWITCHGRASS *Panicum virgatum* 'Rehbraun' (L.)
- 3 LAMB'S EARS *Stachys lanata* (L.)
- 4 CALICO ASTER *Aster lateriflorus* 'Prince' (L.)
- 5 STARWORT *Aster turbinellus* (L.)
- 6 DAFFODIL *Narcissus* 'Jenny' (L.)
- 7 STRAWBERRY GRAPE *Vitis vinifera* 'Fragola' (L.)
- 8 SILVER VINE *Actinidia polygama* (L.)
- 9 QUAMASH *Camassia leichtlinii* 'Semiplena' (L.)
- 10 STAR OF PERSIA *Allium cristophii* (albopilosum) (L.)
- 11 JONQUIL *Narcissus* 'Pipit' (L.)
- 12 PURPLE MOOR GRASS *Molinia caerulea* 'Transparent' (L.)
- 13 PERENNIAL HONESTY *Lunaria rediviva* (L.)
- 14 ARKANSAS BLUE STAR *Amsonia hubrichtii* (L.)
- 15 RIVER BIRCH *Betula nigra* (L.)



Between the Midland Goods Shed and ArtHouse is Handyside Gardens – a new park designed by Dan Pearson Studio. The gardens are beautifully landscaped, with planting in raised beds, places to sit, and a water rill which meanders through the park from a children's play area. Both the geometry of the park, and the planting and materials have been inspired by the railways.

Running along the line of Wharf Road, Wharf Road Gardens will create a green route from the canal to Handyside Gardens and beyond. Banks of grass and a natural mix of trees and shrubs complement the planting in Handyside Gardens and the landscaped areas around the gasholders.

Cubitt Park is reminiscent of the London Squares built when the great estates of an earlier age were at their peak. Surrounded by trees, and with a simple, open design, this will be the estate's principal lawned area and a place for children to play and run freely.

below HANDYSIDE GARDENS
A contemporary garden for all seasons and all ages. Over 65 different kinds of plants adorn this open garden which includes places for people to contemplate and children to play



left TREES AND SHRUBS OF THE GARDEN
An urban paradise, a plantsman's garden, and a garden full of secrets. There is an ascending hierarchy of planting from south to north. Expanses of mixed perennial planting are increasingly interjected with tall erect grasses, lines of hedges and emergent shrubs



The areas to the north of Handyside Street are being designed to include a diverse range of local gardens and squares. These spaces will serve smaller communities and some may have a semi-private character to signal that they have been created mainly for the people who live and work there.

The Triangle Site is a three-acre plot to the east of York Way. This area will include a podium garden at first floor level, built on a complex of homes and shops. Other public realm features include the footways and highways around the buildings.

50 new and restored buildings and structures, 20 new streets and 10 new public spaces are being created



RUN FREE
Cubitt Park, surrounded by trees, is the estate's principal lawned area where children can run and play freely.

CANALSIDE



Created by the capital's supreme masterplanner John Nash, the Regent's Canal runs through the heart of King's Cross and has played a vital role in shaping the area's heritage.

Once the tradesman's entrance to the industries that lined its banks, we now have access to this hidden treasure, and can appreciate the beauty of the waterway with its colourful narrow boats, ivy-clad walls and rich bird life.

Its setting means the canal receives sun all day long and has the most open aspect of anywhere in the development. This unique micro-climate, with its carefully chosen plantings, encourages wildlife, adding to the diversity and charm of the setting.

People still live along the canal and the mix of boat moorings, heritage buildings, and a connection with nature make it irresistible to visitors.

People still live along the canal and the mix of boat moorings, heritage buildings, and a connection with nature make it irresistible to visitors

Although the entire canal is an attraction, the undoubted centrepiece is Granary Square and its wide steps down to the water.

As the canal winds westwards, it flows past the beautifully restored gasholder guideframes. These historic structures sit in a new landscaped

setting with paths leading down to the canal. Key among them is Gasholder No.8 which houses a new park and events space within the Grade II listed frame. From here, you can look out over Camley Street Natural Park and the colourful scene at the St Pancras Cruising Club. This area is floristically rich and designed to encourage and support the canal's fauna.

East of Granary Square another small garden runs along Wharf Road, continuing the green corridor and connecting the canal with Handyside Gardens.

All along the towpath, the brick retaining walls have been draped in ivy and climbing plants restoring the waterway's secret garden feel, while low-rise brick walls provide a place to pause, relax and go with the flow.



One thousand metres of canalside and two acres of natural parkland

MAKING CONNECTIONS
The tranquil flow of the canal links seamlessly with Granary Square, the traditional heart of King's Cross. A series of grand steps provide a place to unwind and enjoy the serenity of the canal.





top **CANALSIDE SOUTH**
Lunchtime by the water

left and above **CANALSIDE STEPS**
A summer carpet and 'cinema verte'

Like the Highline in New York, the Viaduct is an elevated park and a pathway for pedestrians and cyclists. The viaduct follows the curve of the canal and connects the gasholder area with Coal Drops Yard and Granary Square. Low clipped hedges repeat the rhythm of the brick arches that support the Viaduct. Between these hedges are seats, viewing areas and a rich palette of ornamental and culinary plants that change throughout the seasons and provide a habitat for wildlife.



above **VIADUCT**
A landscaped causeway that connects the canal side adjacent to Gasholder No.8 to Granary Square

right **BOTANICS**
A wide variety of plant species will provide year-round volume colour and interest all along the viaduct





The cast iron skeleton of Gasholder No.8 has been painstakingly restored and moved to a new home on the canalside. The historic gasholder guideframe will sit within a landscaped setting and house a new park with a spectacular sculpted canopy. By day, the reflective canopy creates a cloister around the circular lawn, framing views over the canal and Camley Street Natural Park, while at night; subtle lighting transforms it into a destination for events.



above TAPESTRY AND GASHOLDER NO.8

The setting for 129 private and affordable homes sits beside the historic gasholder structure with a direct connection to the canal

right GASHOLDER NO.8

The historic structure has been restored and moved to a new home north of the canal. It's guideframe will sit in new landscaping

left IN THE ROUND

Within the frame structure a new public park with a spectacular sculpted canopy will provide play facilities and a flexible event space from 2015





© AARTIMBER



© TOWNSHEND LANDSCAPE ARCHITECTS

top **VIEWPOINT**

Finnish design gives a new perspective on the canal. The floating Viewpoint for Camley Street Natural Park is an island hideaway in miniature. A peaceful spot to pause and take in views of the canal and its wildlife

above **WHARF ROAD GARDENS**

These gardens seamlessly pull the public realm together. From the canal side to Handyside Gardens and beyond they provide a tranquil connection

right **CAMLEY STREET NATURAL PARK**

A two acre wildlife oasis in the heart of King's Cross that was created from an old coal yard in 1984



© ANGELA INGLIS COURTESY OF TROJADOR PUBLISHING LTD

STREETWISE



The streets and pedestrian routes at King's Cross are deliberately simple and uncluttered in their design. A strong unity in the materials, street furniture and planting helps to create a sense of cohesion and harmony in an estate where there is much variety in the architecture.

Traditional Yorkstone paving, granite setts and laybys, and corridors of plane and oak trees convey the message that King's Cross is an integral part of London, but also a place with its own unique character and identity.

Across the estate, benches, kiosks, public art, cycle bays, and outdoor seating for the estate's restaurants and bars are there for the whole community to share.

Traditional Yorkstone paving, granite setts and laybys, and corridors of plane and oak trees convey the message that King's Cross is an integral part of London

Three new bridges cross Regent's Canal. The first, at the top of King's Boulevard, moves people and traffic across Goods Way and into Granary Square. The look here is deliberately low key so as not to detract from its planned neighbour to the west.

This second bridge, designed by Heatherwick Studio will be an estate landmark, linking Coal Drops Yard and the Viaduct to Pancras Square and the stations. The third bridge spans from Camley Street Natural Park and will carry green influences from the park across the canal and into the heart of the estate.

The area to the north of Handyside Street takes forward the concept of 'Home Zones'. These zones are smaller scale communities of mews-style routes where pedestrians have priority. The mews pattern links new squares and gardens, each with their own individual look and character.



left above **GREAT OAK**
The entrance to Pancras Square soon to be revealed

left **HARD LANDSCAPING**
All of the streets and squares are paved in natural stone



left **CLARENCE PASSAGE**
Between German Gymnasium and the Stanley Building, Clarence Passage links the stations and Pancras Square

right **CANAL REACH**
A new garden on Canal Reach provides a green 'foyer' to the new primary school

below right **KING'S BOULEVARD**
A row of flowering cherries add spring colour to the shopping avenue

below far right **PANCRAS SQUARE**
Cafés spill out into the new square



© VISUALISATION ONE



© MILLER HARE



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9,000 sq m of green or brown roofs delivered or planned across the site

KING'S CROSS LANDSCAPE

GREEN WALLS AND ROOFS



Sometimes, nature needs a helping hand, and the estate's green walls and roofs allow flora and fauna to flourish in every possible space. Beautiful to look at, ever-changing with the seasons and climate, these green planes provide opportunities for planting in areas where there is limited access to topsoil – and a much needed habitat for wildlife in a busy city.

Along Regent's Canal, ivy and Virginia creepers have been introduced to re-clothe bare walls. A more technical solution was needed for the brick walls along Goods Way. Here soil-free hydroponics have been used to create a green wall. Using meticulously watered and nutrient-fed rockwool as the growing medium, the system is virtually self-contained with moisture coming from rain collected on the roof of the enclosure.

Each building within the development incorporates green or brown roofs and garden terraces. While these roofs provide a retreat for residents, occupiers and visitors, they are not generally open to the wider public.

Beautiful to look at, ever-changing with the seasons and climate, these green planes provide a much needed habitat for wildlife in a busy city

One exception relates to the gardens which will be integrated within the architecture of the forthcoming Aga Khan Cultural Centre which will be open to the public.

Through contemporary landscape architecture, these gardens will seek to demonstrate the diversity of cultures and draw their inspiration from the world of Islam. The gardens within the other Aga Khan Development Network buildings will also be accessible to the public through pre-arranged tours.

left **GREEN WALL**
Soil free hydroponics have been used to reclothe the bare walls of Goods Way



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© VISUALISATION ONE

above **TAPESTRY**
Gardens are not just at street level.
Each building incorporates green or brown roofs and garden terraces

right **PLIMSOLL BUILDING**
Gardens at podium level, with an abundance of flora, connect the architectural statements to the public realm



© VISUALISATION ONE



KING'S CROSS LANDSCAPE

PLAY



In time, King's Cross will be home to more than 800 children, and the streets, squares and parks here will be their playground. Our goal is to create an imaginative and stimulating environment that excites, delights and challenges children of all ages and abilities.

As well as dedicated, structured play areas, the environment at King's Cross provides plenty of space and opportunity for children to run freely, climb, jump, chase a ball and splash around. During school holidays, the squares and gardens come alive with events and activities for both local children and visitors.

For all day fun, just add children.





above and right **THE SPORTS PITCH**
Perfect for a game of five-a-side
or basketball

far right **HANDYSIDE GARDENS**
Play goes on at dusk in the
winter evenings





Our goal is to create an imaginative and stimulating environment that excites, delights and challenges children of all ages and abilities



left **GET YOUR SKATES ON**
The roller rink at West Handside Canopy

above **KERB**
Now in its third year at King's Cross, Kerb offers many culinary delights from around the world. Featured in Time Out as one of London's best 'Cheap Eats for 2013', Kerb continues to attract customers from far and wide.

top left **ICE CREAM FESTIVAL**
This two-day event showcased the best ice creams available in London and the South East, and celebrated the history and production of ice cream in the region

top **AFRICA EXPRESS**
A collective of African and Western musicians, with dozens of guest artists, performed a rousing finale to their 2012 tour in Granary Square

above and right **THE VICTORIAN EXPERIENCE**
Visitors got the chance to relive the area's industrial heritage during a two-day festival





A REAL ESTATE

London is unique in its pattern of land ownership. Besides the Crown Estate and the Corporation of London holdings, a little over a third of Central London is owned by four great estates. What sets these estates apart from other property companies is their commitment to long-term stewardship, and a remarkable ability to evolve and adapt.

This same commitment to the long-term forms the cornerstone of the approach at King's Cross and the vision is that it will be one of London's next great estates.

A well-designed public realm, built on a robust framework is central to realising this vision. And managing the public realm so that it is welcoming, well-maintained and secure is of enormous importance.

This same commitment to the long-term forms the cornerstone of the approach at King's Cross

The public spaces at King's Cross are managed and maintained by a specialist team - King's Cross Estate Services. This enthusiastic and dedicated team is committed to keeping King's Cross safe and clean at all hours of the day and night - a

place that everyone will want to visit and enjoy.

Equal care and attention is given to the planted areas. Here the original landscape contractor maintains the planting, with input from the designer to preserve the quality and ensure that the design intent is achieved.

left **KING'S CROSS ESTATE SERVICES**
The King's Cross Estate Services team are always available to lend a hand

A world class professional team, delivering a world class public realm – King's Cross

THE PARTNERSHIP

King's Cross is being developed by the King's Cross Central Limited Partnership, which brings together:

ARGENT KING'S CROSS LIMITED PARTNERSHIP

Comprises the BT Pension Scheme (managed by Hermes Real Estate) and members of Argent (Property Development) Services LLP, one of the UK's best respected property development companies. Argent is also the Asset and Development Manager for King's Cross.

LONDON & CONTINENTAL RAILWAYS LIMITED

A UK Government-owned property company whose primary focus is the regeneration projects at King's Cross and The International Quarter, Stratford City. LCR previously delivered the award-winning High Speed 1 Railway including the rebirth of St Pancras International.

DHL SUPPLY CHAIN

Owned by Deutsche Post, a world-class provider of supply chain solutions.

MASTERPLANNERS

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AWARDS

2014 Camden Public Realm Award
Granary Square

2012 RICS Award for London
Mayor's Award for Planning Excellence

2012 Property Marketing Awards
Best Overall Marketing Campaign

2014 London First *Improvement to Londoners' Quality of Life*

2012 RICS Award for London
Regeneration Award

2011 Property Week National Awards
Regeneration Award

2013 Property Awards
Developer of the Year

2012 RICS Award for London
LABC Award

2009 RIBA Award
RIBA Regional London Award

2013 Property Awards
Regeneration Award

2012 AJ100 Awards
Building of the Year Award

2008 British Council for Offices Awards
President's Award

