

**An extraordinary piece of London is taking shape. The 67 acres north of King's Cross Station is being transformed into a new part of the city with homes, shopping, offices, hotels, cultural venues, bars and restaurants. There is also a massive 26 acres of public space, including 10 new parks and squares.**

**THE JOURNEY SO FAR**

In Victorian times, this area was an important industrial heartland – the first intermodal transport hub combining rail, road and canal. By the latter part of the 20th Century the area had become a series of railway sidings, disused buildings, warehousing and contaminated land. Plans based on a Foster's masterplan fell through in the early 1990s. However, the relocation of the Channel Tunnel Rail Link from Waterloo to St Pancras was the catalyst for the landowners to develop the land.

**In Victorian times, this area was an industrial heartland; the first intermodal transport hub combining rail, road and canal for distribution of goods.**

In 2000, Argent was selected as the developer by landowners LCR and Exel (now DHL) and subsequently formed a joint partnership: King's Cross Central Limited Partnership. Single land ownership makes delivering the development easier. Many of the original team are still working on the project – bringing an unusual level of continuity and commitment.

The Partnership has invested over £250 million so far. In the early days, much of this investment was below-ground, with the delivery of essential infrastructure such as water, drainage and utilities. Only now are we seeing the visual impact the development is having on the area.

In 2011, University of the Arts London moved into the stunning Granary Building. A few months later, Granary Square with its magnificent fountains opened. Since then, new routes, parks and squares have opened, the first restaurants, bars and offices are here, and people have moved in to over 400 new apartments in four new buildings, with many more on the way.



The infrastructure network within King's Cross © John Sturrock



Construction on site © John Sturrock

**WHAT'S COMING**

- 50 new buildings
- 2,000 new homes
- An exciting new shopping quarter
- 3.4 million sq ft of work space
- 26 acres of open space
- 20 new streets
- 10 new public parks and squares
- Education and cultural facilities



The courtyard at Saxon Court © Tim Crocker



View from ArtHouse apartment © Philip Durant

**HOMES**

1,900 new homes are being built here. Everything from top-end apartments to affordable and supported housing, from student flats to family homes. The homes are of different types and tenures, but something they all have in common is intelligent design and the highest quality materials and finishes.

The first residents arrived in 2012 when 260 affordable homes were built for One Housing Group in Rubicon Court, Saxon Court and Roseberry Mansions. This was followed by the Urbanest Tower, providing 650 homes for students and the 143 stunning apartments in the

canalside ArtHouse building. Next up is the Pimmsoll Building on Handyside Street, with 255 apartments, including 77 key worker homes. The premium apartments in the Tapestry Building are also on release.

**2,000 new homes are being built here. Everything from luxury apartments to affordable and supported housing, from student studios to family homes.**

**Ten new parks and squares, 20 new streets, a car-free feeling, three new bridges and more than 400 mature trees.**



King's Boulevard © John Sturrock



The Skip Garden © John Sturrock

**ARTS AND CULTURE**

There's an exciting and interesting mix of things happening at King's Cross and arts and culture is a big part of that mix. Music venues, cinemas, galleries and theatres all have a place here. The new public spaces and squares play host to outdoor concerts, theatre, film and dance performances. These new venues complement and enhance the already thriving local arts and music scene.

The public art programme at King's Cross celebrates the area's heritage and its future. The nine-year programme is curated by specialist teams, and has already featured the hugely popular 'Across the Buildings' by Felice Varini, and 'Identified Flying Object' by Jacques Rivat. Next up is 'Of Soil and Water: King's Cross Pond Club' – a natural bathing pond in Lewis Cubitt Park that will be at King's Cross for two years.

**Sports & play spaces are being developed to cater for all, including dedicated zones for urban sports and a multi-use games area.**



The PO and King's Cross mural © John Sturrock



The refurbished and rebuilt Gasholder No.8 forming Gasholder Park © John Sturrock

**HERITAGE**

In time, 20 historic buildings and structures will have been refurbished and restored. This means coming up with creative solutions to convert buildings designed for different uses. A good example is the introduction of a light well in the Granary building. The Granary was originally used to store grain, which needed to be out of the sun to keep cool. The building is now a creative warehouse, home to Central Saint Martins, and the well provides light for the thousands of students who study art and fashion here.

History shapes the outdoor areas as well – field boundaries defined the route of the canal which in turn influenced the position of the warehouse and railway tracks. Those tracks and warehouses are now shaping the layout of the new streets. The development has been cited by English Heritage as "One of England's 20 Best Heritage-Lead Developments" and is commended for its dedication to integrating and re-using old buildings.

**In time, 20 historic buildings and structures will have been refurbished and restored.**



The Granary Building, home to Central Saint Martins © John Sturrock

**AN OVERVIEW**

Welcome to King's Cross, an area of central London with a history of dynamic development. This strategic location has gone through many transformations - from farming fields and Georgian health spas to Victorian factories and an important transport and freight hub. Post WWII the area went into decline, but the site of the old railway goods yard is now undergoing a major redevelopment.

As with every part of London, there will be a mix of uses: offices, homes, educational facilities, shopping, open spaces, restaurants, cafés and bars all have a place here. King's Cross blends the old with the new: restored and refurbished Victorian structures sit alongside new modern buildings. Lively streets, squares and parks will help make the development a successful part of the city, linking it with the surrounding area.

**Lively streets, squares and parks will help make the development a successful part of the city, linking it with the surrounding area.**

The future is not set – the masterplan for King's Cross is a flexible framework that will be shaped by market demand, legislation, and the people who live, work and spend time here.



King's Cross 2001 Aerial, prior to St. Pancras International Station development © Unknown

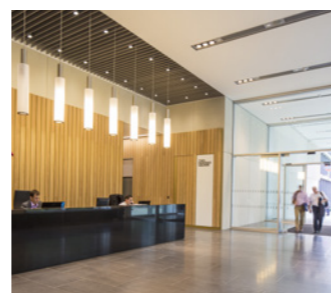


King's Cross 2011 Aerial, after St. Pancras International Station development © BlueSky International Ltd

**WORKSPACE**

There will be 3.4 million sq ft of workspace here, in 19 new and refurbished office buildings – attracting everything from small start-ups to multinational corporations. The buildings are designed by different architects, each making their own distinctive contribution to the area. All are designed, built and managed in a way that minimises impact on the environment and creates a better and healthier space for the people who work in the buildings.

The workspace in the award-winning Western Transit Shed and at One, Two and Five Pancras Square is already open and occupied, with six further office buildings under construction. Among the companies choosing to locate here are Google, Louis Vuitton, PRS for Music, New Day and media giant Havas.



Two Pancras Square reception © John Sturrock

**There will be 19 new and refurbished office buildings at King's Cross. These will be high quality offices – designed, built and managed in a way that minimises impact on the environment.**

**SHOPPING, EATING AND DRINKING**

A new retail quarter is taking shape at King's Cross – a diverse and interesting mix of shops, restaurants and entertainment venues. At its centre will be the Coal Drops, with its impressive Victorian railway architecture, canalside location and new public spaces as a backdrop.

The first restaurants and bars are already here and the area is fast establishing itself as an exciting food destination. Caravan and Grain Store on Granary Square have been joined by the ever-popular Indian eatery, Dishoom and specialist tea shop Yumchaa. The Greek Larder opened in ArtHouse on York Way, and at Pancras Square, Vinoteca and Notes coffee will soon be joined by Kimchee, Granger & Co and a new restaurant by D&D London. Meanwhile, KERB continues to serve up London's best street food weekday lunchtimes from Granary Square. Events, markets and street performances help create a fun and varied experience for visitors, workers and the local community.



Five Pancras Square, London Borough of Camden offices © John Sturrock

**King's Cross**



an exciting piece of central London in the making  
20 new streets, 10 new squares

**makingstoreys**

**For further information:**

**King's Cross Visitor Centre**  
**Western Transit Shed**  
**11 Stable Street**  
**London**  
**N1C 4AB**  
**+44 (0)20 3479 1795**

**www.kingscross.co.uk**  
**twitter.com/kingscrossN1C**

**All buildings connect to the hot water distribution network fed from the Energy Centre, home to a Combined Heat and Power (CHP) plant.**



Green Wall on Goods Way © John Sturrock

and cools the buildings in a very energy efficient way. The buildings also feature the latest water-saving and recycling technologies. Over 400 mature trees are being planted and where possible, rooftops are used for gardens and allotments and walls are greened. The key to successful sustainability is not just putting the infrastructure in place, but also knowing how to use it. Our team works with occupiers and residents to ensure that we make the most of the potential for sustainable living at King's Cross.



The Pink Panther CHP Engine © John Sturrock