UrbanBuzz

King’s Cross Development
Meeting the requirements of sustainability and creating neighbourhoods where commerce, residencies and infrastructure can all thrive.

2nd December 2008

Roger Madelin
Joint Chief Executive, Argent Group PLC
King’s Cross, 67 acres in Central London
"King’s Cross has the best public transport accessibility in London …”

The London Plan

The best in the western hemisphere?
King’s Cross Interchange

- 135 million passenger trips forecast by 2020
- 6 underground lines – only place in London
- East Coast Mainline into King’s Cross
- Cambridge / East Anglia Service into King’s Cross
- High Speed 1 International service into St. Pancras – November 2007
- High Speed 1 Fast Kent service into St. Pancras
- Midland Mainline into St. Pancras
- Euston Station down the road
- North London line
- Thameslink
- Thameslink 2000 ?
- Cross River Tram ?
- Cross Rail 2 ?
- Buses !
King’s Cross – Brief Planning History

Planning policy impetus for large-scale redevelopment for 30+ years
1988 – British Rail lodged Parliamentary Bill for Channel Tunnel
1989 - London Regeneration Consortium (LRC) outline planning application (later amended)
1991 – Opposition groups submit alternative planning application
1992 – Camden “minded to grant” LRC scheme
1994 – LRC withdraws planning application
1994 – New CTRL Bill for easterly route
1996 – CTRL Act Passed
1996 – King’s Cross Partnership formed (awarded £37m of SRB money in 1997)
1998 – CTRL project restructured
King’s Cross Station Enhancement ... plus another £450M
Underground entrance to Tube Ticket Hall

New Northern Ticket Hall beneath new King’s Cross Station Concourse

Underground entrance
Heritage - 1894
Our Ten Principles

- A robust urban framework
- A lasting new place
- Promote accessibility
- A vibrant mix of uses
- Harness the value of heritage
- Work for King’s Cross, work for London
- Commit to long-term success
- Engage and inspire
- Secure delivery
- Communicate clearly and openly
Illustrative build-out
Main Site - Development Zones
Section 106 Agreement

- Affordable housing
- Employment and training
- Community enterprise
- Small business support / local purchasing
- Business volunteering
- Social and community fund
- Community meeting facilities
- Community safety
- School and Children’s Centre
- Supporting local schools
- Leisure
- Health
- Public realm
- Improvement to adjacent streets and open spaces
- Public art
- Pedestrian bridge to Camley Street Natural Park
- Canal and water space environment

- Support for implementation panels
- Access and inclusivity
- Environmental sustainability
- Energy
- Construction materials & waste
- Carbon fund
- Gas holder guide frames
- Code of construction practice
- Parking
- Green travel initiatives
- Bicycle storage facility
- Improvement to bus services
- Cross River Tram
- Maiden Lane station
- Nightclubs and casinos
- Retail
- Nursing home
King's Cross Central

- High density, mixed use development across 27.2 ha / 67 acres
- Refurbishment, investment & new uses for 20 historic buildings and structures
- Around 50 new buildings
- 20 new public streets and 10 new major public spaces
- Enhancements to Regent’s Canal
- World class public realm
- Safe and clean
King’s Cross Central ‘numbers’

- 739,690 sq m of mixed use development
- Up to 455,510 sq m offices
- Up to 45,925 sq m retail
- Up to 47,225 sq m hotels/serviced apartments
- Up to 74,830 sq m D1
- Up to 31,730 sq m D2
- 1,900 homes (up to 194,575 sq m)
Addressing Climate Change

- Building fabric to do at least 5% better than Part L
- Decentralised supply: district heating/combined heat & power
- Tri-generation: absorption chillers
- 14 wind turbines
- Ground source heat pumps, photovoltaics and solar water heating
- At least one fuel cell
- Infrastructure for biomass energy
King’s Cross Central

• University of Arts London, Children’s Centre, Primary School
• Primary health care centre plus walk in centre
• Public health and fitness facilities
• Indoor Sports Hall
• ‘Flux Park’ play facilities and open space
• Public bicycle interchange facility
What about the offices?
Housing and Affordable Housing

- 950 units of market housing
- 250 units of intermediate housing
- 500 units of social housing
- 650 units of student housing
Community Facilities

- Health Walk-in Centre: 750 m²
- Health and fitness including pool: 3,000 m²
- Visitor Centre for Camley Street Natural Park: 100 m²
- LEAP + LAP play areas: 630 m²
- MUGA: 2,100 m²
- Sure Start Centre: 645 m²
- Primary school: 1,500 m²
- Indoor sports hall: 600 m²
- Construction training centre during construction: 1,250 m²
- Community meeting facility: 370 m²
- Bicycle storage facility: 810 m²
- Skills and recruitment centre: 250 m²
- Primary health care centre: 1,250 m²
- Visitor Centre: 630 m²
- Construction training facility during construction: 600 m²
An integral part of Central London
The Gas Holders
One landowner, one developer
Argent
LCR
DHL-Exel

COLLECTIVE DELIVERY
COLLECTIVE OWNERSHIP
COLLECTIVE STEWARDSHIP
The reality of creating sustainable communities
2nd December, London

Thank You