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## *Roger Madelin CBE*

*FCDO Global Future Cities Programme  
Nigeria Country Level Event*

*13<sup>th</sup> October 2021*

# Building a whole new piece of City





A Fantastic Opportunity !

regenerating  
**king's cross**





# A Fantastic Opportunity !

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## ONE LANDOWNER! ONE DEVELOPER!!

- London and Continental Railways (LCR)
- Exel
- Argent



A Fantastic Opportunity !

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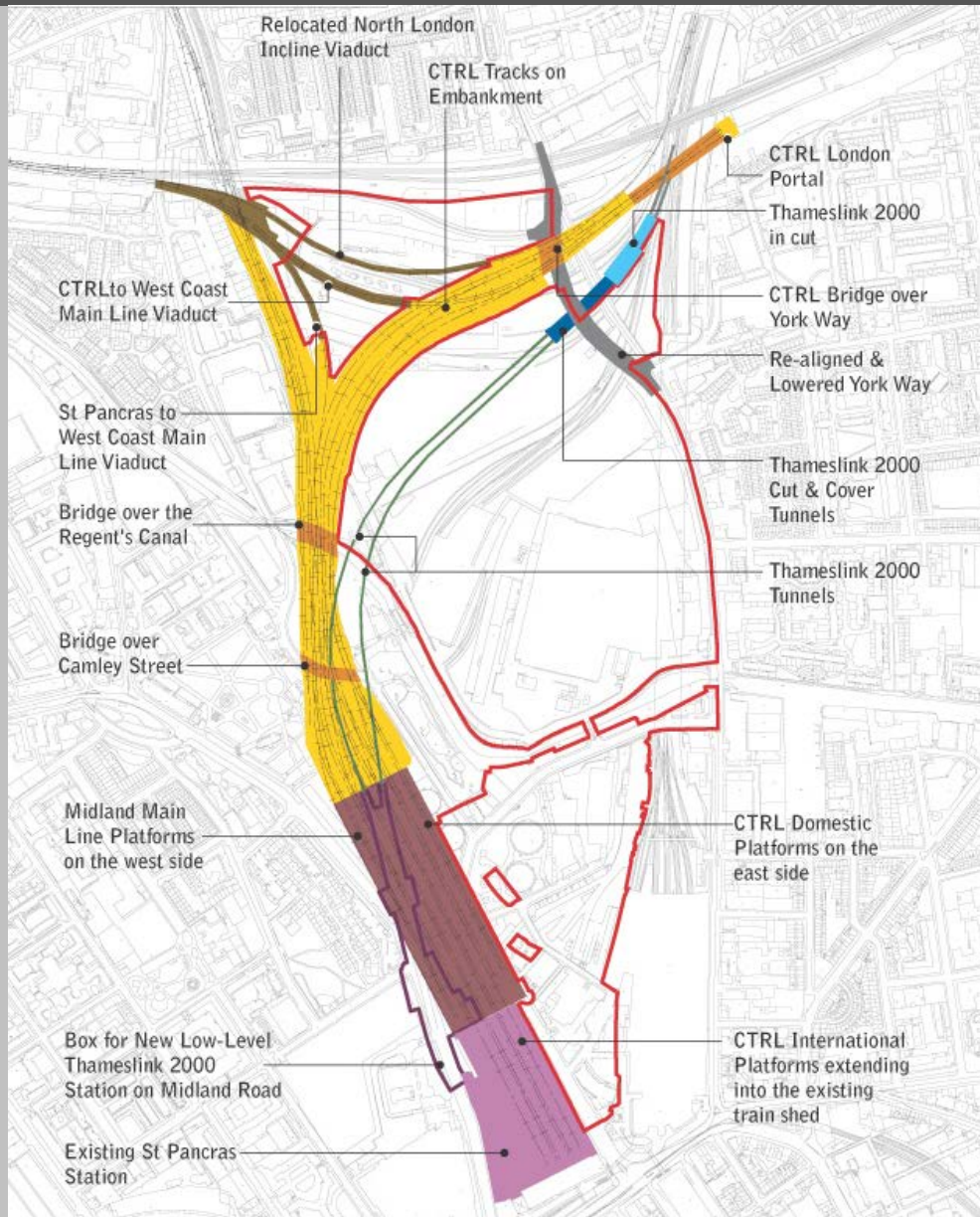
*'COLLECTIVE' DELIVERY*

*'COLLECTIVE' OWNERSHIP*

*'COLLECTIVE STEWARDSHIP'*

# The Channel Tunnel Rail Link

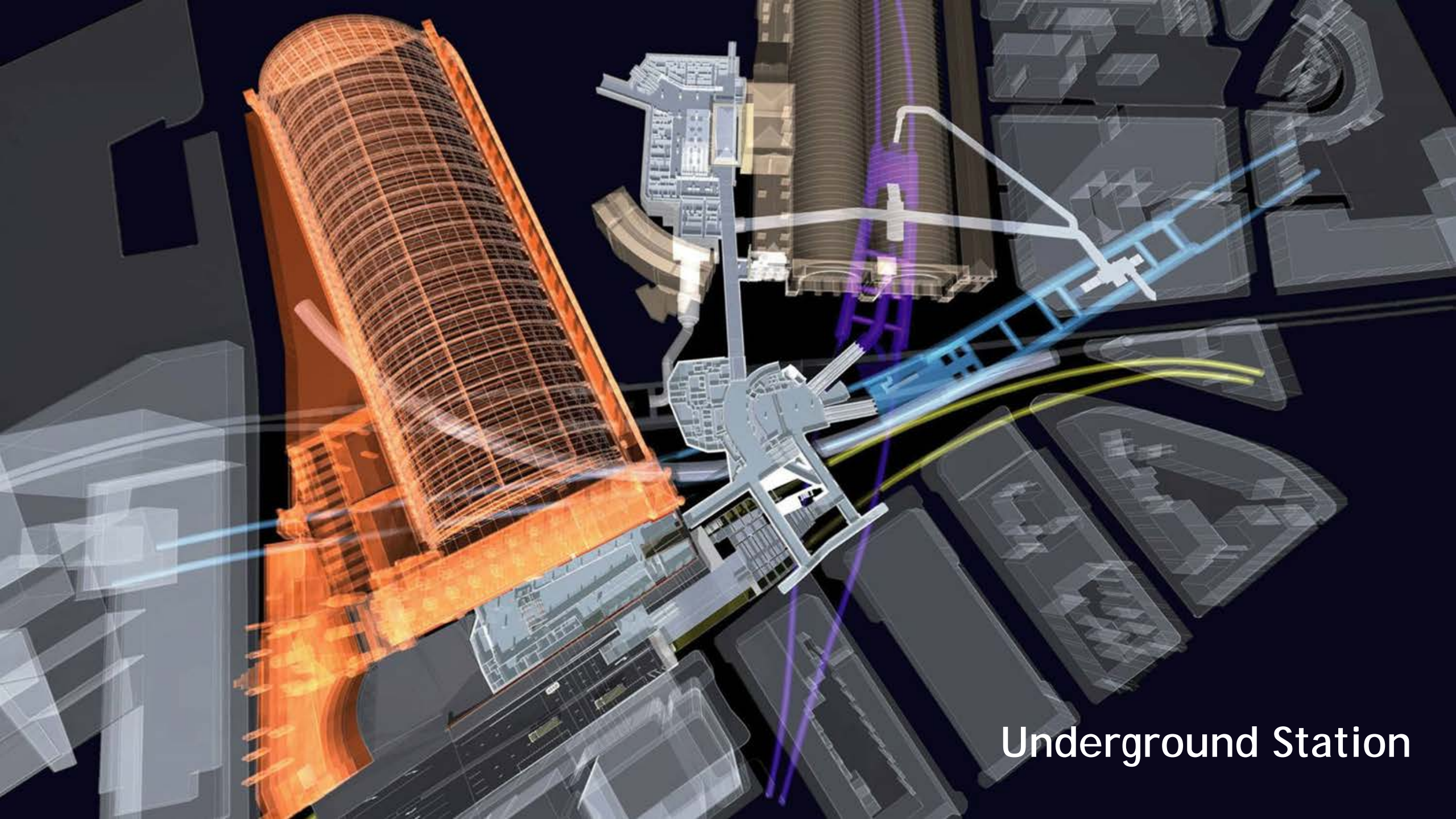
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## Legend

- Boundary of King's Cross Central
- Re-aligned York Way
- CTRL Rail Lines & Embankment
- St Pancras Station Extension
- Thameslink Bored Tunnels
- New Thameslink Station
- Thameslink Cut & Cover Tunnel
- Existing St Pancras Station
- Bridges
- Thameslink in Cut
- New Viaducts



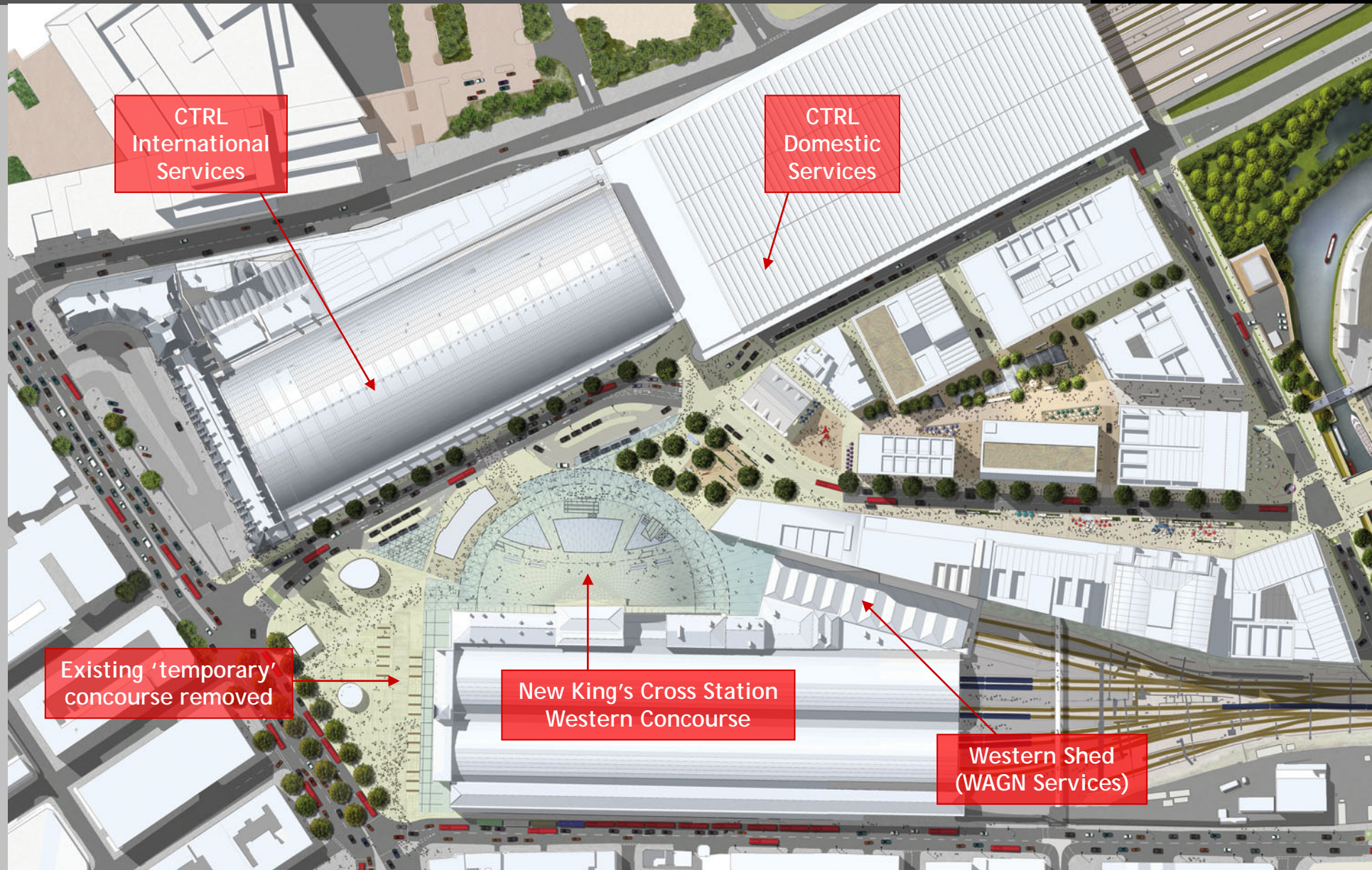


Underground Station

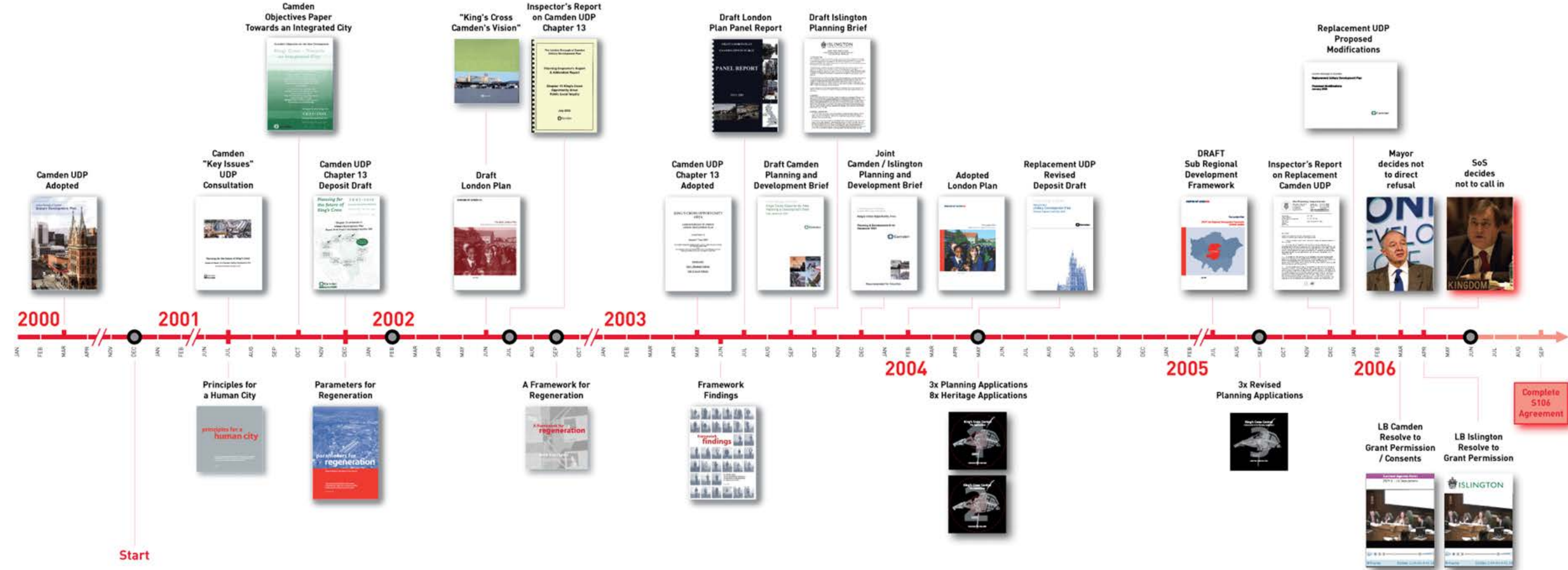


# International and Domestic Rail

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# KING'S CROSS: THE JOURNEY TO OUTLINE PLANNING PERMISSION

# principles for a human city

A document prepared by Argent St George, the selected developer for King's Cross Central, and the landowners, London and Continental Railways and Exel

July 2001  
Edition 3

- 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





# parameters for regeneration

**Work in Progress for King's Cross Central**

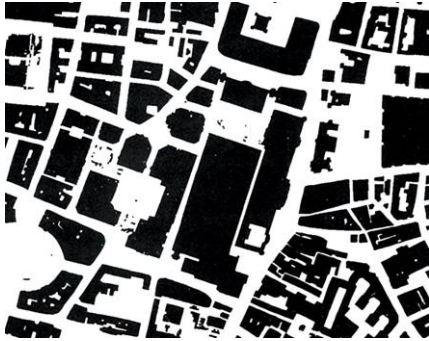
**The second consultation document  
prepared by Argent St George, London  
and Continental Railways and Exel.**

December 2001

- Land ownership and physical boundaries
- The Channel Tunnel Rail Link
- Planning policy expectations
- High density, mixed use development
- Strategic views and tall buildings
- Building and integrating neighborhoods
- Integrating communities
- Listed building and heritage resources
- Environmental parameters and designations
- Other transport infrastructure
- Site infrastructure, services and utilities
- Adjacent development projects
- Viability



# High Density, Mixed Use



Broadgate Plot ration = 4.2



Covent Garden Plot ration = 2.5



Canary Wharf Plot ration = 4.7



Mayfair Plot ration = 2.5



Charter Quay Plot ration = 2.2

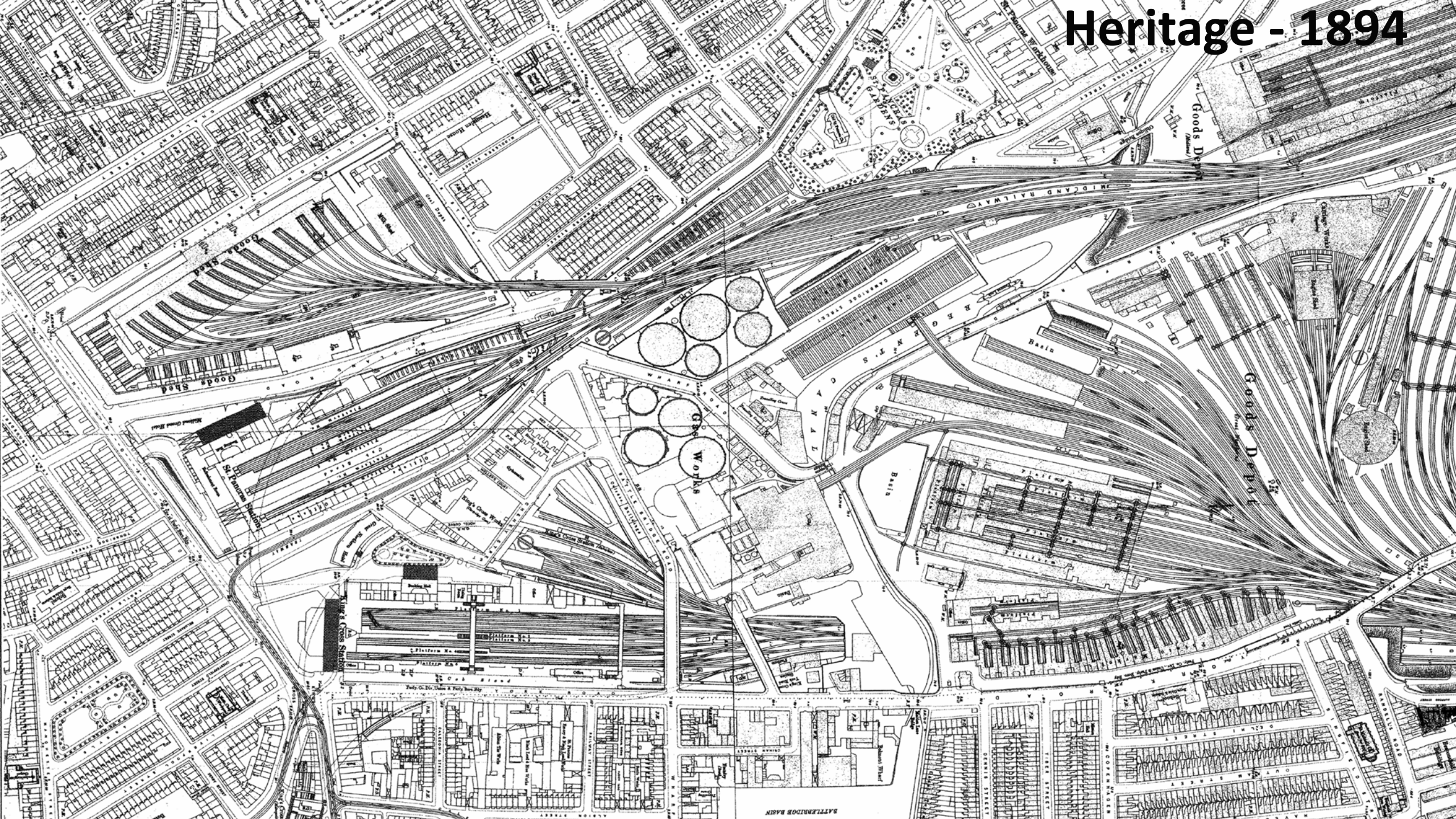


Paddington Plot ration = 3.7





# Heritage - 1894





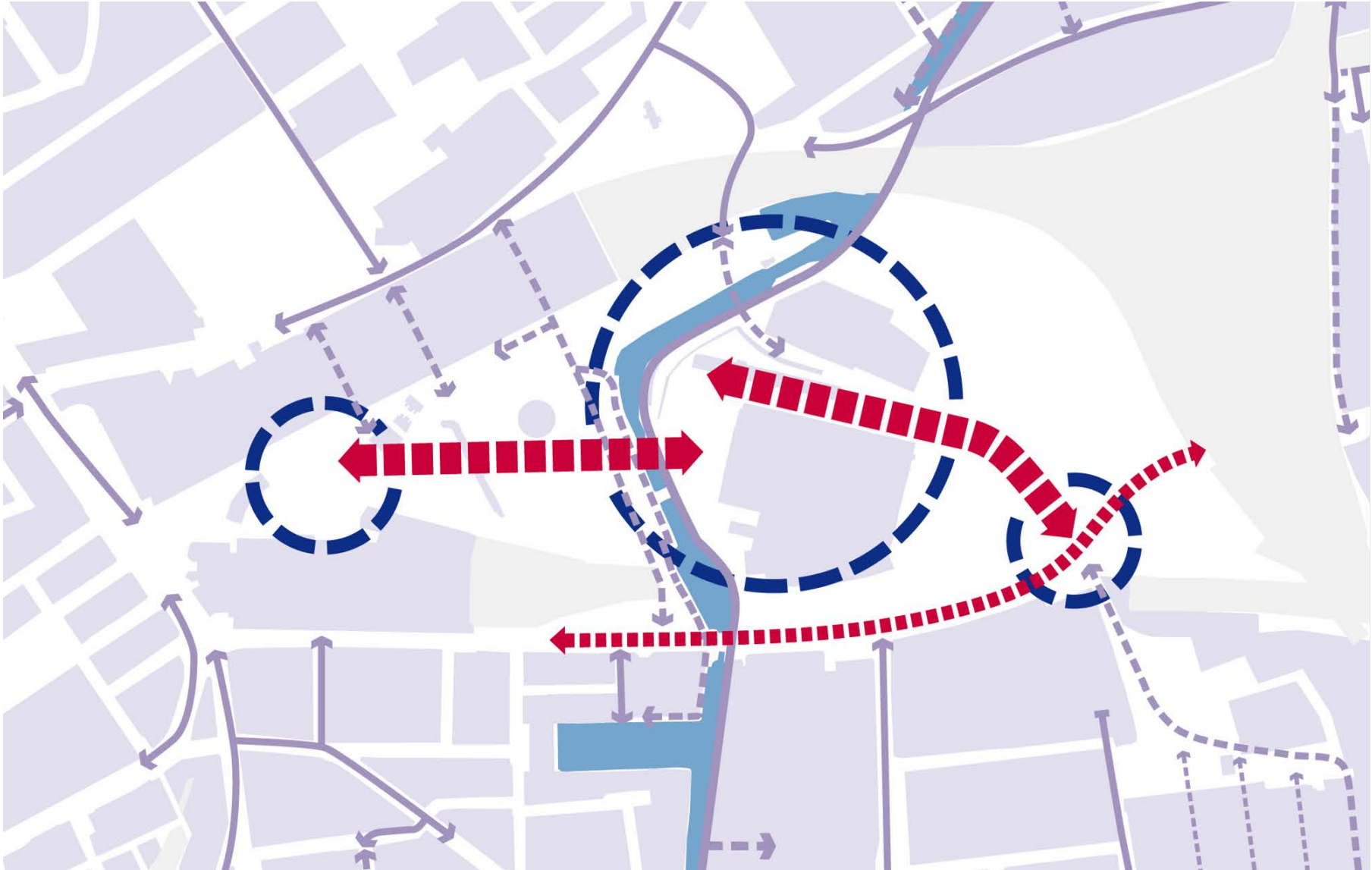
# A framework for regeneration

## work in progress

The third consultation document about King's Cross Central,  
with tear out pages for your views.

September 2002

# Framework Principles





# Framework Development Areas ...



# What kind of place ?

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250 businesses

HQs / large / small /

'new' Clerkenwell / start ups

250 retail outlets

Local, unique, national, global

50 restaurants

Conran to sausage, egg and chips

Afghan to Zimbabwe

50 places to hear music

Inside and out

50 places to experience art

Inside and out

1800 homes for all

A balanced community but making  
the most of the location

7 hotels/serviced apartments

32 BEM communities

diversity is the brand

**“Fantastic public realm with ‘play’ throughout”**

# What about the important bits ?

0 - 5 years old

Coram / Camden

5 - 16 years old

Camden

16 - 99 years old

UoL, Birkbeck / WMC

Play, health, leisure, community

Business start ups

The Collecting Ownership Vehicle

% of turnover / equity

Training

Camden / Islington / LDA

Affordable housing

No sociological issues

- Money

- Mix, allocation

- Management

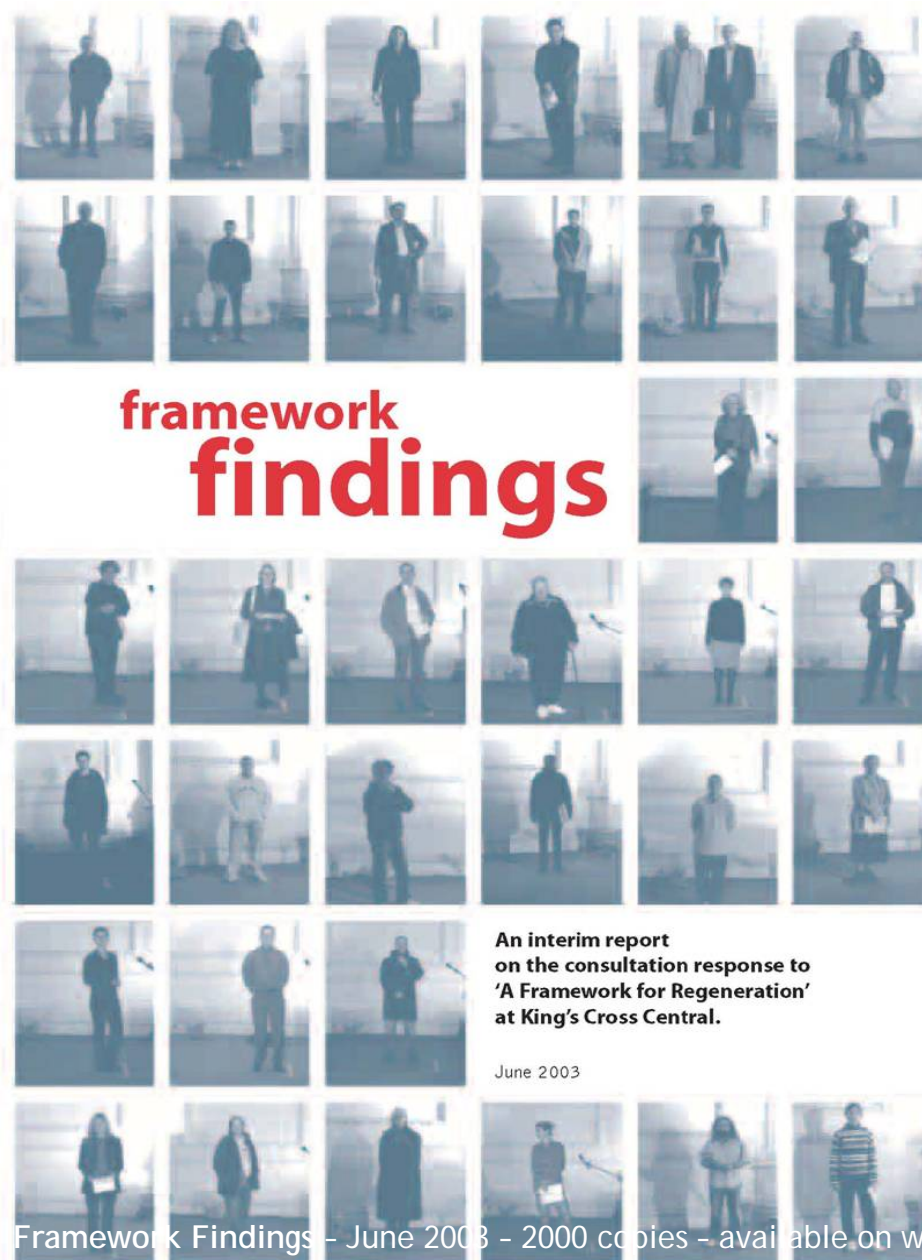
Sustainability

Best practice and demonstration projects

Policing

Participating with the community





# framework findings

**An interim report  
on the consultation response to  
'A Framework for Regeneration'  
at King's Cross Central.**

June 2003

Framework Findings - June 2003 - 2000 copies - available on web

- Safe and clean
- Get on with it !
- Opportunities for:
  - Local services, shops, jobs, training, education / leisure, sport, housing
- Heritage
  - Character of the place
  - The gasholders



# The Applications

# regenerating king's cross



- 3 planning applications
  - Main Site
  - Triangle Site (Camden)
  - Triangle Site (Islington)
- 4 applications for listed building consent
- 4 applications for conservation area consent
- Lots of supporting documents!



Potential build-out aerial view





# Potential build-out looking north

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- Children
- Enterprise
- Learning and Knowledge
- Art and Design
- Recreation and Health
- Culture and Visitor Attractions



# King's Cross Central 'numbers'

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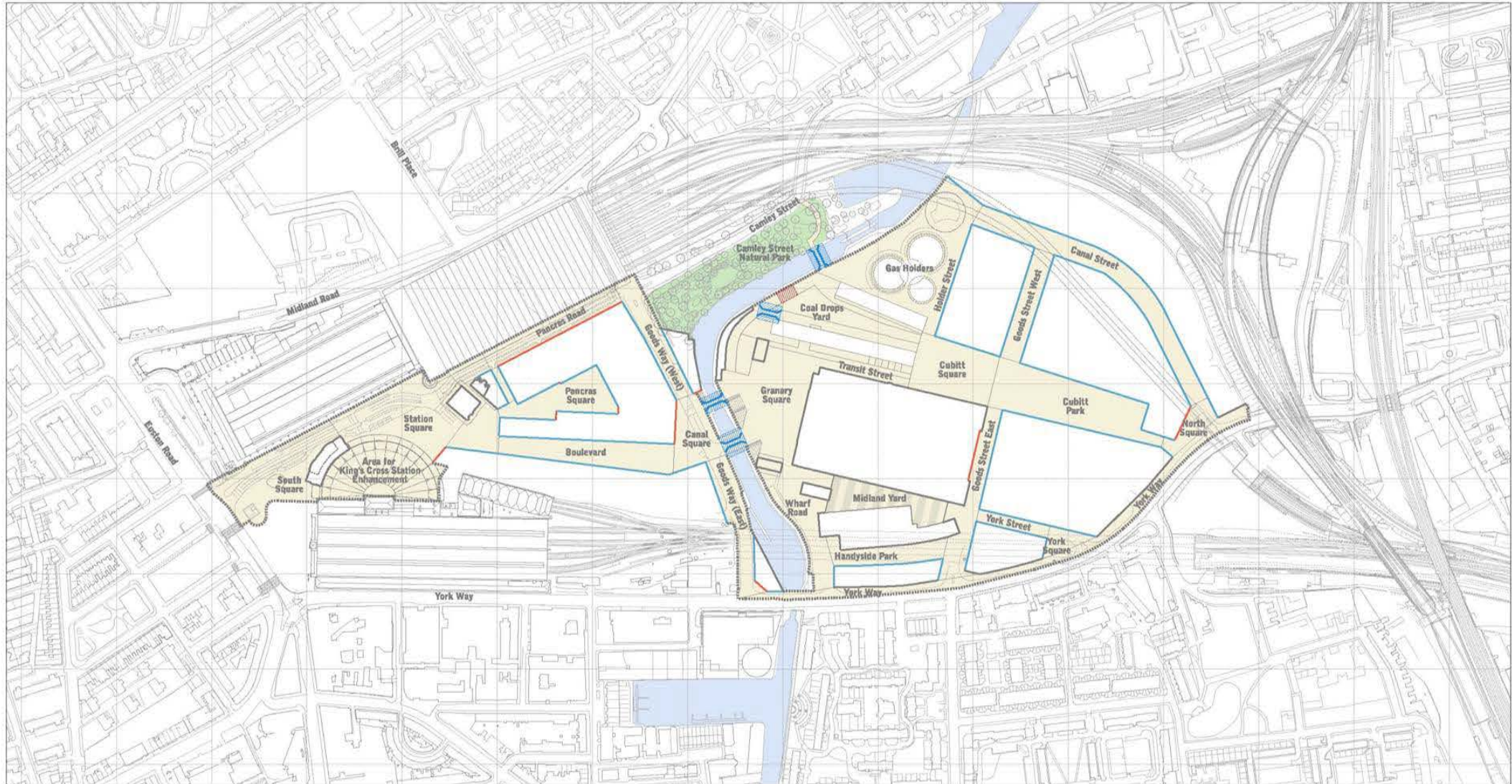


- 739,690 sq m of mixed use development
- Up to 455,510 sq m offices
- Up to 45,925 sq m retail
- Up to 47,225 sq m hotels/serviced apartments
- Up to 74,830 sq m D1
- Up to 31,730 sq m D2
- 1,900 homes (up to 194,575 sq m)



# Principal Public Realm Areas

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# Development Features

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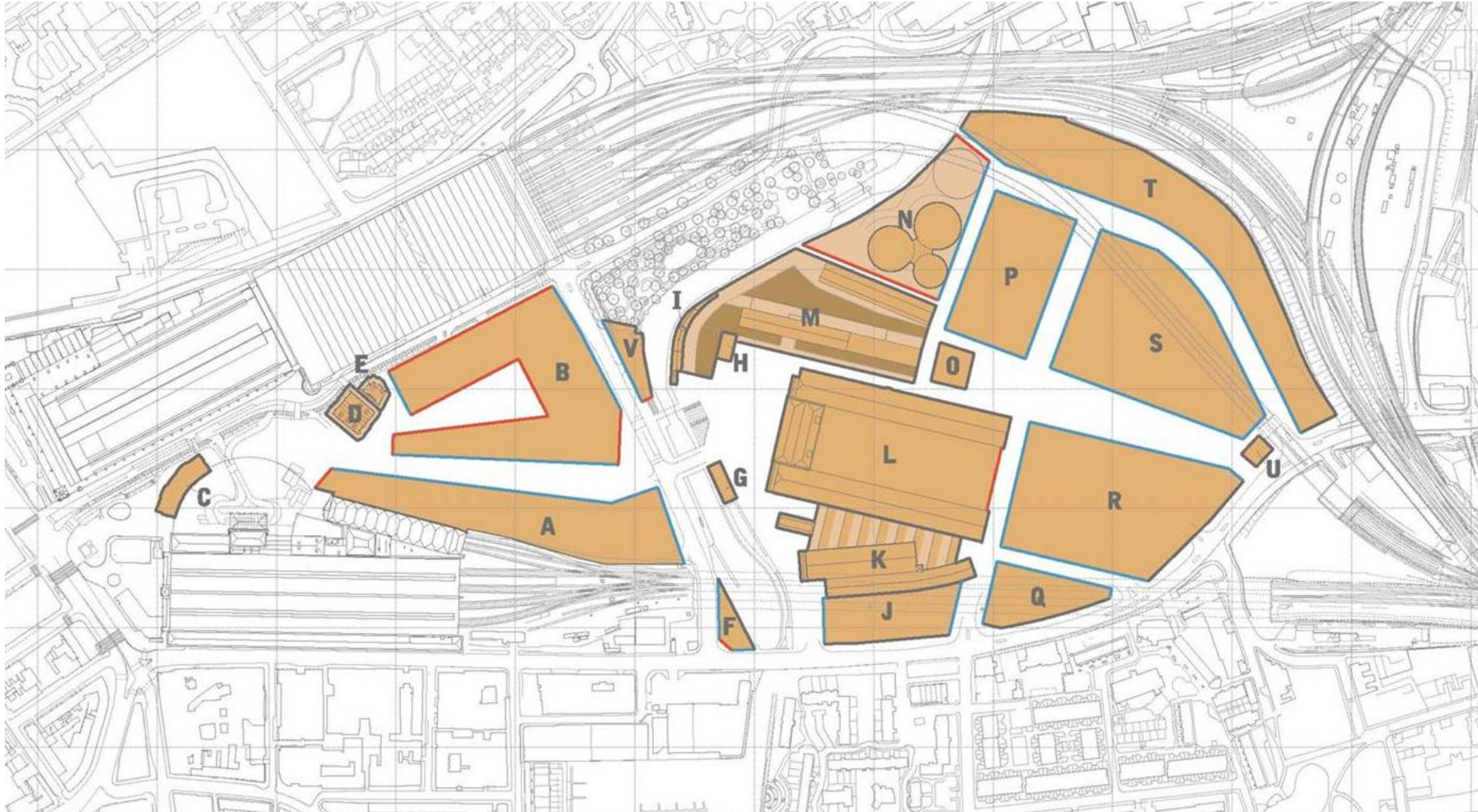


- High density, mixed use development
- Refurbishment, investment and new uses (93,000 sq.m.) for 20 historic buildings and structures
- around 50 new buildings
- a cluster of business/employment uses with critical mass
- Space for the full range of 'Central London' businesses – perhaps 250 in total



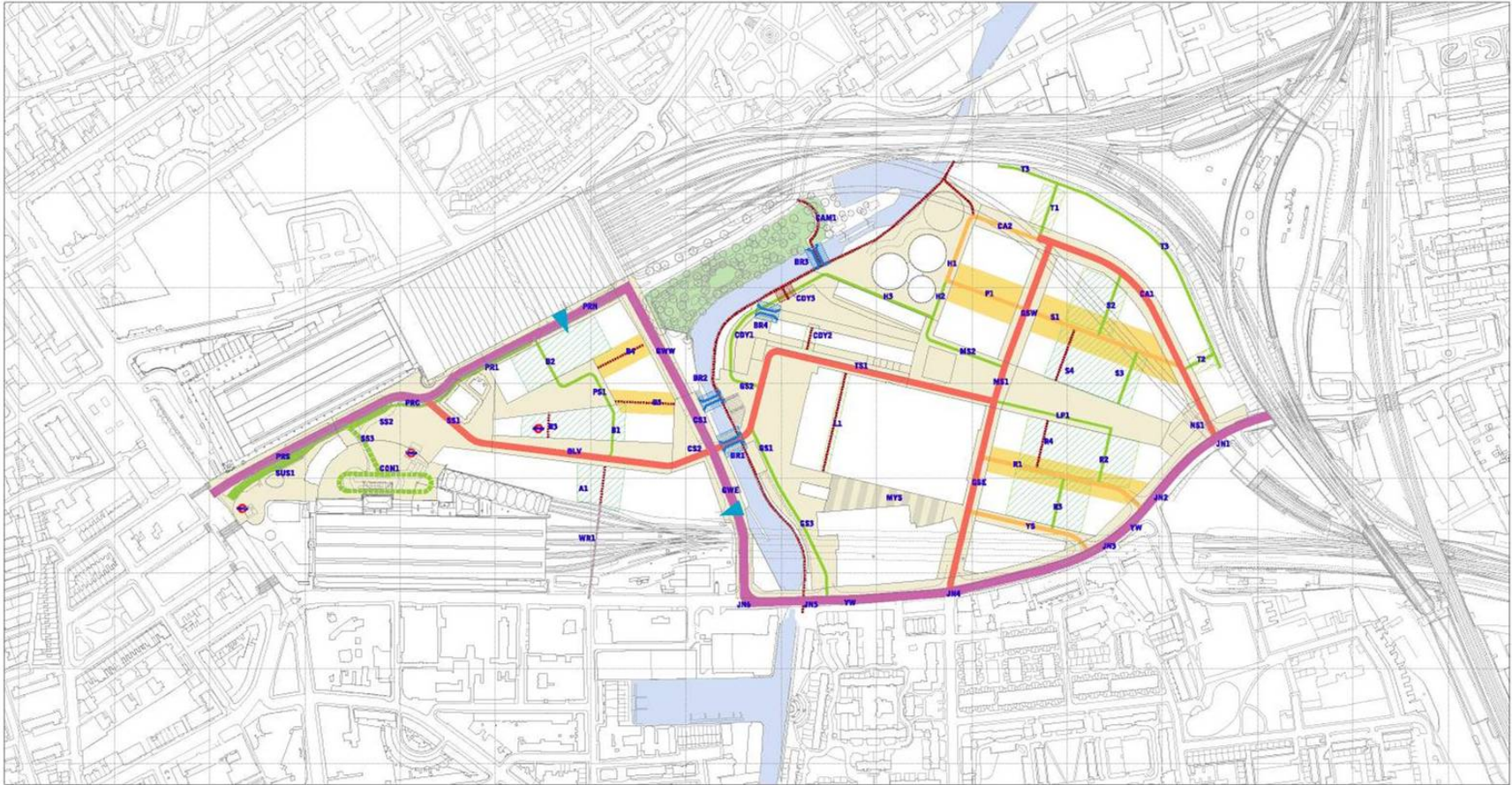
# Development Zones

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# Parameter Plans



Argent St George  
King's Cross Central  
Main Site Planning Application  
Scale 1:4000 @ A3

Rev: J  
SRL\_P01\_P01\_KCC007\_011\_040320

Principal Public Realm Areas  
(Pedestrian, Cycle & Emergency Services Access)

West Handyside Canopy

Existing Adopted Highways to be Modified/ Realigned

Primary Routes

Secondary Routes

Access / Drop-off only

Station Access & Drop-off only

Pedestrian / Cycle Routes

BLV

Route Reference in Annex C:  
Specification for Access and Circulation Routes

L.O.D. for North-South routes within Development Zones

L.O.D. for East-West routes within Development Zones

Zones for New Bridge Structures

Route between Lower Level of the Coal Drops and the Canal Towpath

Access for Below Ground Service Road

Underground Entry / Exit

Potential pedestrian route identified in the  
Camden / Islington Planning and Development Brief

KXC 007  
Access & Circulation



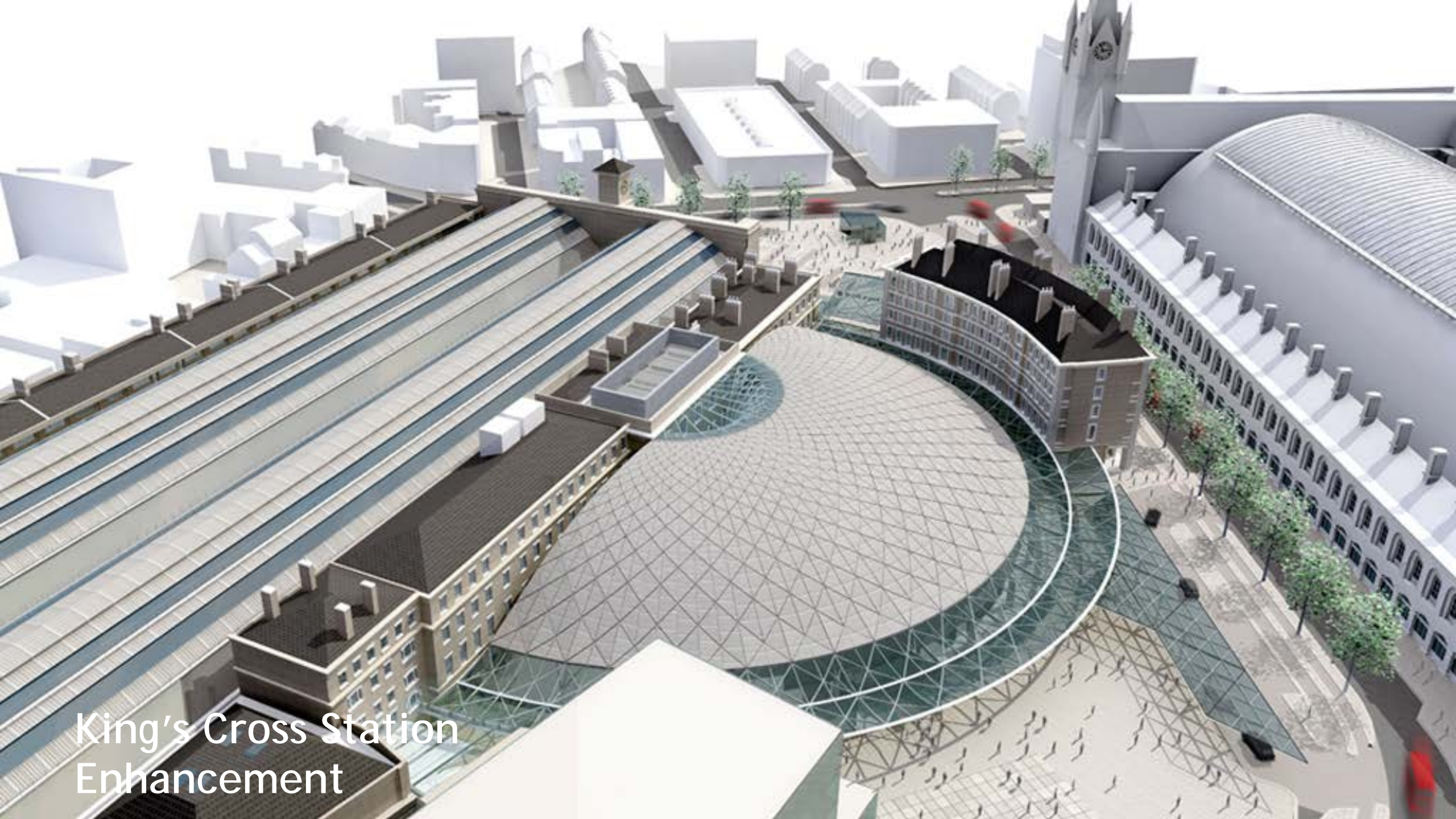
# King's Cross Central

## Urban Design Statement



prepared for Argent St George, London and Continental Railways and Exel





King's Cross Station  
Enhancement





Illustrative view of Station  
Square at ground level

- 60 new architect commissions
- 25 already informed the masterplan framework
- studies used to test, refine and react to comments from:
  - CABE
  - English Heritage
  - LB Camden
  - Our partners - the landowners
  - GLA





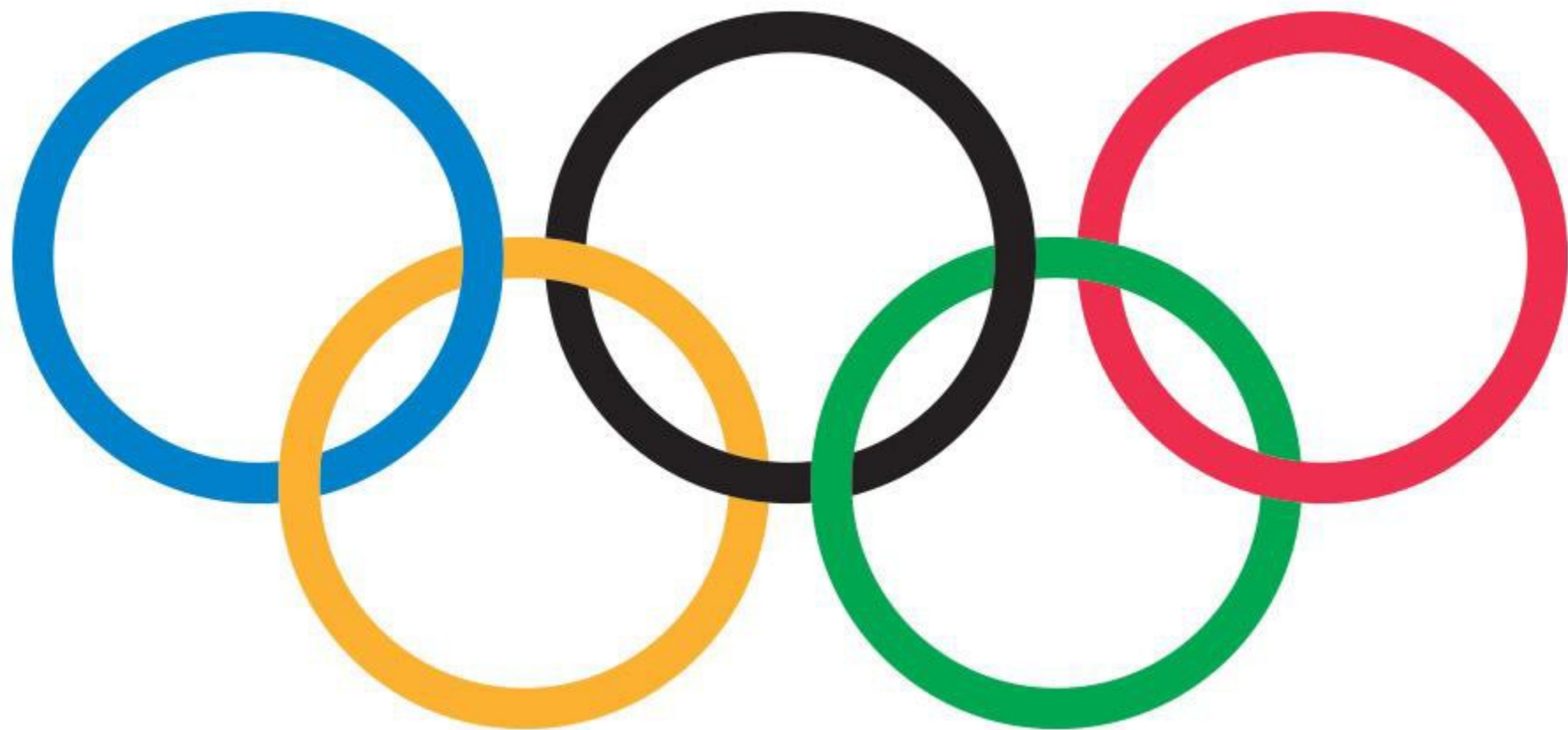


# Eric Parry Architects, B5

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TOWNSHENDS LANDSCAPE ARCHITECTS

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## TLA Goods Yard



**stanton williams**





**stanton williams**









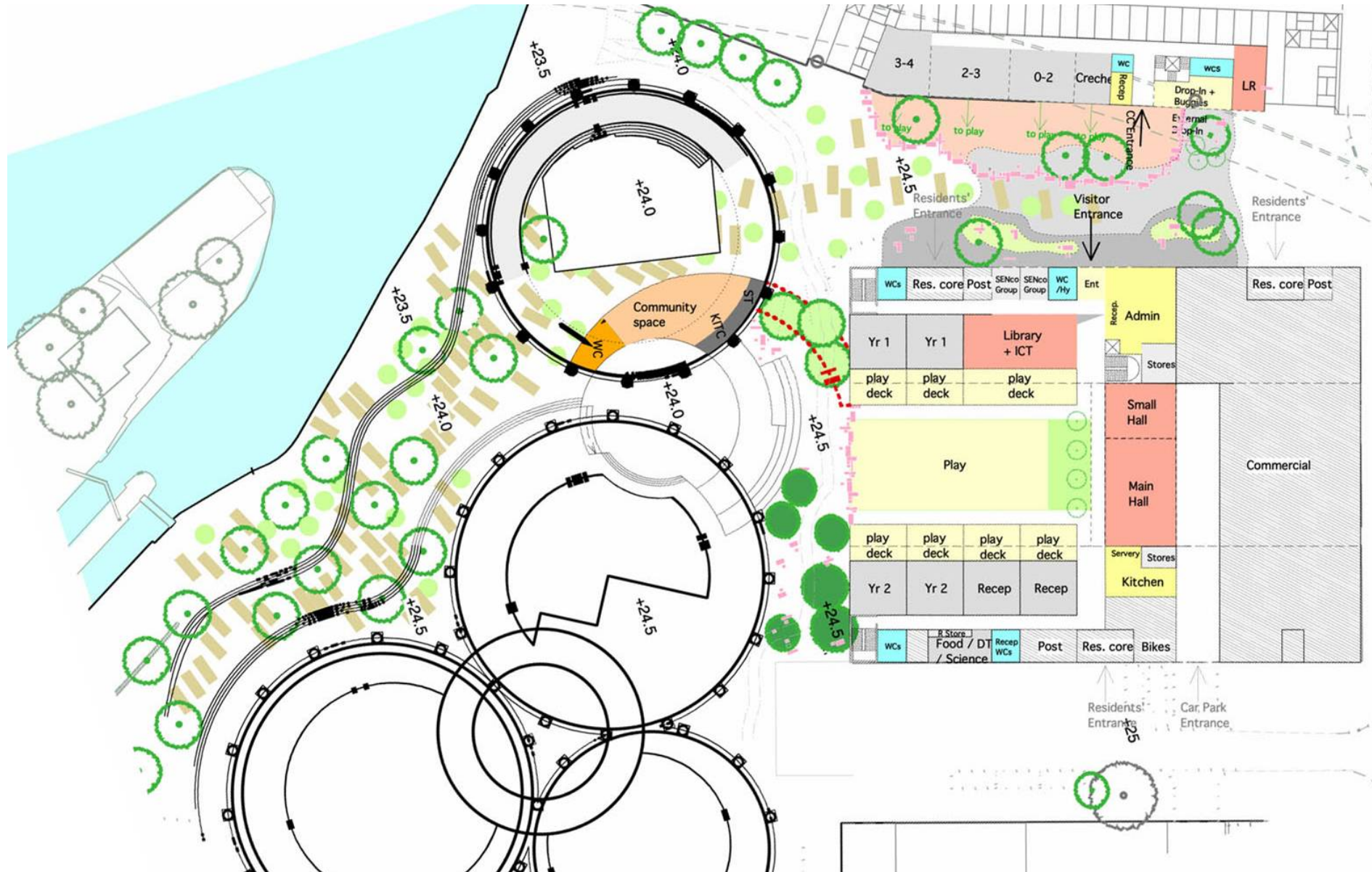








# DAVID MORLEY ARCHITECTS





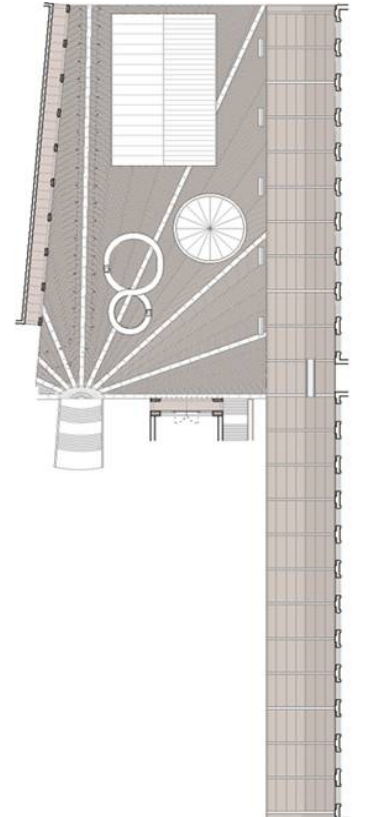
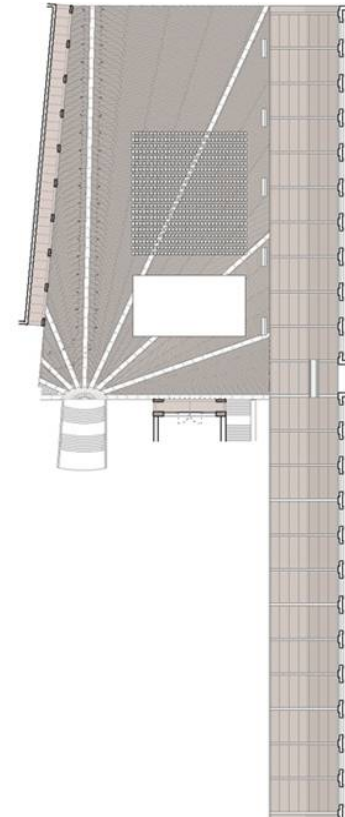
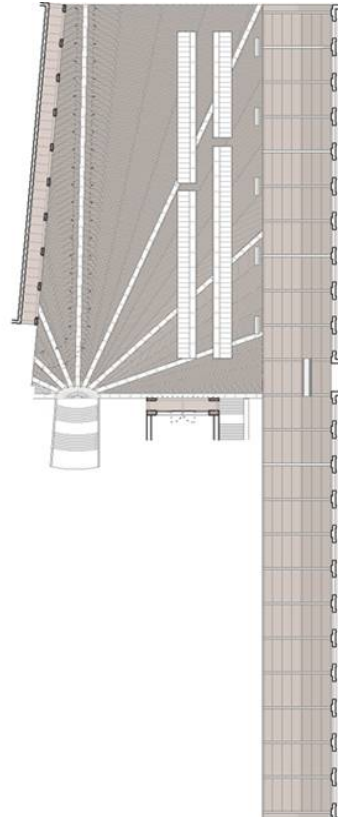
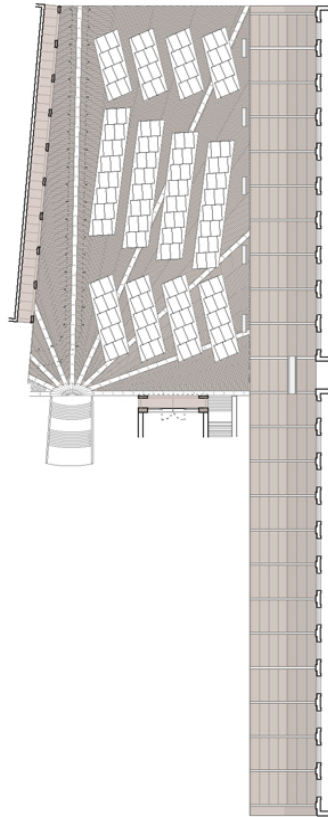
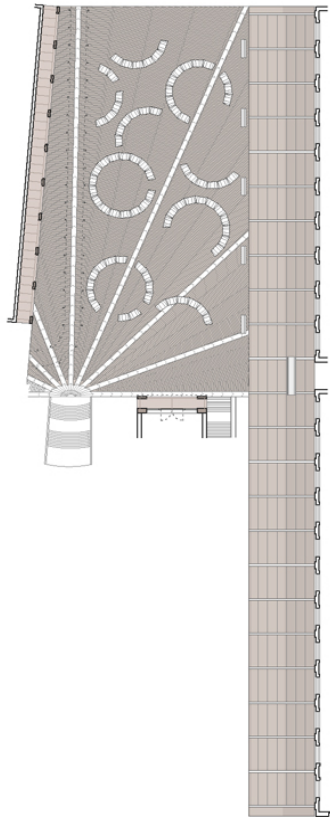
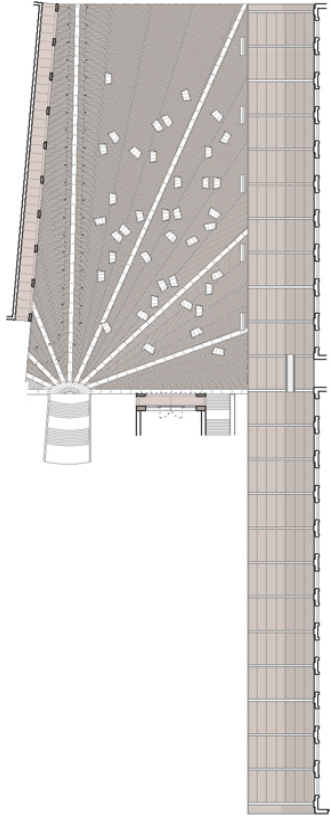






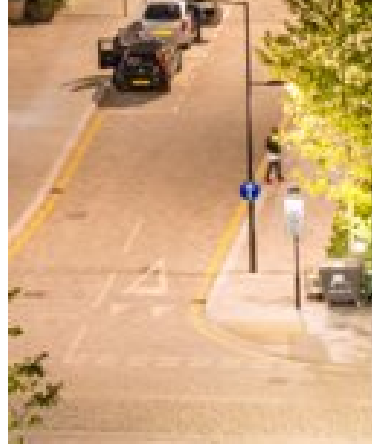


# CARUSO ST. JOHN ARCHITECTS





# Lewis Cubitt Square

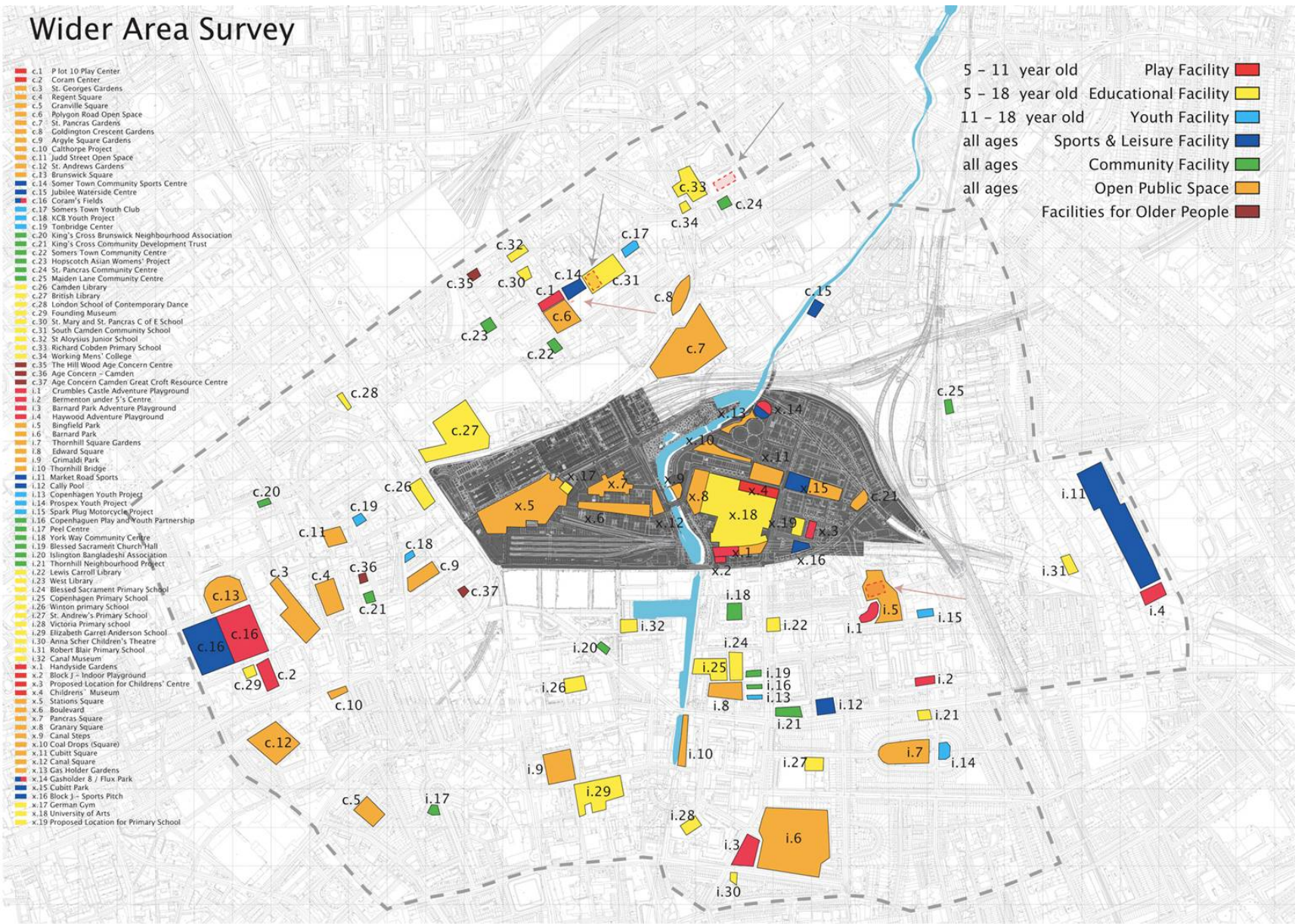






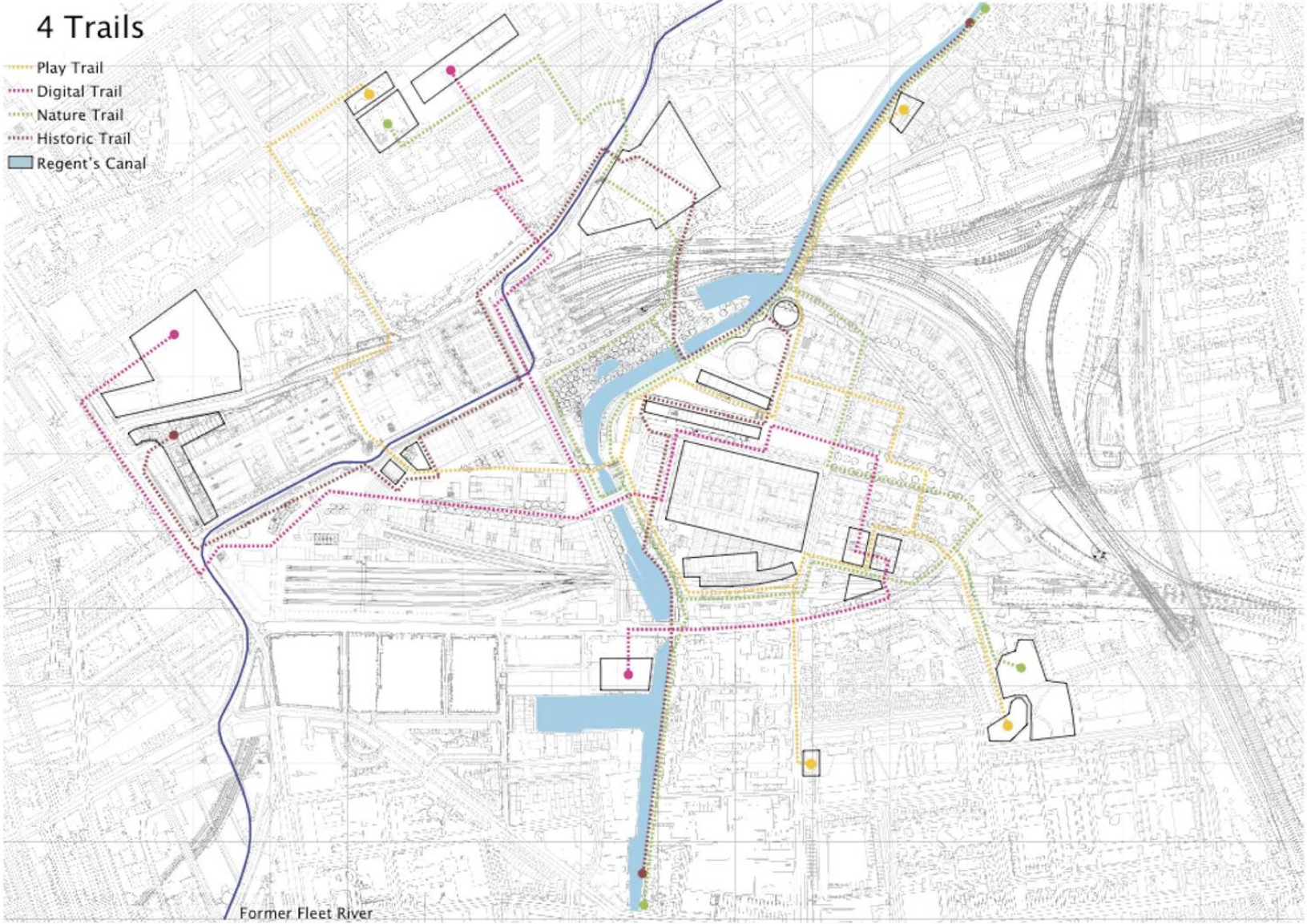


# General Public Agency





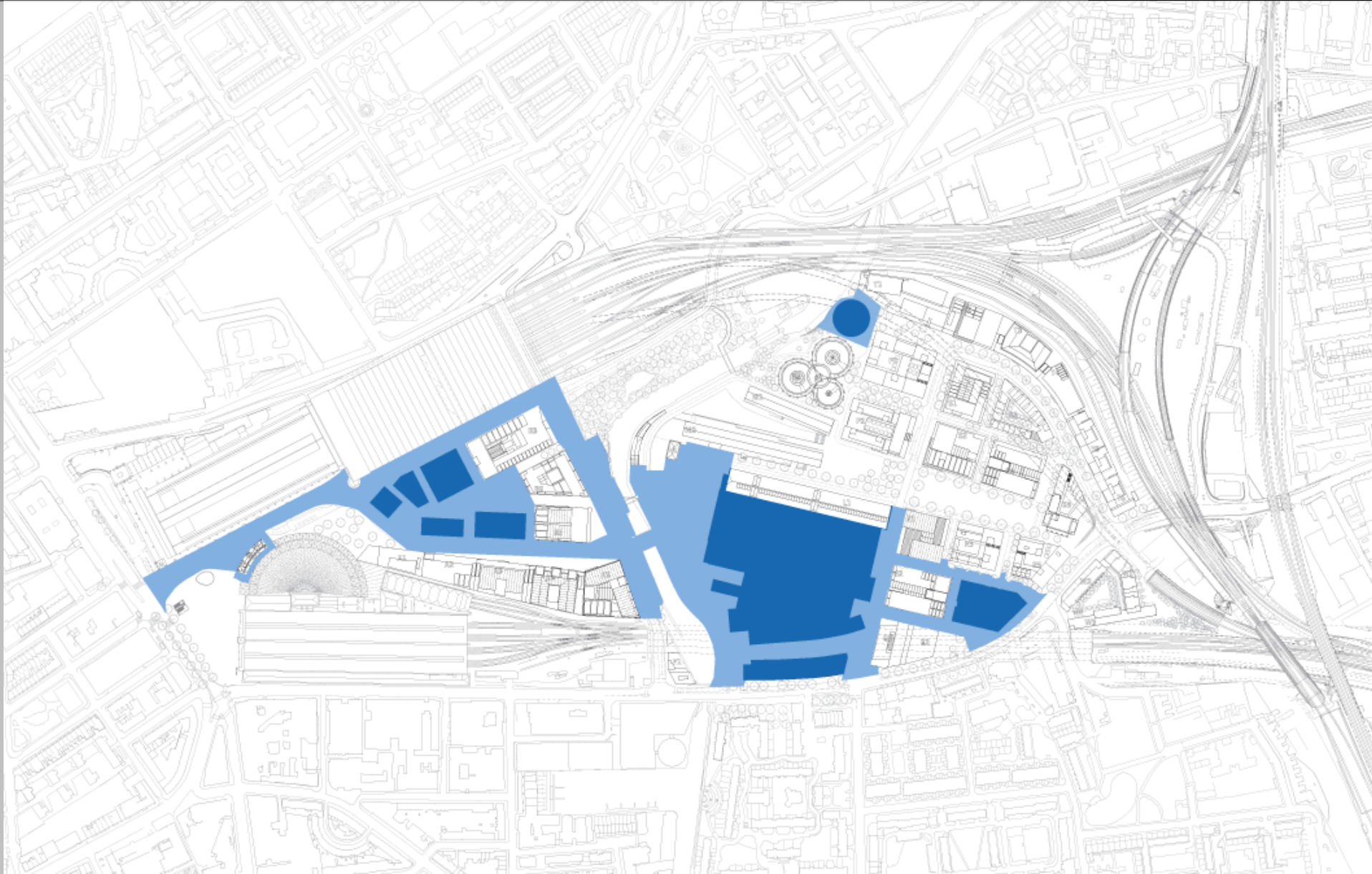
# General Public Agency





# First Major Phase

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## Second Major Phase

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- A training aid jobs package that could lead to 30% of the 25,000 jobs being taken from the local impact area





King's Cross Central is an integral part of London















