

**King's Cross**

# THE MASTERPLAN

23 OFFICE BUILDINGS

17 RESIDENTIAL BUILDINGS

500,000 SQ FT OF SHOPPING

HOTEL, CULTURE, LEISURE AND EDUCATION

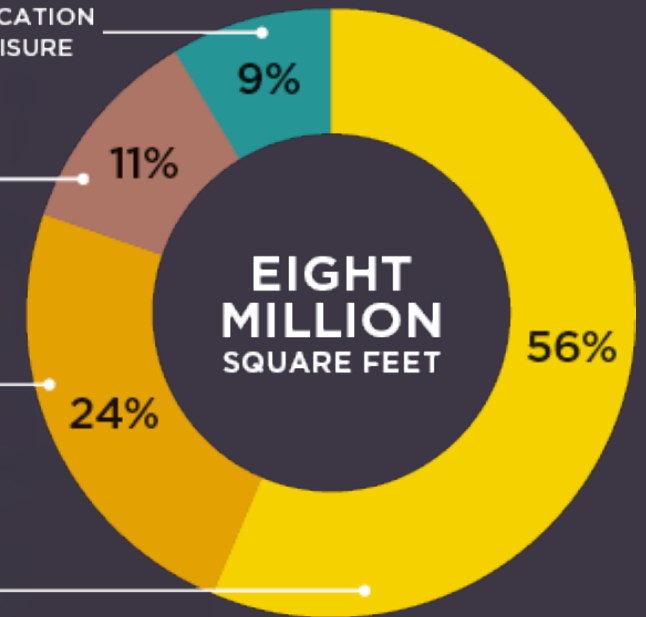


CULTURE, EDUCATION  
HOTEL AND LEISURE

RETAIL

RESIDENTIAL

OFFICES



A MAJOR NEW PIECE OF CENTRAL LONDON









King's Cross

King's Cross

McDonald's

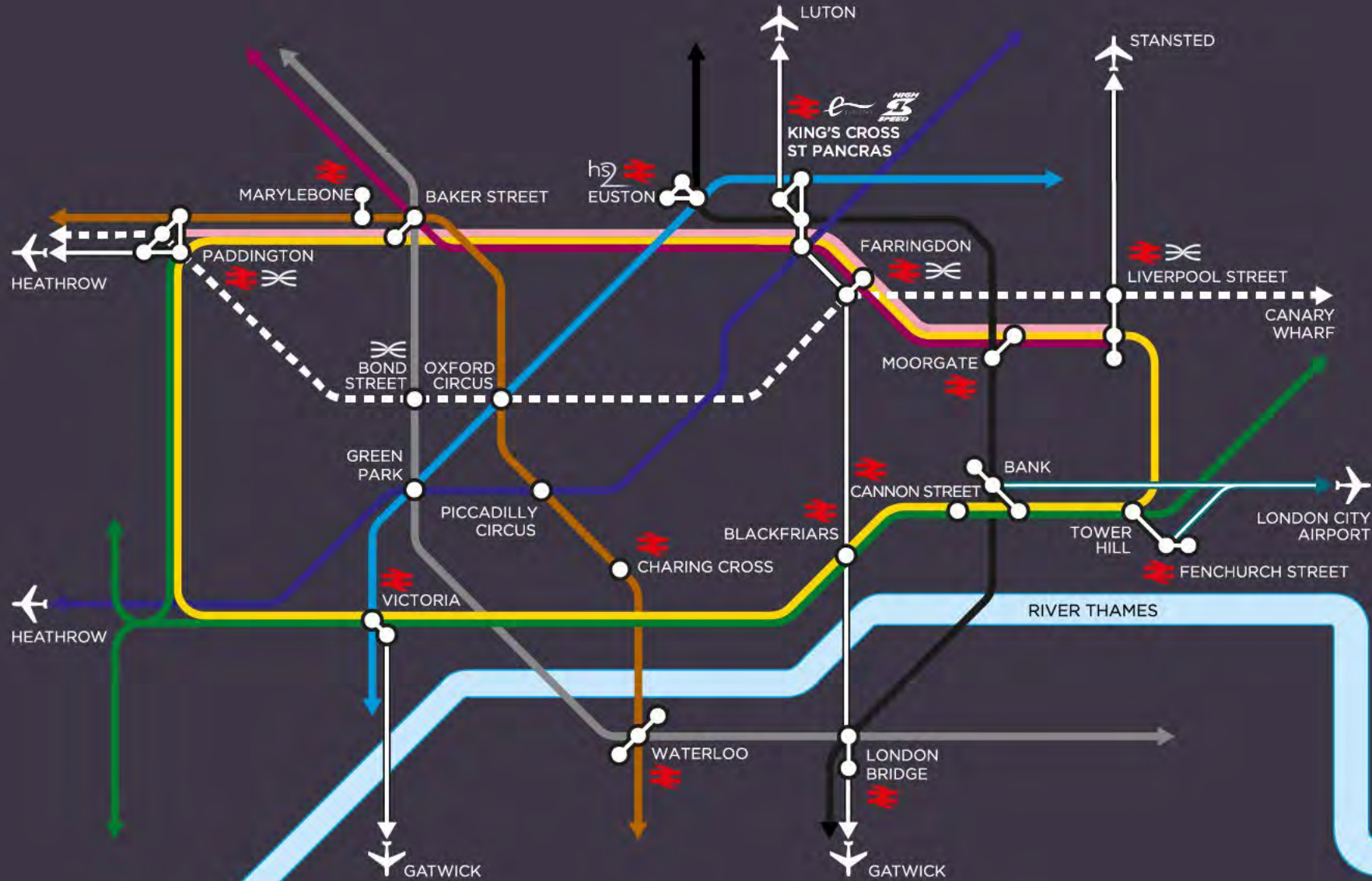




£200M OF IMPROVEMENTS ON THE UNDERGROUND  
£450M AT KING'S CROSS STATION



# THE TRANSPORT STORY



THE MOST CONNECTED TRANSPORT HUB IN THE CAPITAL...





EUSTON STATION KING'S CROSS ST PANCRAS INTERNATIONAL



## THE TRANSPORT STORY

### KING'S CROSS ST PANCRAS INTERNATIONAL



● AMSTERDAM 4H:16M  
\* (3H:50M)

● COLOGNE 5H:30M (3H:40M)

● BRUSSELS 1H:51M

● LILLE 1H:20M

● FRANKFURT 5H:56M (4H:40M)

● PARIS 2H:15M

● BOURG ST MAURICE 8H:25M

● AIME LA PLAGNE 8H:05M

● MOUTIERS 7H:48M

● LYON 4H:53M

● AVIGNON 5H:47M

## EUROPEAN CONNECTIONS







# Its about creating spaces for people

Improving **collaboration** between people involved in developing and managing our assets.

**De-risks** our design and construction processes.

To provide a **more sustainable** and **better service** to our occupiers and investors.





## A PARTNERSHIP AT MANY LEVELS – THE LOCAL AUTHORITY AND THE DEVELOPER



WHY?

A COMMON GOAL TO MAKE THE REGENERATION THE BEST IT CAN BE – BENEFITS FOR BOTH PARTIES

### What do the Local Authority bring?

- CO-ORDINATED public services: Planning, Highways, Social Care, Education, Transport, Public Utilities etc, etc, ETC....
- An elected voice for the local people – and links to Central Government
- Support for bringing the land ownerships under one umbrella

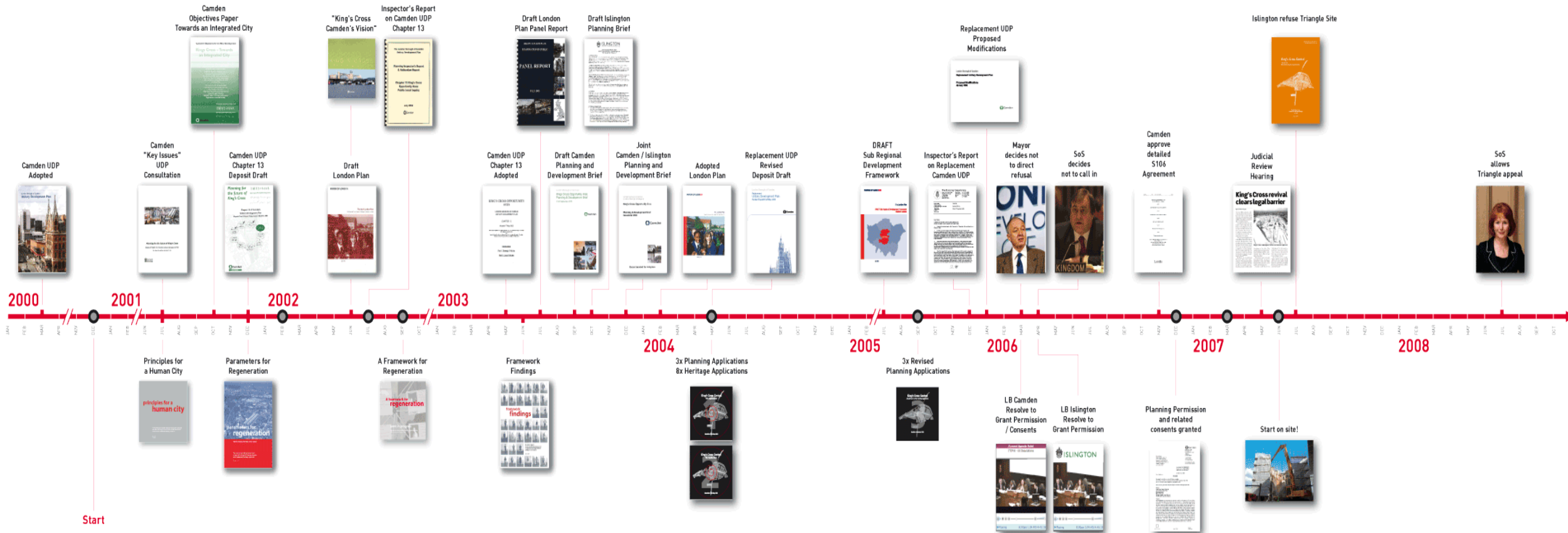
### What does the Developer bring?

- Expertise in development and planning
- Majority Land Ownership Partnership – 3 largest parcels out of 140+
- Funding support for LA staff eg Planning – BUT they cannot work on this scheme!



# The "Journey" to Outline Planning Permission

# King's Cross





# 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

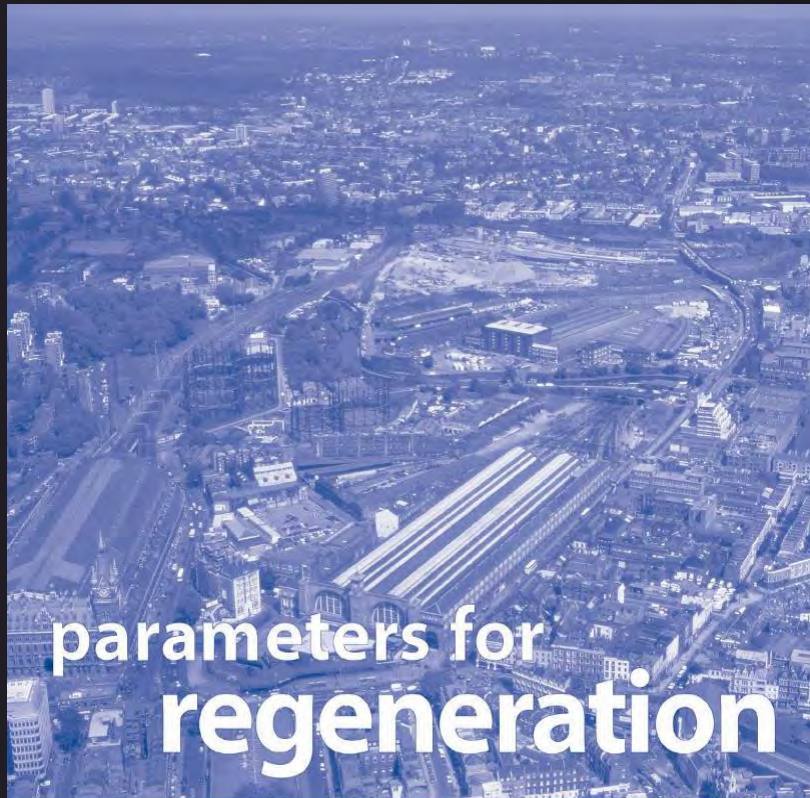
July 2001  
Edition 3





- 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





## SETTING OUT THE FACTS

### **High density – mixed use**

“There is a planning policy expectation, at all levels, that King’s Cross will be high density development.

But what does that mean?”

“...A successful mix does not have to be an evenly spread mix.

Our perception of mixed use is primarily a ground floor experience.”

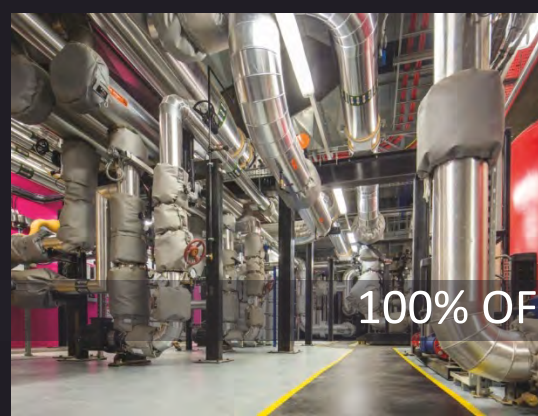
Work in Progress for King's Cross Central

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

December 2001



# INFRASTRUCTURE



100% OF HEAT AND 80% OF ALL POWER NEEDS WILL BE GENERATED ON SITE









REGENT'S CANAL AND THE GRANARY



A NEW DESTINATION



COAL DROPS YARD





REGENT'S CANAL















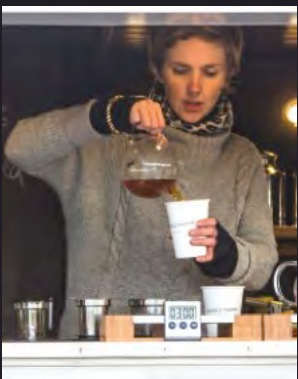


**FOOD & BEVERAGE IS KEY**





**FOOD & BEVERAGE IS KEY  
- TEMPORARY AND PERMANENT**





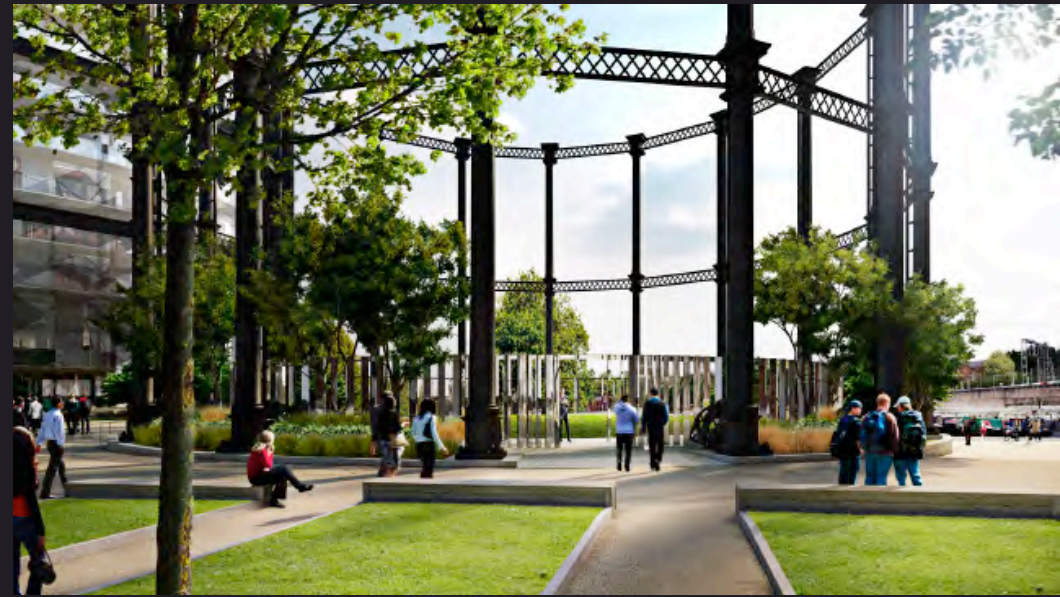


**RESIDENTIAL – TENURE BLIND**  
**- AFFORDABLE?**  
**- MARKET?**  
**- STUDENT?**





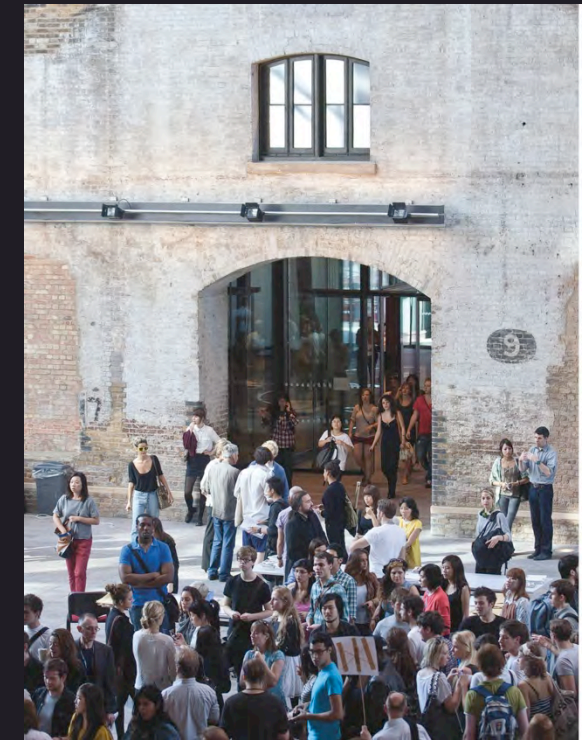
**SHARED SPACES – HIGH BIODIVERSITY**







## SPACE FOR THE ARTS







AND FASHION...







# Camden

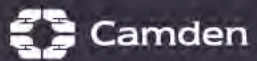
OFFICES

HAVAS

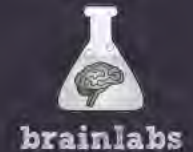
LOUIS VUITTON

Guardian Media Group  
gmg

AutoTrader



Jamie  
Oliver



Google

**BOMBARDIER**  
the evolution of mobility

ual: university  
of the arts  
london



THE  
FINNISH  
INSTITUTE  
IN LONDON

AstraZeneca



ArtFund

New Day

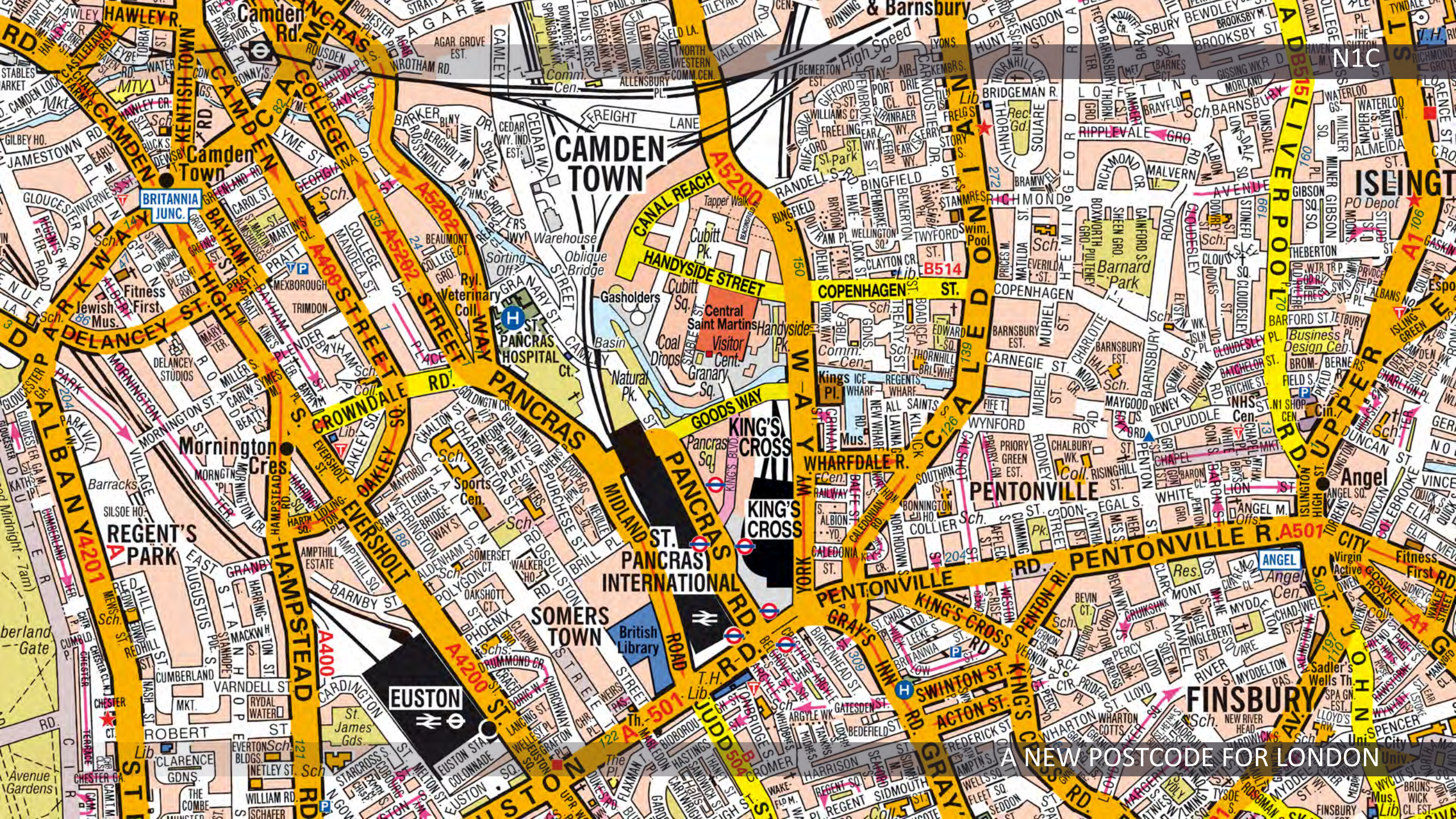
COMMITTED OCCUPIERS





**UNIVERSAL MUSIC**





NIC

A NEW POSTCODE FOR LONDON



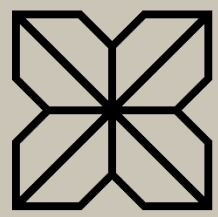
PLEASE WALK  
ON THE GRASS

King's Cross





# DEVELOPMENT PARTNERSHIP



**Brent  
Cross  
Town**



# Regeneration benefits

- First life then spaces then buildings (not plots!)
- Being part of something larger, more personal
- Long term view = added value
- Partnerships
- Holistic sustainability
- Sitewide strategies
- Design quality

At King's Cross

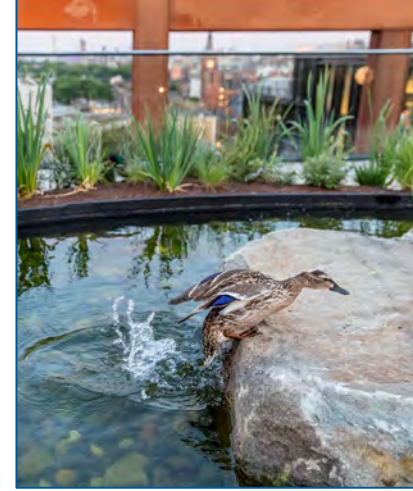
**25% of ALL BREAM Outstanding Buildings are at KX**

**Biodiversity:** 40% of new roof space is green with more than 600 species of plants.

**Transport:** >5,000 cycle parking spaces on-site with no commuter car parking.

Double amount of commuters walk/cycle to work compared to London average.

**Waste:** Zero waste to landfill and 50% of waste recycled



**URBAN PARTNERS FOR KING'S CROSS EUSTON & ST PANCRAS**

Working together for a thriving urban neighbourhood



**AWARDS 2018 WINNER**







Set around

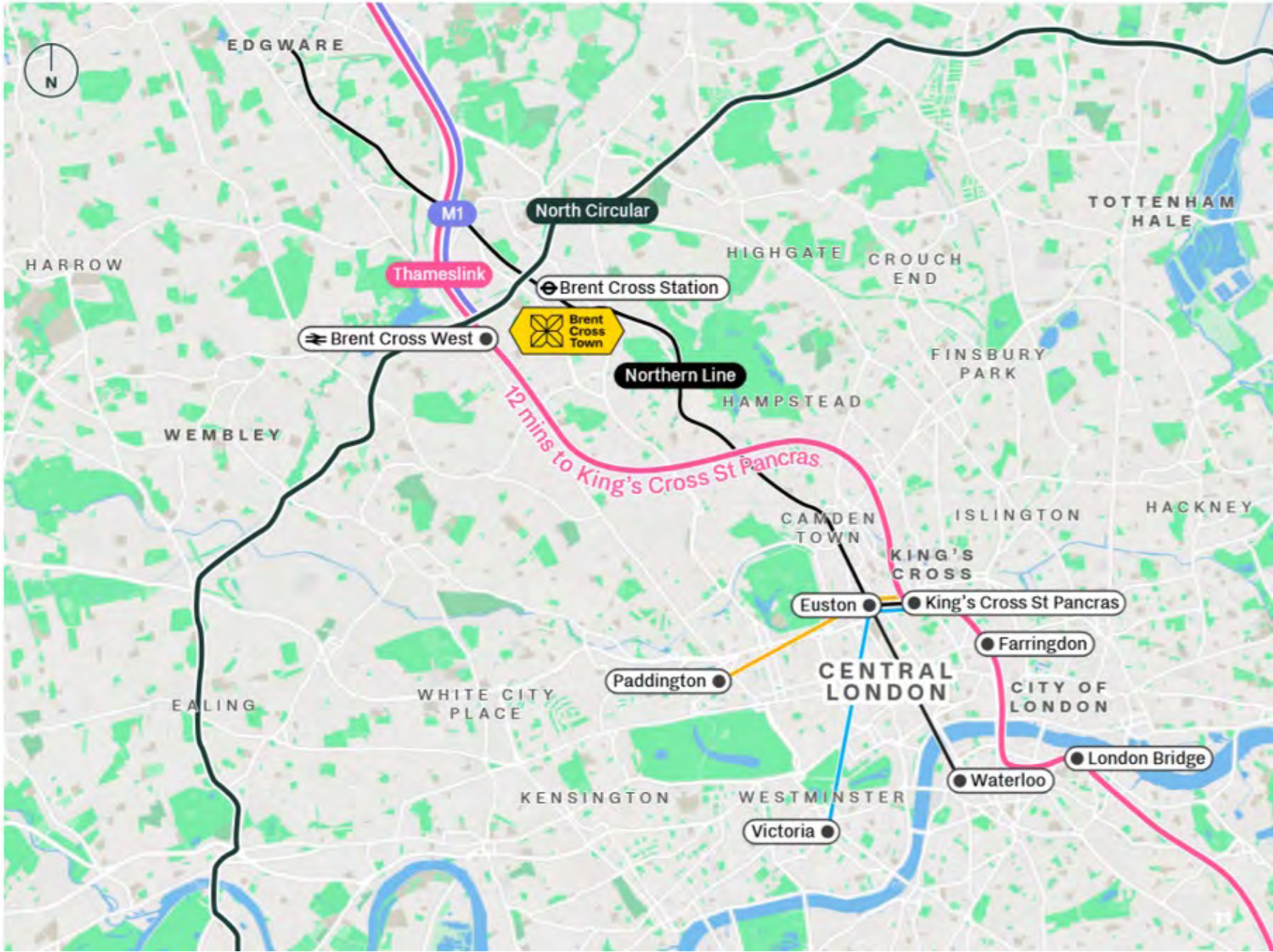
GREEN  
FIELDS  
PLAYING  
PARKS

50  
ACRES



# 12 minutes to CENTRAL LONDON

A new rail station will provide easy and direct access to central London and the Eurostar in just 12 minutes. Immediate access to the M1 and the national motorway network, as well as the North Circular for London access.





# A Joint Venture Limited Partnership between Local Authority and the Developer – a TRUE partnership

**What do the Local Authority bring? As King's Cross PLUS:**

- The most of the Land and ability to Compulsory Purchase the remainder

**What does the Developer bring? As King's Cross PLUS:**

- Funding, investment partners, regeneration skills, tenant base, local employment etc....

**Shared outcomes and shared profits – both see the upside**





# BRENT CROSS WEST





**We want to create places that  
inspire us all into NEW WAYS of  
WORKING and LIVING without  
cost to the WORLD WE SHARE**



ARGENT



RELATED

