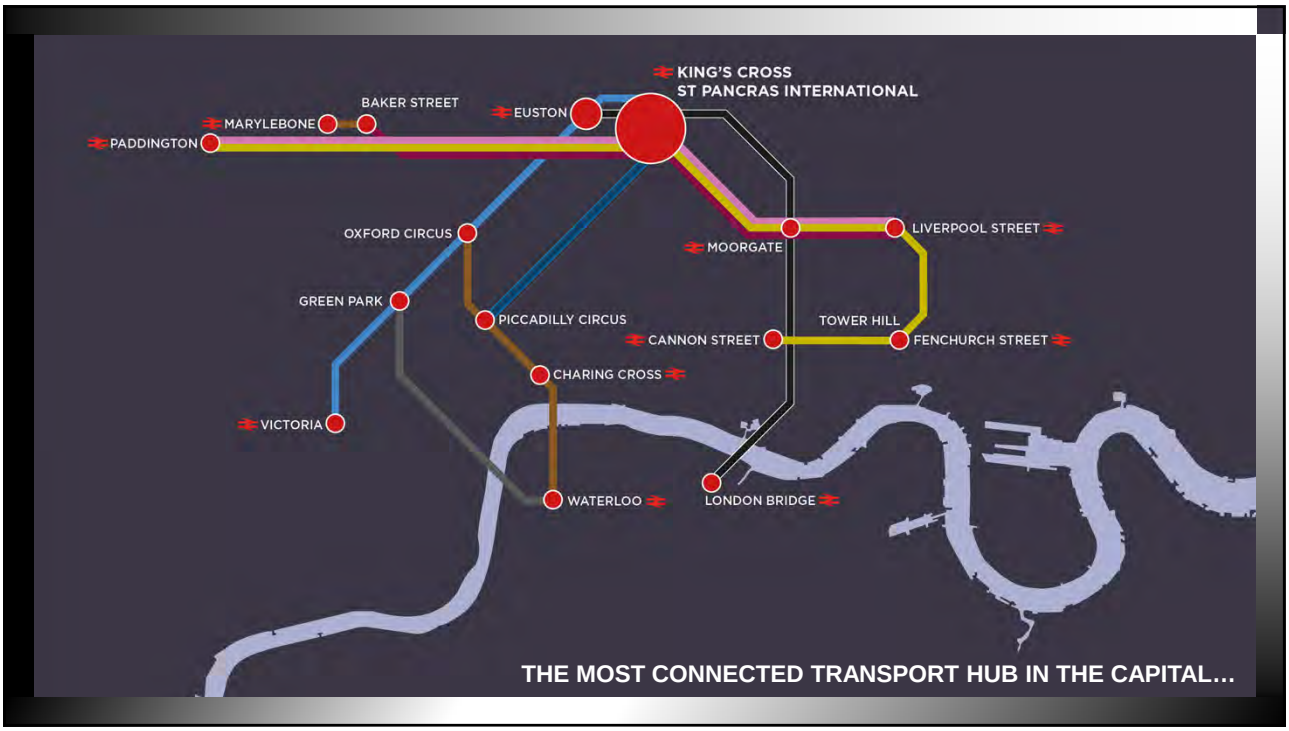
King's Cross

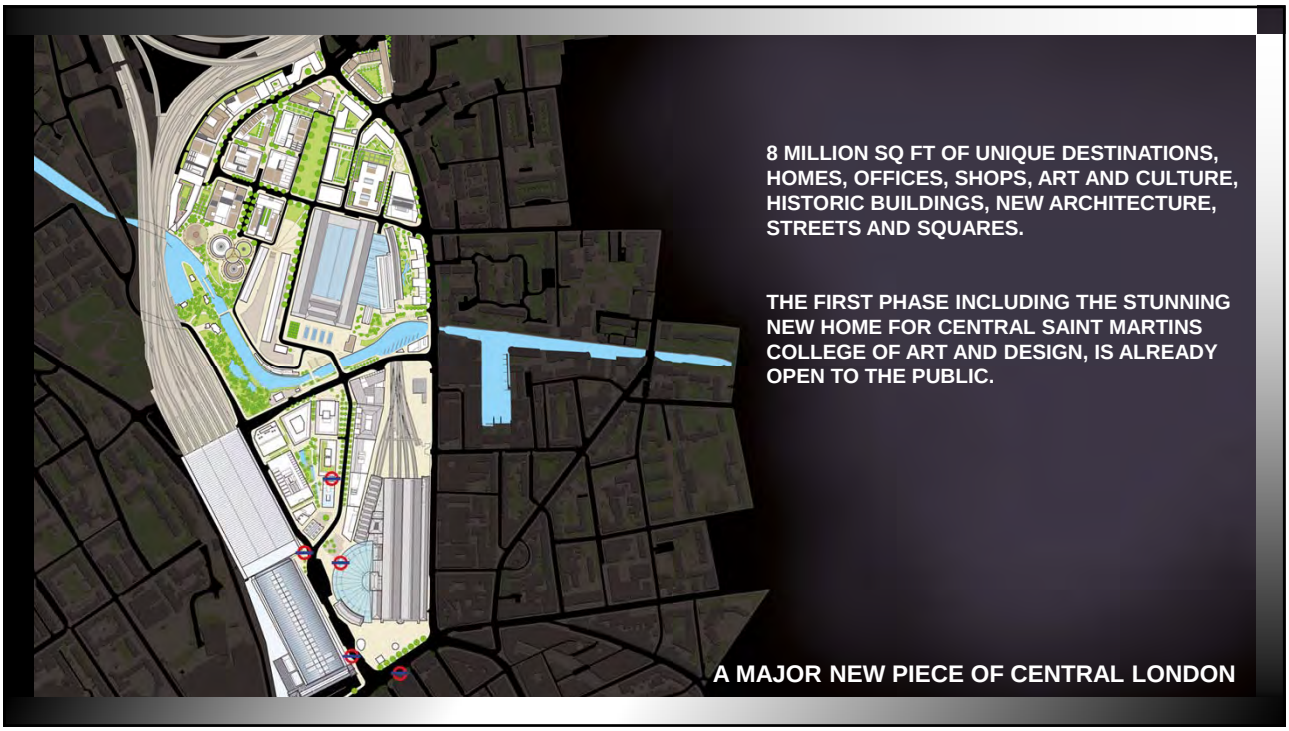
TWO MILES
ONE MILE
KING'S CROSS
ST PANCRAS INTERNATIONAL
EUSTON
PADDINGTON
WEST END
PADDINGTON
LIVERPOOL STREET
CITY
BLACKFRIARS
FENCHURCH STREET
CANARY WHARF
CHARING CROSS
LONDON BRIDGE
WATERLOO
VICTORIA
67 ACRES IN CENTRAL LONDON

N
67 ACRES IN CENTRAL LONDON


KING'S CROSS
ST PANCRAS INTERNATIONAL
BAKER STREET
EUSTON
MARYLEBONE
PADDINGTON
OXFORD CIRCUS
MOORGATE
LIVERPOOL STREET
GREEN PARK
PICCADILLY CIRCUS
TOWER HILL
CANNON STREET
FENCHURCH STREET
CHARING CROSS
VICTORIA
WATERLOO
LONDON BRIDGE
THE MOST CONNECTED TRANSPORT HUB IN THE CAPITAL...

EDINBURGH 4H:23M
GLASGOW 4H:31M
NEWCASTLE 2H:52M
DURHAM 2H:40M
YORK 1H:51M
LEEDS 2H:19M
MANCHESTER 2H:07M
SHEFFIELD 2H:09M
NOTTINGHAM 1H:44M
BIRMINGHAM 1H:22M
CAMBRIDGE 0H:49M
LUTON 0H:32M
EUSTON STATION
KING'S CROSS
ST PANCRAS INTERNATIONAL
GATWICK 0H:46M
...FOR NATIONAL

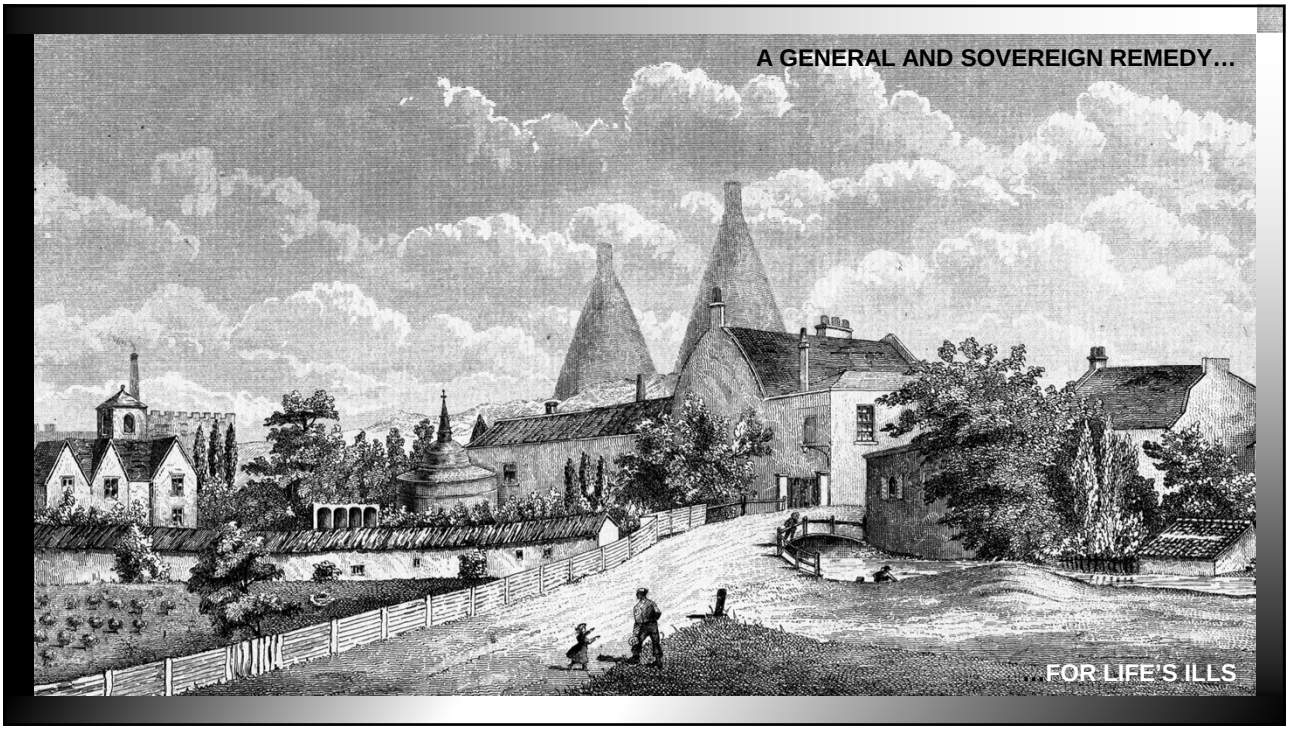
KING'S CROSS
ST PANCRAS INTERNATIONAL
AMSTERDAM 4H:16M
BRUSSELS 1H:55M
1H:20M LILLE
FRANKFURT 5H:56M
PARIS 2H:15M
BOURG ST MAURICE 7H:20M
AIME LA PLAGNE 7H:02M
MOUTIERS 7H:05M
LYON 4H:57M
AVIGNON 6H:13M
...AND INTERNATIONAL TRAVEL


8 MILLION SQ FT OF UNIQUE DESTINATIONS, HOMES, OFFICES, SHOPS, ART AND CULTURE, HISTORIC BUILDINGS, NEW ARCHITECTURE, STREETS AND SQUARES.
THE FIRST PHASE INCLUDING THE STUNNING NEW HOME FOR CENTRAL SAINT MARTINS COLLEGE OF ART AND DESIGN, IS ALREADY OPEN TO THE PUBLIC.
A MAJOR NEW PIECE OF CENTRAL LONDON

- Outline Planning Permission in December 2006
- 43% of the scheme (by floorspace) has now been approved.
- Includes the University, public realm, market and affordable housing, offices, retail, hotel and student accommodation.
- Includes both the refurbishment and re-use of historic buildings and new build.
- Planning Performance Agreement (PPA) in place with Camden.

A MAJOR NEW PIECE OF CENTRAL LONDON

FROM
WARRIOR
Queen
TO
KING
of pleasure

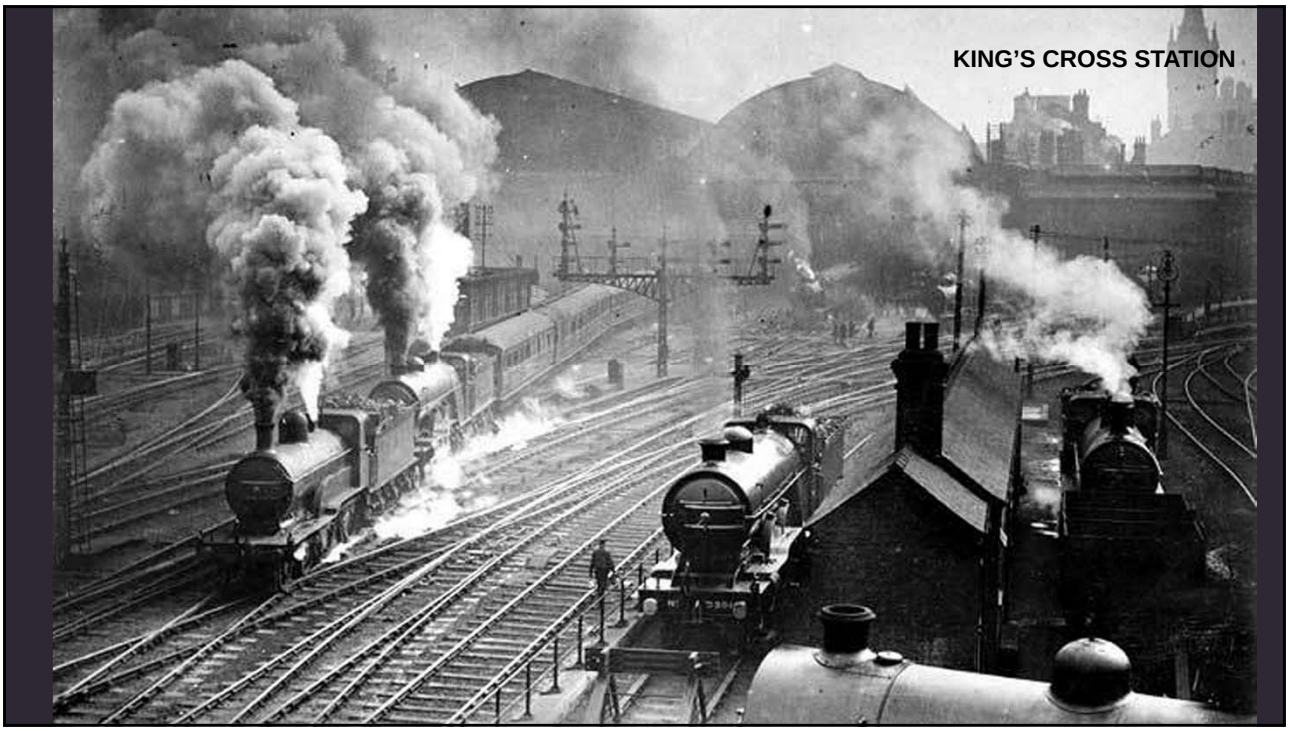

A GENERAL AND SOVEREIGN REMEDY…
FOR LIFE'S ILLS

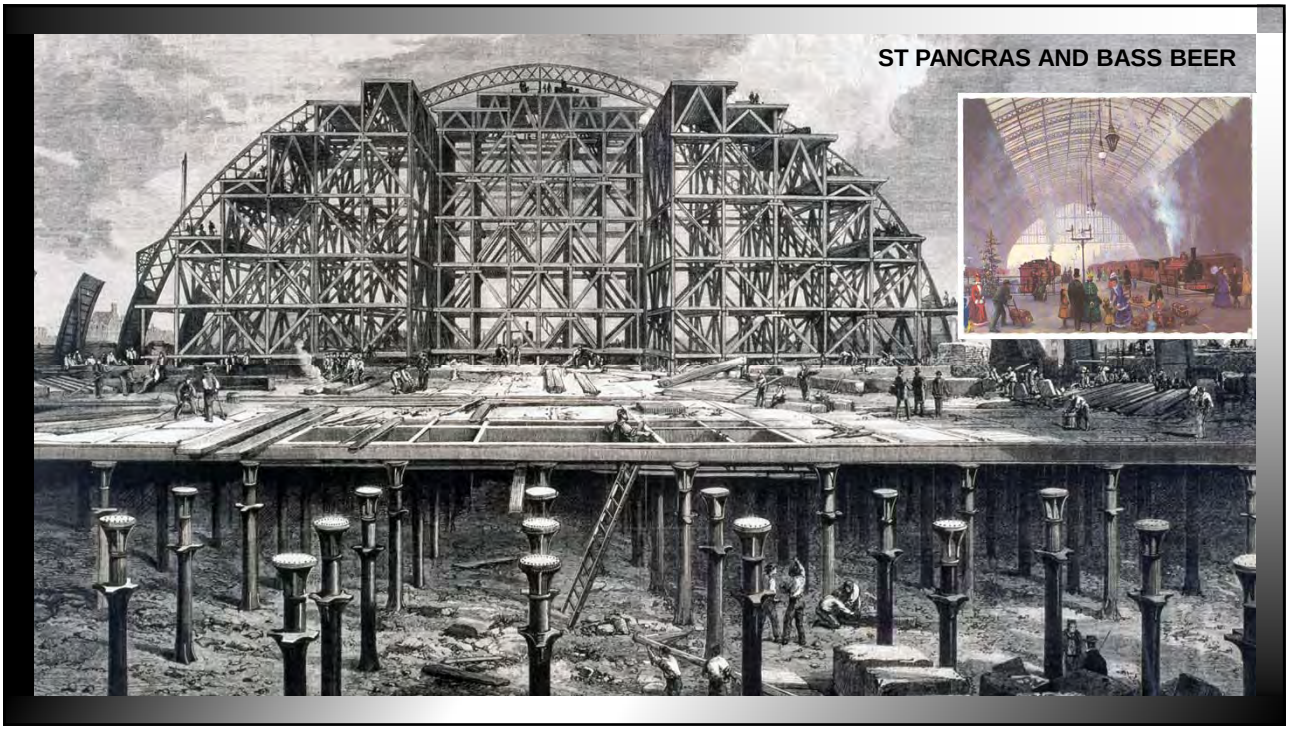
THE KING'S CROSS
KING'S CROSS
POLICE STATION

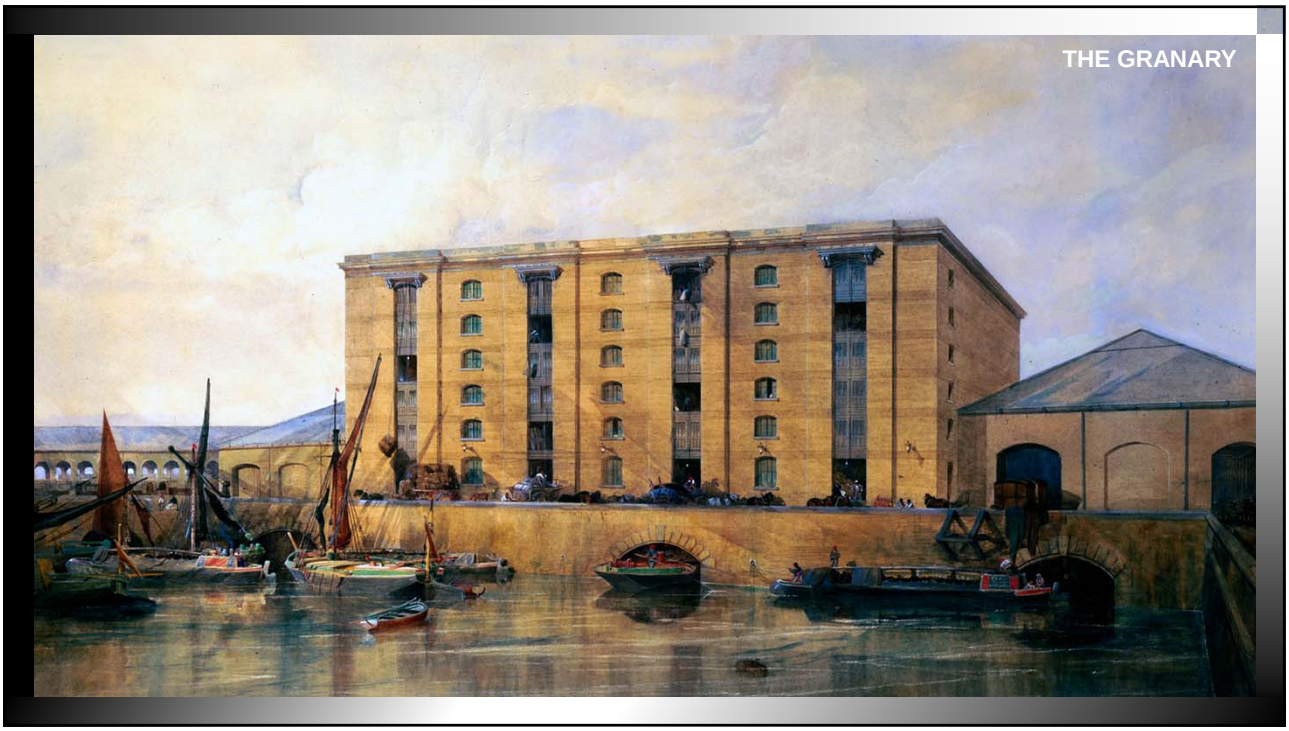
CANAL AND GASHOLDERS

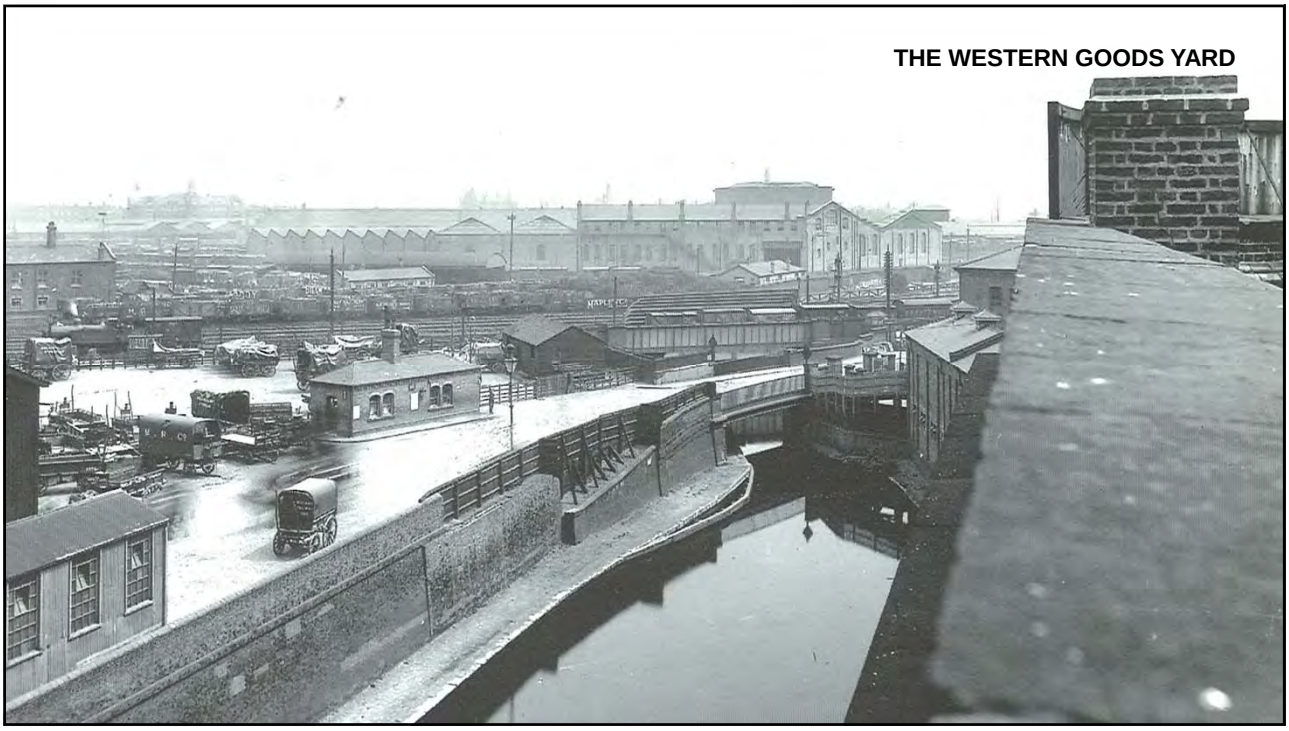
DAILY NEWS

KING'S CROSS STATION


KING'S CROSS STATION

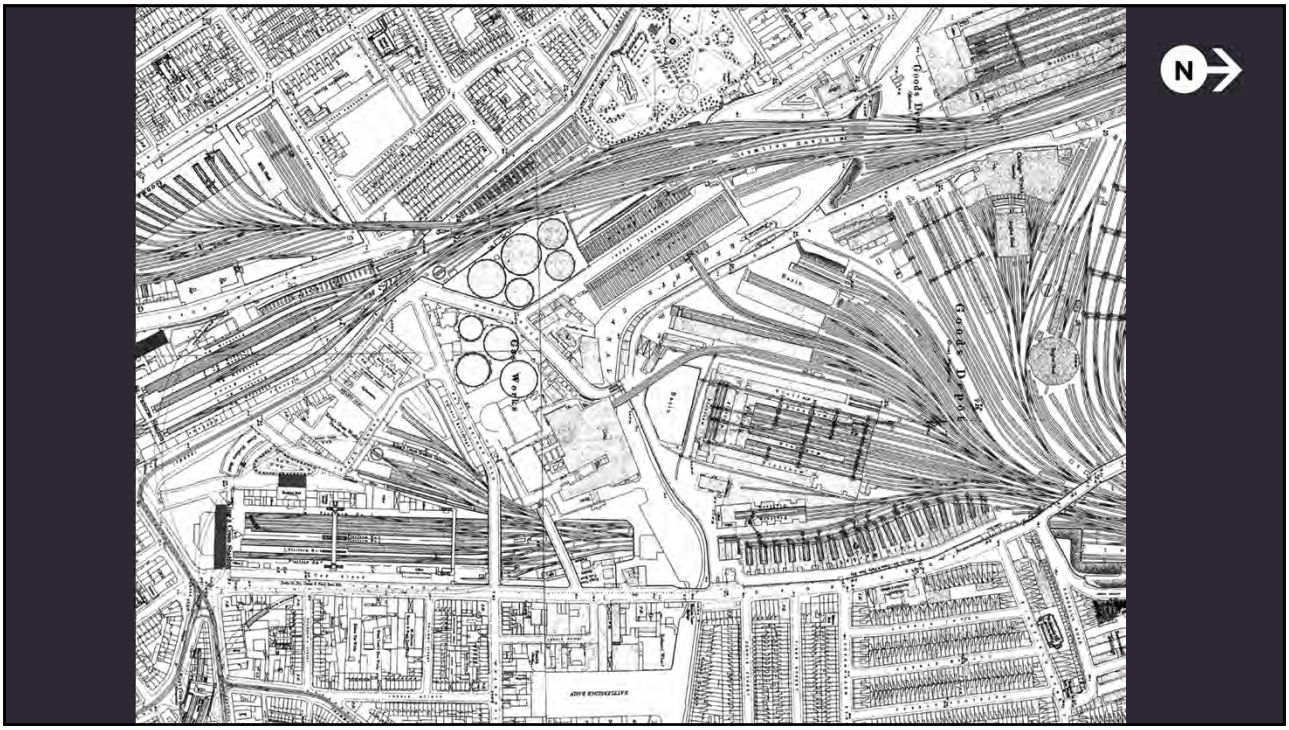

ST PANCRAS AND BASS BEER

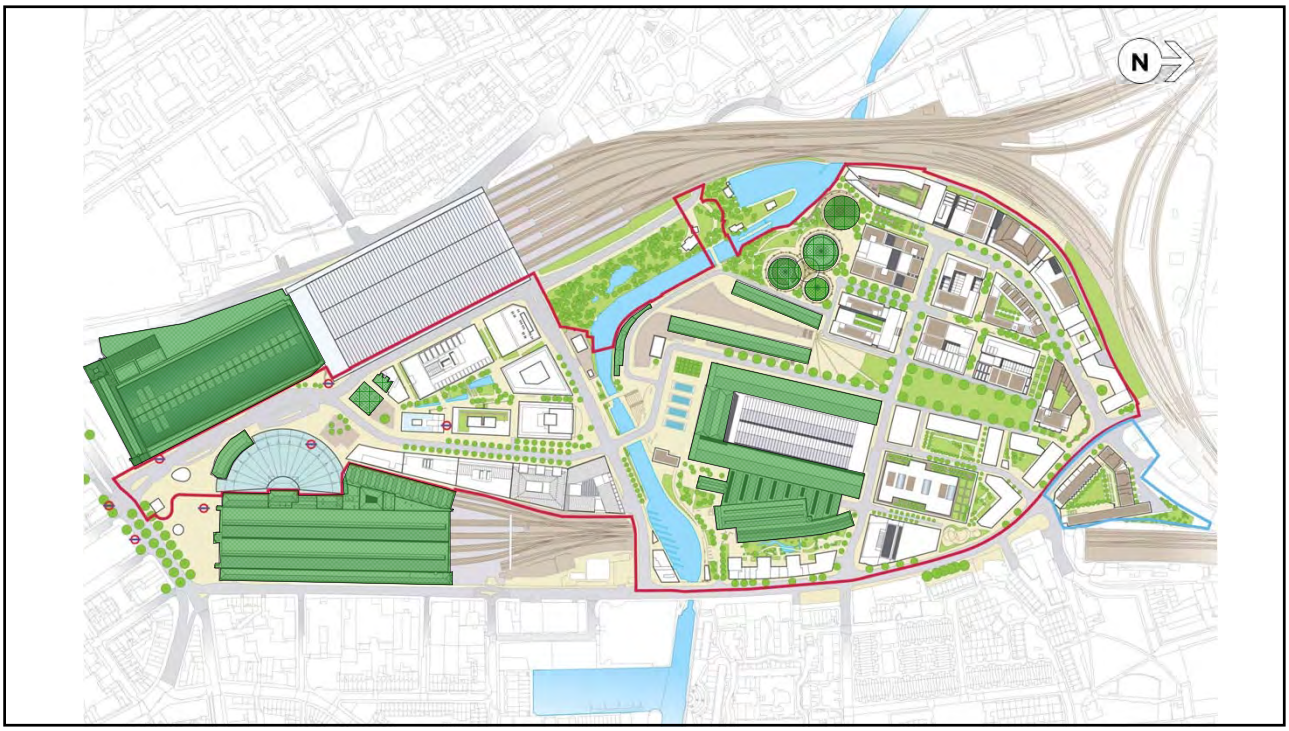

THE GRANARY


THE WESTERN GOODS YARD

...THE MARSHALLING YARDS
OF THE INDUSTRIAL REVOLUTION
- THE RAILWAY LANDS

PRESERVE THE VICTORIAN CITY IN MICROCOSM?


N
Goods Depot
Gas Works
Goods Depot
Basin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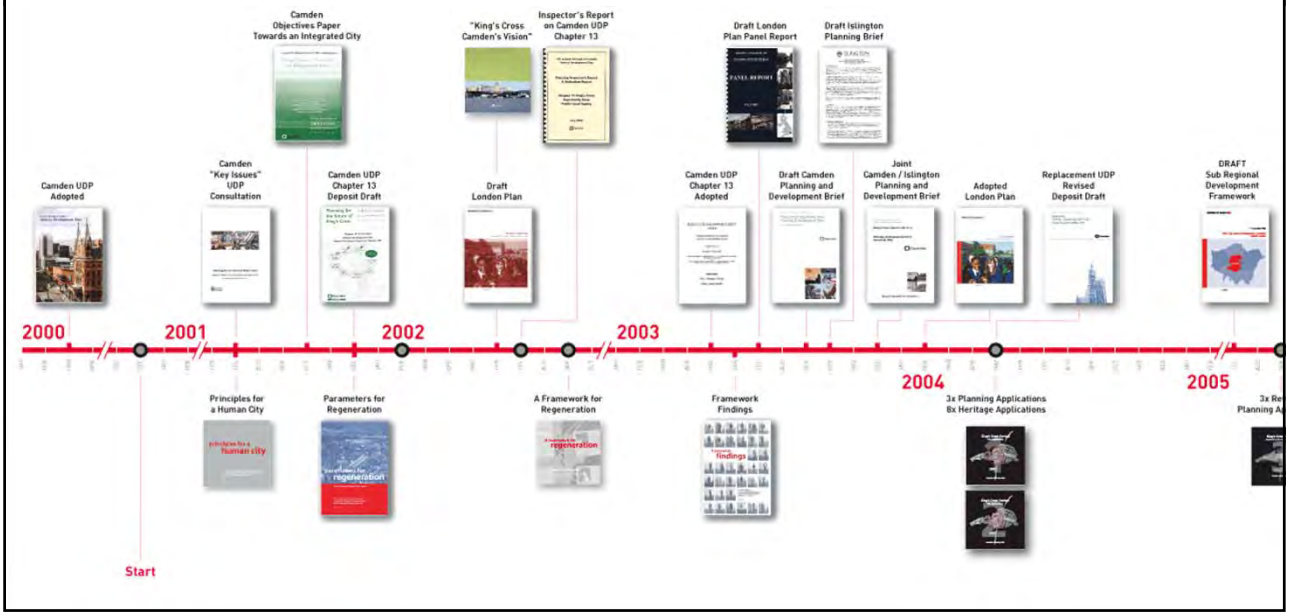
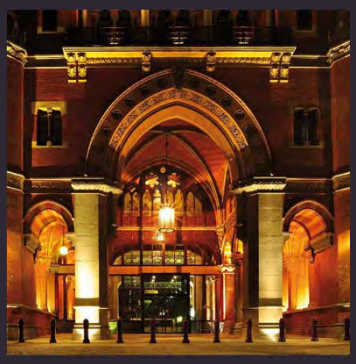
KING'S CROSS: THE PLANNING "JOURNEY"

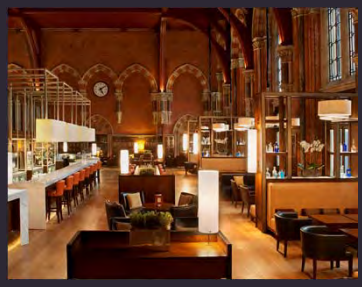


ST PANCRAS INTERNATIONAL

ST PANCRAS INTERNATIONAL



ST PANCRAS RENAISSANCE



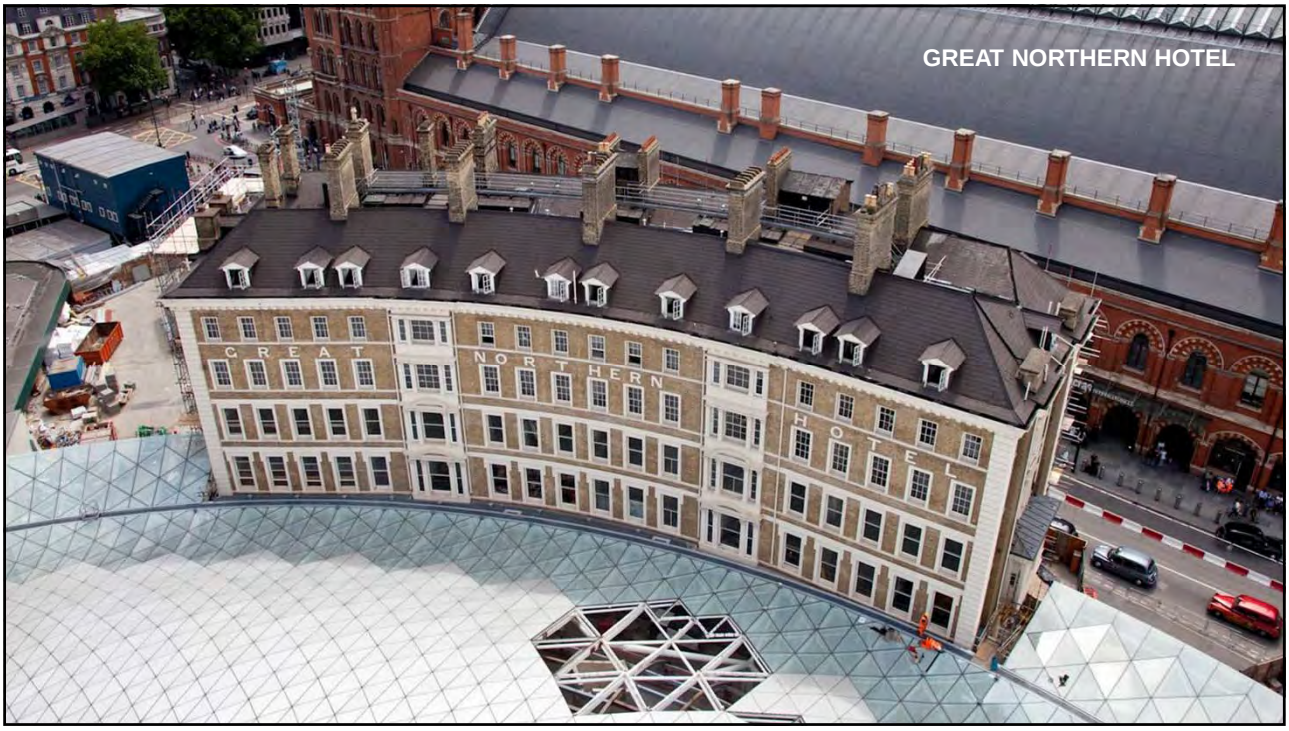
KING'S CROSS STATION / GREAT NORTHERN HOTEL

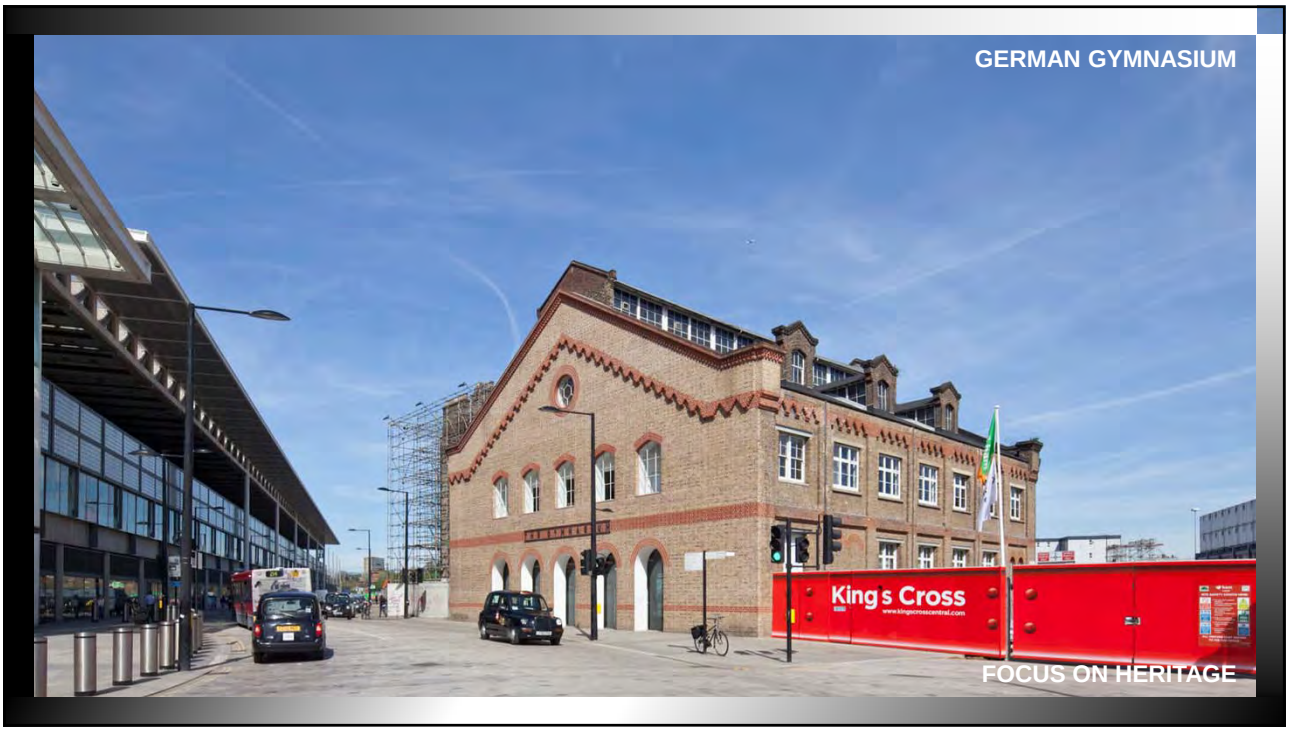
NEW STATION CONCOURSE

NEW UNDERGROUND INFRASTRUCTURE

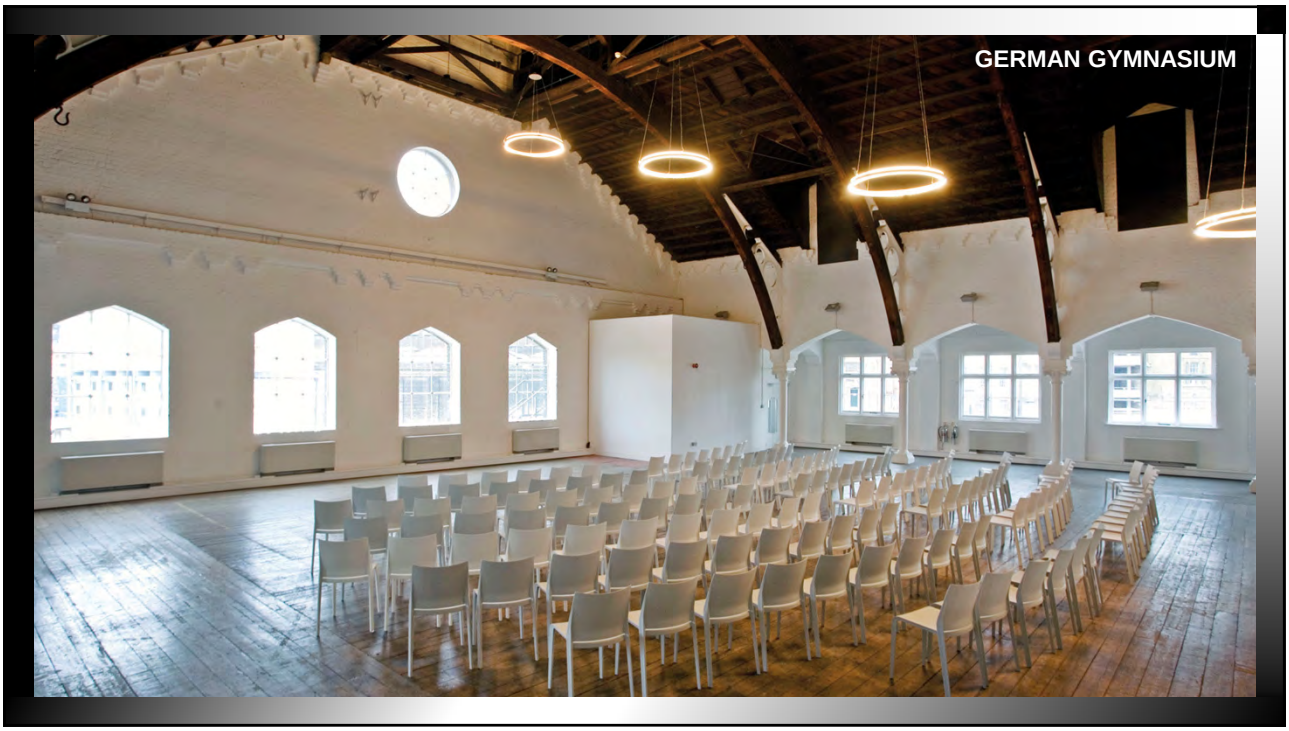
2013 - THE GERMAN INTERCITY-EXPRESS TRAIN ARRIVES

GREAT NORTHERN HOTEL
GREAT
NORTHERN
HOTEL

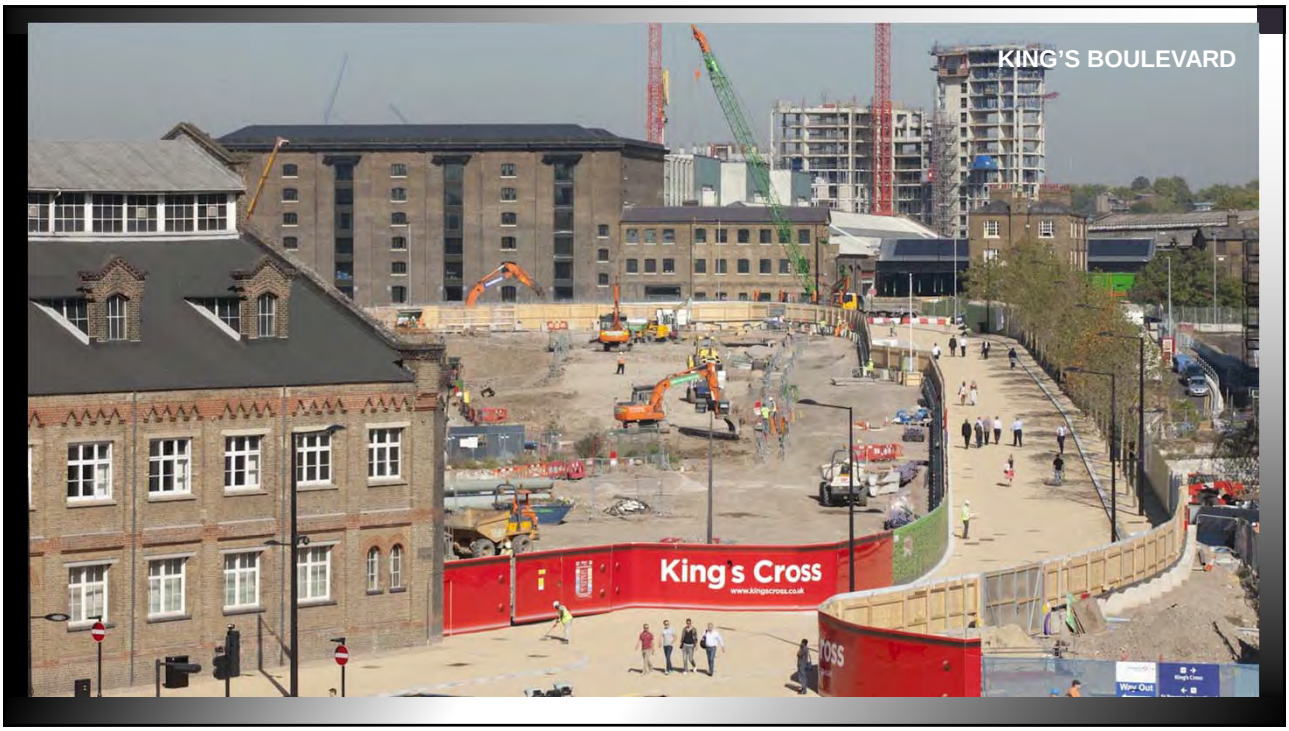

GREAT NORTHERN HOTEL
GREAT
NORTHERN
HOTEL


GERMAN GYMNASIUM
King's Cross
FOCUS ON HERITAGE

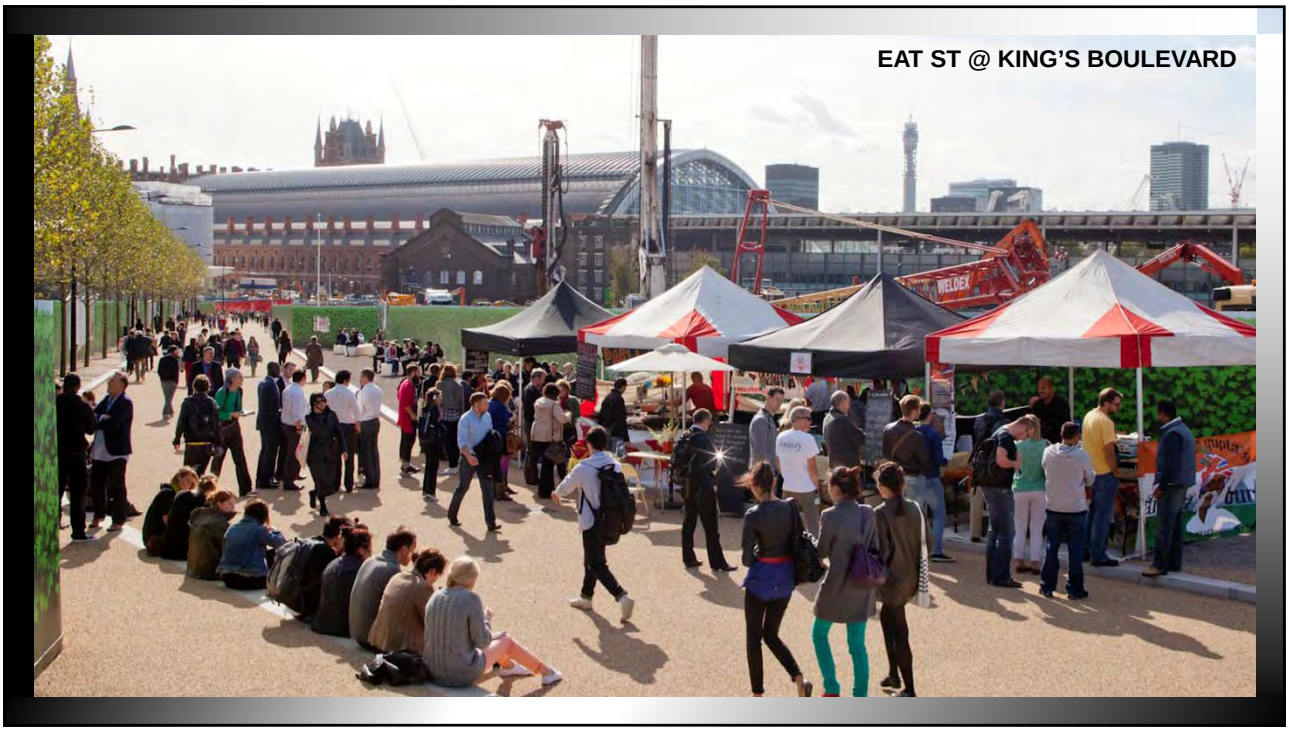
GERMAN GYMNASIUM


GERMAN GYMNASIUM

GERMAN GYMNASIUM


KING'S BOULEVARD
King's Cross

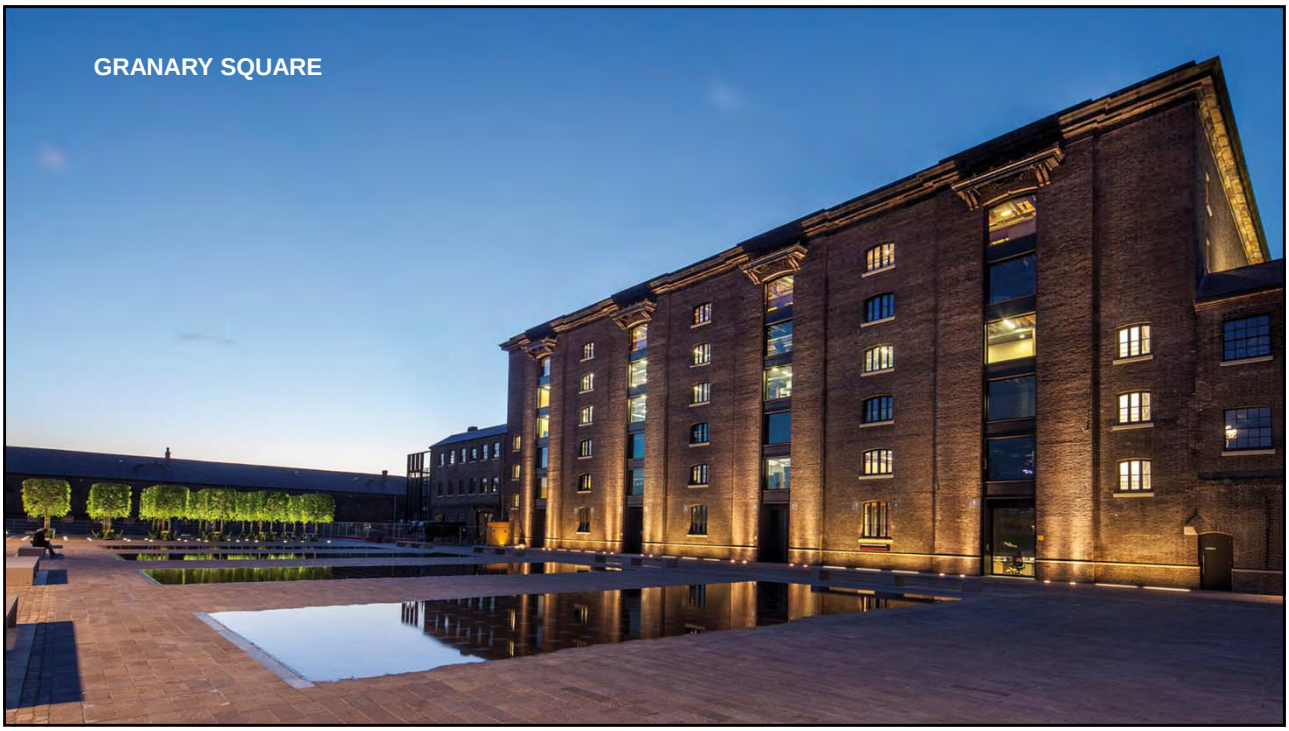
KING'S BOULEVARD


EAT ST @ KING'S BOULEVARD

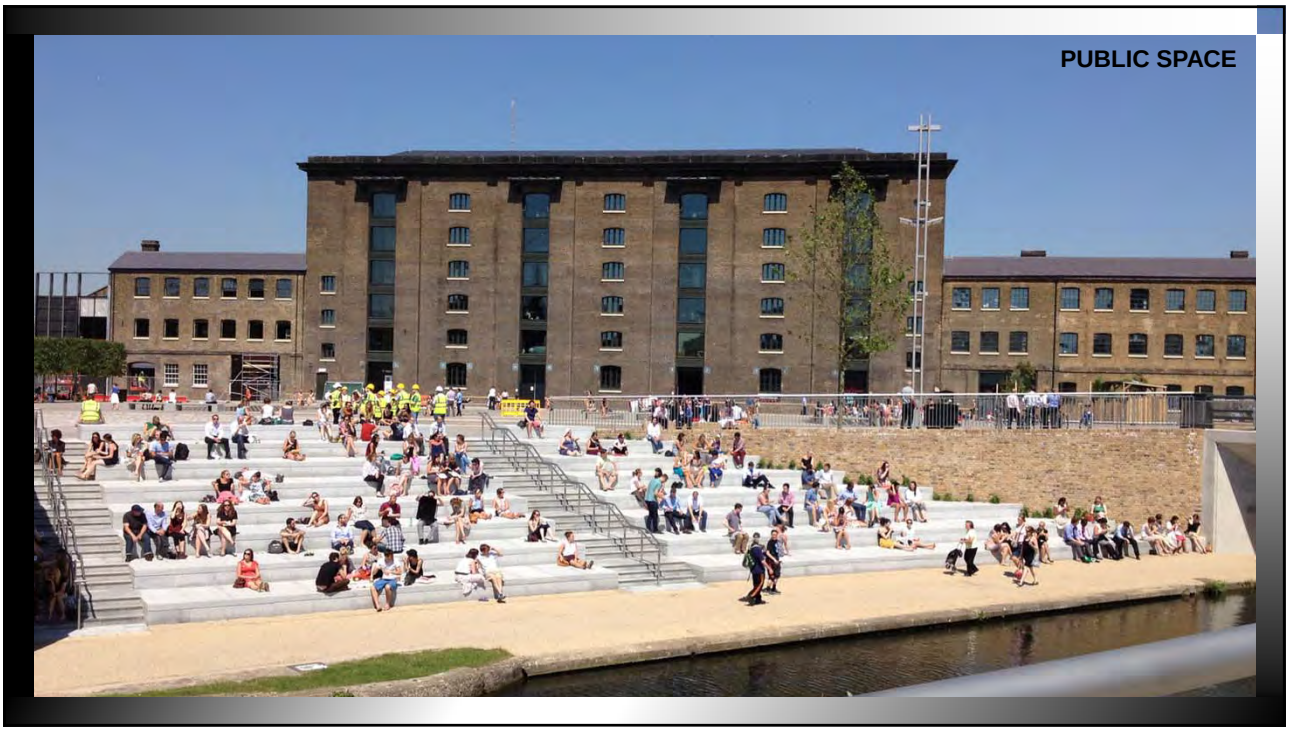
EAT ST @ KING'S BOULEVARD
EAT ST
At King's Cross

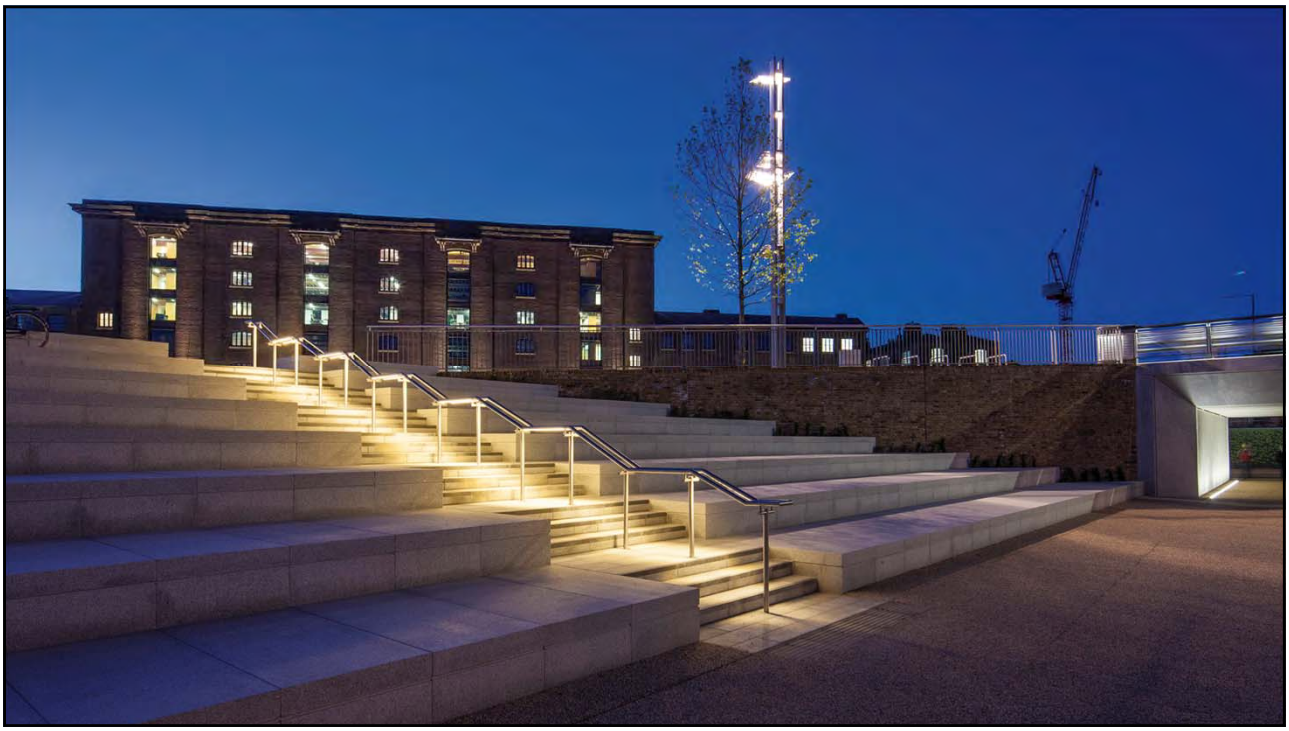
IFO

GRANARY SQUARE


GRANARY SQUARE

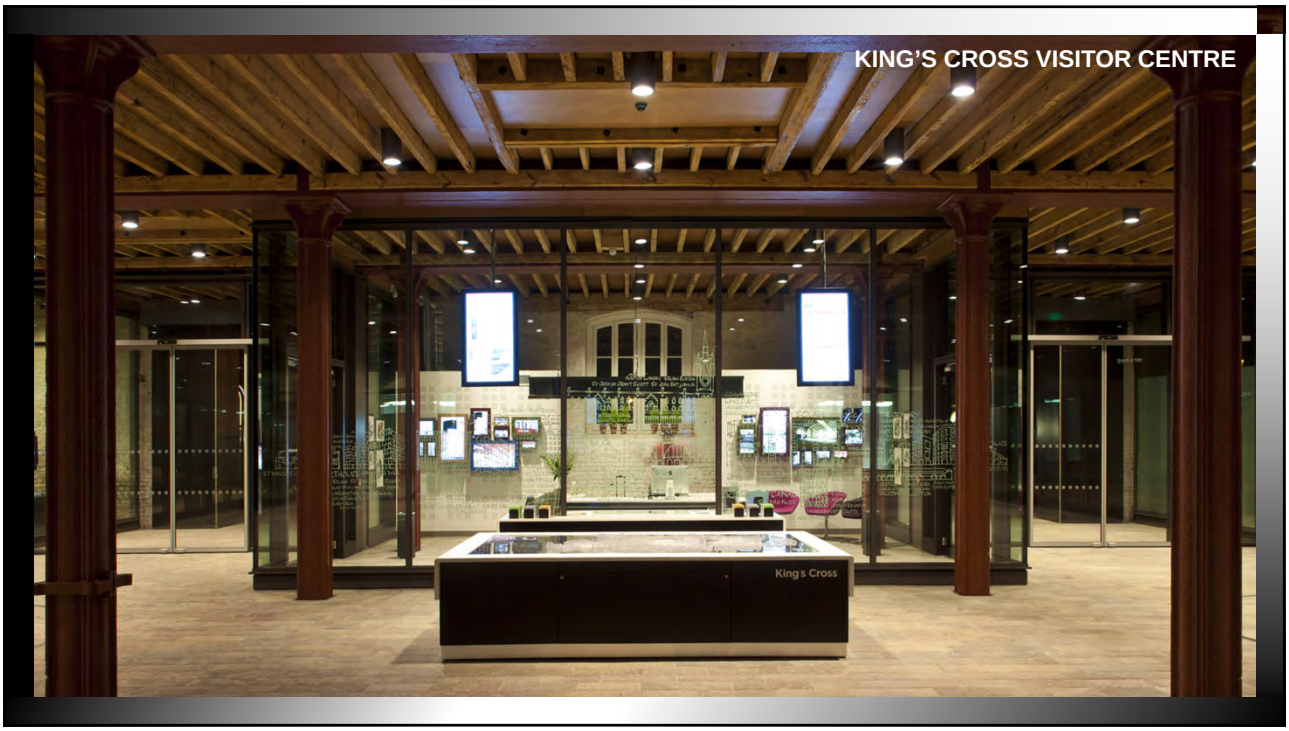
PUBLIC SPACE

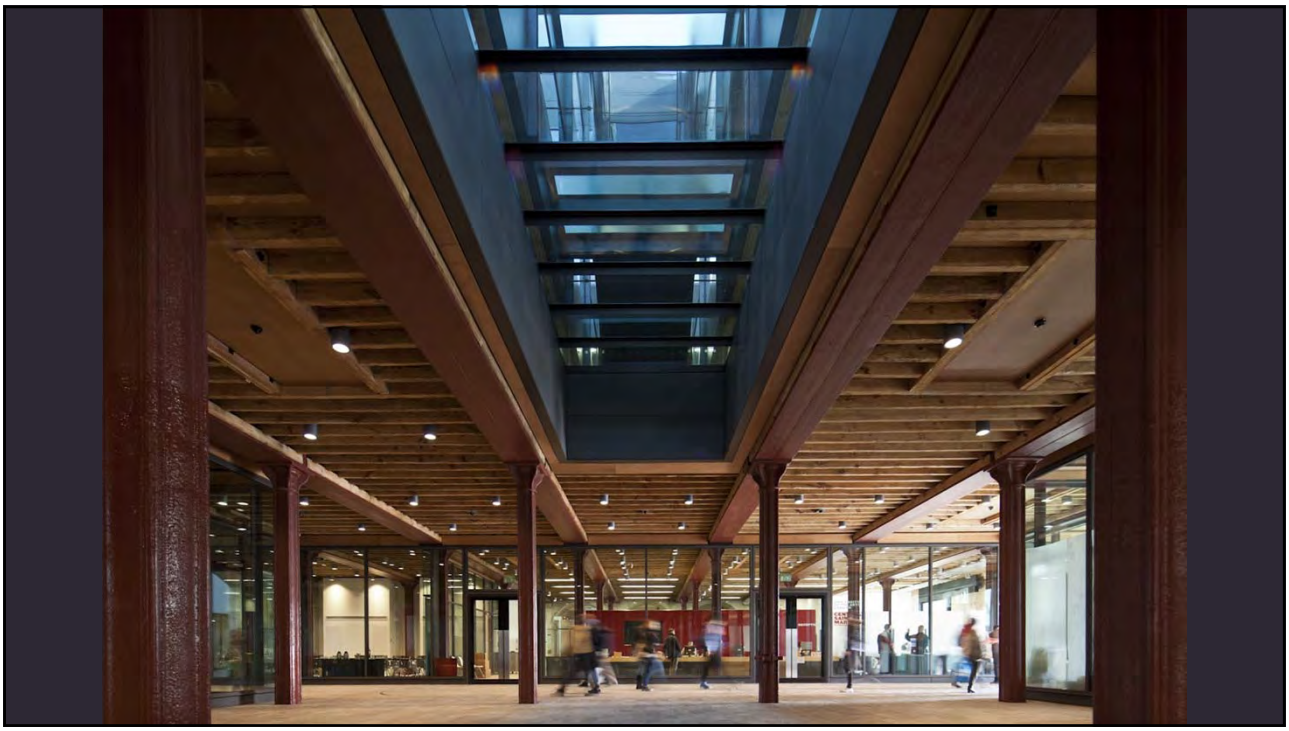

PUBLIC SPACE



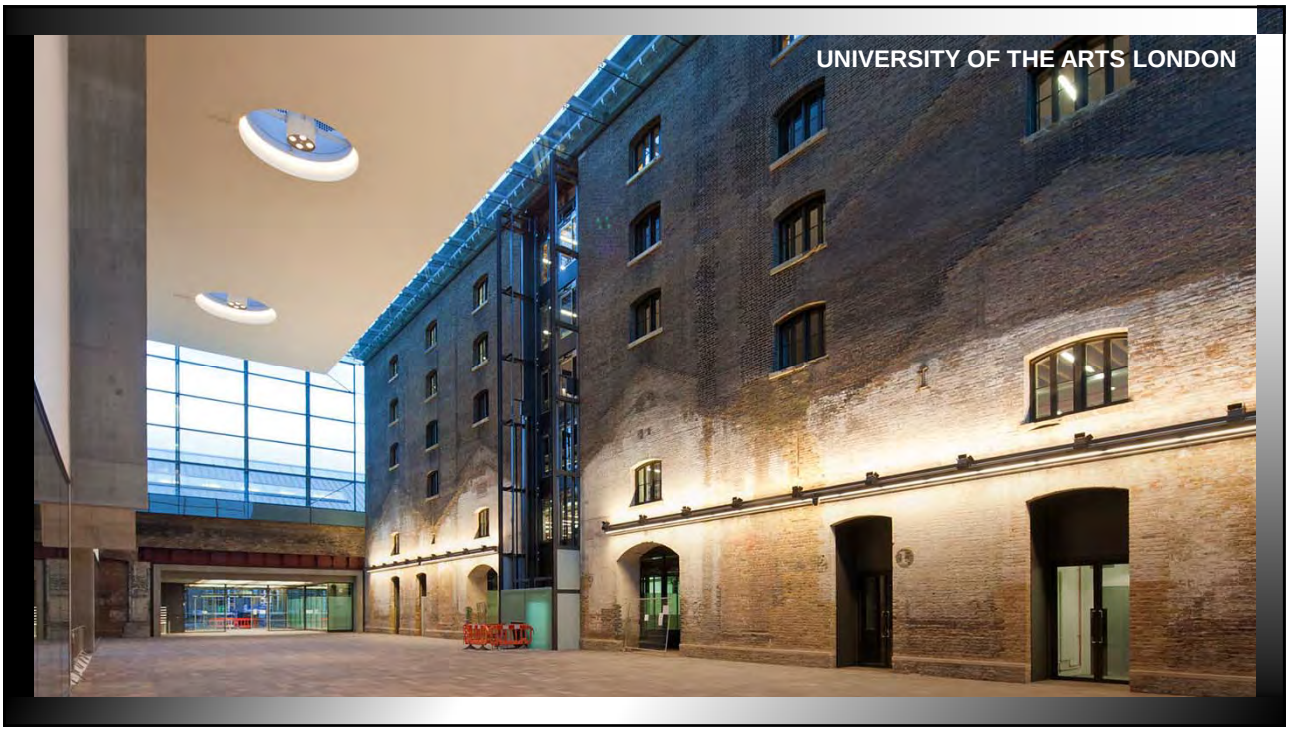
5
5
4
4
3

UNIVERSITY LIBRARY

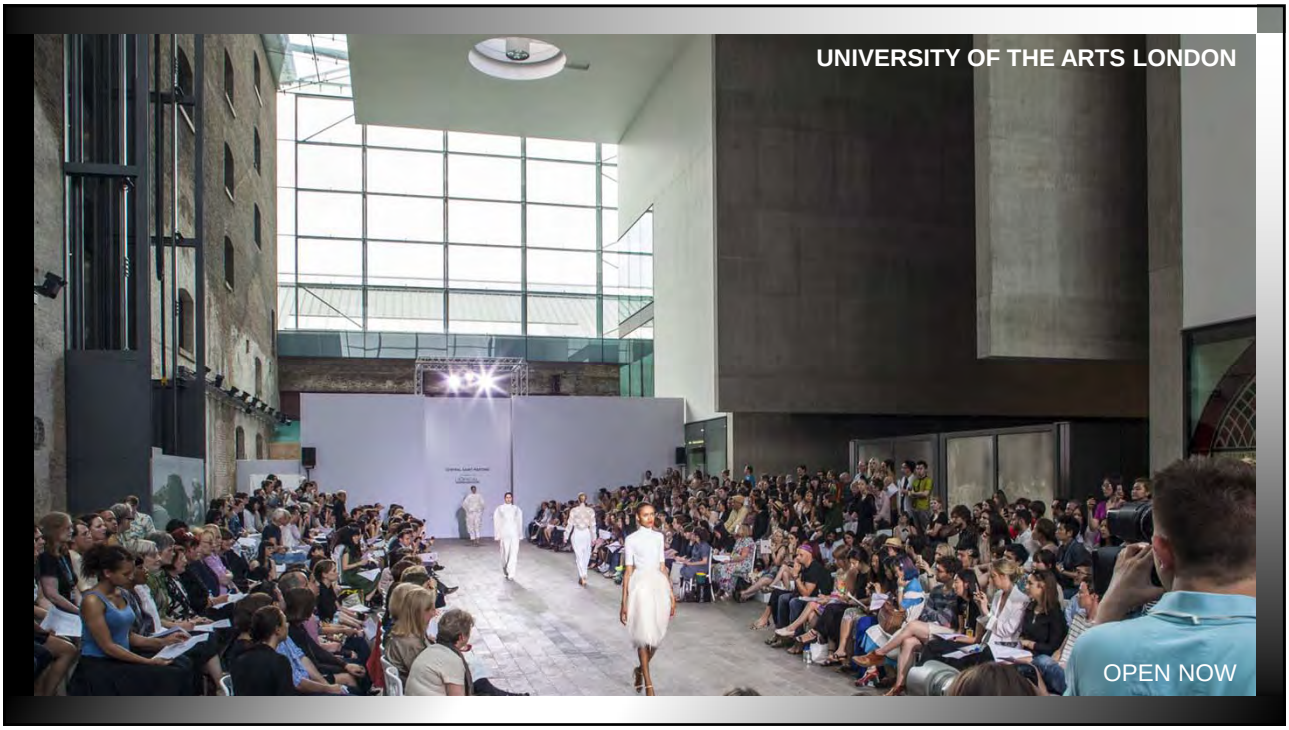

KING'S CROSS VISITOR CENTRE
King s Cross

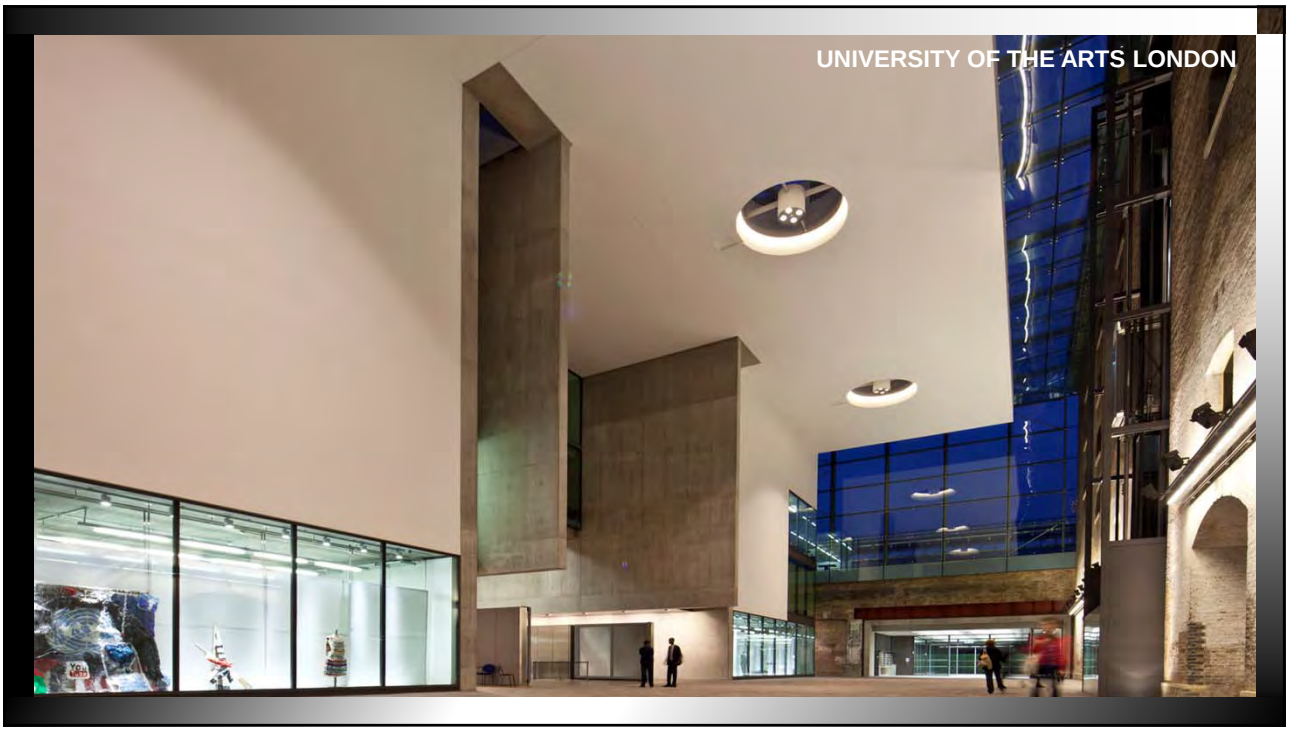


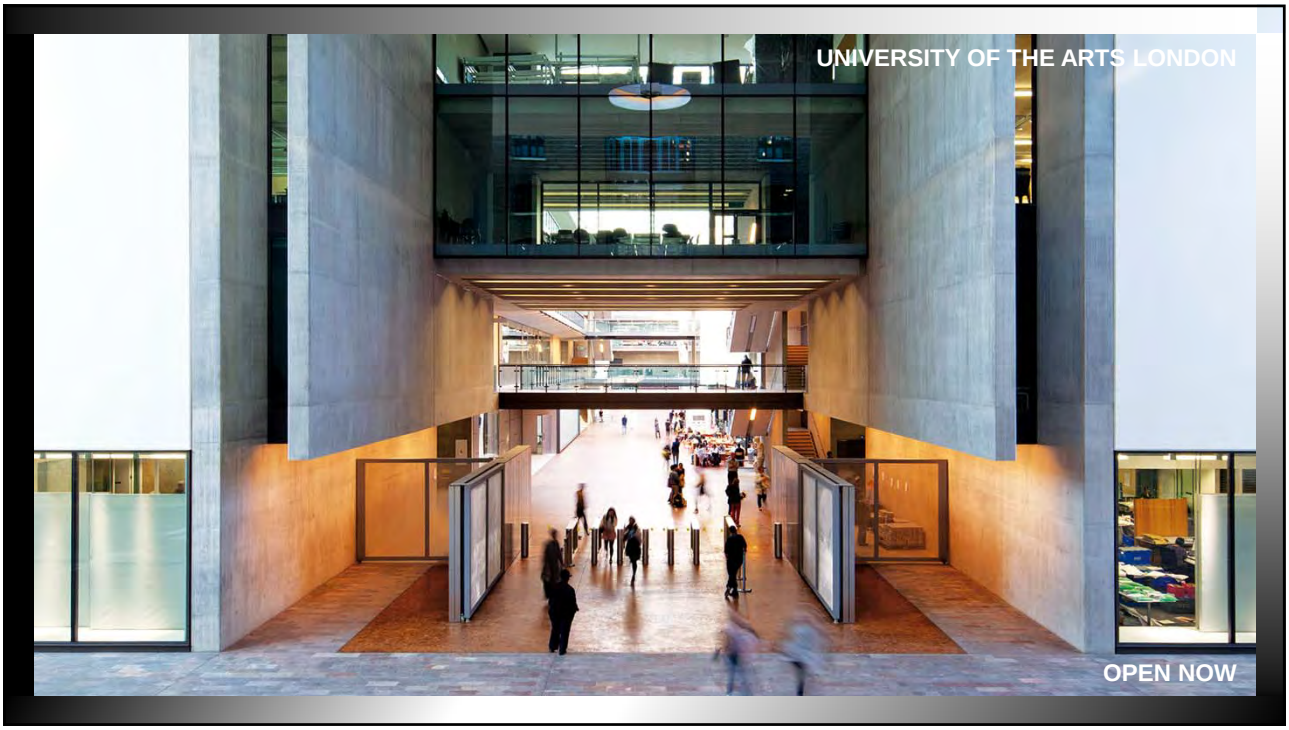
CUBITT SQUARE
GRANARY SQUARE


UNIVERSITY OF THE ARTS LONDON

PUBLIC EVENTS, THE CROSSING


UNIVERSITY OF THE ARTS LONDON
OPEN NOW


UNIVERSITY OF THE ARTS LONDON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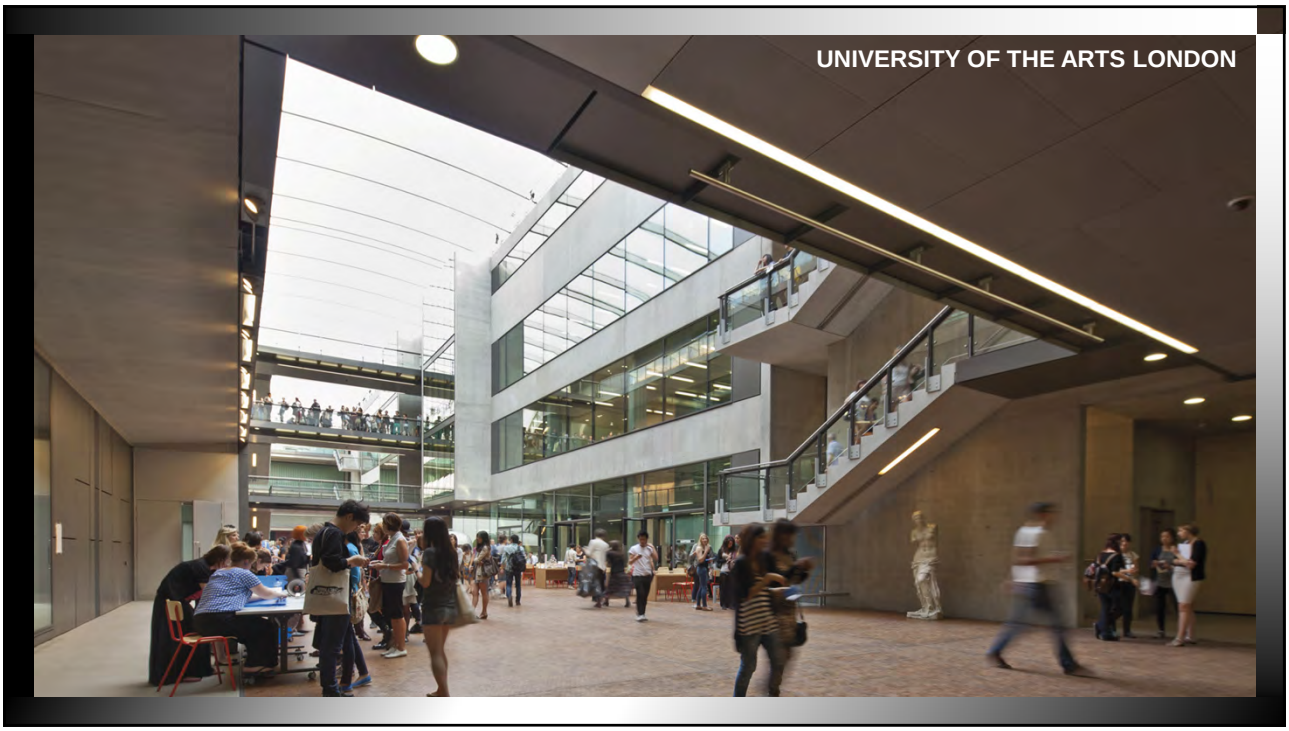
OPEN NOW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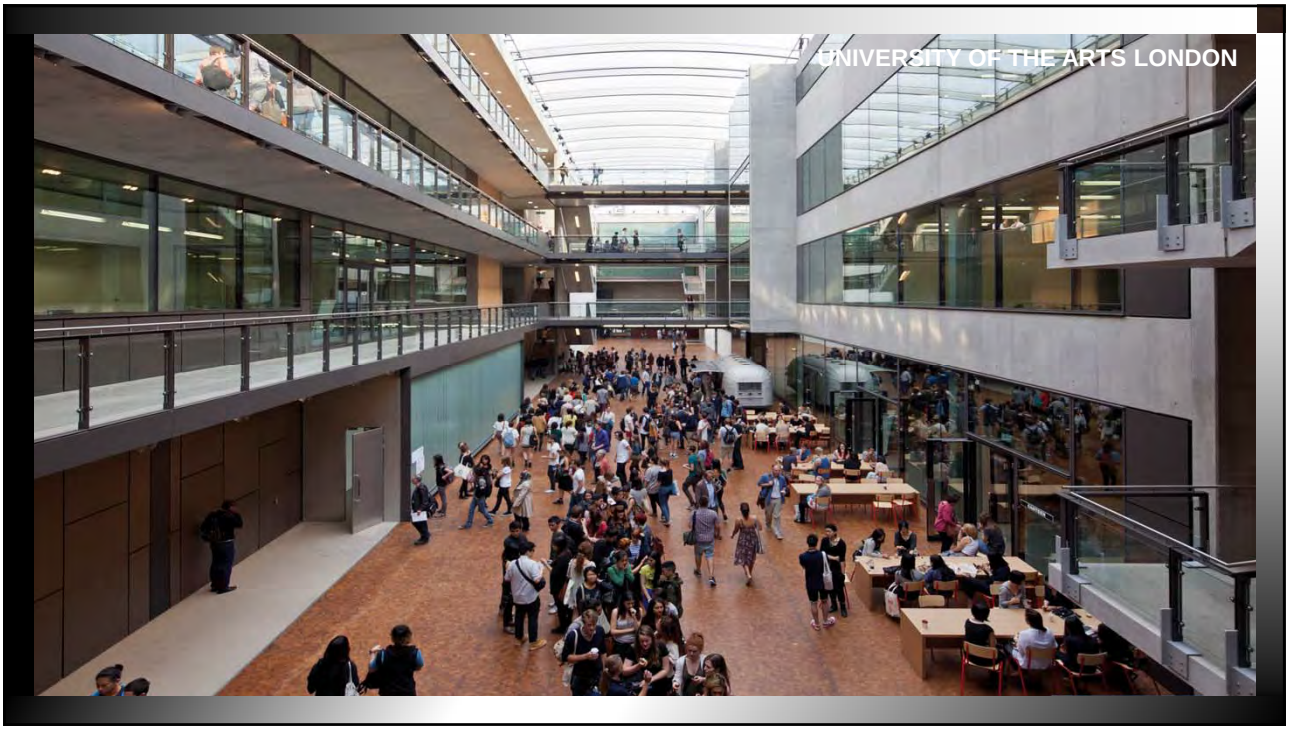
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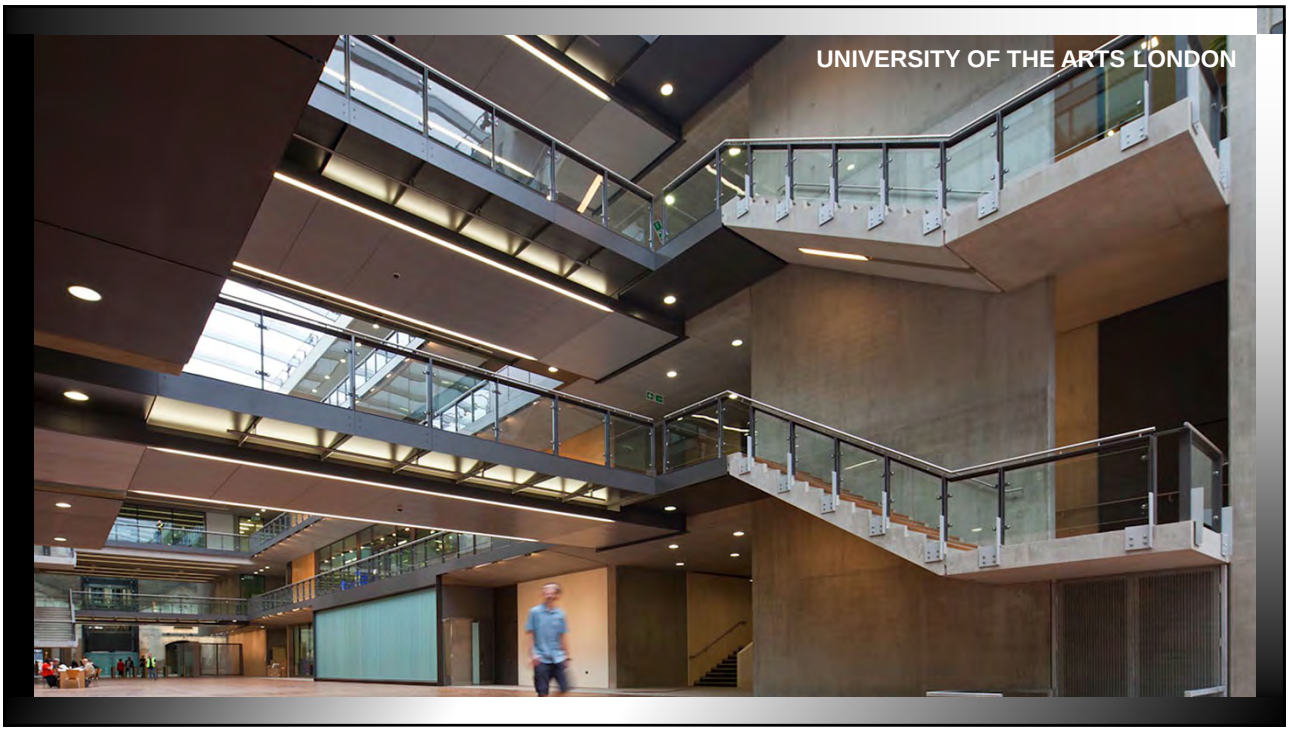
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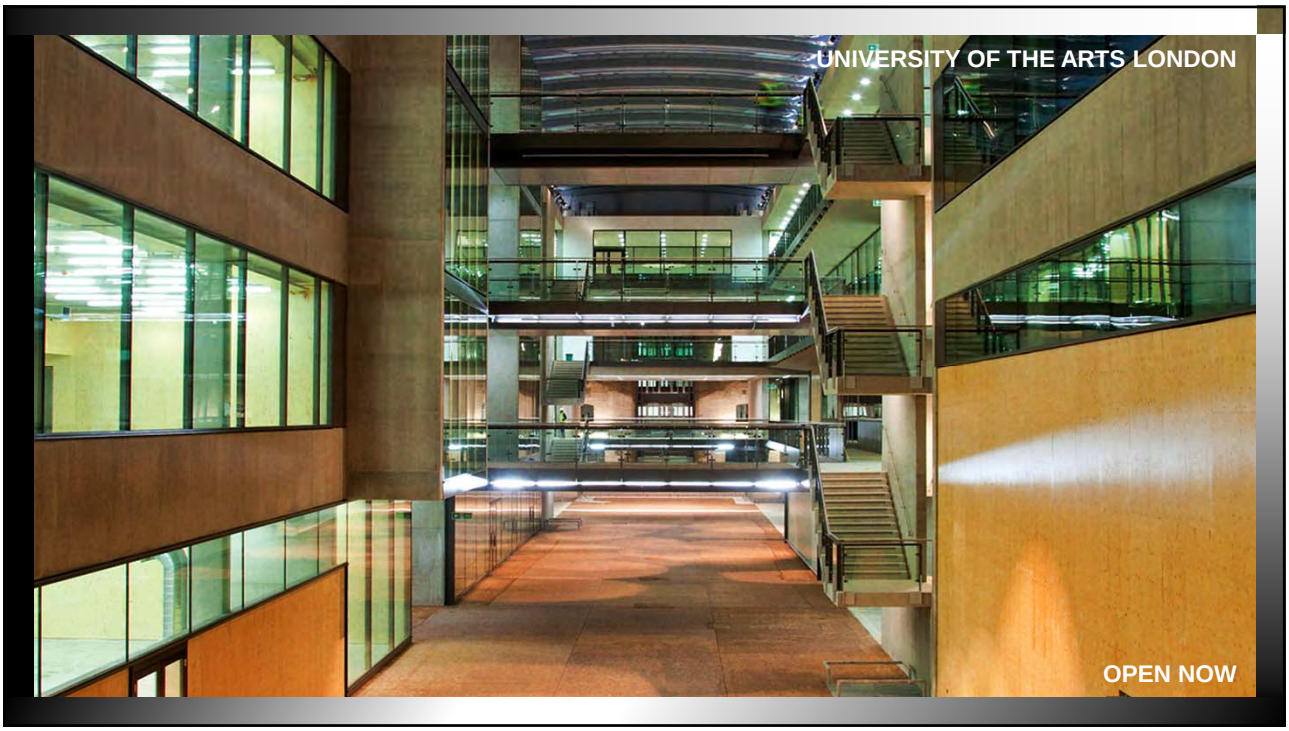
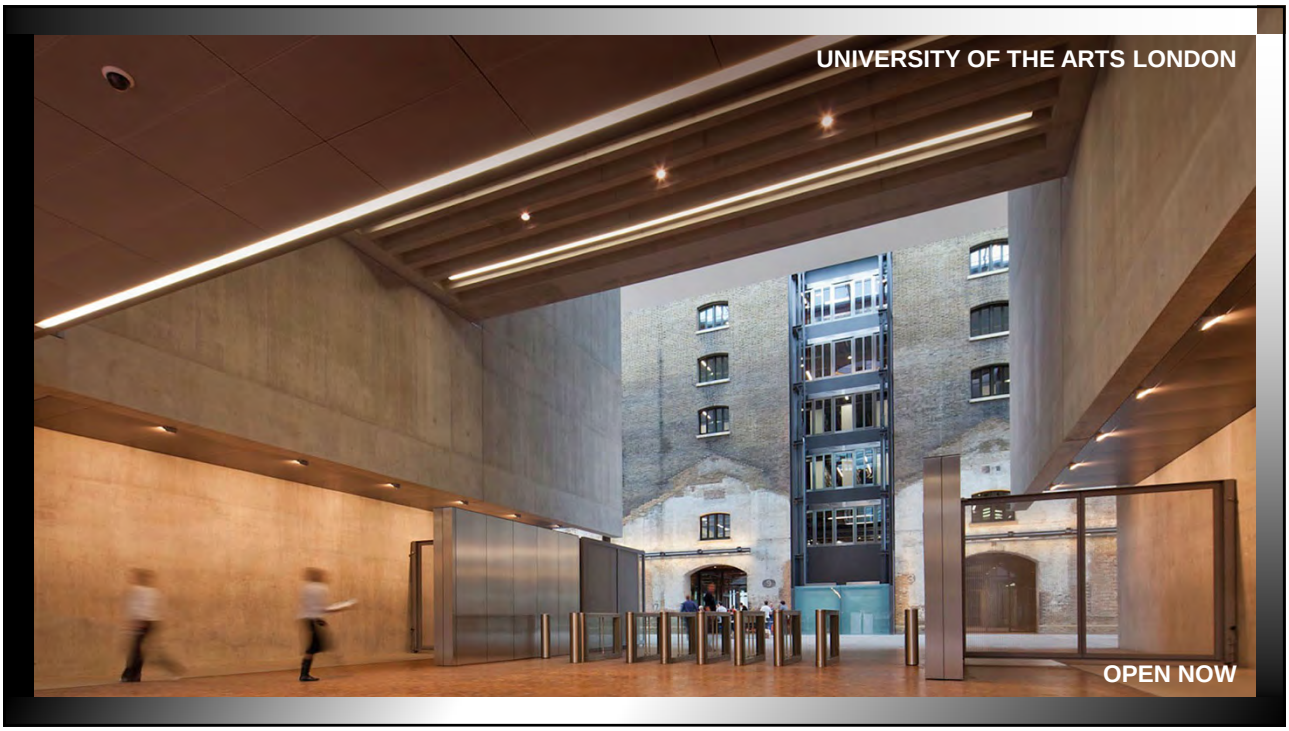
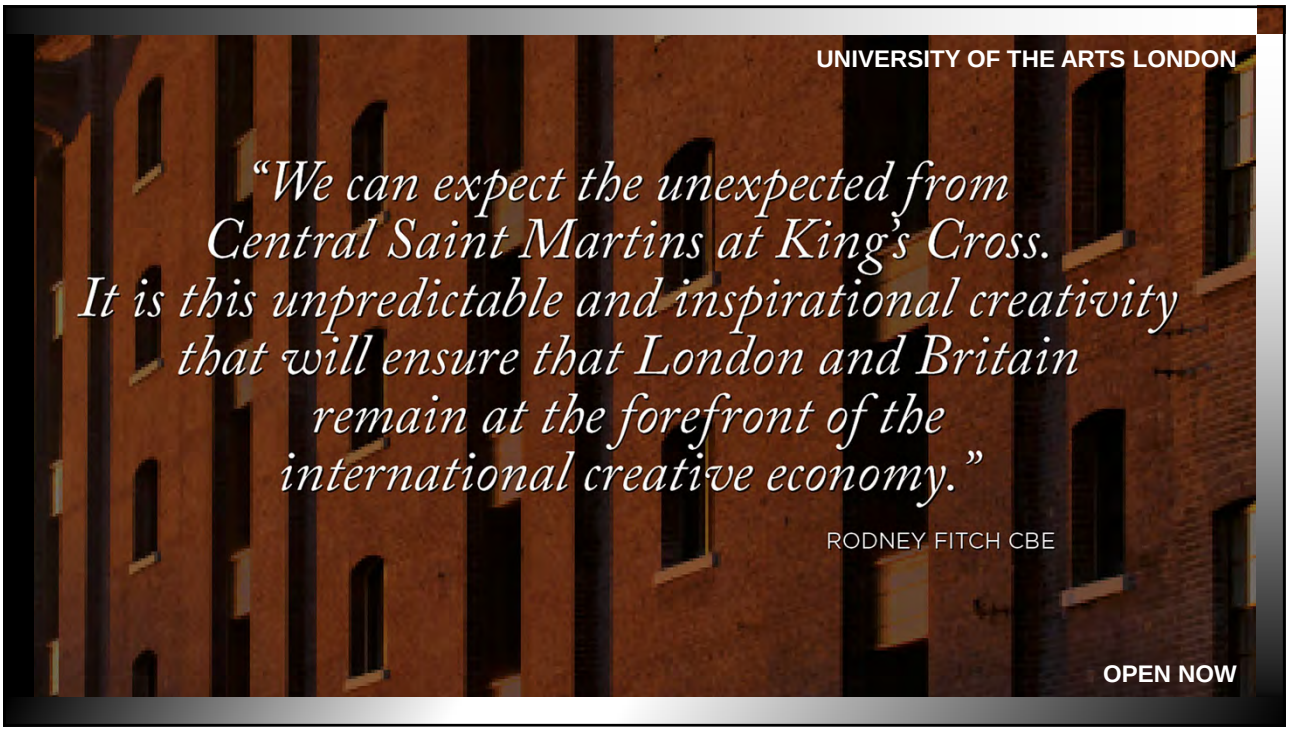
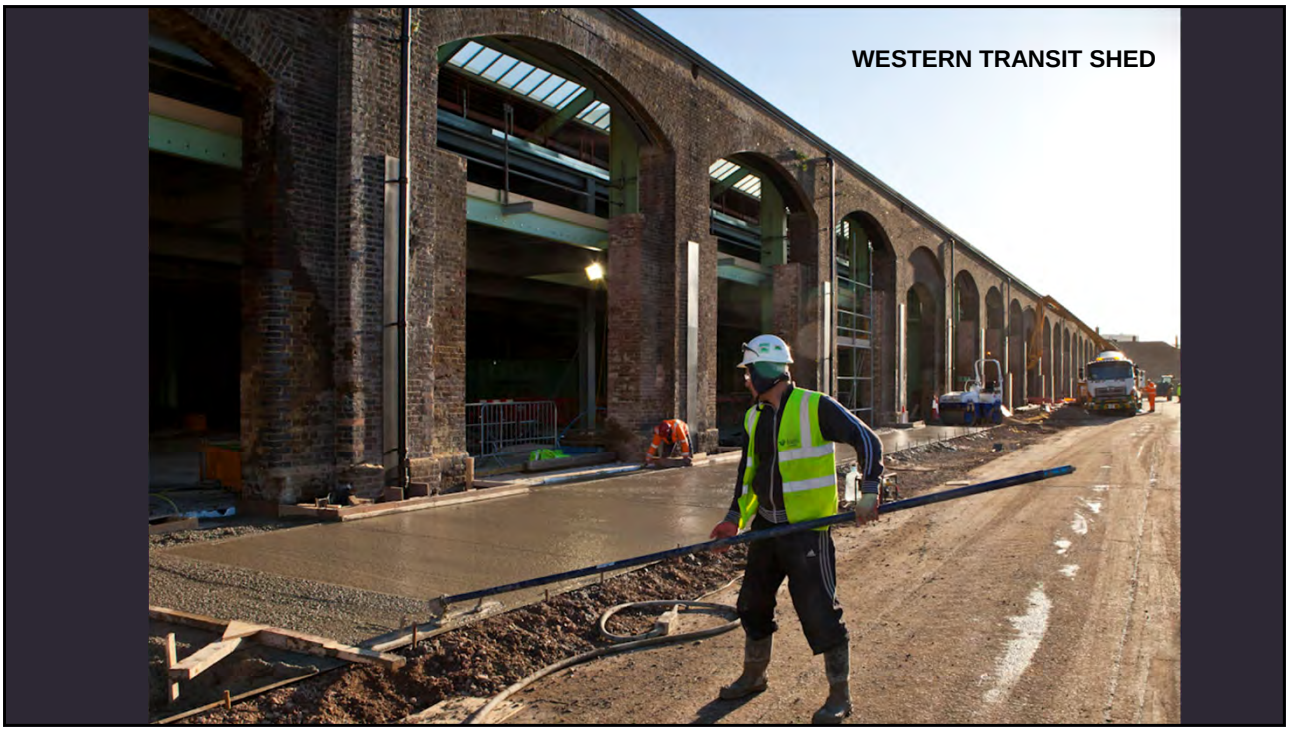

UNIVERSITY OF THE ARTS LONDON
OPEN NOW

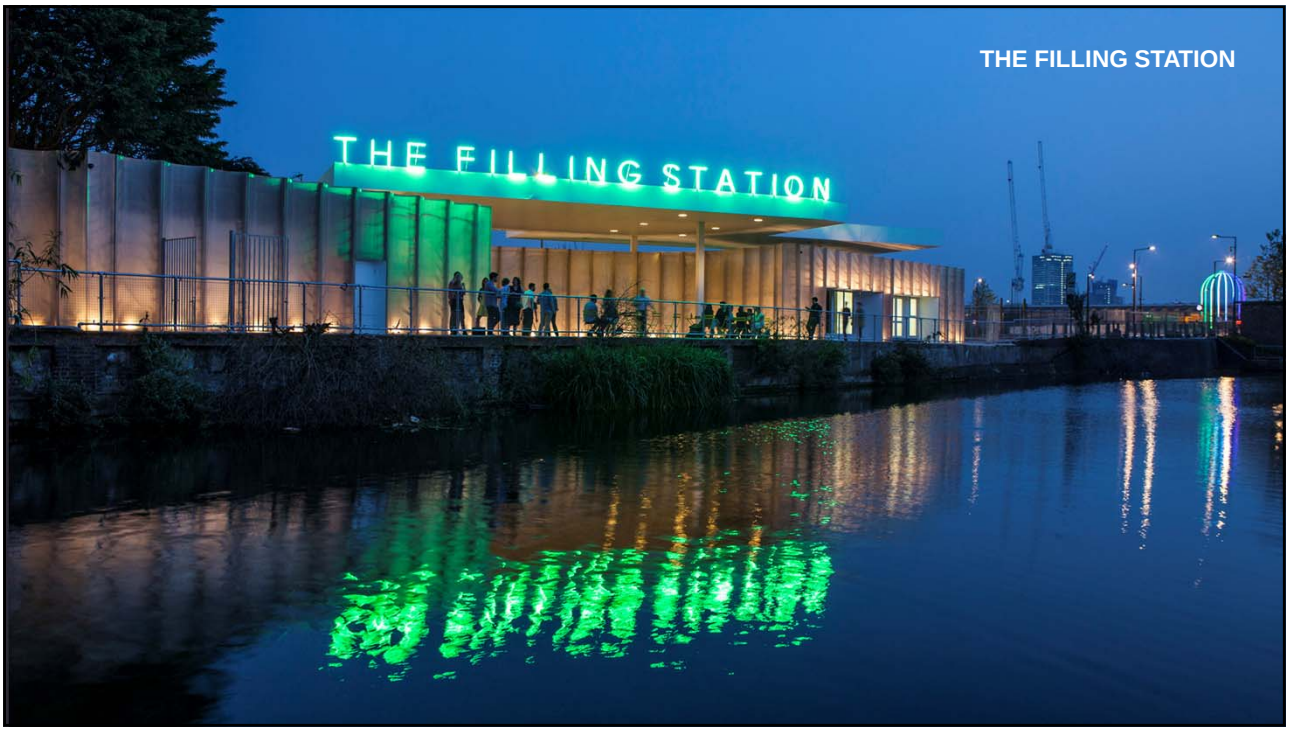

UNIVERSITY OF THE ARTS LONDON
OPEN NOW

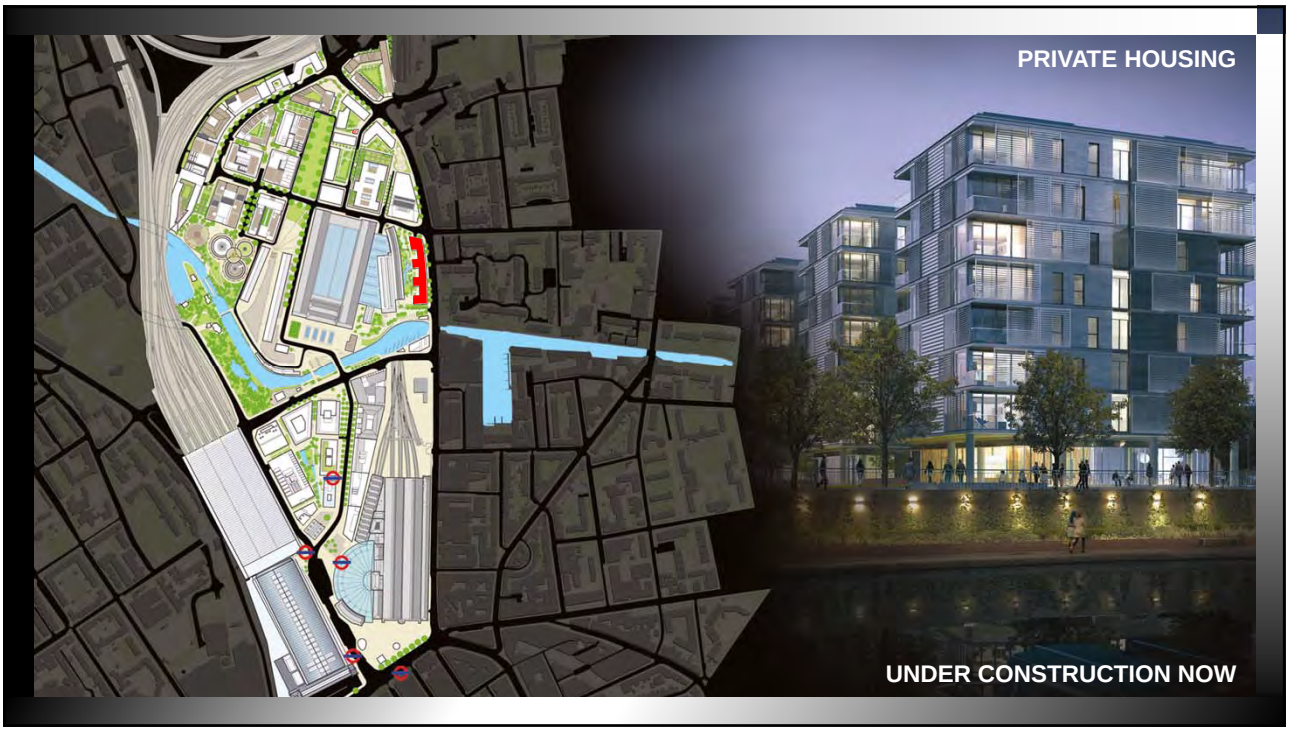
UNIVERSITY OF THE ARTS LONDON
OPEN NOW


UNIVERSITY OF THE ARTS LONDON
"We can expect the unexpected from
Central Saint Martins at King's Cross.
It is this unpredictable and inspirational creativity
that will ensure that London and Britain
remain at the forefront of the
international creative economy."
RODNEY FITCH CBE
OPEN NOW

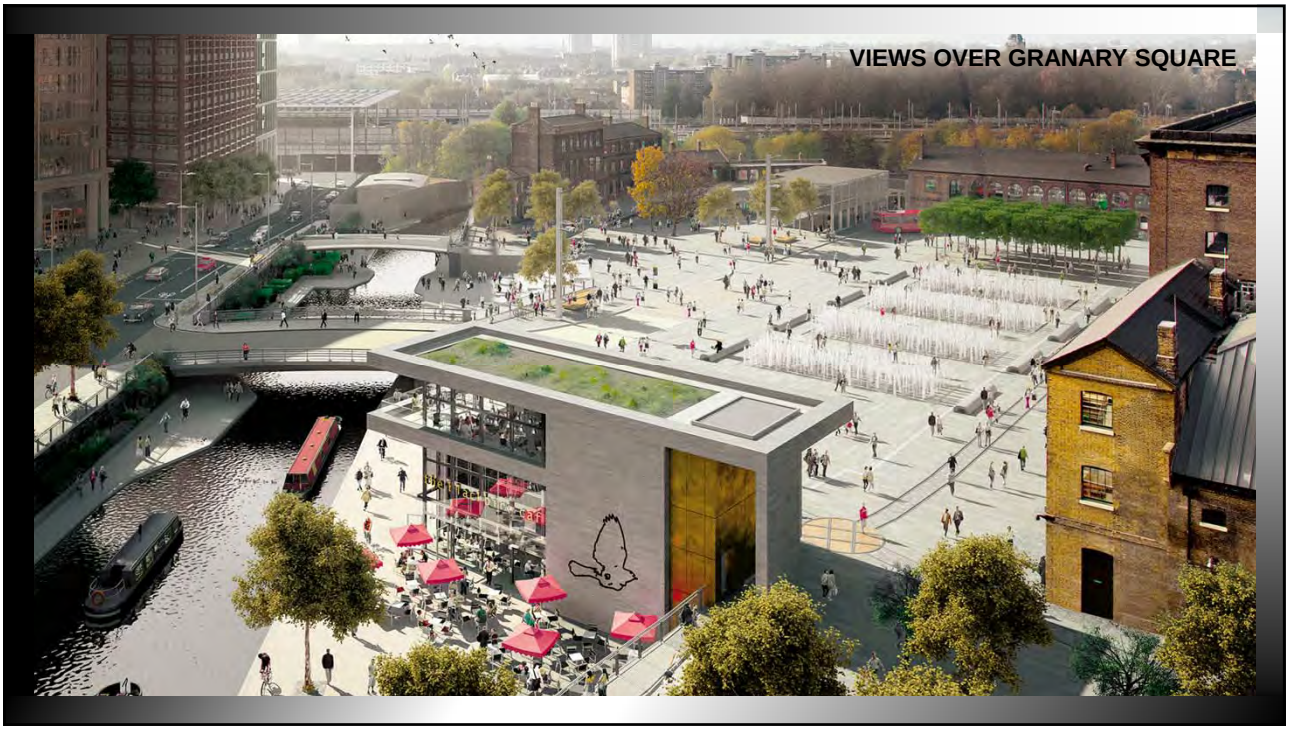

WESTERN TRANSIT SHED

WESTERN TRANSIT SHED
CLIMB SKI
Books.
bar
UNDER CONSTRUCTION NOW

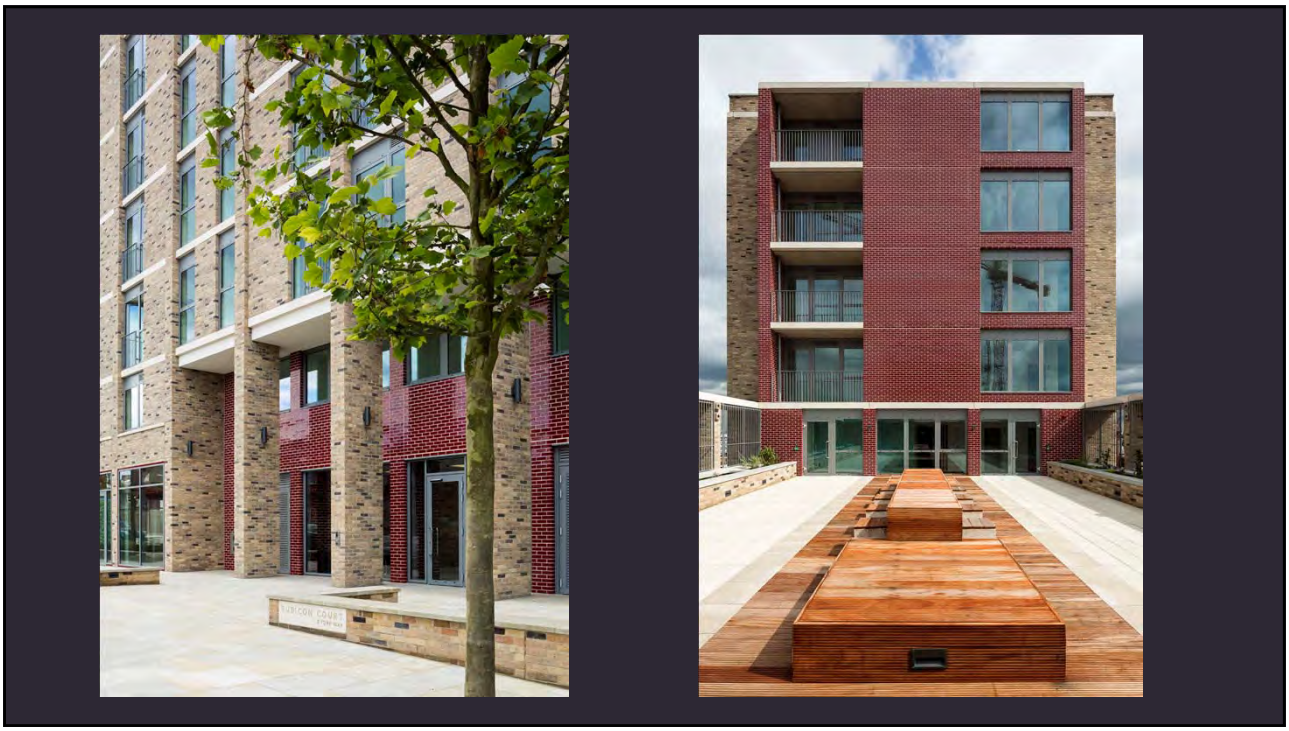

THE FILLING STATION
THE FILLING STATION


PRIVATE HOUSING
UNDER CONSTRUCTION NOW

King's Cross


VIEWS OVER GRANARY SQUARE

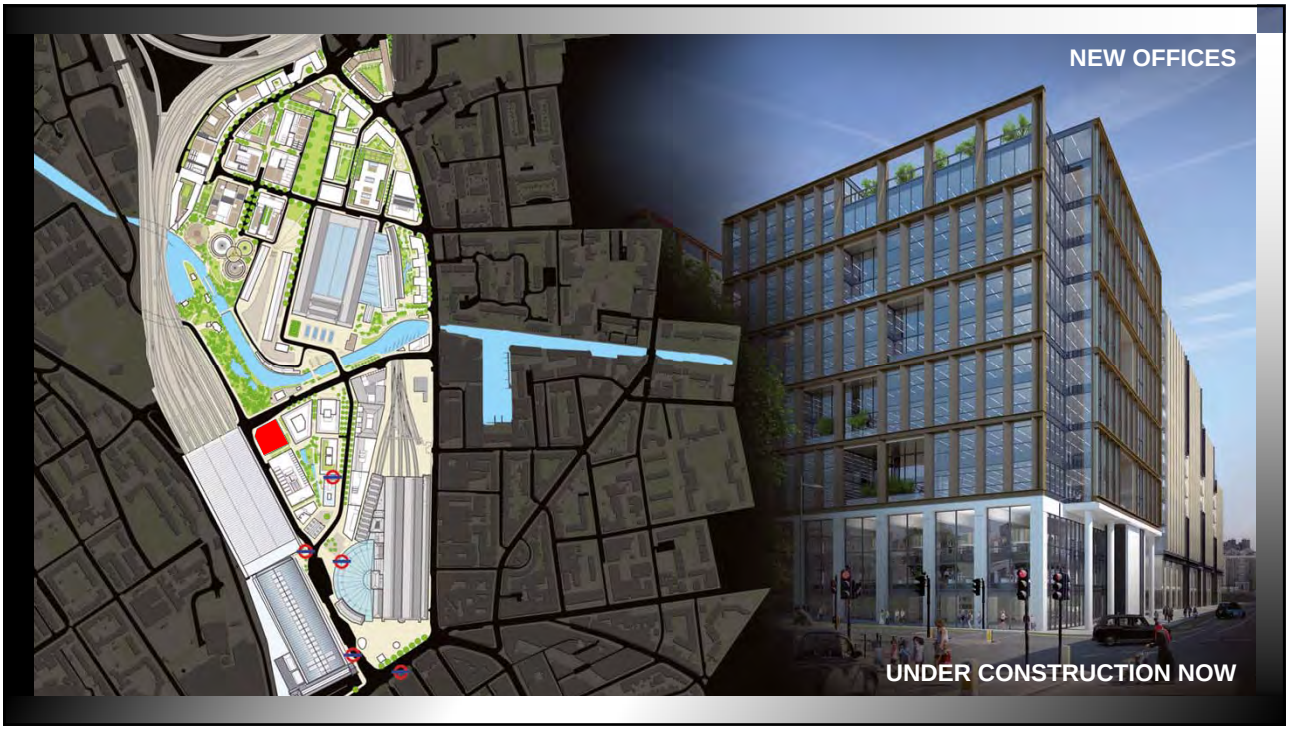
RUBICON COURT
NOW OCCUPIED



R5, AFFORDABLE HOUSING
UNDER CONSTRUCTION

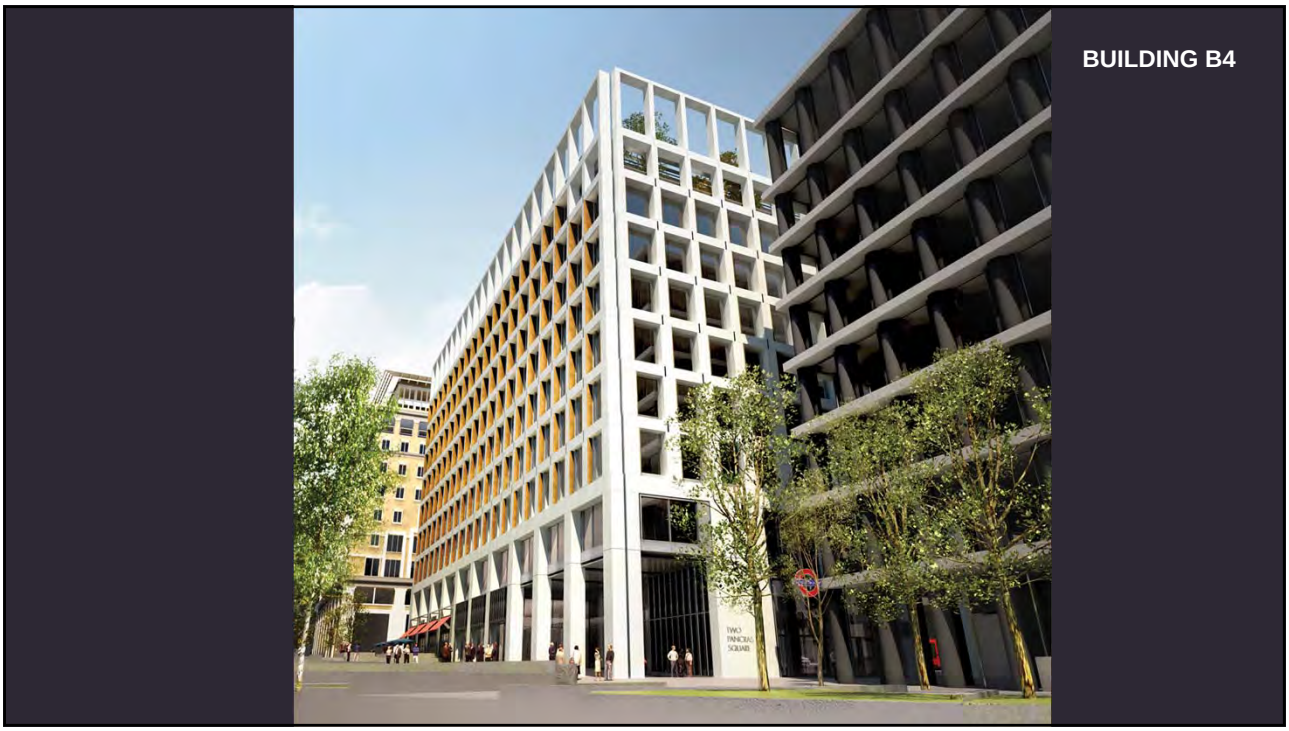
STUDENT HOUSING
UNDER CONSTRUCTION NOW

STUDENT HOUSING
UNDER CONSTRUCTION NOW


NEW OFFICES
UNDER CONSTRUCTION NOW

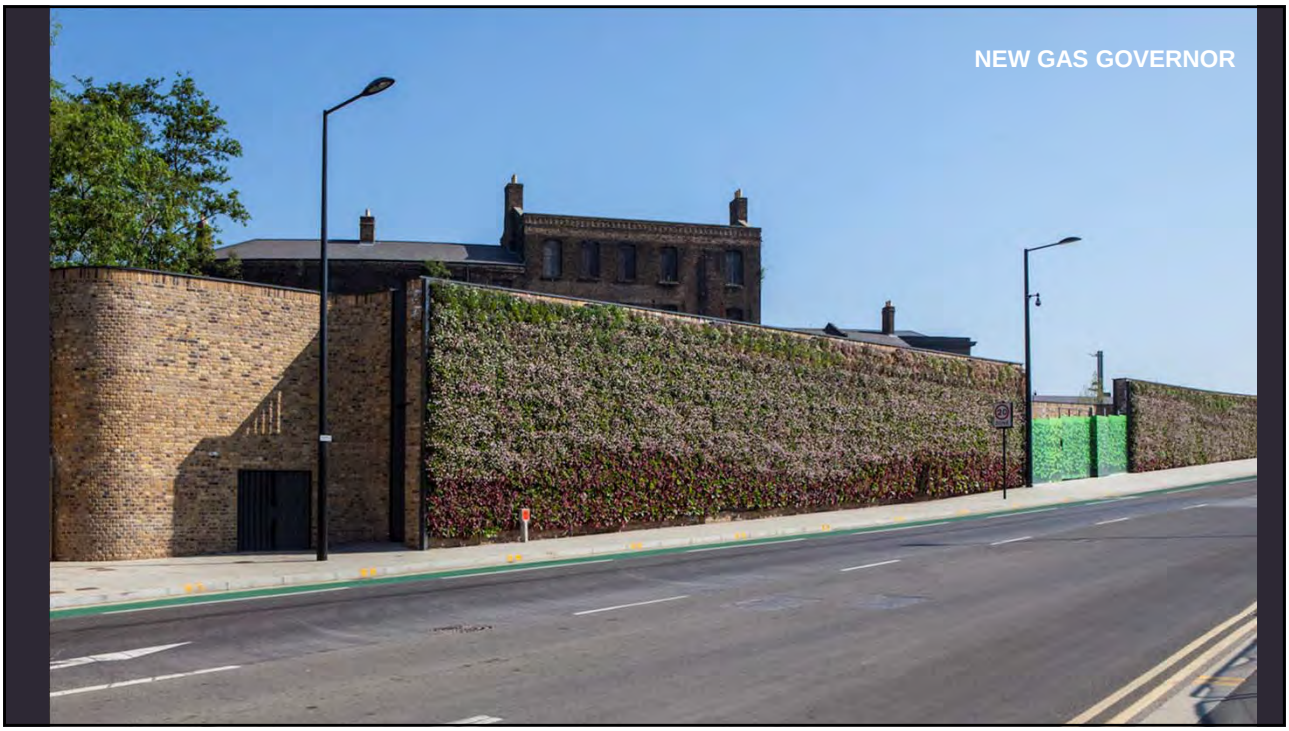
NEW OFFICES
UNDER CONSTRUCTION NOW

BUILDING B2

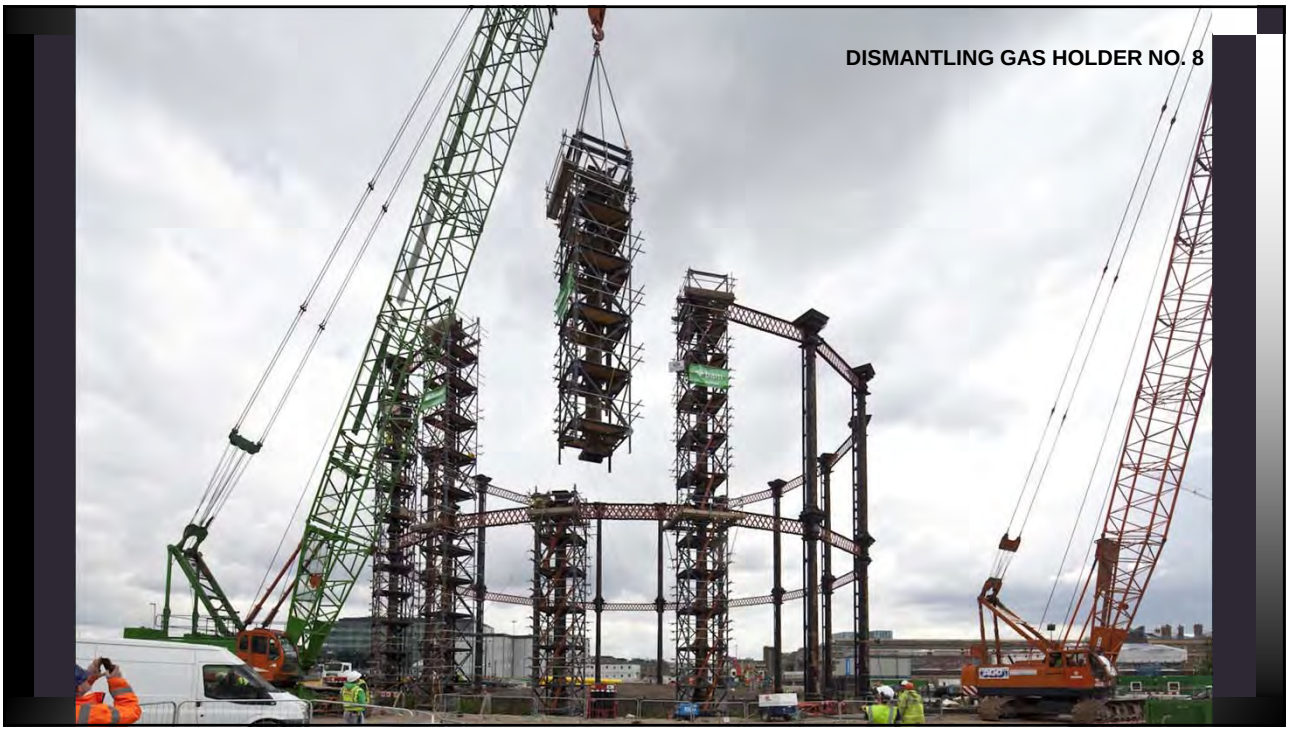

BUILDING B4

BUILDING B4

BUILDING B4
CAFE
JAUNE


NEW GAS GOVERNOR

GAS HOLDER NO. 8


DISMANTLING GAS HOLDER NO. 8

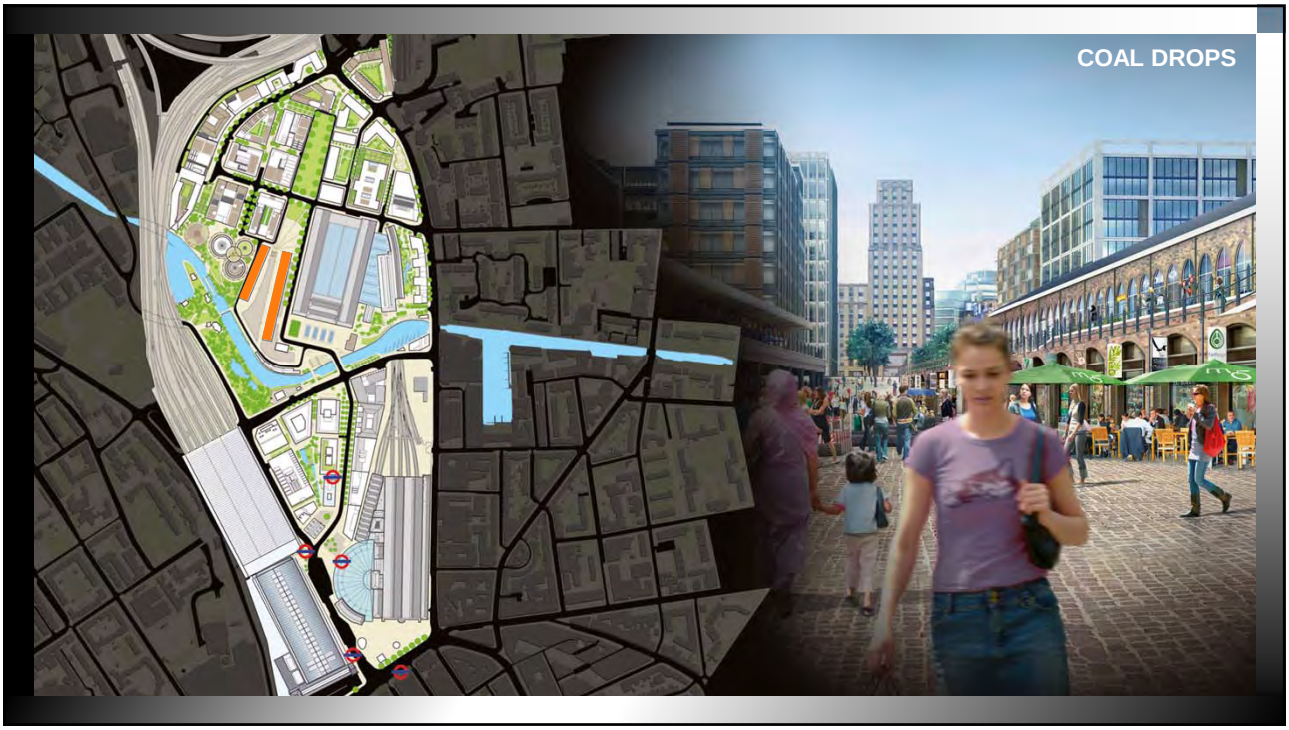
THE GAS HOLDERS

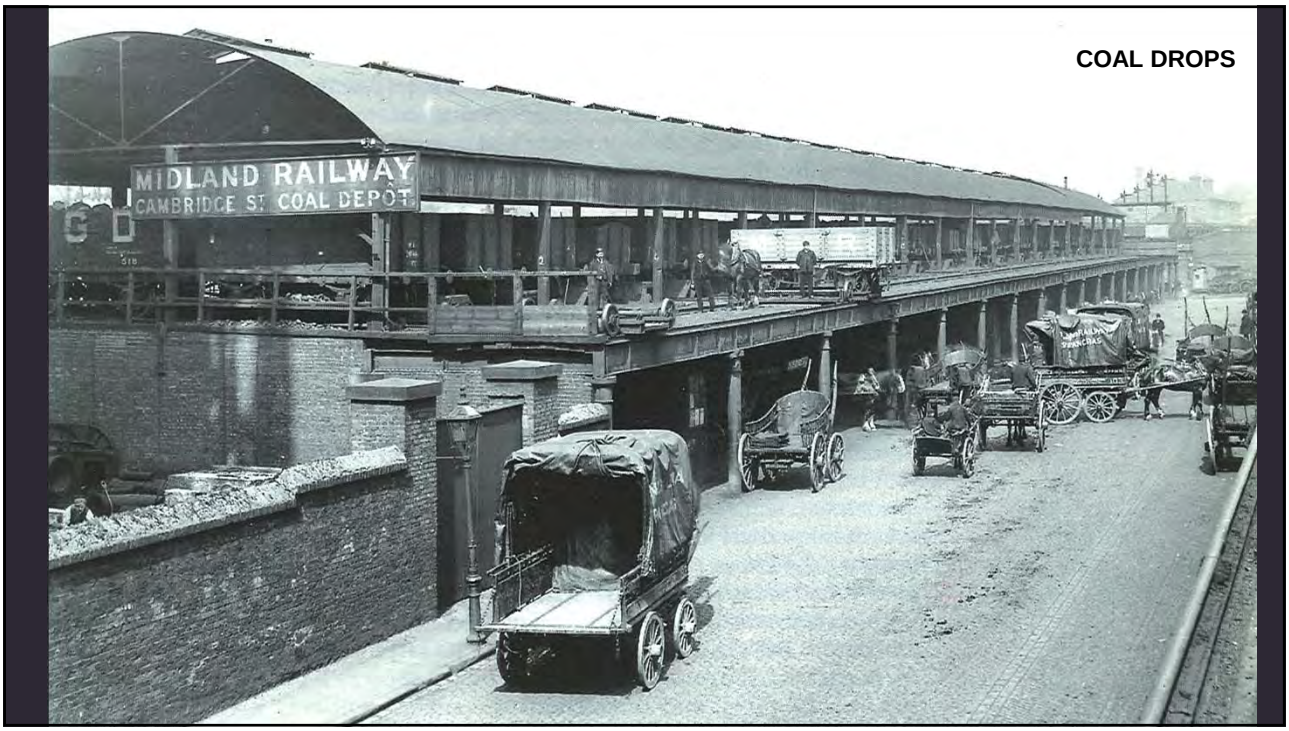
BUILDING P1

BUILDING P1

1-3 CANAL REACH

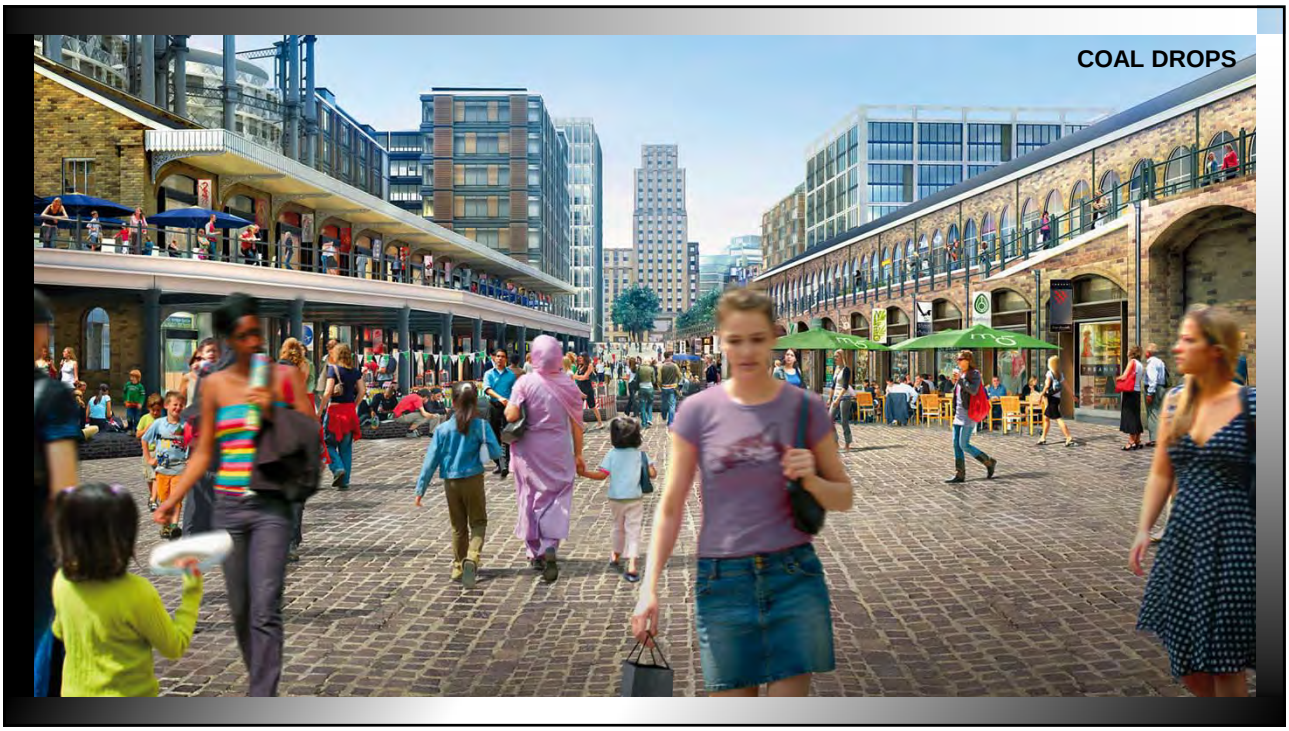
1-3 CANAL REACH
ENERGY CENTRE COMPLETED


COAL DROPS

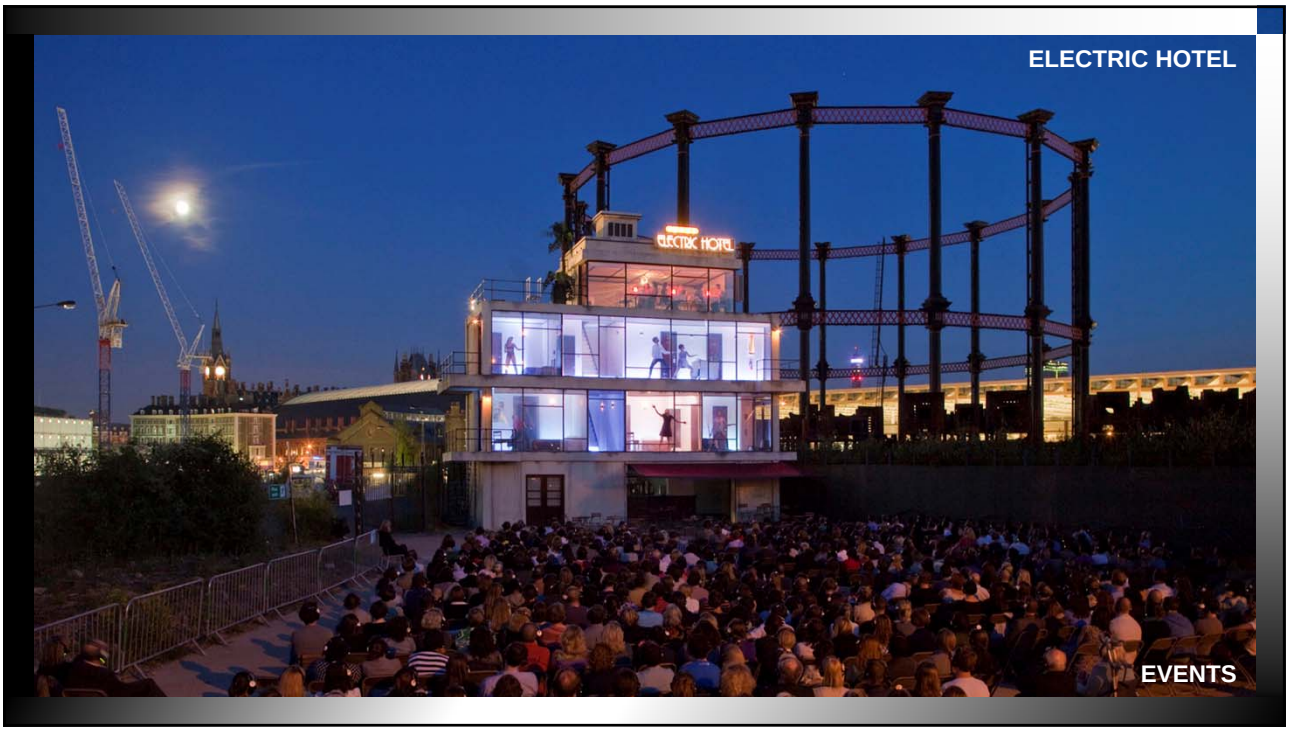


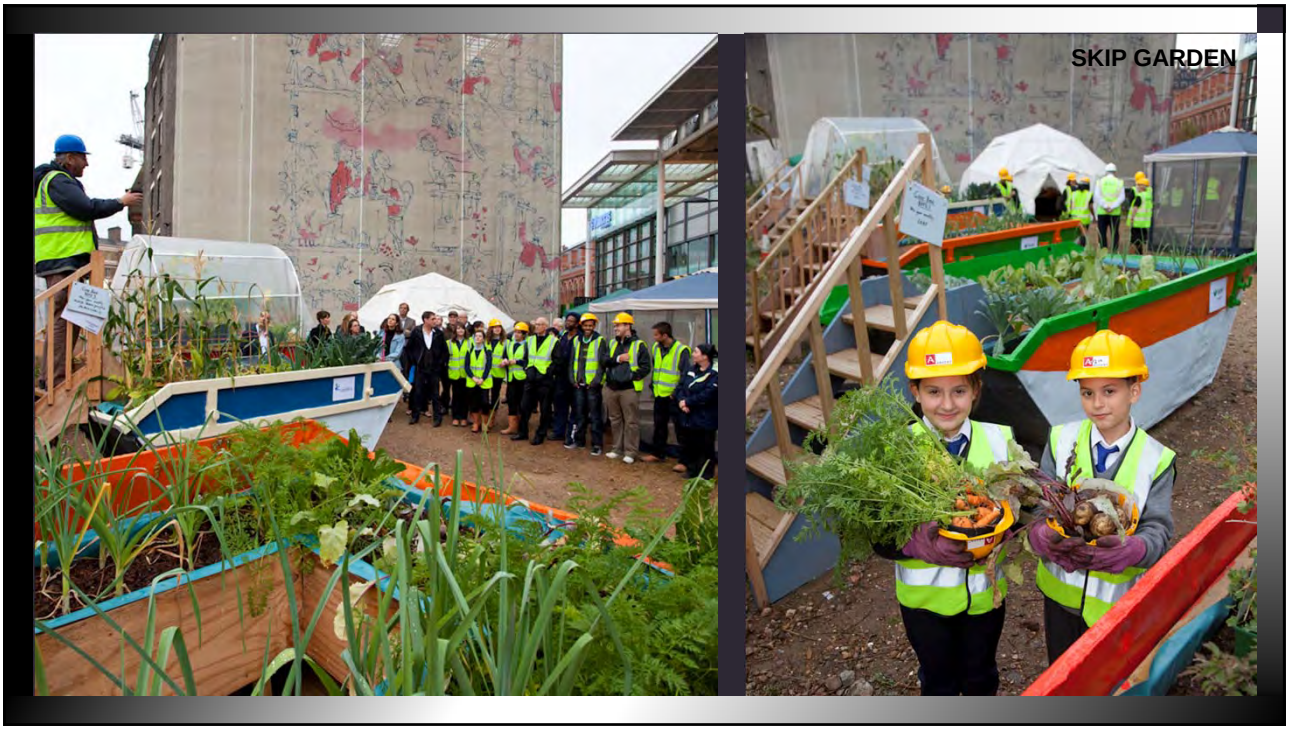
COAL DROPS

COAL DROPS

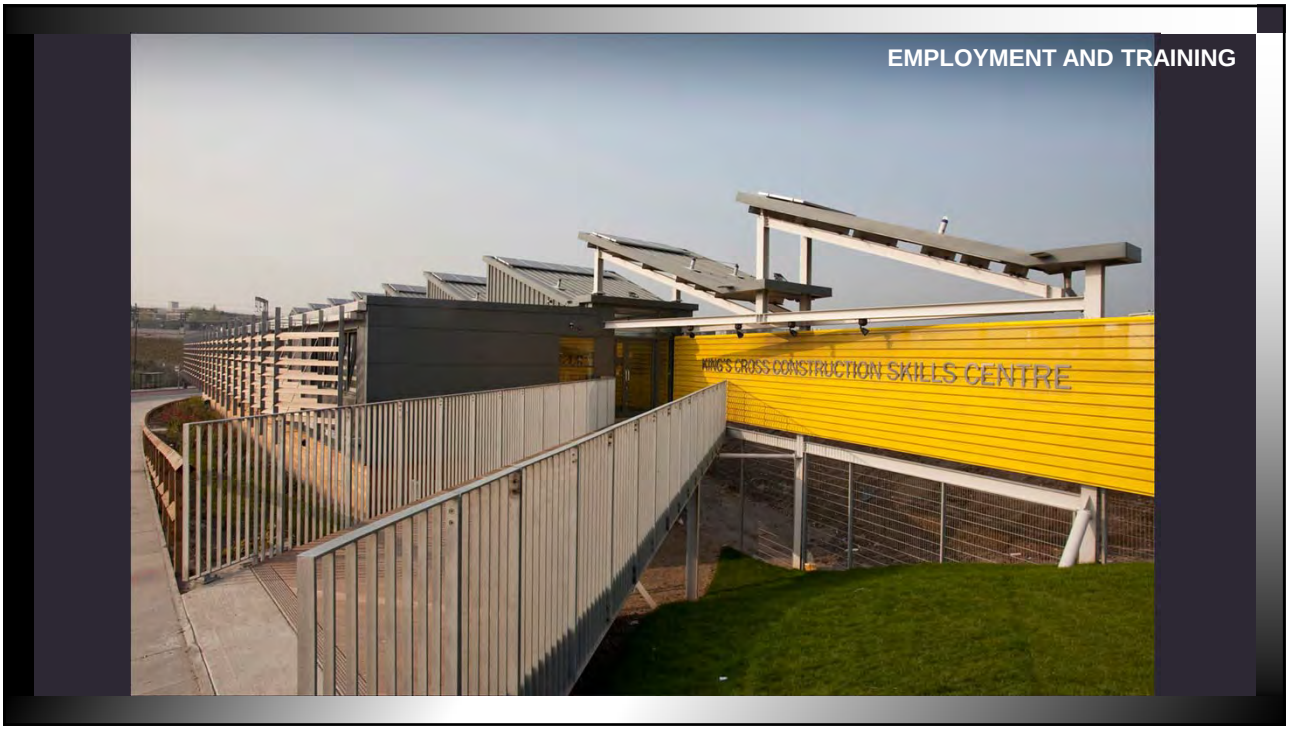

COAL DROPS

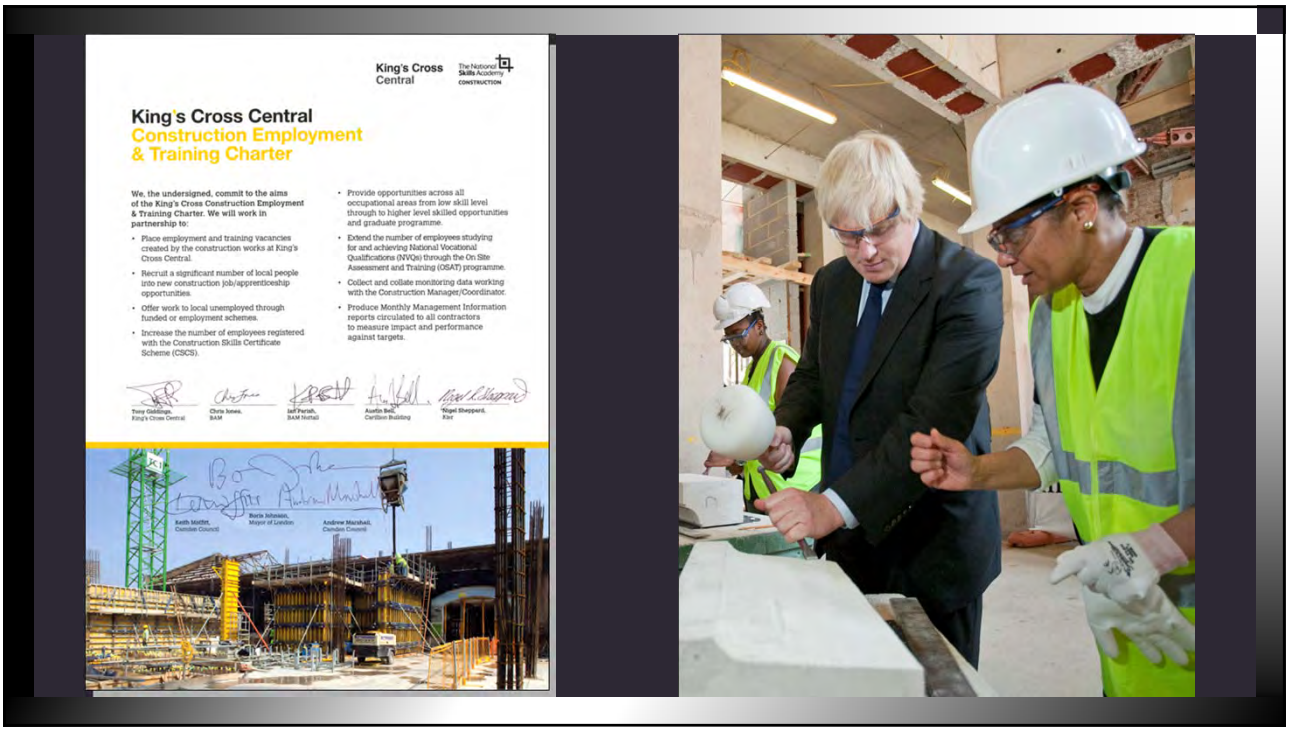
PLEASE WALK
ON THE GRASS
King's Cross

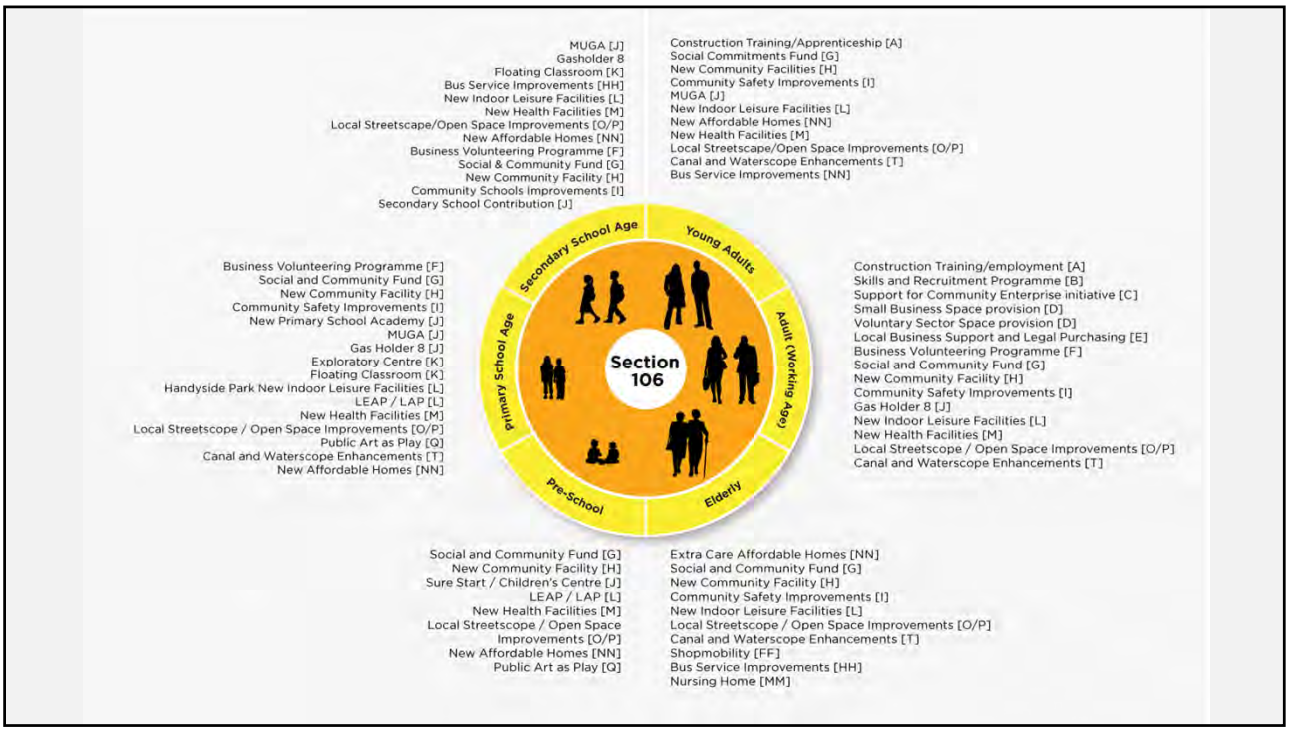

ELECTRIC HOTEL
EVENTS

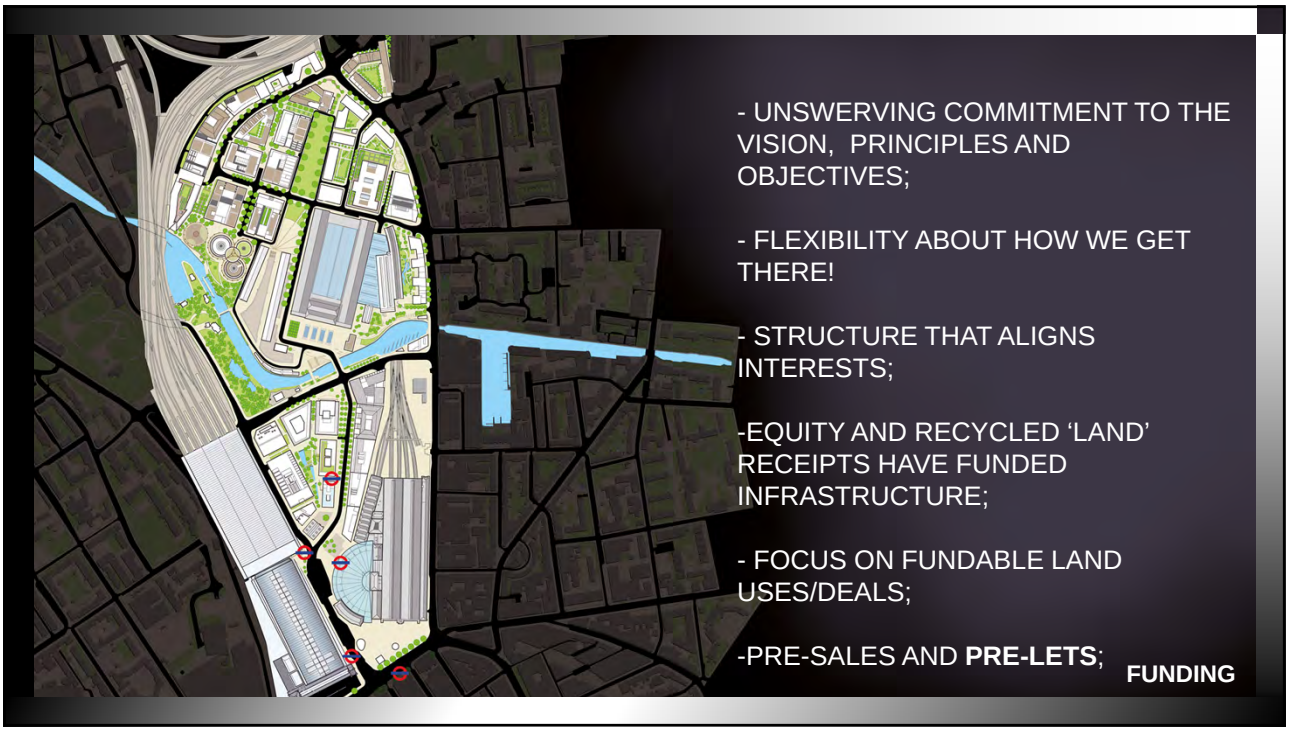

SKIP GARDEN

ESTATE MANAGEMENT


EMPLOYMENT AND TRAINING
KING'S CROSS CONSTRUCTION SKILLS CENTRE


King's Cross Central
The National Skills Academy for CONSTRUCTION
King's Cross Central
Construction Employment & Training Charter
We, the undersigned, commit to the aims of the King's Cross Construction Employment & Training Charter. We will work in partnership to:
• Place employment and training vacancies created by the construction works at King's Cross Central.
• Recruit a significant number of local people into new construction job/apprenticeship opportunities.
• Offer work to local unemployed through funded or employment schemes.
• Increase the number of employees registered with the Construction Skills Certificate Scheme (CSCS).
• Provide opportunities across all occupational areas from low skill level through to higher level skilled opportunities and graduate programme.
• Extend the number of employees studying for and achieving National Vocational Qualifications (NVQs) through the On Site Assessment and Training (OSAT) programme.
• Collect and collate monitoring data working with the Construction Manager/Coordinator.
• Produce Monthly Management Information reports circulated to all contractors to measure impact and performance against targets.
Tony Goldings, King's Cross Central
Chris Jones, BAM
Jeff Farrell, BAM Nuttall
Austin Bell, Carillion Building
Nigel Sheppard, Kier
Keith Moffitt, Camden Council
Boris Johnson, Mayor of London
Andrew Marshall, Camden Council


MUGA [J]
Gasholder 8
Floating Classroom [K]
Bus Service Improvements [HH]
New Indoor Leisure Facilities [L]
New Health Facilities [M]
Local Streetscape/Open Space Improvements [O/P]
New Affordable Homes [NN]
Business Volunteering Programme [F]
Social & Community Fund [G]
New Community Facility [H]
Community Schools Improvements [I]
Secondary School Contribution [J]
Construction Training/Apprenticeship [A]
Social Commitments Fund [G]
New Community Facilities [H]
Community Safety Improvements [I]
MUGA [J]
New Indoor Leisure Facilities [L]
New Affordable Homes [NN]
New Health Facilities [M]
Local Streetscape/Open Space Improvements [O/P]
Canal and Waterscope Enhancements [T]
Bus Service Improvements [NN]
Business Volunteering Programme [F]
Social and Community Fund [G]
New Community Facility [H]
Community Safety Improvements [I]
New Primary School Academy [J]
MUGA [J]
Gas Holder 8 [J]
Exploratory Centre [K]
Floating Classroom [K]
Handyside Park New Indoor Leisure Facilities [L]
LEAP / LAP [L]
New Health Facilities [M]
Local Streetscope / Open Space Improvements [O/P]
Public Art as Play [Q]
Canal and Waterscope Enhancements [T]
New Affordable Homes [NN]
Secondary School Age
Young Adults
Adult (Working Age)
Elderly
Pre-School
Primary School Age
Section 106
Construction Training/employment [A]
Skills and Recruitment Programme [B]
Support for Community Enterprise initiative [C]
Small Business Space provision [D]
Voluntary Sector Space provision [D]
Local Business Support and Legal Purchasing [E]
Business Volunteering Programme [F]
Social and Community Fund [G]
New Community Facility [H]
Community Safety Improvements [I]
Gas Holder 8 [J]
New Indoor Leisure Facilities [L]
New Health Facilities [M]
Local Streetscope / Open Space Improvements [O/P]
Canal and Waterscope Enhancements [T]
Social and Community Fund [G]
New Community Facility [H]
Sure Start / Children's Centre [J]
LEAP / LAP [L]
New Health Facilities [M]
Local Streetscope / Open Space Improvements [O/P]
New Affordable Homes [NN]
Public Art as Play [Q]
Extra Care Affordable Homes [NN]
Social and Community Fund [G]
New Community Facility [H]
Community Safety Improvements [I]
New Indoor Leisure Facilities [L]
Local Streetscope / Open Space Improvements [O/P]
Canal and Waterscope Enhancements [T]
Shopmobility [FF]
Bus Service Improvements [HH]
Nursing Home [MM]


- UNSWERVING COMMITMENT TO THE VISION, PRINCIPLES AND OBJECTIVES;
- FLEXIBILITY ABOUT HOW WE GET THERE!
- STRUCTURE THAT ALIGNS INTERESTS;
-EQUITY AND RECYCLED 'LAND' RECEIPTS HAVE FUNDED INFRASTRUCTURE;
- FOCUS ON FUNDABLE LAND USES/DEALS;
-PRE-SALES AND **PRE-LETS**;
FUNDING

- BANK FINANCE (DEBT) FOR INDIVIDUAL PLOT EVEOPMENTS, WHERE AVAILABLE;
- SHORT-TERM VS LONG-TERM;
- CASH FLOW VS VALUE;
- NOW RETURNING TO THE ORIGINAL BUSINESS PLAN OF RETAINING THE LONG-TERM INTEREST TO CAPTURE LONG-TERM GROWTH.
FUNDING