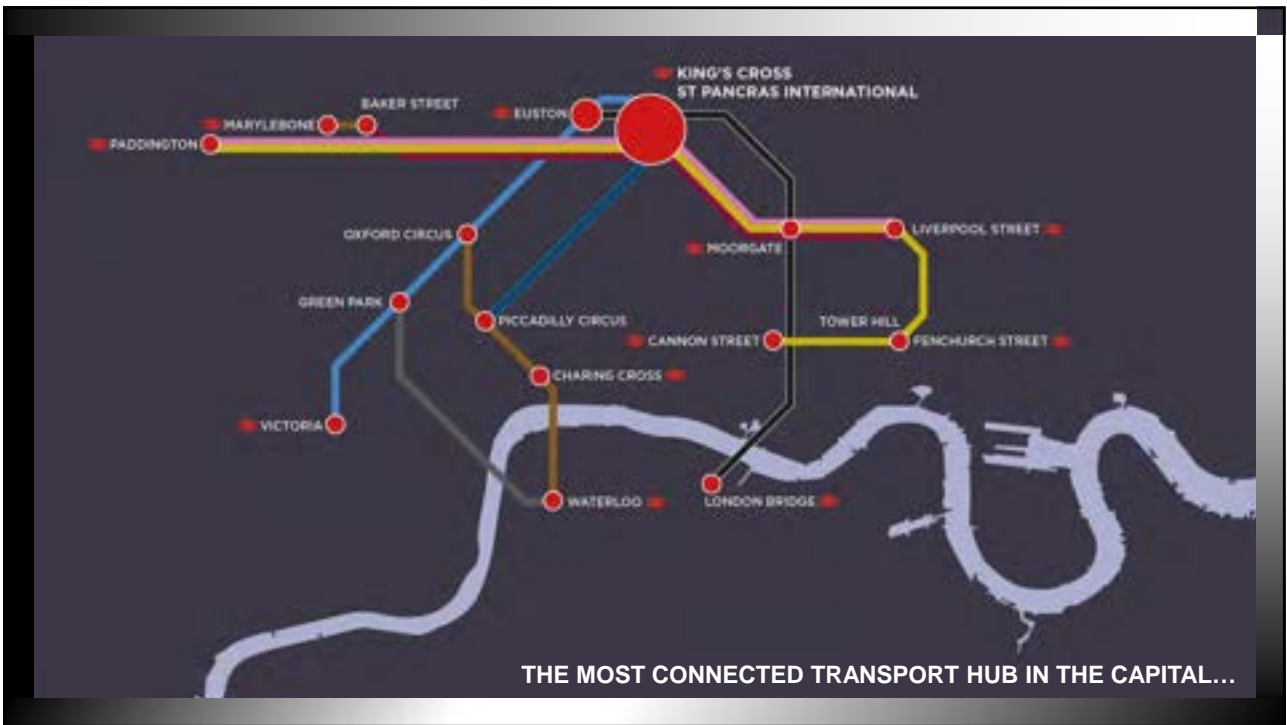
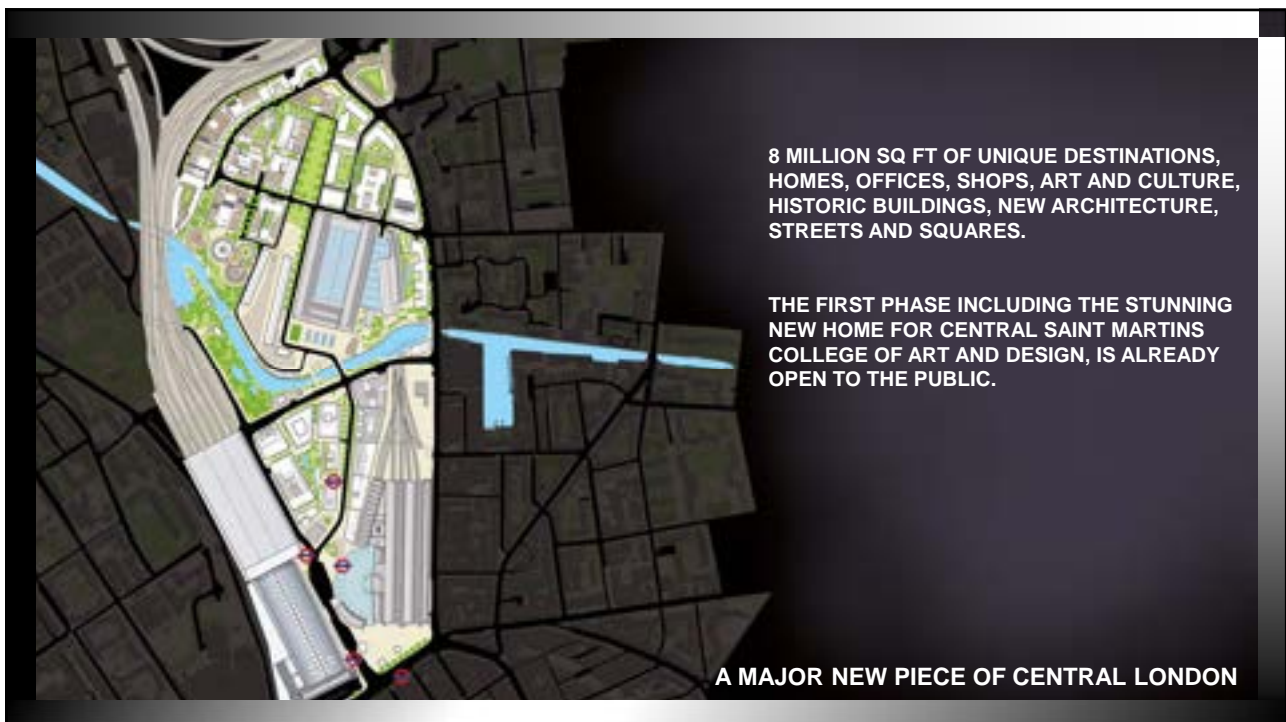



King's Cross












- 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

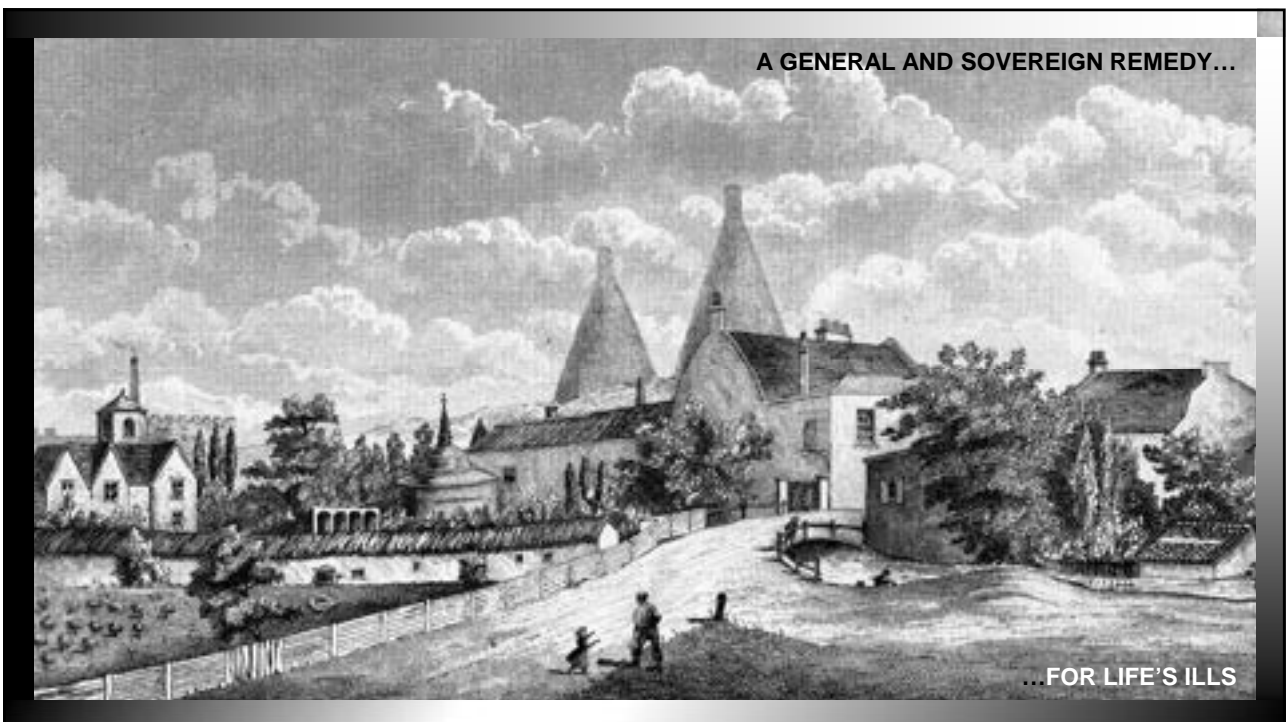
principles for a human city

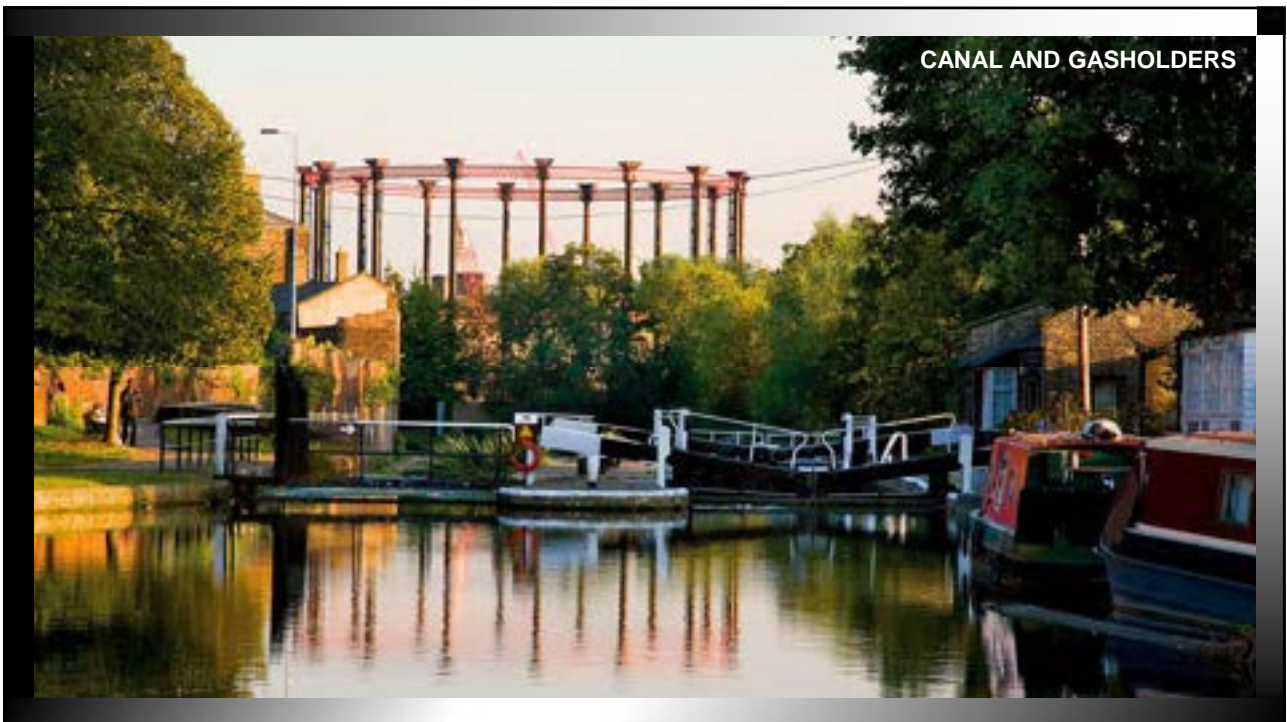
A document prepared by Argent St George, the selected developer for King's Cross Central, and the landowners, London and Continental Railways and East

July 2011
London

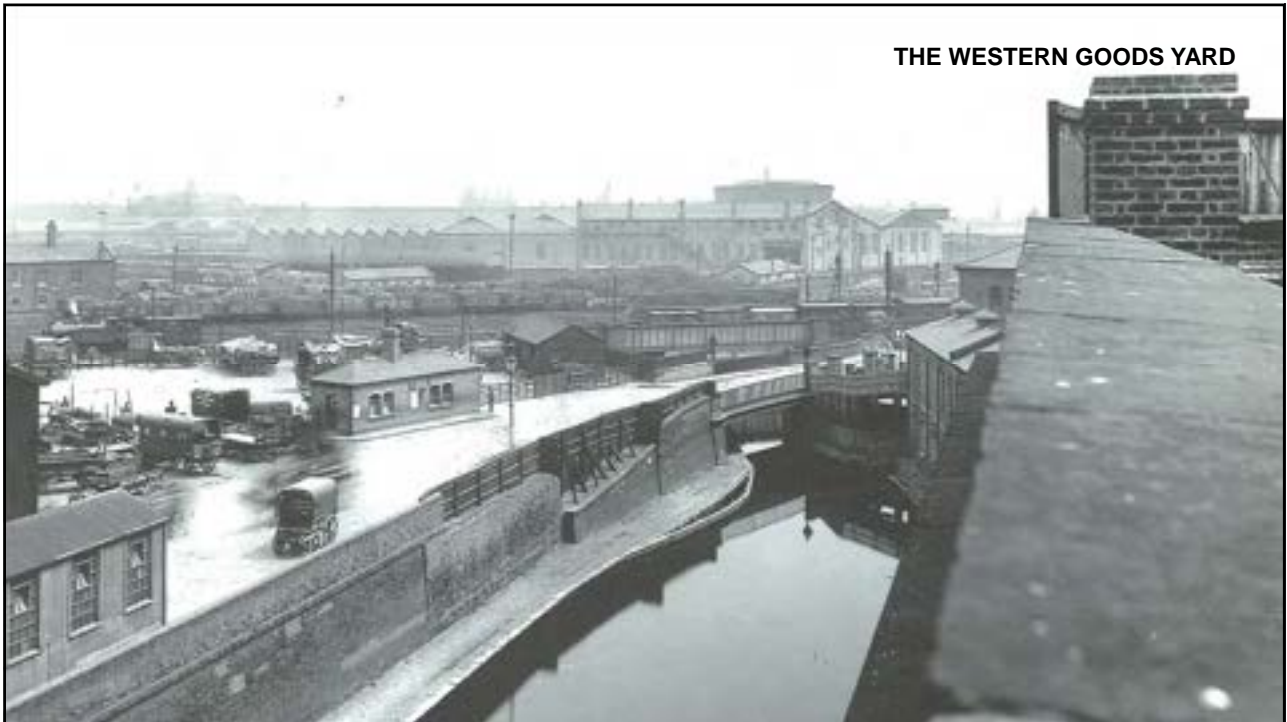
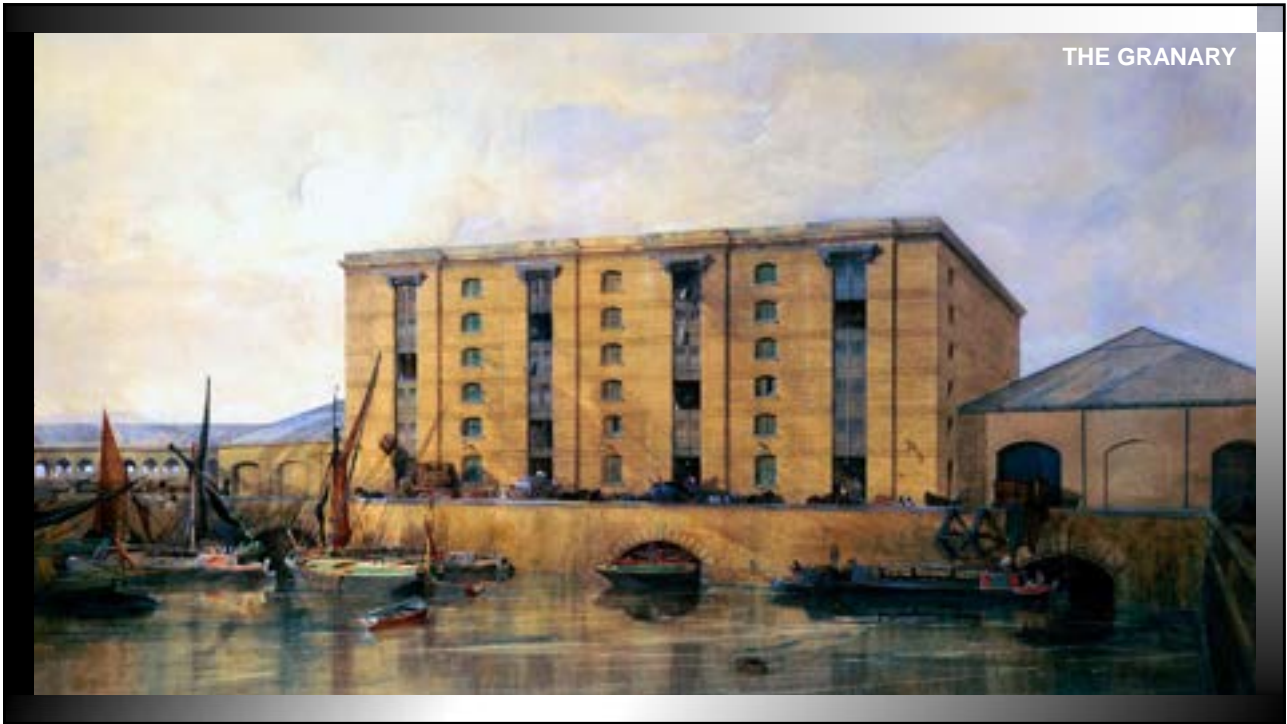
Heritage can contribute significantly to the sense of place necessary to generate economic, social and environmental value





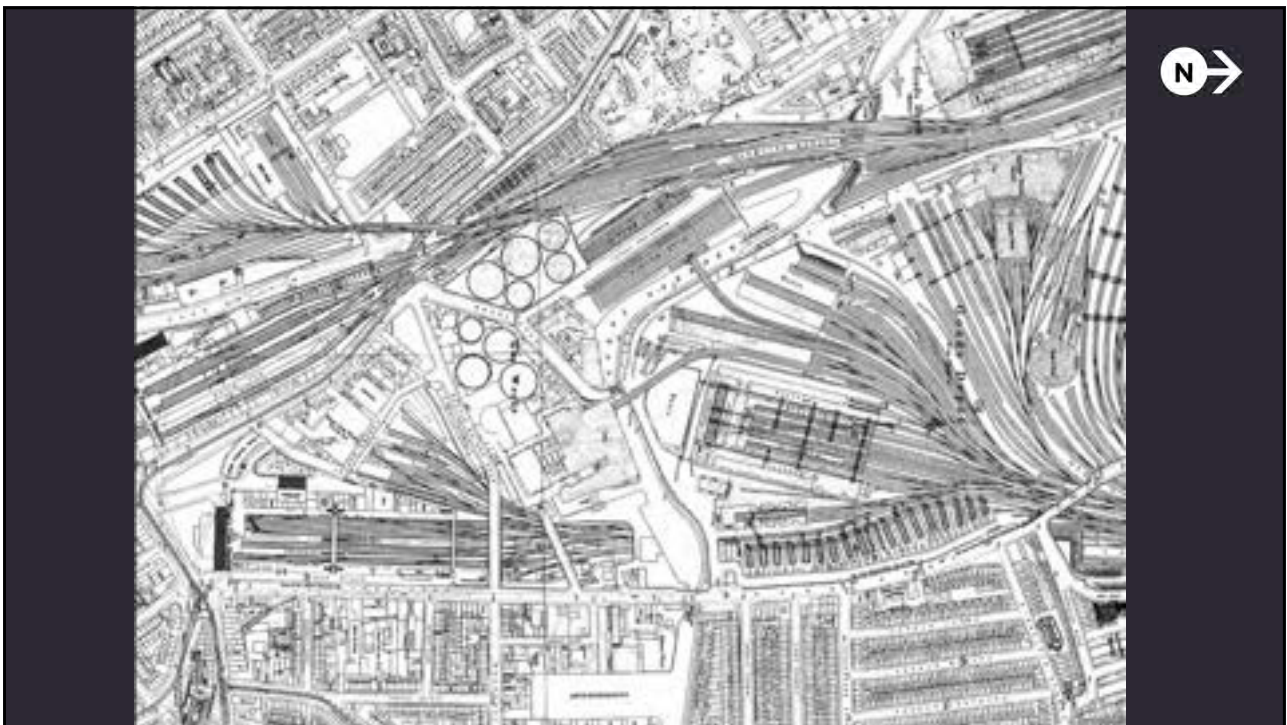
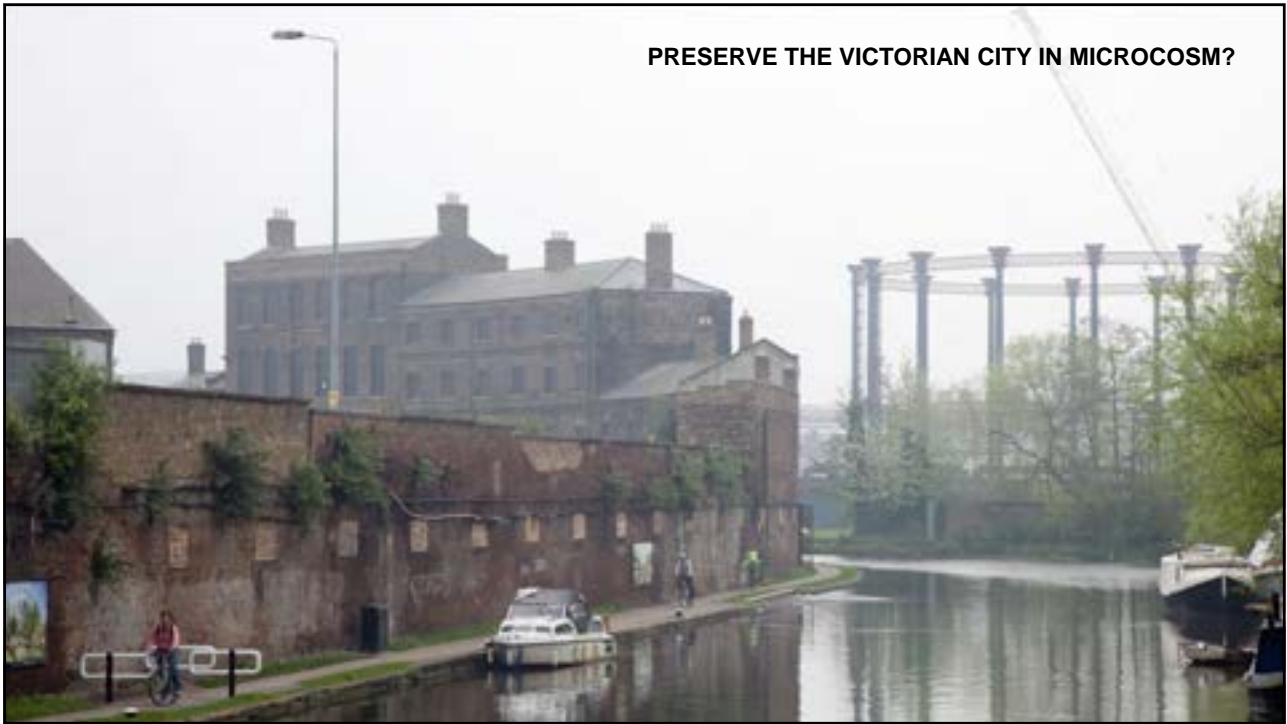






...THE MARSHALLING YARDS
OF THE INDUSTRIAL REVOLUTION
- THE RAILWAY LANDS

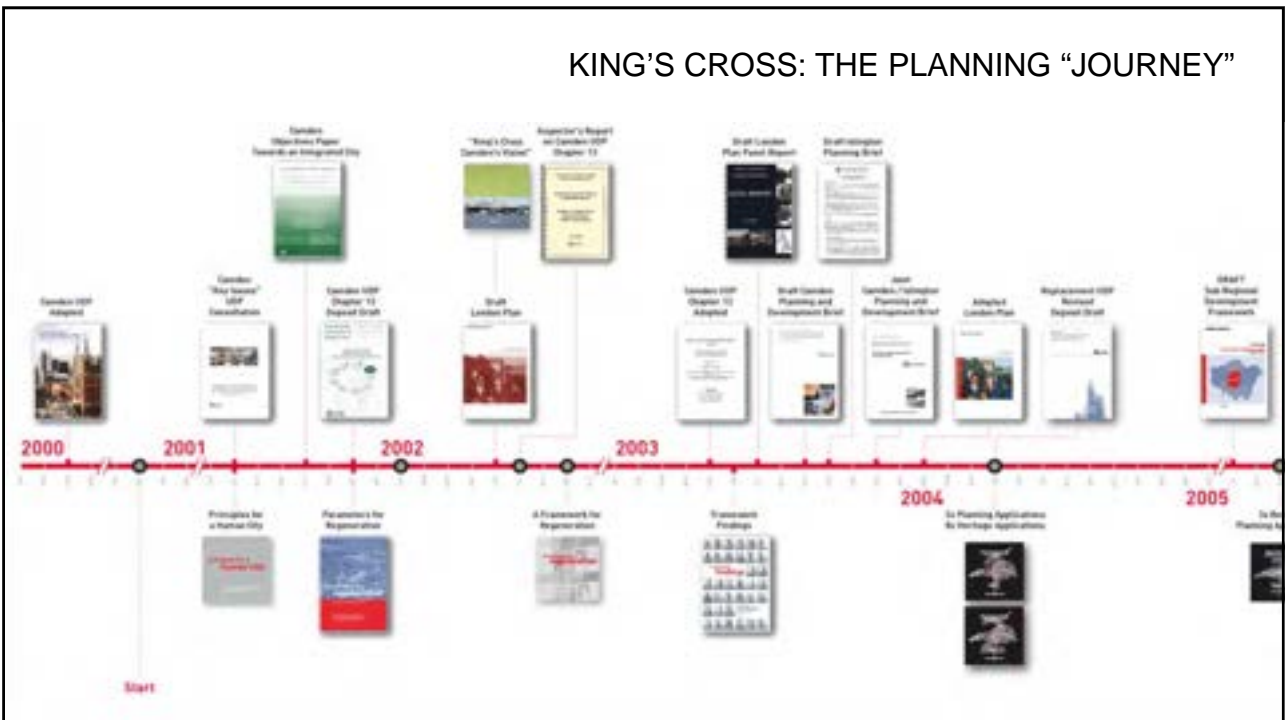








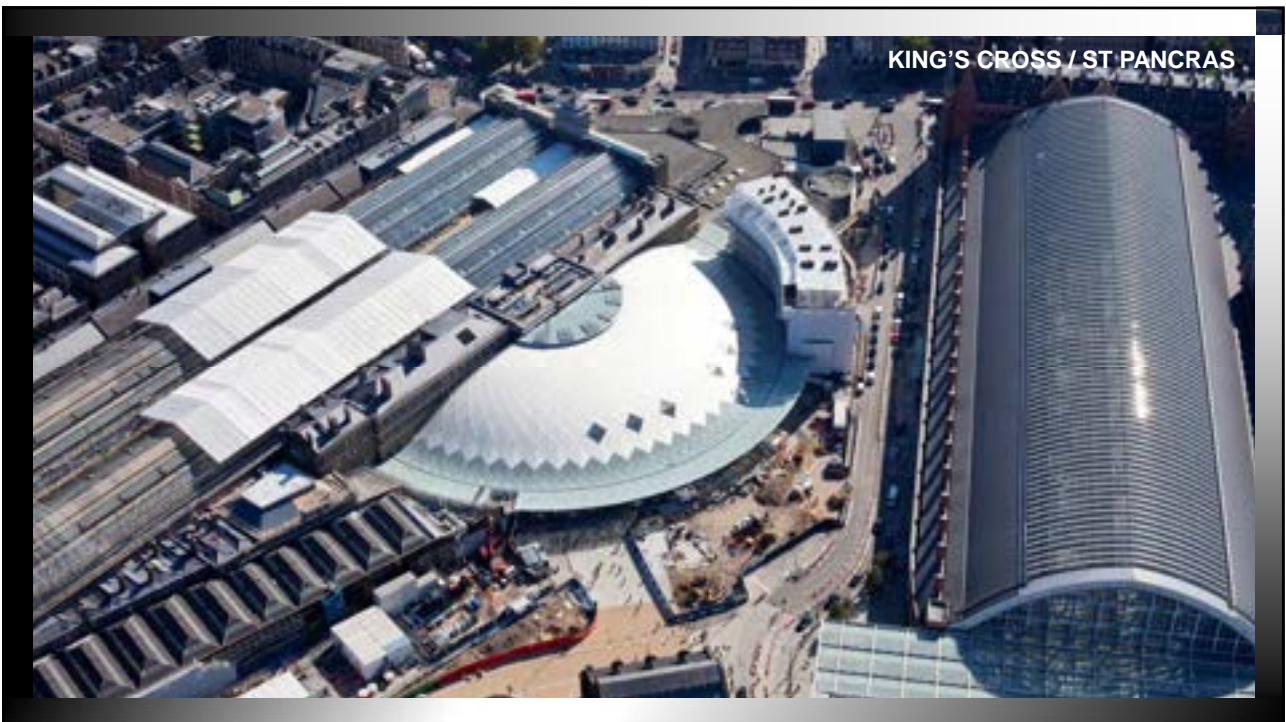
KING'S CROSS: THE PLANNING "JOURNEY"







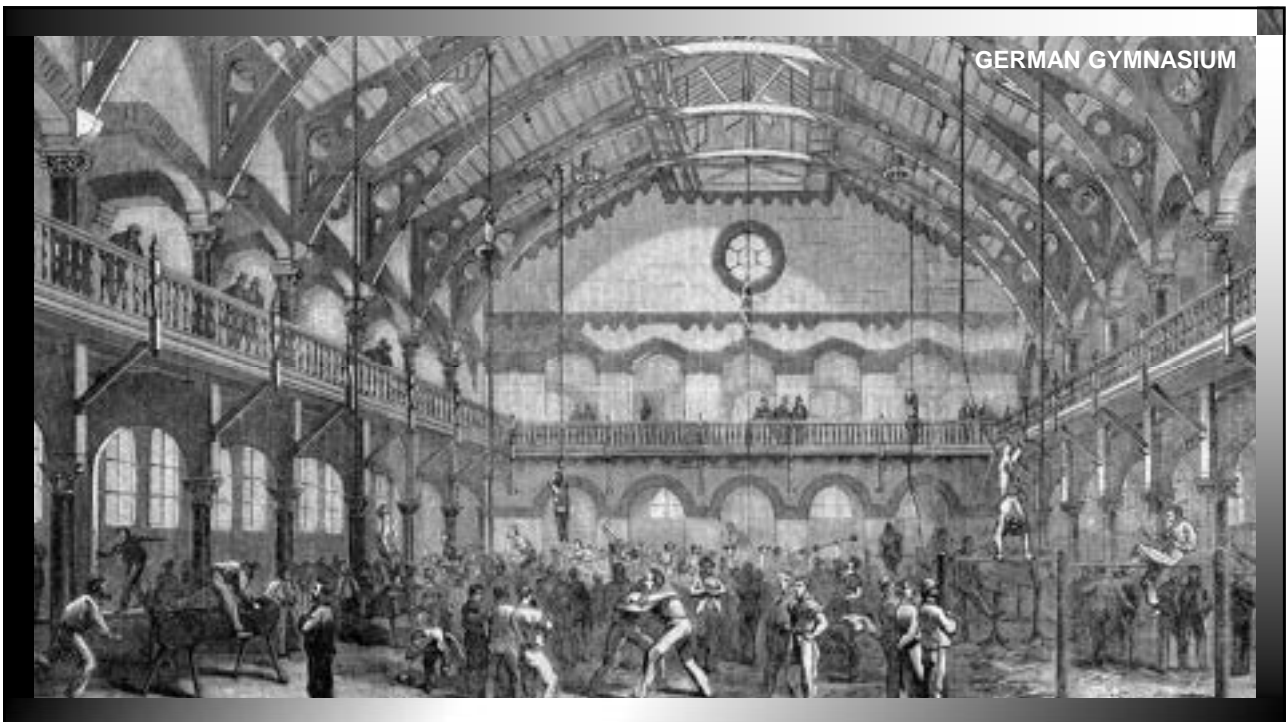
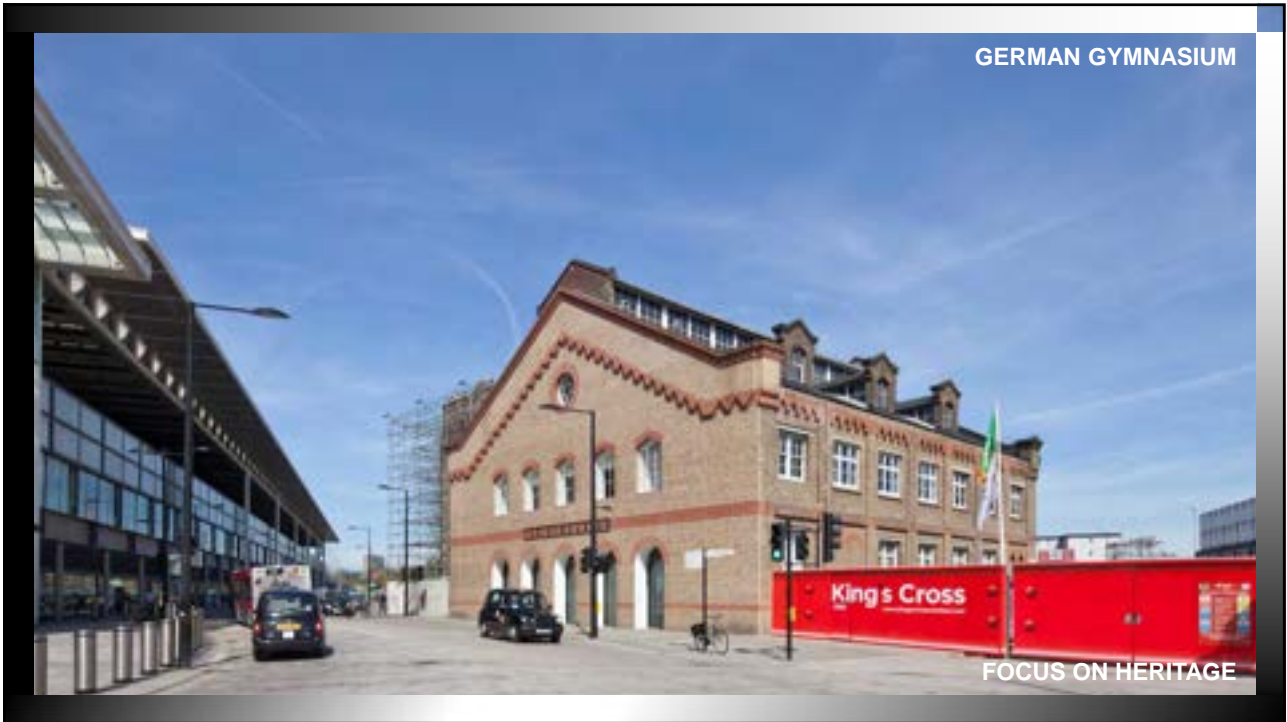


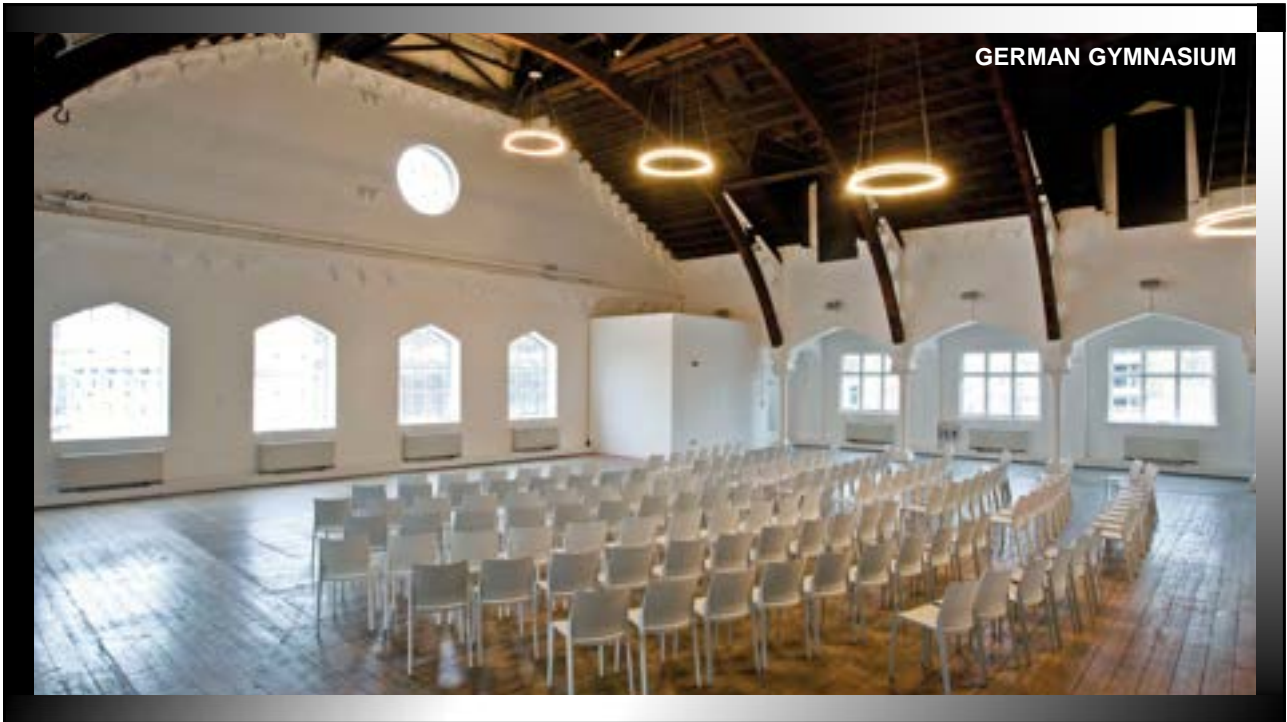


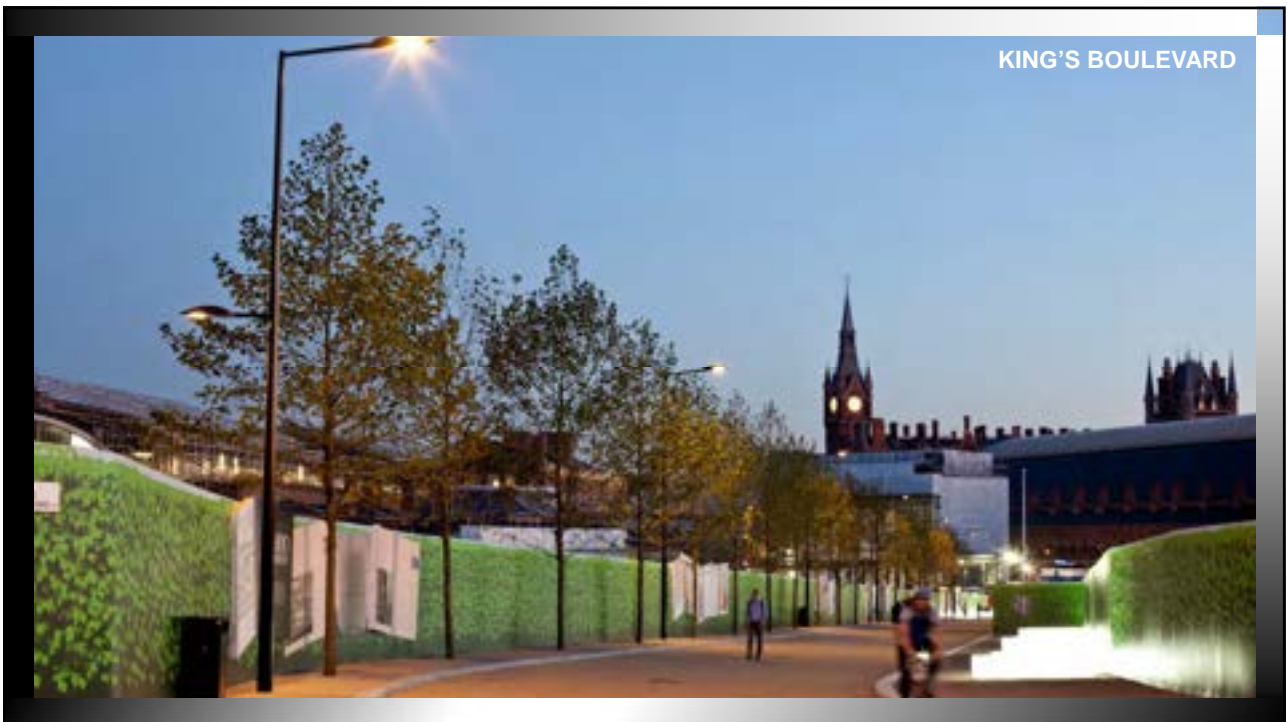










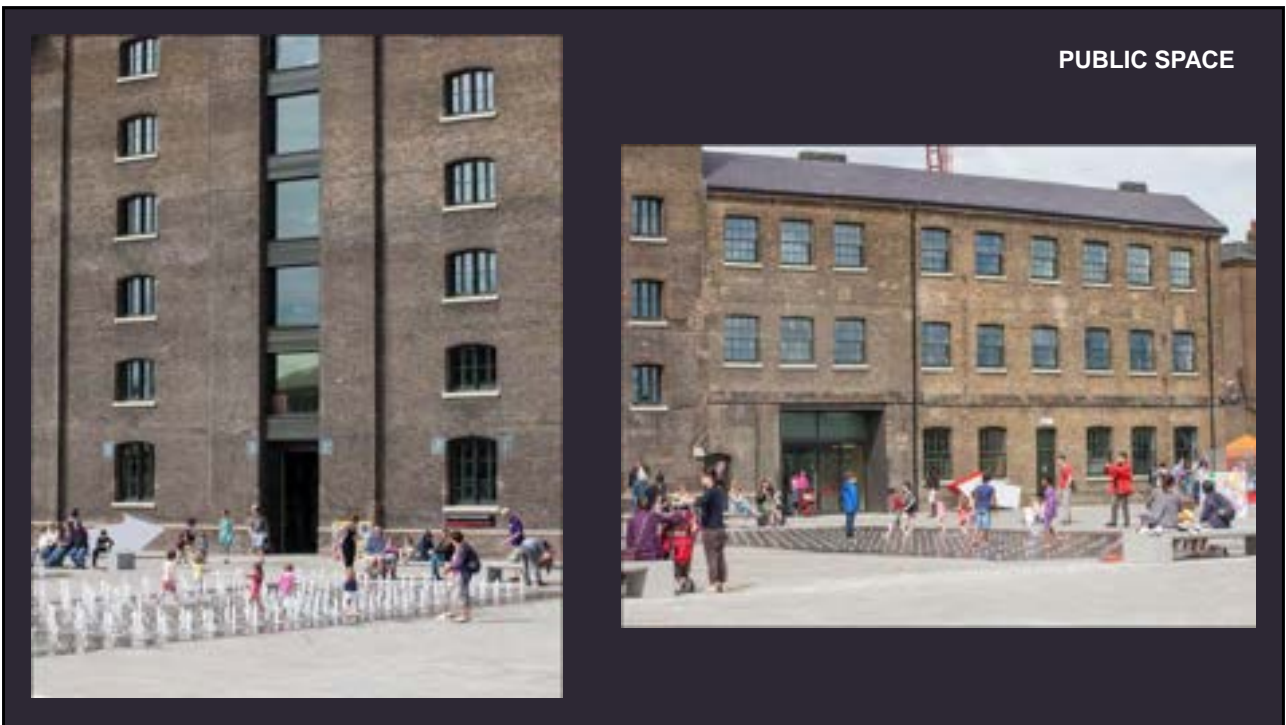


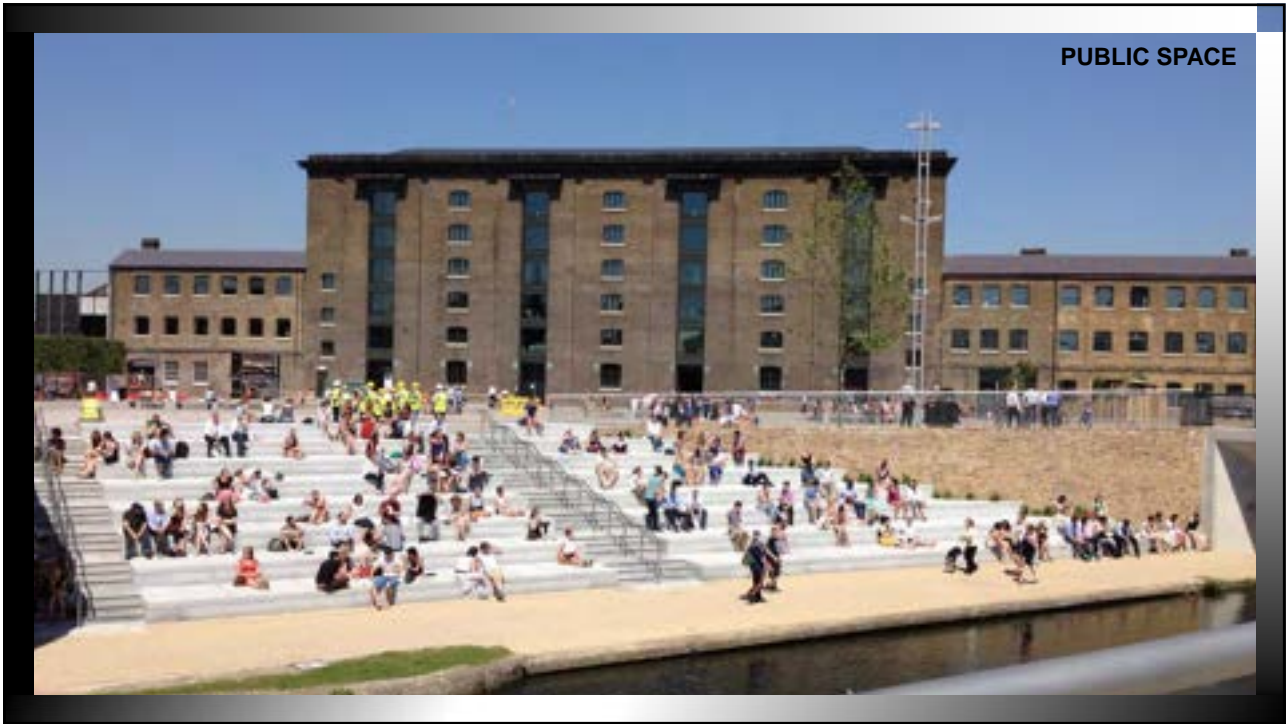




GRANARY SQUARE

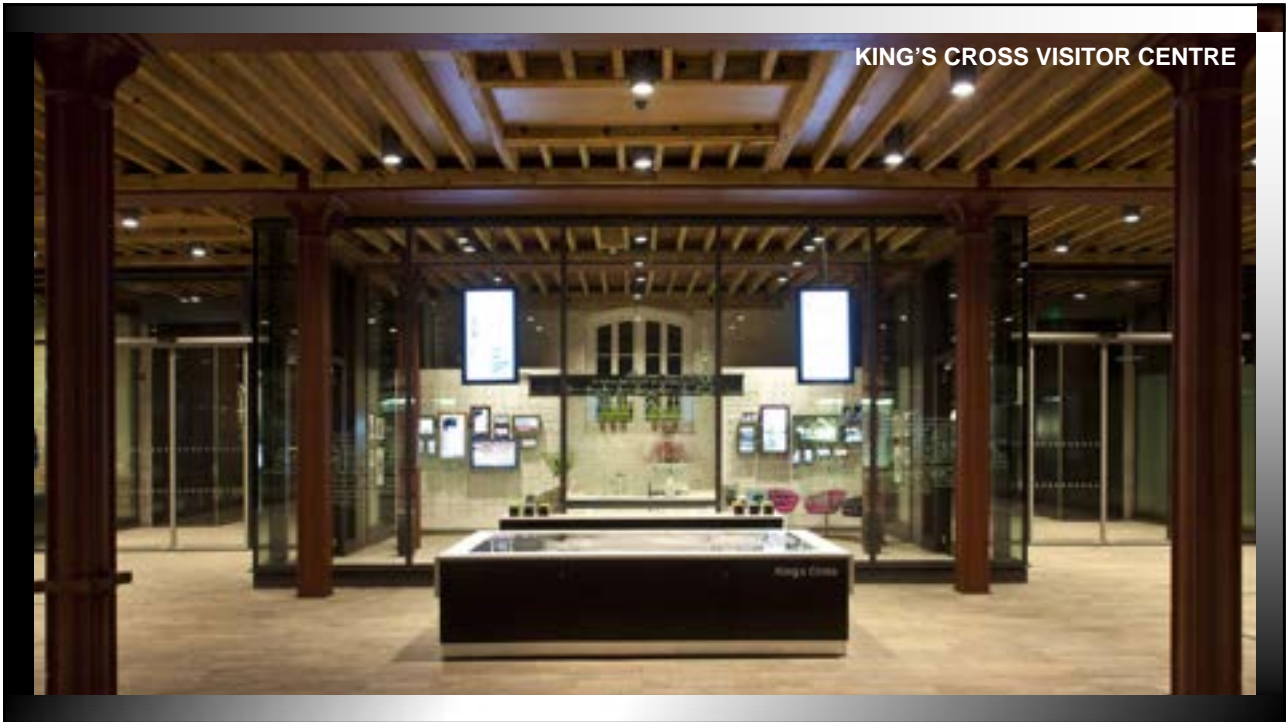


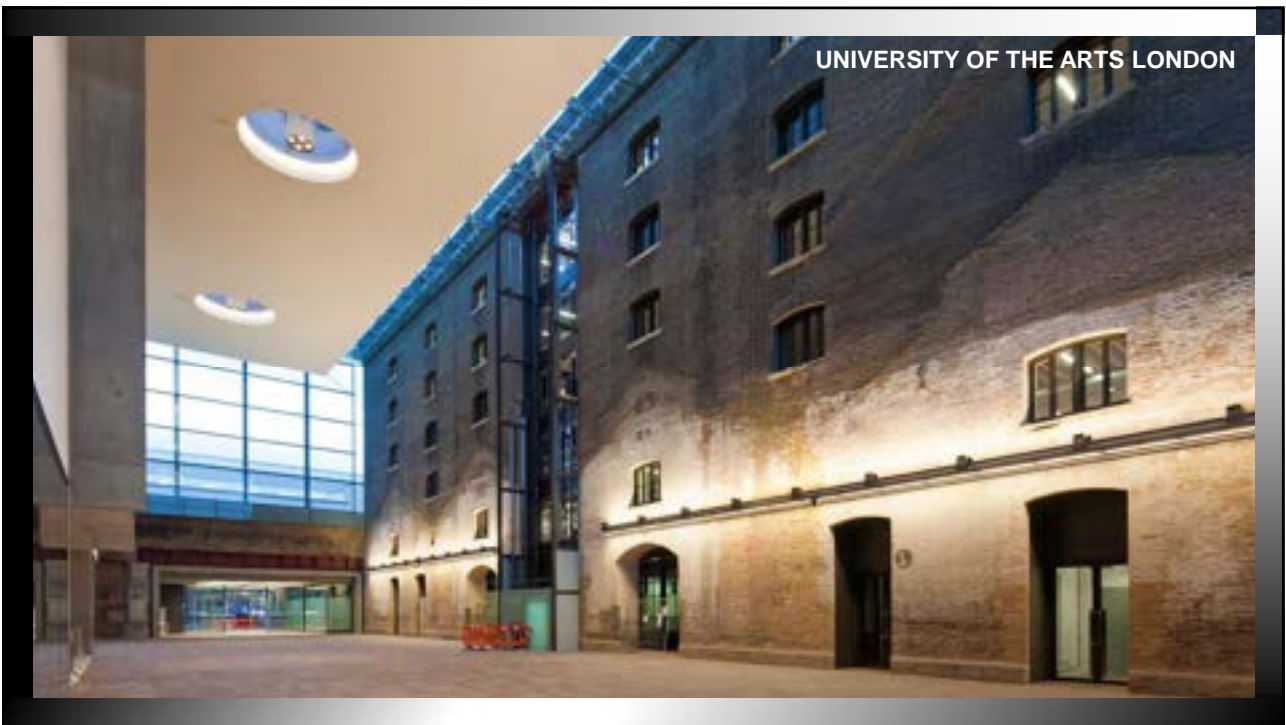


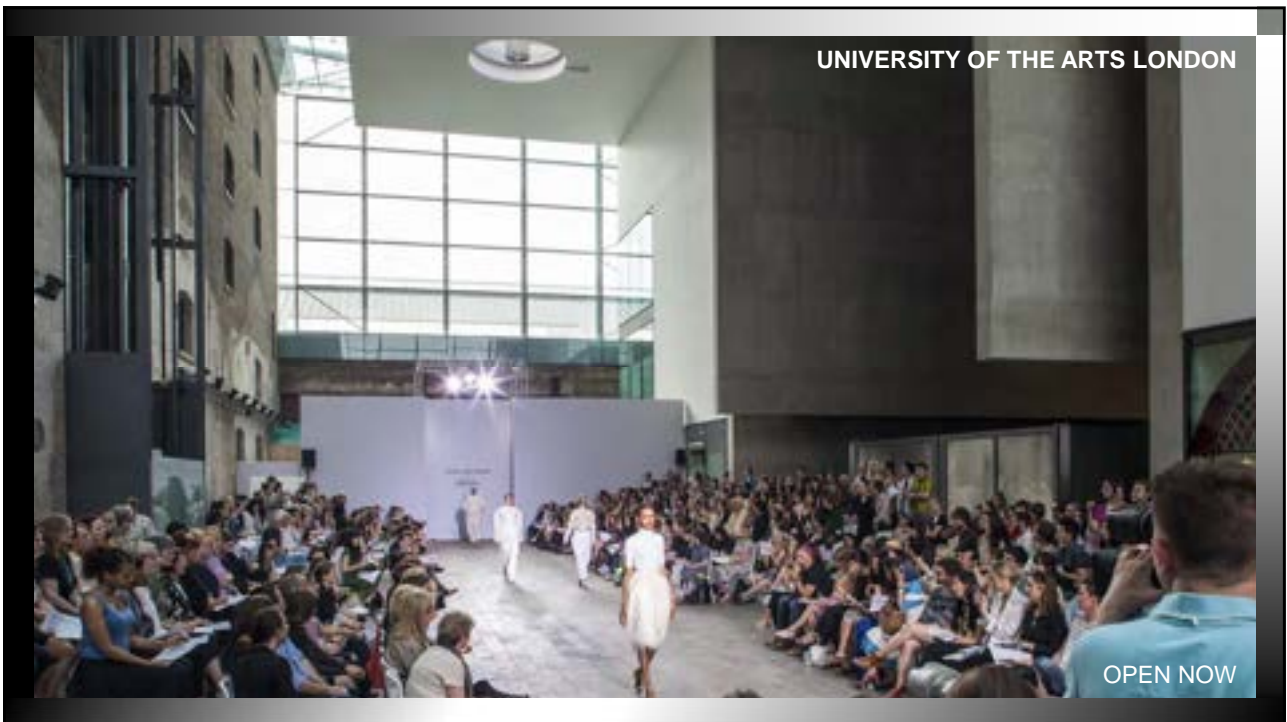


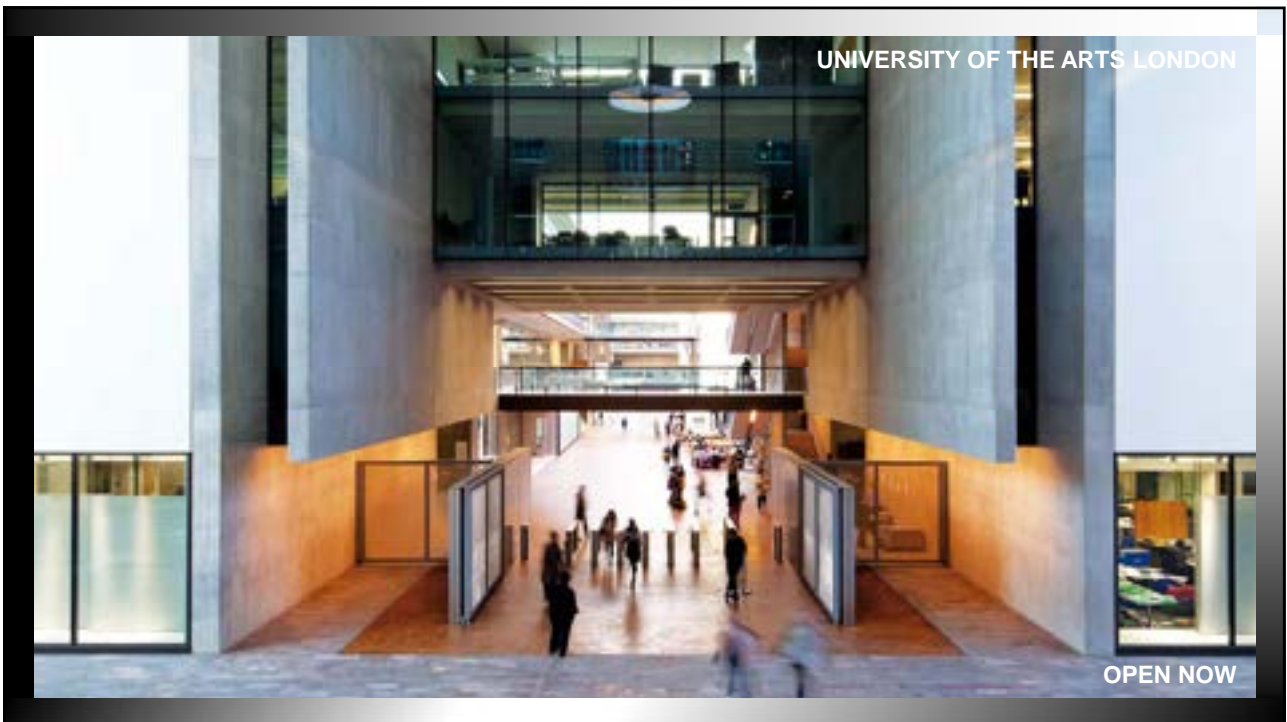
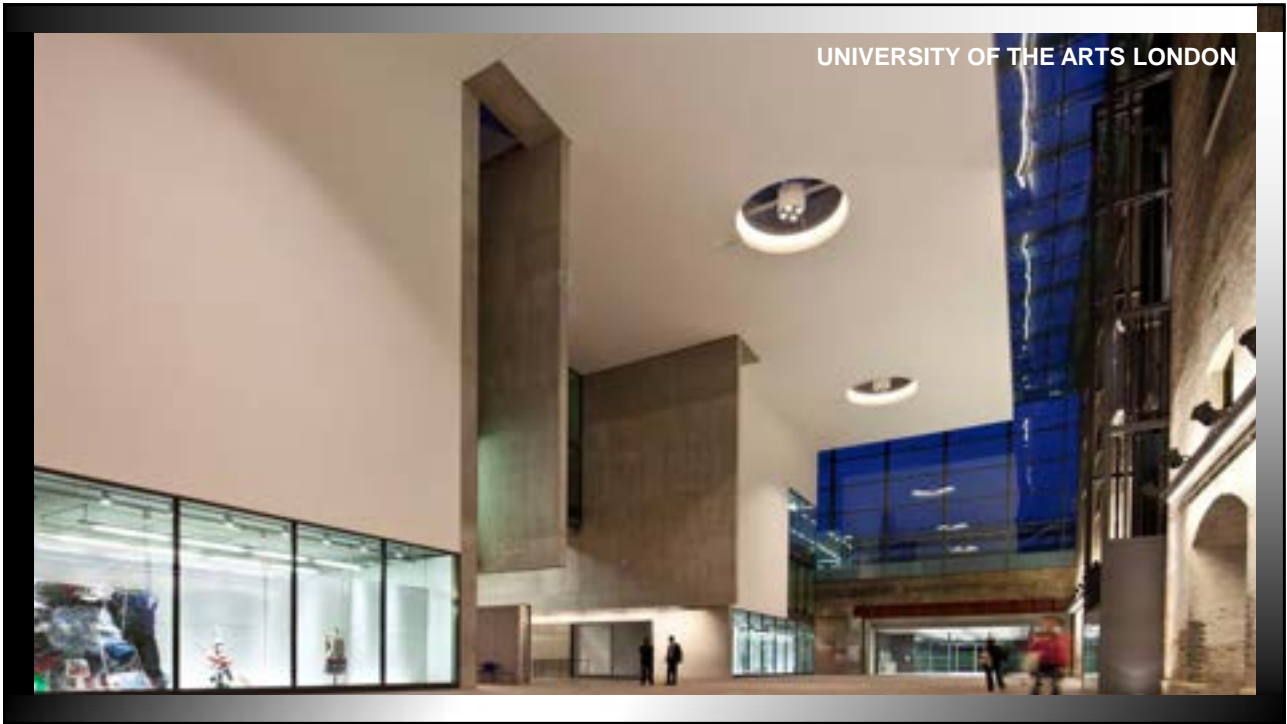


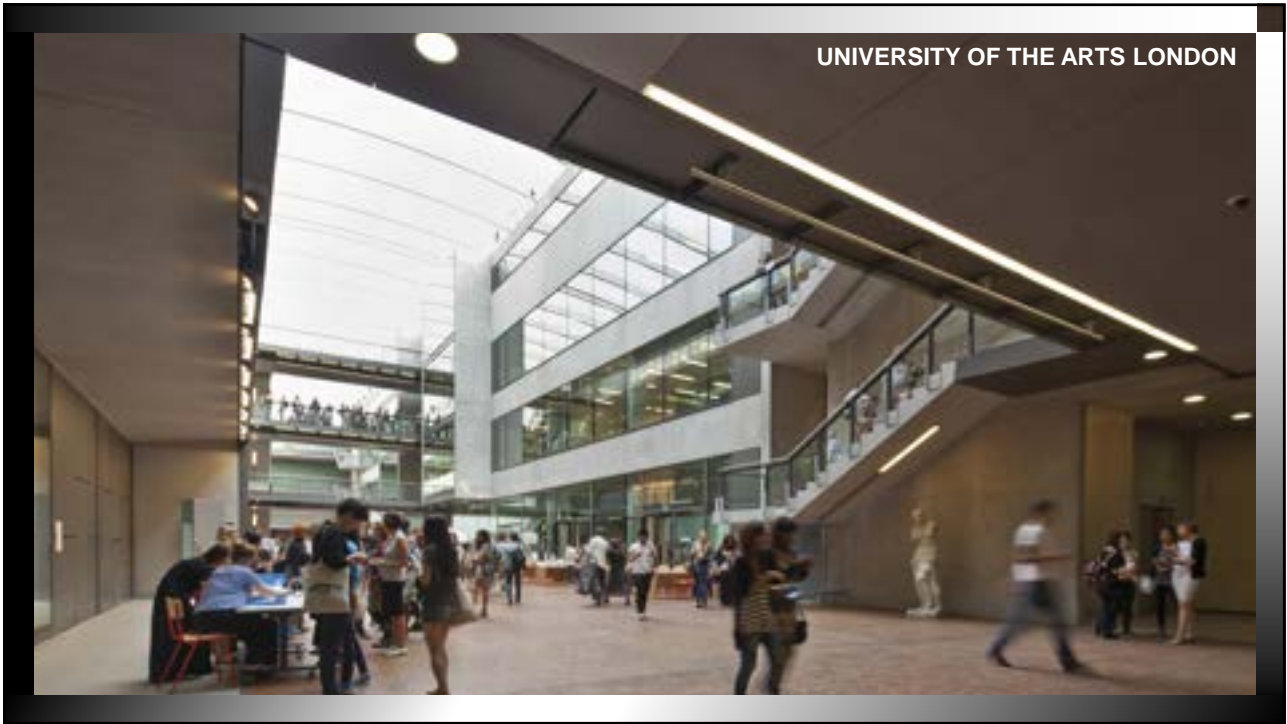


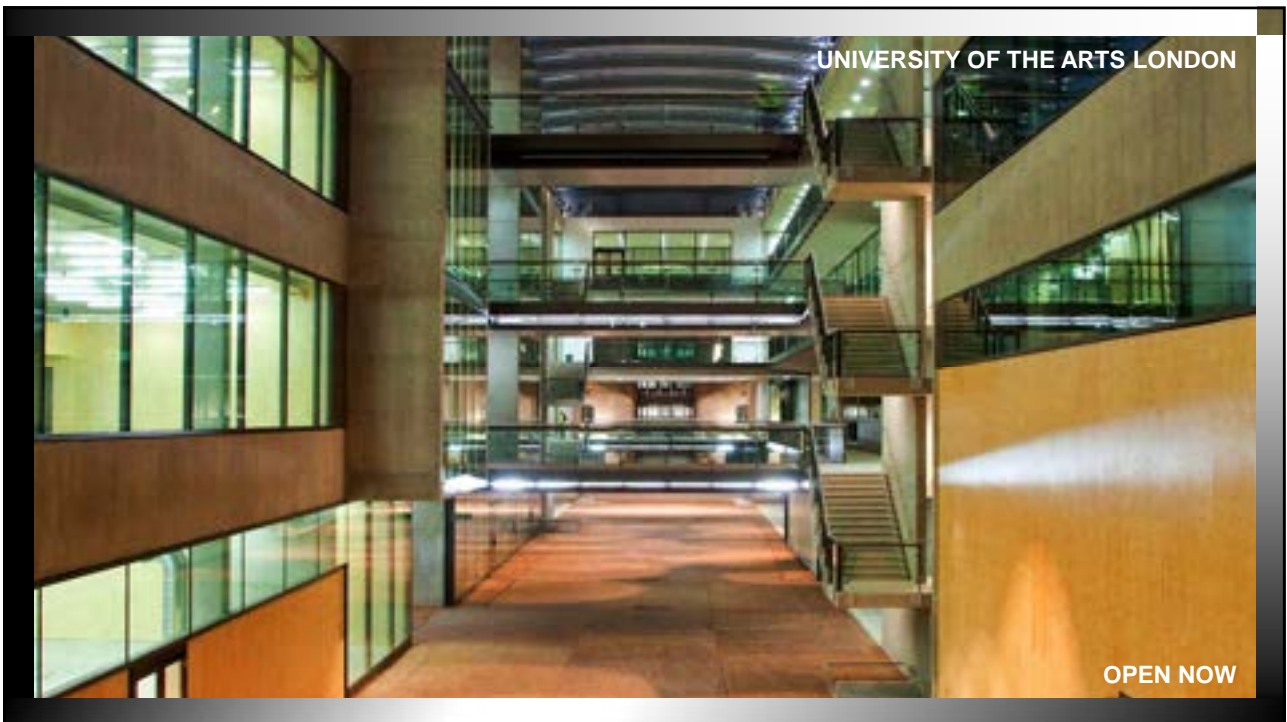
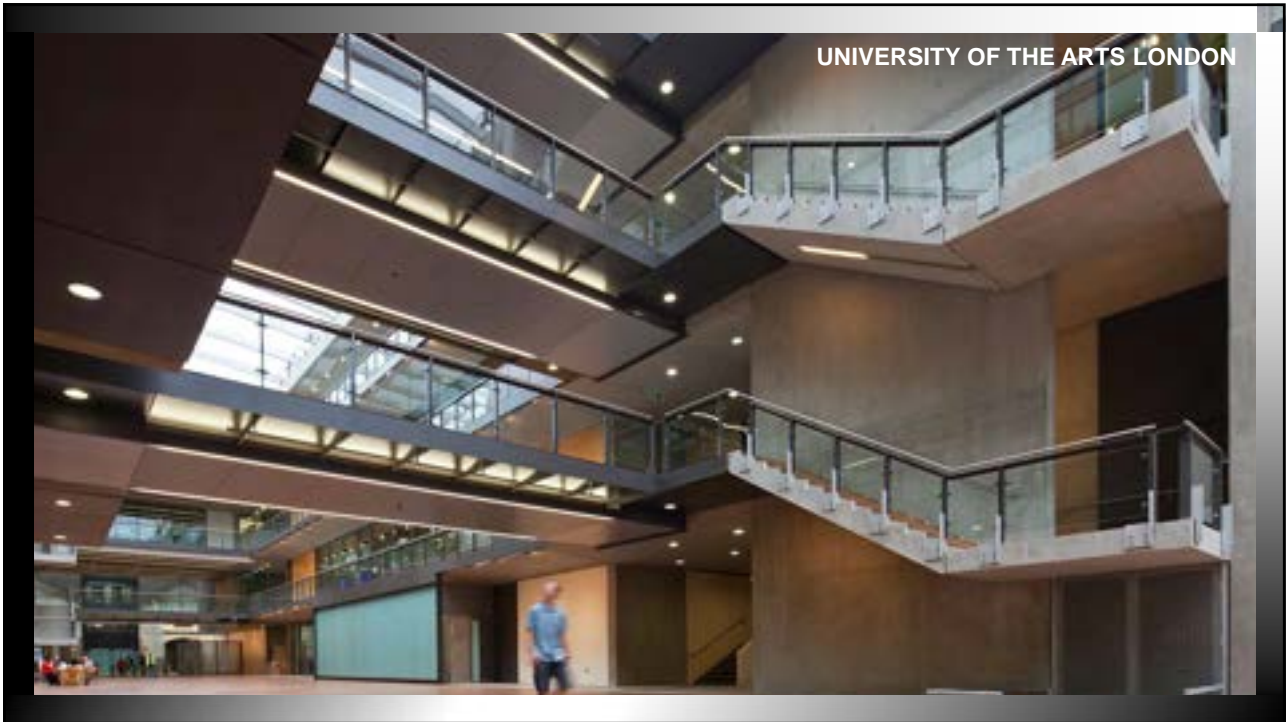


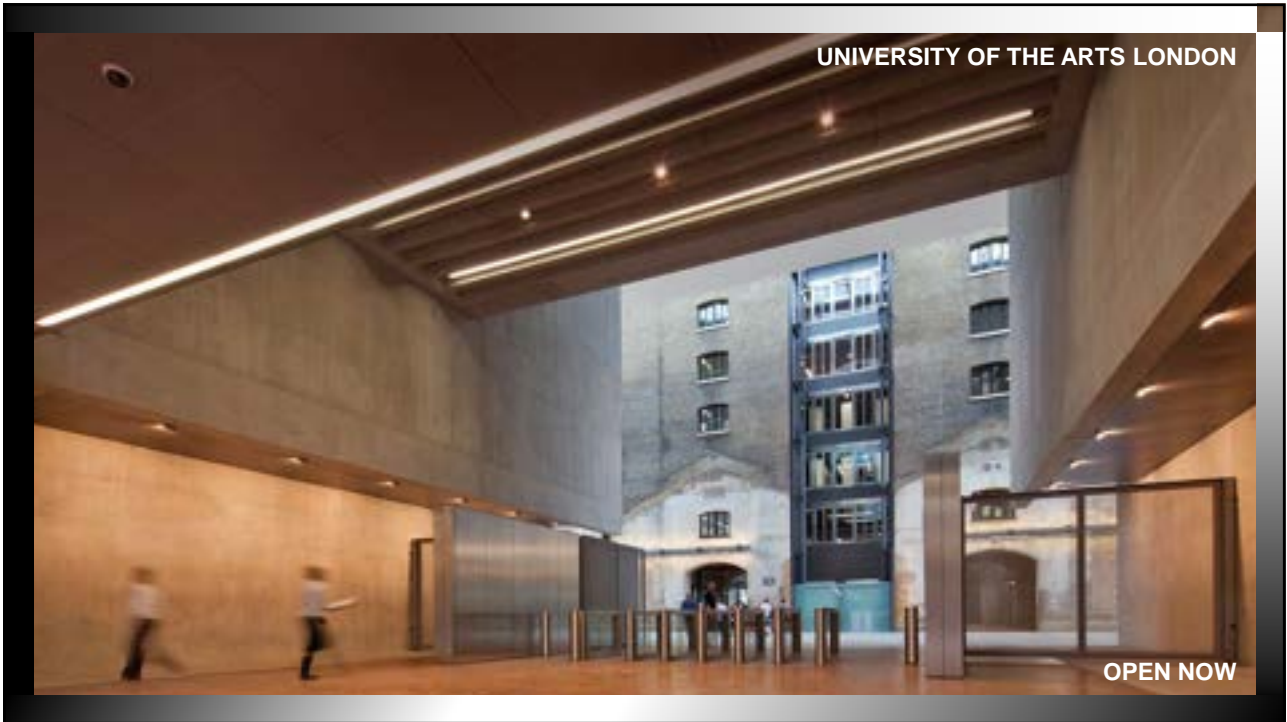


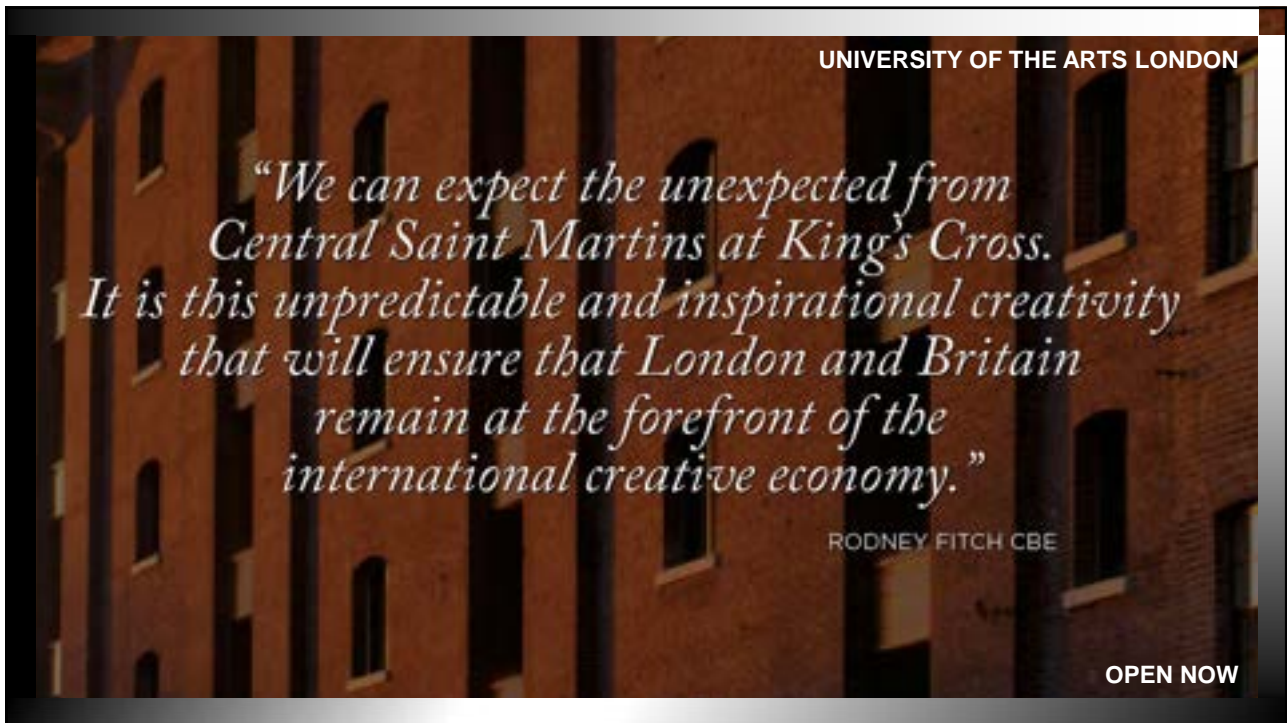










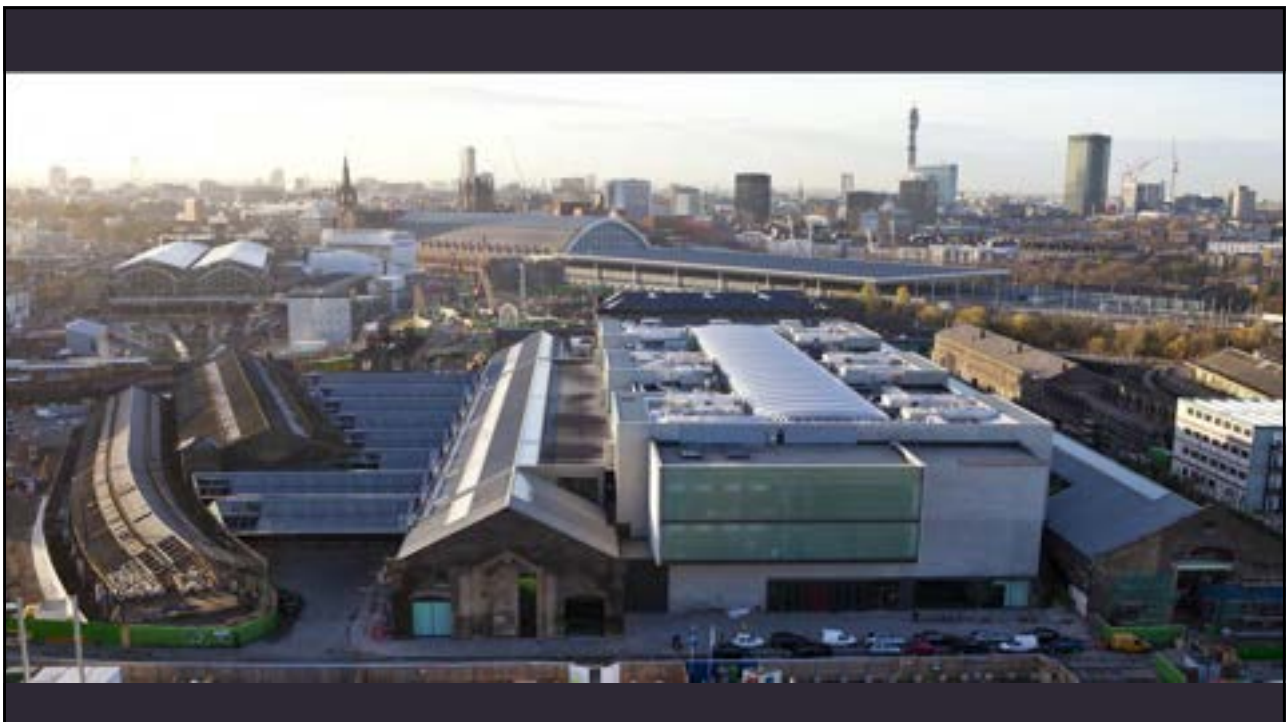


UNIVERSITY OF THE ARTS LONDON

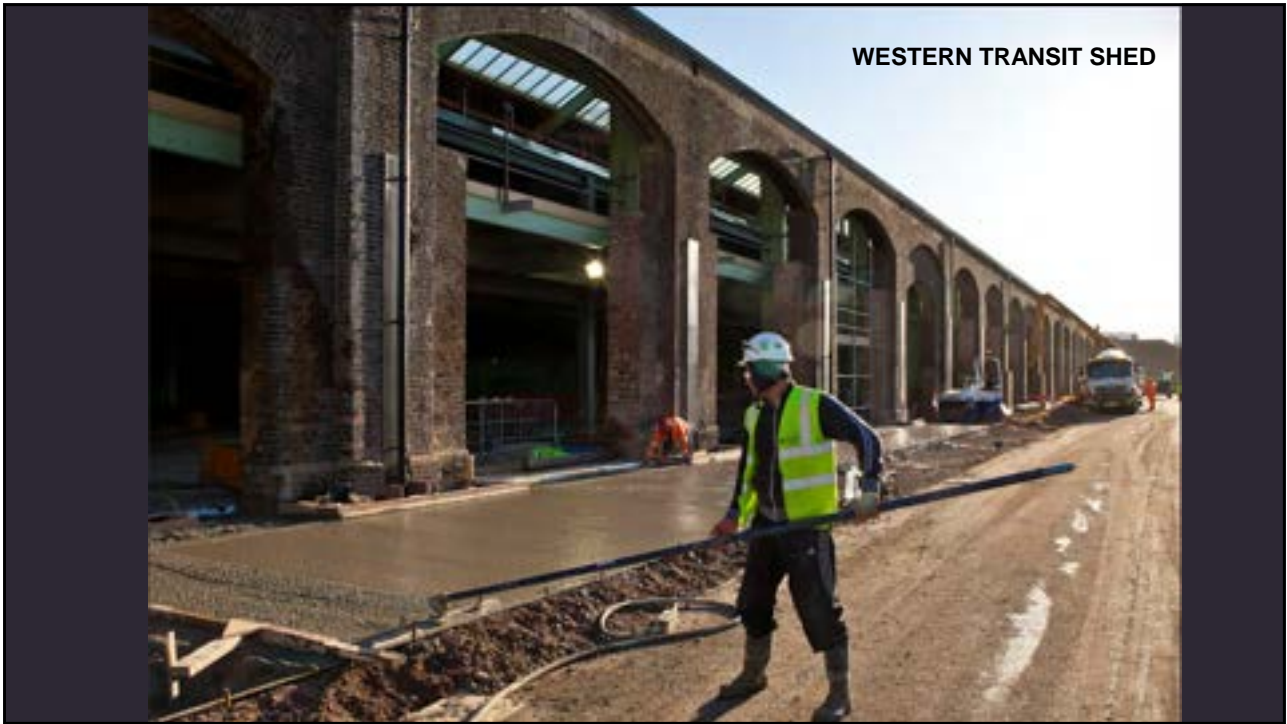
“We can expect the unexpected from Central Saint Martins at King’s Cross. It is this unpredictable and inspirational creativity that will ensure that London and Britain remain at the forefront of the international creative economy.”

RODNEY FITCH CBE

OPEN NOW





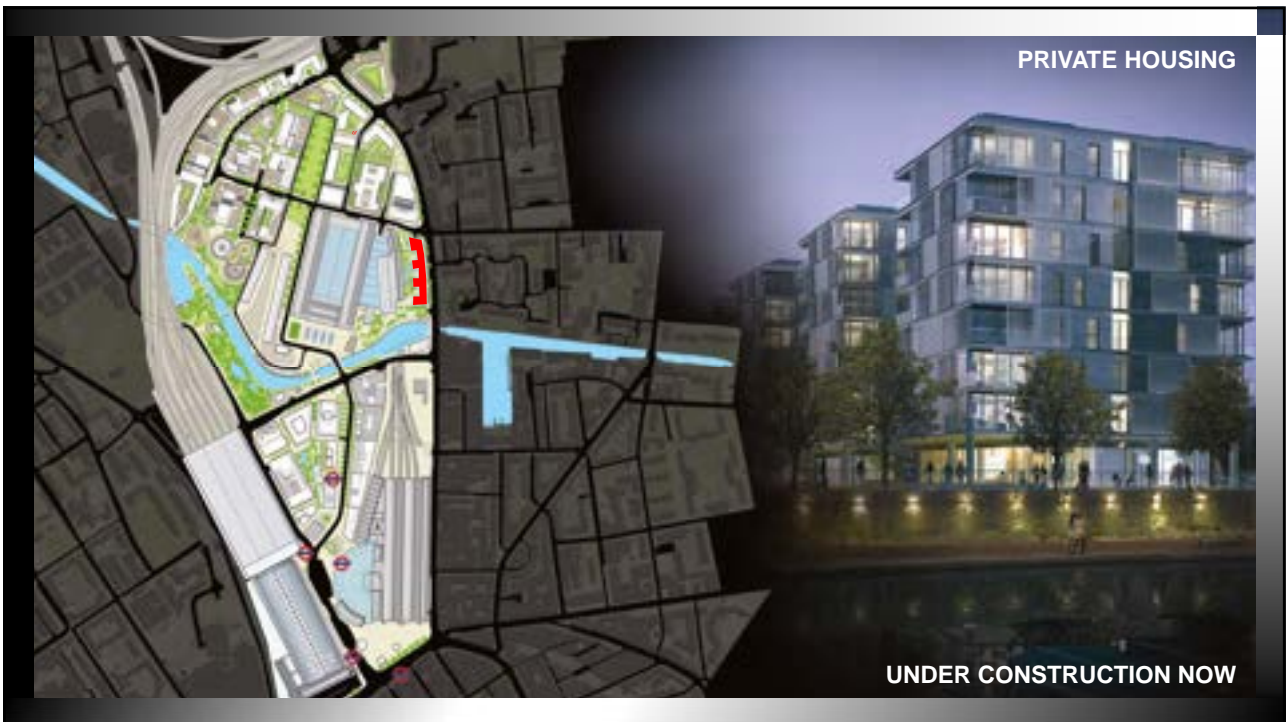


WESTERN TRANSIT SHED

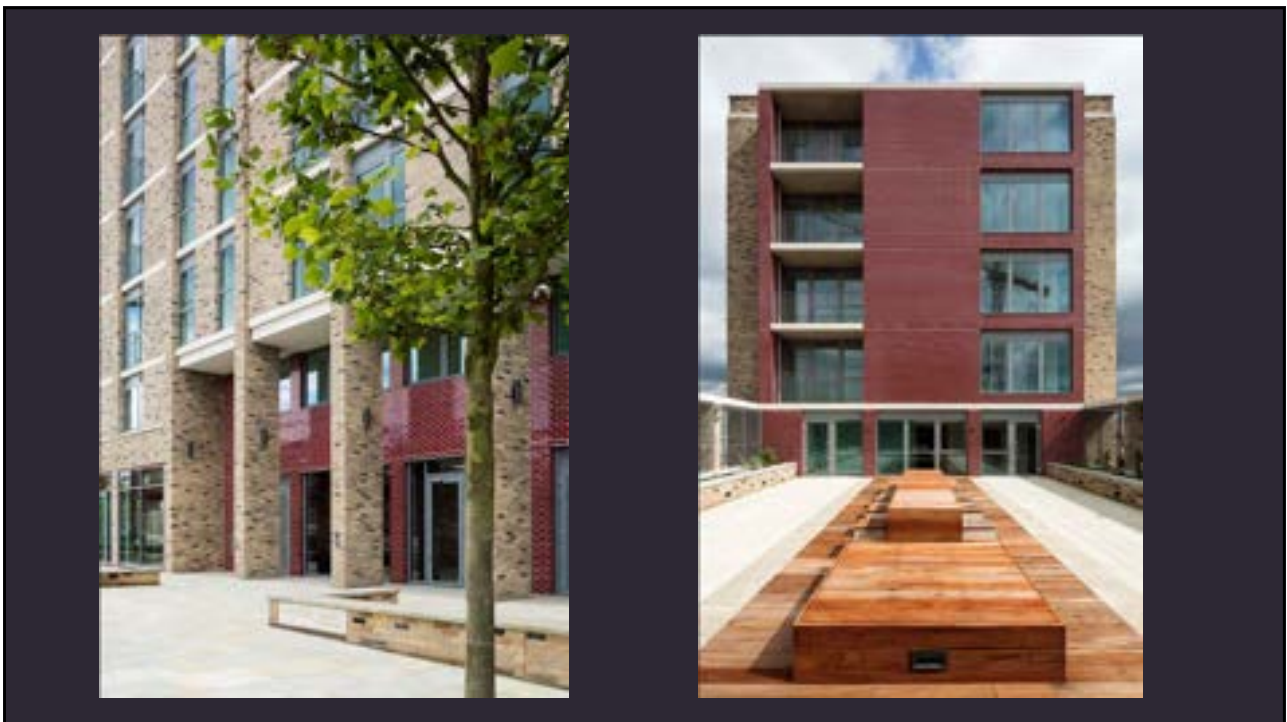


WESTERN TRANSIT SHED

UNDER CONSTRUCTION NOW



















NEW GAS GOVERNOR



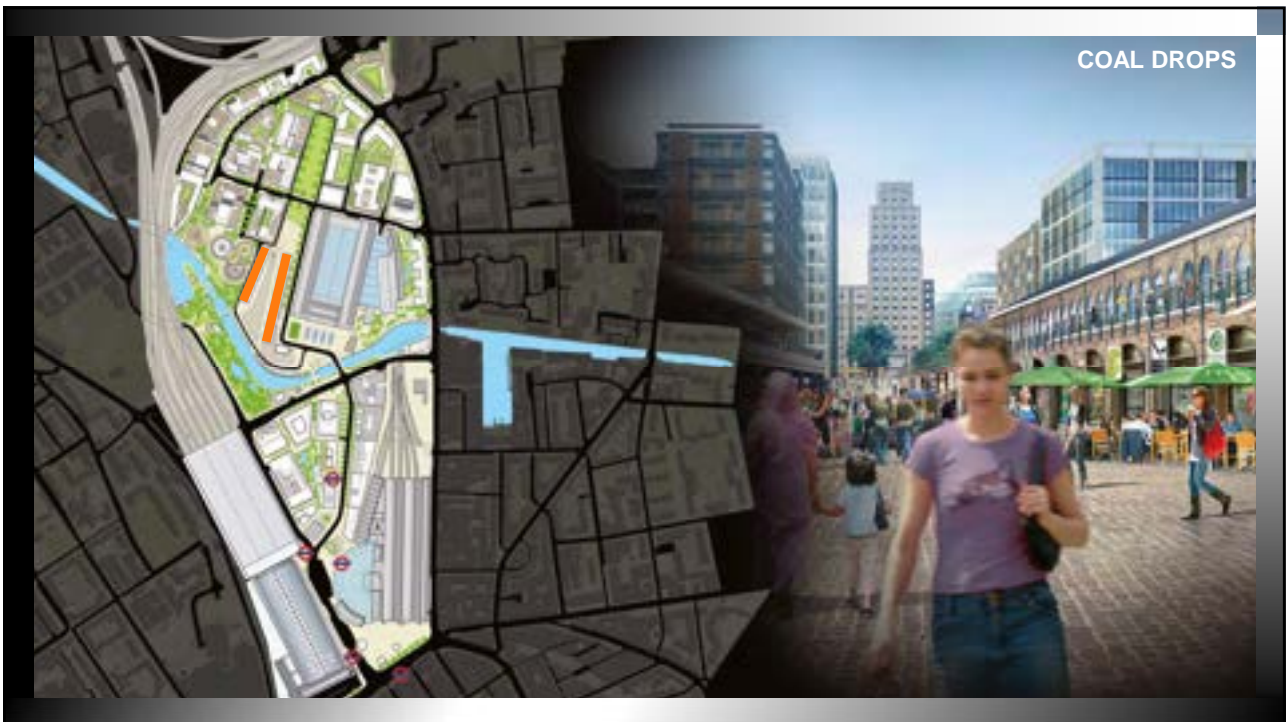
GAS HOLDER NO. 8









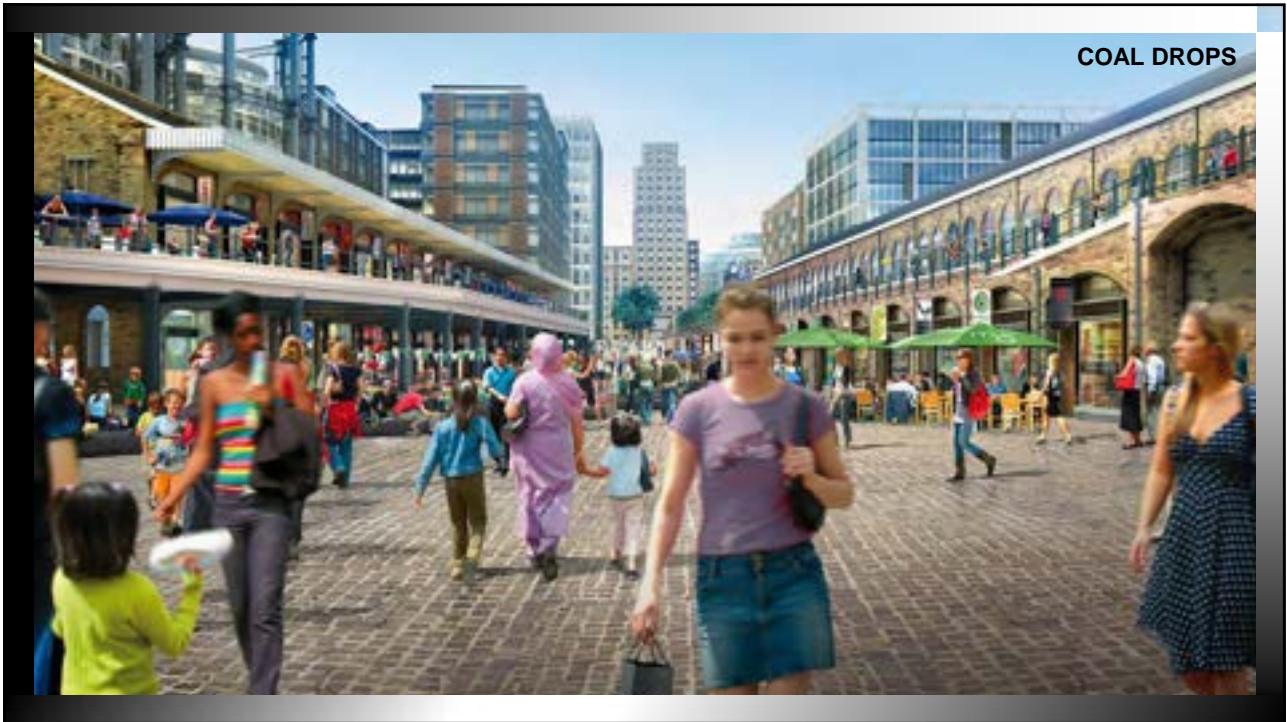


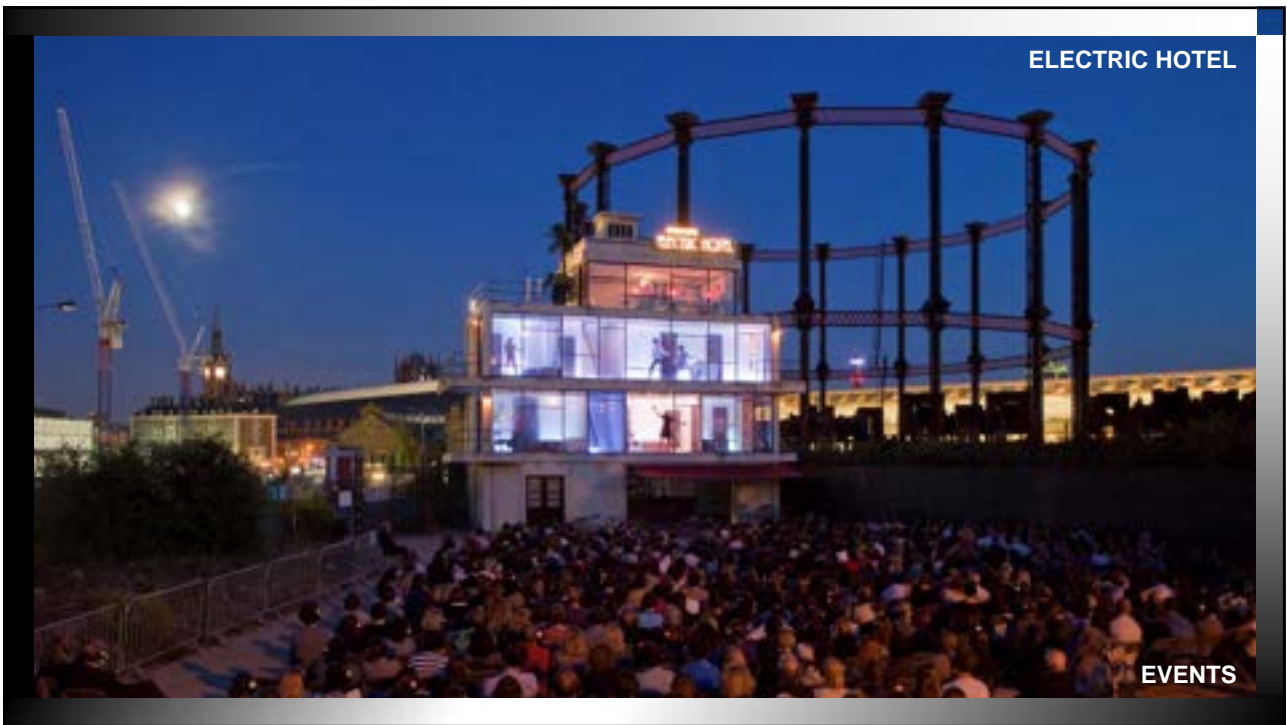


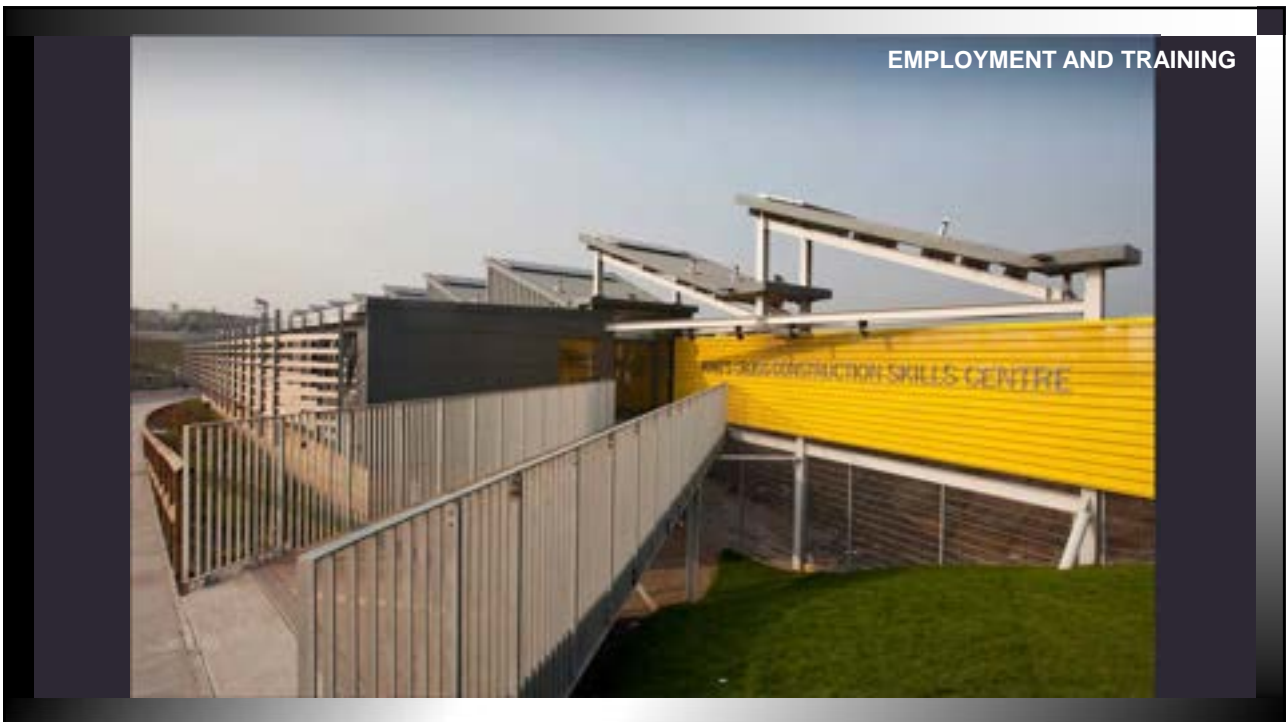
COAL DROPS

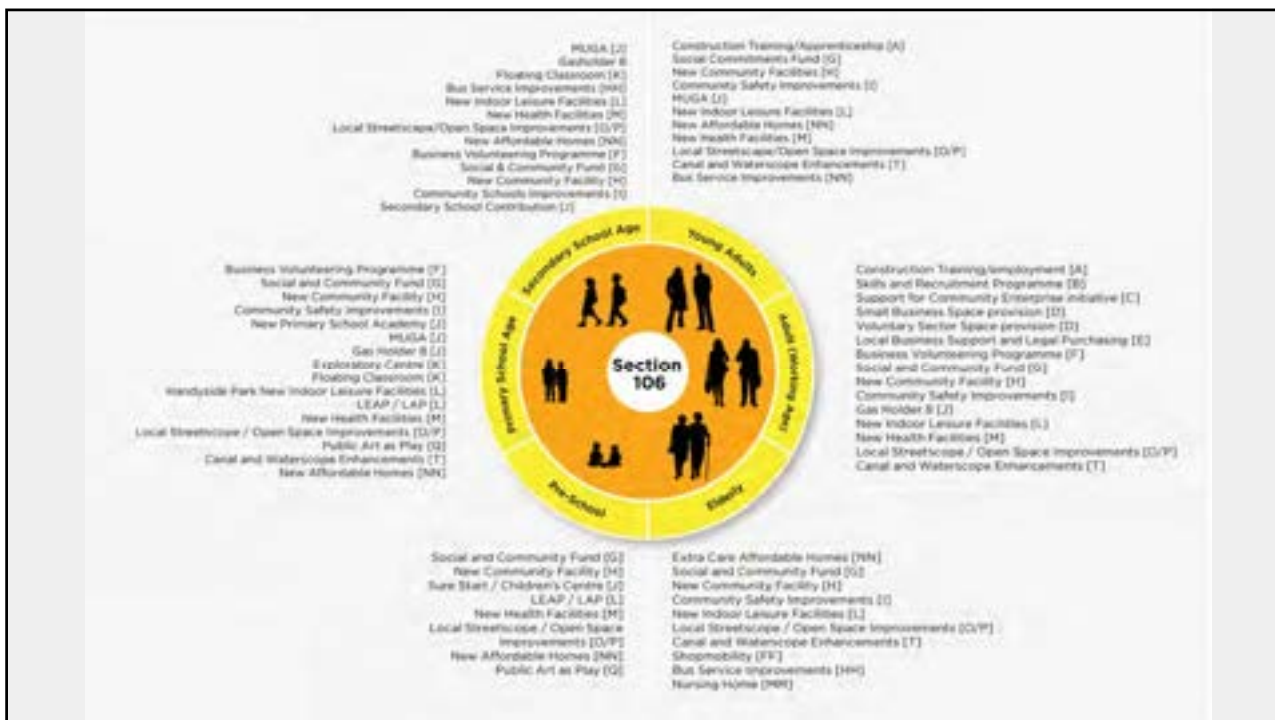
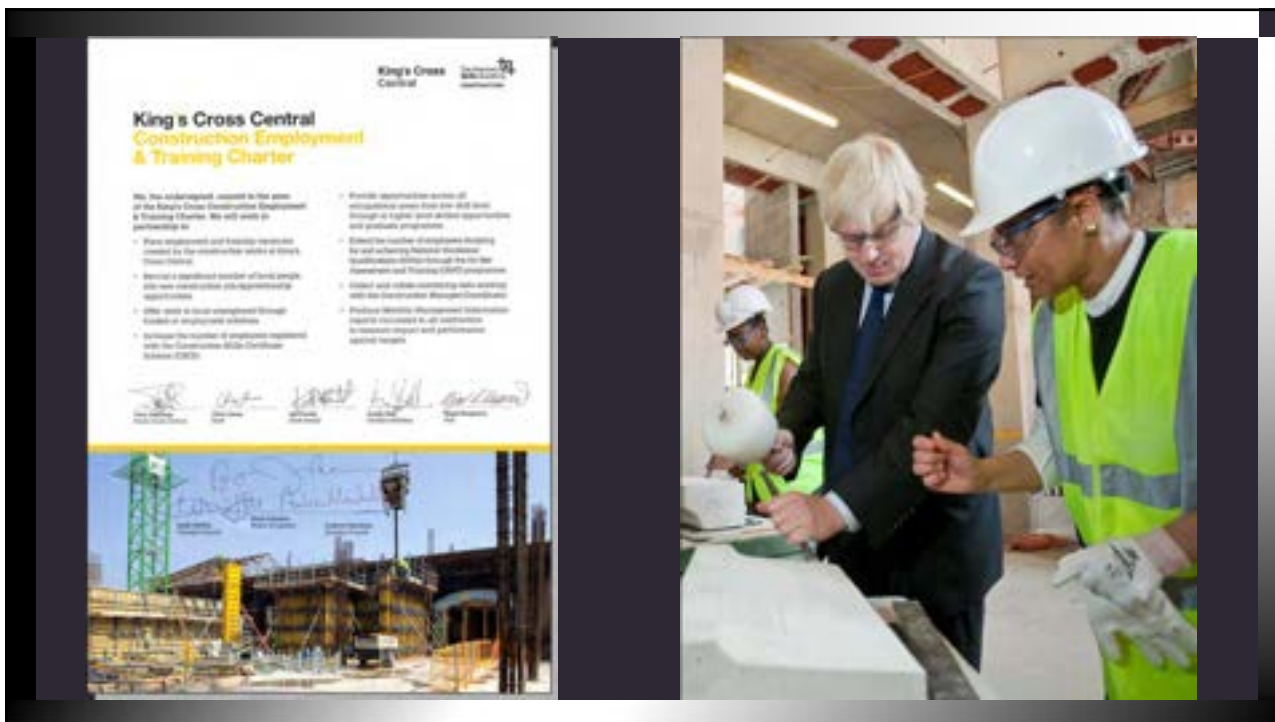



COAL DROPS












- 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 DEVELOPMENTS, 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

