





## Background to Gasholder No. 8

### The King's Cross Central Scheme

The KXC site comprises a 27 hectare (67 acre) mixed use development of the former King's Cross railway lands within the King's Cross Opportunity Area. Outline Planning Permission was granted for the scheme in December 2006 (ref. 2004/2307/P), subject to conditions and a Section 106 Agreement. The scope of the permitted development is described as follows:

*“The development comprises business and employment uses within the B1 use class; residential uses (including student accommodation), serviced apartments and hotels; shopping, food and drink and financial and professional services within the A1, A2, A3, A4 and A5 use classes; the full range of community, health, education, cultural, assembly and leisure facilities, within the D1 and D2 use classes; night clubs; multi-storey and other car parking; re-erection of the linked triplet of gas holder guide frames to enclose new residential and other development, on the site of the Western Goods Shed; re-erection of the guide frame for gas holder no 8, alongside the re-erected triplet, to enclose new play facilities and open space; relocation of an existing district gas governor; works of alteration to other existing buildings and structures, to facilitate their refurbishment for specified uses; new streets and other means of access and circulation; landscaping including open space; new bridge crossings and other works along the Regent's Canal; the re-profiling of site levels; and other supporting infrastructure works and facilities.”*

The KXC Outline Planning Permission provides for a total of 713,090m<sup>2</sup> of development across twenty development zones, with permitted uses and maximum built floorspace established for each development zone.

### Gasholder No. 8

Gasholder No 8 is a Grade II structure that was originally located south of the canal on the KXC site. Under consents granted by the London Borough of Camden the re-erection of the Grade II listed guideframe will be in a different location, within Development Zone N, to provide an area of outdoor public space adjacent to other re-erected gasholder guideframes (the Triplet) which will form part of a residential development.

The dismantling and refurbishment of the Gasholder No 8 guideframe was approved by the London Borough of Camden ('LBC') as part of an earlier application, with reference 2004/2315/L (as amended by a further submission with ref. 2009/1461/P). The guideframes were dismantled in accordance with approved plans and the refurbishment works were completed off-site in July 2012.

### Consultation

The proposals for the Gasholder No 8 enabling works and the developing design of the public realm have been discussed with planning officers from LBC in a pre-application meeting in October 2012.

The re-erection works proposals have been reviewed by Network Rail as Gasholder No 8 will be located above one of the two Thameslink Tunnels that are situated underneath the KXC site. The Form A for the works has been submitted to Network Rail.

Various third party assets exist in proximity - for example, assets owned the Canal and River Trust, BSkyB and UKNational Grid. The relevant statutory undertakers/asset owners have been consulted at every stage of the development process, to inform the works such that they can be carried out to maintain the physical and operational integrity of their assets.

Figure 3 (left): Photograph of Gasholder No. 8 in the southern part of the KXC site before dismantling.

# 1.3

## Submitted Drawings

The complete package of submitted drawings is provided on the following pages for approval.

Together, the drawings (listed in the adjacent schedule) show the layout, design detail and specification of the proposed re-erection of Gasholder No 8 as required by Condition 25 of the Outline Planning Permission.

Also provided are drawings for information, showing the emerging Gasholder No 8 park design and the Development Zone N public realm design concept in Appendix D.

| Drawing Title                             | Drawing No. | Prepared By                 | For Approval/<br>Information | Scale at A3 |
|---|-------------|-----------------------------|------------------------------|-------------|
| Existing Site Plan                        | 9065-03-005 | Craddy Pitchers<br>Davidson | For Approval                 | 1:400       |
| Outline Proposals for Excavation<br>Works | 9065-03-030 | Craddy Pitchers<br>Davidson | For Approval                 | 1:400       |
| Foundation GA and Typical<br>Sections     | 9065-03-100 | Craddy Pitchers<br>Davidson | For Approval                 | 1:100/1:200 |
| East Elevation                            | 9065-03-016 | Craddy Pitchers<br>Davidson | For Approval                 | 1:200       |
| Site Cross Sections Sheet 1               | 9065-03-012 | Craddy Pitchers<br>Davidson | For Approval                 | 1:200       |
| Site Cross Sections Sheet 2               | 9065-03-013 | Craddy Pitchers<br>Davidson | For Approval                 | 1:200       |
| Site Cross Sections Sheet 3               | 9065-03-014 | Craddy Pitchers<br>Davidson | For Approval                 | 1:200       |









IF YOU HAVE A QUERY CALL US  
SCALING FROM THIS DRAWING OR OBTAINING DIMENSIONS ELECTRONICALLY MAY NOT PROVIDE ACCURATE INFORMATION AND SHOULD BE AVOIDED. WORK ONLY FROM FIGURED DIMENSIONS.

**Outline method of construction:**

1. Levels reduced over site to approx 24,500.
2. Up filling with granular material to approx 25,000 to provide pile mat, construction platform, sub-base for permanent works.
3. Install roadplates/crash deck to protect services within tow-path.
4. Remove canal boundary wall to lowest level possible consistent with requirements of sheet piling contractor.
5. Install sheet piling.
6. Demolish remaining canal boundary wall, level to suit permanent works.
7. Excavate trench profile to underside of rc ring beam.
8. Excavate for mass concrete blinding.
9. Pour mass concrete blinding. Includes blinding out bottom of excavation as required for working platform/shuttering supports.
10. Install ring beam reinforcement, shuttering and pour rc ring beam.
11. Install pier reinforcement, shuttering and pour rc piers.
12. Install re-erection frame sub-frame.
13. Backfill excavations with granular material up to 25,000m.
14. Undertake Gasholder 8 re-erection works.
15. Excavate as required to remove re-erection frame sub frames, backfill locally and batter back generally to eliminate height differential between inside/outside of Gasholder 8 structure.
16. Cut / burn off sheet piling to accommodate future hard landscaping finishes.
17. Grade external levels to Gasholder 8 (including provision of sub-base) to suit requirements of future landscaping works.

|     |                  |          |
|-----|------------------|----------|
| D   | PLANNING         | 23.10.12 |
| REV | REVISION DETAILS | DATE     |

CRADDY PITCHERS DAVIDSON

EDEN LODGE STUDIOS, EDEN OFFICE PARK,  
CHAPEL HILL LANE, HAM GREEN  
BRISTOL, BS20 0BX  
TEL : 01275 371 333  
email : info@craddypitchers.co.uk www.craddypitchers.co.uk

THIS DRAWING IS THE COPYRIGHT OF CRADDY PITCHERS DAVIDSON AND MUST NOT BE COPIED, REPRODUCED OR SUBMITTED TO OTHER PARTIES WITHOUT THEIR PERMISSION.

PROJECT TITLE  
GASHOLDER 8 GUIDEFRAME  
RE-ERECTION.  
KINGS CROSS, LONDON, NW1.

DRAWING TITLE  
OUTLINE PROPOSALS FOR  
EXCAVATION WORKS  
GENERAL ARRANGEMENT

CLIENT  
BAM Nuttall Limited

STATUS  
FOR APPROVAL

|          |                |         |          |
|----------|----------------|---------|----------|
| SCALE    | DRAWN          | CHECKED | APPROVED |
| 1:200    | AT A1          | MS      | TT       |
| DRG SIZE | DRAWING NUMBER | REV     |          |
| A1       | 9065-03-030    |         | D        |

