

### 3 Details of Related Works to Major Utilities and Infrastructure

3.1 Details of the works to be undertaken, as part of the realignment of Pancras Road, to the major utilities and infrastructure shown on the Parameter Plan KXC018 Rev M are set out below. The details are provided for approval pursuant to condition 25.

3.2 The realignment works trigger the provision of new utility infrastructure for the King's Cross Central development and involve the diversion of utility infrastructure located in the existing footways and roadway, as shown on drawing 67940/6072, Pancras Road Realignment Utilities Diversion Layout.

#### **New Power Infrastructure**

3.3 Parameter Plan KXC018 shows the option of power connecting into the site at Pancras Road, from the St Pancras Station Coach Road to the west. This option is based on an early connection to the Longford Street sub-station, to provide 11 kV power, prior to the delivery of the main electrical sub-station in Development Zone T, as shown on the Parameter Plan.

3.4 We are currently holding discussions with EDF about the strategy for providing power to the site. The preferred strategy is to deliver the main electrical sub-station early, with a 132 kV connection to City Road via Copenhagen Street, as shown on the Parameter Plan. This would mean that a second 11kV connection to Longford Street may not be required.

3.5 If a Longford Street connection is required, it can be undertaken as part of the last stage of works, described as 'Stage 3' in Section 10 below. The Stage 3 works would be undertaken after the opening of St Pancras Station, between 2008 and 2010.

#### **New Water Supply**

3.6 Parameter Plan KXC018 shows water connecting into the site at Pancras Road, from the St Pancras Station Coach Road to the west.

3.7 A new 400mm diameter water supply main has already been laid in the Coach Road to supply the development. The realignment works would include a connection to the new main, under the road, to bring water to the east side of Pancras Road, where it would be capped off until new connections are required.

#### **Diversion of Camley Street Sewer**

3.8 The works include the diversion of the Camley Street sewer, to run beneath the realigned carriageway. The diversion has been designed to accommodate flows from the King's Cross Central development, as explained at Section 12 below. The diversion works affect the road from the German Gymnasium up to the Goods Way junction.

3.9 The removal of the section of the existing sewer that shall become redundant, following completion of the diversion works, will be carried out in accordance with the technical requirements of Thames Water.

3.10 The depth of the Fleet Sewer (see Parameter Plan KXC018) means that it would not be affected by the realignment works.

3.11 Similarly, the realignment works would not affect the Camden foul sewer, which runs to the east.

#### **Diversion of Existing Electrical Cabling**

3.12 EDF has high voltage and low voltage cables running in ducts in both the east and west footways of Pancras Road, with road crossings at various points. These ducts will be diverted under the new footways and highway of the realigned road. Existing connections to King's Cross Station and to the German Gymnasium will be maintained.

3.13 LUL has a six-way cable duct system including manhole chambers in the west footway of Pancras Road, from Euston Road up to Goods Way. These ducts do not currently contain cables. This duct route will be relocated in the realigned west highway.

#### **Diversion of Water Mains**

3.14 Thames Water has two water mains routed in the eastern footway of Pancras Road, from the Euston Road to Goods Way. These mains will be diverted into the realigned eastern footway as part of the road realignment works.

3.15 The southern section of the mains diversion will be carried out prior to the opening of St Pancras International Station. The remaining works will be completed as part of the Stage 3 works (See section 10) to realign the gas mains. A temporary connection linking the new and existing routes will be used in the interim.

#### **Diversion of Telecommunications**

3.16 BT has duct systems including manhole jointing chambers in the east and west footways of Pancras Road, from Euston Road to Goods Way, with road crossings at various points. These duct runs will be diverted into the realigned eastern footway, as part of the road realignment works.

3.17 The southern section of the duct diversion will be carried out prior to the opening of St Pancras International Station. The remaining works will be completed as part of the Stage 3 works (See section 10) to realign the gas main. A temporary connection linking the new and existing routes will be used in the interim.

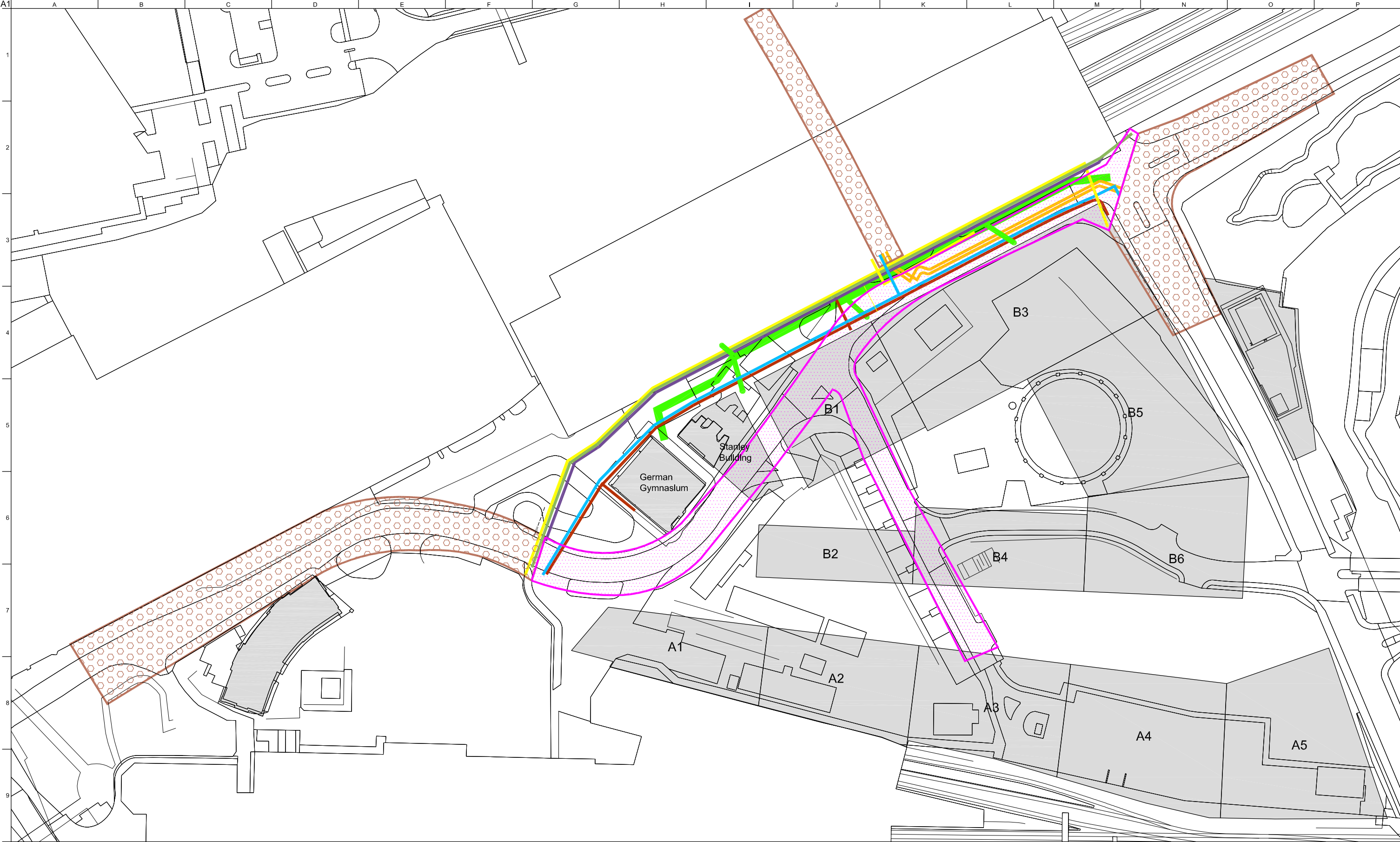
3.18 In addition, Verizon has a cable duct system including manhole chamber, running in the west footway at the southern end of Pancras Road, crossing over to the east footway just to the north of the Great Northern Hotel. These ducts do not currently contain cables. The duct route will be relocated into the realigned west footway, as part of the road realignment works.

#### **Relocation of Gas Infrastructure**

3.19 Parameter Plan KXC018 shows a gas main extension running along the northern end of the realigned Pancras Road, associated with the relocation of the Gas Governor to Development Zone V.

3.20 This submission does not seek approval for the details of the relocation of the gas governor. Detailed plans to the relocation of the gas governor are currently being developed in close co-operation with National Grid Gas.

- 3.21 The realignment works would however include the provision of new gas pipes within the northern section of Pancras Road, as part of the gas main extension shown on Parameter Plan KXC018. The provision of these new pipes would be undertaken at the same time as the Stage 3 works to Pancras Road described in Section 10.



Key:

- BT Diversion
- Electrical EDF Diversion
- Combined Sewer Diversion
- LUL Diversion
- Water Diversion
- Verizon Diversion
- New Gas
- Retained existing services & alignment
- Abandoned existing services & alignment
- Indicative Building Plot

01	31/01/07	BW	BW	NBS
Presentation Draft Issue				
Issue	Date	By	Chkd	Appd

Client  
Argent (King's Cross) Ltd

Job Title  
King's Cross Central

Drawing Title  
Pancras Road Realignment  
Utilities Diversion Layout

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Scale at A1  
1:750

Plot ID

Drawing Status

For Planning

Job No

67940

Drawing No

6072

Issue

01