















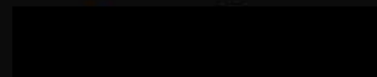






I would rather be a rebel than a
slave.

— *Emmeline Pankhurst* —









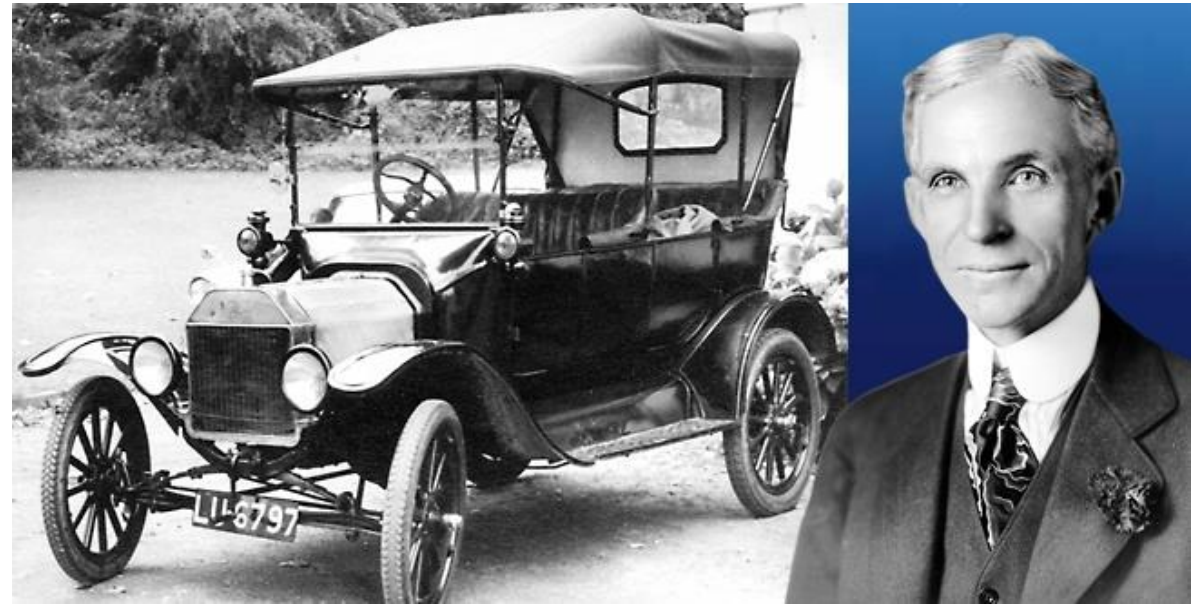




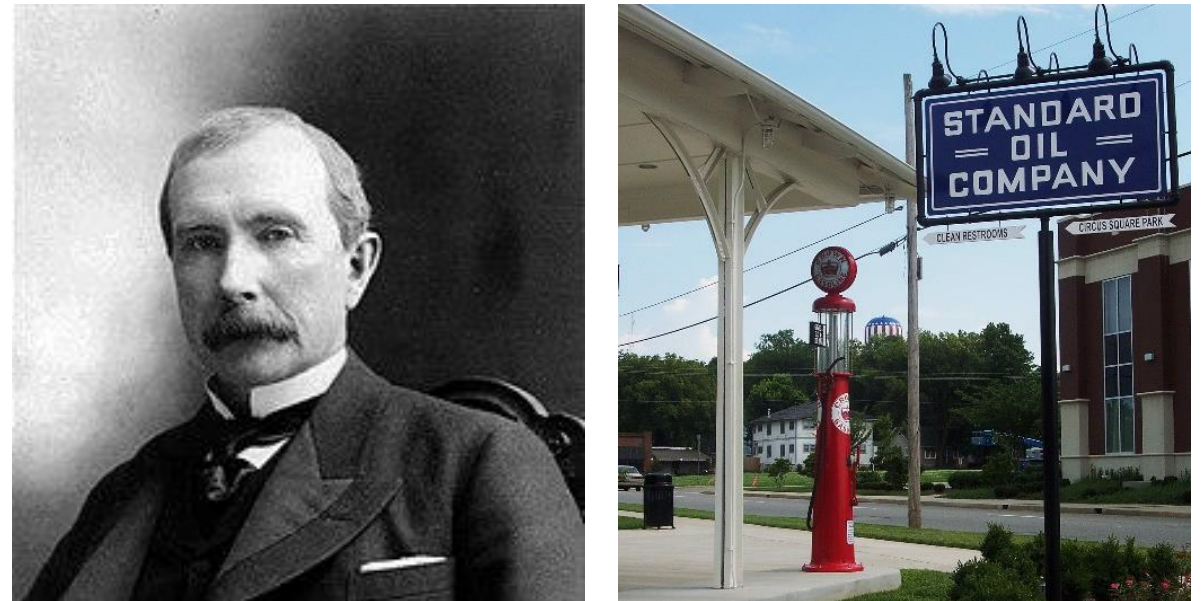




Henry Ford



John D Rockeller





Urban Density



HONG KONG



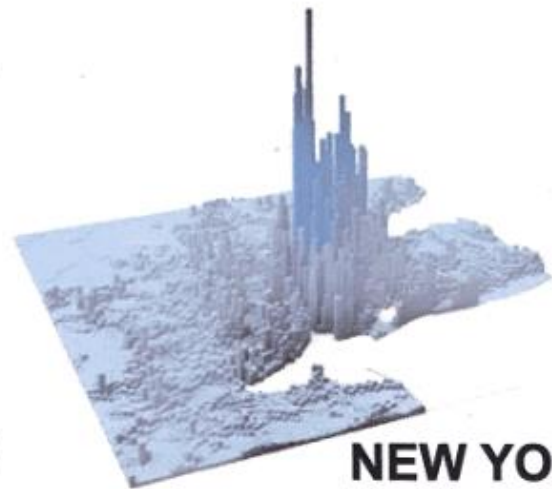
SHANGHAI



MUMBAI



SÃO PAULO



NEW YORK



LONDON

Urban Form and Infrastructure

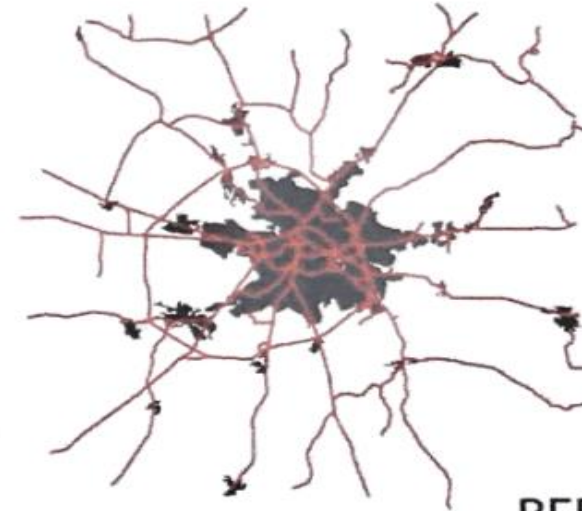
Source: LSE Cities 2014



Pop 5,430,549
GDP per capita 54,853\$

580 people per km² (average)
5% population living 500m from rail based public transport network

ATLANTA



Pop 4,280,544
GDP per capita 37,147\$

3,930 people per km² (average)
33% population living 500m from rail based public transport network

BERLIN



LEGEND:

■ urban area
— rail based public transport network

0 15 60 km

Modal share in political city:

Public transport, walking and cycling
Private motorised

Hong Kong



Caracas



Tales from four cities

Birmingham, Reading, Manchester and London



**BULL RING
CENTRE**

The Great Brit





Highbury Initiative

Things were bad and getting worse

Vision, direction and leadership

£300m of EU money





Victoria Square



International Convention Centre (ICC)





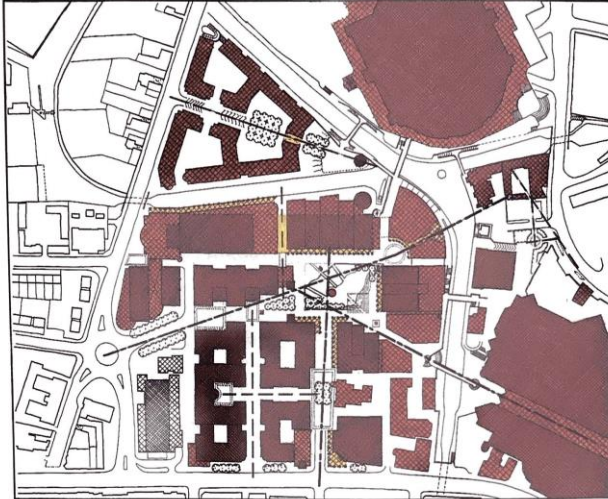
1992



1993

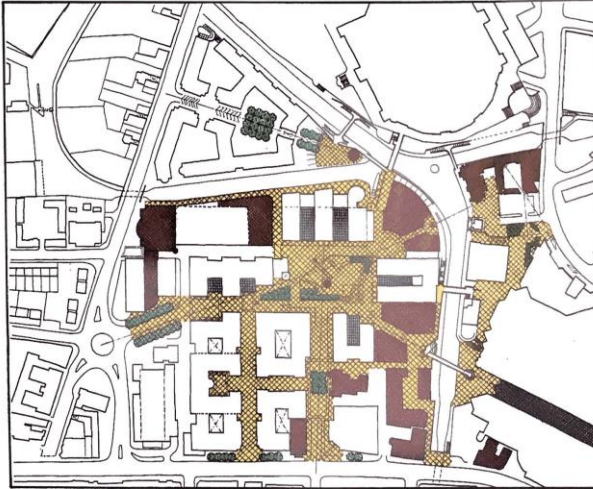
URBAN DESIGN
ANALYSIS OF MASSING & AXES

- PRIMARY ENCLOSURE
MAIN BUILDING MASS
Five to Eight Storeys
- SECONDARY ENCLOSURE
LINING OR GATEWAY
Two to Five Storeys
- COLONNADE
- PRIMARY AXIS
- SECONDARY AXIS



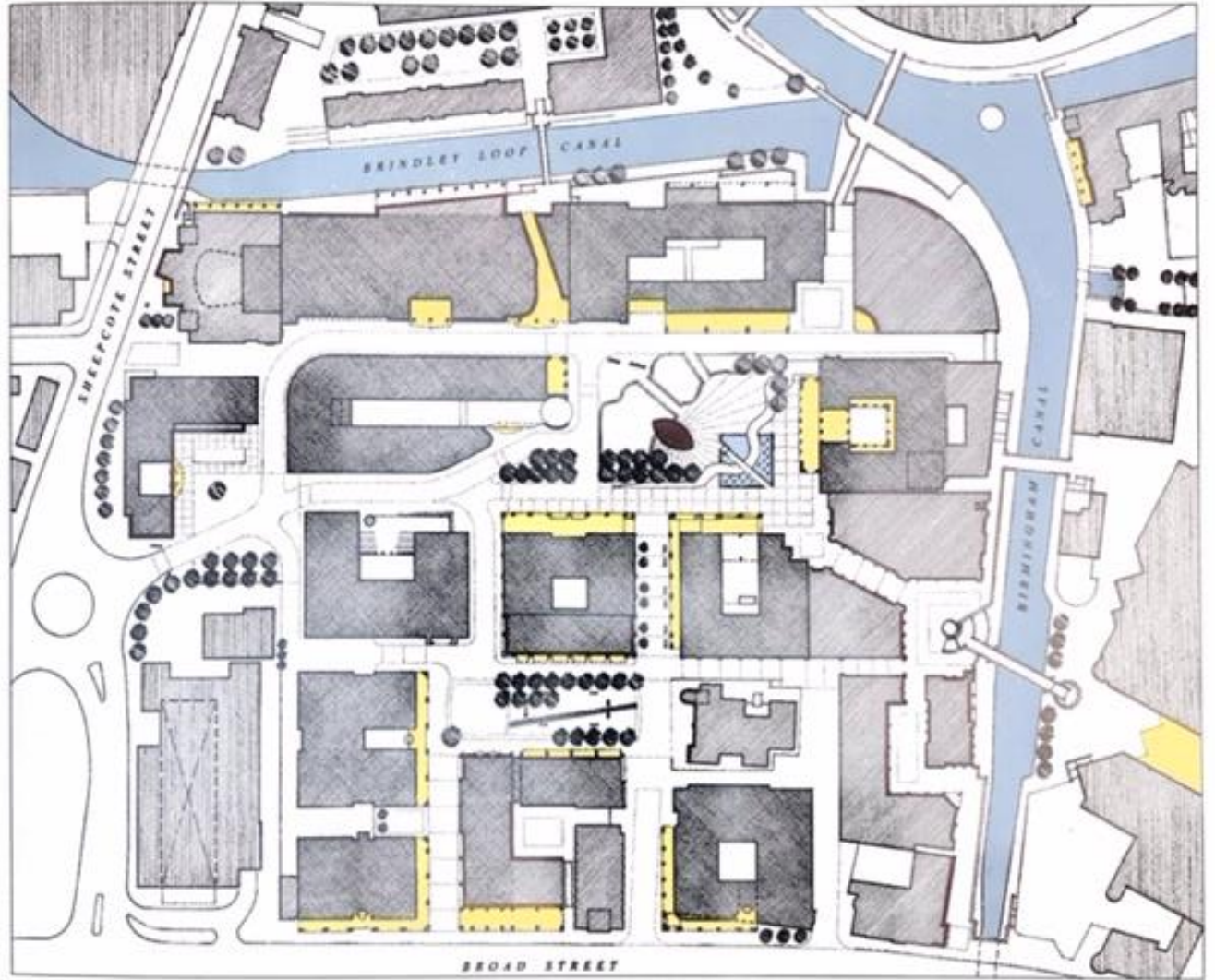
MASTERPLAN ACTIVITY
SHOWING PUBLIC OPEN SPACES,
RETAIL, PUBS & RESTAURANTS,
LEISURE, RELOCATED THEATRE,
POSSIBLE GALLERY & ATRIUM

- MAIN PUBLIC SPACES
- ACTIVITY USES
- OFFICE ATRIUM



Analysis of massing/axes and public
spaces in the 1993 masterplan.
Opposite: principal axes, linked open
spaces and vehicular access.

31







Oozell's Square







DESIGNED BY CORE MARKETING | BRINDLEYPLACE | BIRMINGHAM

Manchester IRA Bomb



Exchange Square



Piccadilly Gardens



Piccadilly Partnership Area



Reading
2020
making it happen





Oracle Shopping Centre



Forbury Square

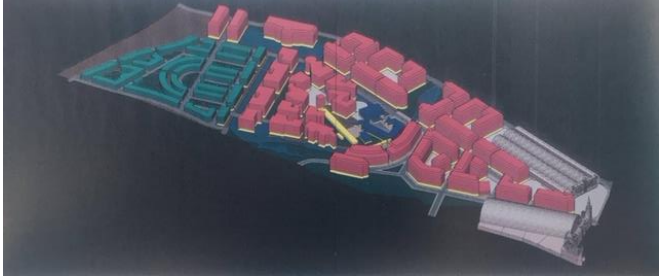


King's Cross Aerial









PLANNING, POLITICS AND CITY MAKING

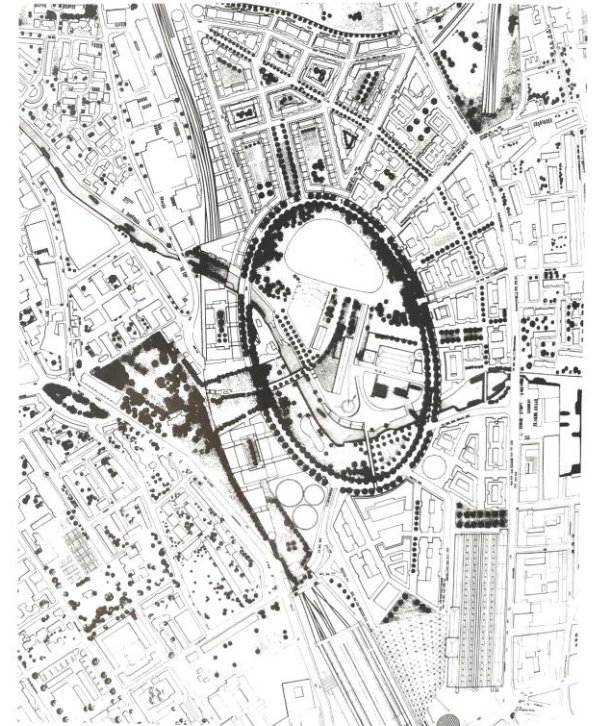


Figure 3.12: London Regeneration Consortium proposals from Foster's masterplan (1989).

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



parameters for regeneration

Work in Progress for King's Cross Central

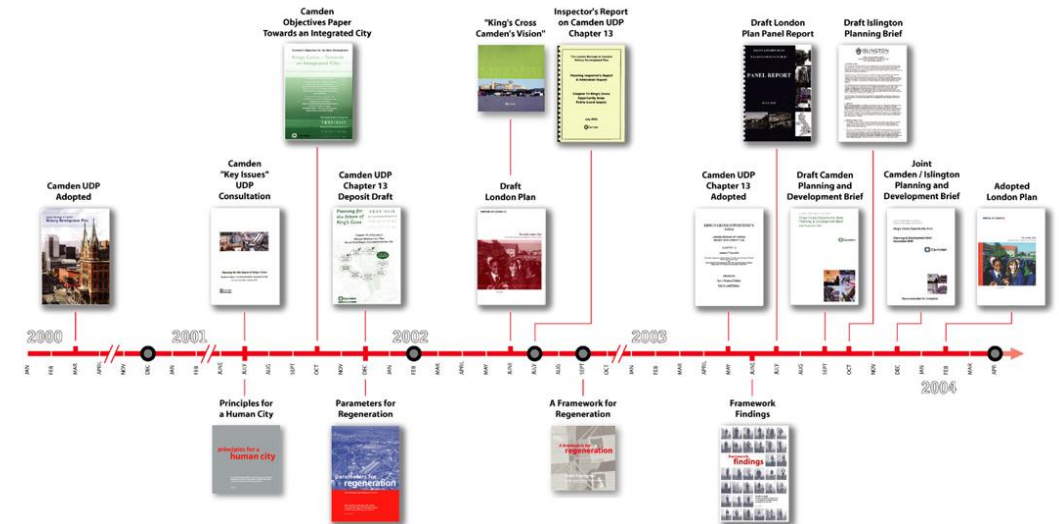
**The second consultation document
prepared by Argent St George, London
and Continental Railways and Exel.**

December 2001

- Land ownership and physical boundaries
- The Channel Tunnel Rail Link
- Planning policy expectations
- High density, mixed use development
- Strategic views and tall buildings
- Building and integrating neighbourhoods
- Integrating communities
- Listed building and heritage resources
- Environmental parameters and designations
- Other transport infrastructure
- Site infrastructure, services and utilities
- Adjacent development projects
- Viability

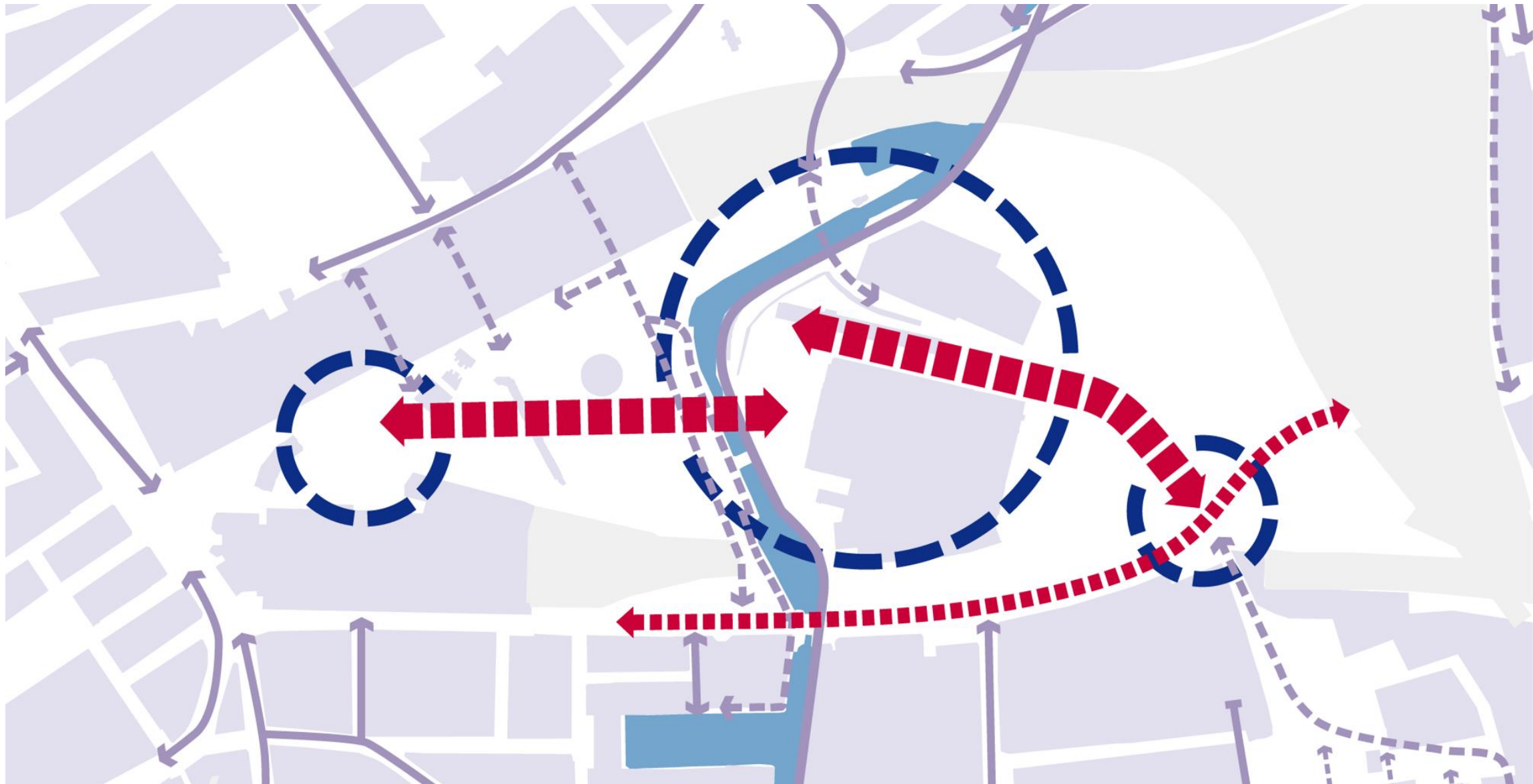
King's Cross Central Community Engagement

Roger Madelin CBE
Joint Chief Executive, Argent Group PLC



Consultation





Framework Development Areas



London Density, Mixed Use



Broadgate Plot ration = 4.2



Covent Garden Plot ration = 2.5



Canary Wharf Plot ration = 4.7



Mayfair Plot ration = 2.5



Charter Quay Plot ration = 2.2



Paddington Plot ration = 3.7



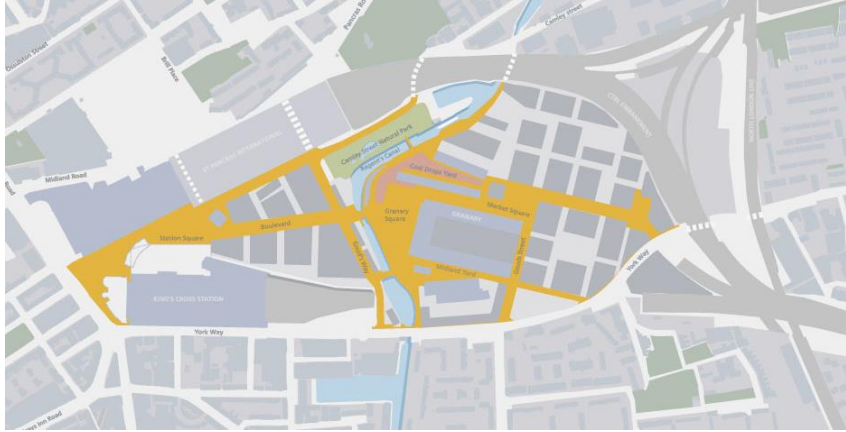
Mix of uses/ themes

- Offices c50%
- Homes, Education, Retail, other c50%

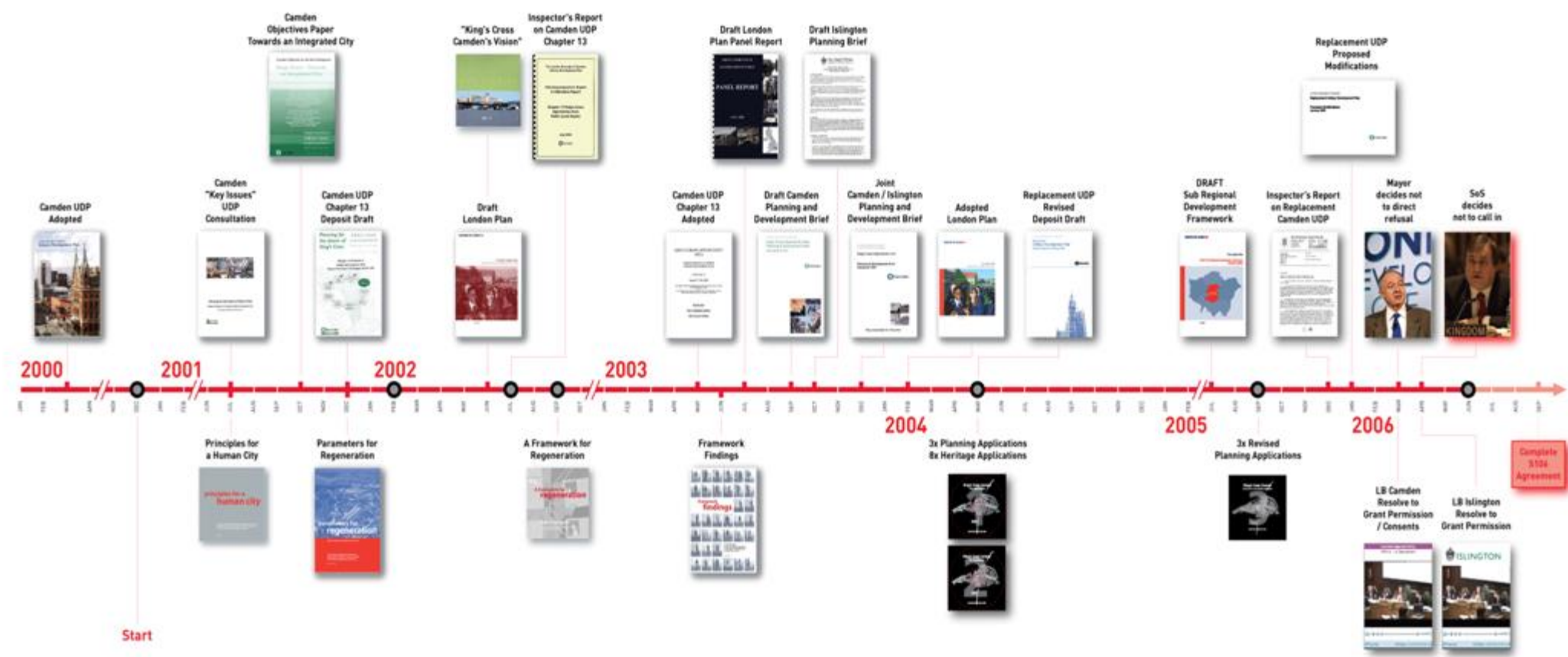
A new piece of City Centre

3.5	The applicants have already had discussions with a number of organisations that could contribute to the development and its place making. This section identifies some of these organisations, to give a flavour of some types of uses and occupiers that could be accommodated on the site. The uses identified are, by definition, not definitive or exhaustive and there is of course no guarantee that any of the specific organisations mentioned will ultimately be seen at King's Cross - this would depend upon a host of timing, commercial, operational and other factors. In most cases, however, the discussions that the applicants have had so far cannot move much further forward, with any confidence, until outline planning permission has been granted. In some cases, the lack of planning certainty has already had an impact, e.g. in persuading organisations to look elsewhere.	<ul style="list-style-type: none">• in employment and training provision, with a wide variety of new jobs and other economic opportunities, across every sector of London's economy;• in the supply of new homes, across the full range of market, social, key worker and other affordable housing;• in the leisure, entertainment, community and cultural 'offer' at King's Cross. The sheer breadth of things to do at King's Cross and its ability to change and reinvent itself should be what defines its attraction and makes the place successful;• in the availability of high quality local healthcare, education and other services; and• in the imaginative design and management of successful public spaces, catering for a wide variety of uses and activities."
	Clusters	Children's Cluster
3.6	Since April 2000, the applicants have held several hundred meetings, conversations and visits with organisations and individuals keen to contribute to the place making strategy.	3.9 We aim to make King's Cross Central a place safe and attractive for children, which would be beneficial to the development as a whole. Young children can promote social integration and help to promote an environment that is safe and harmonious. The 'Framework Findings' document reveals that making King's Cross clean and safe is the major priority for local people; it also highlights the priority afforded to improving opportunities for children and young people'.
3.7	The ideas and opportunities that have emerged have coalesced around the following 'cluster' ideas: <ul style="list-style-type: none">i. Childrenii. Enterpriseiii. Learning and Knowledgeiv. Art and Designv. Recreation and Healthvi. Culture and Visitor Attractions	3.10 This does not mean a 'Disney World' approach or a school trip destination. Rather, safe, friendly and engaging streets and squares are good for people, including children; and good for business.
3.8	Some of these clusters would work best with a tight, geographical focus, within one particular part of the development; others could and should permeate right across King's Cross Central. Promoting and establishing these (and other) clusters is part of what the 'Framework' document referred to as "planning for diversity": <ul style="list-style-type: none">• in the provision of new business premises for the full spectrum of London business, from blue-chip UK and international companies to smaller, fledgling and start-up enterprises;	3.11 As explained in more detail in the Public Realm Strategy, we aim to make the public realm within King's Cross Central a destination in its own right and a key element of the 'play' strategy. Public art, within the new streets and spaces, presents significant opportunities to delight and inspire and provide opportunities for spontaneous and, in some instances, more structured play. But perhaps more importantly, the public realm generally can also provide opportunities for incidental play and delight, both for children and adults.

¹ For example, "support for local youth work" and "play facilities for children" emerged as the 5th and 6th most important social / environmental priorities, based on weighted scores. See Framework Findings, page 15.

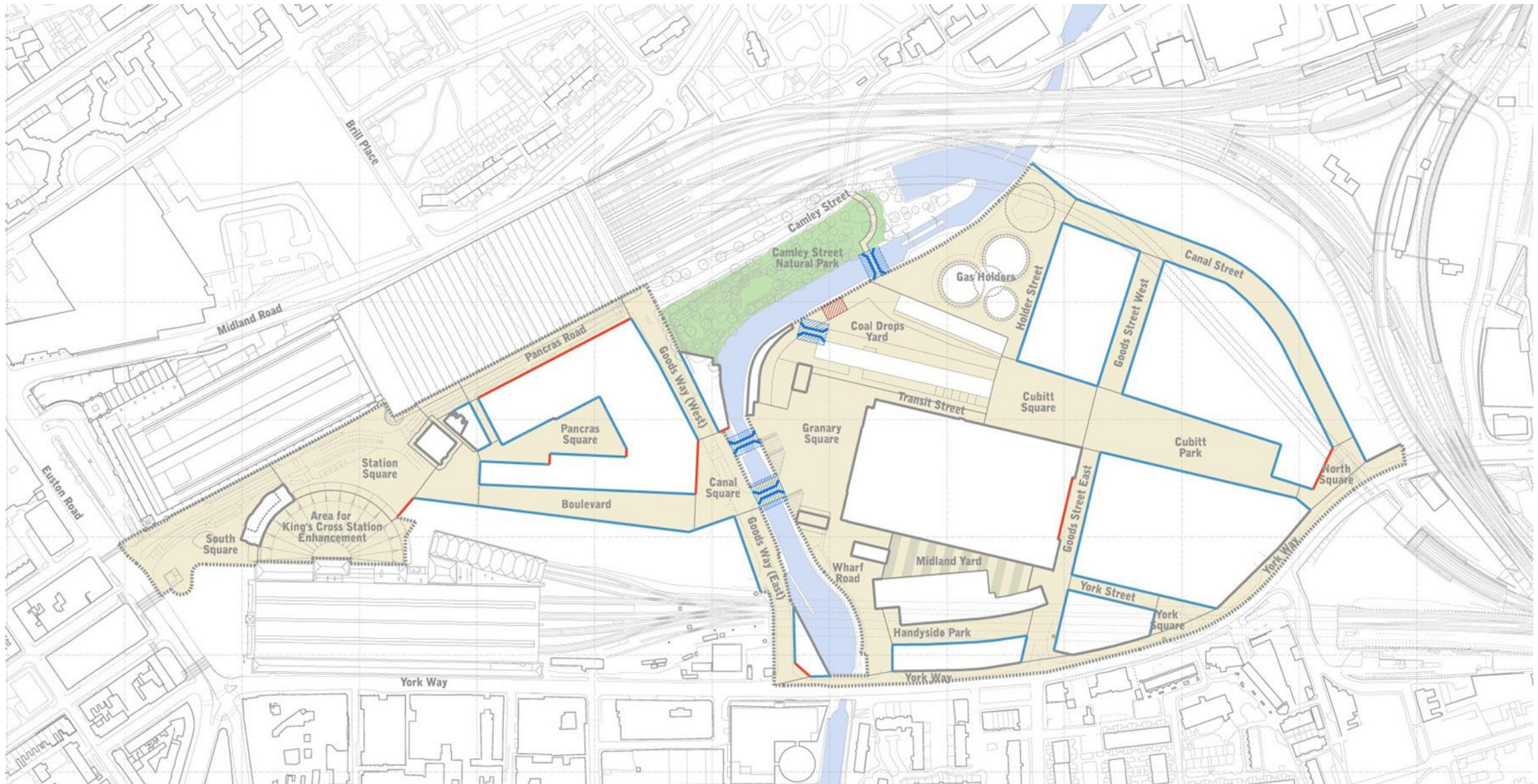


Timeline



KING'S CROSS: THE JOURNEY TO OUTLINE PLANNING PERMISSION





Development Features

regenerating
king's cross



- High density, mixed use development
- Refurbishment, investment and new uses (93,000 sq.m.) for 20 historic buildings and structures
- around 50 new buildings
- a cluster of business/employment uses with critical mass
- Space for the full range of 'Central London' businesses - perhaps 250 in total

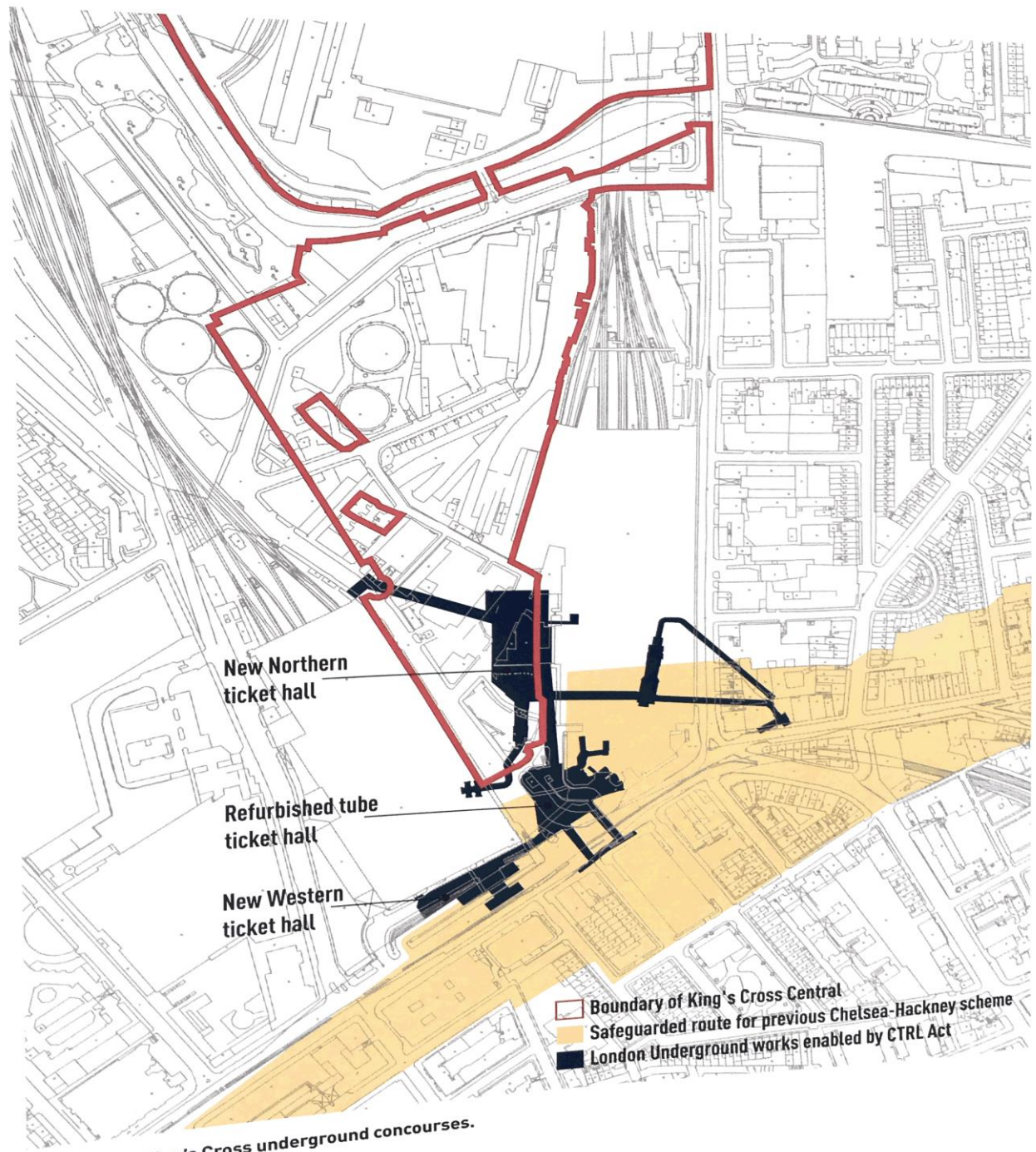
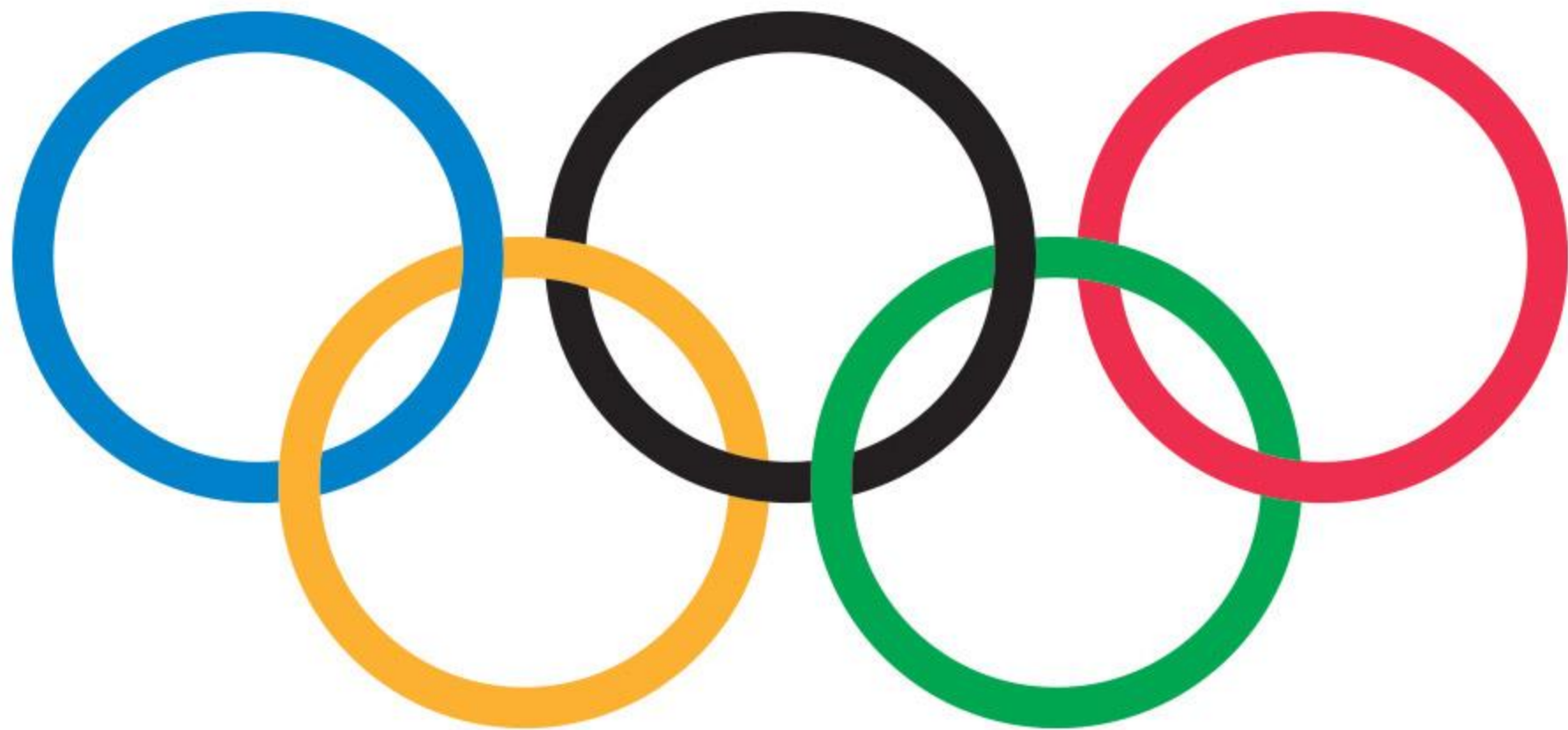


Figure 3.15: King's Cross underground concourses.

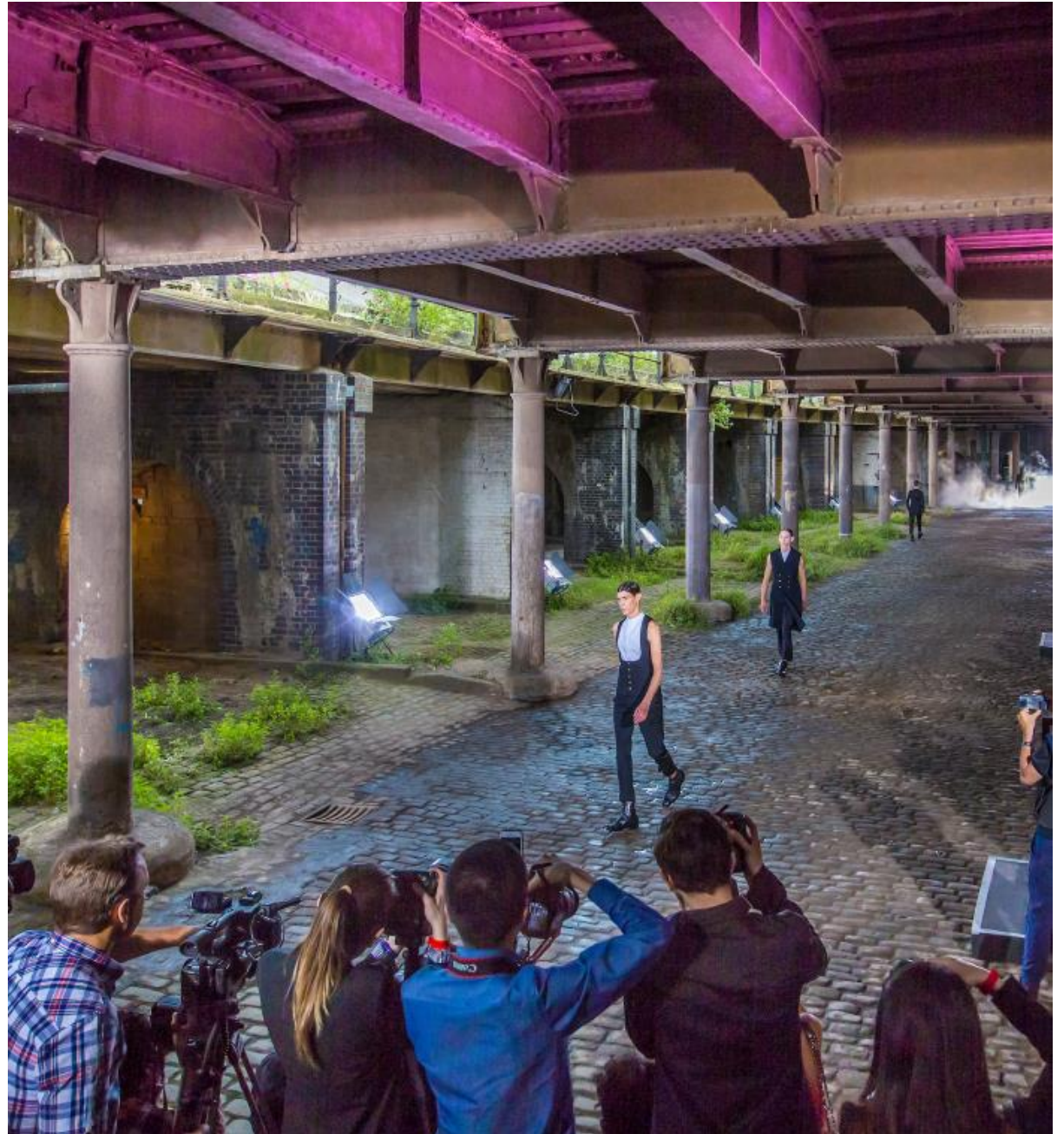








LEHMAN BROTHERS







Granary Square, KX



Pancras Square, KX



Cubit Park, KX









£50m

18 (30) years
easier
or
?





Themes

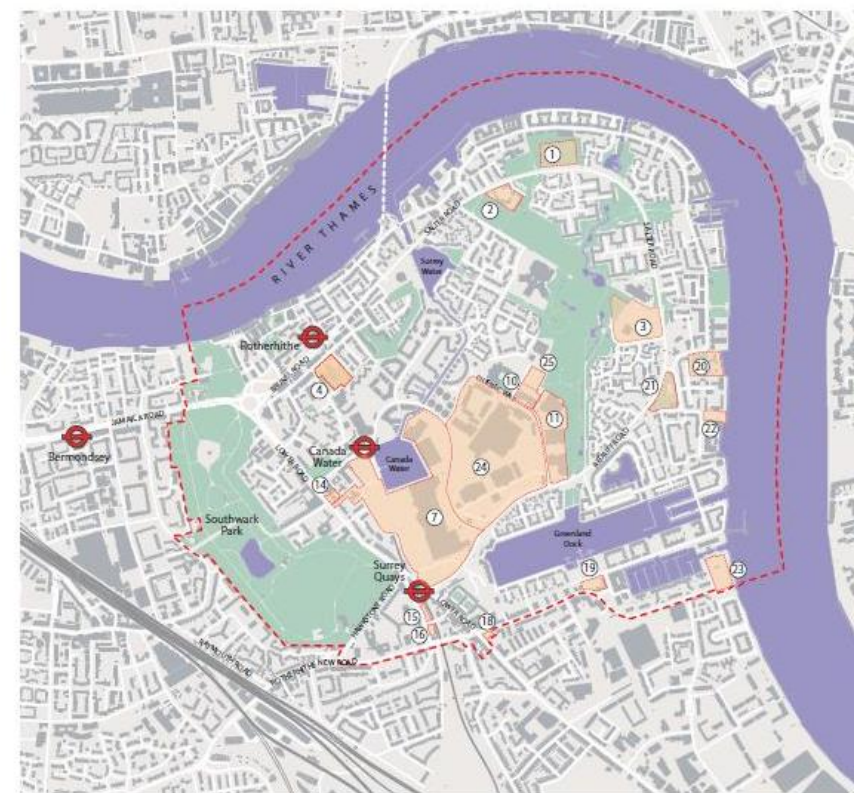
- Children
- Elderly
- Physical Health
- Mental Health
- Social Connections
- Green/Environment
- Enterprise
- Education
- Culture
- Support
- Romance

Mix of uses
workspace c35%



Canada Water Area Action Plan

Proposals sites referred to in the AAP



- | Proposal Sites | Wider AAP Area |
|--|---|
| St Pauls Sports Ground (CWAAP 1) | 14. Rotherhithe Police Station (CWAAP 14) |
| 2. Land adjacent to Surrey Docks Stadium (CW AAP 2) | 15. 23 Rotherhithe Old Road (CWAAP15) |
| 3. Downtown (CW AAP 3) | 16. 41-55 Rotherhithe Old Road (CWAAP 16) |
| 4. Albion Primary School CW AAP 4) | 17. Blank |
| 5. Blank | 18. 247-251 Lower Road (CWAAP 18) |
| 6. Blank | 19. Tavern Quay (East and West) (CWAAP 19) |
| 7. Decathlon site, Surrey Quays Shopping Centre and overflow carpark (CWAAP 7) | 20. Surrey Docks Farm (CWAAP 20) |
| 8. Blank | 21. Dockland Settlement (CWAAP 21) |
| 9. Blank | 22. Odessa Street Youth Club (CWAAP 22) |
| 10. 24-28 Quebec Way (CWAAP 10) | 23. St George's Wharf (CWAAP 23) |
| 11. Quebec Industrial Estate (CWAAP 11) | 24. Site E, Mulberry Business Park, Harmsworth Quays and Surrey Quays Leisure Park (CWAAP 24) |
| 12. Blank | 25. Land on Roberts Close (CWAAP 25) |
| 13. Blank | |

November 2015



Place Making vs Place Evolution





The Printworks



Tower Bridge



Southwark Park



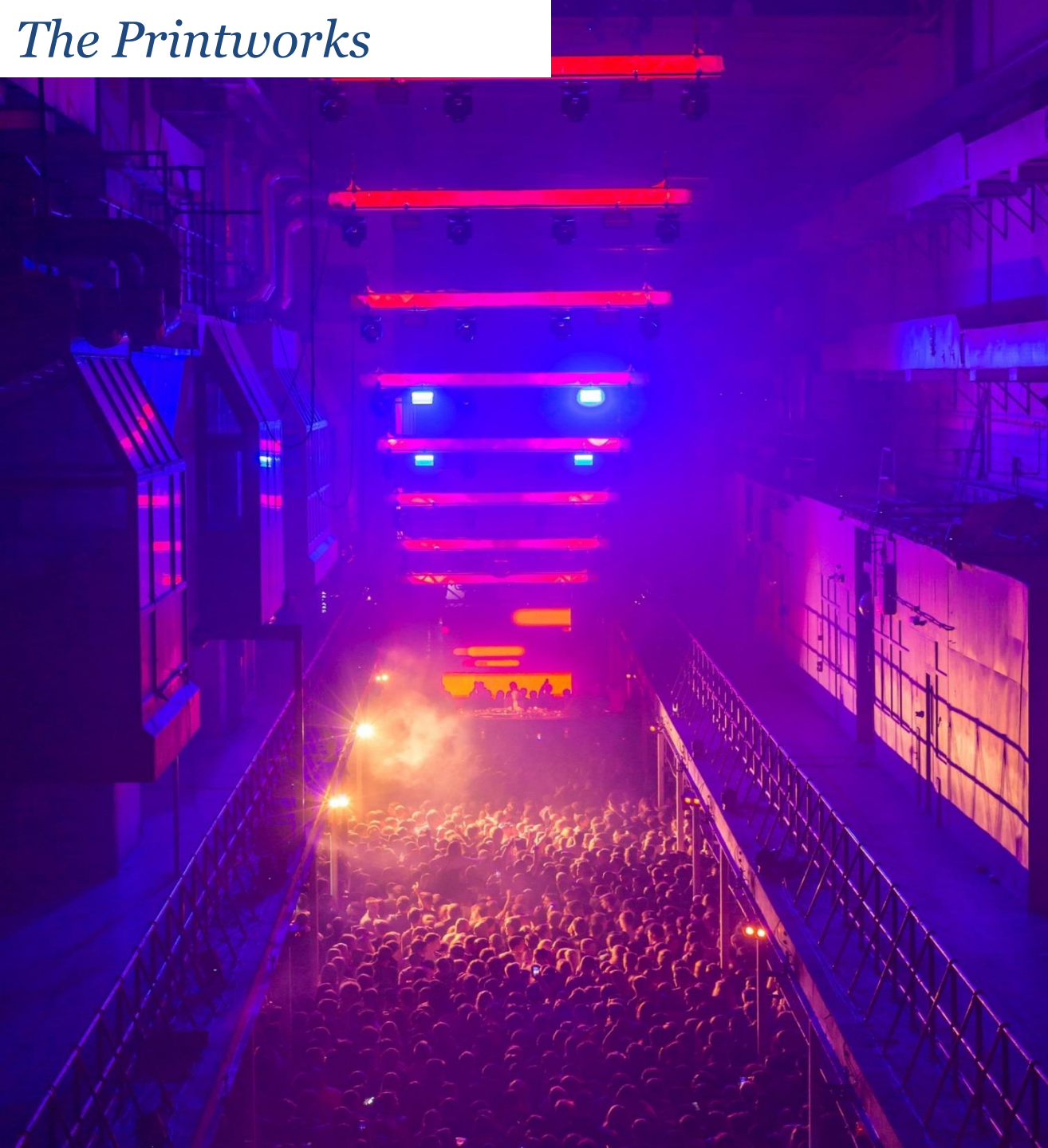
Greenland Dock







The Printworks







Context for Development

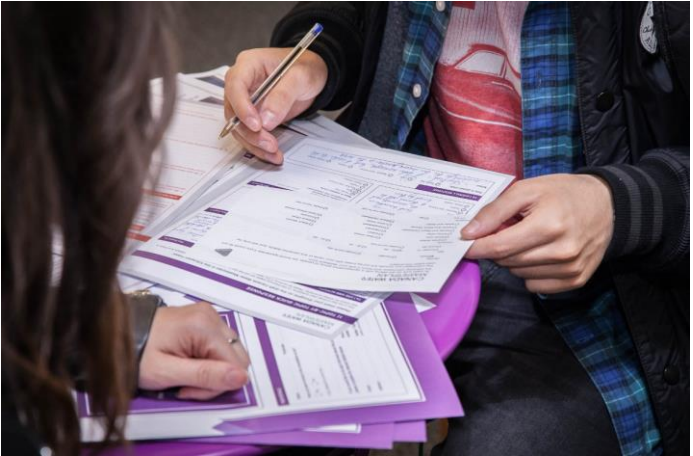
CANADA WATER
MASTERPLAN

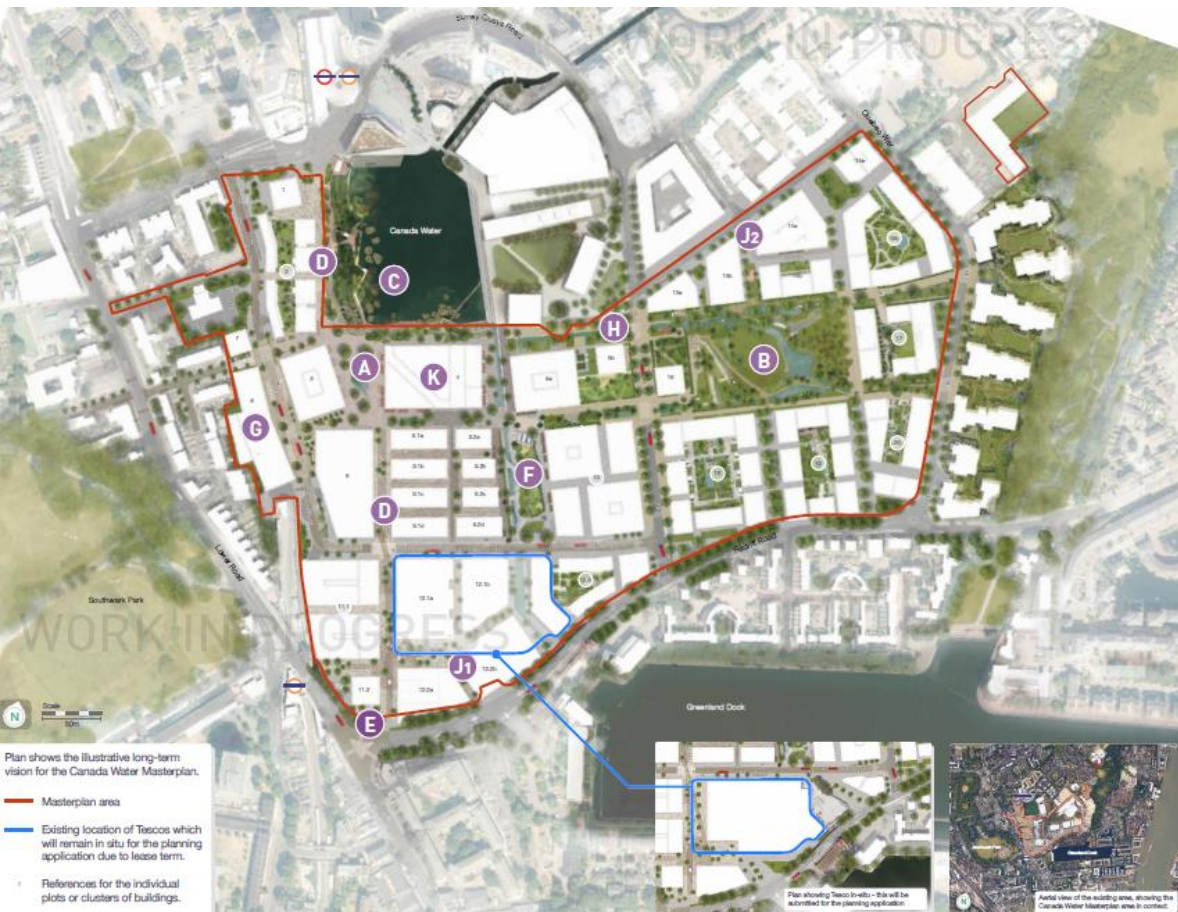
Context for Development A Public Consultation Document



Spring 2017

Listen
and
Learn





2015/2016



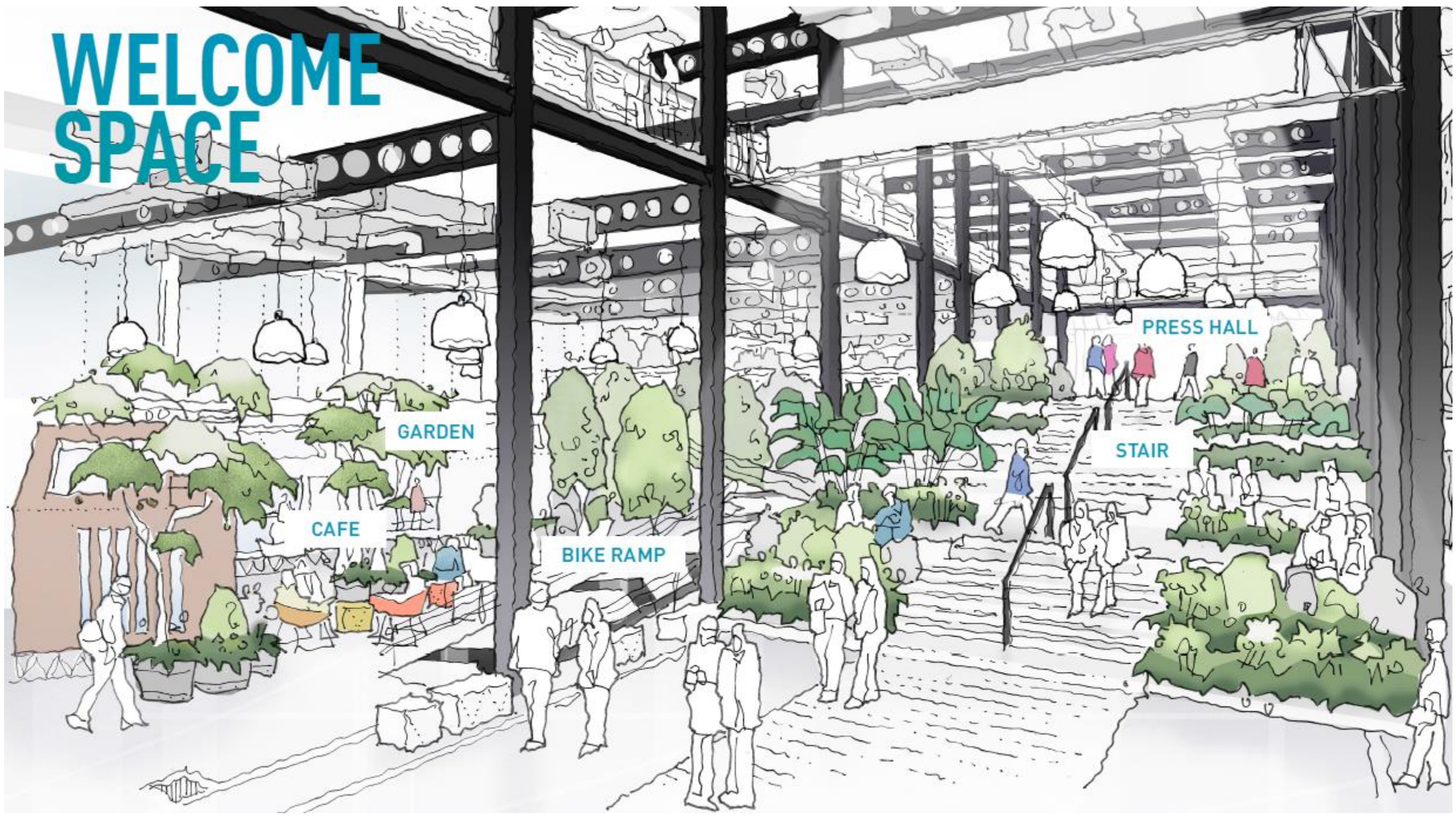
2017



Bringing the entrance forwards allows us to shift the stairs inside the building and open up a triple-height welcoming space with public cafe and garden at ground level inside the front door.



WELCOME SPACE



GARDEN

CAFE

BIKE RAMP

STAIR

PRESS HALL





CANADA WATER





