King’s Cross
Gasholder No. 8
Competition brief

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Introduction

King’s Cross Central* is seeking a team to design the public realm and buildings for a new event space and public park within and around Gasholder No. 8, one of the relocated gasholder guide frame structures, in the heritage heart of the 67 acre King’s Cross Central development in London.

Our vision is to create an enchanting place, one of London’s gems. We want to establish a place that draws people, both locals and visitors, to relax, to have fun and to play. It will have a different feel from the surrounding environment but will make the most of its location next to the canal and the fantastic heritage structure of the gasholder.

Our vision is to deliver a place that works. Space in central London is precious. Gasholder No. 8 must be multi-use, functioning effectively throughout the day and throughout the year. Demands on the space will be high because of the attractiveness of the place, but the robustness of the design must ensure that these demands will not detract from the quality of the space.

Our aspirations are typically high; we are looking for ideas that respond to our objectives with flair and imagination. We believe Gasholder No. 8 Park represents a unique opportunity for an exciting and daring design that surpasses the provision for our core criteria and activities.

We are seeking a high quality team (for example, architects, landscape architects, artists and other designers) who combine a creative approach with a sound understanding of how indoor and outdoor event and recreation space is best designed and managed. This brief provides information on Gasholder No. 8 required to develop initial designs and details of the competition process and entry requirements.

* The King’s Cross Central Limited Partnership (“the Partnership”) acting by the King’s Cross Central General Partnership Limited (the “GP”) is a joint venture between Argent, London and Continental Railways (LCR) and DHL Supply Chain. Argent (King’s Cross) Ltd is the development manager appointed by the GP.
View looking North of the King's Cross development within its central London context.
2.1 King’s Cross Central

King’s Cross Central is one of the most significant development and regeneration opportunities in London. Centrally located and adjacent to both King’s Cross Station and St. Pancras International Station, this brownfield site has a rich historic legacy and the best public transport accessibility in London. King’s Cross Central will be an exciting and successful mixed use development: one that will shape a dense, vibrant and distinctive urban quarter; bring local benefits; and make a lasting contribution to London. An illustrative masterplan is provided at figure 1.

Planning permission has been granted for a comprehensive, high density and mixed use development of nearly 8 million sq ft. The permission includes up to 25 large, new office buildings totalling some 4.9 million sq ft; 20 new streets; 10 new major public spaces; the restoration and refurbishment of 20 historic buildings and structures; and some 2,000 homes and serviced apartments. In addition, there will be a wide range of shopping and food and drink facilities; health, education (including a new campus for The University of the Arts London (UAL) and a new Two Form Entry Primary School), cultural, community, assembly and leisure uses.

King’s Cross Central is being delivered. £250 million has been committed to deliver early works. This includes £150 million to deliver key elements of infrastructure including the layout of Granary Square; the energy centre and district heating system; the first of three bridges across the Regent’s Canal; upgrading the canal-side environment; restoration work to the Great Northern Hotel; and a major shared service yard with Network Rail and London Underground.

At the same time, UAL has entered into a construction contract worth over £100 million to provide their new premises within the Granary Complex. King’s Cross will be home to over 6,500 students and staff from September 2011.

The King’s Cross site benefits from an outline planning permission which defines the parameters within which the individual plots can be developed.
2.1.1 Zone N and the Gasholder Guide Frames

Four Grade II listed gasholder guide frames are to be retained and relocated on the northern side of the Regent’s Canal overlooking St Pancras Basin, in a reinvention of their original setting. This will be one of the more tranquil parts of the development, next to the lock, with views across to Camley Street Natural Park. The relocated gasholders will be visible from many parts of the site and from much of the surrounding area and will once again have a pivotal role at King’s Cross as destination, landmark and connector.

The Gasholder Triplet will house high value market residential units as well as retail uses at ground floor and a restaurant on the top floor. Gasholder No. 8 and the surrounding area are to provide a new public park, amenity and event space. To the east is Coal Drops Yard which will be a retail, food and drink, and leisure destination at the heart of King’s Cross. To the west, the building at 1-3 Canal Street has market residential units at upper levels looking onto the Gasholders Park, as well as a host of other uses, including a canal-side café/bar and an indoor Multi-Use Games Area. The building to the north houses further market residential units and a Two Form Entry Primary School.

The gasholders are to sit in a landscaped area rising up from the canal towpath level, with pedestrian paths leading through it and connecting to a new pedestrian and cycle bridge over the Regent’s Canal. Views over the Regent’s Canal, Pancras Basin and Camley Street Natural Park will be possible from the towpath and from the gasholders area.
2.2 Public realm and event programme

Gasholder No. 8 will be an important part of the network of outdoor and event spaces on the site. The masterplanning process has been driven by a vision to develop a framework of routes and public spaces to provide a template, over time, for buildings, new land uses and activities. The intention is ‘to create public spaces for everyone to enjoy... (with) lots of activities taking place all year round’.*

The resulting masterplan is based on such a framework. The main public spaces can be seen on figure 2. The principles set out in the Public Realm Strategy in 2004 still apply to the designs of these spaces, albeit the interpretation of these is developing over time. We remain committed to developing public realm that will be beautiful, exciting, robust, safe, clean and inclusive. Issues of particular note to the design of Gasholder No. 8 are set out below.

2.2.1 Play and art

Incorporating play and art into the design of the public realm in order to create a pleasurable and playful experience and to emphasise a sense of place is a guiding principle in the design of the public realm at King’s Cross Central. This principle was recognised in the Public Realm Strategy in 2004. The strategy identified the concept of urban pleasure gardens linked by visual attractors and trails and supported by pavilions and playstations.

As we develop detailed designs, this means the creation of a playable landscape at King’s Cross Central. This includes dedicated indoor and outdoor play and leisure facilities for all ages but also means incorporating elements of play into the wider public realm. The nature of these will depend on the look and feel of the immediate surrounding area. This could mean landmark play features with an immediate wow factor or a small scale doorstep play feature encouraging hours of creative play. A variety of different play offers will be developed across the site (see Appendix A for more details).

We are also developing a collection of permanent pieces of art across the site that will enrich the daily experience of workers, residents and visitors as well as being a fantastic collection of art in its own right. This will include standalone pieces of work in the public realm as well as works integrated into the landscape or built form. Our objectives are that art is contemporary, unique and original, has artistic integrity, responds to the heritage of the site and is of human scale. By being of a suitable scale, the art will invite interaction, often in a playable way.

Alongside the development of a permanent collection of works, we are developing a programme of events, exhibitions and temporary installations. At the moment, these are based on the construction site and involve a response to the construction process, but in the long term this will develop into a programme of activities in the public spaces across the site referred to below.

2.2.2 Heritage

Designs will be sympathetic to – and celebratory of – the heritage on the site and incorporate interpretation features where appropriate. Public art, appropriately located, will respond to the rich history of the site.

2.2.3 Sustainability and the natural environment

Sustainability is embedded in our approach to construction, design, and management and planting will be incorporated wherever possible, particularly those species that reflect seasonal change. The Public Realm Strategy stressed the importance of marking the cycles of time and the role of green space in providing a visual and physical connection within and beyond the site. Some initial projects in this area include exploration and encouragement of a range of green wall options, design of a children’s park based on natural play principles and the incorporation of roof top allotments in one of our first office buildings.

Water features have also been incorporated into the design of Granary Square, Pancras Square and Handyside Park.
2.2.4 A programme of activity

Gasholder No. 8 will be a high quality multi-use area with flexible indoor and outdoor space. This offer will complement the wider network of public areas, community and cultural infrastructure and event space on the site. These spaces will host a range of events, exhibits and activities. Each space will have its own character that will determine the type of event held. The events programme will develop over time and will be run by an Estate Management team (yet to be formed).

Some events will be sponsored whilst others will involve the commercial letting of the space. It is also our intention to hire spaces to companies and individuals for private events. Our spaces will vary in size and character but will all be of high quality design, offering a unique London experience.

Events and activities are likely to be run within the museums, galleries, bars, sports and community facilities that will also be developed at King’s Cross Central. The content of these will be determined by the occupiers but we hope to work with partners to support events and add to a vibrant cultural programme.

Gasholder No. 8 will be a fantastic amenity and event space for local residents, workers and visitors. It will incorporate indoor and outdoor space that will be used for most of the day for the majority of the year. The indoor space will be available for commercial hire as well being used for a range of cultural and community activities. The area will have a strong sense of place with a different look and feel to other parts of the site. It will be an attractive and captivating place that incorporates elements of play with a wide appeal.
Gasholder No. 8

Designs must work with the constraints of the site and make the most of the opportunities provided by location, heritage infrastructure and micro-climate. This section sets out objectives, constraints and opportunities as well as a summary of suggested components. We are well aware of the danger of trying to do too much – we are looking for design teams that can identify what is required to deliver our vision.

3.1 Objectives

Gasholder No. 8 will be:

- A destination, a landmark and a symbol of King’s Cross
- a space with a clear sense of identity and place
- visually attractive and coherent with a distinctive character
- a multi-use space used throughout the day and for most of the year
- an amenity space for the primary school, a local resource and a visitor attraction
- in demand for commercial lettings, managed alongside other uses
- a playable landscape, incorporating a landmark play feature (adrenalin based or other) if possible
- a celebration of heritage as well as the natural environment
- responsive to neighbouring uses

3.2 Opportunities and constraints

3.2.1 Location and surrounding uses

Gasholder No. 8 will be surrounded by a range of uses: residential, retail, education and leisure, as well as the canal (see figures 3, 4, 5 and 6). This means that there is potential for activity throughout the day.

The adjacent primary school provides a particular opportunity to support the development of inclusive, playable public space. This space should complement provision of outdoor space within the school (in the form of courtyards and play decks). It is our aspiration to encourage learning in the landscape – for Gasholder No. 8 this will mean creation of a flexible space, ideally with subtle learning resources in the hard and soft detailing, that can be used for outdoor activities by the school and a playable landscape that will encourage learning through play. The guideframe will also form part of the visible heritage of the site that will be interpreted in displays in the visitor centre. It may be possible to incorporate other
learning features in the landscape, but these must complement the multi activity nature, and sometimes commercial use, of the space.

The location next to the canal means attractive views and links to the north and south along the towpath. Designs should enable views over the canal and provide opportunities to watch activities on the canal, towpath and within the gasholder.

The site is also close to the railway lines running into St Pancras International station. As such, Gasholder No. 8 is part of the view of London greeting arrivals from southern England and the Continent. It will – and should – act as a marker of the King’s Cross Central development.

The canal-side area is an important area of green space within the development. This area must be preserved and extended into Gasholder No. 8 if possible. Soft landscaping and planting could be used to create a very different character to other green spaces on the site. Planting could include vegetation which expresses the seasons, providing seasonal colour and perfume, learning resources, and ensuring attraction and appeal throughout the year. There is potential to create a greener, softer, more restful, playful but inclusive, open and safe area (not a residential space).

The competition area is limited to the area around the gasholder (see figure 7) but designs should relate to the landscaping throughout zone N and beyond to the immediate vicinity.

It should be noted that proximity to residential properties on three sides poses a potential constraint. The scheme for Gasholder No. 8 will need to take this into account. For example, outdoor performances are likely to be limited to street performances only since a PA system is unlikely to be acceptable. Moreover, overlooking issues may restrict building to height on certain sections of the frame circumference.

Figure 6 provides a summary of the constraints and opportunities provided by surrounding uses.

3.2.2 Physical parameters / Heritage

Originally constructed in the 1850s, the distinctive 25m high circular guide frame structure of Gasholder No. 8, complete with the original telescopic wrought iron bell and brick tank below ground level, is a Grade II listed structure which currently stands to the south of the Regent’s Canal, on the site of the Pancras Gasworks where it was used for the storage of town gas originally manufactured here from coal.

Disused since 2001, Gasholder No. 8 is to be dismantled from its present location, and the guide frame refurbished and re-erected to the north of the Regent’s
Canal. The original location and site for re-location are shown on figure 7. Once a viable use for the Triplet was determined, and in view of the desirability of resurrecting the gasholders as a group, the site for relocation was agreed in consultation with English Heritage as the most appropriate. The new site is close to the canal and railway lines, mirroring many features of the original setting.

The site area for the competition, as indicated on the site plan (figure 7) is c.3,000m² in plan including at its centre the Gasholder No. 8 guide frame which has a radius of 21.2m to the external face (see figure 9 for survey drawings and figure 10 for an aerial photograph of the guide frame in its original position today).

The area of Public Realm in which the 4 gasholders are located rises from 23.485m along the canal towpath up to 25.5m along the northern side of the Triplet. Gasholder No. 8 is currently positioned at 24.5m, halfway between the two levels as shown on figure 11. The proposed curved crossing paths between the canal towpath and the gasholders will enable pedestrians and cyclists to travel between the upper and lower levels. Further information on levels is provided in figures 12 and 13.

3.2.3 Planning requirements

In December 2006, an Outline Planning Permission and related consents were formally granted for a comprehensive, high density, mixed-use development of 7.7 million square feet at King’s Cross Central. In July 2008 Outline Planning Consent was formally granted for the Triangle Site, for an additional 0.3 million square feet of mixed-used development.

The consents allow for Gasholder No. 8 guide frame to be re-erected within this area in Zone N1 as a free-standing structure, enclosing new play facilities and open space within a ‘Flux Park’. D1/D2 leisure uses and A1-A5 shopping food and drink uses may be incorporated into the space.

The Revised Development Specifications (2005) set out the following proposals (illustrated in figure 14):

‘Gas Holder No. 8 would be developed as a ‘Flux Park’; a flexible public space for local residents, local schools and others. At ground level, Flux Park would incorporate a flexible, hard playing surface, suitable for ball sports and other events. Informal amphitheatre style seating; storage space for outdoor demountable play and sports equipment; function space (for community use) and toilet facilities could also be provided. These facilities could be incorporated into the design of a multifunctional, high-technology ramp, 3-4 metres wide, passing round the internal perimeter of the gas holder guide frame and affording the park a degree of enclosure’.

Competition designs should give due regard to the proposals set out in the Revised Development Specifications but should not be constrained by these. Designs should reflect the spirit of these proposals and provide an equivalent, if not better, level of amenity. A ramp is not a required component, however any proposals to incorporate a
ramp will need to ensure this can be delivered in a fully accessible way that does not detract from the elegance of the guide frame structure.

In addition, the Section 106 agreement imposes the following requirement:

'The Developer and the Council shall agree reasonable hours during the school day and other occasions when the Two Form Entry Primary School shall have priority access to the following open spaces within the Development as soon as they are practically completed: a) the Multi Use Games Area (MUGA); and b) the flux park in Gasholder No. 8; always provided that such priority access shall be controlled, secure and at no cost to the Two Form Entry Primary School or to anyone using it for school related educational purposes.'

It should be noted that the primary school complex will include outdoor play facilities such as a courtyard play area. The flux park will provide an additional amenity to complement the school provision as well as cater for a wider audience.

The gasholder frame is Grade II listed, and a submission for Listed Building Consent, as well as detailed Planning Consent, will be required for the scheme within and around the gasholder structure.

3.2.4 Heritage

The gasholder guide frame is a historically significant remnant of the area’s industrial past as well as an important King’s Cross landmark. The structure itself is an impressive example of Victorian craftsmanship and has a powerful aesthetic of its own. Any design will need to recognise and celebrate this heritage. Figure 15 shows Gasholder No. 8 in its current location.

Although the structural solution for the re-erection of the gasholder has yet to be designed, it has been determined that the design of components within and around the gasholder guide frame should not propose to take support from the gasholder structure, but should be free-standing. In addition to the re-erection of the guide frame itself, part(s) of the existing telescopic bell may be re-used in the design (or will otherwise be offered for salvage). It is important that designs retain views of the lattice structure against the skyline.

It may be appropriate to embed heritage interpretation material in the landscape. There will be various interpretation points across the site, linked to a more comprehensive display in the visitor centre (likely to be in one of the pavilions in Granary Square).

3.2.5 Micro climate and noise

Ambient noise levels are higher than normal due to the proximity of the High Speed 1 (HS1) railway. This should be considered in establishing the optimum distribution of uses within Gasholder No. 8. As stated above, a PA system is unlikely to be acceptable.
The site enjoys good exposure to sunlight, receiving the sun throughout the day due to an unobstructed aspect to the south across the Regent’s Canal and the low-lying HS1 lines. Prevailing winds are from the southwest and could pose challenges to achieve comfortable levels of enclosure and protection.

3.2.6 Lighting Strategy

A clear strategy has been developed to reinforce the identity of the site after dark.

*King’s Cross Central provides the opportunity to create an after dark urban environment with a unique identity, providing a rich variety of experiences with fully integrated routes and meeting places that can be enjoyed.*

One way in which the industrial and railway heritage of King’s Cross Central can be revitalised, and the identity of the site reinforced, is through the use of light to breathe life into the heritage buildings and structures after dark. Gasholder No. 8 guideframe should be illuminated in a sensitive and integrated manner to enhance visual memory and provide a different interpretation of the delicate structure.

Natural landscape areas such as the canal-side area will be allowed to remain darker to promote natural views and in the interests of ecology and the environment, but with sensitive low-level lighting of pedestrian and cycle routes.

Alongside this, the varied spaces and elements within and around Gasholder No. 8 will be lit to enable use throughout the day and the year. The proposed design will need to work in conjunction with the site-wide, heritage and landscape lighting strategies as well as to employ appropriate lighting levels and controls taking into account activities and uses in adjoining buildings.

3.2.7 Operation, management and Environmental Sustainability

The indoor and outdoor space in Gasholder No. 8 will be overseen by an Estate Management team. This will mean management of a programme of activities including community, cultural and arts events, as well as activities for children and young people. This will complement events programmes in other areas in the site and is likely to include smaller scale, specialist, interactive as well as, of course, entertaining and fun activities. We will also seek to regularly rent out the space on a commercial basis to companies or individuals so the scheme will need to include the basic facilities and flexibility required to do so.

We will have high standards of management and maintenance at King’s Cross Central. Final designs will be expected to help us maintain these high standards. For example, these should sensitively incorporate requirements for security, privacy and safety for the various uses/users at all times of day and year whilst meeting our aspirations to be as open and accessible as possible. This may

*King’s Cross Lighting Vision and Technical Guidelines, Speirs and Major Associates, 2007*
mean sensitive incorporation of fencing and gates. Proposed materials should be easily cleaned and durable. The designs should not incorporate any uses resulting in over-onerous supervision requirements.

It should be taken for granted that we expect principles of environmental sustainability (material selection, use/conservation of water and energy, etc) to be an integral part of the design solution.

We are not expecting initial designs to provide all the solutions to these challenges but we will be looking for a team that shows understanding of the issues and a proactive and positive approach to addressing them.

3.2.8 Access and servicing

All spaces within Gasholder No. 8 and all main entrances and approaches to the area should be fully accessible to all users. Vehicular access will be via a shared surface on Holder Street (see figure 16 for access and circulation routes). Drop off points will need to be incorporated into the final design. Servicing requirements, such as deliveries and rubbish removal, for facilities within the gasholder will need to be accommodated.

To encourage formal and informal use by parents, teachers and children at the primary school, particular attention should be given to the design of the route between the adjacent school and Gasholder No. 8.

3.3 Summary of components

Our aspirations are high yet we understand that the area is limited in scale. This will require careful consideration of what components are required to meet our aspirations and how these can be effectively brought together within the design. This section summarises a number of potential components.

Multi use outdoor space

- substantial outdoor space which is playable / programmable
- to include landscape in the surrounding area as part of the overall design
- hard and soft landscaping

Multi use indoor event/function space

- to include a covered space to ensure year-round use and to complement other uses and objectives
- flexible / occasional use of associated outdoor space
- distinctive and exciting event space which is flexible and includes sufficient facilities and back of house to establish its viability, appeal and commercial competitiveness.
Play and learning

- play provision which offers a resource for the Primary School and a range of facilities for play for kids of all ages at other times of day
- to include programmable space, playable landscape and, if possible, a landmark play feature (adrenalin based or other)
- to provide opportunities for learning through play and curriculum activity
- to complement other provision on the site (see Appendix A)

Further suggestions

The following are suggestions (not requirements) of elements and facilities which could help support the delivery of the objectives and aspirations for Gasholder No. 8 Park. This list is by no means exhaustive:

- Café / kiosks (NB: Café in adjacent building 1-3 Canal Street overlooking the Regent’s Canal)
- Toilets (NB: Public toilet provision could be provided nearby, in 1-3 Canal Street, P1 or in the Coal Drops Yard. However, the team may feel that for the scheme proposed, incorporation of toilets within the guideframe is appropriate.)
- Art
- Lighting
- Seating
- Shade and shelter
- Performance space
- Flexible hard playing surface: ball sports plus other activities e.g. younger play – markings on the ground.
- Fencing
- Ramp or raised area to provide views
- Temporary / lightweight structures
- More structured play or sport elements – climbing, slides, interactive features

3.4 Budget

The construction budget for the overall project is £2.5 million to include all hard and soft landscaping, planting, street furniture, lighting, utilities, drainage and building elements contained in and around Gasholder No. 8. This also includes all contractor’s overheads and preliminaries, but excludes professional fees and the cost of refurbishing and re-erecting the gasholder guide frame.

Whilst we would not require the capital cost of the works to be ‘covered’ by a commercial use, we would look favourably on proposals that, at a minimum, were able to cover their operational and maintenance costs. Any proposal that would cost significantly more than our allocated capital budget would require ‘justification’. 
The competition

4.1 Competition and project overview

King’s Cross Central invites submissions to a two-stage National Open Design Competition for the design of the public realm and buildings of a new amenity space and public park within and around Gasholder No. 8 guide frame.

The competition, for the Concept Design of the building / park, is open to multi-disciplinary design teams who must be led by a practising, registered architect or landscape architect with a UK office. Inter-discipline collaboration is expected and other team members may include play designers, artists, plant specialists and so on.

The winning designer(s) will be required to work closely with Townshend Landscape Architects who are appointed as site-wide landscape designers for the public realm at King’s Cross Central, and with a Design and Build Contractor from the outset to develop and deliver the scheme, as well as with other consultants to be appointed separately either by the developer or by the Design and Build Contractor.

Competitors must note that commencement of design services may not proceed immediately following the conclusion of the competition. The programme for the re-erection of Gasholder No. 8 is yet to be fully resolved, however KCCLP are committed to taking forward and realising this project and are keen to identify the design team we will work with. It is likely that full concept design work (up to RIBA Stage D) will have commenced by end 2011.

For more information on competition conditions, please see Appendix B.

4.2 Competition Format

The Concept Design team selection process will follow the format of a two-stage, National Open Design Competition. The anonymous first stage seeks concept ideas and approaches for the design of Gasholder No. 8 in response to this brief. Up to five schemes will be short-listed by a judging panel to go through to the second stage of the competition, at which point anonymity will be lifted.

Whilst site visits and guided tours cannot be arranged for Stage One participants, it should be noted that Gasholder No. 8 in its present location is easily visible from Pancras Road, to the east of St Pancras International Station. To learn more about our vision for the development, visit www.kingscrosscentral.com or drop by our Marketing Suite at the German Gymnasium, 26 Pancras Road. This historic building houses a 6m x 3m scale model of the 67 acre development as well as permanent exhibitions and information setting out our vision for the future of King’s Cross. Opening hours for the German Gymnasium are available on the website.
The Stage Two shortlisted teams will be issued with feedback from the Stage One assessment and expected to attend a group site visit / briefing day. Teams will be invited to develop their design proposals and will be asked to attend an individual design workshop during this period. Each team will present their scheme to a judging panel at a final interview. Each short-listed team will receive an honorarium payment (see Appendix B) following correct submission of the Stage Two requirements. The winner’s honorarium will represent an advance on the professional fee for the subsequent commission.

We are looking for a design team that shows creative flair, a sound understanding of how small indoor and outdoor spaces work to their best advantage and the ability to design a fantastic playable and programmable space. We will also look to appoint a team that can work well together and with whom we can develop a productive working relationship.
### 4.3 Competition Programme

The anticipated programme, which may be subject to variation, is set out in the table below.

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<tr>
<th>Stage</th>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td><strong>Stage One</strong></td>
<td>Launch (brief available)</td>
<td>8th June</td>
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<tr>
<td></td>
<td>Design period</td>
<td>22nd June – 7th August</td>
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<td></td>
<td>Registration period</td>
<td>22nd June – 17th July</td>
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<td>Q&amp;A period</td>
<td>22nd June – 17th July</td>
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<td>Q&amp;A memorandum issued</td>
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<td>Deadline for Stage One submission</td>
<td>7th August</td>
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<td></td>
<td>Review of Stage One submissions</td>
<td>10th – 21st August</td>
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<td>Notification of Stage Two shortlist</td>
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<td><strong>Stage Two</strong></td>
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<td>Design period</td>
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<td>Workshops</td>
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<td>Assessment and interview</td>
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<td>Notification of final decision</td>
<td>26th October</td>
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Stage One

5.1 Entry Procedure

Only registered entrants may submit an entry to the competition. Applicants are required to complete the registration form downloadable at www.kingscrosscentral.com and to send this along with a cheque for their (non-refundable) registration fee of £30.00 (inclusive of VAT) to:

Gasholder No. 8 Competition
King’s Cross Central Limited Partnership
5 Albany Courtyard
Piccadilly
London W1J 0HF

Cheques should be made payable to Kings Cross Central General Partner Ltd.

On receipt of the registration form and fee, competitors will be issued with a Declaration Form (that must be completed and accompany the Stage One anonymous design submission), together with a submission reference number and details of how to access the additional supporting information from our website.

Please note that registration will close at the conclusion of business (17:00 GMT) on 17 July 2009.

5.2 Q&A

All questions which competitors wish to ask must be submitted to competition@kingscrosscentral.com, to arrive before close of business (17:00 GMT) on 17 July 2009. A memorandum in response to questions submitted will be available to download after 09:00 GMT on 24 July 2009 and will be emailed to all registered competitors. This memorandum will form part of the competition brief. Oral questions will not be accepted.

5.3 Stage One submission requirements

Please submit your initial concept design for Gasholder No. 8 and its surrounds. This should meet the objectives of the brief and respond to the constraints and opportunities outlined above.

Your submission should consist of the following items.

- 1No A1 lightweight foam design board (printed single sided) depicting the concept design proposal, approach and proposed palette of materials etc.
- An accompanying design statement (maximum 1No A4 double sided page, 12pt Arial typeface) and indicative material on costing (maximum 1 No A4 single sided page, 12pt Arial). We expect the designs to be delivered within the stated £2.5m construction budget and will look for some indication of how
this can be achieved. Moreover, we expect some of the operational costs to be covered by commercial lettings and although we do not expect a business plan we will look for evidence that the proposed design will support such lettings alongside other uses.

- A CD-ROM containing electronic copies of the A1 Design Board (PDF format) and the design / financial viability statements (Word format). The CD-ROM should also contain publicity images (up to 3) for use in printed and electronic media. These should be submitted in JPEG format at 300dpi.
- A hard copy of the completed Declaration Form which should be placed in a sealed envelope and marked ‘Declaration Form’. This must name all designers proposed for the team.

All the above submitted material must be clearly marked with the Competitor’s allocated reference number, and no other marks indicating the Competitor’s identity.

Architectural models will not be accepted, although images of models used to develop the design proposal may be included on the A1 Design Boards.

5.4 Stage One evaluation criteria

Within the headline criteria for the team we are seeking, described above, we will assess Stage One designs against the following:

- Overall design quality;
- Response to project objectives, site context, design principles/constraints and consideration of the proposal’s ‘place’ in the wider King’s Cross Central development;
- Technical and financial viability;
- Consideration of management and maintenance issues; and
- Communication of concept ideas.

5.5 How to submit (Stage One)

Each Stage 1 entry should be submitted in a single package and sent, carriage paid, addressed to:

Gasholder No. 8 Competition
King’s Cross Central Limited Partnership
5 Albany Courtyard
Piccadilly
London W1J 0HF
Your submission should arrive no later than 14:00 GMT on 7 August 2009. Late submissions, or submissions not in the required format, will not be accepted.

Competitors requiring proof of delivery should enclose in their submission package a stamped, sealed envelope bearing the name and address of a nominated Third Party (other than the competition entrant, in order to maintain anonymity) which will sent by return post as proof of delivery.

Competitors are also advised to retain copies of all design material submitted. Whilst we will exercise all reasonable care, we will not be liable for loss or damage to the submission material that may occur either in transit, during exhibition, storage or packing.

Competitors should note that submitted material will not be returned on completion of the competition.

5.6 Stage One conditions of competition

Anonymity

All Stage One submissions will be judged anonymously. Any submission that has marks of any kind that could identify the submission’s author will be automatically disqualified.

Once the judging panel have selected their preferred schemes, only then will the Declaration Form envelopes be opened in order to identify the competitors to be invited to the second stage of the competition.

Disqualification

Submissions will be excluded from the competition if:

- received after the latest time stated for submission;
- not submitted in the agreed format, or (in the opinion of the judging panel) not fulfilling the requirements of the competition design brief;
- a competitor’s identity is disclosed on the submitted material in any way, or if a competitor improperly attempts to influence the decision; and
- competitors do not meet the eligibility requirements (and will not therefore be entitled to register for the competition).
6.1 Stage Two Submission Requirements

Further details of the Stage Two submission requirements will be issued with the feedback from Stage One, but the design material is expected to comprise:

- 3No A1 lightweight foam boards (printed single sided) illustrating the developed concept design proposal;
- supporting design statement;
- cost plan;
- fee proposal;
- details, with brief CVs, of key proposed team members;
- experience and track record; and
- indication of agreement in principle to KCCLP bespoke Form of Appointment.

6.2 Stage Two evaluation criteria

The developed scheme proposals presented by the short-listed teams at Stage Two will be evaluated using the same methodology as at Stage One. The judging panel expect as many key members of the proposed team to attend the workshop and final presentation as possible.

As well as enabling the panel to assess the viability of the design proposals, the interviews will provide an opportunity for the designers to demonstrate their team’s ability to deliver a scheme of this nature.
Further information

7.1 List of figures
(supporting documents available to download on registration)

Figure 1  Illustrative masterplan
Figure 2  King’s Cross Central Revised Parameter Plans KXC 004
Principal Public Realm Areas
Figure 3  Ground Floor illustrative plan with key
Figure 4  Upper Floors illustrative plan with key
Figure 5  King’s Cross Central Revised Parameter Plans KXC 006
The Regent’s Canal
Figure 6  Gasholder No. 8 site plan with surrounding uses and site area
for competition
Figure 7  Gasholders and Coal Drops Yard Ground Floor Illustrative Plan
with Gasholder No. 8 competition site area (.dwg file)
Figure 8  King’s Cross Central Revised Parameter Plans KXC 011
Demolition and Listed Building and Conservation Area Consent
Figure 9  Survey drawings of Gasholder No. 8 guide frame:
Low level plan
Mid level plan
Elevation 1
Elevation 2
Section
Figure 10  Aerial photograph of Gasholder No. 8
Figure 11  Gasholder No. 8 site plan with proposed finished site levels
from Townshend Landscape Architects
Figure 12  King’s Cross Central Revised Parameter Plans KXC 0012
Proposed Finished Site Levels
Figure 13  3-D topographical site survey plan showing existing levels
Figure 14  King’s Cross Central Revised Annex D: Landscape Proposals Plans
LPP109: GAS HOLDERS
Figure 15  Photographs of Gasholder No. 8 in current position
Figure 16  King’s Cross Central Revised Parameter Plans KXC 007
Principal Access & Circulation
7.2 Sources of further information

A full set of planning application documents and supporting material is available at www.kingscrosscentral.com/downloads.

The most pertinent are:

- **King's Cross Central Public Realm Strategy**, Argent St George, London & Continental Railways and Exel, 2004
- **King’s Cross Central Urban Design Guidelines North**, Argent St George, London & Continental Railways and Exel, 2004
- **King’s Cross Central Urban Design Statement**, Argent St George, London & Continental Railways and Exel, 2004
- **Historic Buildings Baseline Report on Gasholder No. 8** (produced by International Heritage Conservation and Management (IHCM) and submitted as part of the Listed Building and King’s Cross Central Outline Planning Application)
- **King’s Cross Central, Supporting Statement, for a Listed Building Consent Application to dismantle Gas Holder No.8** so as to relocate and re-erect its guide frame and a Conservation Area Consent Application to demolish the Western Goods Shed, April 2004
- **King’s Cross Central Main Site Revised Development Specification**, Argent (King’s Cross), London & Continental Railways and Exel, September 2005
- **King’s Cross Central Main Site Revised Development Specification**, Revised Parameter Plans, Argent (King’s Cross), London & Continental Railways and Exel, September 2005
- **King’s Cross Central Main Site Revised Development Specification**, Revised Annex D: Landscape Proposals Plans, Argent (King’s Cross), London Continental Railways and Exel, September 2005
- **The Mayor and Burgesses of the London Borough of Camden, Secretary of State**, London & Continental Railways Ltd, National Carriers Ltd, Argent (King’s Cross) Ltd and Transport for London, **Deed of Planning Obligations pursuant to Section 106** of the Town and Country Planning Act 1990 and other powers relating to King’s Cross Central London, prepared by Lovells, December 2006
Appendix A

Emerging play strategy

The development will be a great place for children and young people to live and to visit. The masterplan incorporates spaces that are dedicated to play provision but it is also our objective to incorporate play opportunities into the public realm where play is not the primary use. Moreover, play will be defined in its broadest sense and efforts will be taken to make areas playful for all ages, albeit in a manner that is sympathetic to the look and feel of the area.

Play in outdoor spaces will complement leisure and play facilities provided inside the buildings, such as an indoor leisure centre and swimming pool and, potentially, Eureka! London children’s museum. There may also be a programme of play activities utilising outdoor space and indoor facilities. There will be a sophisticated management regime in place that encourages the use of space by all age groups whilst resolving conflicts in an appropriate manner.

Table 1 sets out potential play usage patterns of major public realm areas. These public realm areas are in addition to amenity space for residential developments, although those living at KXC will use these areas as well. There will be approximately 800 children living on the site – accessible, attractive and inclusive public spaces will provide an important amenity for these children. The aim is to create a network of play areas that can accommodate the requirements of different age groups, without compromising the quality of the space by placing too many demands upon them.

Play facilities – and playable spaces – should also contribute to the visitor experience. Urban areas with a range of activities, often small scale but contributing to an entertaining morning or afternoon out, have become destinations for families. Bankside is one such example. Families, and others, move from attraction to play area to café to shops and so on. King’s Cross Central will have a range of facilities and spaces to create such an experience (and some will be sufficient for a half-day or day’s entertainment in their own right).

Table 1: Spaces and their potential play usage patterns

<table>
<thead>
<tr>
<th>Space</th>
<th>Age groups of children</th>
<th>Residents/visitors</th>
<th>Play usage patterns</th>
<th>Other uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Station Sq</td>
<td>All Visitors</td>
<td>Limited</td>
<td></td>
<td>Travel terminus &amp; inter-change</td>
</tr>
<tr>
<td>Pancras Sq</td>
<td>All Visitors</td>
<td>Incidental play on seating &amp; in water features</td>
<td>People-watching, eating, meeting, lingering. Alternative pedestrian route N/S.</td>
<td></td>
</tr>
<tr>
<td>Location</td>
<td>Audience</td>
<td>Use Description</td>
<td>Primary Activity</td>
<td></td>
</tr>
<tr>
<td>----------------------------------</td>
<td>----------------</td>
<td>---------------------------------------------------------------------------------</td>
<td>---------------------------------------</td>
<td></td>
</tr>
<tr>
<td>Boulevard/ Goods St/ Canal St</td>
<td>All Visitors &amp; Residents</td>
<td>Limited – incidental play if possible</td>
<td>Through route for vehicles &amp; pedestrians</td>
<td></td>
</tr>
<tr>
<td>Goods Way/ Pancras Rd</td>
<td>All Visitors &amp; Residents</td>
<td>Limited</td>
<td>Through route for vehicles &amp; pedestrians</td>
<td></td>
</tr>
<tr>
<td>Granary Sq</td>
<td>All Visitors</td>
<td>Incidental play, water play</td>
<td>Focus for pedestrian movement through KXC; events, lingering, eating</td>
<td></td>
</tr>
<tr>
<td>Pavilion H</td>
<td>Potentially All Visitors</td>
<td>Landmark play feature/visitor attraction</td>
<td>Depends upon offer</td>
<td></td>
</tr>
<tr>
<td>Handyside Park</td>
<td>0 – 12 + Visitors &amp; Residents</td>
<td>Varied, inclusive play space</td>
<td>Dedicated play space for children of all abilities</td>
<td></td>
</tr>
<tr>
<td>Canal steps</td>
<td>All Visitors</td>
<td>Incidental play</td>
<td>Walking, boat-watching, people-watching, relaxation, meeting, eating</td>
<td></td>
</tr>
<tr>
<td>Coal drops</td>
<td>All Visitors</td>
<td>Incidental play - small landmark play feature/visitor attraction</td>
<td>Retail, eating</td>
<td></td>
</tr>
<tr>
<td>Canal sides &amp; corniche</td>
<td>All Visitors</td>
<td>Incidental play: Wheeled play</td>
<td>Walking, cycling</td>
<td></td>
</tr>
<tr>
<td>Gasholder no. 8</td>
<td>To be resolved Visitors for events</td>
<td>Playable/ programmable space for primary school ages and older – incorporate landmark play feature if possible</td>
<td>School outdoor space, others to be resolved</td>
<td></td>
</tr>
<tr>
<td>Cubitt Pk</td>
<td>All Residents &amp; visitors</td>
<td>Spillover from other play spaces &amp; casual ball/disc games</td>
<td>Walking, lingering, dog walking</td>
<td></td>
</tr>
<tr>
<td>Cubitt Sq</td>
<td>All (emphasis on 12+?) Visitors &amp; residents</td>
<td>Incidental play</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Appendix B

Competition conditions

Eligibility, Honorarium and Post Competition Commitment

The competition is open to multi-disciplinary design teams who must be led by a practising, registered architect or landscape architect with a UK office.

No member or employee of KCCLP, nor the assessors, nor any partner, close associate or employee of them shall be eligible to compete or assist a competitor.

The teams short-listed by the judging panel to go through to Stage Two of the competition (up to five) will each receive an honorarium of £2,000 (+ VAT) as a contribution towards the expense of preparing their design submission material and attending a design workshop and final interview / presentation with the judging panel. KCCLP undertakes to pay the honoraria within one calendar month of the conclusion of the competition. Invoices for the honorarium payments should be submitted to the KCCLP competitions office.

Following the judging panel identifying a preferred scheme, the winning designer will be invited to enter into fee negotiations with KCCLP. However, if a fee and scope of services cannot be agreed within a reasonable timescale, KCCLP reserves the right not to proceed beyond the competition stage or to enter into contract negotiations with the team placed second by the judging panel. Appointment will depend on the winning lead designer providing evidence of Professional Indemnity Insurance cover of GBP £5,000,000 as a minimum.

However, competitors must note that the subsequent fee negotiation and commencement of design services may not proceed immediately following the conclusion of the competition. The programme for the re-erection of Gasholder No. 8 is yet to be fully resolved, however KCCLP are committed to taking forward and realising this project and are keen to identify the design team we will work with. It is likely that full concept design work (up to RIBA Stage D) will commence by end 2011.

It is anticipated that the works to create the Public Realm in Zone N, and Gasholder No. 8 Park will be procured under one or more Design and Build form of Contract and whilst it is unlikely, as in all previous projects, that the Concept Designer will be novated it is important for the ‘concept’ to be followed through in the completed project, whereby the concept designer will be retained on the client’s side, but still with input to detailed and production information at a conceptual level.

In the event that no scheme meets the requirements and objectives set out in this competition brief, KCCLP reserve the right not to proceed beyond the competition stage.

Appointment

KCCLP use a bespoke Form of Appointment and Scope of Services for the appointment of concept architects and designers. A copy of the Appointment will be issued to the Stage Two competitors, from whom an indication of agreement in principle to this
Form of Appointment will be required. In simple terms, on review of our appointment document, should there be any ‘show stoppers’ from your perspective, then we would prefer to know prior to considering your practice for the appointment.

The copy of the Appointment issued with the Stage Two brief will not include details of the anticipated scope of services. Fee and scope of services are integral, commercial issues and will be discussed in detail following completion of the competition process.

Copyright and Publicity

The ownership of Copyright will be in accordance with the Copyright, Designs and Patents Act 1988 – ie: Copyright rests with the author of the submitted design. However KCCLP shall be entitled to use all [drawings / illustrations] submitted as part of this competition for any purpose whatsoever in relation to the Gasholder No. 8 and/or the King’s Cross Central project or for our own publicity purposes.

KCCLP reserve the right to publicise Gasholder No. 8 competition, including any design submission, and the result, in any way or medium. Illustrations of any design – either separately or together with other designs, with or without explanatory text – may be used without cost. Once anonymity has been lifted, the authors will be recognised and credited in all associated media and publicity.

The competition results will be made available on www.kingscrosscentral.com once all participating competitors have been notified.

Judging Panel

The final judging panel will include representatives from KCCLP / Argent Board and Argent Project Managers. Other panel members have yet to be confirmed.

We will also seek the views of the following:

• English Heritage
• London Borough of Camden
• Townshend Landscape Architects (Masterplan Landscape Architects for King’s Cross Central)
• Allies and Morrison (King’s Cross Central Masterplan Architects)
• British Waterways Board

In the event of a judging panel member being unable to continue to act through illness or any other cause, KCCLP reserve the right to appoint an alternative panel member.