



AIR

XY AIR

THE VIEW

Image taken from XY Air terrace on the 16th floor



XY AIR

THE TOWER

Computer generated
image of XY Air

XY AIR. BREATHE

Welcome to design-led living for King's Cross. XY Air is the jewel in the crown of the XY development – a perfect embodiment of the elegance and boldness of the revitalised King's Cross.

Set within the largest regeneration project in Europe, this commanding modernist tower boasts contemporary, light-flooded interiors and breathtaking cityscape panoramas from spacious private terraces. Room to breathe above the city, an oasis in this thriving neighbourhood.



THE VIEW IS EVER CHANGING

Enjoy uninterrupted panoramic views over London at XY Air. This dramatic backdrop is a constant reminder of the momentum and vibrancy just outside your door. Welcome home.

Within XY Air's commanding architecture you'll find 94 design-led apartments, all finished flawlessly and each with breathtaking views from a generous private terrace.

THE TERRACE

The city view from the XY Air terrace on the 16th floor





THE INTERIOR
Relaxing living
space at XY Air



ICONIC KING'S CROSS LIVING

XY Air makes a bold statement. With its striking lines and beautifully functioning finishes, XY Air celebrates the work of one of modernist architecture's greats.

Taking inspiration from Le Corbusier, XY Air's strong, linear façade houses a series of private terraces – your own space to breathe above the pace and vitality of King's Cross.

Inside, expansive windows frame breathtaking cityscape views and create living spaces drenched in natural light. This is apartment living reimagined for King's Cross.

XY AIR

Computer generated image
of XY Air from York Way



THE CITY

THE SHARD

LONDON EYE

LEWIS CUBITT PARK

UAL & CENTRAL ST MARTINS

ST PANCRAS STATION

RENAISSANCE HOTEL

BRITISH LIBRARY

FRANCIS CRICK INSTITUTE

KING'S CROSS STATION

GRANARY SQUARE

COVENT GARDEN

COAL DROPS YARD



KING'S CROSS REGENERATION ZONE

- / 50 new buildings
- / 2,000 new homes
- / 20 new streets
- / 10 new public squares
- / 500,000 sq ft retail space
- / 45,000 people will live, work and study in the area

AERIAL
Computer enhanced aerial photograph of XY and the surrounding area



IMAGES
 (far left) Granary Square
 (left) Camden Market

THE CHANGING FACE OF KING'S CROSS & CAMDEN

The transformation of King's Cross has been phenomenal. Likewise Camden, known for its edgy market and music scene, is being revamped by an injection of public and private money. In recent years both have established themselves among London's most sought after addresses.

KING'S CROSS

With a spectacular new art school at its heart, numerous exciting residential and commercial developments and even its own post code, the King's Cross regeneration area is colossal. It has altered this transport and industrial district almost beyond recognition. There's a thriving arts and cultural scene, busy nightlife and real sense of community among the 45,000 people who live, work or study here.

Improvement continues apace, but not at the expense of history – the wonderfully restored granary buildings are testament to this.

CAMDEN TOWN

Camden's world famous market and music scene have established it among London's most iconic destinations. Over the years the numerous pubs and venues have played host to rock legends such as Pink Floyd, Jimmy Hendrix and the Doors.

Recently, more and more quality independent restaurants, cafés and big brands have started to arrive. These new additions have broadened the shopping, food and hospitality offer, and complement the colourful selection of existing stalls and stores. Camden remains as cool as ever and very much in touch with its history.

“THE KING'S CROSS PROJECT IS THE LARGEST AREA OF URBAN REDEVELOPMENT IN EUROPE AND IT WILL INCLUDE THE LARGEST NEW STREET IN LONDON SINCE KINGSWAY IN 1904; THE LARGEST PUBLIC SQUARE SINCE TRAFALGAR SQUARE IN 1845.”

RICHARD GODWIN, EVENING STANDARD MAGAZINE



KING'S CROSS TO EVERYWHERE

King's Cross and St Pancras stations form London's major transport hub. From here you have myriad options for local, national and international travel.

Six tube lines give access to all corners of London. Many local buses pick up and drop off at King's Cross, while intercity and international trains run up and down the country and into Europe. Let's not forget travelling on foot or by bike. Many of the capital's commercial centres and places of interest are within a short cycle or a slightly longer walk.

BY TUBE

Farringdon	4 mins
Oxford Circus	4 mins
Baker Street	5 mins
Camden Town	5 mins
Old Street	5 mins
Bank	8 mins
Victoria	8 mins
Liverpool Street	10 mins
Stratford	15 mins

BY BIKE

Farringdon	7 mins
Camden Town	9 mins
Baker Street	10 mins
Caledonian Rd	10 mins
Old Street	10 mins
Kentish Town	11 mins
Liverpool Street	15 mins
Moorgate	15 mins

BY EUROSTAR

Paris	136 mins
Brussels	120 mins

ON FOOT

Caledonian Rd	10 mins
King's Cross	12 mins
Camden Town	14 mins
Kentish Town	17 mins

CROSSRAIL (FROM FARRINGDON)

Canary Wharf	8 mins
Paddington	8 mins

BY BUS

Farringdon	15 mins
Camden Town	18 mins
Old Street	22 mins
Baker Street	23 mins
Kentish Town	29 mins
Oxford Circus	32 mins
Liverpool Street	33 mins

Tube times are calculated from King's Cross station. Source: tfl.gov.uk Proposed Crossrail times are calculated from Farringdon station. Source: crossrail.co.uk. Eurostar times are calculated from King's Cross station. Source: eurostar.com. Source: google.com

DRINKING AND DINING

Formal or casual, beers or cocktails, business or pleasure. Whatever you fancy, there is so much on the menu when it comes to eating out in King's Cross and Camden. Here's a few of our favourite restaurants and bars to give you a taster.

PLUM AND SPILT MILK

Chef Mark Sargent creates simple, classic British food from top quality ingredients. It's all dished up in the elegant setting of the Great Northern Hotel.

/ King's Cross St Pancras Station, Pancras Rd, Great Northern Hotel NIC 4TB

HONEST BURGER

A Brixton market success story, Honest Burger has come a long way since its modest beginnings. Don't worry though, even though they're growing they can still boast honestly delicious burgers every time.

/ 251-255 Pentonville Rd, London N1 9NG

GRANARY SQUARE BRASSERIE

From the people behind The Ivy, this luxurious brasserie brings real opulence to breakfast, lunch or dinner, with a private room available for groups of up to twelve.

/ 1-3 Stable St, King's Cross, London NIC 4AB

GERMAN GYMNASIUM

An old Gymnasium, this impressive Grade II listed building has been transformed into a restaurant serving Mittel-European inspired dishes across two vast floors.

/ King's Blvd, King's Cross, London NIC 4BU

THE LIGHTERMAN

With three floors and canal-side terrace for continental-style al-fresco dining, this popular gastro pub offers panoramic views of King's Cross, as well as friendly, professional staff. All this creates a great atmosphere for Sunday Lunch.

/ 3 Granary Square, King's Cross, London NIC 4BH

EL PARADOR

Tucked away at the south end of Camden, this renowned tapas restaurant is a huge favourite with the locals.

/ 245 Eversholt Street, London NW1 1BA

CARAVAN

Home roasted coffee, 'well-travelled food' and cocktails in a huge, open, industrial style dining room. The weekend brunch is always popular.

/ Granary Building, 1 Granary Square, NIC 4AA

DISHOOM

King's Cross is the latest home for this hugely successful take on the Bombay café. Grab a strong coffee and breakfast naan on the way to work, or linger a little longer for a superb dinner.

/ 5 Stable St, London NIC 4AB

CHIN CHIN LABS

Delicious ice cream and plenty of theatre in the middle of Camden Market. Choose your flavour and watch as it's frozen in front of your eyes using liquid nitrogen.

/ 49-50 Camden Lock Place, NW1 8AF

ROTUNDA

Good food, a buzzing atmosphere and a cracking canal-side location. Perfect for lunch or a blueberry Martini on the water's edge.

/ Kings Place, 90 York Way, N1 9AG

KIMCHEE

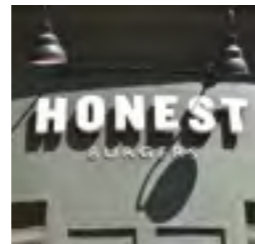
You'll struggle to find better Korean food in London. An impressive menu means there's something to tickle everyone's fancy, and well-designed interiors make for a relaxed vibe.

/ 2 Pancras Rd, King's Cross, London NIC 4AG

SPIRITLAND

Doubling as a record studio, you can't help but love this quirky, unusual restaurant which has managed to succeed against the odds in delicately balancing two different worlds.

/ 9-10 Stable St, King's Cross, London NIC 4AB



ST PANCRAS HOTEL

Minutes from XY Air, the revived grandeur of the St Pancras Hotel is once again offering its fine dining, signature cocktails and Victorian opulence to visitors and locals alike



COFFEE BREAK

What's your favourite coffee spot?
Half Cup, King's Cross



CAMDEN LOCK

Enjoy a wealth of independent shops and stalls, and some excellent examples of world cuisine including Yumchaa and Hola Paella

DESTINATION SHOPPING

Bustling markets, big brands and interesting high streets make King's Cross and the surrounding area an excellent place to shop. Everything from quirky vintage and gifts of organic produce and formal evening wear can be found within easy reach of the XY apartments.

The sparkling new St Pancras and King's Cross stations are full of stores selling everything from fashion to cosmetics, while there's also an organic market. Coal Drops Yard (from Autumn 2018) is transforming the area's shopping experience, bringing with it over 100,000 sq ft of shops, cafés, bars and restaurants.

Camden's famous market is just a few minutes to the north and draws visitors from across the world looking for a bargain and some top quality people watching.

CAMDEN MARKET

Thousands of stalls and stores sell vintage clothing, shoes, music, arts and crafts. A few hours at the market is an experience in itself, even if you don't pick up a treasure. Be prepared for crowds.

/ Camden High Street, NW1

ST PANCRAS INTERNATIONAL STATION

The spectacular station concourse has over 30 stores including L.K. Bennett, Jo Malone and Links of London. The Sourced Market, also in the station, offers organic local and international produce.

/ Euston Road, N1C 4QP

ANGEL, UPPER STREET

Popular brands around Angel station include Reiss and Superdry. For antiques, vintage and jewellery, picturesque Camden Passage has a selection of independent outlets. A little further towards Highbury, several stylish furniture, design and clothing stores sit together with some nice restaurants and cafés.

Camden Town itself also has a good selection of high street stores including The Gap, All Saints and American Apparel, together with several supermarkets.

Angel, Bloomsbury and Covent Garden are within a short bus ride, connecting you to other first class shopping areas. Just one stop away on the tube, Angel has a particularly varied selection of shops along the length of Upper Street. Covent Garden is home to all the big brands.

THE BRUNSWICK CENTRE

Just south of Euston Road, the Brunswick Centre is a collection of over 40 shops, eateries and an art house cinema. Shopping here is laid back and relaxing. Stores include Waitrose, Space NK and Hobbs.

/ The Brunswick, London WC1N 1BS

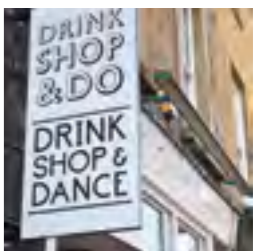
THE WEST END

Oxford Street, Bond Street, Regent Street, Piccadilly and Tottenham Court Road. Just some of the streets that make up London's West End, one of the world's most famous shopping districts. From King's Cross, Oxford Circus station is just three stops on the tube and from there, everything is within a short walk.

COAL DROPS YARD (FROM AUTUMN 2018)

A new retail destination at the heart of King's Cross, boutiques and galleries are flocking here, taking up residence in Thomas Heatherwick's stunning new structure. Housing over 60 stores, it will firmly establish itself as one of London's most vibrant and exciting shopping hubs.

/ Stable Street, London N1C 4AB



EXCELLENCE IN ART & DESIGN

In 2011 leading arts college Central St Martins swapped its Holborn home for the beautifully restored granary building in King's Cross. It's helped put the area very much at the centre of London's creative scene. Students come from all across the globe to study here and many will go on to be the brightest artists and designers of tomorrow. Past graduates include painter Lucian Freud, Turner Prize winner Laure Prouvost and a long list of leading fashion designers such as Alexander McQueen and Stella McCartney.

St Martins hosts numerous events and exhibitions, but with almost 5,000 students studying here the artistic influence naturally spills out from within the college, benefiting the wider community.

A dedicated King's Cross art programme entitled RELAY has seen weird and wonderful creations popping up all around. Inspired by the transformation of the area, installations have included a giant

neon birdcage and huge metallic patterns stretching across major buildings.

In Granary Square outside the main entrance to the college, 1,000 individually choreographed fountains fill the space. On sunny days kids can cool down by running through the jets and every evening between 7pm and 8pm they are lit to form a spectacular light show.

KING'S CROSS ST. PANCRAS

Art installation
'IFO' by Jacques Rival

COOL & CONSIDERED

XY apartments are smart, beautifully crafted modern living spaces, with expansive balconies and huge windows revealing breath-taking panoramas of the city.

Interiors feature high quality fixtures, fittings and materials throughout with pieces sourced from the likes of Tom Dixon and Heals. Chic, clever lighting and carefully curated, stylish finishes give a minimalist yet cosy feel. Soft greys and yellows combine for a calming ambience.



THE KITCHEN

Integrated Siemens appliances and LED downlights for your modern lifestyle



LIVING/DINING ROOM

Interiors designed by award-winning
'London Rooms Design'



THE BATHROOM

Feature mosaic wall and hand-chosen porcelain tiles make for a warm, inviting space

THE BEDROOM

Light, airy and spacious with luxury carpet and quality finishes to all furniture





THE LIVING SPACE
Work, rest and play at XY Air

IMPECCABLE FINISHING

A meticulous eye for detail gives XY Air's apartments their exquisite balance of innovation and elegance.



INTERIOR FINISHES

Walls finished in off-white matt emulsion
Rich dark grey oak engineered timber floor

Silk touch luxury carpet to all bedrooms

DOOR FINISHES AND IRONMONGERY

Satin matt painted internal doors and frames with high quality lever handles

ELECTRICAL

Telephone and data points in living area and bedrooms

Internet / Broadband point provided via phone line

High quality lighting switch plates and socket outlets

Facility for Sky+ multi-room to living room and master bedroom

LIGHTING

Lighting will generally comprise low energy LED luminaires throughout

Dimmer controls throughout

Living / dining space to be controlled through home control / scene setting system

Provision for table and floor lamps to be connected to a 5-amp supply in living room

Under cabinet hidden lighting to kitchen

HEATING AND HOT WATER

The building is served by the development's on-site energy centre providing metered hot water and heating to all apartments

Under floor heating throughout

SECURITY AND PEACE OF MIND

On-site concierge services

Access to apartments via audio video entry system

Multi point locking to front entrance doors

Mains supply operated smoke heat detectors with battery back-up

KITCHENS

Walls finished in off-white matt emulsion

White matt lacquer kitchen units

Quartzforms composite stone worktop

Under mounted high quality clearwater stainless steel sink and Adobe mixer tap

LED down lighters integrated in underside of wall units

Glass splash back with back painted wall to suit material palette

Integrated Siemens appliances, including:

- Integrated fridge and freezer
 - Integrated multi-function electric oven
 - Integrated microwave
 - Integrated 4 zone electric induction hob
 - Integrated dishwasher
 - Extractor fan with integrated lighting
- Combined washer / dryer generally situated within hall cupboard

BEDROOMS

Walls finished in off-white matt emulsion

Master bedroom wardrobe to have latte glass finish doors, with smooth sliding door system and associated high quality wardrobe door furniture

Luxury carpet to bedrooms

BATHROOMS AND SHOWER ROOMS

Caesarstone vanity counter top

Large format porcelain tiles to floors and walls with feature mosaic wall

Integrated chrome finish rail for towel and bathrobe warming

Bespoke fully mirrored cabinet complete with feature lighting and internal shaver socket

WC with soft close seat, concealed cistern and dual flush plate

Crosswater chrome brassware includes rainwater showerhead with wall mounted thermostat controls

ENTRANCE LOBBY

Prestigious reception with stunning finishes, feature lighting, and seating area for residents and guests

Bespoke concierge desk

Comfortable waiting area for guests

Integrated post boxes

INTERIOR DESIGN

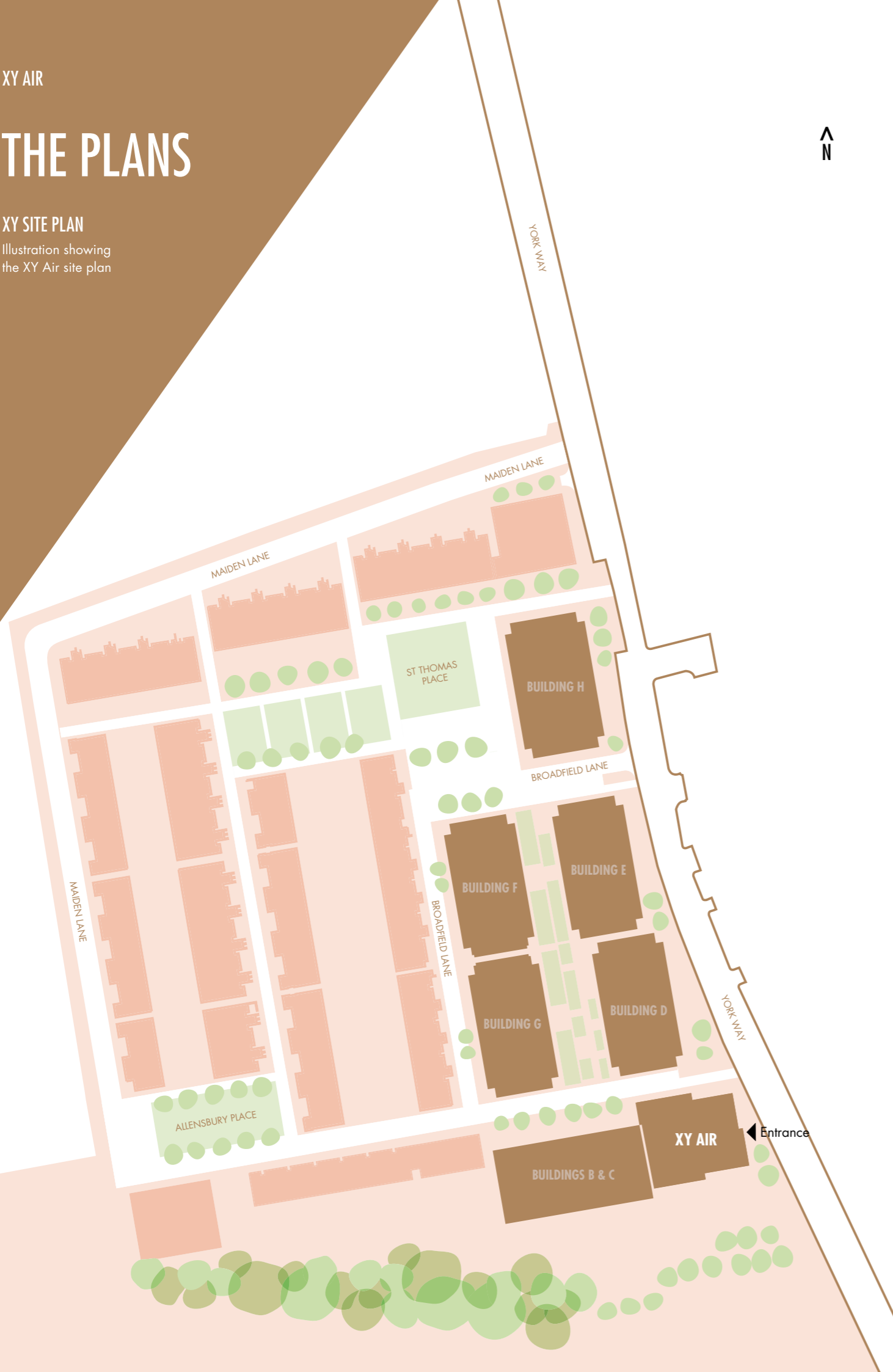
Apartment and lobby interiors designed by award winning company 'London Rooms Design'



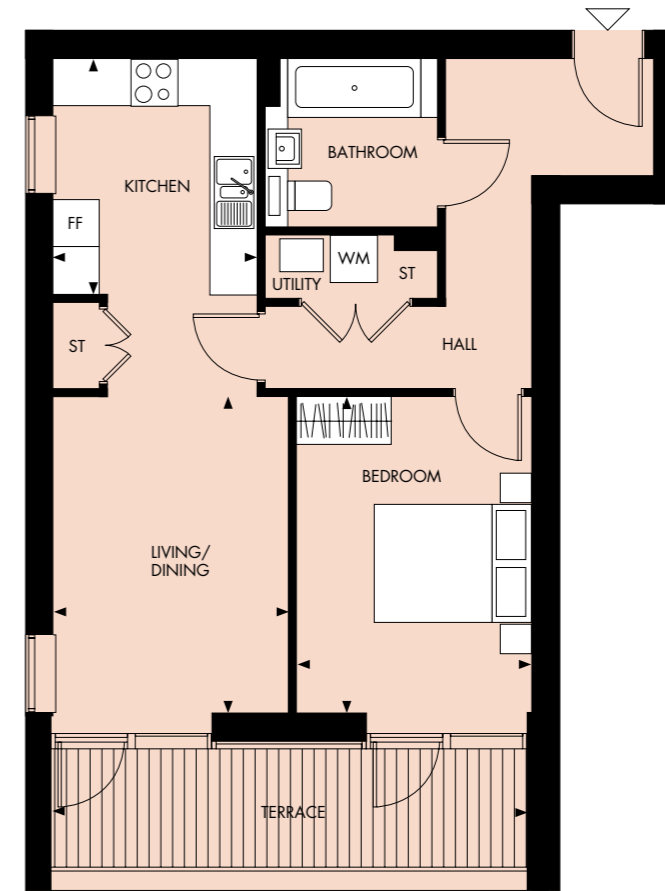
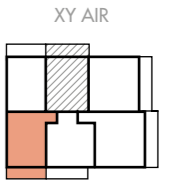
THE PLANS

XY SITE PLAN

Illustration showing the XY Air site plan



PLOT LOCATOR



AIR / TYPE A1 / 1 BEDROOM

TOTAL AREA
54.2 sq m / 583 sq ft

KITCHEN
2,600mm x 3,000mm
8'6" x 9'10"

TERRACE
6,048mm x 1,510mm
19'10" x 4'11"

LIVING/DINING
3,000mm x 4,028mm
9'10" x 13'2"

BEDROOM
3,000mm x 4,028mm
9'10" x 13'2"

ST Storage
FF Fridge Freezer
WM Washing Machine

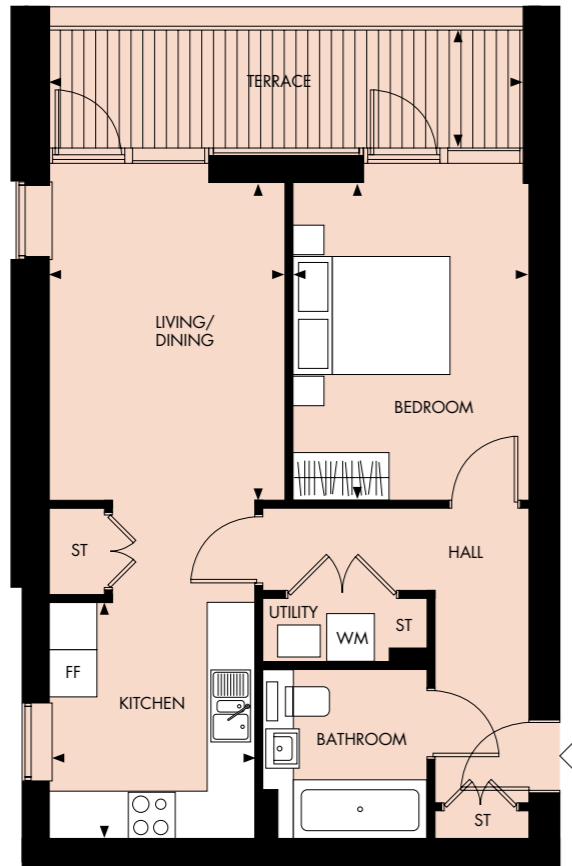
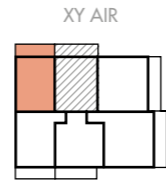
*Units A19, A24 and A29 do not have a window in the kitchen or living room

Lift lobby

FLOOR	PLOT NO.
Floor 18	A89
Floor 17	A84
Floor 16	A79
Floor 15	A74
Floor 14	A69
Floor 13	A64
Floor 12	A59
Floor 11	A54
Floor 10	A49
Floor 09	A44
Floor 08	A39
Floor 07	A34
Floor 06	*A29
Floor 05	*A24
Floor 04	*A19



PLOT LOCATOR



AIR / TYPE A2 / 1 BEDROOM

TOTAL AREA 52.1 sq m / 561 sq ft	KITCHEN 2,606mm x 3,000mm 8'6" x 9'10"	TERRACE 6,068mm x 1,510mm 19'11" x 4'11"
LIVING/DINING 3,000mm x 4,028mm 9'10" x 13'2"	BEDROOM 3,000mm x 4,028mm 9'10" x 13'2"	

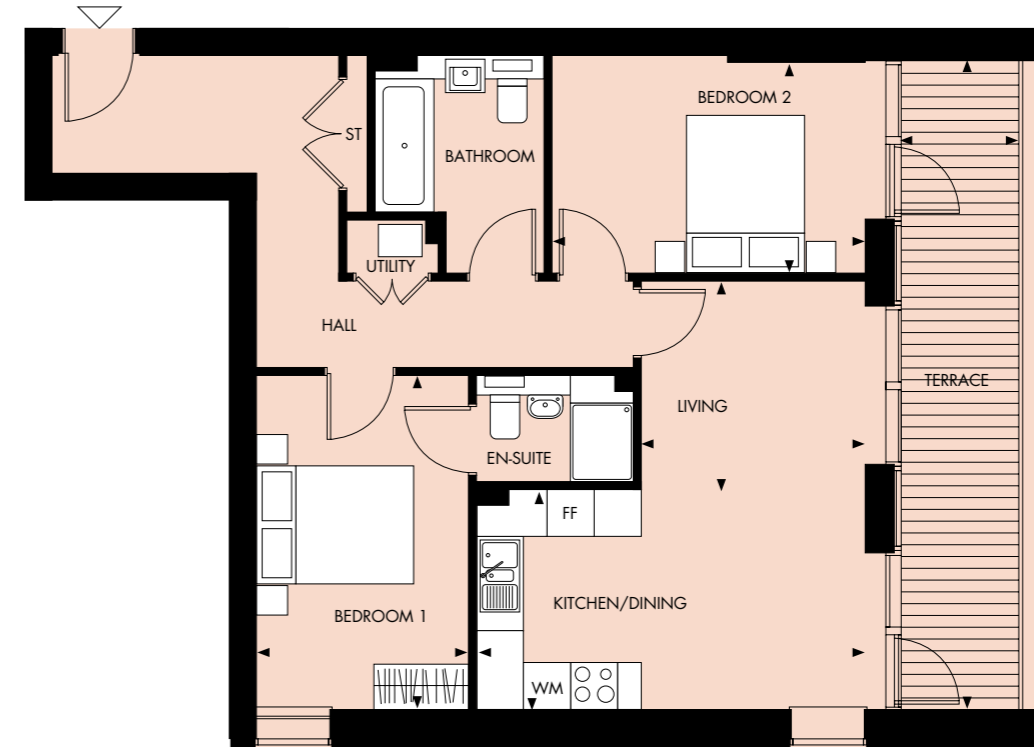
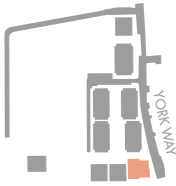
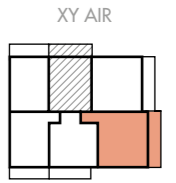
ST Storage
FF Fridge Freezer
WM Washing Machine

*Units A18, A23 and A28 do not have a window in the kitchen



FLOOR	PLOT NO.
Floor 18	A88
Floor 17	A83
Floor 16	A78
Floor 15	A73
Floor 14	A68
Floor 13	A63
Floor 12	A58
Floor 11	A53
Floor 10	A48
Floor 09	A43
Floor 08	A38
Floor 07	A33
Floor 06	*A28
Floor 05	*A23
Floor 04	*A18

PLOT LOCATOR



AIR / TYPE F1 / 2 BEDROOMS

TOTAL AREA 70.6 sq m / 760 sq ft	KITCHEN/DINING 4,950mm x 2,803mm 16'3" x 9'2"	BEDROOM 2 3,990mm x 2,686mm 13'1" x 8'9"
LIVING 2,850mm x 2,650mm 9'4" x 8'8"	BEDROOM 1 2,700mm x 4,253mm 8'10" x 13'11"	TERRACE 1,510mm x 8,276mm 4'11" x 27'2"

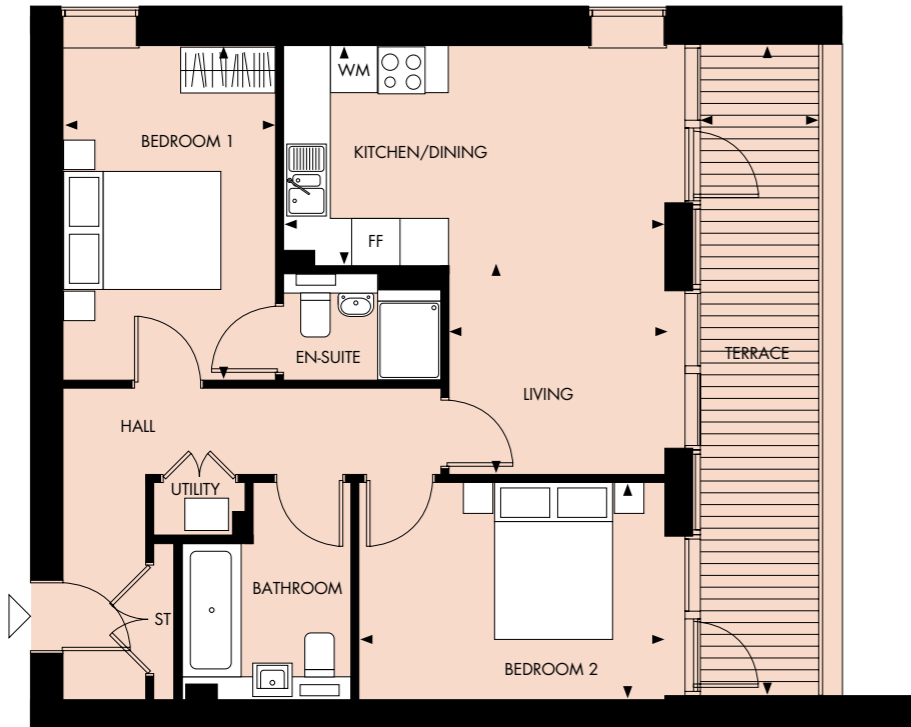
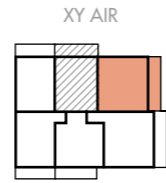
ST Storage
FF Fridge Freezer
WM Washing Machine



FLOOR	PLOT NO.
Floor 18	A91
Floor 17	A86
Floor 16	A81
Floor 15	A76
Floor 14	A71
Floor 13	A66
Floor 12	A61
Floor 11	A56
Floor 10	A51
Floor 09	A46
Floor 08	A41
Floor 07	A36
Floor 06	A31
Floor 05	
Floor 04	



PLOT LOCATOR



AIR / TYPE F2 / 2 BEDROOMS

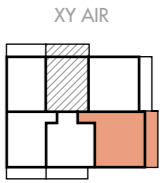
TOTAL AREA 65.9 sq m / 709 sq ft	KITCHEN/DINING 4,877mm x 2,803mm 16'0" x 9'2"	BEDROOM 2 3,890mm x 2,775mm 12'9" x 9'1"
LIVING 2,777mm x 2,650mm 9'1" x 8'8"	BEDROOM 1 2,700mm x 4,253mm 8'10" x 13'11"	TERRACE 1,510mm x 8,276mm 4'11" x 27'2"

ST Storage
FF Fridge Freezer
WM Washing Machine

Lift lobby

FLOOR	PLOT NO.
Floor 18	A92
Floor 17	A87
Floor 16	A82
Floor 15	A77
Floor 14	A72
Floor 13	A67
Floor 12	A62
Floor 11	A57
Floor 10	A52
Floor 09	A47
Floor 08	A42
Floor 07	A37
Floor 06	A32
Floor 05	
Floor 04	

PLOT LOCATOR



AIR / TYPE F3 / 2 BEDROOMS

TOTAL AREA 70.6 sq m / 760 sq ft	KITCHEN/DINING 4,927mm x 3,300mm 16'2" x 10'10"	BEDROOM 2 3,940mm x 2,061mm 12'11" x 6'9"
LIVING 2,800mm x 2,773mm 9'2" x 9'1"	BEDROOM 1 2,750mm x 4,303mm 9'0" x 14'1"	TERRACE 1,510mm x 8,276mm 4'11" x 27'2"

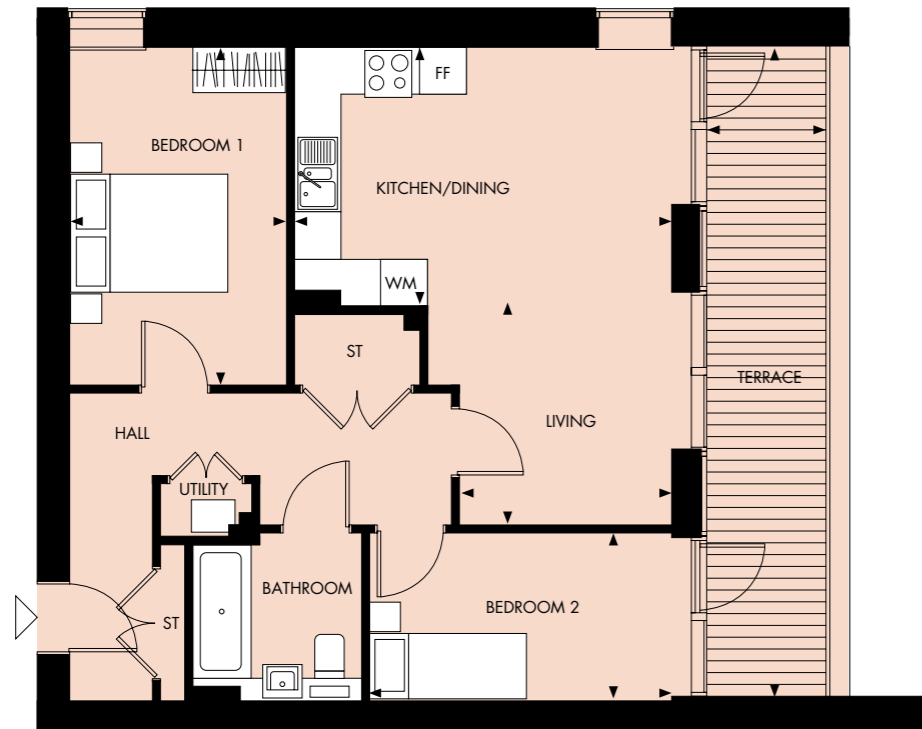
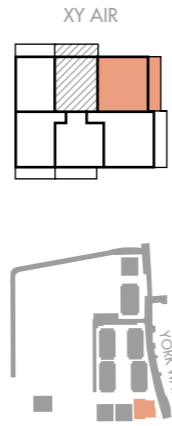
ST Storage
FF Fridge Freezer
WM Washing Machine

Lift lobby

FLOOR	PLOT NO.
Floor 18	
Floor 17	
Floor 16	
Floor 15	
Floor 14	
Floor 13	
Floor 12	
Floor 11	
Floor 10	
Floor 09	
Floor 08	
Floor 07	
Floor 06	
Floor 05	A26
Floor 04	A21



PLOT LOCATOR



AIR / TYPE F4 / 2 BEDROOMS

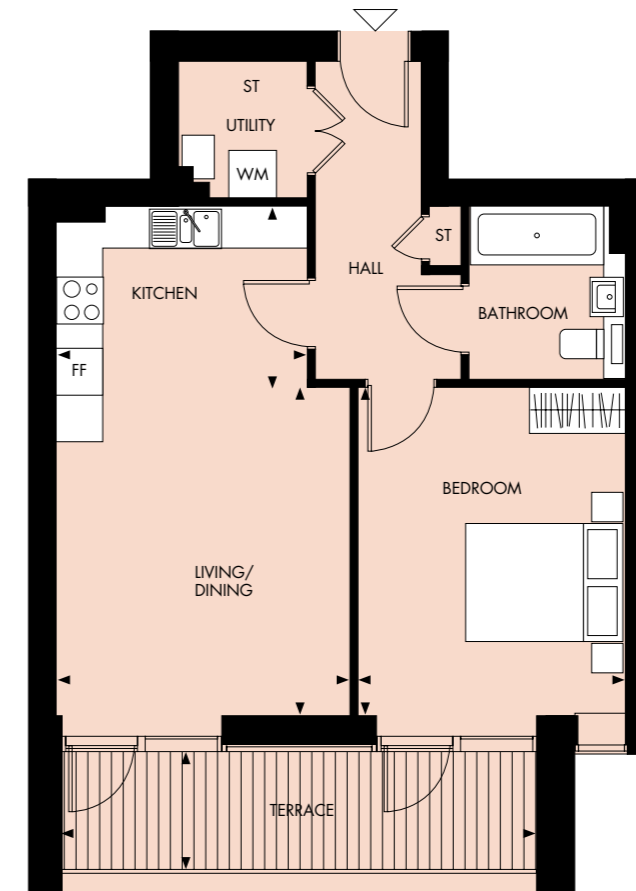
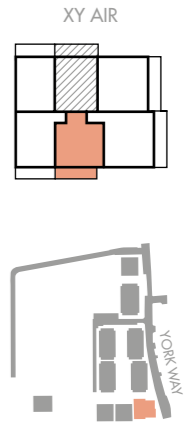
TOTAL AREA 65.9 sq m / 709 sq ft	KITCHEN/DINING 4,827mm x 3,300mm 15'10" x 10'10"	BEDROOM 2 3,840mm x 2,150mm 12'7" x 7'0"
LIVING 2,700mm x 2,778mm 8'10" x 9'1"	BEDROOM 1 2,750mm x 4,303mm 9'0" x 14'1"	TERRACE 1,510mm x 8,276mm 4'11" x 27'2"

ST Storage
FF Fridge Freezer
WM Washing Machine

Lift lobby

FLOOR	PLOT NO.
Floor 18	
Floor 17	
Floor 16	
Floor 15	
Floor 14	
Floor 13	
Floor 12	
Floor 11	
Floor 10	
Floor 09	
Floor 08	
Floor 07	
Floor 06	
Floor 05	A27
Floor 04	A22

PLOT LOCATOR



AIR / TYPE N / 1 BEDROOM

TOTAL AREA 53.9 sq m / 580 sq ft	KITCHEN 3,200mm x 2,310mm 10'6" x 7'7"	TERRACE 6,028mm x 1,510mm 19'10" x 4'11"
LIVING/DINING 3,735mm x 4,184mm 12'3" x 13'8"	BEDROOM 3,413mm x 4,184mm 11'2" x 13'8"	

ST Storage
FF Fridge Freezer
WM Washing Machine

Lift lobby

FLOOR	PLOT NO.
Floor 18	A90
Floor 17	A85
Floor 16	A80
Floor 15	A75
Floor 14	A70
Floor 13	A65
Floor 12	A60
Floor 11	A55
Floor 10	A50
Floor 09	A45
Floor 08	A40
Floor 07	A35
Floor 06	A30
Floor 05	A25
Floor 04	A20

THE LOBBY

Entrance lobby with integrated post boxes, meeting area and concierge



EFFICIENT & SUSTAINABLE

Great care has been taken to ensure XY is an exemplar development, with buildings that are green and efficient, redesigned public spaces and all the facilities for a modern, sustainable lifestyle.

An on-site energy centre using the latest in green technology will provide efficient energy supply to all homes. High performance building materials and techniques will ensure this is an exemplar sustainable development.

Parts of York Way will be given a new lease of life, making the main connection with King's Cross more attractive for pedestrians.

XY's landscaped public areas and communal facilities will also encourage residents to socialise and relax within their local community.

Cyclists will also be well provided for, with allocated, safe storage facilities in the development, and the addition of Transport for London self-service hire bikes on the revamped York Way. Maiden Lane is a car free development with no car parking available on site.

To the south of Maiden Lane, sections of a Site of Nature Conservation Importance (SNCI) have been made into community gardens.

An extensive programme of tree planting will help create a similarly colourful, leafy and diverse environment across the rest of the development. Species will include fruit trees, shrubs, hedges and perennials.

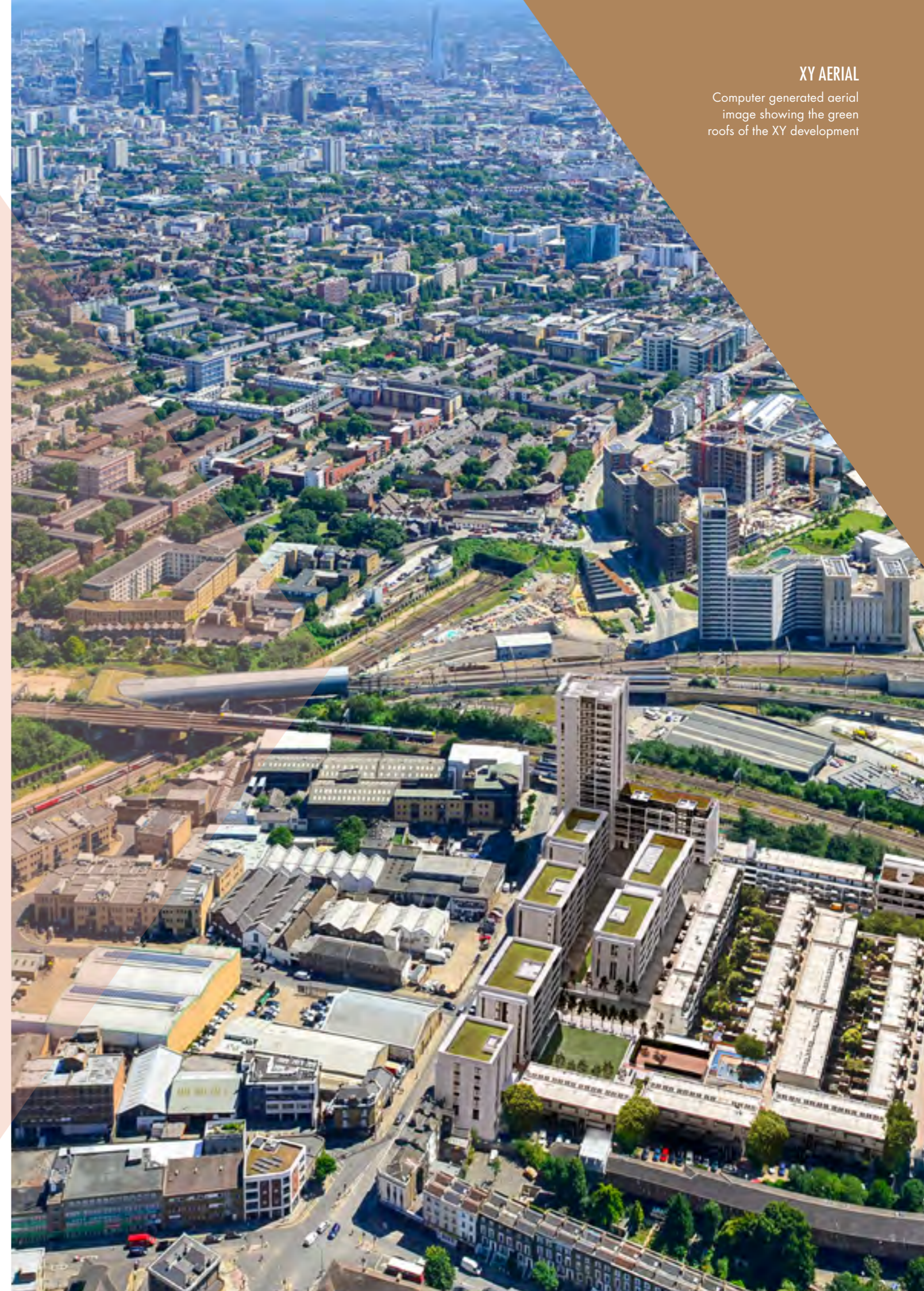
Green and brown 'living' roofs will be installed on many of the new buildings, and bird boxes fitted in open spaces and private gardens.

The green roofs will be planted with a mixture of 15 different grasses and a selection of wildflowers and herbs. These will provide an important source of nectar attracting bees, insects and birds. Grasses that flower at different times have been selected to keep the roofs green for as long as possible, which will increase biodiversity as well as look attractive.

Brown roofs made using crushed brick, log piles, sand and rocks will be seeded with 12 different plant species. This will recreate habitats such as the former railway sidings on which Maiden Lane was originally built, and attract local birds and insects.

A carefully planned programme of services will ensure the development is beautifully maintained and stays that way.

Computer generated aerial image showing the green roofs of the XY development



REGENERATE & INVIGORATE

The regeneration of Maiden Lane will give a great boost to an area with much history and a thriving local community. It will provide smart, modern, shared, private and Camden rented homes. New and improved open spaces, a new play area for children, café, retail and low cost employment space will also be included.

The regeneration of Maiden Lane is being delivered by Camden Council through its Community Investment Programme.

WHAT IS THE COMMUNITY INVESTMENT PROGRAMME?

In Camden we need £403 million to maintain and refurbish schools, council estates, community centres, parks and roads. On top of this we've lost over £200 million of capital funding from government. Camden's Community Investment Programme (CIP) is our answer to these cuts whilst simultaneously ensuring we continue to invest in our communities.

We're doing this by redeveloping or selling buildings or land that are underused or expensive to maintain. This will help us generate funds that are not otherwise available to reinvest into improving other services and facilities.

The CIP is one of the capital's largest housing programmes and will bring new council rented and shared ownership family homes to Camden.

WHAT THE CIP WILL DELIVER FOR CAMDEN:

- Thousands of new homes
- The first new council homes for rent in nearly 20 years
- New kitchens, bathrooms and windows for thousands of council homes through our Better Homes programme
- Create apprenticeships and job opportunities for local people
- Improve schools and create hundreds of new school places
- Improve community facilities and space

For more information please visit cip.camden.gov.uk



A PLACE FOR EVERYONE

In summer 2014 Camden opened a brand new, state-of-the-art public leisure facility and relocated community facilities in the heart of King's Cross at 5 Pancras Square. The new community building, which includes two pools, a new fitness gym, café, relocated modern library and customer access centre, has been designed to offer something for everybody and is provided at no additional cost to Camden's Council Tax payers. These new facilities at 5 Pancras Square are a result of listening to what people wanted regarding the King's Cross regeneration.

PANCRAS SQUARE LEISURE CENTRE

The new leisure centre, which is operated by our partners Greenwich Leisure Limited, includes a fully equipped gym with state-of-the-art fully accessible equipment and fitness studios as well as two swimming pools, a Jacuzzi and a sauna. The 25m pool has a moveable floor to support access for disabled users and those learning to swim.

Pancras Square Leisure Centre is for everyone to use, young and old and for people on all levels of income. There is no premium for this new leisure centre. Prices start from as little as £1.25 and £2.10 for a child and adult swim respectively. There will also be free swimming for older and young people at certain times.

This is one of our most accessible leisure centres with 'changing places' and toilet facilities available to support those with profound and multiple learning disabilities.

PANCRAS SQUARE LIBRARY

Pancras Square Library provides a modern and welcoming space with up to the minute new books and high-tech equipment.

The library is next to the café and includes a youth zone, children's library, PC suite, and a mix of current technology to support everyone's learning. Pancras Square Library has a range of activities, sessions and class visits such as Rhyme Time, Game Zone, and Maths and English homework clubs.

CONTACT CAMDEN CUSTOMER SERVICES

Serving our residents is central to everything that we do. We are improving what you can do online but there will always be a need to meet and talk to someone so you can make an appointment to discuss matters such as benefits and entitlements, housing issues or parent support.



IMAGES

(above) Maiden Lane
(right) 5 Pancras Square,
exterior and swimming pool

Photographs by John Sturrock

XY AIR

CONTACT

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