

# KING'S CROSS BRIDGE HOUSE

POTTER  
RAPER  
PARTNERSHIP

PROJECT LOCATION: KING'S CROSS, LONDON NW1

CLIENT: UK REAL ESTATE

**PARTNER IN CHARGE**

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**ASSOCIATE, QUANTITY SURVEYOR**

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Images by Latitude Architects

**Service Provided**

Quantity Surveyor  
Project Managers

**Accommodation Created**

21,500 sq ft of offices over  
7,500 sq ft of retail/restaurant

**Contract Value**

£9 million

**Contract Period**

2 years

**Completion Date**

Due to start in late July 2017  
with an 18 month build period

**Contract Type**

JCT 2011 Design & Build

**Special Features**

Built directly over underground  
and railway lines

**Main Contractor**

TBA

**Project Summary**

Challenging redevelopment of an existing site adjacent to the newly refurbished Lighthouse on an island site, founded on twin Circle Line and Thames Link tunnels and bounded by Pentonville Road and Gray's Inn Road.

The project will comprise 2-storey office block on top of a single-storey restaurant, and will complete the urban block in King's Cross.

The scheme has a number of complexities due to the fact that the new build will be built directly above the London underground line and Network rail track, and the site is on a red route island site meaning the logistics are particularly challenging.

**PRP Responsibilities**

Full Quantity Surveying and Project Management services including initial feasibility estimates through selective two-stage tendering, to financial management on site and final account agreement.