6 Pancras Square

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**breeam**

- Project type: New Construction
- Building Type: Office building < 28m
- Construction Year: 2015
- Climate zone: [Cfb] Marine Mild Winter, warm summer, no dry season.
- Net Floor Area: 38,643 m² Other
- Construction/refurbishment cost: 100,899,500 €
- Number of Work station: 3,864 Work station
- Cost/m²: 2,611 €/m²
- Cost/Work station: 26,113 €/Work station

Pancras Square, N1C London, United Kingdom

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// Description

BNP Paribas Real Estate presents 6 Pancras Square next to Saint Pancras station. The building was designed by Jean-Michel Wilmotte and will be developed by BNP Paribas Real Estate Property Development UK. The project comprises of offices and ground floor retail of 37,000 sqm on Argents 743,200 sqm redevelopment of the site. The scheme will benefit from its close proximity to the major transport hub of King's Cross and Saint Pancras, providing easy access to six tube lines, national railways and the Eurostar.

The property will be developed to the highest environmental standards (BREEAM Excellent) and specification. The development includes:

- 350,000 sq ft of offices
- 10,000 sq ft of retail
- a 3,800 sq ft staff fitness centre
- 27 parking spaces

Data reliability: Assessor

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// Stakeholders

**Developer**

Name: BNP Paribas Real Estate

**Designer**

Name: Wilmotte & Associés SA
+33 (0) 1 53 02 22 22
**Action:** Design Architect

**Designer**
- **Name:** Adamson Associates
- **Action:** Executive Architect

**Structures calculist**
- **Name:** AKT

**Other consultancy agency**
- **Name:** Hoare Lea
- **Action:** Services Engineer

**Other consultancy agency**
- **Name:** Confluence
- **Action:** Health and safety consultant

**Other consultancy agency**
- **Name:** Aecom
- **Action:** Fire Strategy Consultant

**Other consultancy agency**
- **Name:** Reef Associates
- **Action:** Facade access consultant

**Other consultancy agency**
- **Name:** Buro Happold
- **Action:** Facade design consultant

**Other consultancy agency**
- **Name:** Gleeds Quantity Surveyors
- **Action:** Quantity Surveyor

**Contracting method:**

**Owner approach of sustainability:** From the outset we strived to create a City standard office building of the highest quality that would complement our track record; that was in line with our development aspirations for the UK, and that would play its part in the transformation of Europe’s largest strategic regeneration site.

Our objectives were to develop the most effective building possible in terms of functionality and flexibility for potential tenants, and that performed to an excellent standard in terms of energy efficiency, whilst providing exceptional value for its owners, occupiers and for the surrounding area.

The greatest challenge was to achieve an extremely challenging design brief within the established budget. From early stage focused on a bespoke and technical façade as well as a magnificent atrium and two large south facing terraces.

**Architectural description:** 6 Pancras Square has a direct relationship to the industrial character of the historic buildings in the surrounding conservation area through the use and grain of materials and vertical detailing - the fins running along the vertical piers convey depth and become a dynamic features that cast shadow and alter in appearance throughout the day.

The lower two levels are scaled to provide a strong base for the building responding efficiently and directly to the public realm. Above this, the middle and crown are formed by the expression of function and performance through a 3m grid.

**ARRIVAL EXPERIENCE FOR OCCUPIERS AND VISITORS**
Emerging from underground station at Pancras Square or from St Pancras station the massing of the building responds immediately to the visitor. The landscaping of Pancras Square extends beyond the building into an overhang to create a semi-public covered space, marking the building entrance. Within, the atrium forms visual and functional connection between surrounding spaces, becoming a destination point.

Lift lobbies are accessed automatically as visitors pass through the access barrier, making the journey fluid and user friendly. Cross perspectives, across the atrium and through the façades towards key urban landmarks, allow clear way finding throughout the building.

**INTERNAL SPACES**
The floorplates are deep and long, allowing a unique, uninterrupted perspective of 95m. Daylight is provided by the luminous atrium.

For the upper levels, the direct access to generous south facing terraces with striking views of the cityscape offer a unique opportunity to incorporate exterior spaces that could be integrated to the interior general arrangement.

ATRIUM
The atrium leads the visitor within the building. Light is the primary material, shaping the space and emphasizing the complementarity between transparency and built form. The use of light materials magnifies light, leading the visitor's look towards the sky.

If you had to do it again? : We would reduce the complexity of the building commissioning

// Energy

Energy consumption

- Primary energy need: 49.26 kWh PE/m²/year
- Calculation method: Other
- Breakdown for energy consumption: Primary Energy need (kWh PE/m²/year) - UK SAP calculation
  - Gas: 17.88
  - Electricity: 48.49

- Heating & Hot water: 17.88
- Lighting: 15.97
- Building services: 32.52
- Office equipment & small power: 42.58

Envelope performance

- Envelope U-value: Opaque - 0.18, Glazing - 1.2
- AIR TIGHTNESS VALUE: 3.5 m³/m²/hr
- Building Compactness Coefficient: 1.00
- Air Tightness Value: 3.50

// Renewables & systems

Systems

- Heating system:
  - Urban network

- Hot water system:
  - Urban network

- Cooling system:
  - Others
  - Fan coil

- Ventilation system:
  - compensated Air Handling Unit

Smart Building
// Environment

**GHG emissions**

Building lifetime: 60.00 year(s)

**Water, health & comfort**

Calculated thermal comfort: Summer- 24 degrees / Winter- 20 degrees  
Acoustic comfort: Offices - NR38  
Daylight factor: 2.00

// Products

**Natural ventilation**

Producer:  
Contact:  
Product category: HVAC, électricité / ventilation, cooling  
Description:  
features were inserted in the design wherever possible and with an understanding of the site constraints and acoustic obligations. This was combined with a highly efficient mechanical ventilation system with exhaust air heat recovery.

Comments:

**Turbo core chiller systems**

Contact:  
Website:  
Product category: HVAC, électricité / ventilation, cooling  
Description:  
Ultra efficient ‘turbo core’ chiller systems using high-speed axial compressors, with the compressor turbine floating on magnetic bearings to eliminate friction in the main moving part, achieve demanding energy efficiency levels. Cooling systems built into the chillers pre-cool the chilled water from the building at low external ambient temperatures without the use of refrigeration equipment.

Comments:

**Low carbon district heating network**

Producer:  
Contact:  
Website:  
Product category: HVAC, électricité / heating, hot water  
Description:  
The building benefits from connection to the King’s Cross low carbon district heating network, including heat from a mixture of CHP, efficient gas boilers and potentially Biomass boiler systems.

Comments:
## Costs

Construction/refurbishment cost: 100 899 500 €

## Urban Environment

Urban environment: Building is designed to integrate with the overall kings cross masterplan in terms of building use and ground level retail units. External lighting is integrated with the neighbouring buildings.

The building is within 300 m of Eurostar, King’s Cross station, London Underground and London bus services.

<table>
<thead>
<tr>
<th>Built-up area</th>
<th>100 %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green space</td>
<td>0</td>
</tr>
<tr>
<td>Parking spaces</td>
<td>190 cycle facilities including storage</td>
</tr>
<tr>
<td></td>
<td>27 parking spaces within the basement.</td>
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</tbody>
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## Building Environment Quality

Building Environmental Quality:

## Contest

[Image of Green Building Solutions Awards 2016]

Contest categories:

- Energy & Temperate Climates
- Users' Choice Award