Figure 123: Illustrative view of the west façade showing the retail street as seen from the King's Boulevard

General 8: Visual Impact of Occupier's Fittings

2.7

Figure 107: Illustrative view of the retail units on King's Boulevard and precedent image of blade signage on the WesternTransit Shed

General 8

How the detailed design of buildings fronting onto principal public realm helps to control the visual impact of individual occupiers' fittings, furnishings and displays, etc, detracting from the overall appearance.

All floors of the Zone A Building, particularly the ground and first floors, have been designed to make a positive contribution to the character of the surrounding public realm. Wherever possible, active frontages including office entrances and retail spaces are arranged to ensure the building presents an engaging 'face' to users, visitors and members of the public. Nonetheless, it is important that the vibrancy and individual character of each use and occupier is moderated to ensure a coherent whole. These are discussed in further detail in the following paragraphs below, with reference to the retail units, office entrances the internal promenade, diagonal staircase, and external circulation that run through and around the proposed building.

Retail

As mentioned previously, the majority of the ground floor frontage of the Zone A Building is occupied by retail shop fronts mirroring those on the opposite side of the King's Boulevard and activating the ground level. Extensive glazing around the base of the building, as described in Sections 1.3 and 2.1, support the concept of visible uses and legibility around the public areas. The proposed retail units consists of an element set within a metal clad portal frame that are designed so that it can either incorporate a large display window and/or entrance doors. The dimensions of each bay varies as one moves along the King's Boulevard from 6m to 10m wide and between 2.5m to 6m in height. This approach moderates the allowable dimensions of signage for each retailer behind the glass (see Figure 124), resulting in an overall coherence brought about by similarities in scale. The size and form of the projecting signage will be standardised for each unit, similar to the approach across other parts of the KXC site such as the Western Transit Shed (completed) and Coal Drops Yard (under construction). The former is shown in Figure 124 adjacent.

Individual retail occupiers will be encouraged to dress their windows in order to create an animated façade and enable passers-by to identify the ground floor uses. Due to the varying widths of each retail bay, each window will need to be dressed as an individual composition rather than a large expanse of glazing which will add further variety to the street scene.

General 8: Visual Impact of Occupier's Fittings

2.7

Building Entrances and Reception Areas

The entrances and reception areas contribute to the quality and reading of the building, visible externally by virtue of their height, volume, transparency and architectural language.

The entrances to the offices and the Events Centre on the west and north façades are clearly marked out by three sets of full height, glazed double doors and level changes in the pavement. At 27m deep, the main office entrance maximises the feeling of openness and allows furniture and check-in desks to be moved into the reception area and away from the facade.

Internally, each space will be tied together by a common approach to design materiality, security and layout. It is intended that the majority of the security will be positioned at ground floor but away from public view, thereby freeing up space for people to congregate and facilitate ease of movement. In this way, the building will appear open and welcoming, and not dominated by security features when viewed from the street or on first entry to the building. Signage for Google is expected to be largely internal, forming part of the design of the entrance spaces, as illustrated in Figure 126.

Promenade and Diagonal Staircase

As noted previously, the promenade and diagonal staircase provides a multi-functional circulation spaces that will be populated by people meeting, relaxing or moving through the building. Smaller spaces along the route will evolve continually to respond to prevalent users, creating a vibrant and visually interesting façade. Views of the activity and busyness within these areas will be interrupted by the proposed sawtooth glazing and it variations in its angles, forming a distinctive frontage to the north and west façades. Occupier's fittings will be set back from the façade, especially at levels where the edge of the floor slab is set even further back towards the central spine of the building. This configuration maximises transparency whilst also creating a varied façade that diffuses the setting and interiors of these spaces.

Offices

The office bays at the middle and top sections of the façade are expressed by continuous pre-cast concrete slabs. Every two to three floors are setback from the main façade through continuous cross laminate timber (CLT) floors which are 'hung' from the structure. The setback creates a staggered effect which in turn will conceal furniture and internal fittings when viewed externally. This approach is best expressed in the illustrative section showing the internal office arrangement (Figure 125). On the main floorplates which abut the window, care will be taken to move desks and other furniture away from the facade, as illustrated in the same figure. The nature of the business is such that much of the activity is carried out in relaxed, communal spaces which are created informally rather than a fixed arrangement of desks. In any case, the west façade will be viewed at oblique angles as one moves along King's Boulevard. These angles, together with the recessed gardens and the orientation of the sawtooth glazing profile at various angles, will restrict views of the internal fittings and furnishing.

Figure 108: Illustrative views of (from left to right) the interiors of the Main Entrance, the North Entrance and the Events Centre

Figure 109: Illustrative view of the Zone A Building roof from the south-west overlooking Battle Bridge Place and King's Boulevard

General 9: Roofscape

2.8

General 9

How the detailed design of the roofscape (including any plant, wind turbines, photovoltaics, green and brown roofs) responds to views from overlooking buildings and skyline views from lower levels

Figure 110: Illustrative views of the perimeter walkways (top) and elevated walkway (bottom), as seen on roof

At +72.00 metres AOD (at its highest level towards the north), the Zone A Building will be the tallest building in the southern part of the KXC development site. Building B6, which is now occupied reaches +70.00 metres AOD in height resulting in limited views of the Zone A rooftop. The only area potentially visible is at the seventh floor on the southern elevation, which could be seen from the upper levels and roof gardens of Building B4.

As explained in Section 1.3, the stepped massing of the building affords opportunities to create amenity and recreation spaces for members of staff and enhance biodiversity, with landscaped terraces occupying the setbacks at Levels 8, 10 and 11. The proposed terraces will comprise a mix of soft and hard landscaping, incorporating dining areas, garden spaces, sports facilities and food growing. The variety of spaces and planting schemes will ensure an active and visually appealing roofscape in both long and short range views. Trees and planting to the roof gardens at the different levels of the building will provide a softened green profile to the building's skyline and contribute to the emerging skyline in the southern part of the KXC area.

Further, inaccessible areas of the landscaped terraces, particularly above the covered multi-use games area on the eleventh floor will be planted with a wildflower green roof. Made up of a mixture of wildflower, sedums, herbs and perennials, the roof will create a diverse habitat for bees, butterflies, insects and birds.

Whilst every effort has been made to locate plant in the basement, some external plant is by function required at roof level. The enclosure is open to the sky, limiting the need for ventilation louvres around the façade.

Details of the facade treatment to the roof level were described in Section 1.3 of this UDR. The glazed system for floorspace between Levels 7 and 11 is designed using minimal frames and mullions with no visible structure on the façade, accentuating the concept of a floating landscape above the workplace volume.

The landscaped rooftop terrace provides an ideal opportunity to include areas for ecological benefit as there is little access other than for maintenance. As described in Section 1.3 and 1.4 the roofscape will include 3,779m² of rich landscaped habitat to enhance biodiversity and create wildlife habitats. A solar panel array will be provided towards the northern end of the roof beside the plant enclosure area. The photovoltaic panels will be set behind the building parapet and will be angled such that they are not visible above the roof parapet.

A balustrade extending to a minimum height of 1.2 metres is created by the extension of the pre-cast concrete frame and glazing of the office module forms an integral and consistent parapet edge around the building.

Figure 111: Clockwise from above showing illustrative views of the Zone A Building as seen during the evening from Battle Bridge Place, the King's Boulevard, the Granary Square and from a King's Cross station platform

General 10: External Lighting

General 10

How the design of the external lighting of the building, including any floodlighting or special lighting effects, enhances the safety and vitality of the night time environment and how it relates to the lighting of adjacent buildings

Figure 112: Illustrative view perimeter walkway at roof level

The lighting strategy at KXC has been designed to focus on the streets, squares and the retained historic buildings in order to create a stimulating and exciting environment after dark. New buildings, many of which have highly glazed facades, are expected to have a limited amount of external lighting so that they do not detract from those spaces and buildings.

In particular, the lighting strategy has regard to the adjacent public realm along Goods Way, the King's Boulevard and Battle Bridge Place, and historic buildings which fall within the setting of the proposed building such as King's Cross Station and the German Gymnasium Building.

The Zone A Building has a high degree of transparency at its base in order to maximise views into the publicly accessible areas of the building. These uses may operate outside of normal business hours and so will largely be illuminated from within using a combination of background lighting and indirect uplighting.

In keeping with the sustainable design ethos of the project, the lighting design will minimise energy use, light spill and potential light pollution whilst enhancing amenity both in the public realm and for the users of the building. To ensure the most efficient and environmentally responsible design, it is envisaged that all internal office lighting will be operated by an intelligent lighting system that will respond to the building use.

As noted in previous sections of the report, the project team is targeting at least BREEAM 'Excellent' and LEED 'Gold' ratings (with an aspiration to improve these ratings to 'Outstanding' and 'Platinum' respectively). Both accreditation systems have stringent requirements in respect of the exterior lighting design in order to minimise energy use, avoid light pollution and maximise lighting efficacy. All lighting will therefore be specified in accordance with the criteria of BREEAM and LEED, as well as relevant British Standards and best practice guidelines including such as the Institution of Lighting Professionals (ILP) 'Guidance Notes for the Reduction of Obtrusive Light' GN01:2011 and the Society of Light & Lighting (SLL) 'Guide to limiting obtrusive light' 2012.

In the evening, the interior lighting of the development becomes an important part of the building's external expression; the interior spaces and the activities taking place becoming increasingly more evident as darkness falls. The perception of activity within the building at night will provide an enhanced sense of security over the adjacent public realm.

The lighting at ground level (including entrances) will reinforce the base of the building with the public realm whilst enhancing safety through overspill of additional light on the street. The entrances to the office and the Events Centre will be lit from above and below using light emanating from inside the reception areas, in order to ensure they are easily identifiable and accessible after dark.

The North and South Anchor units will be lit through a combination of ambient lighting and flexible, adjustable accent lighting. The use of subtle diffuse uplighting to the exposed concrete soffit will reveal the aesthetic quality of the material without spilling out.

The retail units along the King's Boulevard have been carefully considered to balance the desire for individual identity for each unit with the requirement to present a coherent streetscape. At the top of each shop front window is a zone identified for signage, which will be separately lit from the remainder of the shop. This will, alongside more directional lighting incorporated within the shop frame, ensure that the shop units are not overlit to the detriment of the occupiers of Buildings B2, B4 and B6 at night, whilst providing a safe environment for pedestrians.

The roofscape of the Zone A Building has been carefully modelled in response to the character of the surrounding context, and the long distance views across the site. Subtle low level lighting and carefully placed downlights will be used to provide safe evening use of the terraces and to create a low maintenance habitat environment to encourage wildlife and biodiversity, whilst recessed LED uplight will be used at the perimeter walkways.

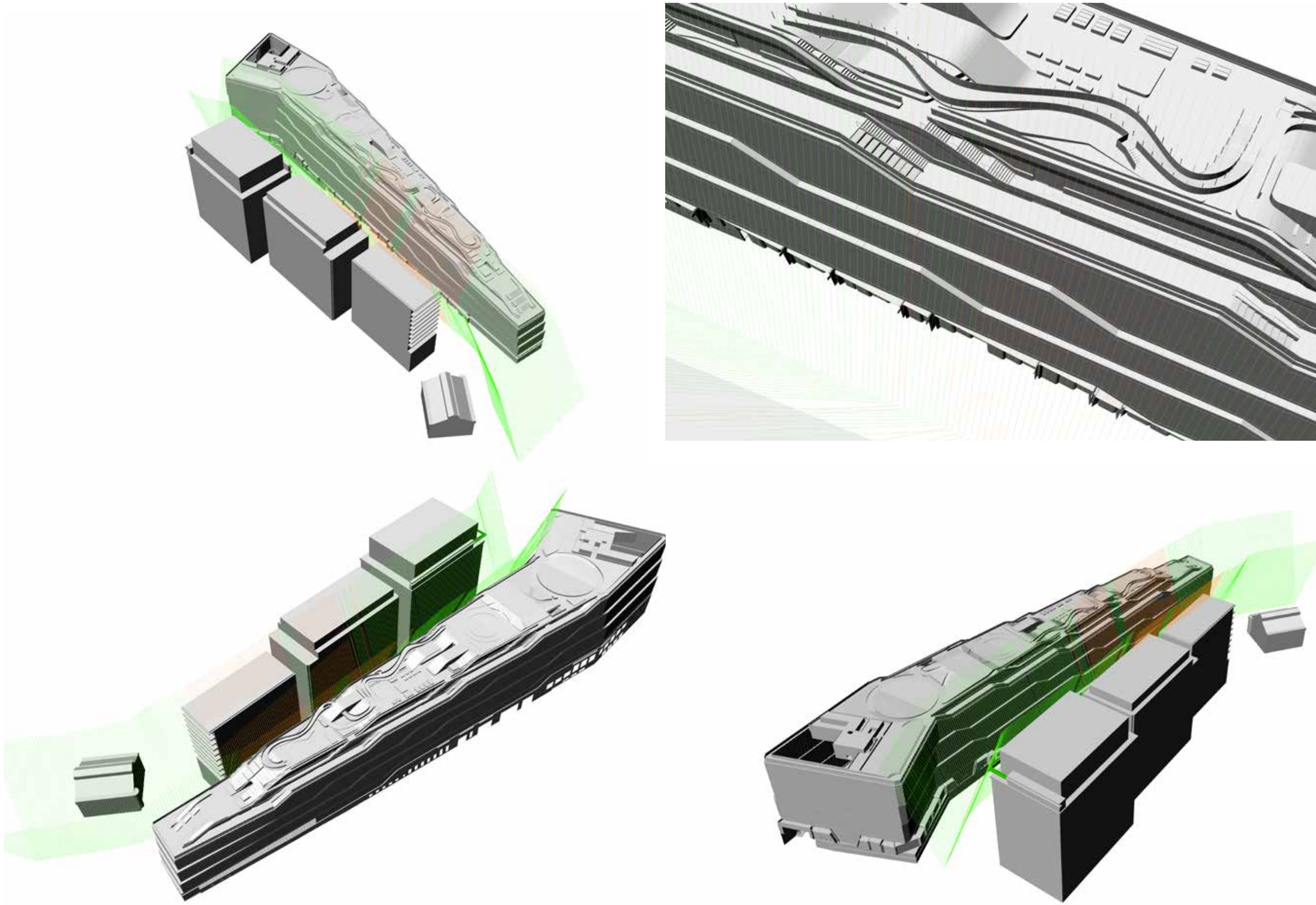


Figure 113: Light Cone modelling for the Zone A Building along King's Boulevard and Battle Bridge Place

General 11: Daylighting Cones

2.10

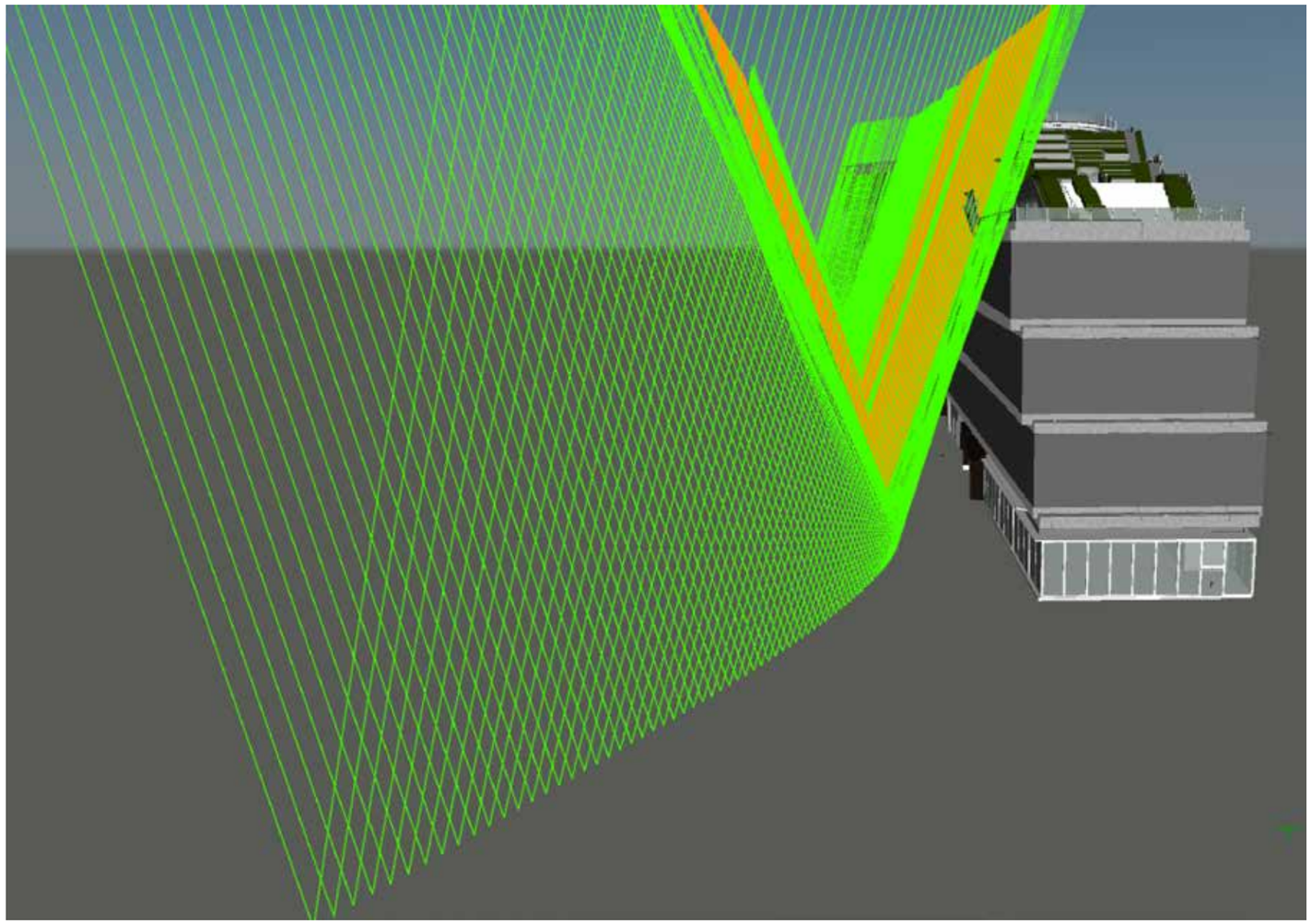


Figure 114: Daylight cone model looking north from Battle Bridge Place

General 11

How a daylighting cone providing a visible sky component at street level of at least 40 degrees is achieved along at least 75% of all street and square frontages, the light cone to normally be angled (+/- 5 degrees) from the centre of the street or space. A 70% frontage length can be used for Pancras Square.

As described previously in this report, the massing of the Zone A Building has been carefully considered in response to the adjacent buildings and in line with the Parameter Plans and Development Specification attached as part of the Outline Planning Permission. Consequently, the building is a part 8 to 12 building (i.e. ground floor plus 11) and has a height of +56.00m AOD at the south, rising to height of +72.00m AOD to the north.

The 40 degree daylighting cone referred to in this guideline i.e. General 11, is derived from the 2004 Guidelines. These Guidelines make it clear that the cone is intended to be used for 'streets' or spaces within the masterplan, which typically run north-south. Consequently, we have undertaken preliminary assessments for Battle Bridge Place and the King's Boulevard, which consider the combined effect of Buildings B2, B4 and B6 on the western side of the street and the proposed Zone A Building, as illustrated in Figure 131 and 132.

Taking the median line through King's Boulevard set at eye level, a daylighting cone of at least 40 degrees is achieved without any adjustment to the angle, along at least 75% of the frontage of King's Boulevard by incorporating set backs into the west façade (Figure 131) and the kink of the Zone A Buildings.

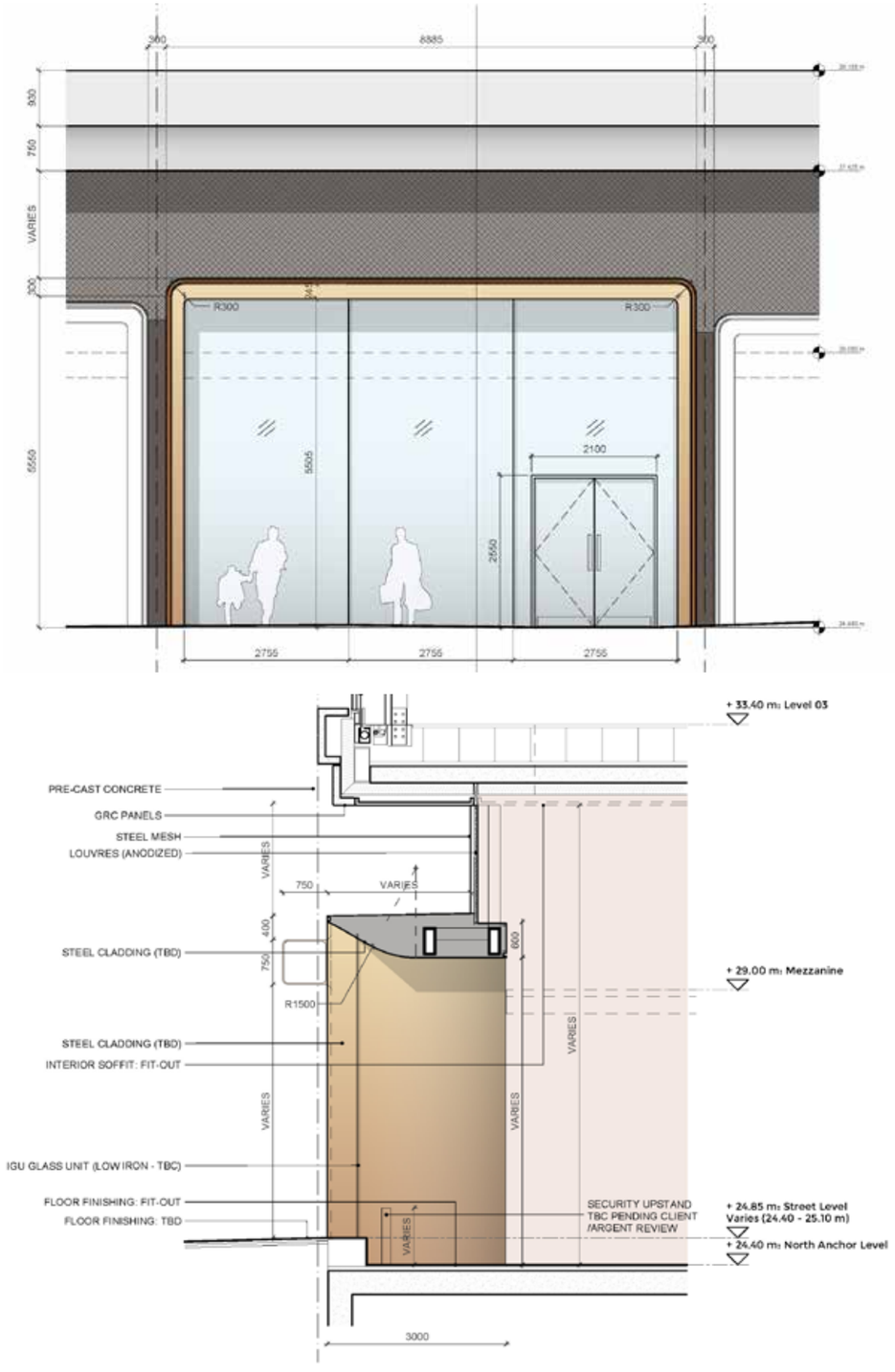


Figure 133: Illustrative view, elevation and section of a North Anchor Unit bay, illustrating the composition and shadow gap between portals and the retail/workplace volume

General 12: Quality and Attention to Function and Detail

2.11

General 12

How the detailed design of the building maintains quality and attention to function and detail on all elevations

The design of the Zone A Building reflects and interprets the distinct character of the site in a considered and robust manner. The detailed design of the building employs a limited palette of materials of timber, glass and pre-cast concrete, which are used to define key elements of the building.

One of the occupier's principal design ambitions was to have flexible, large spanning spaces at roof level, workplace and ground levels. The design principles therefore include a largely column-free façade and ground plane, an open and flexible workplace, and an uncompromised single-span roof plane (facilitated by a double height basement which contains the majority of the plant requirement).

As explained previously, the building is made up of three main elements: the Ground Plane, Workplace Volume and Roof Plane. Each of these elements has a distinct identity relating to its function whilst acknowledging and responding to the surrounding context and infrastructure.

The following paragraphs provide more detail with reference to the ground plane and workplace volume of the building.

Ground Plane

Retail

The design of the ground floor of the Zone A Building reflects the importance of creating active frontages on each elevation.

The retail street along the King's Boulevard acts to create a highly active and visually interesting street. Taking cues from traditional streetscene such as Regent's Street, Oxford Street and Guildford High Street, the proposed retail units are composed of a series of bronze coloured metal portal frames that contain two or three 9m wide units. The frames are offset from the main building above, creating a recessed ventilation zone, lessening the visual prominence of intake and extract vents at street level, and accentuating the separation between retail and the main building above.

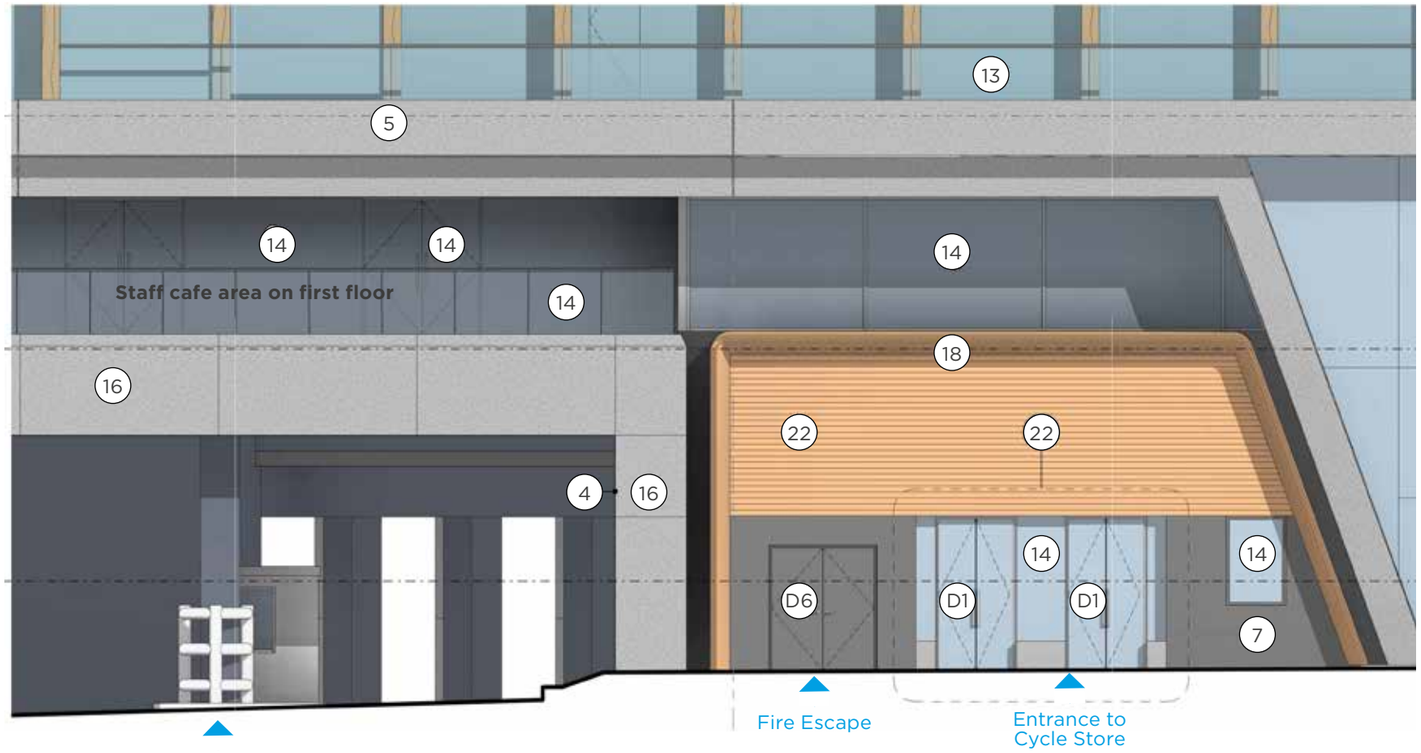
A shadow gap separates each portal to provide depth and relief on the retail frontage and distinguish between units. At the top, the gap also seeks to visually reduce the height of the ground floor, resulting in a more human scale. Although suggesting the appearance of a deep reveal, the vertical gap between the units is filled with a dark grey metal divider, shown in Figure 133, which prevents a build up of litter or other objects being concealed between the frames.

Within the frames, the enclosure of each unit is composed of three panels of glazing, each curving inwards in succession to form a doorway. This recess subtly distinguishes the display portion of the glazing, while the recess creates a shelter and threshold to the doorway. Signage will be hung within the units, with simple blade signage attached to the outer portal frames (see Section 2.7).

Figure 134: Illustrative view of the entrances on the north facade, comprising from left to right: the Access Ramp, the cycle store entrance, the North Entrance and the North Anchor retail unit

General 12: Quality and Attention to Function and Detail

2.11



Key

4	Black Metal Cladding
5	Pre-Cast Concrete Spandrel
7	Back Painted Dark Grey Glass Panel
13	Steel Balustrade with Glass Panels
14	Ground Facade Glazing Panel
16	Glass Reinforced Concrete Cladding
18	Bronze Metal Cladding Shop Front Portal
22	Bronze Metal Cladding Louvre
D1	Glass Sliding Door
D6	Dark Grey Black Painted Glass Door

Figure 115: Elevation drawing showing the materials proposed for the entrances on the northern facade of the building

Office and Events Centre Entrances

The design of the building's entrances follow the same design language as the retail street and anchor units, but provide an additional level of detail bringing the concrete soffit down to the ground to create an expressive and legible threshold in between the retail units. The entrance curtain walling is designed as three metre wide glazed panels with integrated sliding doors and deep vestibules, creating prominent entrances at street level.

Cycle Store and Access Ramp

As noted previously, the north façade comprises the entrances to the cycle store and to the Access Ramp. The entrances will be entirely enveloped by the Zone A Building to ensure that they read as an integral part of the building.

This single storey office bay wraps around the north-east corner of the building onto the east façade, reaching the top of the Access Ramp plinth, which is clad in a profiled glass reinforced concrete (GRC) cladding, as shown in Figure 135. The treatment of the Access Ramp allows for the incorporation of concealed vents and ventilation to the ramp and basement areas, and addresses the marked level changes from the north to south in a consistent manner. GRC cladding is continued onto the north façade and into the ramp entrance, providing a robust, high quality finish to the entrance reveals when viewed at oblique angles along Goods Way and embedding it into the façade, as shown illustratively as Figure 134, opposite.

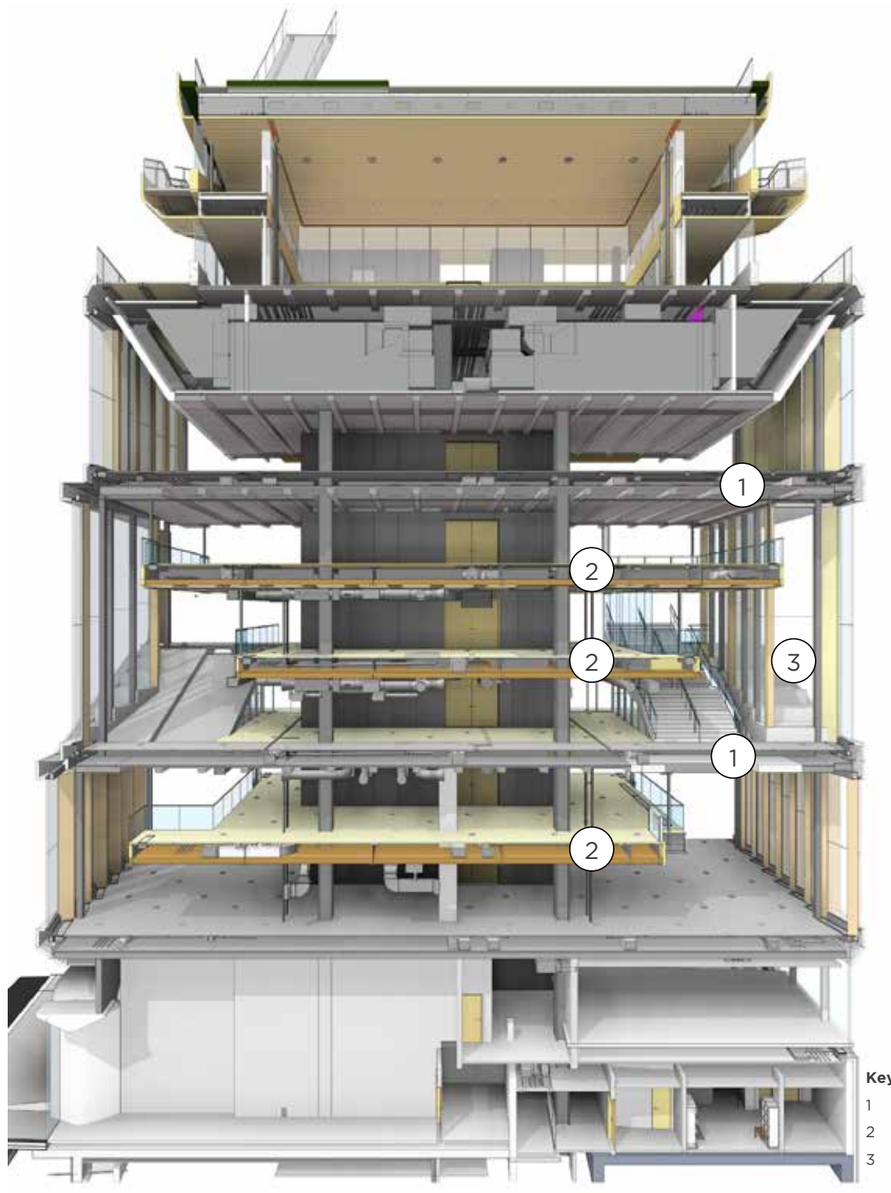


Figure 136: Illustrative view and section showing structure and arrangement of floorplates

General 12: Quality and Attention to Function and Detail

2.11

Figure 116: Illustraiive internal view looking out of west facade

Workplace Volume

Above the ground plane, pre-cast concrete slabs are used to create a robust base to the building, which can withstand wear and tear of the street level environment. The horizontal external slab edge will provide a textural contrast to the glazing and ensure consistency in colour and finish. In addition, the overhang created by the slab assists in obscuring internal fixtures and fittings in view. Internally, the concrete soffits will be exposed to match the external soffits, giving the impression of continuity from the outside. Above the slab, timber mullions measuring between 300-390mm wide, 700mm deep and 6.3m to 10.2m tall form a framework within which the glazing sits. The timber is pre-treated but will continue to develop a patina as the building ages, adding to the character of the facade.

As shown on the sectional perspective on Figure 136, the office environment is comprised of concrete and cross laminated timber (CLT) floors to provide a flexible space capable of accommodating the different working communities within Google, both now and in the future. The concrete floors extend to the façade of the building every two to three floors and provide a continuous slab that steps up along the entire length of the building, responding to the upward slope of the site. This approach creates a strong framework and acts as the bones of the building. In section, the CLT floors are located at every second or third floor of the building, between the concrete floors. The CLT floors are setback from the façade to allow light to penetrate deep within the open workspace.

The concrete and CLT floors are held together by a series of structural frames constitute the primary structure of the building. These frames are comprised of top-floor steel trusses that form a balanced cantilever and are supported by full height columns located away from the façade.

From the trusses, perimeter hangers support steel beams and the concrete warehouse slabs, linking the whole floorplate back to the central core for stability. This proposed system provides Google with the ability to expand, adjust or reduce the CLT floors, should the need arise in the future. The combination of concrete, CLT and steel trusses all have a long design life, easily maintained, and keeps its appearance overtime. As such, they are considered robust materials for a central city environment.

Each workplace volume creates tall, expansively glazed spaces around the perimeter of the building, which permit natural light to penetrate deep into the building, creating light and airy spaces for members of staff to work in (Figure 137). The particular orientation of the building with dominant east and west facades is the main factor for highly varying levels of solar ray exposure throughout the course of the day and has informed the direction of the timber fins on these facades. The benefits of the building orientation is that one side always remains outside the solar impact zone: the west facade in the morning and the east facade in the afternoon.

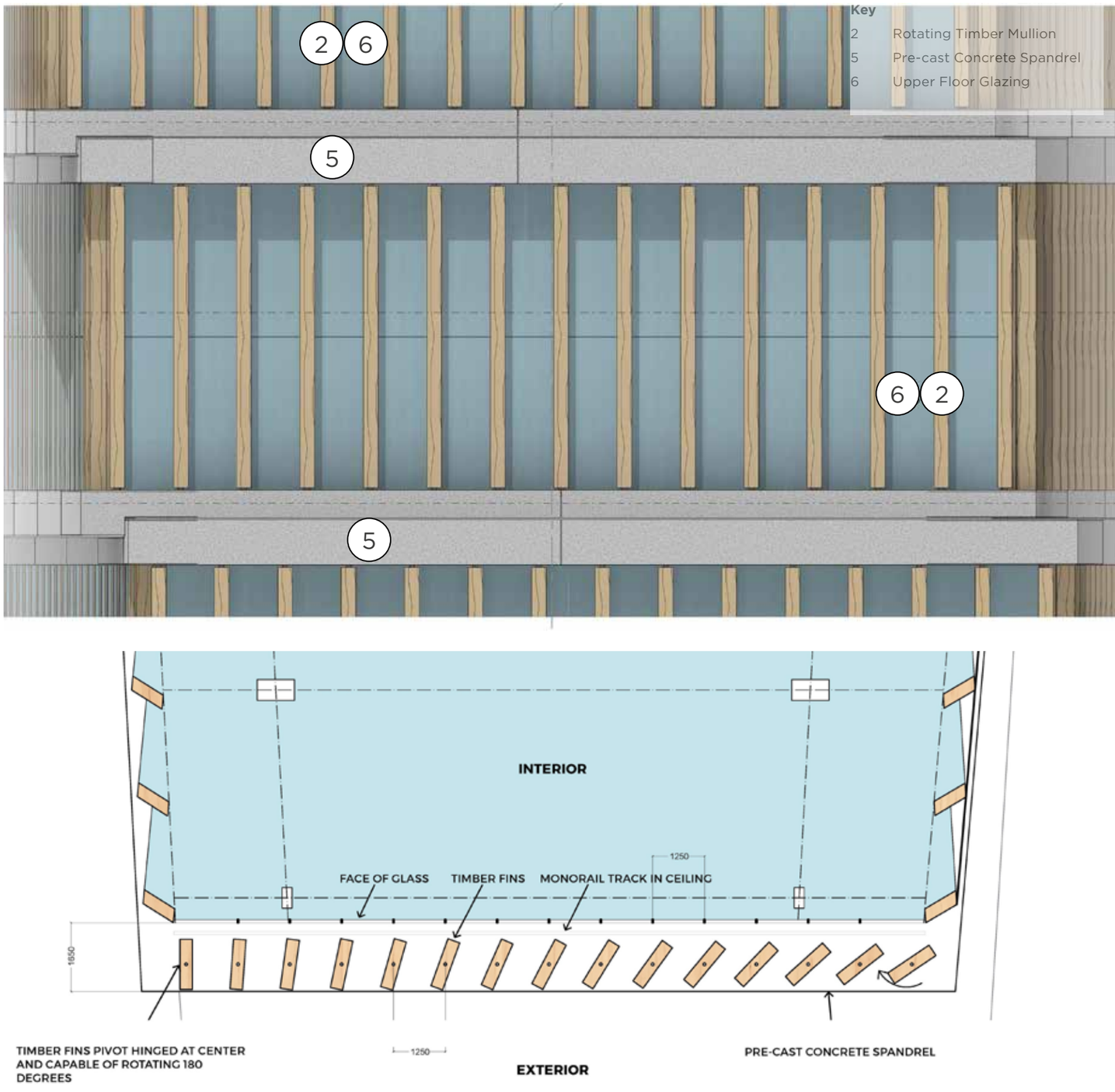


Figure 138: Illustrative view of the southern elevation of the building, showing the double height glazing and moving fins

General 12: Quality and Attention to Function and Detail

2.11

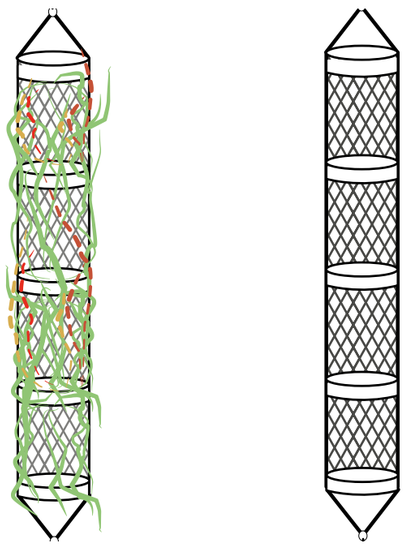


Figure 117: Facade study showing planted balconies and climbing structures

The east and west façades are punctuated with a series of nine recessed balconies of varying sizes with shrubs and tall climbers (Figure 139). Some of these will be accessible for members of staff. To prevent leaves falling onto the adjacent tracks on the east side and meet asset protection requirements from Network Rail, a stainless steel mesh encloses the balconies on this façade.

For the more prominent north and south facades, effort has been made to ensure that the façade has substantial depth and articulation through the use of double and triple height glazing, timber mullions and the use of balconies, particularly on the north façade, which take advantage of the views across the canal and the Eastern Goods Yard.

Consistent with the east and west, the extensive use of glazing on the northern elevation represents a confident response to the unique orientation of the building towards the listed Granary Building, as described in detail in Section 2.3 of this UDR. Given the limited direct solar gain on this elevation, the amount of glazing on the north façade has been increased to create triple height floors to maximise levels of daylight.

Similar to the east and west, the north façade is punctuated with four balconies to create visual interest along the northern elevation, and strengthen the edge of Goods Way. The detailing of the balconies and the soffit (formed out of high quality pre-cast concrete), together with the vertical timber mullions means that the façade takes on a duality of textures and colours, depending on where the building is viewed from. In addition, the balconies serve a practical purpose by providing some solar shading on this exposed elevation and assist in bringing additional daylight into the office floorplate.

On the south facade, the design responds to the scale between the different contextual conditions by subtly differentiating the west and north facades through the use of double height glazing and timber mullions that are capable of rotating 180 degrees, depending on the weather and the requirements of solar shading and improved daylight conditions (see Figure 138). The use of the rotating timber mullions will help to reduce solar gain on sunny days.

The building also includes a number of external features, which contribute to its overall sustainability and targeted ‘Outstanding’ BREEAM rating, notably, the carefully considered facade design, responding to building orientation and placing great emphasis on daylight optimisation. The environmental performance of the building is discussed in more detail in Section 1.4 of this report.

Early morning | Late morning | Early afternoon | Late afternoon | Early evening

Figure 118: Proposed south facade showing dynamic timber mullions opening throughout the day, starting in the morning from the left to early evening on the right

Station 2 and Station 4: Southern Façade

2.12

Station 2

How the southern façade details of buildings within plots A1, B2 and E reflect the roles of these façades both within urban blocks and in forming public spaces

Station 4

How the detailed designs of buildings within plots E, B2 and A1 respond successfully to the public realm that links the routes northwards from Station Square but which still retains some independent character

As described previously in relation to our response Street Hierarchy in Section 2.6, the southern end of the Zone A Building forms the gateway to the King's Boulevard alongside Building B2. Together, the Zone A Building and Building B2 marks the beginning of the north/south grain of the entire KXC site. The south facade of the Zone A Building has an important role to play firstly as a front and end marker of new urban blocks; secondly as a backdrop to the surrounding buildings, including King's Cross Station, St Pancras Station and the German Gymnasium Building; and lastly, as an enclosing yet engaging edge to the northern side of Battle Bridge Place, formerly known as Station Square.

The southern façade has been designed with these roles in mind, with robust detailing and cues influenced by the rhetoric of King's Cross and St Pancras stations. Reference has been drawn from the scale, the character and materiality of these neighbouring historic buildings. Rather than replicating them, the Zone A Building re-interprets their character so that it complements these buildings, whilst creating its own identity.

To respond with the significance needed by all of these roles, the southern end needs both a sense of importance and restrained drama, to strike a balance between respecting its location, but recognising how it will form one of the first pieces of the built environment that fronts the public realm of Battle Bridge Place. To do this, the southern end is powerful, rhythmic, and engaging; this latter facet is bought about by its gentle dynamism where the two storey timber fins are designed to slowly rotate, creating a sense of drama and spectacle, as shown in Figure 140, opposite.

This response is also followed through in the materiality of the southern façade. The heavy mass of the horizontal spandrel panels, formed of pre-cast concrete is a representative of the masonry and brick of the stations and the German Gym Building, for example; the sawtooth glazing is picked up as the glazed barrel vaults of the King's Cross and St. Pancras stations.

As noted in previous sections, the massing of the southern element is distinct, being lower in height at seven storeys (excluding ground floor), and clearly defined by the step up in height of the building at Core 1 to nine storeys marking the start of King's Boulevard and Building B2, see Figure 140.

The skewed geometry of the two stations and York Way and the realigned Pancras Road is interweaved with the complexity of three additional geometries: those of the German Gym and Stanley Building South, the Great Northern Hotel and the Western Suburban Train Shed of King's Cross. These geometries, when married with the massing of the referenced buildings, have created a public realm space in Battle Bridge Place that is hard to define. The proposed massing of the southern end of Zone A, and in particular its orthogonal flat south façade, seeks to address this issue. The massing gently tilts, or steps, in each two storey segment to the west, towards King's Boulevard. This gentle, subtle shifting of the massing directs/leads the occupant of Battle Bridge Place around the corner, drawing the eye northwards under this series of angled overhangs. At the same time, the 'flat' face of the south elevation and its reduced scale (ground plus six compared to the ground plus eight storeys for Building B2) provides a definitive edge to Battle Bridge Place. The height is not overbearing, a blend between the German Gym, the new King's Cross concourse and B2.

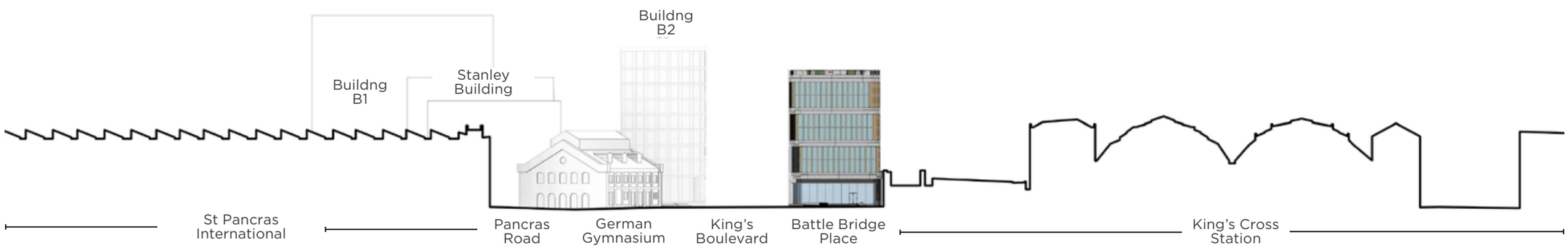


Figure 119: Illustrative south elevation showing the Zone A Building within the context of the stations, Stanley Building and German Gym

Figure 12.9: Illustrative views of the south anchor unit (top) when the sliding doors are open and (bottom) when closed, as seen from Battle Bridge Place

Station 2 and Station 4: Southern Façade

2.12

Figure 121: Illustrative landscape plan showing proposed etrrace on Battle Bridge Place

The design and function of the South Anchor and the associated public realm landscaping also seeks to complement and reinforce this forming of the enclosure of the public space at Battle Bridge Place. The South Anchor is designed to address the public realm in a different, and engaging way. Its enclosure is formed by large glazed panels and doors, that slide to enable the internal space to be fully opened up to Battle Bridge Place, as shown on Figure 142. This is to create an inside/outside space, that engages with users and passersby alike. Its function of retail and display supports this openness. By being fully glazed, even when closed the walls and doors are see-through – blurring the boundary between the inside and out, making the interior highly visible and engaging. Similarly, the hard landscaping around this southern end is raised to create a slightly physically separate, but visually connected urban public realm space, lifted from the remainder of Battle Bridge Place. Its gently curved, undulating perimeter and integration of benches and planting mirrors and complements that in the existent western side over the King's Boulevard (Figure 143).

Both these moves combine to do two things: firstly to gently steer people around the south end, through the generous but enclosed Battle Bridge Place; secondly, to provide an open and engaging interface between the South Anchor and the open space of the public realm. Thus at a contextual scale, the massing proposals, functions and design of the hard landscaping address the roles this southern end needs to play as part of the urban blocking, and in forming the public space.

The detailed design of these elements adds additional layers in support of this response.

Figure 122: Verified view of the south facade as seen from Battle Bridge Place

Station 2 and Station 4: Southern Façade

2.12

As shown in Figure 144, opposite the south facade is designed as part of the family of the other facades i.e. in a sawtooth configuration with timber fins. The difference on the south façade is that the fins are pulled forward, proud of the glazing enclosing the workplace. Thus the fins form an external colonnade – referencing the external columns the south façade of Building B2. This creates depth and shadow to the façade, allowing the horizontal pre-cast concrete spandrels and floor slabs to form solar shading to the office space. As the office space is stacked in two storey sections at the southern end, the mid-floor comes to the external façade (as described in Section 1.3, earlier) and is represented by dark horizontal spandrel panels – thus expressing the 'end grain' of the building.

As benefits the importance of this façade onto one of the most trafficked thoroughfares and public spaces in London, the role of this façade is also to provide interest and perhaps a little drama. The large, two storey fins are dynamic: they are designed to rotate. Hinged at the centre, capable of rotating up to 180 degrees, the fins primary function is to deliver solar shading to the workplace. The southern façade gets the highest level of solar incidence, and so the wide fins will be programmed to rotate to match the passage of the sun – optimising the shading, and reducing the need for internal glare blinds, whilst reducing the heat load of the building. The dynamism of this approach with its subtly shifting arrangements, references the varied geometry of the setting and moderates the scale of the Zone A Building with its surrounds.

Lastly, the movement itself can become an event, a showpiece for Battle Bridge Place. The movement with the passage of the sun creates a story itself. When this is not required – early evening say, or at night, the fins can be used to create patterns, life, visual interest; they could be over-clad on one side that could form a display space.

As mentioned previously, the Zone A Building will form the southern edge to Battle Bridge Place and marks the start of King's Boulevard, representing a focal point for people standing in Battle Bridge Place. This key area will form an important gateway, channelling pedestrians along the Boulevard. As noted above, the tilting of the massing westwards reinforces this movement. Further, the Zone A Building defines the space between the German Gym Building and the Stanley Building, embedding these historic buildings into their context through the use of appropriate scale, and materials. The confident design of the timber fins and the exposed pre-cast concrete slabs expressed on the south facade, is a reflection of the building's important position in the townscape.

Spaced at 1.2 metres apart, and two storey in height, these timber fins reference the scale of King's Cross and St Pancras Stations, as well as the internal structure and spaces within.

At the workplace level the generously scaled bays on the south facade result in large format apertures that engage with the public realm through variety in both reflection and transparency. The southern end of the Zone A Building therefore forms a strong, subtly different, element within the increasing massing of the building itself, and Buildings B4 and B6 behind, fronting an independent character onto the public realm.

On the south and western sides of the proposed building's ground floor retail unit, the southern and western facades open onto Battle Bridge Place and King's Boulevard with views towards the King's Cross concourse, and the east elevation of St Pancras Station. The ground floors of the German Gym, the B2 building and the King's Cross concourse are all open and engaging in their design and function, but all in different ways. By having large, clear glazed sliding doors and panels that form the South Anchor enclosure another, more literal, opening and engaging design methodology and function is added to this family of buildings around Battle Bridge Place, as shown previously in this section as Figure 141.

The glazed enclosure is detailed to have as little visual interference as possible – thin mullions and framing, no transoms, and minimalistic detailing at the junctions. This design approach is to replicate as much as possible this feeling of openness, even when the glazing is in its closed positions.

The ground floor plinth, which addresses the upwards slope of the KXC site as described in Section 1.3 extends onto Battle Bridge Place to form an area to spill out onto. The southerly aspect and views over Battle Bridge Place lends itself to create informal seating areas forming a lively backdrop to the space and corresponds with the seating areas outside the German Gymnasium restaurant and the restaurant area of Building B2.

Figure 123: Illustrative view of the building's north and west elevations seen from the steps on Granary Square

Canal 1 & Canal 7 : Northern Facade

2.13

Canal 1

How buildings within plots A5, B3, B5 and B6 avoid appearing as an unbroken wall by using articulation at roof and lower levels, setbacks and materials to create visual interest, and a varied skyline, and reinforcing the separating spaces between buildings.

Canal 7

How the detailed designs of buildings within plots A5, B3, B5 and B6 and within the gasholder guide frames, including the choice of materials, contribute positively to backdrop views of the canal.

The Zone A Building is located at the head of Goods Way with the strong the strong visual and pedestrian connection of King's Boulevard providing a strong north to south connection as envisaged in the masterplan. This position has been addressed by taking a consistent approach to the design of the elevations with the prominent use of large glazing elements and timber mullion structures with a frame hierarchy addressing the scale of the facades.

Particular attention has been paid to the northern elevation, which has the task, along with the adjacent buildings, of providing a street frontage to Goods Way and establishing a visual connection with the northern area of the KXC site; in particular the Eastern Goods Yard across the Regent's Canal to the north.

As explained previously, the regular form of the façades, their tripartite composition and the material detailing is respectful of the setting of the Zone A Building amongst the industrial heritage of the area, in particular the Eastern Goods Yard and King's Cross and St. Pancras International Stations. These historic buildings create a context of significant massing and bold architectural styles, which the Zone A Building responds to through the use of strong form and a robust quality to the materials and detailing.

Given the contextual significance of the northern elevation and as it either starts or completes the new elevations along Goods Way, the north façade needs to have life, depth and detail, to be in keeping with those of Buildings B6, B5 and B3. In particular, the building picks up references on B5 and B3 through the addition of balconies and terraces, as shown in Figure 146.

At the base of the building, visual interest is added at key points in the façade through the functions contained within the spaces along this section of the perimeter and their respective architectural languages. They include the double height retail unit, set as a series of the retail frames (as described in Section 1.3); and the entrances of the office and ancillary Events Centre, with their strong pre-cast concrete frame, recessed glazing (also described in Section 1.3). Additionally, there is the existing Access Ramp entrance to the eastern end of the north elevation – again it has a completely different language in its large open volume and raw concrete frame.

As the North Anchor in particular turns the corner from Goods Way to the King's Boulevard, the frames step back in a faceted manner beneath the overhang of the upper workplace floors. This opens up the space that links Canal Square, Goods Way and the King's Boulevard, see Figure 145 opposite.

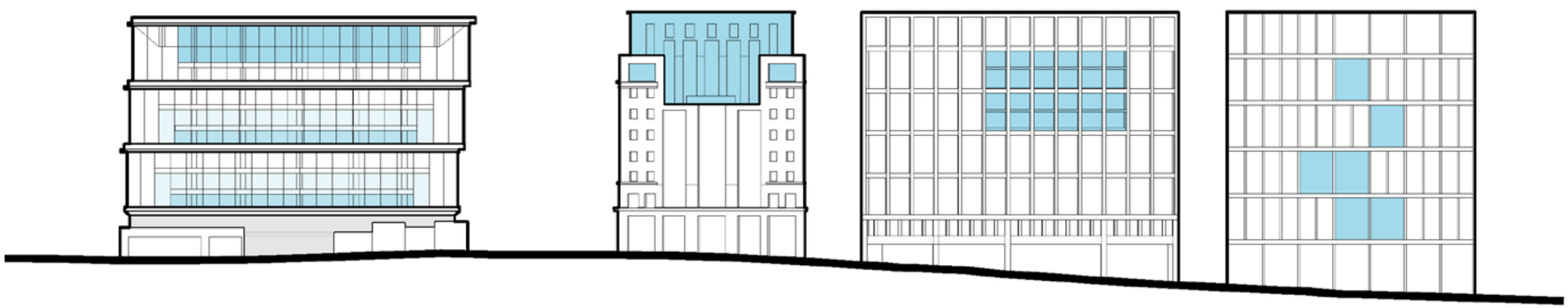


Figure 124: Elevation showing the Zone A Building in the context of Buildings B6, B5 and B3 and the visual relationship across the buildings by reference to the use of terraces and cut-outs in the facade (shown in blue)

Figure 147: Verified view of the building showing the chamfering of the exposed north-western edge, as seen from Goods Way

Canal 1 & Canal 7 : Northern Facade

2.13

The clear expression of the double height north corner retail unit reinforces this important junction and the separation between the Zone A Building and Building B6, shown in Figure 147 opposite, as well bringing vitality and natural surveillance to the square. The role and character of Canal Square has informed the design of the northern and north western façade and influenced the configuration of uses at ground floor.

By bringing the retail around this corner, the Zone A Building effectively encloses this edge of Canal Square with functions that bring life and interest. The remaining bays along the north-west elevation are given over to retailers or retail shop fronts offering a more intimate scale and retail experience to the northern half of this pedestrian route.

At this end of the building the workplace floors are grouped into threes, with the horizontal pre-cast concrete spandrels forming the expression of these layers. To allow the proposal to frame the view up the King's Boulevard from the south, turning ones eye westwards towards Granary Square, where the layers step out in a series of overhangs. Viewed in the other direction, directly from the north or from Granary Square back south, this 'tilting' towards the King's Boulevard and Building B6 breaks up the lines of the massing. One other subtle massing move made on both the north east and north west corners is the chamfering of these exposed edges. These are created using large, three storey picture windows at 45 degrees to the plan. This chamfering further softens the northern-most corners, visually breaking up the massing, whilst creating great internal viewing areas (Figure 147 opposite).

Consistent with the main body of the façade, the north follows the same design strategy as the east and west elevations, but with different layers of detail. Similar to the south, the north has an added concept of an 'end grain', whereby the internal floors are expressed as they interact with the façade giving the impression that the long building has been sliced at the end, exposing the inner environment of the building.

To create a significant 'top' to the elevation, the recessed balcony on the tenth floor runs three-fifths of the width of the building, and is very deep, see Figure 147. The design of the building's north façade allows the visual expression of the primary structural trusses that sit below the roof level, letting the passer-by understand how the building works. The large balcony will also provide life and functionality to the façade, continuity to the emerging skyline in the southern area of the KXC site. With the addition of three further inset balconies to this façade on the second, third and sixth floors, a more focussed relationship is given over to the Regent's Canal and the Eastern Goods Yard to the north, giving prominence to this key elevation.

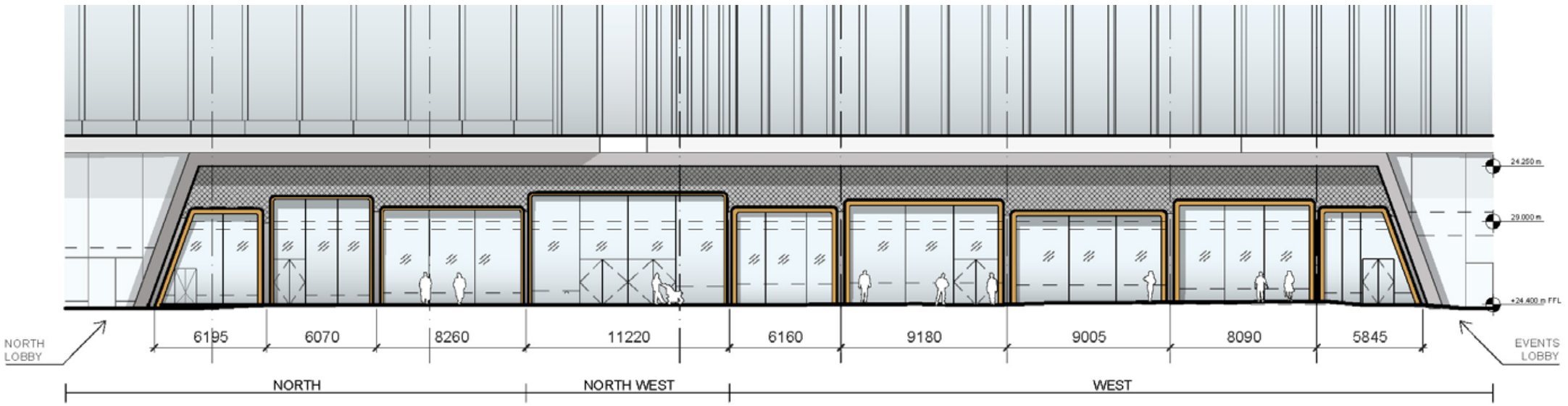


Figure 125: Long elevation of the North Anchor Unit on north and west facade

Figure 12.15 Illustrative view of the Pioneer character area looking north

Canal 1 & Canal 7 : Northern Facade

2.13

Figure 127: Illustrative roof plan showing the amphitheatre edged in blue, as located on the Plateau character area of the roof

The roofscape of the Zone A Building is confidently articulated by way of expressing south western corner of the northern edge of the Zone A Building, as previously described as the 'Plateau' character area of the roof. This is animated by an expanse of landscape where users have the opportunity to exercise, meet or engage, away from the office floors. An amphitheatre is located at the north western corner of the plateau offering users a 270 degree view around the building's northern and western edges, shown as Figure 149. The roofscape of the Zone A Building provides a strong parapet line to the allowed datum of +72.00 metres AOD.

All of these moves combine to create a northern end that has depth, visual interest and variety, and forms an engaging backdrop to the views from the Canal and Granary Square

In combination with the adjacent buildings along Goods Way, this distinctive façade will create a sense of enclosure to the open space of Granary Square and the Regent's Canal. The massing moves, robust materials, the recessed balconies,strong horizontal emphasis, and the richness of fenestration all offer variety, scale and a hierarchy which whilst different to the adjacent buildings, creates an intriguing skyline and definition of the spaces between them. Together, they form a differing series of architectural and visual designs, as a stimulating backdrop to the views of the canal.

King's Cross

4 Stable Street
King's Cross
London
N1C 4AB

T +44 (0)20 3664 0200
www.kingscrosscentral.com