

2 Pancras Square
Full Planning Permission

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[02 Exterior work](#)

2 Pancras Square is an existing office building completed in 2011 as part of the development of Pancras Square. Work is being proposed to the office entrance.

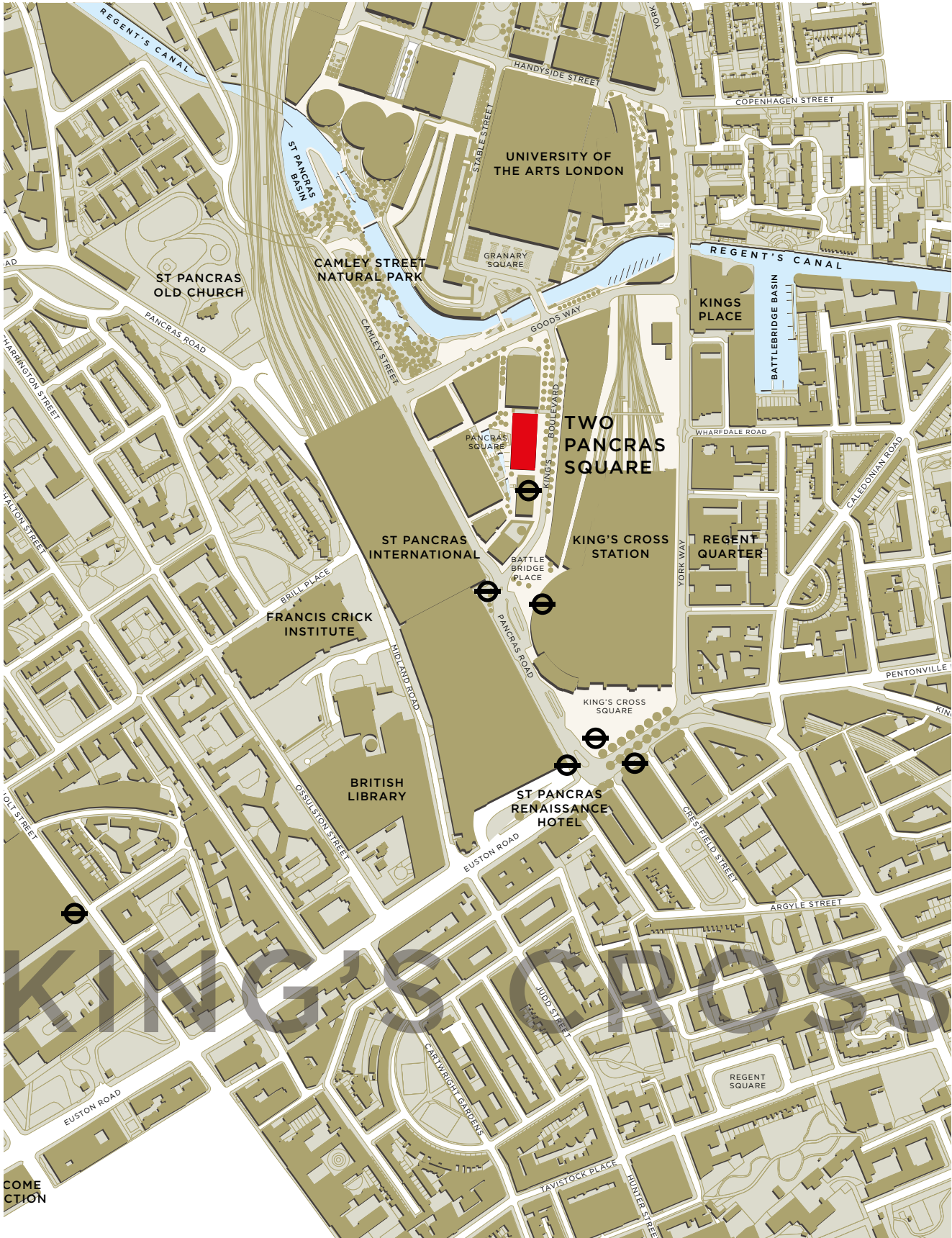
The goal of these works is to create an appealing arrival experience that is welcoming and addressing that changing needs of an office reception.




Site location

2 Pancras Square is an island building overlooking both Pancras Square and King's Boulevard.

Adjacent to an entrance for King's Cross St Pancras underground station it is located within close proximity to King's Cross and St Pancras International mainline stations as well as various bus links. This is reflected in the site's PTAL rating of 6b, the highest possible.



Existing office entrance

 The proposed work is to the office entrance and reception facade



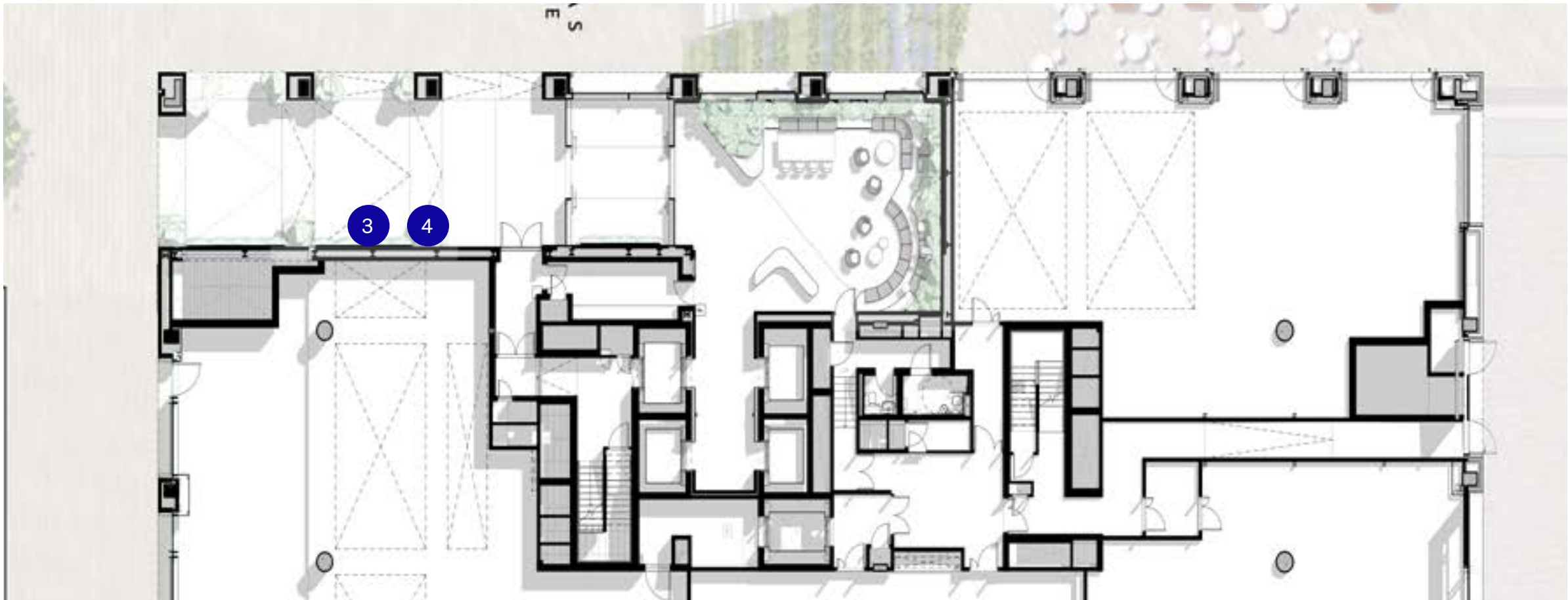
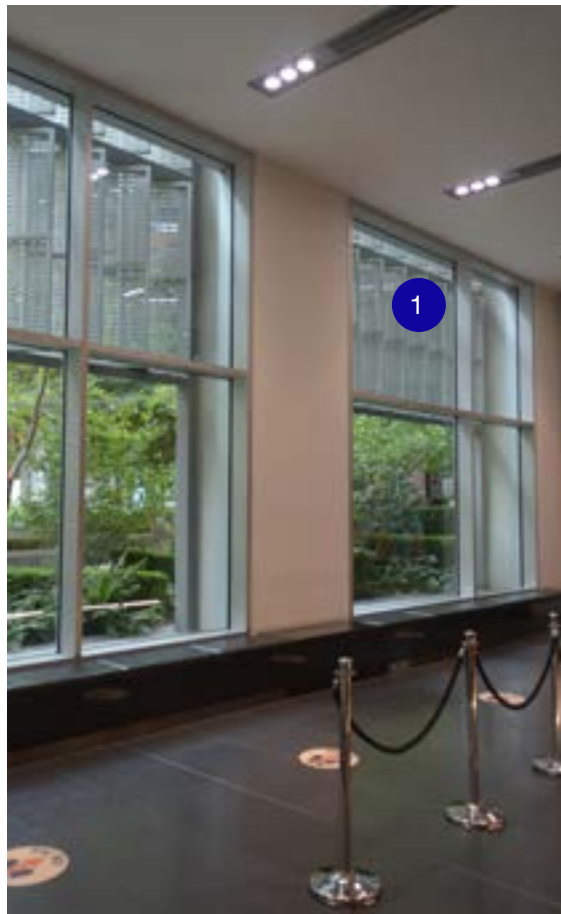


Existing

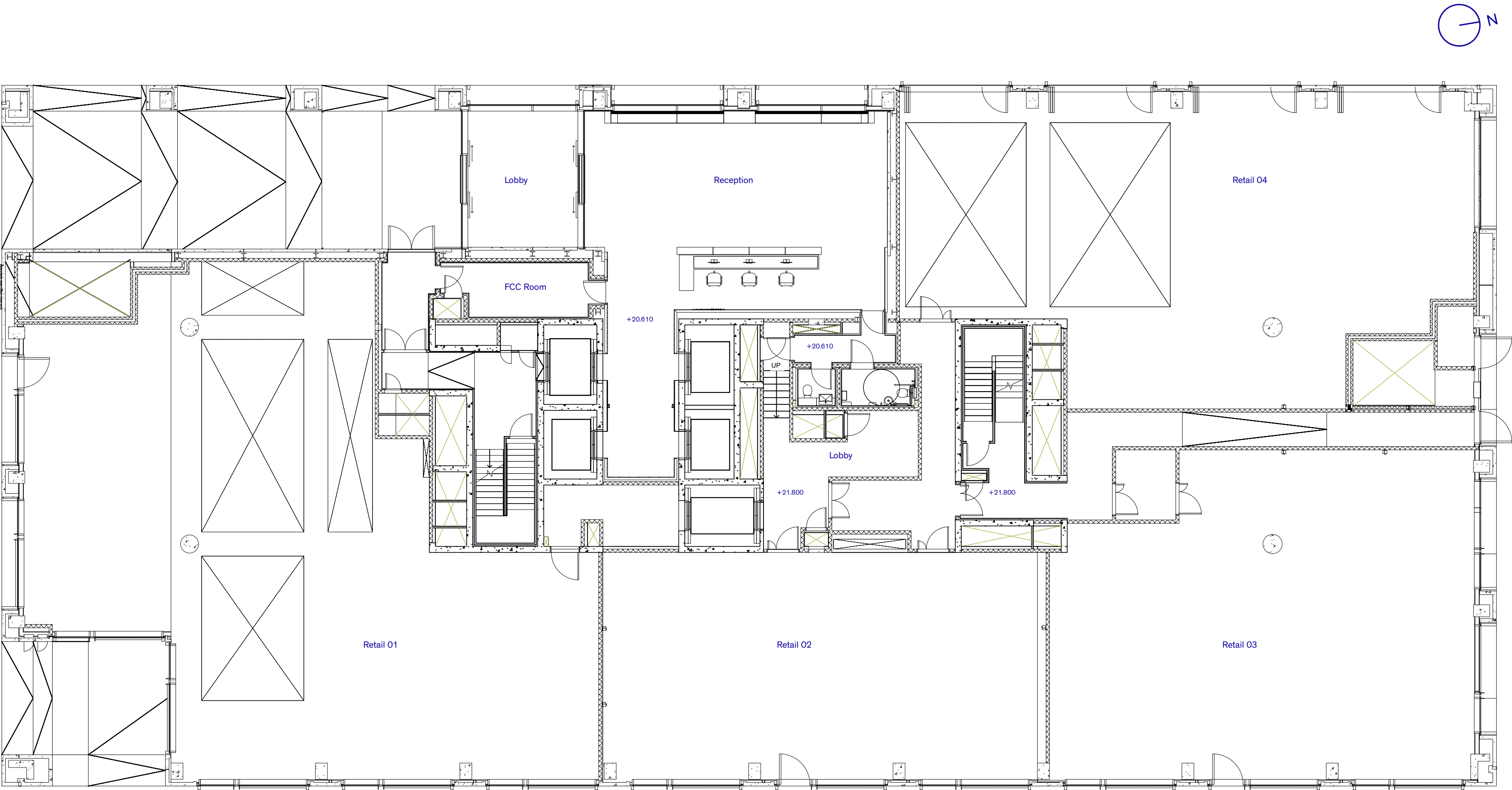
Proposed

Scope

1. Remove existing metal louvres form in front of the windows, improving the view and allowing more daylight in.
2. Replace fixed glass with opening windows. This would improve the connection to the existing gardens for occupants of the reception area. Furthermore it would create the opportunity for natural ventilation in warmer weather.
3. Provide new green walls located in the entrance under-croft. The existing entrance under-croft is stark and austere. The proposed planted walls softens to entrance and builds on the success of the existing greenery of Pancras Square, pulling the greenery into the under-croft and up to the front door.
4. Provide new planting within under-croft. This builds on the justification of item 3 providing a rhythm along the 19m under-croft with varying types of greenery.
5. New artwork suspended from the soffit of the under-croft



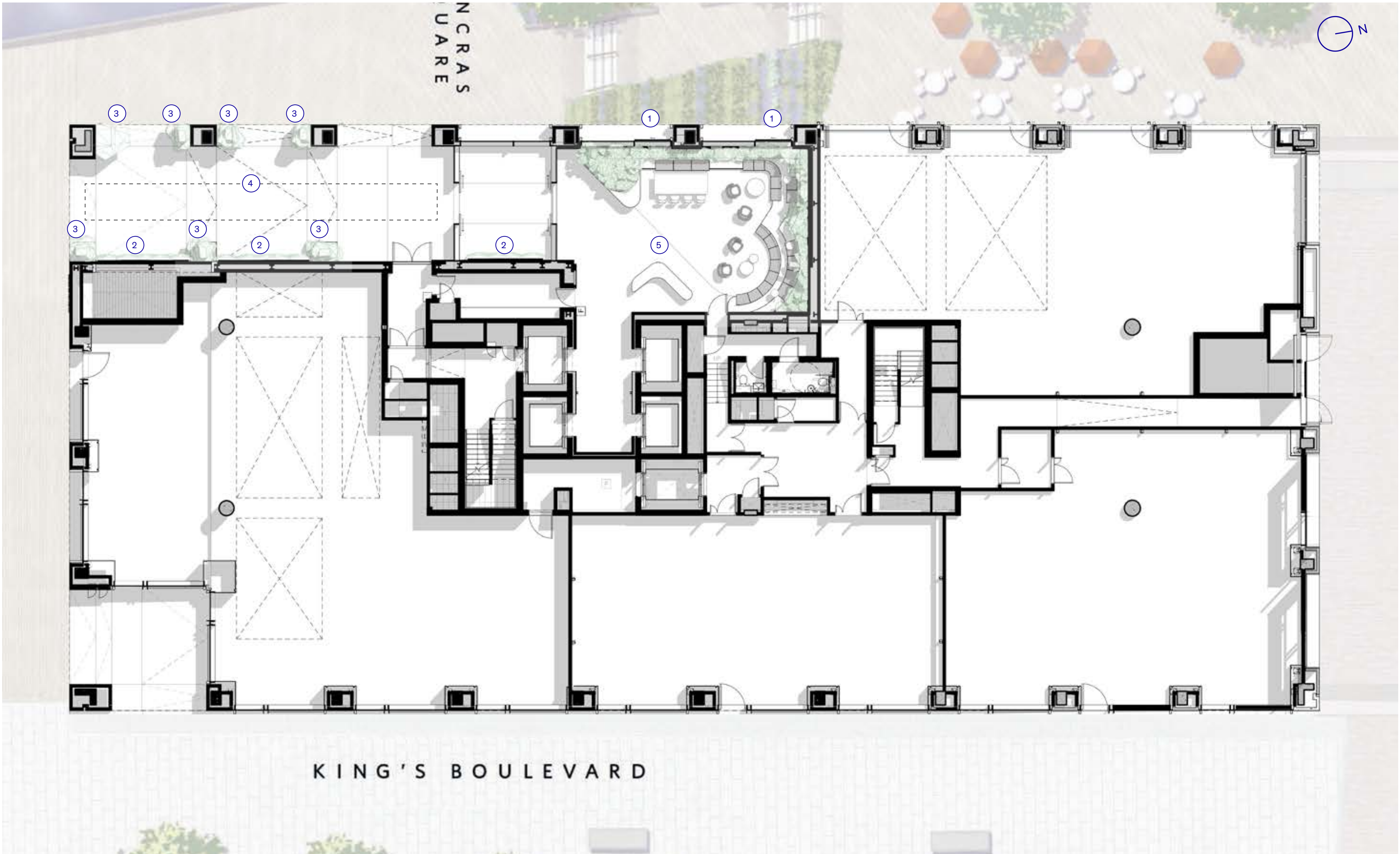
Existing ground floor plan

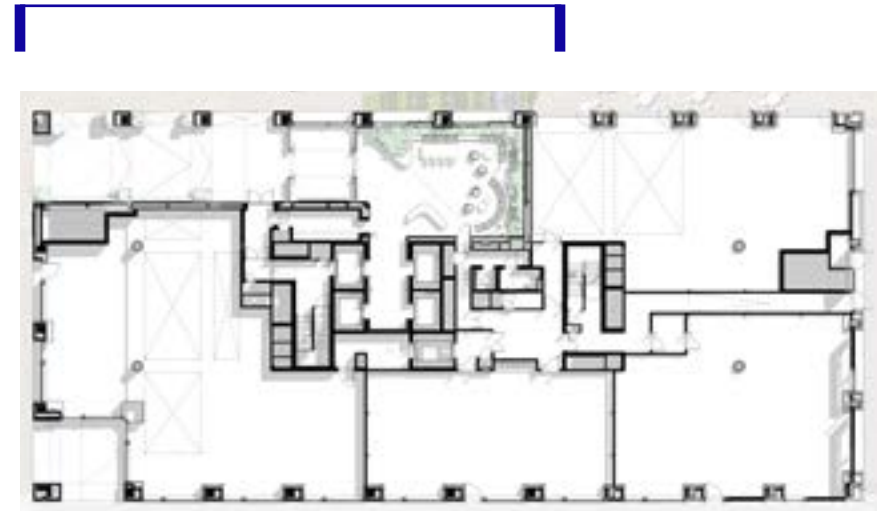


Proposed ground floor plan

Scope

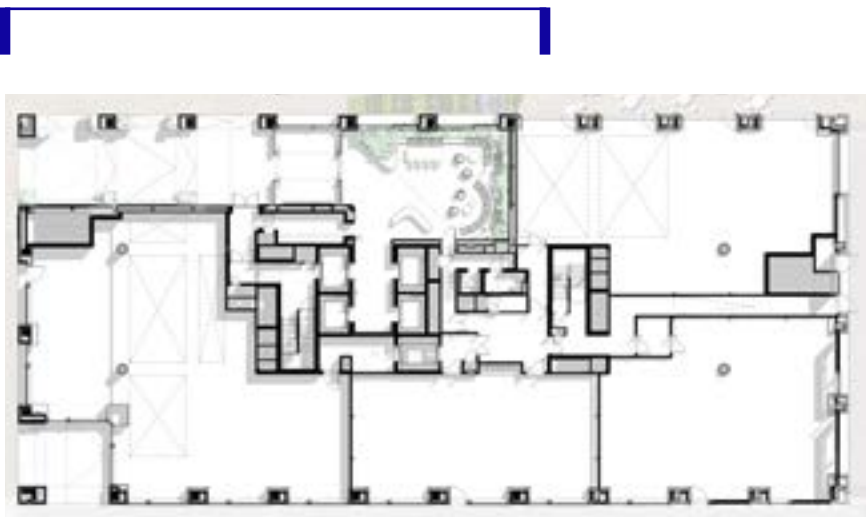
- 1. Replace fixed glass with opening windows
- 2. Provide new green walls located in the entrance under-croft
- 3. Provide new planting within under-croft
- 4. New artwork suspended from the soffit of the under-croft
- 5. Updated reception space configuration





Proposed west elevation showing reception windows

- 1. Replace fixed glass with opening windows
- 2. Provide new green walls located in the entrance under-croft
- 3. Provide new planting within under-croft
- 4. New artwork suspended from the soffit of the under-croft (artwork shown is for illustrative purposes only)
- 5. The existing brise soleil is bolted to the existing outer frame (illustrated by "5") - the proposal is to unbolt the brise soleil and make good the outer frame
- 6. Fixed glazing behind brise soleil to remain unchanged



Proposed work in the entrance under-croft

NOTE: suspended artwork is for illustrative purposes only and the front 3 columns have been removed for clarity

Planting

- 1. Living green walls related to the height of the existing cladding panels
- 2. The planted walls are punctuated with dark metal planter boxes with climbers relating to the height of the living walls

Artwork

- London structures lab have produced a structural constraints document relating to the hanging of the proposed artwork from the existing structure. This is to be used in the artist briefing process.
- Further design and coordination of services will be required once the artwork has been designed and the form and nature of the artwork is better understood
- Details of the artwork will be sought via condition on any planning application approval to allow for the detailed design of the artwork to take place.



Proposed exterior work - Artist impression

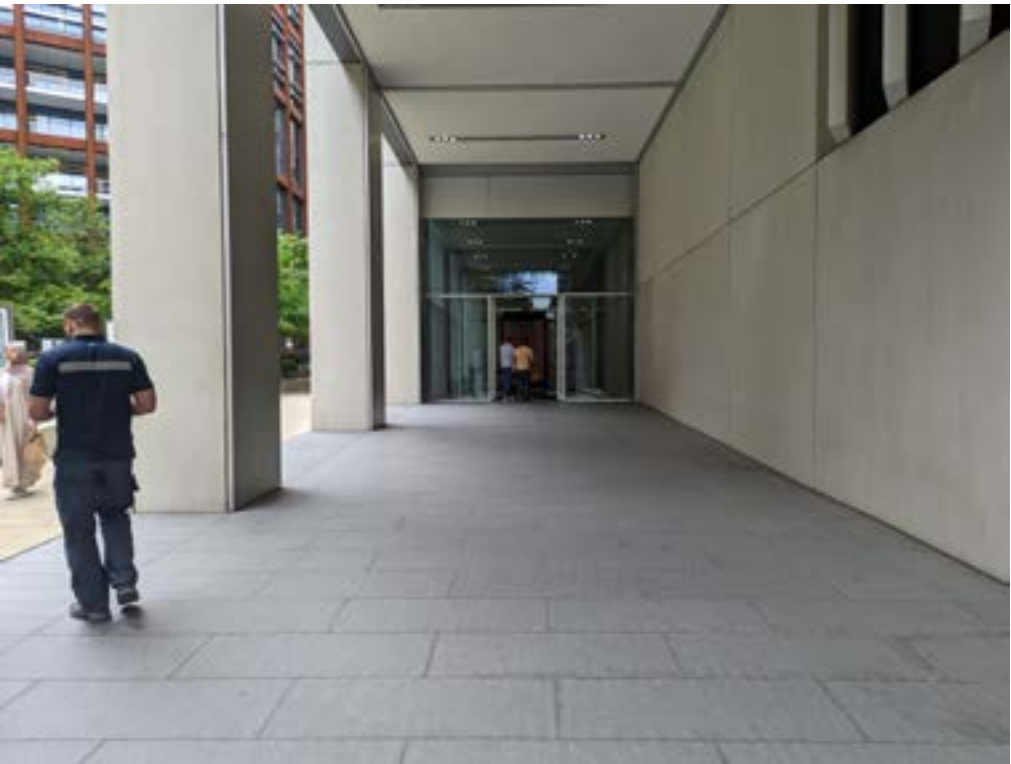
The proposed planting softens the entrance and builds on the success of the existing greenery of Pancras Square, pulling the greenery into the under-croft and up to the front door.

Existing





Existing



Existing

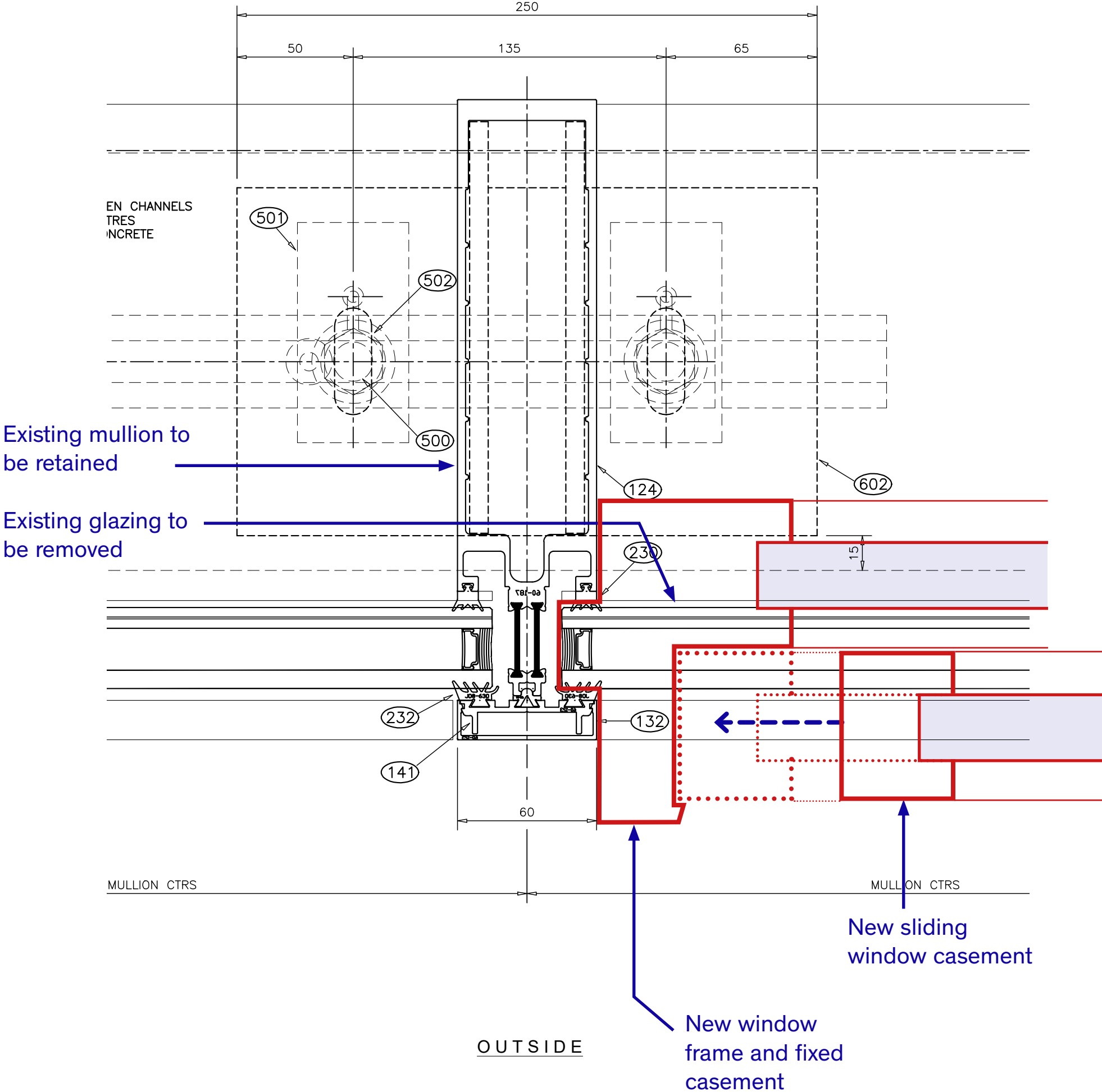
Brise soleil

The existing brise soleil prevents views out from the inside at a high level. They also prevent daylight from penetrating into the reception space.

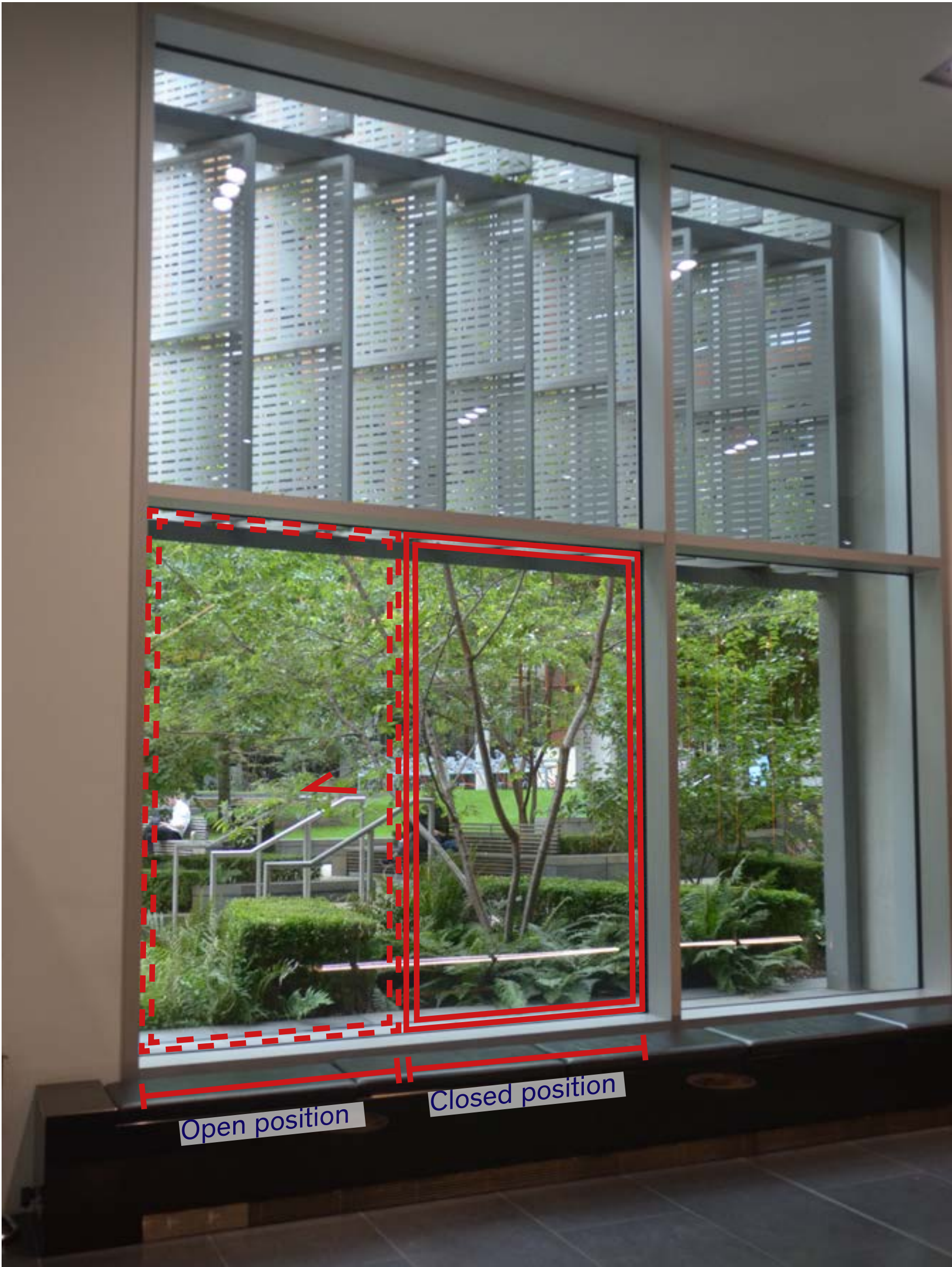
The origins of the brise soleil in this part of the facade are unknown. From a solar control perspective their exclusion would not result in the over heating of the reception space.

The facade is west facing which can create problems from a solar control perspective. However the vicinity and high of the buildings to the west cut out summer sun relatively early in the afternoon. The MEP engineers Scotch and Partners have reviewed the energy model and are satisfied that the removal of the brise soleil will not result in overheating. The maturing gardens outside of the reception windows further help with solar shading in the summer months.





Diagrammatic detail of sliding window



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