

Ugly Brown Building

Plot B & Plot C

Section 73 Application Design Statement

16.11.2023

Perkins&Will



Document Control

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1. Introduction

This Section 73 Design Statement has been produced by Perkins&Will, on behalf of Reef Group, to describe the design enhancements proposed to The Ugly Brown Building (UBB) Plot B and Plot C consented design.

Pre-Application meetings were held with Camden Council Planners on February 2nd 2023 and July 13th 2023 where the proposed design enhancements were explained, discussed and reviewed.

The proposals incorporate feedback received from Camden Council Planners to better relate the design to the local context.

The proposed enhancements have been carefully considered within the current planning context and seek to improve the overall architectural quality of the project whilst respecting the surrounding Conservation Area.

Project Address: 2 - 6 St Pancras Way, London, NW1 0TB

Planning Application References:

Application Number: 2017/5497/P

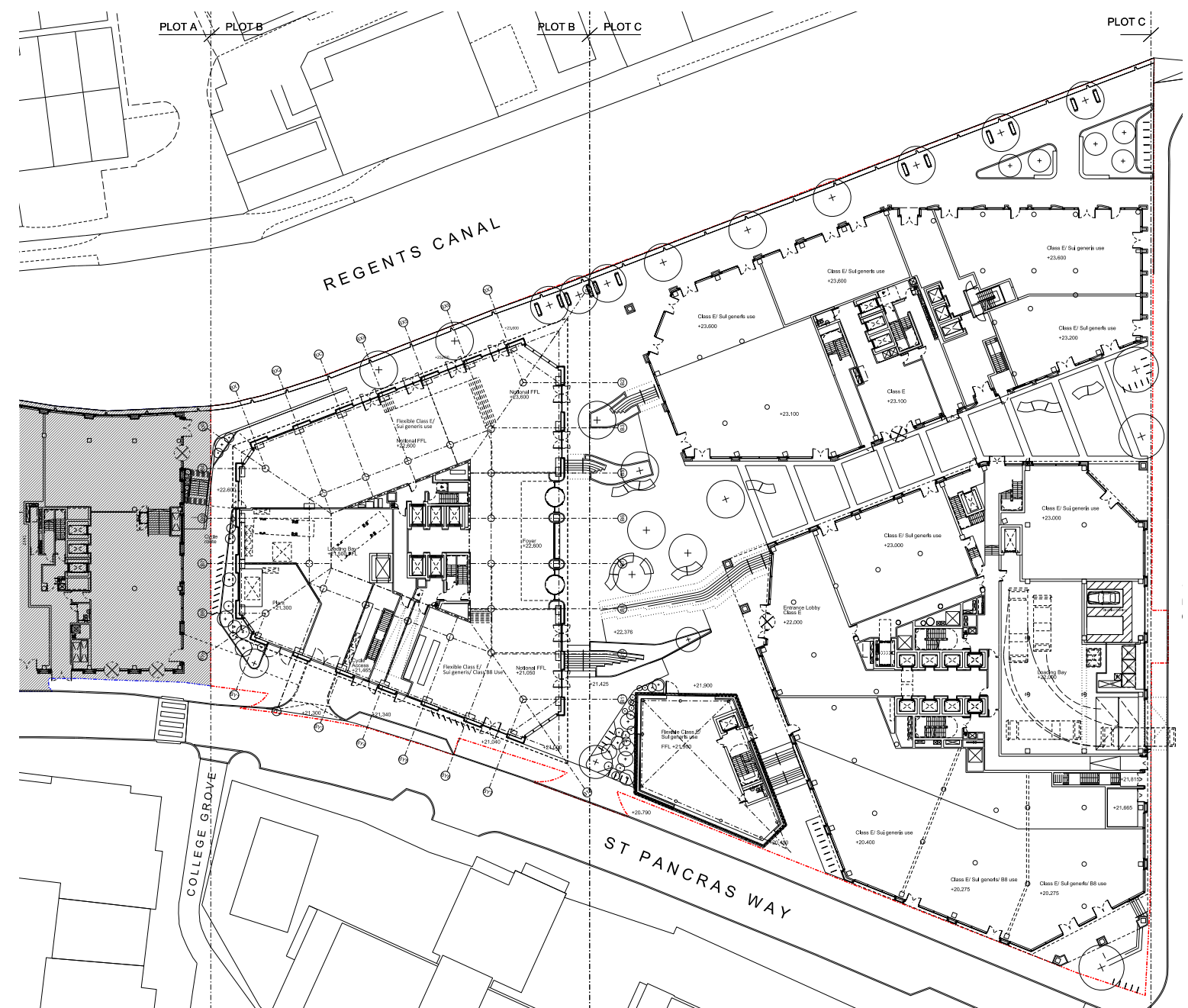
Development Description: Demolition of the existing building (Class B1 and B8) and erection of 6 new buildings ranging in height from 2 storeys to 12 storeys in height above ground and 2 basement levels comprising a mixed use development of business floorspace (B1), 73 residential units (C3) (10xstudio, 29x1 bed, 27x2 bed 7x3 bed), hotel (C1), gym (D2), flexible retail (A1 - A4) and storage space (B8) development with associated landscaping work.

Date Registered: 18.10.2017

Application Number: 2021/2671/P

Development Description: Demolition of existing building, and redevelopment to provide a mixed use development comprising a 9 storey building (Plot B) with two basement levels, for use as Class E and Drinking Establishment (Sui Generis), a two-storey Pavilion (Plot C4) for Class E and Drinking Establishment (Sui Generis), along with associated cycle parking, servicing, hard and soft landscaping, public realm, and other ancillary works, alongside amendments to Plot C within planning permission 2017/5497/P, namely increase of affordable housing provision in Plot C2.

Date Approved: 14.11.2022



Plot B and Plot C - Ground Floor Plan (Application Number: 2021/2671/P)

2. Brief Summary of Proposals

Following detailed spatial coordination of the project through RIBA Stage 3, the proposals to the consented scheme explained within this Design Report are as follows:

- Increased building heights and / or plant enclosures, including lab extract flues, to buildings B, C1, C2, C3 required for Life Science use.
- Revised residential unit numbers and mix to incorporate a second escape stair to C2.
- Affordable workspace additions and enhancements at basement, ground floor and new ground floor mezzanine level.
- Ground floor landscaping updates to integrate the canal bridge landing design.
- Updates to C4 to rationalise the roof and lift overrun arrangement
- Other minor enhancements to the buildings resulting from detailed spatial coordination of the consented scheme.



View Looking Northwest Towards Plot B

3. Plot B and Plot C Roof Level Updates

A. Plant Strategy - Laboratory MEP Plant

The consented scheme is based on office use. The proposed area of roof levels allocated to plant layout for laboratory use and lab-enabled office spaces within each Plot has been increased, as consented under permission 2021/2671/P. The MEPH plant and servicing strategy has been enhanced to accommodate the needs of life science occupiers.

Laboratory buildings are more heavily serviced and require significantly more MEPH plant, particularly for the enhanced environmental criteria required in a lab. Increases in area and height are required for lab-specific MEPH plant, including air handling units, ventilation ductwork, fume extract and flues & standby generators.

The plant and servicing strategy for Life Science Labs is heavily influenced by the building function. Key factors include:

- Highly serviced
- Process driven
- Highly controlled environment
- High resilience
- 24/7 operation

In order to meet the needs of the science, laboratory buildings have significant plant space requirements (incl. tenant plant and equipment space) to accommodate the following functions:

- Ventilation
- Heating/cooling
- Equipment
- Water storage & treatment
- Process water
- Steam
- Lab gases
- Compressed air
- Standby power



Typical Laboratory and Plant Equipment / Areas

3. Plot B and Plot C Roof Level Updates

A. Plant Strategy - Office to Laboratory Comparison

Labs require plant space equating to circa 15-20% of GIA whereas Commercial Offices require plant space equating to $\leq 10\%$ of GIA.

In addition Labs require enhanced floor to floor height for services distribution. An enhanced floor to floor height also maximises flexibility, facilitating future adaptation.

For comparison, images to the right indicate Commercial Office building roof plant (top image) and the same building converted to Life Science Lab use (bottom image).

Life Science Lab use plant requirements include:

- Access to fresh air (vent & heat rejection).
- Adequate space for maintenance & alternation to support regular moves, adds & changes within the labs.
- Acoustic attenuation to meet planning requirements.
 - ASHP acoustic packages
 - AHU ductwork attenuators
 - Generator acoustic enclosures
- Low energy targets require larger plant. e.g. air handling units.
- To be separate from Lab functions.
 - To avoid disruption to science
 - For ease of operation
 - To control access



Example Building: Original Commercial Office Building Roof



Example Building: Roof Following Conversion to Laboratory Use with Significant Expansion of Roof Plant Space

3. Plot B and Plot C Roof Level Updates

A. Plant Strategy - Tribeca Energy Strategy

The proposed enhancements to the Energy Strategy significantly benefit the consented scheme, however the changes impact the overall plant strategy and in particular the roof plant design.

Original Energy Strategy:

- CHP, Boilers (Basement) & Chillers (Rooftop)
- Plot A CHP & Boilers serve Plots A & B
- Eventually all Plots linked and Plot C serves all plots
- Link to off-site DEN to Plot C
- No PV on Plot A (no roof space), PV on Plot B and Plot C

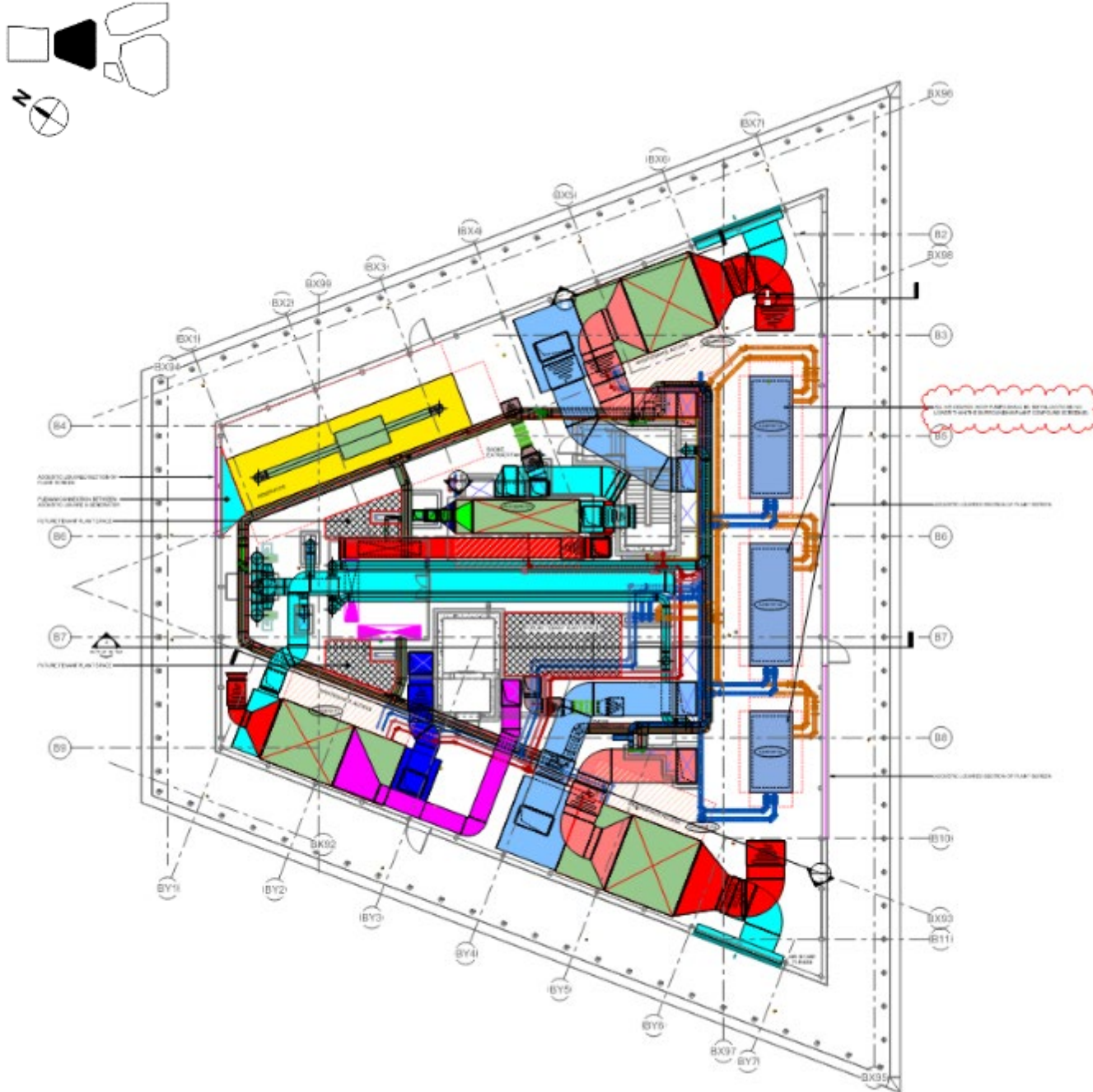
Revised Energy Strategy:

- Remove use of gas for space heating
- Improve local air quality
- Options study of technologies
- GSHP not viable – existing Thames Water sewer, site logistics, limited carbon benefit
- ASHP on roof of all Plots
- Boilers, CHP & Chiller omitted
- Link to off-site DEN to Plot C
- PV on Plot B and Plot C

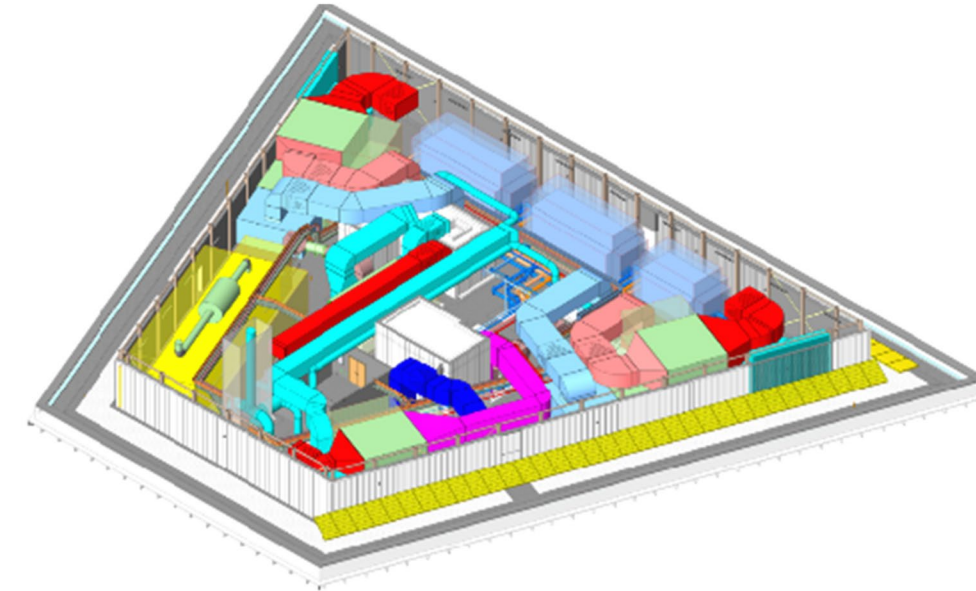
3. Plot B and Plot C Roof Level Updates

A. Plant Strategy - Plot B Roof Plant Proposed

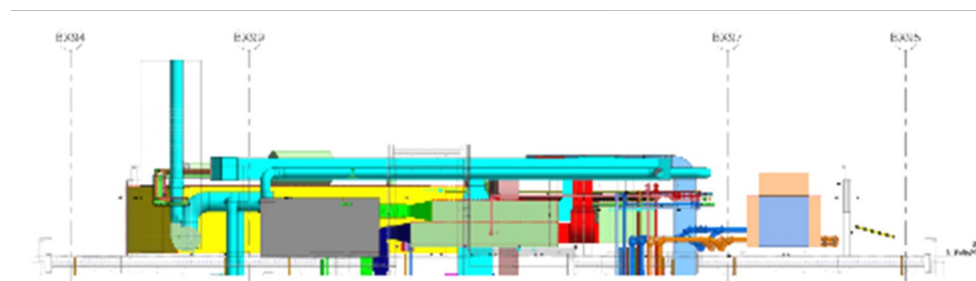
Roof plant has been increased and spatially reconfigured to allow for laboratory use.



Roof Plan



Roof Plan Axonometric



Roof Section

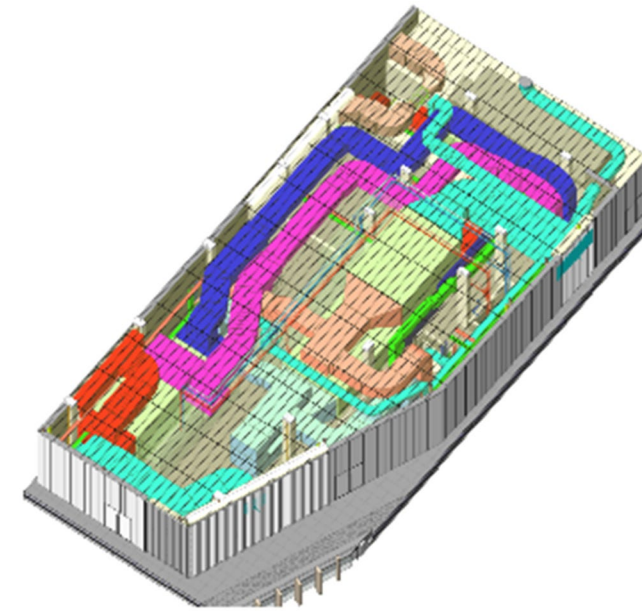
3. Plot B and Plot C Roof Level Updates

A. Plant Strategy - Plot C1 Roof Plant Proposed

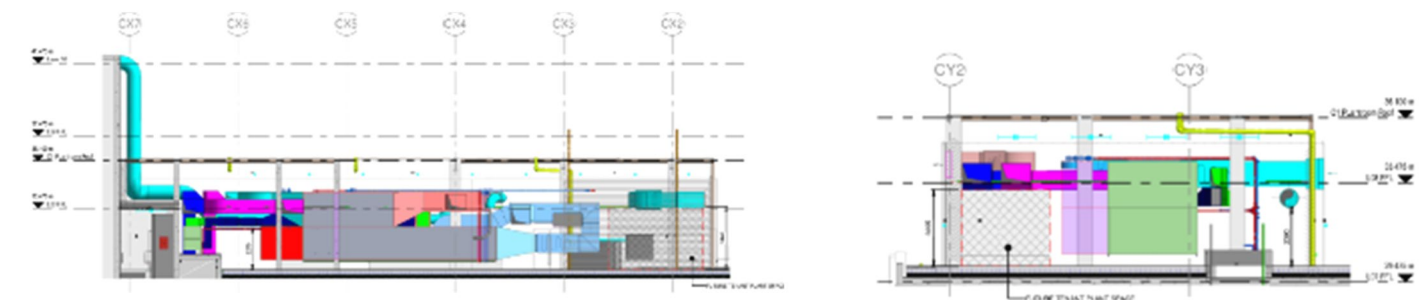
Roof plant has been increased and spatially reconfigured to allow for laboratory use.



Roof Plan



Roof Plan Axonometric

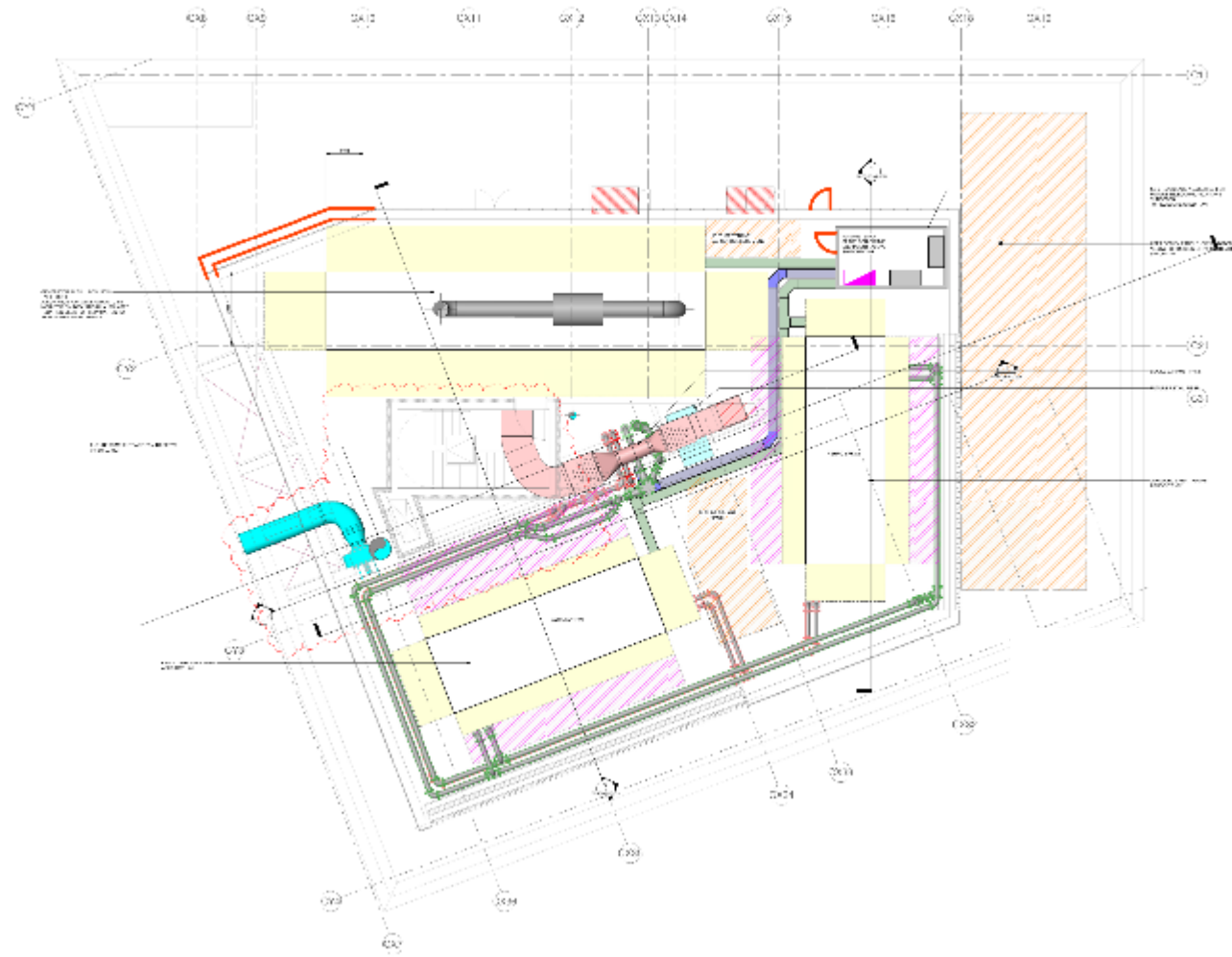
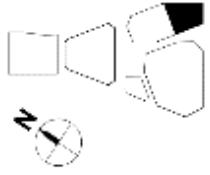


Roof Sections

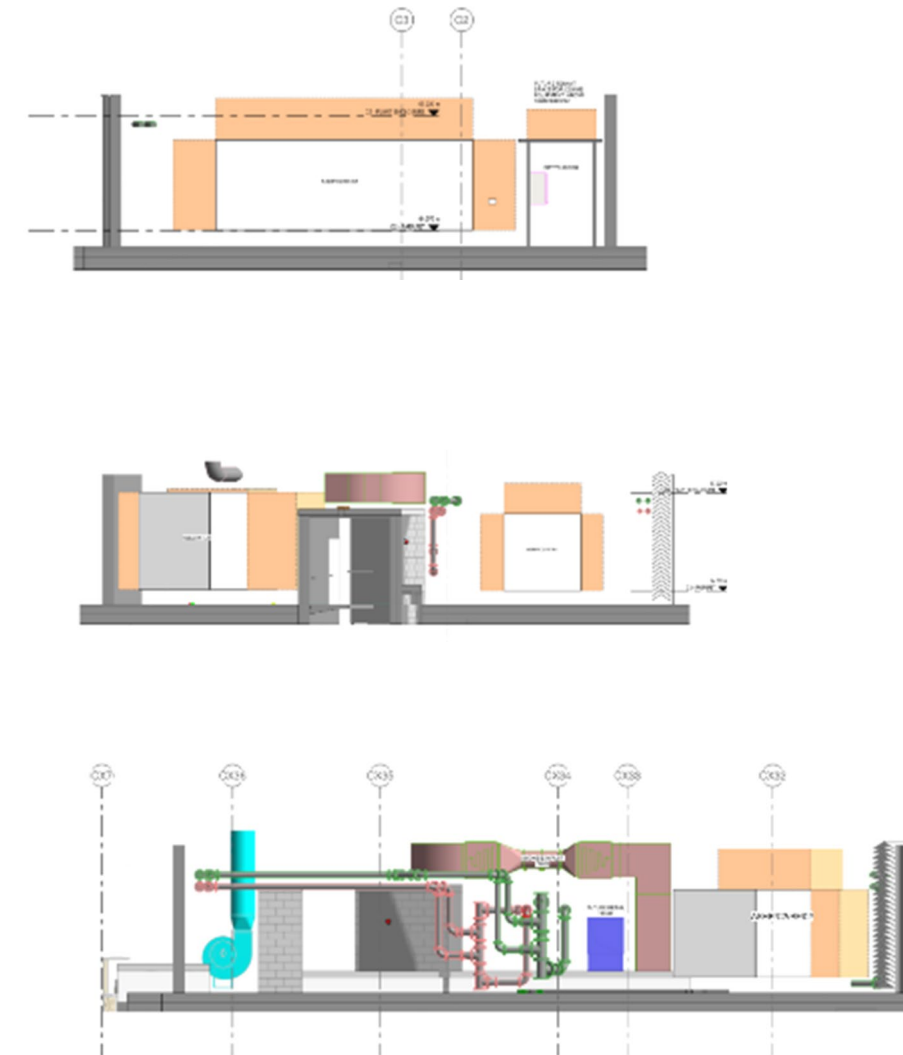
3. Plot B and Plot C Roof Level Updates

A. Plant Strategy - Plot C2 Roof Plant Proposed

Note, Plot C2 Roof Plant space needs to accommodate Laboratory plant for Plot C1 due to constraints on other roofs.



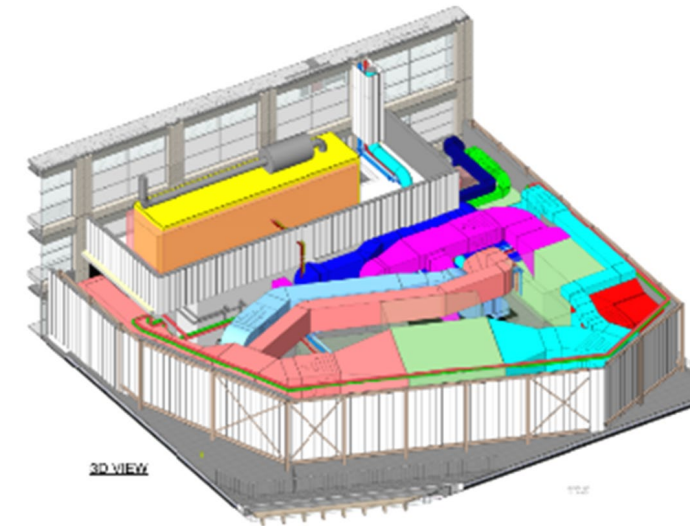
Roof Plan



Roof Sections

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Roof plant has been increased and spatially reconfigured to allow for laboratory use.



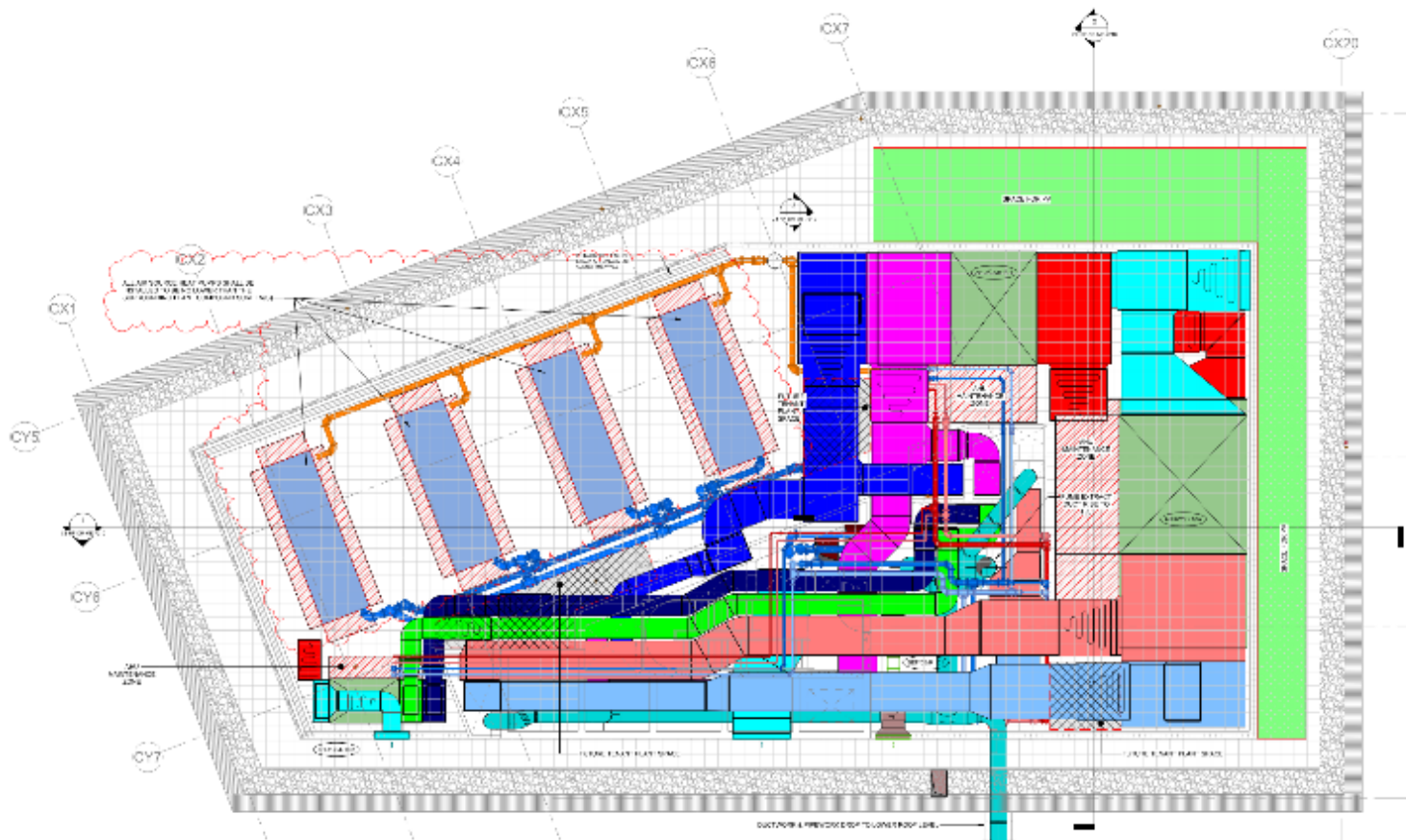
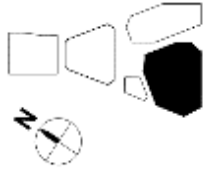
The schematic diagram illustrates the layout of the experimental setup. It shows a horizontal arrangement of components labeled C9, C10, C11, C12, and C13 from left to right. A vertical dimension of 140 cm is indicated on the left side. The setup includes various colored regions (green, blue, red, cyan) representing different parts or flow paths, and arrows indicating the direction of flow or movement.

Roof Sections

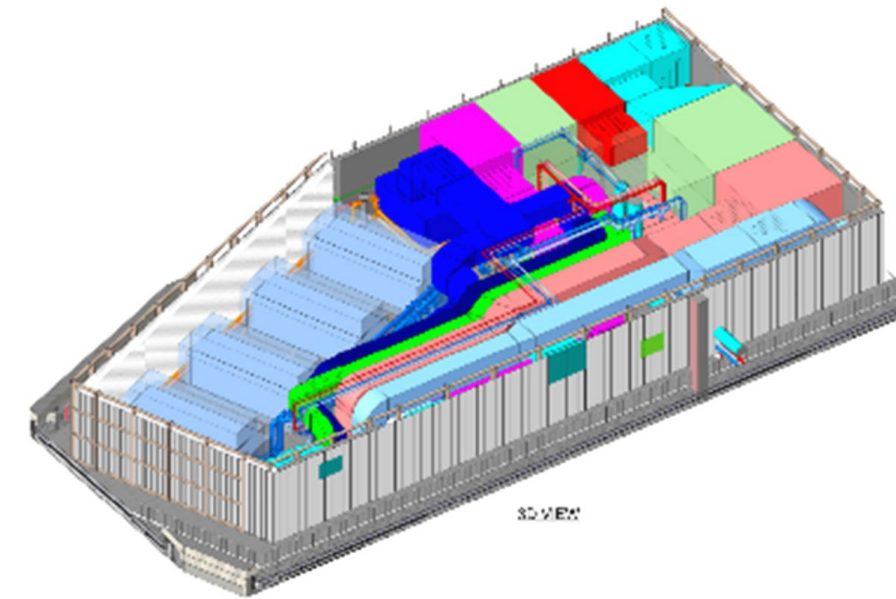
3. Plot B and Plot C Roof Level Updates

A. Plant Strategy - Plot C3 Upper Roof Plant Proposed

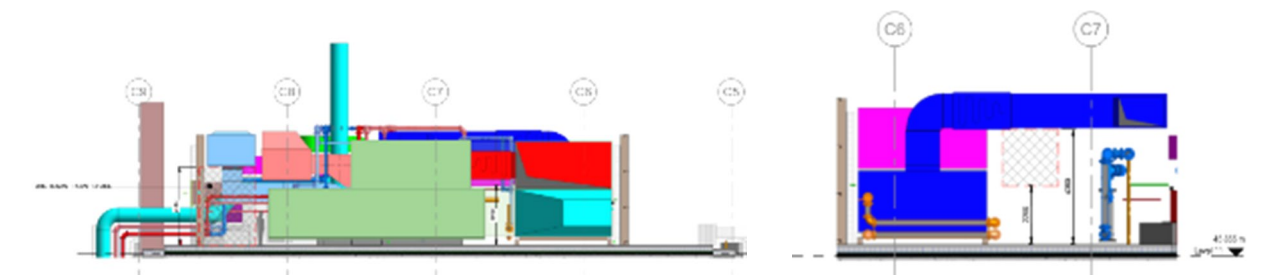
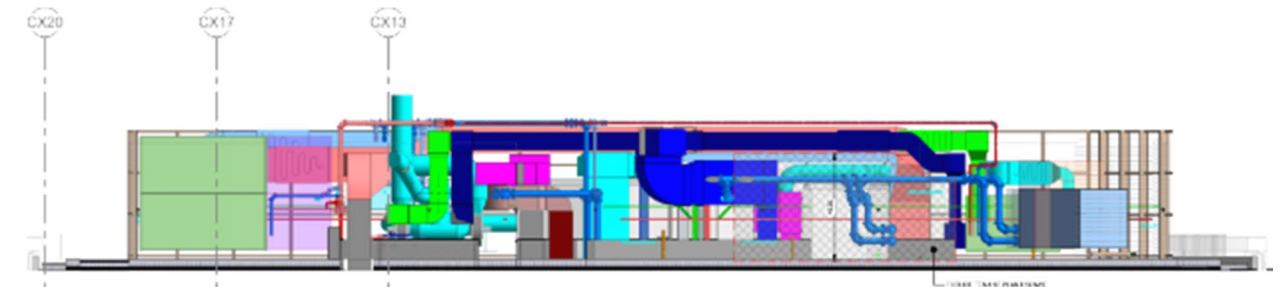
Roof plant has been increased and spatially reconfigured to allow for laboratory use.



Roof Plan



Roof Plan Axonometric



Roof Sections