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Project 13204 Google Pancras Square

Subject Planning Statement

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Google Pancras Square Planning Statement

Introduction

Google UK Limited have recently entered an Agreement for Lease, to occupy approximately 15,000m² of space in the newly constructed office at 6 Pancras Square, London.

The main office floors within their tenancy will be part of level 5 and the whole of levels 6, 7, 8, 9 and 10. They will also have space on the upper ground floor, mezzanine basement and basement floors.

Google have well defined working practices and standards based around the health and wellbeing of their employees. Working in a developing industry they also require flexibility in their working practices. These two requirements place a heavy demand on the mechanical services of the buildings they occupy and far exceed the minimum recommendations of the British Council for Offices, whose guidance has been used for the design of the base building.

High volumes of fresh air combined with improved levels of filtration to achieve the required internal air quality, combined with the flexibility to concentrate employees for particular functions make the provision of fresh air in the base building inadequate for Google's purposes. Therefore, to achieve the required provision, we must increase the intake of fresh air.

Proposal

Although the Google tenancy is primarily the top half of the building, developers BNP Paribas have retained the very top floor (level 11) for their own use. Having no access to the roof the only opportunity to increase the volume of fresh air on the Google floors is to draw air through the external walling. The demand for additional air has been anticipated by the base building designers and louvres have been provided in some locations. However, this provision is insufficient for our purposes and must be increased in size and number to facilitate Google's functionality.

In order to minimise the visual impact, the existing intake louvres are located in the reveals of recesses that articulate the façade. In keeping with this principle of minimal intervention, our proposal is to locate the new louvres in the same reveals.

The reveals are solid elements of the façade, clad in dark bronze aluminium. The new louvres will match the unobtrusive design of the existing elements and are illustrated on the drawings that accompany this application.