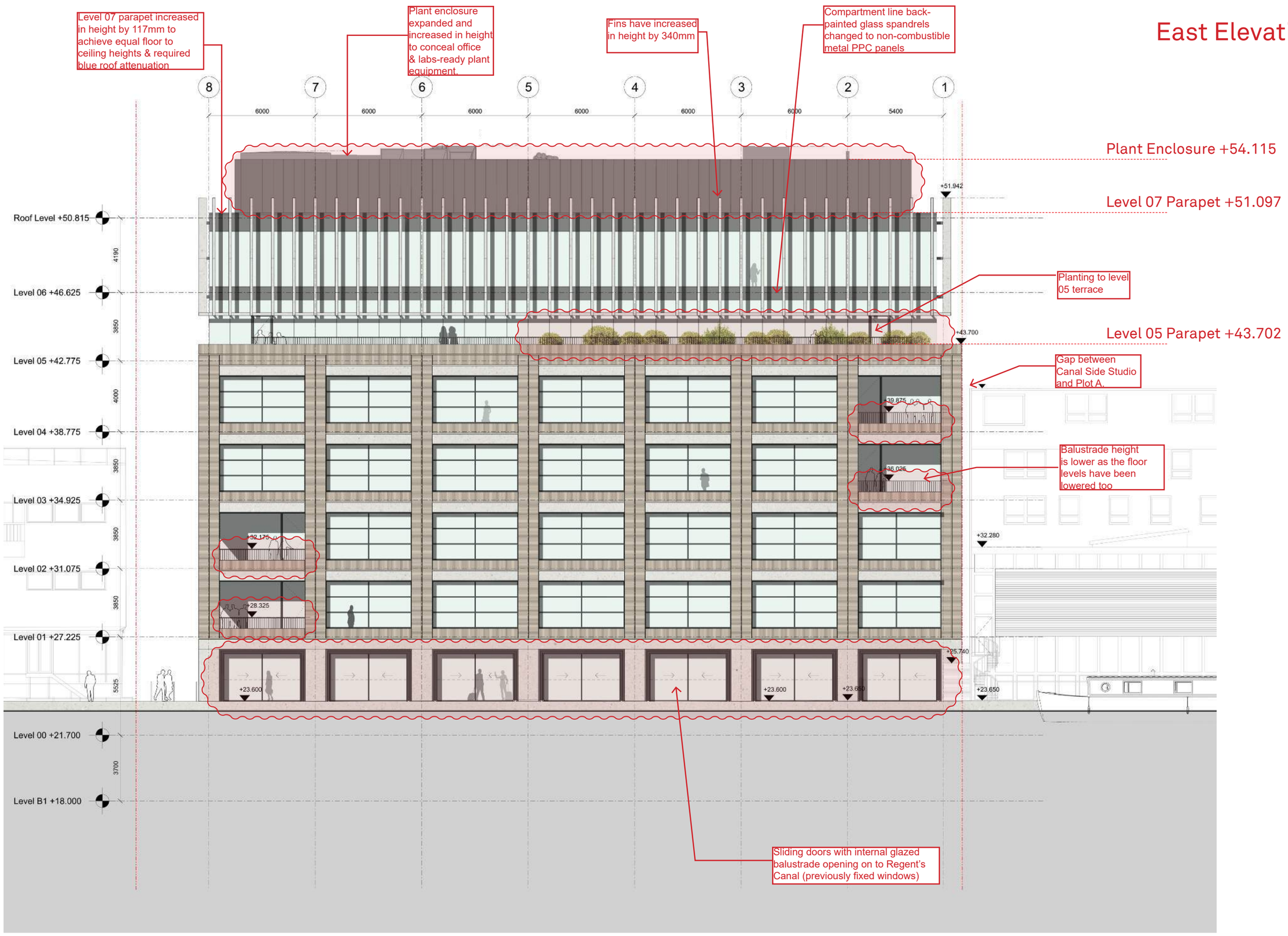
East Elevation



UPDATED

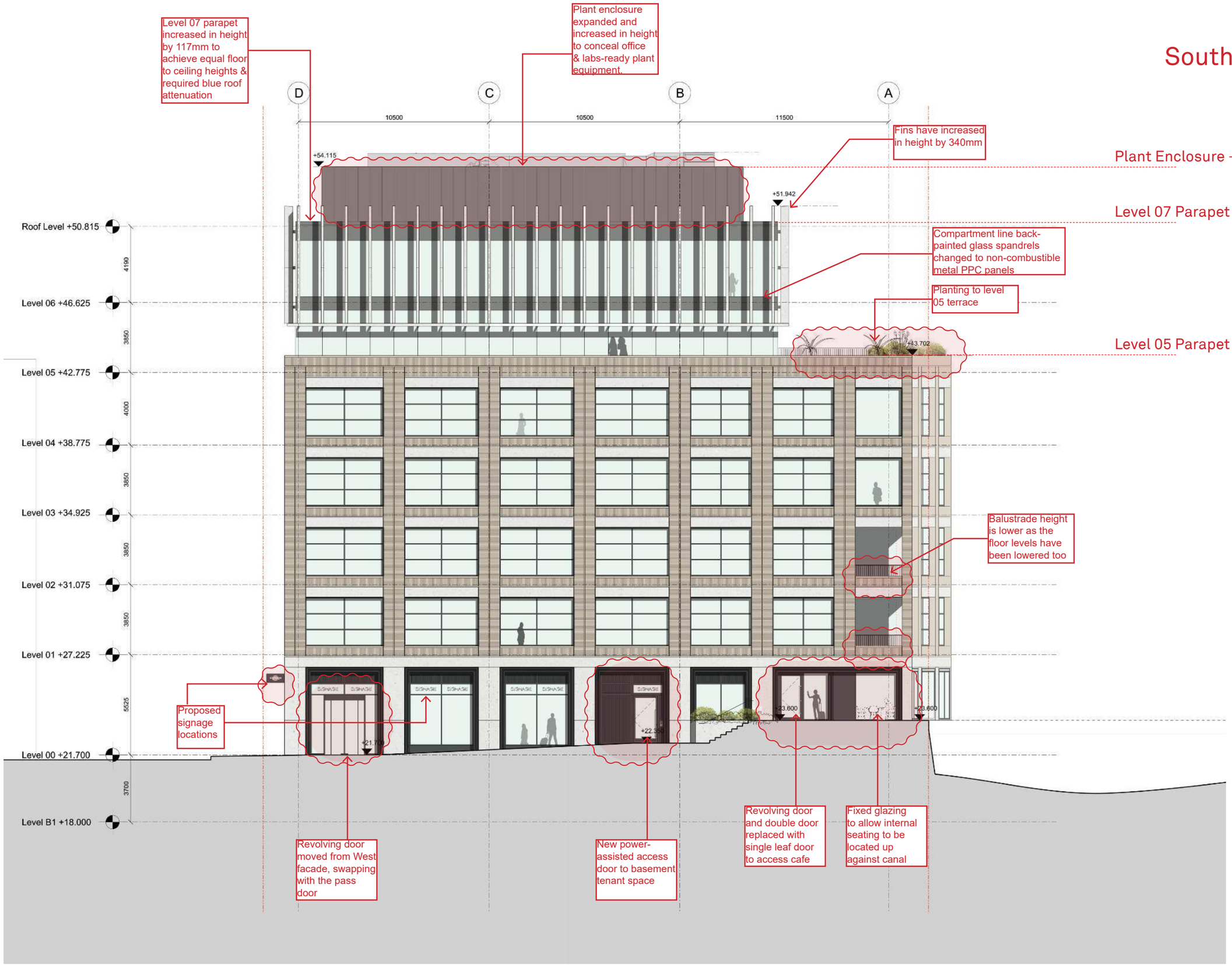
PANCRAS WAY

OFFICE ENTRANCE WITH WORKSPACE OVER

REGENTS CANAL

CONSENTED

South Elevation



UPDATED


FACADE ALONG PANCRAS WAY
A1
A2
A3
A4
A5
A6
A7
A8
closure in dark metal panels and louvre grillage
Precast fins to roof pavillion
Glazing system
Brickwork parapet
Precast panels in line with brickwork piers
Brickwork piers in line with precast panels
Precast base in line with brick piers
Metal goalpost surrounds with minimal metal glazing and doors to retail and office. Metal louvers above retail.
Plant Enclosure +53.282
Parapet +50.980
Level 06 +46.950
Level 05 +43.100
Level 04 +39.250
Level 03 +35.400
Level 02 +31.550
Level 01 +27.700
Canal Level 00 +23.600
Ground +21.700
INGS FRONTING PANCRAS WAY
SERVICE ENTRANCE
RETAIL SHOPFRONTS
OFFICE SERVICES
OFFICE ENTRANCE
PEDESTRIAN ROUTE

CONSENTED

West Elevation

Level 07 parapet increased in height by 117mm to achieve equal floor to ceiling heights & required blue roof attenuation

Plant enclosure expanded and increased in height to conceal office & labs-ready plant equipment.

Fins have increased in height by 340mm

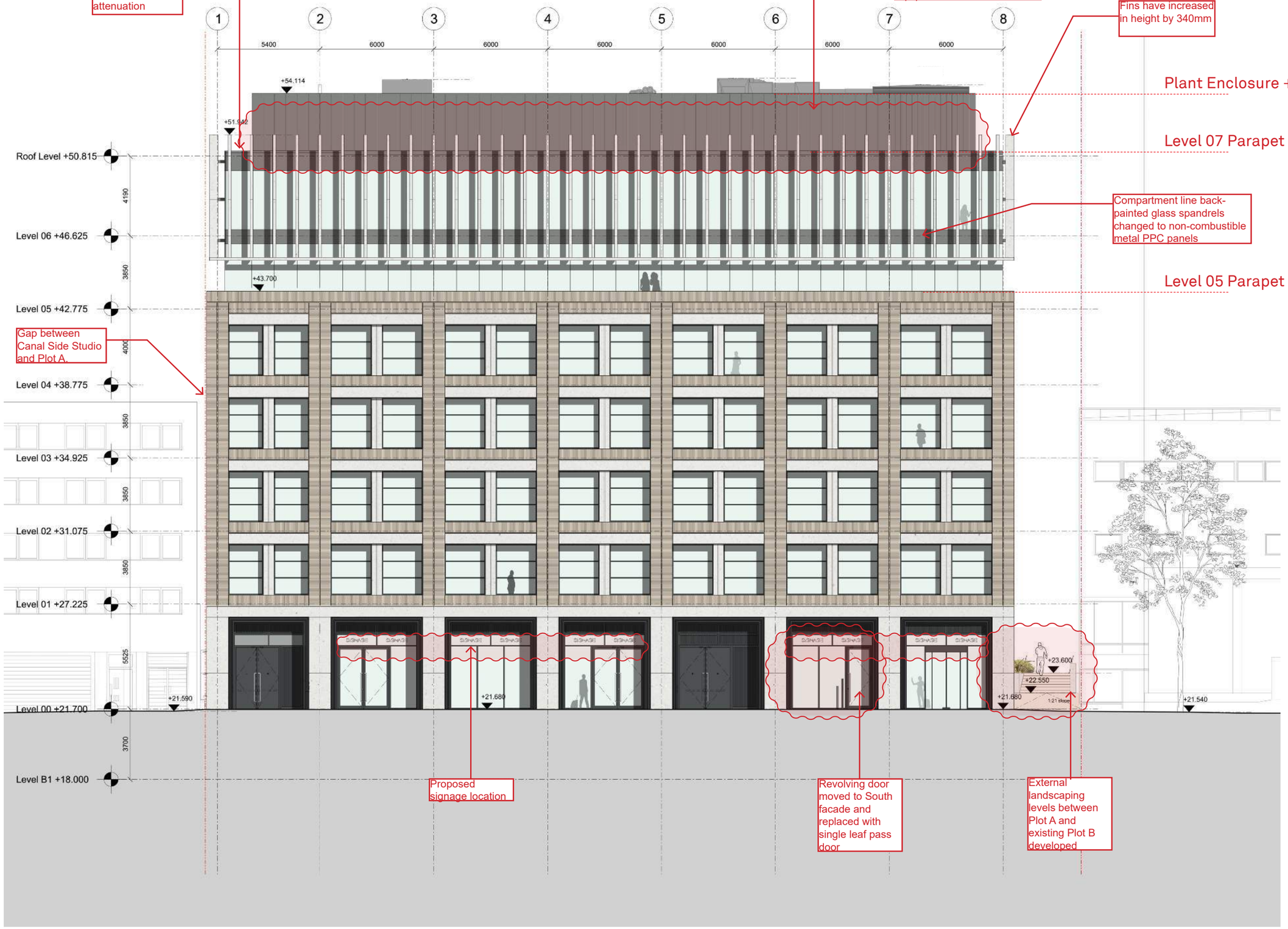
Plant Enclosure +54.115

Level 07 Parapet +51.097

Compartment line back-painted glass spandrels changed to non-combustible metal PPC panels

Level 05 Parapet +43.702

Gap between Canal Side Studio and Plot A.



Proposed signage location

Revolving door moved to South facade and replaced with single leaf pass door

External landscaping levels between Plot A and existing Plot B developed

UPDATED

Views | Consented & Updated

CONSENTED

View 01
Regent's Canal

UPDATED

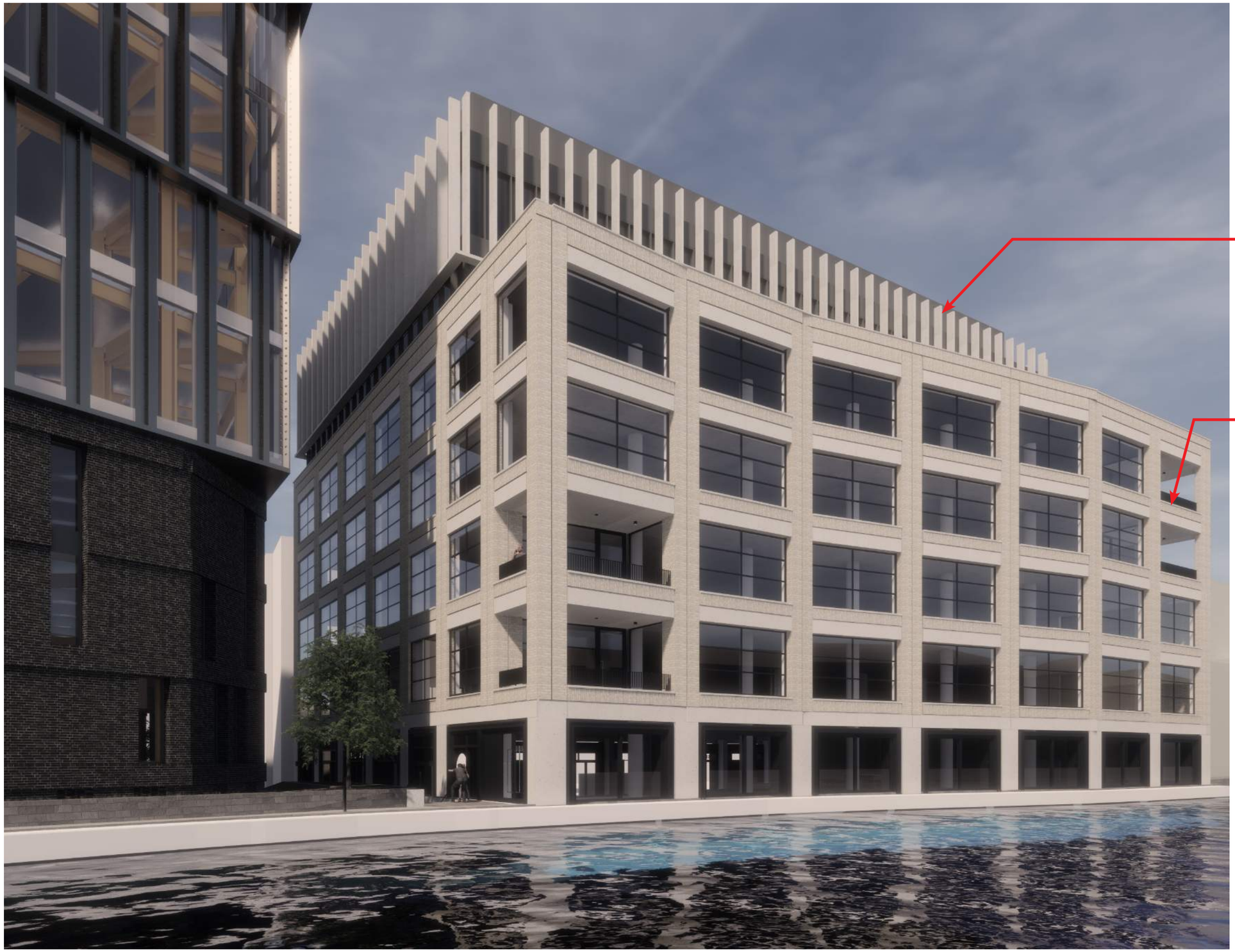
CONSENTED

View 02
Regent's Canal

UPDATED

CONSENTED

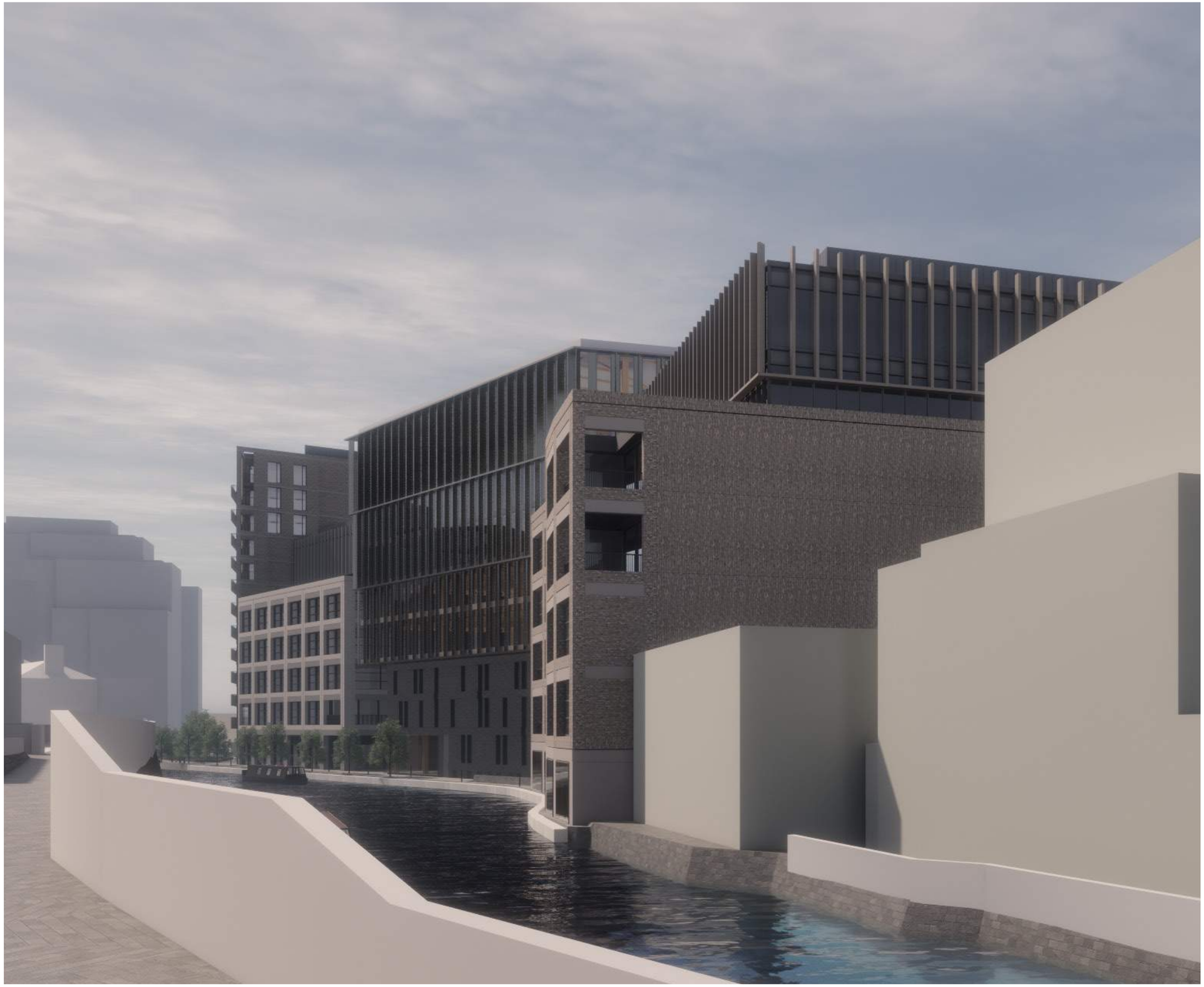
View 03
Regent's Canal



Enlarged plant enclosure

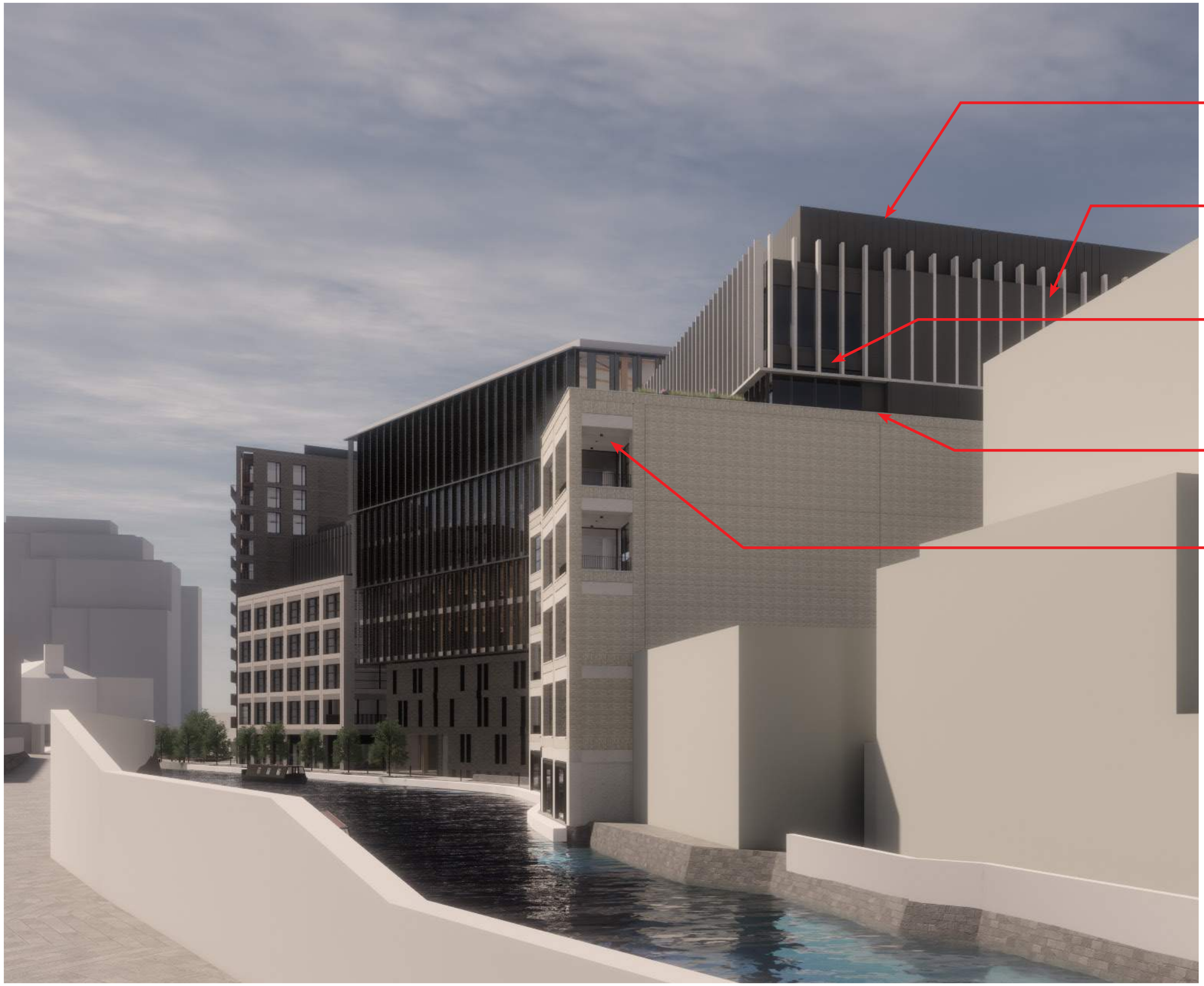
Balustrade heights appear lower as the floor levels have been amended (1100 is achieved)

UPDATED



CONSENTED

View 04
Regent's Canal



Enlarged plant enclosure

Solid panelling to secondary core shaft to match material finish of adjacent fins

Compartment line spandrels changed from back-painted glass to non-combustible metal PPC panels (to match curtain walling)

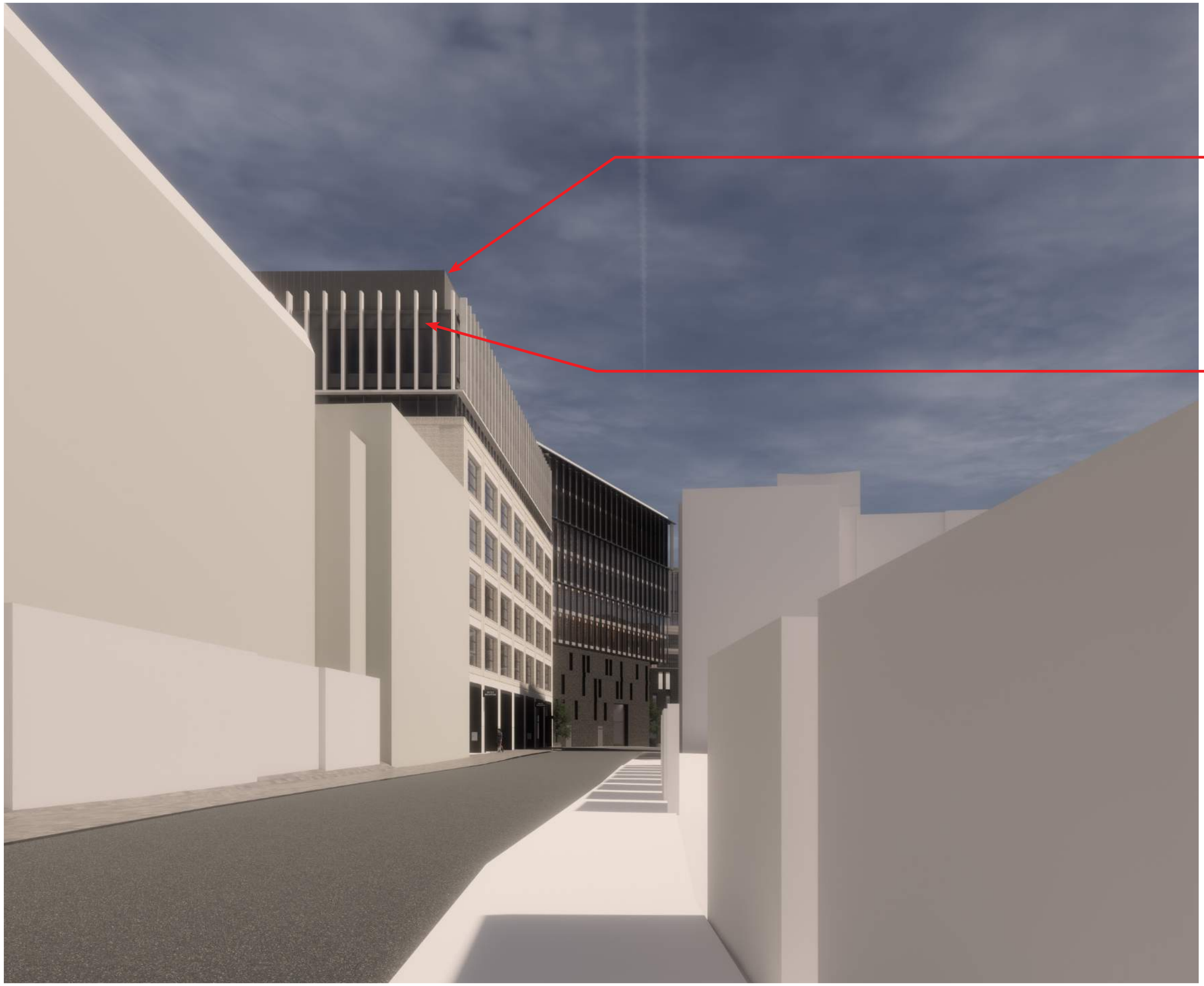
Pavilion glazing steps in with secondary core clad to match curtain walling

4th floor balcony soffit made solid to accommodate green/blue roof above

UPDATED

CONSENTED

View 05
St Pancras Way



Enlarged plant enclosure

Compartment line spandrels changed from back-painted glass to non-combustible metal PPC panels (to match curtain walling)

UPDATED

CONSENTED

View 06
St Pancras Way

Enlarged plant enclosure

Compartment line spandrels changed from back-painted glass to non-combustible metal PPC panels (to match curtain walling)

UPDATED

KJ Tait - Roof Plant Layout

3.0 KJ Tait - Roof Plant Layout

- Since the original energy strategy was completed there has been significant improvement in the carbon intensity of the National Grid, making natural gas a less attractive option for generating heat for buildings. The Publication London Plan (which was published after development of the original energy strategy) outlines the necessity to transition from traditional natural gas to low and zero carbon sources to meet the Mayor's zero carbon target by 2050. The energy strategy originally proposed for the building, comprising gas-fired boilers and gas-fired CHP to generate heating and hot water and chillers to generate cooling, was heavily reliant on natural gas and is therefore not ideally suited to current and emerging energy strategies and policies.

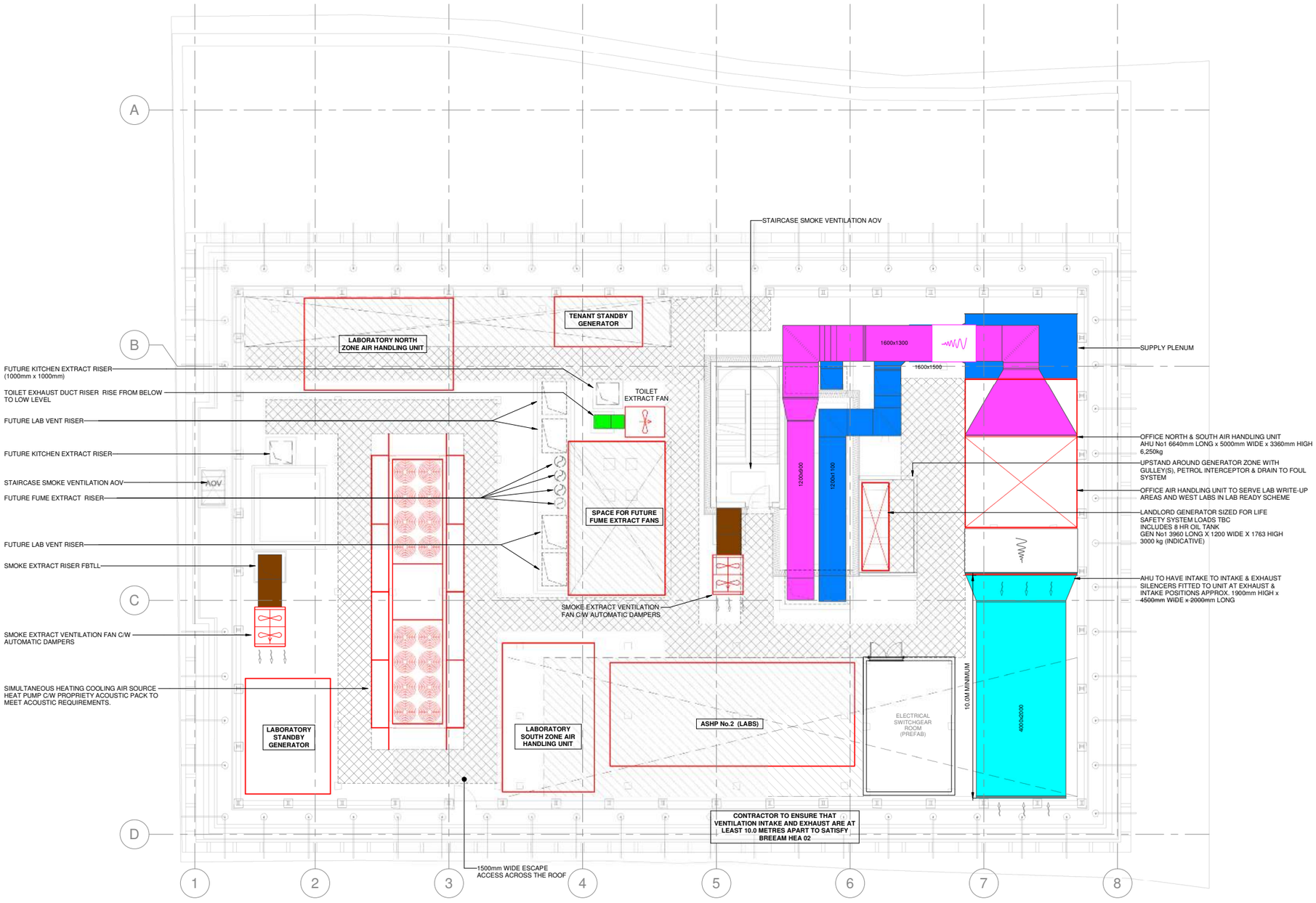
- In addition, emerging policies have a greater focus on air quality and minimising the impact of developments on local air quality. An alternative to CHP and boilers, such as heat pumps, would remove local sources of pollution associated with gas-fired plant, such as nitrogen oxide. As part of the S106 agreement, a CHP air quality test will need to be carried out if a CHP strategy was to be implemented. This would not be a requirement with a heat pump solution.

- An options review was carried out to assess whether the proposed energy strategy was still valid and the most appropriate approach for the development. Alternative energy technologies were reviewed, focussing on electric heat pumps. The fundamental principles of the original energy strategy approach remain unchanged, i.e. optimising the building through the Be Lean, Be Clean, Be Green energy hierarchy. The focus remains on designing a comfortable, reliable, practical and flexible building, which minimises energy consumption and associated carbon emissions.

- The key driver of the alternative strategy is to reduce the use of gas and the focus has been to omit the CHP and boiler plant through the use of electric systems, i.e. heat pumps, to generate heating and cooling for the building. Through the use of heat pumps that can provide heating and cooling, the originally proposed chiller plant can also be omitted.

- An appraisal of applicable heat pump technology (air, ground and water) was carried out and air source heat pumps (ASHP) offer a viable and the most suitable alternative to provide heating and cooling to the building. The ASHP plant is proposed to be located within the rooftop plant area, which has required a reorganisation of the originally proposed roof plant compound layout.

- The building has been designed with inherent flexibility and adaptability to enable laboratory use. Laboratory buildings are more highly serviced than offices and are anticipated to require additional AHUs, heating/cooling plant, specialist extract plant, dedicated risers, etc. Features have been incorporated within the building design to allow labs to be accommodated. This includes incoming utilities capacity, provision within the structure for future laboratory service risers and the reorganisation of the roof plant enclosure to enable laboratory plant installation.



S4-P01	11/11/2020	1st ISSUE	JP	BH
SUIT- REV	DATE	DESCRIPTION	DRN	CHK

STATUS

STAGE 3

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PROJECT INFORMATION

CLIENT	REEF GROUP
PROJECT	UGLY BROWN BUILDING - PLOT A ST PANCRAS WAY, LONDON

DRAWING INFORMATION

DRAWING TITLE	ROOF LEVEL LAB PLANT LAYOUT		
DESIGNED BY	JP	DATE	NOV. 2020
DRAWN BY	BM	KJT JOB No.	
SCALE	1 : 100 @ A1		C2718

JOB CODE	ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER	SUIT- REV
C2718	KJT-AA-07-DR-M-5702	S4 - P01

BIM 360://C2718 - Ugly Brown Building - Plot A/C2718-KJT-ZZ-ZZ-M3-ME-0001.rvt

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