

Specification

Space to grow.

1a Britannia Street, King's Cross



PLANTWORKS

KING'S CROSS

Quality from the ground up



Development Description

Building Accommodation

The new development will consist of:

- **Ground floor:** Reception space, office accommodation, atrium, circulation space with internal landscaping, passenger lift, WC facilities and services riser and internal courtyard.
- **Lower Ground floor:** Office accommodation, WC facilities, shower, cycle store, refuse store, external lightwell, services riser and plantroom.
- **First floor:** Office accommodation, circulation space with internal landscaping, atrium, WC facilities and rooftop plant enclosure.
- **Second floor:** Office accommodation, atrium and WC facilities.

Sub-Division

The building is designed to facilitate both a single occupier and a multi tenancy arrangement split on a floor-by-floor basis.

Office Accommodation

The office accommodation is accessed via the existing entrance from Britannia Street. A sloped entrance ramp leads down to the reception.

Finished Floor Level & Floor to Ceiling Heights

	FFL	F - CI Heights
Lower Ground Floor	0.0m	3.1m
Ground Floor	3.645m	2.8m
First Floor	6.835m	2.8m
Second Floor	9.925m	2.5m – 2.835m (varies)

Regulatory Framework

Building Regulations, Statutory Legislation and Construction Standards

The building is designed to the current edition of the Approved Documents of the Building Regulations and based on the recommendations of the latest edition of the British Standards BS/BS EN. Where there is no relevant British Standard then the appropriate industry recognised and accepted European or International Standards will be used.

Design Life of Building Components

The building has a design life developed in accordance with the procedures set out as per BS ISO 15686 and BS 7543:2000. Services, plant and equipment generally in accordance with CIBSE Guide to the Ownership, Operation and Maintenance of Building Services March 2000 Table B14.3. The design life of the building structure, maintainable without major replacement, will be a minimum of 60 years.

Ecological Value

Total number of plants	7,824
Total area of green infrastructure	81.5 sq m
Gas extraction	187.5kg / annum
O2 production	138.5kg / annum
PM capture	106kg / annum
Carbon extraction	106kg / annum

(all approximates)

Exterior Envelope

Design Concept

Redevelopment of the property over ground floor and first floor levels, and proposed second floor is set-back to provide office floorspace. Excavation of basement floor level to accommodate additional floor space. Proposed lightwell to the rear of the site to provide daylight and ventilation to all floors along with the implementation of a substantial amount of greenery in the form of green sedum roofs where possible.

Front Elevation

The property is accessed via a mews opening between nos. 1 & 3 Britannia Street. There is no building frontage visible from the street, other than the office entrance with new signage.

Rear & Side Elevations

The design, massing and materials of the building envelope has been developed following close consideration of the site and its context. The elevations of the building are to be predominately clad in light coloured brickwork.

The selection of colour and materiality directly references the light industrial use and typology that previously existed on the site. The surrounding brick context provides a key material reference in the newly proposed scheme. Window apertures are designed to mitigate concerns regarding privacy and overlooking. Orientated slot windows define the elevational treatment of the building. The nature of the slot windows results in an introspective building reflecting the existing character. The orientated slot windows allow natural light to reach the open internal layout.

Roof Element

The pitched roof alludes to the former light industrial use of the site, which has been a key reference throughout the design. Roof-lights within the pitched structure provides the internal space with natural daylight.

Exterior Envelope (Elements)

Brickwork Cladding; Basement to Second Floor

The new facades from Basement to Second floor level are constructed from a rainscreen façade with brick slip cladding.

Glazing; Basement to Second Floor

Aluminium glazing has been installed to each opening at First floor level. The window system framing will be a selected anodised finish.

Roof Construction

The roof is finished in a light grey zinc standing seam roofing. Bespoke aluminium pitched roof glazing is installed over the central atrium. The roofs at first and ground floor levels are landscaped with sedum roofing.

Roof Plant Enclosure

An acoustic louvred plant enclosure is located to the roof located to the east of the site at second floor level. The enclosure is finished in a dark coloured anodised finish.

Interior Design And Finishes

Reception

Walls: Living wall, exposed steelwork and painted plasterboard.
Floors: Polished concrete with walk on glazing to main circulation 'street'. Refer to the Ground Floor plan for extent of glazing.
Ceilings: Exposed metal deck soffit and services.
Doors: Aluminium framed doors with glass infill.

Atrium / Circulation Core

Walls: Exposed steel structure and render. Aluminium glazing system to the sides of the atrium.
Floors: Polished concrete.
Ceilings: Exposed metal deck soffit and services.
Doors: Aluminium framed doors with glass infill.
Staircase: Steel structure with polished concrete finish steps with mild steel balustrade and spindles

Office Areas

Walls: Painted plasterboard partitions
Floors: Medium grade (to PSA Method of Building Performance Specification MOB PF2 PS/SPU March 1992) raised access flooring with a nominal depth of 100mm on all office floors (inclusive of floor panel), including the Atrium floor.
 Note: The MOB loadings for medium grade are as follows:
 - Concentrated static load: Not less than 4.5kN over 300mm sq and not less than 3.0kN over 25mm sq.
 - Uniformly distributed load: Not less than 8.0kN/sqm.

All necessary plenum barriers, fire breaks and closure details are provided. The concrete slab has a sealant applied to it prior to the installation of the raised floor.

Ceilings: Exposed metal deck soffit and services
Doors: Aluminium framed doors with glass infill.

Tea Points

Capped services connection points are left within the cores to allow connection for tenants to extend and serve office tea points / kitchenettes at each floor level. The services include drainage and cold water supplies.

Toilets

Walls: Blockwork partitions with large format ceramic tile finishes.

Floors: Polished concrete.

Ceilings: Painted MF plasterboard with LED circular downlights within cubicles. Concealed cove lighting within main toilet area with LED Circular downlights above mirrors.

Fittings: Vanity Top/Basin, bin, soap dispenser, paper towel dispenser. Accessible panel integrated into rear wall of WCs. Fitted with satin stainless steel accessories including handles, door stops, rising butt hinges and thumb turn locks. White chinaware including wall mounted WC pans, seat and cover with concealed cistern. Matte black accessories including toilet roll holder, toilet brush, coat hooks and doorstep.

Services Area

Walls: Painted plasterboard partitions
Floors: Floor paint on screed.
Ceilings: Exposed metal deck soffit.
Doors: Timber solid panel doors.

Plantrooms

Walls: Painted plasterboard partitions
Floors: Floor paint on screed.
Ceilings: Exposed concrete soffit.
Doors: Timber solid panel doors.

Lifts

13 person passenger lift (1000kgs)

Refuse and Waste

The waste storage room serving the building is located at Lower Ground level. In total 3 no. 660 litres of recycling and 720 litres of refuse storage is provided. Refuse will be brought to ground level and collected on Britannia Street.

Cycle Provision

7no. secure bicycle parking spaces located at basement floor level adjacent to the lift.

Environmental Performance

Through energy efficiency features such as efficient building fabric, high performance solar control glass, LED lighting, photovoltaics on roof and mechanical heat recovery via thermal wheels, the development is designed to achieve BREEAM target: 'Excellent'.

Fire Safety

Means of Escape in accordance with the approved fire strategy plans (300_401 – 300_404)

Air Conditioning

AC / temperature control by Centralised Daikin Controller
 Ventilation rates have been designed to the criteria of 1:10m².

Acoustic Performance

The base building design allows for the office space, subject to the completion of the fit-out in accordance with the Category 'A' Specification, to achieve a maximum noise criterion of NR38 from the base building services installations, without any other contributions. The maximum noise criteria from the base building services installations for other areas are as follows:

Area	Ventilation Systems Servicing Actual Area	All Other Systems
1. Open plan offices	NR38	NR33
2. Circulation/Lobby	NR40	NR35
3. Toilets	NR45	NR40
4. Retail	NR45	NR40
5. Service Areas	NR55	NR50
6. Plantrooms	To suit adjacent areas	To suit adjacent areas

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The Savills logo consists of the word "savills" in a white, lowercase, sans-serif font, centered within a dark blue square.

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