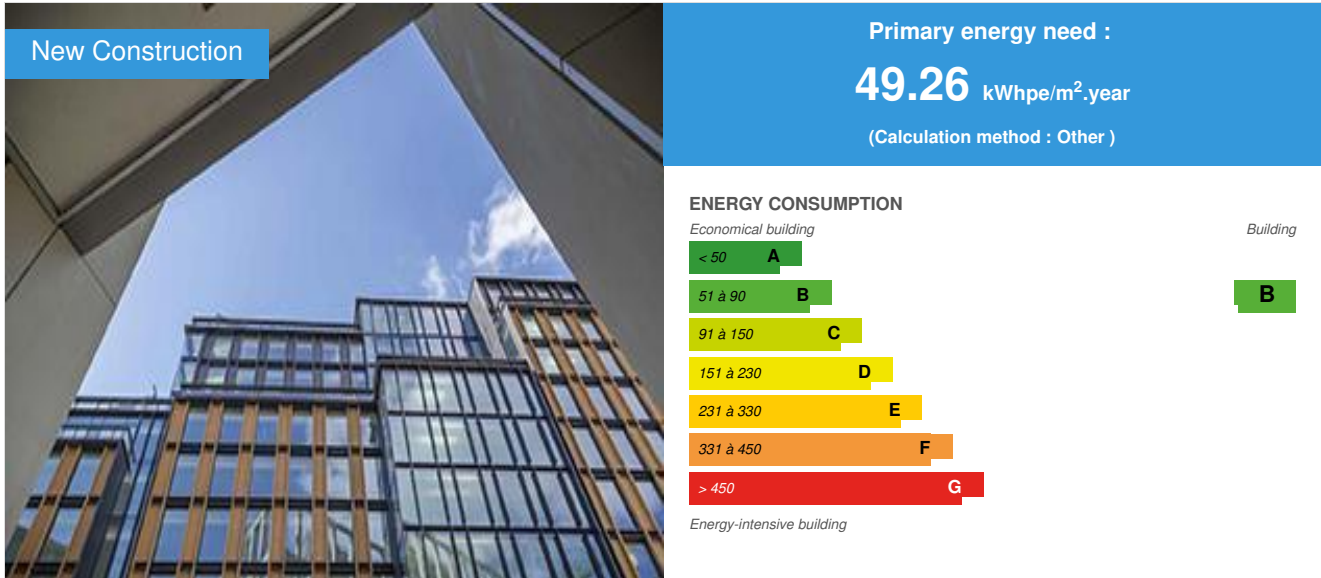


6 Pancras Square

by [Patricia Bourgain](#) / 2016-07-08 15:20:07 / International / 11153 / EN



Building Type : Office building < 28m
Construction Year : 2015
Delivery year : 2015
Address 1 - street : Pancras Square N1C LONDON, United Kingdom
Climate zone : [Cfb] Marine Mild Winter, warm summer, no dry season.

Net Floor Area : 38 643 m² Other
Construction/refurbishment cost : 100 899 500 €
Cost/m2 : 2611.07 €/m²

Certifications :



Proposed by :



General informations

BNP Paribas Real Estate presents 6 Pancras Square next to Saint Pancras station. The building was designed by Jean-Michel Wilmotte and will be developed by BNP Paribas Real Estate Property Development UK. The project comprises of offices and ground floor retail of 37,000 sqm on Argents 743,200 sqm redevelopment of the site. The scheme will benefit from its close proximity to the major transport hub of King's Cross and Saint Pancras, providing easy access to six tube lines, national railways and the Eurostar.

The property will be developed to the highest environmental standards (BREEAM Excellent) and specification.

The development includes:

- 350,000 sq ft of offices
- 10,000 sq ft of retail
- a 3,800 sq ft staff fitness centre
- 27 parking spaces

Stakeholders

Function : Developer

BNP Paribas Real Estate

https://www.realestate.bnpparibas.com/bnppre/en/group-navigation-cfo4_12097

Function : Designer

Wilmotte & Associés SA

+33 (0) 1 53 02 22 22

<http://www.wilmotte.fr/en/projects/programs>

Design Architect

Function : Designer

Adamson Associates

Executive Architect

Function : Structures calculist

AKT

Function : Other consultancy agency

Hoare Lea

Services Engineer

Function : Other consultancy agency

Confluence

Health and safety consultant

Function : Other consultancy agency

Aecom

Fire Strategy Consultant

Function : Other consultancy agency

Reef Associates

Facade access consultant

Function : Other consultancy agency

Buro Happold

Facade design consultant

Function : Other consultancy agency

Gleeds Quantity Surveyors

Quantity Surveyor

If you had to do it again?

We would reduce the complexity of the building commissioning

Energy

Energy consumption

Primary energy need : 49,26 kWhpe/m².year

Calculation method : Other

Breakdown for energy consumption : Primary Energy need (kWh PE/m²/year) - UK SAP calculation

Gas- 17.88
Electricity- 48.49

Breakdown for energy consumption
Heating & Hot water - 17.88
Lighting- 15.97
Building services- 32.52
Office equipment & small power- 42.58

Envelope performance

[More information :](#)

Envelope U-value:

Opaque- 0.18

Glazing- 1.2

AIR TIGHTNESS VALUE: 3.5 m3/m2/hr

[Building Compactness Coefficient :](#) 1,00

[Air Tightness Value :](#) 3,50

Renewables & systems

Systems

[Heating system :](#)

- Urban network

[Hot water system :](#)

- Urban network

[Cooling system :](#)

- Others
- Fan coil

[Ventilation system :](#)

- compensated Air Handling Unit

Smart Building

[BMS :](#)

Individual sub metering of every tenant floor

Environment

Urban environment

Building is designed to integrate with the overall kings cross masterplan in terms of building use and ground level retail units. External lighting is integrated with the neighbouring buildings.

The building is within 300m of Eurostar, King's Cross station, London Underground and London bus services.

[Built-up area :](#) 100,00 %

Products

Product

Natural ventilation

[Product category :](#) HVAC, électricité / ventilation, cooling

features were inserted in the design wherever possible and with an understanding of the site constraints and acoustic obligations. This was combined with a highly

efficient mechanical ventilation system with exhaust air heat recovery.

Turbo core chiller systems



Product category : HVAC, électricité / ventilation, cooling

Ultra efficient 'turbo core' chiller systems using high-speed axial compressors, with the compressor turbine floating on magnetic bearings to eliminate friction in the main moving part, achieve demanding energy efficiency levels. Cooling systems built into the chillers pre-cool the chilled water from the building at low external ambient temperatures without the use of refrigeration equipment.

Low carbon district heating network



Product category : HVAC, électricité / heating, hot water

The building benefits from connection to the King's Cross low carbon district heating network, including heat from a mixture of CHP, efficient gas boilers and potentially Biomass boiler systems.

Costs

Health and comfort

Comfort

Calculated thermal comfort : Summer- 24 degrees / Winter- 20 degrees

Acoustic comfort : Offices- NR38

Carbon

GHG emissions

Building lifetime : 60,00 year(s)

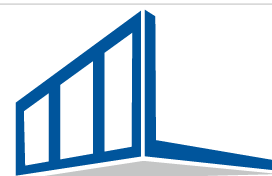
Contest

Reasons for participating in the competition(s)

Building candidate in the category

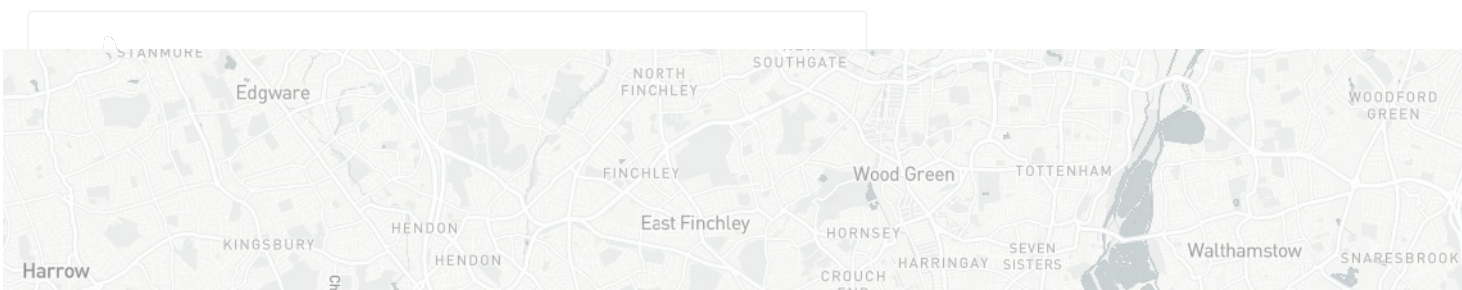


Energy & Temperate Climates

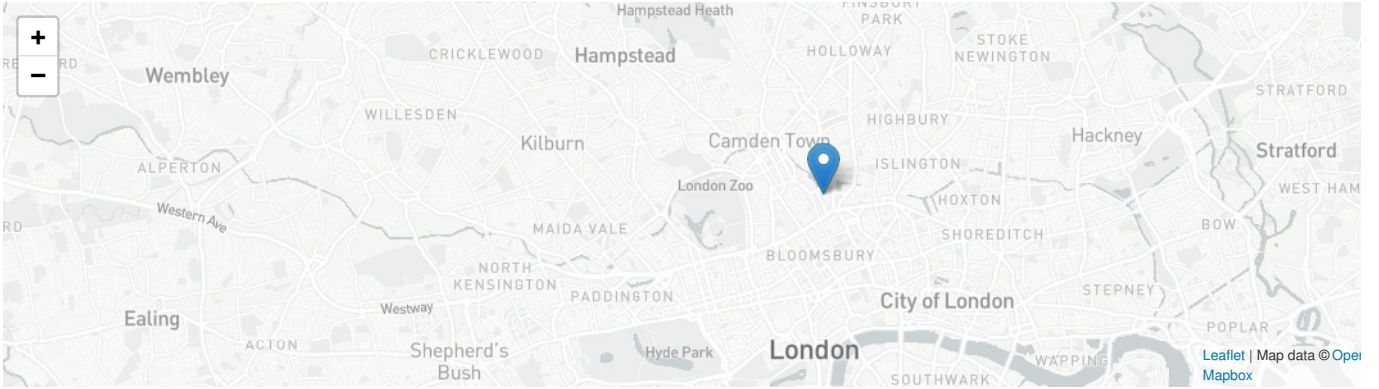


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