


## 6 Pancras Square

by [Patricia Bourgain](#) / 2016-07-08 15:20:07 / Internacional / 11276 / EN



**Primary energy need :**  
49.26 kWhpe/m<sup>2</sup>.year  
 (Calculation method : Other )

**ENERGY CONSUMPTION**

Consumption Range (kWhpe/m <sup>2</sup> .year)	Grade	Building Position
< 50	A	Economical building
51 à 90	B	Building (49.26)
91 à 150	C	
151 à 230	D	
231 à 330	E	
331 à 450	F	
> 450	G	Energy-intensive building

**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 m<sup>2</sup> Superficie útil  
**Construction/refurbishment cost** : 100 899 500 €  
**Cost/m2** : 2611.07 €/m<sup>2</sup>

**Certifications :**



**Proposed by :**



### General information

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](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 :

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/m<sup>2</sup>.year

Calculation method : Other

Breakdown for energy consumption : Primary Energy need (kWh PE/m<sup>2</sup>/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](#) : Table 'c21\_spain.innov\_category' doesn't exist SELECT one.innov\_category AS current,two.innov\_category AS parentFROM innov\_category AS oneINNER JOIN innov\_category AS two ON one.parent\_id = two.idWHERE one.state=1AND one.id = '19'

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 :** Table 'c21\_spain.innov\_category' doesn't exist SELECT one.innov\_category AS current,two.innov\_category AS parentFROM innov\_category AS oneINNER JOIN innov\_category AS two ON one.parent\_id = two.idWHERE one.state=1AND one.id = '19'

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 :** Table 'c21\_spain.innov\_category' doesn't exist SELECT one.innov\_category AS current,two.innov\_category AS parentFROM innov\_category AS oneINNER JOIN innov\_category AS two ON one.parent\_id = two.idWHERE one.state=1AND one.id = '18'

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

### Building candidate in the category

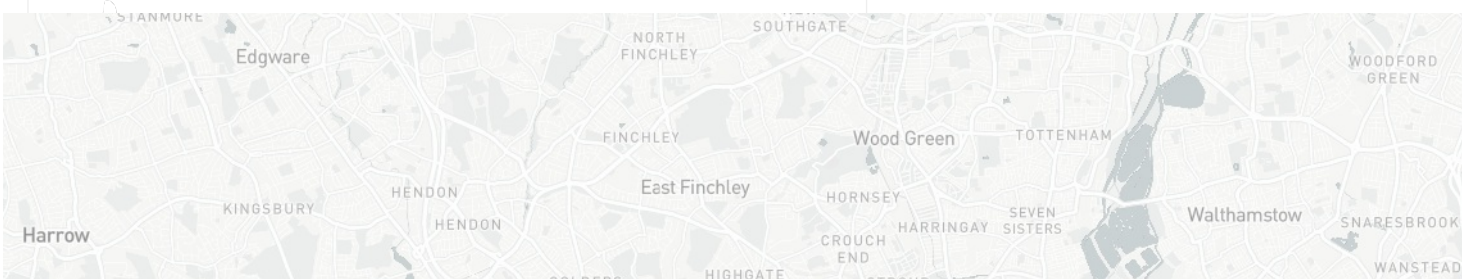


Energy & Temperate Climates

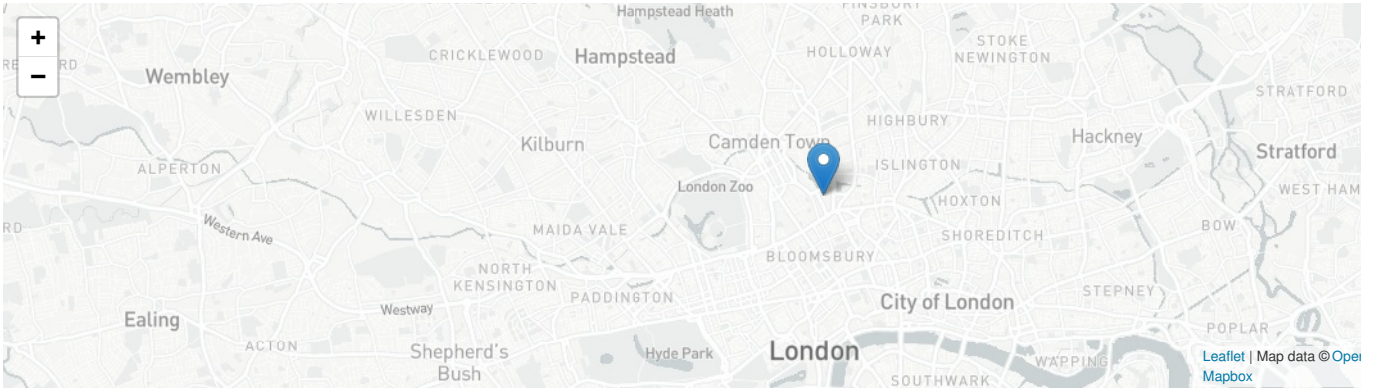


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