

**Plantworks is
one of a kind
workspace,
built with
integrated
urban plantation.**

ARRIVING SUMMER 2021 · ARRIVING SUMMER 2021 · ARRIVING SUMMER 2021

Space to grow.

1a Britannia Street, King's Cross



PLANTWORKS

KING'S CROSS

“

To such an extent does nature delight and abound in variety that among her trees there is not one plant to be found which is exactly like another; and not only among the plants, but among the boughs, the leaves and the fruits, you will not find one which is exactly similar to another.”

Leonardo da Vinci



Plantworks is a pioneering workspace built with integrated urban planting and designed to nurture the wellbeing and success of everyone who encounters it.

This actively growing building is full of living walls, plants and harvest crops all ready for you to tend to. Why? Because biophilic design – bringing the outside in – is proven to make people happier, more creative and harder working. And who doesn't want to step away from their desk to pick fresh salad leaves, herbs and fruit for their lunch?

Built for ambitious companies who care about their people, Plantworks provides 6,592 sq ft of prime workspace across four floors.

**Are you looking for space to grow?
Plantworks is coming in summer 2021.**

**Workspace for
companies that
think a little
differently.**

 **PLANTWORKS**

**6,592 SQ FT OF
PRIME WORKSPACE
ACROSS FOUR FLOORS**

The great indoors.



Plantworks is a new format, leveraging on a collaboration between visionary designers Marek Wojciechowski Architects and New York-based urban farm designers Kono Designs. Together they have created a workspace grounded in nature that puts people first.

Welcome to the jungle

We need nature to lead happy, healthy and meaningful lives, and nature abounds at Plantworks. From the living wall of flora that greets you at the reception to the indoor courtyard and central atrium that rises through the building everywhere you look, there's green.

People first, plants second

Plantworks is all about people. That's why the design focuses on what really matters when it comes to people's wellbeing, productivity and energy levels - light, spaciousness and nature. There's also cycle storage, shower and changing facilities to encourage active and sustainable journeys to work.

Green inside and out

This building walks the talk. Plantworks uses sustainable construction processes and quality materials to reduce running costs and minimise environmental impact. We have achieved BREEAM 'Excellent' rating and EPC 'B'.

Workspace

6,592 sq ft of over 4 floors

Green

81.5 sq m of green infrastructure

Outside, in

7,000 plants of more than 20 varieties

On your bike

Secure cycle allocation

Rating

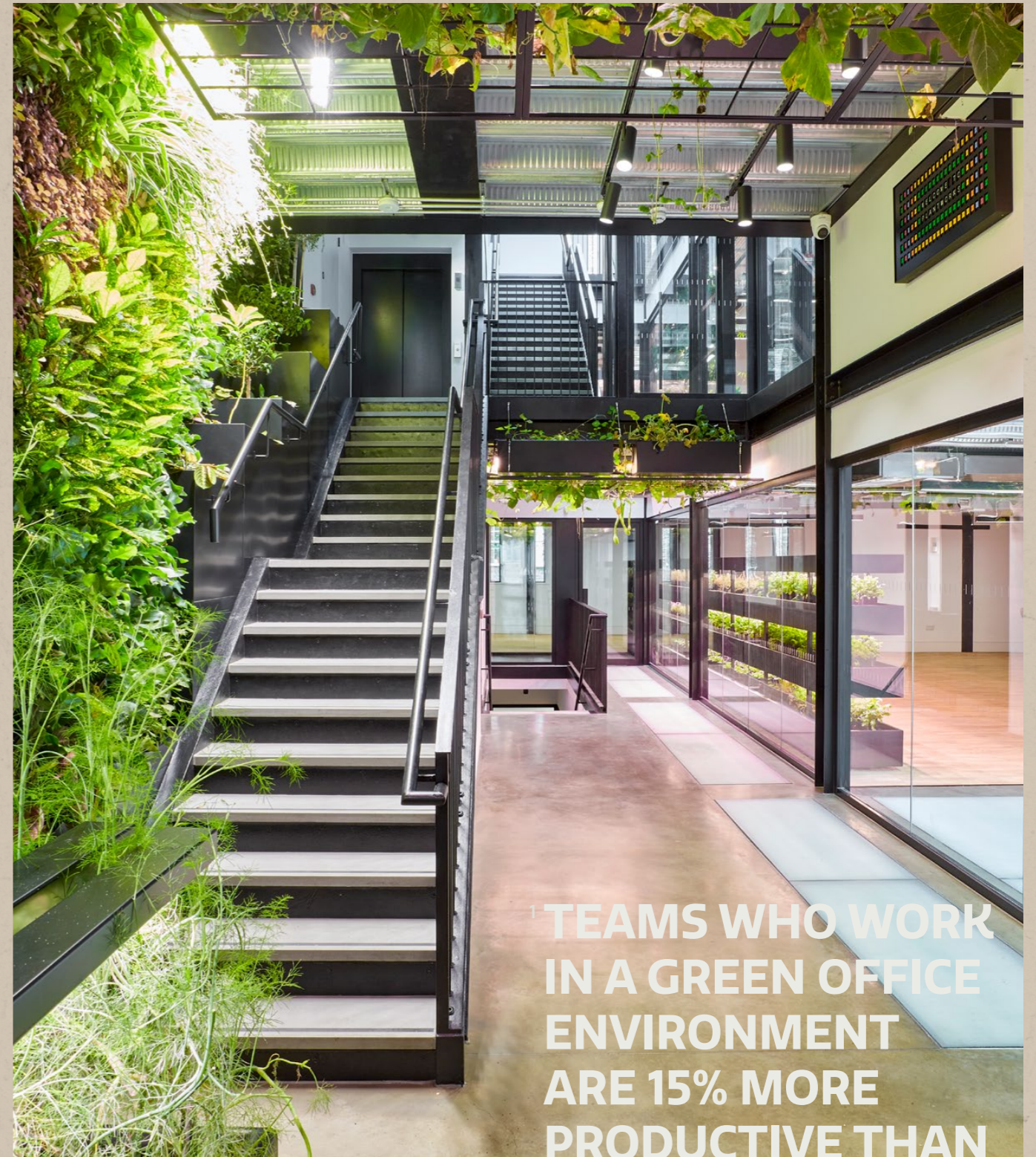
BREEAM 'Excellent' and EPC 'B'

Ready for you

Summer 2021



^ Fruits and vegetables in the reception to kick start your day



^ Entrance to Plantworks

**TEAMS WHO WORK
IN A GREEN OFFICE
ENVIRONMENT
ARE 15% MORE
PRODUCTIVE THAN
THOSE WHO
WORK IN A LEAN
OFFICE SPACE.**

¹Source: A study from the University of Exeter



So plant your own gardens and decorate your own soul, instead of waiting for someone to bring you flowers.”

Jorge Luis Borges



Get to work in 6,592 sq ft of modern office space in one of London's most diverse and vibrant districts.

Style with substance

The design plays on the heritage of King's Cross and the building's industrial history. A palette of dark steel, polished concrete and exposed services add up to the perfect place for forward-thinking companies.

Take root

Plantworks offers you the highest specification with plenty of space to make the building work for you and your people. Workspace is designed using the latest technological features to enhance thermal comfort, air quality, acoustic quality and spatial layout.

Naturally enlightened

Sunlight helps boost serotonin, giving you more energy and helping to keep you calm, positive and focused. A central atrium, roof lights, and frameless glazing mean Plantworks is full of natural light.

Fresh thinking

Spaces that mimic nature enhance your creativity and inspiration, allowing you to develop bigger, bolder ideas more often. Access to plants also increases oxygen levels and leads to improved concentration levels and decreased mental fatigue.

² NATURAL ENVIRONMENTS ENHANCE CONCENTRATION AND PRODUCTIVITY LEVELS.



²Source: A study from the University of Michigan



³ GREEN WORKSPACE INCREASES COGNITIVE FUNCTIONS SUBSTANTIALLY: 31% IMPROVEMENT IN STRATEGY, 38% IN FOCUS, 44% IN APPLIED ACTIVITY AND 73% IN CRISIS MANAGEMENT.



³ Source: COGFX Research from Harvard



**BUILT FOR AMBITIOUS
COMPANIES WHO CARE
ABOUT THEIR PEOPLE**

Green roof

A wildflower blanket across the tiered roofs promotes biodiversity on the site

Shower

1 wheelchair accessible shower and 13 locker spaces

LED lighting

An intelligent daylighting system automatically adjusts light levels based on the external conditions to promote employee well-being

BREEAM®

'Excellent'

EPC

'B'

Automated entrance

High performance solar control glass

Cafe

A dual purpose reception desk located at ground floor will have a dedicated barista serving coffee and locally sourced fruit juice

Urban plantation

A radical indoor farming scheme within the atrium and office spaces encourages employees to maintain and harvest crops such as melons, blueberries, passion fruit and lemon trees

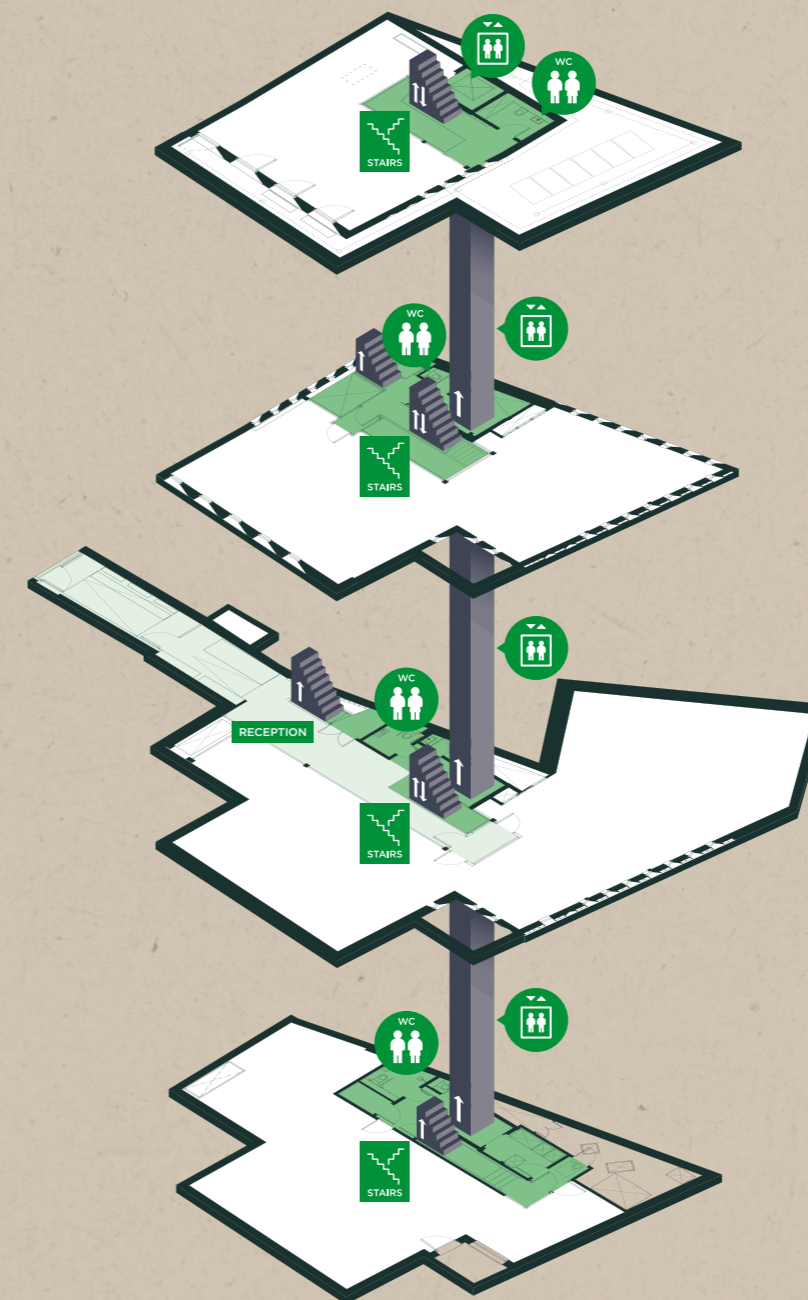
Raised floor

Typical clear void of 60mm

Cycle storage

7 long-stay bicycle spaces

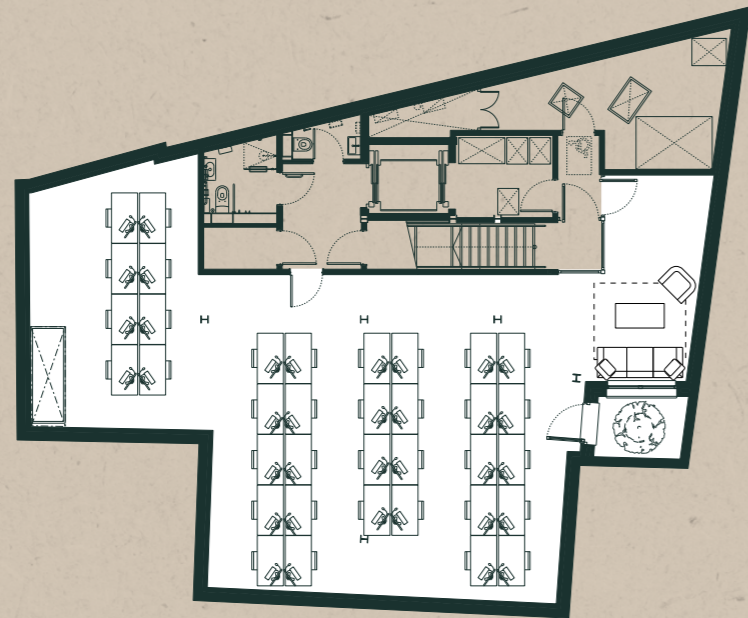
SCHEDULE OF AREAS*



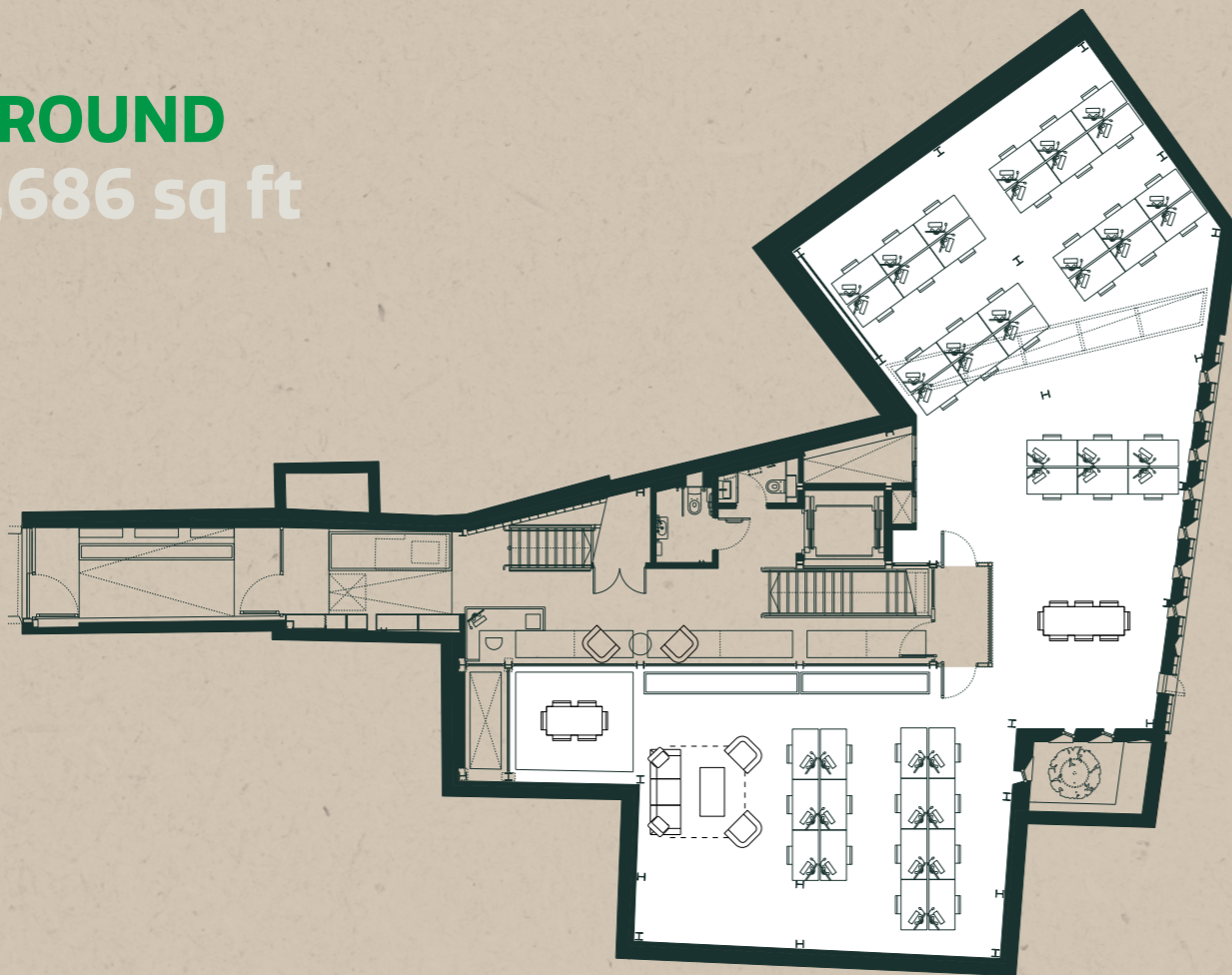
FLOOR	SQ FT (NIA)	SQ M (NIA)
2	837	77.8
1	1,521	141.3
G	2,274	211.3
RECEPTION	439	40.8
LG	1,521	141.3
TOTAL	6,592	612.4

*Subject to final measurement. IPMS3 available on request.

LOWER GROUND
1,521 sq ft



GROUND
2,686 sq ft



Furniture layout for indicative purposes only, not to scale.

FIRST
1,521 sq ft



SECOND
837 sq ft



Furniture layout for indicative purposes only, not to scale.

There's nowhere like King's Cross.



Culture, entertainment, food and drink, shopping, fitness studios, parks and green spaces – it's all here in one of London's most exciting districts. And that's why companies are flocking to King's Cross – Google, Facebook, Astra Zeneca, Havas, Universal, Samsung – they're all here. The former Royal National Ear, Nose and Throat Hospital is also being redeveloped into a mix-use scheme consisting of hotels, offices and residential.

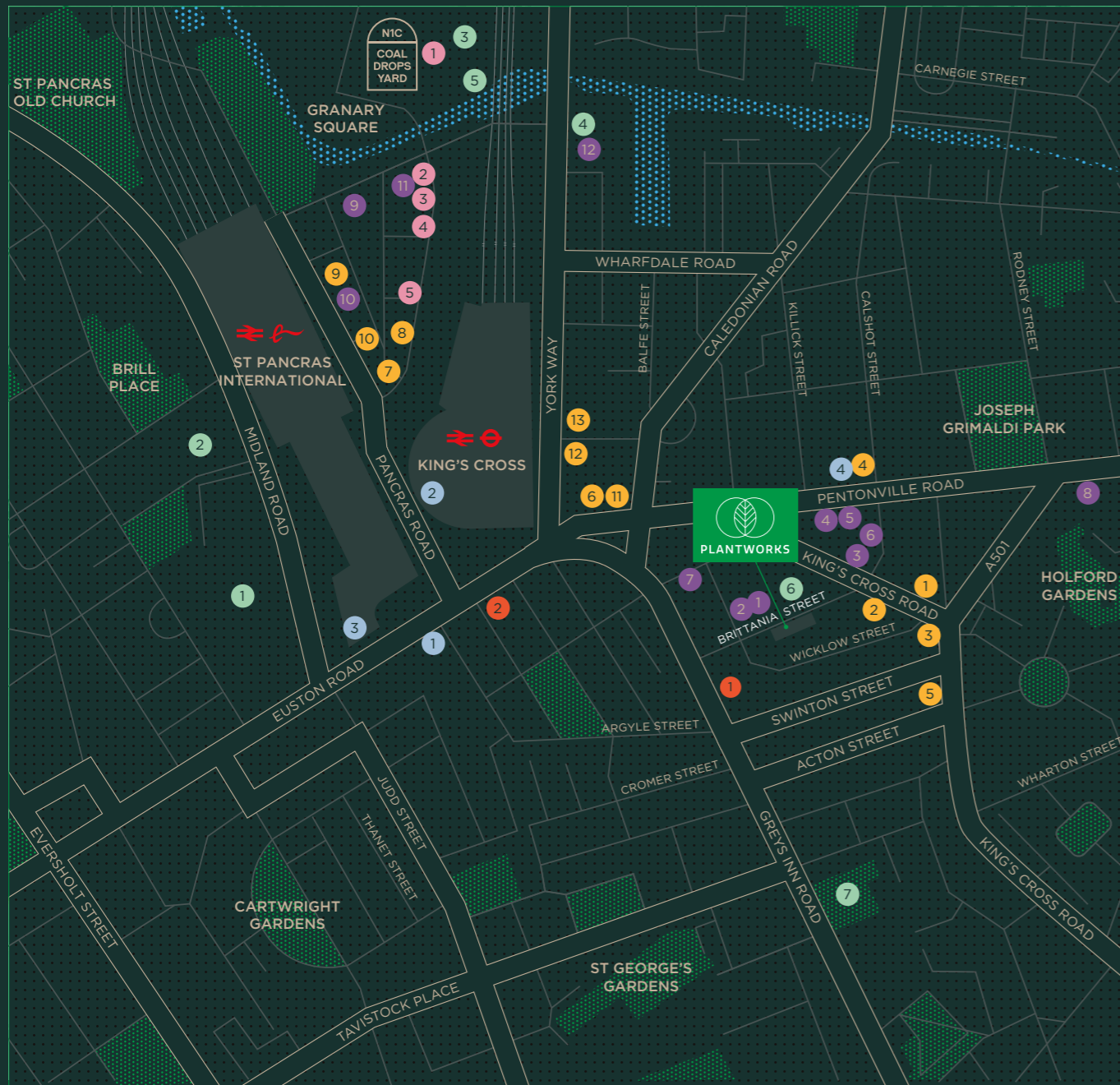
Fancy a lunchtime wander? Head to Coal Drops Yard, an iconic retail destination and foodie hotspot. Or drop into Granary Square for some people-watching and a bite at Dishoom or Caravan. For some fresh air, stroll along Regent's Canal or visit one of the area's parks. And if you're looking for some culture, check out one of the exhibitions at The British Library.

There's also no shortage of gyms and fitness studios, including Frame, Polestar Pilates and Barry's Bootcamp.

If you're looking for entertainment after hours, drop into the Standard for a cocktail or check out a film at the Everyman cinema.



Flourishing neighbourhood.



Food & Drink

- 1 Tia Rosa Café
- 2 Bisou Café Diner
- 3 The Northumberland Arms
- 4 Mildreds
- 5 San Viet
- 6 Camino King's Cross
- 7 German Gymnasium
- 8 Vinoteca Kings Cross
- 9 Drake & Morgan
- 10 Granger and Co
- 11 Black Sheep Coffee
- 12 The Fellow
- 13 Bar + Block Steakhouse

Local Occupiers

- 1 Balderton Capital
- 2 Fiit
- 3 AMS Media Group
- 4 ARK CoWorking
- 5 TOG - York House
- 6 Buccaneer Media
- 7 Thomas Heatherwick / Heatherwick Studio
- 8 Houzz
- 9 Universal
- 10 Google
- 11 Havas
- 12 The Guardian

Culture

- 1 British Library
- 2 Francis Crick Institute
- 3 UAL: Central St Martins
- 4 Pangolian Art Gallery
- 5 Word on The Water
- 6 Gagosian Art Gallery
- 7 The Calthorpe Project

Shopping

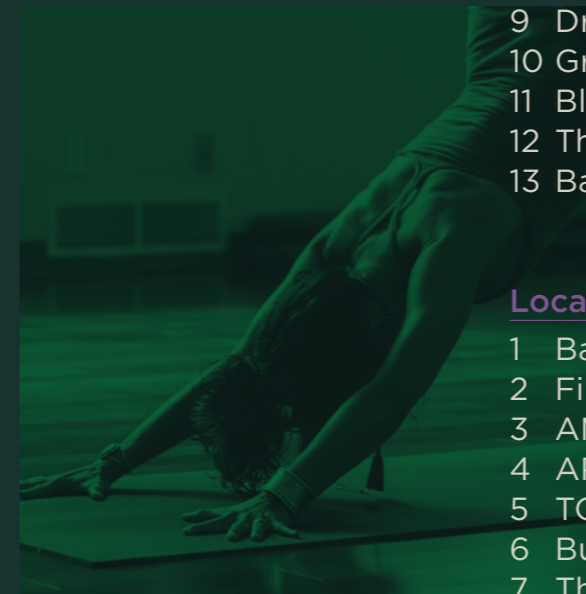
- 1 Coal Drops Yard
- 2 & Other Stories
- 3 Sweaty Betty
- 4 Jigsaw
- 5 Nike

Hotels & Lifestyle

- 1 The Standard Hotel
- 2 Great Northern Hotel
- 3 St Pancras Renaissance
- 4 Anytime Fitness

New Developments

- 1 Royal National Throat, Nose and Ear Hospital
- 2 MSD (from 2025)



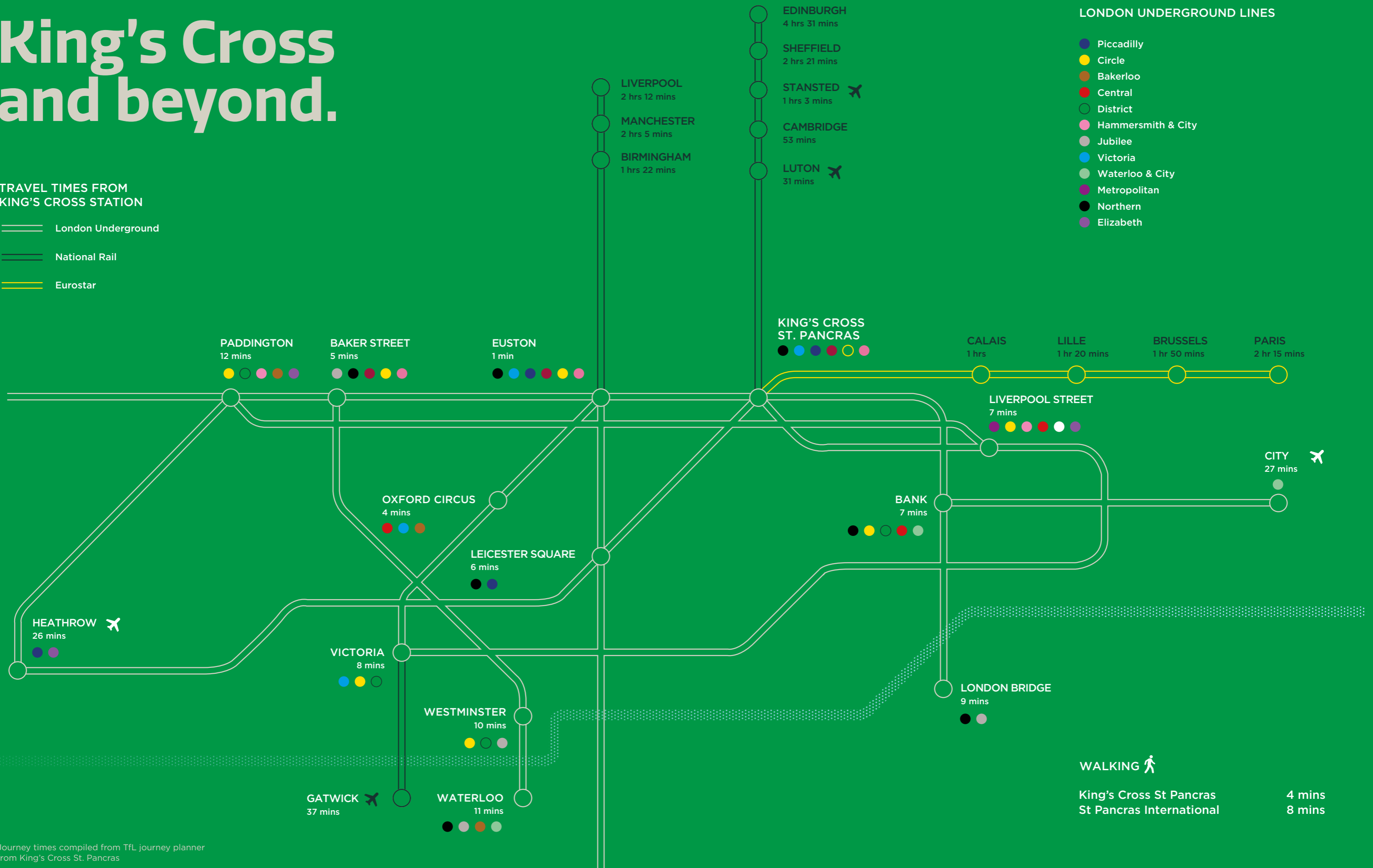
King's Cross and beyond.

TRAVEL TIMES FROM KING'S CROSS STATION

- London Underground
- National Rail
- Eurostar

LONDON UNDERGROUND LINES

- Piccadilly
- Circle
- Bakerloo
- Central
- District
- Hammersmith & City
- Jubilee
- Victoria
- Waterloo & City
- Metropolitan
- Northern
- Elizabeth



Journey times compiled from TfL journey planner from King's Cross St. Pancras





KING'S CROSS – ONE OF LONDON'E MOST EXCITING AND TRENDSETTING NEIGHBOURHOODS



The area offers some of the best restaurants, shops, bars and hotels, where occupiers can wine, dine and relax.

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

The team bringing big ideas to life



KONODESIGNS

Urban Farming Architect

Yoshimi founded Kono Designs in January 2000, a practice active in architecture with expertise in 'Green' developments.

ansglobal

architectural | natural | solutions

Environment Consultant

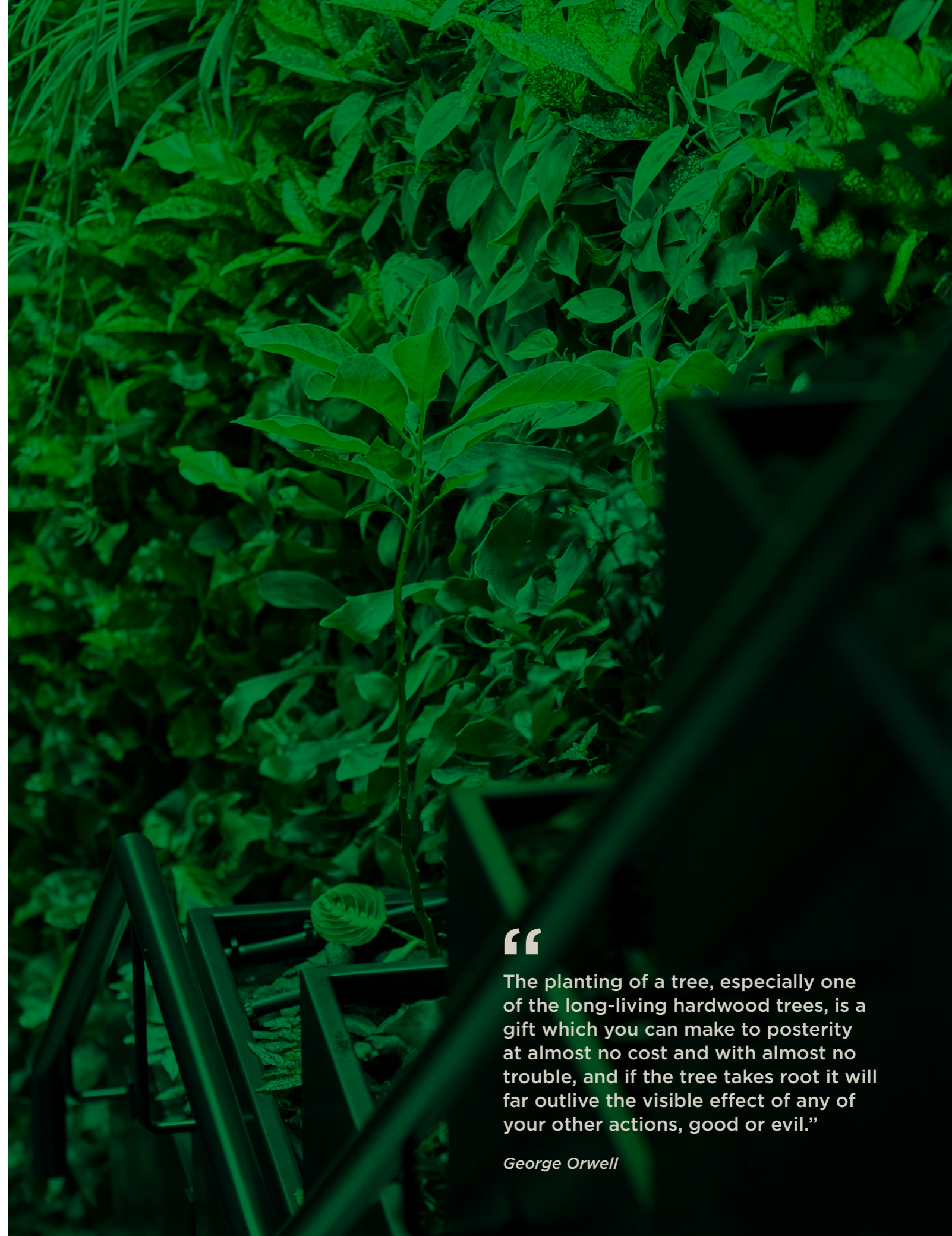
ANS Global provide support through the process of design, planting, installation and maintenance of planting and living walls.



Marek
Wojciechowski
Architects Ltd.

Architect

MWA designed and delivered the construction of Plantworks - a complex, urban office building providing a sustainable, innovative and adaptable workspace.



“

The planting of a tree, especially one of the long-living hardwood trees, is a gift which you can make to posterity at almost no cost and with almost no trouble, and if the tree takes root it will far outlive the visible effect of any of your other actions, good or evil.”

George Orwell

plantworks.space

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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The RIB logo features the letters "R", "I", and "B" in a bold, white, sans-serif font, each contained within a dark blue rectangular box. Below this, the text "Robert Irving Burns" is written in a smaller, italicized, white sans-serif font.

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