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KPF Reveals Design for State-of-the-Art New Life Science and Technology Building in Islington

Delancey has submitted a planning application for the development of a landmark building, on a brownfield site, which will extend the influence of London's Knowledge Quarter



London – April 17, 2024: Delancey has submitted a planning application for a ground up 200,000 sq. ft (18,000m²) GIA life sciences and technology focussed commercial building at 176-178 York Way in the London Borough of Islington, designed by Kohn Pedersen Fox (KPF). The building is intended to contribute to London's growing life sciences industry and expand the influence of the London Knowledge Quarter and Innovation District.

The development will provide a high-performance building catering for life-science, technology, and commercial office sectors. Flexible floor plates, including bespoke life-science lab space and traditional offices, can accommodate tenancies of various sizes, from start-ups to established 'majors', enabling the diverse mix of specialisms and scales required to build a successful innovation ecosystem. Typical floors have access to an amenity terrace, to enhance occupant well-being and meet the demands for high-quality contemporary workplace.

The proposal includes 130,000 sq. ft (12,000m²) of research and laboratory space, 13,000 sq. ft (1,200m²) affordable workspace, a mixed-use flexible community and events space, flexible makers' space, and public realm enhancements.

At an urban scale, the design for 176-178 York Way represents a significant improvement to the pedestrian experience, opening a new route through Bingfield Street – previously a blind alley – and widening pavements on Randall's Road, to provide 20,000 sq. ft (1,845m²) of new and improved public realm. On the ground floor a substantial 'Urban Room' is planned, a semi-public space providing access to the community at various times and activating the local area.

An innovative approach to structural design has been adopted in response to the challenging site - there are three Network Rail tunnels and two Piccadilly Line tunnels running as close as 4.5 metres below the surface. The structural strategy, developed with Arup, uses a deck-stiffened arch inspired by the 20th century bridges designed by the Swiss civil engineer Robert Maillart, with long-span arches to distribute the load of the building over underground railway lines.

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At street level, the building is characterised by an open façade and visible structural arches which reference the neighbouring York Road station and create a unique identity for the development. The massing of the building incorporates a series of staggered volumes relating to the scale of the adjacent residential buildings and stepping back in sequence to reduce the perceived scale at street level.

The importance of facilitating cutting-edge research in our cities has never been more apparent. Labs represent unique and substantial sustainability challenges, they demand structural stiffness to reduce vibrations that can interfere with sensitive research equipment, and in-use energy demands can be 3-5 times higher than an office building of an equivalent size. 176-178 York Way has been designed to be a highly sustainable building, with inbuilt flexibility for future adaptation.

Passive and active strategies have been taken to reduce the whole life carbon. These include an all-electric MEP strategy, roof mounted PV and optimised external shading to reduce operational energy and with careful material selection and structural efficiencies to reduce embodied carbon. The development is targeting Nabers 4.5+ Stars.

Elie Gamburg, Design Principal, Kohn Pedersen Fox:

“176-178 York Way is a unique opportunity to sensitively stitch together existing communities and new developments on both sides of York Way, maximising opportunities for urban greening and public realm improvements, and supporting an inclusive economy. An innovative structural approach has been adopted to respond to the proximity of railway infrastructure. This enables a major new amenity space on the ground floor, called ‘Randell’s Room,’ that will function as a mixing chamber for people within the building and the wider community, establishing the building’s identity and celebrating this critical location. The building’s massing responds to its immediate context, creating a dynamic form, carefully articulated, that will accommodate best-in-class space for innovation and research.”

Nathan Watt, Development Director at Delancey

“At Delancey, we’ve worked on some of the UK’s largest regeneration projects, and we have a track-record of delivering on complex and constrained sites, building exceptional assets on behalf of client funds. Our plans for York Way will be no different – this is an exciting opportunity to realise a new hub for science and innovation in one of the most established life science and technology markets in the world. This is only the start of our journey, and we look forward to continuing our work with residents and Islington Council to bring these plans to fruition.”

Global real estate advisor, CBRE, has provided strategic advice on the site.

Delancey expects to start on site next year, subject to approval, with construction completed in 2028.

The planning application follows engagement with communities and stakeholders, with three public engagements conducted over the past year.

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Team

Client: Delancey (DV5 Properties York Way Limited)

Architect: Kohn Pedersen Fox



Project Manager: Gardiner & Theobald LLP
Principal Designer: Gardiner & Theobald LLP
Structural Engineer: Arup
Tunnel Condition Survey: Plowman Craven House
MEP Engineer: Atelier Ten
Sustainability Consultant: Atelier Ten
Landscape Consultant: Publica Associates
Ecology and Arboricultural Consultant: Eight Versa
Laboratory Planning: Buro Happold Laboratory

About Kohn Pedersen Fox Associates

Kohn Pedersen Fox Associates (KPF) is one of the world's preeminent architecture firms, providing architecture, interior, programming, and master planning services for clients that include some of the most forward-thinking developers, corporations, entrepreneurs, and institutions around the world. The firm's extensive portfolio spans more than 40 countries and includes a wide range of projects from office and residential buildings to educational projects, civic buildings, and cultural spaces to educational facilities. Driven by individual design solutions, rather than a predetermined style, KPF's mission is to create buildings and places of the utmost quality and contextual sensitivity, providing a valuable impact on the cities they inhabit. KPF's experience in life science and innovation includes [Channelside](#), in Boston, which integrates labs, offices, retail and homes in a resilient, sustainable development, and [One North Quay](#), in Canary Wharf, set to become Europe's largest and most technologically advanced commercial health and life sciences building.

As a global practice with a far-reaching impact, KPF endeavours to design lasting architectural solutions that mitigate their lifecycle impact on environmental resources and that protect and enhance the wellbeing of the communities they serve. For that reason, the firm has joined AIA, RIBA, and many of its peers in a joint effort to develop the capabilities to design and deliver carbon-neutral buildings by 2030. KPF has also committed to pursuing science-based greenhouse gas emissions reductions targets across its offices and operations worldwide. KPF has also committed to pursuing science-based greenhouse gas emissions reductions targets across its offices and operations worldwide.

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About Delancey

Delancey is an independently owned real estate investment and development advisor with a strong track record built over 25 years. Experienced in all aspects of the residential and commercial sectors in London and across the UK, Delancey sources and negotiates direct property and corporate

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transactions, advises on appropriate capital structures, procures third party financing and provides pro-active asset management and development services.

Recognising the importance of responsible investing, Delancey is committed to delivering commercial outcomes that also make meaningful contributions to society and actively contribute to sustainability.

Identifying opportunities that deliver landmark real estate, Delancey is credited for its role in the lasting London 2012 legacy in East London. Following the 2011 acquisition of the former Athletes' Village, Delancey client funds and its partners pioneered the UK's build to rent sector through establishing Get Living PLC and are delivering more than 3,000 homes at the multi-award-winning neighbourhood now known as East Village. Across the Olympic Park, Delancey has transformed the former Press and Broadcast Centre into Here East, a thriving digital campus, and established Plexal, an innovation centre and coworking space that forges connections between industry, government and academia to tackle some of the biggest challenges facing society.

Delancey has also been responsible for high profile transactions including the £1.1bn acquisition of Minerva PLC; the acquisition and growth of dbsymmetry, one of the UK's largest logistics development platforms; the repurposing of the iconic Dickens & Jones department store on Regent Street into a retail, leisure and office complex; the redevelopment of the Rolls Building for the new UK Commercial and Business Courts; the acquisition and growth of Alpha Plus Group, now one of the UK's largest private schools providers; the joint venture creation of MetroBox, a new platform that looks to take advantage of the structural shift in the retail and logistics property markets; and most recently the acquisition of Earls Court, 40 acres of zone 1 redevelopment land in central London.

Delancey has an extensive history in advising discretionary and non-discretionary capital, involving trusted partners when they can bring operating expertise, capital or access to direct and indirect property investments. Notable joint venture partners include APG, AVIVA, H.M Government, Oxford Properties, Qatari Diar, Santander, Scottish Widows, The Crown Estate, The Portman Estate, Land Securities Group, ARES, TIAA-CREF, Tritax, Alecta, Allianz, Local Pensions Partnership, Munich RE and British Land.

www.delancey.com

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