



Planning Approved for KPF's 176-178 York Way, a State-of-the-Art Science and Technology Building in Islington

Delancey is developing a landmark building, on a brownfield site, which will extend the influence of London's Knowledge Quarter



London – July 16, 2024: A resolution to grant was passed at committee last night by the London Borough of Islington for a ground up 200,000 sq. ft (18,000m²) GIA life sciences and technology focused commercial building at 176-178 York Way in the London Borough of Islington, designed for Delancey by Kohn Pedersen Fox (KPF). The building will 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.

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 stepped 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 (KPF) said:

"We are delighted by the resolution to grant for 176-178 York Way. Our design approach was to turn the constraints of the site into an architectural opportunity, using innovative deck-stiffened structural arches to create a special new space called the 'Randall's Room'. The development promises to extend the Knowledge Quarter and activate York Way to become a major focal point for this part of Islington. The project is also an opportunity to dramatically improve the public realm, provide much needed science and technology, and affordable workspace, and demonstrate what the future of cutting-edge sustainable lab and technology facilities can be – all while supporting the quality of life and social aspirations of the adjacent community."



Nathan Watt, Development Director at Delancey said:

"Following a process of strategic land assembly and innovative design, we are pleased to secure planning unanimously. Looking forward, it enables the delivery of one of the first purpose-built Science & Technology buildings in the London Knowledge Quarter. The development will have broad appeal, striking the balance of flexibility between either multi-let or a single HQ. We are offering a genuine point of difference in the market, whilst also ensuring we rejuvenate this prominent area of London".

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

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

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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

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 (KPF)

Kohn Pedersen Fox (KPF) is dedicated to elevating cities through impactful architecture, collaborating closely with the world's most forward-thinking clients to create high performing, carefully crafted buildings that are unique to their physical, social, and environmental contexts.

The firm's extensive portfolio spans more than 40 countries and includes a wide range of projects from commercial and residential buildings to civic and cultural spaces to education, research, and healthcare facilities. Driven by individual design solutions, rather than a predetermined style, KPF endeavors to design lasting buildings that mitigate their environmental impact and enhance the well-being of the communities they serve.

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.



Website:
www.kpf.com

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About Delancey

Delancey is an independently owned real estate investment and development advisor with a strong track record built over 30 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 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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For further information, high-resolution images and/or to request an interview, please contact:

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