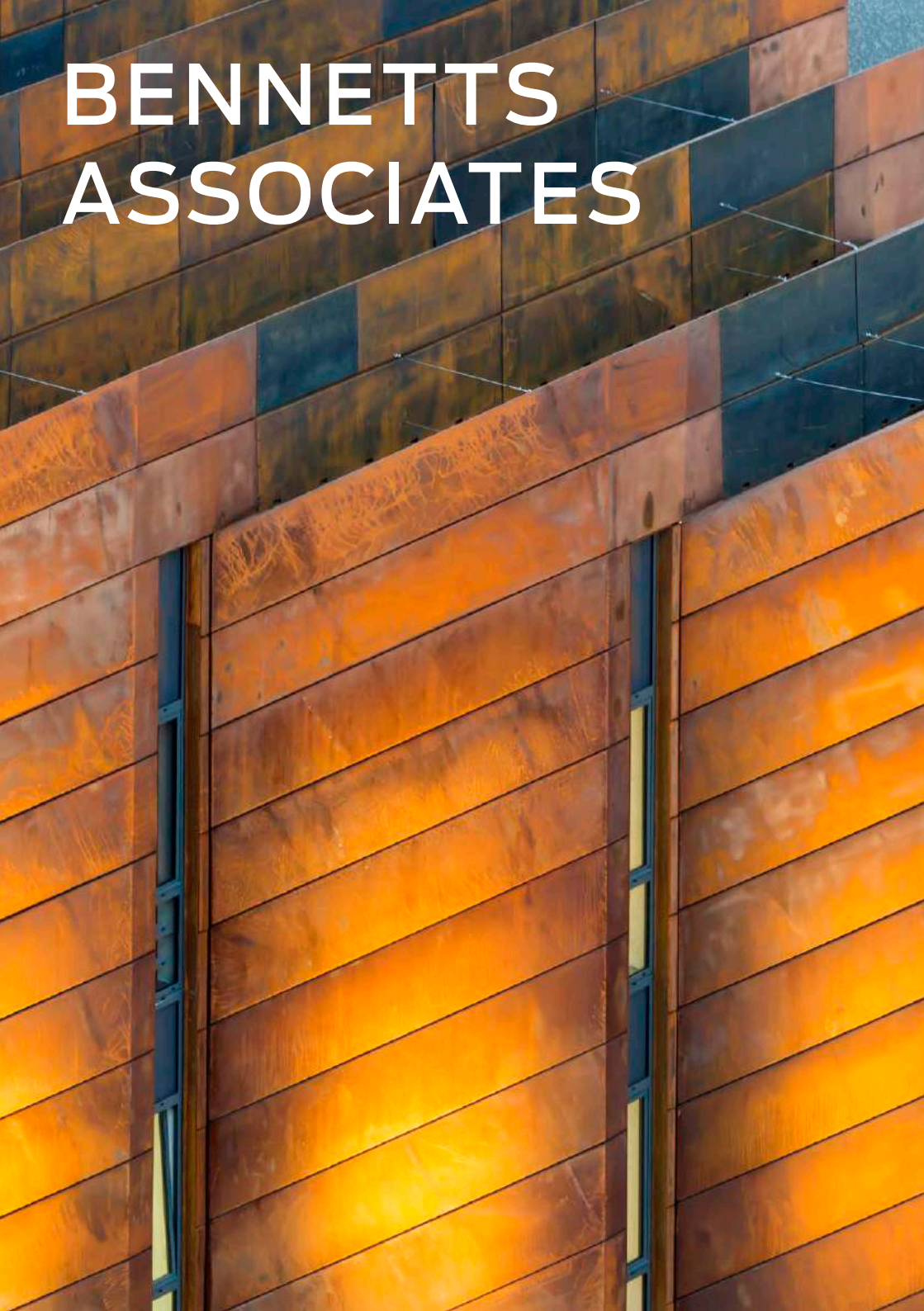


BENNETTS ASSOCIATES





We are one of the UK's leading architectural practices, with a widely recognised reputation for being in the vanguard of sustainability and the current drive towards Net Zero Carbon.

We are an employee-owned trust and certified B Corp[®] with studios in London, Edinburgh and Manchester.

We have completed a diverse portfolio of cultural, workplace and education projects in both the public and private sector.

Our Approach

We strive to create truly enduring architecture that is more than skin deep.

Bennetts Associates was formed in 1987 by Rab and Denise Bennetts. We are an employee-owned trust of around 100 people and a certified B Corp® with offices in London, Edinburgh and Manchester.

We believe that timeless, humane and beautifully crafted architecture expresses the indivisibility of space, fabric, structure and services. We believe that the best buildings reveal their beauty and utility over time. We address with conviction urban place-making, genuine functionality and believe that truly long-lasting architecture is underpinned by our pioneering expertise in sustainability.

We have completed projects in different regions of the UK, as well as the Netherlands and Greece. Our portfolio is deliberately diverse across a wide range of sectors, scales and complexities in both the public and private sector. The variety and potential of cross-fertilisation of ideas between typologies generates a creative stimulus that we enjoy. Whilst being generalists, we have acknowledged specialist expertise in a number of areas such as workplace, arts/culture, education, masterplanning and sustainability.

Awards

Bennetts Associates' major projects have all been recognised for the quality of their design in awards, press coverage and exhibitions. Among over 200 awards won to date, a number stand out:

- 33 RIBA Awards
- Three times shortlisted for the Stirling Prize
- Two-time winner of the Prime Minister's Better Public Building Award at the British Construction Industry Awards
- Four times Project of the Year at the British Construction Industry Awards
- 11 Civic Trust Awards



Workplace



Education



Culture



Hotels



Masterplanning



Historic & Reuse

Sustainability

Genuine sustainability underpins all truly long-lasting architecture. We are recognised as an industry-leading pioneer of sustainability. We are the first architects in the world to sign up to the UN's Climate Neutral Now campaign and to set science-based targets, and are the architects with the highest B Corp score in the UK.

Leadership

We are the first and only architectural practice in the world to have approved science-based targets and be carbon neutral via the United Nations Climate Neutral Now framework. We were founder members of the UK Green Building Council, are involved in the RIBA sustainable futures group, and most recently have been heavily involved in developing embodied carbon guidance for designers in partnership with LETI. Our latest business targets go well beyond the standard 50% reductions demanded by race to zero, requiring us to reduce emissions by 75% by 2030.

Practicing what we preach

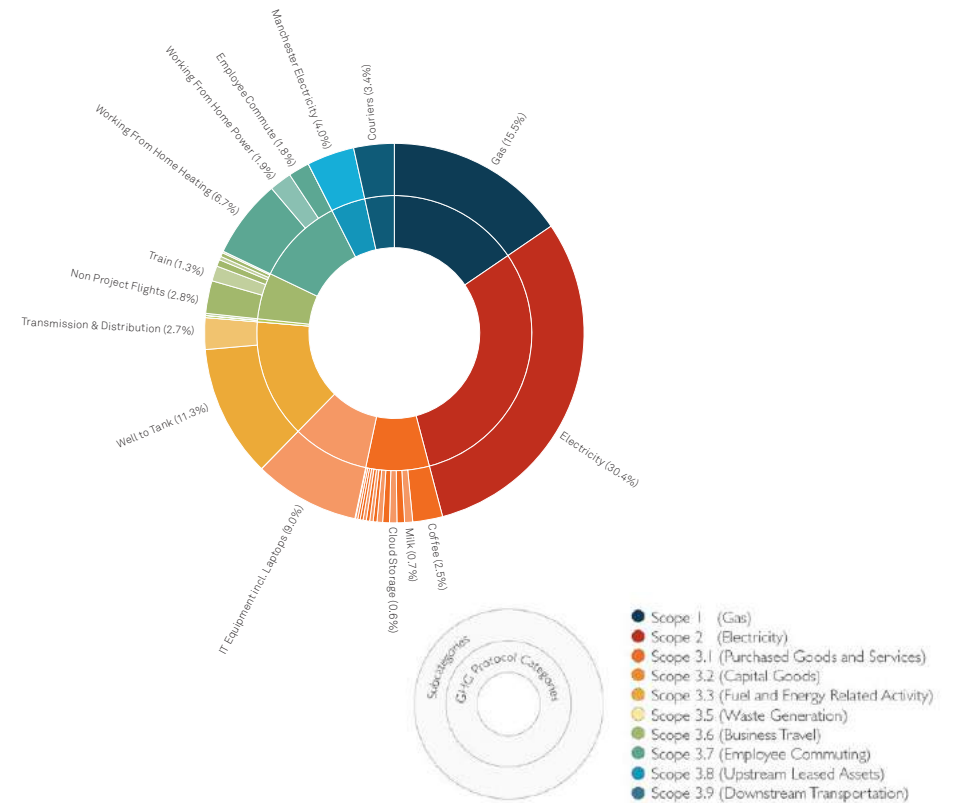
As part of our science-based targets we have begun studies on how to retrofit our London and Edinburgh studios to net-zero standards, building on their historic use of 100% renewables. This is alongside our general programme to put climate action at the heart of our business including giving staff extra holidays to use low-carbon travel, committing to go plastic free, and developing a tool to help staff understand their carbon footprint in the context of project decisions.

Data driven practices

We believe that genuine sustainability underpins all truly long-lasting architecture. It must though be supported by evidence and hard data. We push for all projects to have post-occupancy, becoming Building Use Study partners to enable us to carry this out ourselves, and are publically committed to carry out at least one per year. We will undertake embodied carbon analysis on all projects and publish results on our website, targeting all completed projects by 2030 to be LETI A rated.

Driving Net Zero Carbon design

Through the UKGBC and our involvement with LETI we have been helping to define net-zero targets, and are currently working on a number of projects aligned with the UKGBC net-zero framework (both in operation and in construction). We understand, however, that it is not enough to have a number of pathfinder projects, and so now all projects have a series of meetings with our in-house sustainability team to enable net-zero design, including briefing meetings with clients and in-house embodied carbon analysis.



Certified B Corporation



Employee Ownership Trust



UKGBC Founding Member



Passivhaus and WELL designers



First architects to commit to SBT and RTZ



Contributors to LETI and UK Net Zero Carbon Buildings Standard

Workplace

30 years of workplace experience, enriched by ideas from other sectors

We are part of a revolution in workplace design that is driven by people's changing needs

“Delivering majority-timber buildings in the UK is ambitious, and therefore can be challenging, however, it’s important for a zero-carbon future that we continually innovate.”

Matt Flood, Development Director for Brent Cross Town

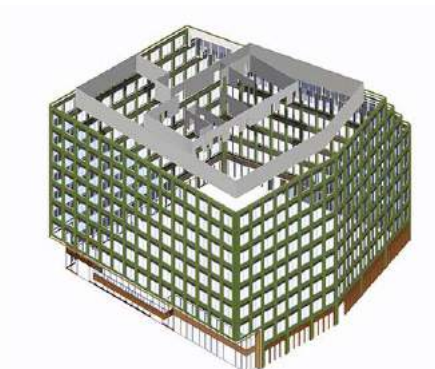
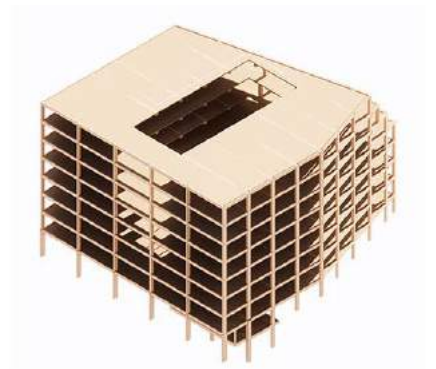
2 Copper Square

Designed with a full timber structural frame, 2 Copper Square will create office space alongside a range of other uses in Brent Cross Town – the major new mixed-use neighbourhood spanning over 180-acres in the London Borough of Barnet. It is expected to be the largest full timber project in the UK.

The building sets industry-leading targets for upfront carbon offsetting and sustainability aspirations, and will be credited under BREEAM, NABERS and SmartScore. The expectation is that by incorporating a full timber structure and by using off site manufacturing and construction methods, the building will have a low embodied carbon rating and be fully net-zero, in line with Related Argent’s ambitions for Brent Cross Town to be a fully net-zero carbon town.

In addition to 17,255 sq. m. of much needed flexible office space, the nine-storey building will enhance the public realm with a new pedestrianised colonnade and active frontages along Copper Square and Claremont Place that will lead to retail and leisure space on the lower floors.

As the gateway to the wider site from the station, it will weave the existing and new neighbourhoods together whilst acting as a transition point from residential to commercial areas. It is set to achieve a biodiversity net gain of 20%. To support user health and wellbeing, it will provide plentiful outdoor green space overlooking Claremont Park through demised terraces and a communal terrace on the top floor.



Location	Brent Cross Town
Client	Related Argent
Area	17,953 m ²

“In a future where the office is one part of a wider ecosystem of physical and digital workspaces, ensuring a seamless experience for clients and employees will be more important than ever.”

David Heaford
Managing Director at Landsec



Timber Square

Timber Square is a hybrid timber redevelopment that addresses both construction and operational carbon emissions. Landsec's ambitious brief is for an exemplar workplace that reflects its own science-based net zero carbon commitments, together with people-centric design and porous public realm.

Several converging strands of thought – sustainability, evolving workplaces and efficient construction – helped to balance climate commitments with mainstream commercial demands. Rigorous development undertaken with the client and wider team has enabled the proposed hybrid timber construction on a scale not yet seen in the UK.

Located in Bankside and in close proximity to Tate Modern, the public realm reflects the vibrancy of Bankside with mixed uses at street level and new routes through the site. Extensive native planting significantly increases the area's biodiversity, a theme carried through to external terraces on most levels and a series of expansive roof gardens. The scheme will be comprised of an extended 1950s printworks and a 15-storey new building with construction to be celebrated. Finishes are kept to a minimum. Structural joints are visible and reversible – aiding future deconstruction. The resulting lean and authentic character of the buildings deliberately draws on the industrial aesthetic of the area.

Through a combination of re-used existing structure and hybrid steel/cross laminate timber structure, the upfront carbon is predicted as $<550\text{kgCO}_2/\text{m}^2$ (A1-5 @ Stage 4). It is currently on target to achieve BREEAM Outstanding, Well Platinum and NABERS 5* minimum. It was the first UK project to compete its NABERS Independent Design Review.

Location	Southwark, London
Client	Landsec

Upfront Carbon (A1-A5) Total	550 kgCO_2/m^2
Upfront Carbon - Ink Building (West)	650 kgCO_2/m^2
Upfront Carbon - Print Building (East)	450 kgCO_2/m^2

“Bennetts Associates are a joy to work with and they design great buildings.”

Roger Madelin CBE,
Former CEO, Argent Group Plc



Meta European HQ

11-21 Canal Reach is the largest and most significant office development to date for King's Cross Central Limited Partnership. The contemporary building provides over 400,000 sq ft of modern office space with flexible floorplates. It is now the primary office location and largest of the five offices for Meta employees in the UK.

The development is divided into four large facets that follow the curve of the site. It is heavily influenced by the industrial heritage of the extensive railway development on its western boundary. The building's distinctive façade features two layers: a cladding of bronzed anodised aluminium panels sits behind bronze anodised aluminium louvres that are perforated. Together, they reflect the building's scale and emphasise the curved perspectives along Canal Reach in both distant and near views.

Sustainability has been integral to the project from start to completion. The building utilises passive design principles wherever possible and digital modelling was carried out on the façade to refine the shading requirements for each block in an iterative process.

In addition to an embodied carbon assessment, the building has been awarded a BREEAM 'Outstanding' rating, exceeding its original target. It is also connected to the King's Cross District Energy Network, meaning it will benefit from zero carbon heating, hot water and cooling. The King's Cross District Energy Network is powered by 100% renewable energy sources. Meta Office's Embodied Carbon Data was published as a LETI case study.

Location	King's Cross, London
Client	Argent LLP
Area	55,500 m ²
Value	£160 million
Completion	2021

Upfront Carbon (A1-A5) incl. LETI Rating	705 kgCO ₂ e/m ² (D)
Embodied Carbon (A-C) incl. LETI Rating	1178 kgCO ₂ e/m ² (D)
Fossil Fuel Free Energy	Yes

“The new Headquarter is the most high-tech and advanced production facility in the Norton marque’s 123-year history.”

Robert Hentschel, CEO,
Norton Motorcycles

Norton HQ

The new home for the iconic Norton Motorcycles in Solihull houses state-of-the-art manufacturing capability and the company’s new global design and R&D hub. It forms a key part of Norton’s strategic growth plan on its journey to becoming the world-leader in luxury hand-crafted motorcycles.

Bennetts Associates delivered the facility from inception to handover in less than a year during the 2020 pandemic with the result fully representing the company’s brand values and pedigree.

Retrofitted within an existing light industrial building (a highly sustainable starting point), the new facility accommodates Customer Reception/Handover, brand display, service workshop, manufacturing, Design/R&D studios, test facilities and offices. Reception creates a brand space premised on themes of modern luxury and refinement where all members of ‘The Norton Family’ are warmly welcomed.

Two major challenges Bennetts Associates overcame were the rapid speed of the design response and installation to facilitate Norton’s future growth. Central to addressing these was the implementation of circular economy principles, making use of proprietary components that can be reconfigured, adapted and reused over time to minimise waste.

The end result is an intelligently engineered solution using flexible components that will allow Norton to expand and evolve. This is one of numerous sustainable and rapid build techniques on the project, the components of which are almost ‘50% reconfigurable’ as a proportion of total construction cost.

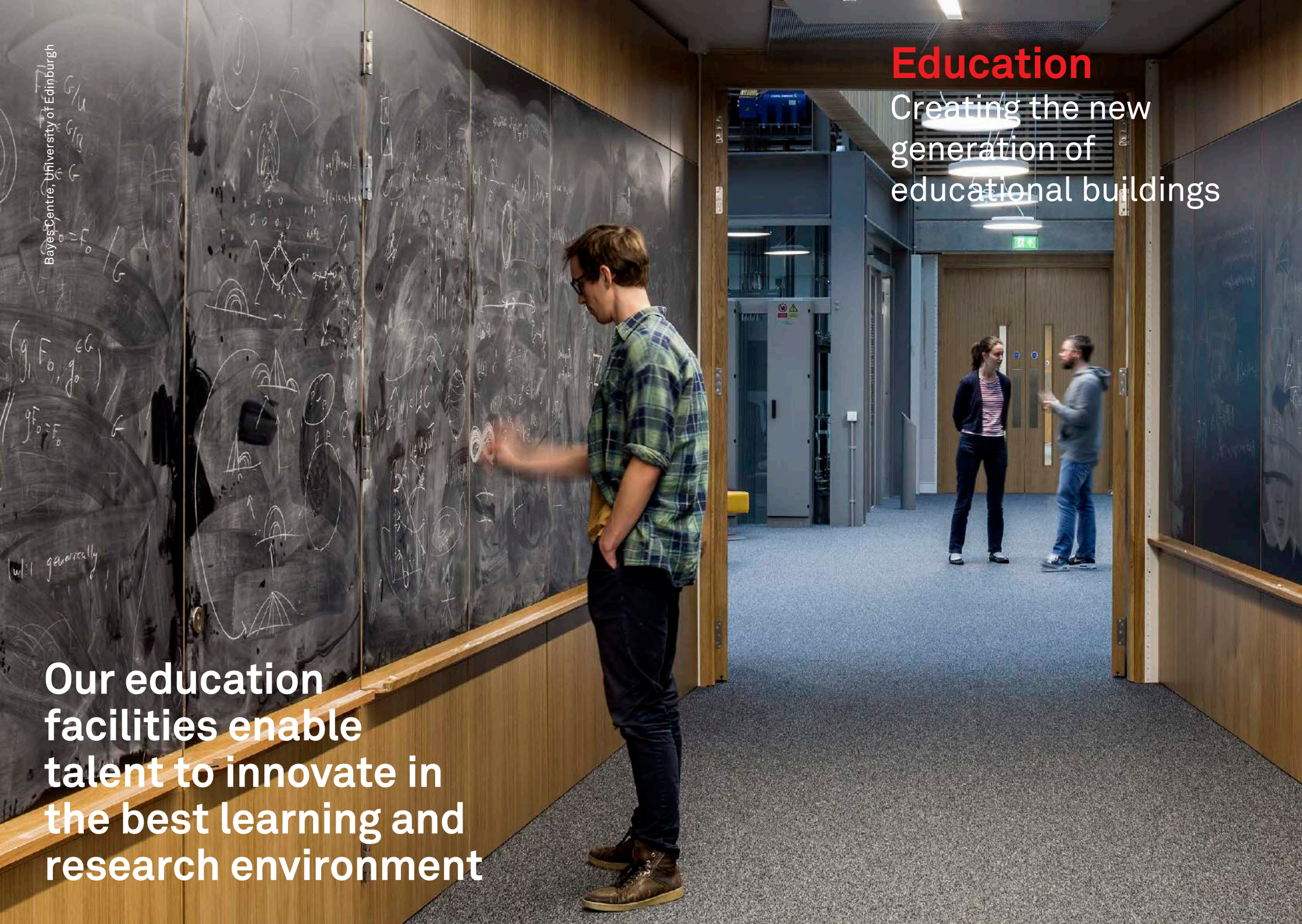


Location	Solihull, England
Client	The Norton Motorcycle Co. Limited
Area	7,300 m ²
Value	£5 million
Completion	2021

Education

Creating the new generation of educational buildings

Our education facilities enable talent to innovate in the best learning and research environment



“We live, work and play in the best building in Scotland.”

Mike Fourman,
Head of Informatics,
University of Edinburgh

Potterrow & Bayes Centre

A contemporary workspace for the University of Edinburgh's School of Informatics department, designed to attract industry and start-ups and retain talent.

Bayes Centre is the final phase of the Potterrow Development and follows on from the construction of the Informatics Forum buildings in 2008, which provided spaces for world-class collaborative research in the areas of virtual reality, robotics, artificial learning, intelligent systems, computational linguistics and bioinformatics. Bayes Centre will be a hub for innovation that will broaden the scope of what the School of Informatics can offer and will house both internal users and external start-up and spin-out companies as well as industrial collaborators and research groups. Multiple uses are once again very much at the fore in this scheme with space provided in the form of individual offices, open plan workspace, social areas, meeting rooms, laboratories, teaching spaces and seminar rooms.

As the major component of the University of Edinburgh's new masterplan for the George Square and Bristol Square area, the Potterrow Development replaced a windswept car park with a rich mix of buildings, courtyards and reinstated streetlines. The building will occupy a pivotal piece of the University's estate and become a prominent gateway into the University Quarter; it will also complete the urban block and courtyard of the original scheme. Like the Informatics Forum the building has six floors of accommodation wrapped around a central atrium.

The project has been shortlisted for the 'Buildings that stand the test of time' category at the Architecture Today Awards 2023.



Location	Edinburgh
Client	University of Edinburgh
Area	16,000 m ² (Potterrow) 9,500 m ² (Bayes Centre)
Value	Phase 1 + 2a: £40.6 million (total scheme £60 million)
Completion	2018

“An efficient, attractive and flexible headquarters that will benefit its members and staff for decades to come.”

Dr Suzy Lishman CBE,
President, Royal College of Pathologists

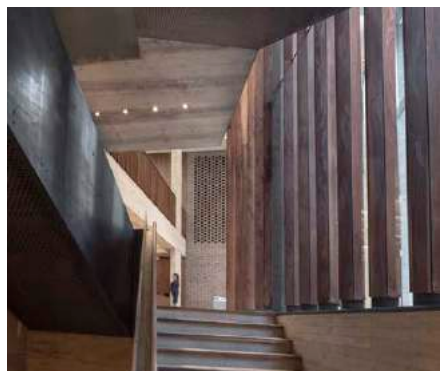
Royal College of Pathologists

The new London headquarters for the Royal College of Pathologists is a flexible, environmentally efficient building. It will enable the College to continue to represent its growing international membership, advance its valuable research and provide public education services and programming.

Located in the rapidly-changing area of Aldgate on the city's eastern fringes, the seven-storey building replaces an existing office block and represents the final phase in the College's relocation from its former home in the West End. The design of the facades reflects the many uses contained within the building which include major conference and meeting rooms, offices and overnight accommodation for members. Externally, this is expressed with brick piers and deep-set windows. Legibility is maintained in the facade by using concrete string courses at each floor level and by varying the scale of the brick piers at ground level to reflect the double-height entrance space that sits behind them. The sixth-floor pavilion is stepped back from the rest of the building and clad in zinc to clearly differentiate it from the floors below.

Internally, the many types of spaces are unified by the use of exposed coffered concrete slabs throughout. With their integrated lighting, they give a strong visual character to the virtually column-free floors, and form a key part of the building's passive cooling strategy. Set-backs on first, third and fourth floors create connecting double and triple-height volumes inside the building and allow daylight to penetrate deep into the site.

This is Bennetts Associates' third and largest project for the Royal College of Pathologists, over 20 years after the practice worked on the refurbishment of its previous HQ, Two Carlton House Terrace.



Location	Aldgate, London
Client	The Royal College of Pathologists
Area	4,500 m ²
Value	£17.5 million
Completion	2018

“We are delighted to have found a home which will safeguard and enhance the College for future generations.”
Professor Lesley Regan,
President, the Royal College of Obstetricians and Gynaecologists

Royal College of Obstetricians and Gynaecologists

The Royal College of Obstetricians and Gynaecologists' new home provides contemporary office spaces to support new ways of working for its 200+ staff, as well as conferencing facilities and a public café. It will enable the College to provide a fully accessible building with an emphasis on health, wellbeing and sustainable design.

The site at 10-18 Union Street in the London Borough of Southwark comprises two existing buildings, of which the North is a converted hop warehouse dating from 1853 and the South was purpose-built for offices in the 1980s. The scheme covers the majority of the existing courtyard with a new glazed atrium to provide a new main entrance and College reception/events space. Located within this atrium, a large helical stair joins the two existing buildings, helping to address existing floor level differences, and creating a new dynamic, central sculptural feature.

The completion of the building was marked by the installation of a bespoke floor-to-ceiling feature wall at the end of the atrium, by the main entrance doors. Its significance and scale is reflected by the careful perforations punctuating the surface to recreate the College's heritage crest (it also serves as an acoustic absorption layer). At different hours of the day, an interesting play of light is created as the shadows of the crest change depending on the amount of natural light passing through.



Location	Southwark, London
Client	Royal College of Obstetricians and Gynaecologists
Area	5,200 m ² (existing and new)
Value	£8 million
Completion	2020

“The infrastructure has been extremely well planned to meet all the targets, allowing the university and the medical profession to share facilities in the perfect environment to mutual advantage.”

Ian Suttie, principal donor

The Suttie Centre

The Suttie Centre for Teaching and Learning in Healthcare brings together NHS Clinical Skills Training and the University of Aberdeen Department of Anatomy in a building which augments the relationship between the University and the NHS and provides interdisciplinary education for all healthcare professions.

The underlying vision for the Suttie Centre was not only to promote clinical excellence but also to act as an inspirational environment for students and professionals. This is vitally important to both attract and retain the highest quality students and staff and thereby retain Aberdeen’s long history of excellence in health education. Spaces are therefore deliberately configured to help formal and informal interaction. The building houses contemporary and historic artefacts as a learning resource and an important link to the history of medicine and its particular resonance with Aberdeen.

The design achieved a BREEAM ‘Excellent’ award in 2008, with the highest rating to date in the ‘Bespoke’ category. The building makes use of the thermal mass of an exposed concrete structure and is largely naturally ventilated. Elements have been computer modelled to predict future summer temperatures in rooms to ensure they do not overheat, particularly with the knowledge that temperatures are set to rise because of global warming.



Location	Aberdeen
Client	University of Aberdeen
Area	6,500 m ²
Value	£13 million
Completion	2009

Culture
Places for people
& performance

We believe in the
power of culture as
a force for good in
our towns and cities



“One of the most exciting projects in England at the moment... A powerful, modern, forward-thinking vision.”
Sir Peter Bazalgette
Executive Chairman, ITV

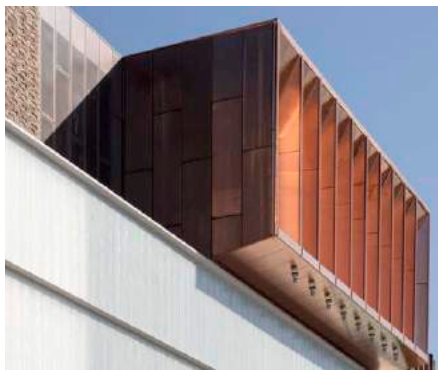
Storyhouse

A cultural hub that has redefined a city centre and offers an alluring model for the integration of civic and cultural services.

Located in heart of Chester’s historic centre, Storyhouse provides the city with a much-needed new home for drama, film and literature, curated under the over-arching theme of storytelling.

The £37m building incorporates an 800-seat main auditorium, a studio theatre, a cinema, a brand-new city-centre library and a café. The site includes a Grade II listed cinema, formerly an Odeon dating from 1936. Cheshire West and Chester Council hope to achieve a unique city-centre building with 18-hour a day activity.

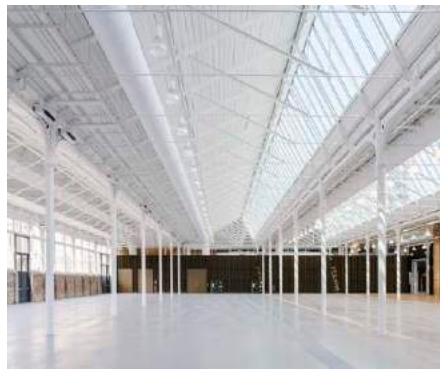
The concept for the building places the technically complex new auditorium and flytower outside the existing Odeon, allowing the cinema’s striking Art Deco interior to be restored and used to house the foyer, studio and library. The prominent brick exterior of the historic Odeon retains its landmark status in Chester’s townscape and continues to mark one of the major entrances to the site.



Location	Chester
Client	Cheshire West and Chester Council
Area	7,000 m ²
Value	£37 million
Completion	2017

“This is an incredibly exciting vision. It’s about putting Woolwich and the borough firmly on the map as a leading cultural destination.”

Miranda Williams, Cabinet Member for Culture and Creative Industries



Woolwich Works

Carved out of five historic military buildings, Woolwich Works is a new cultural destination in London located in the royal Arsenal. The predominantly unused Grade II and II* listed buildings have been converted to a 16,500-square-metre creative hub for multiple cultural occupiers, led by The Royal Borough of Greenwich.

The new Woolwich Works now includes a 450-seat theatre, a music venue, a museum and a variety of rehearsal studios, as well as providing a base for a number of internationally acclaimed theatre and dance companies including Punchdrunk.

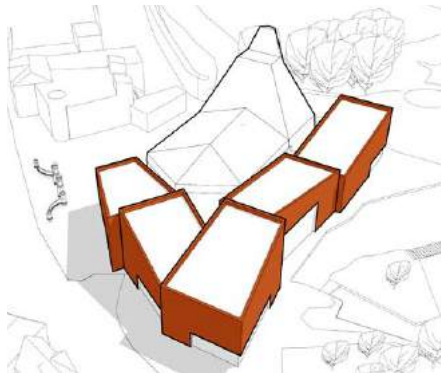
Working closely with the client throughout the design process, the project team helped identify the types of uses and tenants that would work well with the existing buildings, rather than undertaking significant works to the buildings to accommodate the requirements of less naturally aligned uses. This considered approach was complemented across all design disciplines.

The centrepiece of the project is “Building 41”, which comprises an impressive performance space with capacity for 1200 seated or 1800 standing, an external courtyard and three smaller wings accommodating five studios, which can also be used for performance and rehearsal space creating flexibility for the venue. A café, bar and a further river-facing events space can be hired by community groups and the public, meaning Woolwich Works is truly flexible in how it can be used and the performances it can host.

Location	Woolwich, London
Client	The Royal Borough of Greenwich
Area	16,500 m ²
Value	£31 million
Completion	2021

“The theatre has become a cultural and social hub for the town and this project will build on that position, ensuring that it remains exciting and relevant for its growing audience.”

Eric Buckmaster, executive member for wellbeing, East Hertfordshire Council



Hertford Theatre

Hertford Theatre is set to become a major cultural hub for East Hertfordshire. Its distinctive form will take shape as five blocks, wrapped sensitively around the existing ‘malthouse’ fly tower housing the main theatre space. It is nestled in the heart of town and visually connects with the River Lea and a historic medieval castle.

The redevelopment of the theatre represents a significant and timely investment in the town centre of Hertford, and the building forms part of a wider urban strategy to open up the riverside to the public.

The project aims for completion in 2023. The new internal programme will welcome locals and visitors to flexible event spaces opened day-to-night, along with three bespoke cinema screens, a new studio auditorium for smaller live acts and performances, and an increased main auditorium suited for larger productions. The new plaza-style foyer with a riverside café-bar will strengthen the connection between the old and the new, the built element and the landscape, with extensive views of the River Lea and a new walkway constructed right on the river edge leading to the historic motte of the medieval castle.

Sustainability plays an important role throughout the design of Hertford Theatre. The careful selection of construction materials such as Cross-laminated Timber for the superstructure and an efficient sustainable energy strategy featuring an all-electric heating and cooling strategy will help achieve the theatre’s target of a BREEAM Excellent rating.

Location	Hertford
Client	East Hertfordshire Council
Area	3,200 m ²
Value	£19.9 million
Completion	Expected 2024

“It’s an investment in our young people, the arts and culture. This new cultural building will make its mark on young lives for many years to come.”

Councillor Louise Gittins,
Leader of Cheshire West
and Chester Council



Theatre Porto

Bennetts Associates worked closely with the theatre in Ellesmere Port to transform the locally listed Whitby Hall into a purpose-built arts centre focused around work by and for children and young people. The project includes a contemporary extension which will house a 150-seat flexible studio, and a purpose-built rehearsal and events space offering amenities for the whole community.

The new venue which opened in summer 2022 will be the only specialist, purpose-built theatre and cultural centre for children and young people in Cheshire and is one of a small number across England.

The bold, contemporary addition to the original Hall stands as a partner to the local landmark, celebrating the opportunities it brings to the park. The simple form and geometry of the building is set back from the main façade, echoing the composition of the Hall and terracotta-coloured cladding tie the two together.

The project makes a number of innovative measures to reduce its environmental impact in both the construction and operation of the building.

By reusing the original Victorian Hall and using a timber frame construction, the building greatly reduces its embodied carbon footprint. Solar panels that have been reused on the roof contribute to the day-to-day energy use of the building.

An advanced, passive ventilation system draws air naturally through the theatre space for heating and cooling purposes. Supporting the work of Theatre Porto, the building gives a new home to the exceptional, creative work the theatre does.

Location	Ellesmere Port, Cheshire
Client	Action Transport Theatre / Cheshire West and Chester Council
Area	860 m ²
Value	£2.5 million
Completion	2022

Cities

Our knowledge in workplace, education and culture brings life to cities.

We create places where people want to work, live and play



“This project constitutes a textbook example of the perfect mixed-use development and provides an extension to the city centre which is going to be an integral part of Amsterdam with its own identity.”

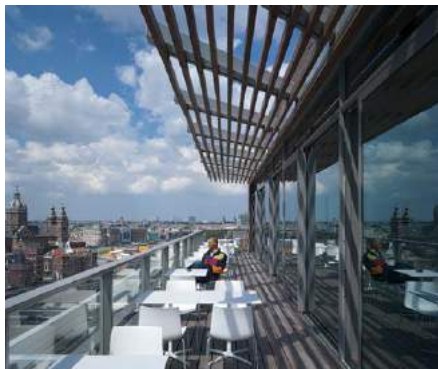
Isaac Kalisvaart, CEO
Bouwfonds MAB Development

Hotel, Amsterdam

Bennetts Associates’ first project outside the UK is the setting for a dramatic fusion of the angles and radial incisions demanded by Erik van Egeraat Associates’ masterplan with the rational planning and construction required of a 553-bedroom hotel.

As a prominent part of Amsterdam’s Eastern Dock Island regeneration project, the hotel develops the award-winning concepts first developed by Bennetts Associates at Mint Hotel Westminster in 2003. The masterplan envisages all six buildings to be part of a coherent urban form and so the hotel develops its sharp geometrical language around a courtyard, with two public floors below six to nine levels of bedroom accommodation. The bedrooms, terraces and SkyLounge are arranged to maximise views across the water and a spectacular panorama of the old town. To the north side, the Island’s access road undercuts the building and produces a cantilevered range of accommodation that accentuates its angular plan whereas, on the south, the public areas spill out on to a pedestrianised quayside.

The facades are a complex series of material layers, comprising moveable shutters, timber or metal panels and brickwork, thereby emulating the spirit of traditional Dutch architecture whilst being faithful to the needs of high quality hotel rooms.



Location	Amsterdam, Netherlands
Client	Mint Hotel Group
Area	28,000 m ²
Value	£42 million
Completion	2011

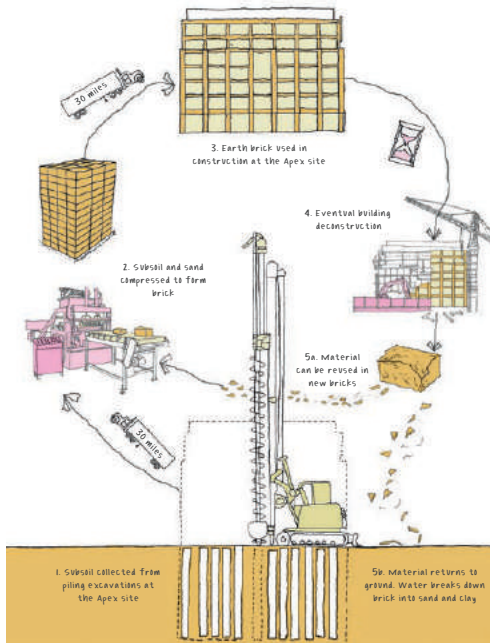
Tribeca, London

Set within a new public realm alongside the Regent's Canal, the mixed-use development will deliver state-of-the-art laboratory and office space at the heart of London's biotech cluster.

The scheme will also support vibrant retail, restaurants and residential space, offering a place to connect, innovate and relax within a network of excellence. Camden is London's fastest-growing borough with a series of high-profile universities, hospitals and scientific and medical institutions such as the Crick Institute opening there or expanding in recent years.

Tribeca replaces a large and monolithic 1980s sorting office – previously referred to as the Ugly Brown Building by its occupants, and will feature six mixed-use buildings connected by pedestrian routes and public space that will also reopen access to the canal edge for the first time in 150 years. The structures will house 73 mixed-tenure apartments, retail and leisure facilities as well as a range of workspaces including laboratory space, creating a distinct, characterful and outward-looking scheme informed by its canalside location. The residential units are located to the south of the site, carefully orientated to offer views along the Regents Canal and to the south. Each unit will seek to maximise daylight and views, with flexible layouts and generous private balconies. A mixture of high-end private sale and affordable units are proposed in a range of unit sizes in order to create a diverse new neighbourhood.

The scheme is currently on site. One of the plots, the Apex, is the first building of its scale to utilise site subsoil as a construction material, through the use of earth blocks produced in collaboration with client Reef group and the brick manufacturer, H.G. Matthews.



Location	Camden, London
Client	Reef Group
Area	80,000 m ²
Value	Confidential
Completion	Phased to 2026

“We designed the building to be a community facility that is welcoming, as well as being flexible, sustainable and lightweight.”

Julian Lipscombe, Director,
Bennetts Associates

Sports Hall, KX

The King’s Cross Sports Hall is an all-timber building, designed with multiple lives in mind. It will first serve as a Construction Skills Centre providing local people with access to the job opportunities created by the wider King’s Cross development.

Conceived as a low-rise industrial building, its form is defined by the distinctive serrated roof and façades as a nod to its railway context and heritage. The patinated zinc cladding contrasts with the timber materiality, with much of the building’s complexity unseen at ground level. Internally, key interior spaces are arranged on either side of a central ‘social spine’, while the exposed CLT and glulam panels give warmth to the interior.

Designed to meet a near-zero carbon target, many innovative and passive design measures were incorporated including mixed-mode ventilation and optimised glazing ratios to provide daylight while reducing heat gains. It also benefits from connection to the King’s Cross Central district heating and cooling network. Altogether, the chosen finishes give the building a very low embodied carbon target of $195\text{kgCO}_2\text{e}/\text{m}^2$ once sequestration is taken into account ($650\text{kgCO}_2\text{e}/\text{m}^2$ without).

The substructure consists of a bespoke mix concrete slab with strip foundation footings. These run perpendicularly across the tunnels to prevent concentrated loads. Above ground, the lightweight structure is achieved with Cross-Laminated Timber (CLT) soldier walls and slabs paired with glulam columns and beams for its primary construction.



Location	King’s Cross, London
Client	Argent
Area	2,000 m ²
Value	£10.3 million
Completion	2020

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