

DELANCEY SUBMITS PLANS FOR STATE-OF-THE-ART NEW LIFE SCIENCE AND TECHNOLOGY BUILDING IN ISLINGTON

16/04/24

Leading investment, asset, and development manager Delancey has submitted plans to transform a challenging brownfield site in Islington into a new ground up 200,000 sq. ft GIA science and technology building with world-class laboratory and research space.

Situated in London's growing Knowledge Quarter and Innovation District, the proposals for the site at 176-178 York Way include 130,000 sq. ft of research and laboratory space. The scheme features highly sustainable design features and also includes 13,000 sq. ft of affordable workspace, a mixed-use flexible community and events space, flexible makers' space, and public realm enhancements.

Designed by architects Kohn Pedersen Fox (KPF), the building's design responds to a site with challenging limitations, with an innovative design solution - there are three Network Rail tunnels and two Piccadilly Line tunnels running as close as 4.5 metres below the surface. Arup and KPF developed a structural strategy that could accommodate the site complexity.

Since acquiring an interest in the site in Q2 2022, Delancey has subsequently acquired adjoining land from Islington Council, allowing the development to come forward.

The building's design ensures that it can adapt to changing market demand and accommodate a range of occupiers, with options to alter the proportion of laboratory and office space over time so the building is fit for the future. Passive and active strategies have been taken to reduce the whole life carbon. These include an all-electric MEP strategy, roof mounted solar PV, and optimised external shading to reduce operational energy, and careful material selection and structural efficiencies to reduce embodied carbon. The development is targeting Nabers 4.5+ Stars.

Commenting on the proposals, **Nathan Watt**, Development Director at Delancey said: "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."



For press enquiries, please contact:
media@delancey.com

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Nathan Watt

Development Director
Delancey

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DELANCEY



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”.

Commenting on the proposals, **Dan Dawe**, Investment Director at Delancey said:

“Our current investment into Kings Cross is underpinned by strong underlying secular tailwinds that support the Science and Technology Sector, and our strong belief that Kings Cross will be the pre-eminent real estate cluster in London for innovative science going forward.

“Following a process of strategic land assembly, detailed design work and engagement with Islington Council and residents, we are excited by the opportunity to bring forward our proposals to deliver one of Kings Cross first ground up, purpose-built Science & Technology buildings.

“Our ambition is to offer a genuine point of difference in the market, whilst also ensuring we rejuvenate a prominent area of Islington.”

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

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

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

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