

Camden Building Control

Experts in educational environments

University of the Arts London, Central St Martins campus, Granary Square, London, N1C

Summary of the work

The University of Arts London building has transformed a former Victorian railway goods yard in King's Cross to combine Central Saint Martins' 11 disparate buildings into a single new space.

The new building provides Central Saint Martins with a substantial hub, connected at its southern end to the Grade II listed Granary Building, flanked by two parallel 180-metre long Transit Sheds. The Granary Building and Eastern Transit shed were retained, restored and adapted to function as library, exhibition and workshop spaces.

Due to the incorporation of existing listed buildings, the application of building regulations required a great deal of sensitivity, achieved



through innovative fire engineered solutions and a highly motivated design team. Technical solutions to problems were quickly identified and implemented after agreement with Camden Building Control. Due to the nature of the building, inclusive design was considered throughout. This has ensured level access at entrances and full access to all areas and facilities within the building.

Compliance with Part L of building regulations was achieved through the use of the BRUKL output document, which considers all the five criteria defined in the Approved Document. The project also involved the use of grey water for flushing WC's and the provision of photovoltaics.



General information



The University of the Arts London campus unites the Central Saint Martins' college's activities under one roof for the first time.

It comprises the Granary Building, Eastern Transit Shed and two new four storey studio buildings. These occupy the space between the two Transit Sheds, arranged at either side of a central 'Street', covered by a translucent ETFE roof. Made as an arena for student life, the 'Street' acts as a creative heart for the building, to be used for exhibitions, shows and performances. New wide bridges link the various cores and workspaces across it and offer break-out areas for meetings, exchanging ideas and visual links to different design studios. At the northern end is the Platform Theatre, with 250 seats, a foyer bar and ticket office. The campus also includes performance spaces, dance studios, a lecture theatre, learning zones, canteen, exhibition areas and a roof terrace. Spaces are robust, full of natural light and designed to be adaptable. The main entrance to the campus is on Granary Square, a new public space designed by Townshend Landscape Architects which provides a high quality area of public realm, linked to Regent's Canal.

The architect's perspective

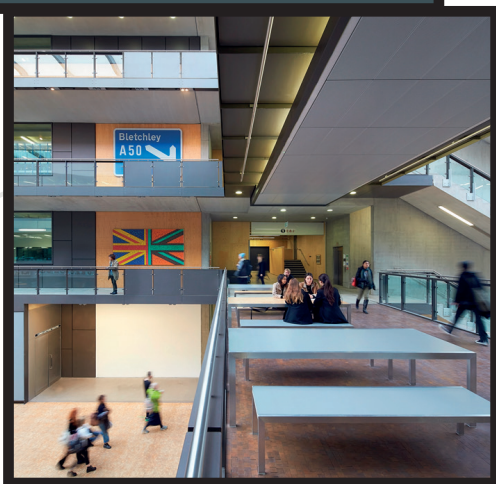
The main challenges for the design team and Camden Building Control were to meet the technical requirements of the building regulations within an existing historic building, allow safe means of access and escape and to create a well-insulated structure which also met the client's brief. Removing the contamination and providing a safe ground was the first main task on this previously industrial site. Extensive consultation between the design team, fire engineers, Camden Building Control and London Fire Brigade has allowed a largely glazed interior structure providing a safe building in case of fire. In the Granary building, which accommodates the new library, the challenge was to protect the building whilst dealing with issues relating to the fire protection of existing timber structure and cast iron columns that were to be exposed, providing new fire-fighting shafts, creation of a new atrium within the structure and requirements in relation to disproportionate collapse.

Meeting these challenging objectives was only possible through the whole hearted involvement of all members of the design team, client, contractor, Camden Building Control and London Fire Brigade as well as Camden planners and conservation officers. Since completion and opening of the building, further developments have started to emerge within Kings Cross which is fast becoming one of the most attractive places to live, work and visit in London.

The building was designed by Stanton Williams, following an original competition winning scheme to redesign Central St. Martins existing campus on Southampton Row.



About Camden Building Control



The Camden Building Control team are highly experienced, covering all forms of buildings due to the diversity of property in Camden. The team have the expertise to help overcome any challenges from residential to commercial to iconic Grade 1 listed heritage sites. As members of the Local Authority Building Control (LABC) the team can carry out all your Building Control work, anywhere in the country under the LABC Partner Authority Scheme. Contact us for more details of the Partner Authority Scheme.

We can also carry out: access audits, fire risk assessments, SAP/EPC calculations, acoustic testing, air pressure testing and many more discretionary services.

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