WAUGH THISTLETON ARCHITECTS

6 ORSMAN ROAD

REDUCE, REUSE AND RECYCLE

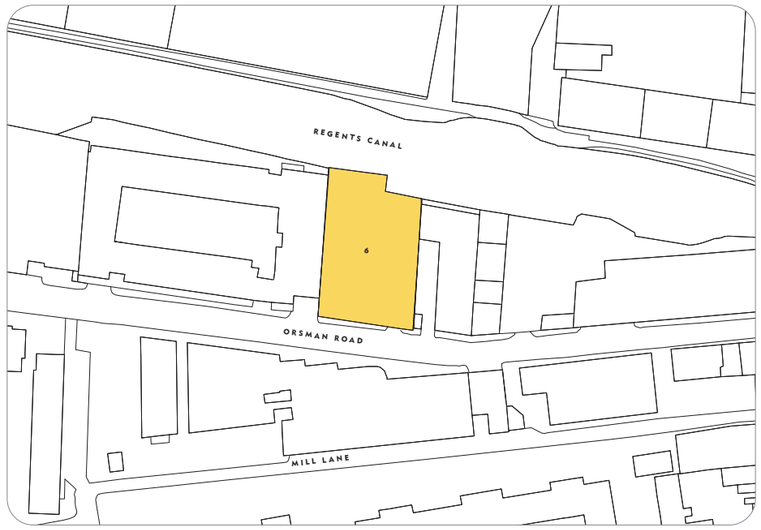
LOCATION: 6 Orsman Road, London, N1
SIZE: 4,678 m2 commercial & cafe
CLIENT: Boultbee Brooks / British Land
COST: £9.6 million
STATUS: Completion 2021

Designed to reduce the whole life carbon impact the structure is an innovative hybrid solution which combines cross laminated timber and steel. The whole building can ultimately be demounted and repurposed so that individual elements can be reused or recycled once the building reaches the end of its useful life.

Located on the banks of the Regent's Canal, 6 Orsman Road brings 4,678 m2 of flexible workspace over 6 storeys to this burgeoning district of London. Designed with the whole life carbon footprint in mind, the building explores the principles of reduce, reuse and recycle using low carbon, low impact materials in both its structure and fit out.

An innovative hybrid structure combines CLT and steel to achieve maximum internal area, and building elements are bolted together so they can be demounted, repurposed, or recycled.

Everything at 6 Orsman Road, from the exposed timber to the waterside setting, has been designed to enhance wellbeing, and to bring nature and biodiversity to this urban site. Natural materials, daylight and air-purifying plants create an environment that works with nature to actively boost productivity and create a sense of calm. The external terraces feature a wildflower brown roof, insect boxes, edible plants and fruit trees to enhance biodiversity and tenant connections to nature.



THE DESIGN

BIO-BASED MATERIALS

The 830 m^3 of cross laminated timber sequesters 632 $kgCO_2e$

WELLBEING

The sound absorption qualities of the timber are enhanced to improve comfort and ensure productivity isn't affected by bustle and noise

SUSTAINABILITY

The building can ultimately be demounted with every element reused or recycled once the building reaches the end of its useful life

CLIMATIC APPROACH

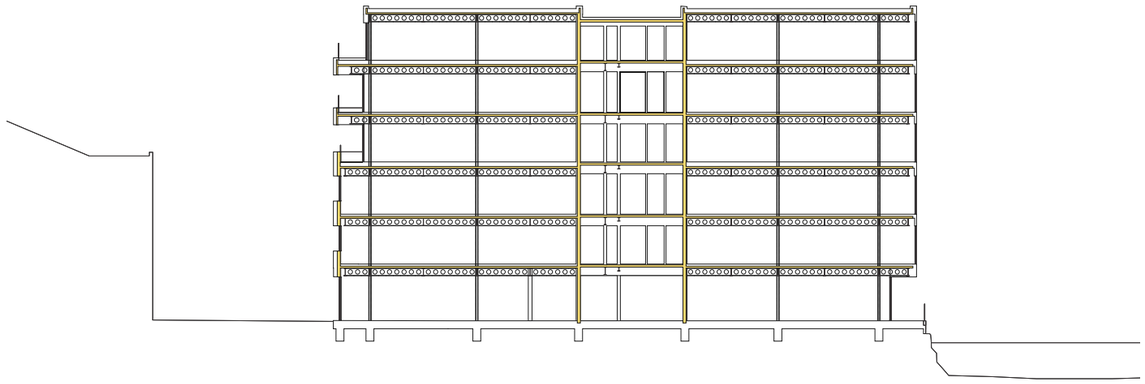
Massing and orientation is informed by nature to minimise solar gains and optimise opportunities for natural ventilation, daylight and on site energy generation

BIOPHILIA

Natural materials, daylight and air-purifying plants come together to create an environment that works with nature to actively boost productivity and improve wellbeing

MMC

196 deliveries compared to 463 required for an equivalent traditional build



THE BUILDING IN FIGURES

NO. STOREYS
6 storeys

EMBODIED CARBON
238 kgCO2e/m2

BREEAM RATING
Excellent

COST
£9.5 million

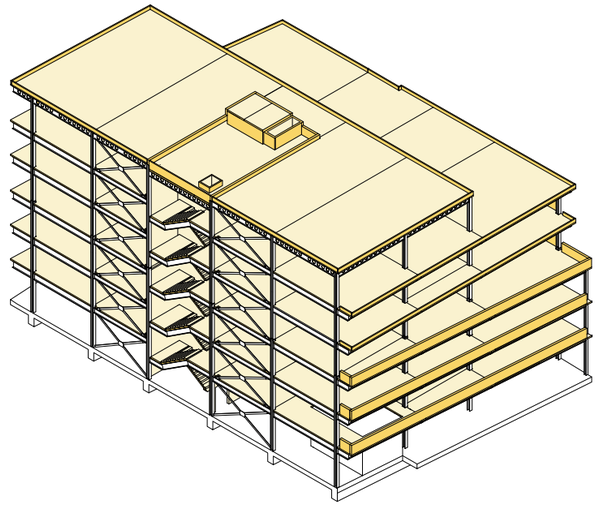
VOLUME OF TIMBER
830 m^3 of timber within the structure

ENERGY GENERATION
14% of the energy is generated on site

BUILD PROGRAMME
Timber superstructure 12 weeks, total 78 weeks

SEQUESTERED CARBON IN TIMBER
632 kgCO2e

ANNUAL CO2 EMISSIONS
14.6 kgCO2e/m2



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