

Plot T1 The Tapestry Building
Kings Cross London

Kier Construction Major Projects

BIG Biodiversity Challenge Award category: Small Scale Permanent

Project overview

The T1 Tapestry building has been a long term build in the Kings Cross redevelopment area. The site is a custom built CHP plant, with a MUGA located inside, a multi story carpark and if that wasn't enough it also has luxury apartments enveloping the whole building.

Due to its long term build programme, (2006 – 2016) we were able to incorporate lots of biodiversity enhancements as part of our best practice and design and build ethos. The design of which have just been given the go a head earlier this year . There are 4 roofs, several apartment gardens, bird boxes, bat boxes, black redstart habitats a water feature stream on the one of the roofs and much more.

What were the biodiversity conditions on site, prior to the enhancement?

The site was deemed to be of low ecological value, essentially a waste land adjacent to the network rail train tracks.

Were there any specific conditions that led to you carrying out this work?

Yes, as part of the planning and Code for sustainable homes contract condition we were required to raise the ecological value of the plot, however we decided at the early stages to go one better....



A small section of the podium roofs planting, also has spider squares and a bird boxes for sparrows and bats hidden throughout

What were the biodiversity measures taken?

We have 4 permanent roofs that all have biodiversity enactments; the top roof has black redstart habitats, we were required to have only one as part of the LBAP planning, but since the site is quite large we added in an extra one and some special rock, gravel and sand beds for them as well.

Roof 2 is a green roof and houses the first PV array on the building, it is a sedum rich roof which also has plugged plants and special bug paving slabs dotted about, essentially a bug hotel that is the same dimensions a standard paving slab so they fit in nicely with the maintenance access walkway requirements for the building.

Roof 3 is a brown roof make up, and is also home to the second PV array for the building, in conjunction with this 4 residential garden roof pods have also been built in.

Roof 4, is the podium deck, this is a closed residential garden and has a water feature and mini stream running through it, alongside the planting we have placed numerous 'spider squares' around the deck, with the hope that these will not only be beneficial to biodiversity but can also be used as an educational and quirky tool for the families that have moved in. In addition to all the planting we have also install numerous sparrow boxes and bat habitats about the place in appropriate locations.

We were required to install 3 key recommendations by the ecologist, alongside 30% of their additional ones, we added in 100% of their recommendations and then we added in the paving slabs, spider squares, additional redstart habitats, increased planting, the 4 residential pods and the sedum mat for the green and brown roofs.



Black redstart mound alongside 2No habitats on the top roof

What were the biodiversity measures taken?

We made sure that there was a variety of suitable planting for the various habitats, the works have been done by 2 separate sub – contractor's, to ensure that all the specific aspects covering the roofs have had 100% attention to detail.

How would you best describe the project?

An enhancement

Further information

The build process has been a long one for this job, it had to deal with many considerations, everything from working on a live CHP building to close proximity to the Eurostar train lines. Due to the high profile of the building it was essential that we take into consideration the long term benefit and maintenance of the project and its enhancements.

There is a five year biodiversity action plan in place and the green roofs, planting and enhancements will be looked after, monitored and reviewed by the London Wildlife Trust who are close neighbours.

What was your personal motivation for carrying out the enhancement?

There was so much scope and potential for the building, it seemed silly not to use it for the maximum benefit.



View from top roof, showing roof 2 green roof an PV array, also showing a small section of podium roof.