

The image shows the interior of a modern building with a minimalist design. The walls are made of light-colored concrete panels, each featuring a small, dark circular hole. A network of dark steel beams and columns forms a structural grid. A bright light source, possibly a skylight or large window, is visible at the top left, creating a strong glow and casting shadows. The overall atmosphere is clean and industrial.

# ANGEL BUILDING

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407 ST JOHN STREET, ECI





Angel Building

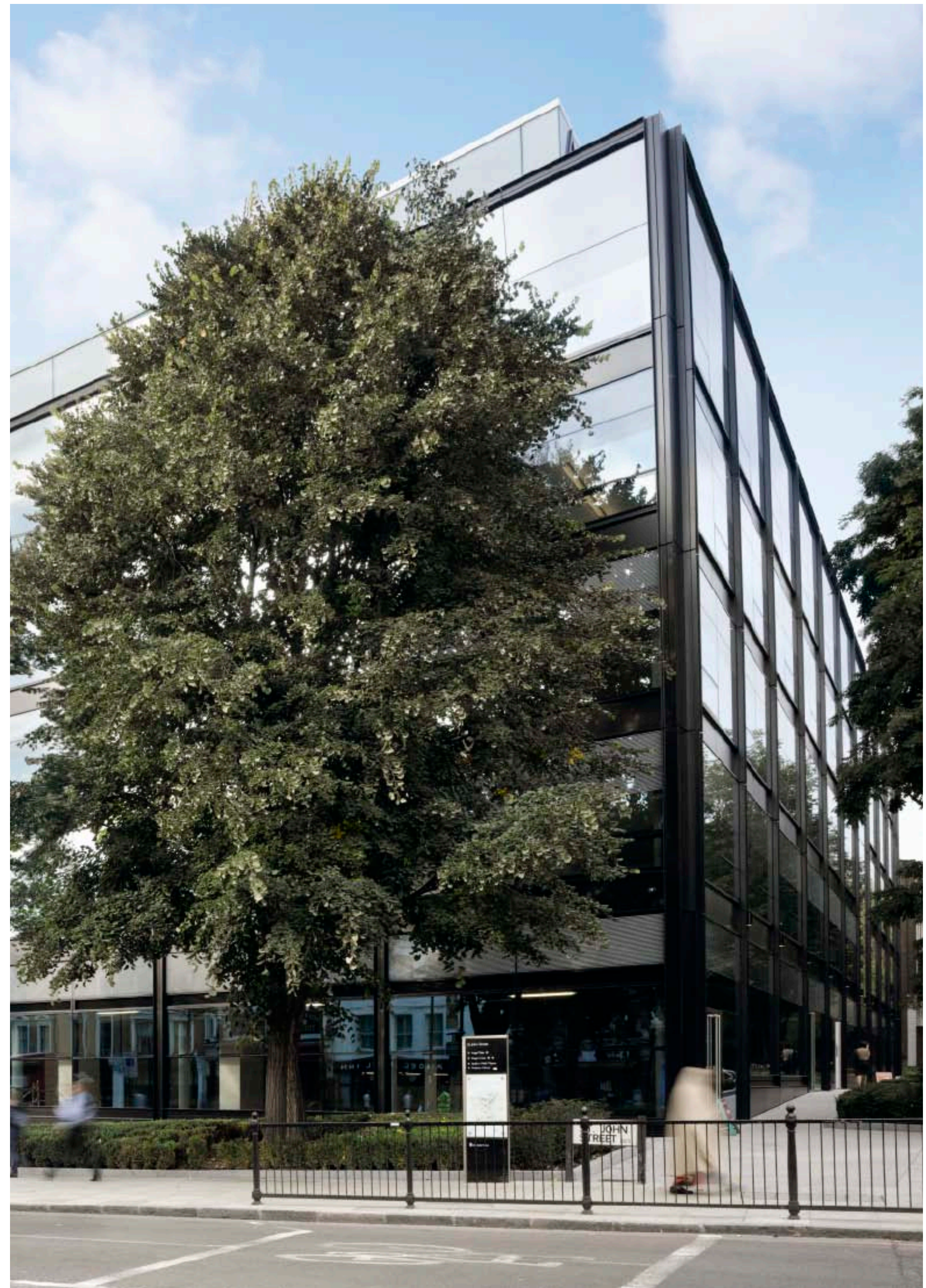
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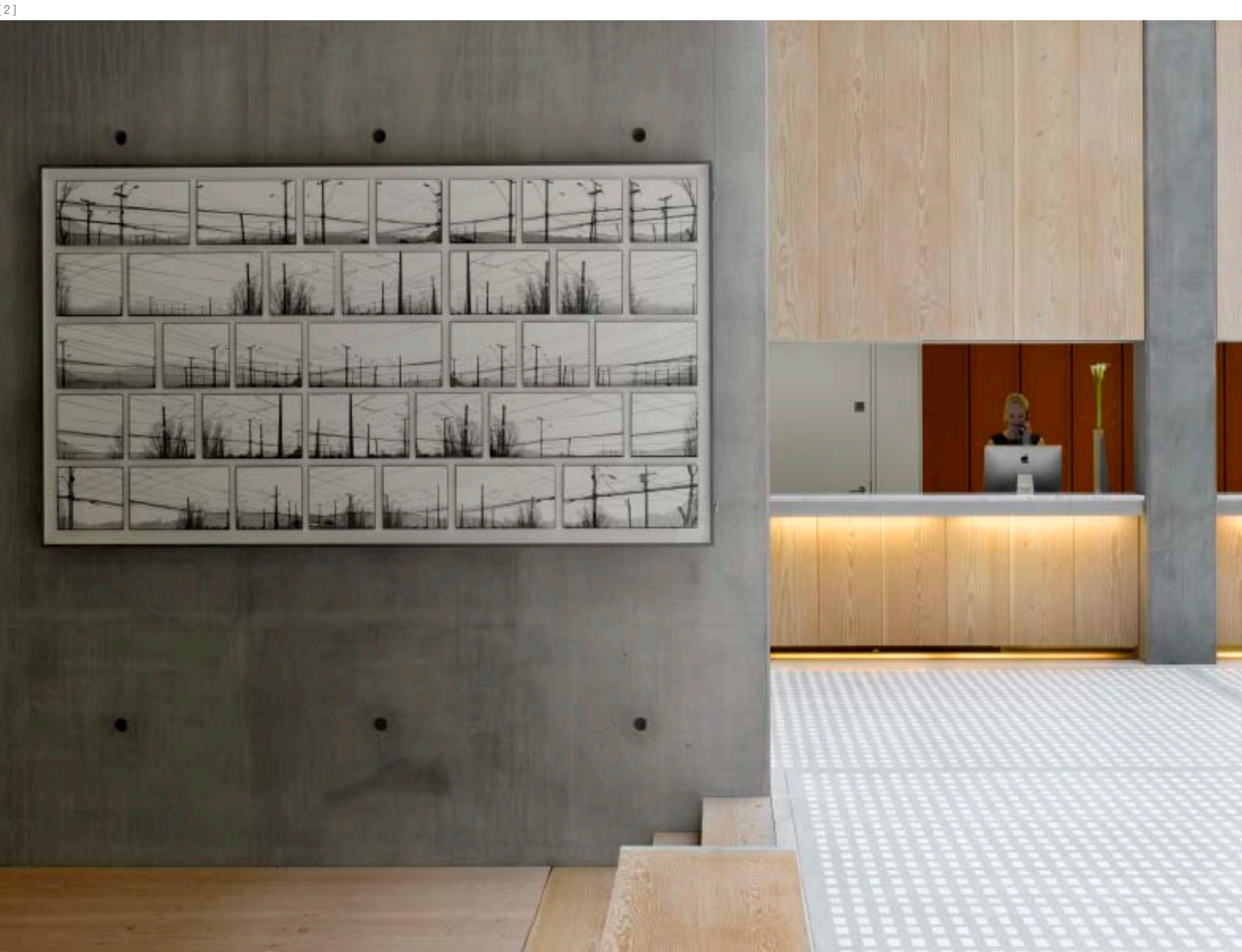
Angel Building







[1]



[2]

# WELCOME TO THE ANGEL BUILDING

The Angel Building is all about improving radically on the thinking of the past, to provide the best possible office environment for today. A restrained piece of enlightened modern architecture by award-winning architects AHMM, it contains over 250,000 sq ft (NIA) of exceptional office space. With a remarkable atrium, fine café, and exclusively-commissioned works of contemporary art, it also enjoys exceptional views from its enormous rooftop terraces. Above all, this is where the City meets the West End. The Angel Building is a new addition to this important intersection of London.

Located in EC1, the building commands the heights midway between the financial hub of the City of London and the international rail interchange and development area of King's Cross St. Pancras. With easy access to the West End, it's at the heart of one of London's liveliest historic urban villages, with a complete range of shops, restaurants, markets and excellent transport links right outside. The Angel Building brings a distinguished new dimension to the area.

## 'IT'S A GOOD PLACE TO BE'

This is a building carefully made to greatly reduce its carbon footprint – in construction and in operation. It is highly efficient to run, as befits a Grade A office and retail building built for the second decade of the 21st century. The tangible and outstanding merits of this building were clear even at design and construction stage; in a period of economic downturn a key pre-let was achieved to Cancer Research UK, one of the UK's leading and most active charities. And on the urban scale, it restores and enlivens the top end of Islington's historic St John Street, leading down to Farringdon and Smithfield. It's a good place to be.

[1] Reception featuring marble Terrazzo floor.  
[2] Reception featuring Dinesen wood and Bill Amberg leather wall.

THE ANGEL  
BUILDING IS ALL  
ABOUT IMPROVING  
RADICALLY  
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TO PROVIDE THE  
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ENVIRONMENT  
FOR TODAY





[1]

‘CLERKENWELL AND ISLINGTON HAVE FLOURISHED AS A COMMERCIAL CENTRE IN RECENT YEARS, ESPECIALLY FOR THE CREATIVE INDUSTRIES’

### A HISTORIC DESTINATION

The story of this area goes back centuries, to the time when Clerkenwell and Islington were rural villages just outside London, their churches and greens close to the main route north out of town. Here the wells and springs of Sadler's Wells had become pleasure gardens for the townsfolk. Meanwhile the "Angel" itself was a coaching inn on the crossroads, mentioned by Dickens in *Oliver Twist*.

In early Jacobean times, the area had become strategically important as the terminus of the "New River", a 38-mile man-made watercourse bringing fresh water into London from the springs of Hertfordshire. The New River Company later became an important property developer, laying out new streets and squares around its former terminus. In the 1970s, the company was taken over by London Merchant Securities or LMS, which a few years later built the original Angel Centre on its land.

In 2007 LMS merged with the younger Derwent Valley Holdings to become Derwent London, the largest real-estate investment company in the capital. The regeneration of the Angel Centre was at the top of the new company's wish-list. The ambitious new Angel Building is the result.

### NEIGHBOURING DEVELOPMENTS

Other significant new developments are nearby. Southwards, Clerkenwell and Islington have flourished as commercial centres in recent years, especially for the creative industries. To the west you find new developments including the Regent Quarter, 210 Pentonville Road, and the enormous mixed-use King's Cross Central: to the east are the equally ambitious proposed waterside developments of City Road Basin, and the Old Street neighbourhood – where Derwent London is directly involved. With the Angel Building standing at the mid point of this development corridor, this is an area that is commercially constantly evolving, rapidly forming a chain that links the City to the West End.

- [1] Business Design Centre, Upper Street.
- [2] Ottolenghi, Upper Street.
- [3] My Sugarland, St John Street.
- [4] Eurostar, St Pancras.

# THE LOCALITY

## CLERKENWELL AND ISLINGTON



[2]



[3]

Angel Building



[4]





[1]

- [1] Frae Organic Frozen Yoghurt, Camden Passage.
- [2] Danny Oh, Camden Passage.
- [3] Round Midnight Jazz & Blues Bar, Liverpool Road.
- [4] Elk in the Woods, Camden Passage.
- [5] Byron, Upper Street.

# AS YOU'LL SOON DISCOVER, THE ANGEL BUILDING IS AT THE CENTRE OF AN EXTRAORDINARILY DIVERSE AND REWARDING DISTRICT

[2]



[3]

Angel Building

## ON YOUR DOORSTEP

Stroll down St John Street into the historic and creative quarter of Islington or fork right, down Rosebery Avenue to the legal enclave of Gray's Inn, and so on to Holborn. While just to your north are all the facilities of the lively Clerkenwell district itself. As you'll soon discover, the Angel Building is at the centre of an extraordinarily diverse and rewarding district.

## FOOD & FASHION

You'll find an established high street with shops including both eclectic independents and well-known brands. There is an incredible variety of restaurants around the Angel Building, at all levels from fast-and-friendly through gastropubs for casual dining to haute cuisine. Coffee shops abound, including the excellent Euphorium Bakery. These sit cheek by jowl with a fine selection of fashion shops, ranging from many independent outlets – including vintage and designer-makers like My Sugarland opposite – through to high street names in the new N1 Islington five minutes away.

'THERE IS AN  
INCREDIBLE VARIETY OF  
RESTAURANTS AROUND  
THE ANGEL BUILDING'

You'll find Ghost, Toast, and Marks & Spencer in the immediate vicinity. Don't forget the famous Camden Passage antiques market, with the highly-regarded Frederick's restaurant right alongside. Just across the road and off Liverpool Road is Chapel Market, for clothes, fresh produce, and more – with Waitrose and Sainsbury's supermarkets close by for lunchtime or after-work shopping. All the main banking names are here too. The retail therapy continues uninterrupted past Clerkenwell Green, right up Upper Street to Highbury. While in the other direction, it's not far to the restaurant quarters of Exmouth Market (Moro) and Smithfield (St John) among many others.



[4]

[5]







[1]

# SADLER'S WELLS THEATRE SCREEN ON THE GREEN ALMEIDA THEATRE & OPERA HOUSE KINGS PLACE

[2]



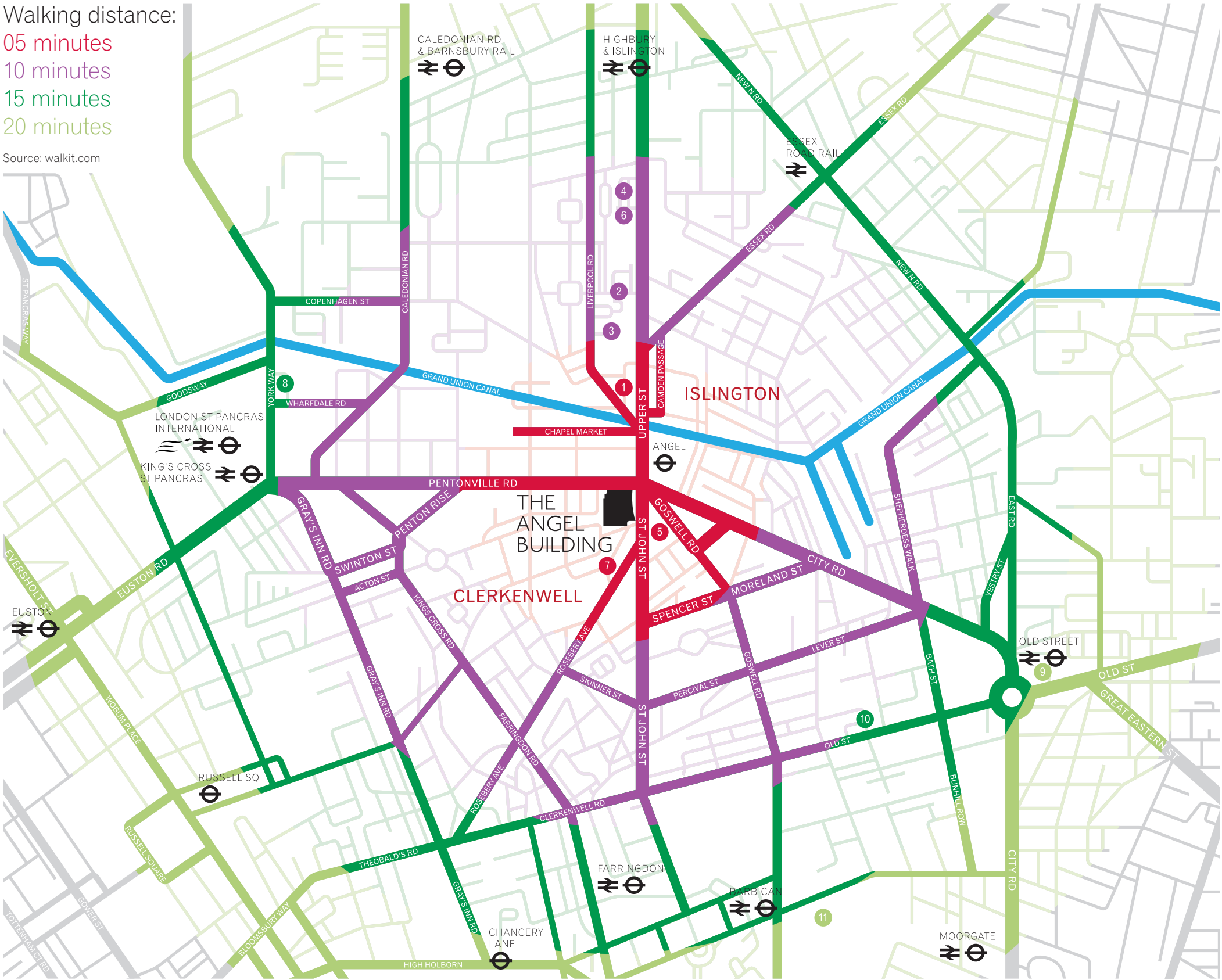
[3]



Angel Building

Walking distance:  
05 minutes  
10 minutes  
15 minutes  
20 minutes

Source: walkit.com



## CULTURE

Movies? The **N1 Centre**<sup>1</sup> gives you the mainstream movies, while the historic **Screen on the Green**<sup>2</sup> is the flourishing local arthouse cinema. Trade shows? **The Business Design Centre**<sup>3</sup>, just off the Green, stages some of the best. Theatre? There's the acclaimed **Almeida Theatre and Opera House**<sup>4</sup>, the pub theatres of the **Old Red Lion**<sup>5</sup> (directly opposite the Angel Building) and the **King's Head**<sup>6</sup> on Upper Street. Modern dance and much more is catered for, of course, by the internationally famous **Sadler's Wells Theatre**<sup>7</sup>, very close by. A little further afield, one tube stop west or a walk through the backstreets brings you to **Kings Place**<sup>8</sup> on York Way, London's newest concert hall (for chamber music plus contemporary music, jazz and comedy).

The art galleries and hangouts in Hoxton and Shoreditch are one tube stop east – get off at **Old Street**<sup>9</sup>. The same stop is good for **LSO St Luke's**<sup>10</sup>, the marvellous converted 18th century church that is the second home of the London Symphony Orchestra and is noted for its lunchtime concerts. It's also a conference venue and has an excellent restaurant and café. And all these diverse cultural strands – film, theatre, dance, music, art - come together in the mighty **Barbican Arts Centre**<sup>11</sup> to the south-east.

## CONNECTIVITY

The historic crossroads of the Angel, between central and eastern sectors of the capital, make it well connected today too. Its **Underground station** is one of the most modern and spacious on the network. One stop west (a 3-minute hop) takes you to **King's Cross St Pancras**, and thence via high-speed train to Europe; two stops and five minutes the other way and you're in the City at **Moorgate**: one more short stop finds you at Bank. Four stops and 13 minutes takes you to Oxford Circus. With the main commuter hubs of London Bridge, Liverpool Street and Waterloo between 9 and 17 minutes distant, transport to and from work is easy.

Airports are readily accessible. Fastest official times are 35 minutes from Angel to London City Airport, 50 minutes to Gatwick, and an hour to either Heathrow or Stansted. By train, central Paris is 2 hours 15 minutes from nearby **King's Cross St Pancras**, Brussels is 2 hours.

[1] Bobbin Bicycles, St John Street.  
[2] Screen on the Green, Upper Street.  
[3] Sadler's Wells Theatre, Rosebery Avenue.  
[4] Eurostar, St Pancras.

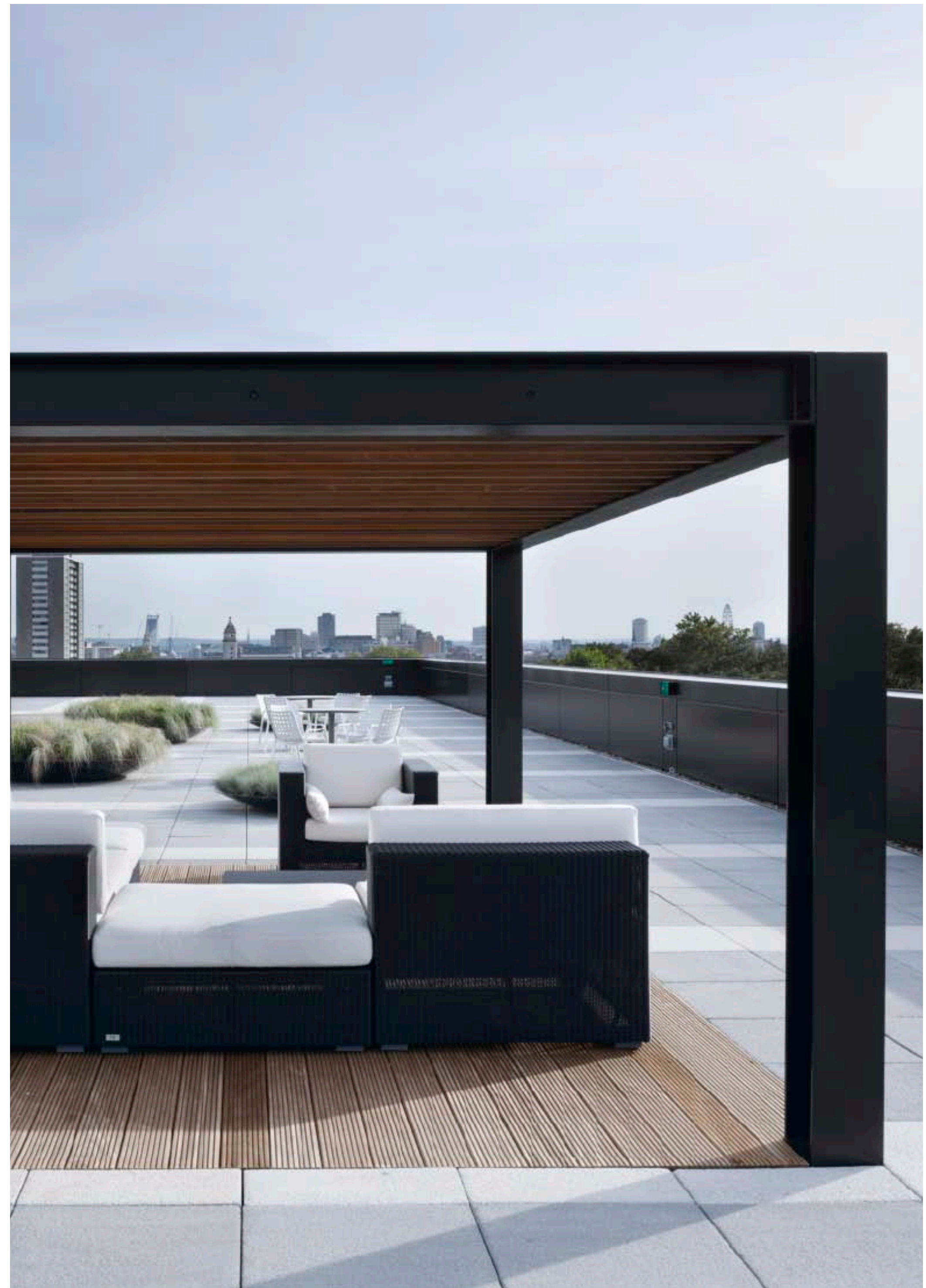
[4]







Angel Building





## A PERMEABLE FAÇADE



The all-new façade of the Angel Building has opening windows, allowing tenants maximum flexibility in their choice of air handling – naturally ventilated or (with the windows closed) mechanically ventilated and cooled/warmed via the building's low-energy displacement ventilation system. Besides that, it looks good: a high-performance double-glazed dark grey aluminium-framed curtain walling system with metal fins and spandrel panels. Crisply detailed, with broad areas of glazing coupled with solar shading where appropriate, its proportions are inspired by some of the great American corporate low-rise buildings. The retail units on the ground floor have full-height glazing.

## ARRIVAL & ATRIUM

A generous double-height entrance directly off St John Street, EC1, leads into the architecturally uplifting heart of the building. The full-height atrium rises up through all five floors to a cruciform roof structure sealed with translucent, energy-saving ETFE inflated 'pillows'. It brings order and light to the heart of the office floorplates.

The atrium is the pivot-point of the whole building and is a place to do business as well as meet and greet. Extending to almost 9,500 sq ft the atrium is home to the purpose-made specially commissioned, organically-shaped carbon fibre 'throne' seating designed by Ian McChesney. The Angel Kitchen café and lounge are for exclusive use of the building's tenants and their guests. There is also a public mezzanine area overlooking the main floor of the atrium that can be used for ad-hoc meetings. Further break-out spaces also look out into the atrium at intervals on all floors - some with the luxury of double height. The reception area is staffed by Office Concierge, providing a hotel level of service. A Bill Amberg leather wall provides the backdrop to the desk.



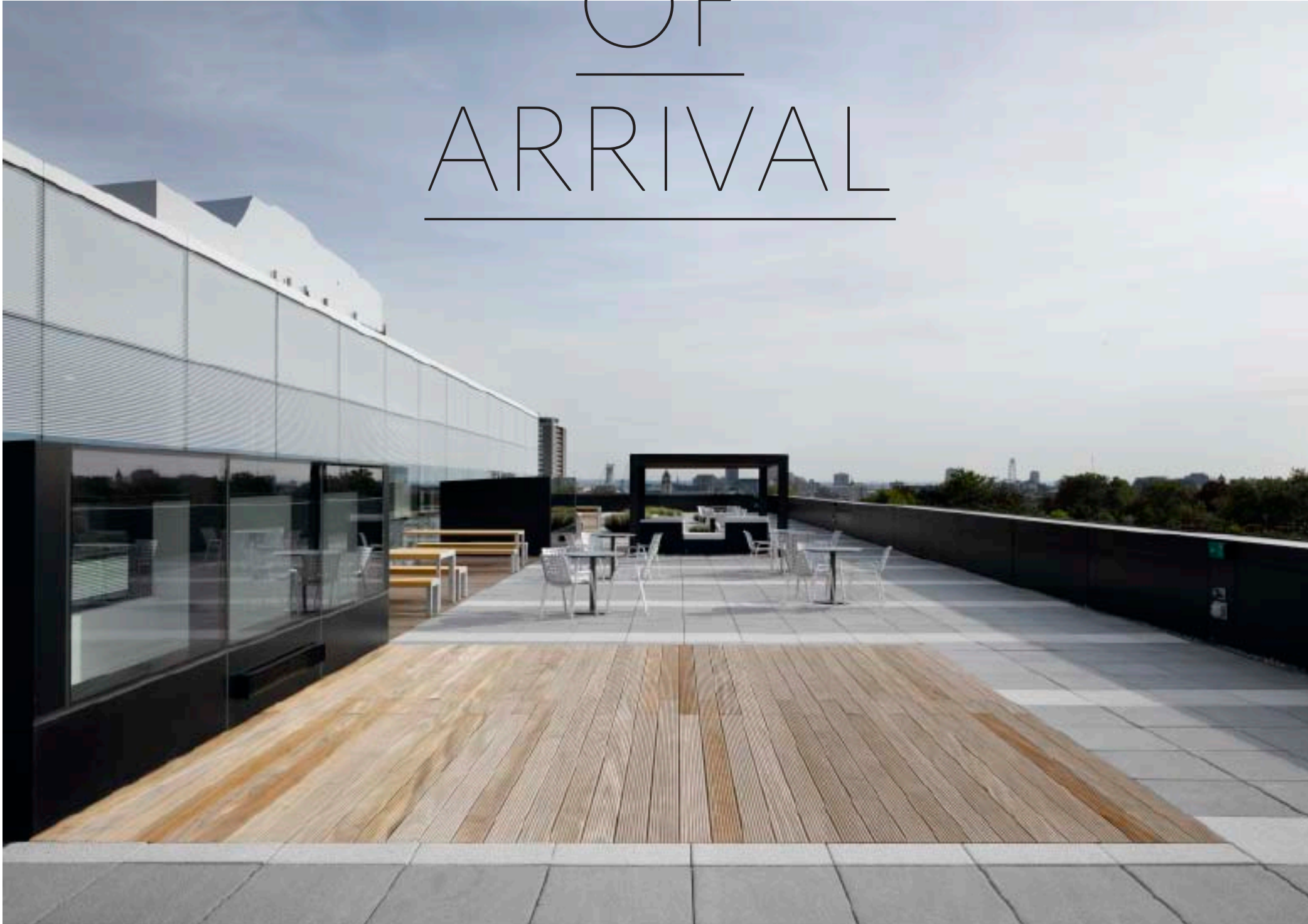
[3]



[4]

## A SENSE OF ARRIVAL

[2]



'A GENEROUS DOUBLE-HEIGHT ENTRANCE DIRECTLY OFF ST JOHN STREET, ECI LEADS INTO THE ARCHITECTURALLY UPLIFTING HEART OF THE BUILDING'

## THE ANGEL TERRACES

One of the benefits of being in the Angel Building is the extensive outside space which complements the interiors. In particular, there are two remarkably spacious roof terraces, totalling 23,000 sq ft.

Amounting to 20,000 sq ft, these run all round the top floor of the building, and are especially wide on the south and west-facing sides. In addition, the 4th floor has a separate south-facing terrace of 3,000 sq ft. Everybody in the building has access to what are some of the best panoramic views across London. The building is set high on a historic vantage point, while the rooftop terraces lift you above the surrounding buildings. From here you look right down across Islington, Farringdon and Finsbury to the towers and spires of the City of London, and westwards to Centre Point, the West End and the London Eye. As well as this spectacular outlook across the capital, there is plenty of space up here for outdoor entertaining.

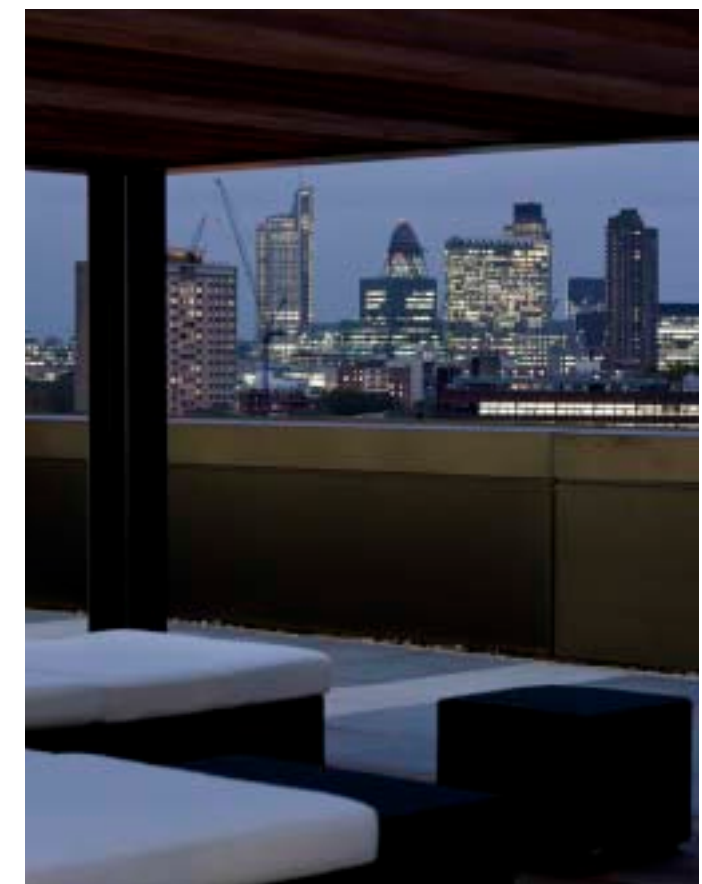
The rooftop terrace is divided into three zones.

Zone 1 is for the occupants of the top, fifth floor, includes the whole of the broad west terrace – full of possibilities for outdoor entertaining – with panoramic terraces on all four sides. Doors open out directly onto the terraces at points all round the perimeter.

Zone 2 part of the south-facing terrace, is a 4,000 sq ft section reserved for tenants' communal use, whatever floor you are on. Bookable for events, it is one of the unique assets of the Angel Building.

Zone 3 a section of the south-facing terrace, is capable of linking down to the tenants of the fourth floor, just below, who may create their own direct access.

- [1] Angel Building rooftop signage.
- [2] Fifth floor western terrace.
- [3] Reception area with Office Concierge service.
- [4] Business lounge featuring Dinesen wood floor.
- [5] Fifth floor southern terrace.



[5]





[1]

'WHETHER IT'S A COFFEE  
AND A CROISSANT OR  
A HEALTHY LUNCH  
THE ANGEL KITCHEN  
WILL BE OPEN TO SERVE  
TENANTS AND THEIR  
VISITORS ALIKE'

## THE ANGEL KITCHEN

As befits an important part of the Clerkenwell and Islington food scene, the Angel Building includes a large café-restaurant close to the entrance and atrium. It is run by the Good Eating Company, which specialises in developing inspiring contemporary food for progressive companies which see good quality catering as a valuable staff benefit.

The Good Eating Company, just over 10 years old, and already in the headquarters of Sony Playstation and Cardinal Place, has proved itself across London and also operates the café and catering services at the nearby Business Design Centre. Its aim dovetails with that of Derwent London: to provide a sense of community and wellbeing in the workplace. So whether it's a coffee and a croissant or a healthy lunch the Angel Kitchen will be open to serve tenants and their visitors alike.

[1, 2 & 5] The Angel Kitchen.  
[3] The Angel Kitchen typical fare.  
[4] The Angel Kitchen packaging.



[4]

# THE ANGEL KITCHEN



[2]



[3]



[5]



# THE ART OF THE ANGEL

[1]



Angel Building

In all its buildings, Derwent London commissions artists as well as architects and other professionals, in order to make unique and stimulating working environments. This aspect of the design of the building is carefully considered from early on in the process. As a result, the Angel Building showcases the talents of a variety of artists, each of whom responds to the building in a highly individual way.

## 'OUT OF THE STRONG CAME FORTH SWEETNESS' IAN MCCHESNEY

One piece – the focal point of the atrium – blurs all the boundaries. Named "Out of the Strong Came Forth Sweetness" it is a piece of sculpture that is also a piece of useable furniture, and is designed by an architect, Ian McChesney.

McChesney responds to the height of the atrium by taking inspiration from an unlikely source: a spoonful of black treacle (the name is the biblical motto to be found on cans of Lyle's syrup). This viscous liquid pours off the spoon in a quite beautiful, almost motionless, cascade. McChesney takes the resulting form and inverts it. The spoon becomes the seating, a large oval bench finished in black leather hides. The pour of fluid becomes a tall, tapering forward-leaning black needle, made of polished carbon fibre. The end result is a throne for the common man, something that elevates the experience of arriving and waiting in the Angel Building.

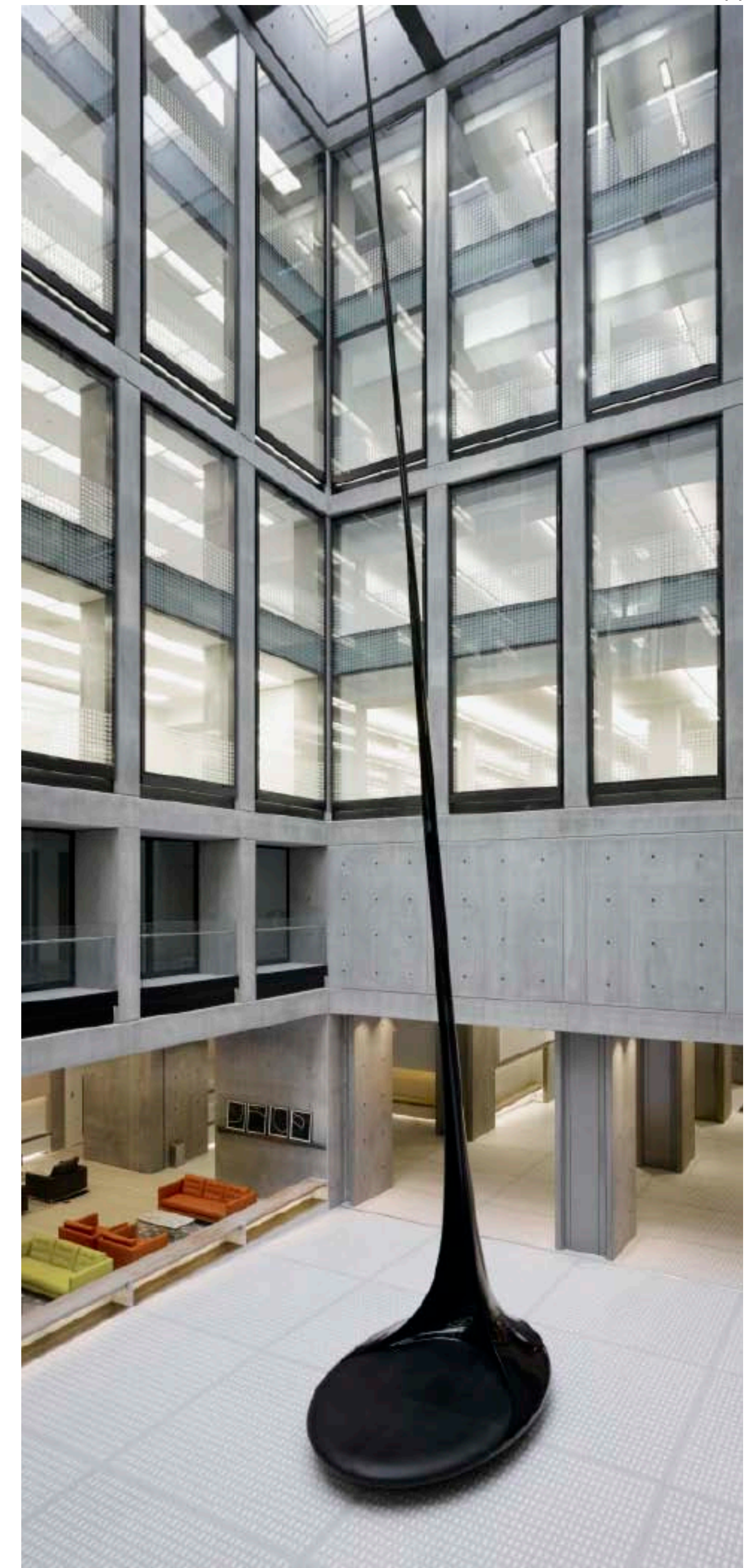
[www.mcchesney.co.uk](http://www.mcchesney.co.uk)

- [1] Inspiration: Tate + Lyle's black treacle.
- [2] Detail of the seating area – 'Out of the Strong'.
- [3] Ian McChesney – 'Out of the Strong Came Forth Sweetness'.

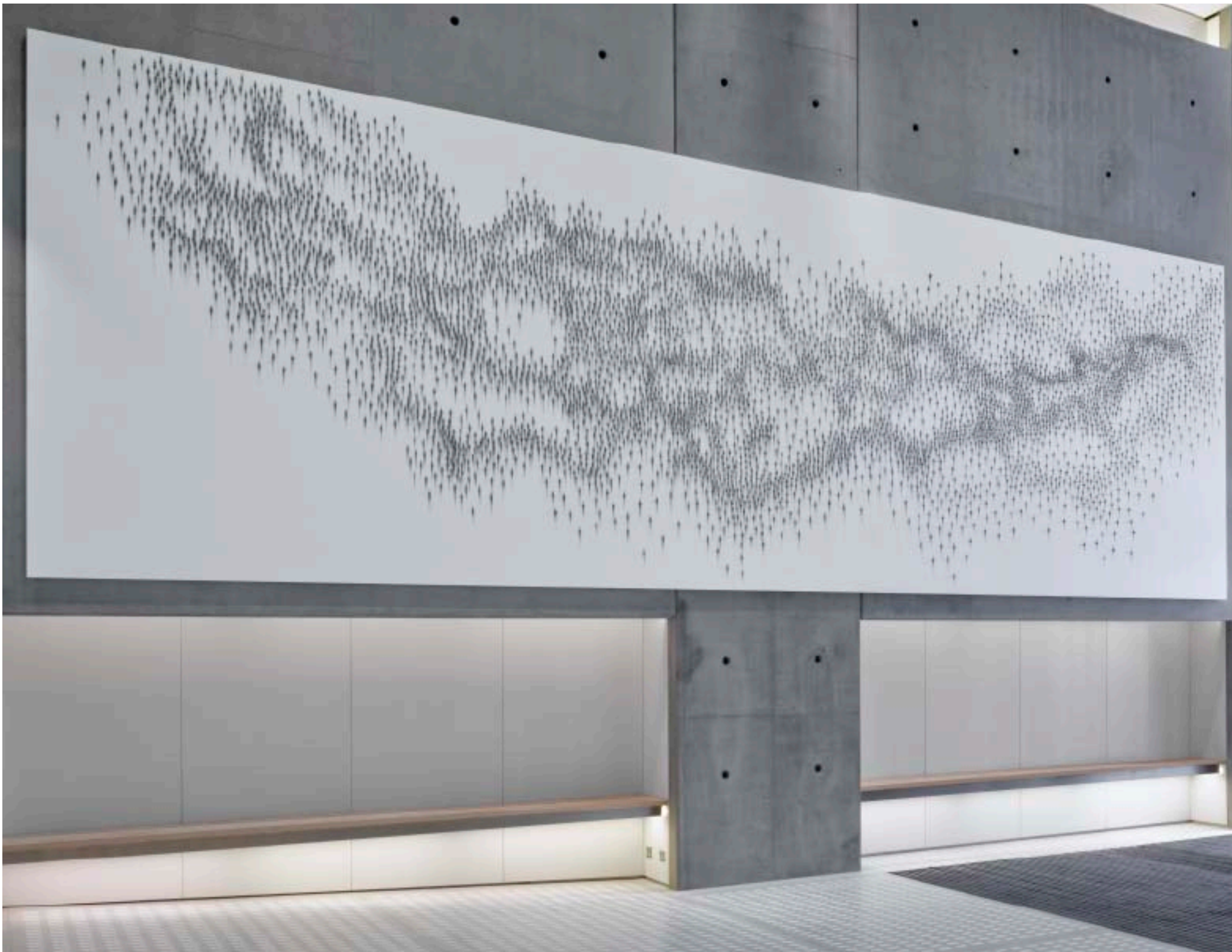
[2]



[3]







[1]

## 'EPIC' TERESITA FERNÁNDEZ

To one side of the atrium is another large-scale work, this time by the Brooklyn-based artist Teresita Fernández. Called "Epic (August 21/Angel Building)", this too blurs boundaries. Is it sculpture, installation, or drawing? It has elements of all three. Looking like a cloud or swarm of tens of thousands of small objects, it is again an act of implied movement.

How is it done? Fernández attaches each small piece of graphite to the wall with invisible magnets. As she describes it: "The lustrous, gem-like pieces cast what appear to be shadows that are actually soft graphite marks drawn directly on the wall. Object and process morph to become both the act of drawing and the finished mark, verb and noun. The entire dynamic composition recalls sweeping atmospheric clouds, grand natural phenomena or epic meteor events." It is a very significant new work.

Represented by: lehmannmaupin.com

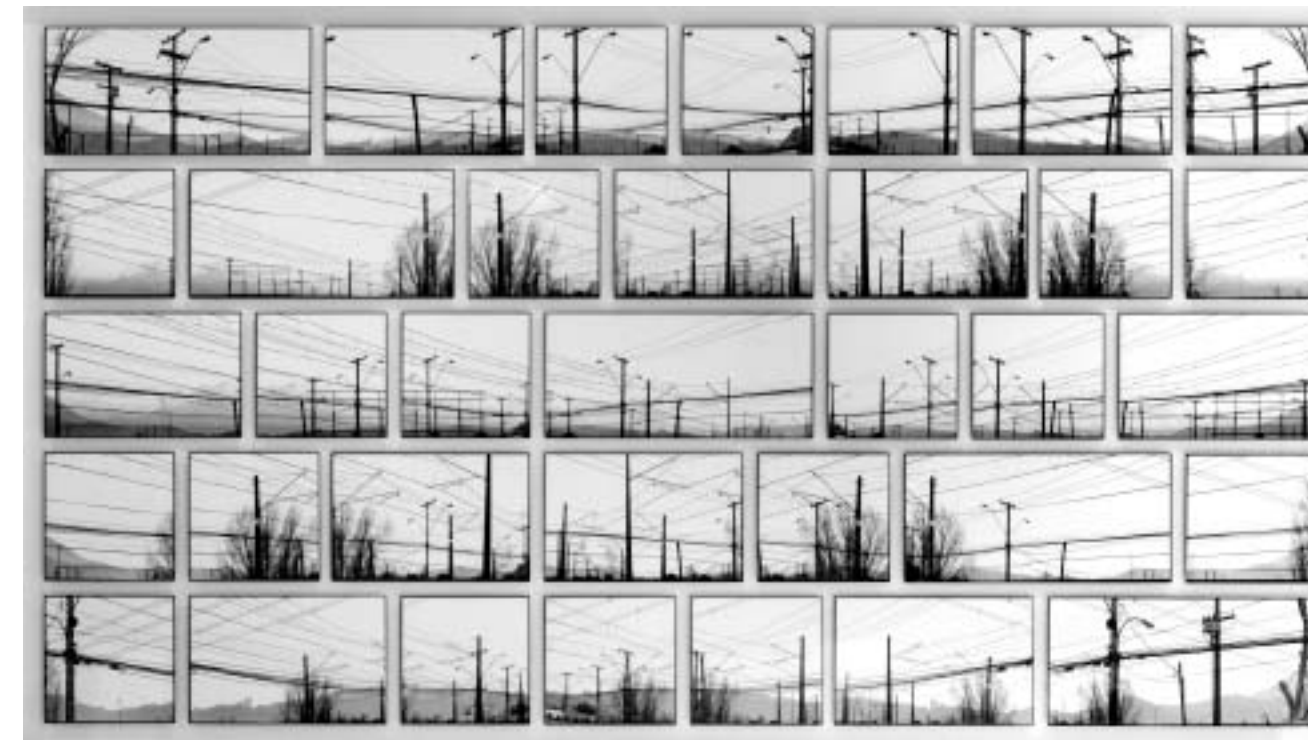
## PHOTOGRAPHY BY ROBIN FRIEND LEWIS RONALD INDRE SERPYTYTE SACHIYO NISHIMURA

Elsewhere, Derwent London has collaborated with the Hales Gallery to present a collection of work by four photographers. The black and white pieces are by Robin Friend, Lewis Ronald, Indre Serpytyte, and Sachiyo Nishimura. Although obviously differing enormously in approach, these photographers all tackle subjects on both grand and intimate scales, from landscape to interiors.

A special hanging system for the photographs has been developed with expert art framers John Jones.

Represented by: [halesgallery.com](http://halesgallery.com),  
[robinfriend.co.uk](http://robinfriend.co.uk), [lewisronald.com](http://lewisronald.com),  
[indre-serpytyte.com](http://indre-serpytyte.com), [snishimura.com](http://snishimura.com)

[1] Teresita Fernández – 'Epic'.  
[2] Detail of the graphite pieces that make up 'Epic'.  
[3] Sachiyo Nishimura – 'Landscape / Fiction 4'.  
[4] Lewis Ronald – 'Untitled (clayon photogram 9-16)'.  
[5] Robin Friend – 'Untitled (Tunnel) for the series Belly of the Whale (2009)'.  
[6] Indre Serpytyte – 'A State of Silence (Telephone)'.



[3]



[4]

'ALTHOUGH OBVIOUSLY  
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FROM LANDSCAPE TO INTERIORS'

[5]



[6]



# SPACE

[1]



Angel Building

## OFFICE SPACES

These are exceptional office spaces. Ceilings are high, services are contained beneath a full raised floor, views out (360 degree panorama in the case of the top floors) and daylight penetration in (from the perimeter and the atrium) are first-rate. As impressive are the floor areas themselves, divisible in a number of different ways depending on the needs of the tenants.

For instance, the fourth floor totals nearly 52,000 sq ft of net lettable space, capable of housing 482 workstations and 16 meeting rooms in a fully open-plan format – or, in part-cellular mode, 366 planned workstations and 20 meeting rooms. Served by the building's eight large 21-person lifts, it has its own south-facing outdoor terrace. It could be let as one unit or divided into two tenancies.

Meanwhile the set-back fifth floor, surrounded by a broad roof terrace, amounts to 29,874 sq ft. Elsewhere in the building, remaining space includes three office suites on the third floor – some 42,000 sq ft – and, on the ground floor, there are three A3 retail units, one with dual B1 office use.

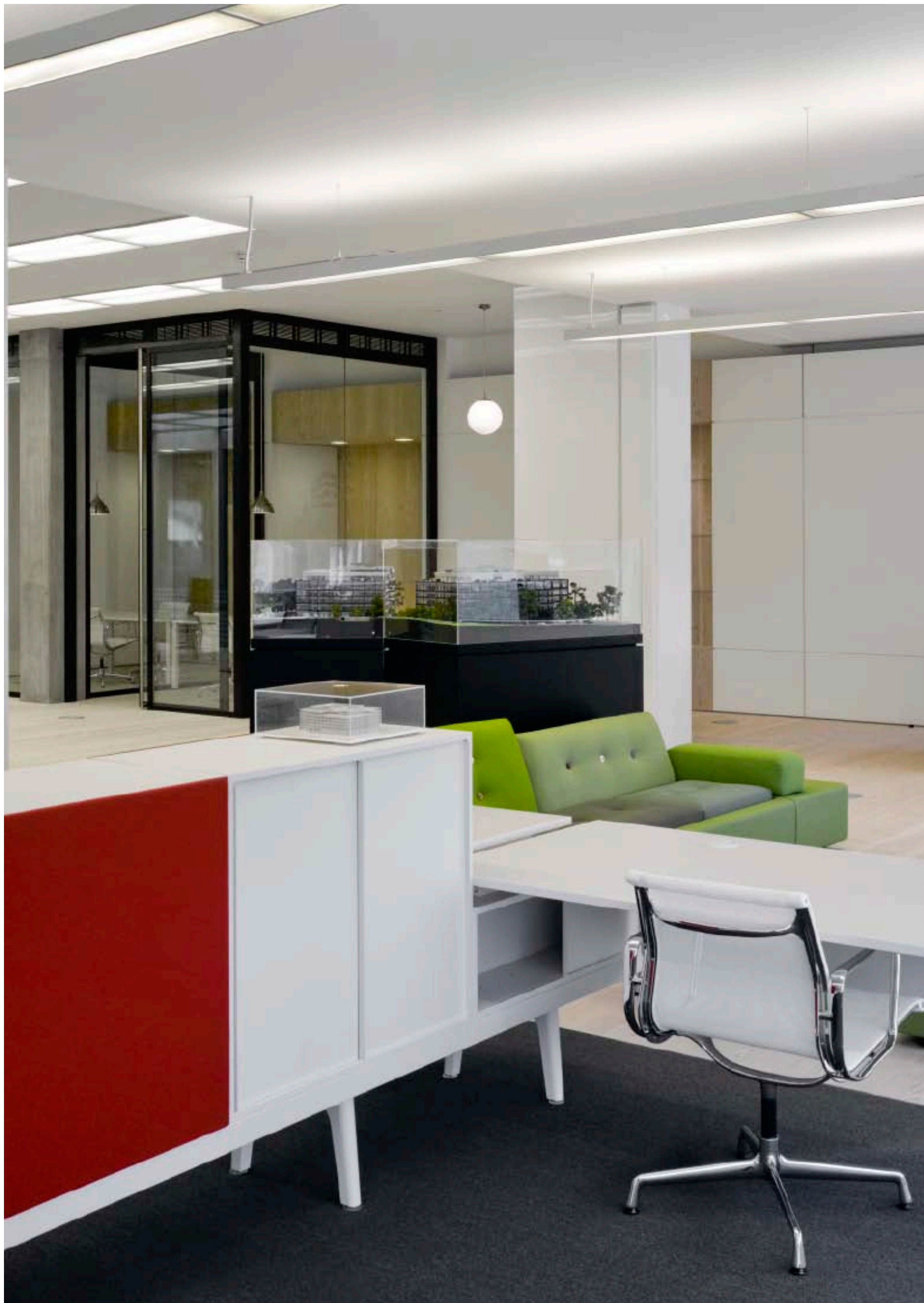
## 'THESE ARE EXCEPTIONAL OFFICE SPACES'

The upper floors have double height break-out spaces overlooking the atrium, and at first floor our tenant Cancer Research UK benefits from interlinked break-out space. All tenants can use the "secret stair" from the atrium floor, leading to a communal internal balcony for informal meetings.

[ 1 ] Fifth floor office space.



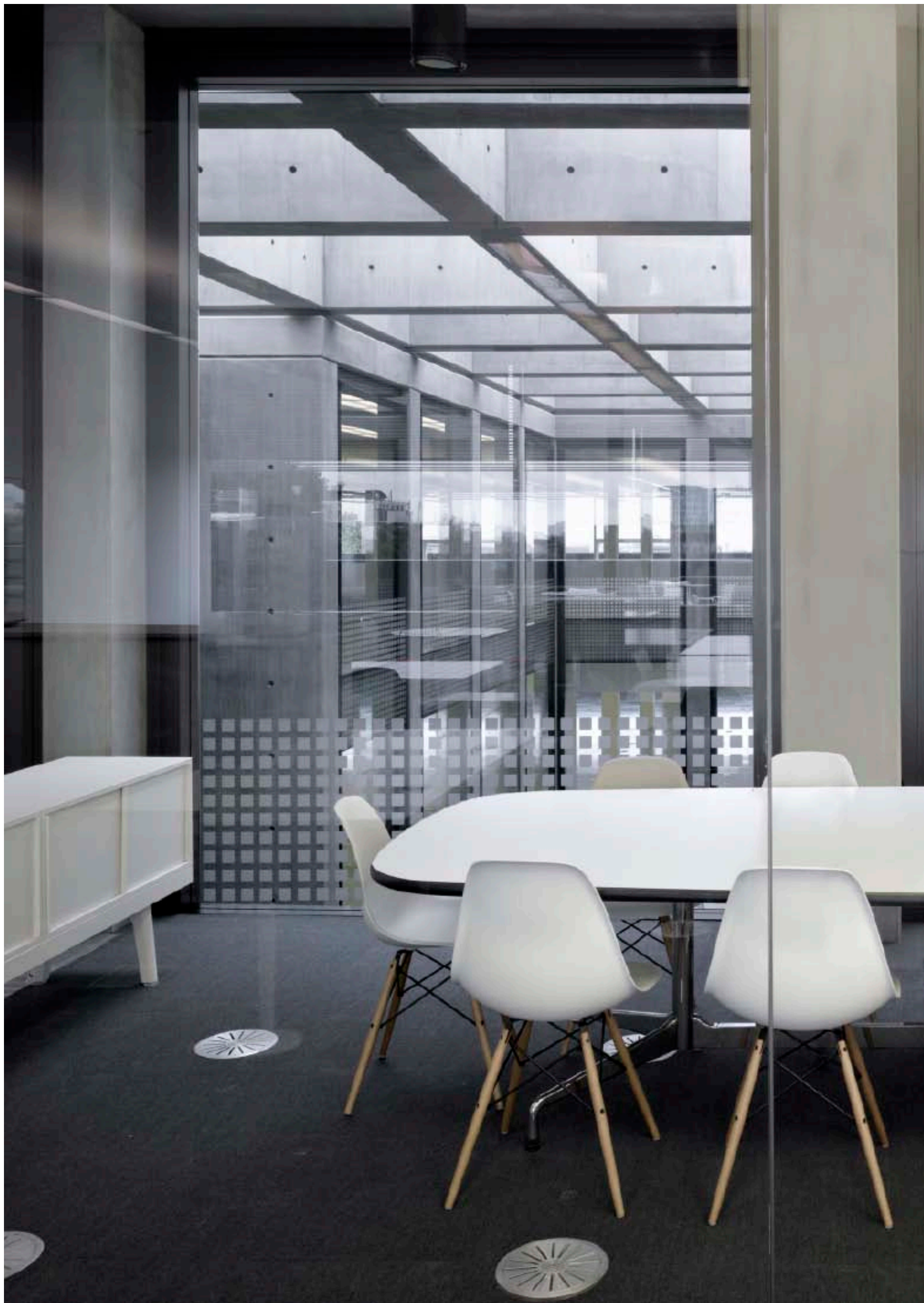




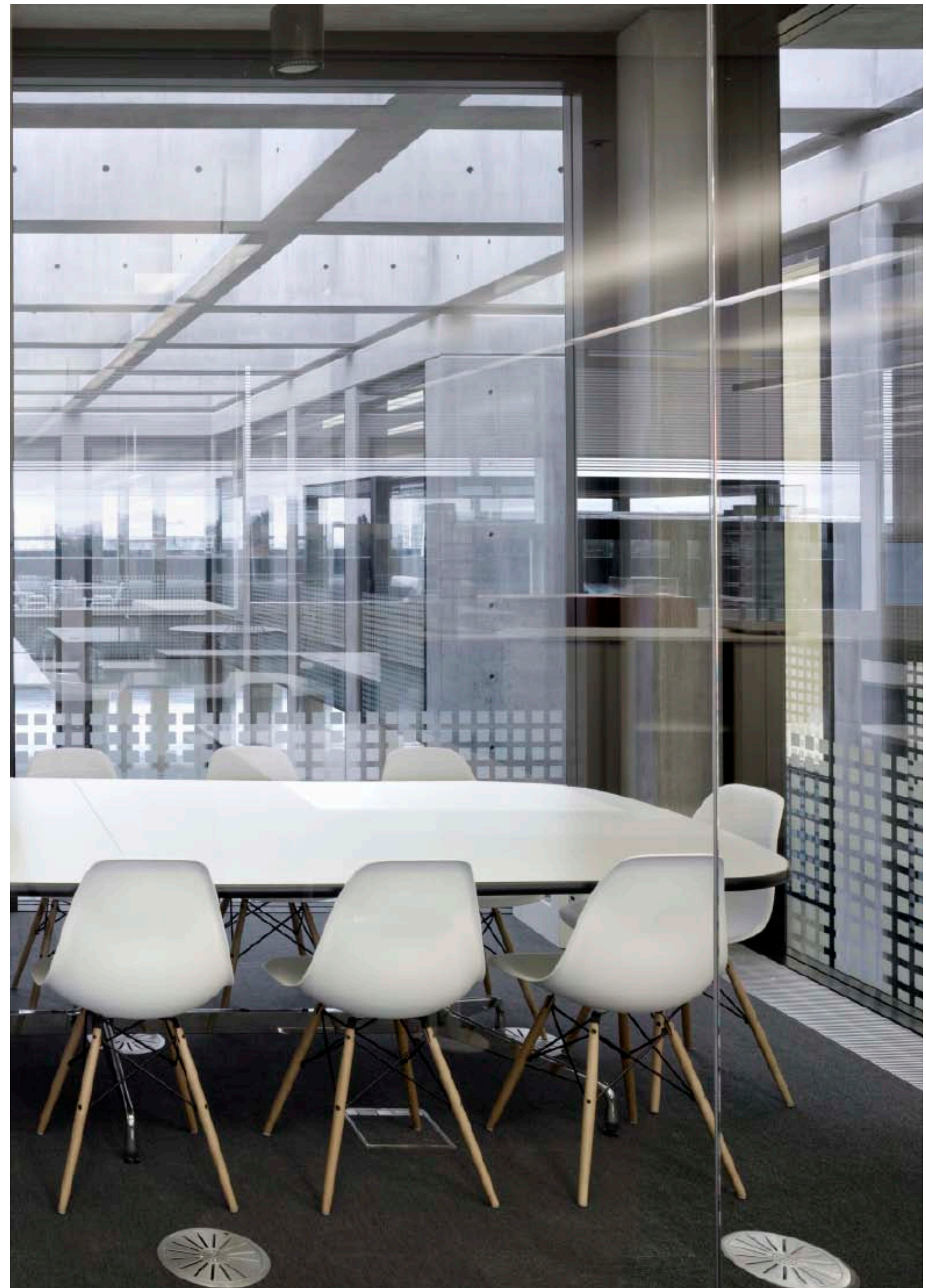
Angel Building



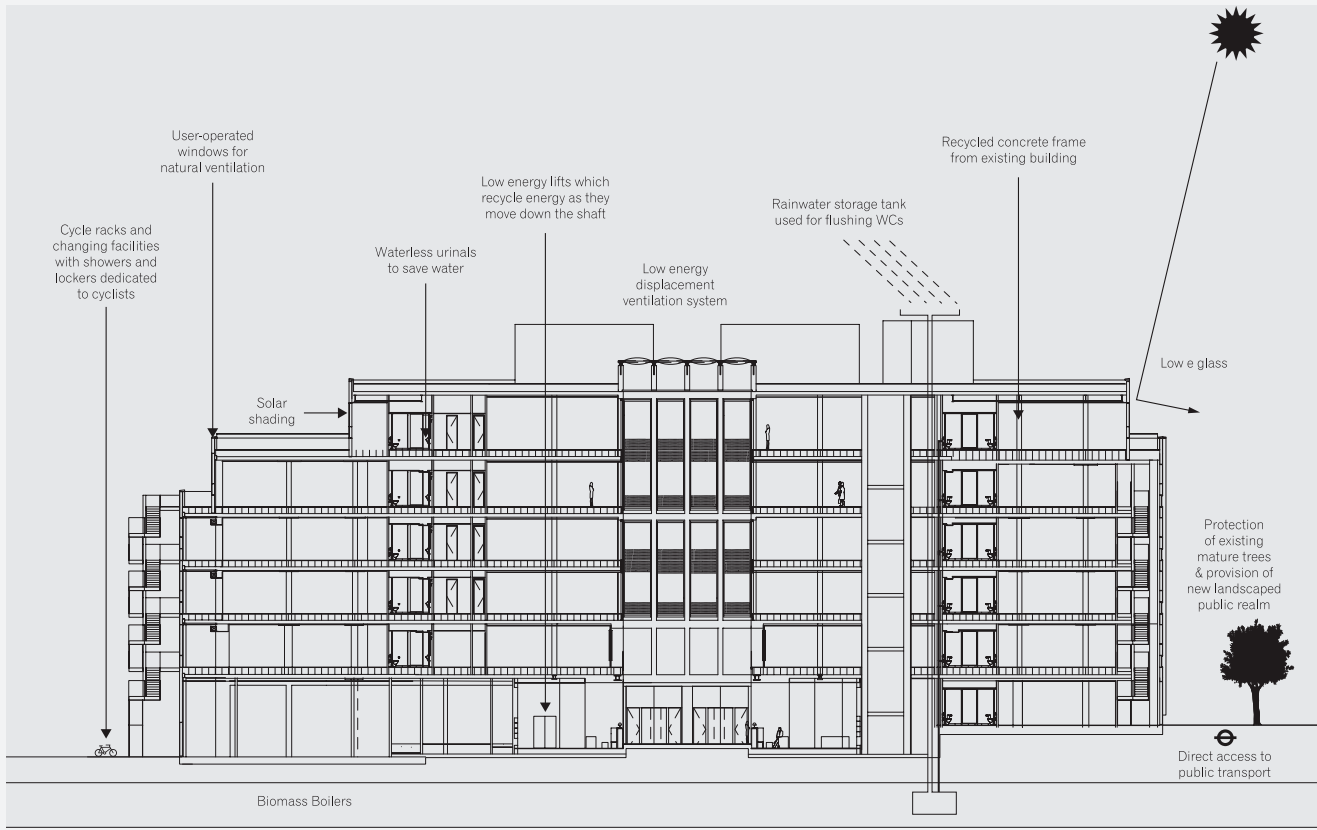




Angel Building







[1]

# TECHNICAL SPECIFICATION

## SUMMARY

### OFFICE ACCOMMODATION

The newly constructed building provides open plan office accommodation around a central atrium. Individual floors can be split into up to four tenancies per floor if desired. Floors are served by a displacement ventilation comfort cooling system.

### EXTERNAL WALLS

The elevations are generally clad in high-performance double-glazed aluminium framed curtain walling with metal fins and spandrel panels. Large power-operated openable windows are included to all office areas. The plant area on ground floor is clad in aluminium rainscreen cladding and retail units on the ground floor have full height glazing.

### STRUCTURE

The building is based around the retained structural concrete frame of the existing building. New steel and concrete extensions provide a new external face to the building and form a large internal atrium (9,360 sq ft) capped by an ETFE pillow roof. The exposed concrete mass of the structure is used for passive cooling in conjunction with the displacement ventilation system.

### LIFTS

Eight passenger (21 occupant) lifts, in two banks, are located adjacent to the reception area and serve all floors. One of these also acts as a firefighting lift. In addition, two goods lifts (one of which serves the roof-top plant area) and a dedicated firefighting lift are also provided.

### WCS

Two male and two female toilet cores are provided on a typical office floor, each with a wheelchair accessible toilet incorporating a shower area. On the ground floor, visitors toilets are located in the reception area and separate-sex shower and changing facilities for cyclists are located close to the cycle store.

### D.D.A

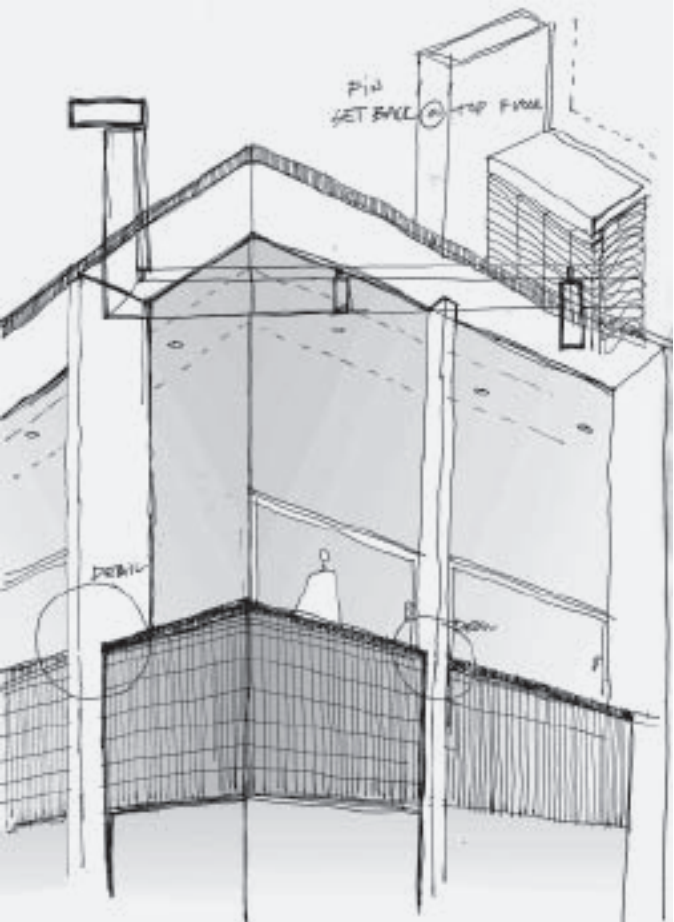
The building offers level access to the main entrance and all occupied floors and has been designed to conform to Part M of the Building Regulations and BS 8300:2001 Code of Practice – ‘The design of buildings and their approaches to meet the needs of disabled people’.

### PLANT AREAS

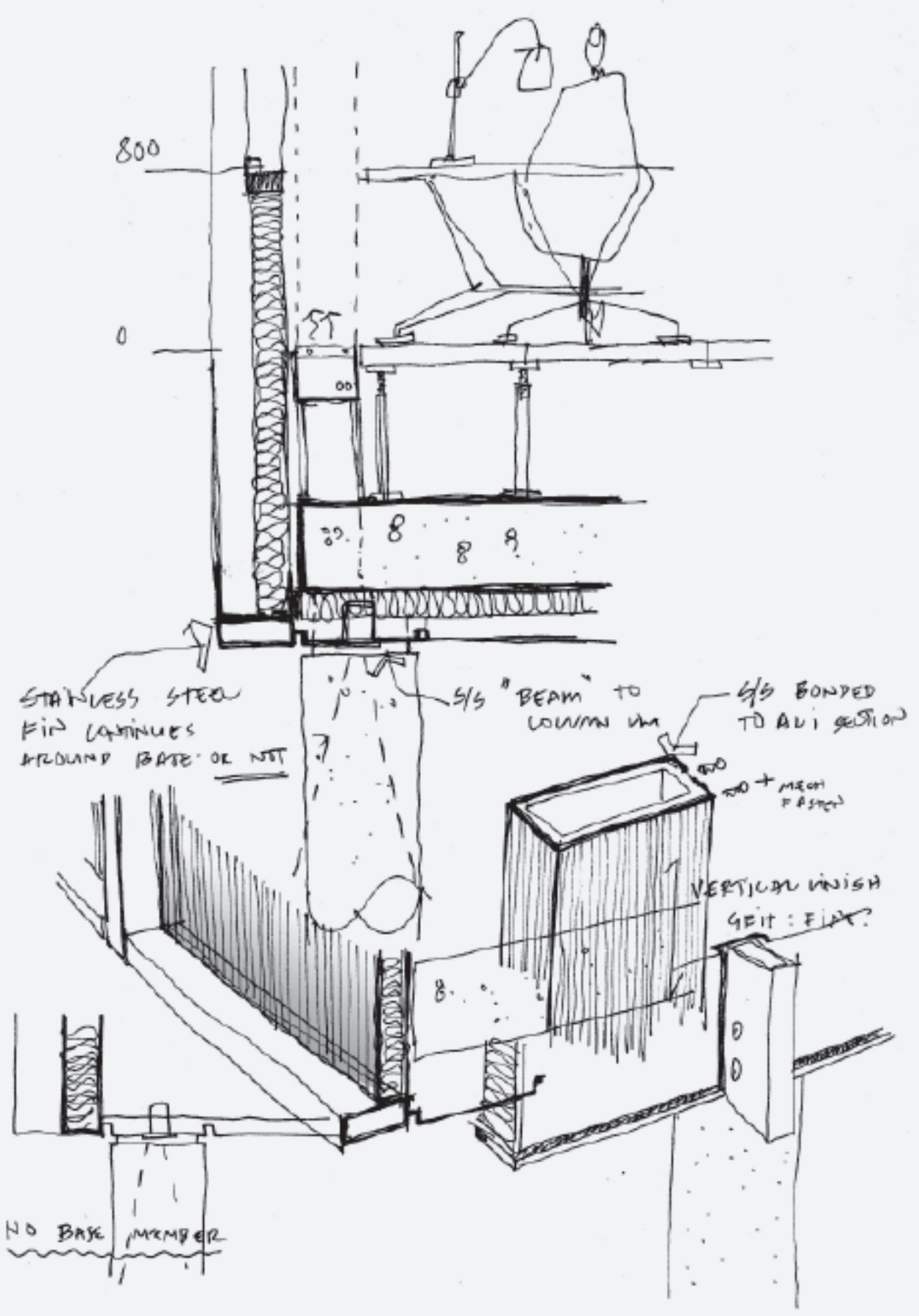
Two major plant areas are located in the building. The first, at ground level, houses boilers, generators, chillers and the rainwater harvesting system, and the second at roof level contains air handling units and cooling towers.

### SERVICING/PARKING

An internal loading bay for two vehicles is located to the rear of the building with access off Chadwell Street providing back-of-house connections to both goods lifts serving all office areas. Two wheelchair accessible and three standard parking spaces are provided for visitors. A secure enclosed cycle store with 120 spaces is also located to the rear of the building. In addition there are 30 cycle spaces on St John Street for visitors and Barclays London cycle-hire scheme is situated in Chadwell Street, adjacent to the Angel Building.



[2]



[3]

## CRITICAL DESIGN DATA

### FLOOR TO CEILING HEIGHTS

Based on a typical office floor:	
Floor to Floor	3,700mm
Including:	
Raised Floor Services Zone (overall)	450mm
(varies according to existing structural frame)	
Floor to finished ceiling (typical)	2,950–3,250mm
(varies according to existing structural frame)	
Suspended Lighting Zone	250mm
(included in above figure)	
Structural Zone	300mm
(varies according to existing structural frame)	

### OCCUPANCY LEVELS

For the purposes of calculation, the following occupation levels have been used:	
Ventilation/Servicing Strategy	1 person / 10 m <sup>2</sup>
Means of Escape	1 person / 7.5 m <sup>2</sup>
Lifts	1 person / 12 m <sup>2</sup>
(with 15% absenteeism)	
Toilet Provision	1 person / 10 m <sup>2</sup>
Travel Plan	1 person / 10 m <sup>2</sup>

### IMPOSED FLOOR LOADINGS

Structural floor imposed loadings are as follows:	
Retail Areas	5.0 KN / m <sup>2</sup>
Office Areas	3.0 + 1.0 KN / m <sup>2</sup>
Lobby Areas	4.0 KN / m <sup>2</sup>
Plant Rooms	7.5 KN / m <sup>2</sup>
Roof Plant Areas	7.5 KN / m <sup>2</sup>

### ACOUSTIC CRITERIA

External noise ingress is controlled to within the BCO criteria as follows:	
Open Plan Office Areas	NR38
Cellular Office Areas	NR35
Retail	NR40
Entrance Lobbies	NR40
Noise from building services is controlled to within the BCO criteria as follows:	
Open Plan Office Areas	NR38
Cellular Office Areas	NR35
Retail	NR40
Entrance Lobbies	NR40
Toilets	NR45

### DESIGN LIFE

The design life of the building is to be 25 years generally.

[1] Environmental cross section.  
[2] Cladding system sketch by AHMM.  
[3] Office floor specification section sketch by AHMM.





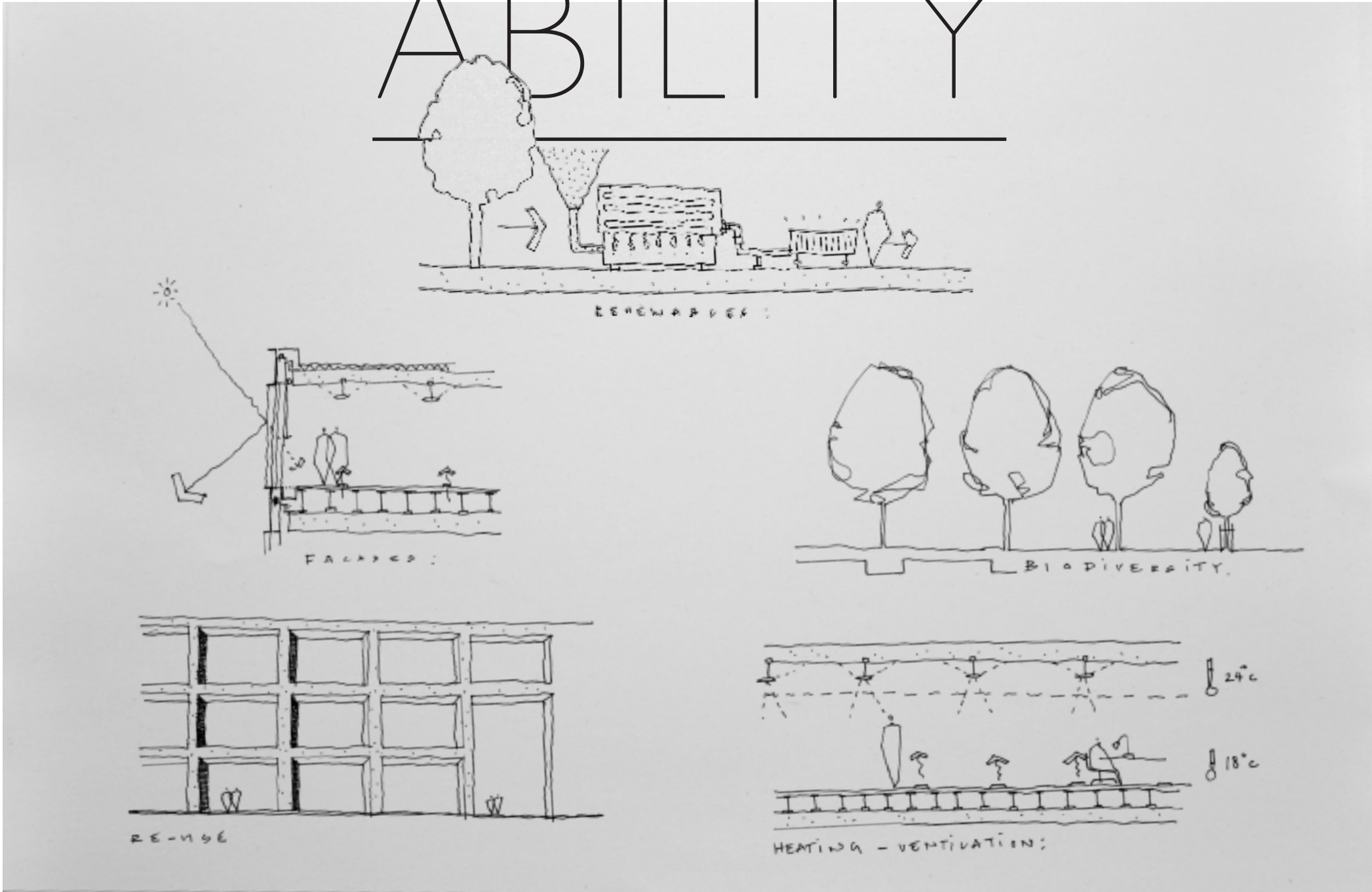
[1]



[2]

# SUSTAINABILITY

[3]



Angel Building

## SUSTAINABILITY

Having been awarded an “Excellent” BREEAM low-energy rating, the Angel Building is serious about reducing energy usage, hence carbon emissions, hence running costs. It does this in three ways: firstly by minimising embodied energy in its structure, secondly by being equipped with a full range of energy-saving measures, and thirdly by being well-placed for public transport, and cycle-friendly.

‘AWARDED AN “EXCELLENT” BREEAM LOW-ENERGY RATING, THE ANGEL BUILDING IS SERIOUS ABOUT REDUCING ENERGY USAGE’

Public transport first: the building is within 100m of Angel Underground station connecting you to the City, King’s Cross and beyond. A dozen bus routes pass this key crossroads, with seven bus stops nearby.

Those who cycle will find excellent facilities – an important employee incentive. There is a secure, 120-space cycle store for them at the rear of the building, and 30 more spaces for visitors. Barclays London cycle-hire is also situated on Chadwell Street, adjacent to the Angel Building. Showers and changing facilities are provided in the building, and on every office floor.

## PROTECTIVE FAÇADES

The overall insulation value of the façade is significantly better than the current Building Regulations demand. This is achieved with high-performance glazing supplemented by fritting (applied ceramic partial coatings) and insulated spandrel panels, plus solar shading in key areas.

## CLEVER CONCRETE

Part of the energy strategy is the way the Angel Building re-uses the existing concrete frame of the earlier building on the site. This avoids the waste of energy and materials you get in a total demolish-rebuild scheme. New concrete, as seen in the atrium, uses ‘pulverised fuel ash’ – a useful by-product of power stations – which reduces its embodied energy and improves appearance. It is sourced from a concrete plant less than a mile from the site.

## LOW ENERGY LIFTS

Otis Gen2 lifts are made from recycled materials, with an intelligent ‘flux vector’ control system which responds to load and speed. Using 50% less energy than conventional lifts, these even generate surplus power from braking energy which is fed back into the building’s electrical system. They are also very smooth-running.

## SUSTAINABLY-SOURCED TIMBER

It is Derwent London’s policy on all its buildings to use only timber from renewable sources.

## HEAT RECOVERY

The displacement ventilation system makes best use of the thermal mass of the building. Up to 65% heat recovery is attained, but there is an increased proportion of fresh air compared to older-type recirculating systems. Displacement systems are also much more economical to run – adding up to a 44 per cent saving in CO2 emissions compared to a fan coil unit system. It’s the equivalent of saving 375 return flights from London to New York in a year.

## INTELLIGENT LIGHTING

This is one of the most important contributors to lowered energy demand. The Angel Building deploys a high quality, technically advanced lighting system. Incorporating a ‘DALI system’ (Digitally Addressable Lighting Interface), it is readily adaptable to different levels of daylighting, occupancy and changes in space planning. It’s clever and it saves energy.

## RENEWABLE FUELS

Two biomass boilers provide 100% of the heating demand, so reducing dependence on any single fuel source. The wood pellets used as fuel can be sourced locally, and the ash is biodegradable and soil-enriching.

## WATER SAVING

The wide roof and terrace areas of the Angel Building are ideal for catching rain, and that’s just what they do. The harvested rainwater is filtered and used for toilets, window cleaning and bin washing. Toilets and taps are water-efficient, and urinals are waterless. All in all, the building saves the equivalent of 455,000 WC flushes per year.

## BIODIVERSITY

Existing mature trees have been retained and new semi-mature trees and a meadow habitat have been added to the landscape around the building, which is designed to create an agreeable micro-climate between streets and building. Bat flight corridors are protected.

- [1] Office floor lighting mockup.
- [2] Inspection of Dinesen wood.
- [3] AHMM sketch book.
- [4] Cladding mockup.
- [5] Rainwater harvesting.

[4]



[5]





‘OUR STRATEGY IS TO MAKE  
A LUXURIANT TAPESTRY  
OF VERDANT GROUND COVERS,  
RICH IN TEXTURES, THAT  
PROVIDES A MOMENT’S RELEASE  
FROM THE CITY LIFE’

# LANDS



Angel Building

## LANDSCAPE DESIGN

The landscape strategy by J & L Gibbons is to make a zone of calm and greenness, exploiting the setback from the street edges (and in the case of the busy Pentonville Road, a step-down in level as well). In planting terms it is very straightforward and unfussy: existing clumps of Common Lime trees, providing shade and visual screening, are retained along both street elevations, and augmented with large new London Plane trees, taller than a London bus when planted so as not to obscure ground floor activities and sight lines. These are set off by a dense, low-level underplanting of clipped shrub, boxwood in particular, extending upwards into taller clipped hedges to mark the historic plot boundaries of the properties that once lined these streets: so there is a sense of the front garden at work here.

On the northern side the planting changes to rhododendrons and other ground cover including ivies. Towards the rear other trees such as oaks and pines take over, along with a meadow habitat. Hard landscaping provides raised granite edging to the planted beds, public seating in the same language, and paving details – in the same Portuguese granite – that picks up on the grid of the building. The upshot is a perimeter zone of planting and hard materials that clearly differentiates the public and private, while inviting access in both directions. This calm green perimeter creates a cooler microclimate against the building, contrasting with and ameliorating the bustling streets and creating an inviting new public realm.

- [1] Trees and meadow habitat along St John Street.
- [2] New landscaped public realm.
- [3] Clipped hedge and raised granite edging.

# CAPING





Because this world-leading research charity took a pre-let of almost half (125,000 sq ft or 11,600 sq m) of the Angel Building, Derwent London was able to work closely with it to tailor the space to its needs, with its own dedicated reception area and stairs between its floors.

CANCER RESEARCH UK

Thanks to the generosity of the public this important charity funds over 4,000 scientists, doctors and nurses in its drive to beat cancer. Cancer Research UK is the world's leading cancer charity dedicated to saving lives through research. The charity's ground breaking work into the prevention, diagnosis and treatment of cancer has seen survival rates double in the last 40 years. But more than one in three people will still get cancer at some point in their lives. The charity's research, entirely funded by the public, is critical to ensuring more people beat it.



[1]

CANCER  
RESEARCH UK



[2]

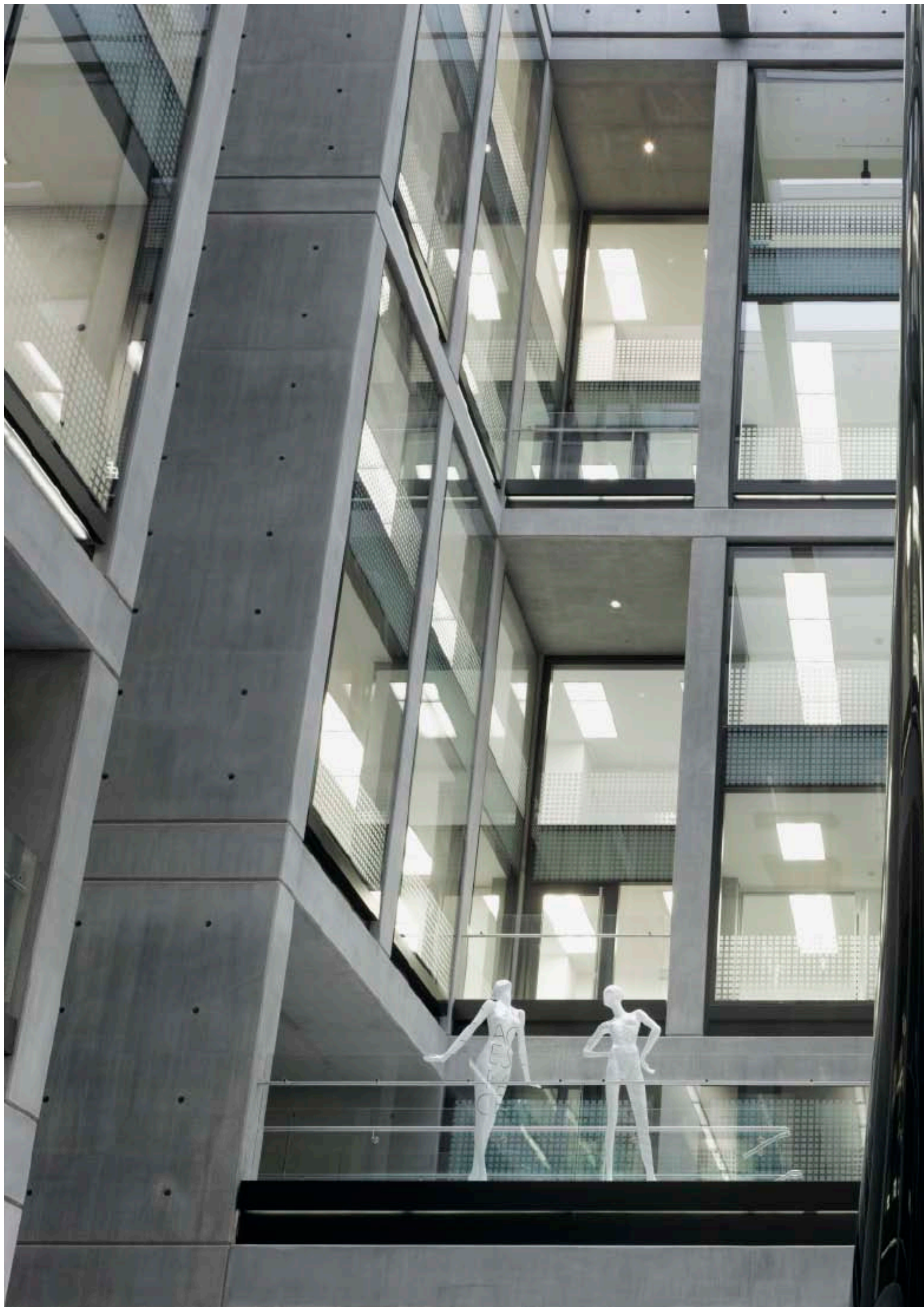
[1] Bespoke reception desk created for Cancer Research UK.  
[2] Cancer Research UK – Run 10k event – London 2009.  
[3] Cancer Research UK – Race for Life – Hyde Park, London 2009.



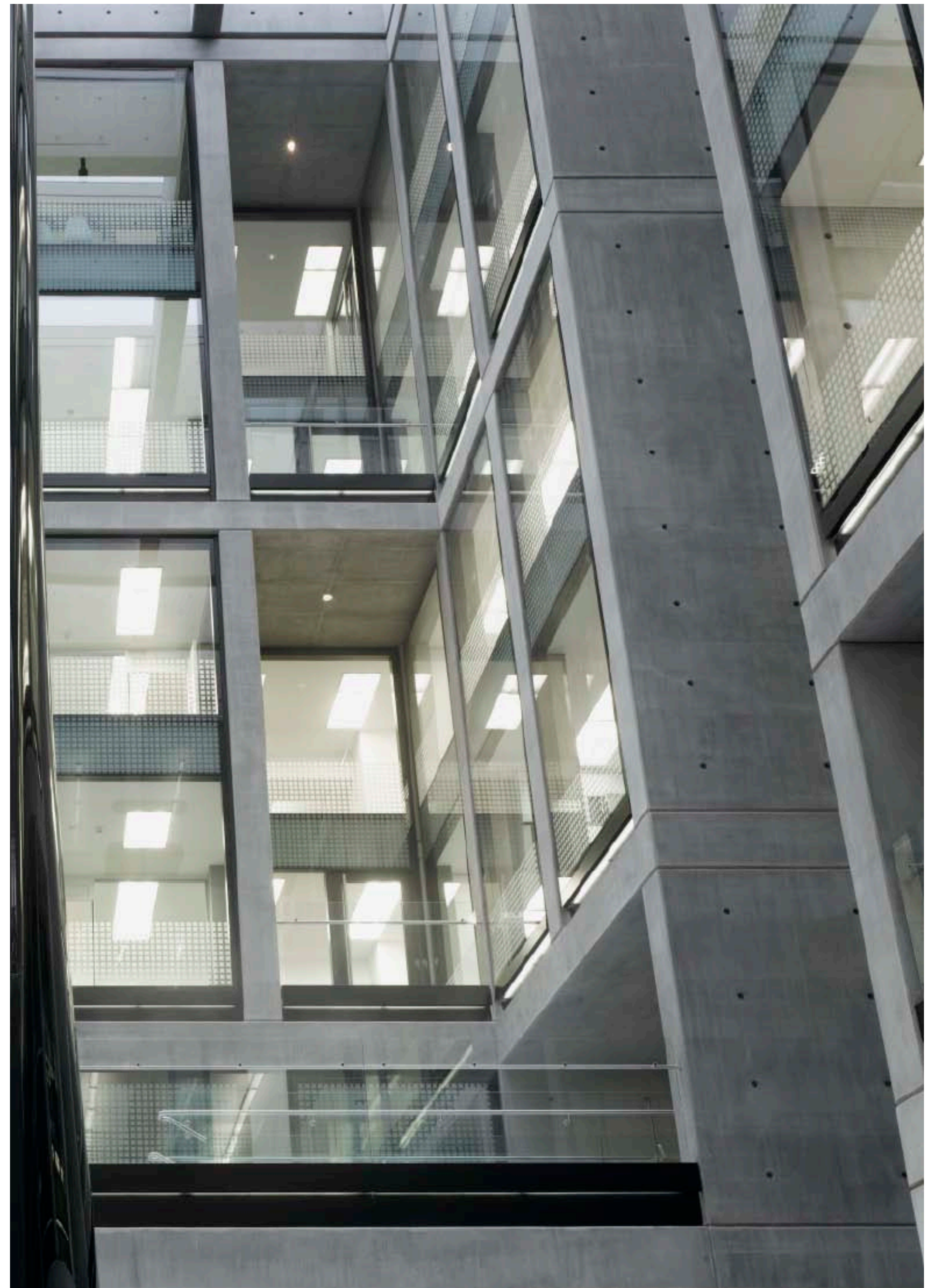
[3]

‘CANCER RESEARCH UK IS  
THE WORLD’S LEADING  
CANCER CHARITY DEDICATED  
TO SAVING LIVES  
THROUGH RESEARCH’

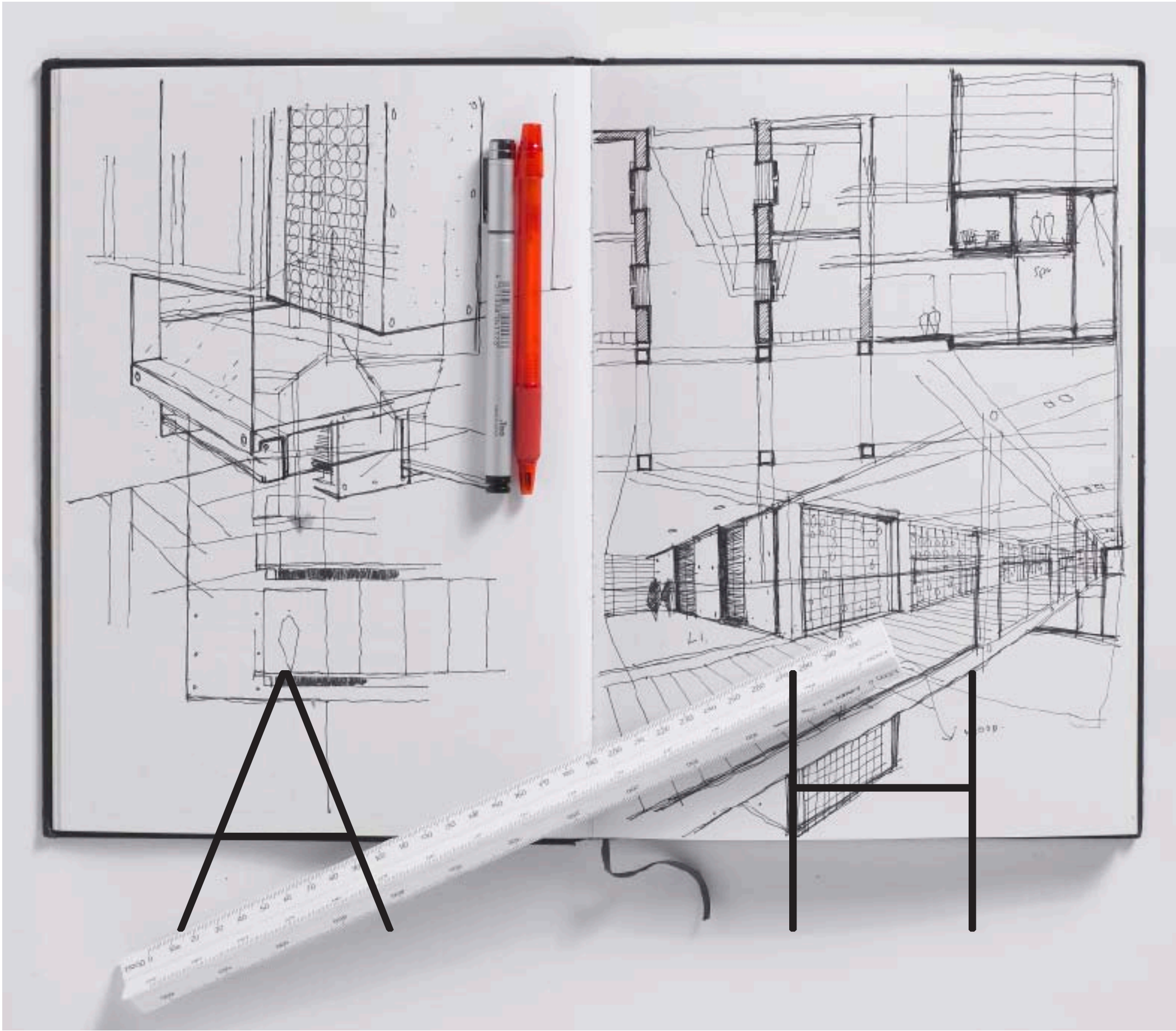




Angel Building







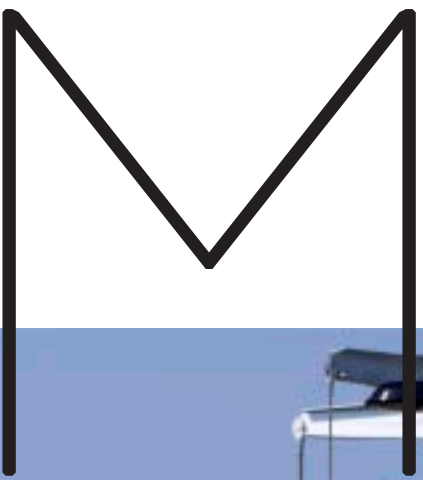
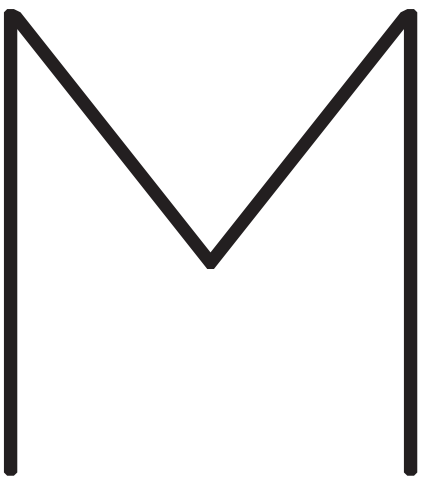
[1]



[2]



[3]



[5]

[4]



## THE ARCHITECTS AHMM

‘INNOVATION IS AS  
MUCH ABOUT FINDING  
SIMPLER WAYS OF DOING  
THINGS BETTER, AS IT  
IS ABOUT FINDING NEW  
THINGS TO DO’

The initials stand for Allford Hall Monaghan Morris, one of the most successful younger practices. Originally four architects who trained together, they founded their partnership in 1989 (at the height of the postmodern era and the depths of a recession) with the aim of rejuvenating modernism. AHMM have since gone from strength to strength.

Pragmatists rather than functionalists, with the needs of the user rather than the ego of the architect to the fore, they do not fight shy of such words as beauty, joy, delight. They have twice been shortlisted for the Stirling Prize for Architecture.

AHMM have designed a sequence of buildings for Derwent London, both newly built and the transformation of existing buildings, that can be seen as the evolution of a new kind of workspace. “Innovation is as much about finding simpler ways of doing things better, as it is about finding new things to do,” they say.

- [1] Architects sketch book.
- [2] Sunshine House © Tim Soar.
- [3] Kentish Town Health Centre © Tim Soar.
- [4] Westminster Academy, Naim Dangoor Centre © Tim Soar.
- [5] Adelaide Wharf © Tim Soar.





[1]

‘IN THE ATRIUM THE MUCH-GARLANDED JAPANESE ARCHITECT TADAO ANDO, IS AN INSPIRATION FOR HIS SUPERB, ALMOST SILKY, CONCRETE FINISHES’

## INSPIRATION

Derwent and its architects have always looked to the great modern architects of the past to inspire the new buildings and interiors of today. This is a living, evolving tradition. So: what do the names Scarpa, Mies, and Kahn mean to you? They were among the greatest of the mid 20th century modernists – Carlo Scarpa in Italy, Mies van der Rohe from Germany to America, and Louis Kahn in America. Roughly contemporary, these were utterly different architects, but all shared one thing: an obsession with detail and finish as well as overall form and the play of light.

At the Angel Building, architects AHMM allude to them in various ways. Mies and his disciples inform the crisp detailing of the external cladding, for instance. In the atrium the much-garlanded Japanese architect Tadao Ando is an inspiration for his superb, almost silky, concrete finishes. Scarpa, meanwhile, is referenced for what is called the “Olivetti floor” in the circulation areas of entrance and atrium: small pieces of rectangular marble set in the smooth concrete sections of the floor, as seen in his 1957 Olivetti showroom in Venice, itself later referenced in the Trussardi store in Milan.

Do these things matter? Yes, because they are to do with the importance of detail and materiality. The building looks and feels right: these precedents help to explain why. These subtleties are what help create the character of the building, making it a satisfying place to work and to visit.

- [1] Salk Institute – Louis Kahn © John Donat/RIBA Library Photographs Collection.
- [2] Chicago Town Hall – Mies van der Rohe © Eric Firley/RIBA Library Photographs Collection.
- [3] Seagram Building – Mies van der Rohe © Ezro Stoller/Esto.
- [4] Church of the Light – Tadao Ando © Tim Griffith/Esto.

# INSPIRED

[3]



‘MIES INFORMS THE CRISP DETAILING OF THE EXTERNAL CLADDING’

[2]



Angel Building

[4]





INVESTING IN DESIGN

Derwent London is the largest real estate investment trust focusing on the London property market. It owns commercial properties with great potential to be transformed into exciting places through innovative architecture, good design and active asset management.

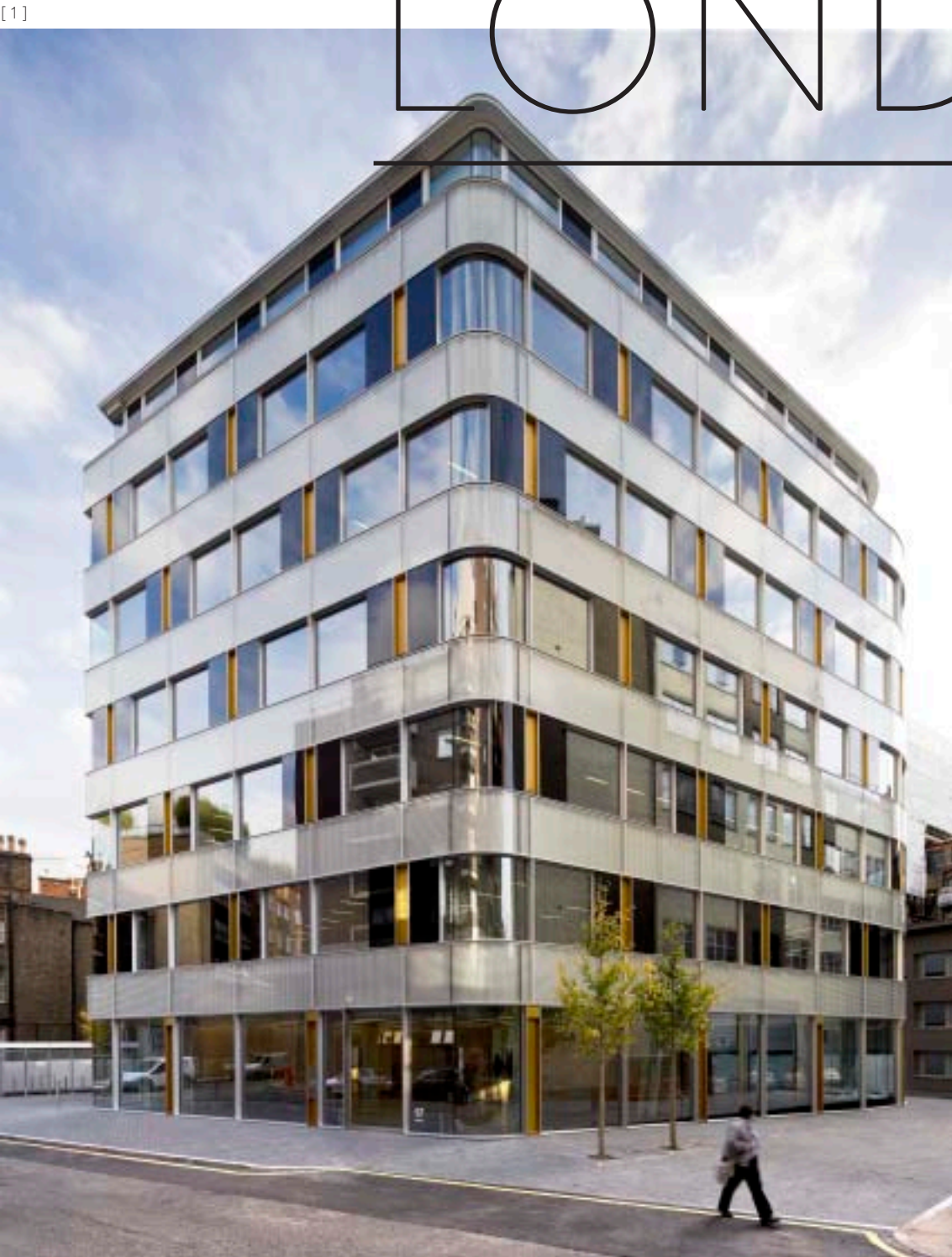
Derwent London's investment portfolio, spread mainly across central London, now totals 5.4m sq ft (500,000 sq m) worth £2.3 billion. Approximately half of the portfolio is capable of improvement through sensitive regeneration and development.

Derwent London has a reputation for its award-winning buildings, its quality of management and its ability to identify future growth locations. They make better places for people to work in.

- [1] Charlotte Building W1 – Winners of London Regional RIBA Award 2010 and BCO Best Commercial Workplace London and South-East Award 2010 – Architects: Lifschutz Davidson Sandilands.
- [2] The Johnson Building EC1 – Architects: AHMM.
- [3] Horseferry House SW1 – Architects: AHMM.

‘DERWENT LONDON HAS A REPUTATION FOR ITS AWARD-WINNING BUILDINGS, ITS QUALITY OF MANAGEMENT AND ITS ABILITY TO IDENTIFY FUTURE GROWTH LOCATIONS’

DERWENT LONDON



Angel Building





# PROFESSIONAL TEAM

ALLFORD HALL MONAGHAN MORRIS Architect  
BURO FOUR Project Manager  
DAVIS LANGDON Cost Consultant  
ADAMS KARA TAYLOR Structural Engineer  
NORMAN DISNEY YOUNG Services Engineer  
GIA EQUATION Lighting Consultant  
J & L GIBBONS Landscape Architect  
DP9 Planning Consultant  
JACKSON COLES CDM Co-Ordinator  
BAM CONSTRUCTION Contractor

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DTZ 020 3296 3000  
PILCHER HERSHMAN 020 7399 8600  
H2SO 020 7788 8950

## RETAIL ENQUIRIES

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ROB PARRISH / SCP LIMITED / SPACECRAFT

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