

Open House London



Architectural information

Angel Building

Angel Building is the reinvention of an unloved early 1980s commercial building located in one of London's historic focal points. The fully refurbished and extended building has been designed to sit more comfortably within its immediate context and to serve as a catalyst for the overall regeneration of the area.

Recycled and re-clad

The existing concrete frame has been reused and wrapped with a highly energy-efficient glazed skin, allowing an additional storey and the reduction in waste associated with full demolition. Inspired by some of the great 1950s buildings in America, the new façade has been extended to rehabilitate the former broken street edge by replicating the gentle curve of St. John Street. The new glass and steel skin utilises oversized curtain walling, with 3-metre wide openable windows, so minimising air-conditioning and allowing people to control their own environment.

Re-landscaped and Re-sited

On St. John Street and Pentonville Road, a newly landscaped public realm is set around existing mature trees. The introduction of shops and restaurants brings activity to this important frontage in the heart of Islington.

A Public Room

A forgotten service courtyard has been transformed into a grand top-lit public room – complete with break-out areas and the Angel Kitchen café. A fair-faced cast in-situ concrete frame with simple glazed metal screens expresses the primary material, with elegant expanses of terrazzo flooring. The atrium has now become the heart of the building, offering a variety of spaces to convene, dine and relax.

Artful space

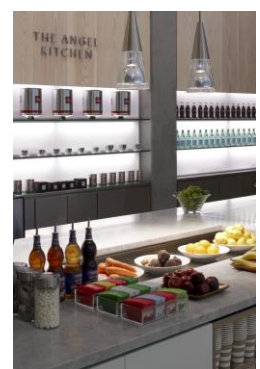
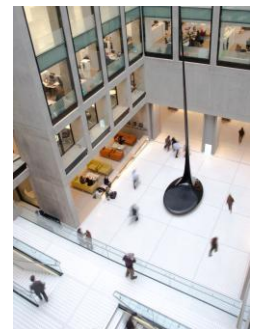
The building contains a number of site-specific commissioned pieces of art. After the entrance lobby art piece by Teresita Fernández, the centre-piece of the atrium is Ian McChesney's striking 6-storey high sculpture; there are also numerous bespoke photographic based compositions in the public areas. Sky terraces can be enjoyed by all occupants, offering stunning 360-degree views of London.

Place for people

Cancer Research UK occupy around half of the building, which has saved them 20% in operating costs by consolidating from their 3 previous locations. Other tenants are Expedia, NG Bailey, Sage, Design Council CAFE, Jamie's Italian, Hummingbird Bakery and Naamyaa Café opening soon.

Continuing regeneration at Angel

Derwent London's building across the road (10-4 Pentonville Road, by Stiff + Trevillion Architects) will open in October 2012. The existing structure similarly retained, this building has been given a much-needed facelift with the entire elevation clad in a distinctive Danish brick by Petersen. www.10-4angel.com



An initiative by

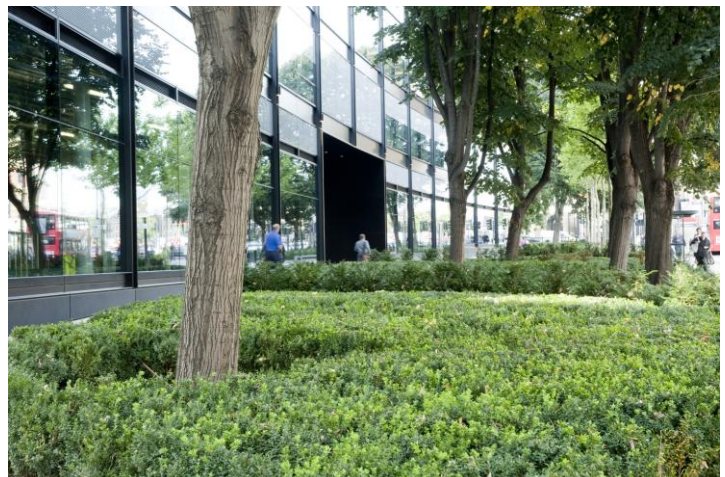
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City**
Opening eyes,
minds and doors

Key facts

- The retained structure accounts for 7,400 tons of CO₂, which is equivalent to running 1,250 homes for a year, or the entire building for 13 years. So, **landfill has been spared 30,000 tons of material**
- **36% of the cement in the new in-situ concrete was replaced by PFA**, an industrial by-product.
- The **cost of the building is 15% lower** as a result of retaining the existing frame and **3 months was saved** in the construction programme.
- A **rainwater harvesting system** collects free water from the terraces and roof and reuses it for flushing toilets, **saving 455,000 new water toilet flushes a year**. The Gents' WCs contain waterless urinals, **saving 87,000 litres a year**.
- There are eight 21-person **lifts which recycle energy** as they descend.
- The offices use displacement ventilation that uses heat recovery to achieve a **44% reduction in carbon emissions**, compared with traditional fan-coil systems, so equivalent to 750 flights to New York a year.
- **Intelligent DALI lighting** adjusts according to people movement and daylight
- Two **renewable fuel biomass boilers** provide 50% of heating
- The building has an **Excellent BREEAM** rating and **EPC of B**.
- The building is home to **2,800 workers** and has **only 6 car-parking spaces**. Occupiers include Cancer Research UK, Expedia, Sage, NG Bailey, Design Council CABE, Jamie's Italian, Hummingbird Bakery and soon to open the concept restaurant Naamyaa Café.
- The net floor area has been increased 63% by mainly infilling the underused courtyard carpark.
- The building contains over **22,000 sq ft of roof terraces** – equivalent to 10 tennis courts with some of the **best views of the London skyline**.
- **37 existing trees have been retained**, complemented with **50 new trees**
- A **secure bike store can house 150 bicycles** and showers and lockers are provided.
- During construction, there were **2,647 people worked on site**, at the peak 350 people were on site each day.
- The **handmade terrazzo floor** contains Thassos marble inserts, made in Leeds, the design was inspired by the Olivetti showroom in Venice by Carlo Scarpa
- The building has served as a backdrop for the **BBC Worldwide's Global Health show**.
- Angel Building has won many awards (**RIBA, BCO, a New London Award, AIA, 3RAwards, Concrete Society** and a Civic Trust commendation) and was **shortlisted for the Regeneration and Renewal Awards, BCI Awards and the prestigious RIBA Stirling Prize 2011**.

Project Team

Client	Derwent London
Architect	Allford Hall Monaghan Morris
Structural Engineers	Adams Kara Taylor
Project Managers	Buro Four
Cost Consultants	Davis Langdon
Service Engineers	Norman Disney & Young
Landscape Architect	J&L Gibbons
Main Contractor	BAM
Approved Inspector	Islington Building Control
Acoustic Consultant	Sandy Brown Associates
Planning Consultants	DP9
CDM Co-ordinator	Jackson Coles
Party Wall Surveyor	GIA
Transport Consultant	Colin Buchanan
Lighting Consultant	GIA Equation
Signage Consultant	David Hillman
Property Agents	Pilcher Hershman / CBRE



DERWENT
LONDON

ALLFORD
HALL
MONAGHAN
MORRIS