

BALDWIN TERRACE RESIDENTIAL DEVELOPMENT

Location: Islington, London, UK
Client: Jerram Developments

Started on site: October 2012
Completion: September 2014
Size: 1,150sqm (GIA)
Construction cost: Confidential
No. of units: 12
Density:
1118 HRP
373 DPH

EcoHomes: Very Good

In 2007, we gained planning approval in a conservation area to develop our 19th century warehouse office building for mixed use - our design was to refurbish half the building into a new low energy workplace for our practice, and demolish the other half to build 12 two-bed apartments.

In 2011, we agreed a financial deal with Jerram Developments to carry out the works. The refurbishment was completed in 2012 and the residential portion of the works is nearing completion.

Situated on a narrow south-facing stretch along Regent's Canal in Islington, the 1,160m² residential development is five storeys plus a lower ground floor at canal level, and one apartment deep to enable dual aspect accommodation. Our site specific response to this canal context is to accommodate a row of four duplex units with their own front door and living spaces at street level on the ground floor, and bedrooms at canal level below which are set back behind a garden wall for privacy and security. The remaining eight units are paired on each upper floor, with the two penthouse apartments enjoying south-facing corner terraces at the top.

The new building was designed to EcoHomes 'Very Good' at planning stage. To celebrate the waterside and sunny location, the apartments are generously proportioned with spacious open plan living, dining and kitchen area. A layered south facade of sliding windows and louvres will enable the residents to passively control the internal environment and enjoy the view, air, light and sun. Besides an energy efficient thermal envelope and solar shading, a ground source heat pump fulfils the renewables requirement.



Above: Canal elevation of the new residential development.