

ISLINGTON SQUARE

ANGEL, LONDON

Client

Sager Group

Value

£150 million

Date

Under construction

Planning

Planning and Listed Building Consent 2005 (Amended in 2013 under Section 73).

Content

260 apartments (36% Social Rented & Shared Ownership), 108 serviced apartments, Public Boulevard, Retail Arcades, Shops, Cafés/ Restaurants, Theatre, Offices, Cinema and Health Club.

Site Area

4.5 acre (1.82 ha)

Architect (Design and Delivery)

CZWG Architects LLP

Structural Engineer

MBOK Michael Baigent & Orla Kelly

M&E Engineer

John Noad

Planning Consultant

Metropolis

Landscape Consultant

Lovejoys

Quantity Surveyor

Robinson Low Francis

Award Commendations

New London Award 2017

Located in the heart of Islington, currently hidden behind the bustle of Upper Street and surrounded by the residential conservation areas of Gibson and Milner Squares, Islington Square was formerly the Post Office North London sorting office, consisting of four Grade II listed classical Edwardian red brick buildings. Islington Square retains the existing Edwardian Baroque facades and complements them with an architecture of curves that differ in style but match the spirit of the old. Two new pedestrian routes will create a link from the existing activity along Upper Street via covered retail arcades to Esther Anne Place, a high quality central tree-lined boulevard at the core of the development from which many of the functions of the multi-layered development are accessed. A tautological 'Busy Oasis'.

The principal Edwardian building of the former sorting office comprises large loft style accommodation that celebrate the building's original features, including high ceilings, tall windows and ornate external detailing. Above is a collection of new penthouse apartments, each with access to a private roof garden, swimming pool and views of the London skyline. On the opposite side of the boulevard, the original red-brick façade of the sorting office is retained at ground level, a bold and arresting modern zinc-clad frame provides contrast on the upper residential floors, and a new six storey landmark building introduces a series of sweeping curved facades, arching cornices and rounded roof-terraces, courtyards and interior spaces.



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