

MAKING A DIFFERENCE: SOCIO-ECONOMIC IMPACT AT THE ANGEL BUILDING

Following the final letting at the Angel Building, Derwent London commissioned a study to evaluate the socio-economic impact of the regeneration of the building on key local stakeholders.

The project

We took a tired, 1980s building of 162,000 sq ft (15,050m²) set back from the road and hidden behind trees and shrubs and transformed it into a thriving hub. We added substantially more floorspace and reconnected the frontage with the streetscape. A striking new façade was clad in a high-performance, double-glazed system with solar shading and restaurants and retail units on the ground floor.

The completed building has attracted a number of awards, including being shortlisted for the prestigious RIBA Stirling prize.

Size

262,000sq FT

Saved in the retained structure

7,400
tonnes CO₂e



- 1 Reflection of the London skyline**
- 2 Before:** Looking south west to the building prior to conversion.
- 3 After:** Same view after the reinvention of the building was complete.
- 4 Angel Kitchen:** The atrium contains a bustling café used by tenants and visitors alike.

Sustainable design features

- Concrete: clever reuse with new concrete using pulverised fuel ash from power stations
- Lifts: use 50% less energy than conventional systems
- Timber: sourced from sustainably managed sources
- Displacement ventilation system: uses heat recovery to generate 44% less CO₂ than fan coil system
- DALI lighting system: sensors adapt to changing daylight and occupancy
- Biomass boilers: can provide 50% of the heating
- Rainwater harvesting and waterless urinals
- Biodiversity: mature trees were retained and additional trees planted
- Cycles: spaces for over 200 with showers and changing facilities



Fostering economic prosperity

The building, which had been vacant for a number of years, now holds around 1,700 employees, who each spend an average of £620 per year in the vicinity. According to the report this led to a 19% increase in revenue to local businesses. In addition during construction around 60 new local jobs were created or supported.

1,700

Employees

“Love the communal spaces, particularly the roof terrace, the smooth exposed concrete and well-chosen artworks.”

Employee
Cancer Research UK

Enhancing the public realm

£935,000 was invested in the public realm through section 106 payments. This included increasing the number of trees and opening up the area in front of the building, providing an attractive pavement area with cafés and plenty of bustling street life.

Public realm investment

£935,000





Awards

The Angel Building has won many awards for the quality of its architecture and design.

- 2011 RIBA Stirling prize shortlist
- AIA Excellence in Design Award
- BCO National Refurbished/Recycled Workplace Award 2011 and the BCI Judges' Special Award 2011. New London Award 2011
- BCO Refurbished/Recycled Workplace Award 2011
- RIBA London Award 2011
- Rejuvenation category of the Concrete Society Awards 2011
- Offices category of the 3RAwards 2011
- New London Architecture Award 2011



Well-being for occupiers

Employees like working in the building. The study found that employees felt 50% more engaged and positive and enjoyed work relationships 20-25% more than in their previous buildings. Light public spaces, well-designed informal spaces with well-chosen artwork all contributes to this sense of well-being.

Local business revenue increased by

19%



5 Café society:

Enjoying the sun outside Jamie's Italian.

6 Roof terrace:

Accessible for all tenants with great views across London.

7 Entrance to the atrium:

Artwork by Teresita Fernández is in the background.

“Overall this scheme has transformed what was a very dreary building which provided very little socio-economic benefits and did little for its context or the setting of historic buildings, into something that is a very positive asset to the area, and which has raised the standard of office and associated public realm provision for Islington. It is also an exemplar of what can be achieved by retro-fit.”

Alec Forshaw
Conservation Planning Officer

Enhancing local communities

According to the study, local residents' well-being has increased by up to 5% since the building was completed, given the improved accessibility and economic mix that the building provides. Crime in the immediate area has fallen by over 35%.

Fall in local crime

35%



8 Atrium:

Seating area for informal meetings.

9 Enhanced public realm:

Extensive planting as part of regeneration.



“Interior is excellent... green forecourt is pleasant.”

Local resident