ELWOOD STREET : HIGHBURY, LONDON

Client:	London Islington Council, Children Looked After Children Service
Project Manager:	Robert Martell & Partners
Contractor:	Keepmoat, formerly The Apollo Group
Q/S:	Appleyards DWB
Services Engineers:	Hoare Lea
Structural Engineer:	Price and Myers
Contract Value:	£4 million
Completion:	September 2012

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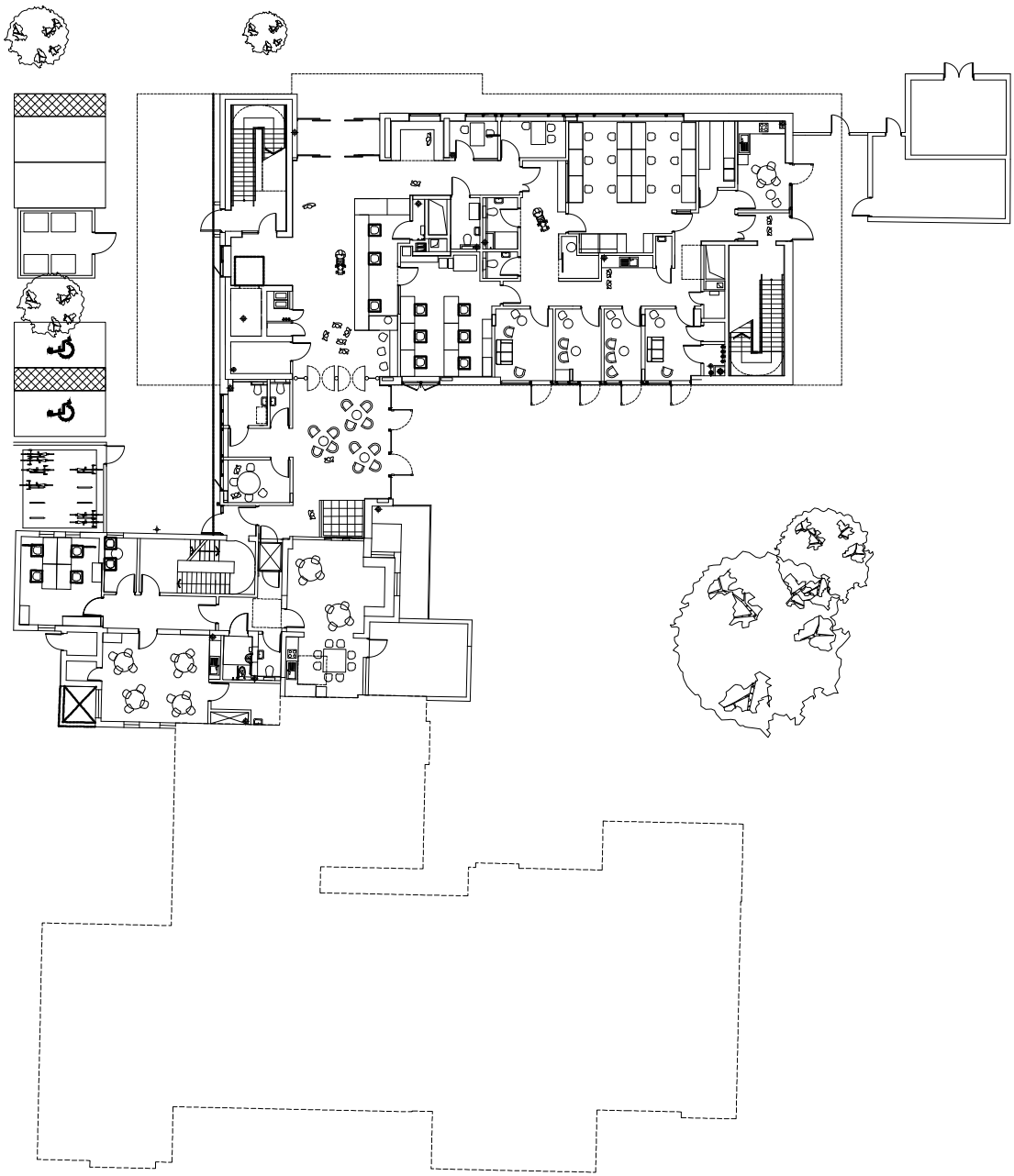
FOCUS ON DETAIL | HIGHLY INSULATED FACADES

DLA Architecture were appointed as architect and lead consultant to deliver a flagship building for the London Borough of Islington, to create new offices for the 'Children's Looked After Service'.

The brief was to bring together a team of approximately 180 staff working across the borough in five different office buildings into a new flagship facility of 26,000 sqft of bespoke designed work space. The site chosen already contained an existing office building and a children's nursery both of which have been retained and extended.

One of the key objectives was to create a working environment that was not 'local authority' in style but a much more creative workspace that would retain and attract high quality members of staff. The building's environment is designed to be inspiring to young people who regularly use the building as well as welcoming to potential new foster carers and adopting parents.

The brief was very complex with many different users needing to be consulted so that the new building could accommodate the many different front-facing members of staff. Examples include workers who deliver services directly to children and young people in need of protection, parents, relatives or carers as well as professionals from a range of agencies including health, education, the police, children's centres, etc. would also frequently use the building.



FLOOR PLAN

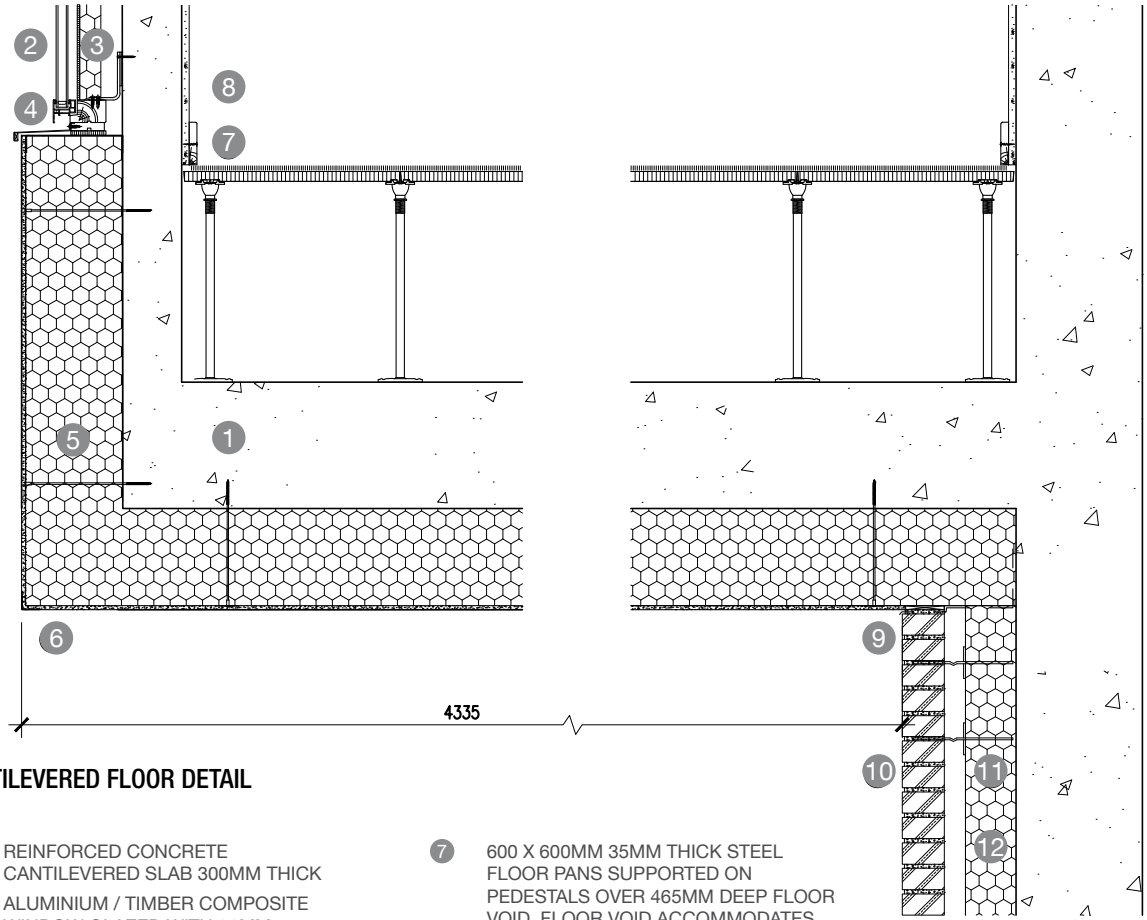
The Client stated they were committed to procuring a flagship building that provided an exemplar to the Borough in terms of Sustainability. A BREEAM excellent rating was therefore a minimum requirement. To this end DLA have worked to design an office that incorporates the following 'Passive' and 'Active' energy saving measures including:-

- Highly efficient building fabric reduces heat loss through high levels of insulation - including triple glazing and 240- 340mm thickness of insulation.
- Exposed thermal mass to facilitate night-time cooling.
- Form and orientation to minimise solar gain and maximise levels of natural light.
- Natural ventilation for a high proportion of the spaces– saving energy use on mechanical air conditioning.
- Effective and efficient heating and lighting controls - including zoning.
- Effective monitoring using metering and sub-metering in order to identify wasteful practices.
- Extensive use of renewable technology including 67 photo-voltaic panels.
- Rainwater harvesting, green roof and sustainable urban drainage to reduce water run-off.

Compositionally, the building is conceived as a sculptural white rendered object resting on a contrasting textured purple brick plinth, topped with feature brick ventilation chimneys which tie the whole composition together. It makes reference to the 1930's Arsenal Stadium which has similar stepped render on a brick base. To enliven the white render and accentuate the glazing, back painted coloured glass spandrel panels are incorporated in the windows. The colours of these panels were chosen echo the variegated purple/orange brickwork.

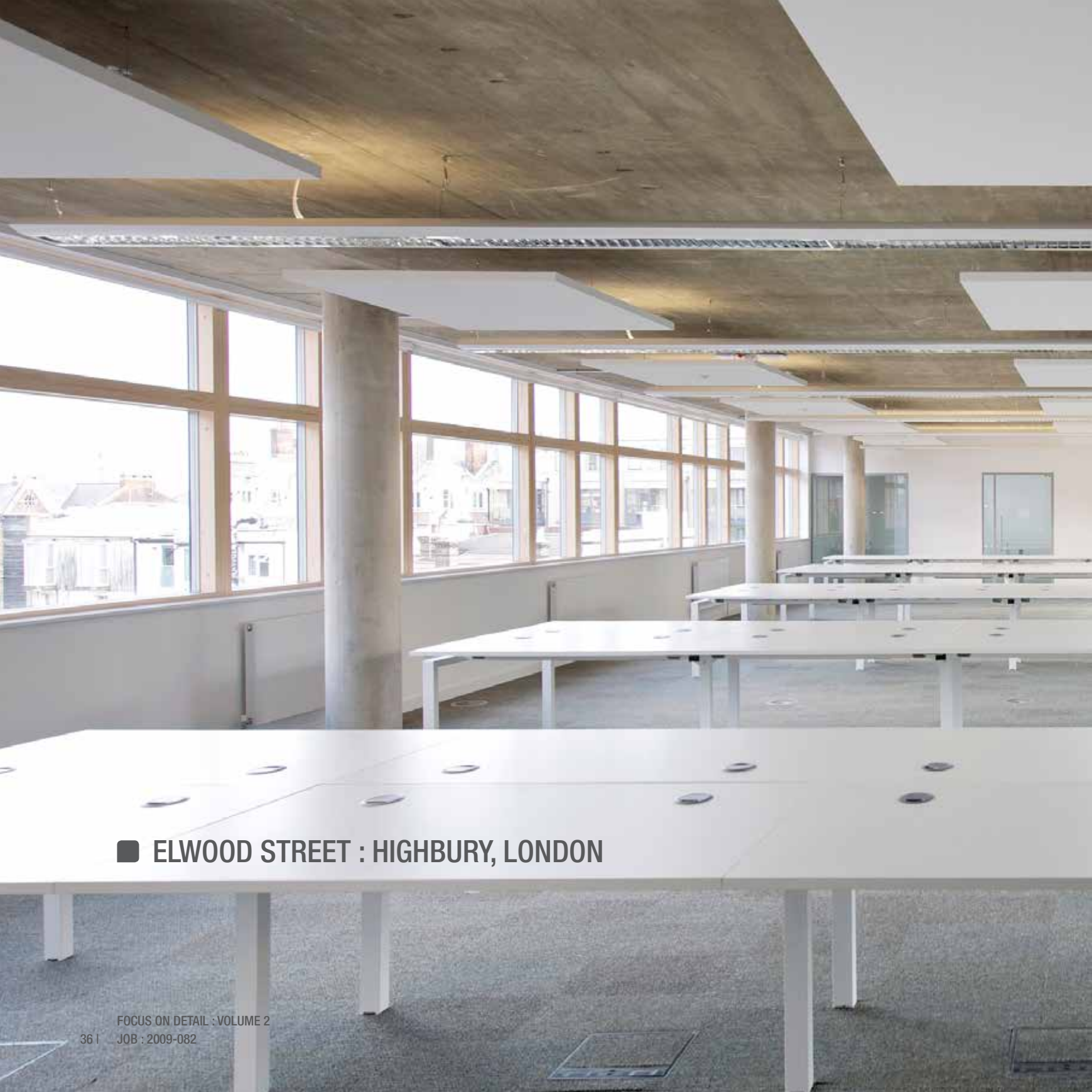
The upper floors overhang the brick clad ground floor on three sides – this was as a result of the programme and also allows clearance for the car park and access to the rear of the building. The overhang over the car park is 5.2m at its maximum. This was achieved structurally through the use of 300mm thick reinforced concrete vertical structural walls immediately adjacent to the overhang.

The upper floors of the building step in to form various external terraces, to reduce the building massing and to minimise negative daylight and sunlight impacts on the surrounding buildings.



CANTILEVERED FLOOR DETAIL

1. REINFORCED CONCRETE CANTILEVERED SLAB 300MM THICK
2. ALUMINIUM / TIMBER COMPOSITE WINDOW GLAZED WITH 36MM VENTILATED ENAMELED PANEL. WINDOW UNIT FIXED BACK TO STRUCTURE VIA 60MM GALVANISED STEEL LUG WITH 1NO. 50 X NO. 12 SCREW WITH PLUG
3. 8MM THICK CONCHIP BOARD WITH 50MM THICK INSULATION AND VAPOUR BARRIER
4. PPC ALUMINIUM CILL. COLOUR TO MATCH WINDOW
5. STO THROUGH COLOUR RENDER WITH REINFORCEMENT MESH APPLIED TO EPS INSULATION, SECURED VIA FIXINGS INTO CONCRETE STRUCTURAL SLAB - 240MM O/A
6. PVC MESH ANGLE BEAD
7. 600 X 600MM 35MM THICK STEEL FLOOR PANS SUPPORTED ON PEDESTALS OVER 465MM DEEP FLOOR VOID. FLOOR VOID ACCOMMODATES MECHANICAL, ELECTRICAL AND DATA SERVICES. CARPET TILES TO CLIENT'S SELECTION.
8. 15MM PLASTER ON EML BACKGROUND
9. CODE 3 LEAD DPC
10. EXTERNAL FACING BRICK: 'HOLLAND FORMAT' 210X100X50MM COLOUR: BLUE-BLUE-RED WITH
11. CHANNEL TYPE MASONRY WALL TIES. 5MM RECESSED JOINTS WITH COLOURED MORTAR
12. 120MM THICK PIR CAVITY INSULATION AND 50MM VENTILATED CAVITY



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