

Press release

16 May 2013

Application lodged for a new residential quarter in north London

Plans have been submitted to the London Borough of Islington by Berkeley Homes for the regeneration of a commercial site at 250 City Road, between Angel and Old Street Stations. Foster + Partners has developed design proposals for the site, which aims to turn a low density 1980s business park into a low energy, high-density residential community.

The proposed scheme includes two residential towers of 41 and 36 storeys, which will conclude the area's planned cluster of high-rise buildings and provide a new landmark for Islington. The buildings step down in the south of the site, respectful of the smaller scale of neighbouring residential blocks. At the centre of the development is a generous landscaped park; with the buildings arranged to maximise sunlight to the new public spaces and apartments. New pedestrian routes through the site connect the project to its surroundings and local transport links, and ground level shops and cafes will help to establish a thriving urban quarter.

The triangular plot of land is opposite the City Road Basin. The buildings' mass provides protection from the noise and pollution of City Road, as well as blocking northerly winds, and the towers have been designed to minimise down draughts to create comfortable public spaces. The progressive environmental strategy incorporates a combined heat and power plant, which could potentially be connected to the local grid. In addition, photovoltaic panels will provide renewable energy, green roofs will encourage wildlife, and rain water will be harvested and used for irrigation.

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