



Address

Building B
Baldwin Terrace
London
N1 7RU

Client

Jerram Developments &
Cullinan Studio

Architect

Cullinan Studio

Form of Contract

JCT Design & Build

Contract Value

£1.37m

The Foundry, Islington

Commercial office space and studios

This project involved the partnership with the architectural practice Cullinan Studio to refurbish half their building for a new low energy workplace and demolish the other half acquired by Jerram Developments to build 12-two bed apartments in Baldwin Terrace. The Grade II Listed former canal-side wharf building, The Foundry, is naturally cross-ventilated with an air source heat pump serves under-floor heating. A new independent steel frame on isolated pad foundations was constructed within the existing building to support the bowing Victorian solid stock brick canal-side elevation, which was then tied back to the existing brickwork, timber floor structures and exposed timber roof trusses.

The new steel frame allowed the ground floor to be cut back to form a double height atrium. Other works consisted of:

- Breaking up basement floor slab and replacing with new super-insulated slab.
- Partial retention of the original wall along Baldwin Terrace and extension in Metsec framing with facing brick and insulated render.
- New Velfac high performance double glazed windows.
- New ground and upper floor finishes, reusing existing floor joist where possible & incorporating wet underfloor heating.
- New exposed steel staircases at either end of building & new DDA platform lift.
- Refurbishment & retention of existing roof trusses, new super-insulated roof build up including recovering in reclaimed Welsh slates.
- Air source heat pump serving underfloor heating and radiant ceiling panels.
- Photovoltaic panels generating part of the building's electrical requirements.

