



£20.5M Andover Estate, London

Client

London Borough of Islington

Value

£20.5M

Duration

2018-2020

Services

Employer's Agent
Cost Consultant
Site Inspector

Sustainability

BREEAM Excellent

calfordseaden has been appointed to provide employer's agent, cost consultant and site inspector services for the first phase in the development of the London Borough of Islington's largest estate - Andover Estate.

Phase 1 will deliver 64 new homes and associated landscaping, and will last for approximately two years from the end of 2018.

This phase will comprise of 19 x 1 bedroom flats, 31 x 2 bedroom flats and 14 x 3 bedroom houses across six infill sites. Reconfiguration of existing dwellings and garages to re-provide six dwellings will be implemented alongside public realm improvements including new landscaping and play facilities, 87sqm of flexible use space, 618sqm of affordable workspaces and associated hard and soft landscaping, reconfiguration of existing estate-wide car parking and the provision of 162 cycle parking spaces.

Sustainable technology will be used throughout the project, from communal heating to solar panels and green roofs. The new build infill blocks are likely to be formed using Structural Insulated Panels, concrete frame and house timber frame.

Phases 2-4 will provide a further 135 new homes, all of which will be for mixed tenure similar to the first phase: affordable rent, shared ownership, private sale, community and commercial.

calfordseaden have assisted the Borough in the preparation and development of the planning application, and managed the contractor tender process for the Phase 1 works. Cost advice has also been provided since appointment.

Awards

- Housing Design Awards 2018 - Masterplan and Area Strategies

