



FOUR
HUNDRED
CALEDONIAN
ROAD
N1

Newsletter
Issue 3
Autumn 2014



Launch Issue

Autumn 2014

Hello • What's happening now? • New faces
Keeping it on The Cally • Who to contact • More about Igloo

Hello

Welcome to the third edition of our Four Hundred Caledonian Road newsletter



It has been a busy few months as site work progresses at pace and we prepare to launch the first phase of new homes (more on that below).

This newsletter aims to keep you posted on the latest news, what is happening on site and updates on our plans to provide a high-quality refurbishment and environmentally responsible development so that the site can, once again, play an active role in this historic stretch of The Cally. We have worked hard to keep local people informed

about this development and we would like to take this opportunity to thank you for your continued co-operation and support.

Development projects inevitably have an effect on people, but we hope that when it's finished that Four Hundred Caledonian Road will be a positive step forward for the neighbourhood. As always we are delighted to hear from our neighbours, so please do get in touch if you have any questions or concerns or if you'd just like to know more.



Thanks to the hard work of everyone involved with the regeneration of Four Hundred Caledonian Road, we are pleased to announce that we will be launching the first phase of homes in October, with more to follow in December – 22 in all.

Each home will have its own outdoor space, with proper balconies, and access to two intimate, landscaped courtyards. The development will also provide secure cycle storage for residents.

Residents of Four Hundred Caledonian Road will have their energy bills cut, with the latest sustainability features included (going well beyond current building standards), designed to significantly reduce occupier costs and the carbon outputs. Features include solar panels that provide free electricity to the development, rainwater harvesting to make use of free rain water and help prevent overloading of local sewerage systems, and a combined heat and power unit providing heat and electricity to the homes. Each home is projected

to reach the Energy Performance Certificate (EPC) A rating.

If you're interested in buying a home here, please visit: www.400caledonianroad.co.uk

Practical completion is scheduled for April 2015 but interested parties are welcome to talk to our agents now, and to see the show home when it's ready in December.



New Faces

WE ARE DELIGHTED TO WELCOME WONDER WORKS TO THE FOUR HUNDRED CALEDONIAN ROAD COMMUNITY.

The technical firm behind the delivery of the spectacular London 2012 Olympic Ceremonies, Wonder Works is relocating from Wood Green and will take up commercial space at the rear of the development, having been impressed by Igloo's vision for the scheme along with the exciting regeneration of nearby King's Cross.

Founded by Piers Shepherd, Wonder Works develop, direct and deliver bespoke solutions for global events, such as the Chanel Mobile Art Pavilion designed by Zaha Hadid and the forthcoming Rio 2016 Olympic ceremonies.

www.wonder.co.uk



Keeping it on The Cally

As demonstrated through the pop-up Cally Festival recently, this stretch of road forms a vibrant collection of diverse trade, community and art, which we are committed to supporting.

Our main contractor Sisk has commissioned Caledonian Joinery to manufacture the timber sash windows for the Georgian style frontage building, as well as the retail unit shop front near the entrance to the scheme. We are also looking at placing further orders locally.

Who to contact with building related enquiries?

We appreciate that, despite our best efforts, building activity may from time to time cause you some inconvenience. We will endeavour to keep this to a minimum, in line with Sisk's commitment to the Considerate Constructors programme. However, if you have any queries or concerns please contact one of our team.

Your on-site contact is Steve McIntyre, he can be contacted on stevenmcintyre@sisk.co.uk.



IGLOO – who we are and what we do...

Igloo is a specialist property developer and investor, focussing on sustainability, design and regeneration. We were described by the United Nations as the 'world's first responsible real estate fund'. We operate across the UK, and have recently completed another scheme in London at Bermondsey Square (www.bermondseysquare.co.uk). If you know this site it will hopefully give you an idea of the quality of development we like to undertake.



When complete Four Hundred Caledonian Road will comprise:

- 23 contemporary low energy homes and a pair of semi-detached houses
- 4,500 sq ft of creative office studio and retail studio space
- 2 courtyards

USEFUL LINKS

IGLOO

See more information on the developers behind the scheme

www.igloo.uk.net

CONTRACTOR

See more information on the contractor delivering the scheme

www.johnsiskandson.com

ARCHITECT

See more information about the architects who have designed the scheme

www.bradyvallalieu.com

DEVELOPMENT

See more information on the development

www.400caledonianroad.co.uk



FOUR
HUNDRED
CALEDONIAN
ROAD
N1

