

## Fairbridge Road, Islington

### Urban Regeneration

**Location:**

Islington, North London

**Existing Use:**

Elson Timber Yard

**Site Area:** 0.37 hectare

**Residential Density:** 216 dwellings per hectare

**Proposals:** Erection of two 5-storey buildings providing 80 affordable housing units and two ground floor commercial units together with the creation of a new road incorporating disabled car-parking.

**Location**

A former timber yard in a sustainable location within the London Borough of Islington. With viable walking and cycling options, the scheme was designed as a 'car-free' development.



This project sought to redevelop a tightly constrained commercial site in an established urban area for affordable housing.

The scheme involved the creation of a new pedestrian-friendly urban street incorporating disabled car parking bays and linking Fairbridge Road with Courtauld Road.

Many of the planning constraints related to the proximity of neighbouring properties.

Planning issues included:

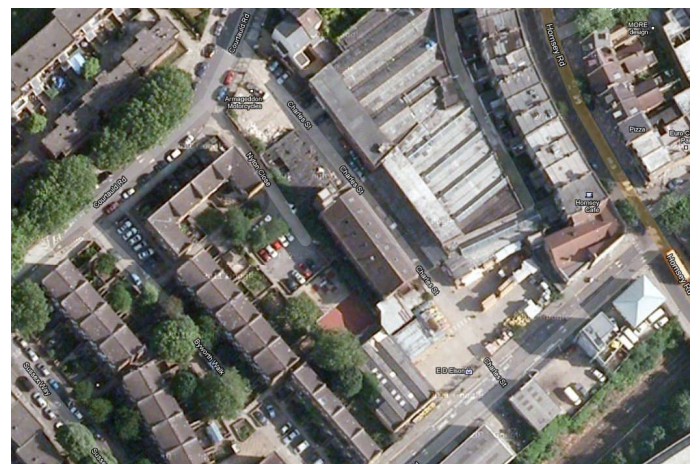
- S106 contributions and viability
- affordable housing tenure and mix
- impact on residential amenity
- height density
- loss of existing employment generating use
- impact on neighbouring commercial uses.

In addition, associated land ownership complications needed to be resolved as part of the planning process.

The planning project team was led by Robin Harper who was successful in negotiating substantial reductions in financial contributions and ensured all potential planning issues had been addressed fully in the

planning submission notably the newly adopted housing quality standards. The scheme creates a sustainable, permeable and pedestrian-friendly urban environment.

The scheme had full support of the planning officers and the application was approved unanimously by Islington Planning Committee.



**RTPI**

mediation of space · making of place