

Gransden Avenue

Where: London Fields. Who For: Gransden Avenue Ltd. What: 42 units, 2041 sqm commercial



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Architect: Guy Hollaway

CMA secured planning approval for this new mixed use proposal in March 2016, which is a stone's throw from London Fields. The development consists of 42 high quality residential units and 2041 sqm of B1 commercial space, in buildings which are up to six storeys in height.

The project is located adjacent to the existing creative community at Mentmore studios, and seeks to re-instate Fortesque Avenue to provide a connection which runs East / West through the scheme, creating access to the new flexible workshop spaces. The flexible space takes ideas from café culture, to allow creative and likeminded people to work alongside each other in a collaborative environment acting as an incubator for vibrant business start-ups in the Hackney area.

The site is located in a Priority Employment Area (PEA) and in accordance with that policy, the commercial floorspace was maximised, which in this case meant no affordable housing could be delivered, which had to be justified during the planning application with viability assessment.

The scheme also includes an elevated garden which sits between the two residential blocks and new public realm, all designed by Muf Architecture / Art.



CMA Planning

113 The Timberyard, Drysdale Street, London, N1 6ND
www.CMA-Planning.co.uk