

Bayford Street

Where: 2-16 Bayford Street, London Fields, E8. Who For: Restoration Group. What: 38 homes and 2247 sqm commercial space.



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Architect: Metropolis

CMA have secured permission for various schemes in London Fields including at Gransden Avenue, Warburton Street, Mare Street and this project on Bayford Street. This project was granted permission in 2020 and will deliver a two to eight storey building to accommodate 2,247m² commercial office space (B1 Use Class) at basement to first floor levels and new homes on the upper floors comprising 38 flats (9x1B, 20x2B, 9x3B).

The site fell within a Priority Employment Area and a key issue was agreeing the balance of housing and office space, justified in the main with viability evidence. The focus on maximizing office space also meant all of the homes were market sale, which had to be presented carefully so the employment driven policy focus was clear and easy to follow.

Other issues addressed during the course of the pre-application and application discussions included residential quality, height and massing, daylight and transport related matters.

