

Astey's Row, Essex Road, Islington

London Borough of Islington, N1

The development is on a prominent corner of Essex Road in Islington, facing South Library, a large red brick Grade II Listed library building of architectural significance. The site is also adjacent to the Canonbury and Cross Street Conservation Areas.

An initial scheme (prepared for the client by another architect) of contemporary appearance, was refused planning permission and dismissed at appeal, due to the impact on the adjacent listed building.

Our, more contextual, scheme was successful in obtaining planning consent and was supported due to the respect that it shows to the surrounding historic context in terms of scale, form and materials.

The scheme involved the partial demolition of the existing building, down to first floor level, and provides 6 contemporary flats arranged over 4 floors above a Costa coffee shop that was retained and remained operational throughout the construction works.

The key design challenges were to relate the development to both the adjacent listed Library, as well as the adjoining terrace frontage along Essex Road, and to provide sufficient new residential accommodation to ensure the viability of the project.

Restrained by height limitations (together with the triangular footprint, sectional geometry and retained steel frame of the existing building) creative internal planning and the use of an "Impluvium" at roof level, were the primary elements of the successful design solution.

Generous levels of day lighting (all habitable rooms having at least two windows) together with bespoke kitchens and internal joinery units provided.

The works commenced on site in June 2016 using a traditional procurement method, including full Bills of Quantities, and were completed in September 2017.

Client: Pembroke Estates

Photographer: [Jefferson Smith](#)

Contract Value: £1.6M





























