

Completed and ongoing mixed-use developments in London and Brighton

Haines Phillips Architects have recently completed and are currently undertaking a number of mixed-use developments combining residential uses over commercial spaces.

Our project in Islington, London N1, completed in September 2017, is located on a prominent corner of Essex Road. The scheme included the challenges of designing a development that related well to the adjacent Grade II listed library as well as the triangular footprint and retained steel frame of the existing building. Six contemporary flats are arranged over four floors above a Costa coffee shop that was retained and remained operational throughout the construction works.







Further project details and photographs can be [viewed on the project page here](#).

The first of our Brighton projects, completed in December 2017, comprised the redevelopment of a dilapidated restaurant building on a corner site in the historic Lanes quarter. Our design involved the creation of a new A3 unit on the lower floors (now a Patty&Bun restaurant), with three apartments arranged over the upper floors above. Through careful consideration of the site, building and client's budget we were able to create high quality, generously proportioned flats that make reference to appropriate period details and include sea views and external balconies for each flat.





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Our second, ongoing, Brighton project is the development of an existing four storey building on the busy Western Road shopping street. Our proposals are to convert the existing A1 use building in to a retail unit at ground and basement, with ten high quality apartments arranged between basement and a new third floor level. The key design challenges are to create the required number of residential units to make the project viable by inserting new floor plates at second and third floors and carefully planning the internal layouts to maximize efficiency and make best use of the existing windows. Phase 1 of the project, being carried out in early 2018, is to form the retail unit that will remain operational throughout the Phase 2 works to create the residential apartments.







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