

Courtauld Road

Where: 174-178 Courtauld Road, N19. Who For: Family Mosaic. What: 26 homes.



Courtauld Road

Architect: PTEa

Courtauld Road East is the third phase of a mixed use development for Family Mosaic near Archway in Islington. The scheme as a whole provides a new road linking Courtauld Road with Fairbridge Road, and this scheme forms the final part of the overall project, which will see 132 new homes and commercial space delivered. The improved permeability achieved with the creation of a new road through this emerging neighbourhood and the significant numbers of affordable housing units delivered across the three sites was seen as a key benefit.

CMA Planning secured planning permission in May 2013, for this scheme which comprises 26 residential units, comprising five houses and 21 flats, centred around a new internal courtyard area. 59% of the new homes would be affordable.

Key issues addressed during the course of the application included compliance with housing standards, compliance with site allocation policy, design details, levels of s106 contributions and relationship with the previous two phases.

CMA then secured partial CIL Relief in June 2013 for the proposal, and also for Courtauld Road West in October 2013, from the London Borough of Islington.

