

# Mint Street

Where: off Three Colts Land, Bethnal Green. Who For: Peabody / Workspace. What: 67 units and 6387 sqm commercial space.



**Mint Street / Greenheath Business Centre**

Architect: Pitman Tozer

The site had a complex planning history. A previous student housing scheme (by others) had been refused by the Council and rejected at appeal. CMA Planning were brought onto the project by Peabody to work on a new residential scheme. The proposal comprises a seven storey curved building, to reflect the shape of the adjoining railway line. The form of the building responded to this, reinstating a public route, (named Mint Street), between Bethnal Green overground and underground stations.

The scheme contains 67 new homes and in addition, improvements and extensions were proposed to the adjoining Workspace building, to maintain the level of commercial space. It was one of the first schemes in London in the HCA's Affordable Rent programme, providing homes for rent, shared ownership and private sale.

CMA Planning secured planning permission in October 2011, advising on a wide range of issues including affordable provision, rent levels, section 106 costs and viability, height and massing, amenity space and quality of accommodation. It won both the Housing Category at 2014 New London Architecture Awards and the Completed Award at the 2014 Housing Design Awards, as well as being a 2015 RIBA London Award winner.

CMA also secured planning permission for Workspace for the basement area of their building (the Pill Box) to be converted into a gym in October 2013.



**CMA Planning**

113 The Timberyard, Drysdale Street, London, N1 6ND  
[www.CMA-Planning.co.uk](http://www.CMA-Planning.co.uk)