

St Peters House

Where: Bethune Road & Stoke Newington Road, N16. Who For: Peabody. What: 36 homes.



St Peters House

Architect: PTEa & JMA

St Peters House and St Andrews House comprised two existing elderly person blocks. Both were dated and no longer met current standards, so needed to be replaced. Family Mosaic (now Peabody) wanted to provide a new facility to offer housing for elderly people with dementia. A key issue was the ability to offer new residential units that meet all of the latest standards for both housing and care provision. In addition to this, the site was next to St Andrews Church, which is Grade II* listed.

CMA Planning secured permission for the project in March 2013, which will deliver 36 new homes, still in two blocks, but with slightly larger footprints and additional, set-back storeys at upper levels. Key issues that were addressed as part of the application included the impact that the proposal would have on the Grade II* listed adjoining Church, general design, daylight levels and overlooking to adjoining residential properties.

CMA Planning then secured approval for a range of amendments in May 2013 from the London Borough of Hackney. The scheme was completed in 2016.

