

White Post Lane (aka Mr Bagel)

Where: 52-54 White Post Lane, Hackney Wick. Who For: Aitch. What: 55 units, 2367 sqm commercial



White Post Lane

Architect: HWO

This is a former industrial site, originally occupied by Mr Bagel, who produced bagels, but who had decided to move to a more suitable location closer to the strategic road network. This was a key part of the submission, demonstrating that the previous commercial operators had chosen to leave the area.

CMA Planning worked with Aitch Group and HWO Architects to bring forward a mixed-use development with 55 flats above two storeys of flexible workspace for small and medium creative businesses. The scheme includes a central café to act as a bustling hub for both residents and creatives, whilst a commercial yard at the rear is a behind-the-scenes space where businesses can meet, socialise and hold events.

The building's design takes its cue from the area's historic warehouses, and features simple elevations of pale brick and tall windows. The height is five and six storeys, in-line with policy objectives for the area, but a detailed case was made to justify the relationship with adjoining sites and ensuring these could come forward without being unduly affected by this scheme.

Following detailed consideration of the application, planning permission was secured from the LLDC in April 2016.

