



Kingsland Road, London E8 : for Investland plc : value £10 million : RIBA Stages A-L

A high density, mixed-use, regeneration scheme, providing 20,000 ft<sup>2</sup> of B1 space and 53 live/work apartments. The site was formerly a timber yard, adjoining a canal basin, and the brief was to maximise site value without compromising quality. The apartments are grouped around a private courtyard, allowing views through to the canal basin beyond. Typically, they have a duplex arrangement internally, with an open mezzanine level overlooking a generous double-height living area. Circulation is highly efficient with just 2 cores serving external access decks, which articulate the rear façades and form bridges across the openings between buildings. The project was shortlisted for both RIBA Housing project Design Award (2004) and Design for Homes (2007) and won a Platinum Award for 'innovation in urban apartment design' from Hot Property magazine in 2006.

**TM** Architects