

Eagle Wharf Road

Where: 32-34 Eagle Wharf Road, N1. Who For: Aitch. What: 36 units, 3941 sqm commercial



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Architect: Buckley Grey Yeoman

This proposal saw the demolition of the existing warehouse buildings, which were dated and had reached the end of their intended life, and their replacement with a commercial-led five storey building. This created 3941 sqm of workspace on the lower ground, ground and part of the first to fourth floor, along with 36 new homes on the upper storeys.

The redevelopment was undertaken by Aitch Group in partnership with Aldridge Security, the occupier and owner of the site for the past 40 years. Aldridge's equipment wholesaling business remained on site, in greatly improved premises, safeguarding local jobs. The remaining space has been offered to the market as creative workspace. The development has enabled an established local firm to remain in Hackney as well as providing new space for businesses moving to the area.

The building, which features a set-back partial fifth storey along Eagle Wharf Road, is clad in a light yellow-grey brick, with dark grey metal top floor and windows. High quality detailing, such as the factory-style windows and hit-and-miss brickwork give the elevations a robust, monolithic quality appropriate to the industrial character of the area. Full height glazing on the ground floor provides an active frontage that overlooks the street.

CMA secured permission in September 2016 for the project, and it was completed in 2020.