

**Plans to redevelop a site next to Caledonian Road tube station have been submitted to Islington Council.**

The proposals will help revitalise the Caledonian Road area and provide much needed student accommodation, workspace for start up companies, shops and a café.

**Register your support**

Let us know if you support the plans. Your views can make a difference. Please add your name to those supporting these plans, and send a strong message to Islington Council that local people want this development to go ahead.

## □ The site

The Mortar Development Group has recently submitted plans to redevelop an under-utilised site at 465 and 465A Caledonian Road. The buildings are currently used for storage and warehouse purposes, although 465A Caledonian Road, a former plumbers' merchant, is vacant at present. Both buildings will be demolished, although the façade of 465 Caledonian Road will be retained.

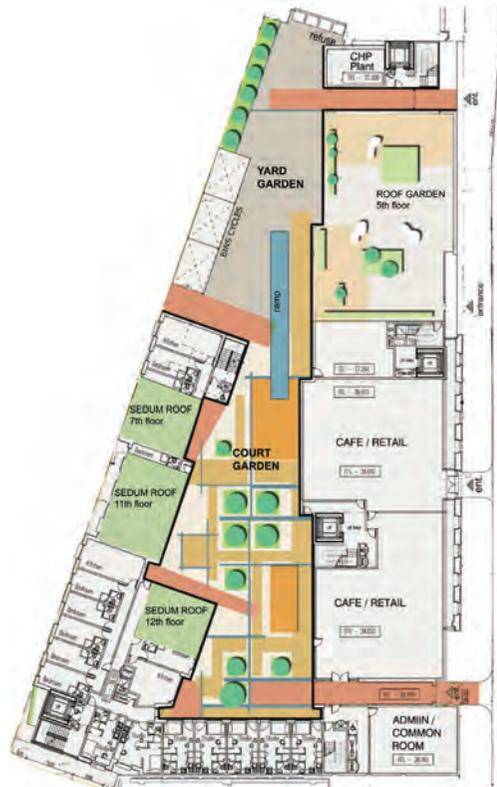


The existing site.



Plan of development area.

In their place, a new high quality, modern development will provide a mix of student flats and office accommodation along with shops and a café along Caledonian Road.



## □ Delivering much needed student housing

Although there are almost 20,000 full time students in Islington, there are less than 6,000 purpose built student rooms. The borough is also an attractive choice for those studying at universities in Central London. With student numbers increasing year on year, there is now a major shortage of bed spaces across Islington and North London.

As a consequence, many family houses are being converted by landlords into student flats, with students often squeezed in large numbers into inappropriate accommodation, thereby altering the communal balance. The construction of bespoke student accommodation greatly reduces this pressure to convert terraced housing for student use and thereby helps retain family homes.

The Mortar Development Group is a specialist provider of student accommodation and has over 10 years experience in building and managing student accommodation. It has developed almost 5,000 student rooms throughout the country.

The proposal at Caledonian Road is to build 378 safe and secure bed spaces, mainly serving students from London Metropolitan University and City University. There will be a mix of clustered style flats with shared kitchen and dining facilities together with a number of self contained studios.



The building will be actively managed with a management team on site 24 hours, seven days a week. The proposals have been designed with Secure by Design principles to maximise the security for the new student residents.

## □ New jobs

The development will also include work space for start up companies, shops and a café along the Caledonian Road frontage.

In total, the development could create around 80 jobs providing a mix of work opportunities in the shops and offices as well as in the management of the student flats.

The Mortar Development Group has signed up to a local Code of Employment and Training and will take on placements for local residents during the construction phase.

## □ A sustainable development

Sustainability is an integral part of the development.

With its excellent public transport connections, the scheme will be car free, apart from two parking bays reserved for disabled users. Over 200 cycle parking spaces will be provided to encourage students to cycle as part of a comprehensive Green Travel Plan.

Living green roofs and green walls are incorporated into the design, along with a landscaped central courtyard. The scheme will also use onsite renewable energy which will reduce carbon emissions by 20 per cent.

The scheme has been judged as “excellent” by BREEAM (the BRE Environmental Assessment Method) which is the leading and most widely used environmental assessment method for buildings.



*Sedum roofing system*

## □ Benefits

The development will bring major benefits, including:

- Helping to revitalise the area next to the Caledonian Road tube station;
- Improving the physical appearance of the area and preventing the existing derelict properties on the site falling into disrepair and undesirable use;
- Creating 80 new jobs with training opportunities for local people;
- Providing much needed, purpose built and safe student accommodation, thereby reducing the pressure to convert family homes into housing of multiple occupancy;
- Making a substantial financial investment in environmental, streetscape and community improvements within the vicinity of the site. These include repairing street lighting, footways and highways next to the development.

Business Reply Plus  
Licence Number  
RRAJ-KGLE-AYTR



FREEPOST RRAJ-KGLE-AYTR  
Caledonian Road revitalisation response  
FREEPOST  
5th Floor  
198 High Holborn  
London  
WC1V 7BD

**We need your support**

Many local residents have told us they support the development. They tell us the area needs improvement. We now need your help and support – your views will make a difference.

If you agree with the proposals, please complete the response form below and send it back to the FREEPOST address provided.

**For more information:**

Contact Wyn Evans on 020 7025 2300 or [wyn.evans@lexcomm.co.uk](mailto:wyn.evans@lexcomm.co.uk)

**Register your support**

I support the plans for the redevelopment of the area next to Caledonian Road tube station.

Comments

Name

Address

Email

*“ I think the scheme looks fantastic. The area around Caledonian Road tube station is run down and anything to help smarten it up would be great. I also like the fact that the façade of one of the buildings will be retained and help keep the character of Islington.”*

Local resident, Felicity Algate

*“The University has a substantial unmet demand for places in good quality, purpose built, student accommodation. We currently have one student residence in Islington (Lighthill House) and over 20,000 students. For those students who are unsuccessful in securing a place in UCL accommodation, it is desirable that they have good options in schemes such as the one proposed by Mortar Developments.”*

Colin Plank, University College London

