

## Highbury Gardens Scheme Nears Completion

Written by Karl

Wednesday, 20 July 2011 12:19 -

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20% of the development's energy demands to be met on-site through renewable energy  
Modern construction methods ensure the delivery of on-budget high quality homes

Highbury Gardens, the latest mixed-use development by urban regeneration and investment company First Base, is nearing completion.

Designed by internationally renowned architect Porphyrios Associates, the neo-classical scheme in Islington will provide 119 one, two and three bedroom homes, as well as office and retail space. Delivered in partnership with the HCA and affordable housing partner, Southern Housing Group, the homes will be a mix of affordable and open market.

The £30 million scheme has been designed to meet Code for Sustainable Homes Level 3, with 20% of the development's energy demand being met by on-site renewable energy. Energy efficiency measures include solar thermal panels on the roof, reducing carbon emissions by 16%, whole house ventilation, rainwater harvesting to enable rainwater use for landscape watering, and an integrated recycling and refuse solution for each kitchen.

First Base worked with contractor Mansell to ensure that the materials have been locally and sustainably sourced, and as with all First Base developments, modern construction methods such as modular bathroom pods and off-site production techniques have been deployed to ensure the on-budget delivery of high quality homes.

Highbury Gardens marries the best of classical architecture and modern design, and is designed for longevity, both physically and culturally. Outdoor space has been central to its design, helping ensure that residents benefit from the very best of modern living. The homes surround an elegantly landscaped courtyard, complementing the traditional design of the scheme, which responds to the context of the adjoining two conservation zones of Georgian and Victorian architecture.

Elliot Lipton, Managing Director, First Base said: "The collaborative approach taken between the public and private sectors means that we have been able to successfully deliver much needed new homes in a key regeneration area of the capital. The development's design is an asset to

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the architecture of the local area, echoing the best of traditional London architecture.”

Dale Meredith, Southern Housing Group Development Director said: “Southern Housing Group is delighted to be the affordable housing provider for Highbury Gardens. The development meets high sustainability and design standards and will provide quality accommodation for local Islington residents.”

In addition, Highbury Gardens meets leading industry standards such as Lifetime Homes and Secured by Design