



**60 new homes, including 14 affordable flats, new commercial space, open space and enhanced pedestrian links**

277A Grays Inn Road, London

Regal Homes

## ICENI PROJECTS – CASE STUDY

# A new urban quarter minutes from Kings Cross

Iceni Projects obtained unanimous support from the London Borough of Camden for the mixed-use redevelopment of 277a Gray's Inn Road.

The redevelopment of the site, a warehouse which was formally used by Jaguar Land Rover, will provide 60 new homes, including 14 affordable flats, new commercial space, open space and enhanced pedestrian links.

The detailed proposals were on the agenda for discussion at the meeting of the Council's Development Control Committee, having been recommended for approval in the planning officers' report.

## 5 interesting facts about the project

### 1: MIXED USE VITALITY

The scheme provides a mix of residential units including apartments and terraced homes, alongside high flexible office, café and retail space all of which flow into the open space and connectivity at the heart of the site.

### 2: KINGS CROSS

The development was designed to support and link with the wider regeneration of Kings Cross which includes 50 new buildings, 2,000 new homes, 20 new streets, 10 new public squares and nearly 4 million square feet of commercial space.

### 3: CONNECTIVITY CENTRAL

The site is one of the most connected in London with St Pancras International providing links to Europe, excellent national and Thames link rail connectivity and access to 6 different tube lines all within a 3 minute walk of the site.

### 4: A CALM OASIS

The scheme provides a central green and linear landscaped space, which flows through the site and provides opportunities to take some time out, to sit relax, read a book or enjoy a drink, along with play facilities for young children and parents.

### 5: HISTORIC STREET PATTERN

The scheme responds to the heritage of the site and reinstates the historic street pattern between Gray's Inn Road and St Chads Place when the site was previously occupied by a bottling plant and stables.

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**London:** Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

**Manchester:** This Is The Space, 68 Quay Street, Manchester, M3 3EJ

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