# Islington's Vorley Road scheme advances with ambitious sustainable and inclusive housing plans despite local concerns



Levitt Bernstein has secured planning permission for a significant mixed-use development in Islington’s Archway area, with plans to deliver 79 new homes alongside a new library and medical centre. The scheme, approved by councillors at a recent planning committee meeting, represents an ambitious attempt to combine much-needed affordable housing with community facilities and public realm improvements.

The proposed development on Vorley Road will replace an existing two-storey office and bus waiting area with three blocks rising up to 15 storeys. Over half of the new homes will be affordable, split into 33 for social rent, seven for shared ownership, and 39 private sale units. Importantly, one in ten homes will be wheelchair accessible, highlighting an inclusive approach to design. The project also features a new space for the Archway Library, a new GP surgery, and enhancements to the public realm, including improved lighting and cycle parking along Vorley Road.

This initiative is notable for its sustainability credentials. The buildings are designed to meet high environmental standards, employing heat pumps and photovoltaic panels to reduce carbon emissions. Levitt Bernstein has positioned this development as a pilot scheme addressing the climate emergency, aiming for net-zero carbon performance in line with Passivhaus standards, which focus on energy efficiency and reducing residents’ energy bills. This emphasis on sustainability aligns with Islington Council’s broader goals to tackle climate change while addressing the local housing crisis.

Construction is anticipated to begin in 2023, reflecting a streamlined timeline following planning approval. The project team includes a range of specialists such as HTA Design (planning), Calfordseaden (structural engineering), Max Fordham (acoustics), KM Heritage, and Lime Transport, ensuring comprehensive expertise across the development’s key aspects.

However, the project has drawn mixed reactions from the local community. While the council and developers emphasise the scheme’s benefits in providing desperately needed affordable homes and community facilities, some residents have expressed concerns about the scale and height of the proposed buildings. The tallest block at 15 storeys has prompted objections regarding its impact on the local skyline and character of the area. Despite these reservations, the council justified the decision by highlighting the scheme’s potential to optimise an underused site and contribute to wider urban regeneration efforts.

This scheme reflects broader trends in London’s approach to development, where councils and developers are increasingly tasked with balancing urgent housing needs, sustainability targets, and community expectations. By integrating affordable housing with civic amenities and environmental standards, the Vorley Road project aims to be a model for future developments in the capital, even as it navigates the challenges of achieving consensus among stakeholders.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.bdonline.co.uk/news/levitt-bernstein-wins-planning-for-79-home-islington-mixed-use-scheme/5138053.article), [[4]](https://www.islington.media/news/green-light-for-37-new-council-homes-in-pioneering-net-zero-project)
* Paragraph 2 – [[1]](https://www.bdonline.co.uk/news/levitt-bernstein-wins-planning-for-79-home-islington-mixed-use-scheme/5138053.article), [[2]](https://www.levittbernstein.co.uk/portfolio/vorley-road/), [[4]](https://www.islington.media/news/green-light-for-37-new-council-homes-in-pioneering-net-zero-project)
* Paragraph 3 – [[2]](https://www.levittbernstein.co.uk/portfolio/vorley-road/), [[3]](https://www.levittbernstein.co.uk/now/islington-net-zero-carbon-pilot-housing-project-given-green-light/), [[4]](https://www.islington.media/news/green-light-for-37-new-council-homes-in-pioneering-net-zero-project), [[5]](https://benews.co.uk/pilot-net-zero-housing-scheme-in-archway-gets-green-light/)
* Paragraph 4 – [[1]](https://www.bdonline.co.uk/news/levitt-bernstein-wins-planning-for-79-home-islington-mixed-use-scheme/5138053.article), [[2]](https://www.levittbernstein.co.uk/portfolio/vorley-road/), [[3]](https://www.levittbernstein.co.uk/now/islington-net-zero-carbon-pilot-housing-project-given-green-light/), [[4]](https://www.islington.media/news/green-light-for-37-new-council-homes-in-pioneering-net-zero-project), [[5]](https://benews.co.uk/pilot-net-zero-housing-scheme-in-archway-gets-green-light/)
* Paragraph 5 – [[6]](https://www.islingtoncitizen.co.uk/2022/12/07/major-development-archway-approval-tongue-lashing-residents/), [[7]](https://www.islingtontribune.co.uk/article/we-want-social-housing-but-not-big-towers)
* Paragraph 6 – [[1]](https://www.bdonline.co.uk/news/levitt-bernstein-wins-planning-for-79-home-islington-mixed-use-scheme/5138053.article), [[2]](https://www.levittbernstein.co.uk/portfolio/vorley-road/), [[6]](https://www.islingtoncitizen.co.uk/2022/12/07/major-development-archway-approval-tongue-lashing-residents/), [[7]](https://www.islingtontribune.co.uk/article/we-want-social-housing-but-not-big-towers)

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## Bibliography

1. <https://www.bdonline.co.uk/news/levitt-bernstein-wins-planning-for-79-home-islington-mixed-use-scheme/5138053.article> - Please view link - unable to able to access data
2. <https://www.levittbernstein.co.uk/portfolio/vorley-road/> - Levitt Bernstein's Vorley Road project in Islington is a pilot scheme addressing the climate emergency. The development comprises three buildings up to 15 storeys high, offering 79 homes, with over half designated as affordable housing. The design includes a new Archway Library, a medical centre, and public realm improvements along Vorley Road, such as enhanced lighting and cycle parking. The buildings will be powered by heat pumps and photovoltaic panels, aiming for net-zero carbon emissions. The project team includes HTA Design, Calfordseaden, Max Fordham, KM Heritage, and Lime Transport.
3. <https://www.levittbernstein.co.uk/now/islington-net-zero-carbon-pilot-housing-project-given-green-light/> - Levitt Bernstein has secured planning permission for a net-zero carbon housing scheme in Islington. Located on Vorley Road, the project comprises three buildings with a total of 72 homes, 51% of which will be for social rent, all designed to Passivhaus standards. The development includes a new Archway Library, a medical centre, and improvements to the local park and streetscape. Construction is set to start in 2023, aiming to address the housing crisis and climate emergency.
4. <https://www.islington.media/news/green-light-for-37-new-council-homes-in-pioneering-net-zero-project> - Islington Council has approved plans for 37 new council homes in Vorley Road as part of a pioneering net-zero project. The homes will be built to Passivhaus standards, offering high energy efficiency and lower bills. The development also includes a new Archway Library, a medical centre, and public realm improvements. The scheme aims to provide affordable housing and address the climate emergency, with construction due to start in 2023.
5. <https://benews.co.uk/pilot-net-zero-housing-scheme-in-archway-gets-green-light/> - Levitt Bernstein has received planning permission for a net-zero carbon housing scheme in Archway, London. The development comprises three buildings offering 72 new homes, 51% of which will be for social rent, all designed to Passivhaus standards. The project includes a new Archway Library and a medical centre. Construction is set to commence next year, aiming to address the housing crisis and climate emergency.
6. <https://www.islingtoncitizen.co.uk/2022/12/07/major-development-archway-approval-tongue-lashing-residents/> - Islington Council's plan for a 47-metre high tower block, replacement library, and medical centre in Archway town centre received approval despite resident opposition. The development includes 72 homes, with 37 council homes, and aims to address the housing crisis. The council stated the scheme would 'optimise an underdeveloped site' and provide much-needed homes.
7. <https://www.islingtontribune.co.uk/article/we-want-social-housing-but-not-big-towers> - Residents in Archway have expressed concerns over the height of a proposed development on Vorley Road, which includes three tower blocks up to 15 storeys high. The project aims to provide 79 homes, including affordable housing, a new library, and a medical centre. Some residents are worried about the scale and impact of the development on the area.