

Help shape our revised proposals for Orchard Wharf

Welcome to the second stage of consultation on our proposals for Orchard Wharf.

At initial consultation events in November and December 2023, we presented our early ideas for the site. This included plans to reactivate the safeguarded wharf, as well as provide affordable housing and purpose-built student accommodation. Our plans seek to complete the regeneration of the area and help knit the peninsula together through wider public realm and connectivity improvements.

This public exhibition provides an opportunity for the project team to show you how the design proposals have evolved and developed following our initial consultation events and the comments received, in advance of the formal submission of the planning application later this year.



Aerial view of the site illustrating key public transport links

Our team is on hand to discuss the plans and answer any questions. All information displayed today along with an online version of the feedback form is available at www.orchardwharfproposals.co.uk

The project team



Regal London is one of London's leading privately owned mixed-use developers, with a proven track record over the last 20 years in transforming complex urban sites into high quality homes and places for people to live, play and work in.

Regal London focus on delivering a range of residential tenures, combined with mixed-use opportunities including hotels, flexible workspaces, retail and purpose-built student accommodation.

Unlike many other developers, Regal London take a long-term, close partnership approach in the delivery of all our projects, committing to the entire life-cycle of a development, from acquiring the land through to the construction, delivery and in-house management of sites post completion.

We are committed to becoming a long-term partner in Tower Hamlets and complete the regeneration of Orchard Place.

Howells

Howells are a group of architects, designers and makers. We make buildings and places that transform cities, create communities and enrich lives.

Howells has a proven track record of working in the London Borough of Tower Hamlets, designing London City Island and Blackwall Yard, which achieved planning permission in 2021.

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The site and surroundings

Location and history

Orchard Wharf sits between City Island and Goodluck Hope and is the remaining piece of land to be regenerated on the peninsula.

The site, off Orchard Place, was previously used for aggregates handling but these operations ceased in 1993 and it has not been used since.

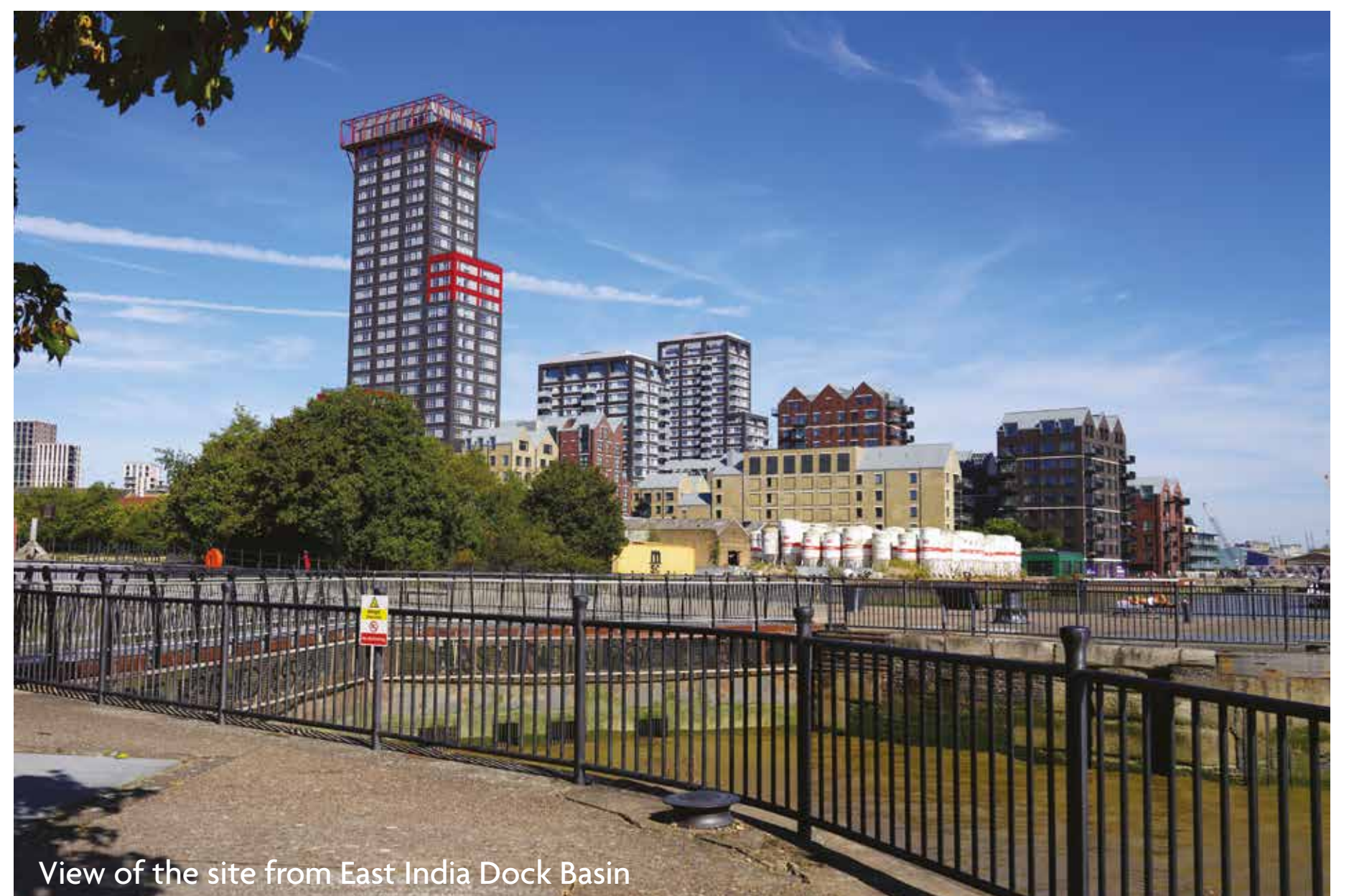
Planning context

Orchard Wharf is designated in the London Plan as a safeguarded wharf. Its continued use as a safeguarded wharf has been confirmed as part of the Mayor of London's Safeguarded Wharves Review 2018-2019.

The site is within the Isle of Dogs and South Poplar Opportunity Area, one of the three opportunity areas designated by the GLA within Tower Hamlets, which seeks to maximise the delivery of homes and jobs within the area.



View from Orchard Place



View of the site from East India Dock Basin



Photo of the existing site



Approach to the site from Orchard Place



Photo of the existing site from the River Thames

Our proposals at a glance

Our vision is to create a sustainable, vibrant and mixed community, including the reactivation of the safeguarded wharf, the provision of high-quality affordable homes and purpose-built student accommodation.



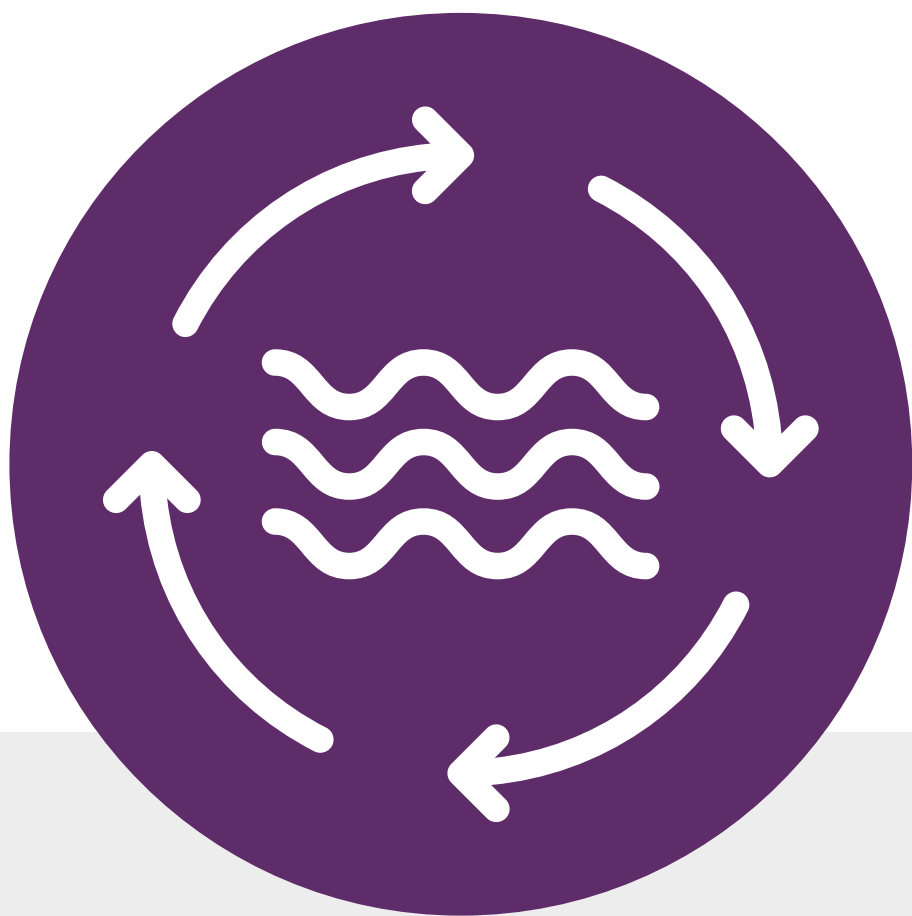
Reactivate the vacant safeguarded wharf, and co-locate residential uses above



Deliver 204 much-needed affordable homes, including large units for families



Provide 1,365 student beds to help meet unmet demand, whilst also reducing demand for other homes in the Borough, more suitable for local families



Improve air quality by reducing road movements in transporting goods along the River Thames



Significant greening of the site to enhance the health and wellbeing of future residents and promote biodiversity



Create a sustainable development, both during construction and operation, which minimises energy demand and adopts energy efficient systems

Reactivating the safeguarded wharf

We have been working closely with the design team and the Port of London Authority (PLA) on the proposed logistics use which is consistent with the core objective of delivering waterborne freight uses on safeguarded wharves in-line with the strategic objectives of the London Plan.



Ground floor plan showing the wharf in context



View inside the wharf facility

Once unloaded from the waterside into the wharf building, goods will be sorted, stored and then placed into vehicles for delivery. All this activity will take place within the building that will be fully enclosed, except when goods are being unloaded from the waterside. Hours of operation will be operator dependent and controlled through the planning permission.

Our vision is to see Orchard Wharf transformed into a new urban logistics facility, that will create a new riverside connection serving the wider distribution needs for London.

There is a dedicated vehicular access to the wharf from Orchard Place. A separate ramp provides access to the basement for parking and servicing related to the residential and student housing elements.

Our aspiration is for the wharf to be as environmentally friendly as possible and designed in a way so not to impact on neighbours or local residents.

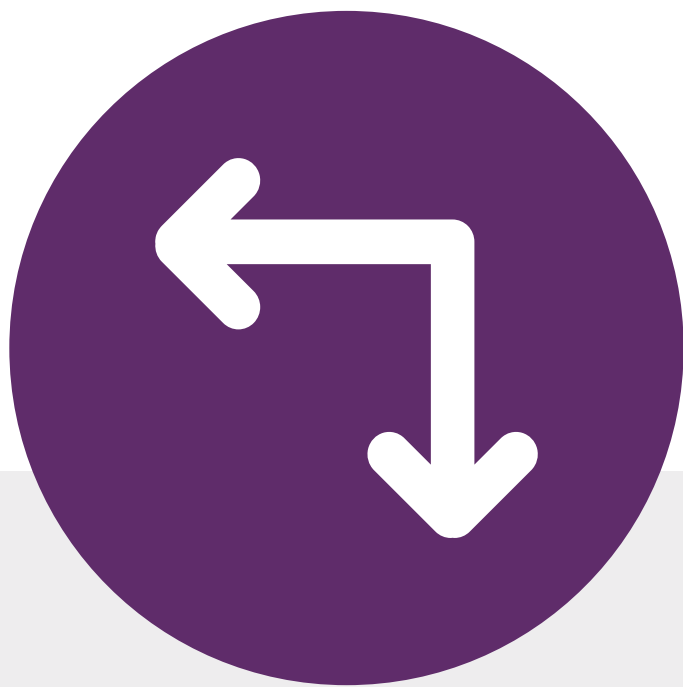
New homes for Tower Hamlets residents

Tower Hamlets is currently facing an acute housing crisis. The council currently has more than 23,000 people waiting on the housing register – the third highest in London.

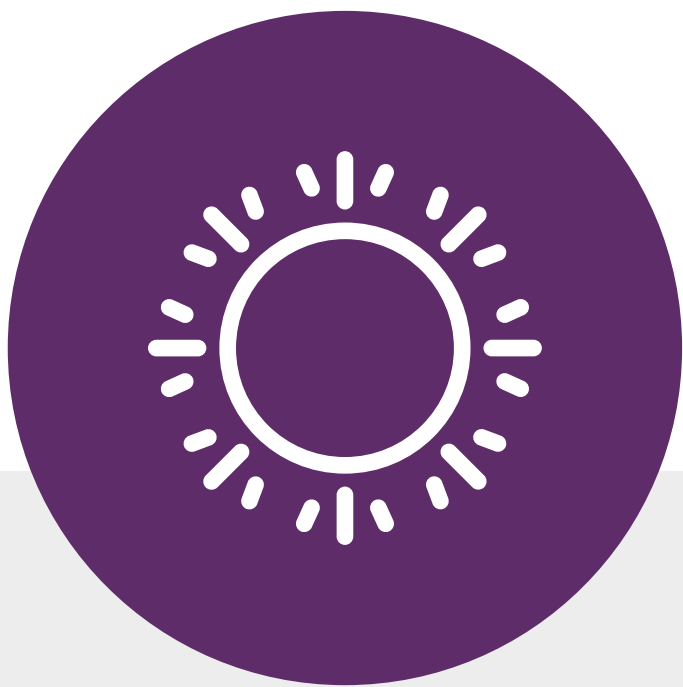
Unlocking long disused brownfield sites like Orchard Wharf will be key to addressing the housing shortage in the Borough and providing homes for current and future generations.

We are proposing to deliver 204 new affordable homes, of which it is envisaged 70% will be for Social Rent and 30% Intermediate/Shared Ownership.

We will be providing dedicated child's play space and residents will benefit from stunning views of the River Thames.



64% of homes will be dual aspect (meaning they have windows on two sides of the property). All family homes are dual aspect



There will be no north-facing single aspect homes



A range of one-, two-, three- and four-bedroom homes



Generously sized homes, with all residents benefitting from private and communal amenity space

Balconies serve as an extension of living space



Bright spaces with long views



High-quality student accommodation

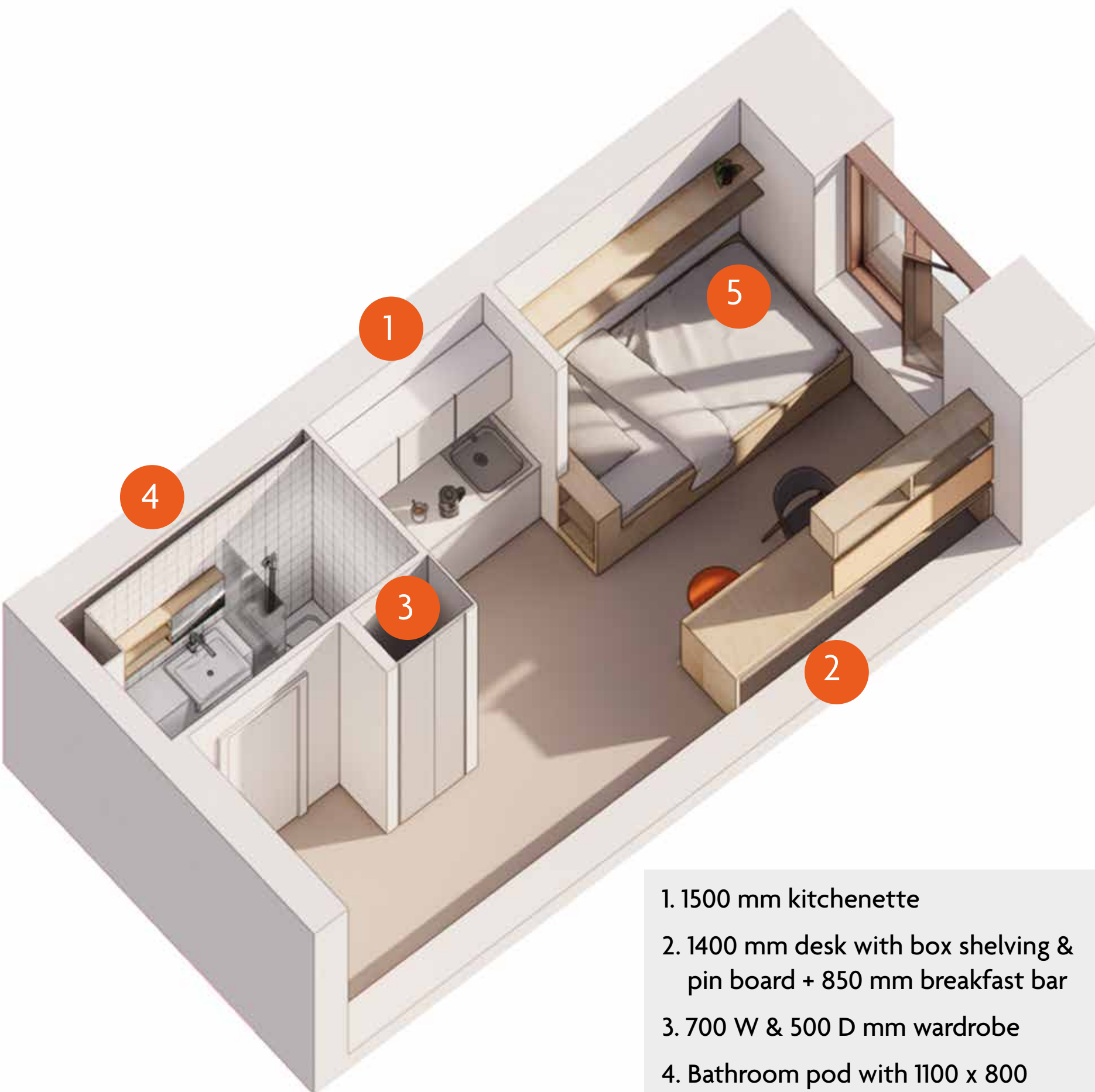
London's student population has increased rapidly in recent years, however the supply of dedicated student housing has not kept pace with this.

The increasing demand for purpose-built student accommodation arises in part from the growing number of international students who provide an estimated £10.8 billion of UK export earnings and their spending supports just over 200,000 jobs. This area of Tower Hamlets would benefit from the economic boost a new student population would provide.

The proposals would deliver 1,365 student beds. Students will benefit from best-in-class amenity, as well as several higher education institutions on their doorstep (13 of these within a 30-minute commute).

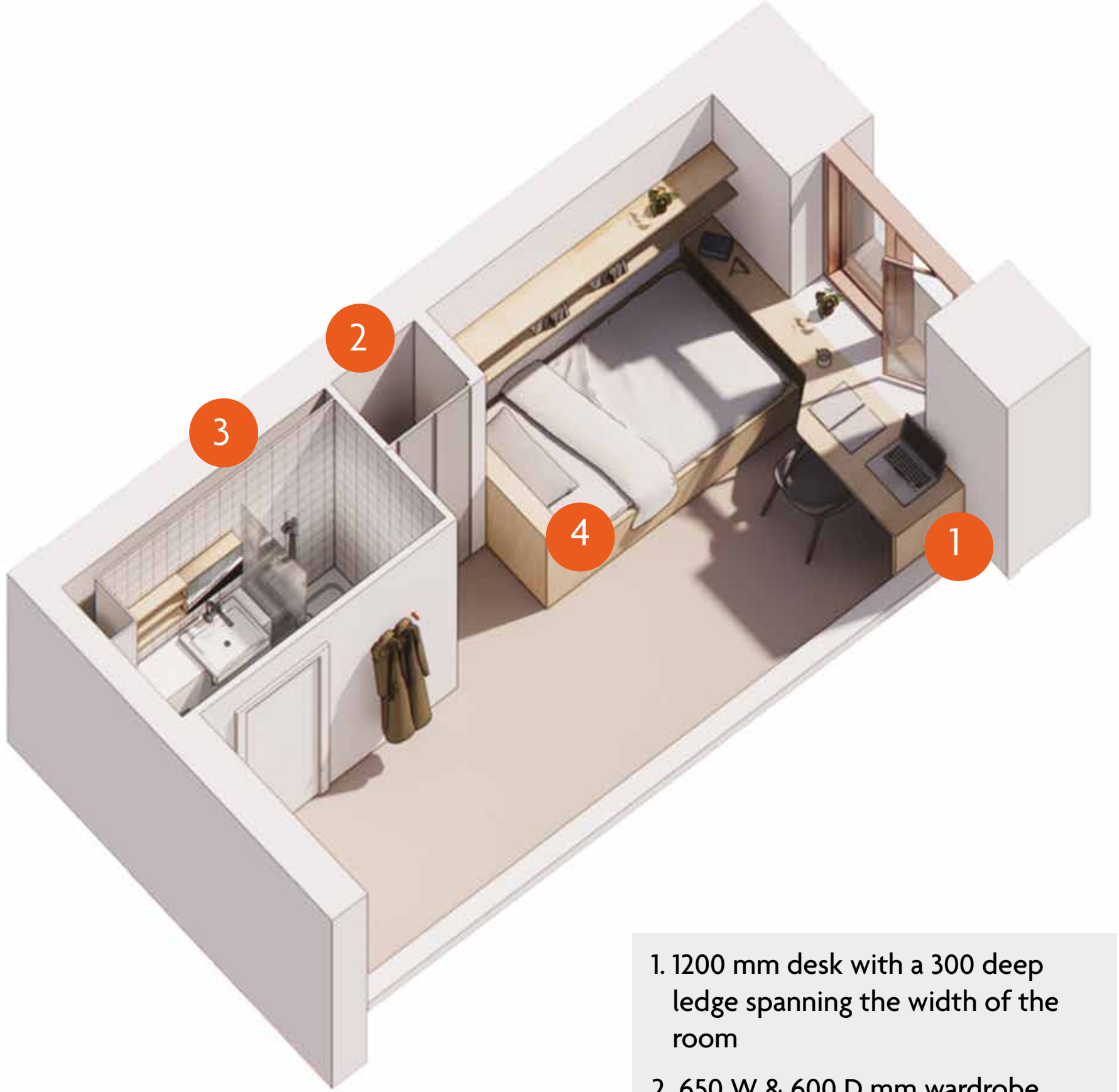
We are proposing a 60%/40% split of cluster rooms (shared accommodation where people have private bedrooms but communal facilities – kitchens, bathrooms etc) and studio rooms (self-contained single apartments).

Crucially, our plans will help attract students out of houses in multiple occupation (HMOs) and free up shared homes for the benefit of local families.



- 1. 1500 mm kitchenette
- 2. 1400 mm desk with box shelving & pin board + 850 mm breakfast bar
- 3. 700 W & 500 D mm wardrobe
- 4. Bathroom pod with 1100 x 800 shower tray
- 5. Ottoman bed for extra storage

Studio Bedrooms, 15.5 & 16 m² - indicative layout



- 1. 1200 mm desk with a 300 deep ledge spanning the width of the room
- 2. 650 W & 600 D mm wardrobe
- 3. Bathroom pod with 1100 x 800 shower tray
- 4. Ottoman bed for extra storage

Cluster Bedrooms, 13.5 m² - indicative layout



Atrium Route - Arrival space & public pedestrian route

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Proposed massing

The London Borough of Tower Hamlets Local Plan identifies the site as lying with a designated Tall Building Zone (Leamouth Cluster) which supports tall buildings.

Our proposals are 7 to 21-storeys tall (+ podium) and subservient to Douglass Tower at Goodluck Hope (31-storeys). The podium is equivalent to approximately 3-storeys.

Orchard Wharf will complete the peninsula and draw from the existing and emerging language of the peninsula.

Key

Student Accommodation	Affordable Housing
Student Atrium & Amenity	Last-Mile Logistics Hub

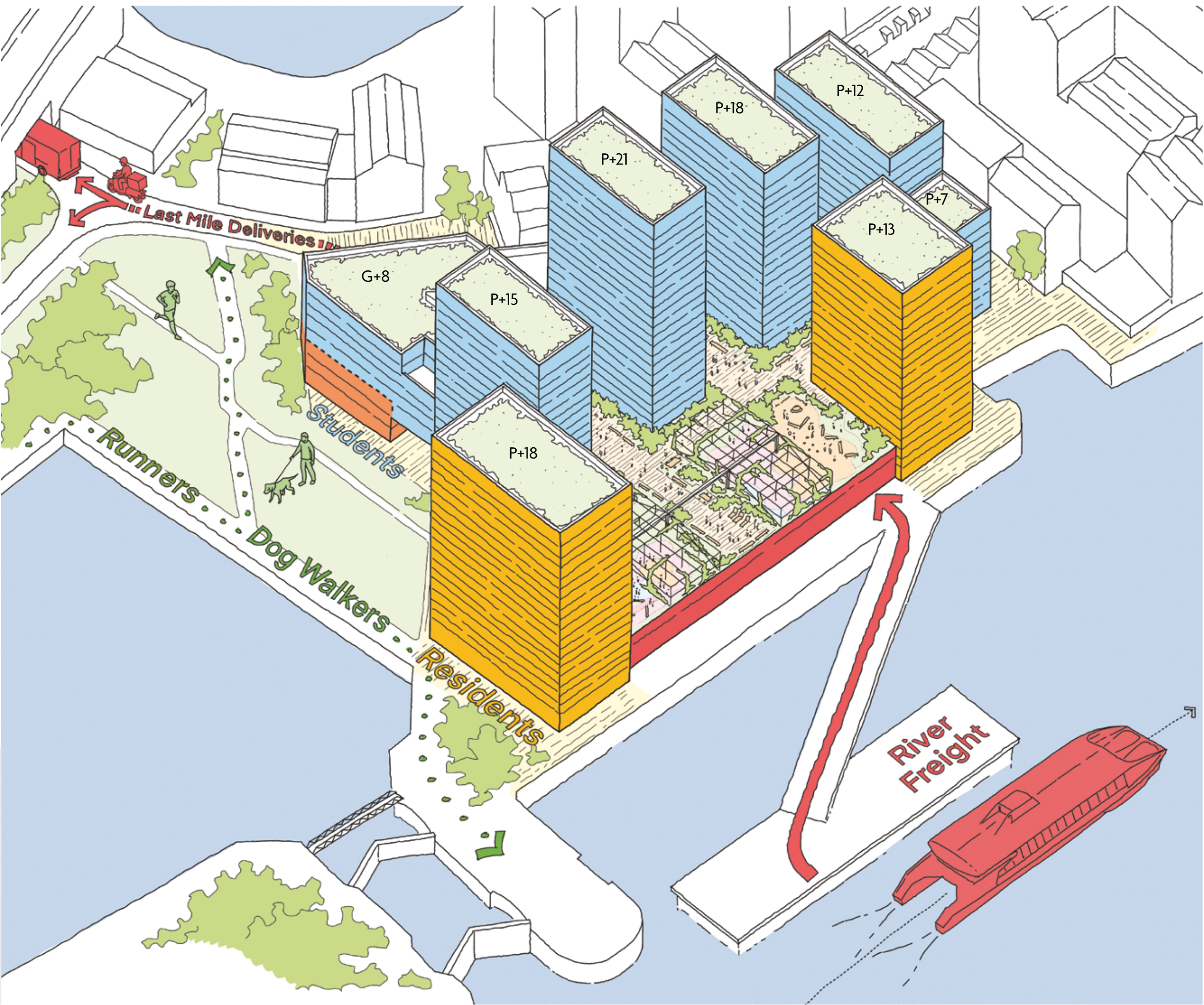
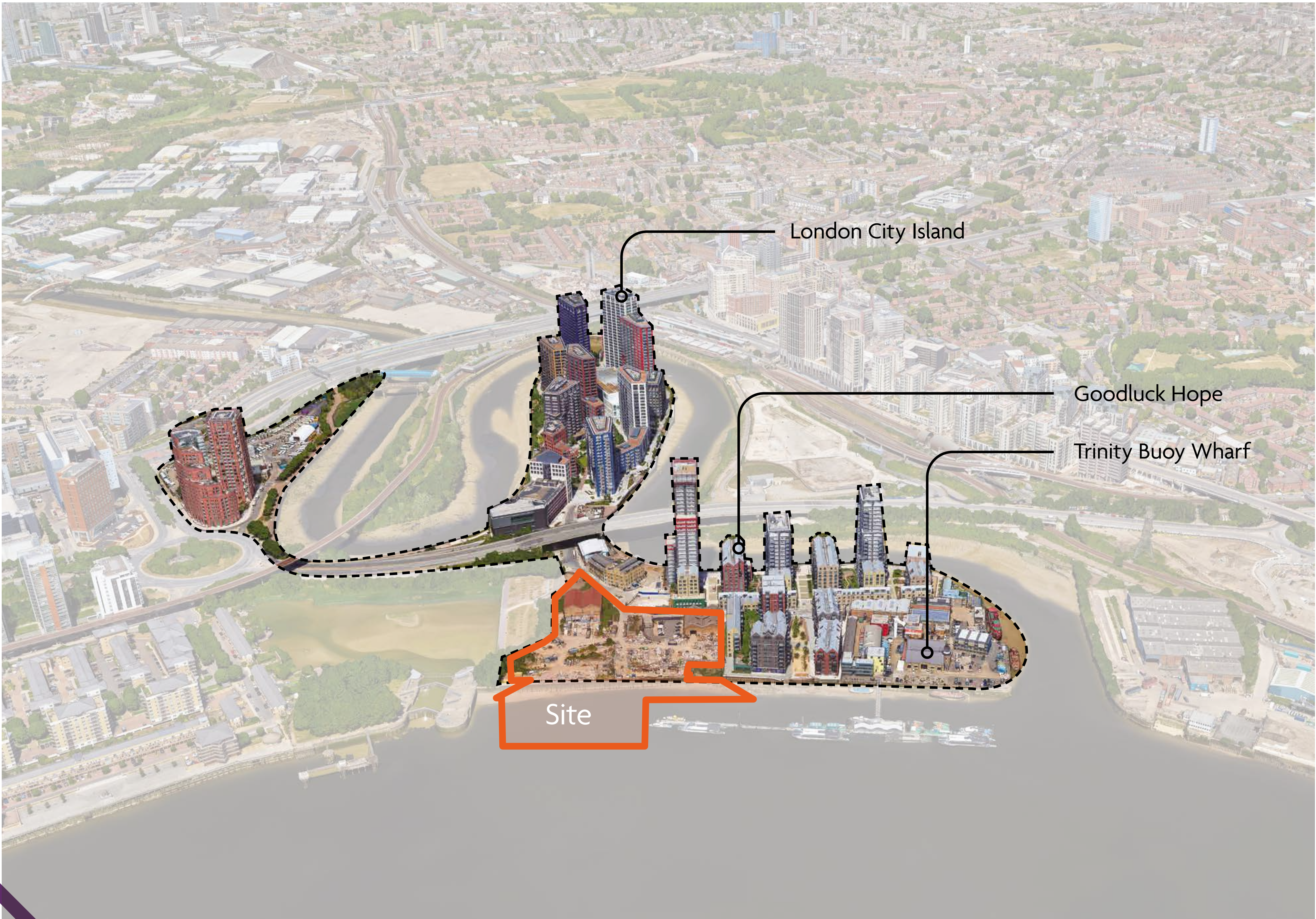


Diagram illustrating proposed building heights

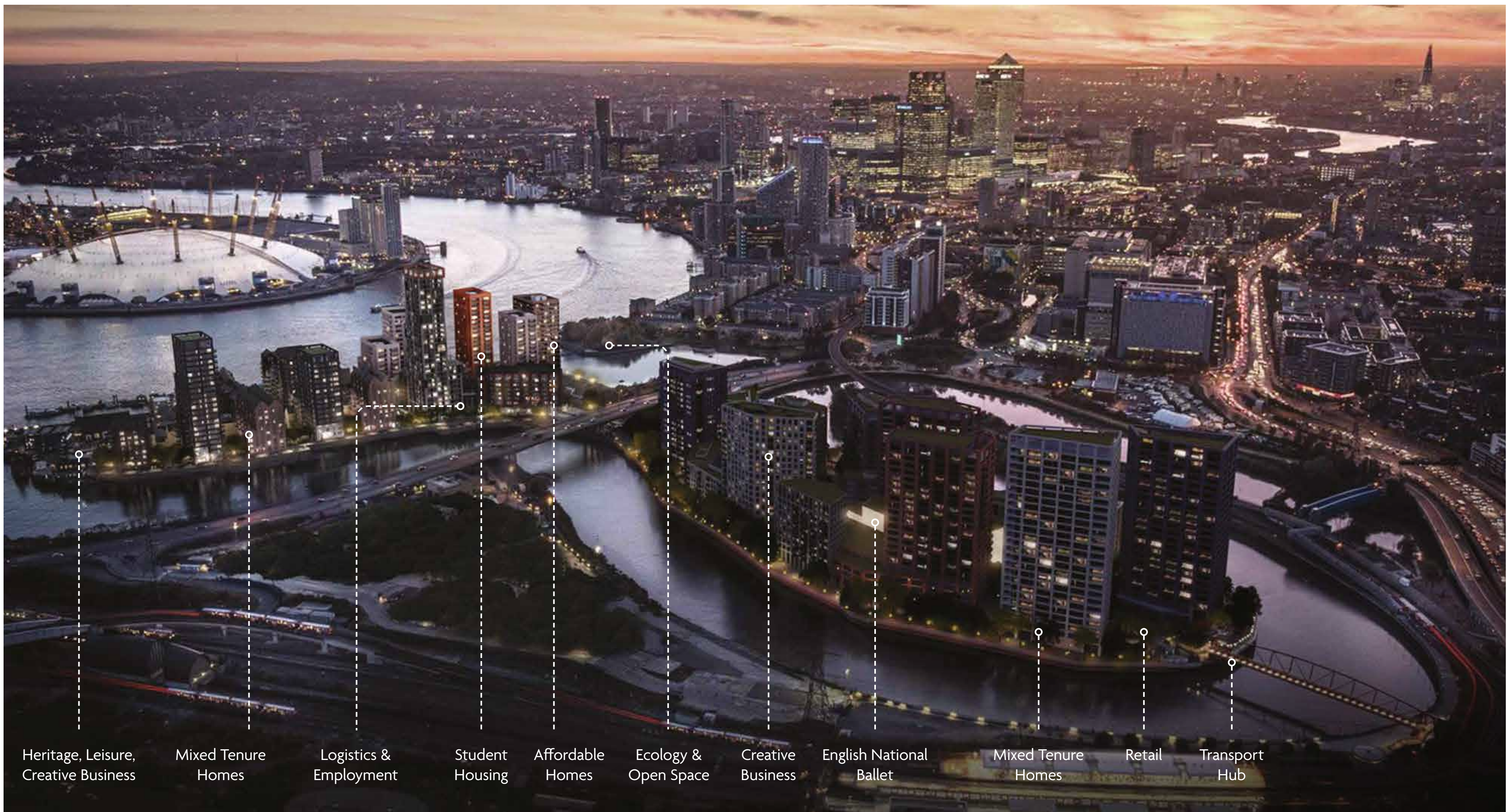


Site within the Leamouth Tall Building Zone

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Architectural approach



Computer Generated Image (CGI) view of the proposals taken from London City Island



Riverfront - Orchard Wharf & Goodluck Hope

Sustainability and transport

Sustainability lies at the core of our ambition and is embedded into our design approach.

Fabric First



Using building fabric, form and orientation to drive efficient, low energy buildings

Circular Economy



Innovative logistics solution that lowers carbon emissions, improves air quality and brings employment to the area

BREEAM



BREEAM Excellent as a minimum

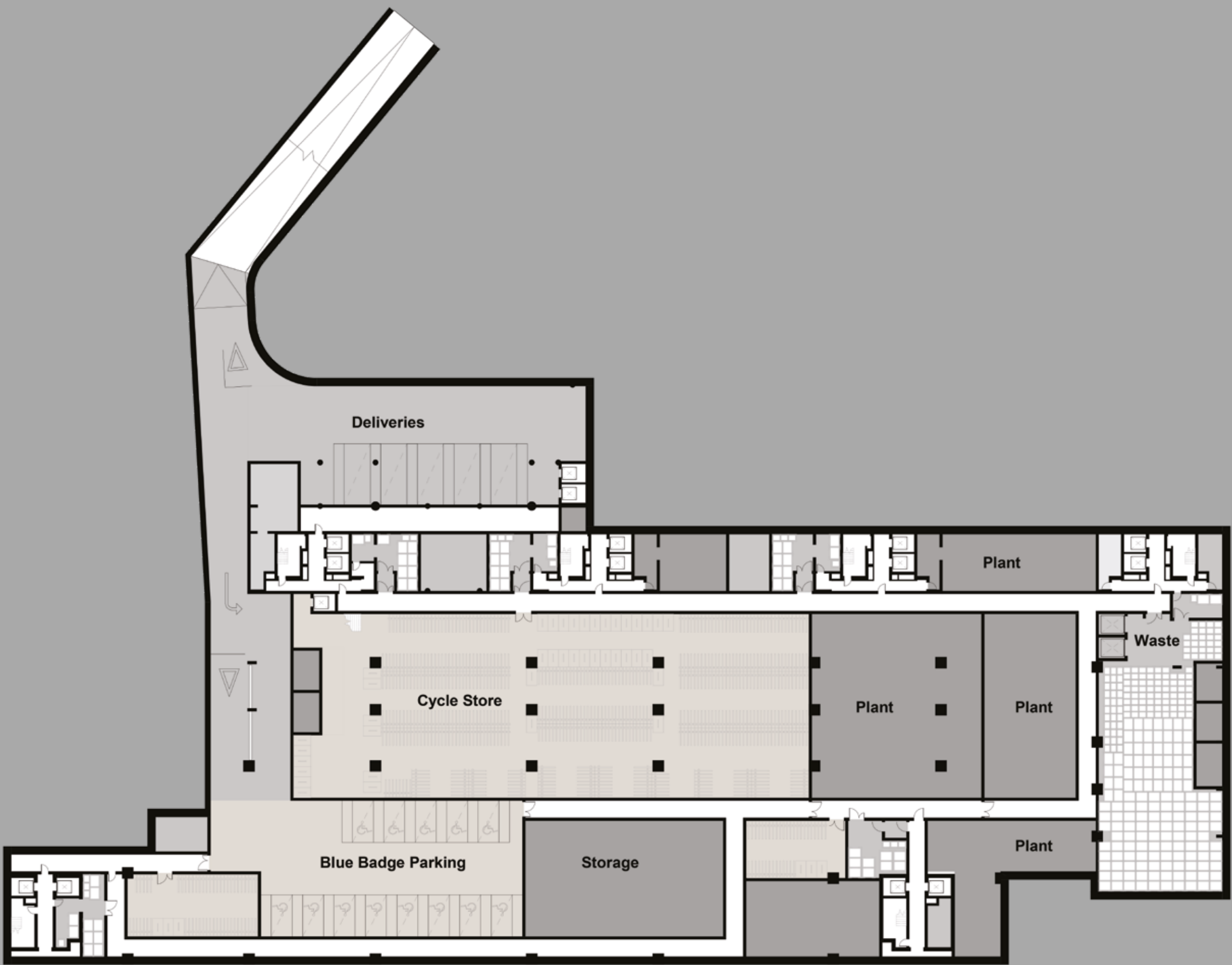
Our sustainability strategy focuses on four areas: transitioning to net zero carbon by 2030; investing in innovation; going beyond biodiversity net gain and helping disadvantaged groups into employment in real estate and construction through the Regal London Real Estate Academies.

Our proposals will benefit from the emerging network of walking routes on the peninsula that have accompanies recent developments like Goodluck Hope. This includes the bridge connection to Canning Town from City Island and the two future pedestrian bridges proposed across the River Lea between Limmo Peninsula development and Goodluck Hope and between Trinity Buoy Wharf and the proposed Thameside West development.

The proposals are for a car-free development with the exception of blue badge parking spaces for the affordable and student housing, in accordance with planning policy.

Cycle parking will be provided on site for both the wharf building and homes/student accommodation within secure cycle storage facilities. Car and cycle parking, as well as refuse and servicing will be located in the basement.

East India DLR Station is a 12-minute walk away from the site and Canning Town Station is a 14-minute walk away. There is a bus stop on Orchard Place served by bus route D3, which goes to East India DLR Station and Canary Wharf and Bank. Two further bus stops are on Blackwall Way, a 5-minute walk away, serving other bus routes.



Proposed basement plan

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Public realm

East India Dock Basin is designated Metropolitan Open Land and a Borough Grade 1 Site of Importance for Nature Conservation (SINC). The basin is made up of a diverse range of habitats, including a salt marsh, unique in this stretch of the Thames, reed bed, woodland, and grassland. The basin contains tidal brackish water and there are important mudflats for wading birds such as Redshank, with a small band of salt marsh vegetation along the north bank.

The proposals will create a new public square that is brimming with life and activity, welcoming the local community and visitors of all ages and backgrounds and becoming a place for everyone. It will be complemented by a series of community and retail units.

Our proposals for the surrounding public realm include:

- Improving the relationship of the Site with the East India Dock Basin
- Activating Orchard Place
- Providing active frontages through community and retail units



New public square - approach and entrances



Proposed public realm improvements along the riverside

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Indicative timeline and next steps

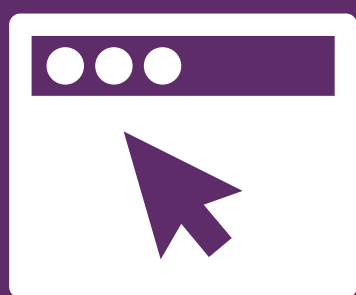
Thank you for visiting our public exhibition.

We would like to hear your comments on our updated proposals for Orchard Wharf, ahead of submitting a planning application to the London Borough of Tower Hamlets in Spring 2024.

You can have your say by:



Filling out a feedback form and returning it to a member of the project team



Visiting our website www.orchardwharfproposals.co.uk and completing the feedback form



Emailing us at info@orchardwharfproposals.co.uk



Calling us on **020 3633 7192** (Monday – Friday, 9am-6pm)



Using this QR code to access our online feedback form

Indicative timeline

First stage of consultation



Second stage of consultation



Submission of planning application



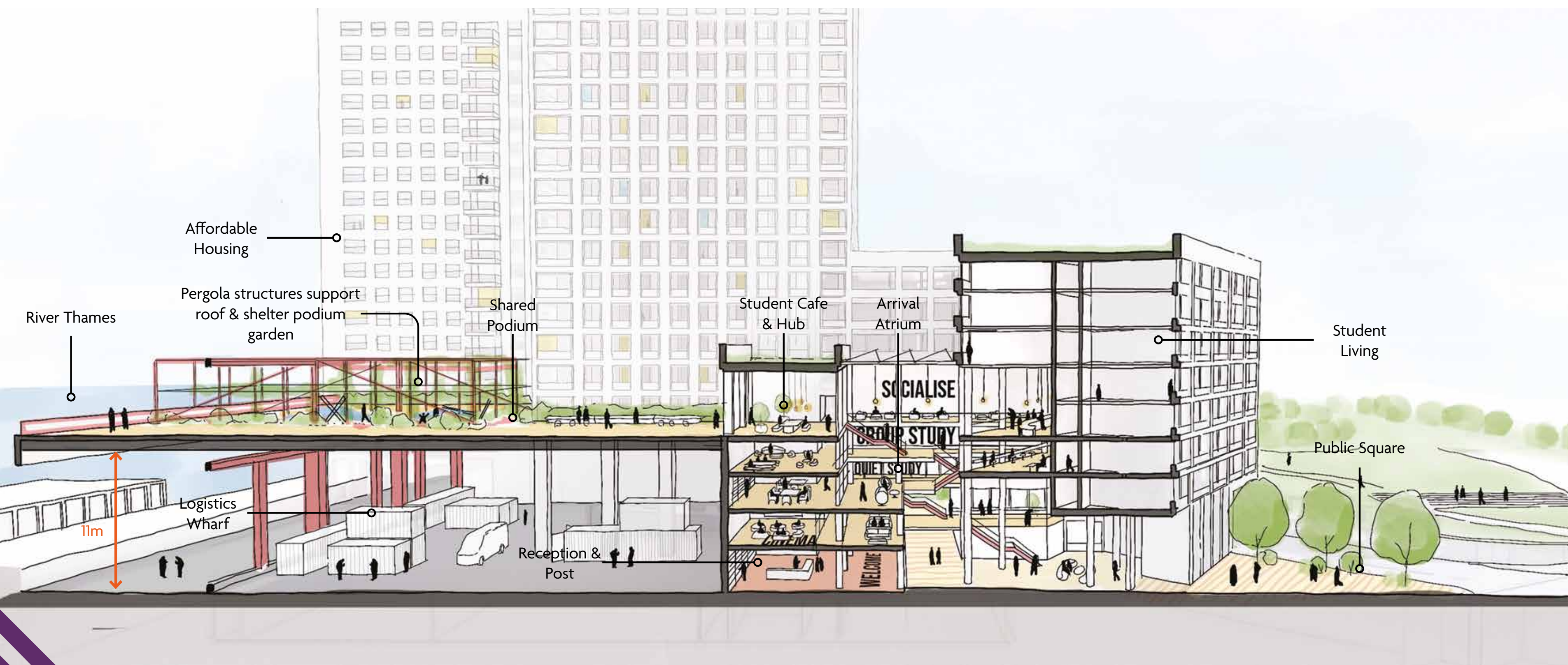
Planning application determined



Works start on site



Works completed



Proposed scheme cross section