

# 49-59 MILLHARBOUR

## THE SITE



## WELCOME

Welcome to our exhibition outlining proposals to bring forward a mixed-use development at our site at 49-59 Millharbour.

CCP Pepper in partnership with Faraday Ventures, proposes to deliver a mixed-use development which will include:

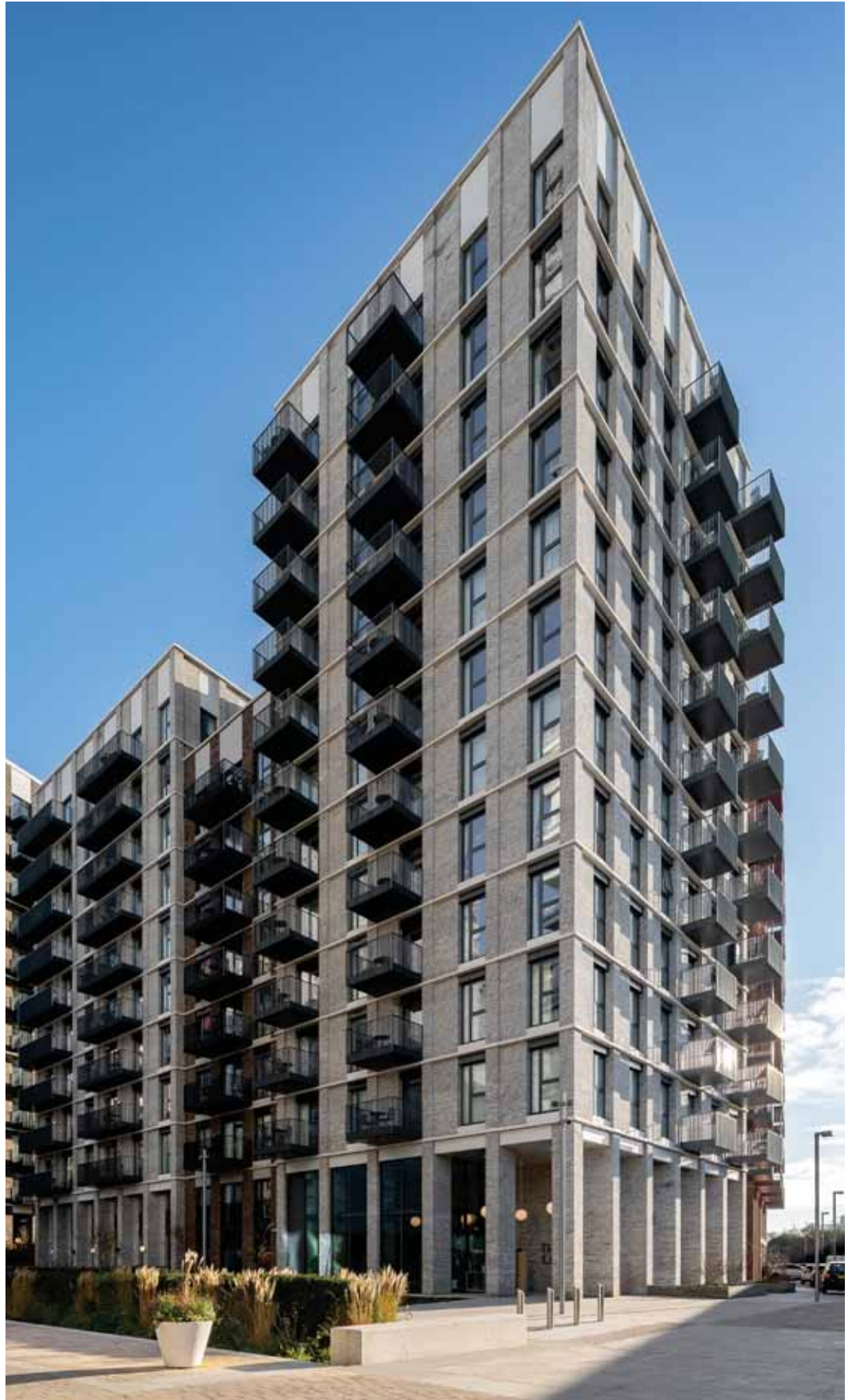
- 62 high quality social rent homes
- 918 student accommodation units, enabling the delivery of social rent homes
- Dedicated community space
- New play areas and enhanced public realm

The development will offer 48% affordable housing (measured by habitable rooms), with Clarion Housing Association (CHA) managing the new affordable homes and the London School of Economics & Political Science (LSE) operating the 35% affordable PBSA student units under an overall 51% nominations agreement.

A previous planning approval, granted in January 2018, permitted a mixed-use scheme comprising 319 residential units, of which only 34 (16%) were affordable. This earlier scheme included two buildings ranging from 27 to 31 storeys.

The site at 49-59 Millharbour is a rectangular parcel of land which sits in the centre of the Isle of Dogs immediately to the west of the Glengall Bridge, which forms the boundary between Millwall Inner and Millwall Outer docks, and is bounded to the east by Millharbour, to the north by 47 Millharbour and 1-3 Muirfield Crescent, and to the south by Greenwich View Place.

The site has a site area of 0.65 hectares and currently comprises four existing buildings. The existing buildings on site all date from the late 1980s and served as commercial office space (B1), with retail (A1) uses at ground floor and ancillary car parking at basement level.





# 49-59 MILLHARBOUR

## OPPORTUNITIES & CONSTRAINTS

- 1

**Existing Adjacent Buildings**  
Pepper St Tavern, Davenport House, 47 Millharbour Data Centre and City Reach Data Centre are directly adjacent to the site and must be considered throughout the design development process.
- 2

**Vehicle Dominant Public Realm**  
The current site prioritises vehicular access at the expense of amenity spaces and public realm landscaping.
- 3

**Access to Nature**  
The Tower Hamlets Draft Policies Map identifies the site as an area deficient in access to nature.
- 4

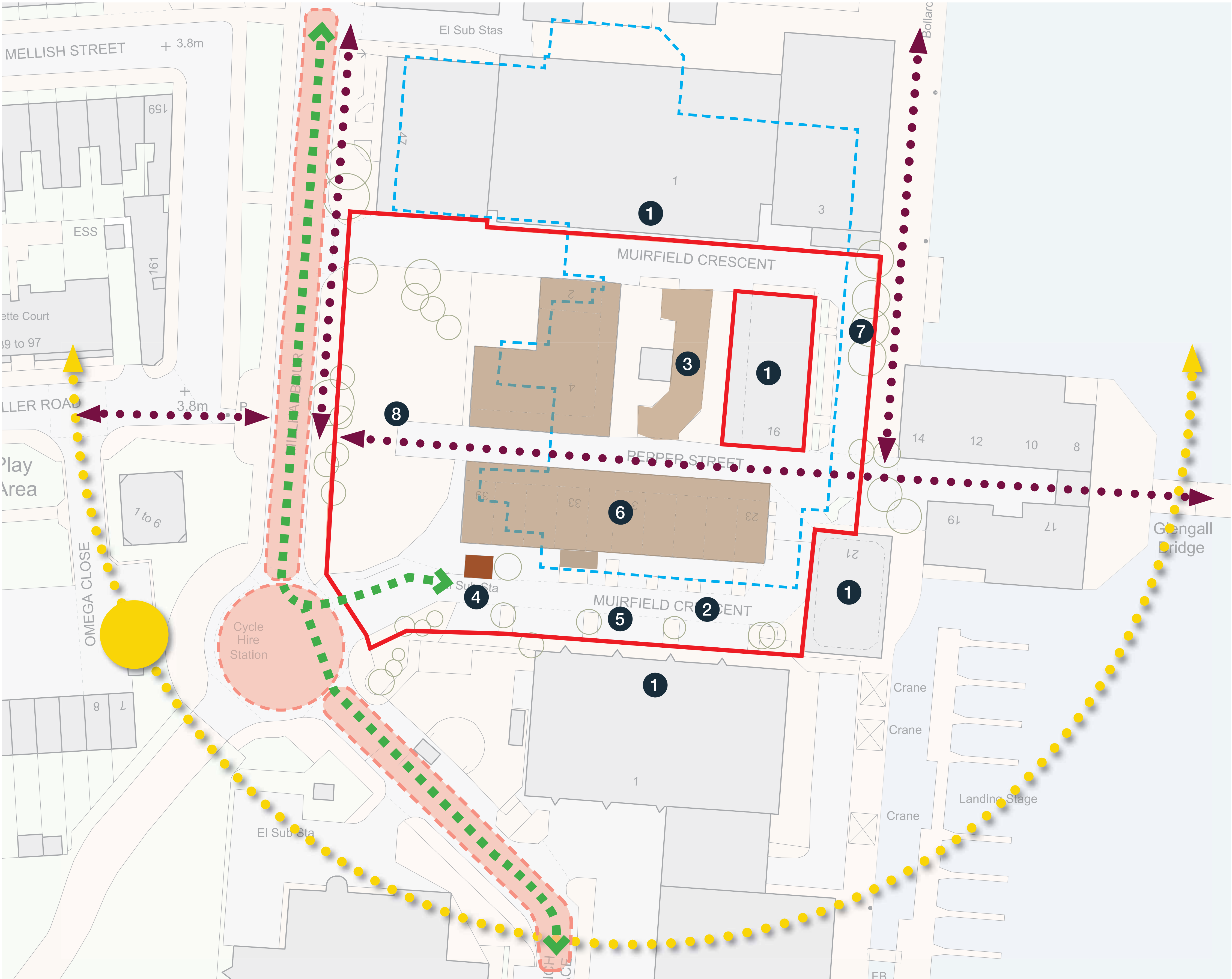
**Existing Services**  
The existing substation, gas facility, and other services running through the site will need to be considered and some will likely need to be moved as part of the proposed development.
- 5

**Existing Basement**  
The existing basement beneath the site is shared with adjacent properties and must be factored into the development plans.
- 6

**Temporary Ramp and Existing Structures**  
The current buildings and temporary ramp on-site are not fit for purpose and will require demolition and removal.
- 7

**Existing Trees**  
The existing trees within the site boundary and around the perimeter of the Site will require consideration as the design develops. Some are in poor condition with the roots pushing up the block paving
- 8

**Pedestrian & Cycle Routes**  
Pepper Street provides access to Glengall Bridge, which crosses the dock and provides access to Millharbour DLR, and is therefore a key local pedestrian route. It is also part of National Cycle Route 1, between Dover and Tain in Scotland.



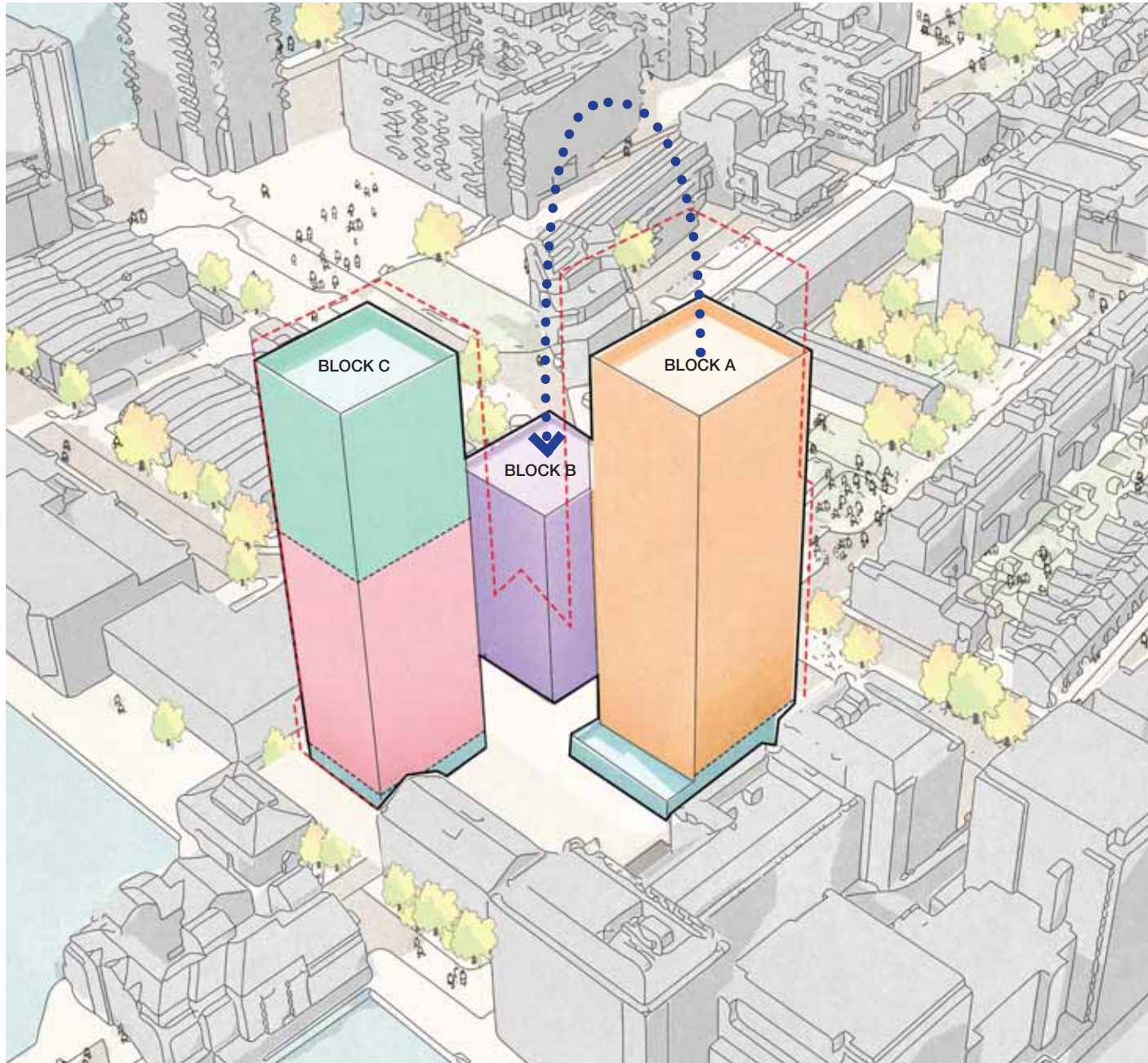
## DESIGN DEVELOPMENT



### 1. APPROVED SCHEME

- Two towers on large podiums that take up the majority of the site
- A basement that extends to nearly the full extent of the site
- One tower with fully private housing, whilst the other tower has a mix of private, affordable and intermediate housing
- Play space is provided within the podium

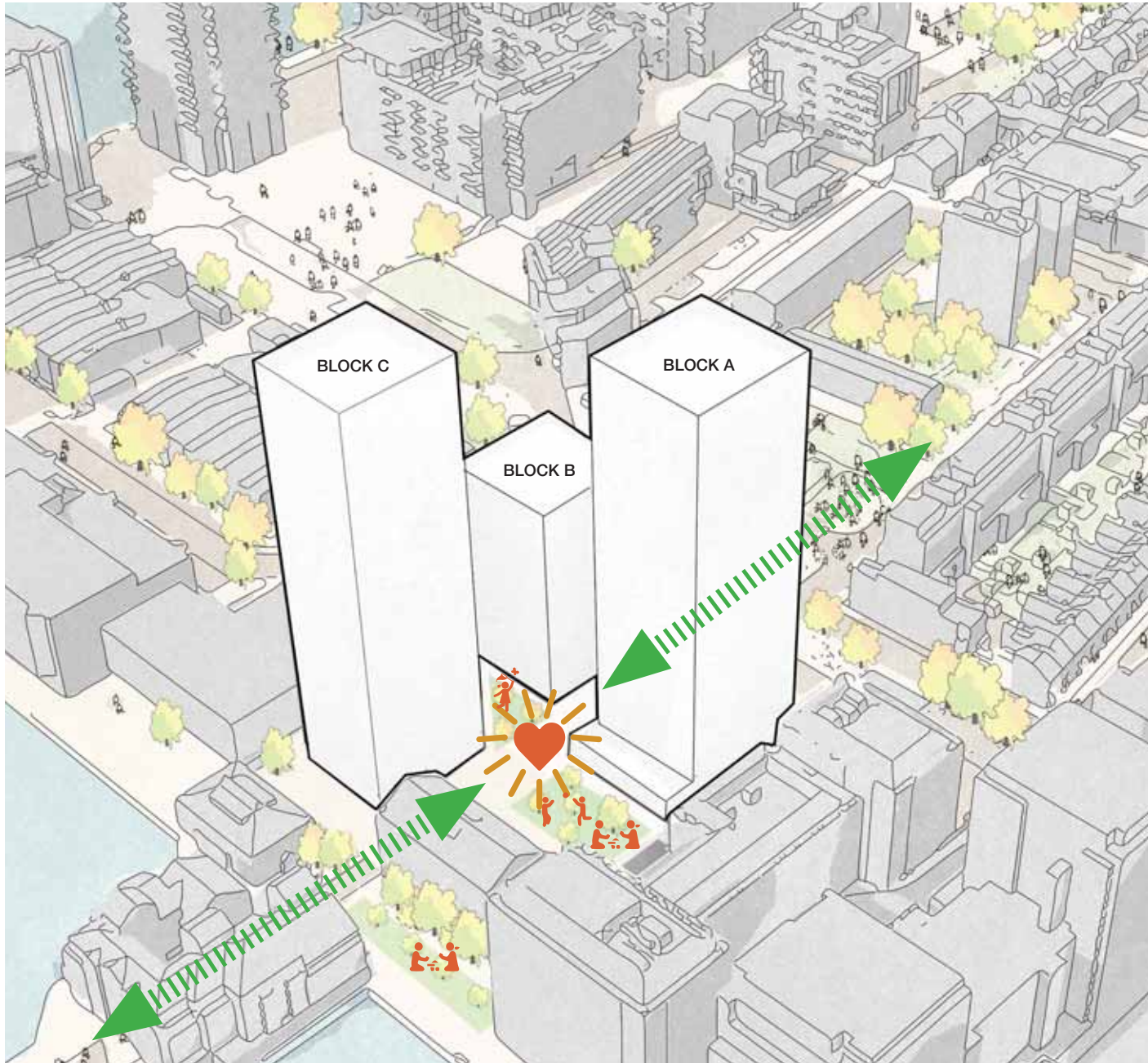
- Key**
- Commercial / Ancillary
  - Affordable C3 Residential
  - Private C3 Residential



### 2. MASSING REDISTRIBUTED

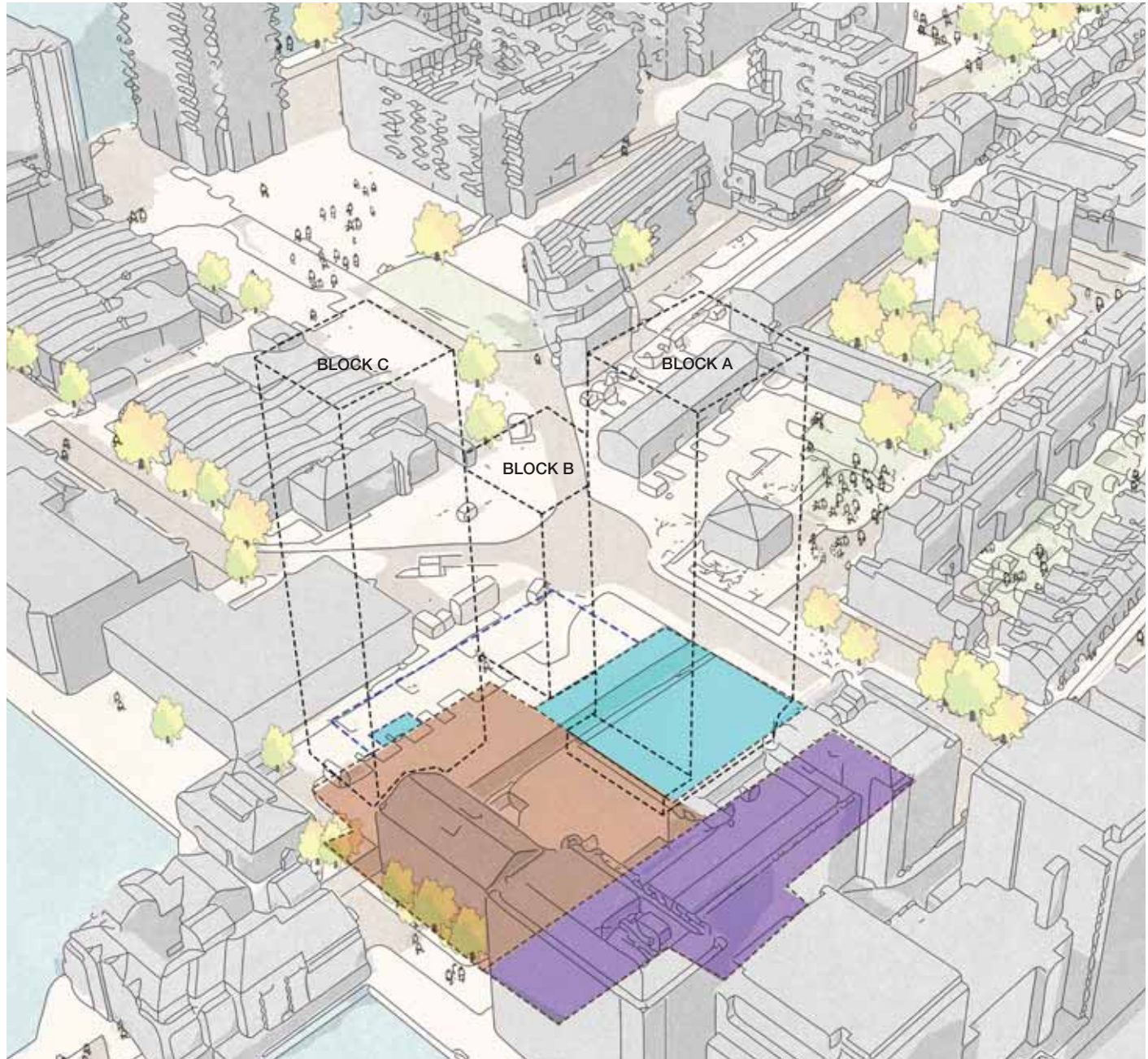
- Split up the three main tenures into three distinct buildings to make the development more efficient, more commercial to build and ultimately more desirable for RPs, Operators and Residents
- Redistribute the massing from Block A, to reduce the overall height of the development

- Key**
- Affordable PBSA
  - Nominated PBSA
  - Market PBSA
  - Student Amenity
  - Affordable C3 Residential



### 3. PUBLIC REALM HEART

- Reduce the overall footprint of the buildings on the site
- Create two new areas of public realm at ground level, which provide punctuation to the pedestrian route along Pepper Street, much needed green space for the area, and play space for the affordable C3 residential building
- This public realm provides benefits for the wider community, including much needed play space and green infrastructure
- The proposed scheme provides **30% additional public realm and play space to the implemented scheme**
- The proposed play space is 834m<sup>2</sup> which is enough for all age groups for the C3 residential based on the GLA's calculator, and **68% more than the implemented scheme**



### 4. BASEMENT REDUCTION

- Retain the existing basement across the Site
- Extend the basement to reach the Block A and Block C cores, but **45% less than the implemented scheme** to reduce the embodied carbon

- Key**
- Existing Basement
  - Neighbouring Basement
  - Proposed Basement Extension
  - Implemented Scheme Additional Basement



# 49-59 MILLHARBOUR

## PROPOSED DEVELOPMENT



## DEVELOPMENT SUMMARY

**STUDENT BEDS**  
918No. Total

468 Cluster Beds	(51%)
450 Studio Beds	(49%)

35% Affordable

**AFFORDABLE HOMES**  
62No. Total

1 Bed:	13No.	(21%)
2 Bed:	20No.	(32%)
3 Bed:	29No.	(47%)

47% Family Units  
100% Social Rent

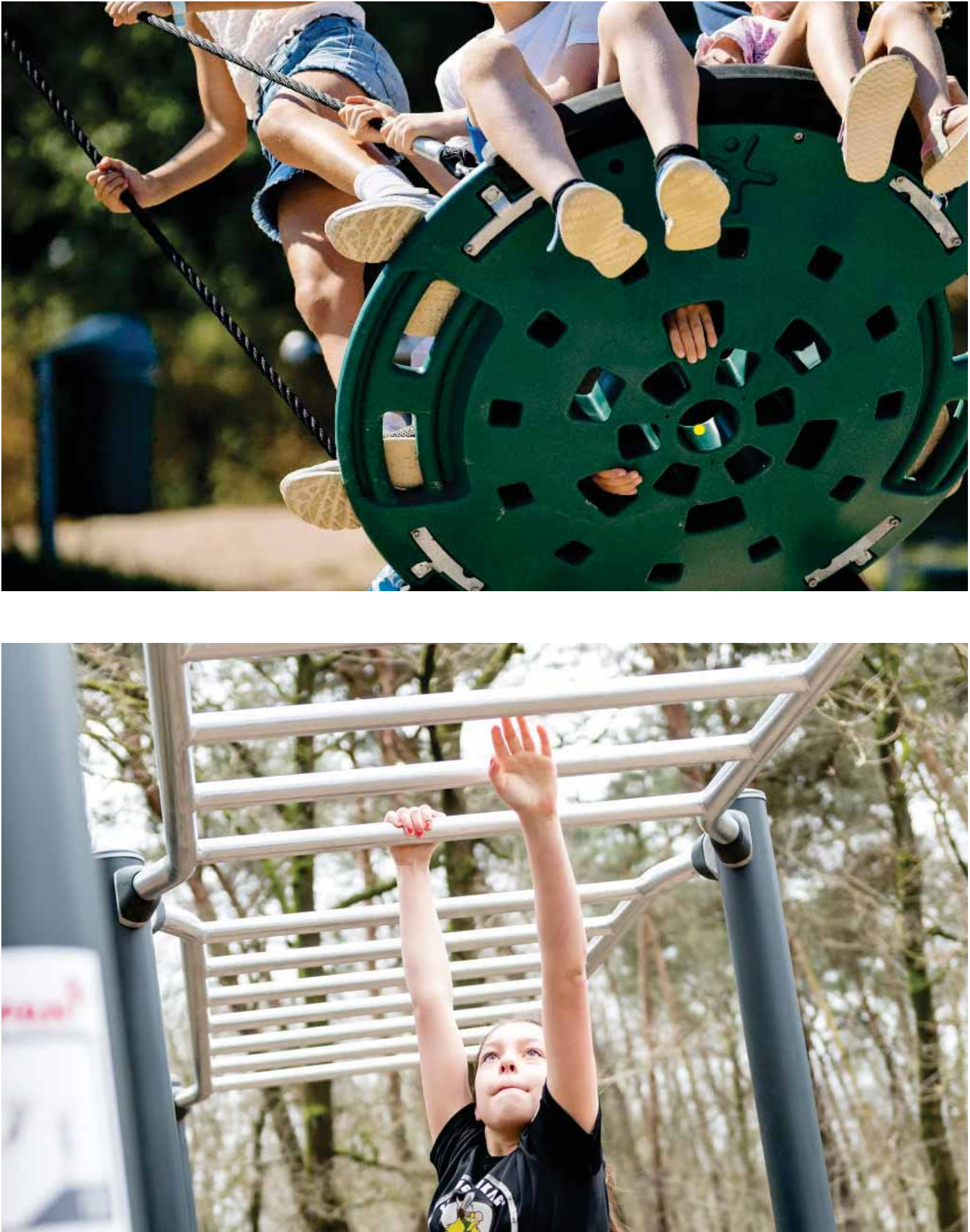


**COMMUNITY SPACE**  
150 sq.m

**PLAY SPACE**  
800 sq.m  
+65% compared to consented scheme

**PUBLIC REALM**  
3,500 sq.m  
+30% compared to consented scheme

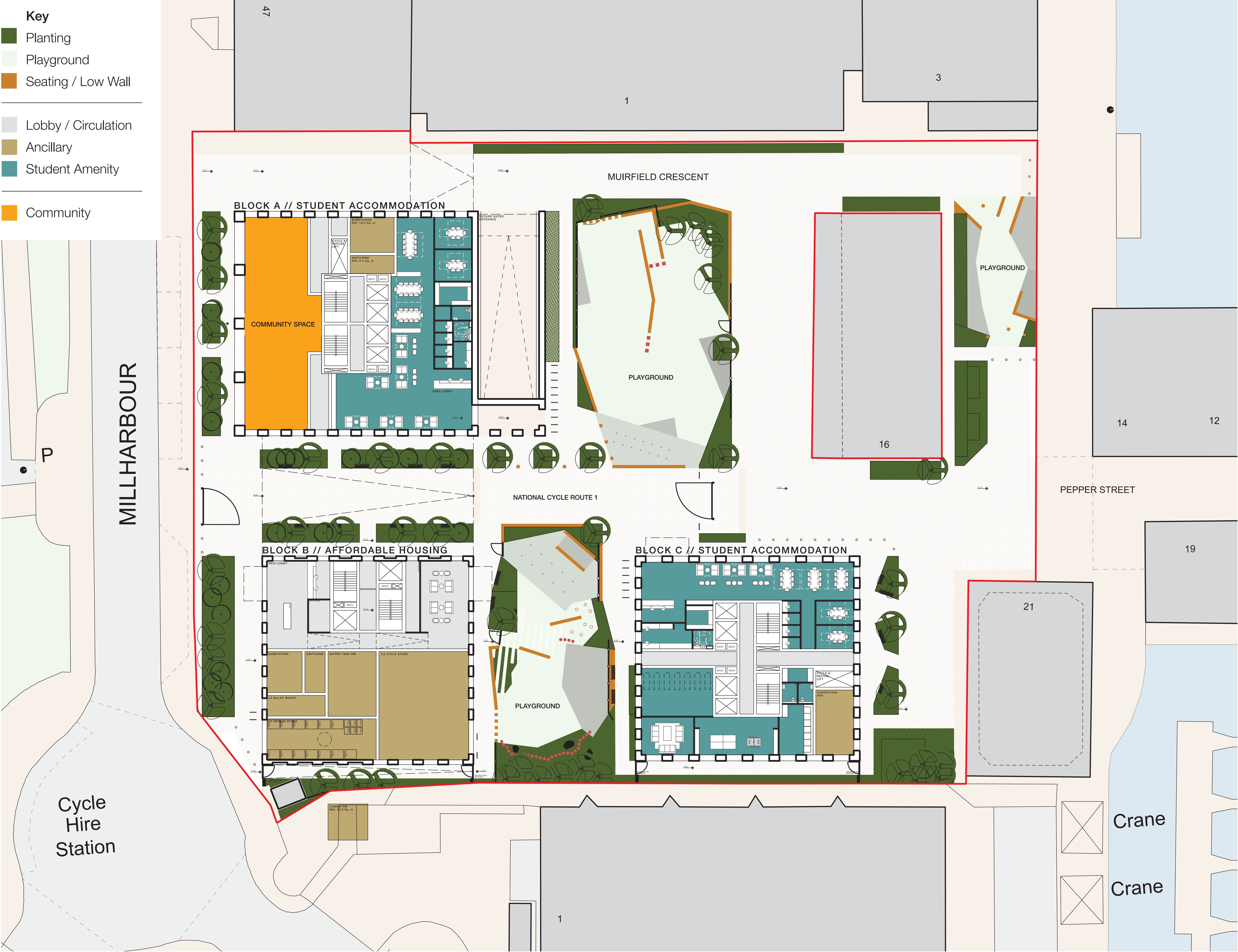
**AFFORDABLE TOTAL**  
48%  
+32% compared to consented scheme



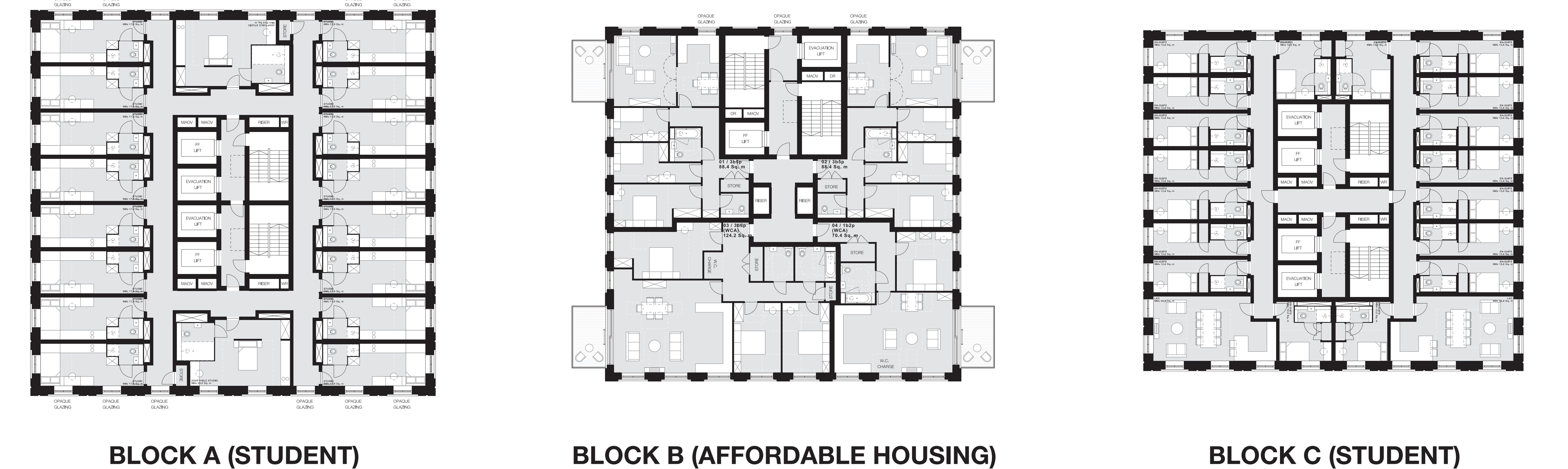


# 49-59 MILLHARBOUR

## GROUND FLOOR



## TYPICAL FLOORS





# 49-59 MILLHARBOUR

## ILLUSTRATIVE VIEWS



## PLAY SPACES



Soft landscaping and plant selection will be selected to promote well-being, seasonal interest and visual stimulation.



Inclusion of multi-functional decking.



Opportunities for calmer/break out spaces are incorporated.



Integrated lighting to reduce street clutter.

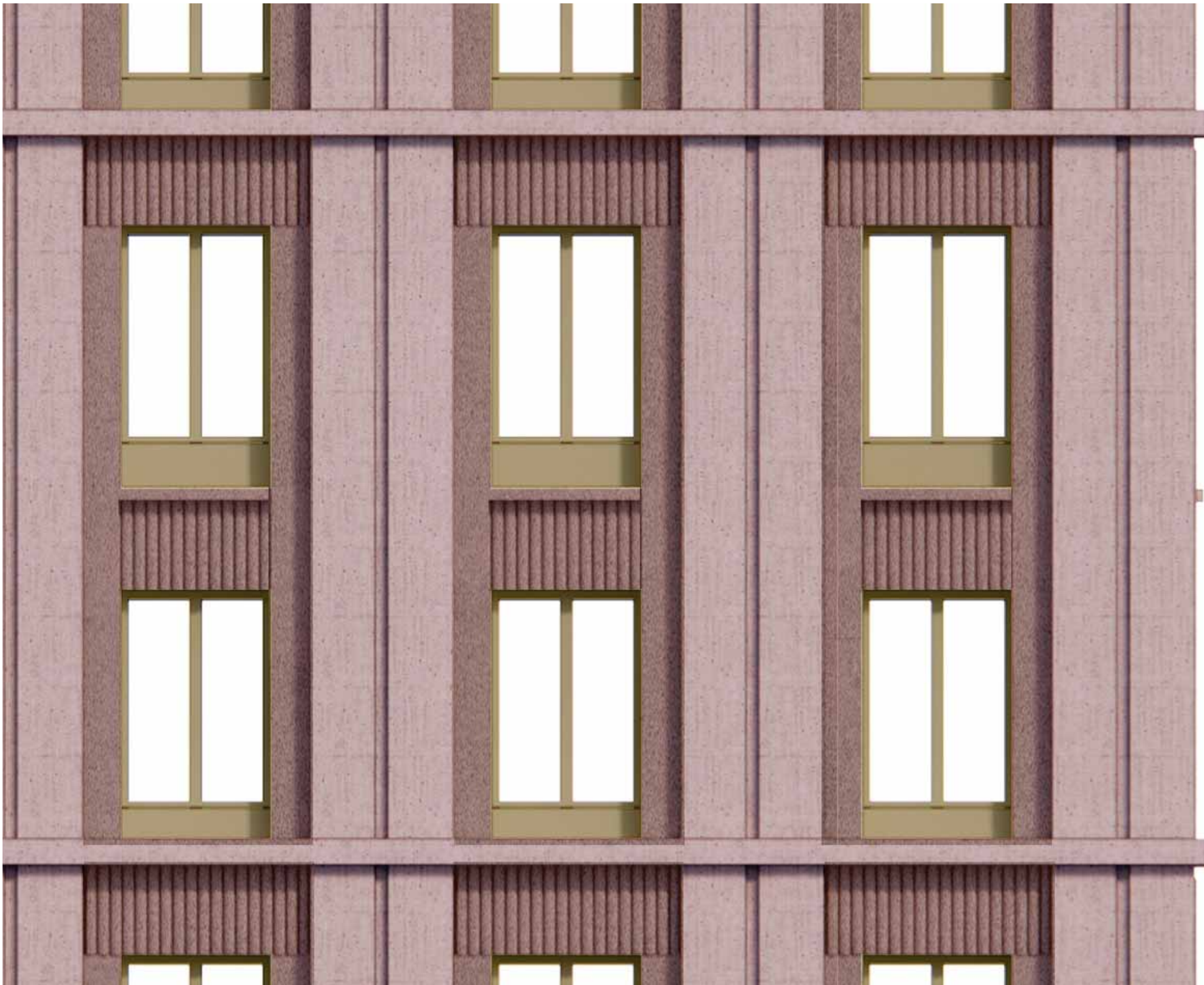




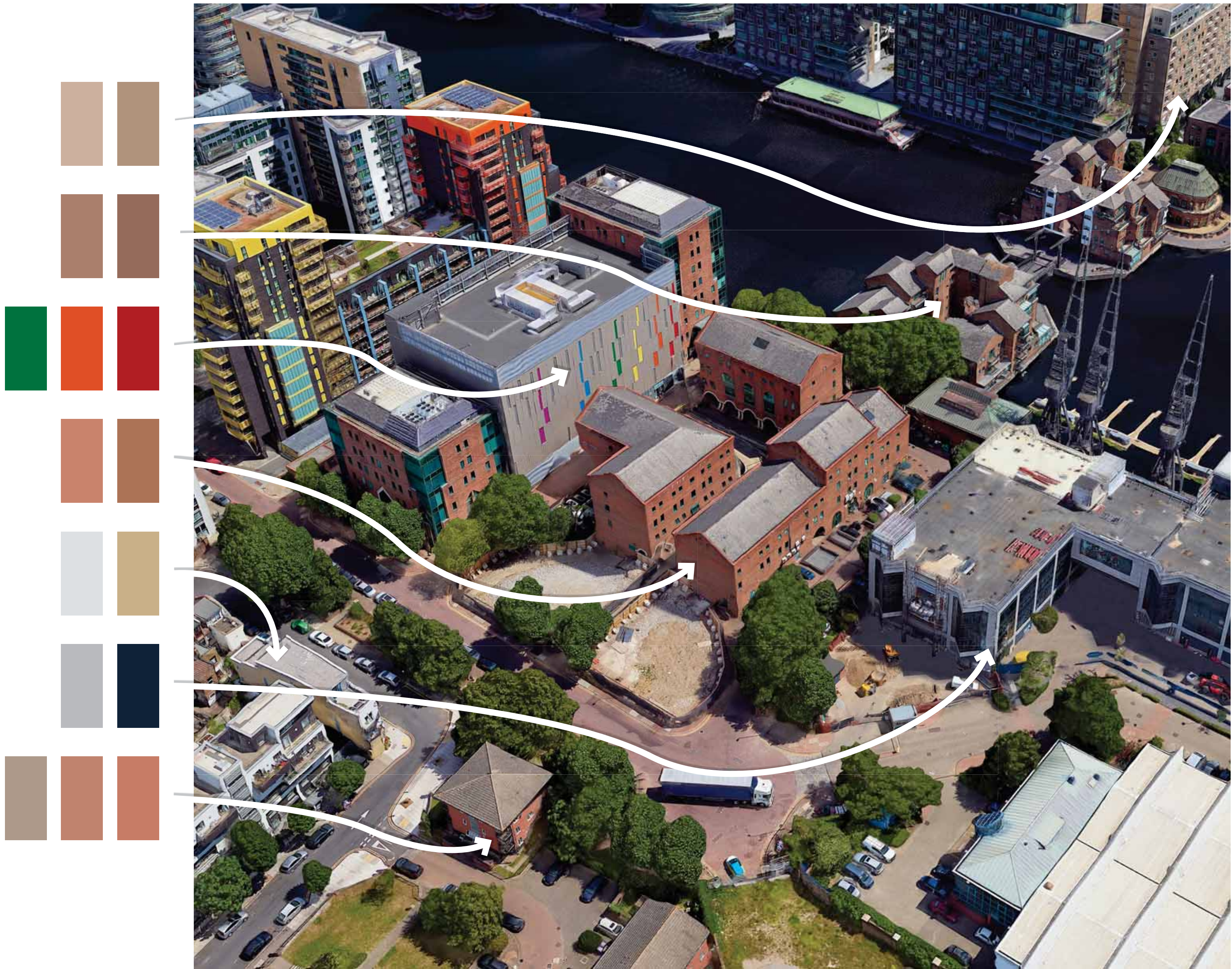
# 49-59 MILLHARBOUR

## BAY STUDIES

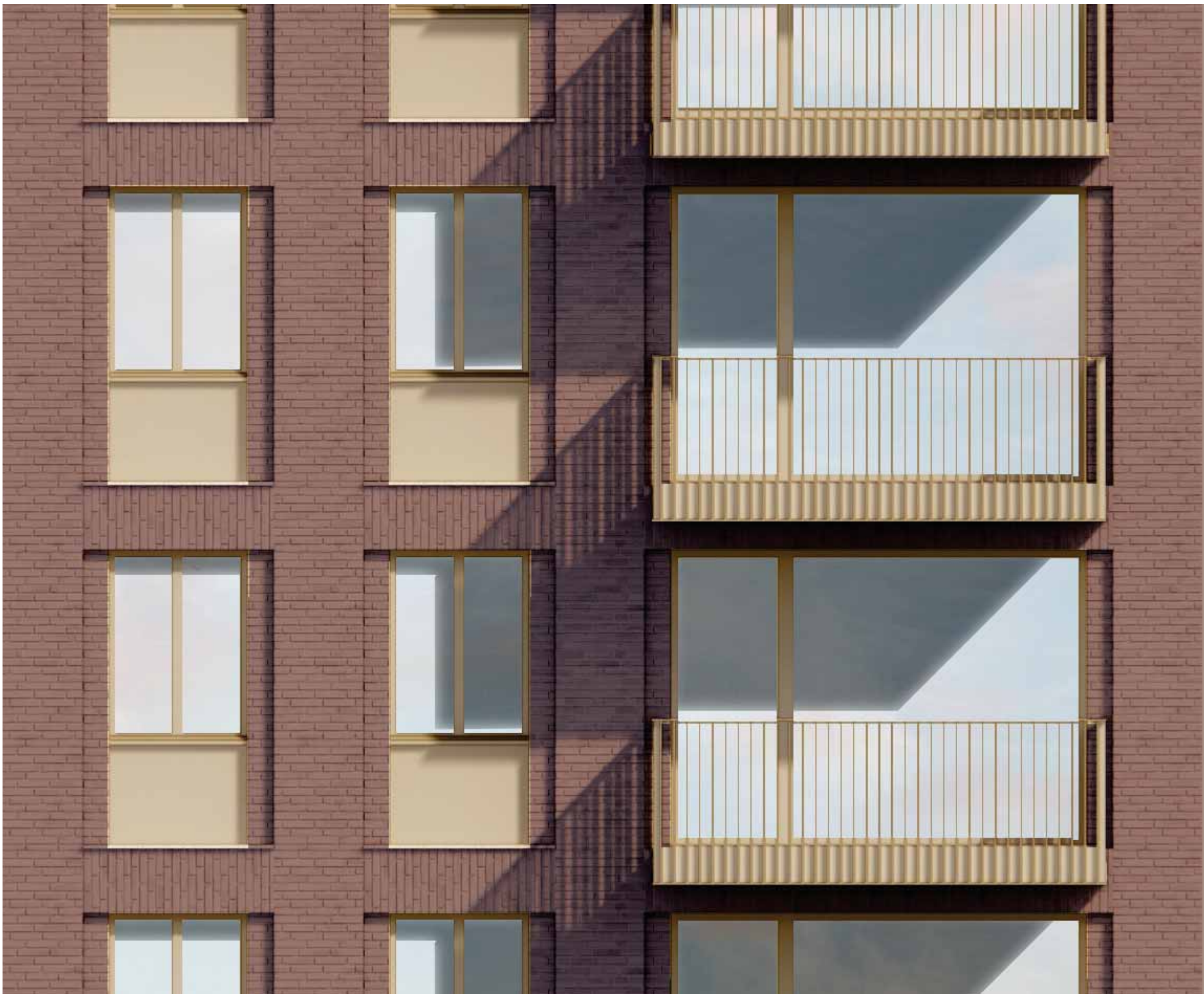
## MATERIALS



BLOCK A



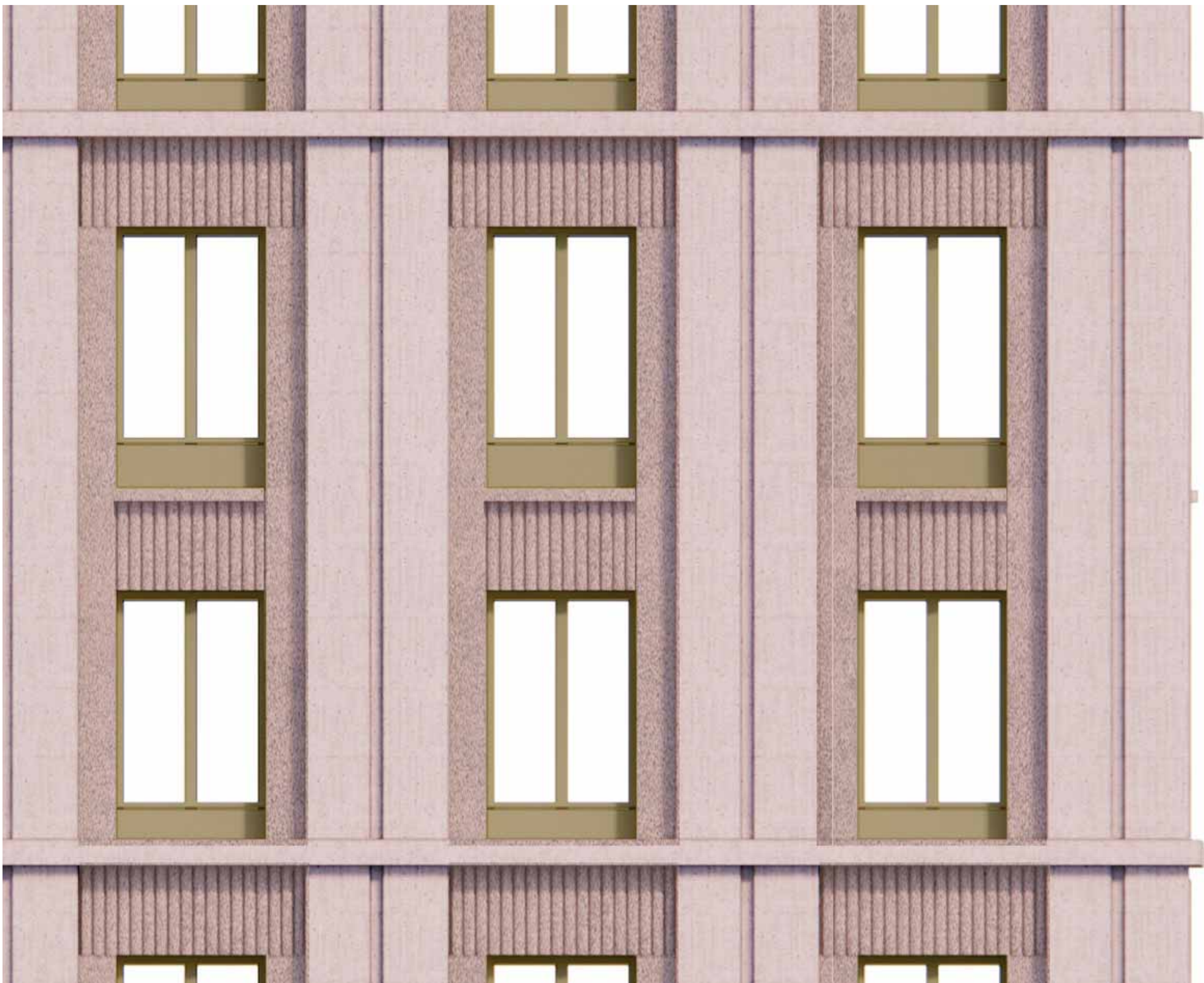
CONTEXTUAL MATERIALS AND TONES



BLOCK B



LOCAL WHARF BLOCKS



BLOCK C



INDICATIVE MATERIALS - CONCRETE TEXTURES AND TONES





# 49-59 MILLHARBOUR

## COMPARISON WITH APPROVED SCHEME

Affordable Housing		
Increased number of affordable homes	+28No.	✓
Increased number of social housing homes	+54No.	✓
Increased proportion of dual-aspect units (84%)	+11%	✓
Increased affordable provision by habitable room	+32%	✓
Public Realm		
Increased amount of public realm	+30%	✓
Increased amount of public play space	+68%	✓
More additional trees on site	+39No.	✓
Buildings		
Reduced building height	-15m	✓
Reduced building footprint on site	-25%	✓
Reduced basement extension	-45%	✓
Community Space		
Provision of a Community Space	+150m <sup>2</sup>	✓

## PROGRAMME



## SHARE YOUR FEEDBACK!

Thank you for attending our public exhibition.

Please do take the time to complete a feedback form and let us know your thoughts on our scheme. All feedback will be taken into consideration by the team in advance of submitting the development to Tower Hamlets.

Carvil Ventures, CCP Pepper and Faraday Ventures are committed to working with the local community throughout the development process.

If you would like any further information on our plans, or would like to discuss further please visit [www.49millharbour.co.uk](http://www.49millharbour.co.uk) or contact: [info@49millharbour.co.uk](mailto:info@49millharbour.co.uk)

Please ensure you send any comments by the end of March 2025.