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Squire & Partners completes garden square housing

17 DECEMBER 2020 - BY ROB WILSON, PHOTOGRAPHY BY DAVID CHRISTIAN



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The 173-home low-rise development sits on Westferry Road on the Isle of Dogs

The Island Point scheme for Chalegrove Properties is centred on a new south-facing garden square, surrounded by apartment blocks, townhouses and maisonettes.

Each townhouse has its own garden and every apartment a private terrace. A community pavilion is also positioned on site for use by residents and local groups.

The architecture is intended to reference local industrial buildings such as listed Burrells Wharf, with predominantly brick façades and metal detailing for windows and balconies, which are grouped vertically in bays.

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Within this common architectural language, the building types are differentiated in form – with the maisonettes arranged in pairs, townhouses expressed as individual units and apartments forming larger warehouse-style buildings.

The development is accented with green glazed bricks, the colour referencing the Blythe Burrell Colour Company, which established its colour works in 1888 at the former Millwall Iron Works site nearby.



Architect's view

The guiding principle of Island Point was to create a vibrant new affordable residential area, with a development that is contextually appropriate. The backbone of the scheme comprises a high quality of public realm for all age groups to use, care for and enjoy. The central green space opens directly on to Westferry Road and welcomes residents and the wider community into the development with an expansive play area. Mews routes lead to the maisonettes and houses to the north and provide informal gathering spaces for residents. A series of courtyards and gardens provide more insular amenity to the apartment buildings.

Every townhouse, maisonette and ground floor apartment has its own front door on the street. Many units are front-to-back dual aspect to maximise on sunlight and outlook. The residential layouts are generous, with most homes enjoying a separate kitchen/diner and living room. Private amenity is also provided through large balconies and terraces which overlook the public spaces below.

Myles Taylor, director at Squire & Partners



Client's view

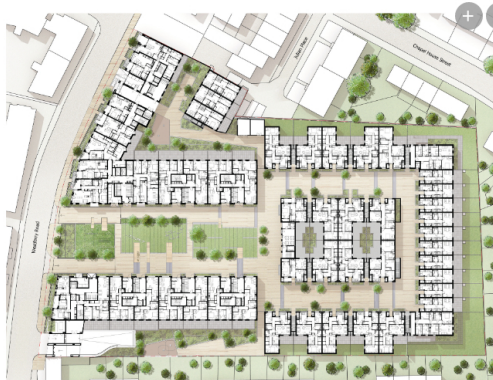
From the initial concept stages, Chalegrove's vision for Island Point was to create an exceptional affordable development that would reflect London's diverse design heritage.

We were keen to establish a new benchmark in terms of design, quality of materials and feelings of light and space. Importantly, we wanted our new homes to quickly become an integral part of the local community.

Squire and Partners' design successfully fused influences from both local Dockland Warehouses and iconic Chelsea Mews developments. These design elements were interspersed with generous areas of soft and hard landscaping, forming large open public spaces, as well as intimate areas for relaxation and play for all ages.

Island Point is a real triumph. It has already created a new community within the Isle of Dogs, of which everyone can be proud. This ranges from those involved in its design and construction, right through to the new residents and homeowners.

Karim Azem, director, Chalegrove Properties



Ground Floor Plan 1:300 © AD

Project Data

Start on site July 2017

Completion date April 2020

Gross internal floor area 21,500 m²

Gross (internal + external) floor area 29,000 m²

Form of contract or procurement route Construction management

Construction cost per m² Undisclosed

Construction cost Undisclosed

Architect Squire & Partners

Client Chalegrove Properties

Structural engineer Walsh

M&E consultant Hoare Lea

Landscape consultant Farrer Huxley Associates

Fire consultant Hoare Lea

Traffic consultant WSP

Acoustic consultant Hoare Lea

Project manager Chalegrove Properties

CDM coordinator Squire & Partners

Approved building inspector MLM Building Control Limited

Main contractor Chalegrove Properties

CAD software used Revit

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