

Squire & Partners wins planning for 996-home Isle of Dogs towers

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2/13 Squire & Partners' approved proposals for Mastmaker Village in east London

Source: Squire & Partners

Tower Hamlets Council has unanimously approved Squire & Partners' hybrid plans for two towers on the Isle of Dogs, east London, containing 996 homes

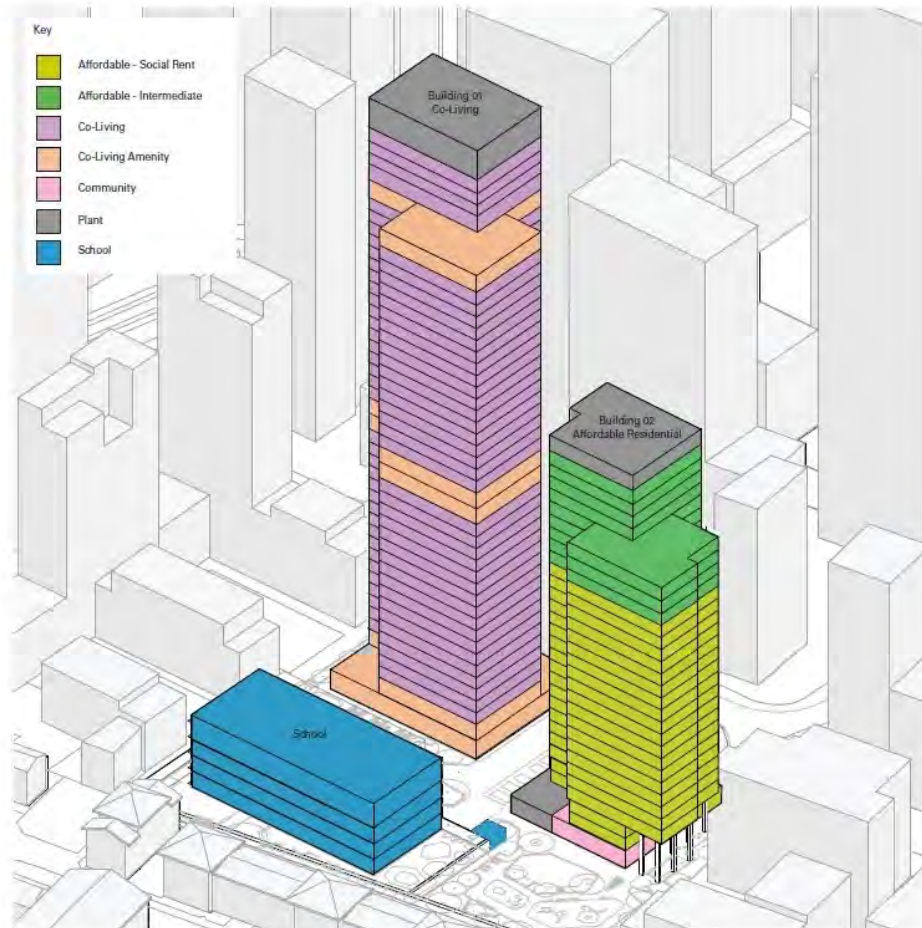
The scheme for developer Fifth State was approved at a meeting of the council's strategic development committee yesterday (3 March).

It paves the way for the demolition of warehouses at 20-34 Mastmaker Road to make way for a 42-storey building containing 843 co-living units and a 27-storey building containing 153 affordable homes.

The co-living tower will contain units as small as 21m², along with communal amenities, a public café and co-working space. The adjacent affordable housing tower will contain 121 residences for social rent as well as 32 'intermediate units'. It will also feature a roof terrace and ground-floor community space.

Squire's scheme also features a public park, public realm and a 155m² community hub as part of the detailed component.

The hybrid part of the application features plans for a new home for London East Alternative Provision, an educational establishment helping up to 100 children who are struggling at school. The facility currently uses the warehouses at the site and will be temporarily relocated under the approved plans.



Henry Squire, senior partner at Squire & Partners, said: 'Our plans for Mastmaker Village will deliver a new neighbourhood in Isle of Dogs that transforms the current brownfield site into a large-scale mixed-use development comprising: shared living, affordable homes, a new community hub and extensive public realm.'

He continued: 'The regeneration of the site will address housing needs in the area and provide a series of publicly accessible spaces including: a public pocket park, landscaped public spaces, community hub and cafe at ground level – integrating the development with existing local residential and business communities.'

'The buildings have been designed to enhance the character and townscape of the area, through highly crafted façades that reference the industrial heritage of the Isle of Dogs, with a contemporary architectural language that draws on the area's history of transporting and storing grains.'

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In May, Squires **won planning consent on appeal** for a £1.3 billion residential-led, mixed-use redevelopment of the former Stag Brewery site in south-west London following a 10-year battle.

A timeline for Mastmaker Village's completion has yet to be set out.