new work

North Quay, Canary Wharf

Canary Wharf Group today set out plans for a 3.8 million sqft (GIA) development on the 3.2-hectare North Quay site at Canary Wharf, masterplanned by Allies and Morrison. These have been submitted to the local planning authority, the London Borough of Tower Hamlets.

The site, which is immediately adjacent to Crossrail's new Elizabeth Line station on the north side of Canary Wharf will create a vibrant mixed-use district and accommodate up to 2.5 million sqft of diverse commercial office space wand up to 1.6 million sqft of residential space, within a flexible framework to suite the demands of future London.

North Quay is the largest undeveloped site remaining at Canary Wharf and one of the largest development sites in London. New public realm in the form of streets and squares will be at the heart of the scheme creating connections between Canary Wharf and South Poplar and integrating with the key transport hubs of the Elizabeth Line and DLR. Previously in accessible dockside will form the backbone of the design providing a 250-metre long east-west waterside promenade. The flexible framework will enable a campus of buildings to come forward with a mix of uses, integrated with ground level amenities, retail and open space providing a distinctly London and urban character.

The planning application has been made after a seven-month long consultation with local residents and businesses and the final stage of pre-application meetings with planners at the London Borough of Tower Hamlets and the Greater London Authority were completed during the lockdown, much of it done online.

Sir George Iacobescu CBE, Executive Chairman and of Canary Wharf Group, said: 'North Quay is a unique location, and one of the largest single development sites in central London. Our plans will offer a great new place to work and to live, with extensive public realm, new connections and high-quality retail, next, to a brand-new railway station.'

‘This will be a fantastic addition to the Canary Wharf estate and offer an exceptional environment which could be perfect for a range of occupiers including health and life sciences, technology, media, financial or business services organisations.

‘In a dynamic and unpredictable world, the extensive flexibility in this plan will enable us to respond quickly to market demand within a framework agreed with the local authority.

Jason Syrett, Partner of Allies and Morrison, said: ‘The masterplan for North Quay is structured around making connections; from South Poplar to Canary Wharf north-south and from West India Quay through to Billingsgate West-east reactivating the north quayside of the old West India Import Dock. This masterplan provides a confident step forward to the next phase of Canary Wharf as a vibrant mixed-use and truly connected place.

‘This outline planning permission has been designed to allow for flexibility in the same way as Canary Wharf Group’s Wood Wharf project, which is currently being built out.’

Location	London, UK
Uses	Workplace, Housing, Mixed
Client	Canary Wharf Group
Status	Current
Scale	Neighbourhood
Expertise	Architecture, Masterplanning
Collaborators	Arup, LDA Design, Max Fordham, Waterman Group

ABOUT CANARY WHARF GROUP

Canary Wharf Group has overseen the largest urban regeneration project in Europe and is a fully integrated private real estate company that develops, manages and currently owns interests in approximately 7.7 million square feet of office space, 0.9 million square feet of retail and 327 completed Build to Rent units.

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ABOUT ALLIES AND MORRISON

Allies and Morrison is a practice of architects and urbanists based in London. We design beautiful buildings that have long life and can adapt over the generations. We also shape enduring places whether new pieces of city or settlements at any scale. All our projects are concerned with the crafting of ever detail and the appreciation for the uniqueness of each context.

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