

WELCOME

7 BRANNAN STREET, WOOD WHARF



PUBLIC EXHIBITION
SHAPING CANARY WHARF



▲
Aerial photo
showing Wood
Wharf construction
progress and
the location of 7
Brannan Street
site.

WELCOME

We, Canary Wharf Group, are currently preparing proposals for a new building at Wood Wharf known as 7 Brannan Street.

This exhibition provides an overview of the project and our proposals for community feedback, ahead of submitting a planning application to Tower Hamlets Council later this year. Information is also included on the progress of the Wood Wharf development, and our plans to introduce more greenery across the Estate, which are currently going through planning.

Once you have viewed our consultation material, you can let us know your thoughts by completing our feedback survey.

7 BRANNAN STREET

The 7 Brannan Street site is located at Wood Wharf, on the southern edge of the Blackwall Basin, and was previously identified as a location for a residential building within the masterplan development that received planning permission in 2014.

We intend to bring forward a standalone planning application for this building with a proposal for purpose-built student accommodation to contribute to the diversity of the emerging Wood Wharf community.

VISION & CONTEXT

7 BRANNAN STREET, WOOD WHARF



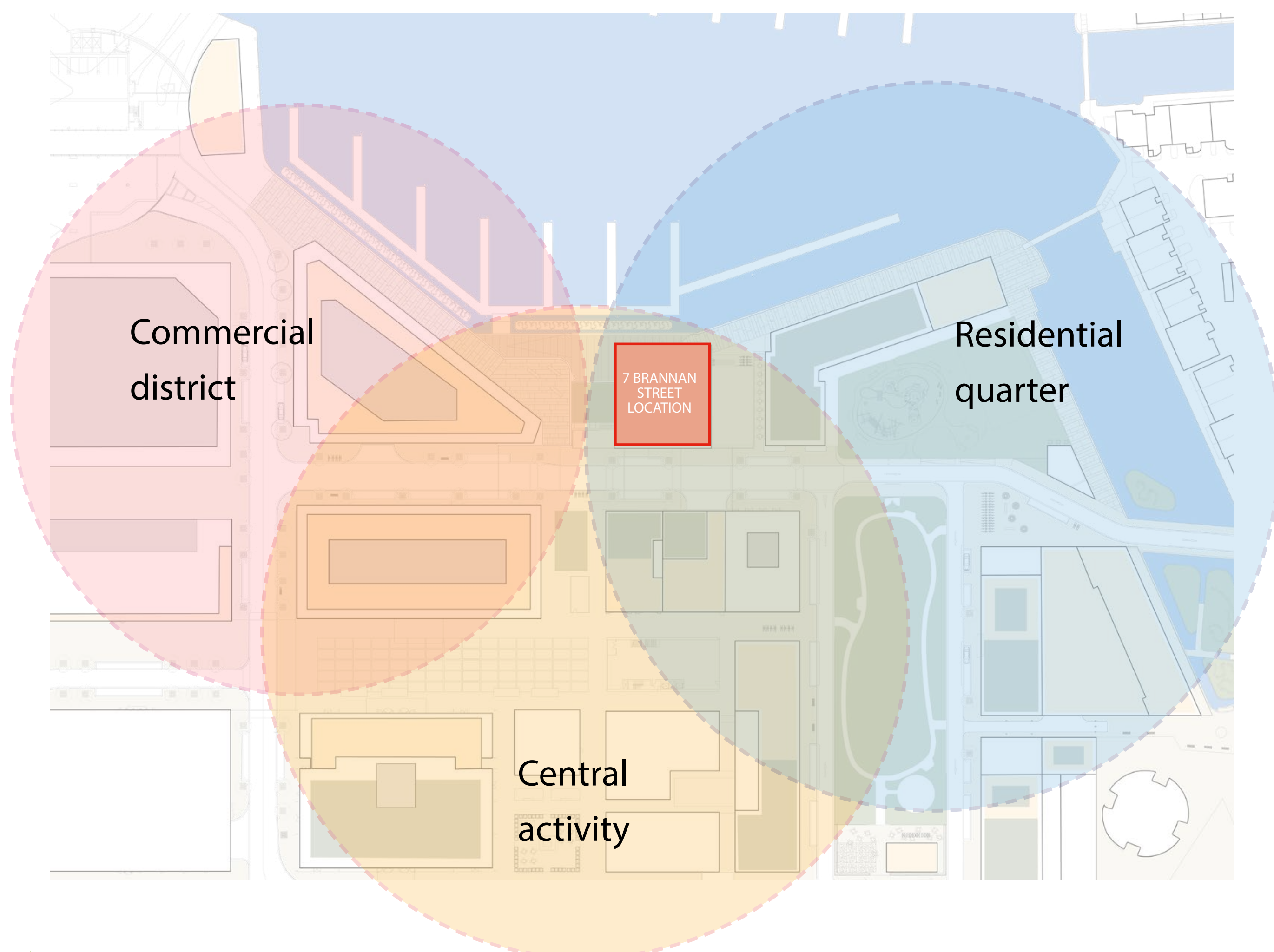
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CREATING A DIVERSE ESTATE

Over the past 30 years, we have been applying the highest design standards to create a 24/7 city where people can live, work and thrive on the Canary Wharf estate.

As the developer of the largest urban regeneration project in Europe, we develop, manage and own interest in approximately 9 million square feet of mixed-use space and over 1,100 Build to Rent apartments at Canary Wharf.

Drawing on our longstanding expertise, we are now pushing further our vision of urban development. Wood Wharf is creating an integrated new neighbourhood, designed to provide a mixed-use waterside community of workers, residents, and visitors, with modern and eclectic architecture, new landscaping and public spaces, and bars and restaurants that create a vibrant community and a true neighbourhood feel.



7 Brannan Street occupies a key location where the commercial district, new residential quarter and central activity zone converge.



SHOPPING & LEISURE

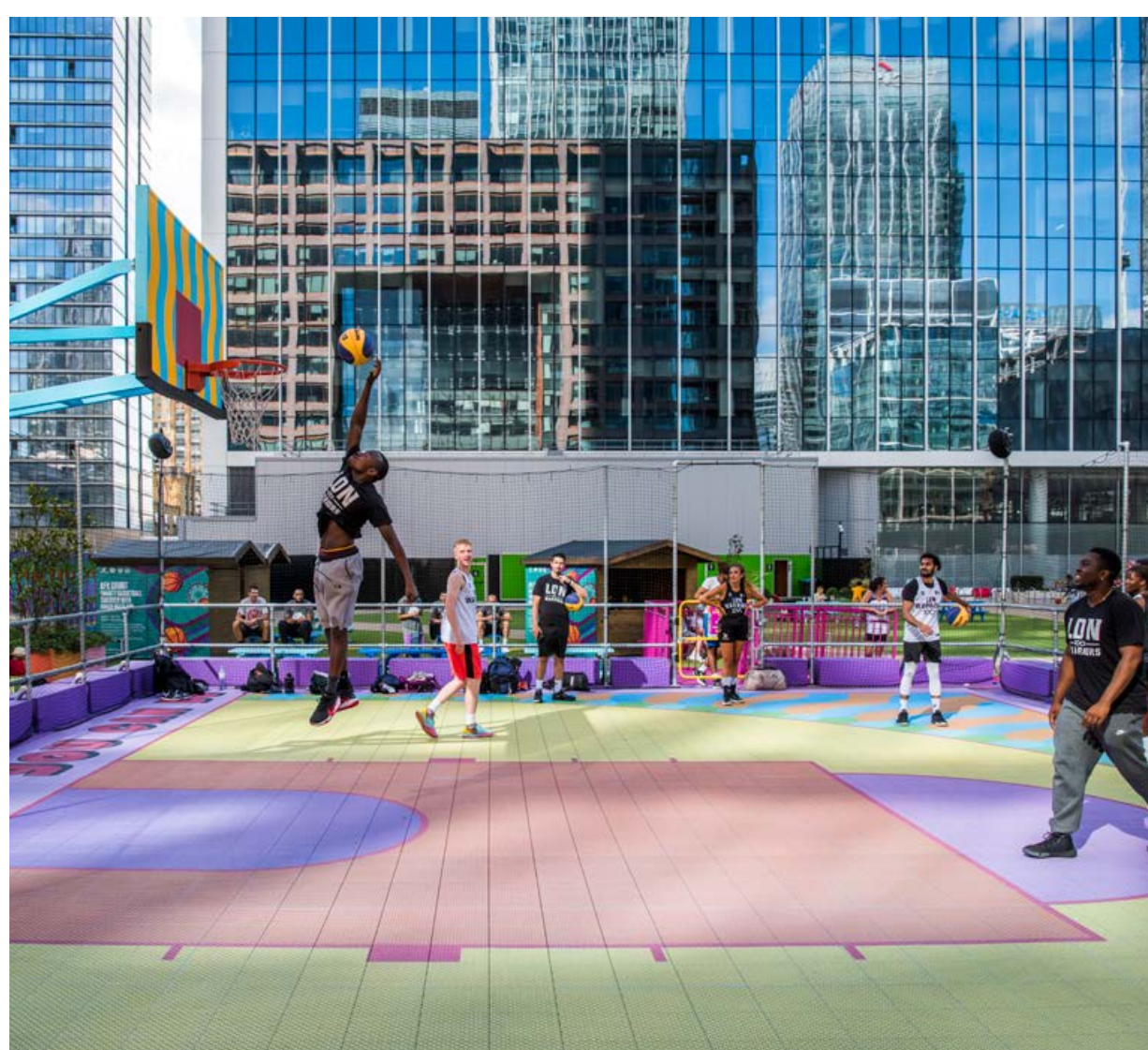


PLACES TO VISIT & ENJOY

THE AMBITION

The overarching strategy for Wood Wharf is to provide high-quality public realm and a diverse range of land uses, which bring together live, work, retail and leisure accommodation, and encourage animation of public spaces from streets to waterside.

Expanding Canary Wharf's Metropolitan Centre offer by turning land at Wood Wharf into vibrant purpose-built student housing will contribute to the continued success of Canary Wharf as a 15-minute city, and the emerging Wood Wharf district as a place to live, work and thrive.



EVENTS & ACTIVITIES



RESIDENTIAL COMMUNITY



OPEN SPACES & NATURE

DEVELOPING WOOD WHARF

7 BRANNAN STREET, WOOD WHARF



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PROGRESS AT WOOD WHARF

When complete, Wood Wharf will provide up to 3,600 new homes, 2million sq ft of office space, 350,000 sq ft of retail space and over nine acres of public spaces, squares and parks. There will also be a GP surgery and a school. With Phase 1 now complete, Wood Wharf is taking shape with many buildings and public spaces occupied and open.

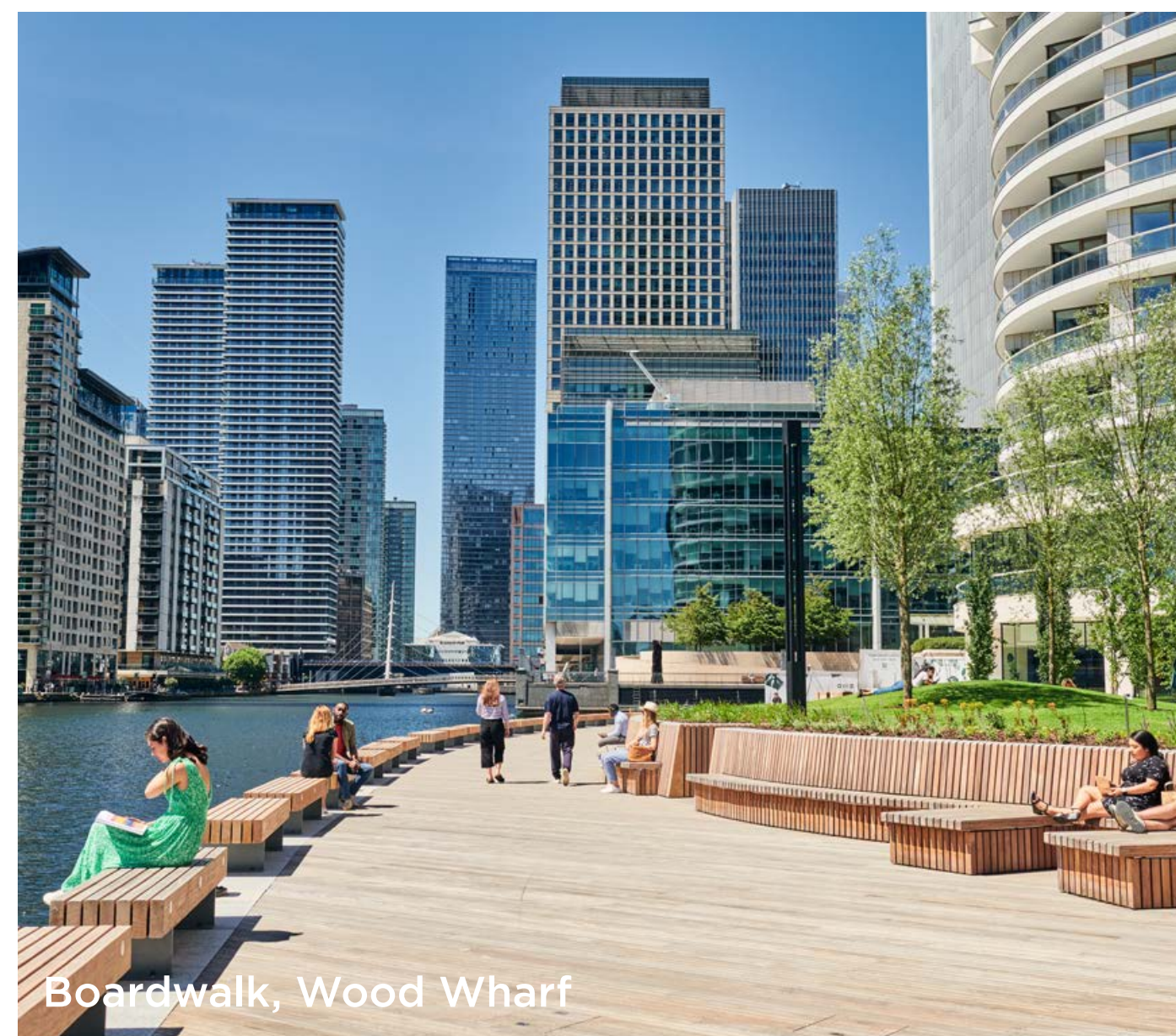
Phase 1 of the development includes a range of residential units including market for sale, intermediate rent and affordable rent housing, as well as offices, a hotel, health club, and retail uses. Phase 1 also includes landscaping, waterside promenades and children's play areas. The primary school has been handed over for fit out, as has the GP surgery – offering genuine community infrastructure from the early stages of occupation.

Phase 2 of the development is well underway, including residential development and serviced apartments offered in the central area of Wood Wharf, which will be joined later by further office development.

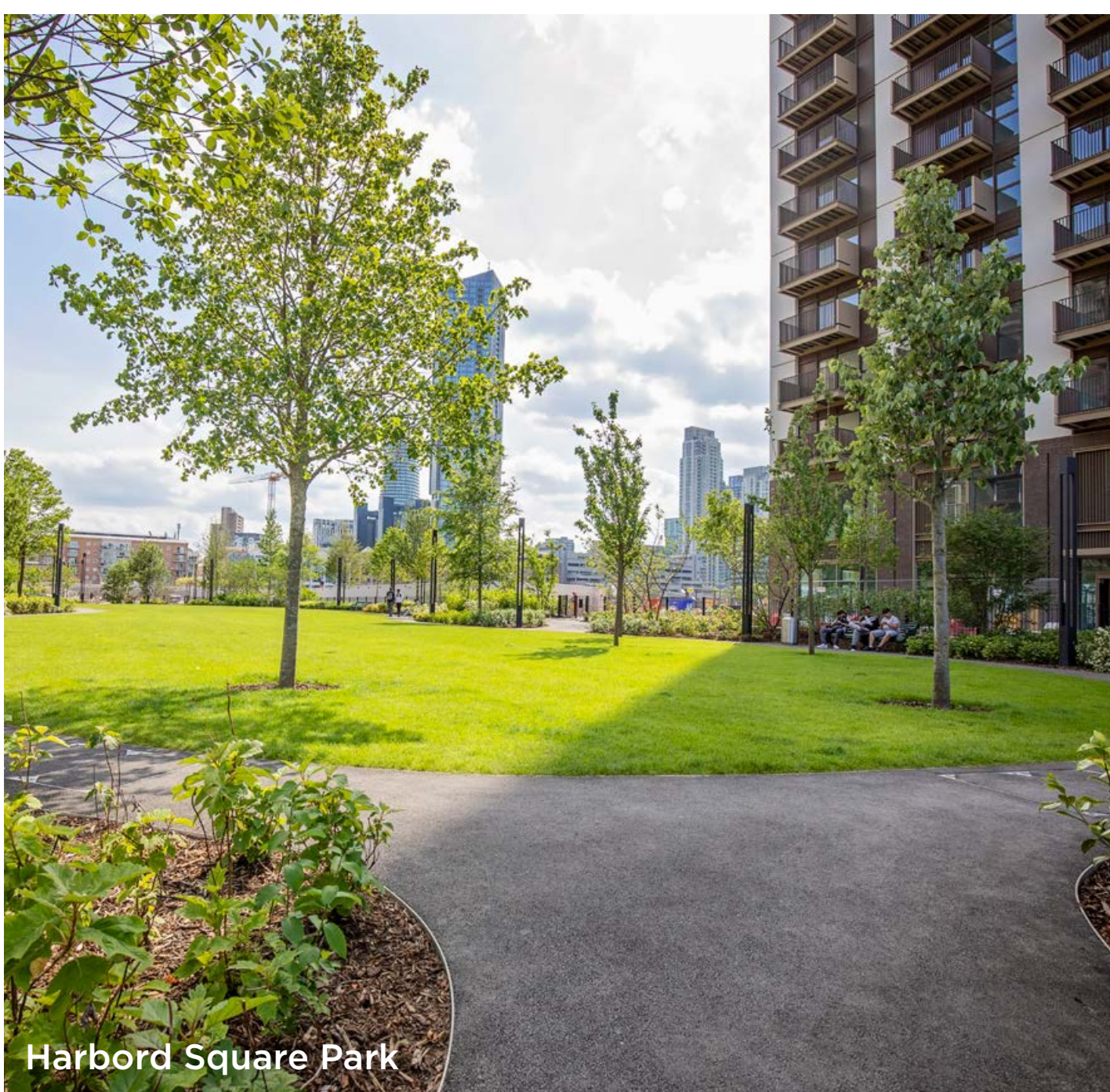
Phase 3 of the development has now been approved in detail and will add over 1,000 residential units for private rent and affordable rent. This is due to commence development later this year. The proposals will add a further land use to the exciting and evolving mix at Wood Wharf alongside affordable housing and future office development all facing Blackwall Basin – taking the development programme through to the end of the decade.



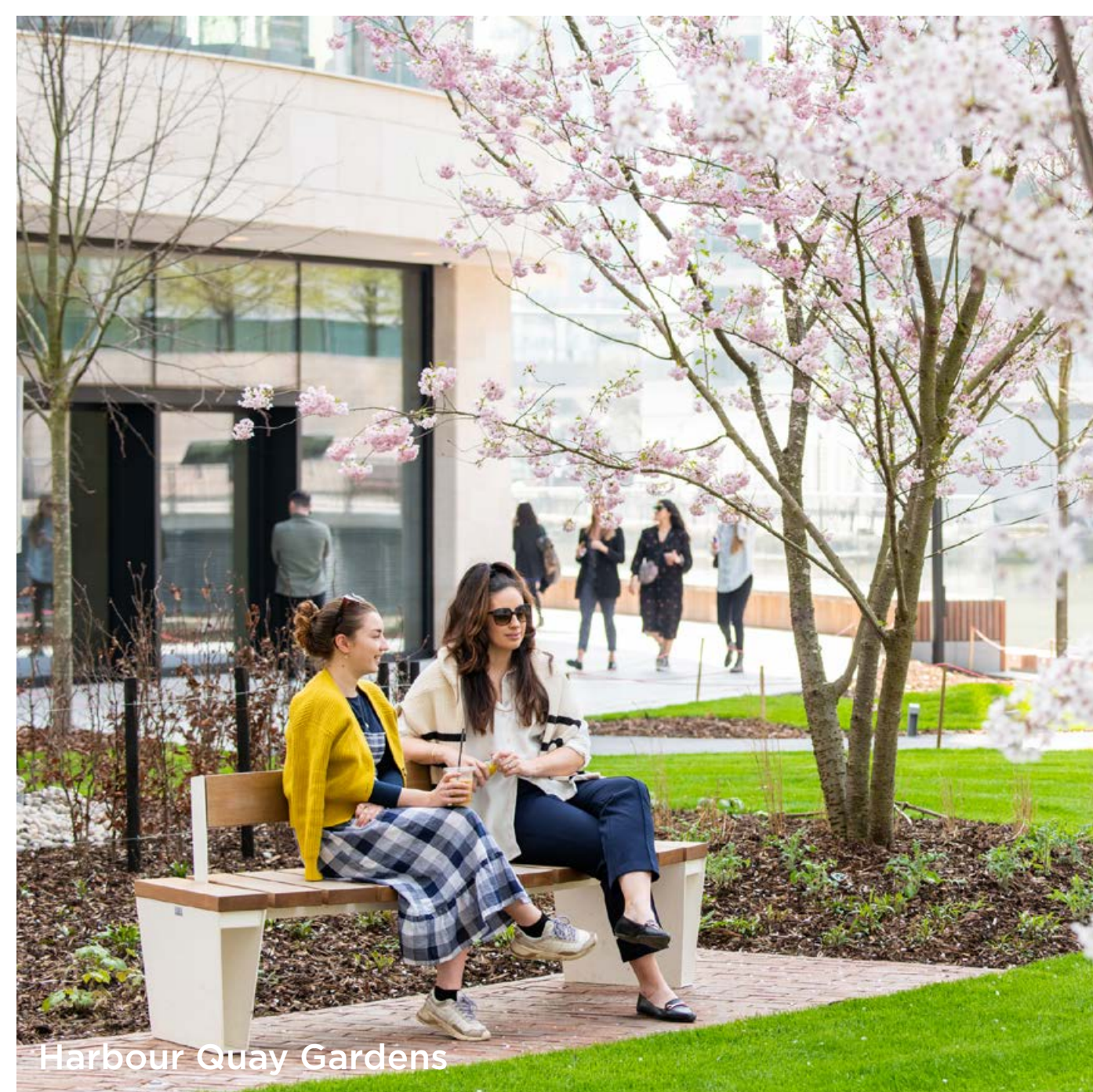
▲ Aerial view of current progress at Wood Wharf (August 2022)



Boardwalk, Wood Wharf



Harbord Square Park



Harbour Quay Gardens

▲ Photos of Wood Wharf Phase 1

CONTRIBUTING TO A THRIVING TOWN CENTRE

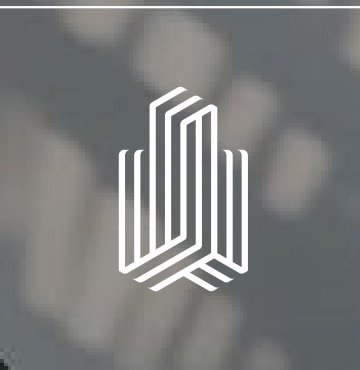
The introduction of student accommodation is intended to contribute to the ongoing evolution of Canary Wharf and will complement the mix of uses at Wood Wharf, supported by existing infrastructure, public open spaces, retail, entertainment, and all the necessary amenities required for a neighbourhood to thrive.

Canary Wharf is already a popular location for students living in the Private Rented Sector, and the provision of purpose-built student accommodation will help meet the growing student need. Canary Wharf hosts education providers including UCL School of Management and demand is growing through others in the area, such as Queen Mary University.

The proposals have been developed to add vitality to the evolving Wood Wharf development. They will deliver high quality accommodation with a strong sense of community throughout that sets a new standard for student-living experience in London. We will partner with an experienced and well-established student accommodation operator to manage the building and work with our Estate management team.

PLANNING CONTEXT

7 BRANNAN STREET, WOOD WHARF



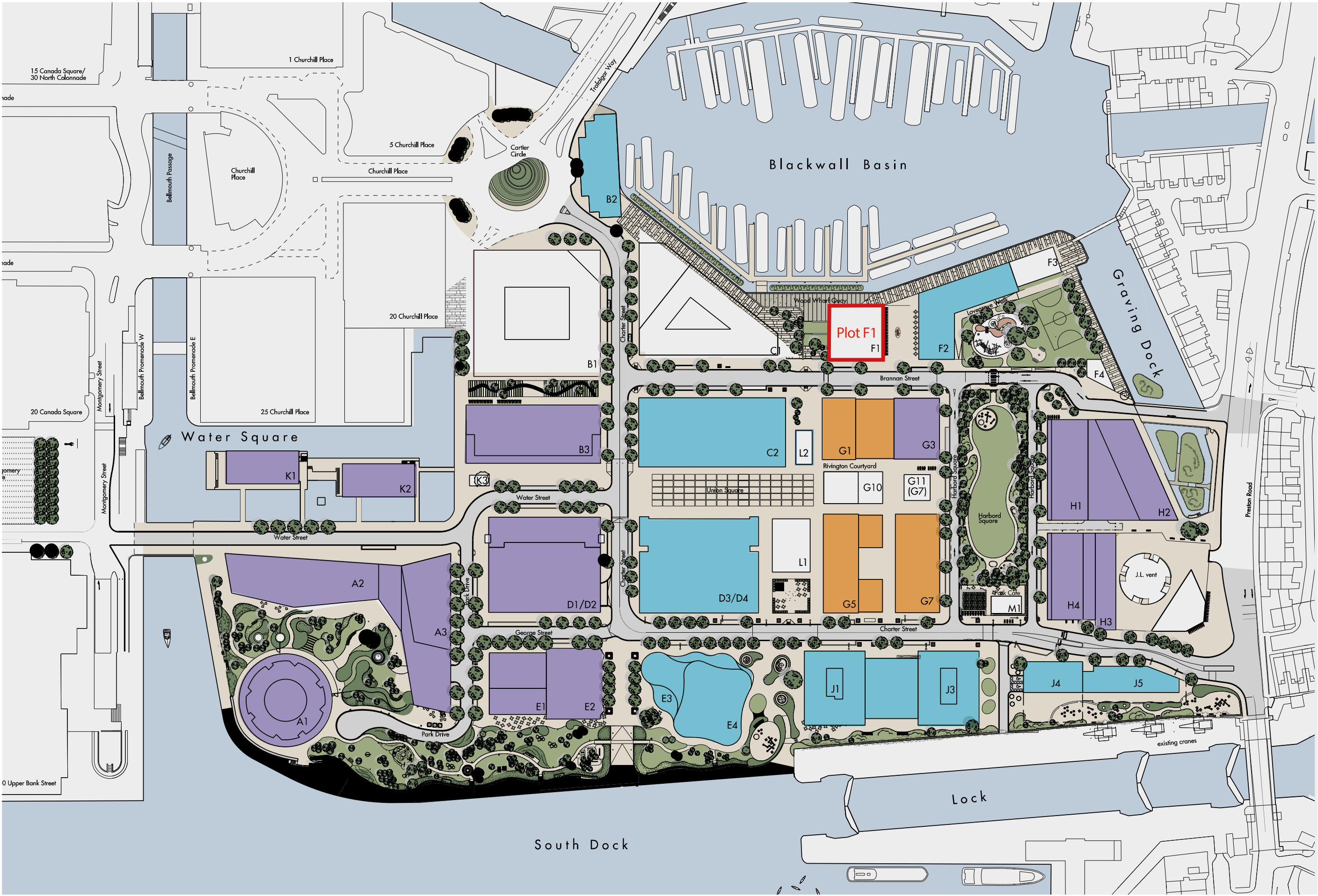
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OUTLINE PLANNING PERMISSION

Outline Planning Permission was granted with all matters reserved (ref. PA/13/02966) for the comprehensive mixed-use redevelopment of the Wood Wharf Masterplan site in December 2014.

The Outline Planning Permission sets the parameters for the layout, scale, access, appearance, and landscaping of the development across the Masterplan site (“Approved Parameters”), alongside providing important context to the design approach for the proposal.

7 Brannan Street will replace Plot F1 within the masterplan. Whilst the proposed use will change to student accommodation, it is the intention that the proposals for 7 Brannan Street will broadly fit within the building height and massing parameters established by the Outline Planning Permission.



Wood Wharf Masterplan and current status

Complete Under construction Consented Approved in outline Site for 7 Brannan Street

SURROUNDING CONTEXT

Plot B3 is a completed mixed-use commercial building, including offices and a hotel.

Plot C2 is consented as a commercial office building of ground level plus 15 storeys.

Plots G1 and G5 are under construction and will provide 163 serviced apartments in a building of ground level plus 11 storeys high.

At Plot F2, located to the east, a forthcoming application will increase the approved number of affordable rent housing to 72 units.

Plot G3 to the south east has been constructed and provides 176 intermediate rental units in a building ground level plus 27 storeys high.

Plot H1 provides 76 affordable rental homes and is now occupied.

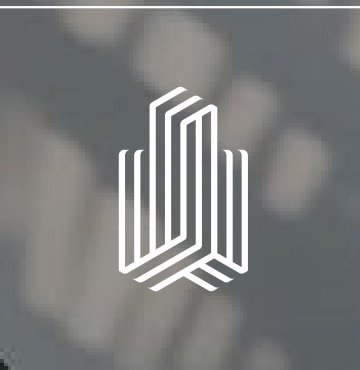
Plots H2 and H3 (not shown) are now complete and will provide the new school and NHS facility.



Emerging context on Wood Wharf

OUR PROPOSAL

7 BRANNAN STREET, WOOD WHARF

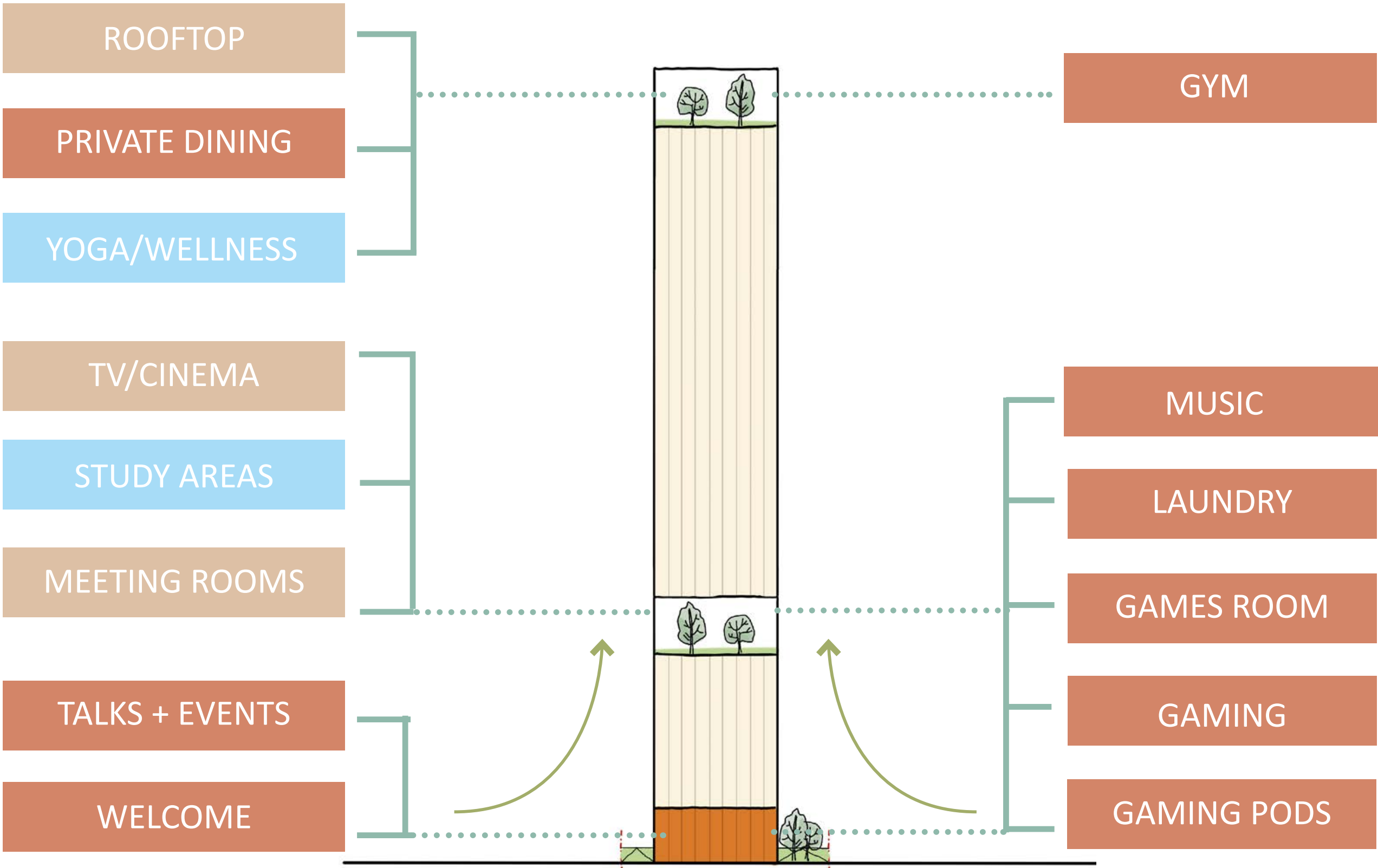


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OVERVIEW

Our proposal aims to deliver the following:

- High-quality student accommodation in an accessible area where demand for student housing is high, and on a site which is well linked to university campuses, and the facilities and infrastructure required by students.
- Circa 900 rooms in one building along with a 35% proportion of rooms to be affordable student rooms.
- Range of student rooms (types and sizes) and communal amenity spaces which respond to the needs of different types of students.
- Retail space at ground floor to contribute to an active and vibrant neighbourhood.
- Provision of high-quality public realm that activates the waterside and provides attractive open space for occupiers of the buildings and the wider Estate.



Concept diagram

PROPOSED SITE PLAN



BUILDING DESIGN

7 BRANNAN STREET, WOOD WHARF



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TALL BUILDING DESIGN

The scale and form of the building has been established by the Outline Planning Permission and it is one of the locations within the masterplan that was identified for a 'landmark' building given its location on the waterfront.

The proposed building is 46 storeys (150m), which is circa 30m lower than the maximum parameter established for this site by the Outline Planning Permission for Wood Wharf. Amenity and leisure spaces are provided for residents at ground, mezzanine, ninth and roof levels.

At ground level there is a glazed double-storey base with main entrance, reception and amenity spaces to the south and a glazed two-storey retail space to the north overlooking the Boardwalk and Basin and activating the street.



ILLUSTRATIVE VIEW OF THE PROPOSED BUILDING FROM THE EAST
Building C1 on the right of 7 Brannan Street is shown as indicative only and subject to future planning approval.



▲
Example of internal amenity spaces

Example of internal common room for residents



ILLUSTRATIVE VIEW OF THE NORTH SIDE OF THE BUILDING FROM BLACKWALL BASIN

DESIGN & MATERIALS

7 BRANNAN STREET, WOOD WHARF



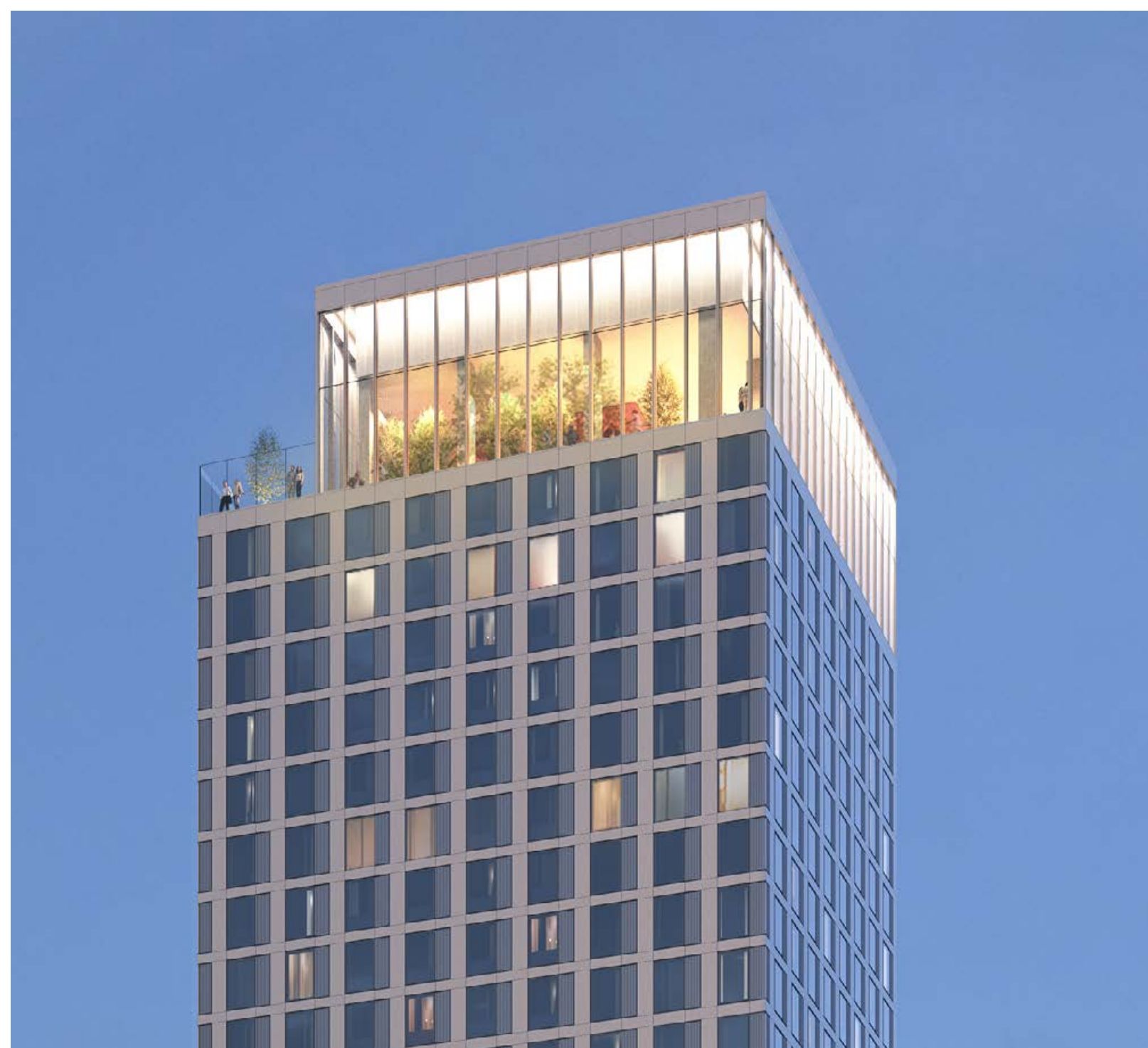
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CANARY WHARF CONTEXT

The main buildings at Canary Wharf are predominantly glazed, with various types of cladding (aluminium, stainless steel and stone).

Wood Wharf has a more varied palette of materials, including steel, brick, and render, representing a greater variety of styles and uses.

The approach to 7 Brannan Street is to create a simple and elegant design, which complements the surrounding buildings of both Canary Wharf and Wood Wharf through classic grid expressions and added interest at the top, middle and bottom of the building.



▲
Close view of the proposed building

The building takes inspiration from One Canada Square



ILLUSTRATIVE VIEW OF THE PROPOSED BUILDING FROM THE EAST

GREENING THE ESTATE

7 BRANNAN STREET, WOOD WHARF



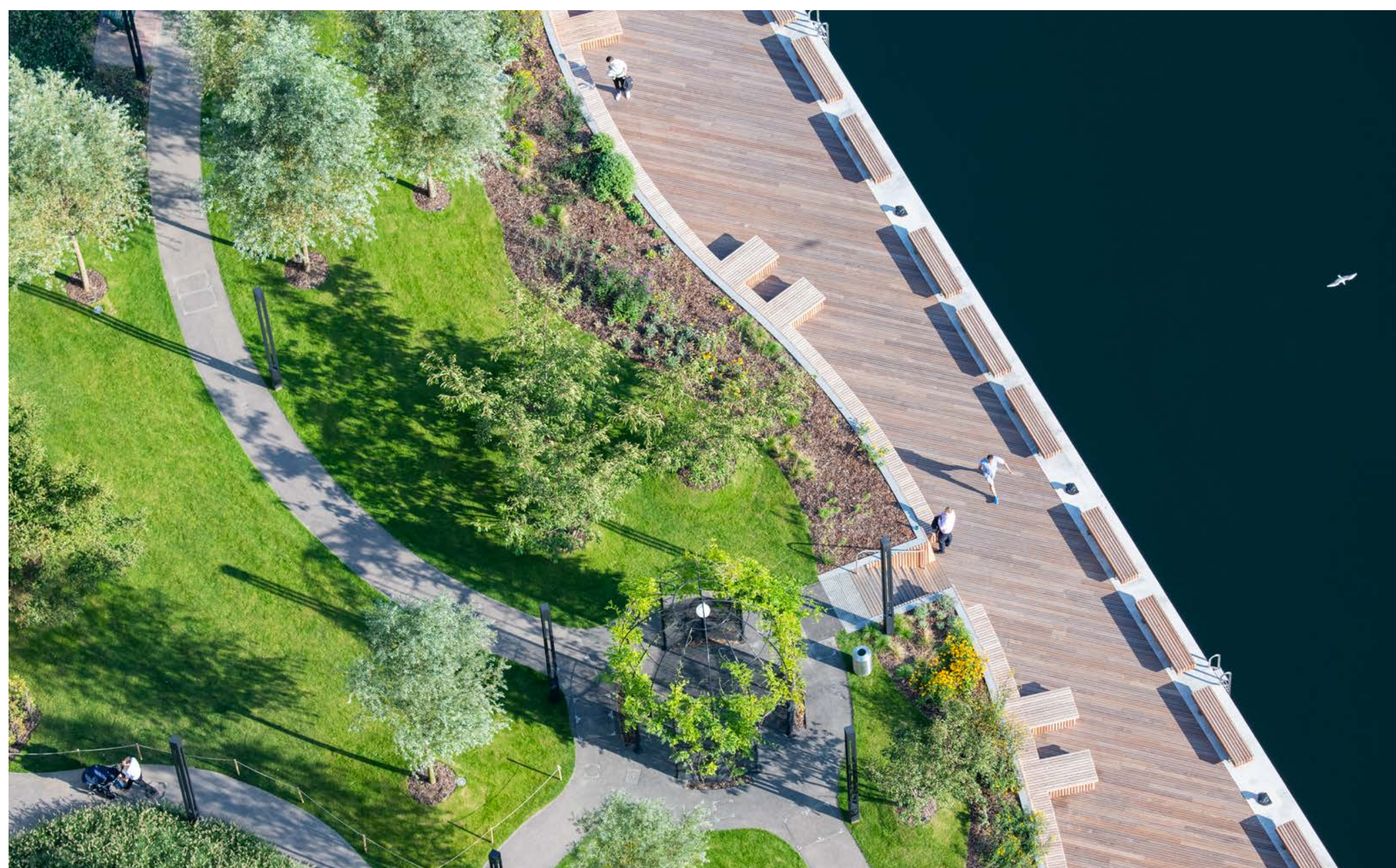
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OVERVIEW

Separate to 7 Brannan Street, we are also bringing forward proposals to reimagine the public spaces and waterways across the whole of the Canary Wharf estate in partnership with the Eden Project and as part of an estate-wide 'greening' ambition.

The intention is for Canary Wharf to become a global example of best practice and innovation on biodiversity in a dense urban environment, living and working in harmony with nature. The project will introduce new public spaces, extensive planting, biodiversity initiatives and water activation to enhance the way people experience the Estate.

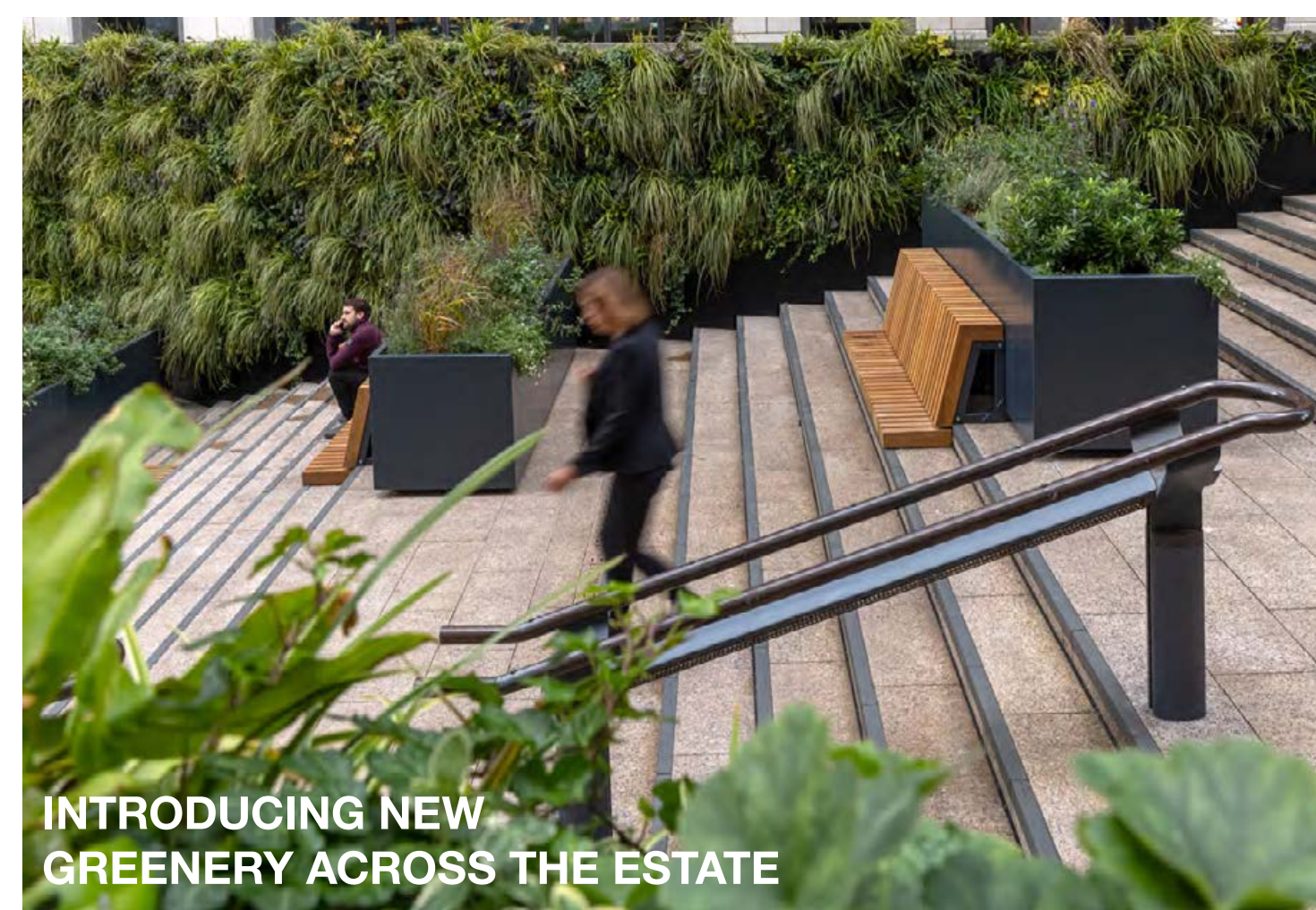
This supports our continued transformation from a business district into a 15-minute city where people can live, work and play.



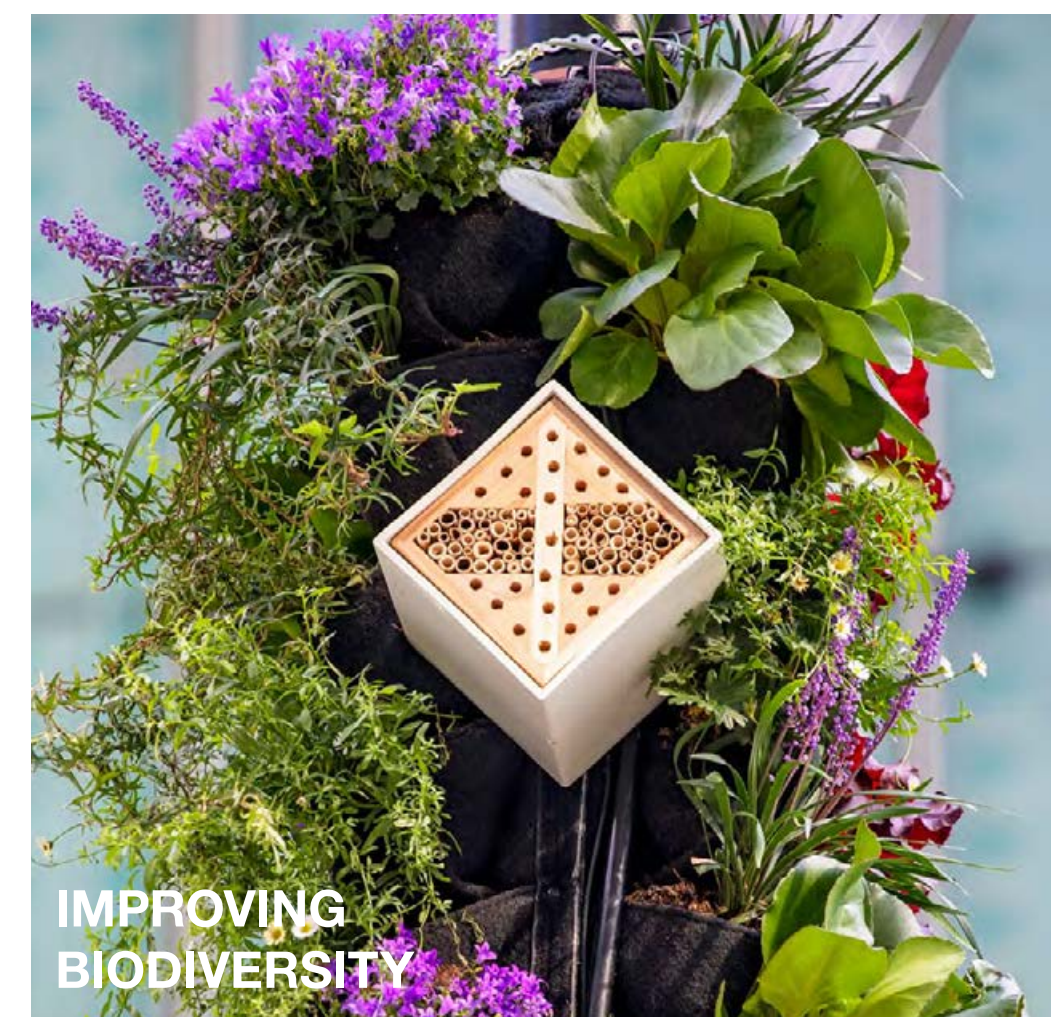
View of the boardwalk and gardens now in place on Wood Wharf

7 BRANNAN STREET

Both the Wood Wharf development and proposals for 7 Brannan Street will introduce the principles of the Estate greening strategy to create spaces that contribute to an improved environment and sense of wellbeing as well as attractive places for people to use and visit.



INTRODUCING NEW
GREENERY ACROSS THE ESTATE



IMPROVING
BIODIVERSITY



Estate-wide greening - ambition sketch

The first step towards our wider ambition is the transformation of Middle Dock through the creation of a green spine through the centre of the Estate with additional green public realm, parks and gardens, waterside access and performance spaces.



ILLUSTRATIVE VIEW OF PROPOSALS FOR MIDDLE DOCK (LIVE PLANNING APPLICATION)

LANDSCAPE PROPOSALS

7 BRANNAN STREET, WOOD WHARF



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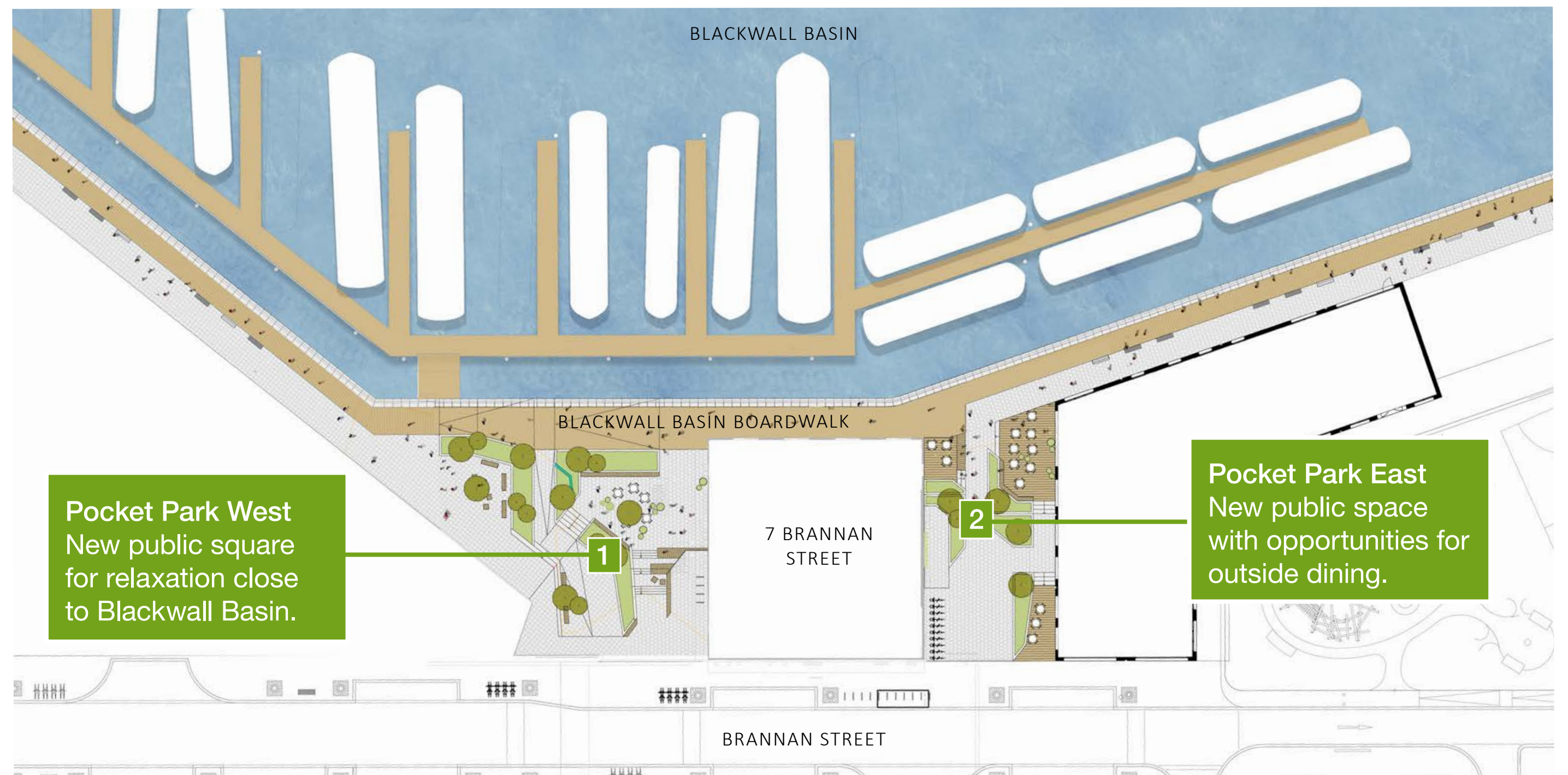
PUBLIC SPACES

Wood Wharf provides a wide range of new public spaces, parks, pedestrian areas and boardwalks.

The 7 Brannan Street development will deliver two new public spaces to the east and west of the buildings, to the same high quality as the other public spaces on Wood Wharf and will introduce greenery to align with the wider Estate greening ambitions.

The public realm will activate the dock edge and provide attractive open space for occupiers of the buildings within the Estate as well as the wider community and visitors.

PROPOSED LANDSCAPE PLAN



Pocket Park West



Pocket Park East

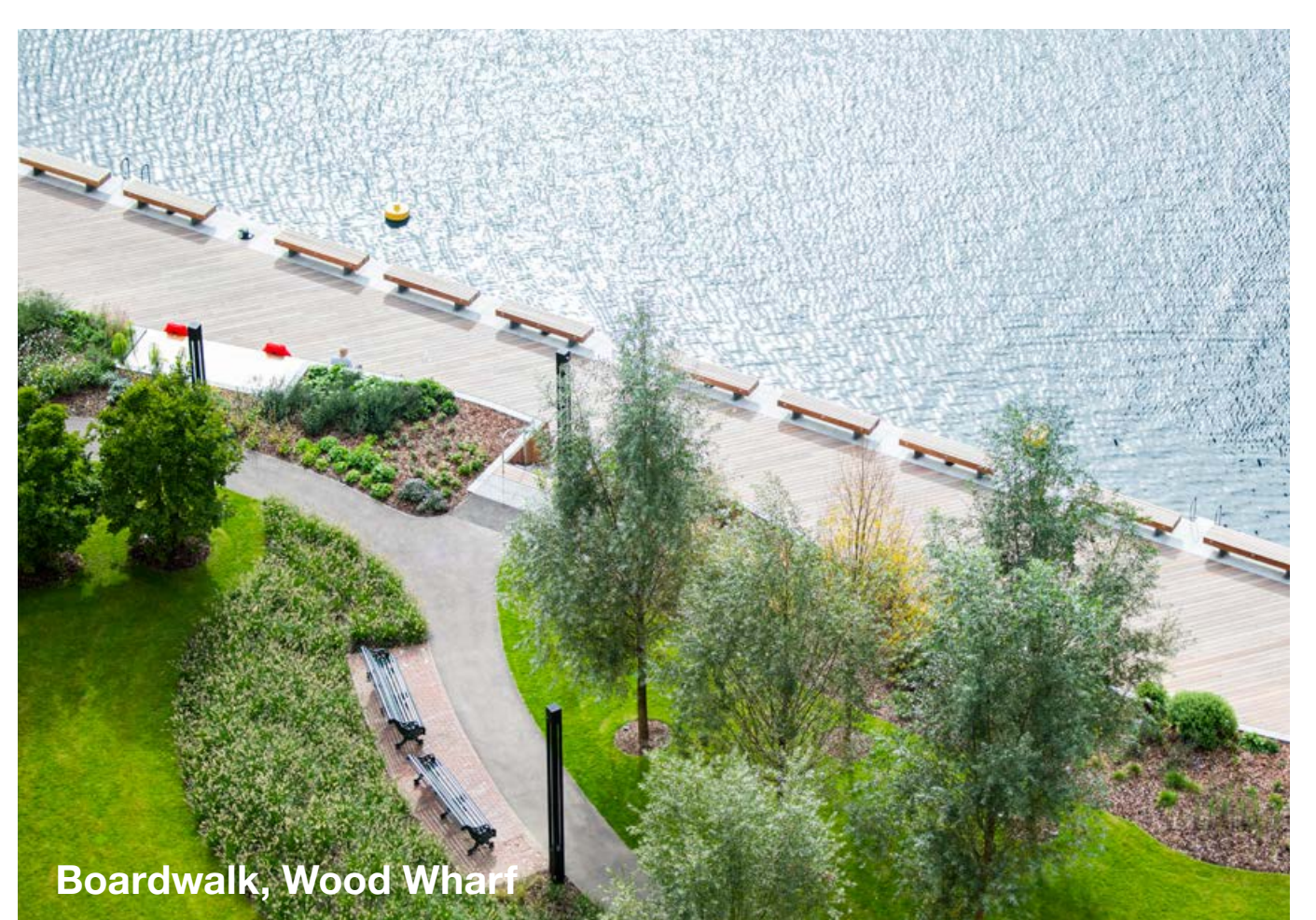
CONNECTING TO THE BOARDWALK

Both new public spaces associated with 7 Brannan Street will knit seamlessly into the approved Blackwall Basin boardwalk, providing a direct connection to the waterfront and northern promenade.



BIRD'S EYE VIEW OF THE SQUARE TO THE WEST OF THE PROPOSED BUILDING (BLACKWALL BASIN IN THE FOREGROUND)

LANDSCAPE PRECEDENTS ON WOOD WHARF



SUSTAINABLE DESIGN

7 BRANNAN STREET, WOOD WHARF



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OUR APPROACH

We have a well established Sustainability Strategy that applies to all development works. Our strategy embeds sustainability through the design process, construction activities, procurement and performance.

We are able to build on our experience of delivering high quality environments that meet and surpass challenging targets set out in the new London Plan.

Our vision of the Sustainable Estate is defined by our approach to wellbeing and biodiversity, climate change adaptation, improving air quality and our ambition to achieve net zero carbon and establish a local circular economy.



ILLUSTRATIVE VIEW OF POCKET PARK EAST

7 BRANNAN STREET

We are committed to carbon reduction through our net zero pathway, which will provide both a design and construction methodology that will reduce embodied energy and reduce operational energy consumption.

This will be coupled with the creation of an environment that places the wellbeing of the student at its heart, through the maximisation of natural light, natural ventilation, open/green amenity spaces encouraging collaboration and quiet reflection.

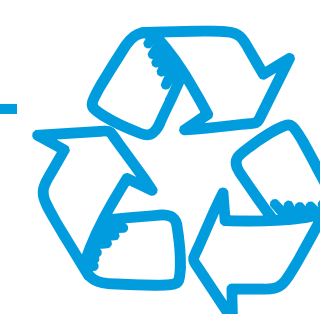
OUR SUSTAINABILITY STRATEGY

- To become net zero carbon by 2030.
- Reduce Energy Use Intensity of new and existing buildings on the Estate.
- Increase provision of on-site renewables.
- Reduce embodied carbon of all new developments, refurbishments and fit-out.

- Improve the wellbeing of building users – air quality, daylight and ventilation.
- Support biodiversity for a rich ecological value, climate resilient landscape and improved ecosystem services.



Climate
Action



Beyond
Zero Waste

- Promote and encourage a culture of reuse.
- Create a circular economy across the construction and management operations.
- Aim to eliminate waste going to landfill.



Wellbeing
and
Biodiversity



Responsible
Business

- Engage with the supply chain for sustainable procurement.
- Track and report on impacts.

ACCESS & SERVICING

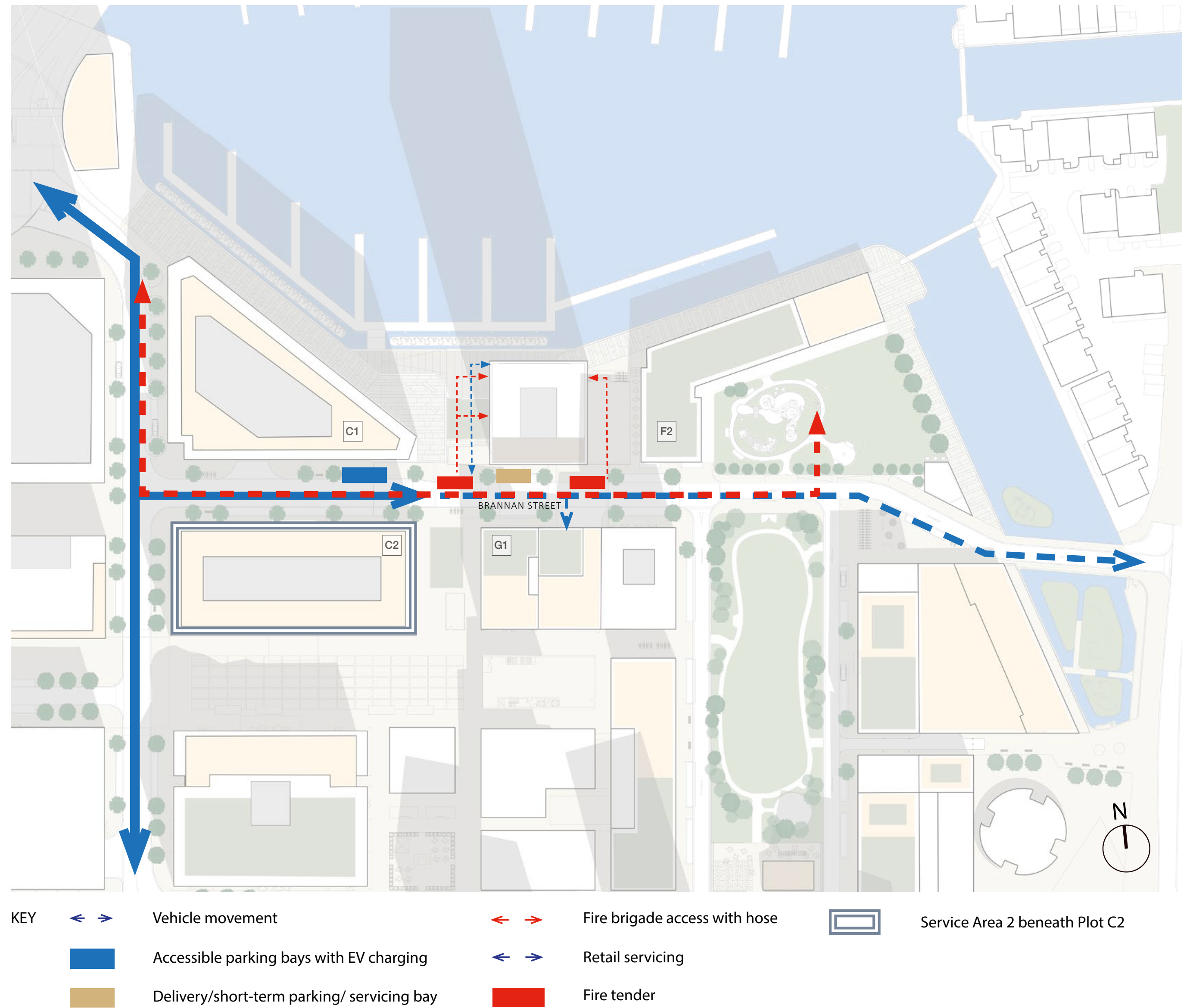
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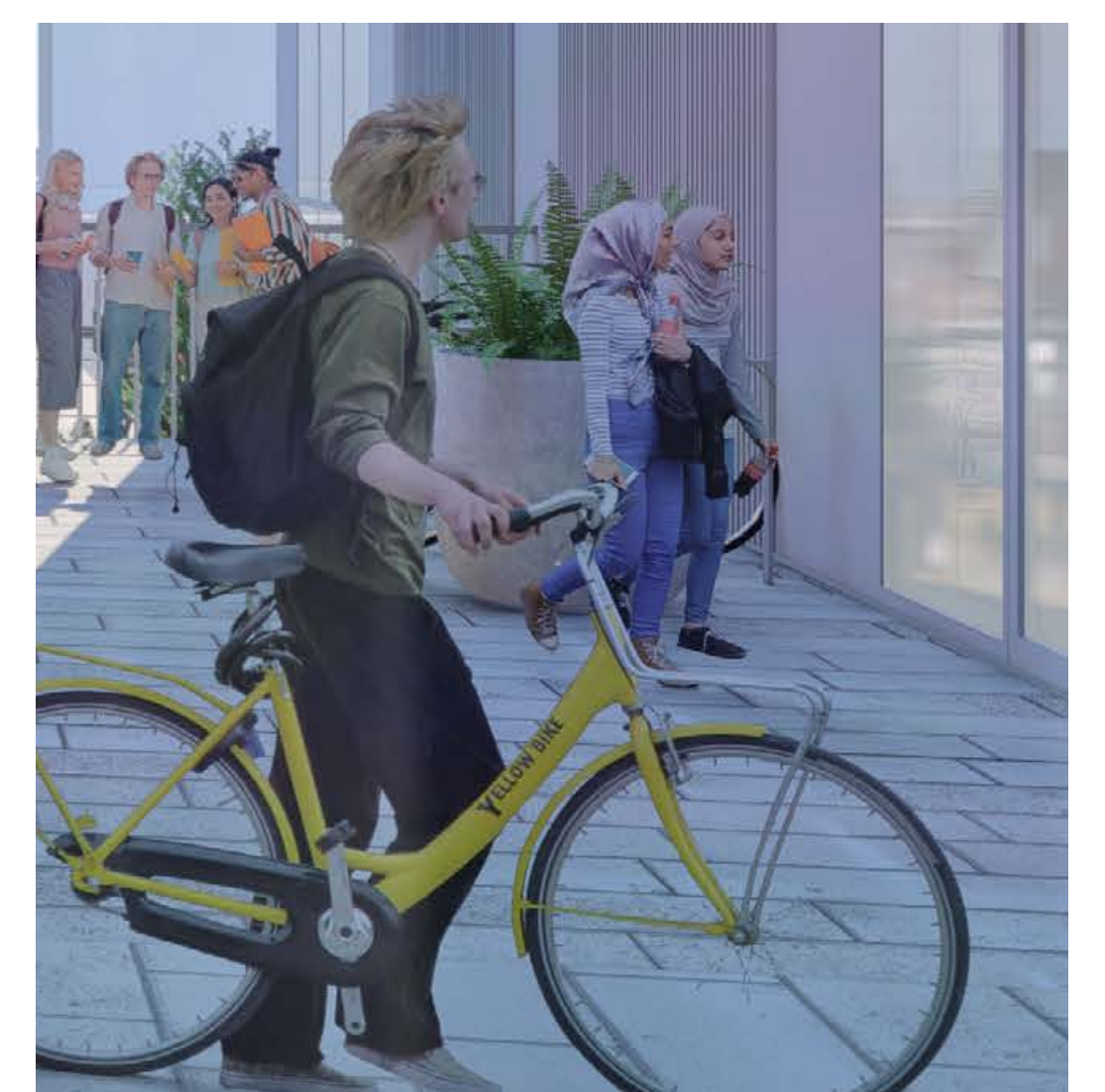
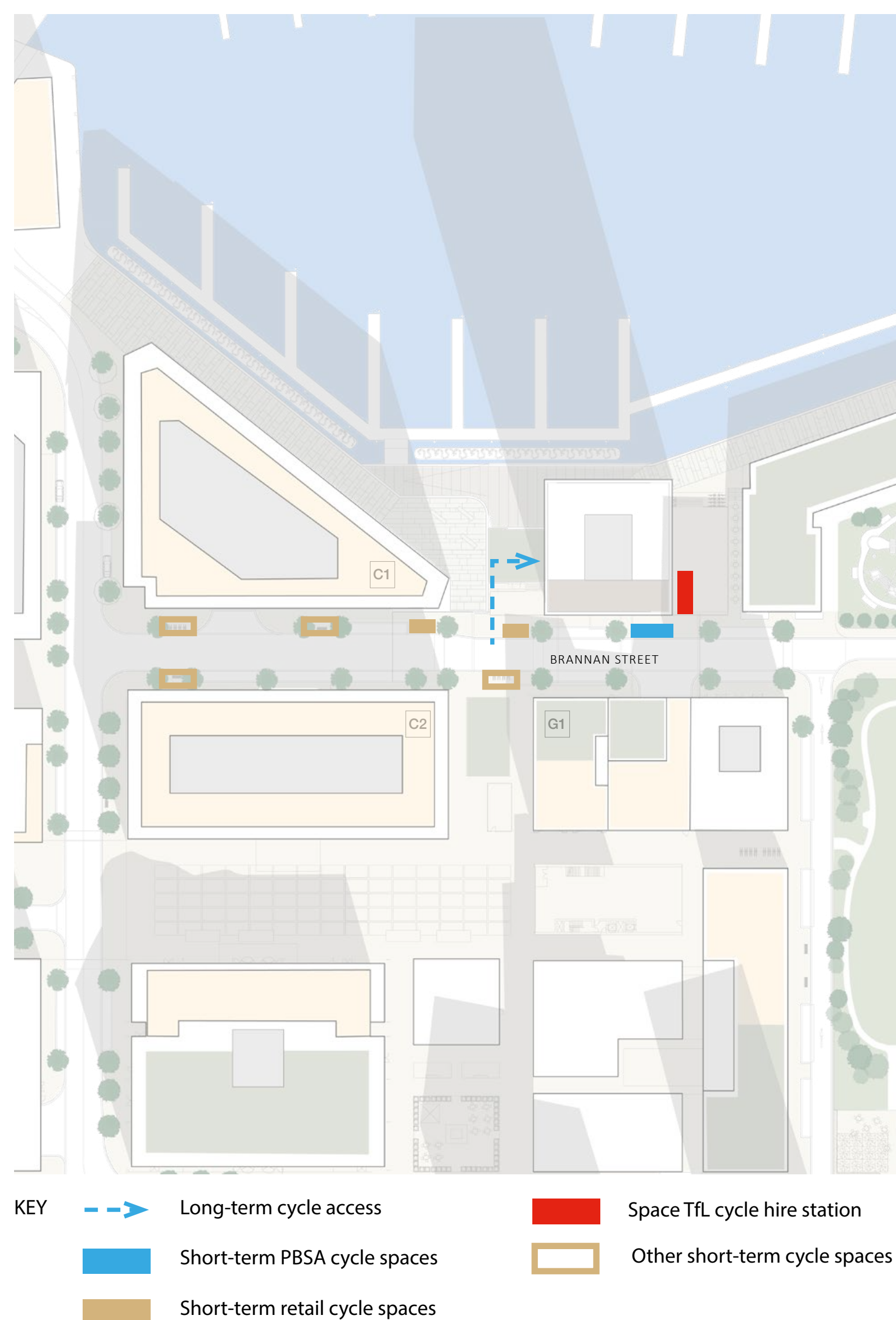
ACCESS & SERVICING

- Pedestrian and vehicular movement are defined by the Masterplan
- Pedestrian movement is required along all four sides of the building; vehicle movement is limited to Brannan Street on the southern side only
- It is currently envisaged that refuse collection will be undertaken at basement level within C2
- Servicing will be accommodated within the site boundary
- Car free development with the provision of one accessible bay for the student accommodation building and one for the retail space. Both will have e-charging facilities
- Long and short stay cycle parking provided to meet student and retail use requirements. Long stay parking provided at basement level



CYCLE PROVISION

- Cycle parking will be provided in the basement of the building with short term and visitor parking on Brannan Street
- A TfL cycle hire scheme will be integrated into the new public space
- Resident cycle spaces will be provided within the building
- Free to hire cycle parking will be provided in the basement to encourage sustainable travel by students



NEXT STEPS

7 BRANNAN STREET, WOOD WHARF



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We are committed to working with the local community and potential users of the new site to develop our plans, and want to involve as many people as possible.

It is important to us that Canary Wharf provides benefits for people living and working in the surrounding communities and that our future developments contribute positively to the area.

By keeping local people and stakeholders engaged and informed about future plans, we aim to be a good neighbour. We actively support projects and organisations which help improve the lives of local communities.

For more information about what is happening at Wood Wharf visit:
[woodwharf.com](https://www.woodwharf.com)

AUGUST/SEPTEMBER 2022

PUBLIC CONSULTATION

Consultation with the community on the draft proposals.

END OF 2022

PLANNING APPLICATION

Submission of a planning application for consideration by Tower Hamlets Council.

SPRING 2024

CONSTRUCTION COMMENCES

Above ground construction starts subject to receiving planning permission.

2028

INDICATIVE DATE FOR COMPLETION

Earliest date that the building would be ready for occupation.

LET US KNOW YOUR VIEWS

Our consultation period on the proposals for 7 Brannan Street is open until 9 September 2022.

Click the link below to go straight to our online feedback survey.

GO TO SURVEY →

VISIT OUR EXHIBITION

If you would like to speak to a member of our team or view our proposals in person, we will also be holding a public exhibition on the dates and times below.

Saturday 3rd September, 10am – 2pm
Tuesday 6th September, 3pm – 7pm

45 Harbord Square, Wood Wharf, E14 9PZ

3RD & 6TH SEPTEMBER 2022



ILLUSTRATIVE VIEW OF THE GROUND FLOOR OF THE PROPOSED BUILDING