

## LLDC Approves Hackney Wick Development

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Pollard Thomas Edwards achieves planning permission for new creative studios next to Hackney Wick station

The London Legacy Development Corporation (LLDC) has resolved to grant planning permission for a major mixed-use development with connections to Hackney Wick station and across the canal to the Queen Elizabeth Park.

The development is the latest in a series of joint ventures between PTE Property (the development arm of Pollard Thomas Edwards) and Groveworld Limited. It will be the first step in the creation of a new Neighbourhood Centre for Hackney Wick being promoted by the LLDC to encourage a greater diversity and intensity of use in an area characterised by factories and warehouses - many of them now in temporary use as artists' studios. The development includes a new route to the station and will connect into a network of streets and yards.

PTE's proposals include around 50,000 sq ft of creative studios, local shops, a restaurant and gallery. The developer is working with managed workspace provider Cell Studios to let the workspace at subsidised rents to artists and other cultural and creative businesses. Some of these will occupy a restored and converted existing factory building. Above the studios will be 120 new apartments, including large open-plan lofts.

The design takes its cue from the area's industrial heritage and features robust brickwork, decorative metal screens and a roofscape modelled on north-lit factories.

The development team is comprised of:

East London Regeneration (Wallis South) Ltd - a joint venture between property developers and investors Groveworld and PTE Property.  
Pollard Thomas Edwards - architects  
Nathaniel Lichfield & Partners – planning consultants.

Construction of the scheme could start in early 2016, with completion expected in 2018.

- Ends -

### About the Scheme

The LLDC's Planning Decisions Committee approved the plans at their meeting on Tuesday 26 May 2015.

The approved scheme for 80-84 & 88 Wallis Road includes:

- 120 new residential apartments, 10% of which will comprise affordable housing.
- Approximately 50,000 sq ft of commercial space, at least 80% of which will comprise B1 accommodation (studio space aimed at the cultural and creative industries) with the remainder including A1 (retail), A2 (financial and professional services), A3 (café / restaurant) and D1 (community / gallery) uses.
- 60% of the new commercial space will be affordable studio space, which is equivalent to the current quantum of existing temporary artist studio space on site at present. The new modern studio space, which has been designed expressly for the use of cultural and creative industries and will be let on rent levels comparable to that paid by artists currently using the temporary space on site.
- 13 disable car parking spaces and 240 cycle parking spaces.
- Landscaped new public realm and residents' amenity space.

### Pollard Thomas Edwards

From its headquarters in a converted Victorian timber mill at Diespeker Wharf in Islington, Pollard

Thomas Edwards has created a series of memorable housing, education and mixed-use projects for the private and public sector. The practice specialises in urban regeneration, and in masterplanning new communities.. Recent projects include the award winning Tidemill Academy and Deptford Lounge, Ceres, CB1, Cambridge and Thames View East, Barking. Some of its most celebrated projects, such as Angel Waterside with partner Groveworld, have been carried out through direct involvement in property development

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## **Groveworld**

Groveworld Ltd is a residential developer with over 20 years' experience in delivering innovative, regeneration schemes in London. The Company is privately owned and has an enviable track record in delivering high value and design-led schemes across a range of equity, debt and or JV based models. Recent project includes award winning [Canaletto, City Road](#).

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