

# Sanctuary Welcome

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ICELAND  
WHARF  
FISH  
ISLAND

Sanctuary own the site which was bought by the Group in March 2020 with planning for 120 homes across seven buildings and around 3,800m<sup>2</sup> of commercial space.

Since March 2020 changes to building regulations and fire safety require the redesign of the original scheme. Since March 2020 Sanctuary has:

- Demolished of all vacant ex-industrial buildings and structures, including the former Ammonia Works Warehouse.
- Undertaken archaeological investigations with no significant remains identified.
- Remediation of contaminated ground.

Today we will provide information about our proposals for your consideration and feedback in advance of our planning submission.

Sanctuary was set up more than 50 years ago and now provide housing and care in England and Scotland to more than a quarter of a million people.

Our mission is to build more affordable homes and sustainable communities where people choose to live. As a not-for-profit housing association, we invest all the income we make – every penny – into delivering on our social purpose.

We own and manage more than 125,000 homes, making us one of the largest housing associations in the country. We play our part in tackling the national housing crisis by building good quality affordable homes all over the UK, of a variety of needs and styles to create sustainable communities. Our regeneration projects transform communities by listening to residents and putting their needs first.

If you would like to find out more about Sanctuary, please visit our website at [www.sanctuary.co.uk](http://www.sanctuary.co.uk)

PRP

## Architecture

Since 1963, we have been designing high quality buildings that enrich the lives of users and their communities. Whether regenerating inner-city estates, masterplanning new neighbourhoods, designing commercial and industrial buildings or homes for older people, our ethos is always the same – intelligent, responsive and sustainable solutions, delivered with professionalism and total integrity.

Lambert  
Smith  
Hampton

## Planning

Delivering transformational and commercially viable regeneration and infrastructure projects on complex sites that meet place-making, Net Zero, and social value objectives, is not easy. It requires expert advice and market intelligence at all stages of the planning, design, development and regeneration lifecycle.





# Sanctuary

## Development proposal

### Development Proposal

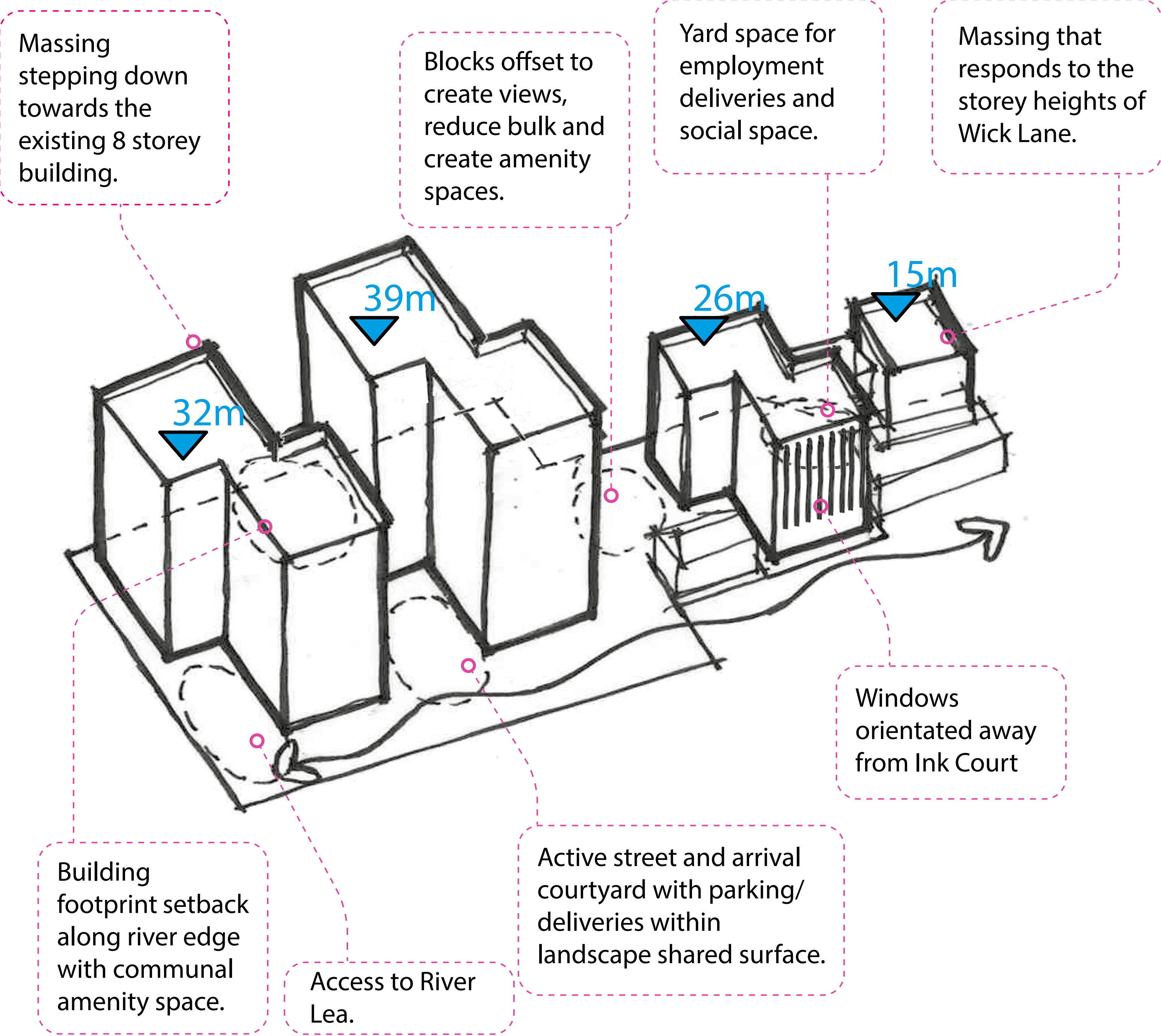
We are proposing to redevelop the currently vacant site at Iceland Road, Iceland Wharf, to deliver **168 homes**, including **minimum of 50% affordable housing**, alongside **flexible employment space**. The development will be **up to 12-storeys**, delivering **high-quality landscaping** and **on-site play space**.

Through building new homes, there is a requirement to contribute towards the existing community infrastructure. This is secured by the local authority through what is known as the Community Infrastructure Levy (CIL) alongside S106 obligations which can be used towards employment and skills training, community facilities, sustainable transport measures and delivering on net zero carbon requirements.

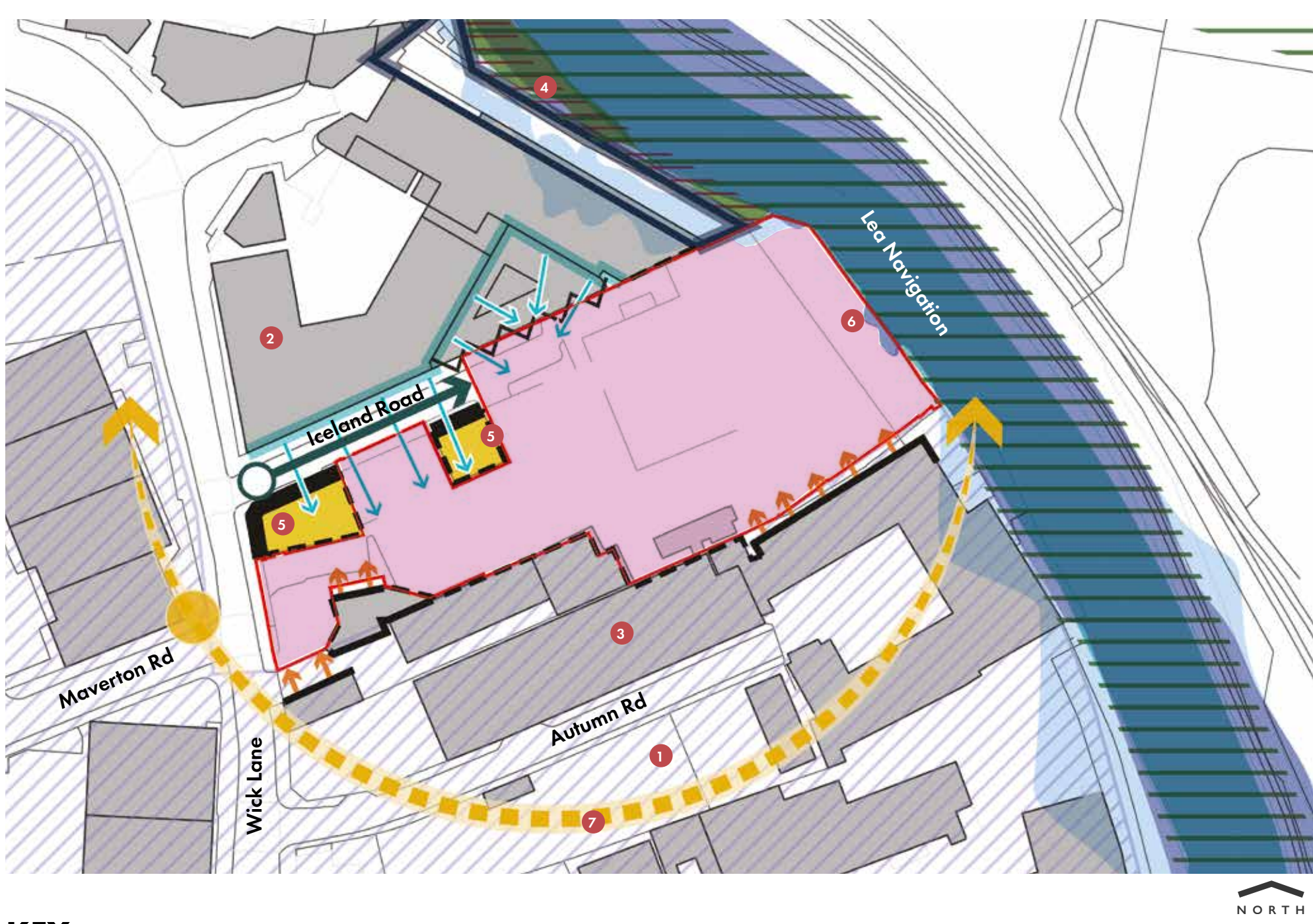
The redevelopment of the site will result in:

- ✓ Redevelopment of a vacant, under-utilised, brownfield Site;
- ✓ Delivery of 168 much-needed, high-quality homes, a minimum of which 50% will be affordable homes;
- ✓ 75.0 % Dual aspect homes and 25.0 % single aspect (none north-facing only);
- ✓ Provision of flexible employment space, resulting in around 250 jobs ;
- ✓ Provision of affordable workspace;
- ✓ Delivery of biodiversity and greening of landscape;
- ✓ A car-free development, aside from disabled car parking provision;
- ✓ A sustainable, low-carbon development, fit for the future.

### Illustrative Massing



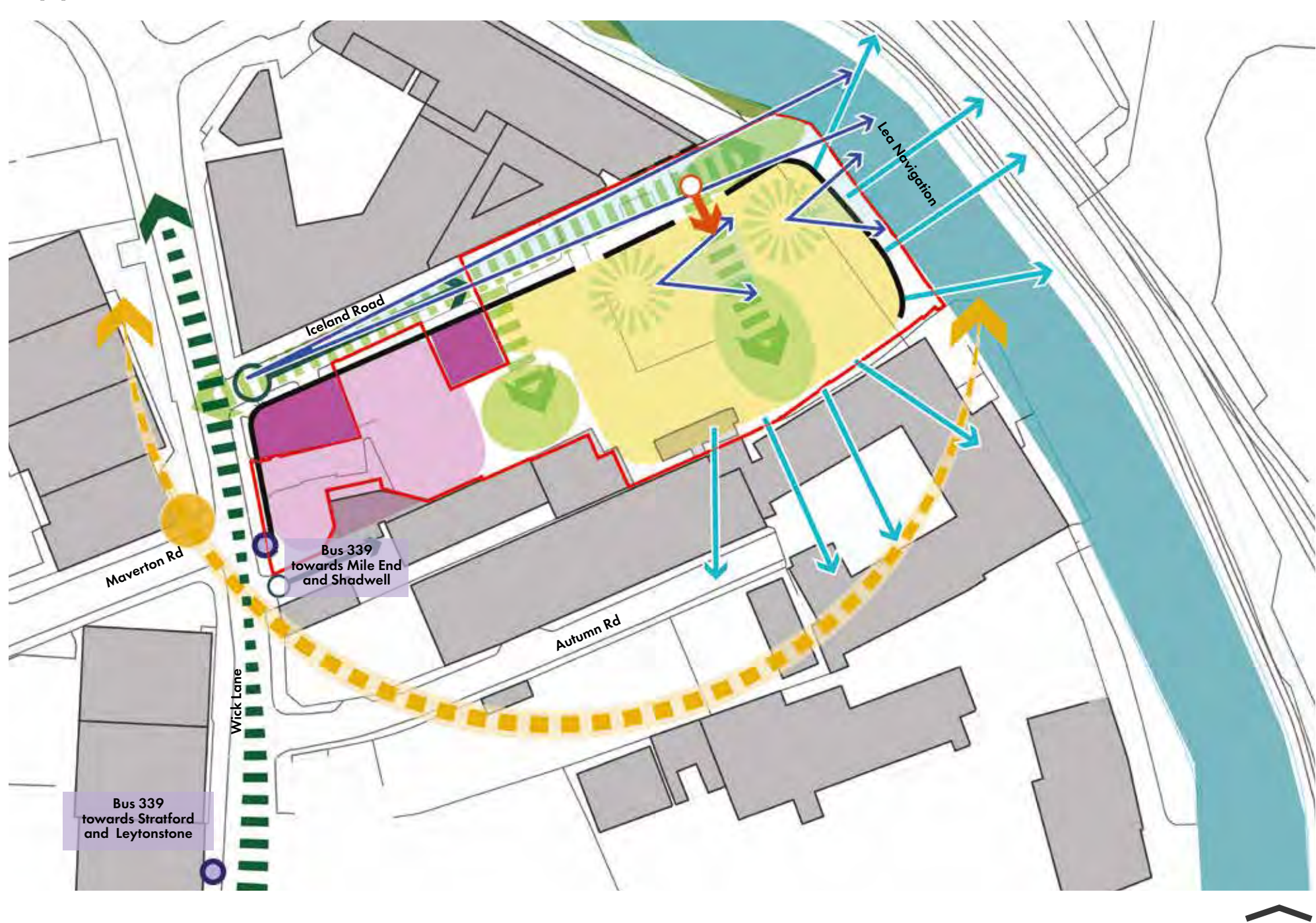
#### Constraints



#### KEY

- Site boundary
- Existing context buildings
- Non-Designated heritage asset
- Frontage with windows (residential)
- Frontage with windows (commercial / industrial use)
- Blank frontage without windows
- Fenced frontage
- Views from habitable windows
- Outlook from non-residential and residential windows
- Flood zone 1
- Flood zone 2
- Flood zone 3
- Sites of importance for nature conservation
- SIL
- Existing public roads
- Existing public roads proposed for a green grid improvement (LBTH Local Plan)

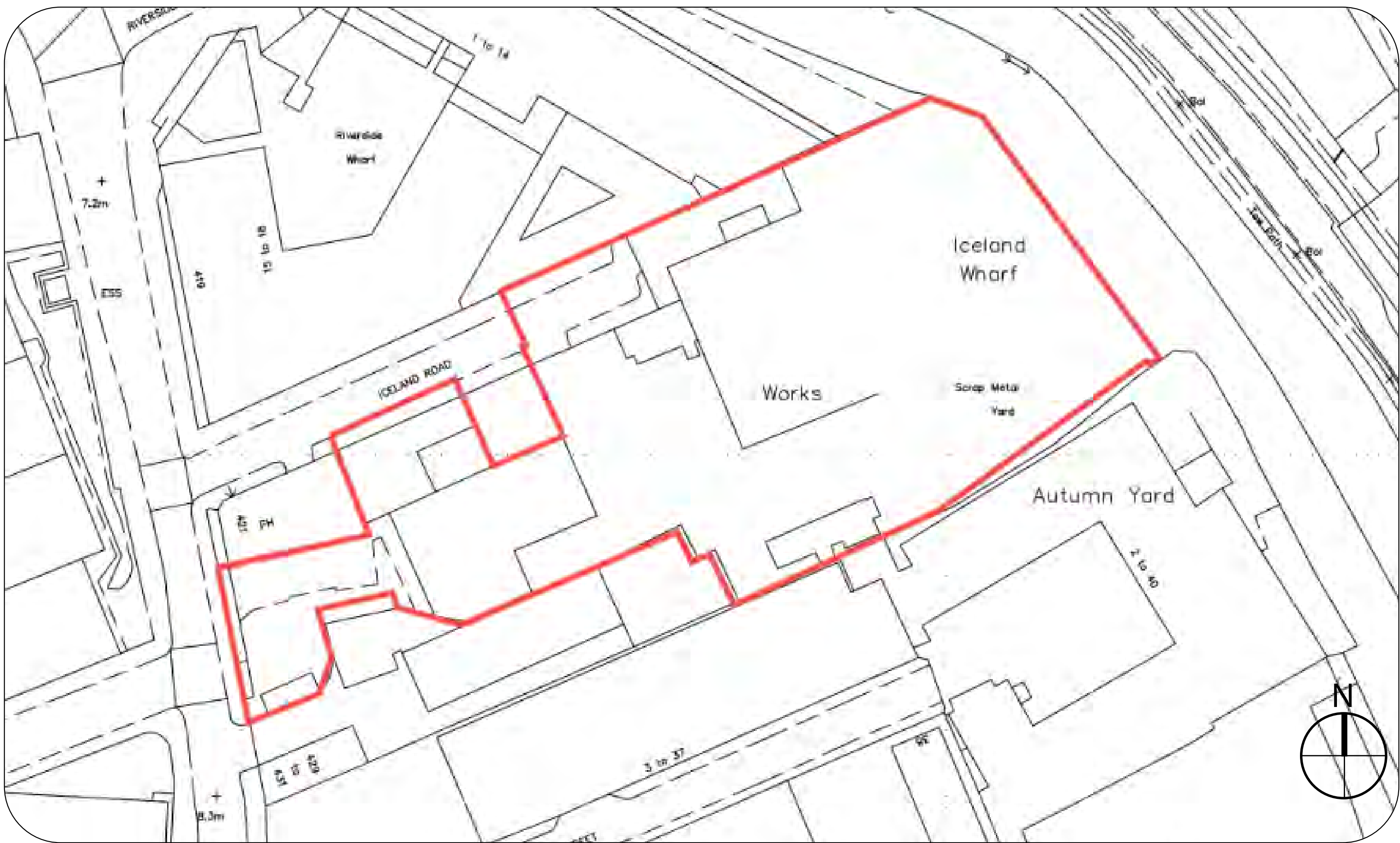
#### Opportunities



#### KEY

- Existing context buildings
- Potential vehicular/pedestrian access
- Opportunity for non-residential uses
- Opportunity for residential blocks
- Opportunity for a public or communal green space
- Opportunity for height
- Opportunity to retain local heritage asset
- Potential green links
- Potential views from the flats
- Potential views from public/private open space
- Existing public roads
- Existing public roads proposed for a green grid improvement (LBTH Local Plan)

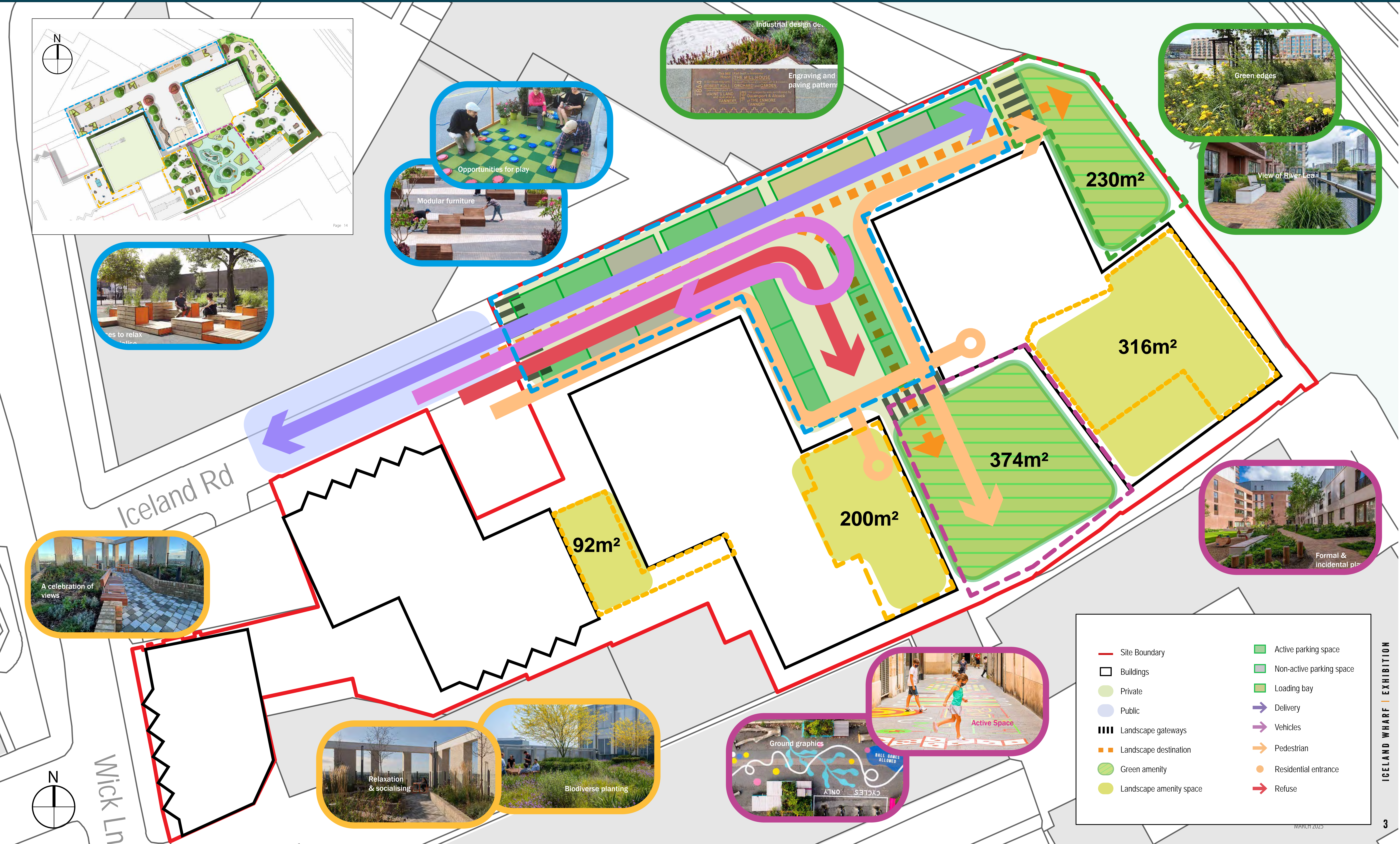
### Development area (red line)





# Sanctuary

## Landscape, Public Realm & Parking





# Sanctuary

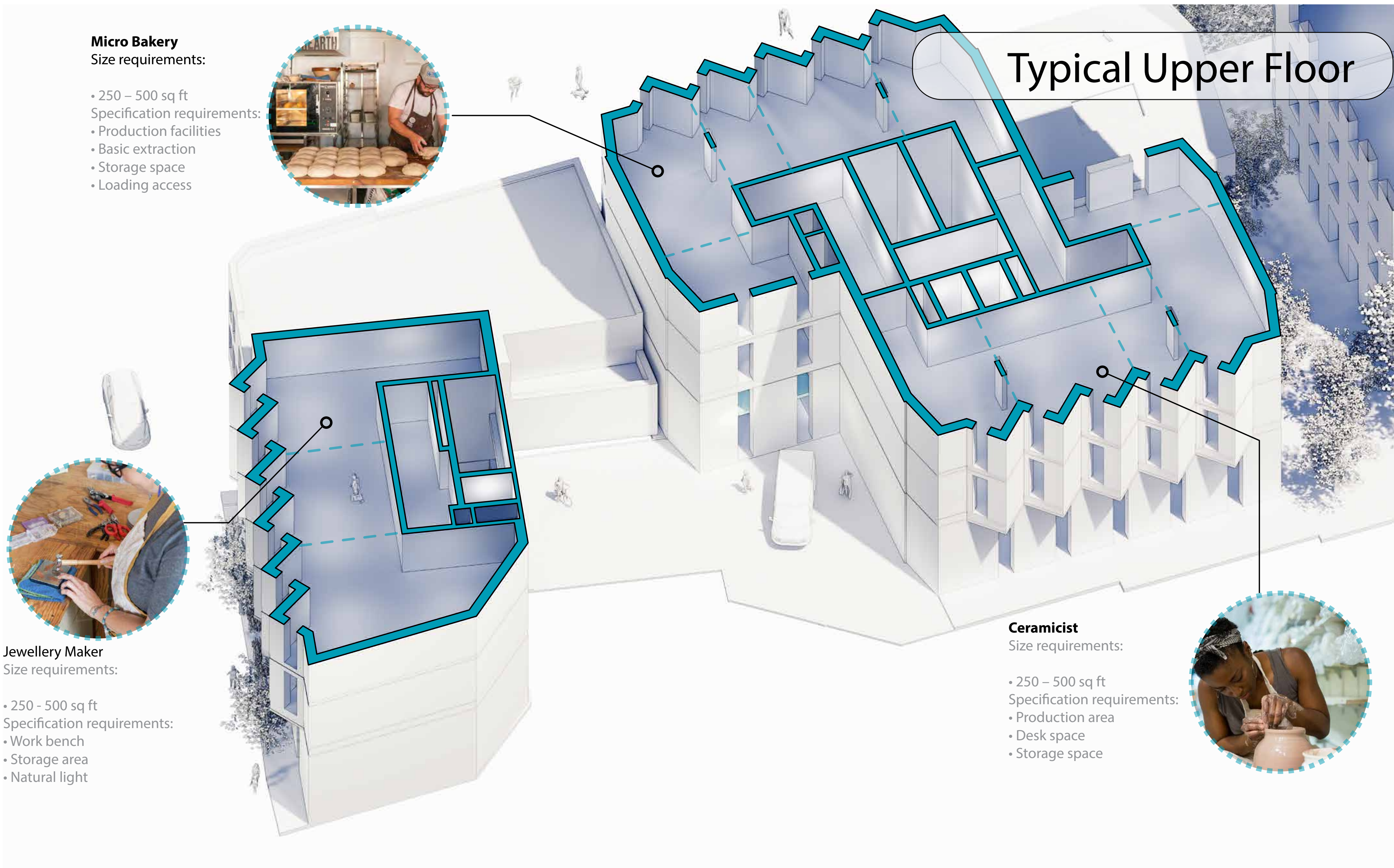
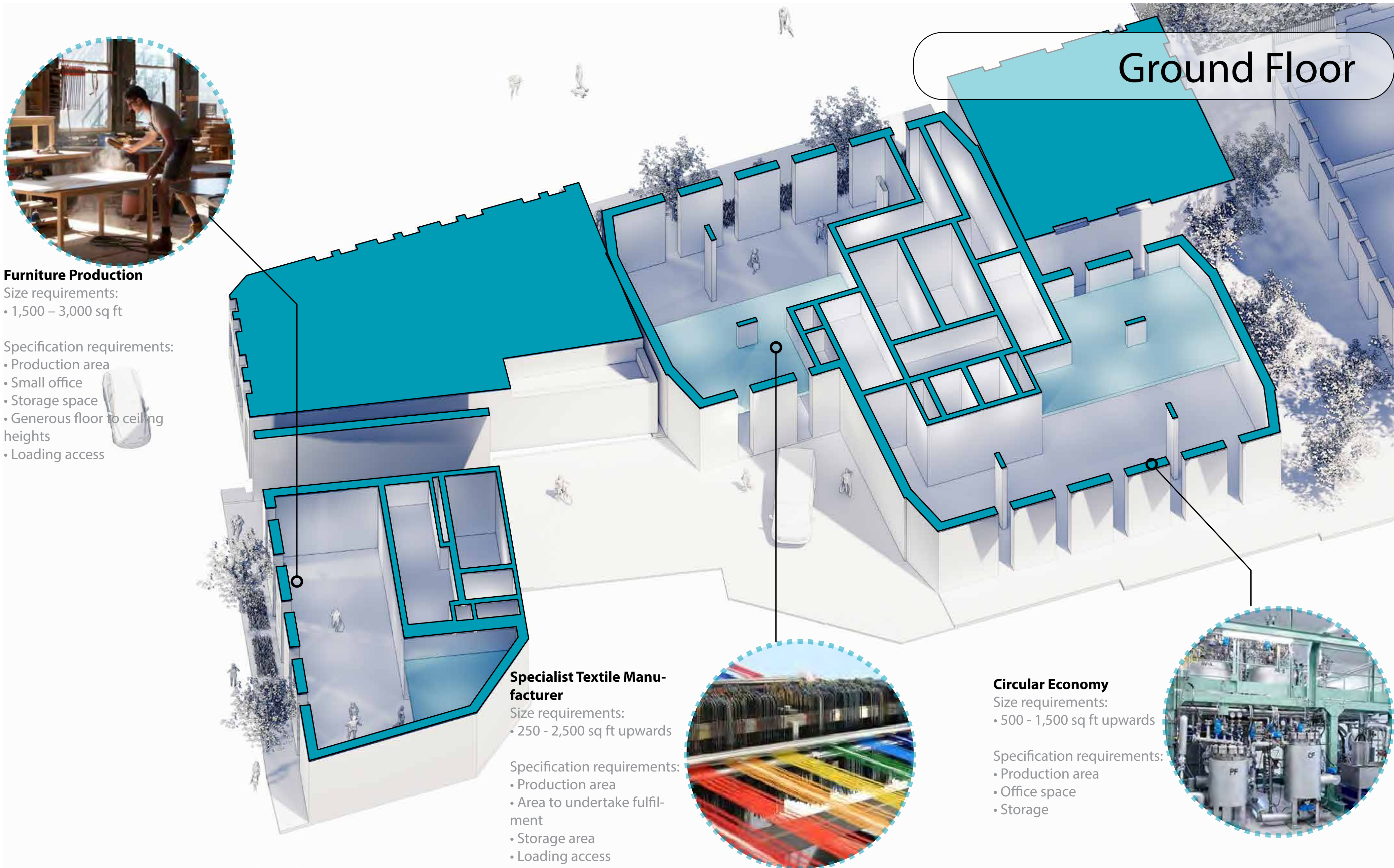
## Proposed commercial development

The commercial space has been designed to be as flexible as possible with high ceilings and separations that can be moved as required. The uses will be kept as general use classes but we have worked with AND London who are commercial consultants to visualise how the space may be used in the future.

It is proposed that 4,232 sqm of commercial space, including service yard, will be provided on the site.



Looking along Wick Lane towards Ink Court





# Sanctuary

## Proposed residential development



1 Bed

Number of Homes: 82

2 Bed

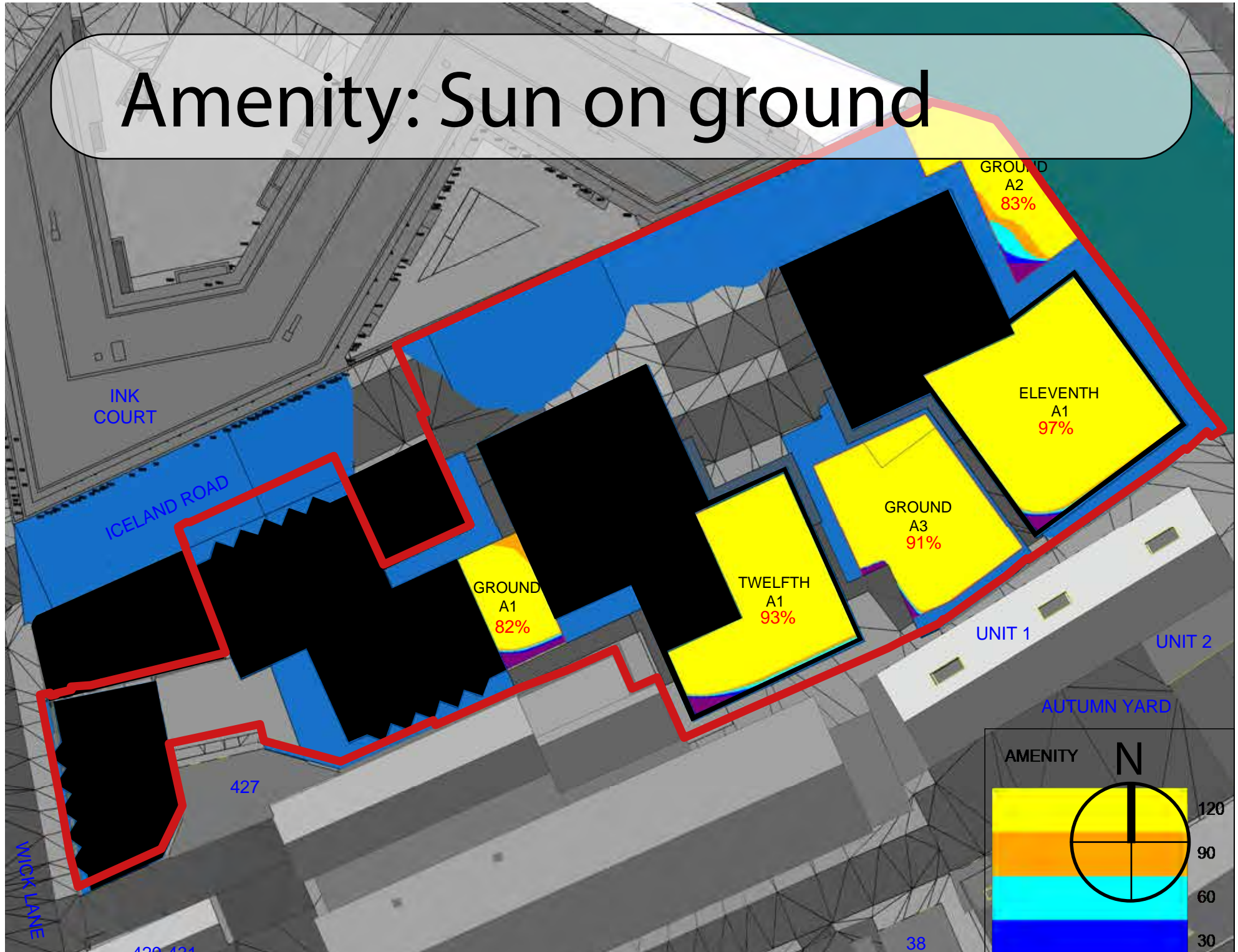
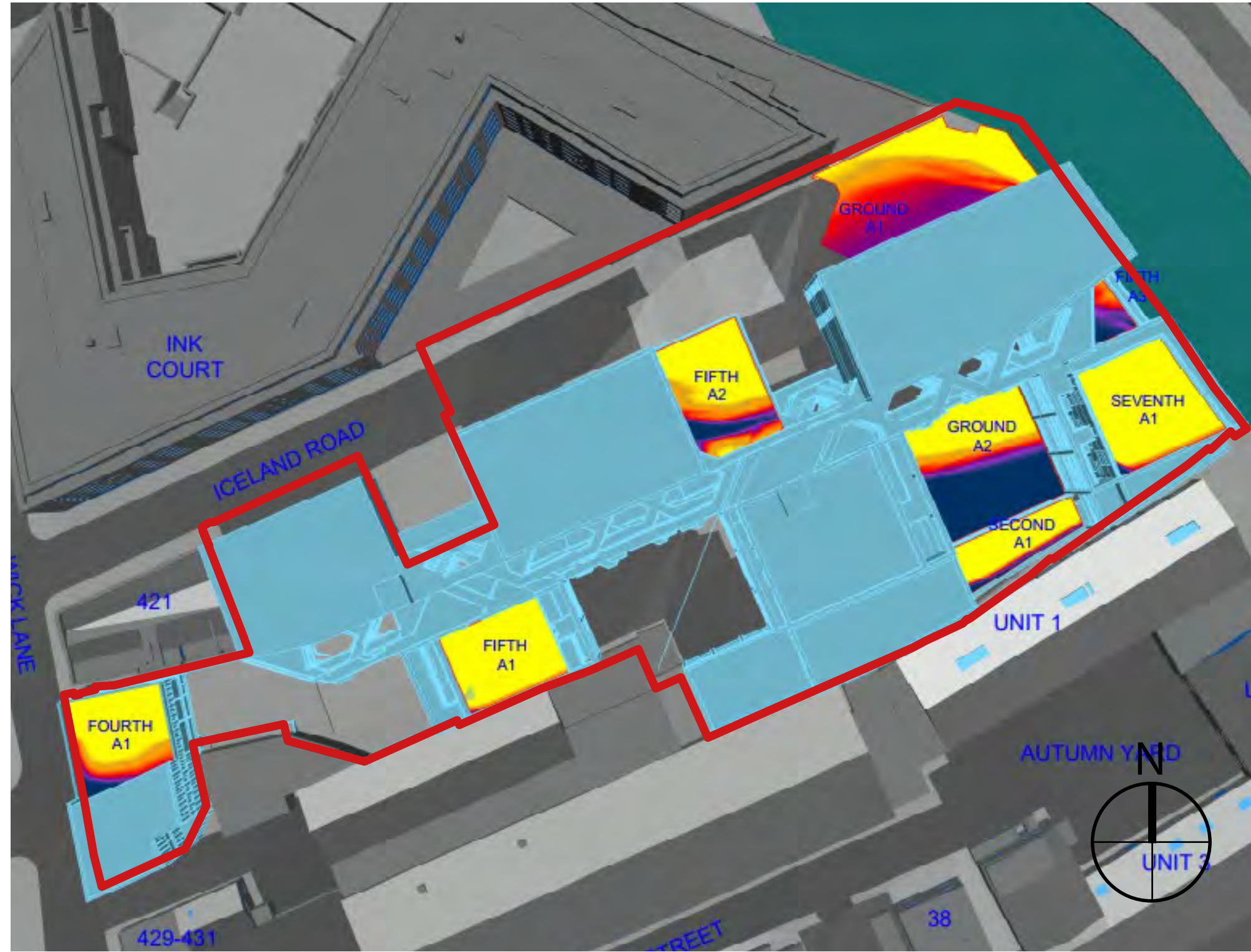
Number of Homes: 54

3 Bed

Number of Homes: 27

4 Bed

Number of Homes: 5



**PASS** - 2 Hours sun on ground

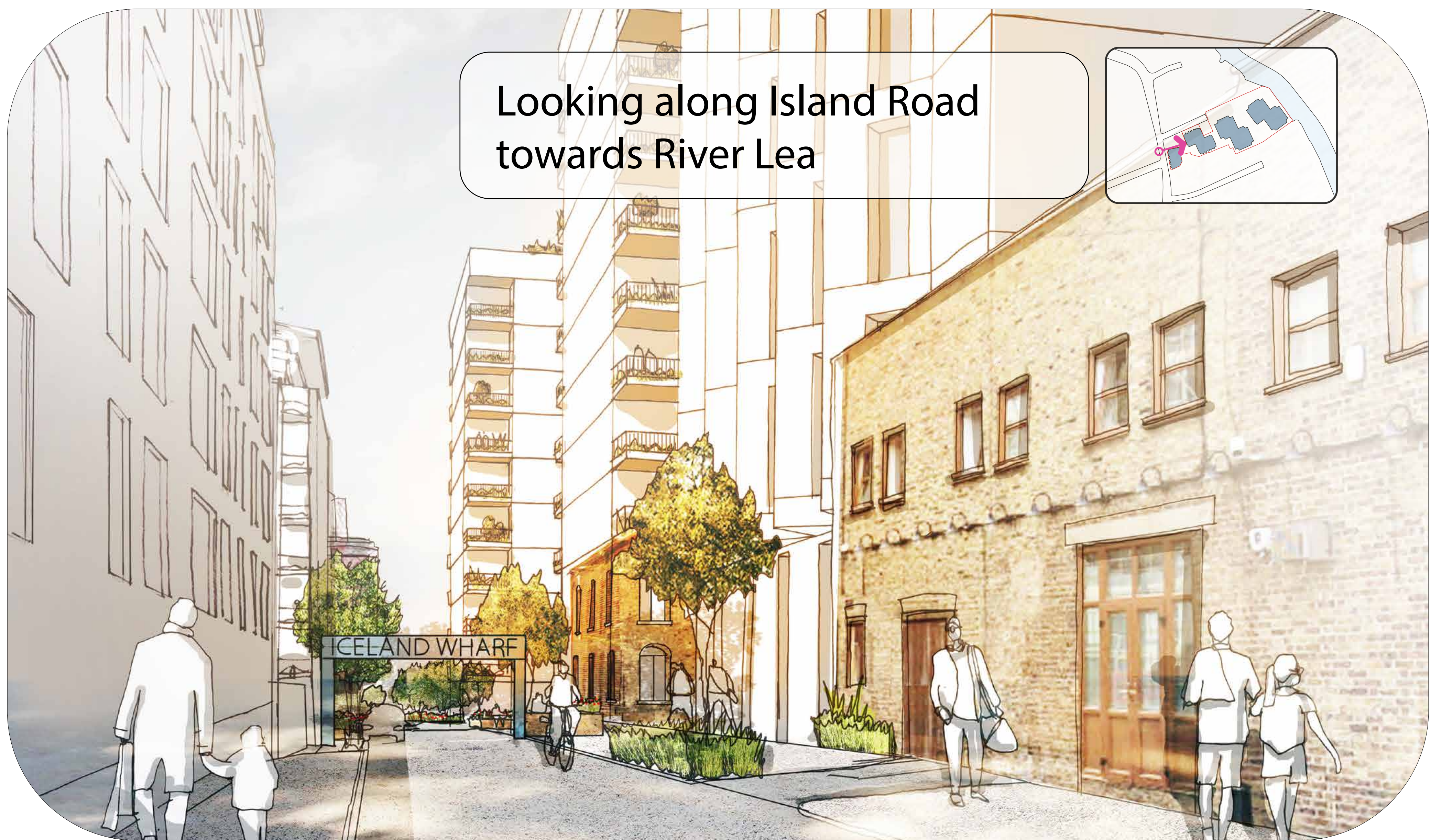
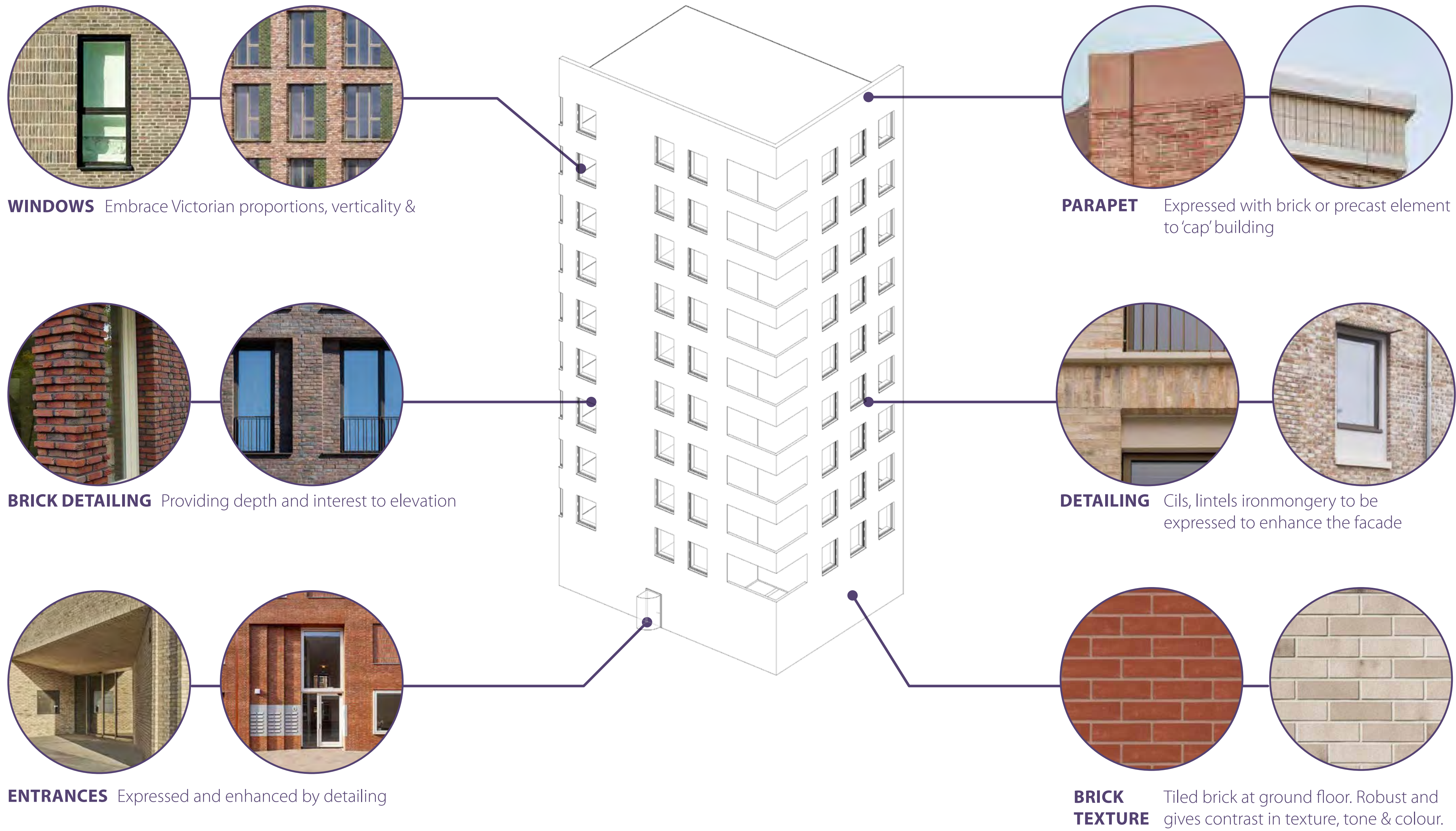
The amount of sun at ground level to internal amenity spaces has been tested to BRE guidance. The results are better than BRE guidance states is required. Further information on daylight-sunlight will be provided at planning submission including the impact of the building on neighbouring properties.





# Sanctuary

## Materials, illustrative street scene & views





Next Steps

Our intention is to progress with a planning application for submission in 2025.

Neighbours will be notified by Tower Hamlets Council following submission, with all supporting information available to view online on the Council's website, providing the opportunity to comment on our proposals.

Further details can be found at <https://www.sanctuary-homes.co.uk/iceland-wharf-hackney-wick-london>

**Programme:**

- Spring 2025 submit for planning
- Winter2025targetplanningdecision
- Spring 2026 target start on site
- Winter 2029 target completion date

Your views matter

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We welcome your comments and ideas throughout the design process

FEEDBACK:

We welcome your feedback on the proposals, either by feedback form, or email. If you would like to receive a digital copy of the information presented today, please contact us at:

[icelandwharf@sanctuary.co.uk](mailto:icelandwharf@sanctuary.co.uk)

Ongoing consultation with residents - How you shape the design

