

Vittoria Wharf

Where: Beachy Road, Fish Island. Who For: Palmlane. What: 34 units / 1638 sqm commercial.



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Architect: Kruszelnicki Leetch Architects

Vittoria Wharf comprises a collection of poor quality commercial buildings, located in Fish Island next to the River Lea Navigation. The buildings were in use by various artists and small scale businesses. However, as part of the wider redevelopment of the Olympic Park, planning permission had already been granted to demolish half of the buildings to create a new bridge link.

These proposals sought to secure the redevelopment of the remaining part of the site. A key issue was the existing workspace located on the site and the existing occupiers. CMA Planning led discussions with the LLDC over the type of employment space that should be reprovided, how much should be affordable and how this should be balanced against the strong need for affordable housing.

Other issues that were addressed included the height and the relationship to the 20 metre policy reference, play space provision, relationship to the adjoining future bridge and residential quality. The scheme was approved by the LLDC at Committee in February 2016.

