

Neptune Wharf (Fish Island Village)

Where: Fish Island, E3. Who For: Peabody. What: 578 homes and 10,086 sqm non-residential space



Neptune Wharf

Architects: Haworth Tompkins / Pitman Tozer / Lyndon Goode

Neptune Wharf was originally granted a hybrid outline and detailed planning consent by the LLDC in 2014 and was one of the first major mixed-use developments on Fish Island. The site was then acquired by Peabody and CMA provided advice as part of their acquisition due diligence process.

Peabody saw at the outset that the proposal could be enhanced and refined, and appointed a new design team to revisit the scheme. CMA assisted with this process and provided input into the design competition which resulted in three new architectural firms being selected.

For the Monier Road site, secured amendments to the approved scheme in 2015. CMA secured reserved matters approval for the Lanterna building (Block A) in 2016. The main changes related to Phase 1 and 2 of the scheme, where CMA worked on a Section 73 application to amend the commercial space provision, along with changes to the footprint, height and the design, as well as NMA submissions to change conditions and parameter plans. This was approved in 2016. Following this, CMA continued working on Phase 3 of the scheme, and secured reserved matters approval for this element in April 2020, along with various changes to conditions and parameter plans.

CMA also provided assistance on approval of planning conditions, other reserved matters and s106 clause discharge, and to date have secured over 100 separate approvals from the LLDC for various elements within each phase of the scheme. This process included meetings with Officers and other interested parties, presentations to the LLDC Quality Review Panel and briefings to the Planning Committee, to ensure the amendments can be secured in a timely manner so the project can come forward.