

# SKY'S THE LIMIT

## Design for a tower of up to 45 storeys close to Canary Wharf would breach planning rules

By EMMA MIDGLEY

**DEVELOPERS** are hoping the sky will be the limit to allow huge new buildings by the Wharf.

Strategic property manager Rowan Asset Management is seeking to overturn height restrictions on the Isle of Dogs in order to build a residential tower block.

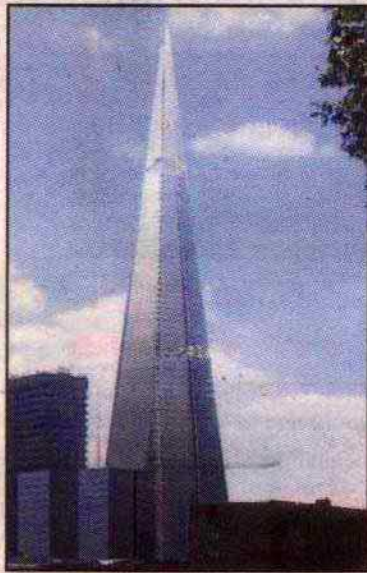
The skyscraper – similar to the “shard of glass” proposed for London Bridge – would be on Millwall Dock close to Glengall Bridge. Blueprints of the new building show it at between 35 and 45 storeys high.

At the moment, however, there is restricted height for buildings in the centre of the Island in the area called the Millennium Quarter, which was formerly the enterprise zone and is bounded by Mellish Street, Alpha Grove and Millharbour.

Tower Hamlets Council said there was no policy in place which would support a 45-storey tower in this location.

According to the council, buildings here should step down in height from the established 40+ storey developments close to South Dock and Marsh Wall, to 5-10 storeys towards the south of the Island.

The draft Isle of Dogs Area Action Plan also recommends that tall buildings should be clustered around Canary Wharf, with the height of



**Sharp:** The planned London Bridge Tower – “Shard of Glass” – has a similar pointy design to the proposed Isle of Dogs building

buildings reduced from this point. A council spokeswoman said that councillors, planners and residents did not support tall buildings of this height at Glengall Bridge.

The plot of land where the buildings could be constructed currently houses an office complex which was designed in the 1980s.

The new building would tower over existing flats around Millwall Dock.

Alan Shingler is head of sustainability at Sheppard Robson,

the architectural firm behind the project. He said: “We want to create greater opportunities on the Isle of Dogs for the existing community.”

“The building we are planning would be like the shard, but without the commercial aspect.”

“It would include private residential accommodation, a small amount of office space, retail and leisure outlets and maybe a hotel.”

Environmental features such as wind turbines or combined heat and power units could feature in the development, as well as a public viewing area.

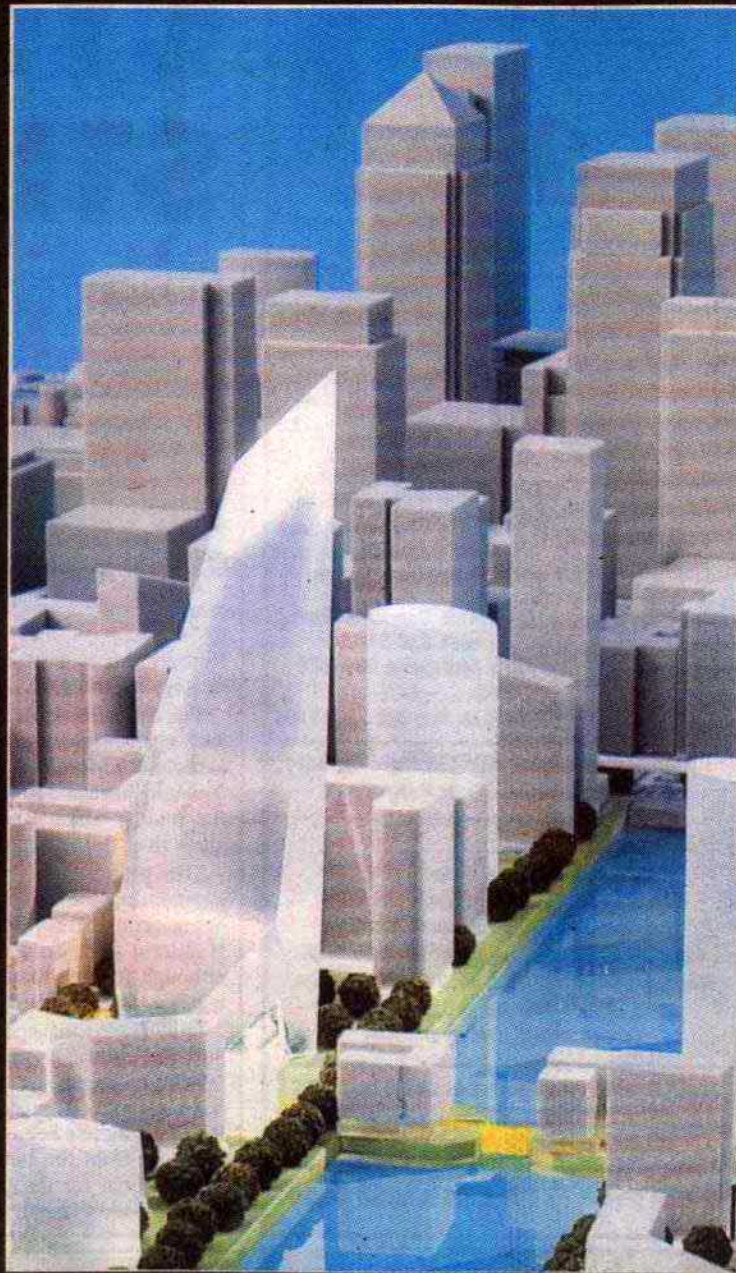
The Glengall Bridge scheme would include boutique shops on its ground floor and a couple of storeys of office space for small start-ups.

For the river frontage, architects Sheppard Robson would like to create a communal piazza. A winter garden and family units are planned for the residential tower along with a smaller residential building next door to provide mixed housing.

As yet no planning application has been submitted for the Glengall Bridge development although Rowan Asset Management says it has been in talks with Islanders and Tower Hamlets Council for the past year.

The council is in the second stage of consultation on its Isle of Dogs Area Action Plan, which will end next month.

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**High hopes:** Developers want to build a tall tower at Glengall Bridge (above, to the left, with Canary Wharf in the background) but Tower Hamlets Council says it goes against planning regulations