

Millennium Harbour and Seacon Wharf

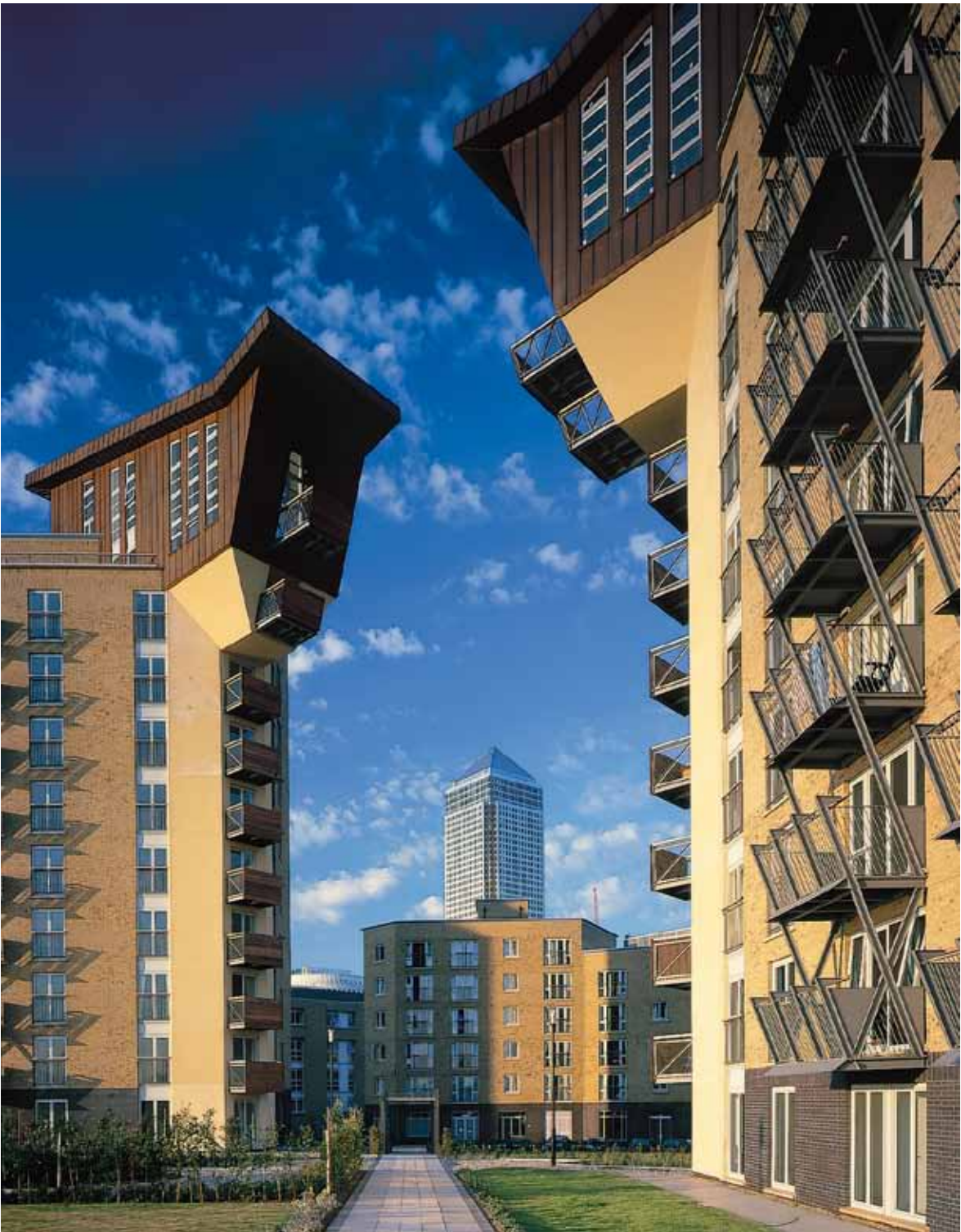
Isle of Dogs, London



Downstream from Cascades, two adjacent sites, one formerly for the import of timber, the other steel, were sequentially developed by different clients, but fused into a single entity with shared access and facilities. The proposals of an urban design study, commissioned by LDDC, had considerable influence on the overall concept, in that the axes of two long parallel streets at right angles to the river penetrate the site and culminate in views through framed grand openings in the riverside buildings.

In the Millennium Harbour site, these framed views form the focus for an array of apartments in the landside layer of the building. At Seacon Wharf, the downstream river fronting wing of Millennium Harbour was used as the left-hand component of a new symmetrical arrangement with a twentyone storey tower as a centrepiece, giving the entire 300 metres of river frontage a suitably grand and heroic composition. Unusually, the development contains an above ground multi-storey residents' car park due to abnormally difficult ground contamination.

Client: Ballymore Properties and St. James Homes



Above: The landside apartments are arrayed around the proscenium arch of the river view like boxes at the theatre

Below left: Allowing vistas of private interior courtyard spaces, the proscenium arch works in reverse when seen from the riverside

Below right: The tower holds together a 300 metre length riverscape composition, in contrast to the general variety of piecemeal developments

Project Title	Millennium Harbour
Address	8-36 Westferry Road, London E14
Client	Ballymore Properties
Local Authority	London Borough of Tower Hamlets
Content	267 apartments, leisure and commercial space
Site Area (ha.)	1.97
Contract Value	£20 million
Completion Date	Spring 1999
Main Contractor	Ballymore
Consultants	<i>Structural</i> Stephen Walsh <i>Cost</i> Keogh Edwards <i>Landscape</i> Livingston Eyre
CZWG Team	Liz Nugent, Paul Jeffreys Jane Paterson, Nick Cutler Thor Kleppan, Andrea Carvalho-Wing, Adrian Brewin
Collaborating Architects	Louis Karol Architects

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Address	38 Westferry Road, London E14
Client	St James Homes
Local Authority	London Borough of Tower Hamlets
Content	269 residential units
Site Area (ha.)	0.84
Contract Value	£27 million
Completion Date	October 2004
Main Contractor	Laing O'Rourke
	Steelwork by Kimber Engineering
Consultants	
Interior design	Johnson Naylor
Structural	Alan Baxter Associates
Environmental	Hoare Lea
Cost	Gleeds
Landscape	Livingston Eyre
CZWG Team	
	Peter Leiper, Lucinda Horner
	Luke Kruszelnicki
Collaborating Architects	Louis Karol Architects