

Marshgate Lane

Where: Pudding Mill Lane, E15. Who For: Anthology / Lifestory. What: 245 homes and 420 sqm commercial space.



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Architect: Hawkins Brown

The site is located just south of the Olympic Park and had permission for residential redevelopment for 130 homes. CMA Planning worked on a revised scheme to increase the number of homes to 245, in two buildings reaching up to 12 storeys, along with commercial space, and secured approval for this GLA referable proposal from the LLDC in April 2022.

The proposals will replace a former warehouse with a mixture of one to four bedroom homes, 35% of which will be affordable. The scheme provides high quality residential accommodation by maximising opportunity for daylight and natural ventilation, with all homes having access to private amenity space whilst the massing has been designed to maximise views to the canal and beyond. This will be delivered alongside commercial space on the ground floor, and communal spaces for residents. The scheme includes high quality semi private and public amenity spaces including new public realm, opening up access to this part of the Bow Back and City Mill Rivers for the first time.

