

Bow Exchange

Where: Yeo Street, E3. Who For: City & Suburban Homes. What: 92 residential units, 2,471 sqm commercial floorspace.



Bow Exchange, 5 Yeo Street, E3

Architect: pH+ Architects

CMA Planning secured approval from the London Borough of Tower Hamlets (LBTH) for this mixed use scheme on behalf of City & Suburban Homes in 2020. The pH+ Architects designed scheme comprises a 'C' shaped block that ranges from 4 to 9 storeys in height (with a further mezzanine level) and delivers 2,471sqm of creative workspace across the ground floor and mezzanine level, and 92 new homes with 35% affordable housing on the upper floors. The scheme also delivers a significant amount of high-quality, landscaped public open space, including a new canal-side walkway and a new promenade walkway that links Yeo Street with the Limehouse Cut canal.

The development is both taller and denser than its recently constructed neighbours, but was considered acceptable by the Council due to the exemplary quality of the architectural design and the quality of the residential accommodation, which would benefit from the use of large areas of landscaped communal open space and child play space located on the podium and across several large roof terraces. The Bow Exchange development includes an on-site service yard and loading bay for the commercial space together with 4 disabled car parking spaces for residents.

CMA then advised on uses for the commercial space due to the introduction of Use Class E and secured a Certificate of Lawfulness in respect of this in 2022. The scheme was then completed in 2023.