

Plans for unique waterside development in Worcester submitted

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UK property developer Godwin Developments, working in partnership with Lowesmoor Regeneration Ltd., has submitted plans for a brand new £85 million waterside community in Worcester city centre.

Proposals for Lowesmoor Wharf are set to completely transform the 3.2-acre canal-side site, situated off Lowesmoor Terrace. The development will provide 330,000 sq. ft. of home, office and retail space, while also creating a vibrant urban destination in central Worcester.

The site, which currently contains a mix of industrial and warehousing units, is designated as an area for redevelopment

within the Worcester City Centre Masterplan and is located within the Canalside Quarter of the city.

Designed by award-winning architects [Apt](#), the proposed scheme will feature seven buildings of varied height containing 271 apartments, 30,000 sq. ft. of office, 9,000 sq. ft. of retail and 8,400 sq. ft. of food and entertainment space. It will also provide a total of 674 bicycle storage spaces – 465 for residents, a further 218 for public use and 10 electric vehicle (EV) charging points, promoting a car free environment and supporting better air quality.

Matt Chandler, Development Director at Godwin Developments, said: “We want to breathe new life into this important part of Worcester – building on its industrial heritage to create an exciting residential and commercial development in the centre of the city.

“Our vision is to deliver a lifestyle-led destination that is similar to other standout schemes – such as Gloucester Docks and Eagles Works in Oxford. We plan to transform the former canals into water features, paying homage to the rich canal history of Worcester and the wider Midlands region. These will provide a focal point of the development and its new waterside apartments, cafes and restaurants, proposed as a part of the scheme.

“By responding to the local street scene, we feel we have designed a development that fits effortlessly into the surrounding landscape, providing a sleek and modern space that will be an asset to Worcester for years to come.”

Jason Geen, Studio Leader at Apt, said: “We have been working with Godwin and the wider team associated with Lowesmoor Wharf for three years, and are thrilled to see the milestone of a

formal planning application being reached this summer. The project is a 'regeneration masterplan' in the truest sense of the word, bringing to life a long overlooked, but important centrally-located site in Worcester. It is ideally positioned for local transport links to enable placemaking and a pedestrian orientated public realm to be at the very heart of the proposals. Alongside this there are homes, community infrastructure opportunities, workspace, small retail and food and drink offers. It's a fantastic project and one which the Apt studio are very proud to be associated with."

As part of Godwin's commitment to working with the local community, the business recently conducted a virtual consultation on the plans with partners Lowesmoor Regeneration Limited. The consultation invited over 1,000 residents surrounding the site to view the scheme and provide their feedback.

In keeping with its history, Lowesmoor Wharf will refurbish some of the existing buildings and provide canal-inspired features that form part of the site. The retained buildings along with the new archway designs and materials used will give the scheme a sense of character and identity, promoting a distinctive sense of place. The development will also feature new public squares and morning/sunset terraces, creating pedestrianised open spaces that are both appealing and instantly recognisable as a destination in Worcester.

Stephen Pratt, Group Land Director at Godwin Developments, said: "Lowesmoor Wharf is a sizeable regeneration project in an area of high local significance – therefore we took time to develop proposals that are not only sympathetic to the site's location and history, but also maximise its potential and make it a really exciting place to be.

“We’re encouraged by the response of the community – it is clear that the site requires regeneration and we would like to thank everyone who took time to provide feedback on our scheme. We now look forward to working with Worcester City Council’s planning team and Lowesmoor Regeneration Ltd. in delivering the next stage of this development.”

Speaking about the development, Cathedral ward councillor Jabba Riaz said: “This is a really welcomed, innovative scheme that has gone through comprehensive consultation. The plans for Lowesmoor Wharf will regenerate a tired and old part of the city, making full use of the canal, which is historic to Worcester. The scheme will increase connectivity, improve air quality and go some way to providing much-needed housing.”

Lowesmoor Wharf is located just under a five-minute walk from Worcester city centre, and sits between the key railway stations in the city centre, Worcester Foregate Street and Worcester Shrub Hill, giving residents access to the city’s extensive transport links and the wider West Midlands.

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