




Welcome

Thank you for coming to this public exhibition on the redevelopment of the Whitechapel Estate by BGO.

The proposals will deliver world class life science buildings, alongside NHS key worker housing and improved public spaces.

At this event, you can:

-  Find out more about the proposals
-  Speak to members of the project team
-  Share your feedback



Aerial view of the Whitechapel Estate

We have assembled an expert design team:

Eastern site architect

Western site architect

Western site architect

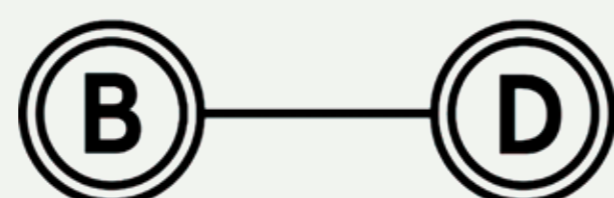
PLP/ARCHITECTURE

DSDHA

dMFK

Landscape architect

Planning Consultant

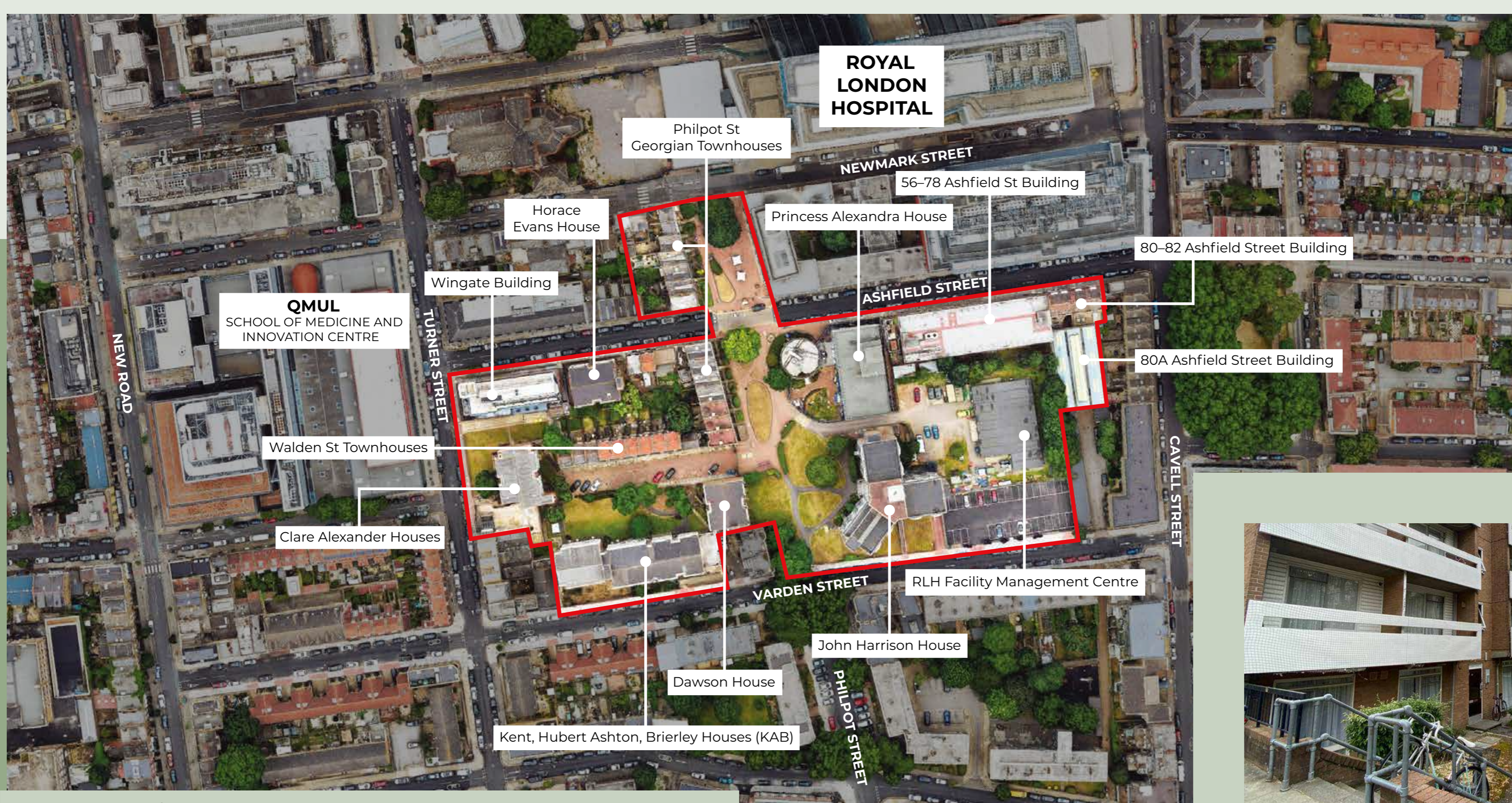


DP9 

The Whitechapel Estate

The Whitechapel Estate is made up of the land located predominantly between Varden Street and Ashfield Street.

Overall, there are 13 buildings in the area with the eastern half primarily containing lab, office and storage space and the western half including residential accommodation for NHS workers and market sale.



Aerial view of the Whitechapel Estate, with labelled buildings



View of Dawson House from Walden Street



View of the Wingate Building on Turner Street



View of Princess Alexandra House

Existing planning permission

There is an existing planning permission for a mixed-use redevelopment, secured by Londonewcastle. This permission would see all of the existing buildings fully demolished and 12 new buildings, ranging from two to 23 storeys, built in their place.

These proposals would not support the Council's aspirations to deliver a world class life science cluster in this location as they do not include any life science floorspace. Additionally, this included the loss of NHS office space and key worker accommodation, which is an important asset to attract and retain staff at the Royal London Hospital.



Consented scheme

Meeting local needs

These proposals will deliver a number of community benefits, including:

- New and refurbished specialist accommodation units for local key workers helping to support the NHS to recruit and retain staff.
- Affordable offices for local businesses and charities.
- Improvements to the local environment and public realm, helping to make the area safer and address anti-social behaviour.

We have already engaged with a number of local employers and organisations to ensure that their needs and requirements form part of the proposals.



- Keen for access to open green space
- Create sense of escapism



- Desire for office space in close proximity to the Helipad
- Access to green spaces
- Access to food/drink offering
- Allocated parking for emergency vehicles



- Improvement to Staff Cycle storage and facilities
- Access to green spaces
- Access to food/drink offering
- Improvement to security/lighting
- Provide homes for key staff or those on call



- Create a more cohesive campus
- Consolidate London-wide facilities into a purpose built facility

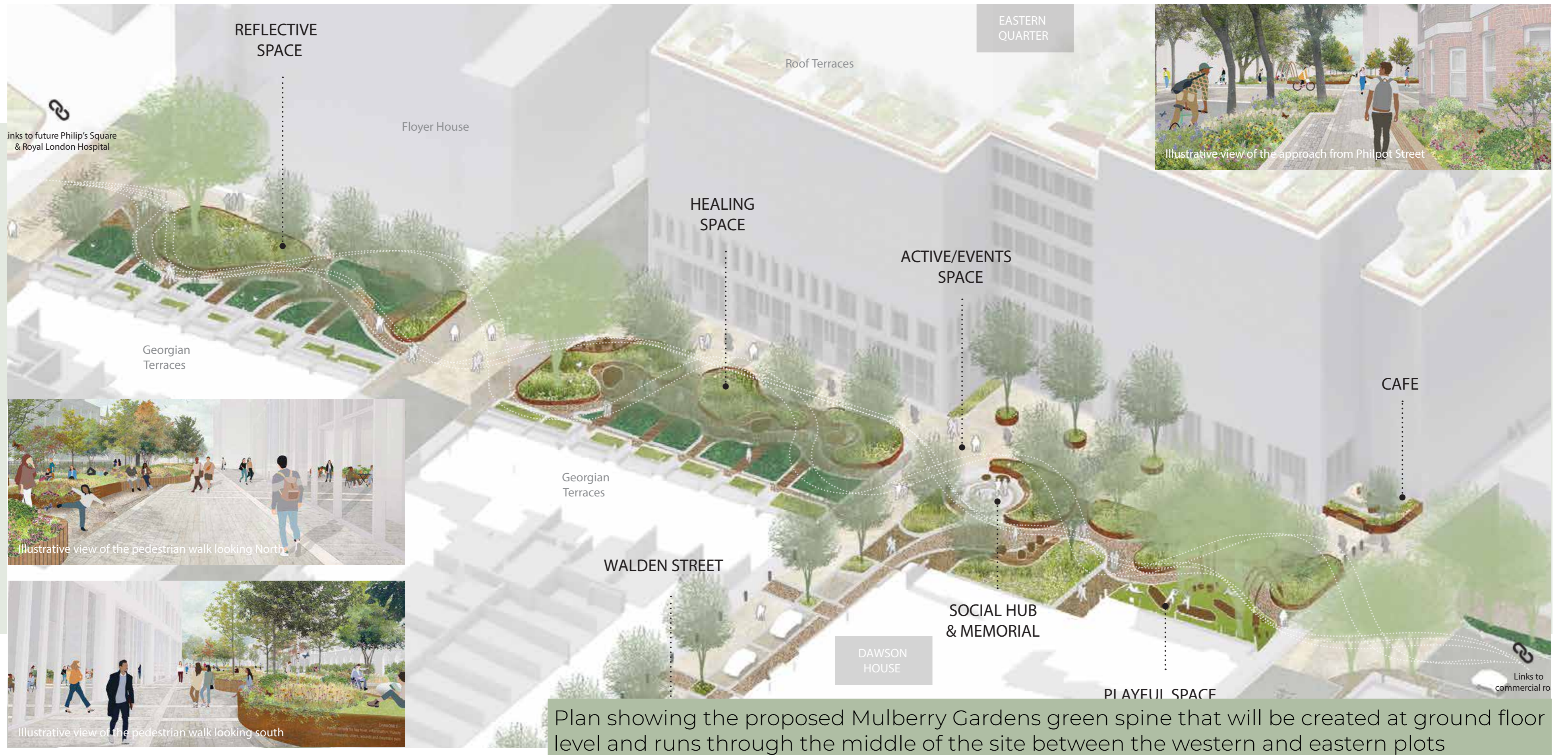
Delivering a net zero carbon development

We know that healthcare currently contributes around 5% of the UK's carbon emissions (ref: The Lancet Planetary Health) so it is vital for Whitechapel that we deliver a net zero carbon development in both operation and construction.

These proposals will also be significantly more sustainable than the existing buildings and the already consented scheme:

| Sustainability Theme | Consented Scheme Targets/Performance | Current Proposal Targets/Performance | Improved vs. previous consent? |
|---------------------------|--|--|--------------------------------|
| Operational Energy | • No commitment to meeting a specific EPC rating | • Targeting an overall EPC rating of A which is the most energy efficient a building can be | Improvement |
| Whole Life Carbon | • No commitment to reuse of the existing building | • Targeting a best in class rating for reducing the carbon footprint of the development, including exploring options for re-use | Improvement |
| Waste & CE | • No specific waste targets and no circular economy approach | • Adopting a circular economy strategy approach to reduce waste • 98% of demolition waste and 95% of construction waste will be recycled | Improvement |
| Urban Greening | • Undefined targets in relation to BioDiversity Net Gain • Targeting an Urban Greening Factor of 0.44 | • Targeting a 10% BioDiversity Net Gain to significantly improve the local environment • Targeting an Urban Greening Factor of more than 0.4 | Equivalence |
| Certification | • Targeting a BREEAM Excellent rating | • Ensure the sustainability of the buildings is high by targeting BREEAM Excellent, with an aspiration to achieve an Outstanding rating (BREEAM is the industry standard sustainability rating) • Aiming to achieve WELL v2 Core Gold in the commercial buildings (WELL is the industry standard for health and wellbeing). | Improvement |
| Water Management | • Targeting water use of 105 litres per person per day in the residential accommodation | • Targeting a 40% improvement in how water is managed across the site with the aim of ensuring less than 105 litres is used per person per day in the residential accommodation | Improvement |

The vision for the Whitechapel Estate



The proposals will deliver:

69,000m² of world-class life sciences enabled labs and offices – this will contribute to the wider objective to develop a life science campus in Whitechapel.

25% of the proposed space will be pre-let to QMUL and Barts Health NHS Trust – enabling staff to work in modern, state of the art facilities.

210 new and refurbished specialist accommodation units – for key workers at The Royal London Hospital and QMUL.

Delivering approximately 20 new apartments on Walden Street – delivering modern homes that will compliment the surrounding area.

Significant improvements to the public spaces to tackle anti-social behaviour and **create new green spaces** to support health and wellbeing.

A large, accessible roof terrace – free to access for Royal London staff and including paddle tennis courts.

500 bike parking spaces – and associated shower and locker facilities for Royal London staff (currently identified as missing from NHS commissioned staff surveys).

Providing community and event space – in the new public realm and atrium areas.



CGI view of the proposed new life science enabled buildings and public realm

This will create

Approximately **3,452 jobs**, including employment and training opportunities for local people, estimated to **contribute £2.5m per year to the local economy.**

The Eastern Site

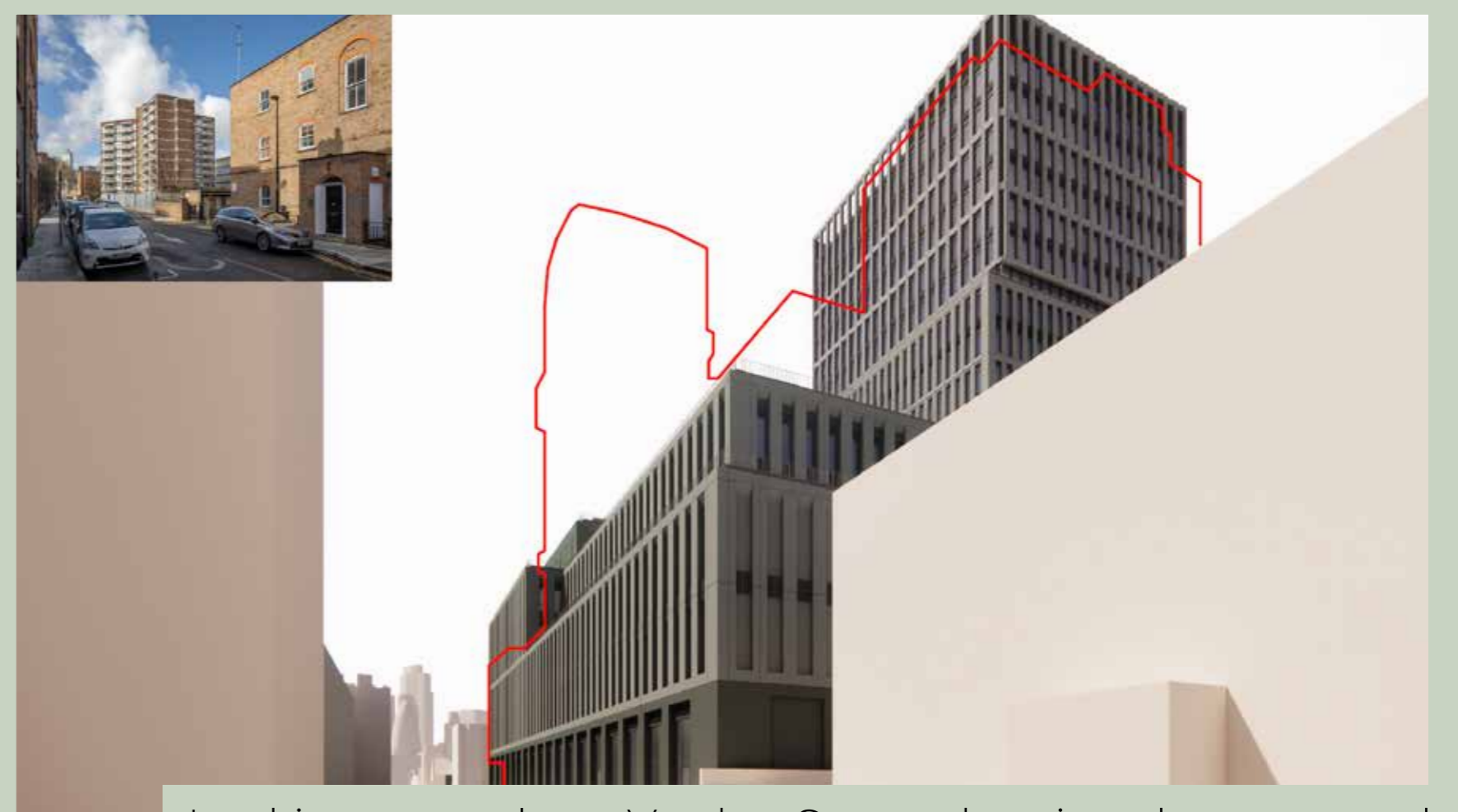
CGI of the proposed life science campus building with seamless ground floor connection to the revitalized Mulberry Gardens public realm



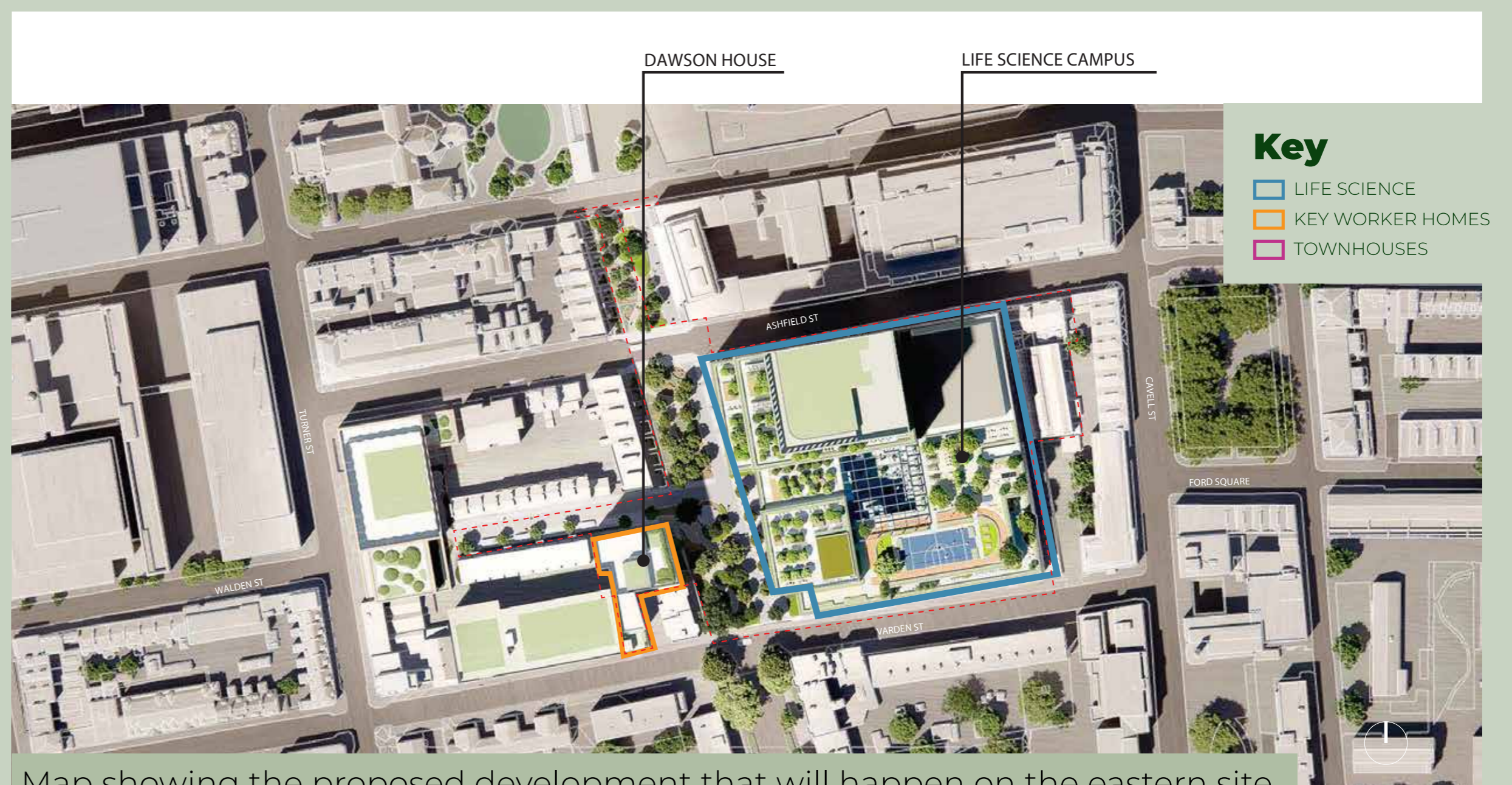
Life Science Campus

- **60,000m²** of world class life science enabled space which will significantly contribute to the plans to develop a life science campus in Whitechapel.
- **10,000m²** of this space will be pre-let to Barts Health NHS Trust.

The proposals will be able to come forward through the demolition of Princess Alexandra House (unutilised building), John Harrison House (office space), 56 – 78 Ashfield Street (research labs), and the retention and refurbishment of 80A Ashfield Street. All of the NHS departments currently housed in John Harrison House and 56 – 78 Ashfield Street will be rehoused in the new buildings.



Looking west along Varden Street showing the proposed scheme in comparison to the consented scheme (red line)



Map showing the proposed development that will happen on the eastern site

Life Science Campus

Life Science Campus

- Publicly accessible ground floor entrance area with amenities.
- Over **750m²** of flexible event space at the ground floor level.
- A publicly accessible first floor courtyard connected to ground floor public entrance.

Sketch images showing the entrance and courtyard within the life science campus building



Cutaway image showing the proposed uses in the life science campus building



Image showing the proposed roof-top terraces and sports court on top of the Life Science Campus Building

Roof-top terrace and sports area

- Over **3,000m²** of roof terrace area with **1,700m²** of roof terrace open to key workers to help support them with health and wellbeing.
- An **inside sports area for fitness classes** which will be open to workers in the building and NHS staff.



Sketch images showing the proposed terraces and amenities

The Eastern Site

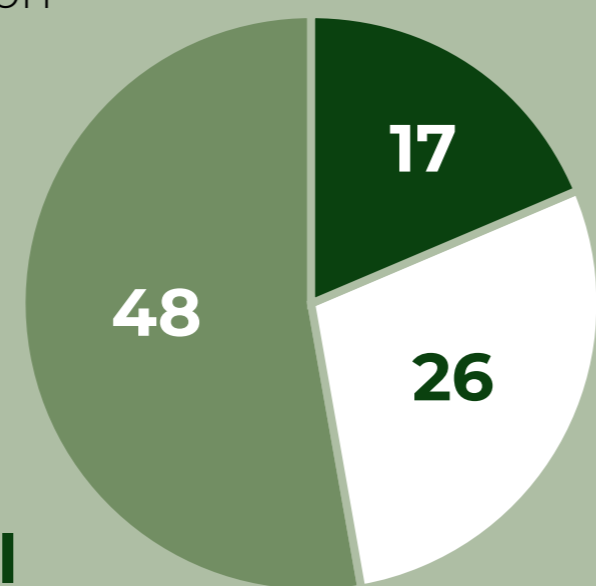
Dawson House

- **91 specialist key worker homes** which will be 100% affordable.
- Residents will have access to **dedicated cycle storage and amenity spaces** as well as outdoor terraces and green spaces.

These homes are predominantly used by NHS staff working at the Royal London Hospital. The existing accommodation is of poor quality and these new homes will be of a much higher standard.

The uplift in homes will also enable additional NHS staff to live in close proximity to the hospital, helping the Trust with recruitment and retention.

- Units re-housed from John Harrison
- Existing Dawson House Units
- Units uplift



91 total

CGI of the proposed Dawson House building providing specialist key worker accommodation

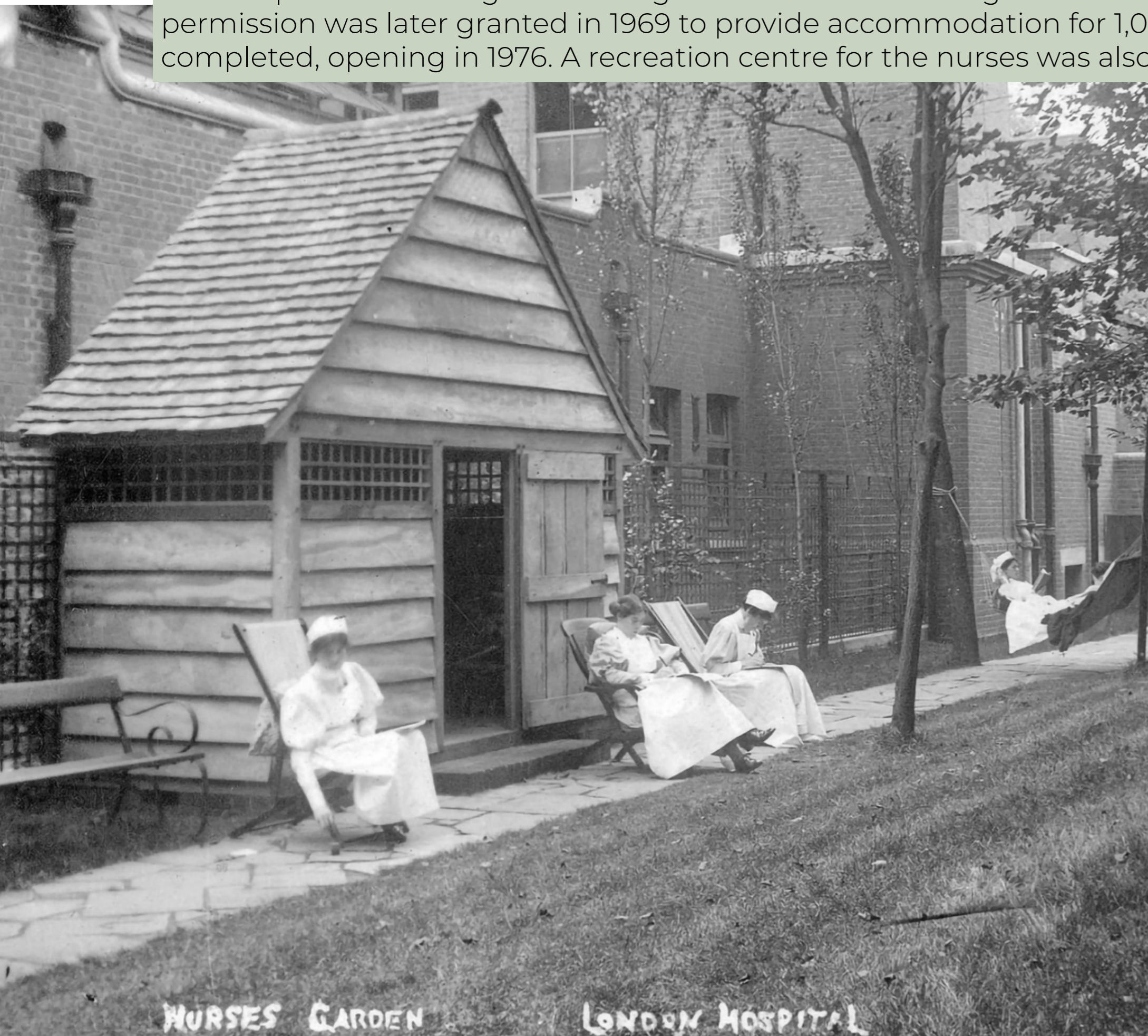


Existing

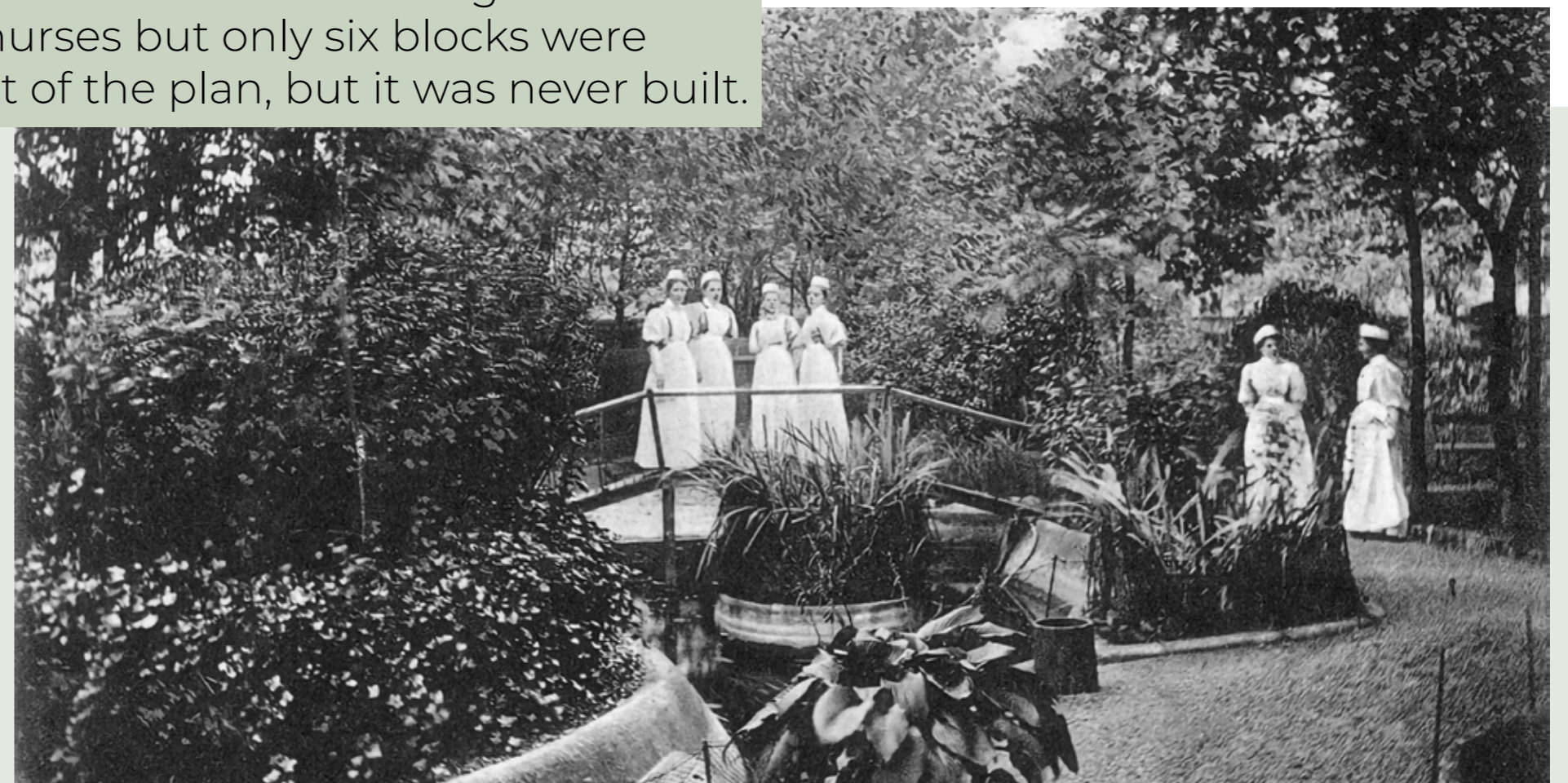


Looking north along Philpot Street showing the proposed scheme in comparison to the consented scheme (red line)

Historic photos showing the nursing accommodation and gardens in the 1940s and 50s. Planning permission was later granted in 1969 to provide accommodation for 1,000 nurses but only six blocks were completed, opening in 1976. A recreation centre for the nurses was also part of the plan, but it was never built.



NURSES GARDEN LONDON HOSPITAL



The Western Site

Kent House, Hubert Ashton and Henry Brierley House (KAB)

- The KAB buildings will be refurbished with light-touch internal and external interventions providing a more modern and improved look and feel.
- A new accessible entrance off Varden Street.
- Shared co-living spaces, including kitchen, dining, working and comfortable hang-out spaces.
- Improved exteriors of all buildings, including the addition of external balconies for all homes, increased greening, and reduced solar gain.

CGI view of the proposed KAB building



Existing view of Varden Street



Images showing the existing living and shared spaces. The refurbishment of the building will modernise these spaces for NHS staff.



View of the consented proposals



A view of the existing KAB building and updated image showing the proposed improvements to the look and feel

Improving the local environment

The proposals will see the creation of a vital green heart at Mulberry Gardens – inspired by the site’s history and heritage.

A revitalised landscape will encourage contact with nature and transform the existing public realm to create a series of restorative green spaces that will help to support residents, visitors, staff and patient with their health and wellbeing.

Healing Garden



Before



After

Mulberry Gardens looking north



Before



After

Philpot Street



Before



After

Mulberry Gardens looking south



Before



After

Have your say

Thank you for attending our exhibition.

We are keen to hear your feedback on the proposals before we submit a planning application to Tower Hamlets Council in the summer.

Please register with us if you want us to keep you informed about the application.



Talk to a member of the team at this event



Fill out a feedback form at the event today



Complete our online feedback form



Send us an email

We would love to hear from you...

“ What are your views on the proposals when compared to the existing environment? ”

“ Do you have any feedback on the proposals when compared to the consented scheme? ”

“ What is your feedback on the proposed public spaces? ”

“ Do you have any other thoughts or comments on the proposals you've seen today? ”

Get in touch

✉ whitechapelestate@londoncommunications.co.uk

☎ 0800 092 0343