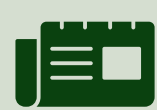


Welcome

Thank you for attending this second public exhibition of proposals for the Whitechapel Estate redevelopment by BGO.

The proposals will deliver world class clinical facilities, alongside NHS key worker housing, affordable 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

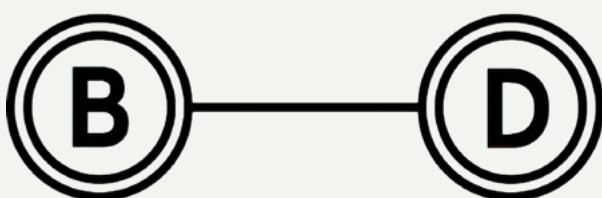
PLP/ARCHITECTURE

DSDHA

dMFK

Landscape architect

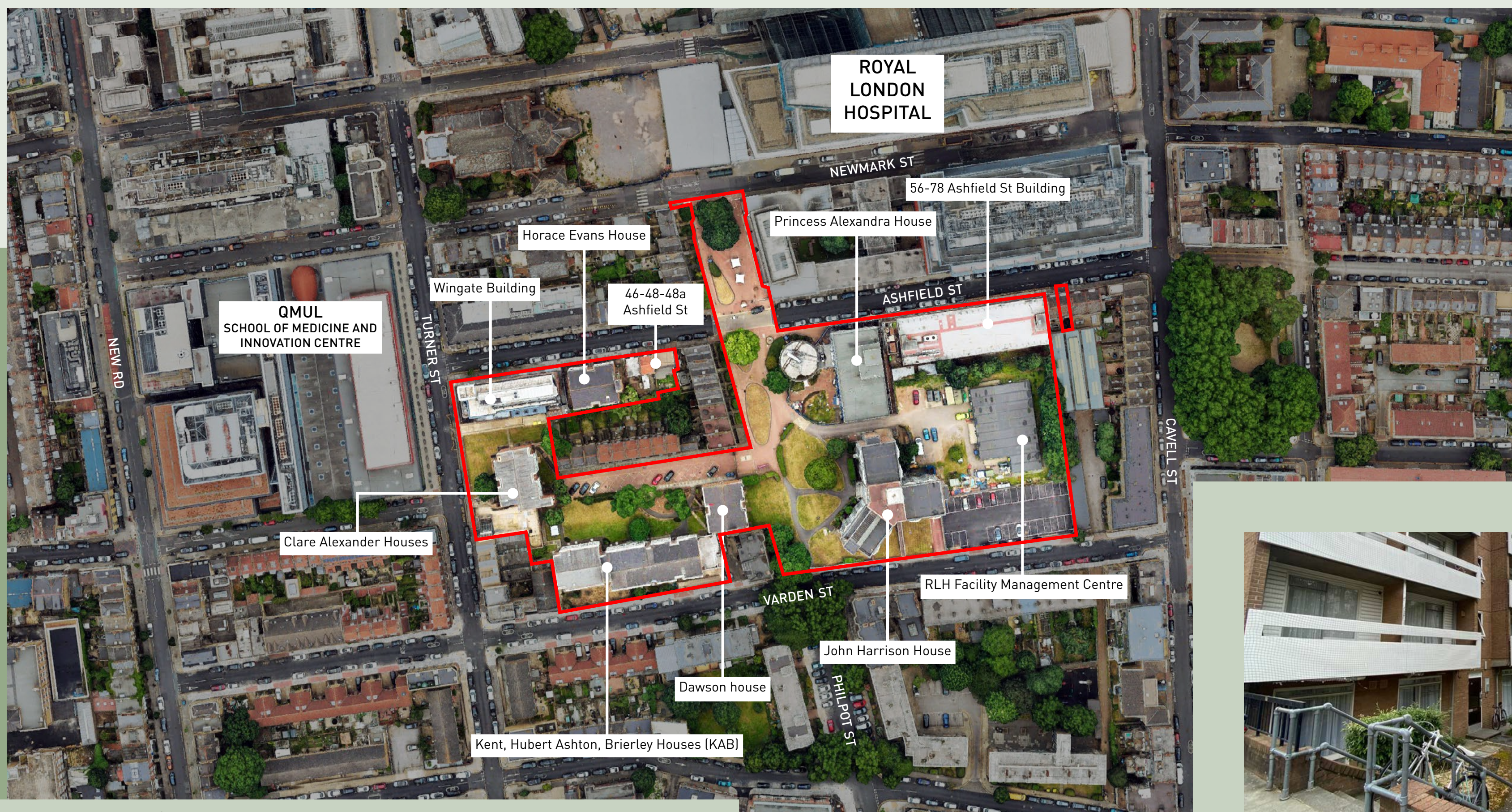
Planning Consultant



The Whitechapel Estate

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

Overall, there are 10 existing buildings on the site with the eastern half primarily containing lab, office and storage space and the western half including residential accommodation for NHS workers and market sale. The buildings are obsolete and inefficient, with some now abandoned.



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

The Med City Campus

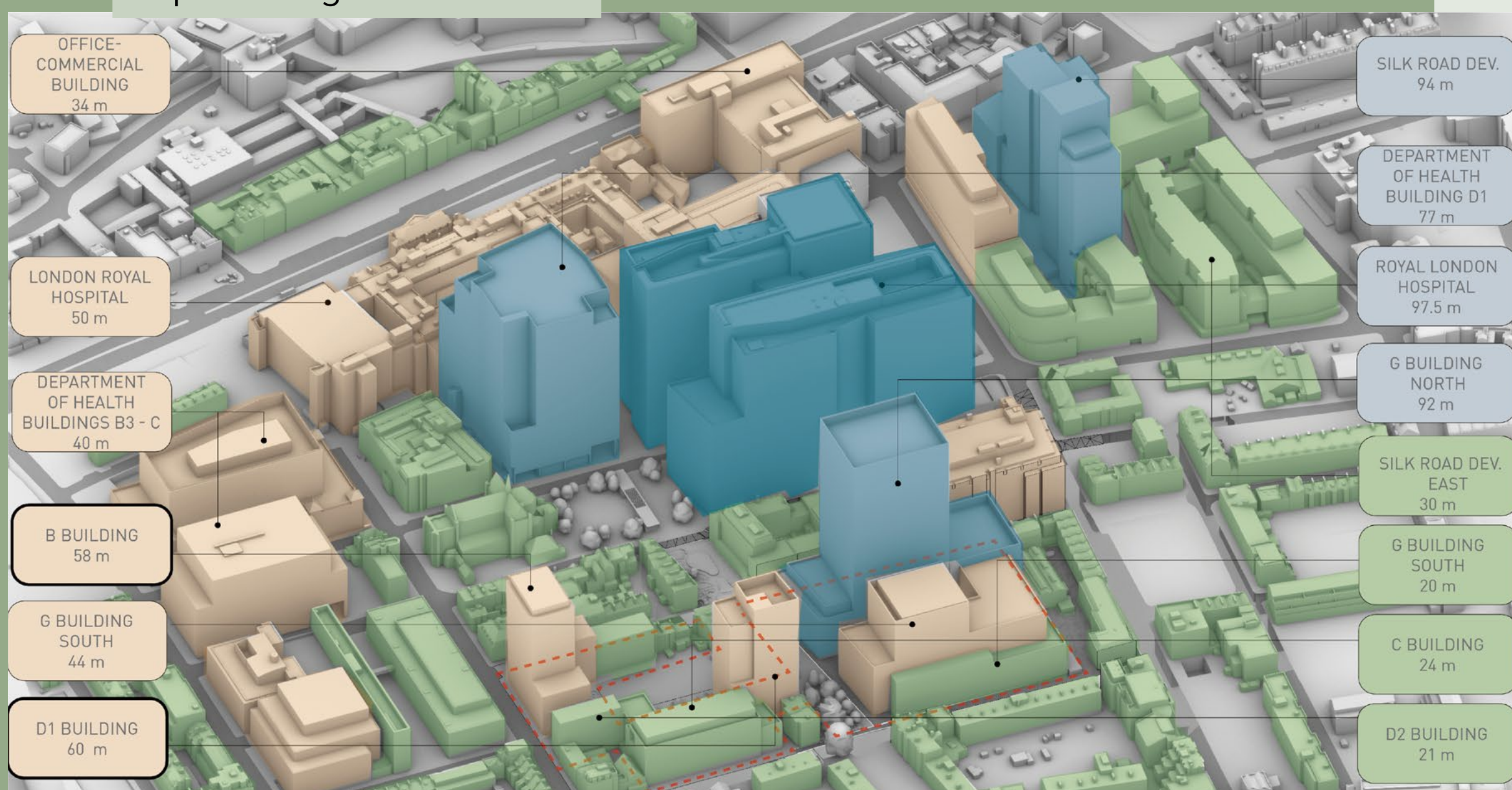
Tower Hamlets Council and the GLA have a long held and shared ambition to create a life science cluster in Whitechapel. With the Royal London Hospital, Queen Mary University of London and Barts Health NHS Trust on the doorstep, Whitechapel is considered as an ideal and unique location for life sciences.

This has been expressed in a number of key policy documents including the Whitechapel Vision SPD (2013), the City Fringe OAPF (2015), the adopted Tower Hamlets Local Plan (2020) and importantly the London Plan (2021).

MedCity (a collaboration between London, Cambridge and Oxford Academic Health Science Centres, co-founded by the Mayor of London) has also highlighted Whitechapel as an area to promote and grow life sciences.

There is also now alignment amongst BGO and other landowners from the public and private sectors to bring forward proposals and work together to create a life science led cluster here.

Map showing the aerial view



What is Life Science?



Life science is focused on the application of biology and technology to **further health improvement**.



It **covers a number of areas** including biopharmaceuticals, medical technology, advanced therapies, genomics, neuroscience, diagnostics and digital health.



As well as research and clinical studies, life science is also concerned with putting research into practice including the **development of drugs, medical technology, diagnostics and digital tools**.



Often, life science clusters bring together clinicians, scientists, researchers, data modellers and entrepreneurs to **collaborate and innovate**.



There is a significant demand for life sciences space in London and across the UK. The Government has committed to the UK becoming a 'life sciences superpower' and it is estimated that 50% additional commercial floor space is needed to support **950,000 new jobs in the UK by 2050**.

Meeting local needs

Responding to feedback

We have been working closely with planning officers and local stakeholders to make sure our proposals meet local needs and priorities. Taking into account feedback we received, we have made a number of updates since we last consulted:



Providing new medical and research facilities with clinical space



More affordable family homes for people on the Tower Hamlets housing register



Retaining additional terraced houses on Walden Street



A new communal courtyard in the west of the site



Replacement key worker accommodation



A better through route on the re-instated Walden Street



Improved pedestrian environment and public realm

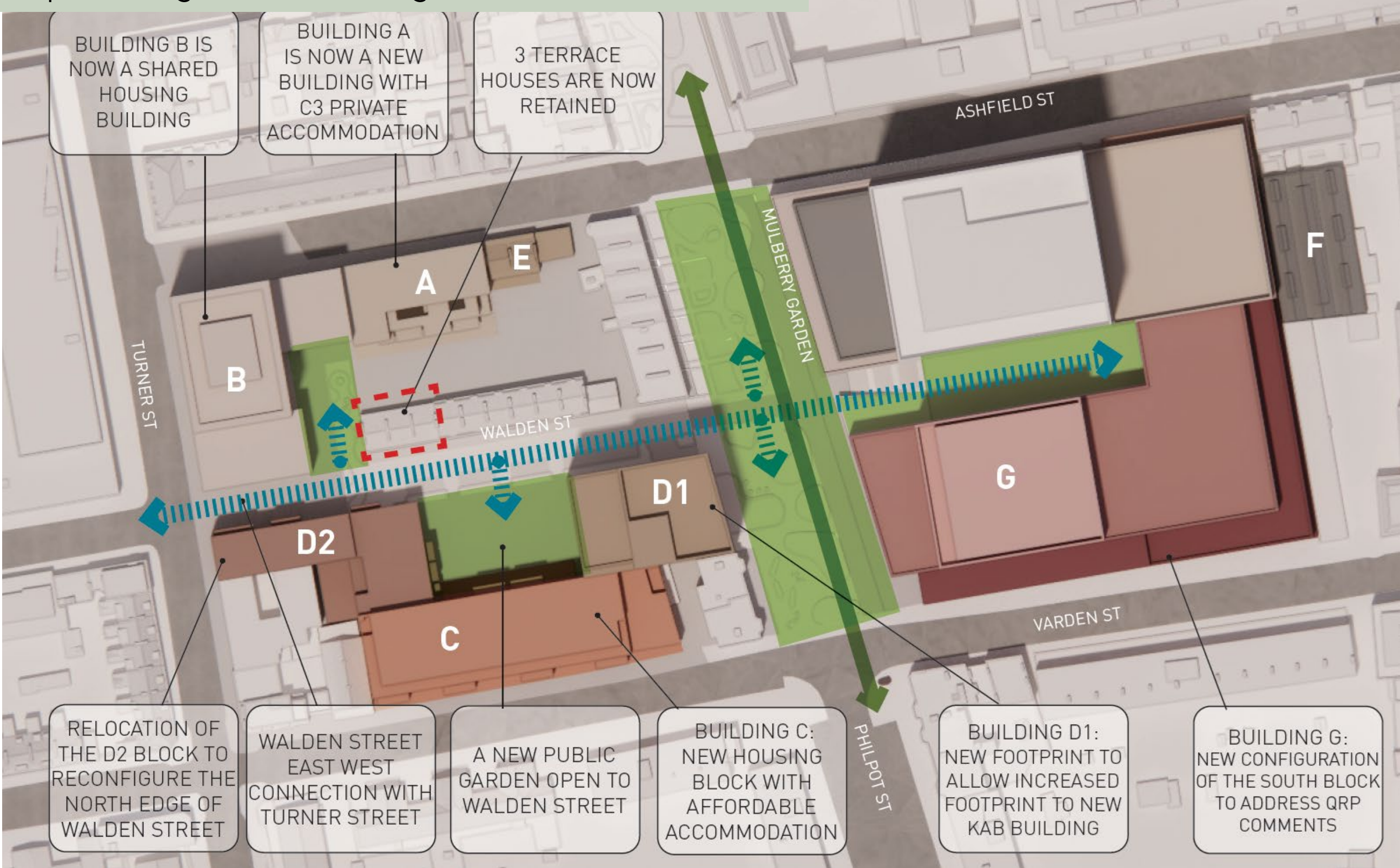


Increased private housing options

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

- New specialist accommodation units for local key workers helping to support the NHS to recruit and retain staff.
- Improvements to the local environment and public realm, helping to make the area safer and address anti-social behaviour.
- Affordable offices for local businesses and charities.
- Affordable family homes for people on the Tower Hamlets housing waiting list.
- Additional capacity for The Royal London Hospital.

Map showing what has changed as a result of feedback



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



London's Air Ambulance Charity

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



Barts Health NHS Trust

- 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
- Much needed additional clinical capacity

The vision for the Whitechapel Estate



Ariel view of the proposed Whitechapel Estate development

The proposals will deliver:

Medical facilities for the Royal London Hospital – this will free up space and enable the main hospital to provide more clinical facilities and associated beds.

Social rent homes – 50 predominantly family-sized homes for residents on the Council's housing waiting list.

Key worker homes – 167 high-quality homes for key workers and NHS staff.

Additional homes – helping to meet local housing needs by delivering 230 shared-housing properties and 61 private homes.

New offices for London Air Ambulance – improving emergency response times with facilities near the helipad.

Extended community and cultural facilities – shaped through ongoing conversations with local schools and community groups.

Increased and improved open and green spaces – helping to make the area more accessible and enjoyable for those who live here.

Further employment opportunities – including 1,300 full-time jobs, training placements, and apprenticeships.

Various design enhancements – shaped through stakeholder feedback including ensuring that all obsolete buildings are replaced.



New public realm at the entrance to the hospital building.

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**.

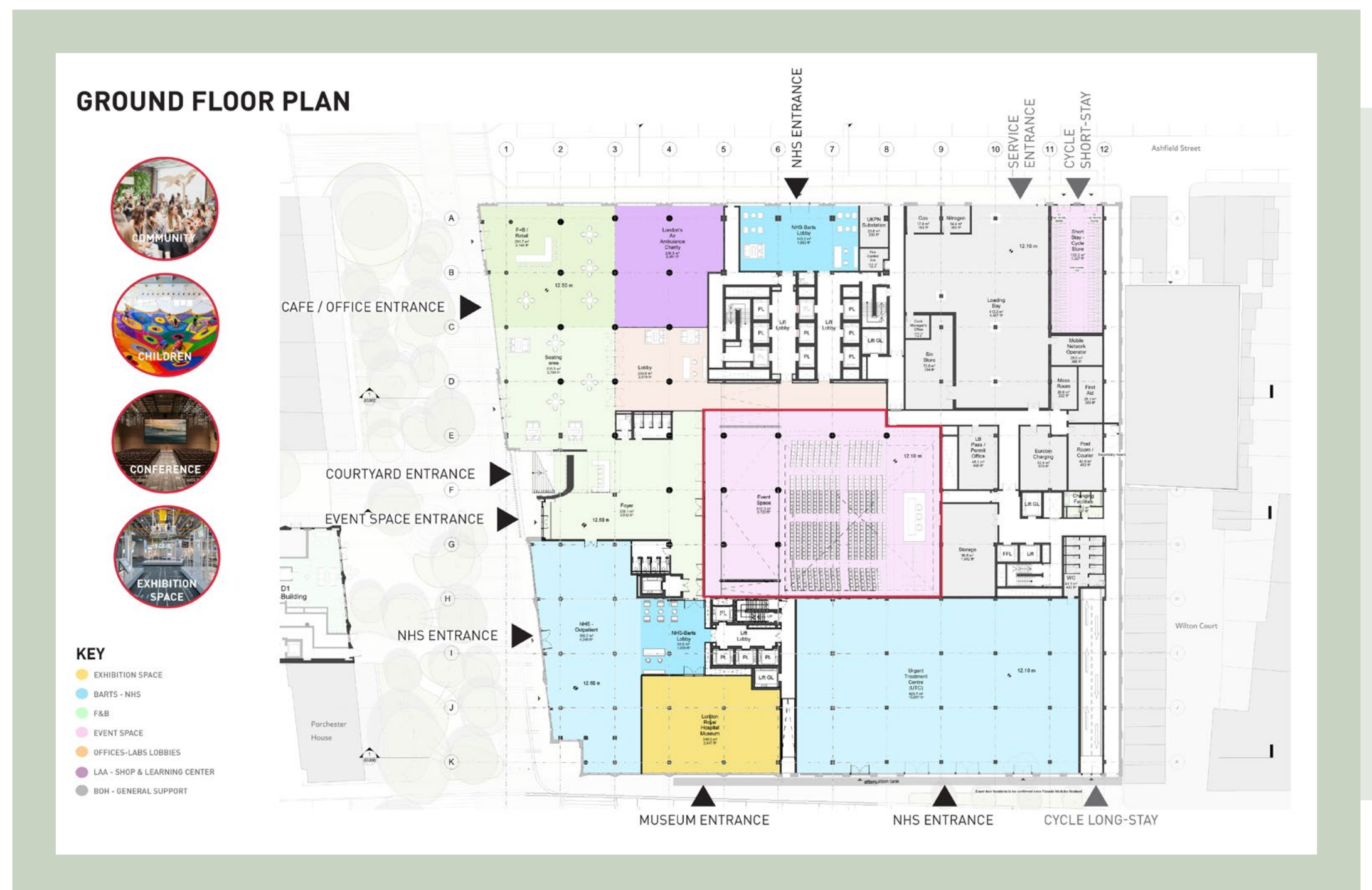
The new medical and research building

The new medical and research facilities will provide expanded and improved clinical space for Barts NHS Trust as well as new research space.

Additional capacity for The Royal London Hospital

Tower Hamlets is the fastest growing borough in London, with the population expected to grow a further 4.89% in the next five years. When the Royal London began construction in 2007, the population was circa 250,000. The population of the borough is now 357,000 and is projected to be 375,000 by 2030. As a result, the Royal London is beyond capacity.

Our updated plans deliver on Barts' need for more capacity, including Primary Care, Urgent Treatment, Clinical Research, Outpatient, also freeing up the Royal London Hospital to provide more beds and operating theatres.



Visualisation of new medical and research facilities (Building G)



New facilities to meet local needs

Alongside the additional space for Barts NHS Trust, the new medical and research facilities will provide much needed space for other uses. This includes life science workspace, a new home for the Royal London Hospital Museum and flexible event space for use by the community.



Example of the community spaces

Life Science Workspace

To support the ambitions of the Whitechapel life sciences cluster, we will be providing approx. 35,000 sq m of flexible life sciences space. This could include office and research space. 10% of the commercial floorspace will be affordable, and will be leased out to Barts Health NHS Trust at a discounted rate.

Royal London Hospital Museum

We will be providing a brand new space for the Royal London Hospital Museum, allowing them to reopen for the first time since they closed before Covid. This modern purpose-built space will be a vast improvement on their former home with the crypt of St Philip's Church.

London Air Ambulance

By locating affordable office space for London Air Ambulance close to their helipad on the Royal London Hospital, the service will allow a vital reduction of response time by approx. 7 minutes.

Flexible event space

850m2 of flexible event space will provide opportunities for talks, community events and sport. We have already engaged with Al Mizan School and London East Academy to allow the use of the sports courts for their activities.

Delivering key worker homes

The existing key worker housing will be demolished and rebuilt to provide 167 key worker homes.

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 with dedicated amenities.

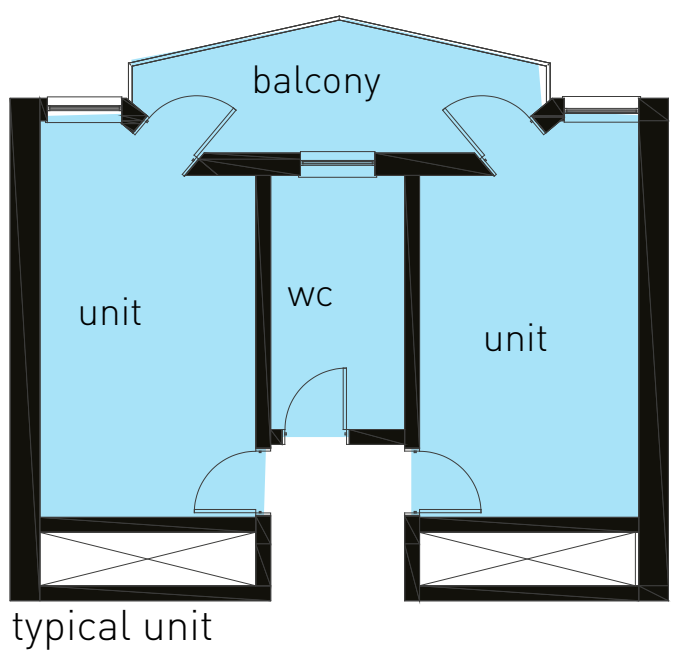
The homes will also enable additional NHS staff to live in close proximity to the hospital, helping the Trust with recruitment and enabling an affordable housing offer.

We will also be providing amenity spaces including garden terraces, shared kitchens and shared lounges which don't currently exist.

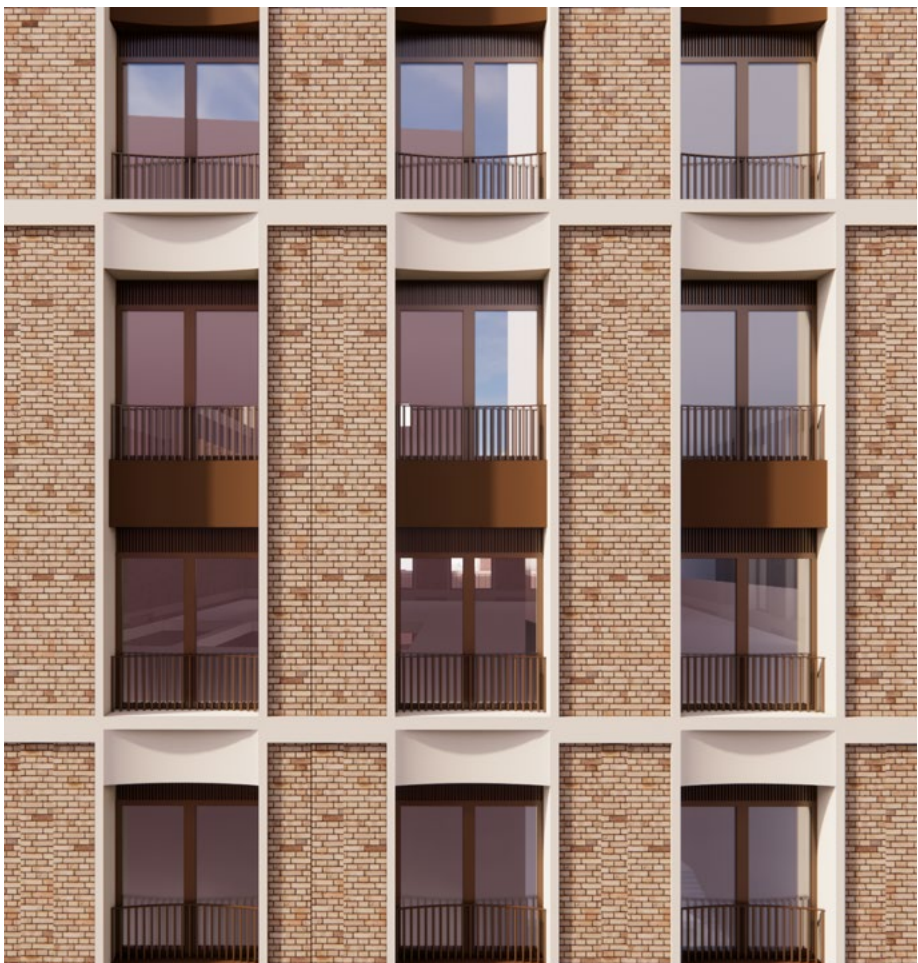
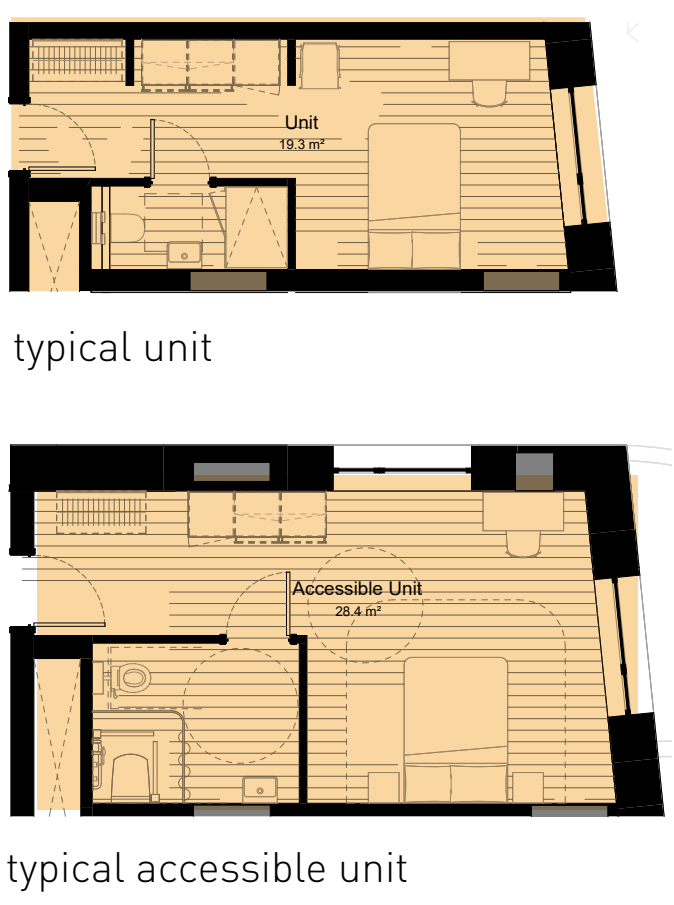


Visualisation of proposed new key worker housing (Building D1)

Existing key worker housing



Proposed key worker housing



Average existing unit size

17.20 sq m

Average proposed unit size

22.89 sq m (33% increase)

Delivering much needed homes

Affordable homes

The existing KAB buildings (Kent House, Hubert Ashton and Henry Brierley House) will be demolished and rebuilt to provide 50 affordable homes for people on the Tower Hamlet's Council housing waiting list.

The majority of homes will be 3 and 4 bedroom family homes to meet local needs and will be run by the London Borough of Tower Hamlets.

Ashfield Street (Buildings E, A, and B)



Turner Street (Buildings B & D2)



Shared Living

230 shared living homes will be delivered in a new building on the site of 50 Turner Street (Building B).

Private Homes

We'll also be delivering 62 homes for private sale – located in the new-build Horace Evans House (Building A), building D2 and refurbished townhouses on Ashfield Street (Building E).



Varden Street (Building C)

Improving the local environment

Our proposals will improve the pedestrian environment by providing two main areas of high-quality public space.

Philpot Gardens

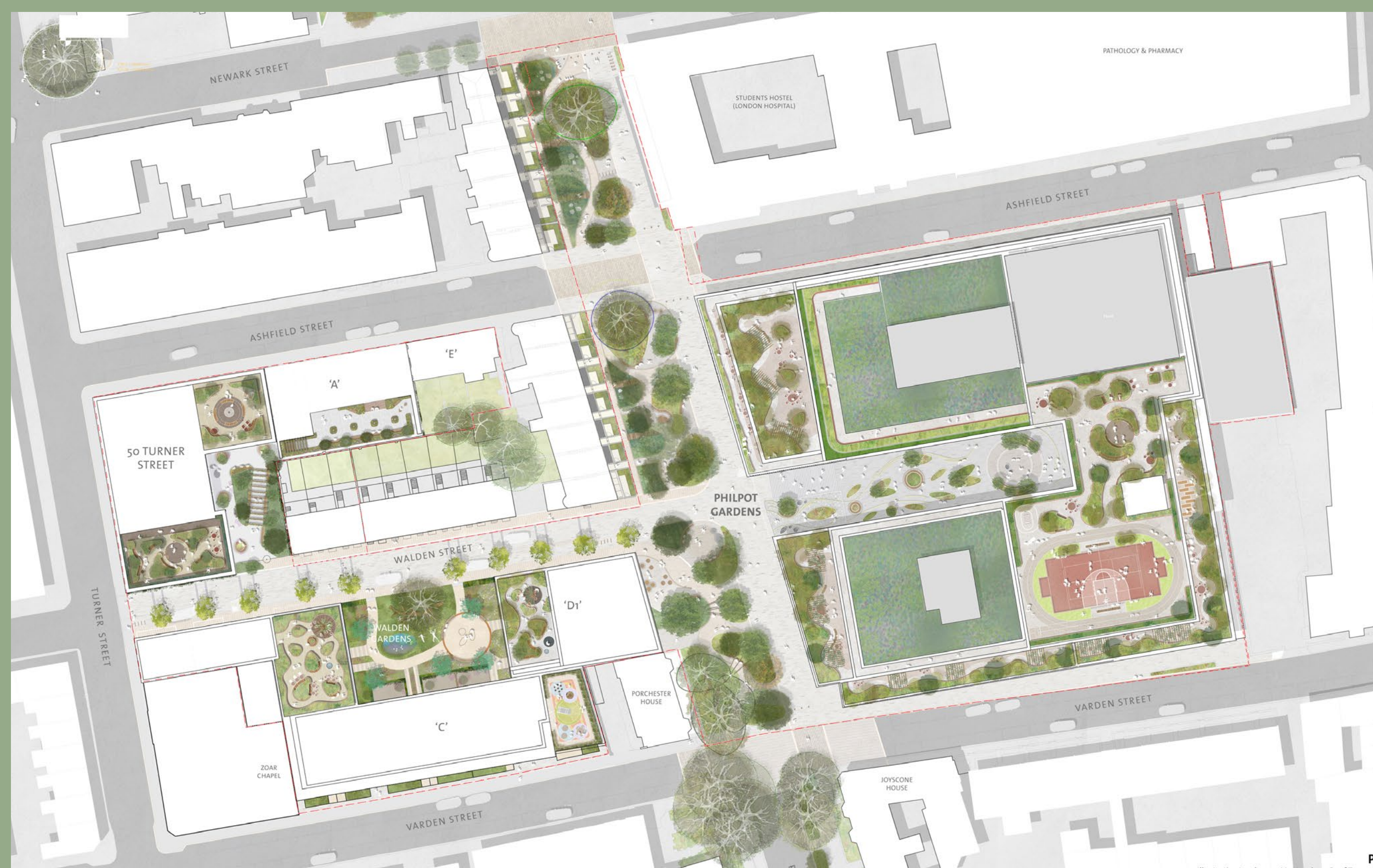
The main North-South route through the site will be a 275 metre long linear park. We will transform the currently unusable public realm into a much more pleasant space to walk and sit with new trees, planting and paving.

Managing Anti-Social Behaviour

The public spaces have been designed to help manage anti-social behaviour issues which we are aware of in the local area. By creating more through-routes and footfall, we limit the unused spaces and dark corners which allow anti-social behaviour to thrive. All the public spaces will also be actively managed to ensure anti-social behaviour is identified and moved on.

Walden Street Gardens

Our latest changes to the scheme provide a new 550m² communal courtyard on a re-connected Walden Street.



New, high quality public green spaces



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

Key benefits:

- £0.75bn investment from BGO to LBTH
- Assisting the Royal London for improved healthcare outcomes for LBTH residents
- Assisting the London Air Ambulance Charity for operational efficiency and improved healthcare outcomes for LBTH residents
- 165 upgraded key worker homes
- 50 affordable housing homes
- 1,325 full time jobs created
- Community event / sports space with max capacity for 500 people
- 3,600m2 of public realm

Timeline



Get in touch

✉ whitechapelestate@londoncommunications.co.uk
☎ 0800 092 0343