

Whitechapel Estate



The proposals will feature new and much improved public realm and landscaping, including a 'green spine' located in Philpot Street.

Welcome to our Whitechapel Estate - Community Newsletter

This newsletter provides an update on our proposed minor changes to the consented Whitechapel Estate scheme. This will be the first of a series of newsletters to help keep our closest neighbours up to date on the project as it progresses.

Who we are

Londonewcastle is an established and award-winning developer that focuses on creating community-led, residential and mixed-use developments throughout London. We have three decades of experience delivering high quality homes in the city.

The story so far

In early 2018, Londonewcastle secured planning consent for the redevelopment of the Whitechapel Estate, located south of the Royal London Hospital.

The consented scheme for the Whitechapel Estate is one of several key redevelopment projects within the local area, which when combined, seek to create a new and exciting place for the local community, as well as celebrate and enhance the unique character, culture and diversity of the neighbourhood.

Our proposals will play an important part in this regeneration, by providing a mix of market and affordable residential homes, as well as specialist accommodation reserved for staff and visitors associated with the nearby hospital and Queen Mary University campus. We will also be providing new retail, office space, landscaped public realm and improved pedestrian routes.

Indicative construction timeline

We plan to start construction works on the site around the end of this year, commencing with early enabling works and demolition of some of the existing buildings. The construction programme will last for approximately five years.

This timeline is indicative and may change given the ongoing Covid-19 pandemic.

Residents will be regularly updated before the start of and during the construction programme.



Outdoor seating for several new local cafes and restaurants will be provided within the proposals for the landscaped public realm.

Minor changes to the consented scheme

We have made a few minor design changes to our proposals since the consented scheme was approved in early 2018. We intend to submit these as part of a Section 73 planning application to the London Borough of Tower Hamlets shortly and they will be available to view on the Council's planning portal in due course.

The changes will include:



A REDUCTION IN THE SIZE OF THE LARGEST BASEMENT

Located in the eastern half of the site, by omitting private areas no longer required and rationalising the car parking provision, reducing the time required for the basement's future construction.



REVISIONS TO THE ENERGY CENTRE

Including its relocation from the periphery of the site to a new more centrally located provision within the scheme, as well as a change in the type of technology used to more environmentally friendly air-source heat pumps.



CHANGES TO THE SPECIALIST ACCOMMODATION

By consolidating the specialist units' provision into two purpose-built buildings designed solely for this type of accommodation, improving their long-term operation through better efficiency and dedicated management.



MORE HOMES

With a slight increase in the total number of units in the scheme rising from 511 to 529, through more efficient design, including a proportional increase in affordable housing.



LANDSCAPING AND PUBLIC REALM

Incorporating minor changes to the consented design by award-winning garden designer, Tom Stuart-Smith, to reflect the design changes listed here.



INCREASE IN RESIDENTS' CYCLE STORAGE PROVISION

And relocation from the basement stores to the ground-floor to give resident cyclists easier access to/from the local streets.



A new pedestrian-only access route connecting Walden Street from east to west will be created for the public as part of the proposals.

Contact Us

If you have any questions regarding the project, please do get in touch with a member of the project team.



Email

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A copy of this newsletter is also available on our website:

www.londonnewcastle.com/developments/whitechapel-estate

Translation

If you would like a copy of this newsletter translated into Bengali, Somali or any other languages please do let us know and we would be happy to provide.