

planning approval:
Whitechapel Road, London



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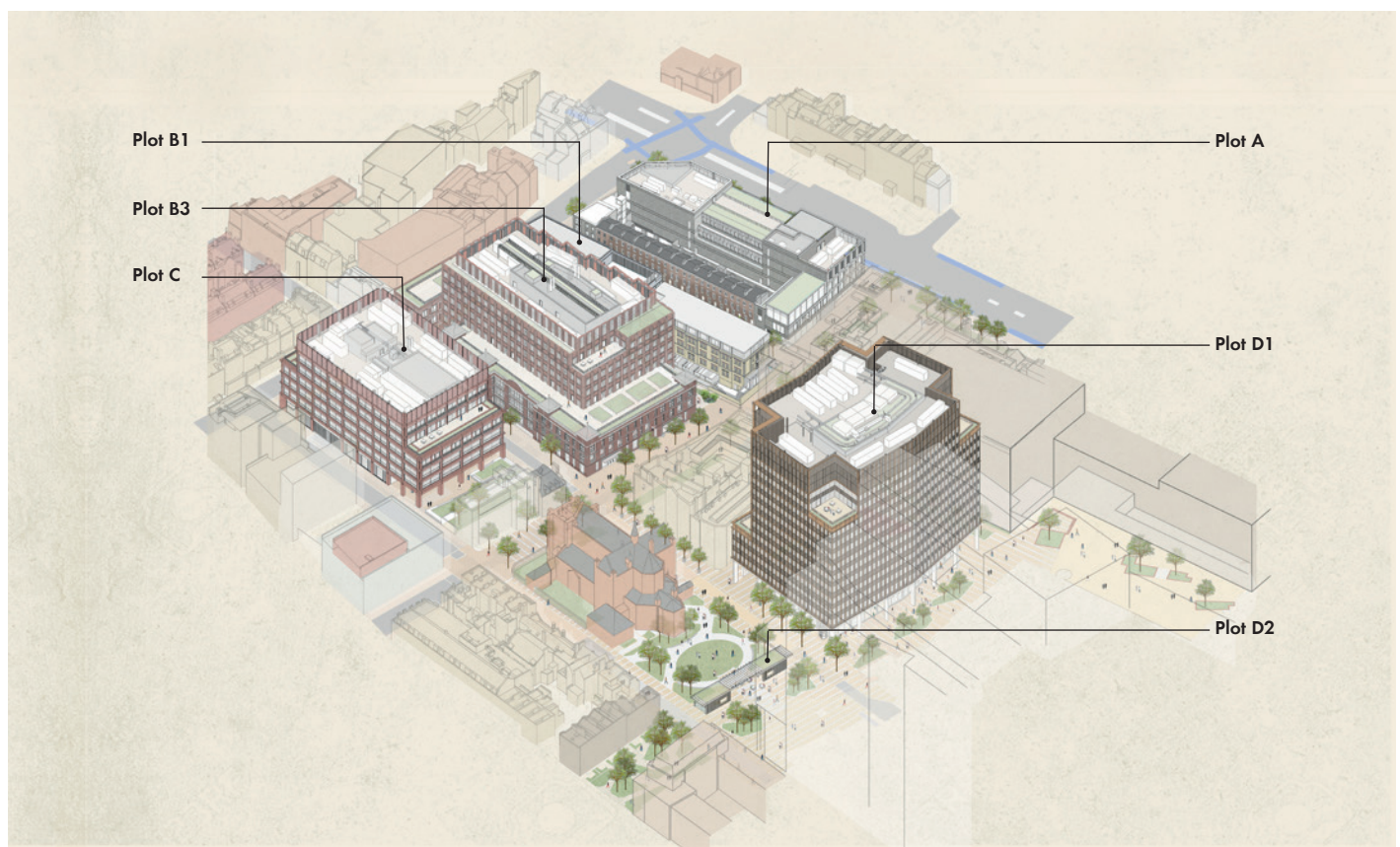
Our detailed application for a new life science neighbourhood in the heart of Whitechapel has received planning consent from the London Borough of Tower Hamlets.

The Whitechapel Road Project transforms a series of outdated buildings and empty sites around the Royal London Hospital, with a new vision that provides commercial workplace, life science laboratories and higher education space alongside new public amenities including green spaces, squares, cafes and community spaces.

The masterplan will help to deliver a long-held vision for a life science cluster in Whitechapel, supported by Barts Health NHS Trust, Queen Mary University London, the Greater London Authority and the London Borough of Tower Hamlets. Flexible, high-quality lab enabled buildings will provide accommodation for a concentration of small, medium and large commercial life science, public health and knowledge-related companies. The scheme builds on a significant number of 'cluster components' that already exist around the site, generating globally significant research.

This is a very public site, part of Whitechapel's busy mix of civic buildings, independent retail, homes, and businesses, all benefitting from excellent public transport with underground, buses and Elizabeth Line connections. The development also sits within the London Hospital Conservation Area and adjacent to several listed buildings including the former Royal London Hospital, St. Philip's Church and terraced houses on Mount Terrace, Newark Street and Philpot Street. These buildings are characterised by their unique brickwork, fine detailing, decorative features and high level of craftsmanship which has been a key inspiration for our proposals. Some of this heritage is revitalised in the plan.

As well as accommodation for life sciences the masterplan transforms the streets and public realm, taking opportunities to maximise urban



greening and boost biodiversity, in a very built-up area of the capital. Areas of public realm exclusively available for pedestrian use enrich Turner Street and the areas around the Royal London Hospital by removing parked vehicles and minimising spaces required for service vehicles. A new public square with space for a market or temporary community events and a 'green spine' of planted pedestrianised connections through the site will make the area more welcoming, inclusive, safe, and navigable.

With a young demographic, diverse population, excellent transport connections and tradition of innovation in health and enterprise, Whitechapel is perfectly suited to becoming a preeminent centre for the life science sector in the UK.

The Whitechapel Road Development proposes 6 new and repurposed buildings providing 79,975 sqm of development in total. The Masterplan and buildings A, B3, D1 and D2 are designed by Allies and Morrison

Building A: A sculpted brick form

Ground + 2 Storeys + 1 Plant. 4,591 sqm GIA

A new four-storey brick building will occupy the full block fronting Whitechapel Road stepping down to 'book end' a listed terrace of existing buildings. It provides flexible spaces on the ground floor for a variety of publicly accessible uses with open plan workspace on the floors above.

Building B3: Reconciling old and new

Ground + 6 Storeys + 1 Plant. 21,875 sqm GIA

Redevelops the former Outpatients Department, an important purpose-built Edwardian hospital building, and its modern annexe. The Edwardian building's southern and eastern facades will be retained with the new building set behind rising to 8 storeys. The new building provides open and active uses across the ground floor particularly on prime corner locations and pedestrianised Turner Street. The expansive upper floors are designed for 50% wet lab and 50% write up space for larger life science occupiers.

Building D1: A large and distinctive life science workplace building clad in a warm copper toned screen

Ground + 12 Storeys + 2 Plant. 35, 012 sqm GIA

Plot D1 features a generous ground floor public realm lined by colonnades and recessed entrances to draw people through the site and into the building. The building provides continuous open and active frontages along the Green Spine that links London Square the new Tower Hamlets Civic Centre and St Philip's Place. It capitalises on its proximity to The Royal London Hospital by including ground floor community uses, cafe/retail and spaces for outreach for the life-science cluster. The upper floors are designed for a split 50% wet lab/50% write up space.

Building D2: An active public pavilion

Basement + ground only. 759 sqm GIA

A small but prominent building activates St Philips Place and the Green Spine. Both a meeting place and a gateway to the park, it houses a cafe kiosk, a cycle hub, public facilities and a flexible space for community use.

Buildings B1 and C are designed by Gibson Thornley

Building B1: A simple and contextual street building

Ground + 3 Storeys. 2,954 sqm GIA

A four storey brick building which mediates scale between the smaller buildings that line Whitechapel Road and the larger life science buildings to the south. The proposals offer smaller scale wet laboratory spaces for start-ups and small businesses.

Building C: A 21st century higher education life science hub

Ground + 5 Storeys + 1 Plant. 13,784 sqm GIA

A red pre-cast building with civic colonnade and public garden, frames a new route through the site connecting Stepney Way and Newark Street. The building provides specifically designed education, research, and community spaces for Queen Mary university, as they expand their Whitechapel life science campus.



Plot A. Allies and Morrison



Plot B1. Gibson Thornley



Plot B3. Allies and Morrison



Plot C. Gibson Thornley



Plot D1. Allies and Morrison



Plot D2. Allies and Morrison

An NHS Property Services spokesperson said: “We’re delighted that the Strategic Development Committee has approved our planning application which will create a new home for life sciences in Whitechapel. The approval of the planning application is the next step in delivering this long-held vision, which is shared with Queen Mary University of London, Barts NHS Health Trust, the London Borough of Tower Hamlets, and other stakeholders.

“The proposals will regenerate a series of outdated buildings and empty sites around the Royal London Hospital, being the catalyst in creating a thriving life science cluster. The development will deliver a range of economic, health and social benefits for Tower Hamlets, including the creation of thousands of jobs, as well as attracting major investment into the UK’s life science sector.”

Hayden French, Director and Head of Workplace at Allies and Morrison, said “We have been working closely with a broad range of stakeholders for over six years and I am thrilled that our life science cluster proposals have been approved by Tower Hamlets. The Whitechapel Road project will be transformational for the East End bringing extensive new and improved public spaces, a group of contextual and responsible workplace buildings, and an ecosystem of new businesses to supplement the already rich and diverse Whitechapel neighbourhood.”

Matt Thornley, Co-founder of Gibson Thornley, said “The development will help cement Whitechapel as a major life science hub, bringing new jobs and knowledge to build upon the existing NHS sites and Queen Mary Campus. The approval by Tower Hamlets is a great milestone in delivering the scheme, and it will be exciting to see the regeneration of the area and improvements for the local community.”

Location	London E1
Uses	Workplace, Life Sciences
Client	Department of Health & Social Care and NHS Property Services
Status	Current
Size	79,975 sqm GIA / Site area 2.4 ha
Expertise	Masterplanning, Architecture
Collaborators	Co-architect: Gibson Thornley Structures: AKTII; Services: Arup; Landscape: Camlins; Planning Consultant: DP9; Cost: T&T Alinea

ABOUT GIBSON THORNLEY

Gibson Thornley is a design-led architecture studio founded in 2013 by Ben Gibson and Matt Thornley. Built on principles of creative ownership, social conscience and environmental responsibility. Over the past decade, the practice has amassed a wealth of experience creating thoughtful and enduring architecture across a range of sectors and scales, including residential, cultural, and educational. All of the practice’s projects are connected by their sense of welcome: they are clear to read, rich in content and unfold to their users with enjoyment. The success of these projects is based on collaborative working coupled with a strong visual sensibility and attentive creative process.

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ABOUT ALLIES AND MORRISON

Allies and Morrison is a practice of architects and urbanists based in London, Cambridge and Manchester. We design beautiful buildings that have long life and can adapt over the generations. We also shape enduring places whether new pieces of city or settlements at any scale. All our projects are concerned with the crafting of every detail and the appreciation for the uniqueness of each context.

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