

Whitechapel

An urban site in the heart of Whitechapel centre

Client Mount Anvil
Location Whitechapel, Tower Hamlets
Sector Urban development

SERVICES

DESIGN OPTIMISATION

PEER REVIEW

PROJECT MANAGEMENT



This scheme was the first of the Council's vision for regenerating the area, with architecture that would set a new quality benchmark in the local context.

CONTEXT

Tim undertook a scheme audit to determine the performance of the existing planning permission from which generated a suite of strategic optimisation options across multiple aspects of the design that could enhance both efficiency, value and quantum of housing and employment space.

APPROACH

Optimisation opportunities included:

- Swapping commercial floorspace located at upper floors with homes at street level, which realised additional benefit two-fold – commercial space that commanded better yield being at street level, and homes that were elevated where daylight performance was improved
- Amendments to the external façade to improve robustness and longevity of material selection
- Reorganising of floorplates that enable the change to the housing mix and core design to improve efficiency.
- Regularisation of storey heights to insert additional floors and homes broadly within the approved building heights.
- Substantial reduction in basement size and onsite car parking that improved construction programme and reduced embodied carbon.

OUTCOME

The additionality of homes across the development enabled the increase in affordable housing from 31% to a policy compliant 35%.



"I had the privilege of collaborating with Tim on our Whitechapel project in London, known as the Silk District where we acted as Architects. The project presented a complex redevelopment challenge within a dense urban context, requiring a strategic balance between maximising site value and driving efficiency whilst navigating the local planning landscape. Tim delivered exceptional results across all these areas, demonstrating outstanding expertise and professional acumen."

EWOUT VANDEWEGHE

Partner at Stockwool

Transformation in numbers

698

TOTAL HOMES

134

ADDED HOMES

+35%

ADDED VALUE

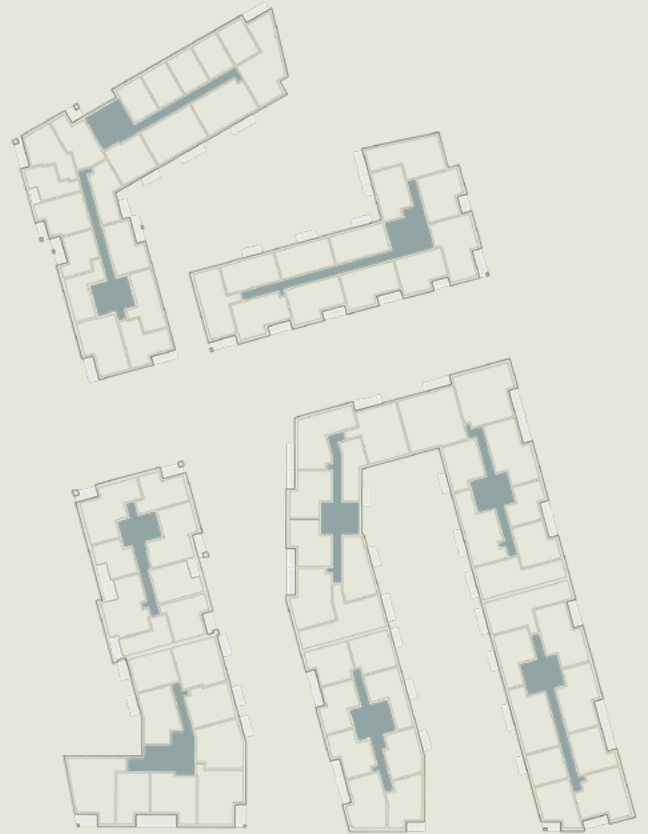
Ground floor

BEFORE



First floor

BEFORE



AFTER



AFTER

