

Transforming London's Housing Future

The best of London in one borough

Introduction

Transforming London's Housing Future

The Mayor has a **target to build 4,000 social homes by 2026** through working with developers, registered providers and building on the Council's own land. The Council is on course to significantly exceed this target. Given the housing need, the scale, and ambition of the project for the London Borough of Tower Hamlets, the Mayor has challenged us to significantly further increase delivery of homes on Council owned sites.

The **innovative partnership between the Council, Mace and leading architects** has the potential to deliver a further **2,000 - 3,500 homes** on circa 40 additional Council owned sites. We are working together, at pace to significantly upscale housing delivery in Tower Hamlets.

With a focus on **design excellence, placemaking, and delivering sustainable and long term social value**, this is an unparalleled opportunity to be part of London's next great chapter in housing delivery.

Delivering on the Mayor's Housing Pledge

This ambitious housing programme is a direct response to the **Council's commitment** to tackle the housing crisis and deliver much-needed affordable homes. As a flagship initiative, it will unlock underutilised sites across the borough. The programme will transform these areas into vibrant, sustainable communities that offer high-quality housing.



Key outcomes include:

Maximising affordable housing: A significant proportion of the new homes will be affordable, ensuring that local residents benefit from accessible housing options in line with policy requirements. This will be supported by private sale homes.

Sustainable, high-quality design: Innovative and sustainable design approaches will be implemented to create modern living environments that meet both current and emerging standards, enhancing quality of life and reducing environmental impact.

Stronger, connected communities: The developments will integrate mixed-tenure schemes and community focused amenities, fostering social cohesion and economic growth while supporting local infrastructure and transport links.

Strategic partnerships: Collaboration with developers, housing associations and institutional investors will underpin the financial viability and long-term success of the programme.



Maximising land use
and optimising density



Delivering high-quality
affordable homes



Sustainability and
energy efficiency



Enhancing community
safety and security



Placemaking and
community integration



Financial resilience and
value-for-money



Equality impact
assessment

Capital delivery portfolio sites:

- ★ ① **Blackwall Depot**
E14 0JJ
Unit numbers range – 530-740
- ★ ② **Tent Street**
E1 5DQ
Unit numbers range – 35-100
- ★ ③ **Bromley Hall School**
E14 0LF
Unit numbers range – 130
(extra care) – 115 (general needs homes) and 75 (extra care)
- ★ ④ **John Onslow House**
E3 5EQ
Unit numbers range – 90-225
- ⑤ **Bethnal Green PDC**
E2 6AB
Unit numbers range – 45-125
- ★ ⑥ **Sir John McDougal Park**
- ⑦ **Keepers Cottage**
E14 3SS
Unit numbers range – 15-52
- ★ ⑧ **Hale Street and Poplar High Street**
E14 0AE
Unit numbers range – 39-144
- ★ ⑨ **John Orwell Sites**
E1W 2QD
Unit numbers range – 105-154
- ⑩ **Chisenhale**
E3 5QZ
Unit numbers range – 5-48
- ⑪ **Ashington House**
E1 5RD
Unit numbers range – 45-125
- ★ ⑫ **Ensign Club and Shapla**
E1 8HY
Unit numbers range – 113-295
- ⑬ **Gill Street**
E14 8HQ
Unit numbers range – 12-40
- ★ ⑭ **Tomlinson Close**
E2 7LJ
Unit numbers range – 22-77
- ⑮ **Lark Row**
E2 9DL
Unit numbers range – 2-11
- ⑯ **82 Mile End**
E1 3AR
Unit numbers range – 24
- ★ ⑰ **Russia Lane**
E2 9NX
Unit numbers range – 11-159
- ⑱ **Christian Street**
E1 1PA
Unit numbers range – 5-28
- ⑲ **Smythe Street**
E14 0HF
Unit numbers range – 1
- ⑳ **Byron Street**
E14 0RZ
Unit numbers range – 13-14
- ㉑ **Backchurch Lane**
E1 1ND
Unit numbers range – 2-22
- ㉒ **Salmon Lane East**
E14 7GJ
Unit numbers range – 22-108
- ㉓ **Pigott Street**
E14 7DH
Unit numbers range – 55-8
- ㉔ **Corner of Globe Road and Portman Place and 73 Sceptre Road**
E2 0LQ
Unit numbers range – 9-37
- ㉕ **Stepney Shahjalal**
- ㉖ **Duckett Street**
E1 4TD
Unit numbers range – 7-54
- ㉗ **Angela Court**
E14 7DR
Unit numbers range – 3
- ㉘ **Raines Foundation**
E2 9LY
Unit numbers range – 56-185

* Unit numbers are approximate, subject to further design development

● Blackwall Depot ● Tranche 3 ● Bethnal Green PDC ● Portfolio Sites

29 Shadwell Centre

E1W 3TD

Unit numbers range –4-12

30 Vallance Road

E1 1DE

Unit numbers range –2-7

31 Butcher Row

E1W 3EP

Unit numbers range –13-85

32 Burdett Road

E3 4TU

Unit numbers range –21-106

33 Gent Court

E14 6BL

Unit numbers range –3-15

34 White Horse Road

E1 0NT

Unit numbers range –9-19

35 Bradwell Street

E1 4GP

Unit numbers range –9-50

★ Key sites



This programme represents a transformative step forward for Tower Hamlets, ensuring that our strategic vision is realised through efficient delivery, innovative design, and robust stakeholder engagement.

'It is an opportunity to reshape London's housing landscape, drive regeneration, and secure a sustainable future for our communities.'

Team structure: RIBA 1



Timeline

Summer 2025

Cabinet paper
and approval

Early 2026

Submissions to
planning

Autumn 2025

Procurement of
multi-disciplinary
team

January 2025 - April 2025

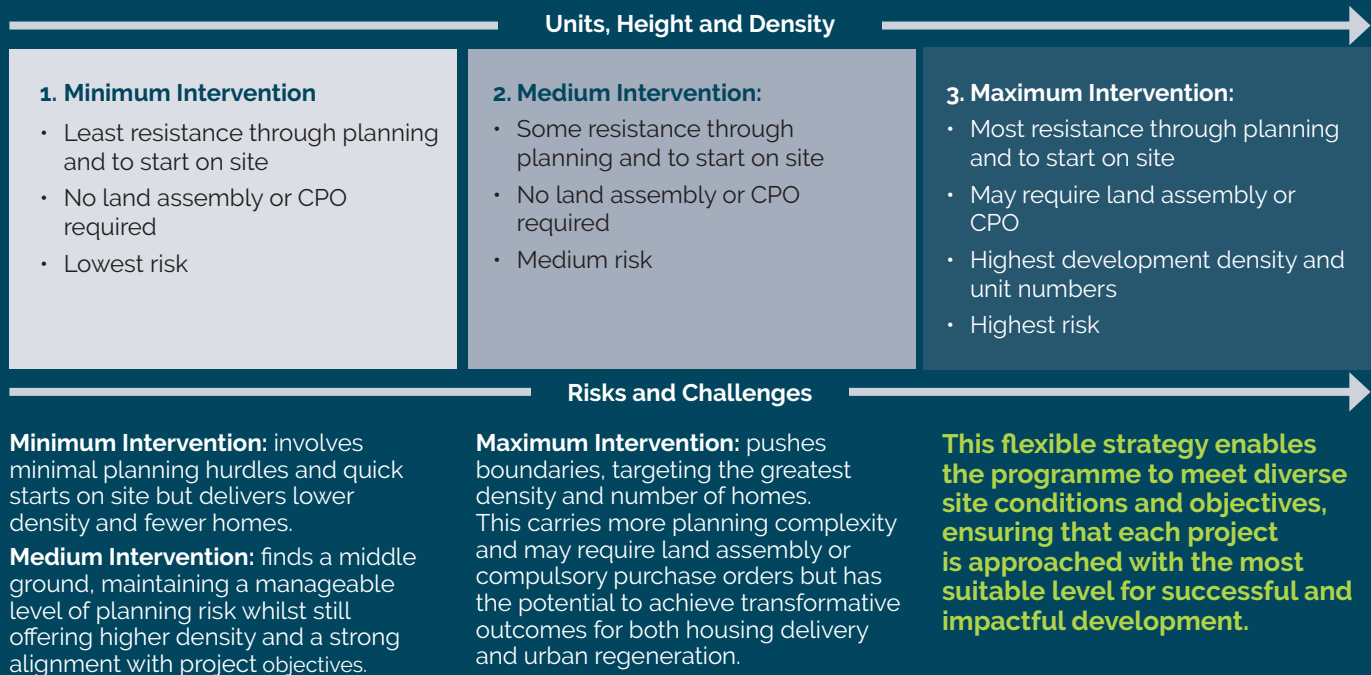
RIBA 1
design



Delivery Pathway

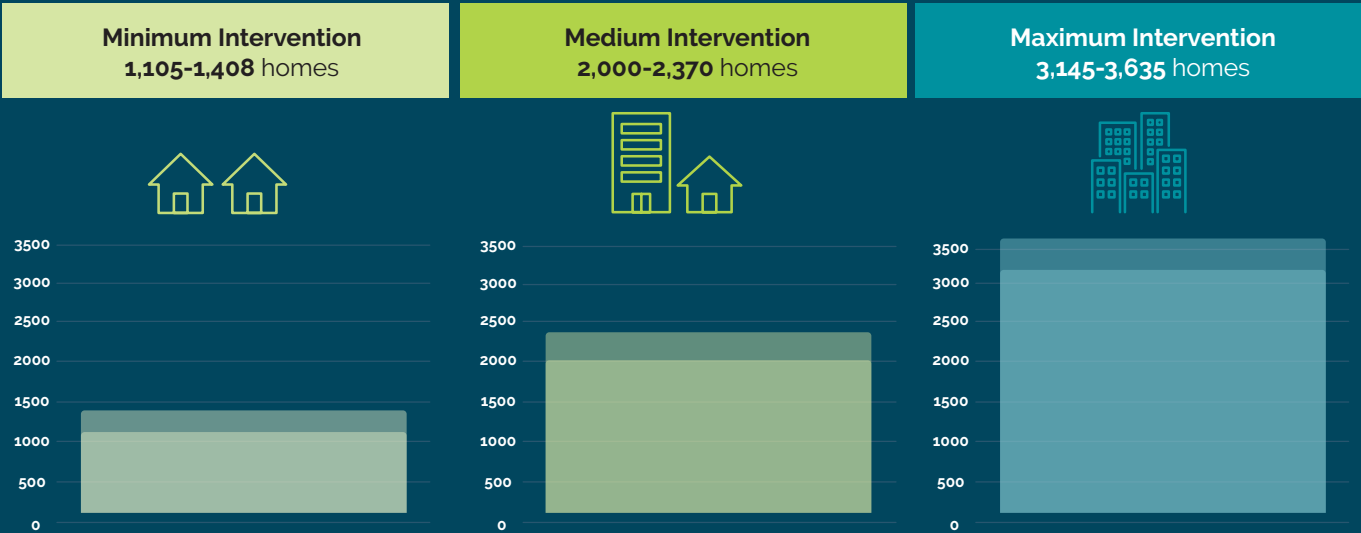
Site Approach

Balancing intervention and opportunity, our programme offers three distinct approaches – **Minimum, Medium and Maximum intervention** – to adopt to each site's development potential. These scenarios allow for a tailored balance between speed, risk and overall impact:



Potential Programme Capacity

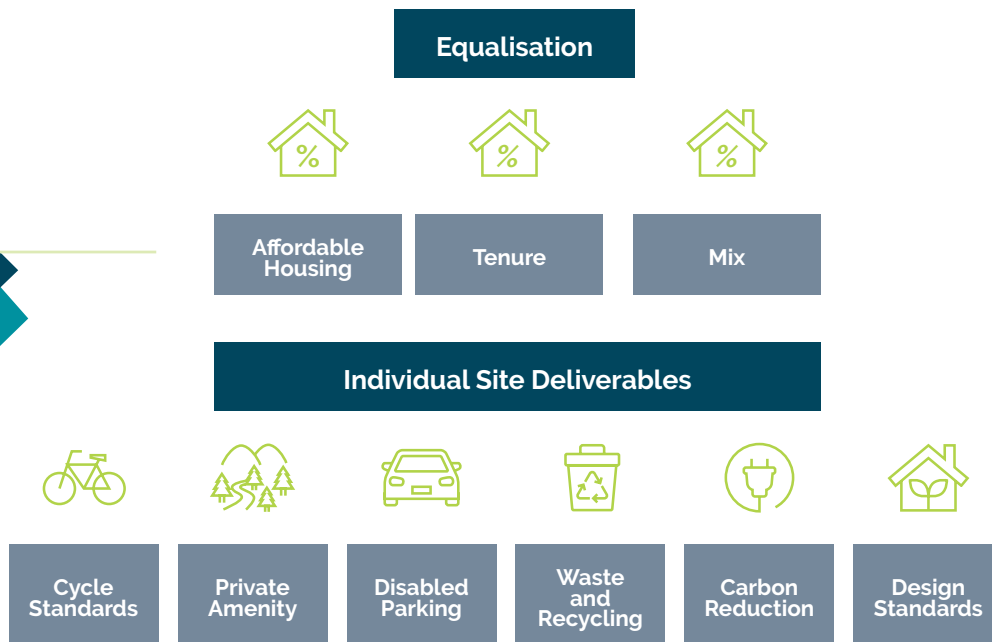
This chart illustrates the total potential additional homes achievable across the programme under the three intervention scenarios – **Minimum, Medium and Maximum**.



By tailoring intervention levels to each site, the programme can strategically meet housing targets while considering local constraints and opportunities.

Planning Strategy

To deliver a comprehensive planning strategy and cohesive and efficient programme, our approach balances equalisation and site-sufficiency, underpinned by a flexible mix of Permission in Principle, Outline Permission and Full Permission across different sites.



Potential Programme Capacity

Equalisation across the programme: By distributing affordable housing targets, tenure splits and project viability consideration throughout the portfolio, we maximise overall delivery of much-needed homes. This strategic alignment ensures every site contributes to the programme's broader goals, creating a fair and sustainable housing mix.

Site self-sufficiency: Each development prioritises cycle infrastructure, private amenity space, accessible parking, robust waste and recycling solutions, carbon reduction measures and high-quality design standards. This holistic focus helps foster healthy, resilient communities and reduces environmental impact.

Tailored planning approaches: Employing Permission in Principle for lower risk or smaller sites, Outline Permission for larger or more complex developments and Full Permission where detailed designs are required, ensures each site is progressed efficiently. This flexibility mitigates planning risk, supports timely delivery, and aligns with the unique needs of every project within the programme.

Planning Strategy

Blackwall Depot

Portfolio Sites

Tranche 3

Permission in Principle

- Suitable for minor sites on previously developed land.
- Still requires "technical details consent".
- Limited info needed. Officers. Can be done through Brownfield register or application.
- LBTH v GLA approaches (LBTH says 0.25ha or greater. GLA says 0.25ha or smaller).
- No conditions or obligations.

Outline Permission

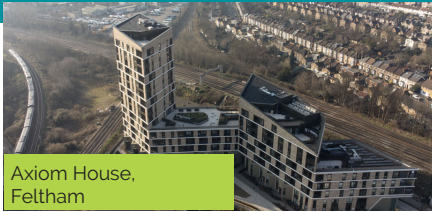
- Provides flexibility for future developers.
- Substantial information required.
- Still requires reserved matters approval.
- 3+2 Standard Period.
- Conditions and obligations required.

Full Permission

- Least flexibility for future developers.
- Provides design quality and certainty.
- Conditions and obligations required.
- Immediately implementable.

Blackwall Depot

PRP is an interdisciplinary, design-led practice with 60 years experience. Mace selected PRP due to their comprehensive team of built environment and engagement professionals, who collaborate with clients to develop quality places with legacy.



Axiom House,
Feltham



Canada Gardens,
London



Coppermaker Square,
London

Our approach

We focus on communication and understanding. With thought, experience and innovation, PRP aims to meet the needs of the client and wider community.

Quality service provision

PRP has a fully audited quality and environmental management system (accredited with ISO 9001:2015, ISO 14001:2015 and SO 19650-2:2018).

Knowledge based

For over 60 years, PRP has been designing high quality buildings that enrich the lives of users and their communities.

People centred

We've built our reputation on in-house expertise across a wide range of disciplines.

Quality driven

Intelligent, responsive and sustainable solutions, delivered with professionalism and integrity.

Commercially minded

Our design solutions are commercially viable and buildable.

Nationwide coverage

We offer a comprehensive service to clients throughout the UK via our studios in London, Manchester and Surrey.

Award-winning

We have won over 100 awards for outstanding and exemplary projects.

PRP - A brief summary of our diverse portfolio

Key opportunities

- Deliver new homes for everyone, maximising the development opportunities of the site.
- Create a new place and destination.
- Celebrate the historic memory of the site.
- Deliver a new high quality public realm that defines a new relationship with the River Lea.
- Enhance the biodiversity and greening of the site with a new urban forest.
- Define new connections with existing key assets (Limmo Peninsula Park and London City Island) and transport network.



700-720 homes

The existing site is currently occupied by the Tower Hamlets Transport Complex as a vehicles depot and testing area.



4909m² total play space required

Blackwall Depot - Maximum intervention

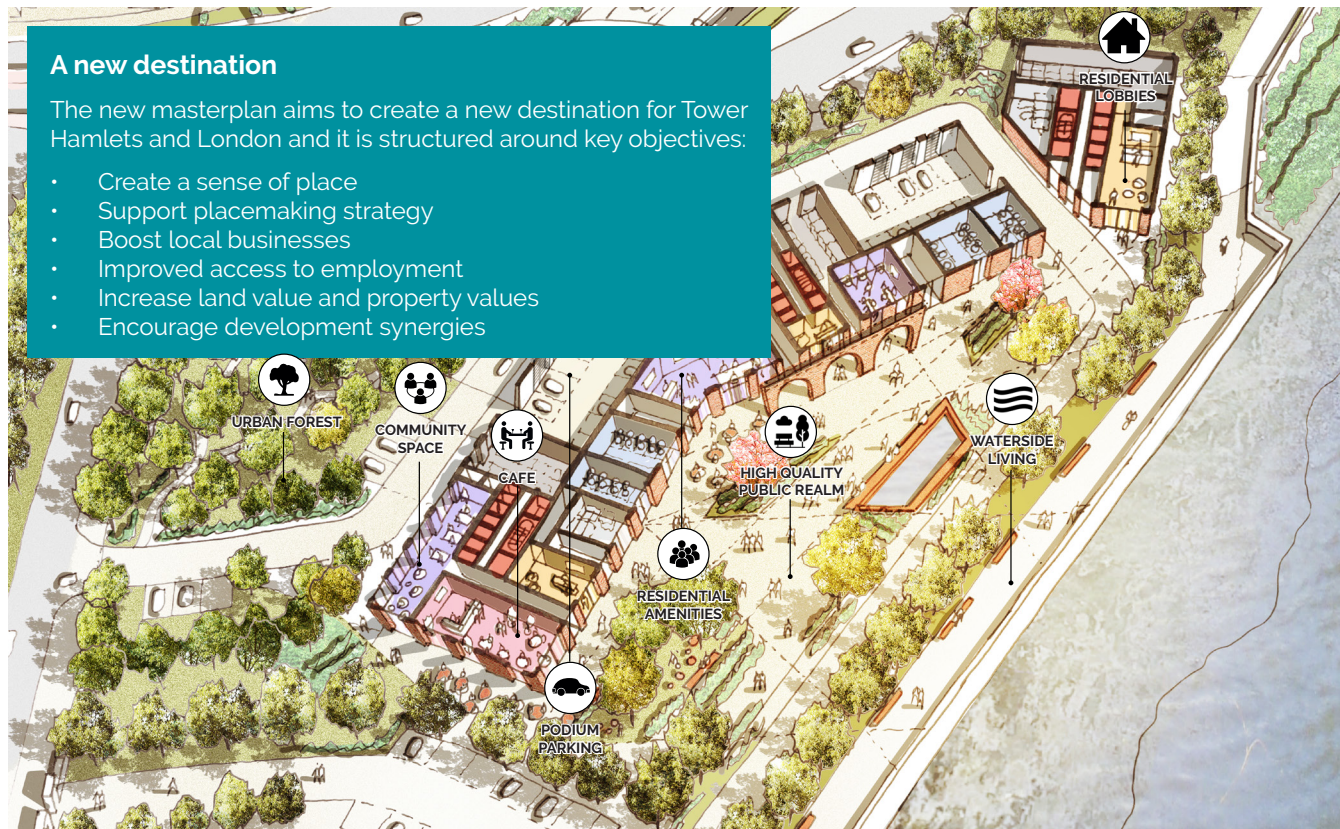


Blackwall Depot - Maximum intervention

A new destination

The new masterplan aims to create a new destination for Tower Hamlets and London and it is structured around key objectives:

- Create a sense of place
- Support placemaking strategy
- Boost local businesses
- Improved access to employment
- Increase land value and property values
- Encourage development synergies



Blackwall Depot - Maximum intervention

Summary



c. 720 new homes



A new destination



New commercial and community spaces



New high quality public realm and play areas





Pollard Thomas Edwards (PTE) over the past five decades has built up an enviable track-record creating buildings and places that people want to live in. Mace has chosen PTE due to their full range of skills, from architectural and urban design to masterplanning, property development and community engagement.

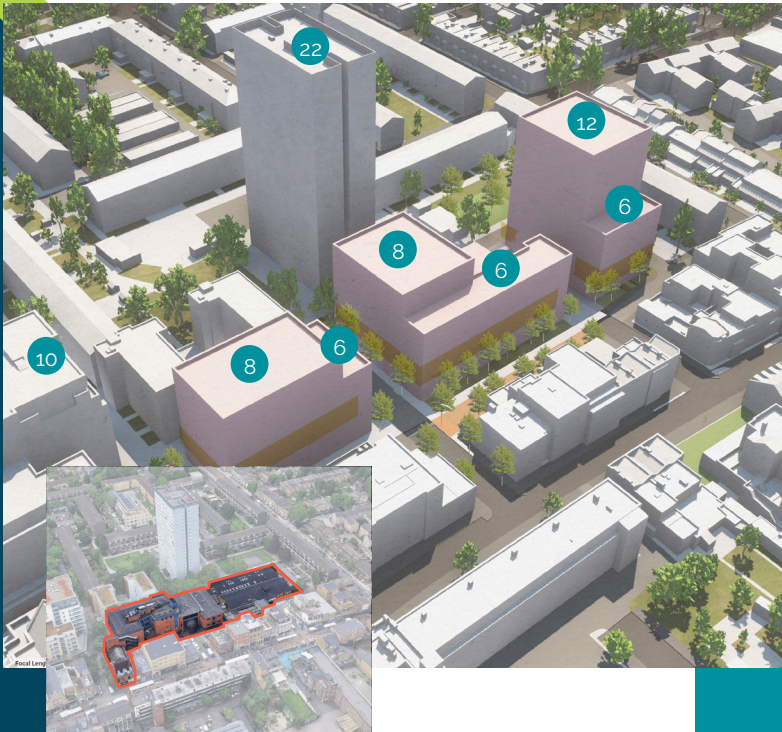
Pollard Thomas Edwards



over **250**
design awards won



John Onslow House - Medium Intervention



Our proposal for John Onslow House re-establishes historic connections between the residential areas to the south and Roman Road to the north, by reinstating key streets.

Existing community and health facilities will be re-provided in high-quality, purpose-built spaces across the ground and first floors, activating a new pedestrian-focused public realm.

The building heights are carefully considered to respect the surrounding context, including the refurbished Grade II-listed Passmore Library, creating a varied architectural form that responds to the area's fine grain.

This development will deliver 155-175 new homes in Tower Hamlets while enhancing connectivity and community spaces to benefit the wider neighbourhood.

155-175 homes

991m² total play space required

Tent Street - Maximum Intervention

Our proposals for Tent Street will deliver 90–100 new homes while revitalising a disused Victorian railway arch for community or commercial use.

The new homes will create a focal point along the Overground railway line, linking Tower Hamlets to Central London, and will offer views over Weavers Fields to the north and the city skyline to the south.

Currently, the site is cut off from the north of Tower Hamlets by the elevated railway line. Improved connectivity from the south to Tent Street will help integrate this area more seamlessly with its surroundings.



90-100 homes

572m² total play space required

Bromley Hall School



The Grade II Listed Bromley Hall School presents a unique opportunity for Tower Hamlets to deliver new homes while preserving and repurposing a valuable heritage asset for the wider community.

Our proposal includes 105–115 new homes to the east of the site, seamlessly integrated with the emerging Ailsa Wharf development. Additionally, 75 extra care homes and a revitalised school building will provide much-needed housing for older, vulnerable residents while also creating borough-wide opportunities for community and therapeutic uses.

This new development has the potential to become a vibrant community hub at the heart of the emerging masterplan, enhancing connectivity between the northern and southern areas of the site.

105-115 general needs homes

75 extra care/older living homes

166m² total play space required

Bromley Hall School



Portfolio Sites

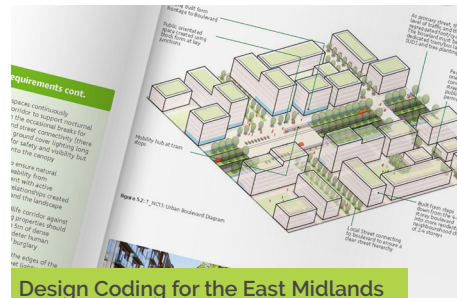
Delivering excellence at scale - Our approach to programme and project delivery ensures quality, value, and efficiency across every site. Through rigorous assurance processes and a structured framework, we optimise outcomes, balance risks, and drive best-in-class placemaking. By integrating strategic oversight with site-specific delivery, we create high-quality, sustainable communities that provide long-term resilience and value.



The Shard

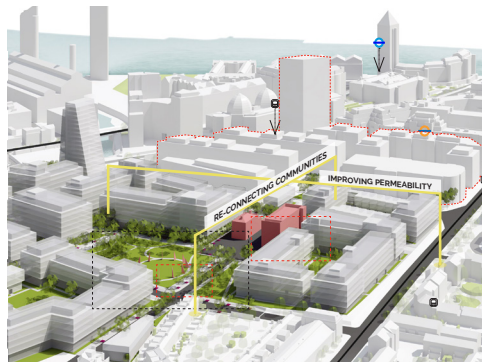


Bromley-by-Bow



Design Coding for the East Midlands

Assuring delivery - Our multi-disciplinary approach allows innovation grounded in deliverability.



Urban regeneration and visioning in Fulham - Imperial Road Masterplan



Bristol City Centre Regeneration

Creating value - We understand the relationship between placeshaping and commercial viability. We never settle for 'business as usual', creating thriving, sustainable communities.

Portfolio sites

30+ opportunity sites have been identified throughout the borough of Tower Hamlets. The Mace Placeshaping team has explored these through a series of options, maximising density while creating sustainable affordable-housing-led communities.

The designs have been grounded through the consideration of technical constraints, viability, and deliverability.

Tomlinson Close



Ensign Club and Shapla



John Orwell Sites



Russia Lane



Hale Street and Poplar High Street

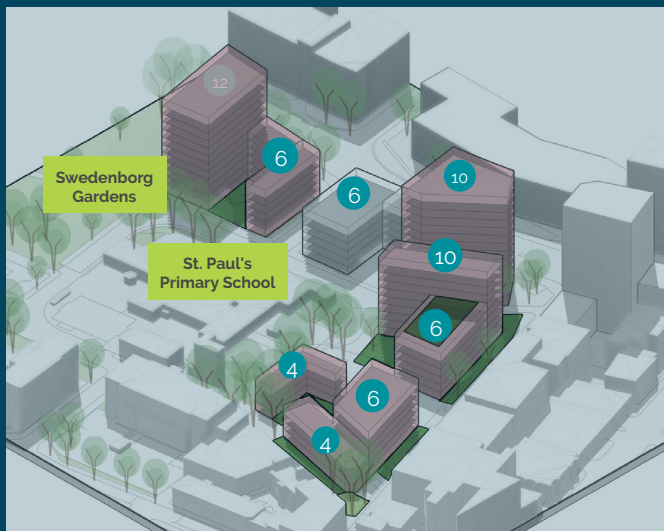


Sir John McDougal Park Keepers Cottage



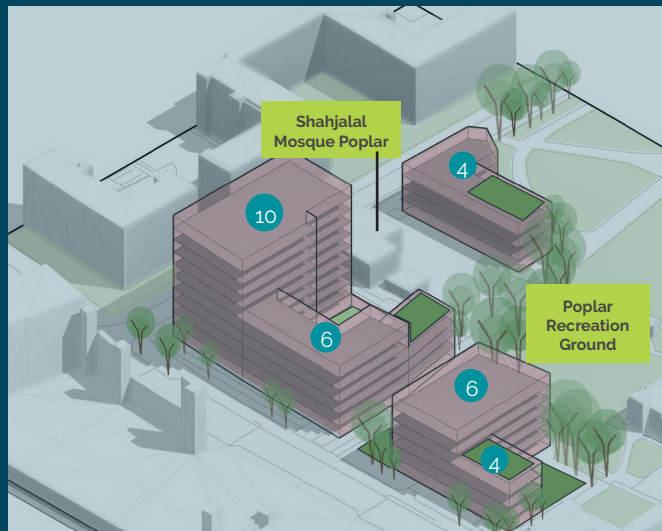
Ensign Club and Shapla

- High yield site - approx. 270 new homes using indicative scheme below.
- Unique location in close proximity to London Dock Masterplan.
- Potential for a stepped form with a landmark tower to anchor the site and maximise views to the City.



Hale Street and Poplar High Street

- High yield site - approx. 120 new homes using indicative scheme below.
- Footbridge south-west of the site provides direct pedestrian access to Canary Wharf.
- Stepped building forms provide outdoor amenity space for residents and maximises views to Canary Wharf and the City.



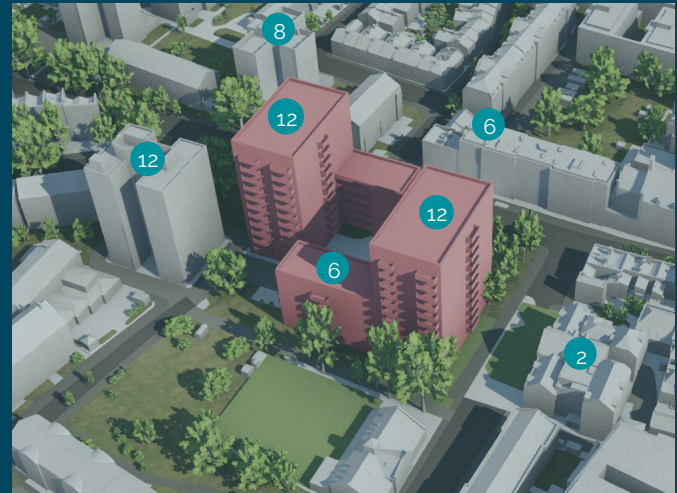
John Orwell sites

- High yield site - approx. 160 new homes using indicative scheme below.
- Appropriately stepped building form retains views to the River Thames and St. John's Church.
- Retention of existing sports pitch and listed gym building creates a community 'heart' that supports the needs of the nearby neighbourhoods.



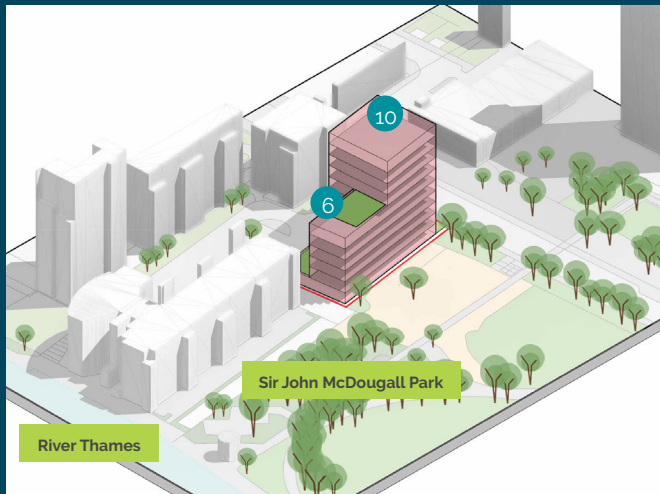
Russia Lane

- High yield site - approx. 150 new homes using indicative scheme below.
- Building heights respond to the context, while maximising daylight.
- Commercial use proposed on ground floor to reprovide existing commercial uses.



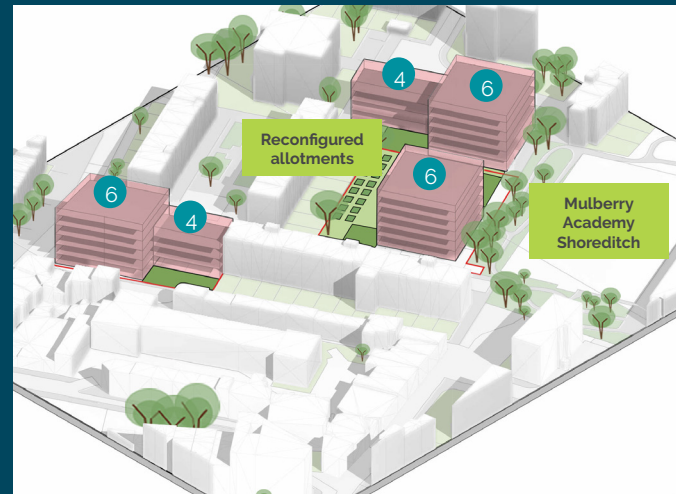
Sir John McDougal Gardens Keepers Cottage

- Medium yield site - approx. 35 new homes using indicative scheme below.
- Distinctive site close to the River Thames, Sir John McDougall Gardens, and Canary Wharf.
- Stepped building form allows for communal outdoor amenity/play space and views across London.



Tomlinson Close

- Medium yield site - approx. 80 new homes using indicative scheme below.
- Re-provides existing sunken ball court within the estate and reconfigures allotments to create 'green streets', enhancing pedestrian access.



Conclusion

Opportunities



Maximising affordable housing delivery via strategic site allocation and tenure balancing



Leveraging institutional investment e.g. pension funds, to improve viability



Streamlining planning and delivery through planning engagement and standardised design principles



Driving innovation and modern methods of construction (MMC)



Enhancing partnerships and stakeholder collaboration



Delivering social and economic benefits, beyond housing

Aspirations



Establish a roadmap for delivery of new homes in Tower Hamlets



Targeting 50% provision of affordable homes



Inclusion of community and retail amenity aligned with local needs



Provision of accessible homes to meet local needs



Provision of parking and EV charging facilities for residents



Provision of new public realm and amenities



Create new play spaces for local communities



Provision of cycle parking for residents and local community



Sustainable development compliant with latest regulations and guidance

Key contacts

London Borough of Tower Hamlets

Tower Hamlets Town Hall
160 Whitechapel Road
London
E1 1BJ

020 7364 5000
www.towerhamlets.gov.uk

Executive Mayor of Tower Hamlets

Lufur Rahman
Mayor@towerhamlets.gov.uk

Cabinet Member for Regeneration, Inclusive Development and Housebuilding

Kabir Ahmed
Kabir.Ahmed2@towerhamlets.gov.uk

Chief Executive Officer

Stephen Halsey
Stephen.Halsey@towerhamlets.gov.uk

Corporate Director of Housing and Regeneration

David Joyce
David.Joyce@towerhamlets.gov.uk

Interim Director of Regeneration, Housing Supply and Assets

Siddiqia Islam
Siddiqia.Islam@towerhamlets.gov.uk

Director of Planning

Sripriya Sudhaka
Sripriya.Sudhakar@towerhamlets.gov.uk

Download report

