



Development Q&As

What are the next steps for the redevelopment of Chrisp Street?

We remain committed to the future of Chrisp Street Market and the delivery of a vibrant place to live, work, and visit. Following last year's challenges with rising construction costs and evolving regulations, we are now embarking on a new vision for the site.

JTP Architects has been appointed on behalf of Telford Living to develop a new vision masterplan for the comprehensive redevelopment of Chrisp Street and to prepare a new planning application for a residential-led, mixed-use scheme. Our goal is to submit the planning application to Tower Hamlets Council early next year.

Subject to obtaining planning permission, Telford Living will be able to embark on the next stage of the redevelopment of Chrisp Street, bringing the vision to life over the coming years.

Following last year's economic and regulatory uncertainty, we're now confident that we are in a stronger position to work with the community to redevelop the site and bring much-needed new homes and ground floor uses to Chrisp Street. We are now re-engaging with the community to ensure that residents and businesses have their say and help shape the future of Chrisp Street and that the resulting development reflects the needs of residents and businesses and is fit for the future.

What does this mean for construction timelines?

We recognise that people are eager to see progress, and while there will be adjustments to construction timelines, we now have a strong roadmap in place. The consultation process will help us refine the plans before they go back through the planning system, ensuring that they remain aligned with the community's needs.

We are fully focused on moving forward with a development that is future-proofed, deliverable, and truly beneficial for Chrisp Street and Tower Hamlets as a whole.

Why are plans being revisited?

Between when we first developed our proposals for Chrisp Street and today, a lot has changed. The economic environment has changed significantly – in the UK and globally – while increased regulation on the building of new homes has also forced us to re-examine our plans, including through the implementation of new requirements from the Building Safety Act.



A further delay has been the result of the new inspection regime, which is impacting many delivery programmes across London (and made it necessary to further review proposals for Chrisp Street).

We know that changes like this can bring a mixture of feelings, especially for those living and working nearby. Our focus is on delivering a resilient, community-focused development that reflects the needs of local people. Throughout 2025, there will be plenty of opportunities to get involved and help shape what's next.

Who is bringing forward this new planning application?

Chrisp Street Developments Limited is the landlord and Telford Living is the developer bringing forward the planning application for Chrisp Street Market. We have partnered with local housing association Poplar HARCA to deliver much-needed social rent and shared ownership homes.

How can I feel reassured that the priorities for the redevelopment of the project are going to support the local community and wider Tower Hamlets borough?

Telford Living is fully committed to the redevelopment of Chrisp Street Market in a way that benefits both market traders and the wider community. We have strong roots in the Tower Hamlets area and are focused on delivering long-term value for its residents and occupiers.

Our vision is to create a revitalised retail and community hub in Chrisp Street, complementing much-needed new homes – both affordable and market rent – that will help address the housing crisis and increase footfall for market traders and other local businesses.

We are partnering with local housing association Poplar HARCA to deliver the essential social rent and shared ownership homes. With over 25 years of experience embedded in Poplar, Poplar HARCA is guided by the needs and aspirations of the local community.

How can I get involved with sharing my input?

Over the next 12 months, JTP Architects, supported by AND London, will be working with the local community to co-design a shared vision for Chrisp Street – and we want to hear from you!

You'll see us out and about regularly, and there are lots of ways to get involved – both in person and online.



April–May 2025: Getting to know you

We were out and about in Chrisp Street – saying hello, introducing ourselves, and chatting to local people. We wanted to know:

- What you liked about Chrisp Street?
- What didn't you like?
- What ideas you had for the future?

29th and 31st May 2025: Co-design events

We hosted 2 interactive events for the whole community to get involved:

- Over 800 attendees across the 2 days
- Over 500 ideas were posted
- Chatted with the architects
- Added comments to a giant map
- Joined in with hands-on, creative activities such as face painting and AI imagery

30th June – Spotlight Event – Langdon Park: Empowering our youth

We will be hosted a co-design workshop for the youth of Tower Hamlets in collaboration with Spotlight to hear from the young community what they want to see in Chrisp Street and what ideas they have.

26th July and 30th August 2025 - Summer Saturdays: Sharing the vision

Over the course of the two days, we will be celebrating the vibrant culture and amazing community of Chrisp Street with musical performances, creative workshops and activities, and food & drink. We will present you with the ideas and themes from the co-design events, with a first look at the **illustrative vision** for Chrisp Street via a pop-up in Shoe Zone.

Autumn 2025–January 2026: Keep the conversation going

We'll continue to develop the plans and ask for your thoughts before the planning application is submitted in January 2026.

Can't meet us in person?

You can still get involved:

Call us: Freephone **0800 012 6730**

Write to: **Freepost JTP**

Email: **hello@chrispstreete14.co.uk**

Visit: **chrispstreete14.co.uk** (updated regularly)

DM on socials: **@chrispstreete14**

Share thoughts on our **interactive online map**:

chrispstreet.jtpengages.co.uk

You can stay up to date by following Chrisp Street E14 on social media or checking out our website.



Will the new plans change previous protection measures promised to existing independent traders?

We are committed to ensuring that Chrisp Street remains a thriving place to do business while our development plans take shape. As such, we will continue to do all we can to mitigate the disruption to trade this may cause from time-to-time, whilst recognising that estate wide costs are significantly higher than they were five years ago.

How will the CPO extension affect existing businesses and why can some tenants make claims while others can't?

The proposed changes to the regeneration of Chrisp Street are expected to be finalised for a submission to the Council in early 2026. The Council made the London Borough of Tower Hamlets Chrisp Street Compulsory Purchase Order (CPO) in February 2021. The Secretary of State for Department for Levelling Up, Housing and Communities passed this matter back to the Council to confirm the CPO, which was confirmed on 14 July 2022. However, a Compulsory Purchase Order expires after 3 years and therefore Chrisp Street Developments Limited (CSDL) have asked the Council to extend. Depending upon individual lease terms, a small number of businesses may be affected so may receive letters from the Council. Occupiers of premises which are not being demolished and where relocation is not expected, will not receive letters. Only tenants in buildings affected by the regeneration who will not be renewing or remaining in Chrisp Street can make claims to the council. For all occupiers, daily trade remains, 'business as usual'.

What is being done to support the community in the meantime?

We have invested a substantial amount of funds over the past 12 months alone into initiatives to benefit the community, and our summer events series coming up in summer 2025 (see above for details) which the community will enjoy. During the course of this year, we will be refurbishing the public toilets in the market which are due for completion end of this month, and have already taken over and cleaned up the former ShoeZone unit to use as a community space. While it doesn't make up for the delay, we hope this investment reassures the community that we continue to take our responsibilities seriously to maintain this community asset and support the community to thrive.

Won't these homes drive up rents / be unaffordable for local people?

The plans for Chrisp Street have been thoughtfully shaped with the community at their heart. This development will deliver much-needed homes at social rent and through shared ownership – homes that Tower Hamlets residents urgently need.



A key focus is on building more family-sized homes, directly responding to the demand reflected in the borough's housing waiting list.

With London in the grip of a housing crisis, it's essential to offer a mix of housing options. That's why the development includes a range of tenures – from social rent to high-quality homes for market rent – ensuring we meet the needs of the wider community. Homes available for private rent will be professionally managed, offering a more reliable and secure experience than is typically found in the wider rental market.

This development will give local people greater opportunities to find a good, affordable home they can proudly call their own.

Where can I park when visiting Chrisp Street?

Fitzgerald Car Park is now closed to shoppers because of works to Fitzgerald House but remains open for shop deliveries. We are currently working on updating the signage to avoid confusion.

Shoppers can park in the hoarded areas B & C, off Chrisp Street, with a parking time limit of up to 90 minutes.

Traders and stallholders should park in Saracen Street Car Park (unless you have special permission). Please park responsibly and help keep spaces free for shoppers.

Fitzgerald Car Park can still be used by businesses for larger deliveries that take longer than 20 minutes to off load.

More updates on this as Fitzgerald House works progress, with safety being our number one priority.

Will the proposals provide any community space, if so, how will use be prioritised for local residents?

Community space will continue to be a primary focus for the new development, including the retention of the Ideas Store and the clean up and use of the former Shoe Zone unit facing on to Chrisp Street Market. We invite the community to participate in public consultations to express their preferences regarding the most beneficial type of space. Our goal is to ensure that there are shared spaces supporting various segments of the community. Any developed space will be primarily designed to support the local community.



How tall will the new buildings be?

The new buildings will vary in height, with the tallest aligning with previous planning permissions. Taller structures will be concentrated around the station - the design aims to balance the need for new homes while maintaining scale and character appropriate for the area.

Will the appearance of the buildings vary from the previous scheme?

There will be some changes to the appearance of buildings in line with the change of materials in line with updated building regulations. Chrisp Street is also adjacent to conservation areas so any materials used will be appropriate.

How will the new estate be designed to prevent crime and promote safety?

The development will follow 'Secure by Design' principles, ensuring well-lit public spaces and improved sightlines. Security measures will include CCTV, active frontages, and clear pedestrian pathways. The area will also feature a more active and vibrant public realm to support natural surveillance. We are working closely in collaboration with the Lansbury Ward Panel and the Met Police to facilitate this.

The previous application included the provision of new drinking establishments. Is this still the case and how will antisocial behaviour impacts be mitigated?

The updated plans include hospitality spaces, with careful consideration given to their management. Licensing conditions, operational hours, and collaboration with local authorities aim to mitigate potential antisocial behaviour. The goal is to support the local evening economy, and community input through public consultation about preferences is encouraged.

The previous application attracted opposition from Historic England and the Twentieth Century Society. Will this new scheme have similar heritage impacts?

When designing the new scheme we will be working closely with Historic England, Tower Hamlets Council and the GLA to ensure we have the right approach when it comes to heritage impact.

Will these homes be genuinely affordable to Tower Hamlets residents?

The development will include a mix of housing tenures with a high proportion of social rent units. Affordable housing on site will all be operated by Poplar HARCA.

Will you be prioritising the delivery of social rent, family-sized homes?



Our objective is to offer a variety of housing options that cater to diverse segments of society, including single occupants, shared living arrangements, and families.

Will there be so-called ‘poor doors’?

No, the development is designed to ensure inclusivity, with all residents accessing homes through high-quality entrances without segregation by tenure.

What will the likely service charges be?

Service charges for affordable housing units are regulated by the social housing provider. For built-to-rent properties, the service charge is included in the rent.

How will future residents be encouraged to spend locally, rather than venturing further afield?

The new plans aim to create an area that supports extended visits and meets the requirements of local residents, while also providing appealing options for visitors.

Local transport infrastructure is already under significant strain. Will the scheme make financial contributions to increasing capacity and upgrading transport infrastructure in the area (Bus, DLR network)?

We will collaborate with the local authority and Transport for London to assess and mitigate any impact on the public transport network.

With development schemes progressing across the Borough, what conversations have you had with other landowners, developers, and the London Borough of Tower Hamlets to ensure infrastructure keeps pace with the needs of the growing population?

Engagement is conducted with local authorities, landowners, and developers to coordinate efforts so that infrastructure, amenities, and services match the area's growth. Collaboration with Poplar HARCA as the local affordable housing provider also ensures consistency.

The existing, hoarded site has sat vacant for years and is distracting people from visiting the market. What interim measures will you put in place to boost footfall to the market?

As we have done in previous years, we are excited to host a series of events throughout the year, providing engaging on-site activities to support community



building and increase footfall. These events will allow retailers to showcase their services and connect with the community, as done with the co-design events in May.

Local businesses are encouraged to explore new ways to enhance their product offerings, store experience, and digital presence, reaching out to fresh audiences and contributing to the vibrant atmosphere of Chrisp Street during the redevelopment process.

How can I stay informed about the project?

Website: **chrispstreete14.co.uk**

Instagram: **[@ChrispStreetE14](https://www.instagram.com/ChrispStreetE14)**

Twitter: **[@Chrisp_Street](https://twitter.com/Chrisp_Street)**