

CHRISP STREET MARKET

Location

Chrisp Street Market, Tower Hamlets

Client Type

Poplar HARCA; Telford Homes

Key Collaborators

Tower Hamlets; Thames Water

Workstage

N/A: Pre-Demolition

Summary

The regeneration of the Chrisp Street Market will see much-needed investment in the area – bringing new homes, shops and facilities, while maintaining the vibrant local market and community throughout the process. Plans include the creation of 643 new homes, office and retail spaces, a new community hub, refurbishment of buildings, improved settings for historic features and an upgrade to public open space. Pre-commencement conditions had to be discharged before demolition could begin, allowing work to commence.



Infrastructure Coordination
Development Service

CHRISP STREET MARKET

The Challenge

There had been several blockages to discharging the pre-commencement conditions, particularly liaison with Thames Water regarding water supplies and the impact of piling on their sewers not being advanced enough to satisfy their requirements.

Our Approach

The Infrastructure Coordinator took a proactive approach, convening meetings – both offline and formal – maintained email correspondence and facilitated the process. The IC expedited the process by convening the appropriate people and ensuring the requirements were met.

Key Outcomes

A comprehensive piling drawing showing pile locations in relation to all retained sewers was produced, satisfying Thames Water requirements and allowing the pre-commencement conditions to be discharged. Furthermore, an application for non-material amendment to the granted planning permission was submitted so that the water demand modelling condition trigger point could be linked to commencement of above ground works rather than pre-commencement, which also proved acceptable to Thames Water.



MAYOR OF LONDON