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Norton Folgate

Information Pack

Norton Folgate

Occupying a prominent position on The City Fringe, this office led development is one of the most complex projects delivered by British Land and architect team led by Allford Hall Monaghan Morris.

The project regenerates a derelict, unsafe group of sites which had laid empty for a decade improving the streetscape and setting of the Elder Street Conservation Area. Comprising of three urban blocks, the scheme sees the retention of a significant number of historic buildings, creation of six new buildings and new public realm.

Rather than applying a blanket strategy the masterplan employs a building-by-building approach to the retained existing buildings using restoration, refurbishment, extension, remodelling and facade retention to breathe new life into the architecture with sensitively designed new buildings. It sets new standards for retrofit, refurbishment, and redevelopment in Central London, and acts as a blueprint for reusing building fabric, which is a necessity in the built environment industry’s approach to tackling the climate crisis.

The project goes beyond delivering commercial office space and creates a network of spaces which give amenity and allow spatial choices for people to walk, meet, sit and experience this amazing, layered and rich part of London.

Details
Sector
Mixed use, commercial, retail
Location
London, UK
Address
Norton Folgate, Blossom Street, E1 6PL
Construction cost
£225m
Start
April 2019
Completion
January 2024
Contract type
JCT MPCC 2016
GIA
Circa. 300,000sqft of commercial office space
Circa. 32,000 sqft of retail across 14 units

Awards
2025
AJ Architecture Award - Mixed-use Project
BD Architect of the Year Award - One-off Major Project of the Year
Building London Planning Award - Best Retrofit Project
BCO National Award - Refurbished/Recycled Workplace
AIA UK Excellence in Design Award - Outstanding Adaptive Reuse
2024
Brick Award - Urban Regeneration Award
Brick Award - Supreme Award
Brick Award - Refurbishment Award, Commendation
BCIA - Commercial Property Project of the Year
BCIA - Community Impact Initiative of the Year
Building Award - Net Zero Award, Highly Commended

Project Team
Client
British Land
Masterplanner
Allford Hall Monaghan Morris
Architects
Allford Hall Monaghan Morris, Stanton Williams, Morris + Company, DSDHA
Public Realm
East
Structural/Civil Engineer
AKT II
Cost Consultant
Turner & Townsend / aline
MEP/Lift Engineer
Arup
Planning Consultant
DP9
Project Managers
M3 Consulting
Facade Consultant
Eckersley O’Callaghan
Sustainability Consultant
Atelier Ten
Access Consultant
Hilson Moran
Archaeology
MOLA
Fire Engineer
KIWA
Acoustic Consultant
Sandy Brown
Lighting Designer
Studio Fractal
Security Consultant
QCIC
Health & Safety Advisor
Arcadis
Employer's Representative
Rex Procter & Partners
Enabling Works Contractor
Cantillion
Main Contractor
Skanska





Project description



Project description

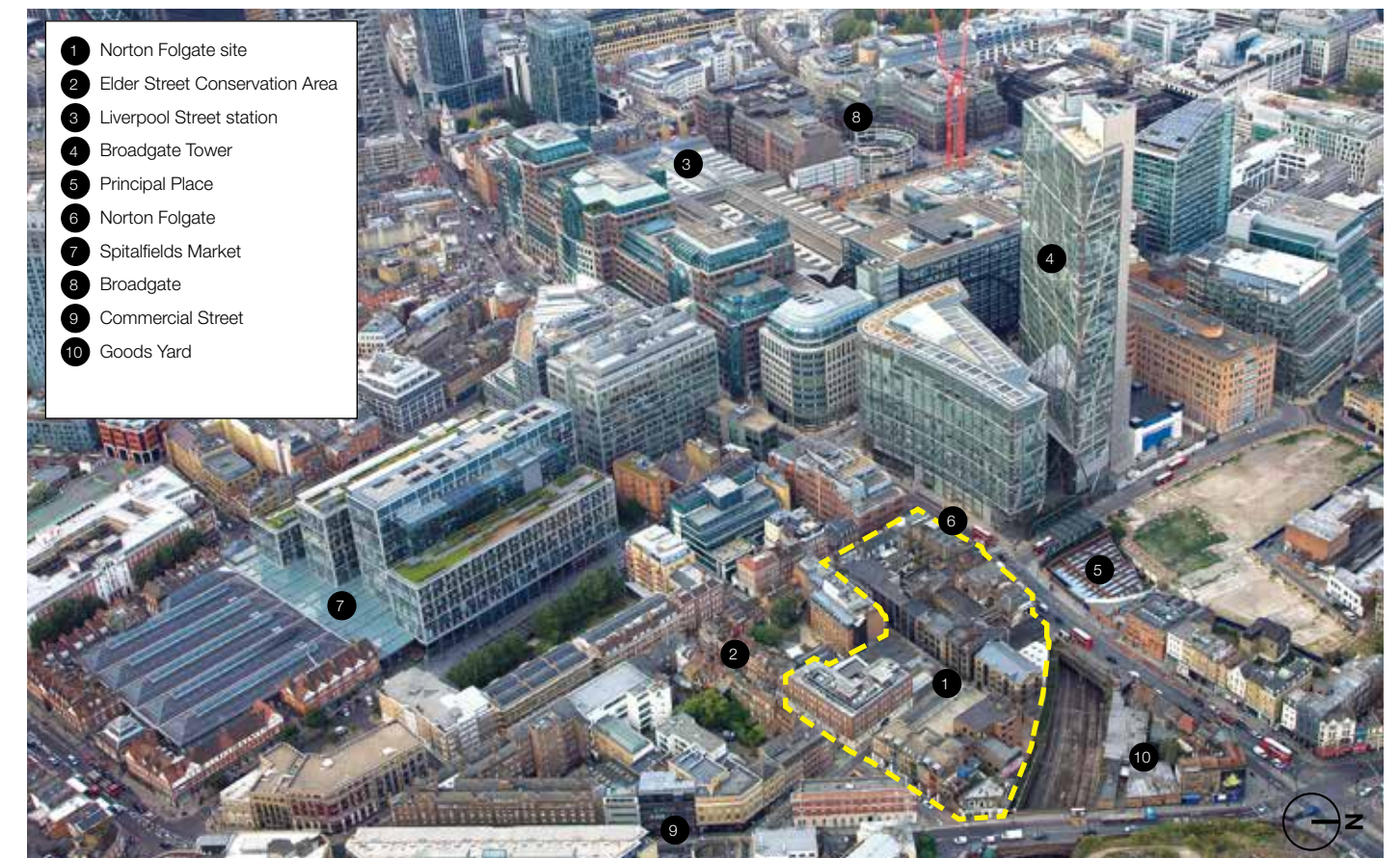
The Norton Folgate site comprising three urban blocks sits within the Elder Street conservation area and occupies a prominent position within the city fringe between the City of London and Shoreditch. While the conservation area is small there are dramatic changes in character from one street to the next. The masterplan has been developed to respond to this mixed character bringing vacant or under used buildings back into use and reconnecting and enhancing the public realm.

Rather than applying a blanket strategy the masterplan employs a building-by-building approach to the retained existing buildings using restoration, refurbishment, extension, remodelling and facade retention to breathe new life into the architecture.

Sensitively designed new buildings have been introduced in a palette of materials including brick which was selected for its robustness, quality and appropriateness for the conservation area's character.

Given the variegated character of Norton Folgate, four different architecture practices were brought together to diversify the architectural approach and style. Allford Hall Monaghan Morris (AHMM) were appointed as masterplanner and designed three buildings namely Blossom Yard and Studios, Nicholls and Clarke and Loom Court, while Stanton Williams, Morris + Company and DSDHA designed Elder Yard, 15 Norton Folgate and 16 Blossom Street respectively with East leading the public realm strategy.

Across the six buildings a range of office types with retail at ground level has been created with the aim of attracting tenants from startups and SMEs to mature organisations and appealing to the local tech and creative industries. The public realm design enhances the tight network of existing streets and creates three new yard spaces that draw on the character of the surrounding historic blocks.



Site history

The three blocks forming the Norton Folgate site lie within Tower Hamlets in the Elder Street Conservation Area. The estate just north of Spitalfields covers two acres fronting Shoreditch High Street and Norton Folgate.

Parts of the site have been continuously occupied since medieval times with Bishopsgate itself, and its continuation Shoreditch High Street, being one of the most important Roman Roads leading north from London from the earliest times of settlement. In 1197, the Priory of St Mary Spital was founded on farmland east of the road; its northern precinct included the southern half of Blossom Yard and Studios, with a gatehouse on Folgate Street. Building subsequently developed along the frontage.

After Henry VIII's Dissolution of the Monasteries, the 8.5-acre inner precinct of St Mary Spital reverted to the Crown and was later sold, interestingly retaining its extra-parochial liberty status as Norton Folgate.

The Liberty, including Folgate Street, Spital Square, Elder Street, Fleur de Lis Street and Blossom Street, lay between Bishopsgate ward and St Leonard's, Shoreditch, and survived until 1900. Plot divisions largely date from the 17th and 18th centuries. In the late 19th century, plots were amalgamated to create large warehouses, replacing smaller shops, notably at the former Nicholls & Clarke site. Maps by Horwood (1799), the OS, and the 1890 Goad Insurance Map show the established street pattern and dense plot layout, including early buildings such as 161 Commercial Street.

Few firms on the eastern city fringe have had such a long association with one site such as Nicholls & Clarke. Established c.1875 as glass merchants, the company expanded into paint, ironmongery and sanitary ware, trading from Norton Folgate and Blossom Street. After a serious 1886 fire at a nearby animal emporium housing exotic animals such as lions

and bears, the firm acquired adjoining properties, constructing extensive showrooms and warehouses. Expansion continued into the early 20th century; in the 1930s the main Norton Folgate showroom received a new façade.

The complex stretched south from the railway along Blossom Street to Elder Street. Showrooms occupied two-thirds of the central block around a lightwell, with warehouses at 11–15 Blossom Street, additional warehouses north of Fleur de Lis Street, and stables beside the railway viaduct. A mid-20th-century depot stood on the east side of Blossom Street; other buildings were later demolished. WWII bomb damage led to rebuilding, including no. 20 Norton Folgate, whose setback recalls a medieval boundary.

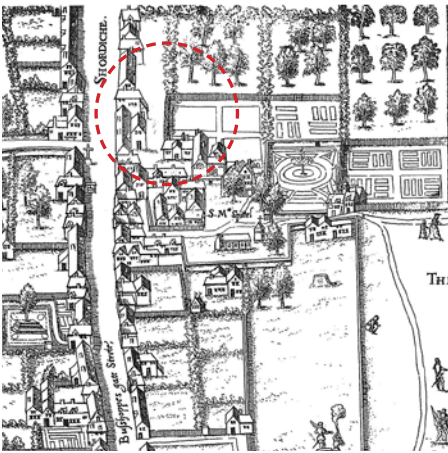
In the later 20th century the area changed significantly: Bishopsgate Goodsyards closed in 1964, Spitalfields Market relocated in 1991, and Nicholls & Clarke moved to Chadwell Heath in 2003, leaving the warehouses vacant.



Nicholls & Clarke catalogue cover © Nicholls & Clarke archive



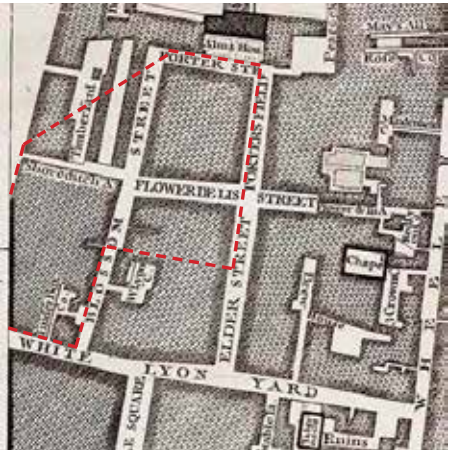
Roman map



Medieval map highlighting St Mary's Priory and Orchard 1553 - 1667



Ogilby and Morgan's map of London 1676



Rocque's map of London 1741-6



Goad Insurance map 1890



OS map of London 1867



Aerial photograph of the existing site with overlay of plots

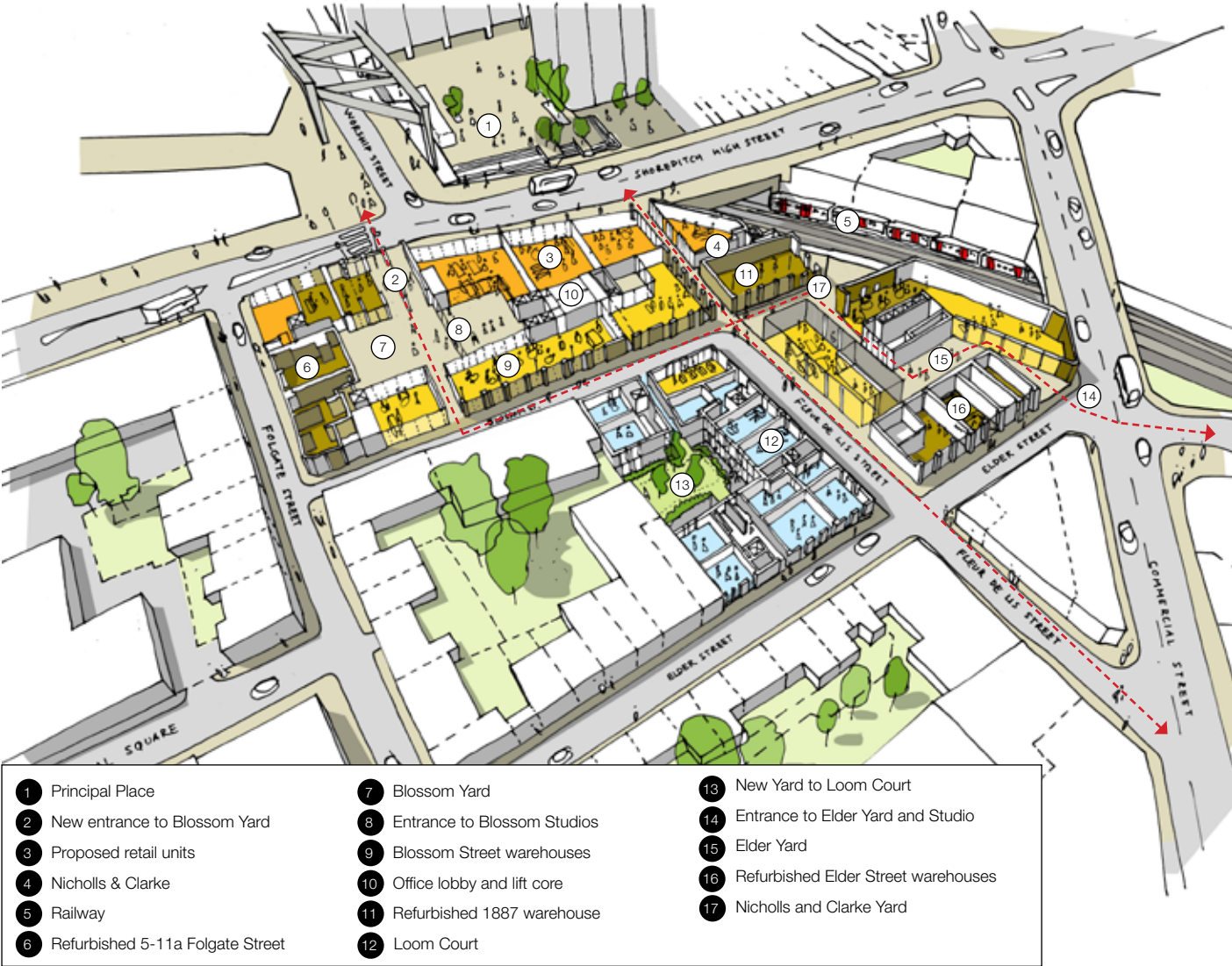
Project vision

When the project was conceived in 2012, retrofit was not a commonly used design solution, in particular for commercial developments. Norton Folgate sets new standards for retrofit, refurbishment, and redevelopment in Central London, and acts as a blueprint for reusing building fabric, which is a necessity in the built environment industry’s approach to tackling the climate crisis.

The project regenerates a derelict, unsafe group of sites which had laid empty for a decade improving the streetscape and setting of the Elder Street Conservation Area. The project goes beyond delivering commercial office space and creates a network of spaces which give amenity and allow spatial choices for people to walk, meet, sit and experience this amazing, layered and rich part of London.

The forward-thinking sustainability brief, set over a decade ago, has resulted in the project meeting current GLA and LETI targets and stands as a model of sustainable development by embracing circular economy principles to their fullest, preserving 39% of the original buildings on-site.

Norton Folgate reflects the success of a decade long collaboration between the client, architect and contractor team. Despite the complexity and challenges of the project, the team have successfully delivered this vision and created a scheme that stitches old and new together to restore this important, historical part of London.



Early concept diagram of proposed ground floor usages

Image for reference only

The site

Norton Folgate occupies 0.9h on the western edge of the London Borough of Tower Hamlets, adjacent to the Borough’s boundary with the City of London to the south west and London Borough of Hackney to the north.

The site is located within a Scheduled Ancient Monument, surrounded by residential streets, local TfL red routes and adjacent to railway and underground lines which restricted access for construction logistics.

Fundamental to the scheme was retaining ten buildings which made a positive contribution to the Conservation Area including five warehouses constructed by Nicholls and Clark. The broken street frontages to Fleur De Lis Street and Blossom Street

have been repaired reinforcing the historic street pattern with sensitively designed new buildings introduced in a palette of materials, including brick which was selected for its robustness, quality, and appropriateness to the Conservation Area’s Character.

Blossom Yard evolved from the requirement to leave the Scheduled Ancient Monument of St Mary Spittal clear of development. Reinstating this historic space has provided a calm access route away from Bishopsgate for the entrance to the largest office element on site - Blossom Yard & Studios - while providing external space for restaurants and cafes to spill out onto.



The masterplan

The masterplan, developed by British Land and its design team, led by AHMM, is designed to regenerate this site and area with a mix of refurbishment, extension and redevelopment of buildings, as well as improvements to the public realm. The scheme predominantly focuses on sensitively designed new buildings and bringing the many vacant or under used buildings back into economic use, providing commercial space of varying floor plate sizes for small and large businesses, as well as providing new retail premises commensurate with the local character.

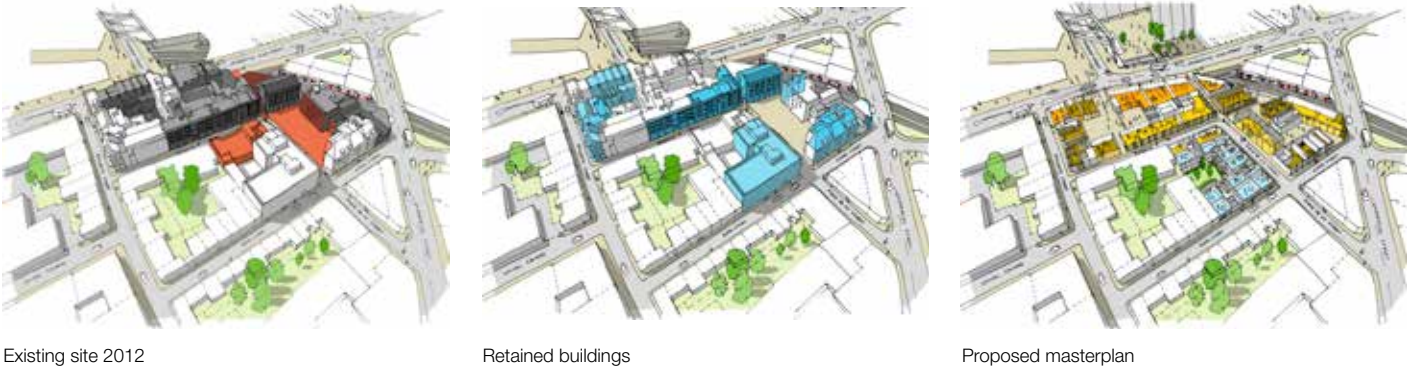
The site is comprised of three distinct plots, which have been further subdivided into individual buildings. Given the scale of the masterplan, and the variegated character of the Conservation Area, four different architectural practices (AHMM, Stanton Williams, Morris + Company, and DSDHA) were used to develop the six new buildings within the masterplan, along with an architect (East) for the public realm.

A key driver for the masterplan is preserving and enhancing the buildings which make a positive contribution to the Conservation Area and enhancing the distinct character and appearance of the area with sensitively designed, high quality new modern architecture. This uses brick predominantly to complement and enhance the context, rather than the large, glass curtain walls used on nearby commercial developments. The masterplan repairs the fragmented edge of the site adjacent to the railway, where the urban fabric was damaged by the cutting through of the mainline railway route to Liverpool Street.

The masterplan respects and reinforces the existing street height datums within the heart of the Conservation Area, with the broken street frontages to Fleur De Lis Street and Blossom Street being repaired to reinstate the historic street pattern. The building masses are designed to mediate between the scale of the emerging city fringe to Shoreditch High Street and The Elder Street Conservation Area, with greater height being used in particular locations on the periphery of the site which then scale down towards the Conservation Area. Large facades have been subdivided and tiered to respect the context where appropriate.

New routes are provided through the site, echoing and replicating historic routes to enhance the permeability of the development and to connect the site back into the network of routes in the local area. New yard spaces are designed into the masterplan to positive public realm destinations. These are animated by active frontages at ground level which have a range of retail, cafe and restaurants to create a sense of place for workers, visitors and locals alike. Office entrances are located away from main highways to encourage movement and activity within the site.

The masterplan is stitched together by the public realm strategy which maintains and strengthens the identity of the Norton Folgate area, celebrating and adding to what is already good while improving its relationship with the surrounding city.



Existing site 2012

Retained buildings

Proposed masterplan

The masterplan



Site plan showing the plots of the masterplan



Blossom Yard & Studio, AHMM



15 Norton Folgate, Morris + Company



Loom Court, AHMM



Nicholls & Clarke, AHMM



Elder Yard & Studios, Stanton Williams



16 Blossom Street, DSDHA

Blossom Yard and Studio, AHMM

Details	
Sector	
Commercial, Retail	
Size	
12,094 sqm NIA	
Key dates	
Project start	September 2013
Planning awarded	May 2016
Start on site	April 2019
Practical Completion	December 2023
Sustainability	
BREEAM Excellent - new build office	
BREEAM Very Good - refurbished office and retail	

Blossom Yard is the largest building in the masterplan delivering approximately one third of the new commercial space. The building is accessed from Bishopsgate through Blossom Yard with new flexible offices and terraces on each floor that overlook the piazza of Principal Place. The building line is set back at ground level to form a public arcade running along Shoreditch High Street, from which retail units can be accessed. The retail units provide animation to the ground plane, whilst the arcade increases the pavement width for pedestrians.

AHMM's design incorporates a modern brick warehouse aesthetic drawing on the historic refurbished warehouses on the site with ceramic panels that reference the cladding of the former Nicholls and Clarke showroom and the company's long association with the site.

The retained warehouse (12-13 Blossom Street) and retained facade (14-15 Blossom Street) have been locally and sensitively repaired where required, with the emphasis on maintaining their weathered character and patina. Replaced elements, such as sash windows and rooflights, have been installed to match the original but with improved thermal performance. Internally, the structure of 14-15 Blossom Street evokes the former warehouses, with a new exposed steel frame and sturdy timber joists that tie into the exposed concrete structure of the new build element.



© Tim Soar

Nicholls & Clarke, AHMM

Details	
Sector	
Commercial, Retail	
Size	
2,859 sqm NIA	
Key dates	
Project start	September 2013
Planning awarded	May 2016
Start on site	April 2019
Practical Completion	December 2023
Sustainability	
BREEAM Excellent - new build office	
BREEAM Very Good - refurbished office and retail	

Nicholls & Clarke is the tallest element of the scheme, rising from a refurbished Victoria warehouse with 13 storeys of new office space and views out over the city. The building occupies a triangular plot bounded to the south by Fleur De Lis Passage, and to the north by the mainline train line which provides views across Shoreditch, the City of London and beyond.

Due to its positioning behind Broadgate Tower and its location on the edge of the development, the team saw the potential for a taller building that would not impact strategic views of London. The height, shape and glass facade of Nicholls & Clarke marks the boundary with the Elder Street Conservation Area and the City Fringe. The building's extensive glazing contrasts with Blossom Yard and Studios' brick facade mediating between the intimate scale of the Conservation Area and the emerging tall buildings of the City Fringe.

At basement and ground floor level, the retained 1887 warehouse has been locally and sensitively repaired with the emphasis on maintaining its weathered character and patina, providing space for a restaurant that overlooks the new public realm, Nicholls & Clarke Yard.



© Tim Soar

15 Norton Folgate, Morris + Company

Details	
Sector	
Commercial, Retail	
Size	
1,433 sqm NIA	
Key dates	
Project start	September 2013
Planning awarded	May 2016
Start on site	April 2019
Practical Completion	December 2023
Sustainability	
BREEAM Excellent - new build office	
BREEAM Very Good - existing	

15 Norton Folgate is a complex development of contrasts where opposites converge and past and present meet to tell a story of place. A place that creates unique workspaces, with outdoors access, retaining the layers of history alongside a contemporary corner block.

A dialogue between new and existing is established through scale, composition, and materiality. Late 19th century Queen Anne red brick buildings and an 18th century Georgian townhouse are carefully retained. The new corner building responds to the various scales of the context, its massing splitting and stepping down towards the finer grain of Folgate Street.

Forensic analysis informs the architecture, with the design evolving through learning. The composition of the new brick and precast façade recalls former plot widths and historic compositions. Heritage assets are restored to celebrate the original features, with care to reinstate details such as pilasters, timber shopfronts and tuck pointing.

Morris+Company’s approach is underlined by respect to what was there before, an honest intervention that aims to keep the essence of the existing.

A passage at ground level provides access to the publicly accessible Blossom Yard, the façade facing the yard, is a woven tapestry of new and old; retained masonry, salvaged brick infills, repaired lime pointing and a new brick plinth. Generous glazed shopfronts and terraces contribute to activating the public realm.



© Jack Hobhouse



© Jack Hobhouse



© Tim Soar



© Jack Hobhouse

16 Blossom Street, DSDHA

Details	
Sector	
Commercial, Retail	
Size	
1, 864 sqm NIA	
Key dates	
Project start	September 2013
Planning awarded	May 2016
Start on site	April 2019
Practical Completion	December 2023
Sustainability	
BREEAM Excellent - office	
BREEAM Very Good - retail	

16 Blossom Street, designed and delivered by DSDHA, is an office-led mixed-use development within the Elder Street Conservation Area. The unique scheme respects the historic scale and character of the site’s sensitive context, exemplified by the retention and conversion of an existing building and the creation of an adjoining new-build structure that reinterprets Blossom Street’s warehouse architecture.

The yard side of the 1904 Arts and Crafts building has been extended with a new white ceramic elevation that reflects light into the locally listed yard. Enlarged gold-coloured bays contrast the street elevation, while capturing the memory and referencing the proportions of Huguenots’ famed spinning lofts – light-filled workshops created within historic Spitalfields homes. The generous glazed areas create greater flexibility for the office levels above, while increasing permeability for the commercial ground floor space to extend out to a new external yard, Blossom Yard.

The new yard is purposefully designed with distinct elevations to the four surrounding buildings referencing the development’s diverse historic character. The new building at 16 Blossom Street responds to the scale and vertical proportion of the adjacent Victorian warehouses, creating a contemporary dark brick warehouse aesthetic, that complements both new and retained structure. A generous ground-floor passage provides glimpsed views into the yard and east–west movement from Blossom Street to Norton Folgate, stitching together the area’s fine historic grain.



© Tim Soar



© Tim Soar

Elder Yard and Studios, Stanton Williams

Details	
Sector	
Commercial, Retail	
Size	
7,703 sqm NIA	
Key dates	
Project start	September 2013
Planning awarded	May 2016
Start on site	April 2019
Practical Completion	December 2023
Sustainability	
BREEAM Excellent - office	
BREEAM Very Good - retail	

Stanton Williams led the design and delivery of Elder Yard and Studios at the northern end of the Norton Folgate site, on a plot fronting Commercial Street, Elder Street and Fleur de Lis Street. The design restores a locally listed warehouse on Elder Street and incorporates the frontages of a 1927 warehouse and 161 Commercial Street into a new urban block, delivering 7,703 sqm (NIA) of workspace and ground-floor retail within a vibrant public realm.

The scheme revitalises a previously underused site by introducing pedestrian links and active frontages that increase neighbourhood permeability. Historic passageways reconnect Elder Street with Blossom Street and Fleur de Lis Street, centred on a new public courtyard lined with cafés, restaurants and studios.

At ground level, a human scale is maintained, with the new building's massing and materiality mediating between Spitalfields' low-rise heritage and the towers of Bishopsgate. Historic and new spaces integrate at lower levels, while upper floors provide light-filled offices with terraces and views towards the City of London and Shoreditch.

A key part of the sustainability strategy for this all-electric, low embodied carbon scheme was the retention and refurbishment of the existing building fabric, which was repaired in situ wherever possible. Existing building materials, such as historic brickwork and timber beams, were also salvaged during the demolition process and reused to repair the retained elements of the scheme.



© Hufton + Crow



© Hufton + Crow



© Hufton + Crow

Loom Court, AHMM

Details	
Sector	
Commercial, Retail	
Size	
4,703 sqm NIA	
Key dates	
Project start	September 2013
Planning awarded	May 2016
Start on site	April 2019
Practical Completion	January 2024
Sustainability	
BREEAM Excellent - new build office, refurbished office and retail	

Loom Court at the heart of the Norton Folgate masterplan, occupies a site spanning from the listed Georgian terraced town houses on Elder Street to the retained Victorian warehouses on Blossom Street. The mixed-use office and retail scheme includes a retained and retrofitted existing 4-storey 1970's neo-Georgian style building on the corner of Elder Street with a new 6-storey office extension on the corner of Blossom Street. The scheme completes the urban block and responds to the variation in massing height between surrounding buildings.

The retained façades on Elder Street have been repaired with stucco render and painted a deep plum colour, referencing the historic Georgian colours of Elder Street. The new-build brick elevations reflect the distinct character of the Victorian warehouses opposite on Blossom Street. On lower storeys, brick piers have been proportioned to replicate the retained warehouses on Blossom Street and are complemented by recessed glazed brick spandrel panels and full height windows. A new, south-facing courtyard garden has been created between the existing and new building elements, which contains seating and vibrant year-round planting for biodiversity net-gain and user wellbeing.

Internally, the office spaces provide open-plan floorplates, with carefully coordinated exposed structure and services. Tiered, planted terraces at upper levels provide tenant amenity spaces with views into the yard and across the city.



© Tim Soar



© Tim Soar

Public Realm, EAST

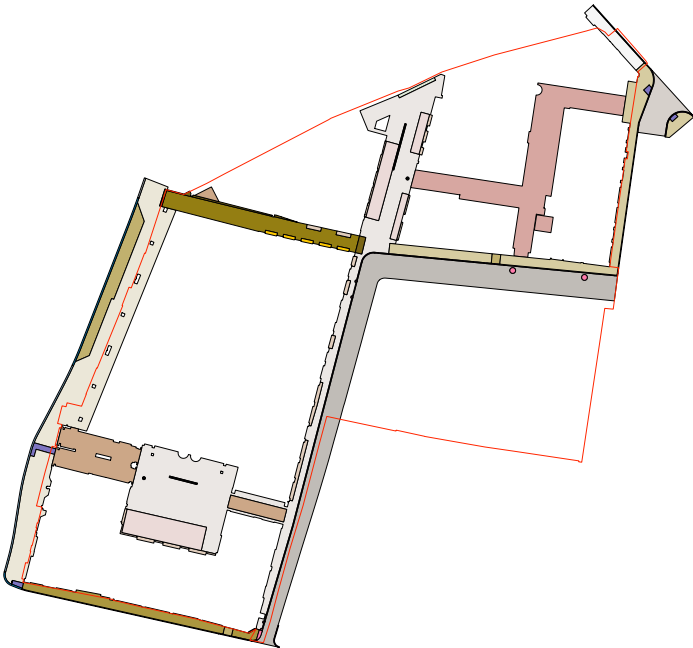
Details	
Sector	
Commercial, Retail	
Key dates	
Project start	September 2013
Planning awarded	May 2016
Start on site	April 2019
Practical Completion	December 2023

East led the public realm design in close collaboration with AHMM and the wider team.

The new spaces and reworked passages and streets increase permeability with space for commercial uses to spill out onto pavements and into yards. The historic streetscape in this part of Spitalfields has evolved over centuries and East looked carefully at all the elements that gave the neighbourhood its character and texture, from the listed carriageway with granite setts to the pavements and the beautiful and sometimes odd cast iron grilles, bollards and utility covers. With this in mind East developed a strategy for knitting into the existing texture of the neighbourhood – the interior where people live and work – while giving Norton Folgate new visibility and celebrating the ways in.

Building on the spatial qualities and material textures of the neighbourhood, East made use of existing materials, reused split and honed granite setts, in yards and streets, and where appropriate we located some special pieces, a large tree, a seat – minor foreground moments. Using simple materials with moments of special interventions added to the overall sense of continuity and a fine grain in around Norton Folgate; the spaces are generally spliced into the background of the city. In this way the landscape, much like the buildings – where the use of bricks is about interrupting the common assumption that the new displaces the old – engages and enhances the neighbourhood as part of a complex aggregate.

The network of streets and spaces give amenity and allow spatial choices for people to walk, meet, sit and experience this rich and layered part of London.



A public realm of yards, streets and passages



Robustness and delight



© David Grandorge

New public spaces



Blossom Yard

© Tim Soar



Nicholls and Clarke Yard

© Tim Soar



Elder Yard

© Hufton + Crow



Sustainability

This is one of British Land's largest scale all-electric, retrofit schemes, which majors on heat sharing between buildings whilst enabling the site to take advantage of future decarbonisation of the national grid – as the grid gets greener Norton Folgate does too. Heat sharing across the site recycles 23% of otherwise rejected heat energy.

The project stands as a model of sustainable development by embracing circular economy principles to their fullest. Retaining as much of the existing structure as feasible, it preserved 39% of the original building on-site, reducing material demand and minimising waste.

There was zero waste to landfill: 99.7% of development waste has been reused or recycled, diverting 90,000 tonnes of materials from landfill. This careful approach underscores the project's commitment to resource efficiency and environmental responsibility.

On carbon performance, the development achieves an outstanding upfront embodied carbon of 506 kgCO₂/m² GIA A1-5 (below GLA aspirational target of 600, LETI C), surpassing the Greater London Authority's (GLA) aspirational targets and the London Energy Transformation Initiative (LETI) 2030 design targets. Its whole-life embodied carbon is measured at 998 kgCO₂/m² GIA, underscoring a lifecycle approach to sustainability.

The project also excels in operational sustainability standards. Offices within the development are rated BREEAM Excellent, while retail spaces achieve a BREEAM Very Good certification. All buildings achieved an EPC A rating.

Energy use intensity is efficiently managed across plots, ranging between 66 and 95 kWh/m² (landlord energy), comfortably within the UK Green Building Council's (UKGBC) net zero carbon operational energy targets for 2020-2025 and some buildings within the 2030 target – a hugely positive achievement having completed in 2023. This forward-thinking central plant strategy has been sized to operate in a 100-year extreme weather condition for stormwater attenuation and a simple building upgrade path has been factored should additional cooling be required in the future.

Water efficiency is a notable highlight, with a projected usage of only 19 litres per person per day. This accomplishment demonstrates a proactive approach to resource conservation, supporting both environmental goals and user satisfaction within the development.

Innovative landscape features, designed to enhance ecological value, contribute to a net increase in biodiversity compared to pre development conditions. The public realm showcases biodiverse green roofs complete with log piles, which create essential habitats for local wildlife and promote ecological resilience. These natural elements enrich the user experience and provide green spaces that support mental well-being and urban cooling





Norton Folgate Project Charter

The complex and technically challenging construction process was delivered by a large team led by British Land, with two main contractors (main contractor Skanska and enabling works Cantillon), a peak of 600 operatives per day across 50 trade partners, and around 70 consultants supporting site activity over a five-year construction period.

To support this, a one-team approach was driven by development of a Project Charter. This helped set the project's core values: open and honest; difficult conversations early; do what's right not what's easy. As part of the Project Charter, a social value plan specific to the development was also developed. Its driver was to 'make a difference to the project teams' lives, local community and those we interfaced with'. The Charter's inception was based on the idea that doing things to help other people makes you feel good so involving the wider team in these initiatives would also help create a positive team culture.

A cross-discipline Board was formed to lead the Charter. The Charter Board members were selected from the team as an opportunity for their career development. The Board had autonomy over running the Charter, regular access to the project's executive team, and an annual budget. The Board's role was to set up, run, promote, and engage the team in a calendar of initiatives.

The project team inherited a relationship with the local community that had been tested through the planning process along with seven active local community groups based in the area surrounding the development site. Mindful of the diverse stakeholder mix with deprivation pockets alongside affluent areas and city workers, we completed a local demographic study. This, alongside information from other projects, informed where the project could add most value.

The social value for Norton Folgate covered social value objectives across: community; wellbeing; environment; diversity/inclusion; team building. Another key element of the Charter was to support the local community more widely. 79% of site spend was within local boroughs, through employment and career development, education and training, and fundraising. Initiatives that were run across the project aimed to benefit the community, local businesses, the construction industry, and the project team.

These included £3,900+ donations to local foodbanks, £14,000+ fundraising for charity partner the Whitechapel Mission homeless shelter, 346 hours volunteered on local community projects, career events for 896 students and 32 days work experience for Mulberry Academy and Canary Wharf College, 53 apprentices, graduate, and trainee placements, supported by monthly group sessions. In total 3699 people benefitted from training and upskilling.





Before and After

As existing view of 15-19 Norton Folgate



15 Norton Folgate from Norton Folgate

© Jack Hobhouse



As existing looking towards 15-19 Norton Folgate



Blossom Yard looking towards 15 Norton Folgate

© Tim Soar



Existing view of Elder Street Warehouse and 161 Commercial Street



View of Elder Yard and Studios

© Hufton + Crow



View of existing 12 -13 Blossom Street warehouse

© Rob Parrish



View of refurbished 12-13 Blossom Street Warehouse connected to Blossom Yard & Studios

© Rob Parrish



Existing view of 16 Blossom Street



Existing view of 16 Blossom Street



View from new warehouse to 16 Blossom Street



View of 16 Blossom Street



©Tim Soar

©Tim Soar

Existing view of Loom Court



Refurbished elevations to Loom Court

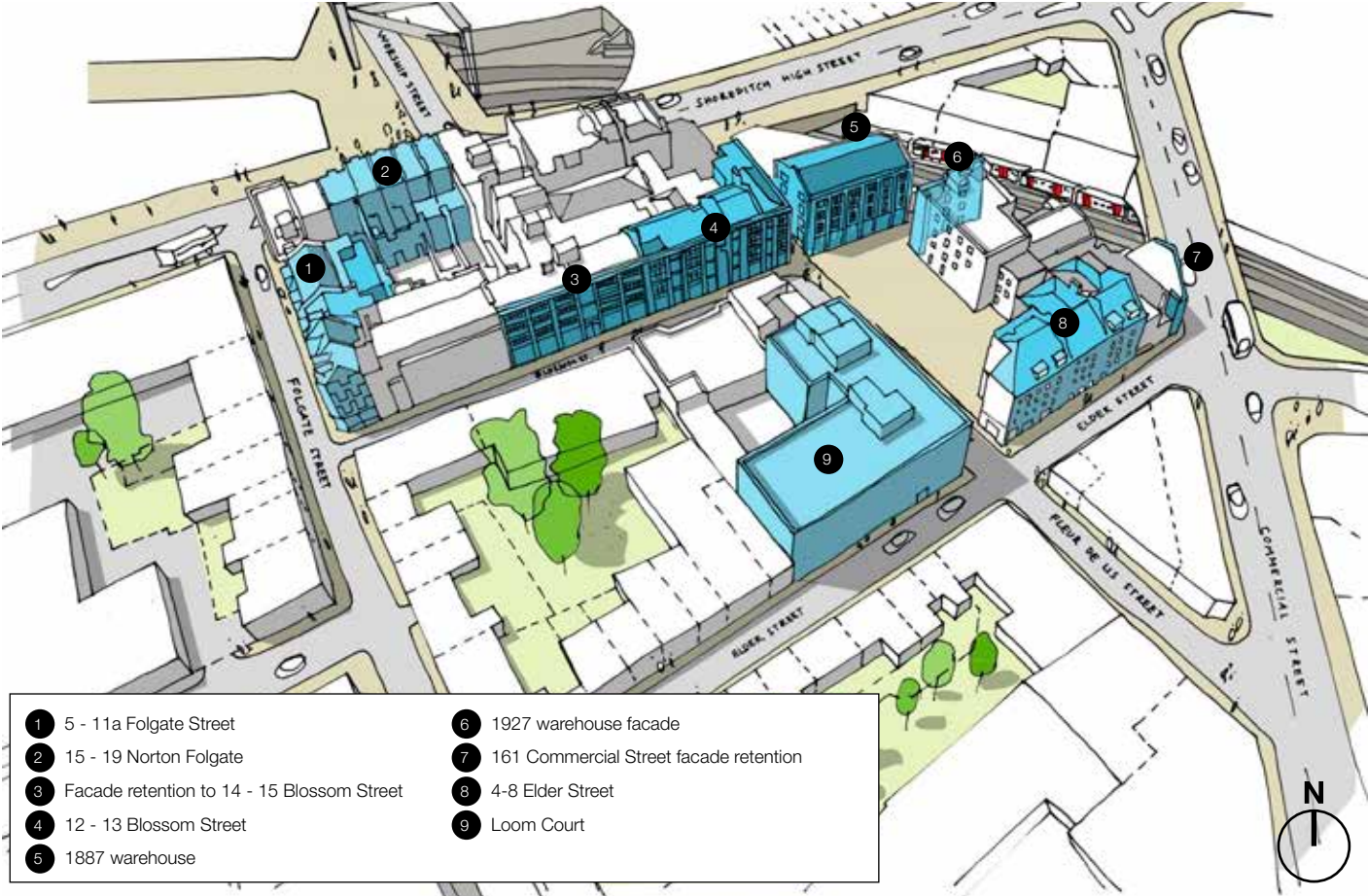


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Overview of the masterplan



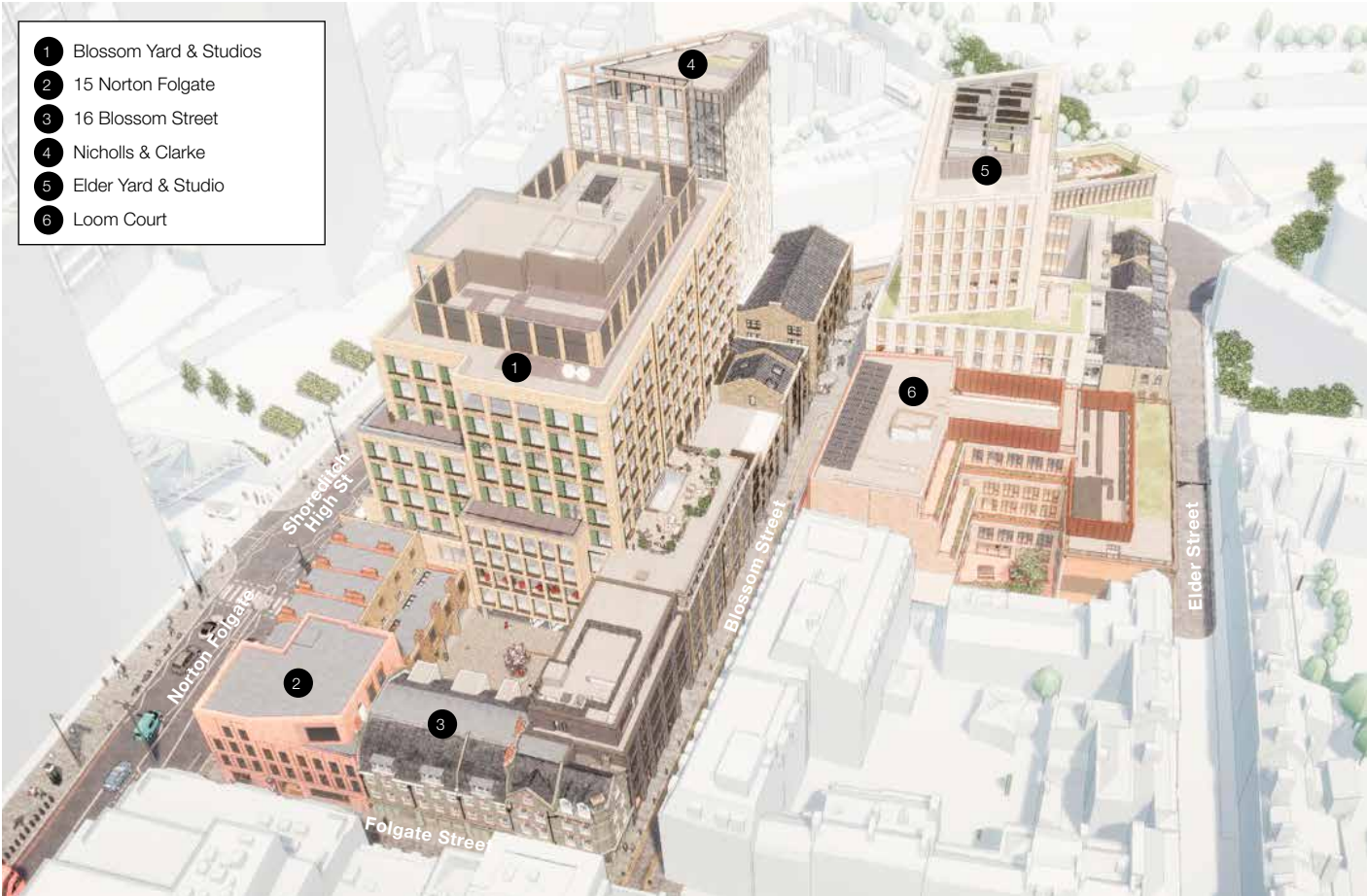
Aerial view of existing Norton Folgate site



Overview of the masterplan



Concept diagram showing new routes through the masterplan

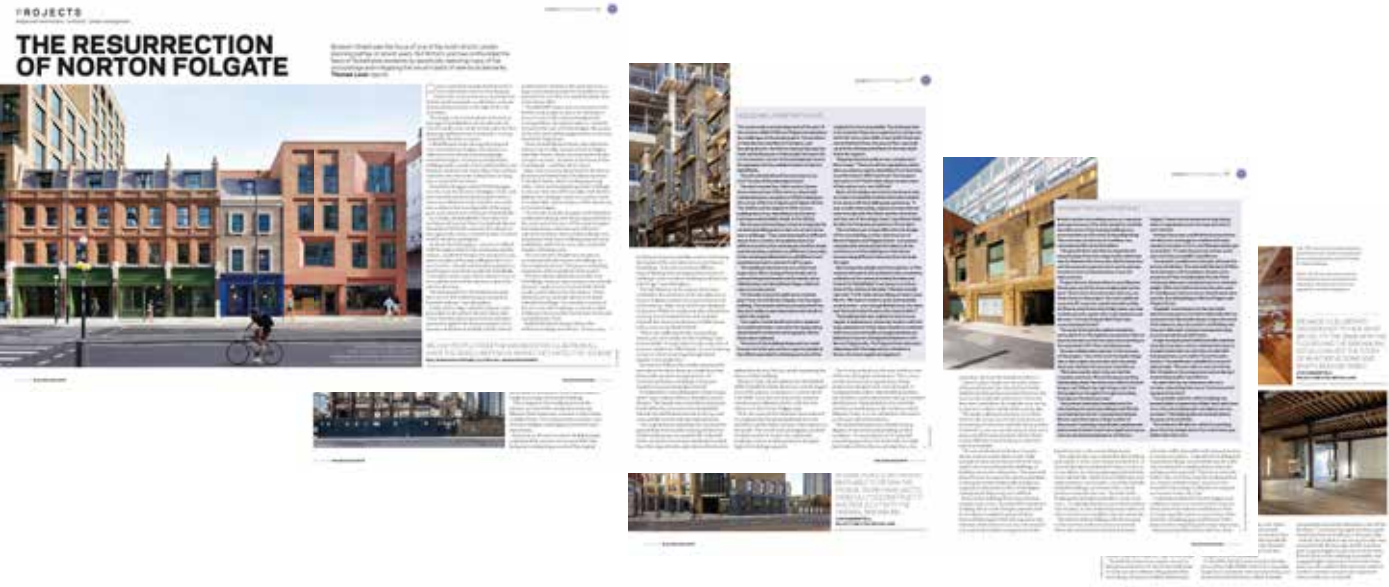


Aerial view of Norton Folgate

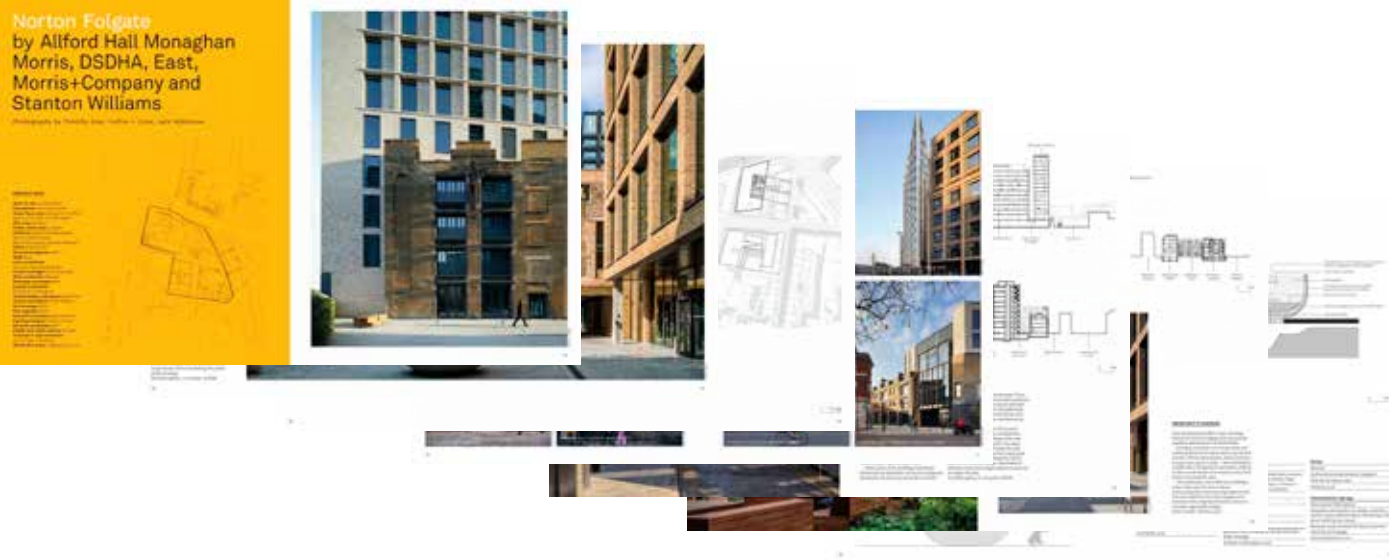
Selected Articles



Architecture Today (Nov 2024 - print and online)



Building Magazine (Jul 2024 - print and online)



AJ Specification (Feb 2025 - print)

Ground Floor Plan



First Floor Plan



Eighth Floor Plan



Basement Floor Plan



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