

Middlesex Street Aldgate

Mixed use scheme on the edge of the City of London, including commercial, retail and student accommodation.

Contract Value c.60m
Client Unite Students



Project Title Middlesex Street, Aldgate
Client Unite Students
Completion Planning approved June 2019
Contract Value c.£60m

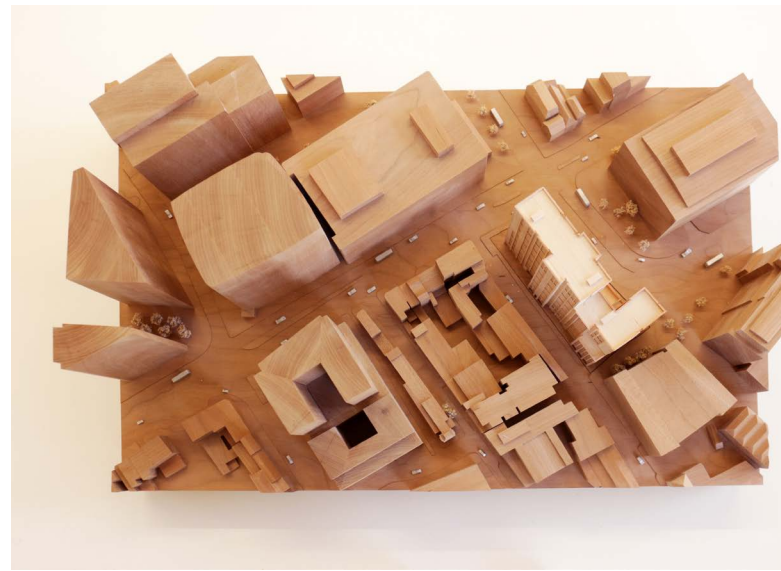
Mixed-use scheme for repeat client Unite Students. The project will create a home for over 900 students in the 'City Fringe', a transitional area where Aldgate meets the city of London.

The design has a vibrant part double-height ground floor which includes student spaces, commercial offices, and incubator units for start-up businesses.

During site investigations, the remains of a late 16th-century playhouse were found. The design team has taken steps to preserve the archaeology under the building and created a flexible community space on the ground floor which can be used as a performance and exhibition space to promote the site's history.

The design team has worked closely with Unite, Tower Hamlets Borough Council to ensure the best outcome for this strategically important site. Changes to the brief were accommodated throughout the process whilst conforming to the massing and articulation agreed with the local authority.

Planning permission was achieved in June 2019 and the first students will move in September 2021.



01_Key site where Aldgate meets the City of London. Massing and articulation was carefully negotiated with Tower Hamlets Borough Council.

02_The scheme includes commercial offices and incubator units for start up businesses.

03_A community performance and exhibition space on the ground floor will be used to promote the site's history.

04_Public realm improvements on Middlesex Street buffer the scheme from the traffic and create pleasant seating areas