

Tower Hamlets Council - Why we need to build - Jubilee Street

Introduction



“We face considerable challenges in delivering really affordable homes for local people. These include the very high local cost of housing, a chronic shortage of stock and a growing population. We welcome the significant regeneration taking place in the borough and the role this plays in transforming Tower Hamlets. However, we must not lose sight of the fact that for increasing numbers of people who grew up in the borough, the possibility of renting or buying a local home has been very difficult.”

Mayor of Tower Hamlets John Biggs

The London-wide housing crisis is acute in Tower Hamlets

- The Council has more than 19,000 people on its waiting list for housing with nearly 10,000 of those in acute housing need. The Council can only grant around 1800 new tenancies a year at present.
- Private sector rents are now way beyond the reach of families on low incomes, around 3 times as much as social rents and beyond Housing Benefit maximum allowances.
- Tenancies are let on a short term basis which does not provide any longer term security
- Nearly 2000 households have been placed in temporary accommodation awaiting an offer of permanent housing from the Council
- 60% of local residents struggle to meet their housing costs

The Council must tackle the lack of affordable homes. With it's partners, the council has embarked on a new build programme that aims to deliver 1000 new affordable homes for local people over the 2014 -2018 period.

One of the ways we are doing this is to build new homes on land that the council owns. We call these “in-fill” sites.

Four infill sites form part of this particular scheme to provide affordable homes by March 2018

The sites identified for development include:

1. Baroness Road Car Park
2. Hereford Estate
3. Jubilee Street Car Park
4. Locksley Estate

During the design process the council will consult with local residents to ensure the new developments are designed with the community, for the community.

Tower Hamlets Council - Jubilee Street

Site History



Greenwood's 1827 Map of London

In the heavy blitz of London during the Second World War, Bethnal Green lost more than 2,000 homes, with up to another 900 left uninhabitable. Streets of bomb-damaged homes were torn down after the Second World War and replaced with new council estates.

There are no listed buildings on the estate or protected trees on, or close to, the site.

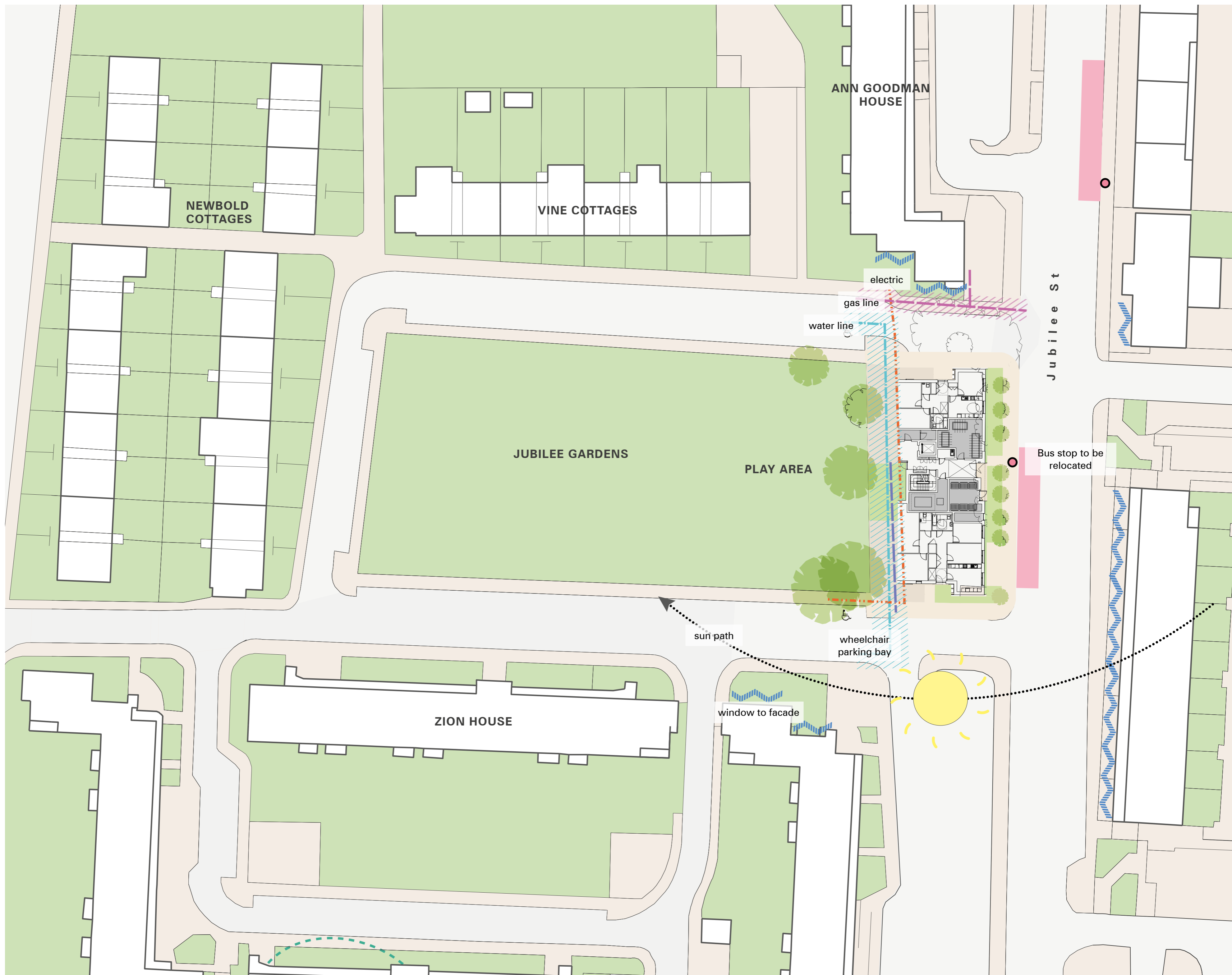
The estate was completed by 1961 in place of Victorian housing. The completed estate is shown on the 1961 Ordnance Survey.



1948 Ordnance Survey

1961-63 Ordnance Survey

Site Opportunities



Tower Hamlets Council - Jubilee Street

Proposal - Perspectives

March Consultation



Building will improve the quality of Jubilee park and play space by:

- Helping deter ASB on existing car park
- Shielding the park from the road giving it a more private feel
- Doors at ground level will mean more activity at street level

March Consultation



The proposal will fit into its context by:

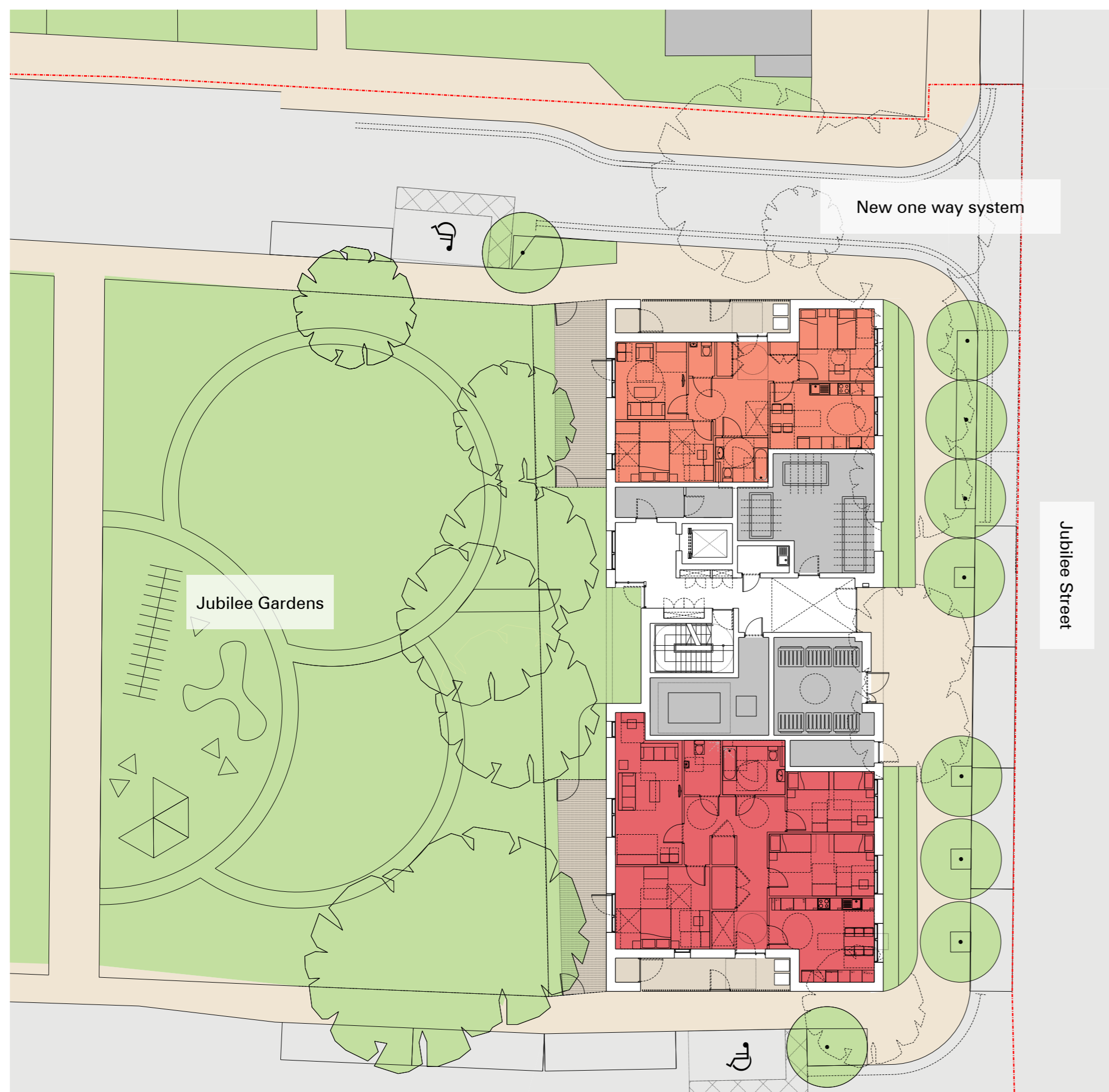
- Matching the size and height of neighbouring buildings on Jubilee Street
- New trees planted to create a greener street
- Balconies positioned with views down streets and not into neighbouring windows.

Final Proposal



Tower Hamlets Council - Jubilee Street

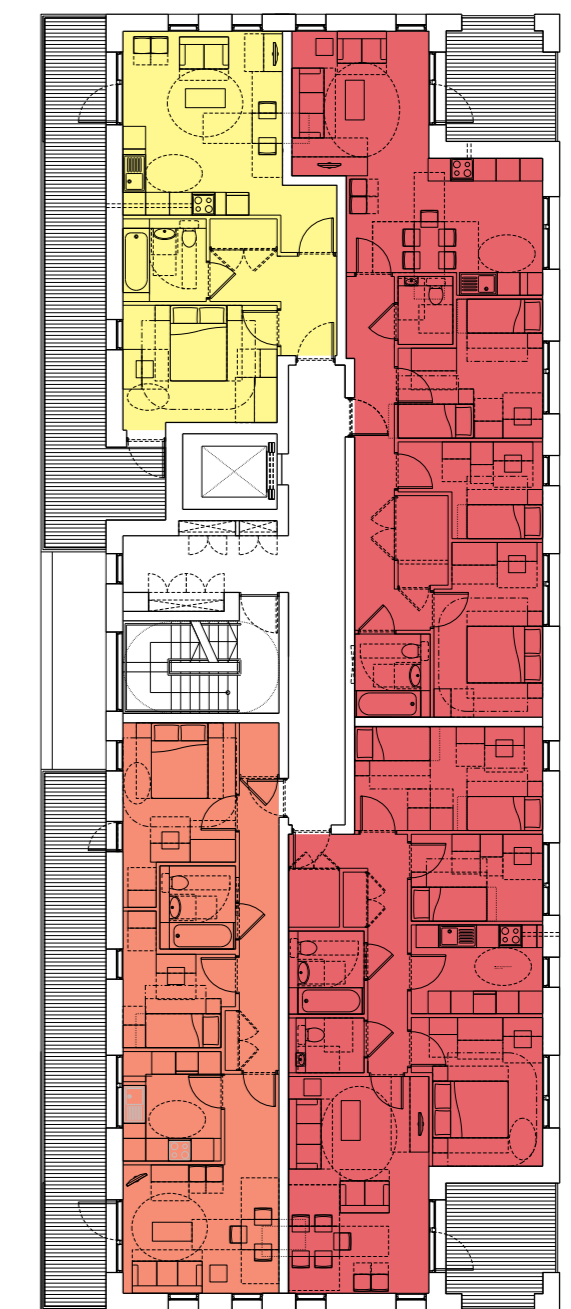
Proposal-Plans



Ground Floor Plan



Second Floor Plan



Fifth Floor Plan

The London Borough of Tower Hamlets is proposing to develop the site to provide affordable housing together with the improvement of Jubilee Gardens.

Key Facts

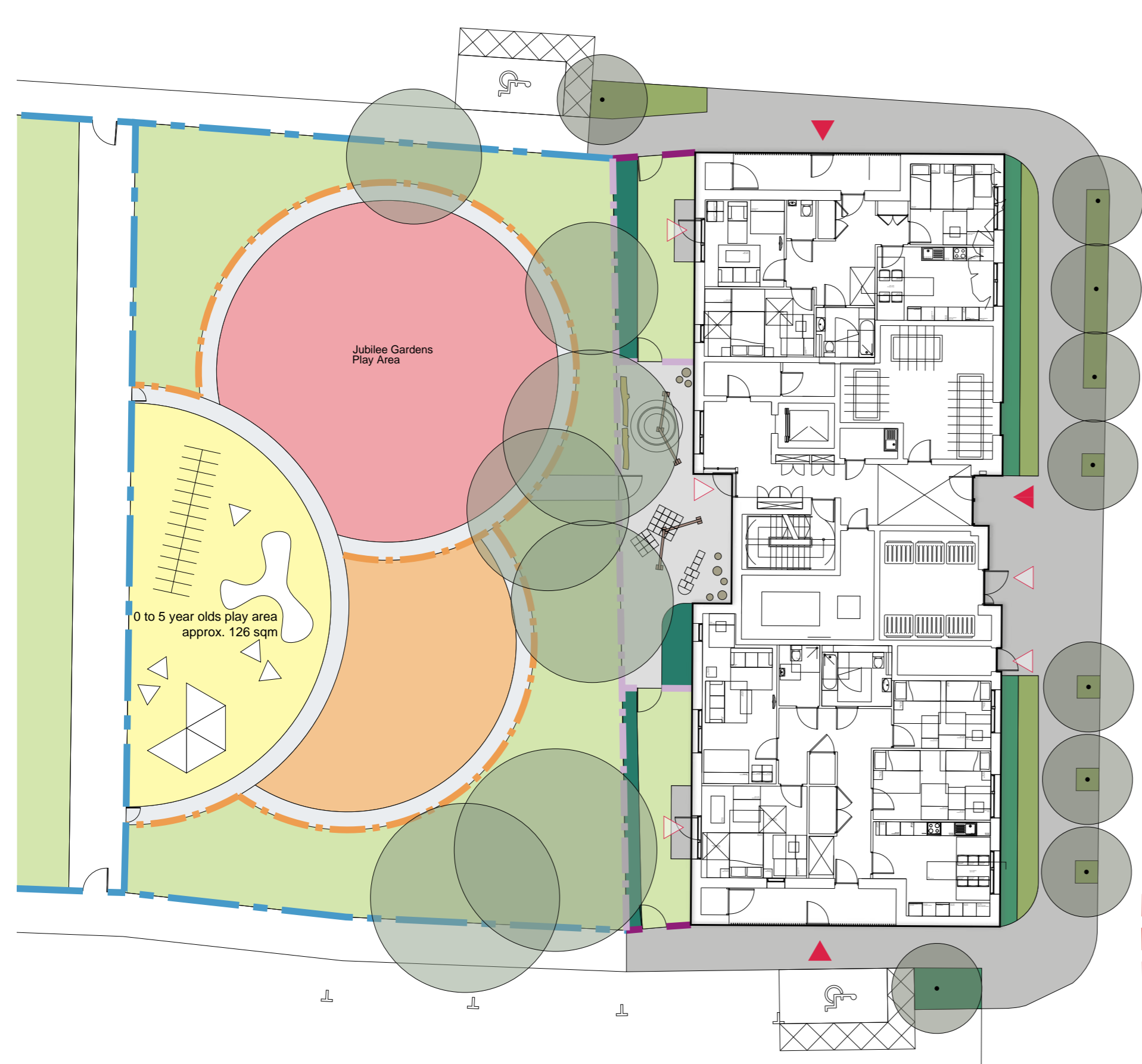
- 24 homes (previously 26)
- 100% affordable housing
- 5-7 storeys
- 10% wheelchair homes - all at ground level
- No parking except on-street wheelchair
- New landscaping and works to Jubilee Gardens
- Will provide local employment through a Section 106 planning agreement

- The chosen contractor will be required to adhere to considerate contractor guidelines
- The building will be designed to modern sustainability standards with an efficient building fabric and additional renewable technologies

Key Design Principles

- To respect the historical and architectural character of the estate
- High quality design
- Better access routes
- Use high quality, long-lasting materials

- A building that forms part of the existing estate, a building residents can be proud of
- Minimise the impact on daylight to existing buildings
- Environmentally sensitive. Designed to exceed current Part L building regulation standards
- Design out crime by adhering to current Part Q building regulation standards. Eg. Well lit streets and active facades
- Crime Prevention Officers have been consulted with discussions informing the designs.



- Site boundary
- Building access points
- Main entrances
- Softworks
 - Proposed Trees
 - Existing Trees
 - Tall grasses
 - Perennial mix (Sun)
 - Perennial mix (Shade)
 - Grass/leaves
- Hardworks
 - Concrete flag paving to match existing
 - Under 100mm deep slip resistant safety surfacing
 - Jubilee Gardens Play space improvements landscape layout
 - Safety surfacing
 - Concrete all seating parking to accessible layout
 - Existing seating
 - Removed seating
 - Proposed seating To match existing
 - Interactive timber fence
- Furniture/ play equipment
 - Tree trunk bases
 - Climbing sitting logs
 - Balance beam
 - Playground markings



Existing fencing



Interactive fencing

Improvements to Jubilee Gardens

- Jubilee Gardens play area to be cleared of its low inner fence
- More play equipment to be installed in Jubilee Gardens Play Area
- New planted areas with new trees planted along Jubilee Street
- Removal of dead trees currently on Jubilee Street
- All trees inside Jubilee Gardens would be retained
- Secure doorstep play for new residents to rear of building
- Interactive fence and perennial planting between Jubilee Gardens and the Proposal

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Proposal-Elevations



East Context Elevation

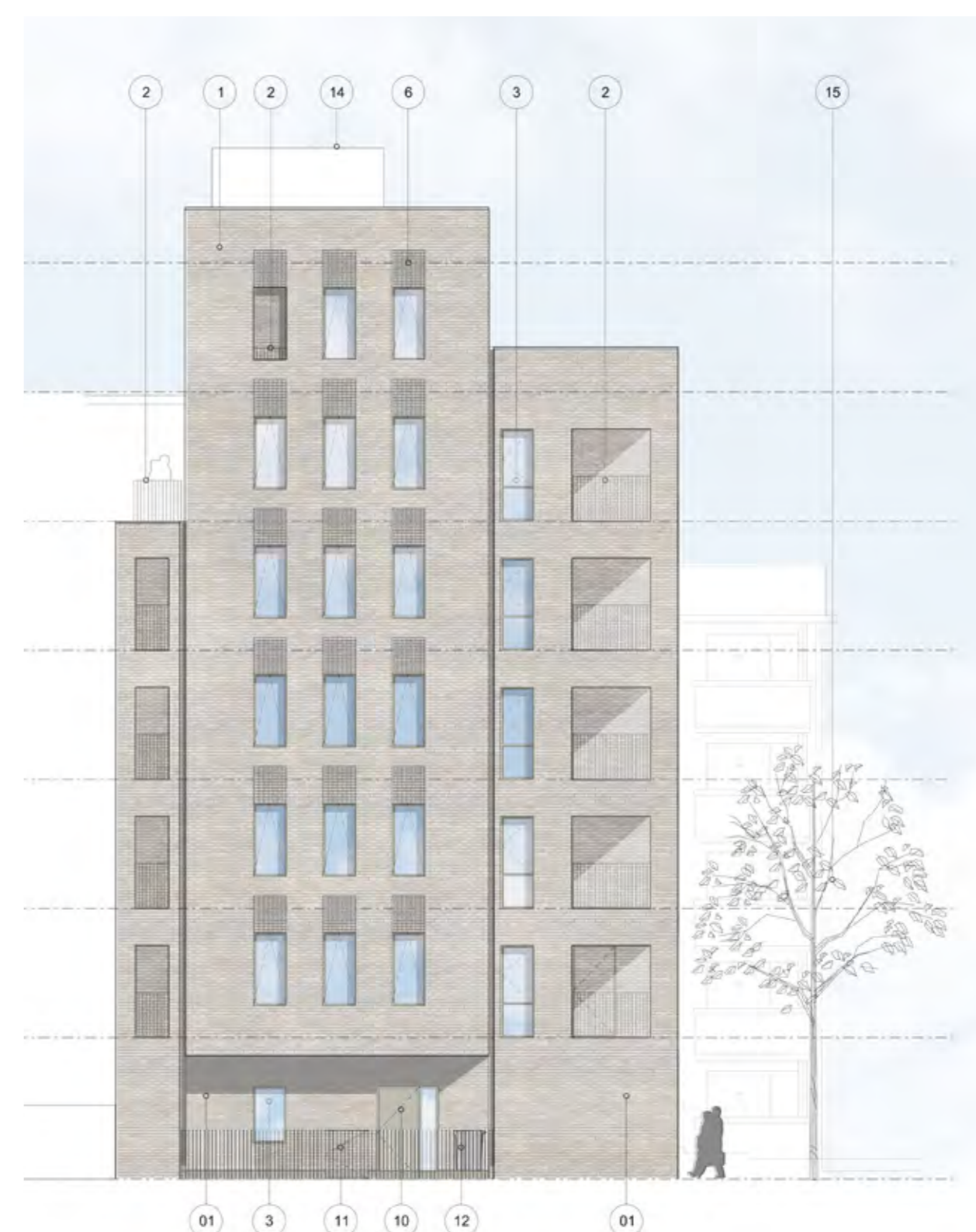
Longford House

Proposal

Ann Goodman House



West Elevation - Jubilee Garden's Side



South Elevation



East Elevation - Street Side



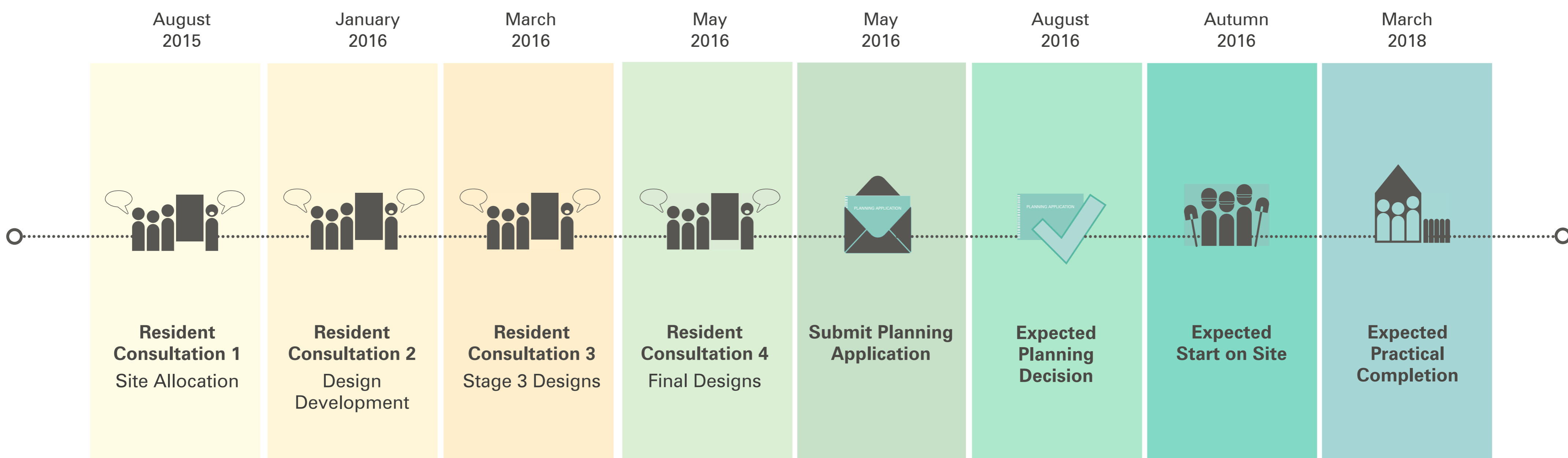
North Elevation

Key

1. Facing brickwork, stretcher bond
2. Steel balustrade to balcony, painted finish
3. Timber/aluminium composite double glazed window
4. PV panels
5. Steel louvred service doors, painted finish
6. Facing brickwork, stackbonded
7. Glazed brickwork
8. Lift overrun
9. Glazed entrance door
10. Timber front door, painted finish
11. Front garden secure metal gate, painted finish
12. Refuse bins
13. Garden fence
14. Stair core
15. Proposed tree

Tower Hamlets Council-Jubilee Street

Resident's Consultation-When you can have your say



We have been consulting with residents affected by the scheme throughout the design process this is sometimes called 'pre-application' consultation.

The consultation has consisted of three sessions. Each session was over 2 days to ensure everybody gets a chance to have their say.

Key changes in response to previous consultations

- The height has now been reduced to 5-7 storeys from the previous 6-7.
- Further landscaping along Jubilee Street has been developed alongside further proposals to improve Jubilee Gardens.

Consultation 1 :

The events were held on 08/08/2015 and 12/08/2015, 30 residents attended. Residents were presented with the allocated site.

Consultation 2:

The events were held on 13/01/2016 and 16/01/2016, 15 residents attended. Residents concerns and ideas are taken into account to develop the design including massing and plan layout.

Consultation 3:

The events were on 12/03/2016 and 16/03/2016. Stage 3 designs showing how we have taken on board resident's feedback were presented and discussed.

Consultation 4:

On 11/05/2016 the final scheme is being presented so that residents will be fully informed on the designs before they are formally submitted to the Local Planning Authority for consideration in May 2016.

Planning:

Once the final designs are completed a planning submission will be made in May 2016. Residents will have the opportunity to comment on the planning application directly to LBTH Planning Authority.

Design Precedents and local inspiration

