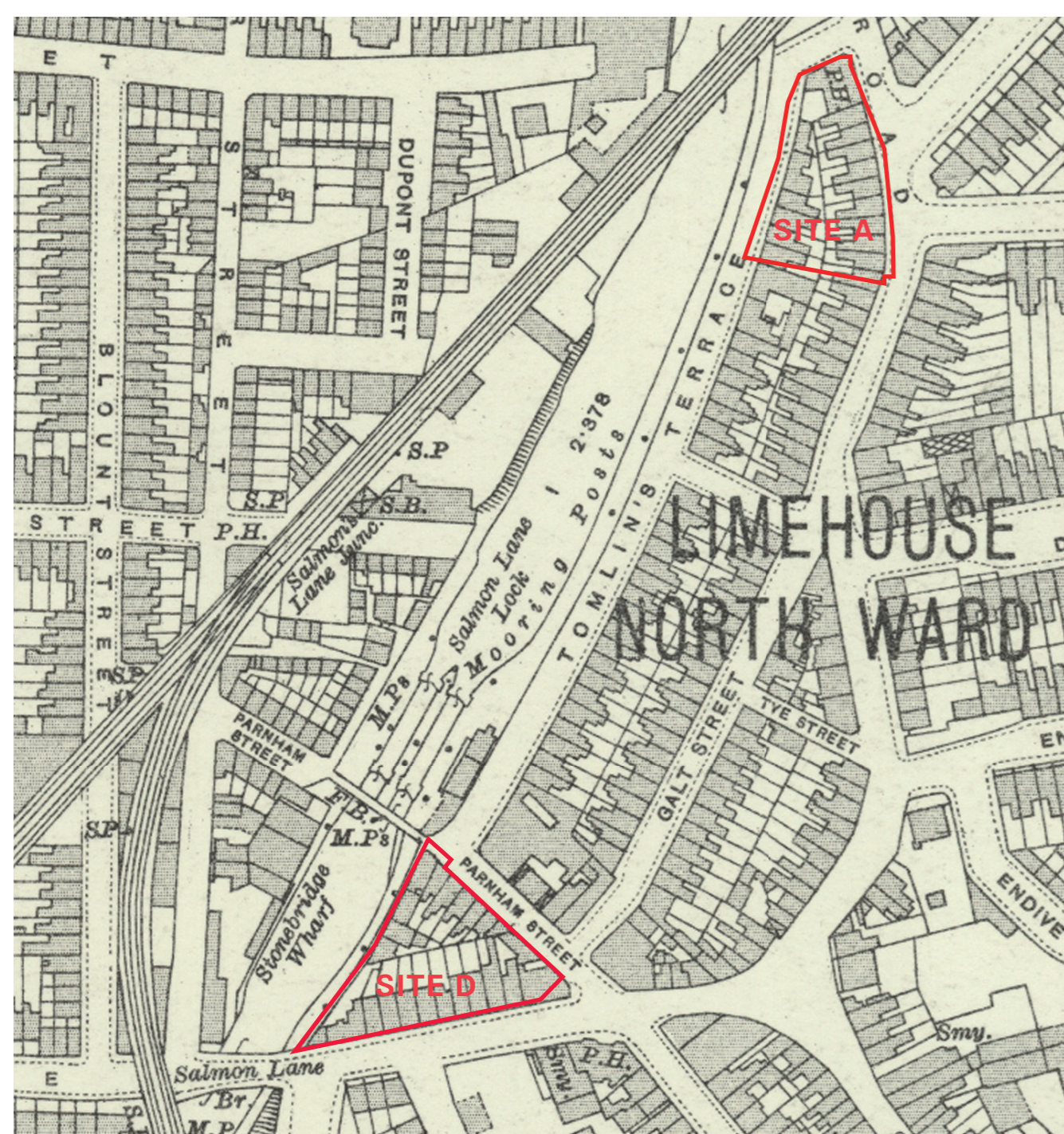


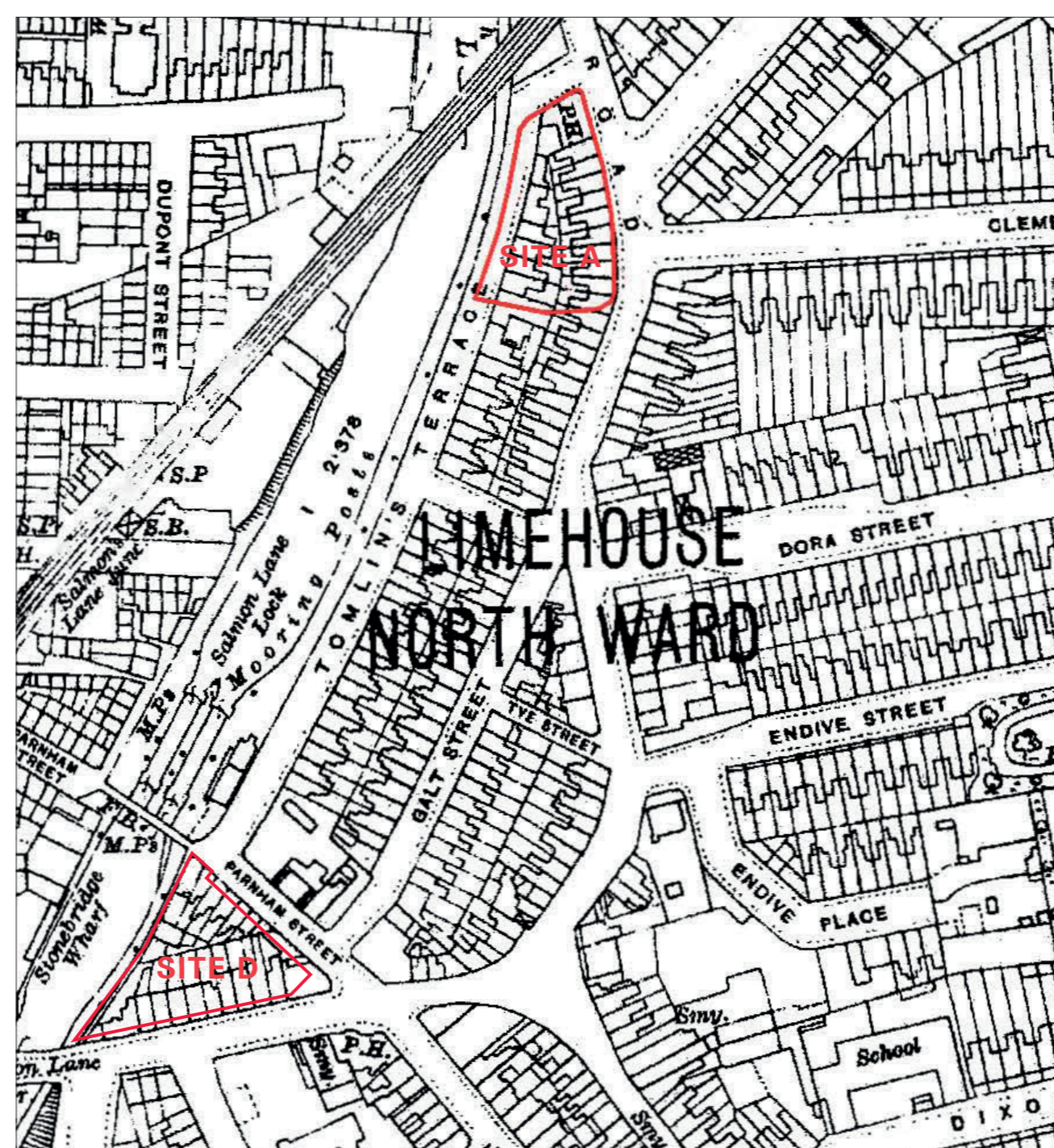
Tower Hamlets Council - Locksley Site A

Site History



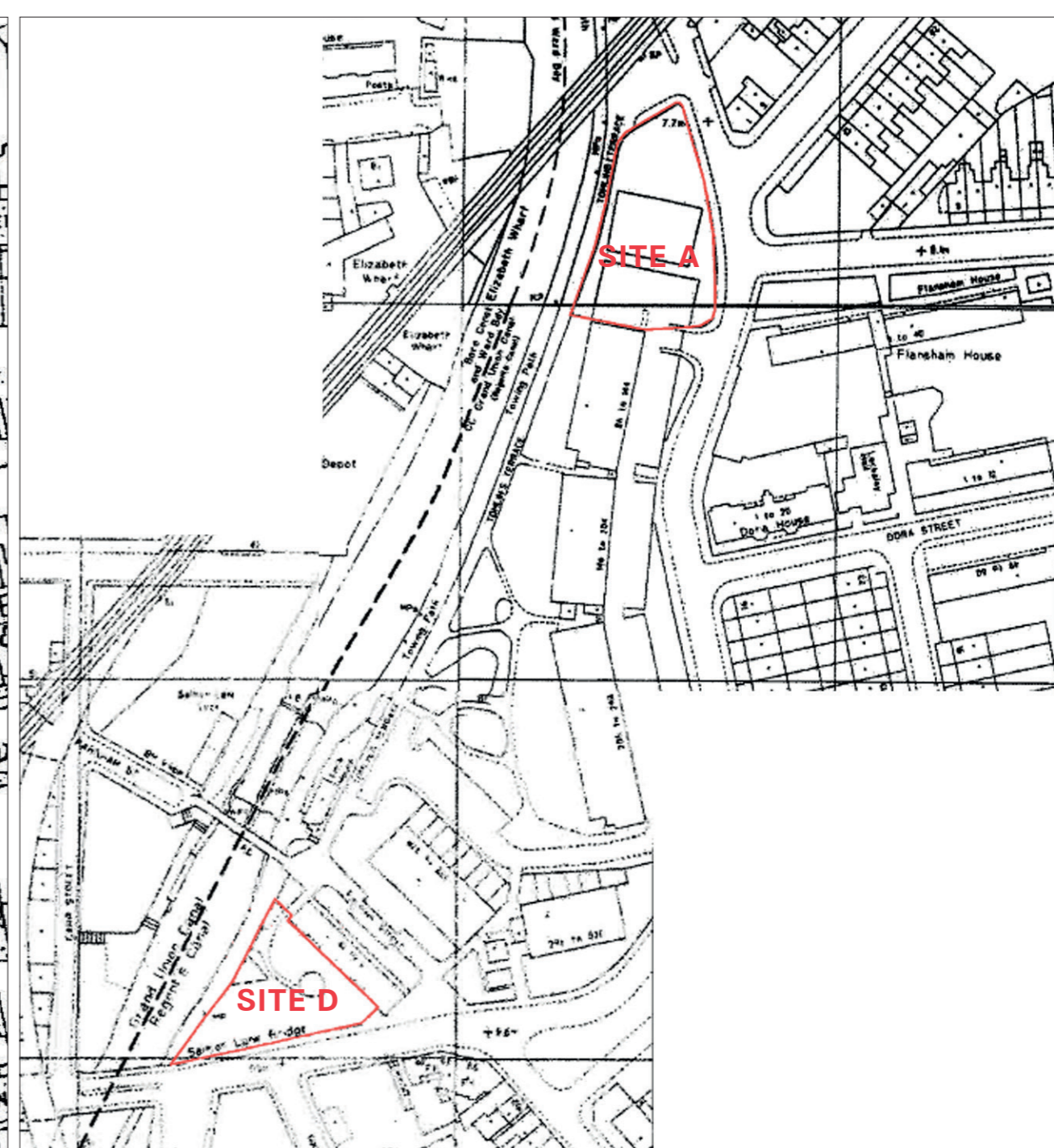
1893 Ordnance Survey

The Regents Canal and Limehouse cut were constructed during the early 19th century. The area developed from west to east along Commercial Road. The Blackwall Railway and viaduct, which is 30m to the north of Site A was constructed between 1836 and 1840.



1948 Ordnance Survey

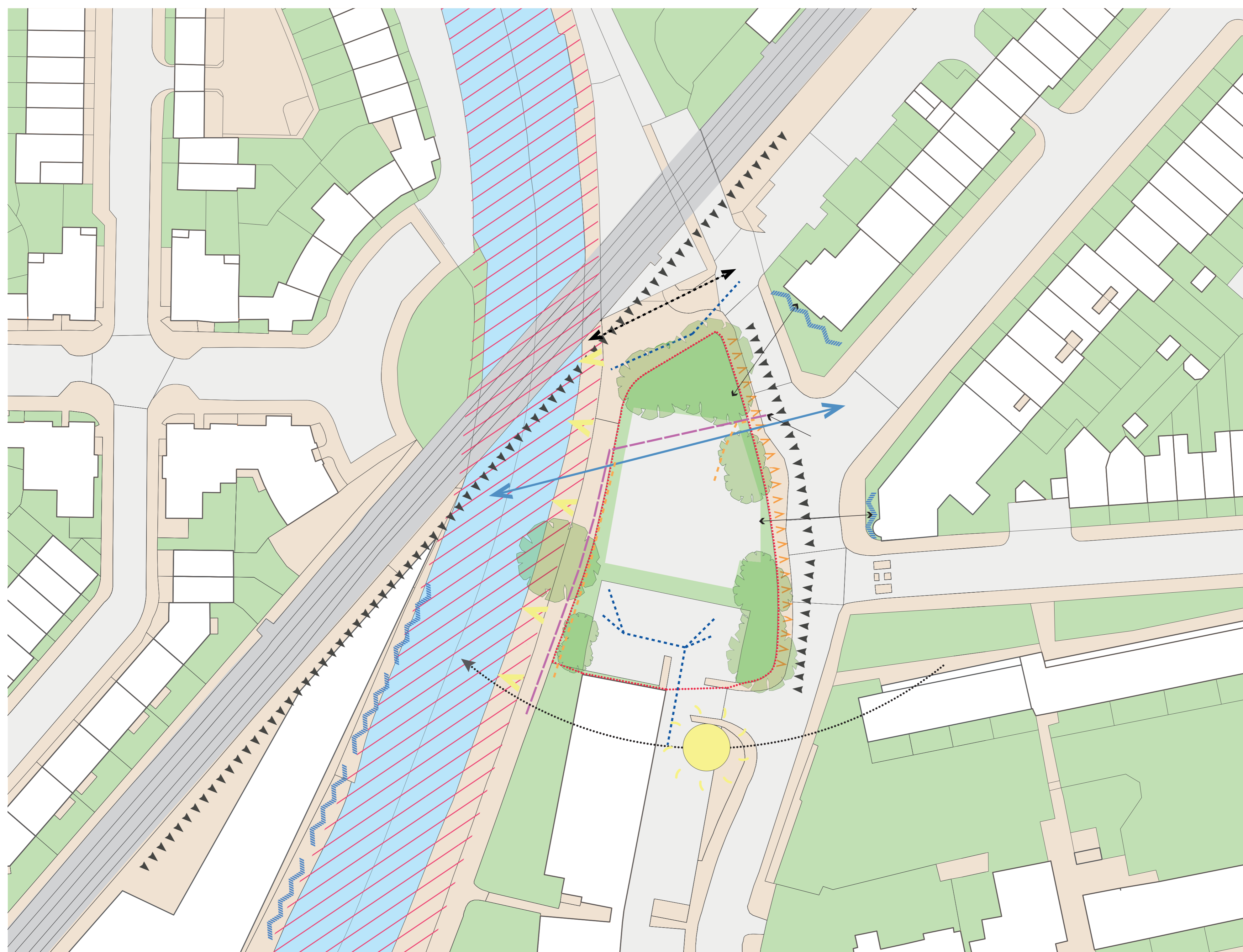
By the late 19th century the area had been fully developed with terraced housing. The London bomb damage maps show the sites have suffered only minor blast damage, despite the surrounding area being heavily bombed. The area remained generally unchanged until 1973 when the terraced housing on both of the sites had been removed.



1991 Ordnance Survey

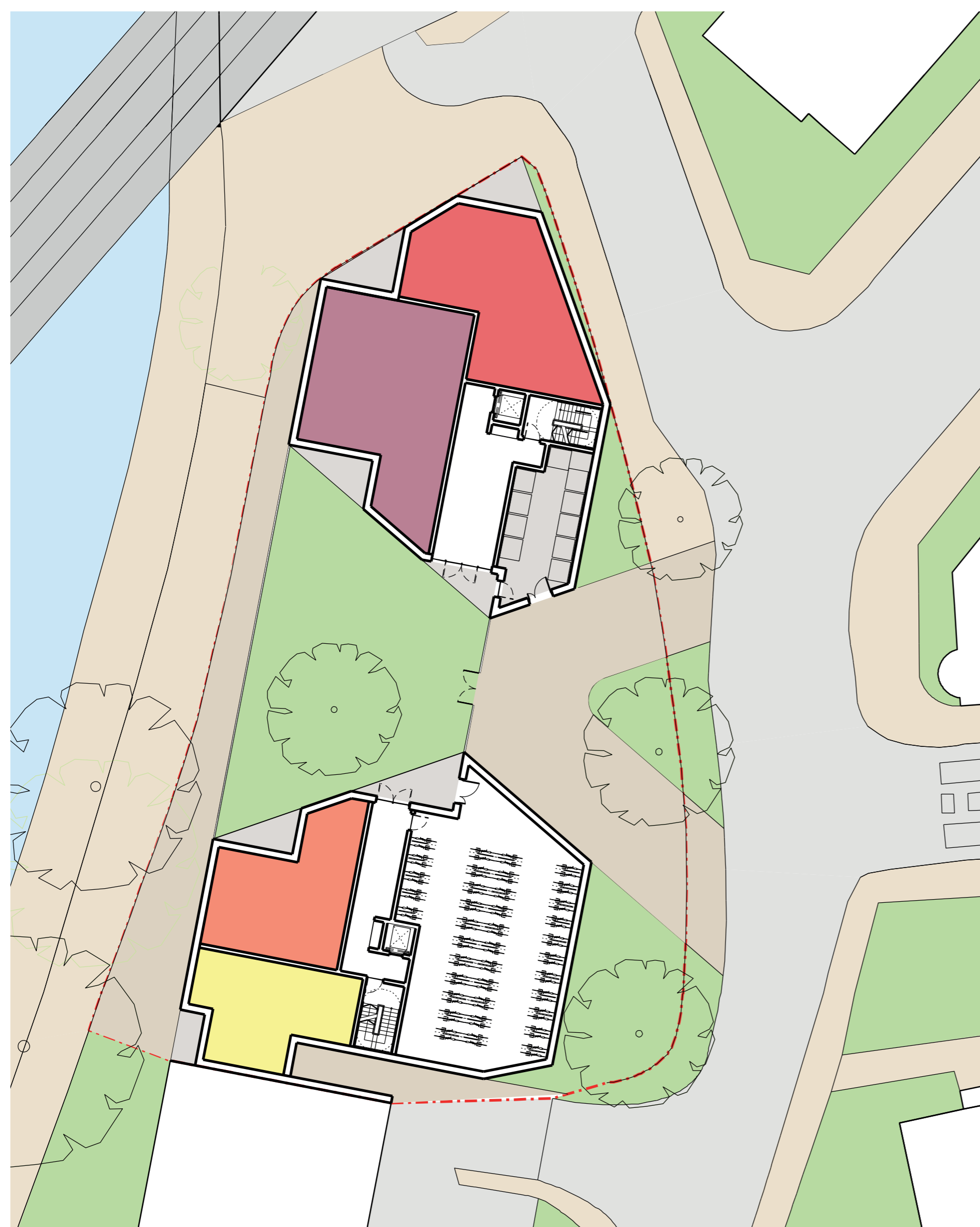
During the 1970s multi-storey residential blocks were constructed between Site D and Site A. The 1991 map above shows the new blocks beside retained terraced housing to the east of the sites. In 2008 the area to the west of the site across the canal was redeveloped.

The Proposal - Plan with existing conditions



Tower Hamlets Council- Locksley Site A

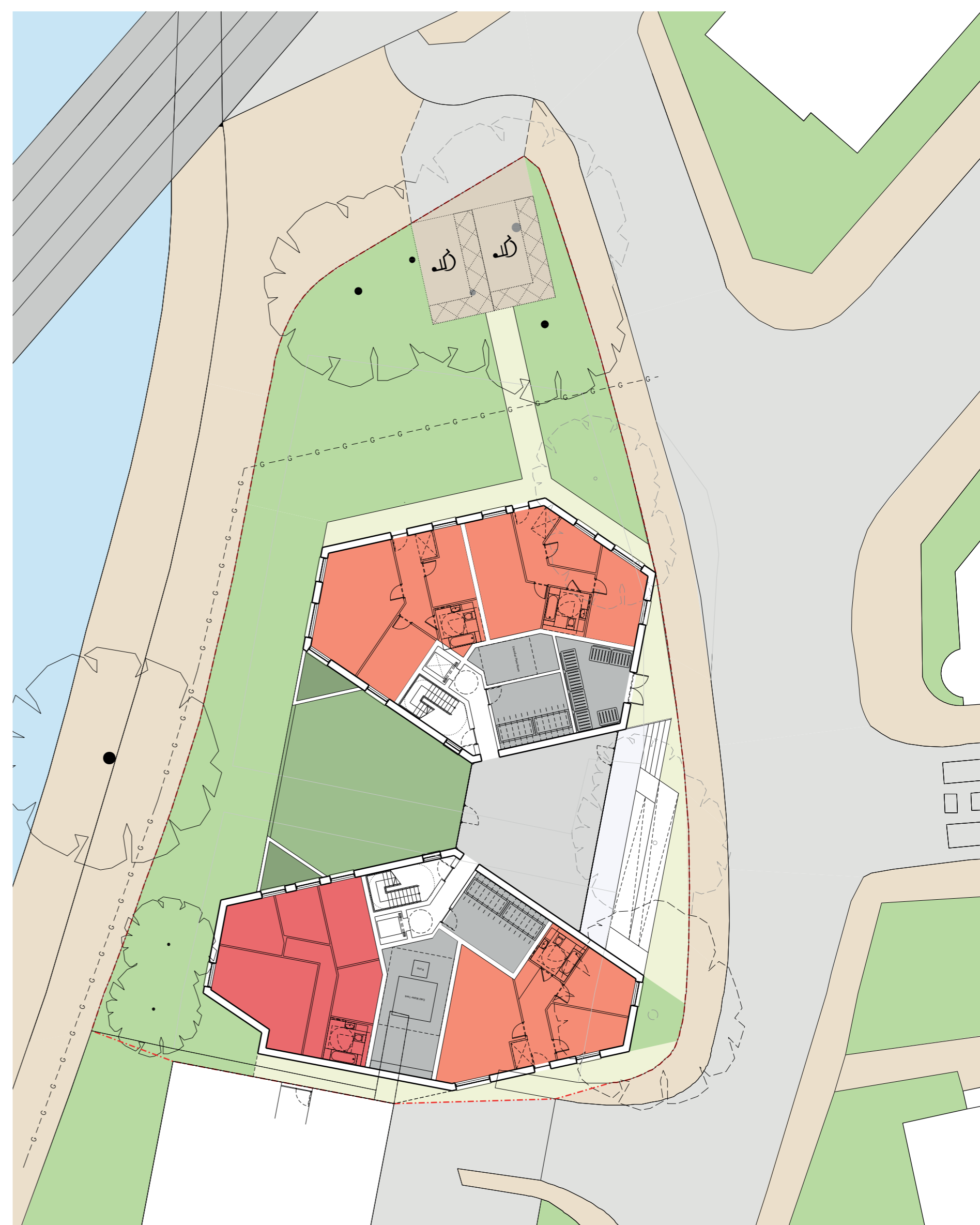
Proposal-Plans



Stage 2 Proposal - January Consultation

Key Facts

- 52 homes
- 100% affordable housing
- 8-7 storeys
- Attractively designed dual aspect flats
- 10% wheelchair homes - all at ground level
- No parking except on-street wheelchair spaces



Stage 3 Proposal - March Consultation

Key Facts

- 34 homes
- 100% affordable housing
- 7-5 storeys on a smaller building footprint
- Dual and triple aspect flats
- 10% wheelchair homes - all at ground level
- No parking except two on-site wheelchair spaces. New homes will be car free; existing permit holders will not be affected
- It is planned to retain more mature trees particularly to the North

The London Borough of Tower Hamlets is proposing a development of affordable housing on the identified car park beside Regent's Canal.

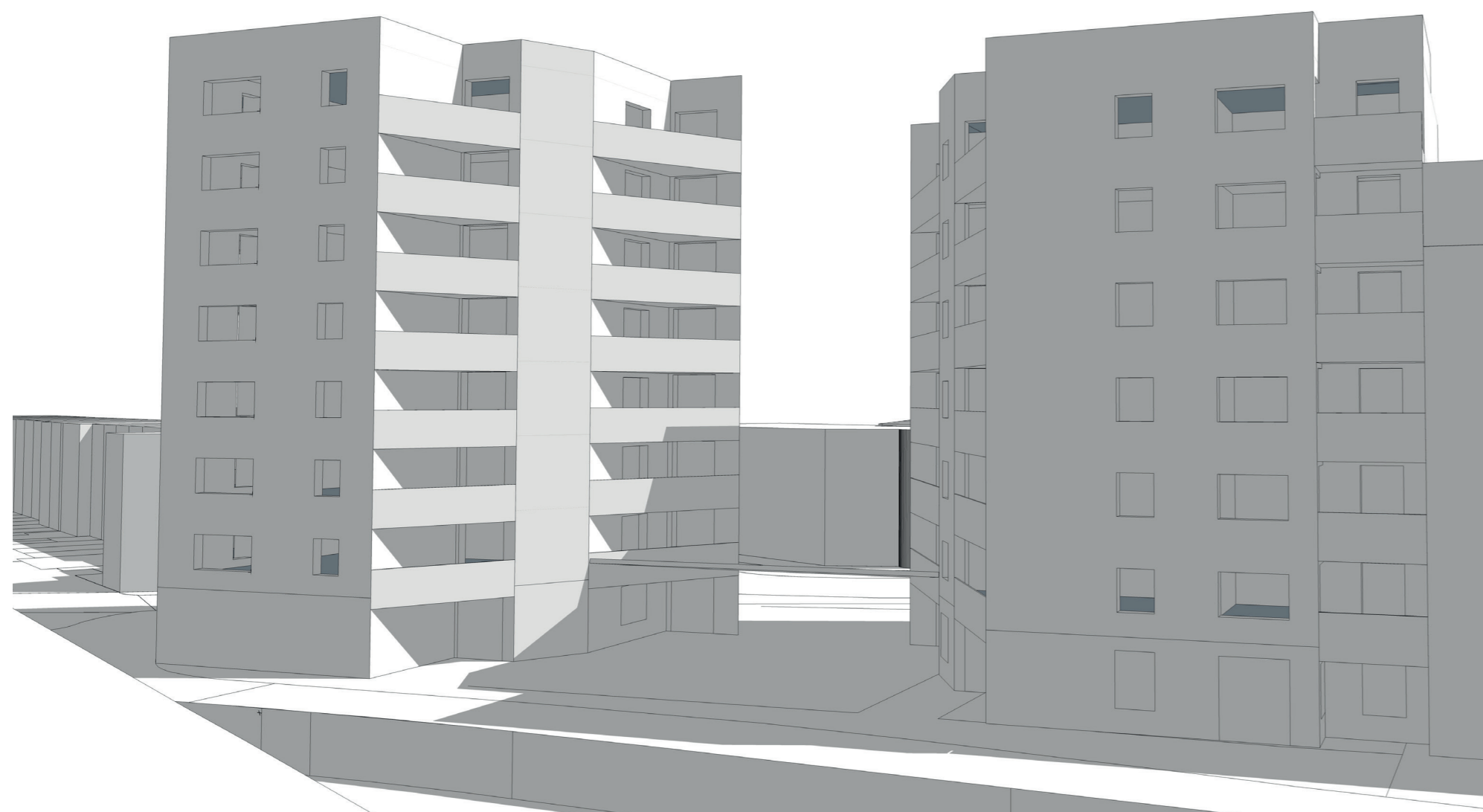
Design Principles

- To respond to the heights of the existing context
- To respect the historical and architectural character of the estate
- Environmentally sensitive. Designed to exceed current Part L building regulation standards
- To use high quality, long-lasting materials
- A building that forms part of the existing estate, a building residents can be proud of
- The multi sided form allows views through to the canal from Clarence street.
- To design out crime by adhering to current Part Q building regulation standards. Eg. Well lit and active facades
- Build to modern housing standards with good floor to ceiling height
- Buildings built to modern sustainability standards with an efficient building fabric and additional renewable technologies.
- Will provide local employment through Section 106 planning agreement
- The chosen contractor will be required to adhere to considerate contractor guidelines

Tower Hamlets Council-Locksley Site A

The Proposal-Perspective Views

Previous Proposal



Current Proposal



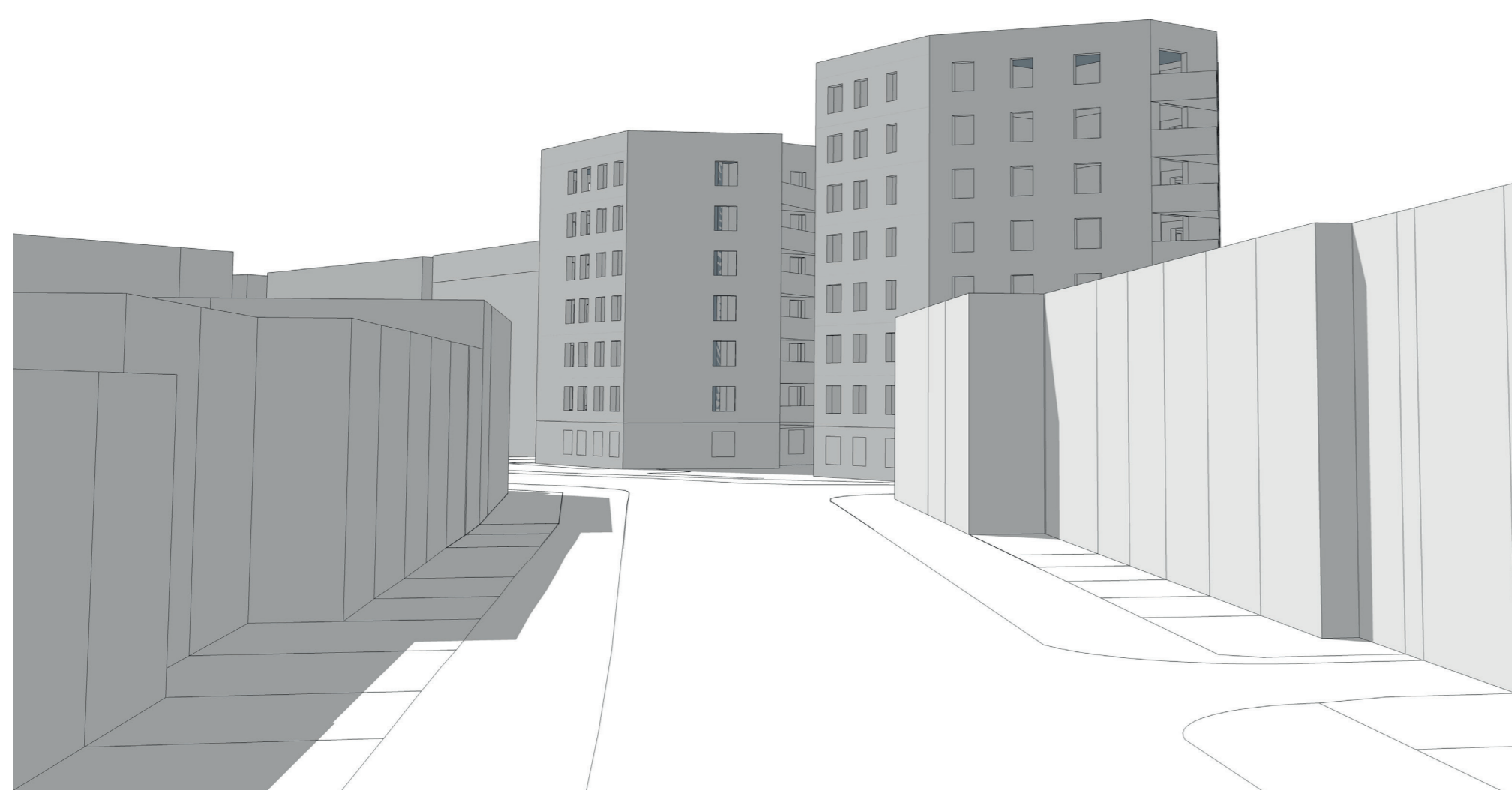
What you said:

- Concerns about height and density
- Brick would be the preferred material
- Two linked buildings on the site would be preferred over continuing the 1970's linear blocks



We've listened and made the following changes:

- The buildings have been reduced in height from 8-7 storeys to 7-5 storeys
- Brick has been used as the main external material
- The current proposal retains the two tower form of option 1 but is scaled back



What you said:

- Concerns were raised around disruption during construction
- Worries regarding existing ASB along the tow path
- Concerns that the development should blend in with the existing estate



We've listened and made the following changes:

- The chosen contractor would be required to adhere to considerate contractor guidelines
- Balconies will be positioned with views of the canal including the tow path, which will increase passive surveillance. This can help reduce ASB
- The materials chosen for the new buildings will refer to historic features of the area: red brick would be used for external walls alongside dark painted metalwork for balconies

Tower Hamlets Council-Locksley Site A

The Proposal-Elevations



86-144 Rhodeswell Road
East Elevation

Proposal

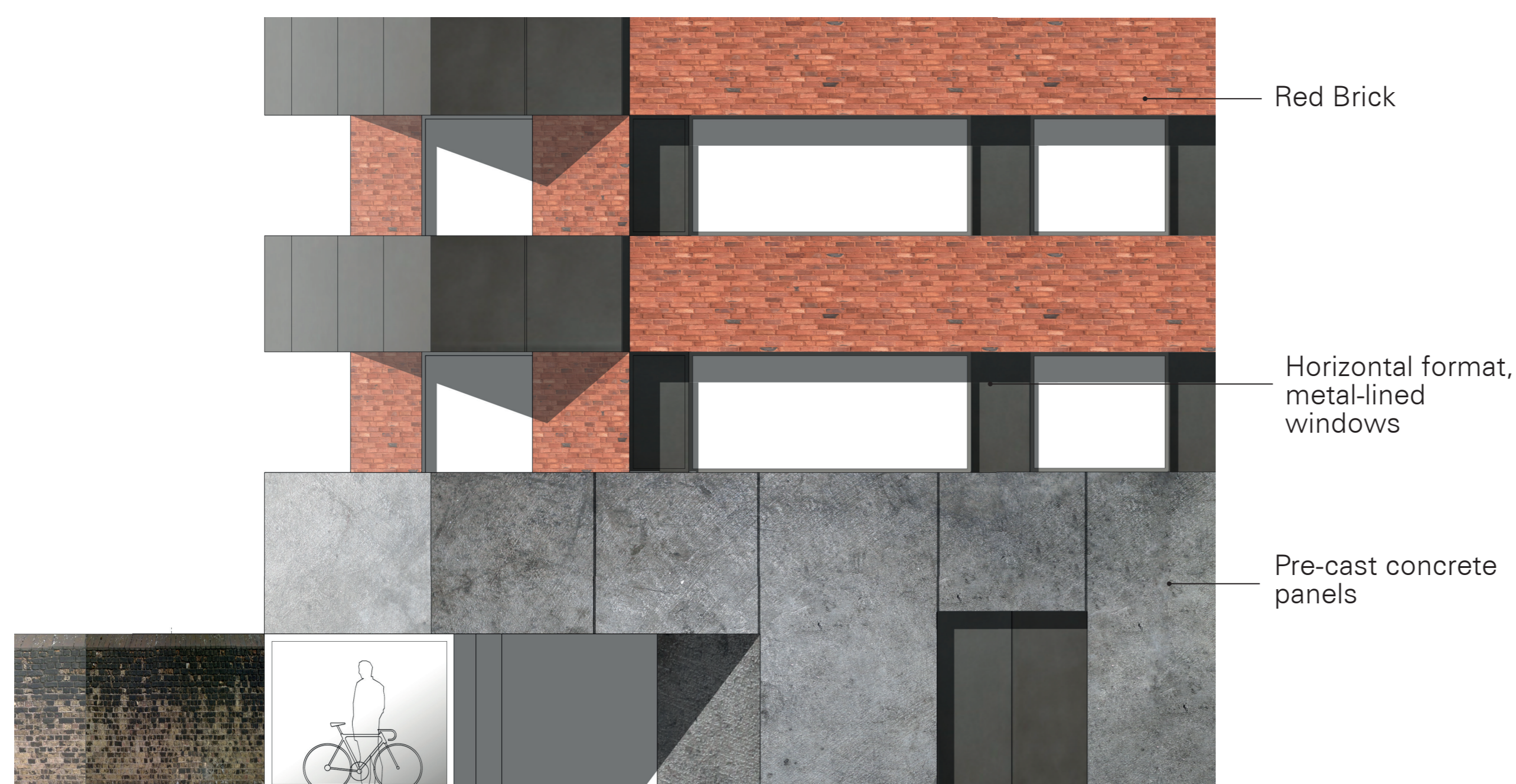
Railway Bridge



Railway Bridge
West Elevation

Proposal

86-144 Rhodeswell Road



Locksley Site A and Site D are designed to act as a pair of 'bookends' to the existing canal side block, their material treatment has been considered as a pair.

The main external cladding material will be brick giving a robust and solid appearance and also blending closely with the surrounding context. Heavy weight materials used in the infrastructure of the canal's retaining walls and bridges will be referred to in the ground floor elevation. This will help ground the buildings and tie them in to their context.

It is proposed that the balconies be formed in dark grey powder coated metal panels, relating to the robust, dark-painted cast iron of the railway bridges. Formally they will relate to the hexagonal balconies found on Dora House nearby on Dora Street.