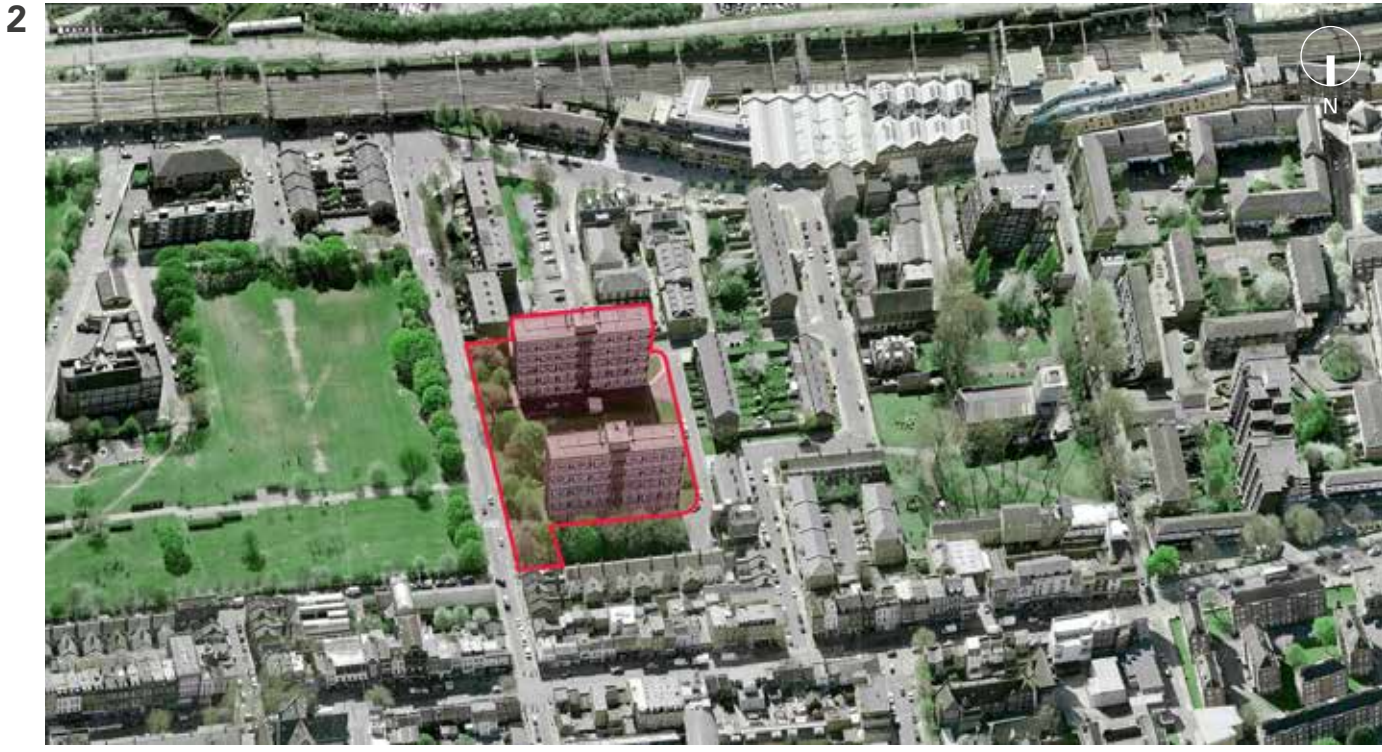
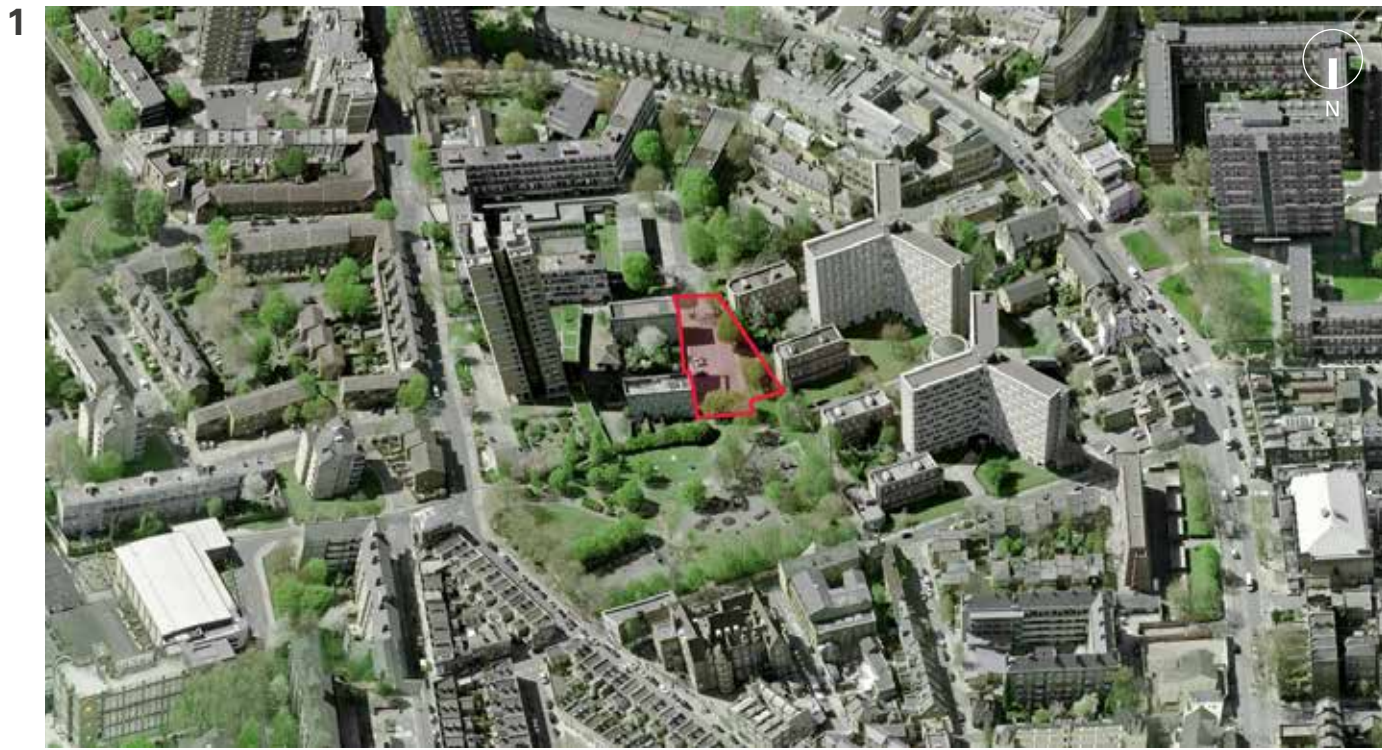
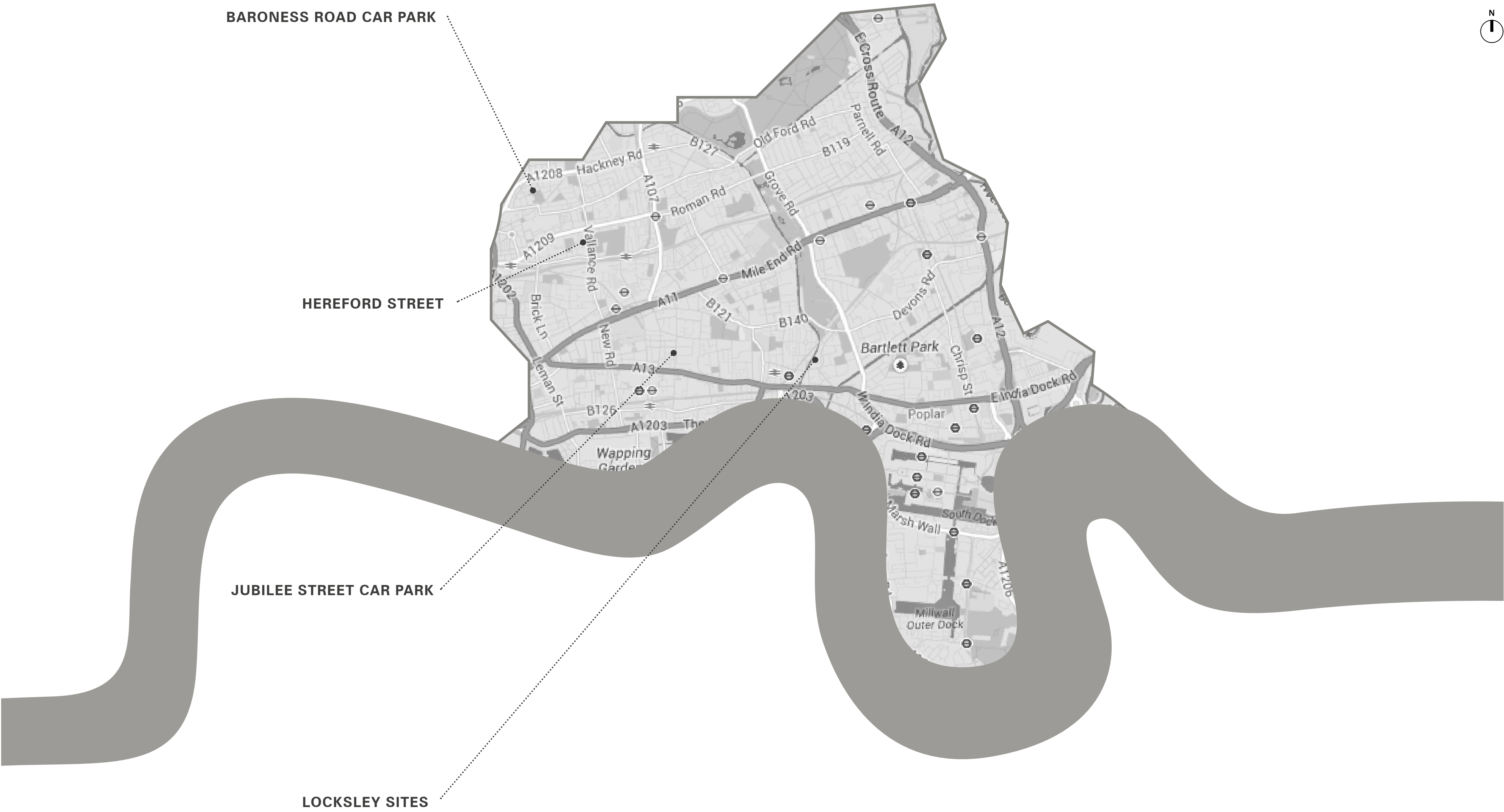


Tower Hamlets Council - Why we need to build - Locksley Site D



“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

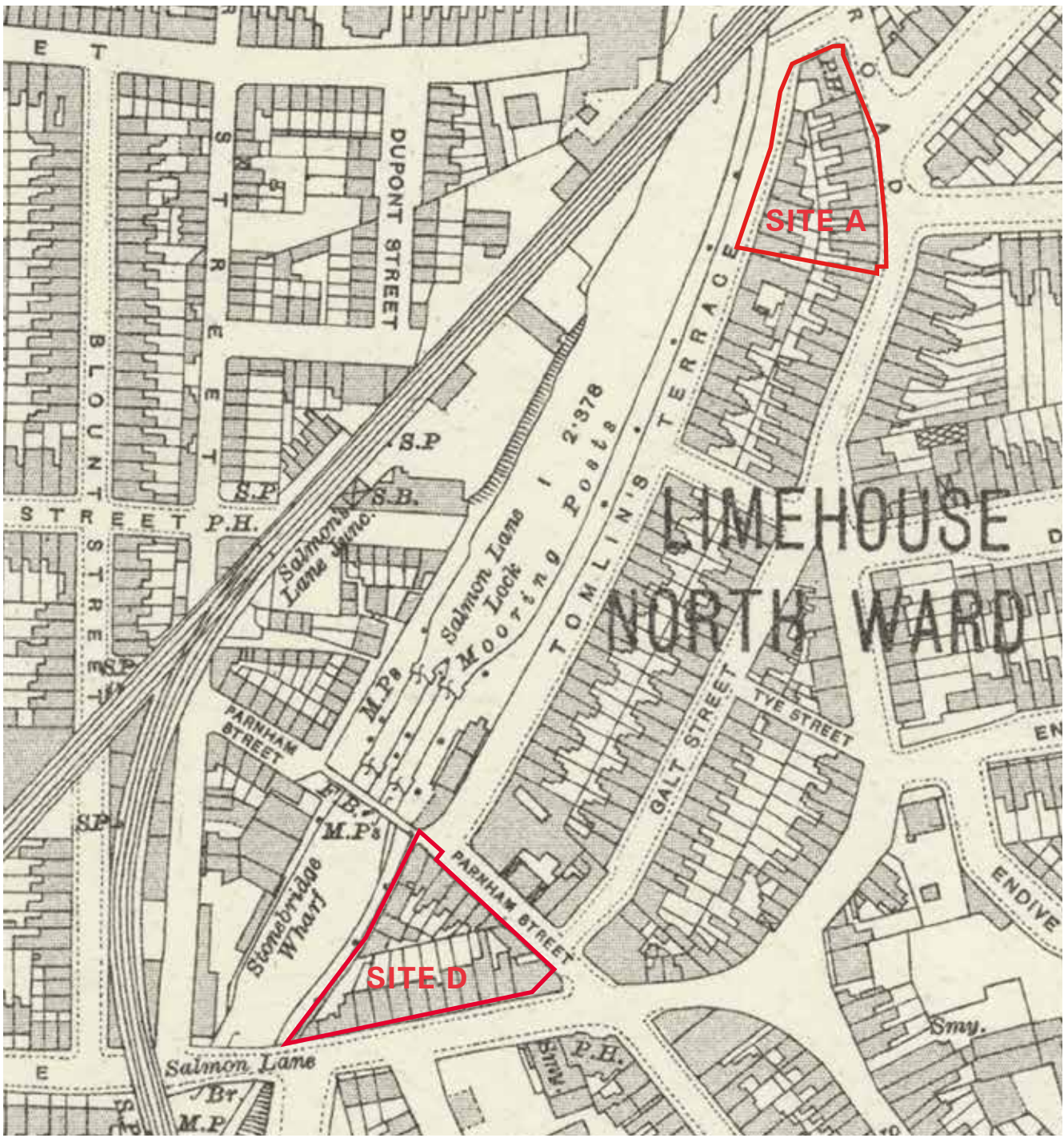
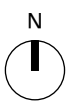
The sites identified for development include:

1. Baroness Road Car Park
2. Hereford Estate
3. Jubilee St 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.

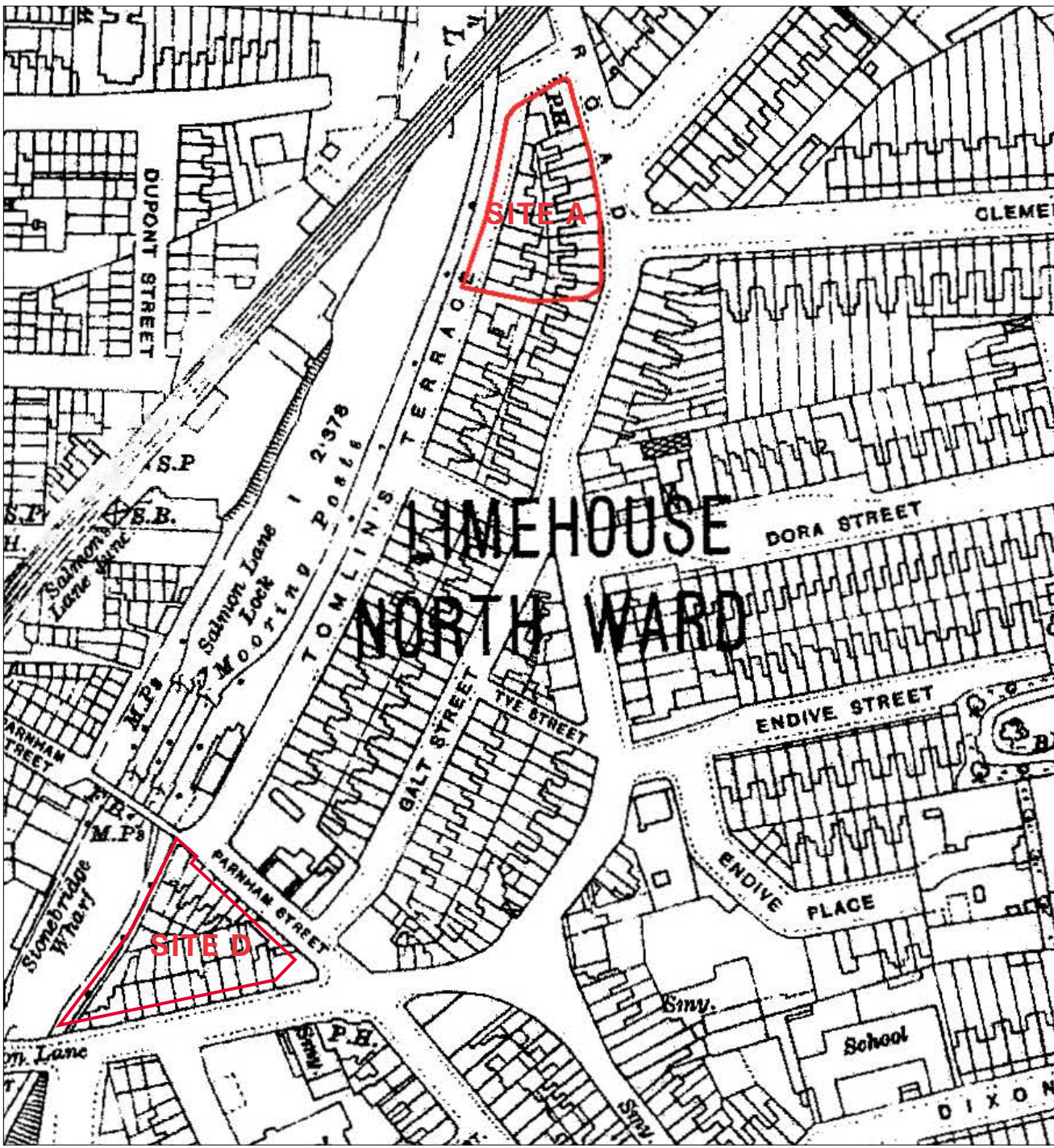
Tower Hamlets Council-Locksley Site D

Site History



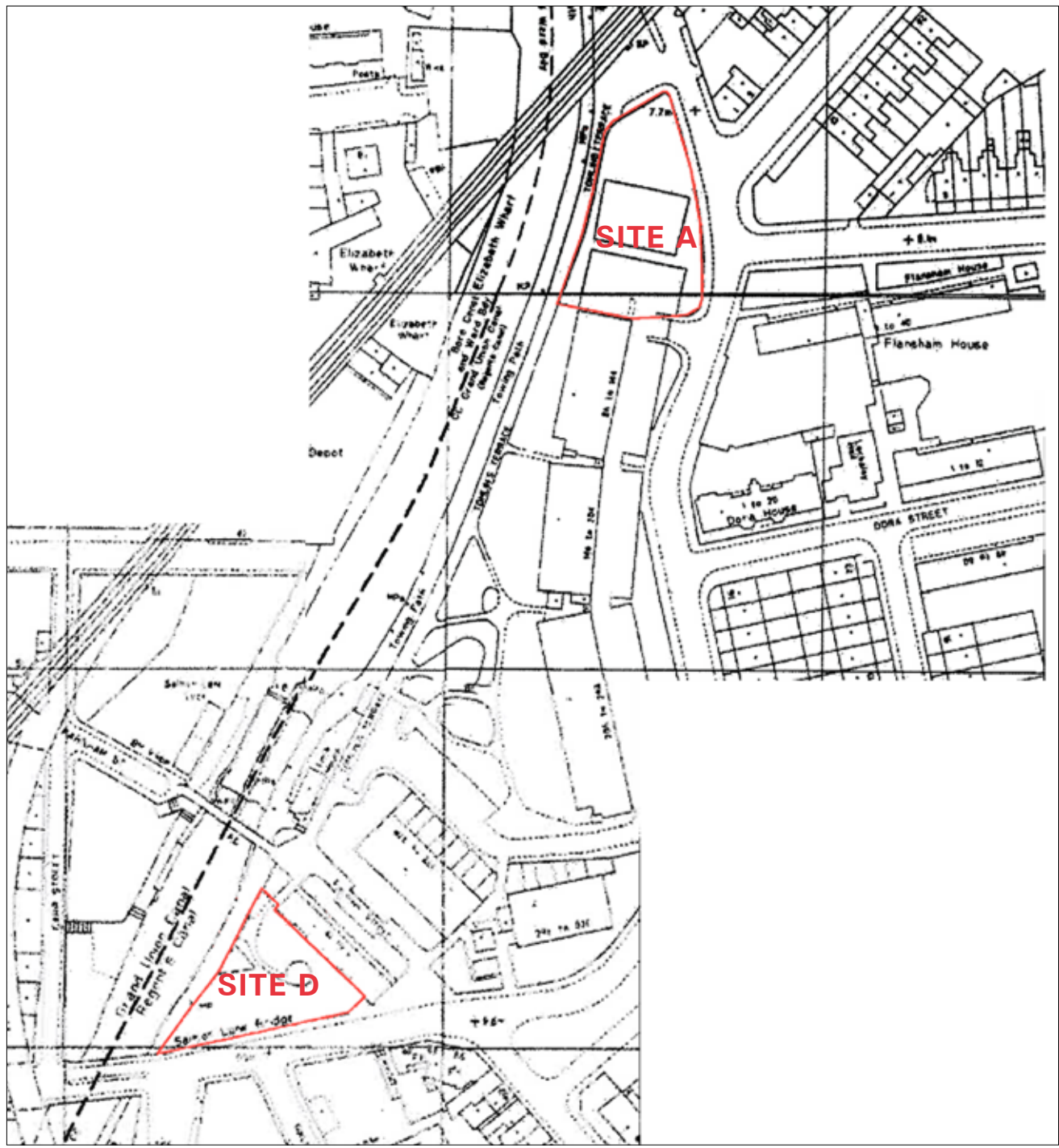
1893 Ordnance Survey

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

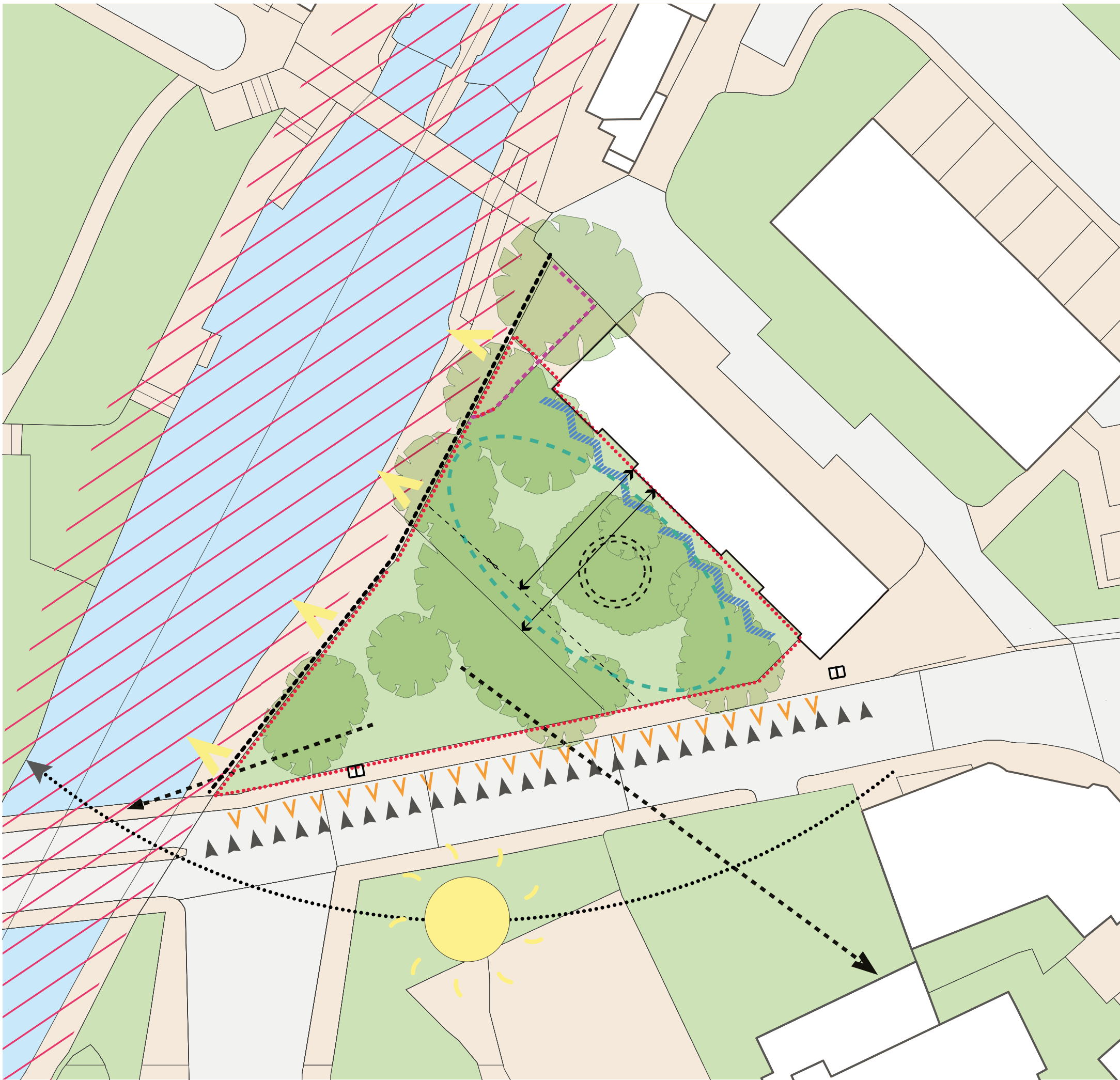
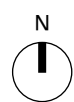
By the late 19th century the area had been fully developed with terraced housing. The London bomb damage maps show the sites have suffered only minor blast damage, despite the surrounding area being heavily bombed. The area remained generally unchanged until 1973 when the terraced housing on both of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



This event gives details of a proposed affordable housing development on Salmon Lane, inside the Locksley Estate.

The site identified is owned by Tower Hamlets Council.

The proposal is for 20 flats (previously 37) - all of which will be affordable - and 10% of which will be for wheelchair users.

The development will provide local employment through a Section 106 planning agreement. Disturbance during construction will be minimised by requiring the chosen contractor to adhere to considerate contractor guidelines.

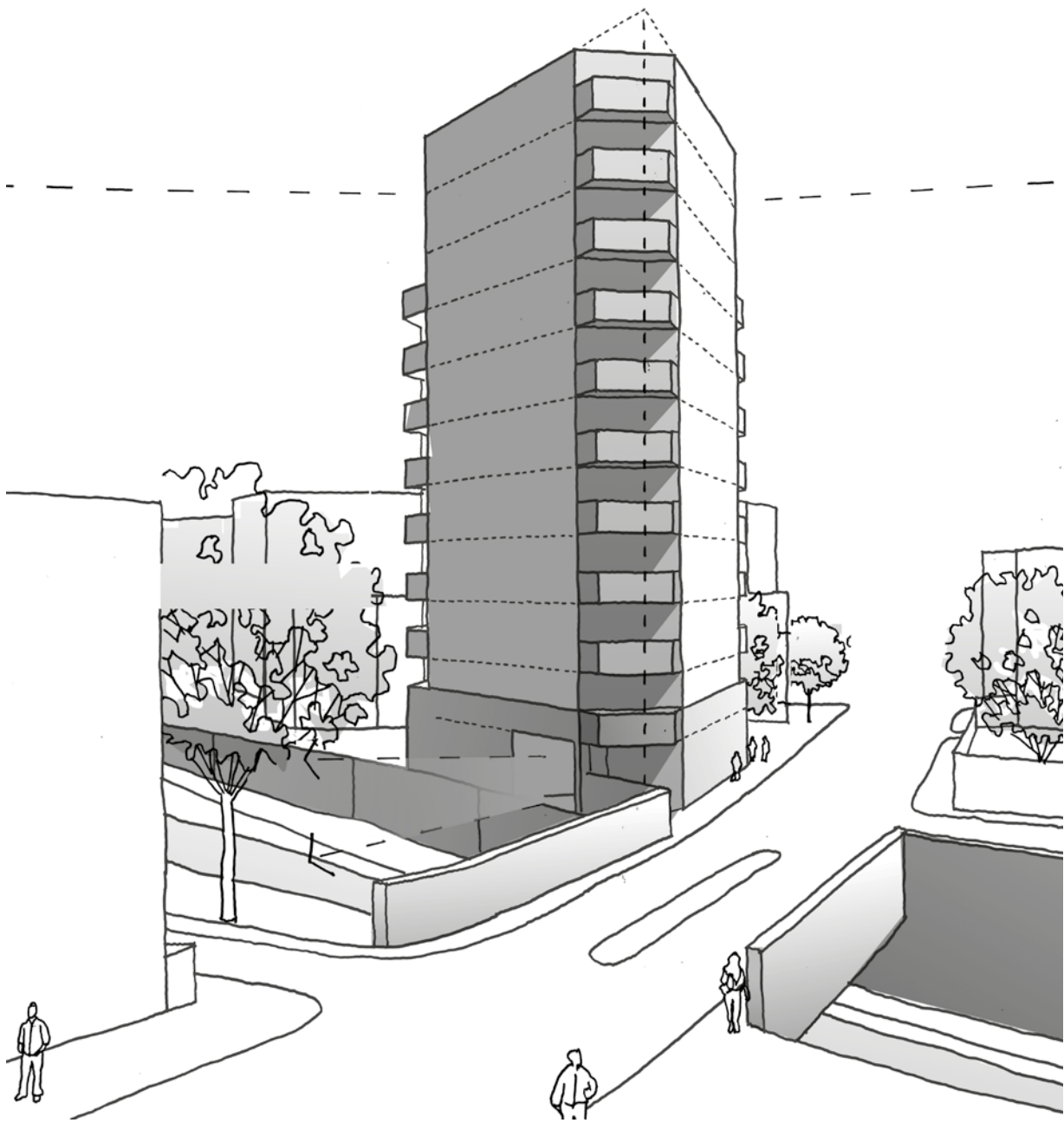
The building has been designed to modern sustainability standards with an efficient building fabric and additional renewable technologies.

- Key**
- Electric
 - Water
 - Gas
 - Sewer
 - Window to facade
 - Noise Source
 - Good Aspect
 - Passive surveillance
 - Link
 - Possible route
 - Securing gardens

Tower Hamlets Council-Locksley Site D

The Proposal-Perspective Views

January Consultation



March Consultation



Final Proposal



What you said:

- Concerns regarding building height and overlooking
- The canal tow path is dark and unsafe to use at night



We've listened and made the following changes:

- The building has been reduced in height from 9-11 storeys to 6-9 storeys
- The entrance lobby will be glazed and will overlook the tow path, lighting it at night



What you said:

- The site is an opportunity and needs to be utilised
- Potential reduction of daylighting to 1-12 Parnham Street



We've listened and made the following changes:

- The building has been moved towards the canal maximising canal side views
- The building has been moved to allow more daylight to 1-12 Parnham Street

Tower Hamlets Council-Locksley Site D

The Proposal-Perspective View

Final Proposal



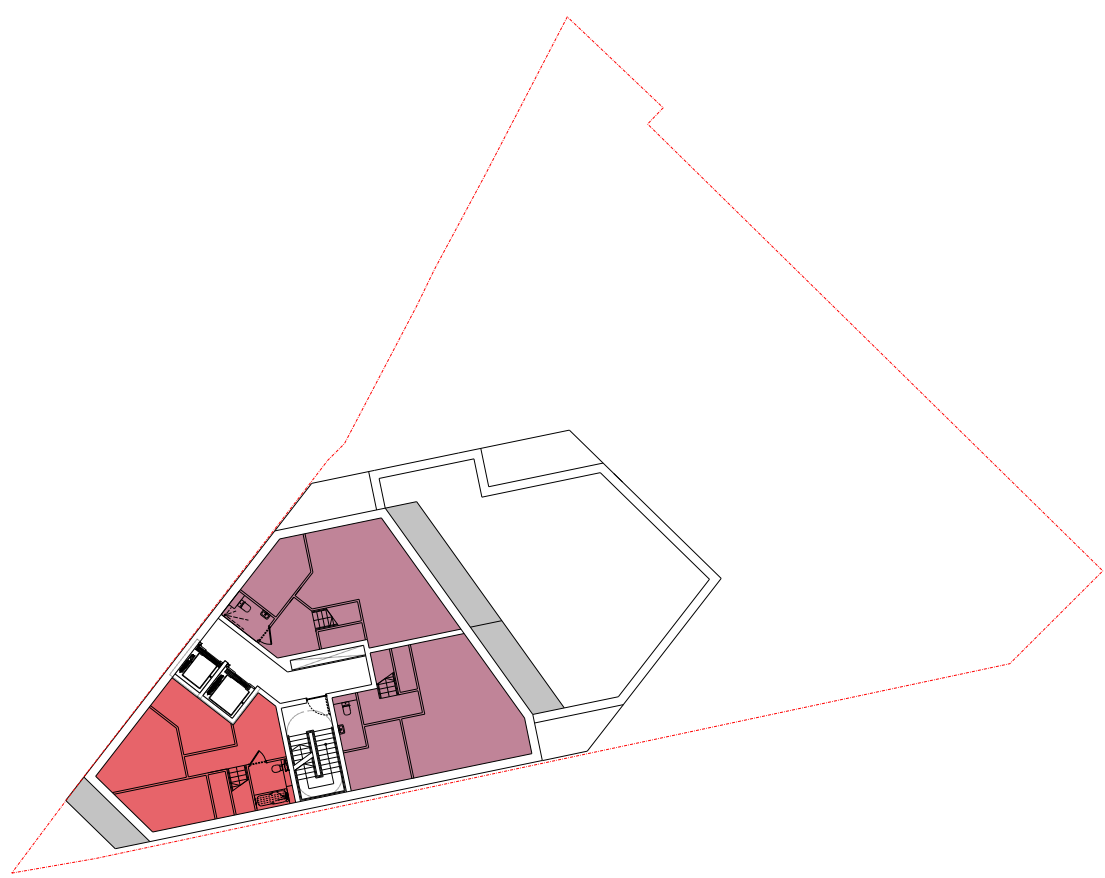
Tower Hamlets Council-Locksley Site D

Proposal-Progression of Plans

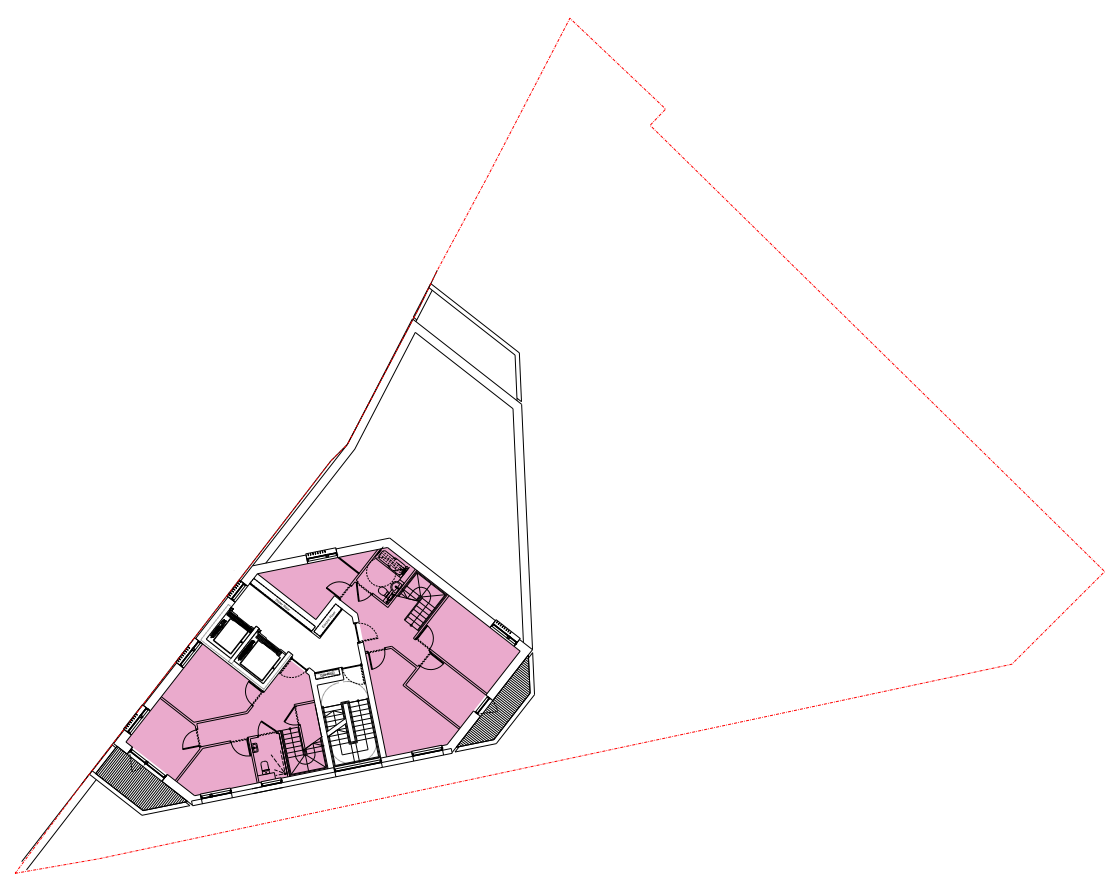
The London Borough of Tower Hamlets is proposing to develop the identified brown field site for much needed affordable housing.

Design Principles

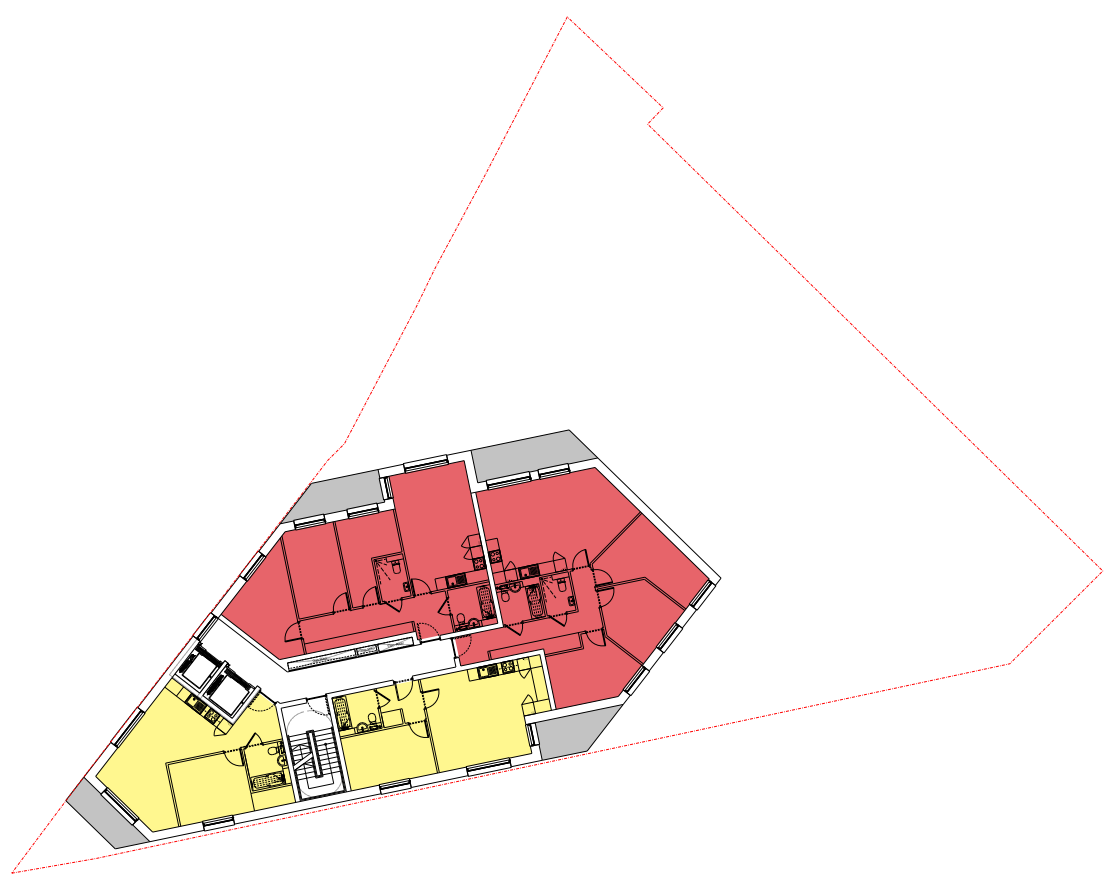
- Design responds to ill-defined urban context forming frontage to both the canal and Salmon Lane.
- To respect the historical and architectural character of the estate for example: Lower stories of the buildings and balconies will be of a material referencing the rail and canal infrastructure- an important element of the character of the area.
- High quality design
- Environmentally sensitive. Designed to exceed current Part L building regulation standards
- Use high quality, long-lasting materials
- Design out crime by adhering to current Part Q building regulation standards. Eg. Well lit and active facades
- Built 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



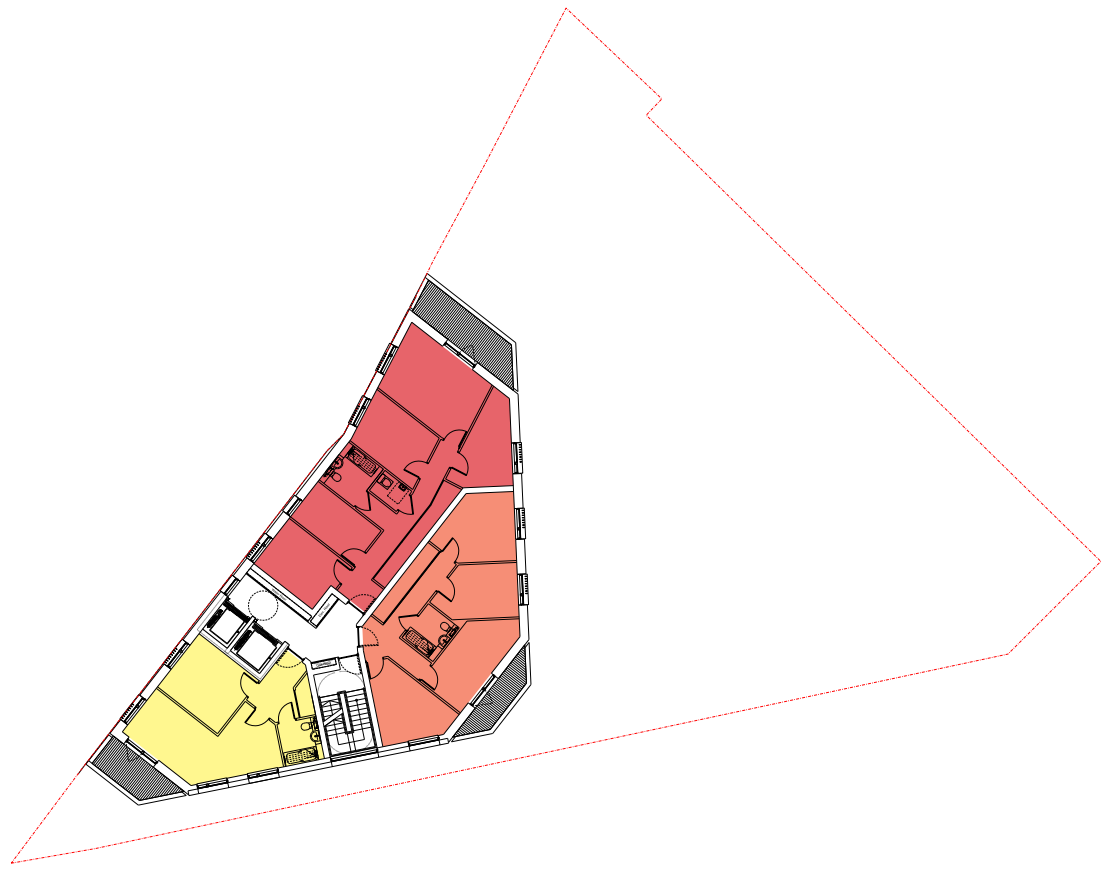
Upper Floor Plan



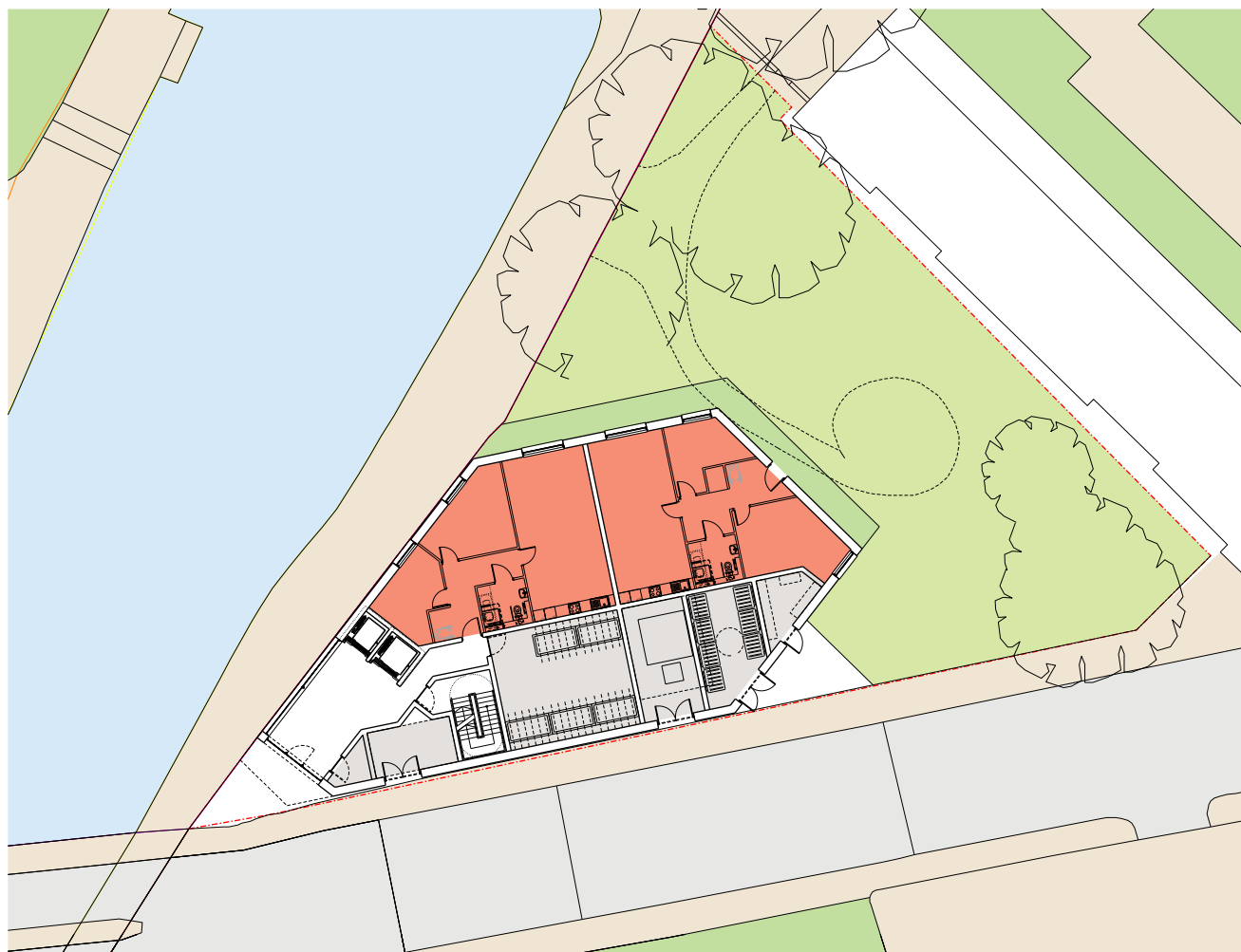
Upper Floor Plan



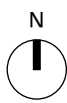
Typical Floor Plan



Typical Floor Plan



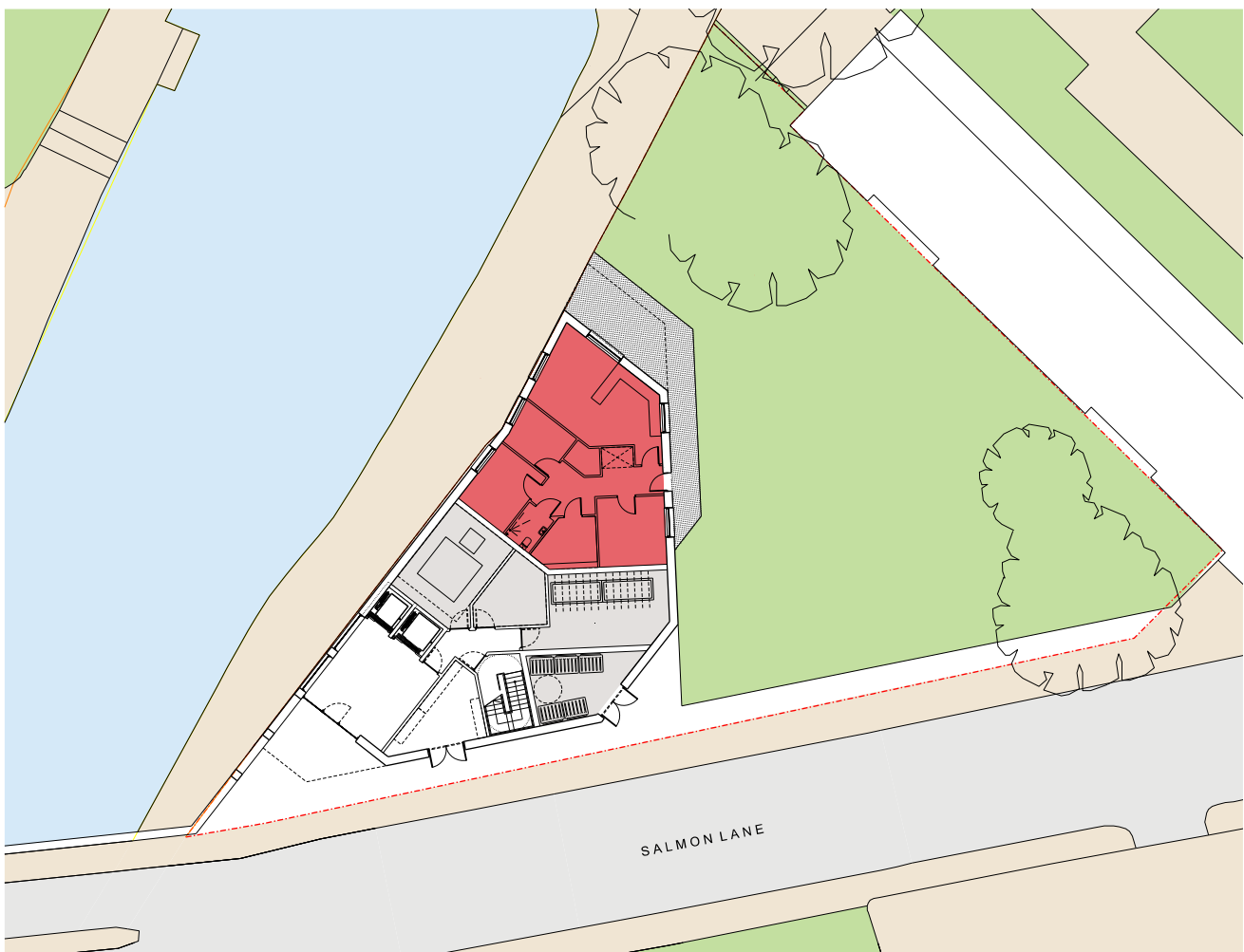
Ground Floor Plan



Stage 2 Proposal - January Consultation

Key Facts

- 37 homes - 100% affordable housing
- 9-11 storeys
- 10% wheelchair homes
- Trees lost will be re-provided where possible



Ground Floor Plan

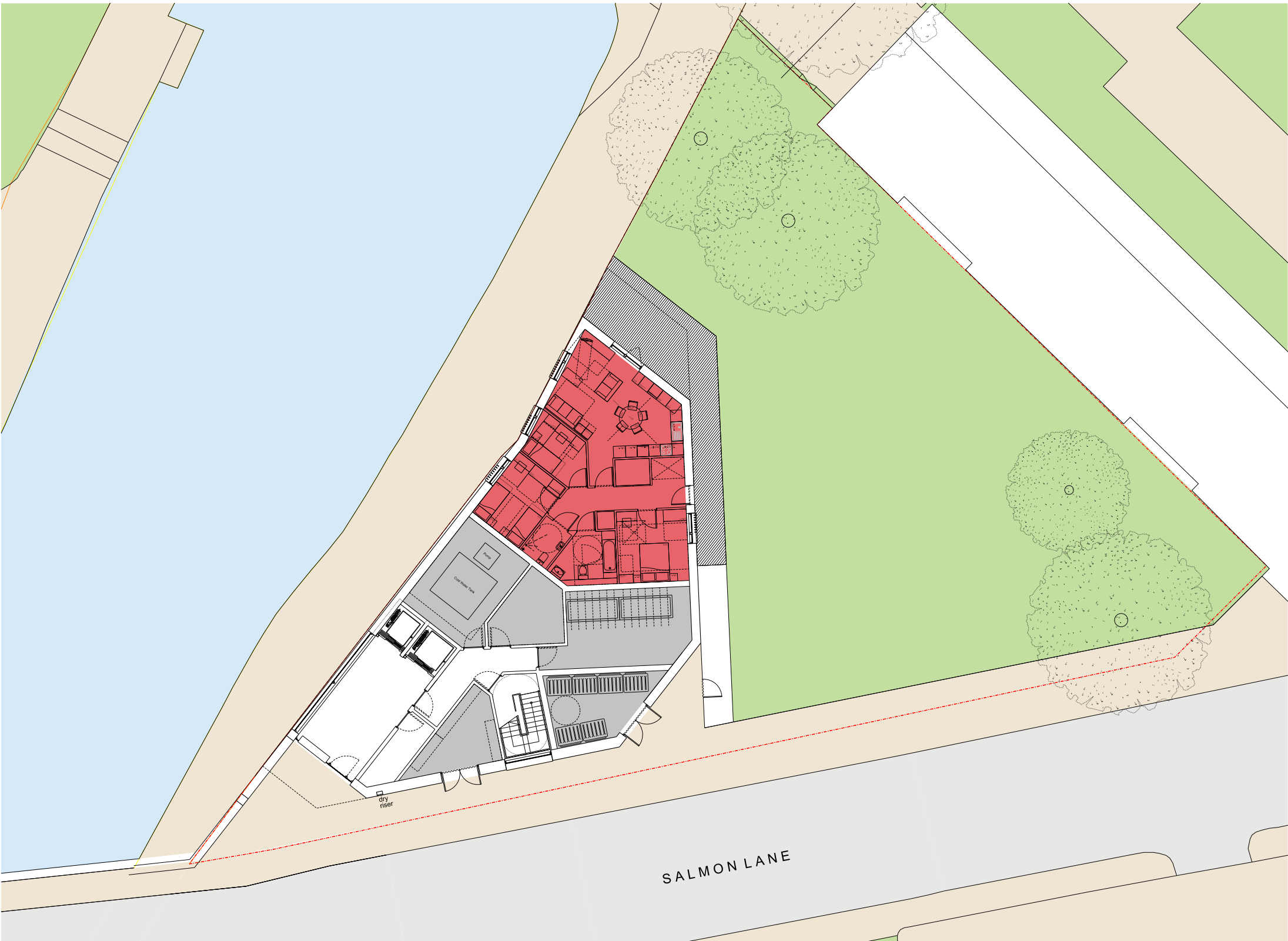
Stage 3 Proposal - March Consultation

Key Facts

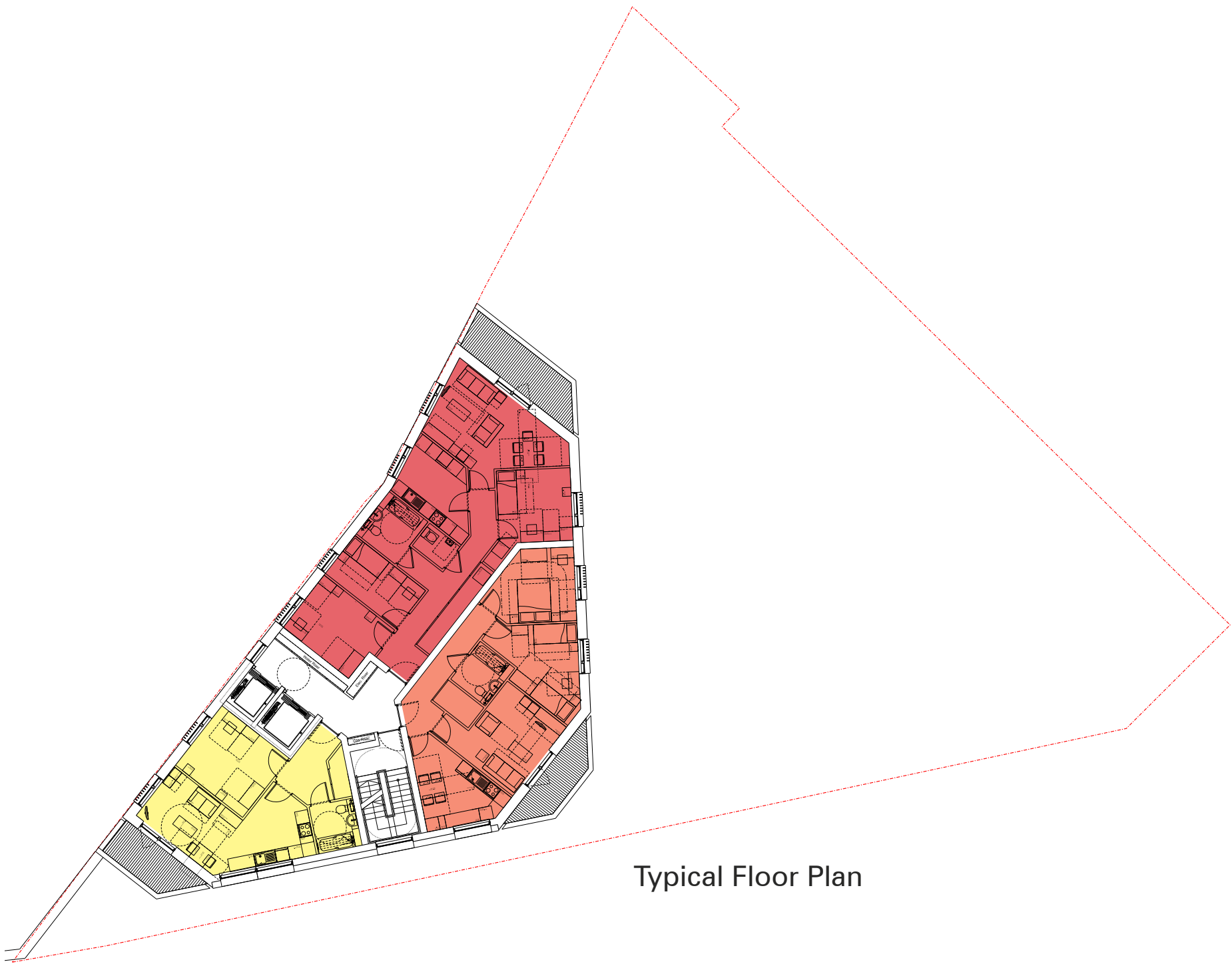
- 20 homes - 100% affordable housing
- 6-9 storeys on a smaller building footprint
- 10% wheelchair homes
- More mature trees retained
- Footpath at Salmon Lane widened
- Southerly aspect for 1-12 Parnham Street opened up.

Tower Hamlets Council-Locksley Site D

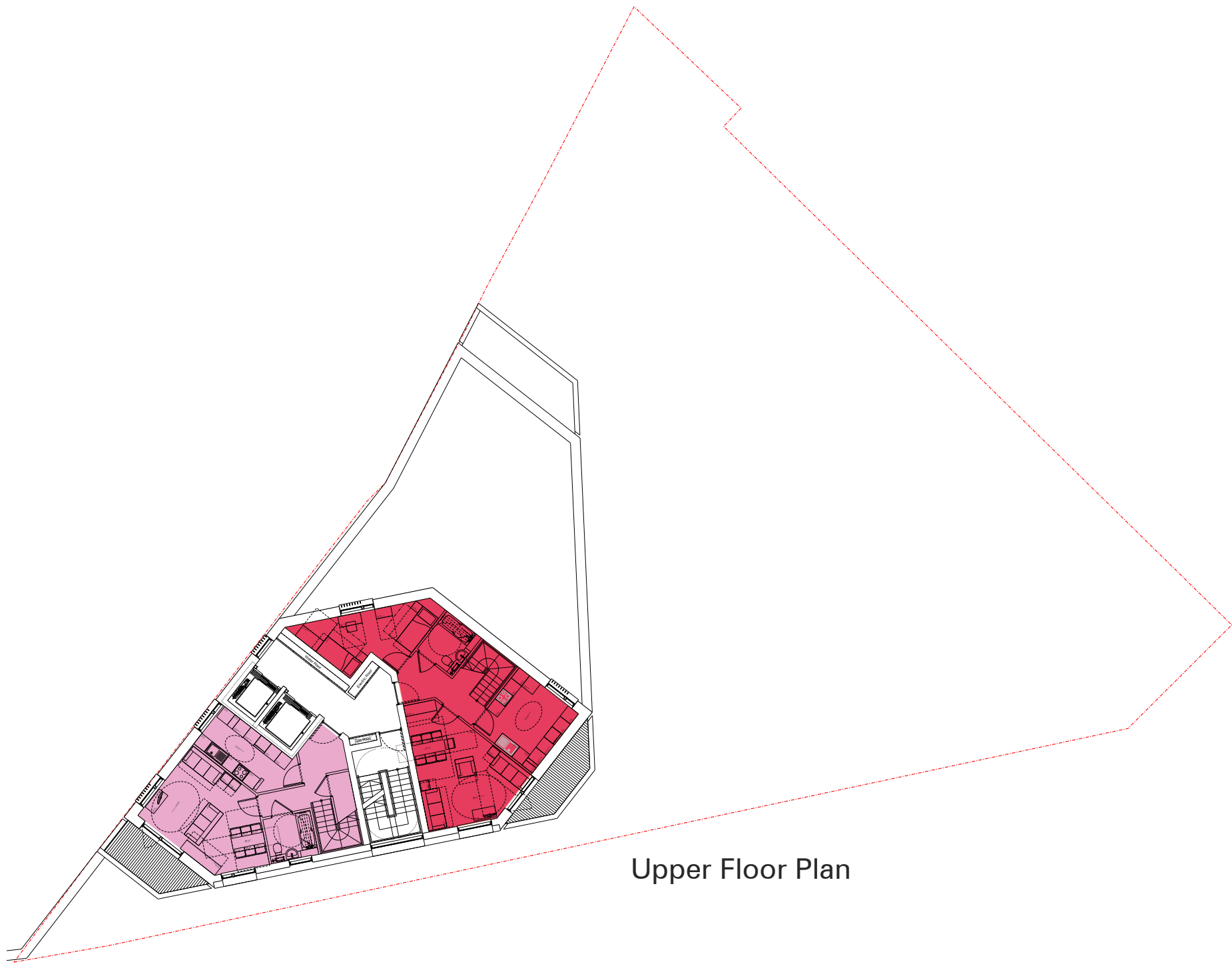
Proposal-Plans and Elevations



Ground Floor Plan



Typical Floor Plan



Upper Floor Plan

South East Elevation - Facing Regents Canal



Darnley House

Anglia House

Salmon Lane Bridge

Proposal

Lascar Wharf (behind) 1-12 Parnham Street

North West Elevation - Facing Rhodeswell Road



206-294 Rhodeswell Road

1-12 Parnham Street

Proposal

Salmon Lane Bridge

Lowell Street

Tower Hamlets Council-Locksley Site D

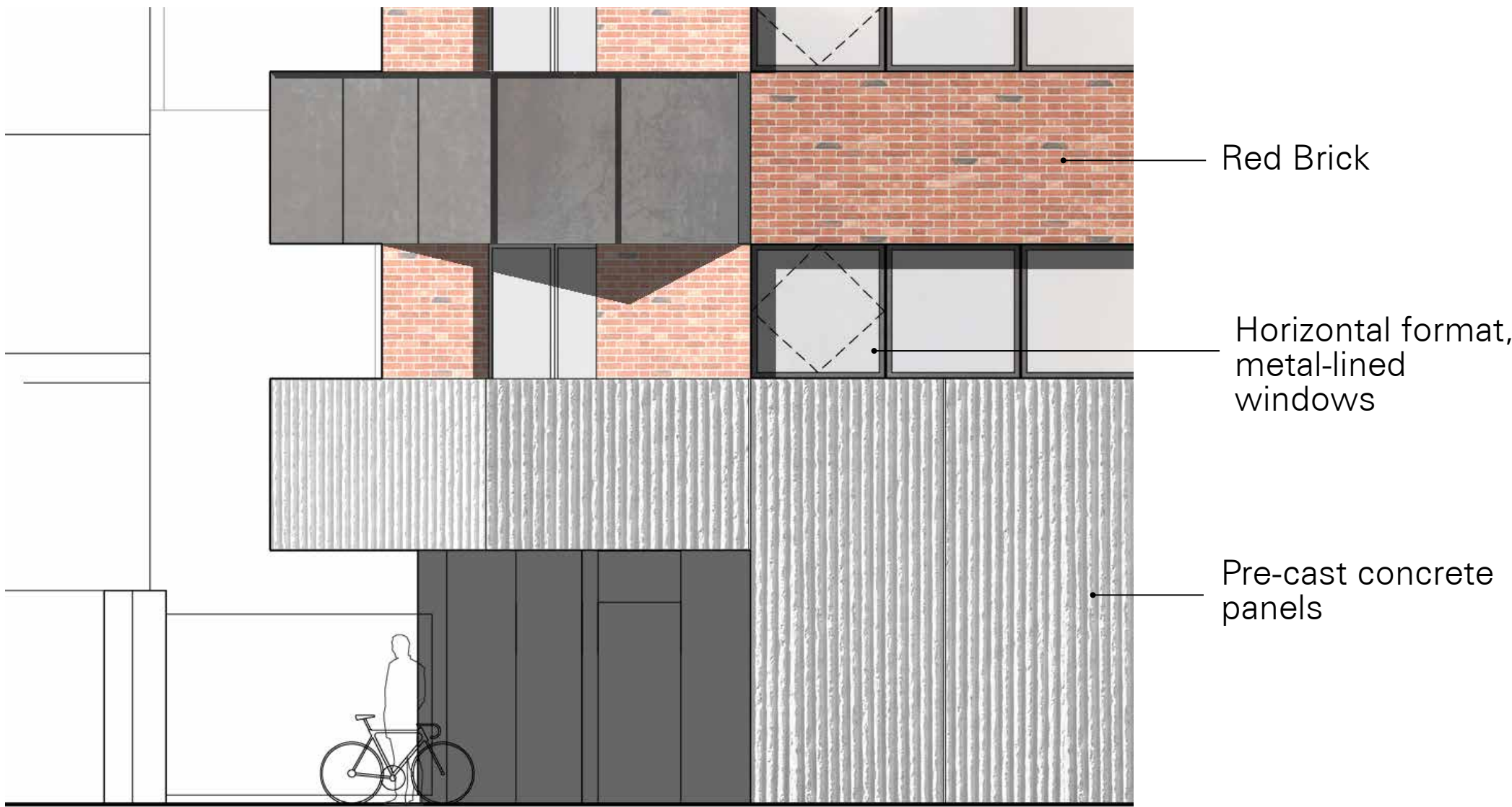
The Proposal-Elevations



Salmon Lane Bridge Proposal 1-12 Parnham Street
South East Elevation



1-12 Parnham Street Proposal Salmon Lane Bridge
North West Elevation



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.



Victorian Chimney beside Regents Canal



Adjacent Railway Bridge



Burgo Tower, Eduardo Souto de Moura



Accumulator tower at Limehouse Cut



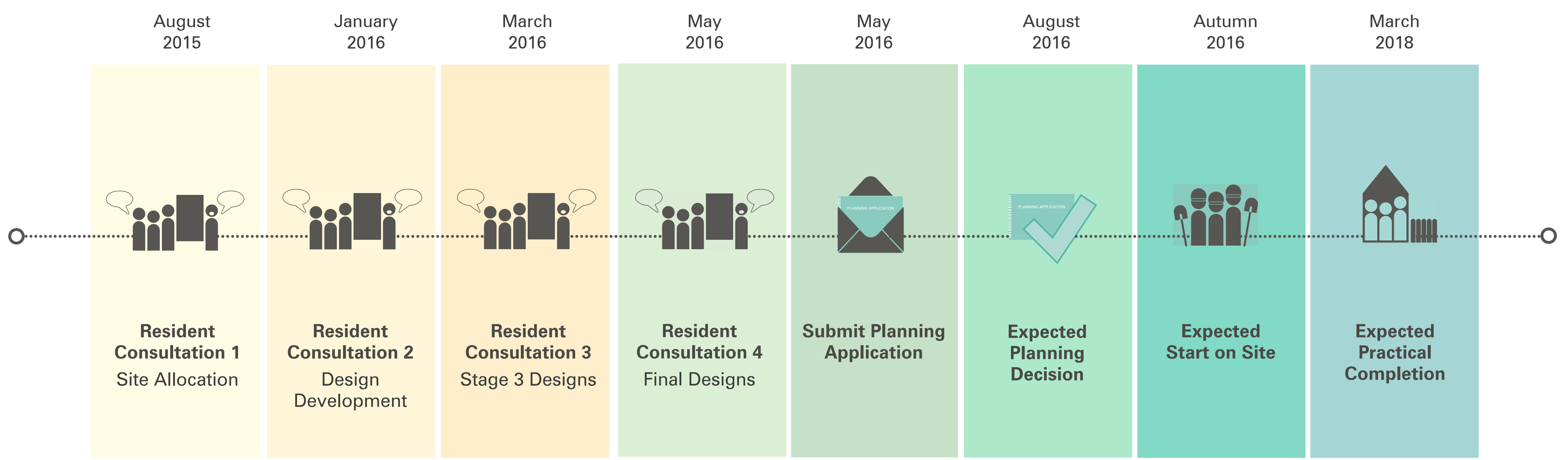
Shepherdess Walk, Jaccaud Zein



LSE Student Centre, O'Donnell & Tuomey

Tower Hamlets Council-Locksley Sites

Resident’s Consultation-When you can have your say



Residents have had the opportunity to share their ideas through the statutory consultation process. This consisted of three sessions. Each session was over 2 days to ensure everybody had a chance to have their say.

Key changes in response to previous consultations

- Now 20 homes (previously 37)
- Now 6-9 storeys (previously 9-11)
- A smaller building footprint
- It is planned to retain more trees
- Pavement along Salmon Lane widened
- Proposal moved closer to canal side maximising views down to the tow path and along the canal

Consultation 1 :

The events were held on 15/08/2015 and 19/08/2015, 36 residents attended. Residents were presented with the allocated site.

Consultation 2:

The events were held on 18/01/2016 and 23/01/2016, 29 residents attended. Residents concerns and ideas were taken into account to develop the design including massing and plan layout.

Consultation 3:

The events were on 19/03/2016 and 21/03/2016. Stage 3 designs showing how we have taken on board resident’s feedback were presented and discussed.

Consultation 4:

On 9/05/2016 the final scheme is being presented so that residents will be fully informed on the design before they are formally submitted to the Local Planning Authority for consideration in May 2016.

Planning:

Once 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.