

01 Introduction



Aerial view of site
(courtesy of google maps)

Why do the council need to build?

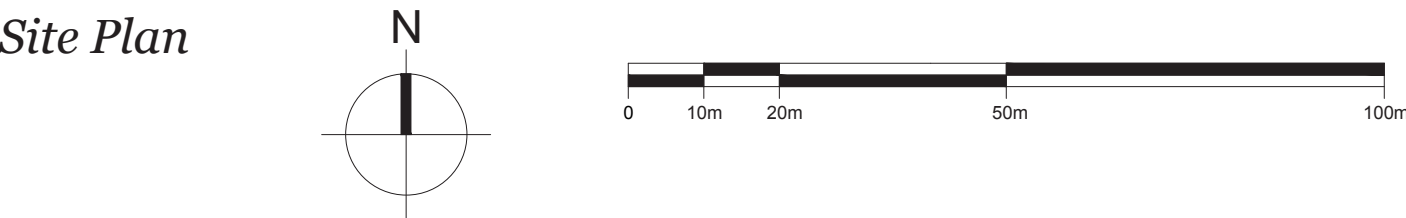
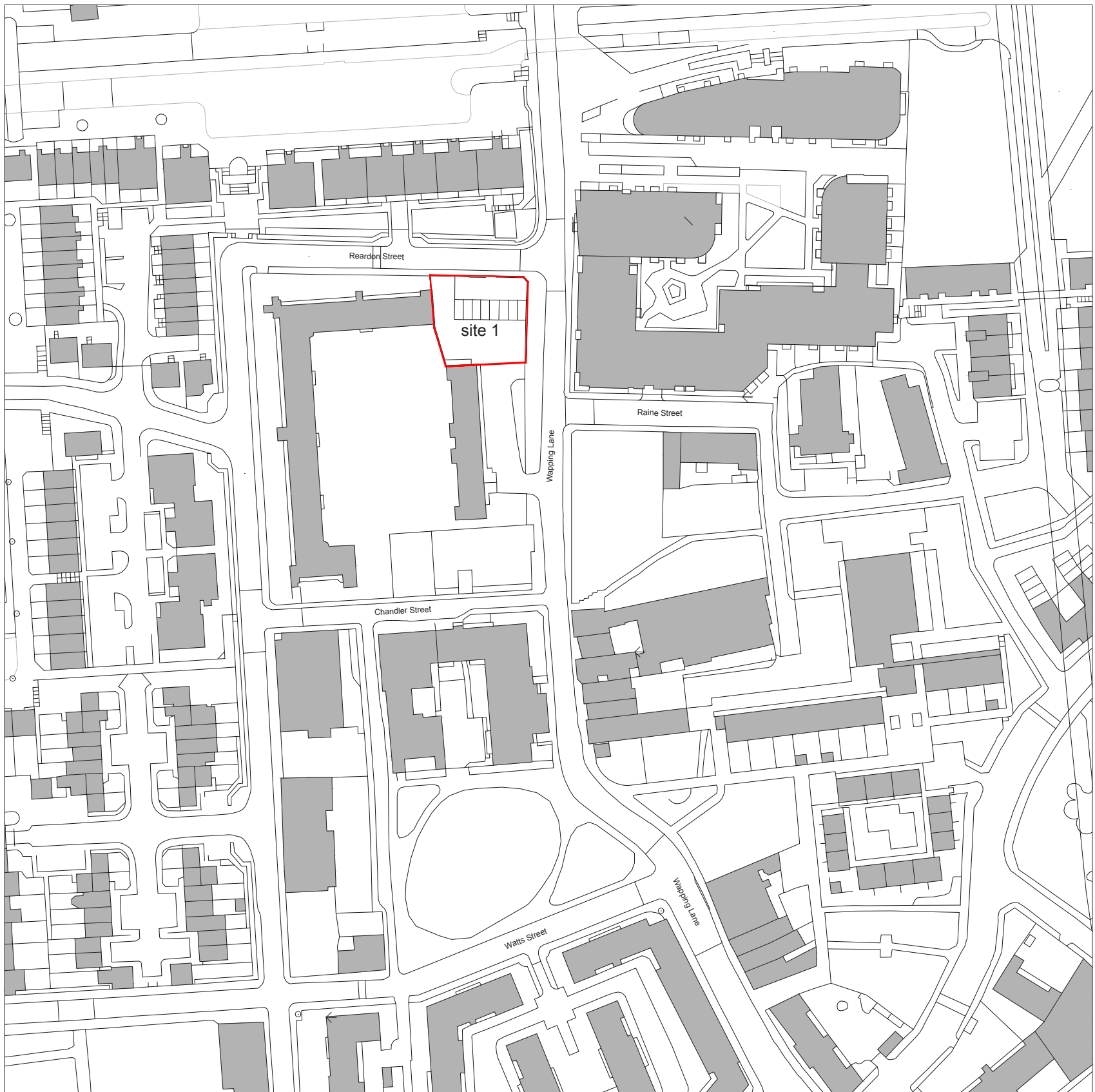
Tower Hamlets has more than 18,000 people registered in need of housing, with 10,000 of those in acute need. Private sector rents are 3 times as much as social rents, not covered by Housing Benefit and out of reach for families on low incomes. Families needing a 2-bedroom home can wait for up to 12 years.

What are the council proposing?

The council are proposing 100% affordable housing, to be built and managed by The London Borough of Tower Hamlets. This will consist of 18 new homes varying in size from 1 to 3 bedrooms. These will include wheelchair-accessible housing. Homes will be in one site adjacent to Lowder House, currently accommodating garages. New landscaping and upgrades to existing children's play space and communal landscaped gardens is proposed.

Who are we?

Rivington Street Studio are an RIBA chartered architecture practice based in Bromley-by-Bow. We have been designing housing and education projects in east London for 20 years, and currently have over a dozen projects in progress in Tower Hamlets. We have been appointed by The London Borough of Tower Hamlets to develop a design for affordable housing on the site.



Rivington Street Studio - precedent projects



Newington Green



Pier Street Housing



Grafton Quarter

02 Existing

Site 1 photos



Strategic opportunities/ constraints

- 1. = prominent corner location
- 2. = existing car garage- creates an inactive street frontage
- 3. = area adjacent existing buildings is underutilised
- 4. = existing Santander Cycles docking station
- 5. = adjacent green area
- 6. = bus stop- good transport links
- 7. = existing garden courtyard underused- possibility of improved landscaping

Panoramic of Wapping Lane and Reardon Street



03 Previous Schemes



January 2018

Total no. of homes: 26 affordable homes

Height: 5/7 storeys + basement parking

Feedback:

- Building too prominent at street corner
- Building should respond more to aesthetic of its immediate neighbours, and Wapping's historic industrial buildings

Response:

- Building moved 3m back from Wapping Lane
- Step at fifth floor brought round two sides
- Top of building moved back from Reardon Street
- Facing changed to red brick to echo colours of Lowder and Reardon House
- Horizontal banding introduced to harmonise with access balconies of Lowder House & Reardon House
- Balconies changed to wood planks in steel frames to echo historic wharf loading bays



June 2018

Total no. of homes: 23 affordable homes

Height: 5/7 storeys + basement & possible storage

Feedback:

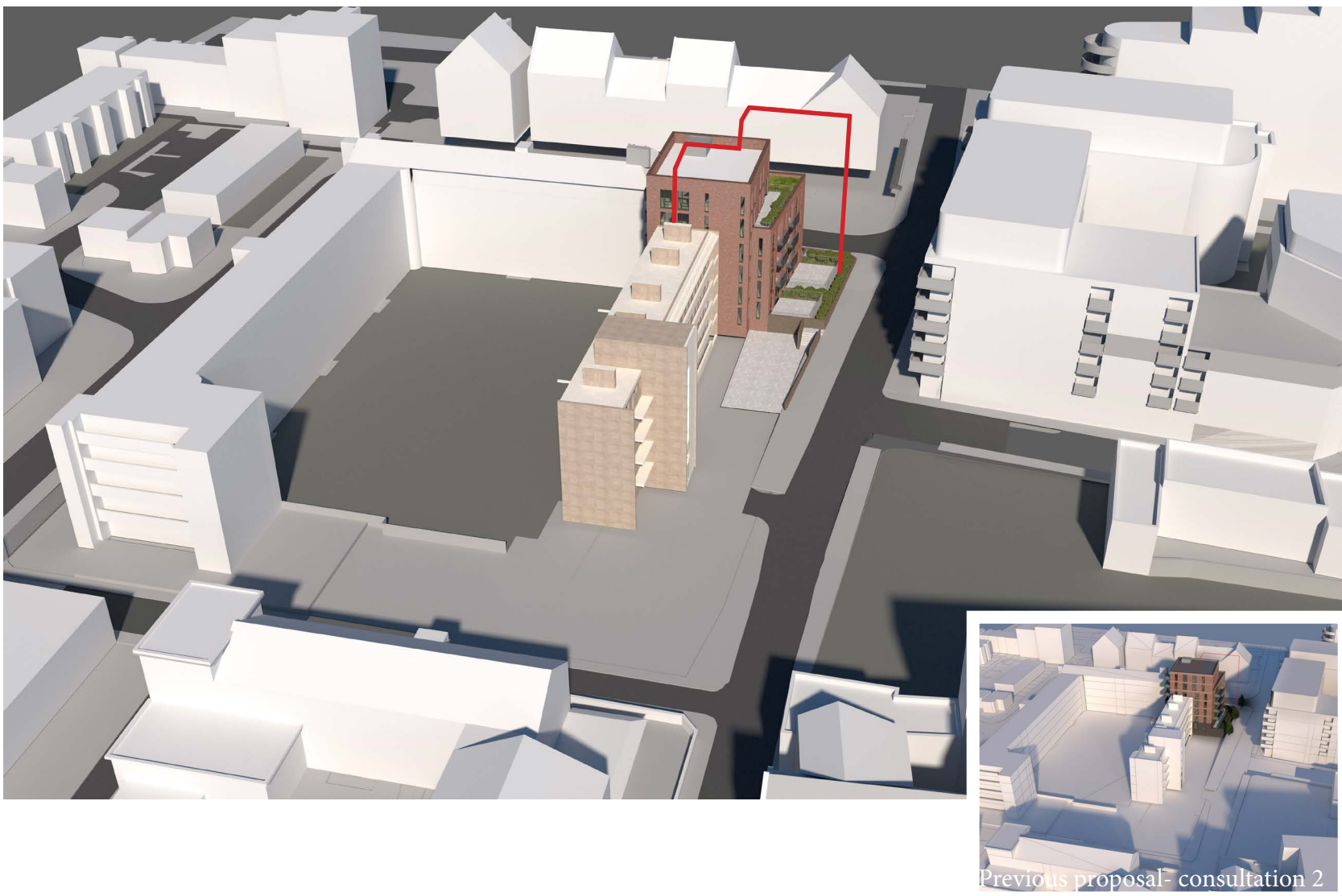
- Building still too prominent at street corner
- Building too prominent at street corner
- Semi-recessed balcony treatment preferred
- Spaces between new and existing buildings should be reconsidered
- Further development of landscaping required

Response:

- Building height reduced by one storey
- Step reduced from fifth to fourth floor, to match eaves levels of Lowder and Reardon House
- Upper part of building pulled back to align with Lowder House
- Space next to Lowder House closed up
- Alleyway next to Reardon House changed to covered secure access
- Balconies semi-recessed
- Landscape design development with stair to Lowder House forecourt, ramped/stepped access and raised planters and gardens

04 Proposed

Aerial views of proposal



Outline of previous proposal (from second public consultation) in red



Outline of previous proposal (from second public consultation) in red

Proposed Plans



Basement Floor

First Floor

2nd to 4th Floors

5th Floor

6th Floor

Total no. of homes: 18

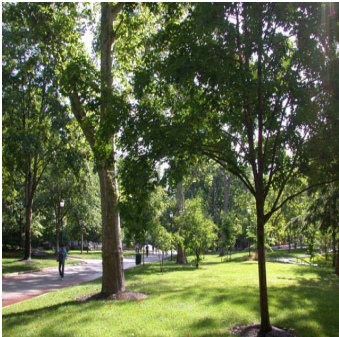
Height: 4/6 + basement

- = lobby/ circulation
- = 2 bedroom
- = balcony/ garden
- = 1 bedroom
- = 3 bedroom

Proposed Timeline

January 2018	June 2018	November 2018	December 2018	March/April 2019
Public Consultation 1	Public Consultation 2	Public Consultation 3	Submit Planning Application	Planning Decision

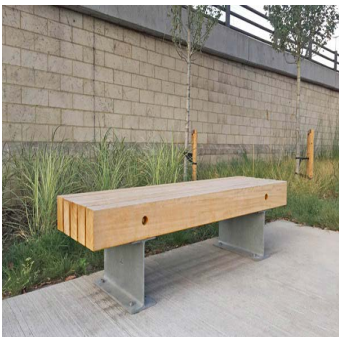
05 Landscape



Retention and enhancement of existing trees - To improve the visual and ecological success of the new landscape the existing trees will be retained and new one planted.



Landscape altered - The existing landscape will be reshaped to provide an area of secluded seating. The new landscape will also act as both visual and sound barrier.



New Seating - New integrated seating in this new central area will be an area for repose as well as an area for socialising.



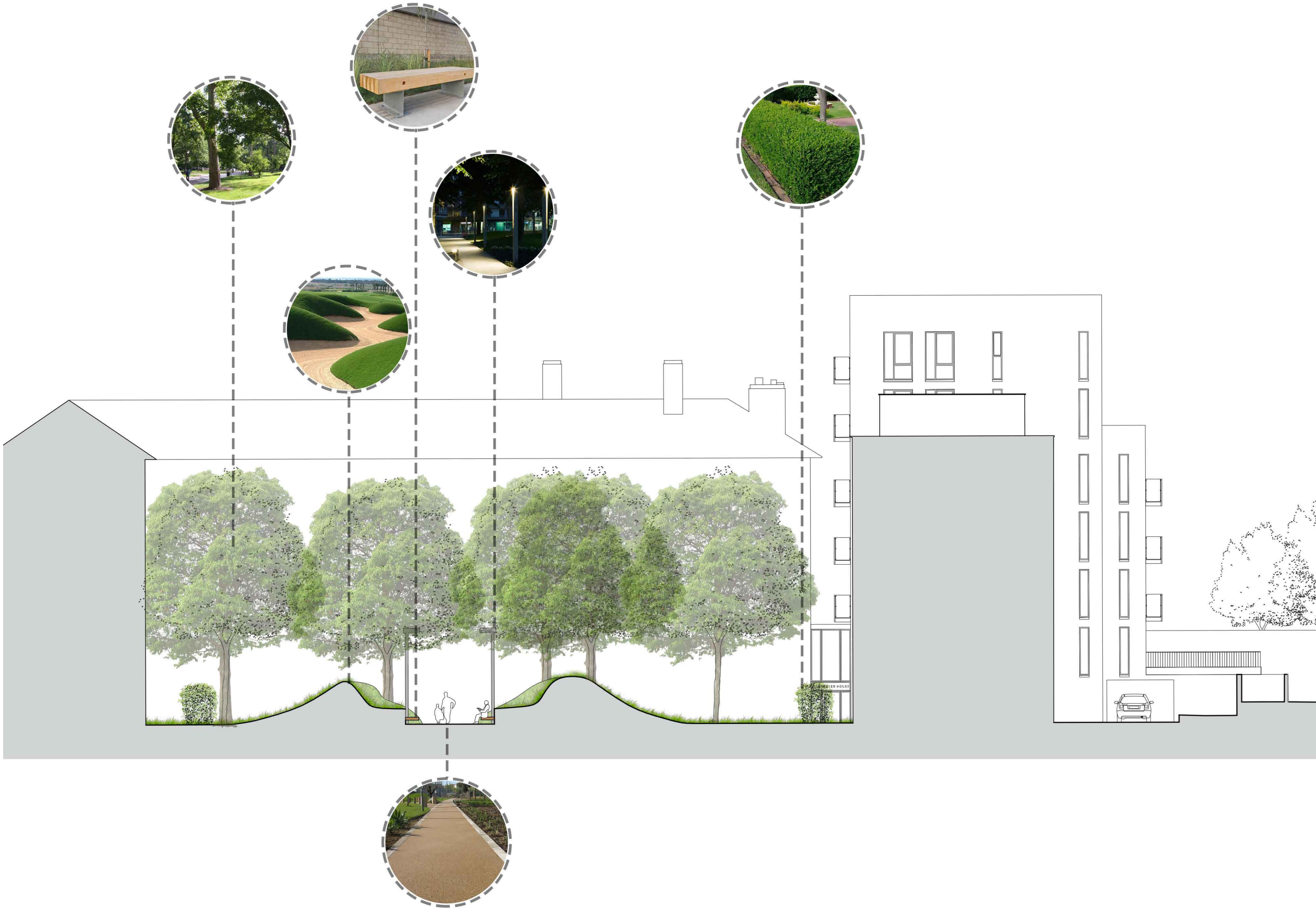
The Garden Path - New ground treatment will be both visually pleasing but also allow access for all users to access the gardens.



Lighting Strategy - A mixture of high and low level lighting to ensure the garden is well lit and safe for all users.



Increasing Privacy - Around the edge of the garden a new hedge will be installed help increase the visual privacy of the ground floor flats of Reardon House and Lowder House. The hedges will also help as sound barriers.



06 The Proposal



North East Street Summer View



South East Street Winter View



South East Street Summer View

07 Elevations



Proposed South Elevation



Proposed West Elevation



Wapping Wharf Photo Study

07 Elevations

rivingtonstreetstudio



Proposed North Elevation



Proposed East Elevation



Wapping Wharf Photo Study