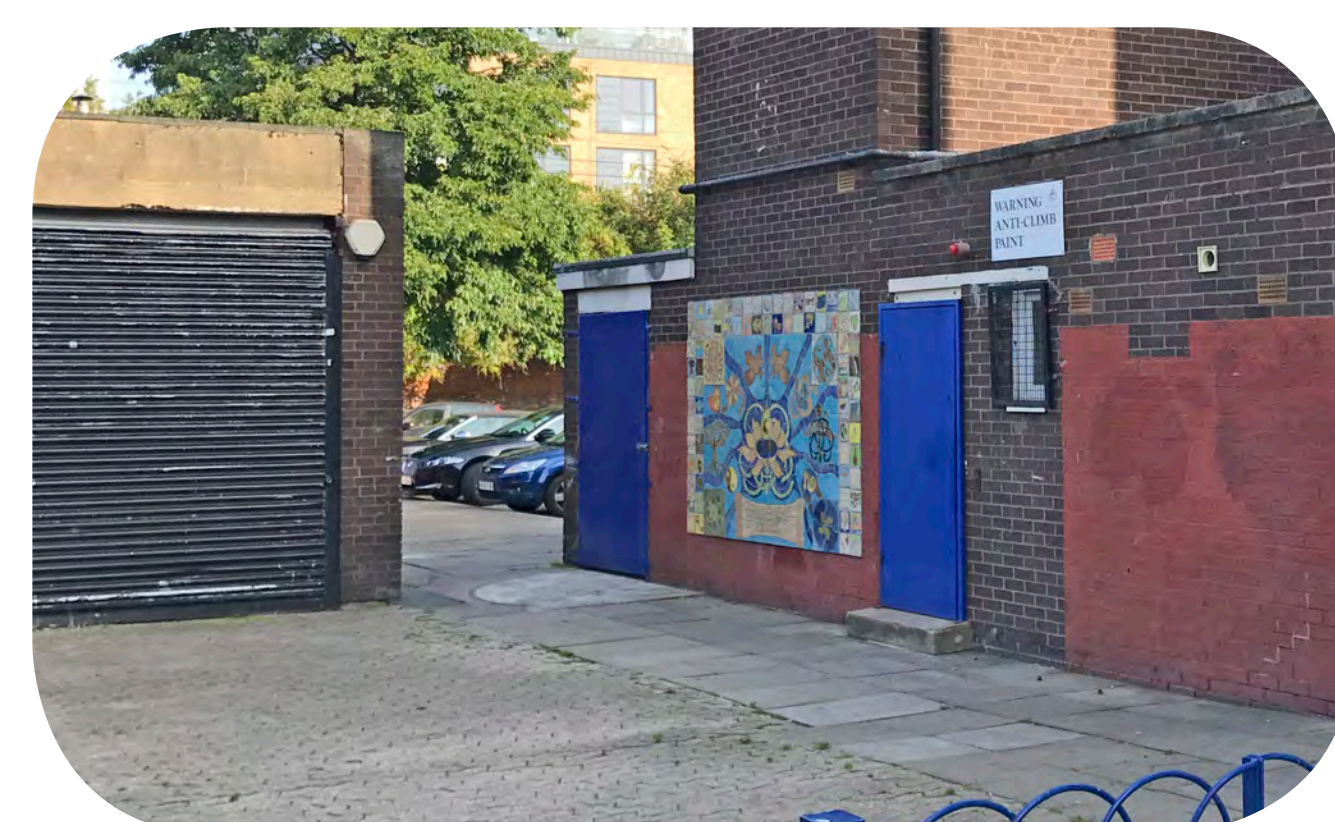
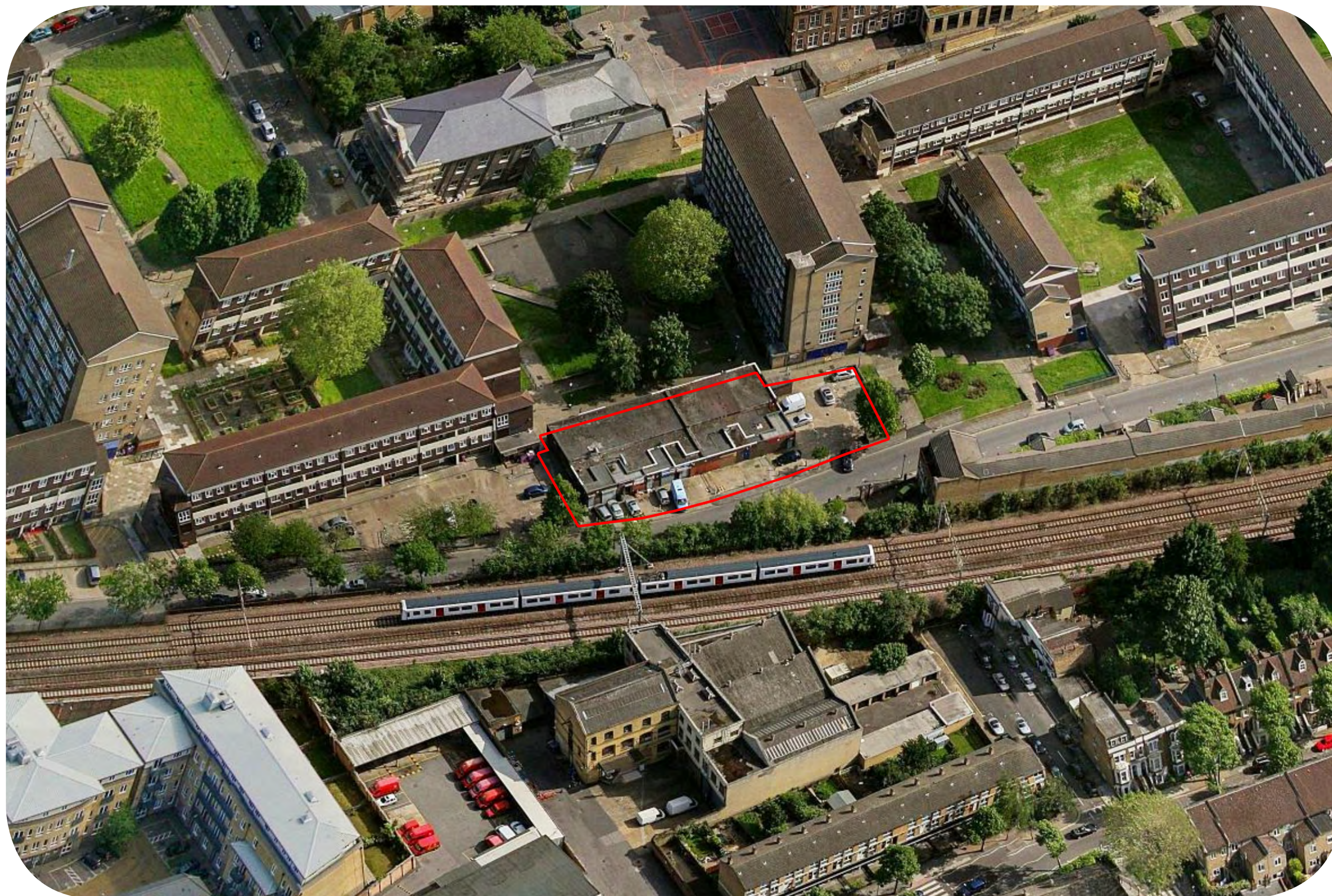


HEYLYN SQUARE

SECOND PUBLIC CONSULTATION - JANUARY 2019

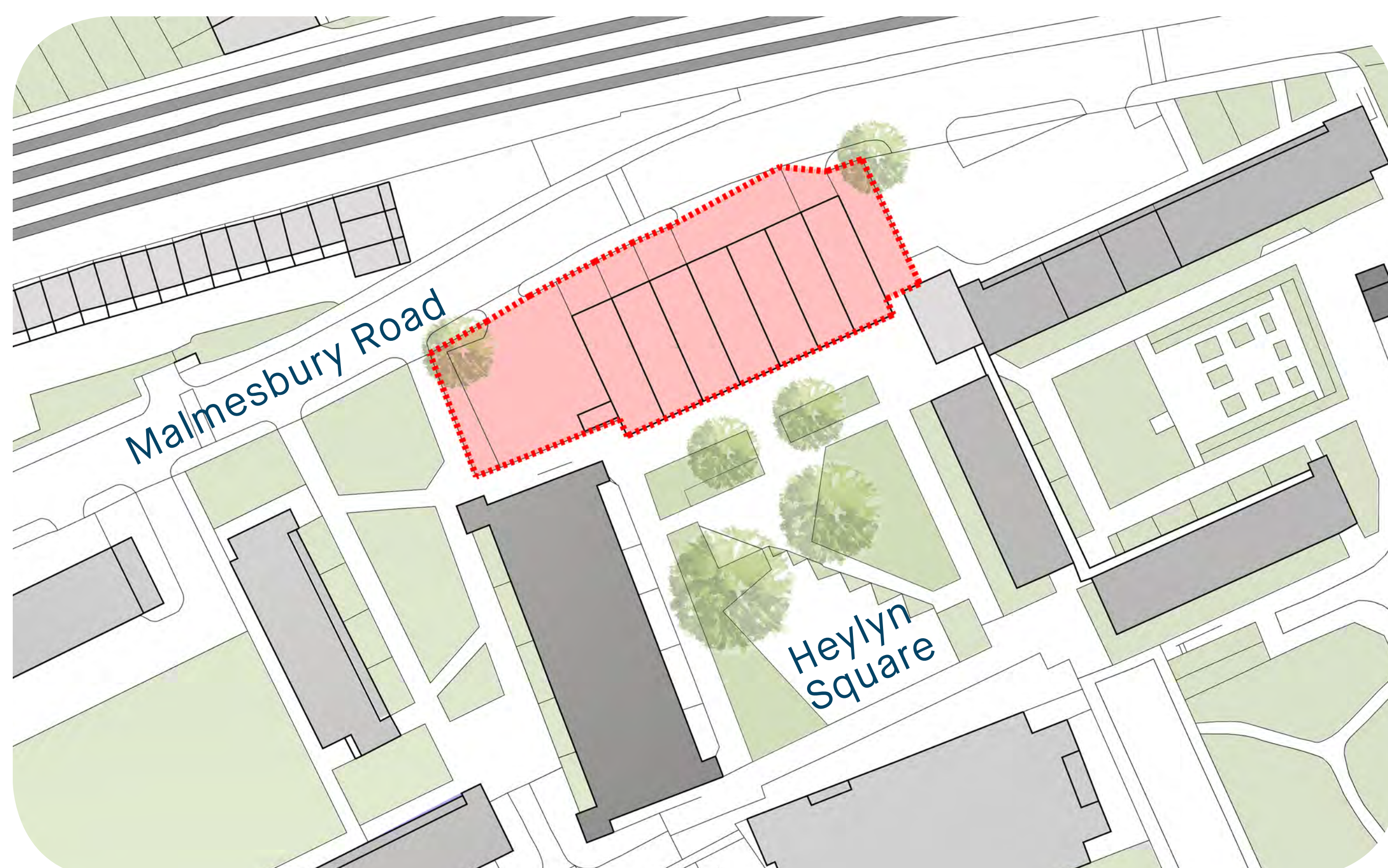
1 / ISSUES



ISSUES...

... WITH THE EXISTING SITE

- Under-used retail units - some of which are empty or used for storage create hostile frontage to square and road
- Inactive building frontage & dark corners can attract anti-social behaviour
- Existing single storey retail does not offer any noise 'buffer' from railway to north
- Parking areas used for fly tipping
- Buildings are in a bad state of repair



... THE PROPOSALS INCLUDE...

- 33 / 34 flats
 - 20 x 1 Bed
 - 6 x 2 Bed
 - 6/7 x 3 Bed
 - 1 x 4 Bed
- 4 wheelchair accessible flats
- 50% Social Rent, 50% Tower Hamlets Living Rent
- Entrances at base of tower and potential single retail unit will create more 'active' frontages
- Residential use would mean more 'passive surveillance'
- Taller building creates an acoustic 'buffer' from railway to square
- New playground at base of building to encourage family use of outdoor space
- A new quality building

HEYLYN SQUARE

2 / CONCERNS FROM FIRST CONSULTATION



SCALE

... OF THE DEVELOPMENT?

Some local residents thought the proposals were big for the area.

Detailed discussions have been held with the planning officers to ensure the proposals are contextually appropriate whilst optimising the number of new affordable homes on the site.



WHAT...

... ABOUT THE WATER TANK?

The water tank that serves the neighbouring block (1-70 Heylyn Square) is to be retained as part of the proposals.

The enclosure has been inspected and serviced due to concerns raised by residents and has been confirmed as compliant and in good working order following recent repairs.



WHAT...

... ABOUT THE EXISTING SHOPS?

The existing retail units will have to be removed to make way for the new homes. An option has been developed by the design team that provides a retail / commercial space instead of the 3 Bed Flat at Ground Floor.

The council is currently looking at what would be the most appropriate use of this space.



WHAT...

... HAPPENS NEXT?

A planning application is being prepared for the proposals and is due to be submitted to the council in spring 2019. The work is due to start on site winter 2019.

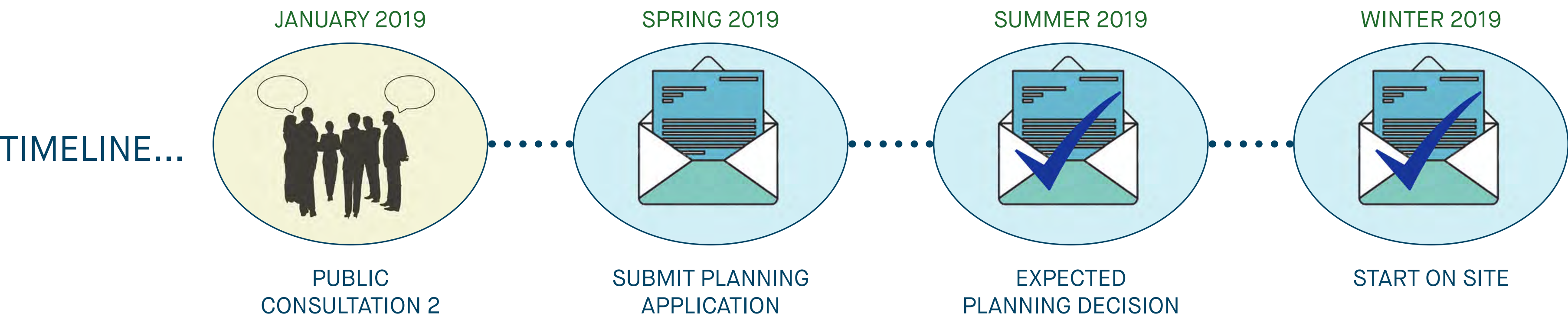


WILL...

... THE REST OF THE SQUARE BE IMPROVED?

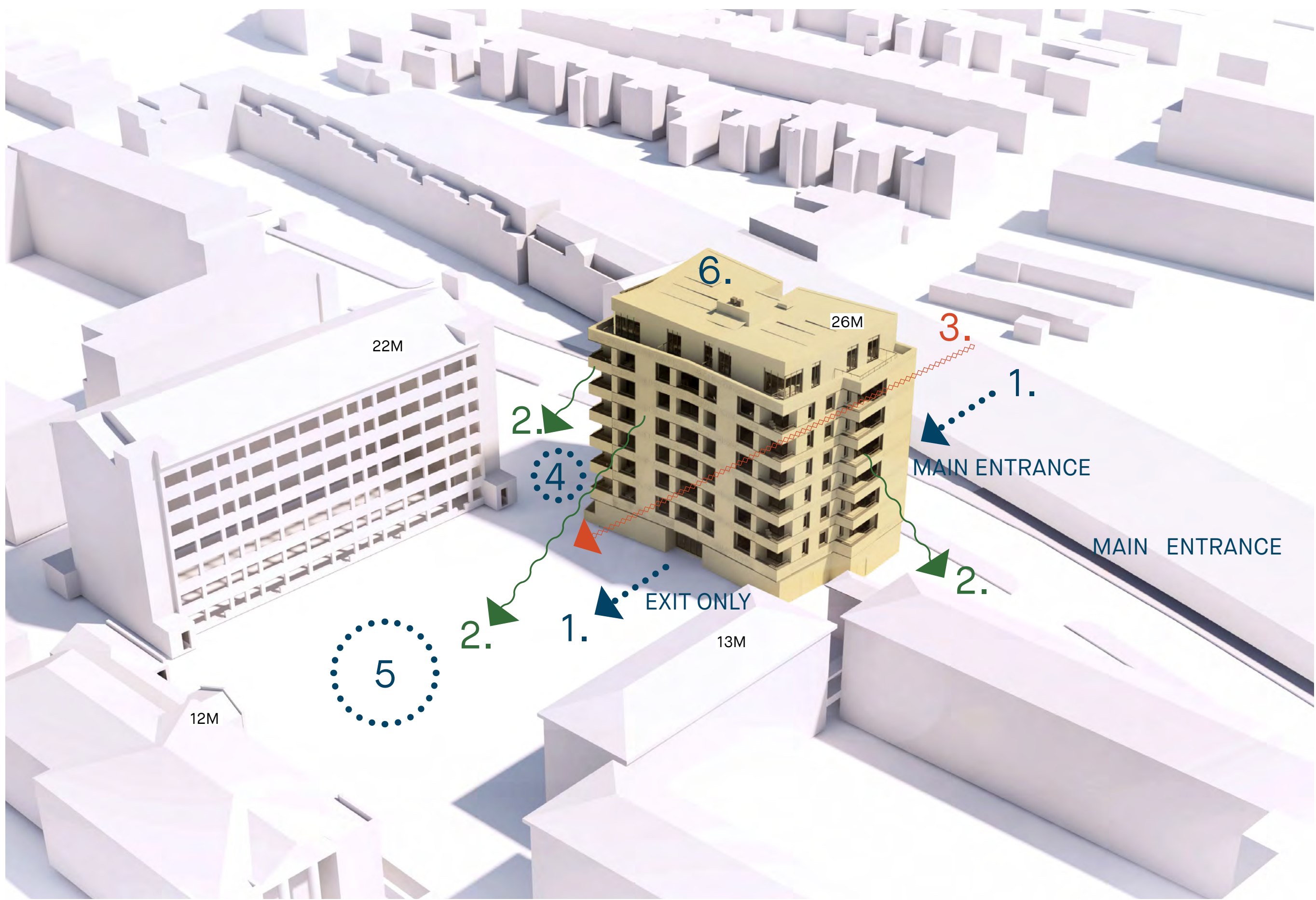
Residents asked whether the rest of the Heylyn Square (beyond the site boundary) would be improved.

The landscape architect has since been asked to look at how the square could be enhanced along with the landscape at the base of the new building - see boards 5 & 6.



HEYLYN SQUARE

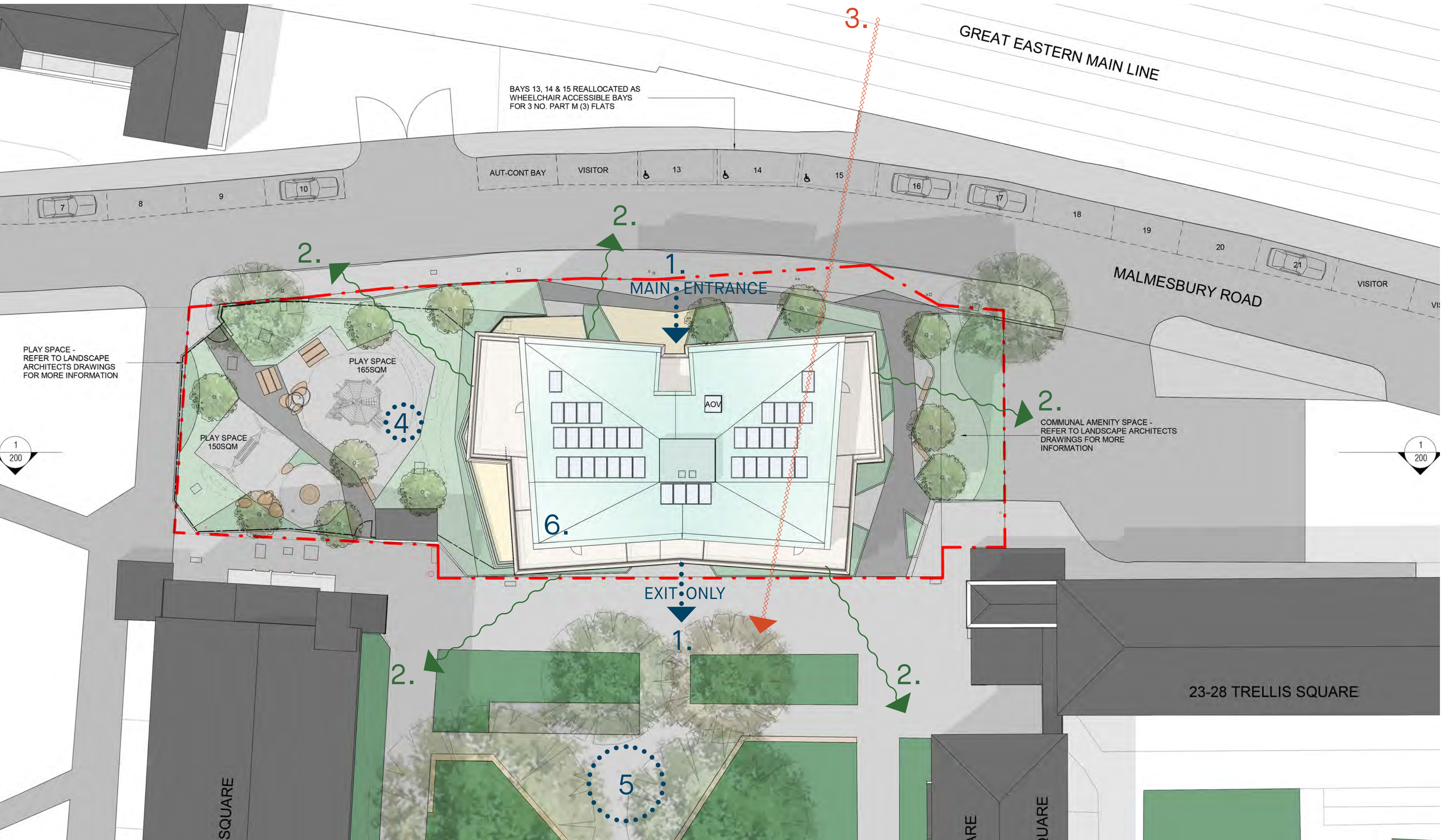
3 / RESPONSE & OVERVIEW



PROPOSED AERIAL VIEW OF SITE

1. ACTIVE FRONTAGES AROUND ENTRANCES / EXITS
2. PASSIVE SURVEILLANCE TO ALL SIDES
3. ACOUSTIC BUFFER FROM TRAIN TO NORTH
4. NEW PLAY SPACE AT BASE OF BUILDING
5. POTENTIAL ENHANCEMENT TO REST OF SQUARE
6. NEW QUALITY BUILDING

PROPOSED SITE PLAN

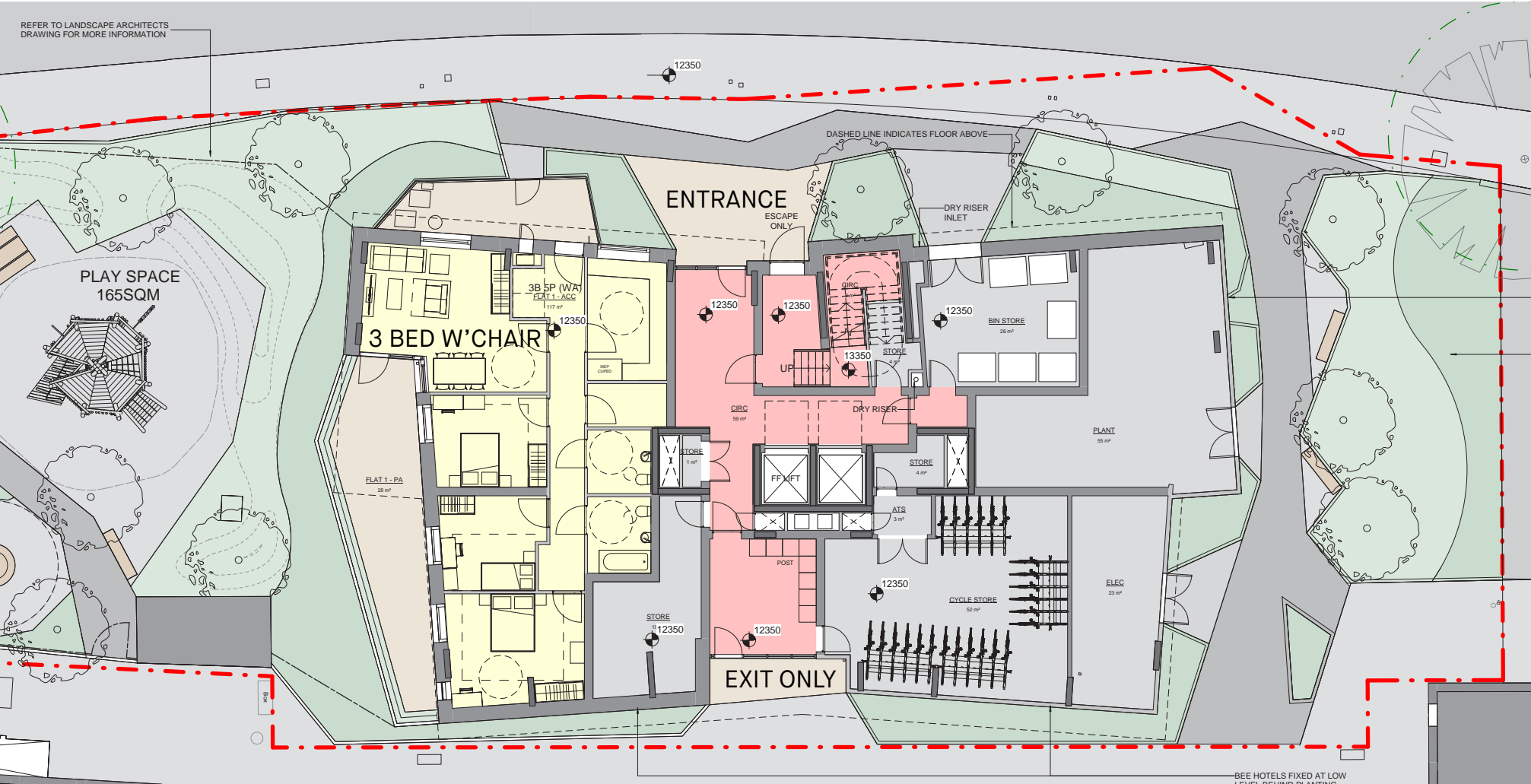


HEYLYN SQUARE

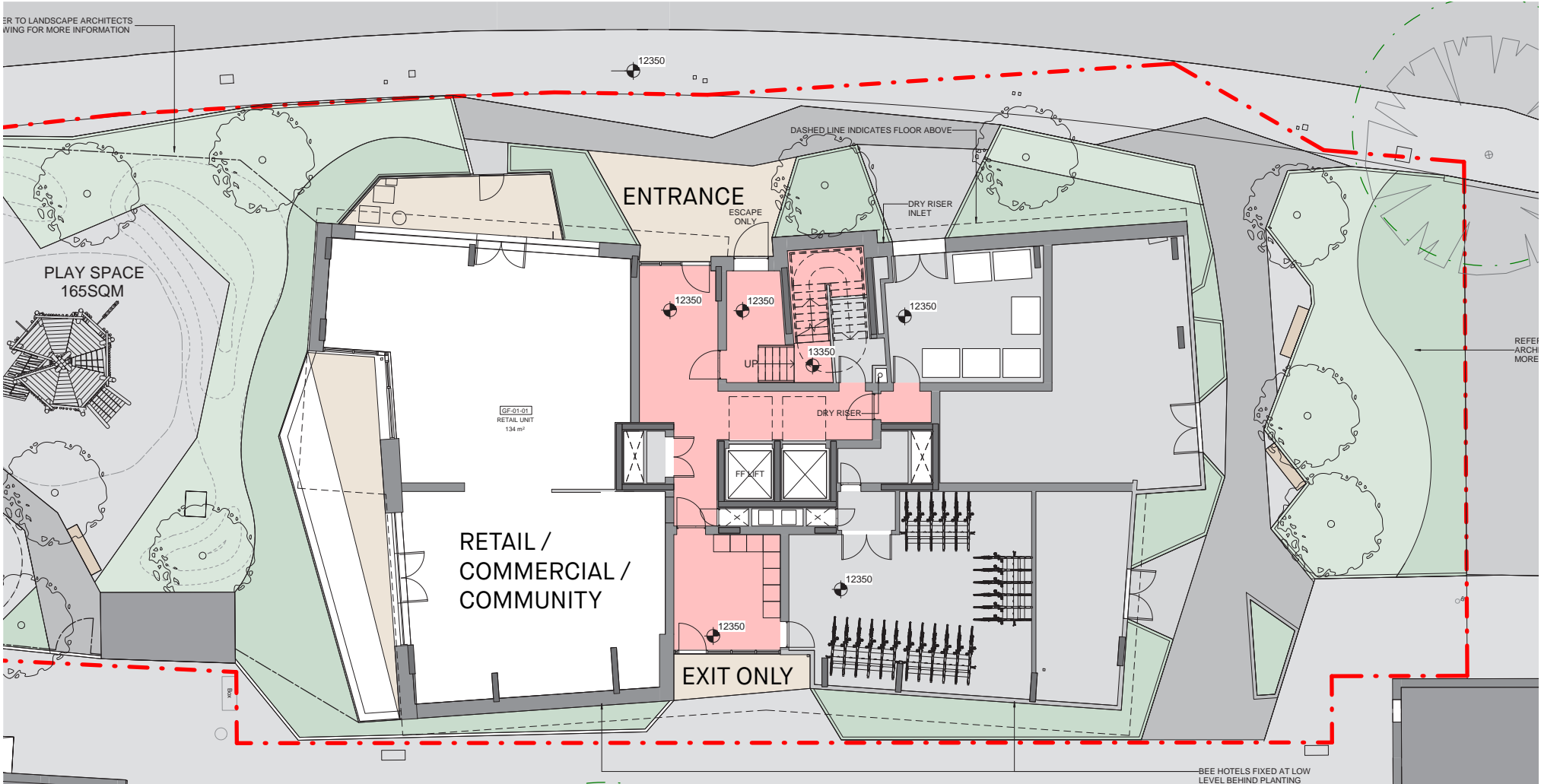
4 / FLOOR PLANS



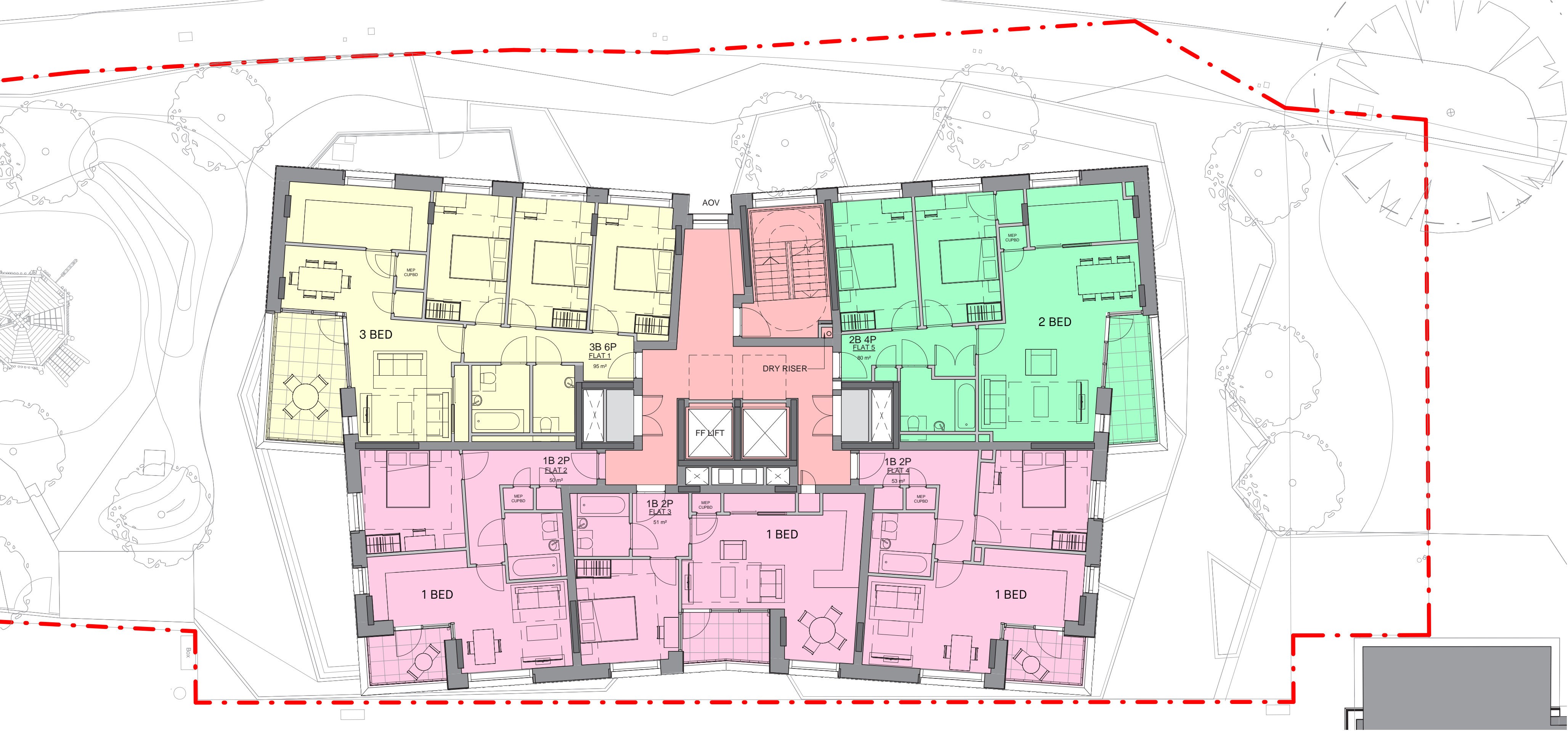
GROUND FLOOR PLAN - RESIDENTIAL OPTION



GROUND FLOOR PLAN - RETAIL OPTION



TYPICAL FLOOR PLAN

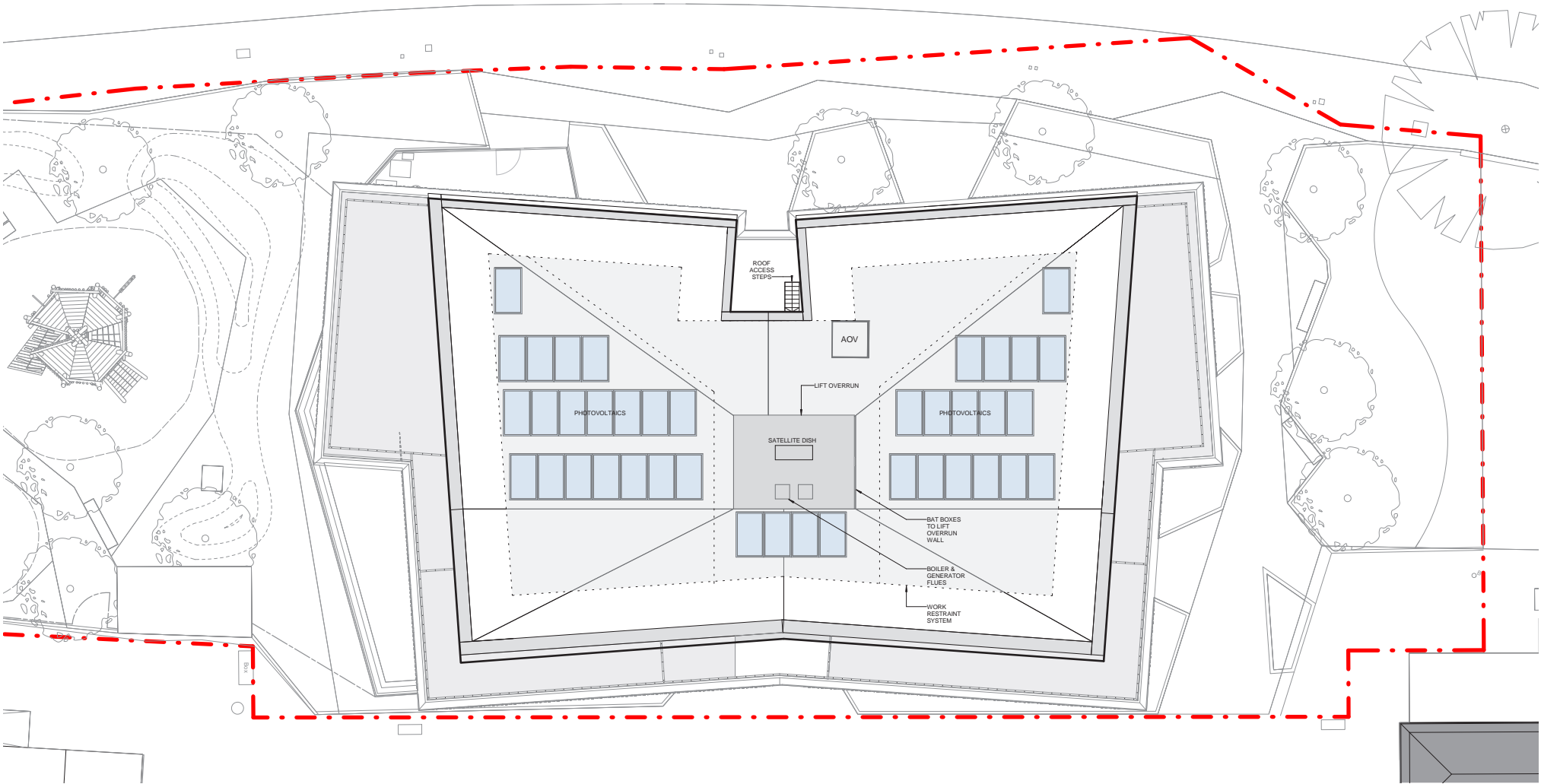


SUMMARY OF PROPOSALS...

- 34 (* or 33) flats within the building
 - 20x 1 Bed, 6x 2 Bed, 7 (or 6*)x 3 Bed, 1x 4 Bed
 - 4 wheelchair accessible flats
 - 8 storeys in total
 - 50% Social Rent, 50% Tower Hamlets Living Rent
 - (*) Option for a 3B Wheelchair accessible residential unit or a retail unit at Ground Floor (TBC)
 - Cycle Store, Bin Store also provided at Ground Floor
- Entrances to both road and square
 - 5 flats on a typical floor
 - Predominantly brick façades
 - Coloured metal around windows and upper floor and roof
 - Robust tiles to ground floor facade
 - Balconies to each flat
 - Solar panels on the roof
 - New landscape and play space around base of building



7TH FLOOR PLAN



ROOF PLAN

HEYLYN SQUARE

5 / VISUALISATIONS



PROPOSED VIEW FROM HEYLYN SQUARE



PROPOSED VIEW FROM MALMESBURY ROAD



INDICATIVE MATERIAL PALETTE