

TMO and Wickford Street Garages Sites

1 / Introduction

WHY ARE WE HERE TODAY?

Following the first public consultation that took place in October 2017, we would like to update you on how our designs have evolved.

To date, we have held two consultations with the Planning Officers at Tower Hamlets, the outcome of which has been incorporated into our current designs.

A summary of the main changes is listed below:

- The Dobson Square Site - in the corner of Cambridge Heath Road and Cephas Street - will no longer form part of our proposals.
- The overall footprint of the Wickford Street Garages Site has been reduced to allow for better servicing access to the back of the shops fronting Cambridge Heath Road.
- We have refined the massing of the building that will occupy the current TMO site.
- The landscape strategy has been rationalised following the changes made to the scheme and in response to the planners’ feedback.



GENUINELY AFFORDABLE HOMES

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 three 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.

The Council is committed to increasing the supply of affordable homes. To contribute towards this, the council has embarked on a new build programme that aims to deliver 2,000 new council homes for local people. One of the ways the Council are doing this is to build new homes on land that it owns.

During the design process the Council will consult with local residents to ensure the new developments take into account the needs of the community. The public consultations will engage with residents and include, where possible, their views and ideas in shaping the developments.

THE TEAM



FBM Architects
Lead Consultant

FBM Architects is an award winning practice working for councils, housing associations and private developers on a variety of exciting projects. Formed in 1991, we have developed a reputation for delivering successful results with limited resources through intelligent design solutions.

We have been appointed by Tower Hamlets Council as lead architects to develop and submit planning proposals for the TMO and Wickford Street sites.



Farrer Huxley Associates
Landscape Architects

Farrer Huxley Associates (FHA) is a practice of landscape architects and community engagement experts established in 1995. Our work is founded upon the belief that landscape makes an essential contribution to sociable and sustainable communities.

As a team we have a diverse range of skills; from planting design through to environmental expertise and placemaking. FHA created and curate holistic, lasting landscapes, which are loved by the people who use them.

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2 / New proposals at a glance

OVERVIEW

- Up to 45 residential units, all for affordable rent
- Large percentage of family-sized units (3-beds and 4-beds)
- Family wheelchair accessible units, the majority offered at ground floor
- A new and improved Bancroft TMO office space
- Communal amenity space for existing and new residents, including play space for the under 5's
- All units will be provided with private amenity space in the form of terraces or balconies
- Cycle storage for all units
- Bin stores with sufficient capacity for refuse and recycling bins housed within blocks

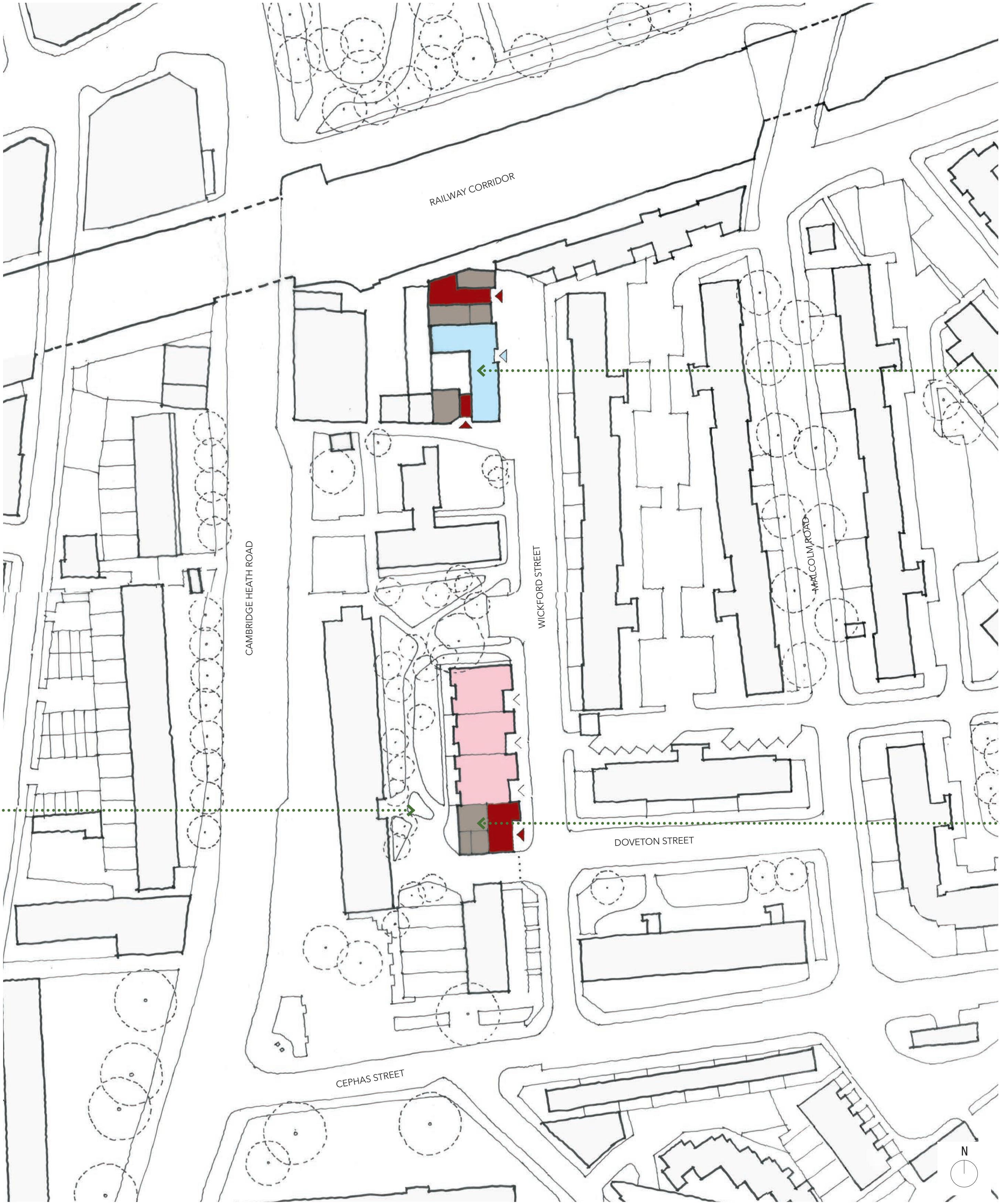


Height of proposed development along Wickford Street

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3 / Ground floor strategy

YOU SAID > WE DID



Previous feedback related to servicing arrangements to the back of the shops. Our proposals will allow for servicing to still take place but will give priority to the new landscape design which will benefit all residents.

The concerns you have over anti-social behaviour on the estate are addressed by maximising passive surveillance on the street and communal amenity spaces.

You have previously expressed the importance of educating people in regards to refuse and recycling. Our proposals incorporate refuse stores with the correct bin capacity and will contribute to maintaining a clean environment.

- KEY
- Residential Use
 - TMO Offices
 - Communal Entrances
 - Cycle & Bin Storage
 - Corresponding Entrance
 - Private Residential Entrance

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4 / Scale and Massing

BANCROFT TMO SITE IN MORE DETAIL

- An articulated volume ranging from two to seven storeys
- TMO office space at ground and first floors
- A mix of one-, two-, and three-bed residential units
- Large amount of double-aspect units
- No single aspect, north facing units
- Communal amenity at roof level

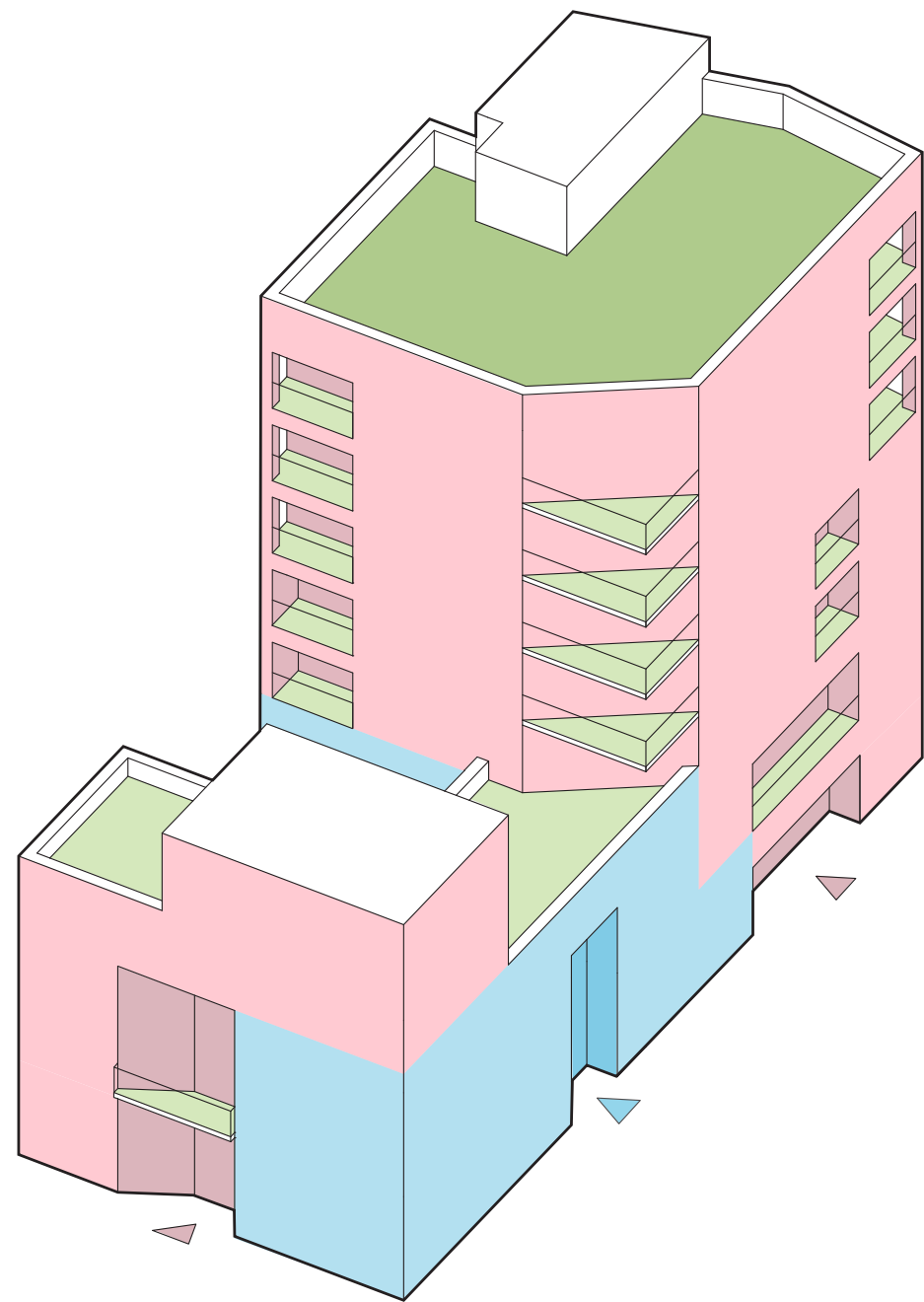


Diagram showing uses and proposed amenity



Sketch view showing massing and height of building along Wickford Street

WICKFORD STREET SITE IN MORE DETAIL

- Six-storey linear block that responds to the existing urban grid
- 100% residential use
- A mix of one-, two-, three-, and four-bedroom units
- Family wheelchair accessible units located at ground floor
- 100% double-aspect units
- Communal amenity at ground floor

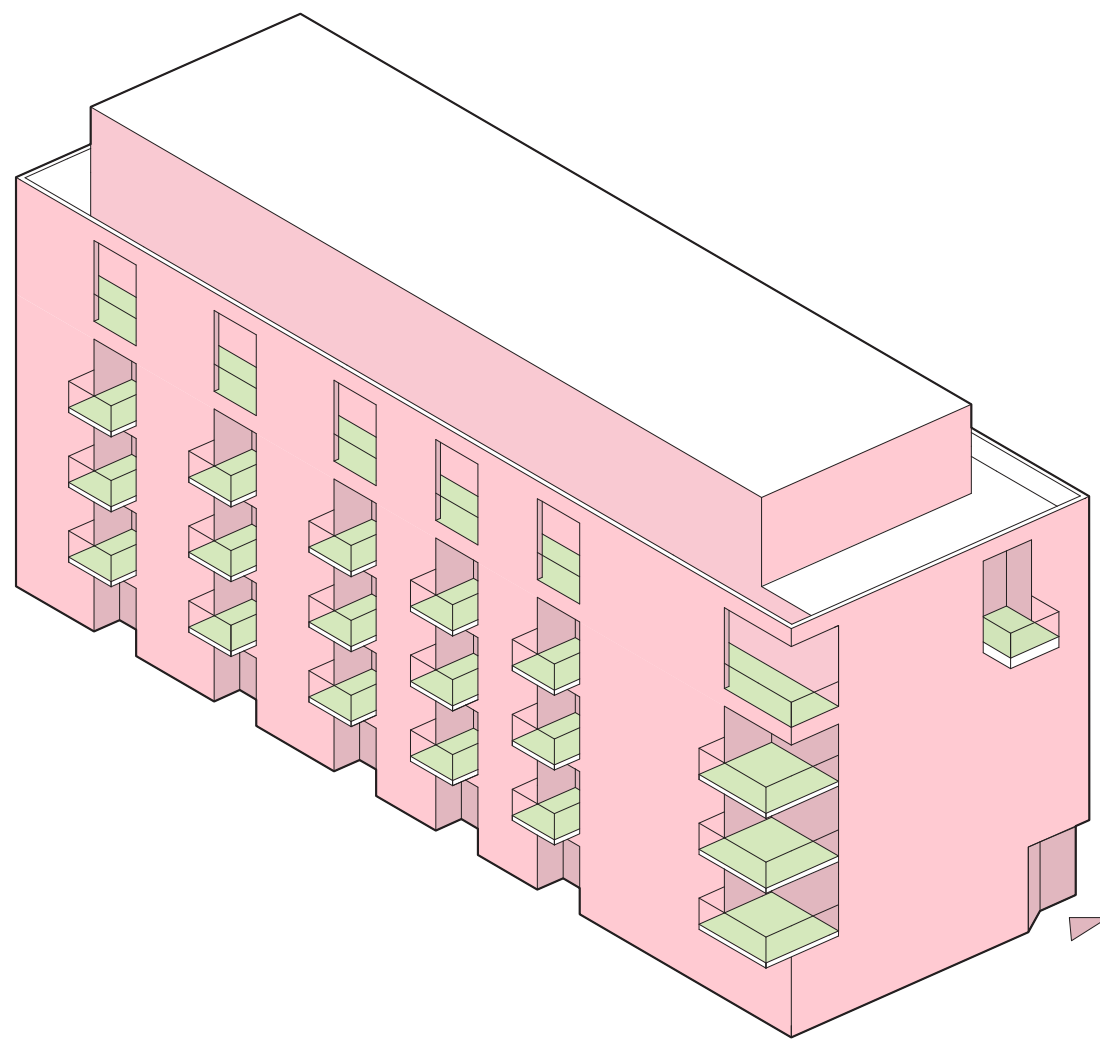


Diagram showing uses and proposed amenity



Sketch view showing massing and ground floor private residential entrances along Wickford Street

KEY

Private Amenity

Communal Amenity

Residential Use

TMO Offices

Communal Entrance

TMO Entrance

TOWER HAMLETS

FBMArchitects

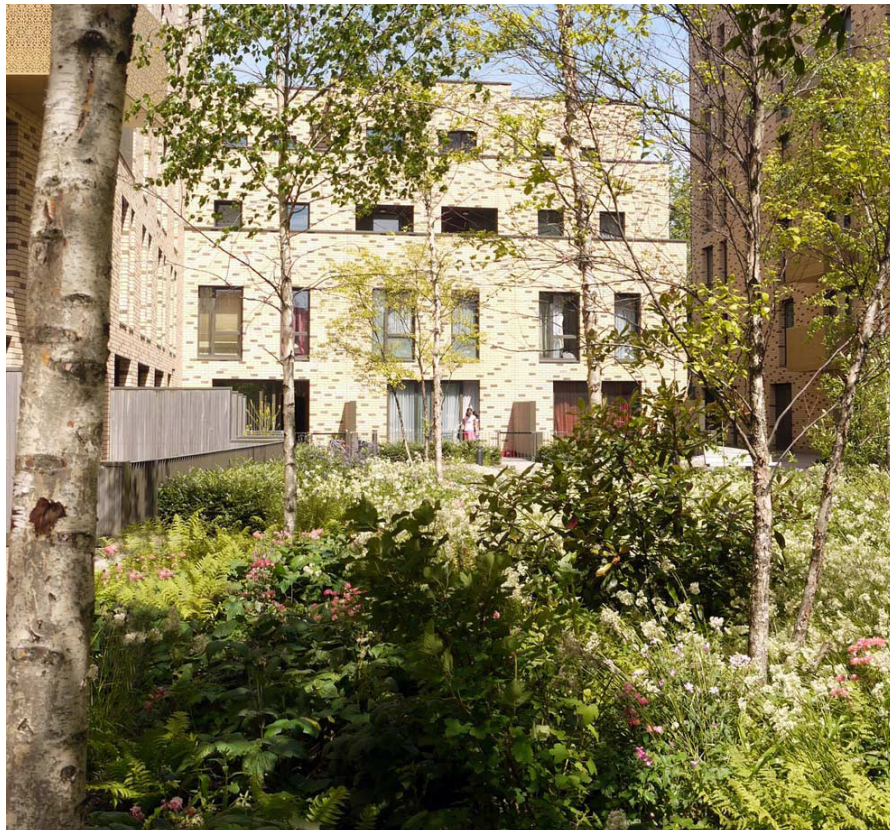
Farrer Huxley Associates

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5 / Landscape Strategy

DOBSON GARDENS

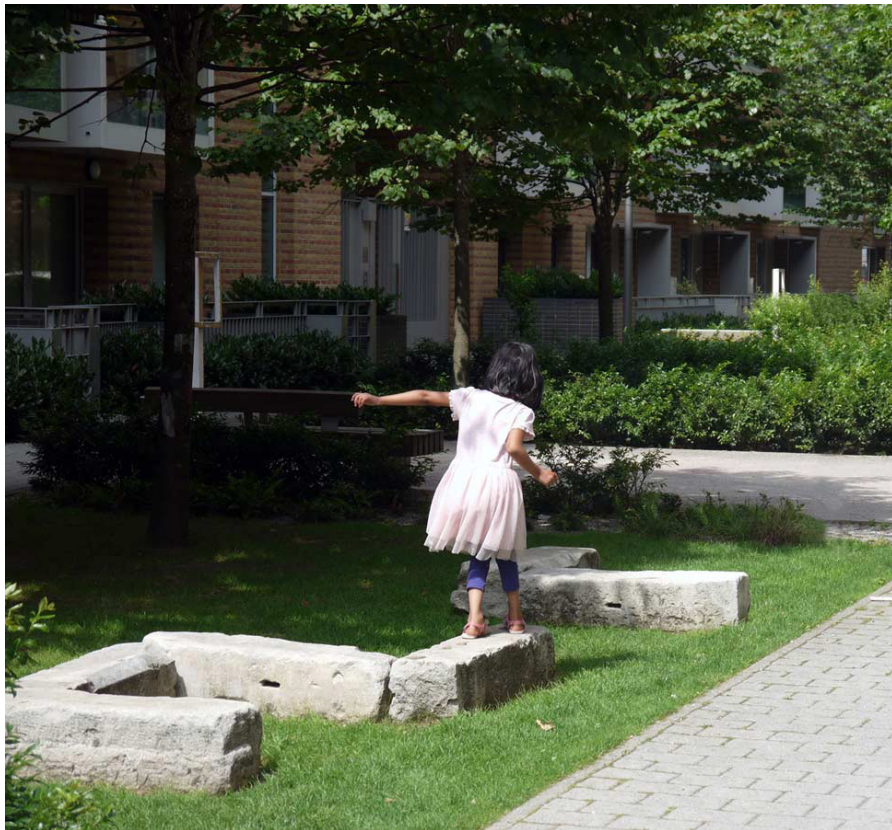
A new garden area will be provided to the west of the proposed residential block on Wickford Street. The space will provide a linear connection through the site with opportunities for seating and incidental play. Generous, robust planting beds will run alongside the footpath opening up into small lawns where residents can gather informally. The linear route finishes in a larger, and more open garden space. A simple pallet of hard and soft materials will define the space and create an identity unique to Dobson Gardens and sympathetic to the architecture of the new and existing residential units.



Lush green space



Permeable garden



Playable landscape



Sketch view looking north through Dobson Gardens

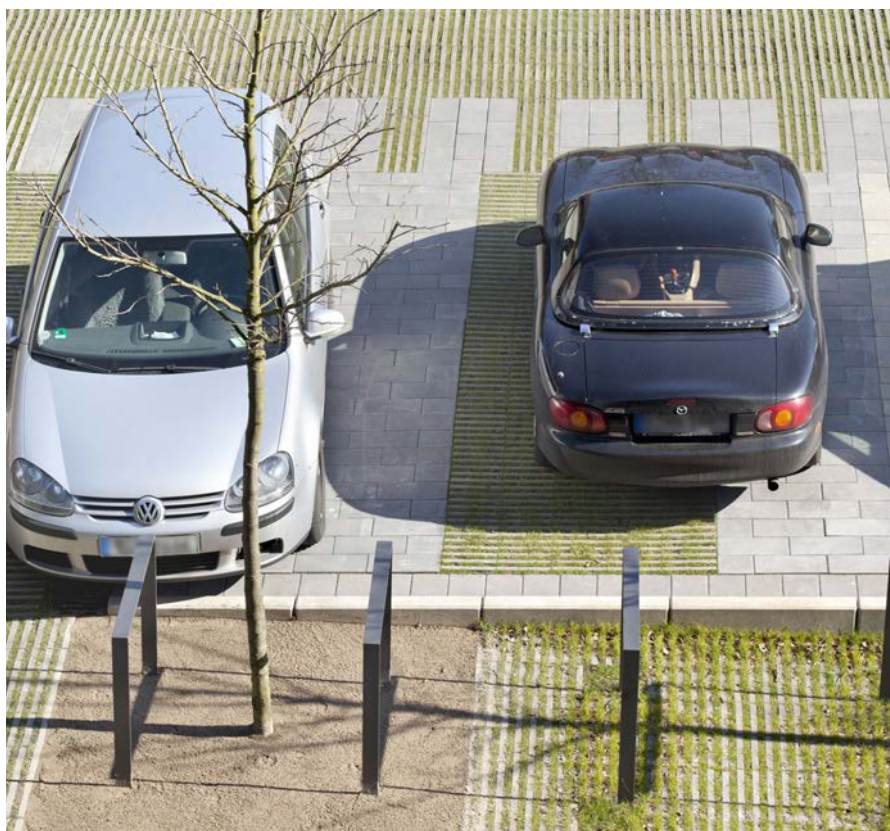


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6 / Landscape Strategy: Additional Areas

SHARED SURFACE

The additional proposals will create a HomeZone along Wickford Street with a shared surface which will encourage a variety of uses right outside the new and existing units. To the South parking will be re-provided perpendicular to the carriageway freeing up more space towards the Northern end where a priority will be given to pedestrians. Towards the Northern end of the street will be a pedestrian only area, with limited access for refuse and emergency. Trees will be introduced into this space with more seating and incidental, doorstep play opportunities. A simple palette of hard materials will be used to create a harmonious link with the rest of the site and define Wickford Street with a character of its own.



New car parking spaces



Shared surface



New public realm



Sketch view of the shared surface along Wickford Street



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7 / Share your views

PLEASE USE THE POST-IT NOTES PROVIDED TO TELL
US WHAT YOU THINK ABOUT THE PROPOSALS