

HEYLYN SQUARE

1 / INTRODUCTION

FIRST PUBLIC CONSULTATION - NOVEMBER 2018



Townsend Street Housing - LTS Architects



Highgate Junior School - Staton Cohen Landscape Architects



WHO...

... WE ARE

LTS Architects, along with a team of specialist consultants, have been appointed by The London Borough of Tower Hamlets to develop designs for Affordable Housing on the site of the existing retail units on Malmesbury Road. Katy Staton Landscape Architects have been appointed to develop proposals for the landscape surrounding the site.

WHY...

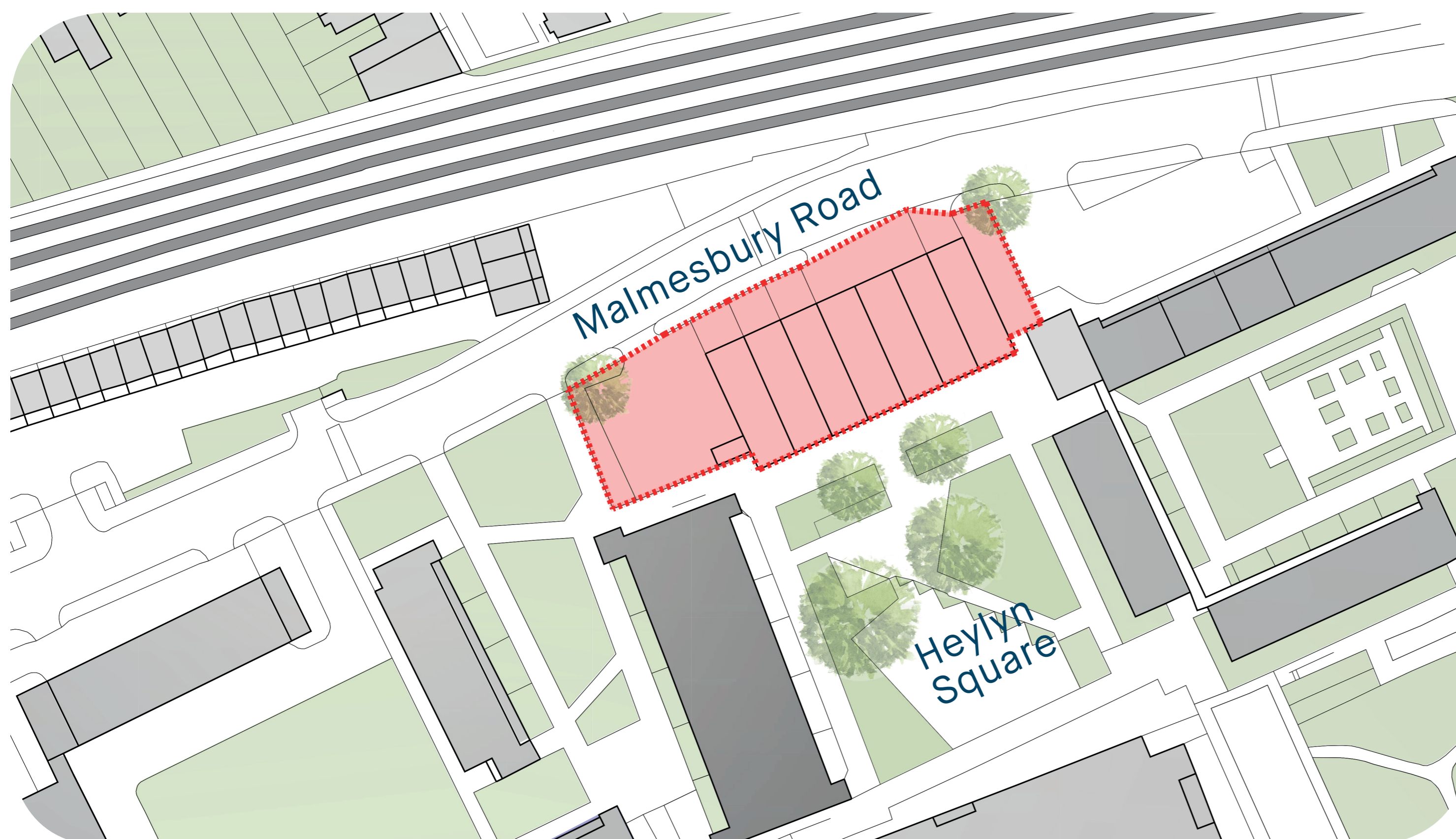
... WE NEED TO BUILD

The Council has more than 18,000 people on its housing register with nearly 10,000 of those in acute housing need. Families with a need for a 2 bedroom home can wait up to 12 years. Private sector rents are beyond the reach of families on low incomes, around 3 times as much as social rents and too high to qualify for Housing Benefit. Nearly 2,000 households have been placed in temporary accommodation, waiting for a permanent home. According to the national homelessness charity, Shelter, 60% of residents in Tower Hamlets struggle to meet their housing costs.

WHAT...

... IS BEING PROPOSED

100% affordable housing is proposed on the site in place of the existing retail units on Malmesbury Road. Current proposals provide a total of 32 new homes of varying sizes. The redevelopment of the site will include the provision of child play spaces improved public realm with an option that includes ground floor retail space which will benefit the new homes and the existing homes surrounding the site.



COMMENTS:

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2 / EXISTING SITE



TELL US... WHAT YOU THINK ABOUT THE EXISTING AREA...

① What works well?...

② What could be improved?...

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3 / PROPOSALS



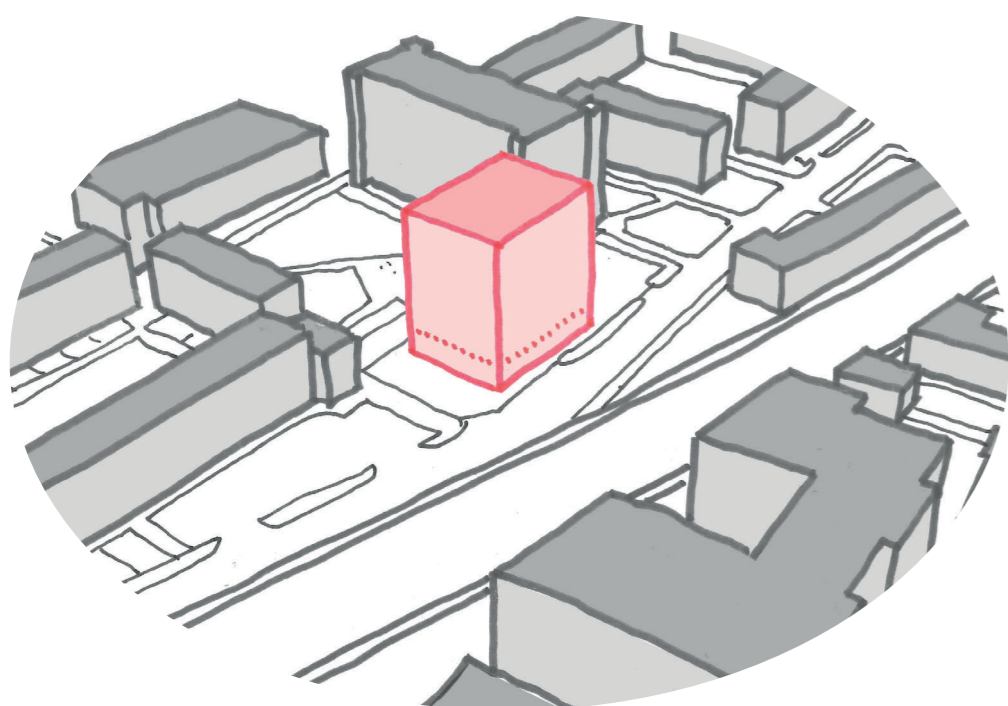
DESIGN EVOLUTION AND OPTIONS EXPLORED ...



EXISTING AERIAL VIEW OF SITE

SITE CONSTRAINTS

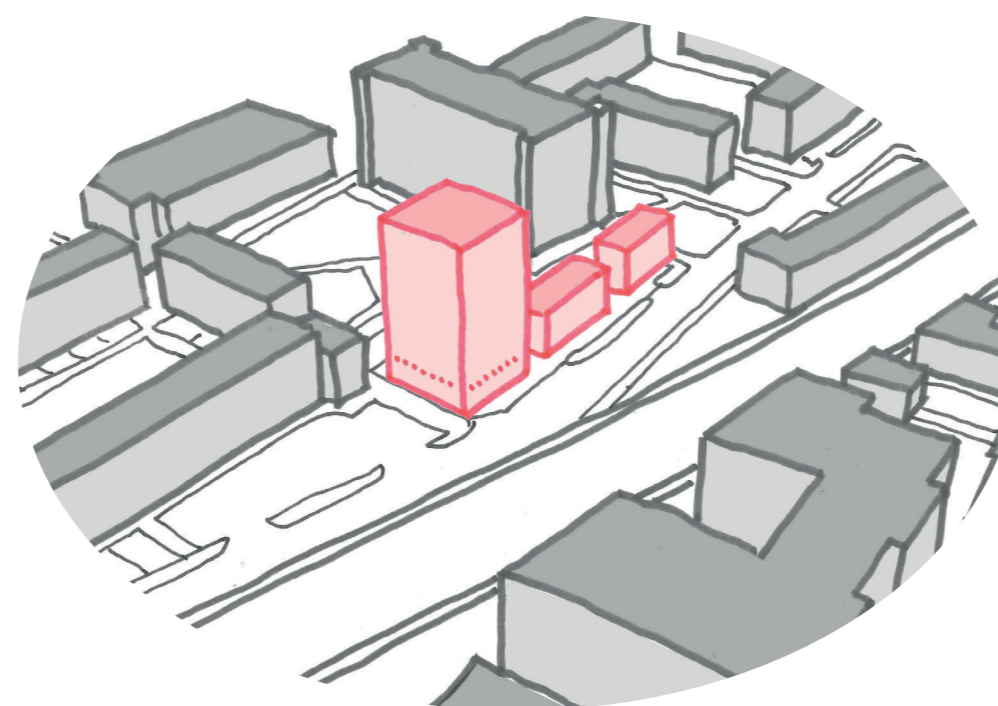
- Proximity to railway line to north
- Proximity to trees on Heylyn Square
- Overlooking distances to adjacent Heylyn and Trellis residential blocks



OPTION 1 SINGLE BLOCK

Summary:

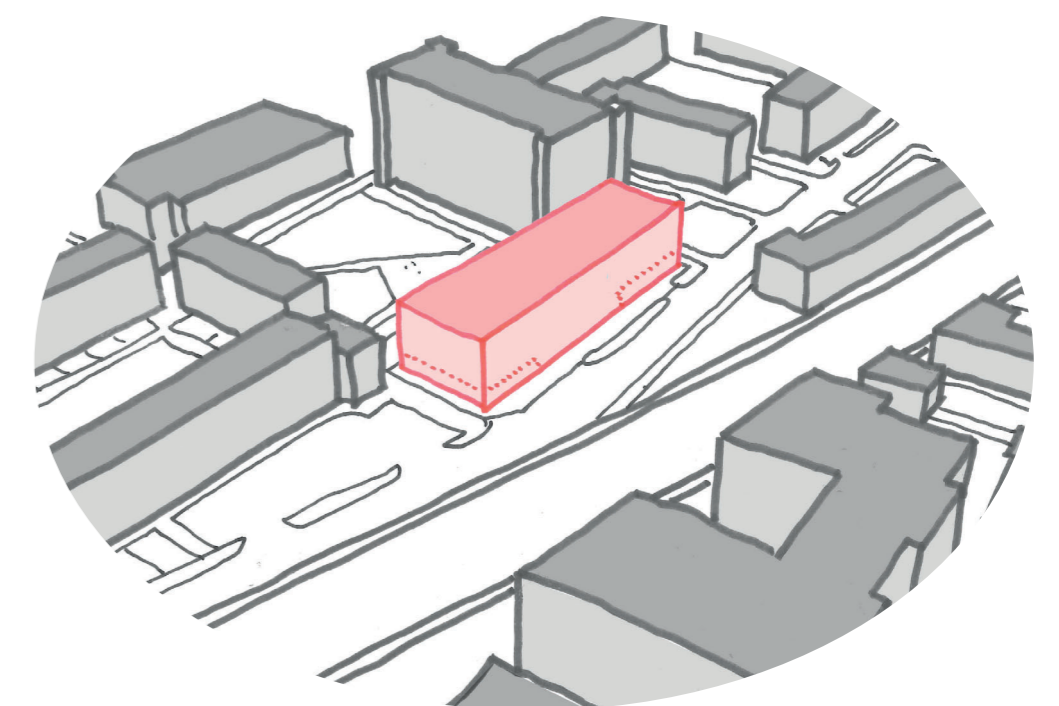
- Single block completes current estate square
- Efficiently maximises potential of the site
- Landscape potential over remaining site
- Not all flats are dual aspect



OPTION 2 TOWER AND LOW RISE

Summary:

- Permeability and direct access to park
- Large portion of the site area is developed
- Increased size of development
- Lower rise houses not suited to estate context



OPTION 3 LOW RISE BLOCK

Summary:

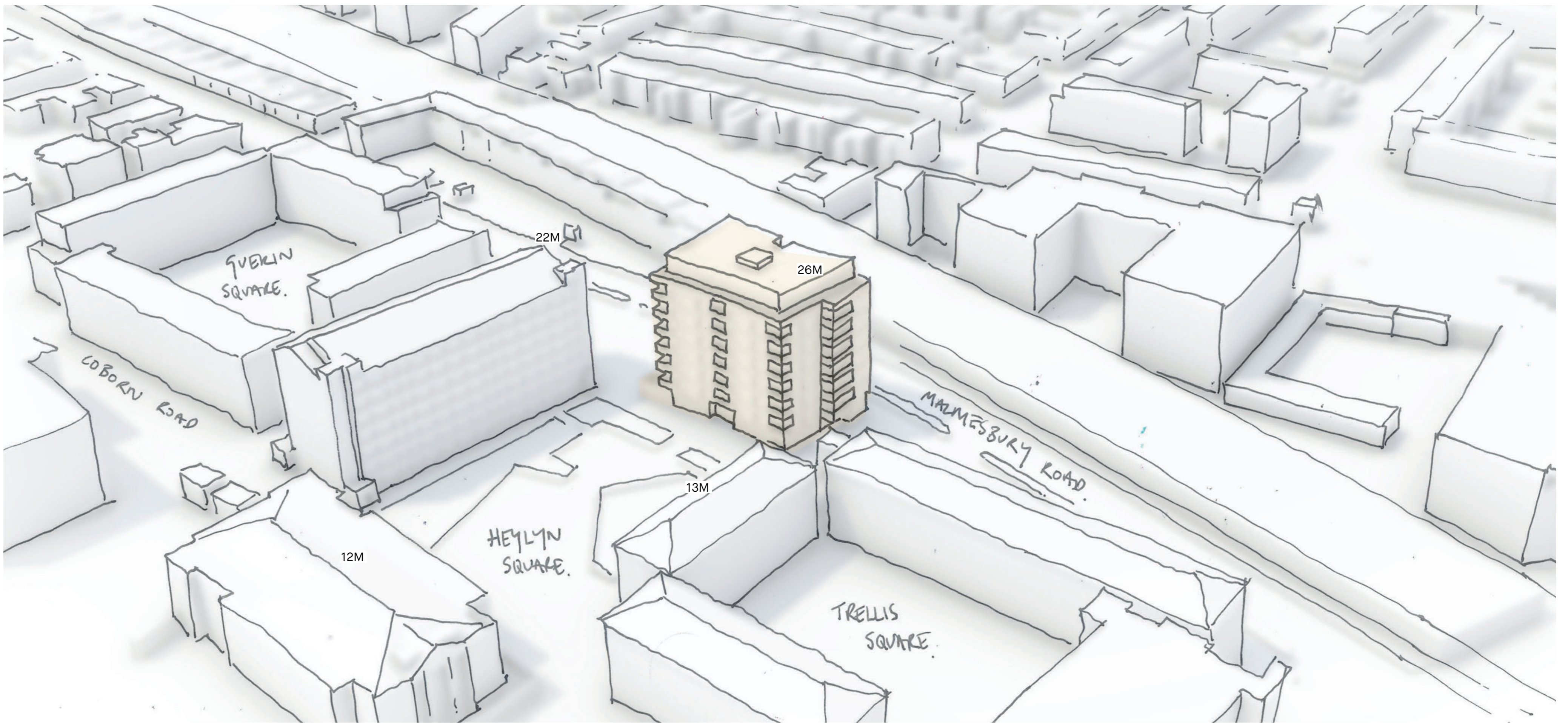
- Efficiently maximises potential of the site
- Large portion of the site area is developed
- Limits site area remaining for landscaping
- North facing flats

HEYLYN SQUARE

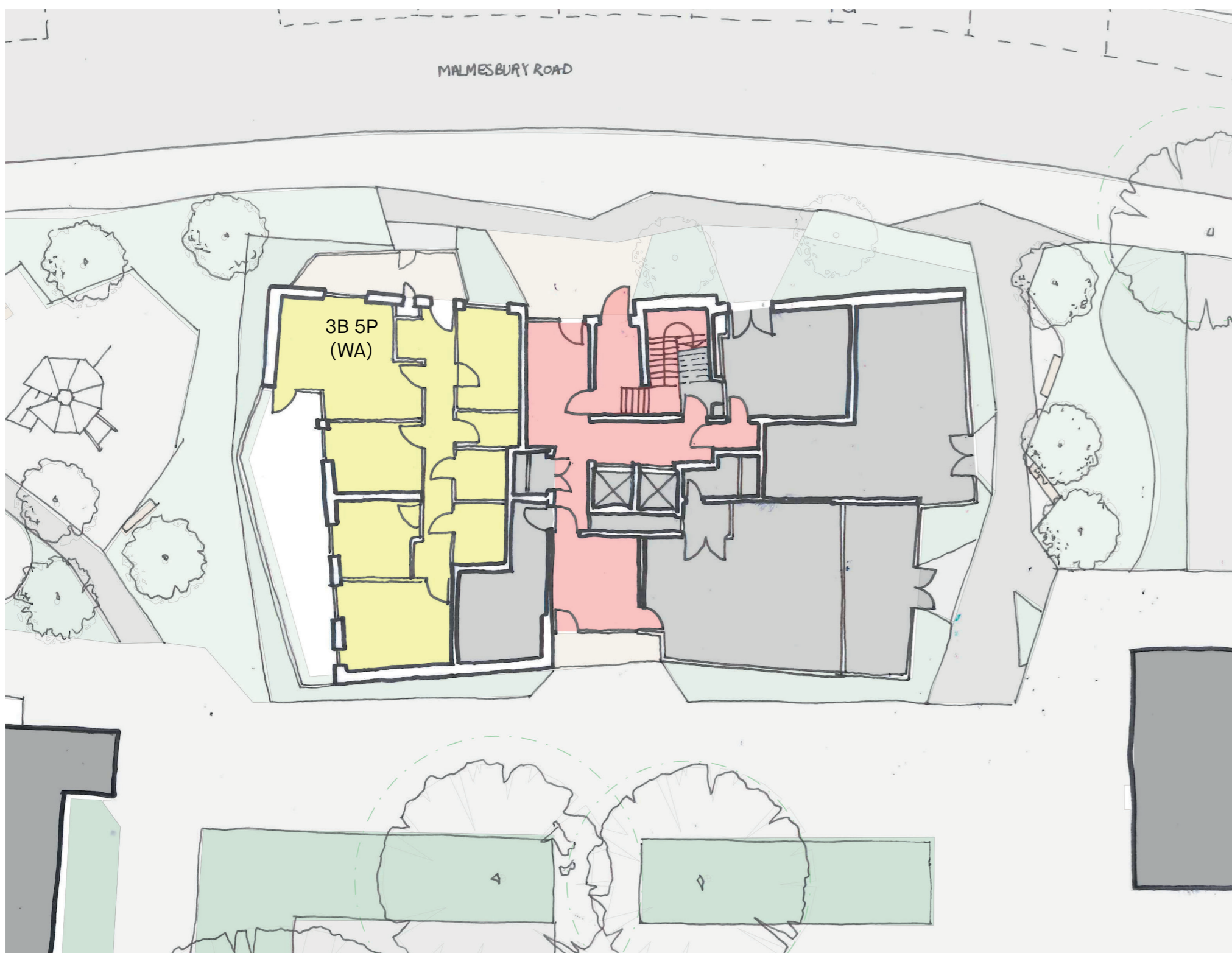
4 / PROPOSALS



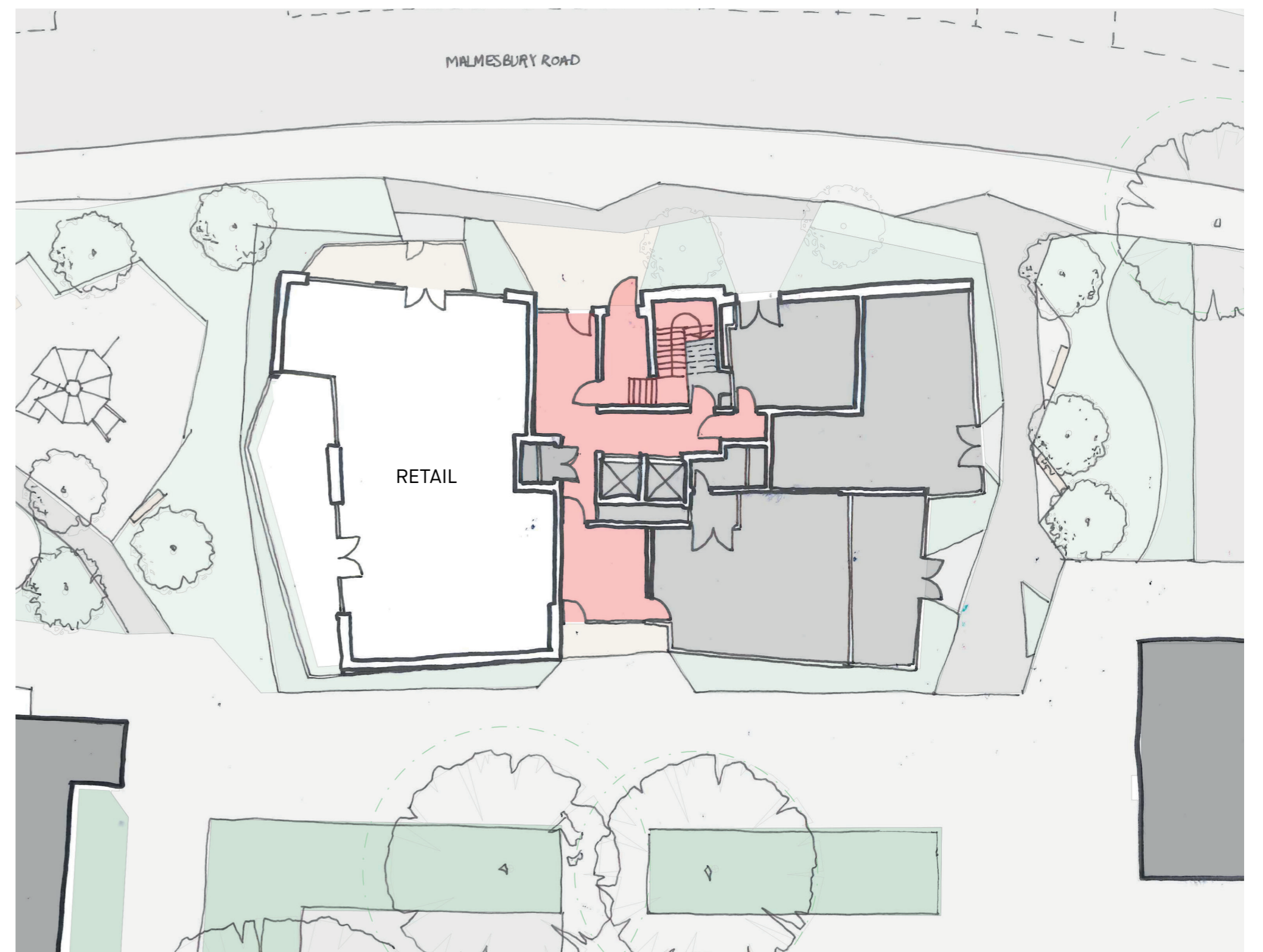
CURRENT PROPOSALS ...



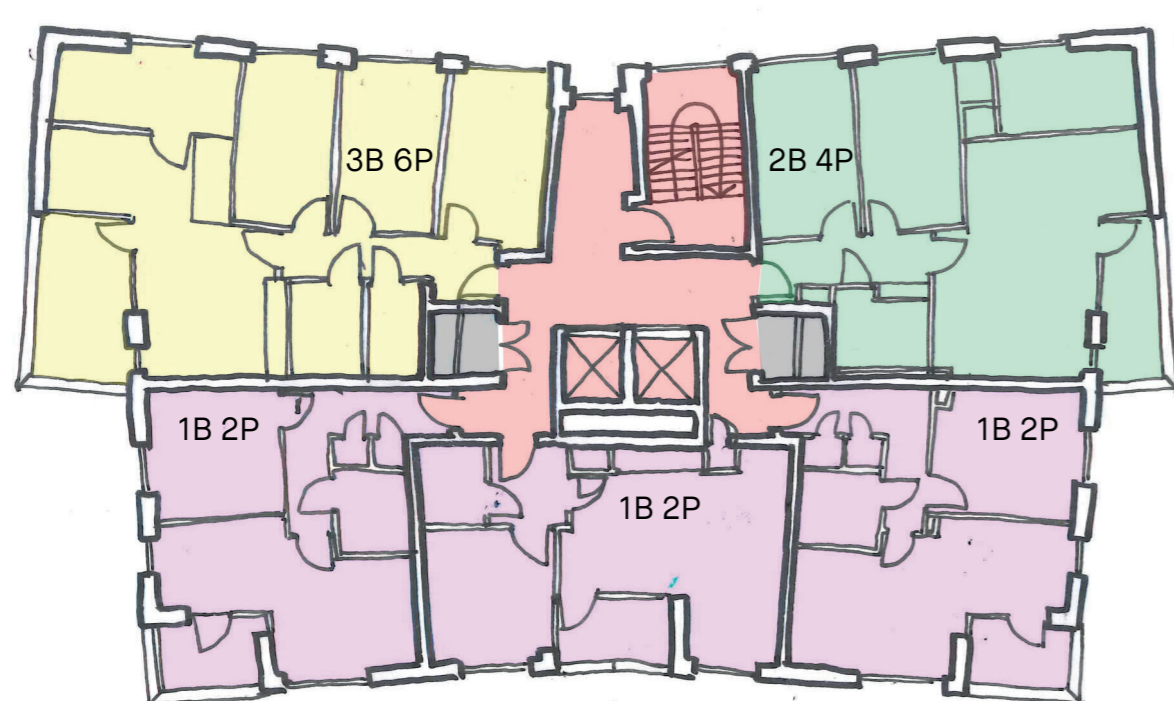
PROPOSED AERIAL VIEW OF SITE



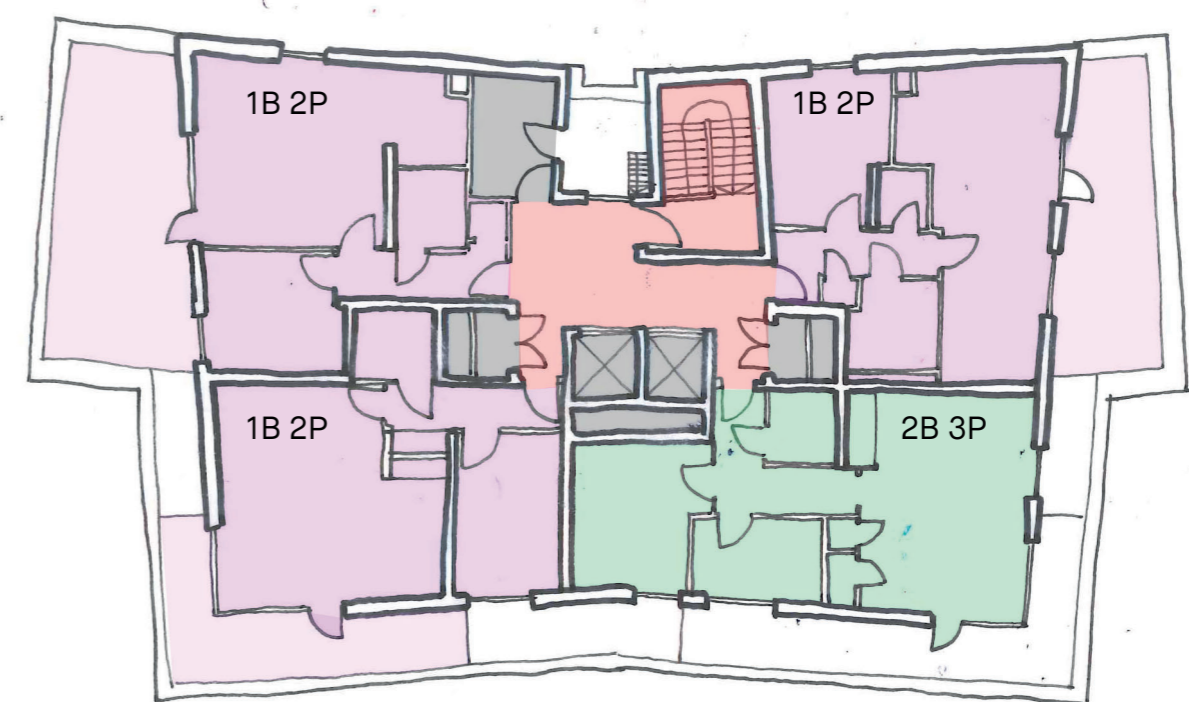
GROUND FLOOR PLAN - RESIDENTIAL OPTION



GROUND FLOOR PLAN - RETAIL OPTION



TYPICAL FLOOR PLAN



7TH FLOOR PLAN

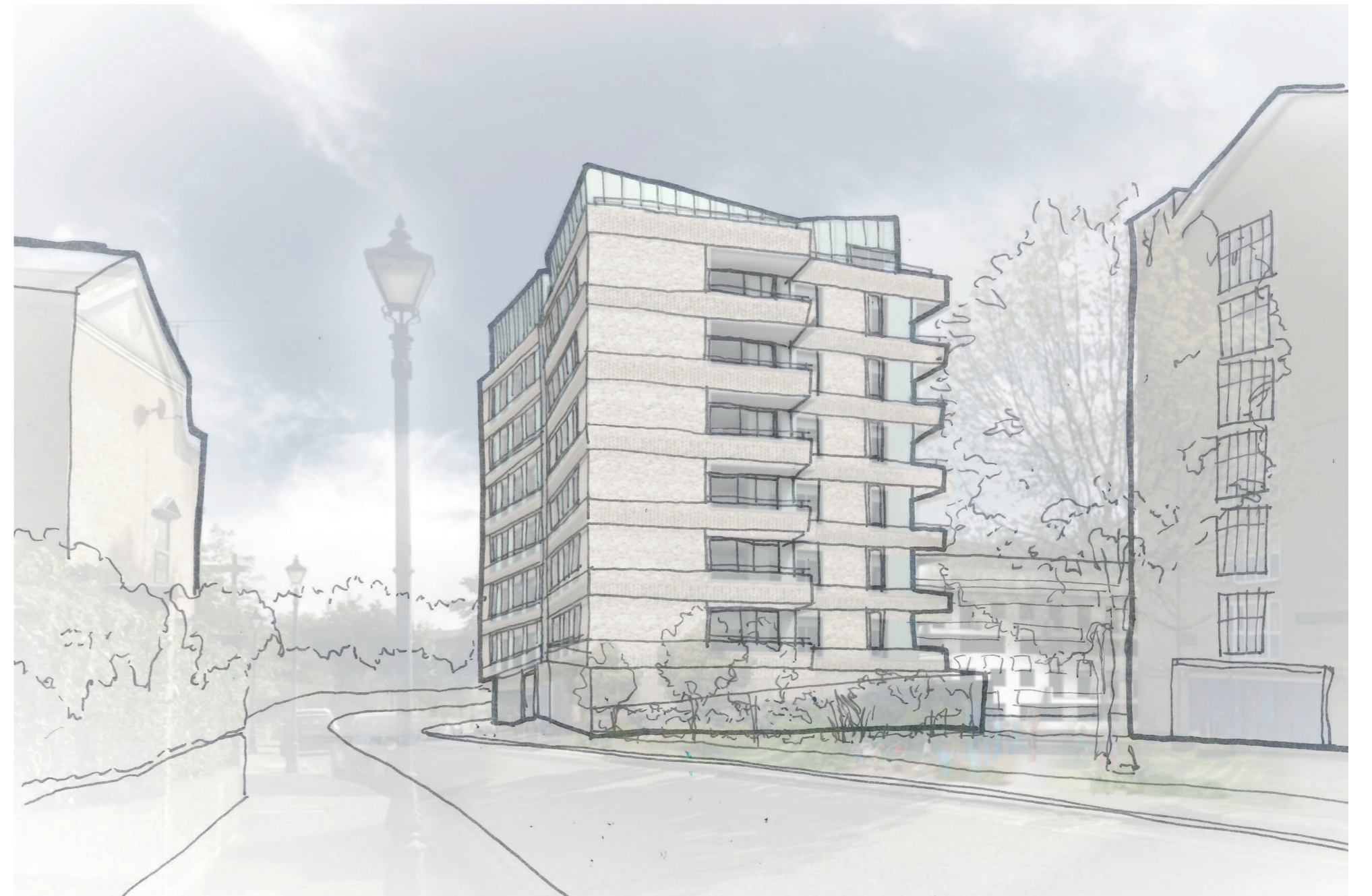


HEYLYN SQUARE

5 / LANDSCAPE AND VISUALISATIONS



PROPOSED VIEW FROM HEYLYN SQUARE



PROPOSED VIEW FROM MALMESBURY ROAD

WHAT WOULD YOU LIKE TO SEE IN THE SPACE?

Informal play



Small formal play elements



Planting, possibly linked to a natural drainage system



Seating



Trees



Exercise activities for adults

