

Tower Hamlets Council /Why we need to build

Introduction



“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 5,500 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
2. Hereford Estate
3. Jubilee St
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.

Baroness Road



View of the park to the East of the site

View from the site to the North



View of the site from the West

View towards Baroness Road from the site

Baroness Road



View to the North of the site

5



View of the site from the East

6



7



8



View of the buildings to the North-West of the site

View of the building to the North-East of the site

Tower Hamlets Council/Baroness Road. Site history

Site History



Wallis' plan of the Cities of London & Westminster, 1797

In the heavy blitz of London during the Second World War, Bethnal Green lost more than 2,000 homes, with up to another 900 left uninhabitable. Streets of bomb-damaged homes were torn down after the Second World War and replaced with new council estates.



Original Columbia Market



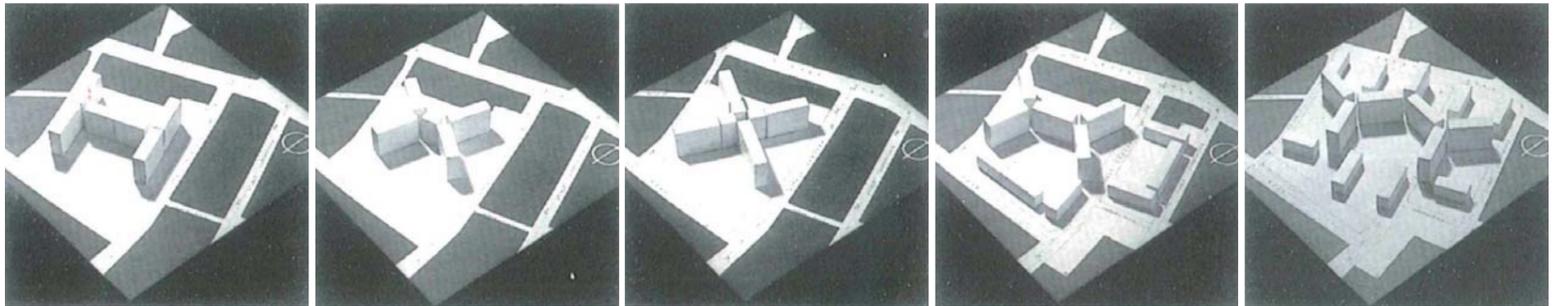
OS London 1893-96 Map of London

The Baroness Road site was no exception, in 1957 the gothic market square (right) commissioned by Baroness Burden Coultts in 1860 had fallen into disrepair and experienced Bomb damage. The buildings were demolished to make way for a new housing estate.

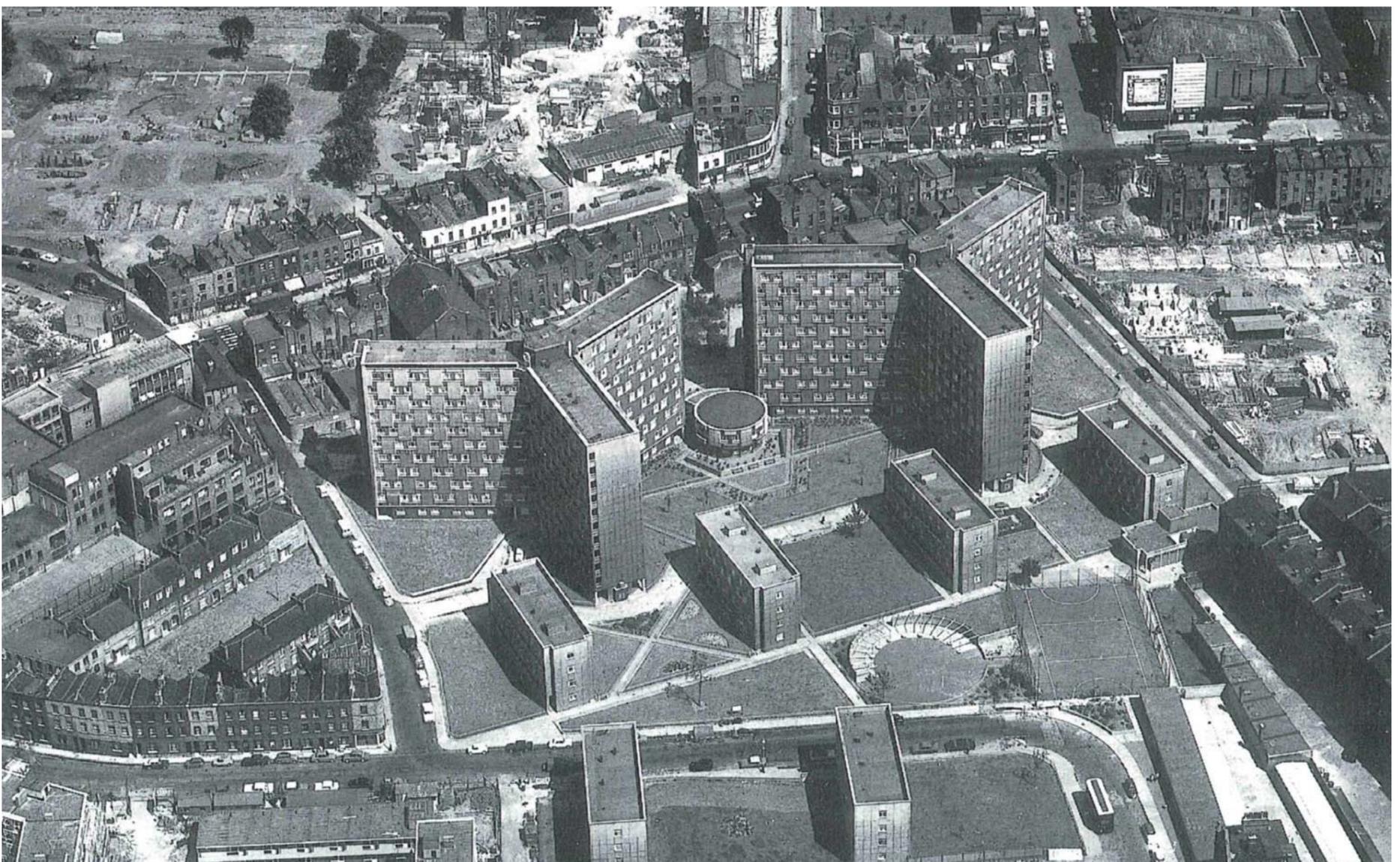
This new estate was designed by Skinner, Bailey and Lubetkin. Lubetkin is widely known for Highpoint in Highgate, The Cranbrook Estate in Bethnal Green and Lubetkin's Penguin pool London Zoo.

The majority of the state now site within a conservation area however there are no listed buildings or protected trees on, or close to, the site.

Right/
Sketch models of estate

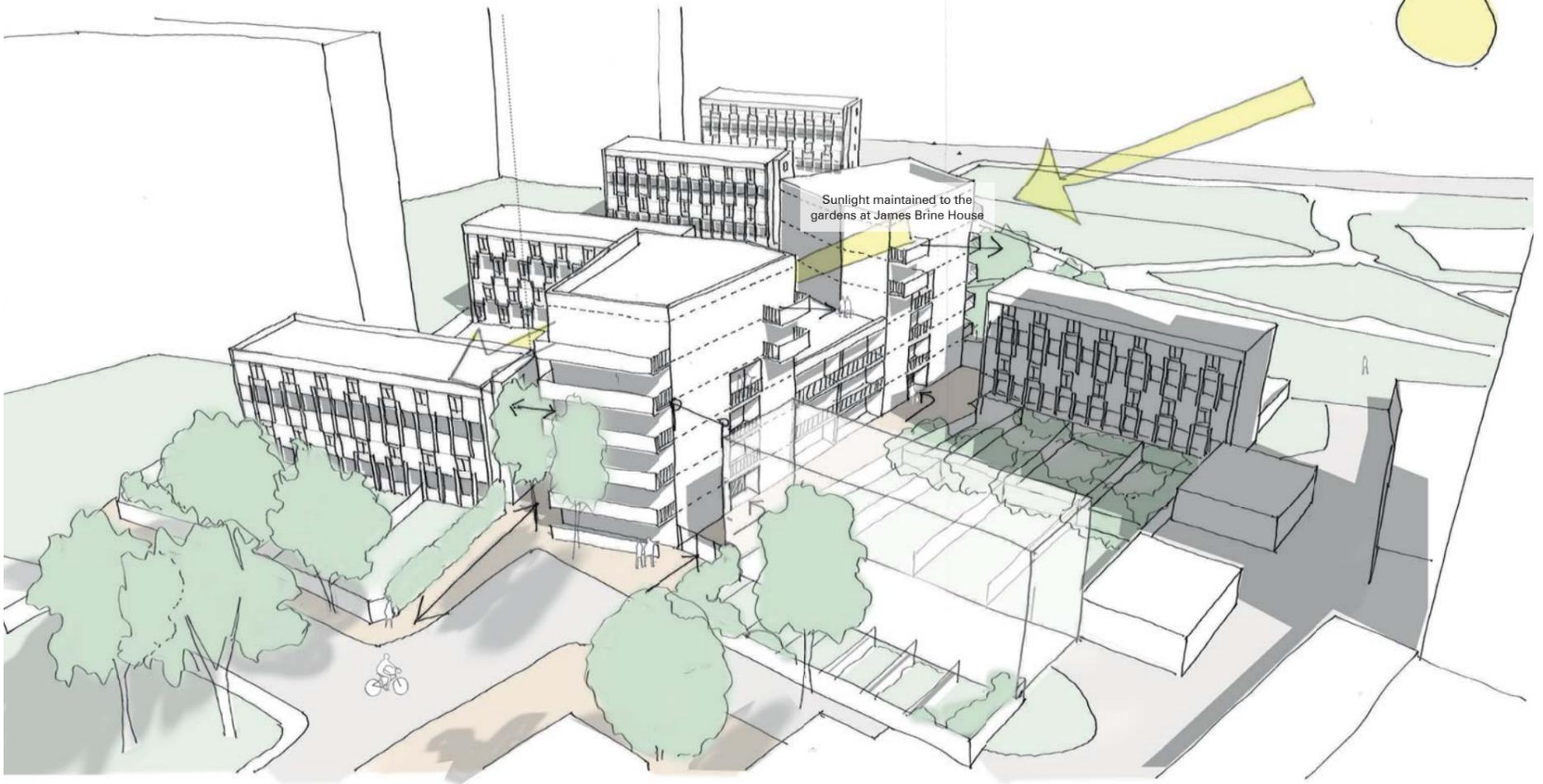


Bottom/
The Dorset estate 1957
prior to the completion
of Sivill House



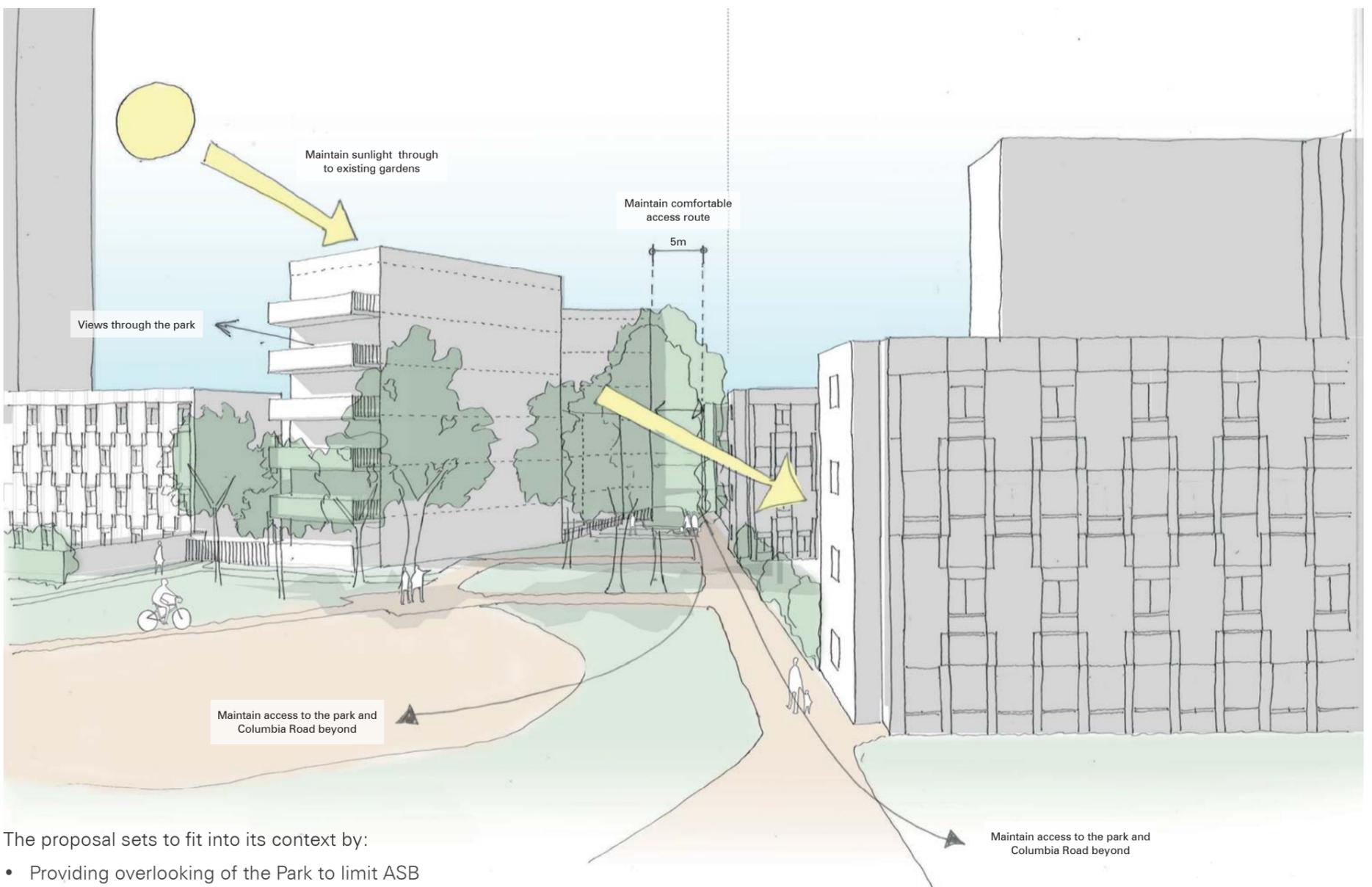
Tower Hamlets Council/Baroness Road. Proposal

The Proposal/Perspective Views



The proposed building form is designed to work with the existing geometries of the Lubetkin estate:

- Sunlight is maintained through to the gardens of James Brine House
- Access to Ravenscroft Park is maintained via a wide, well lit and well overlooked avenue with front doors at ground level to create a more active street .
- Trees that are removed will be replaced

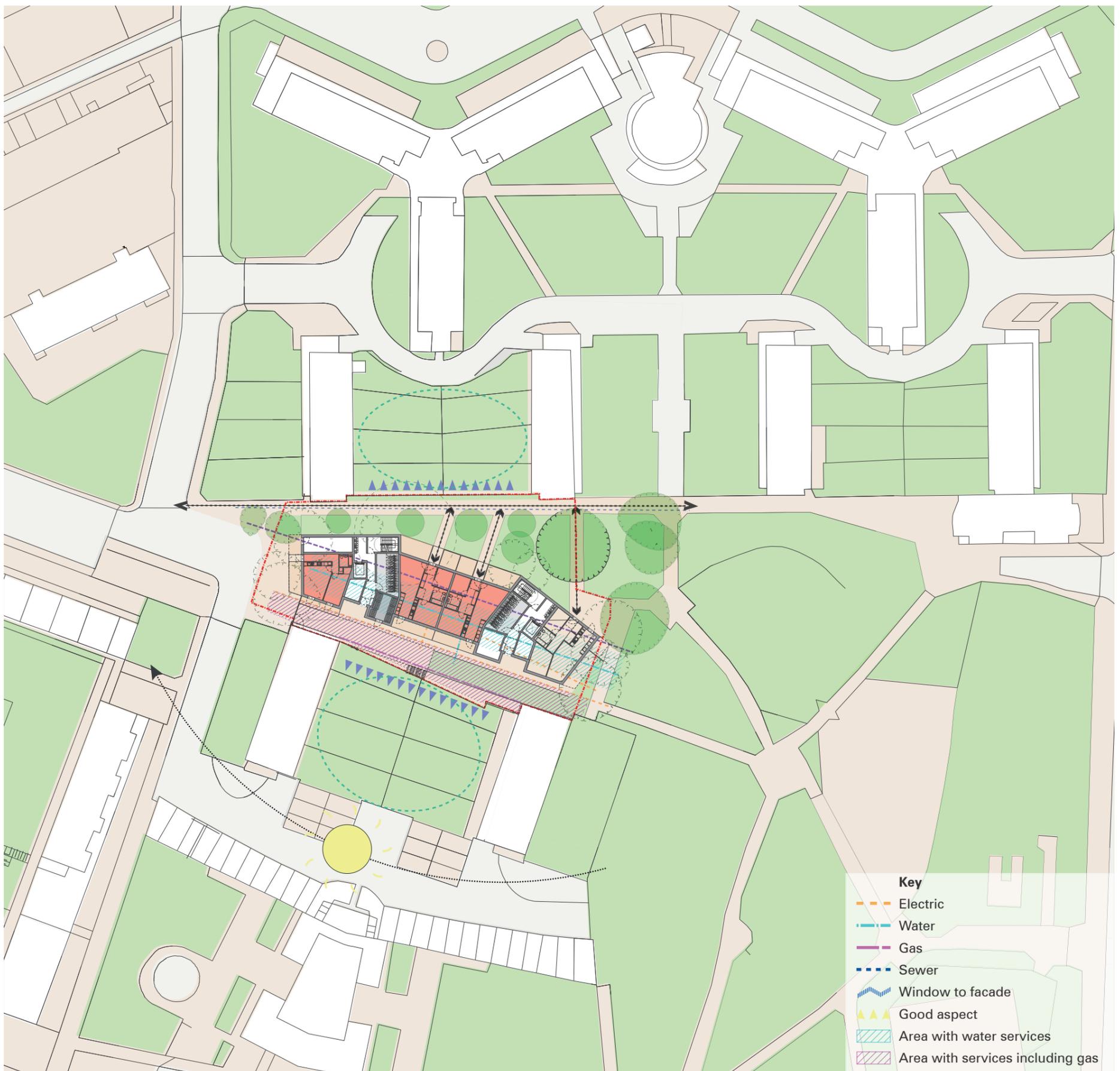


The proposal sets to fit into its context by:

- Providing overlooking of the Park to limit ASB
- New trees planted to create a greener street
- Balconies positioned with views of the park, which can reduce ASB.

Tower Hamlets Council/Baroness Road. Proposal

The Proposal/Plan with existing conditions



This consultation event gives details of a proposed affordable housing development on Baroness Road, the Dorset Estate.

The site identified is owned by Tower Hamlets Council and is currently an under used car park.

The proposal is for 28 flats - all of which will be affordable - and 10% of which will be for disabled users. The intention is also to redesign to access route to Ravenscroft Park to provide a well lit and overlooked pedestrian avenue.

Key Facts

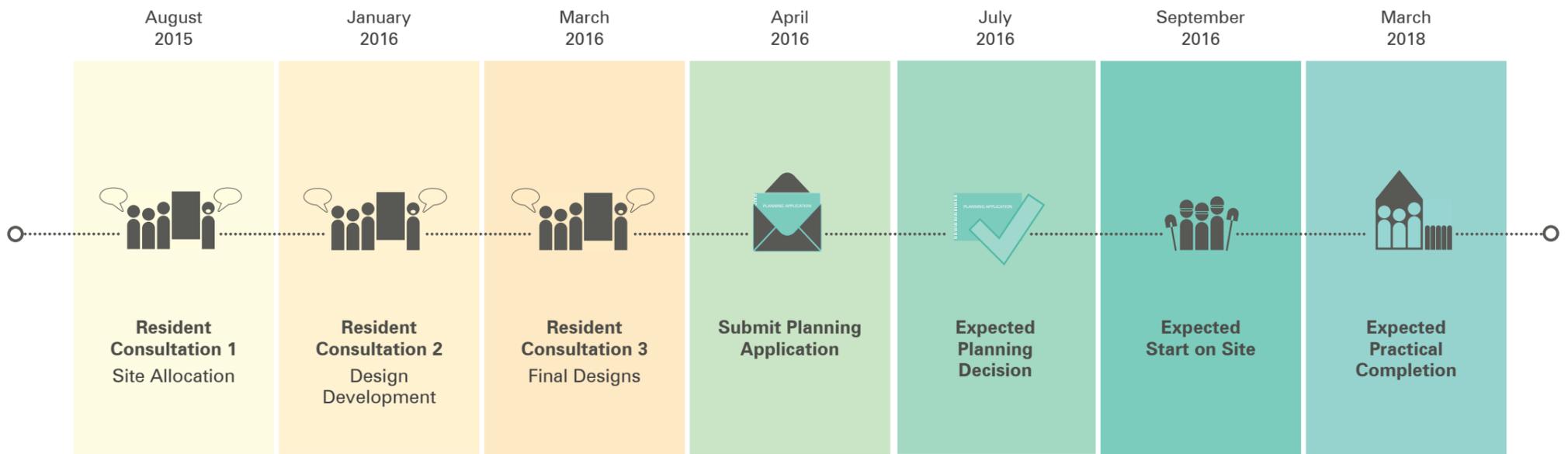
- 28 housing units
- 100% affordable housing
- 3-6 storeys
- Attractively designed dual and single aspect flats
- 10% disabled units - all at ground level
- No parking except on-street disabled. New homes will be car free, with the exception of the 3 disabled units.
- Built to modern housing standards with good floor to ceiling height
- Building built to modern sustainability standards with an efficient building fabric and additional renewable technologies.
- Existing permit holders will not be affected
- Trees lost to be re-provided

Design Principles

- To respect the historical and architectural character of the estate
- High quality design
- Better access routes
- Environmentally sensitive
- Materiality of permanence and longevity
- A building that forms part of the existing estate, a building residents can be proud of

Tower Hamlets Council/Baroness Road. Resident Consultation

Programme dates/When you can have your say



Residents will have the opportunity to share their ideas through the statutory consultation process. This will consist of three rounds. Each round will be over 2 days to ensure everybody gets a chance to have their say.

Consultation 1 :
Residents will be presented with the allocated site

Consultation 2:
Residents concerns ideas are taken into account to develop the design including massing and plan layout. This will be presented to residents during consultation 2.

Consultation 3:
Residents will be presented with the final scheme with elevation design, their comments will be taken into account prior to submitting the planning application.

Planning:
Residents have the opportunity to comment on the planning application once it is submitted to the Local Planning Authority.

- We want to hear your opinion on.....
- Your estate. What do you like or dislike about it?
 - Access
 - Security
 - Materials for the new development. Brick? Concrete?
 - Shape and form of the proposal
 - Elevation style, texture and recess
 - Planting

Design Precedents and local inspiration

