

Tower Hamlets Council - Why we need to build - Baroness Road



“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 1000 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 Car Park
2. Hereford Estate
3. Jubilee St Car Park
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.

Tower Hamlets Council - Baroness Road

Site History



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



Original Columbia Market



OS London 1893-96 Map of London

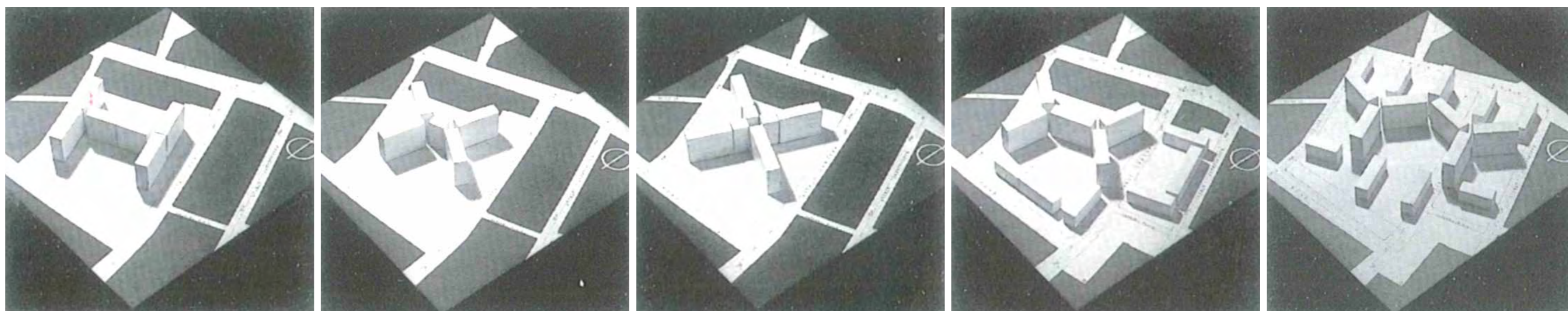
In the heavy blitz of London during the Second World War, Bethnal Green lost more than 2,000 homes, with up to another 900 left uninhabitable. Streets of bomb-damaged homes were torn down after the Second World War and replaced with new council estates.

The proposed new build site was no exception, in 1957 the gothic market square commissioned by Baroness Burden Coutts in 1860 had fallen into disrepair and experienced Bomb damage. The buildings and adjacent land were cleared to make way for a new housing estate.

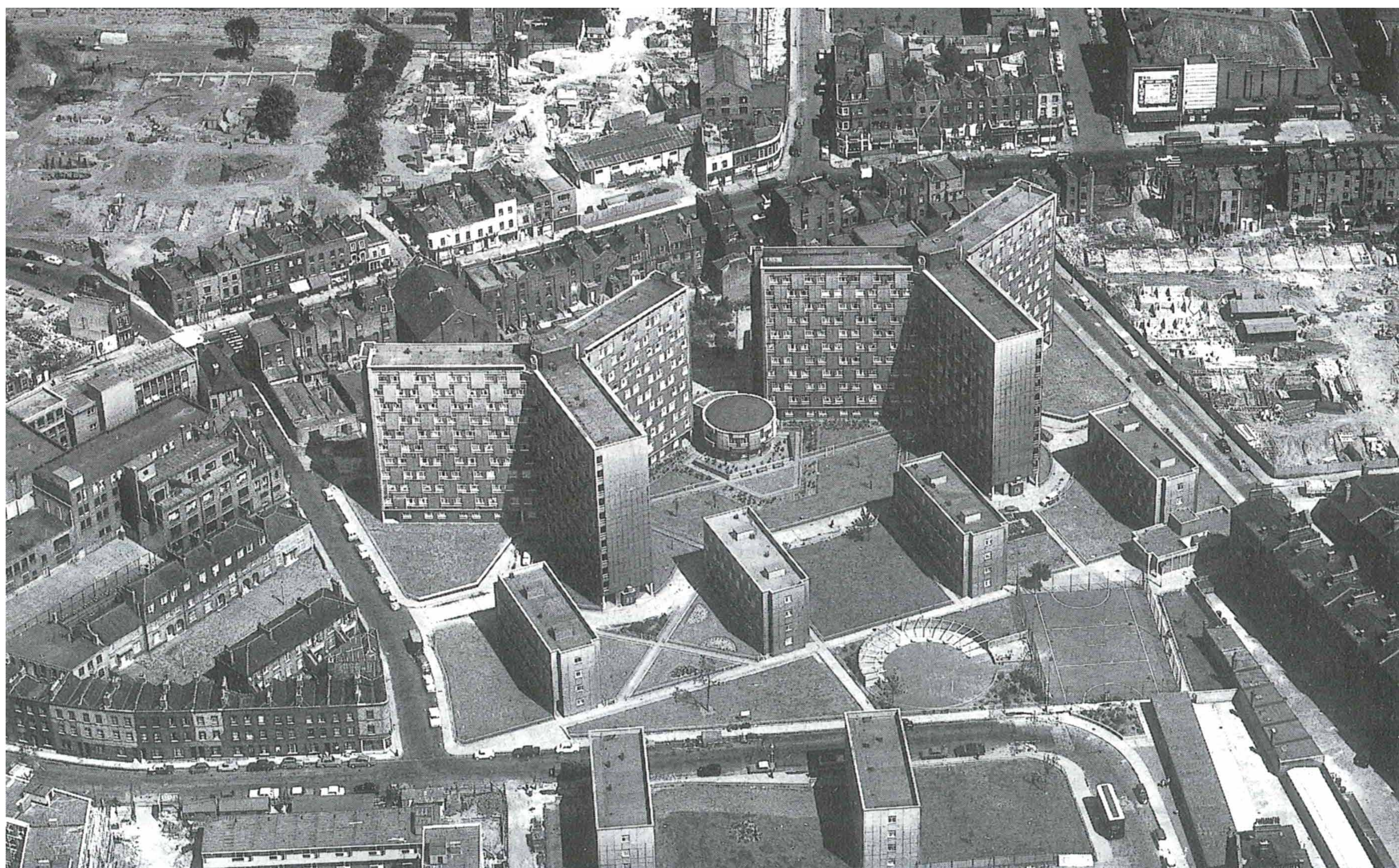
This new estate was designed by Skinner, Bailey and Lubetkin. Lubetkin is widely known for Highpoint in Highgate, The Cranbrook Estate in Bethnal Green and the penguin pool at London Zoo.

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

Right/
Original sketch models of estate from 1950s



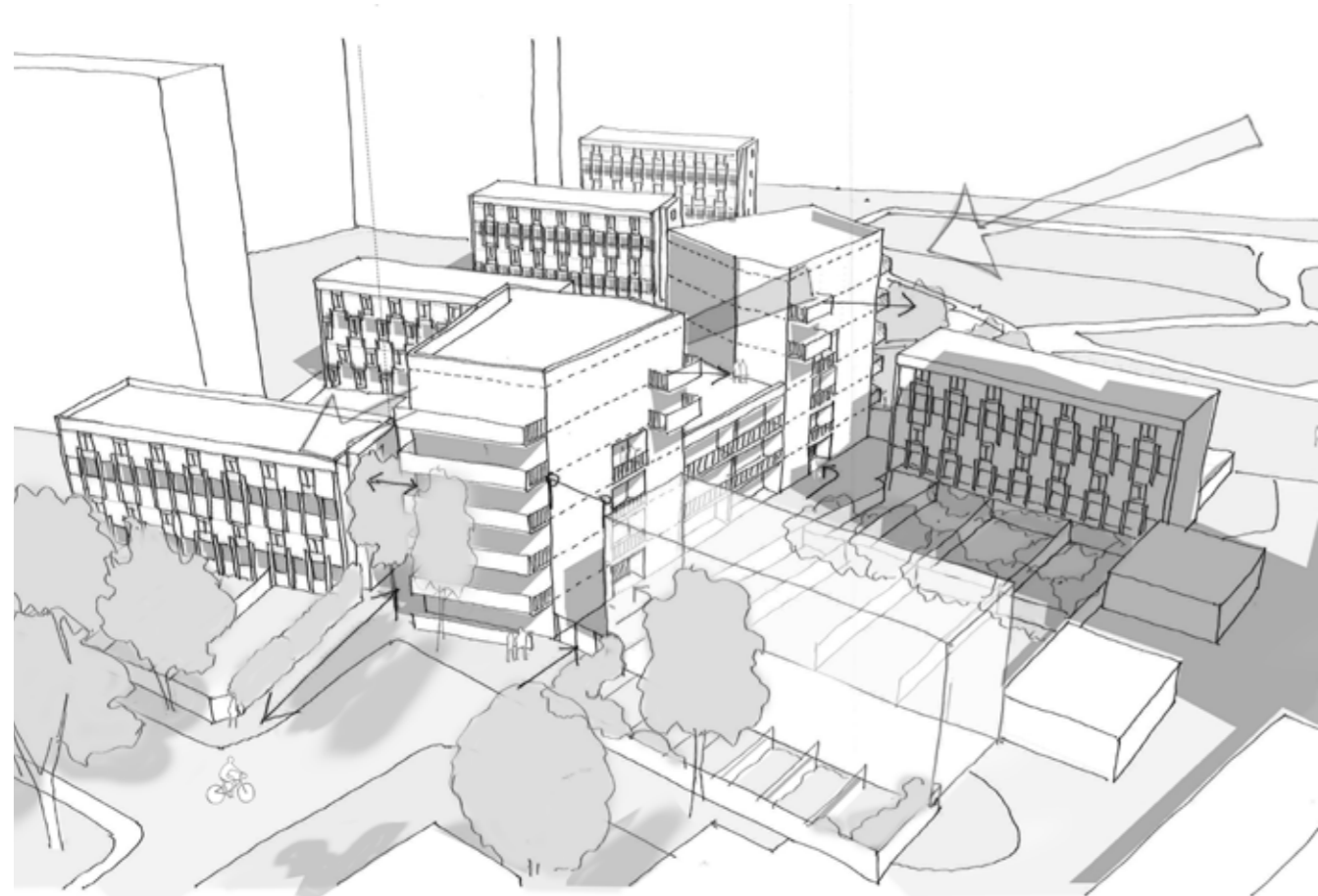
Bottom/
The Dorset estate in 1957



Tower Hamlets Council - Baroness Road

The Proposal - Perspective Views

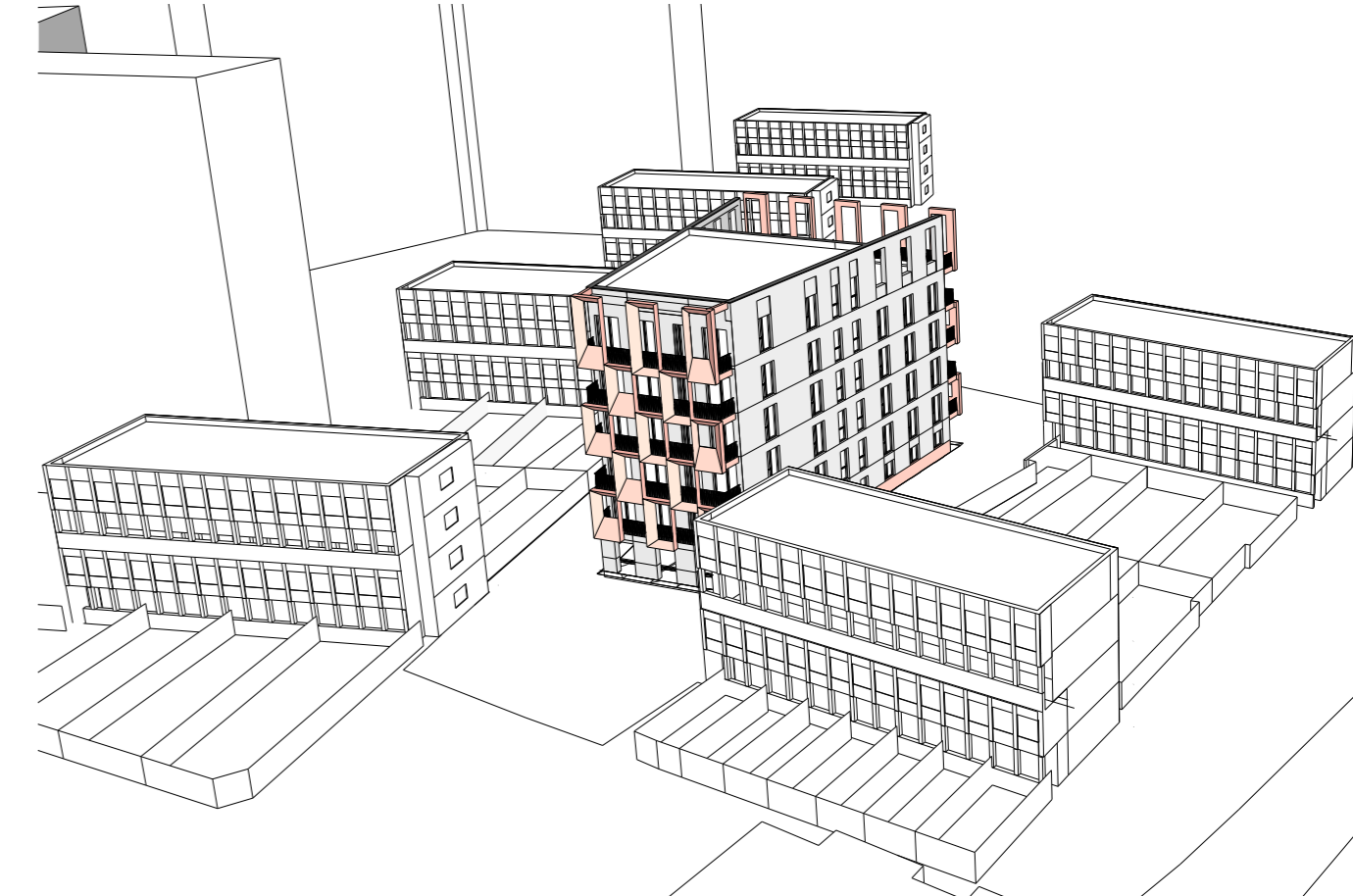
January Consultation



March Consultation



Final Proposal



What you said:

- Worries of overlooking
- Potential loss of privacy to existing windows
- Access to the park must be kept open
- New balconies should not look over existing homes
- Anti social behaviour in the park is a concern

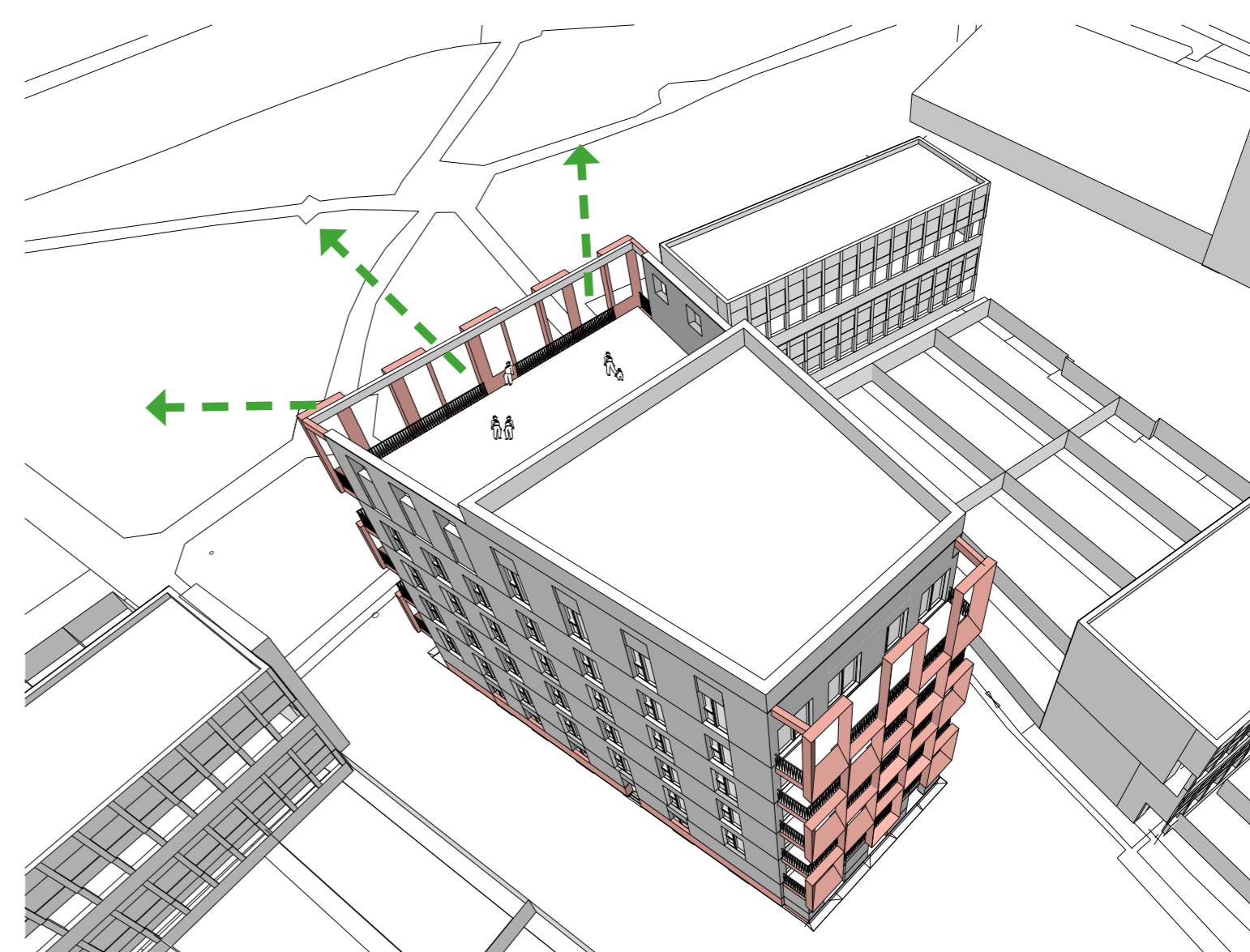


We've listened and made the following changes:

- A shorter building, total length has been reduced from 51meters to 30
- The shorter building avoids reduction of daylight and views to end windows of Robert Owen House
- Living spaces and balconies have been designed to the east and west of the building so to avoid overlooking gardens
- Access between the buildings has been enlarged
- Balconies have been arranged facing the park and the road
- Balconies overlooking the park can help reduce anti social behaviour in the area
- The rooftop terrace has been designed to overlook the park



Roof Terrace as seen from park play space



Roof Terrace gives views of the park while restricting views to private gardens

Tower Hamlets Council - Baroness Road

The Proposal - Perspective Views

Final Proposal



The east and west facades of the new development would be clad in red-pigmented precast concrete panels in a pattern similar to other areas of the estate.

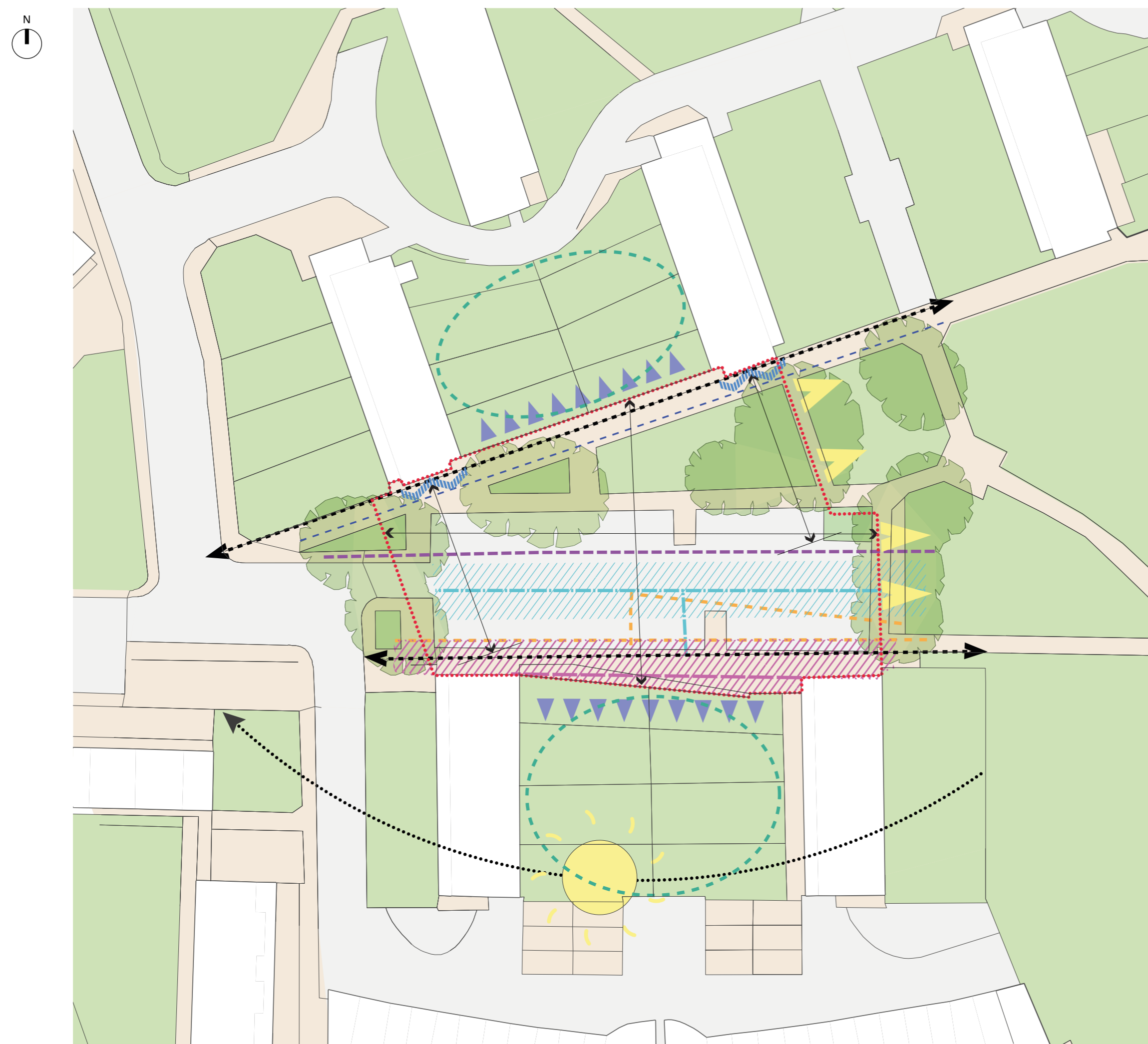
The red colour will blend with the red brick panels of the existing estate.

Each balcony benefits from an expanse of solid balustrade, for privacy; and open balustrade, for unobstructed views to the park.

The north and south elevations which face neighbouring gardens are less open and made of brick.

Tower Hamlets Council - Baroness Road

The Proposal - Plan with existing conditions



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

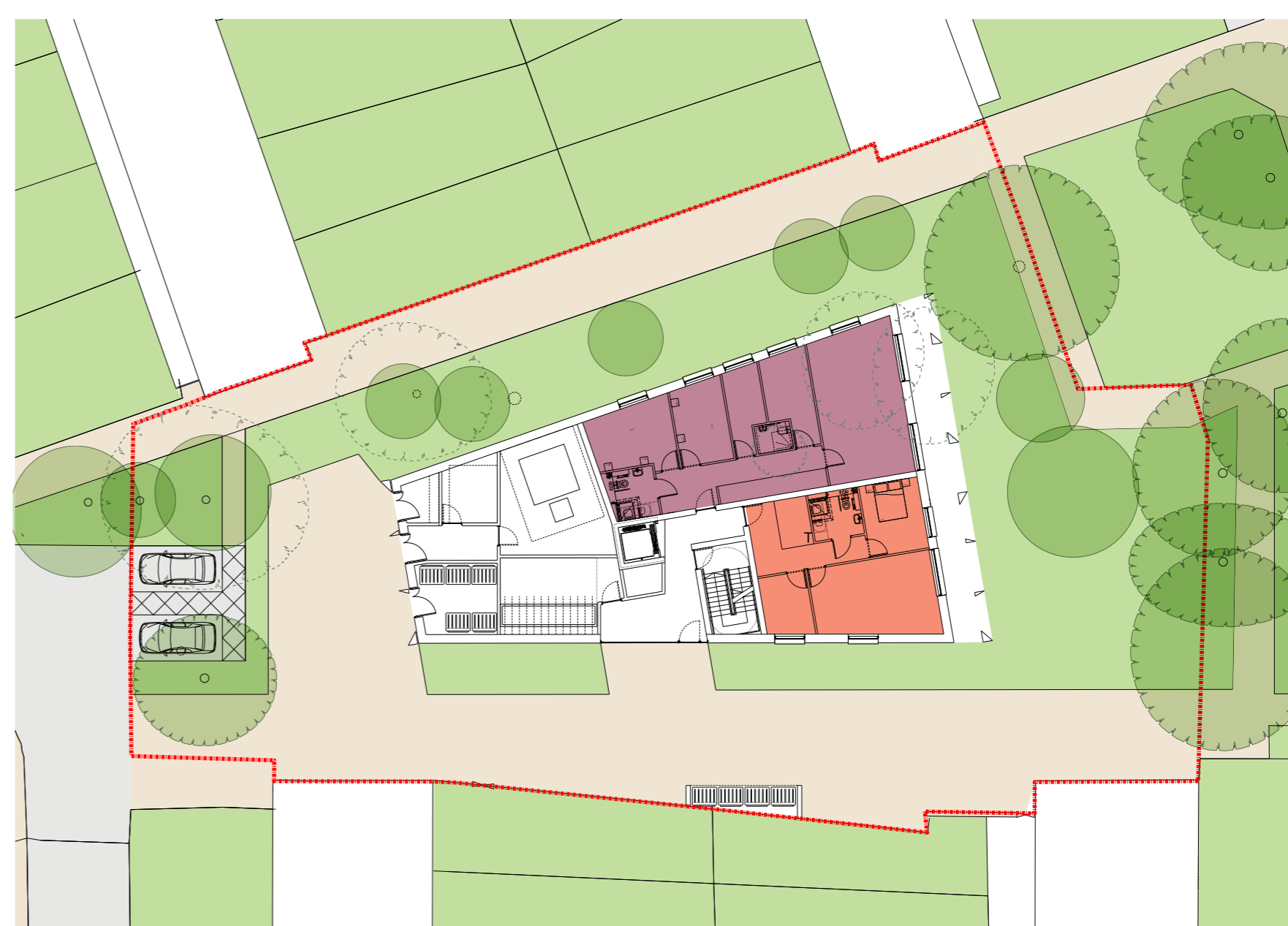
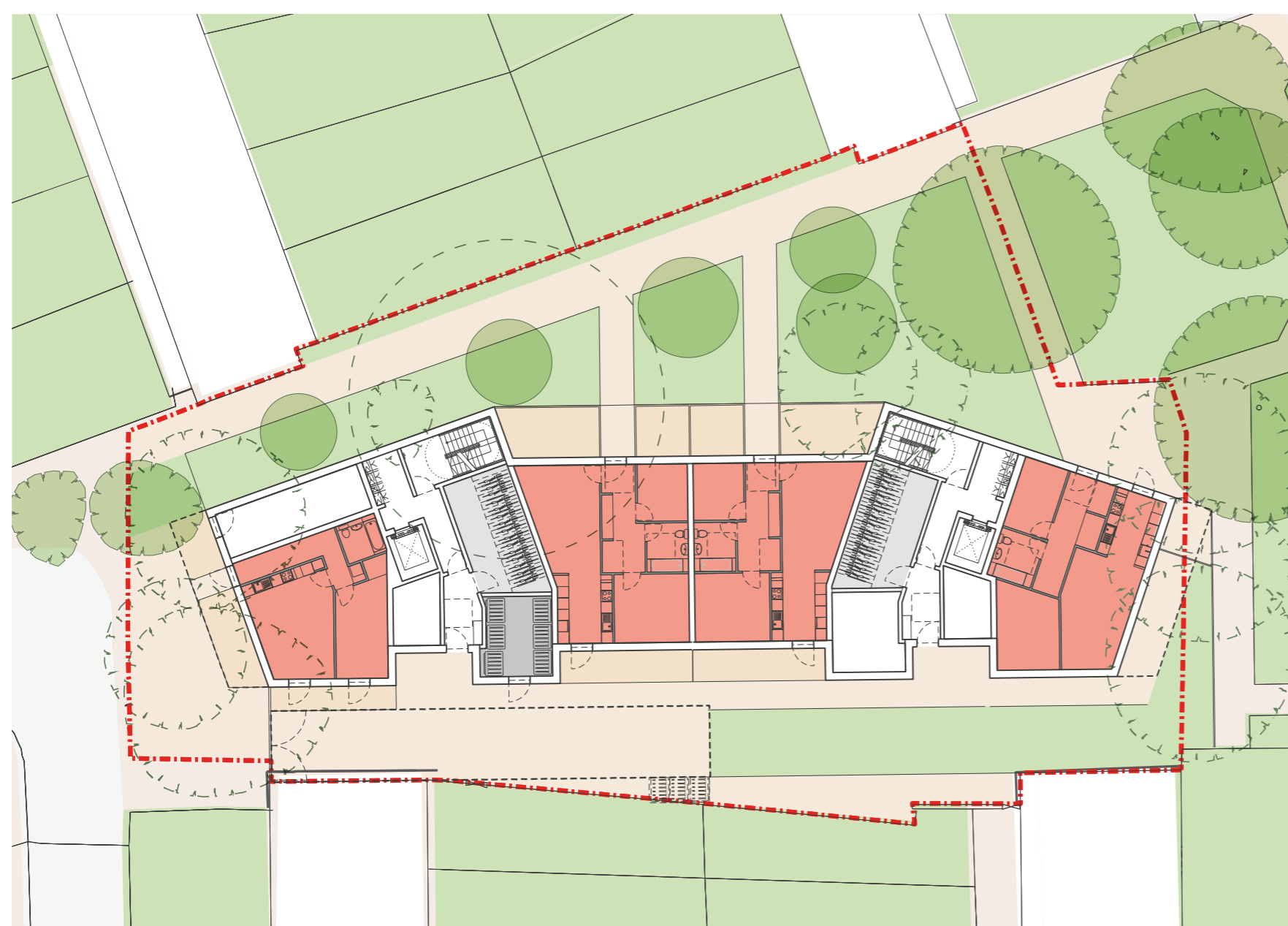
The site identified is owned by Tower Hamlets Council and is currently an under used car park.

The proposal is for 20 flats (previously 28) - all of which will be affordable - and 10% of which will be for wheelchair users. The intention is also to redesign the access route to Ravenscroft Park to provide a well lit and overlooked pedestrian avenue.

The development will provide local employment through a Section 106 planning agreement. Disturbance during construction will be minimised by requiring the chosen contractor to adhere to considerate contractor guidelines. The building will be designed to modern sustainability standards with an efficient building fabric and additional renewable technologies.

Key

- Electric
- Water
- Gas
- Sewer
- Window to facade
- Overlooking
- Good Aspect
- Passive surveillance
- Link
- Possible route
- Securing gardens



Stage 2 Proposal - January Consultation

Key Facts

- 28 homes
- 100% affordable housing
- 6 storeys
- 10% wheelchair homes - all at ground level
- No parking except on-street wheelchair. New homes will be car free, with the exception of the 2 wheelchair homes; existing permit holders will not be affected
- Trees lost to be re-provided

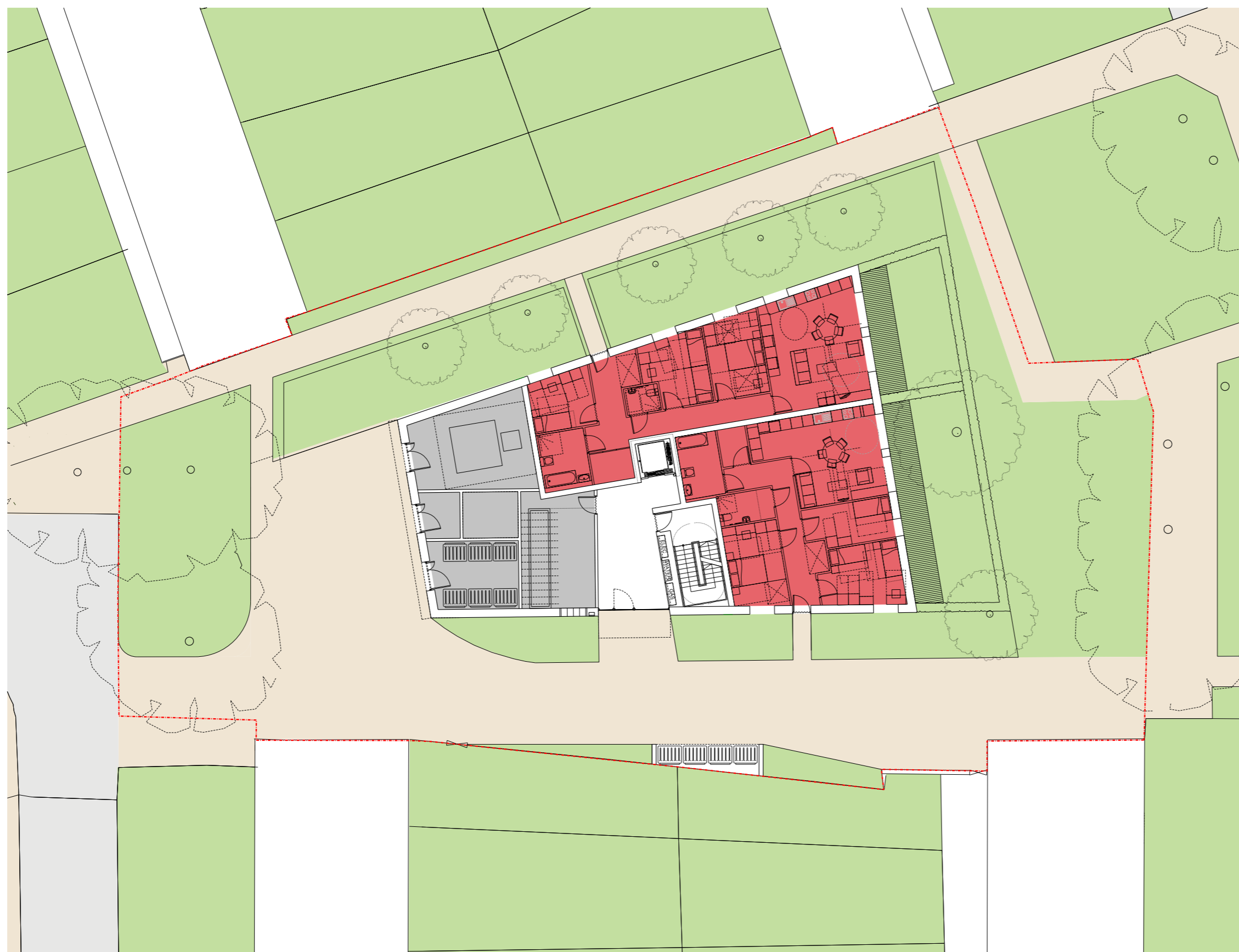
Stage 3 Proposal - March Consultation

Key Facts

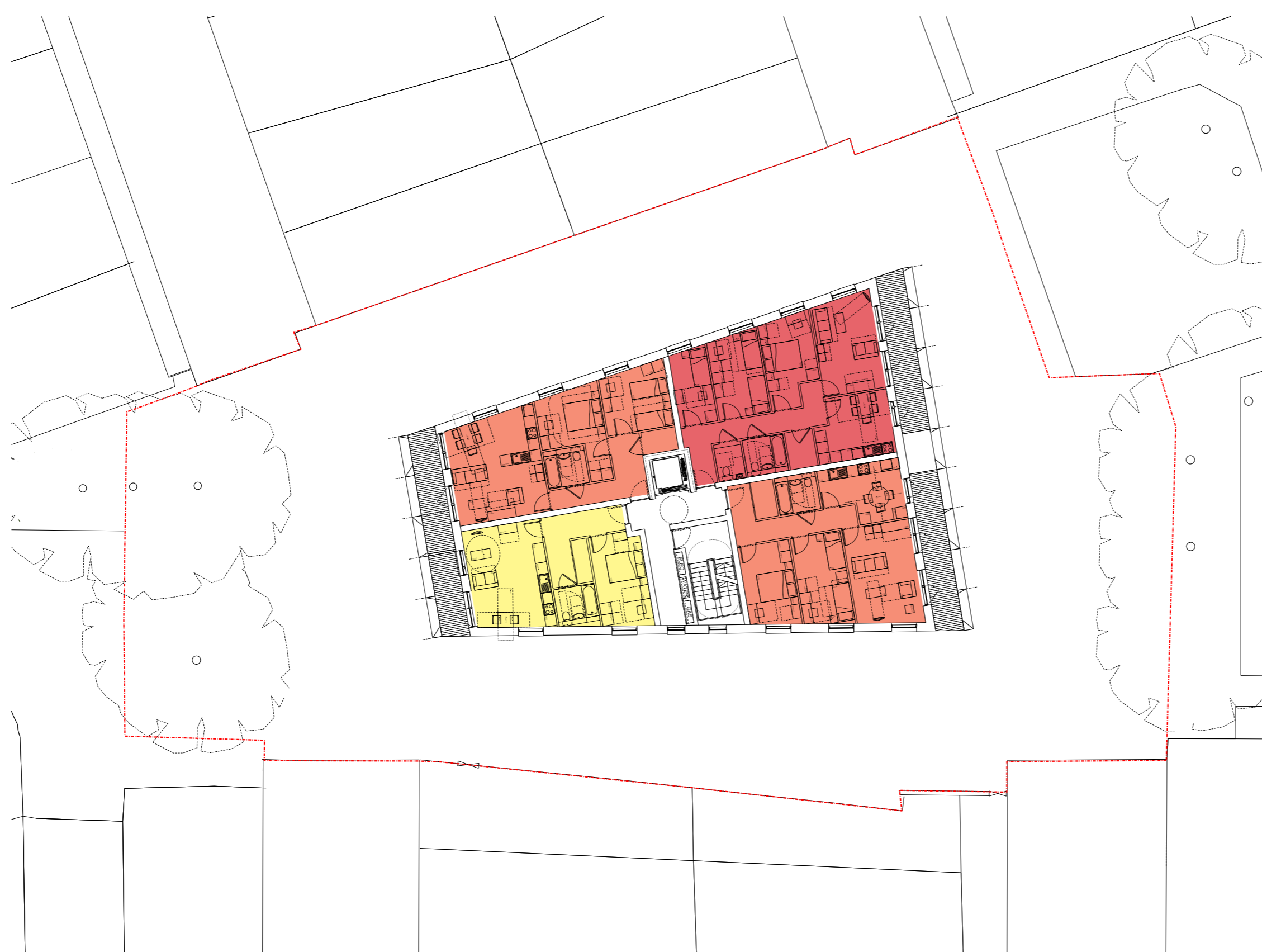
- 20 homes
- 100% affordable housing
- 5-6 storeys on a smaller building footprint
- 10% wheelchair homes - all at ground level
- No parking except on-street wheelchair. New homes will be car free, with the exception of the 2 wheelchair homes; existing permit holders will not be affected
- It is planned to retain more mature trees
- Windows of James Brine House would look past the new building with unobstructed views.

Tower Hamlets Council - Baroness Road

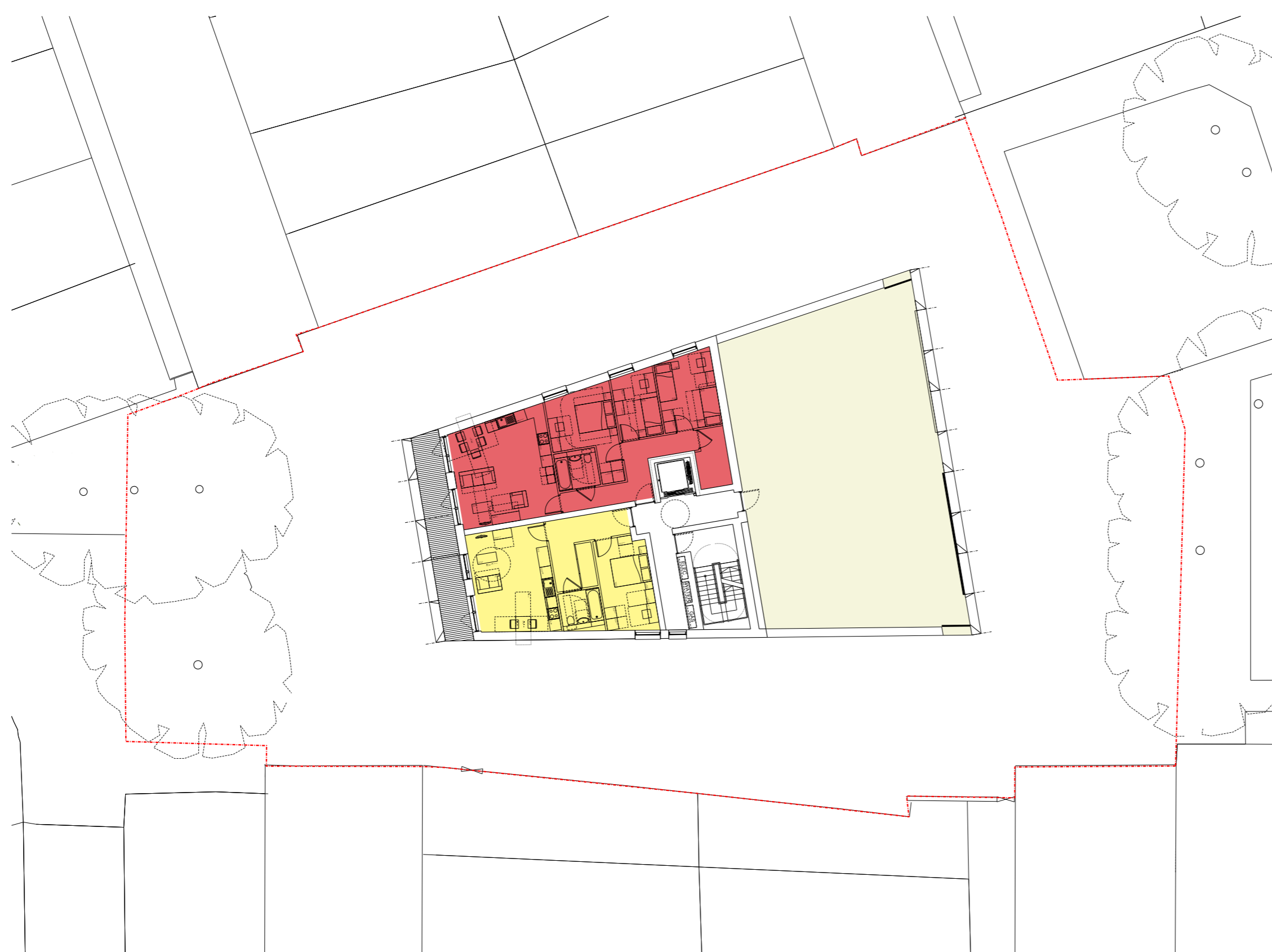
The Proposal - Plans



Ground Floor Plan



Typical Floor Plan



Upper Floor Plan

Tower Hamlets Council - Baroness Road

The Proposal - Elevations



George Loveless House

James Brine House

Proposal

Arthur Wade House

Sivill House

West Elevation



South Elevation



North Elevation



Sivill House

Arthur Wade House

Proposal

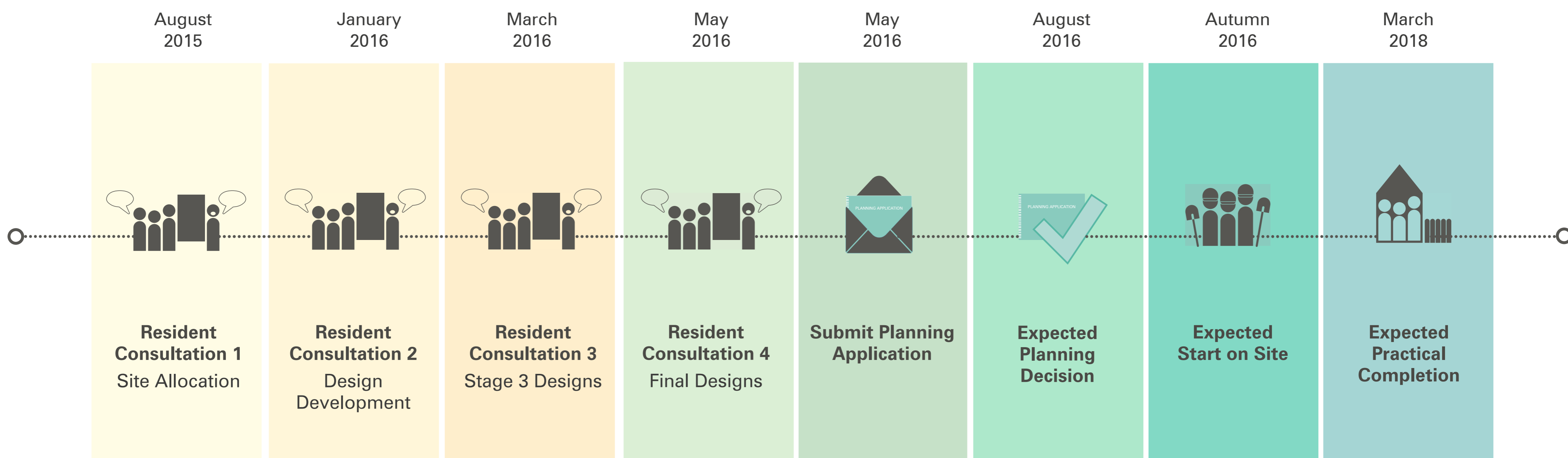
James Brine House

George Loveless House

East Elevation

Tower Hamlets Council - Baroness Road

Resident's Consultation-When you can have your say



Residents have had the opportunity to share their ideas through the statutory consultation process. This has consisted of three sessions. Each session was over 2 days to ensure everybody had a chance to have their say.

Key changes in response to January consultations

- Now 20 homes (previously 28)
- Now 5-6 storeys (previously 6)
- A smaller building footprint
- It is planned to retain more trees
- Windows of James Brine House would look past the new building
- Crime Prevention Officers have been consulted with discussions informing the designs

Consultation 1 :

The events were held on 15/08/2015 and 19/08/2015, 36 residents attended. Residents were presented with the allocated site.

Consultation 2:

The events were held on 18/01/2016 and 23/01/2016, 29 residents attended. Residents concerns and ideas were taken into account to develop the design including massing and plan layout.

Consultation 3:

The events were on 12/03/2016 and 16/03/2016. Stage 3 designs showing how we have taken on board resident's feedback were presented and discussed.

Consultation 4:

On 11/05/2016 the final scheme is being presented so that residents will be fully informed on the designs before they are formally submitted to the Local Planning Authority for consideration in May 2016.

Planning:

Once the final designs are completed a planning submission will be made in May 2016. Residents will have the opportunity to comment on the planning application directly to LBTH Planning Authority.



Alejandro Aravena Medical School



Precast red Pigmented Concrete



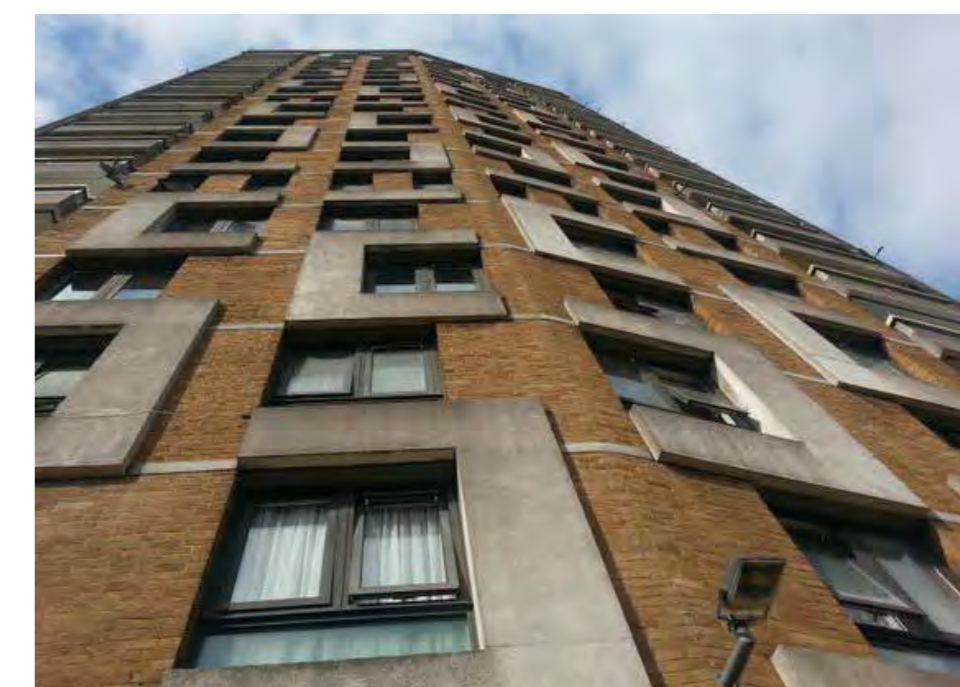
Spa Green Estate



George Loveless House



James Brine House



Sivill House