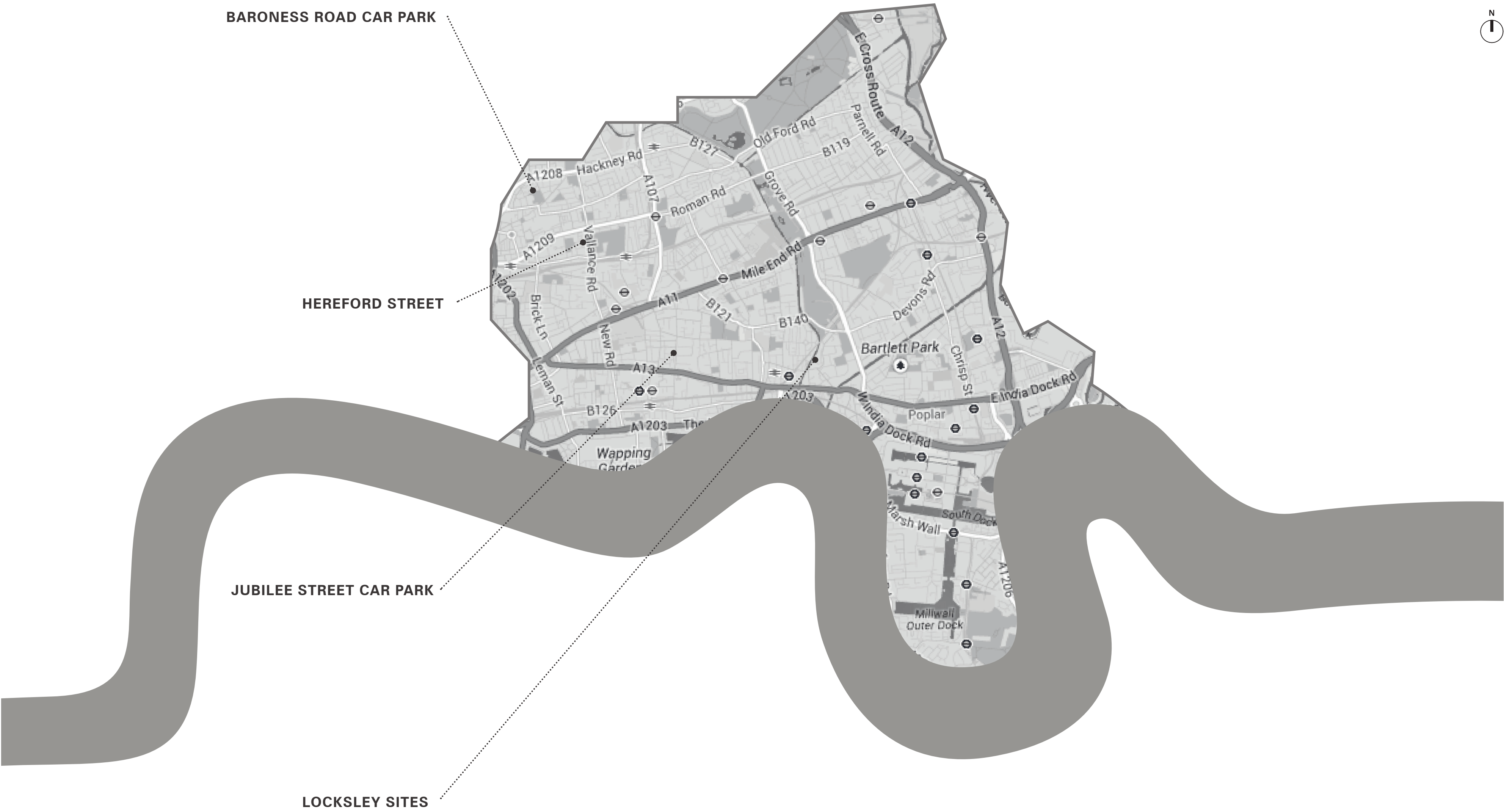


Tower Hamlets Council - Why we need to build - Hereford Estate

March 2017 Consultation



“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 within the Mayor’s term.

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.

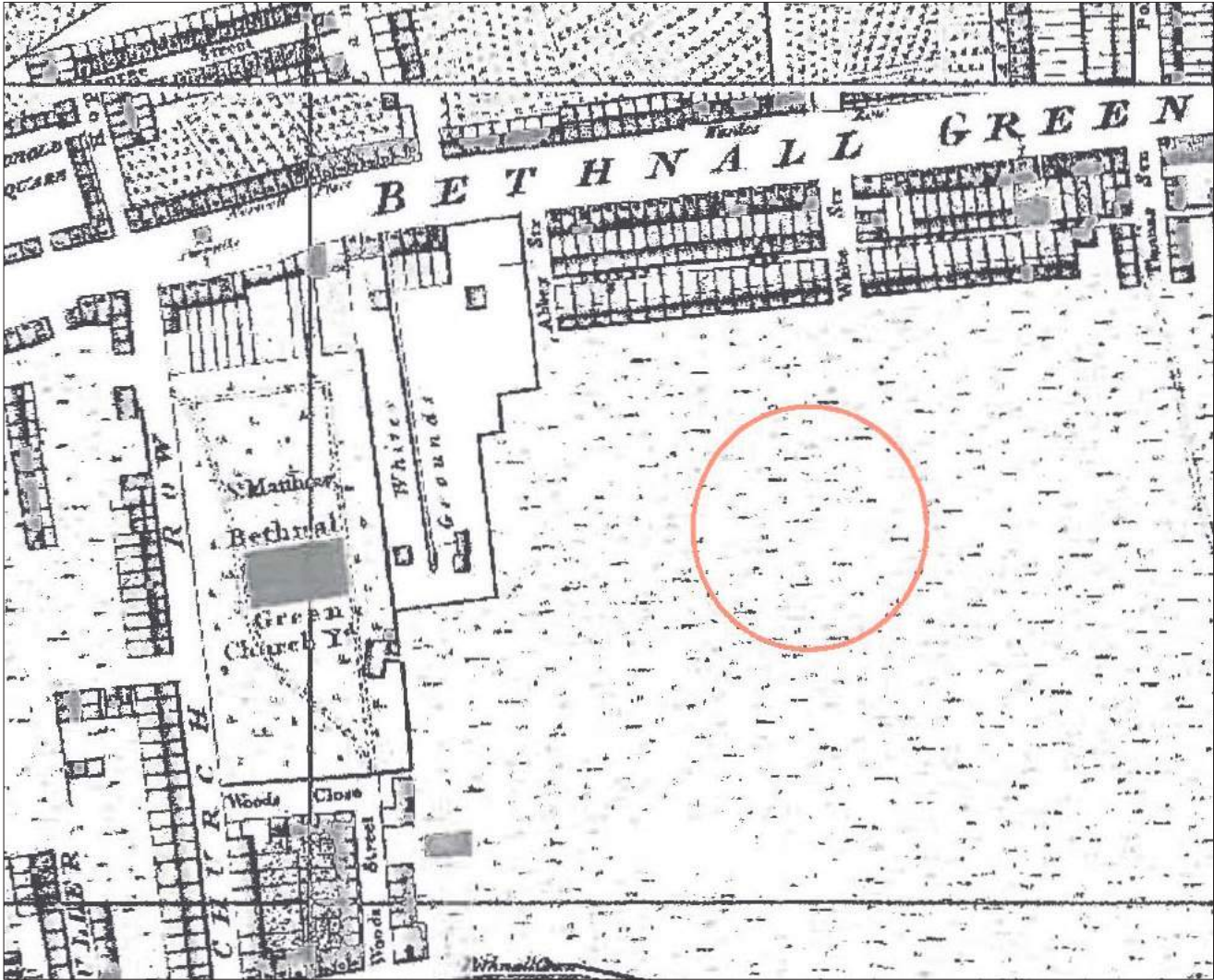
The sites identified for development include:

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- Hereford Estate

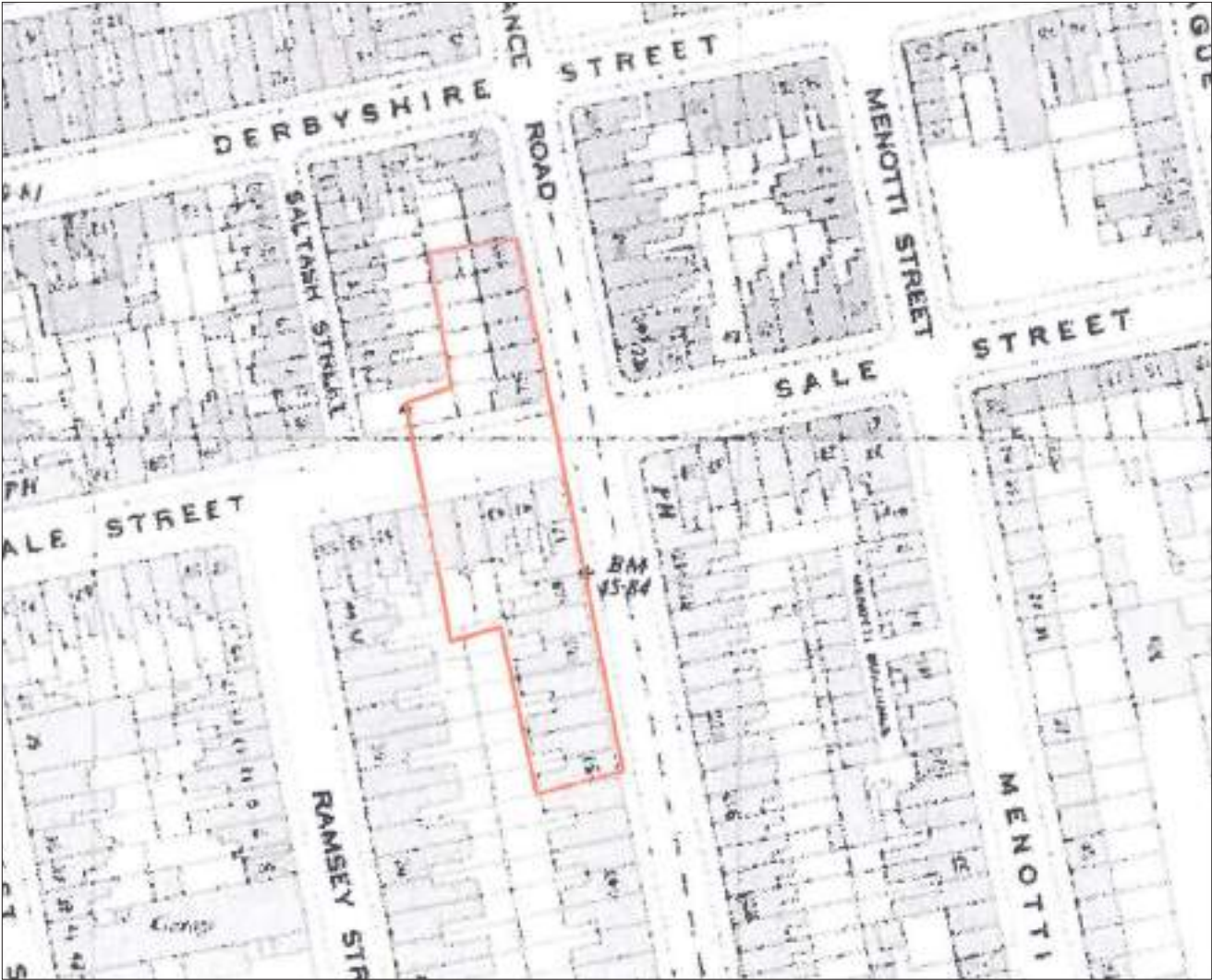
Site History



1813 Ordnance Survey

The site was undeveloped. To the north was terraced housing on Bethnal Green Road. To the West was the 18th Century Church of St Matthews.

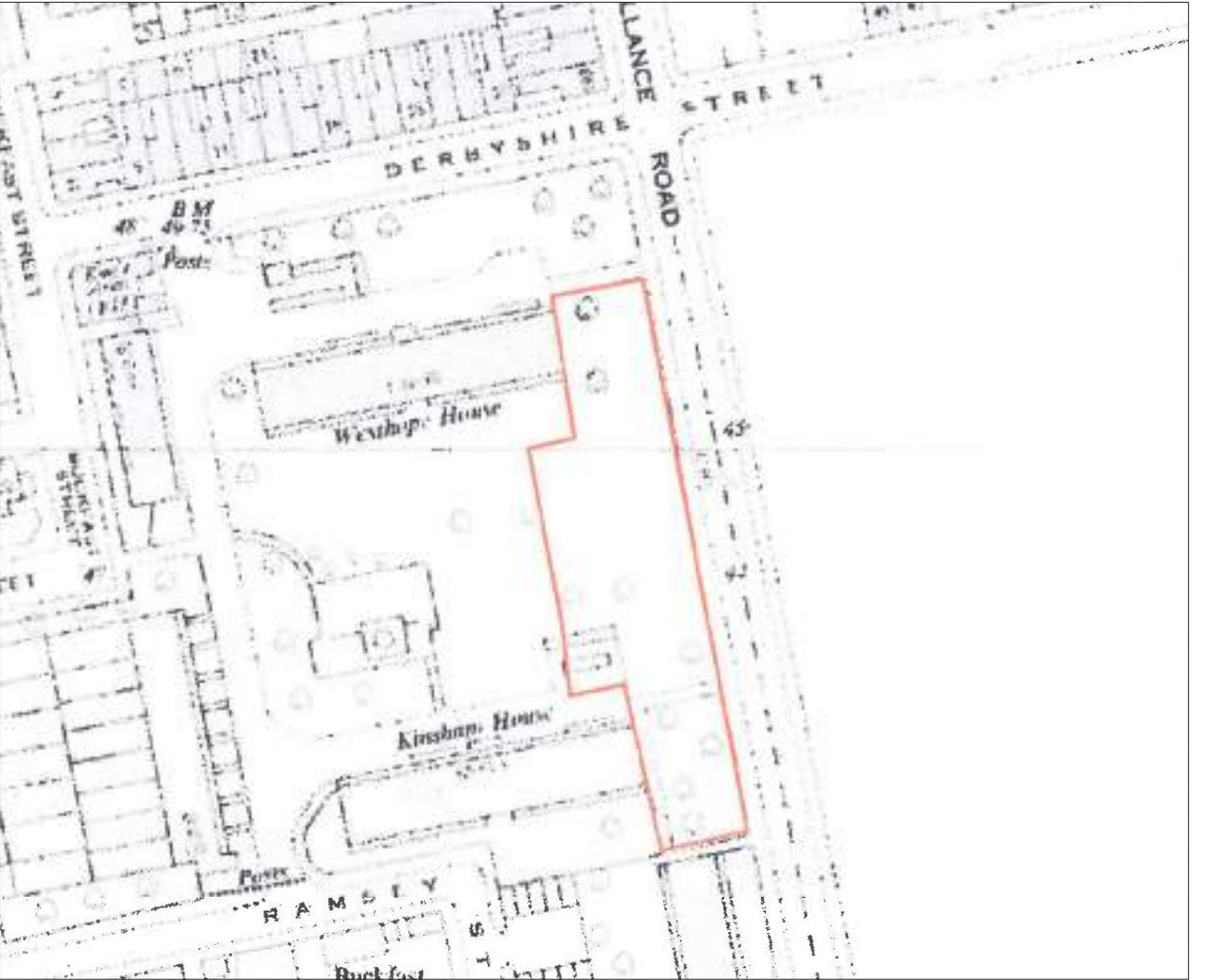
The Church of St Matthew is now Grade II* listed. It was built in 1743-46 to the designs of George Dance the Elder. The exterior retains much of the classic grandeur from this significant period of church building. Its interior was repaired after the war by J. Anthony Lewis.



1948 Ordnance Survey

By 1827 the site had been developed with terraced housing. This remained unchanged until the 1950s when the area was redeveloped.

The 1939-45 London County Council Bomb Damage Map shows the site undamaged. Therefore the post-war removal of housing seems to be as part of a slum clearance rather than due to damage sustained in the Blitz, however the area still has a low/medium UXO probability rating.

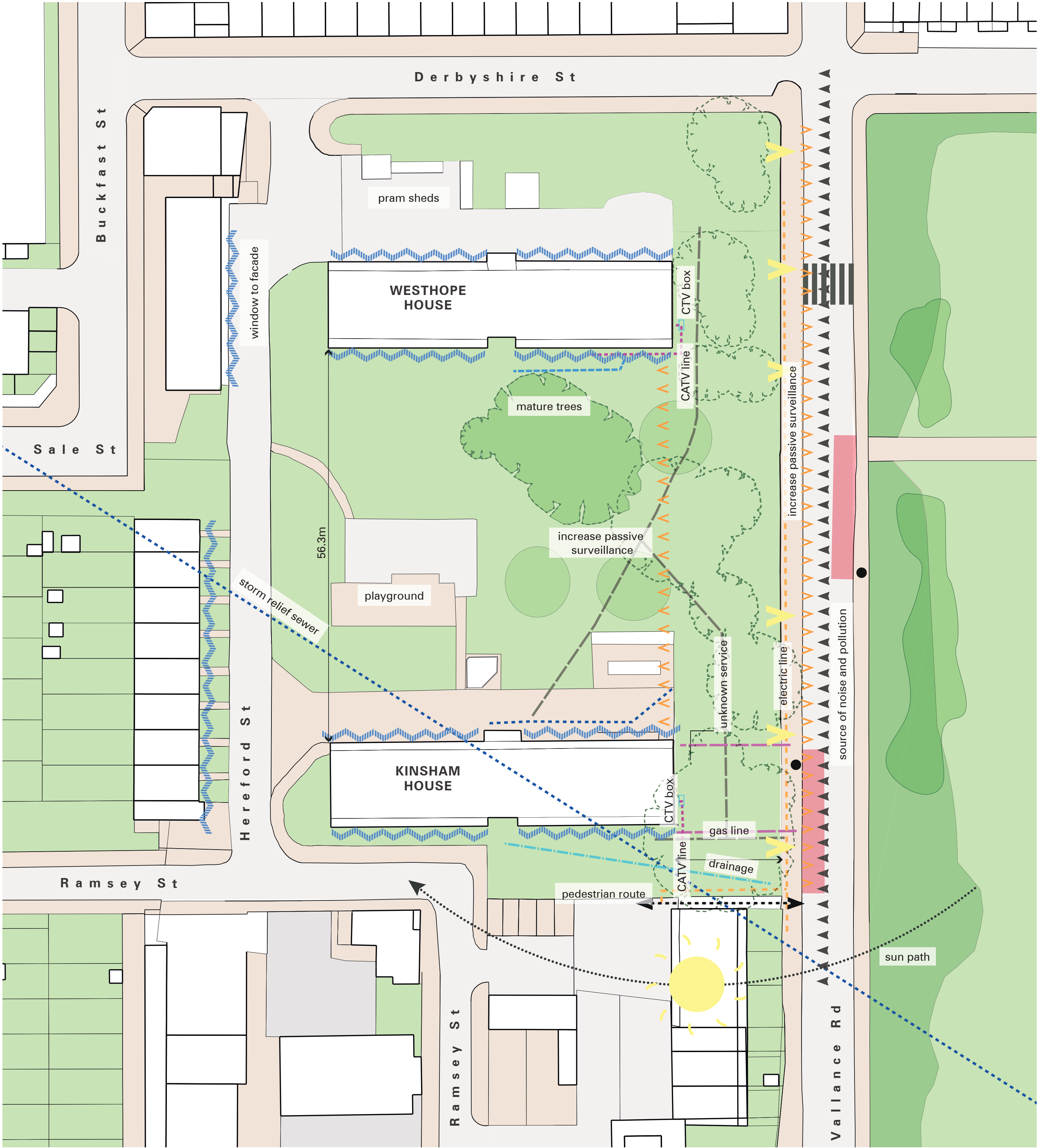


1961 - 1963 Ordnance Survey

During the 1950s the surrounding area was significantly redeveloped with the removal of terraced housing to the east, replaced by the open space of Weavers Fields. Two 10-storey blocks were constructed, Westhope House and Kinsham House, with an area of communal open space between them.

Due to the former uses of the site, risk of contamination of the ground and groundwater is considered low.

Site Opportunities



Tower Hamlets Council- Hereford Estate

Proposal-Perspectives & Diagrams



Stage 1-Initial Proposal

- provision of 54-78 homes explored
- Street frontage blocks



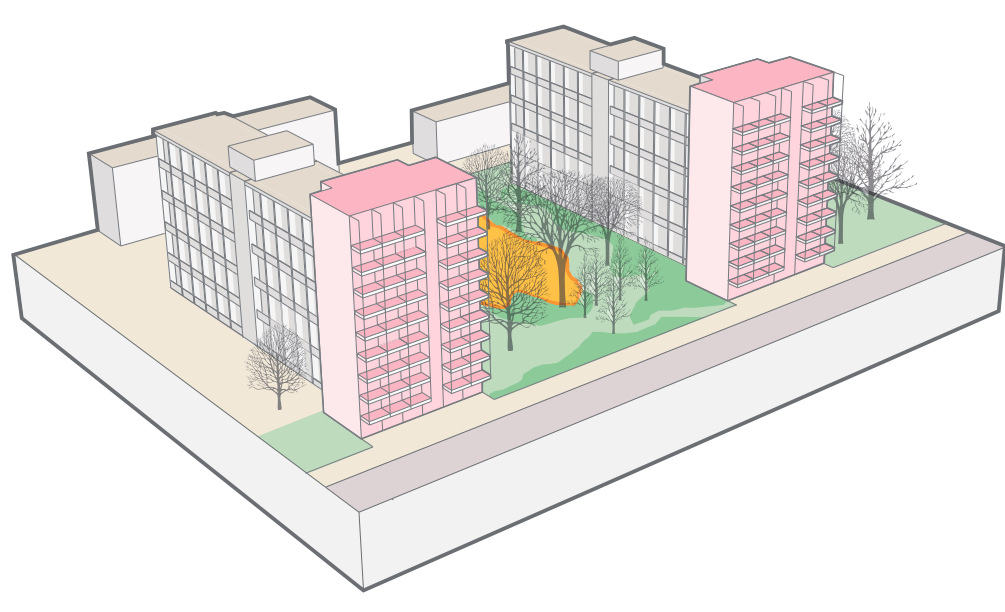
Stage 2- 'L shaped block' Proposal

- 48 homes explored
- Roof terraces
- Gap to Weavers Fields



Stage 3- Reduced 'L shaped block' Proposal

- 38 homes explored over 9 storeys
- Reduced footprint
- Roof terraces
- Increased gap to Weavers Fields



Stage 3- Final Proposal

- 38 homes over 10 storeys
- Smallest footprint
- No roof terraces
- Widest gap to Weavers Fields



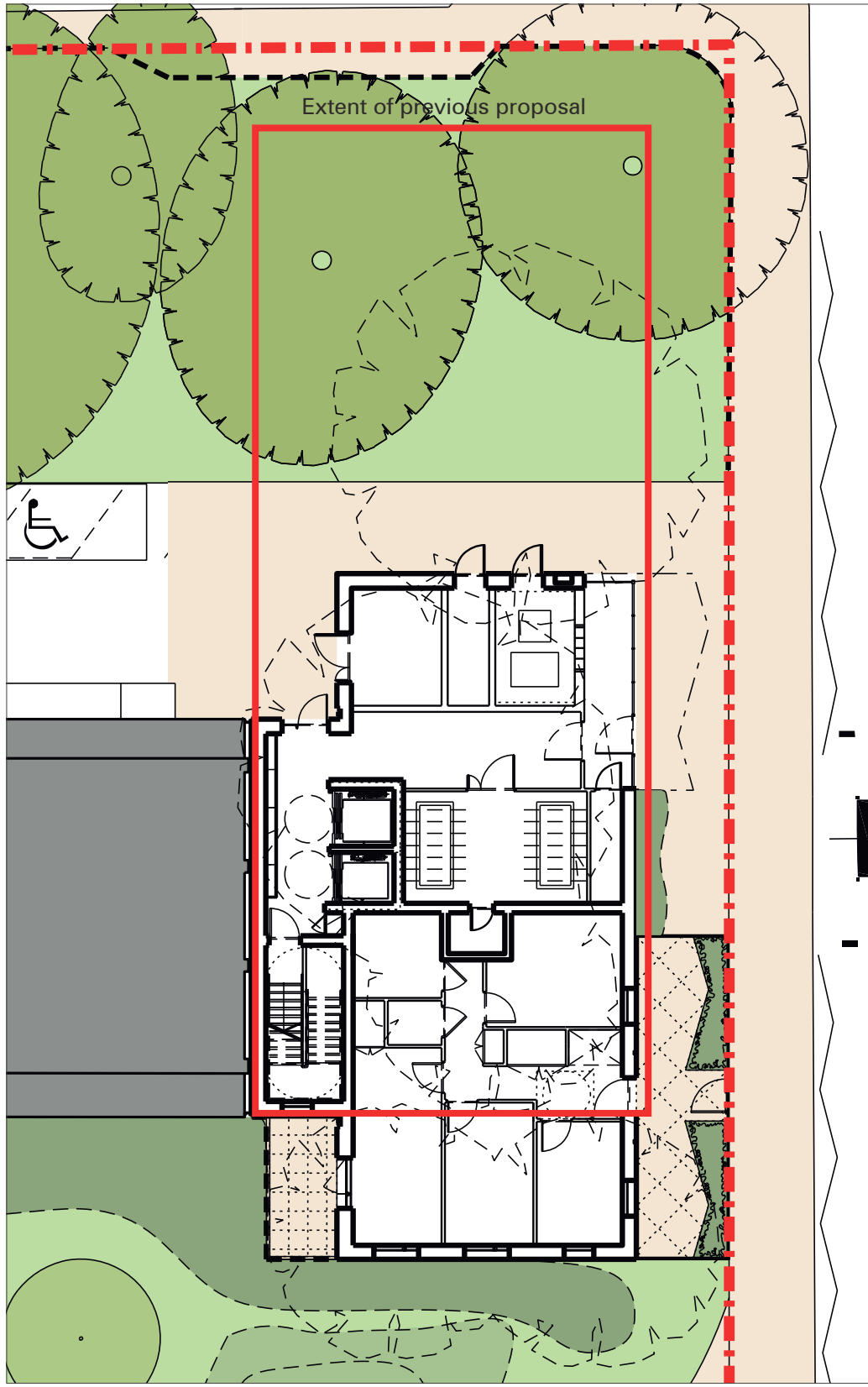
- The proposal seeks to respond sensitively to its context by:
- Positioning tall blocks against Westhope and Kinsham House gables
 - The proposal will add create a more active street frontage to Weavers Fields with entrance doors on Vallance Road
 - Balconies will be positioned with views of the park with no views looking back to existing buildings
 - Windows will avoid directly overlooking balconies and deck access on Westhope House and Kinsham House



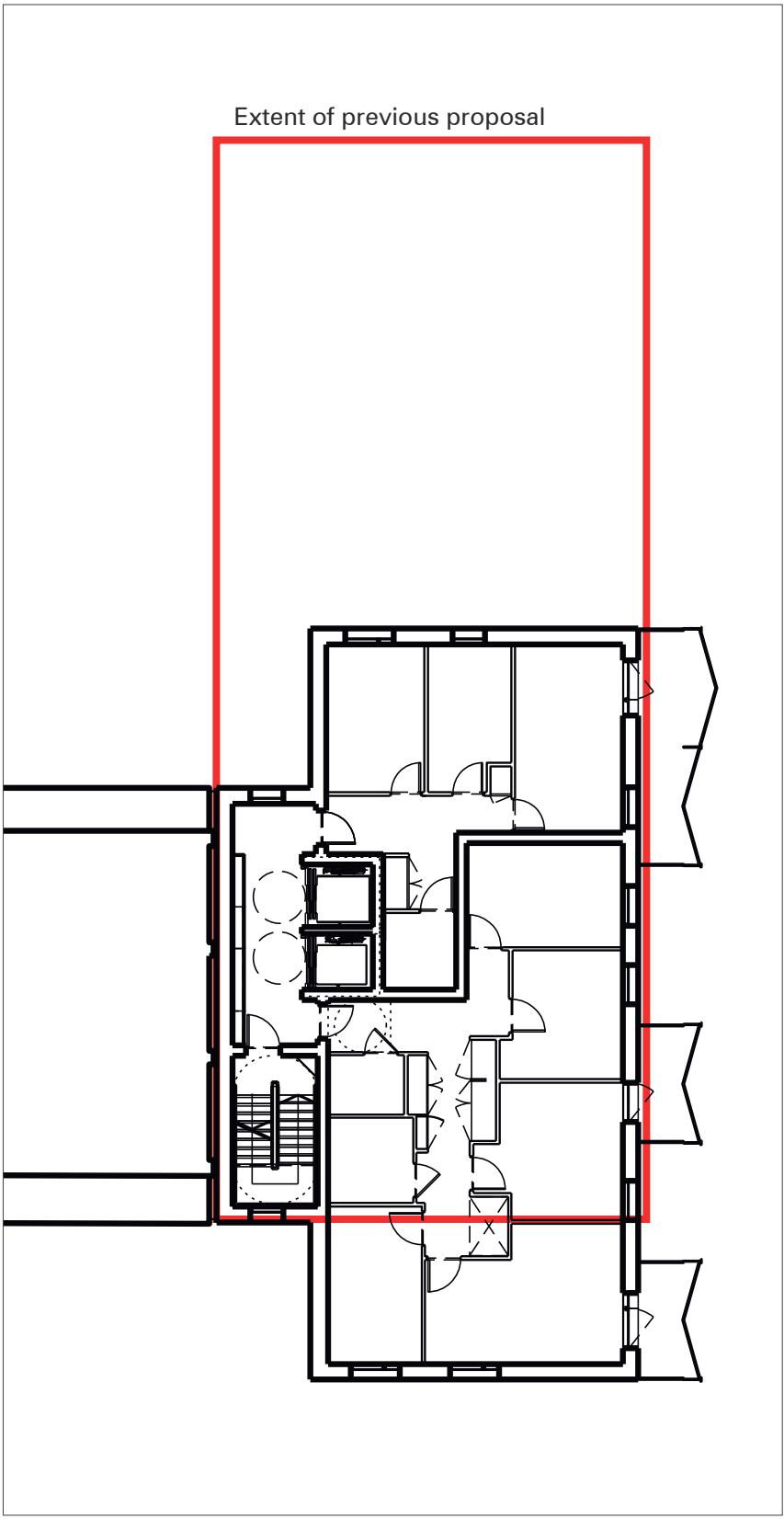
- The proposal seeks to improve the quality of the communal garden by:
- Providing more overlooking to help prevent ASB
 - Doubling the existing play space and improving the quality of equipment
 - High levels of sunlight are retained as the new blocks are South-North orientated
 - New trees will be planted to replace those removed plus additional trees
 - Access to and from Vallance Road is maintained
 - To mitigate the loss of existing public open space, a series of spaces are to be converted to green space. Pram sheds and garages would be converted to landscaped areas.
 - Gardens between the blocks and to the south them will be improved through landscaping works and increased planting

Tower Hamlets Council- Hereford Estate

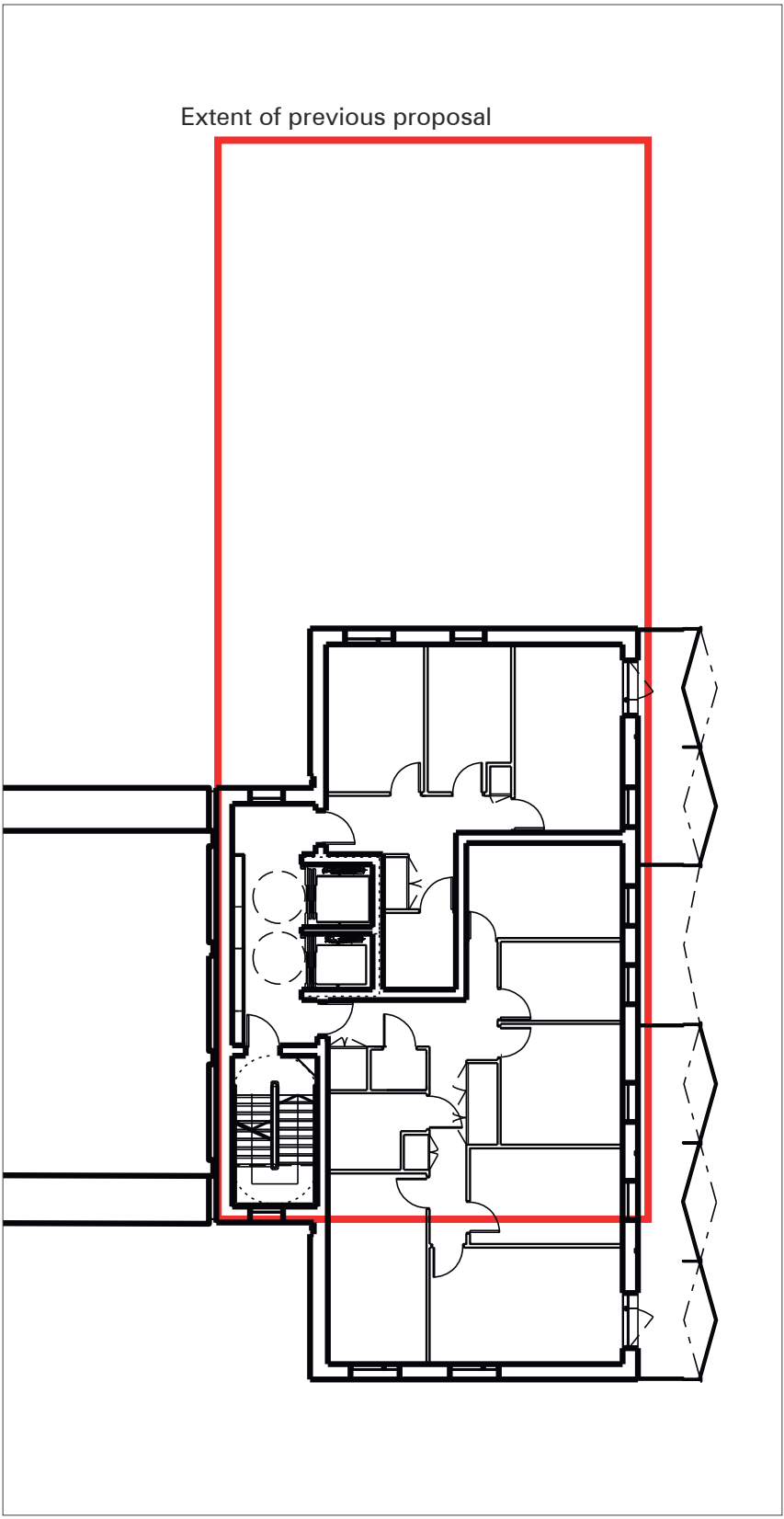
Proposal-Plans



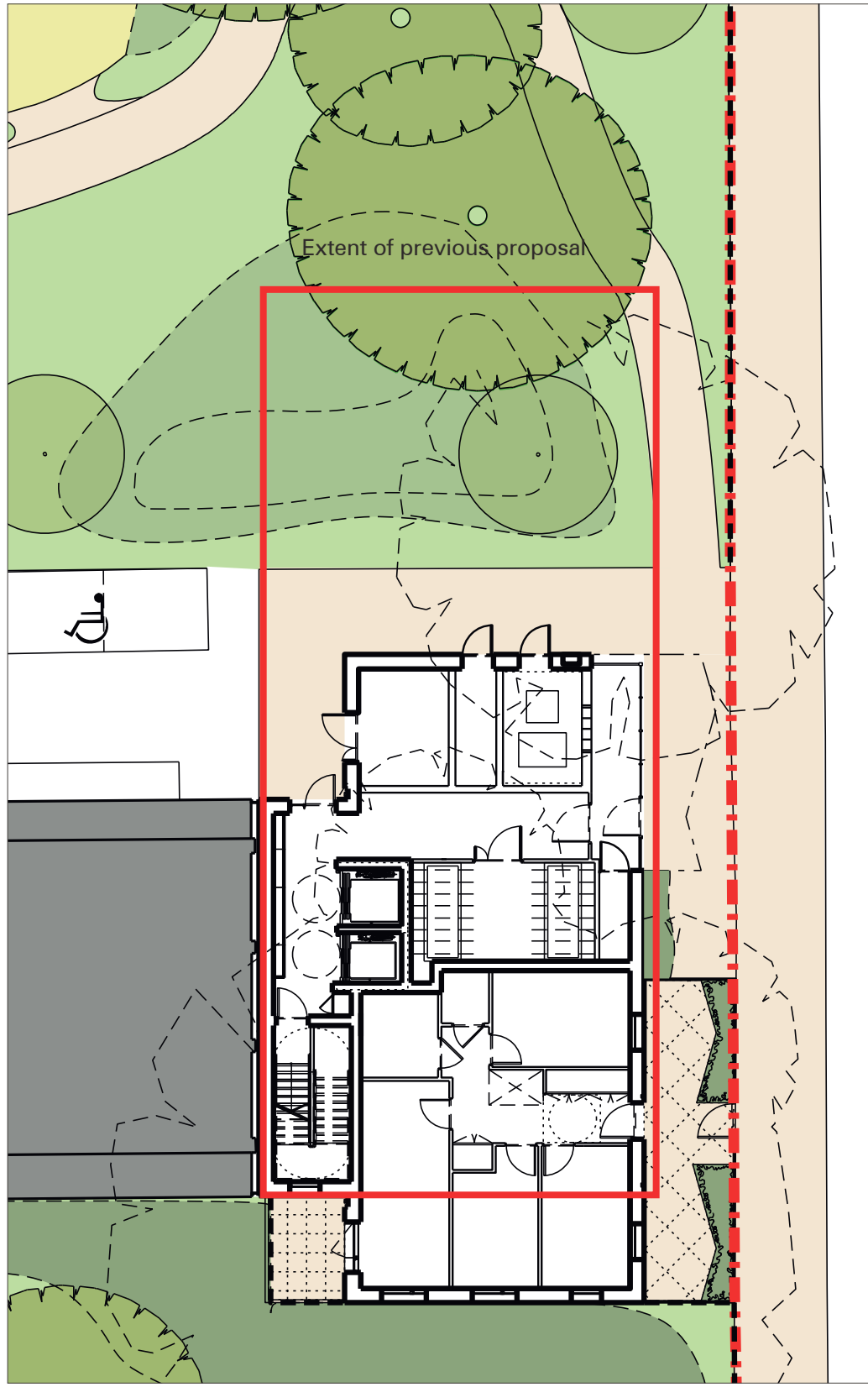
North Block - Ground Floor Plan



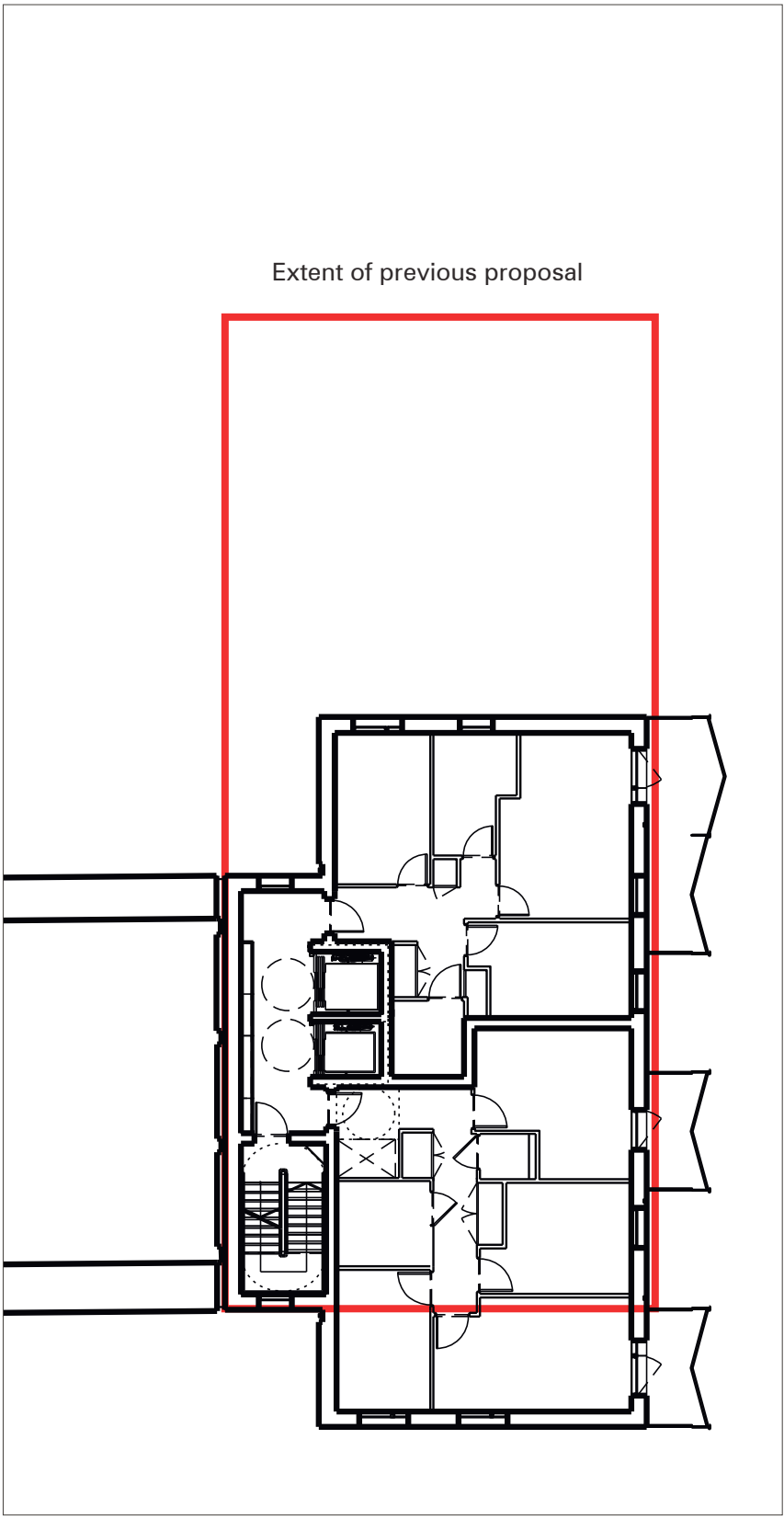
North Block - First Floor Plan



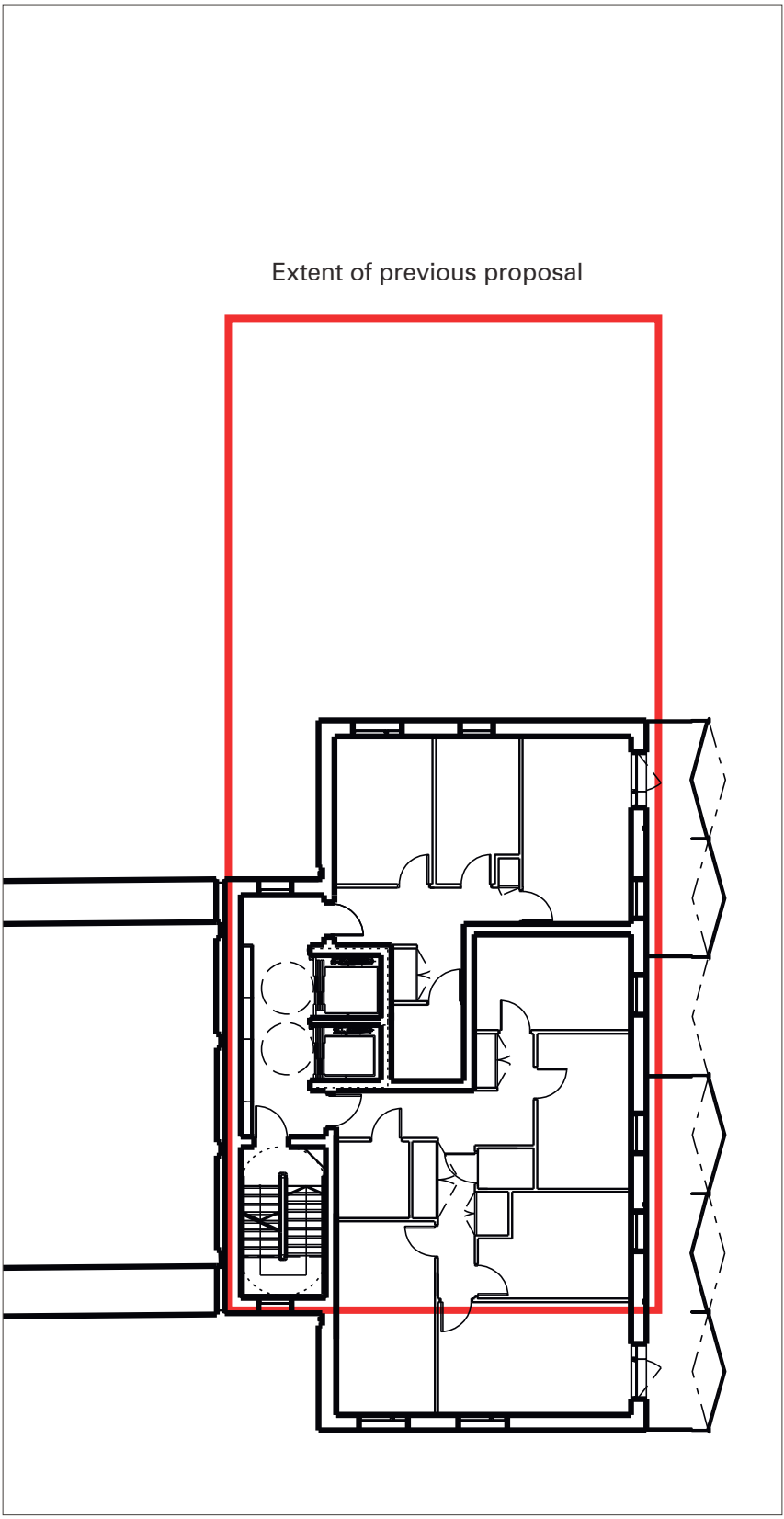
North Block - Fourth Floor Plan



South Block - Ground Floor Plan



South Block - First Floor Plan



South Block - Fourth Floor Plan

Key Facts

- 38 homes
- 100% affordable housing
- Proposed to be 50% social rent and 50% Tower Hamlets Living rent
- 10% wheelchair homes
- 10 storeys (previously 9-6)
- Built to modern housing standards
- Dual aspect flats
- No parking except wheelchair parking
- Trees and open space lost to be reprovided
- Will provide local employment through Section 106 planning agreement
- The chosen contractor will be required to adhere to considerate contractor guidelines

Key Design Principles

- To respect the historical and architectural character of the estate.
- High quality design
- A building that forms part of the existing estate, a building residents can be proud of.
- Retain good levels of daylight to existing buildings
- Retain views to Weavers Fields
- Use high quality, long-lasting materials
- Environmentally sensitive. Designed to exceed current Part L building regulation standards
- Design out crime by adhering to current Part Q building regulation standards. Eg. Well lit and active facades
- Loss of existing public open space to be mitigated by the conversion of pram sheds and garages to landscaped green areas.

The London Borough of Tower Hamlets is proposing a development of affordable housing beside Vallance Road and between Westhope House and Kinsham House. The proposals also include improvements to the existing public spaces on the estate.

Overall, the proposal includes 358 sqm of new play space. Improved areas of public open space would compensate the loss of green space on site from the footprint of the two blocks.

Besides providing more green space and play area, this proposal would also make an overall improvement to the landscaping on the Estate. Including works to a car park area to the East of Ramsey Street, a new path between Ramsey Street and Vallance Road and new green space on Hereford Street.

Tower Hamlets Council- Hereford Estate

The Proposal- Elevations



North Elevation

Proposed Northern Block

Westhope House



South Elevation

Westhope House

Proposed Northern Block



East Elevation

2 to 56 Ramsey Street

Proposed Southern Block

Communal Garden

Proposed Northern Block

195 Vallance Road

Tower Hamlets Council- Hereford Estate

Proposal-Landscape



Estate Landscape Plan

Tower Hamlets Council- Hereford Estate

Proposal-Landscape



Winding pathways and planting beds



New play equipment



Mounds to surround and create play spaces



Clearly defined planting, play and paved areas



View across the proposed gardens to Weavers Fields

Tower Hamlets Council- Hereford Estate

The Proposal- Materials



Vertical format, metal-lined windows

Rendered finish

Metal profile cladding

Metal handrails

Glazed Entrance

The main external cladding material will be a profiled metal fitted to the balconies and the elevation facing Weavers Fields.

A grey render finish to the other elevations will reflect the gable walls of Westhope and Kinsham Houses where the proposals join the existing.

Visualisation of the materials used on the east face of the building

Aluminium

Aluminium cladding to the east elevation and balconys will give a contrast to the render and create a grid pattern replicating Westhope and Kinsham Houses.



Render

Grey render will line the north, south and west elevations from first floor upwards.



Brick

Brick will surround the proposal at ground floor giving a robust base to the proposal.



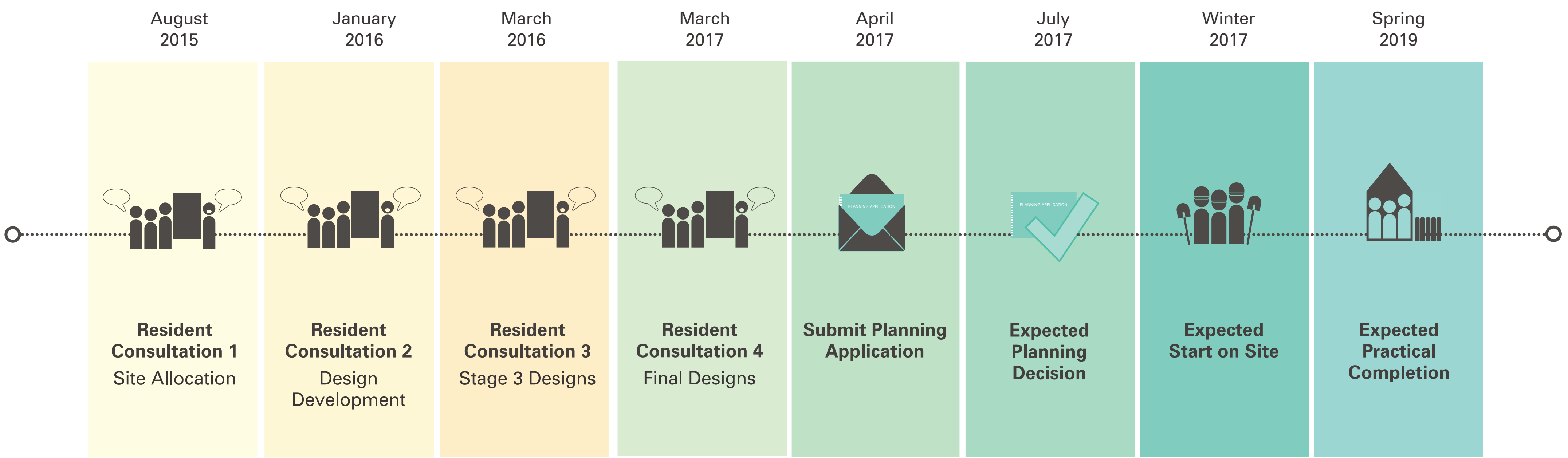
Example material colours



Material on face of the building

Tower Hamlets Council-Hereford Estate

Resident’s Consultation- When you can have your say



We have been consulting with residents affected by the scheme throughout the design process; this is sometimes called ‘pre-application’ consultation.

The consultation has consisted of four sessions with two additional meetings to discuss landscape and additional designs. Session were over 2 days to ensure everybody gets a chance to have their say.

Key changes in response to March 2016 consultations

- The gap between the new blocks has been widened again to 47 meters, previously 40, which will mean wider angled views through to the park and fewer trees removed.
- Landscape architects have developed designs for and improvements to the existing open space across the estate.

Consultation 1 :

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

Consultation 2:

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

Consultation 3:

The events were held on 19/03/2016 and 21/03/2016, 19 residents attended discussing Stage 3 designs.

Community Workshop:

A workshop was held on 23/04/2016 with three landscape proposals shown and discussed with 15 residents that attended. Future designs were discussed in which the ‘L-shaped’ proposal was to be reconsidered on a reduced footprint and omitting the roof terrace.

Presentation of feasibility studies:

An event was held on 29/10/16 where feasibility studies showing access from existing walkways were shown to the 21 residents attending. A revised option with a reduced footprint and no roof terrace was presented for comments which were to be included in the subsequent design.

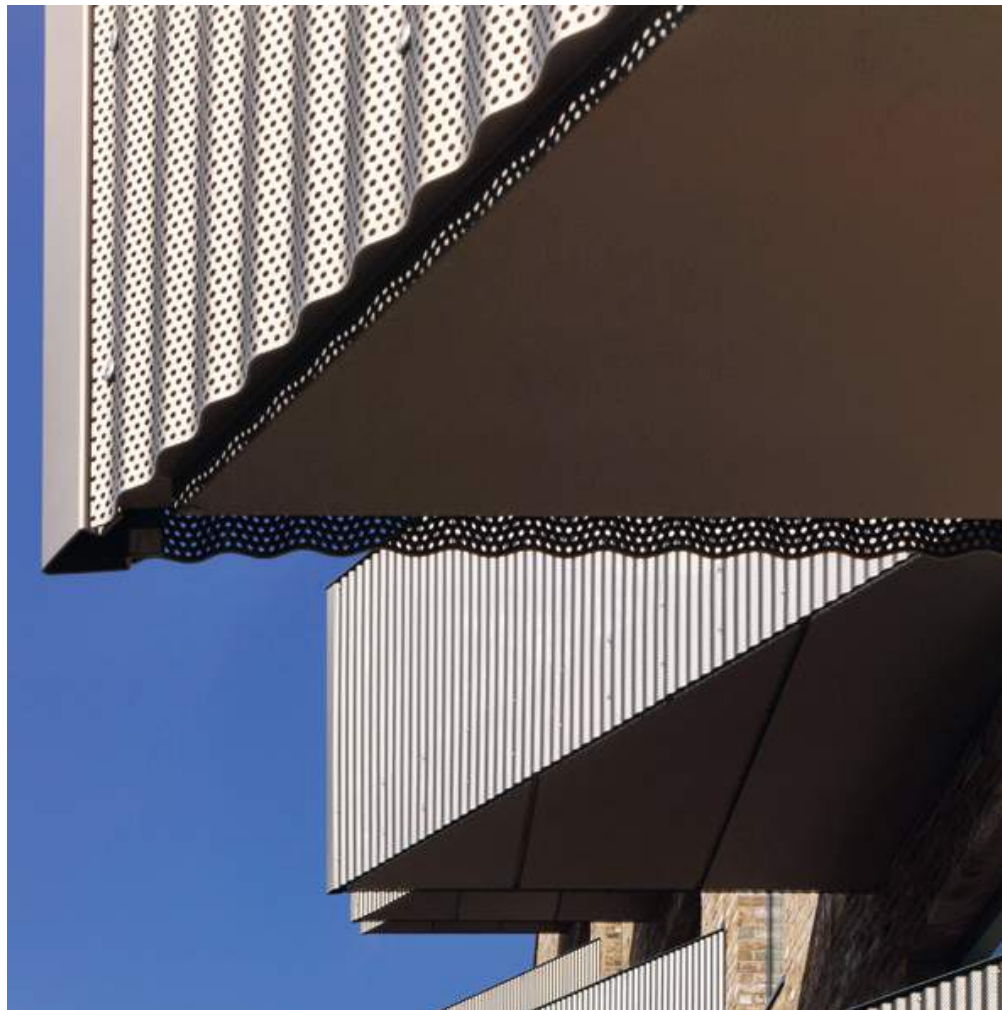
Consultation 4:

This event is being held on 25/03/2017 with discussions on the final revised design to ensure residents will be fully informed before they are formally submitted to the Local Planning Authority for consideration.

Planning:

After final designs are completed a planning submission will be made by mid April. Residents have the opportunity to comment on the planning application once it is submitted.

Design Precedents and local inspiration



Seabrooke Rise by Bell Phillips Architects



Dundee house by Reiach and Hall Architects



Grey render elevation treatment



Existing Estate



Warehouse Building beside Weavers Fields