

01 Introduction



Aerial view of site
(courtesy of google maps)

Why do we need to build?

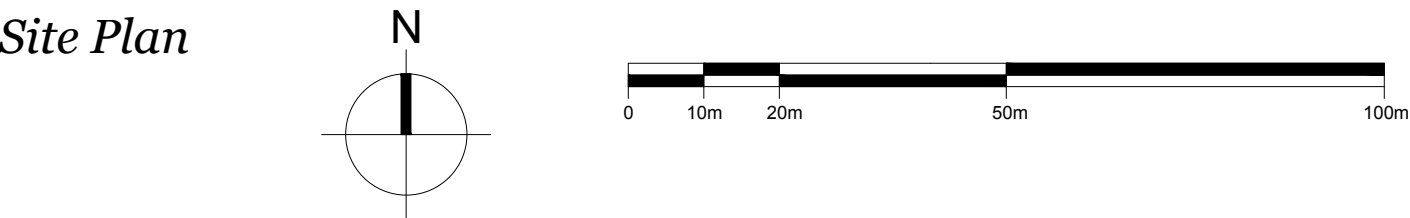
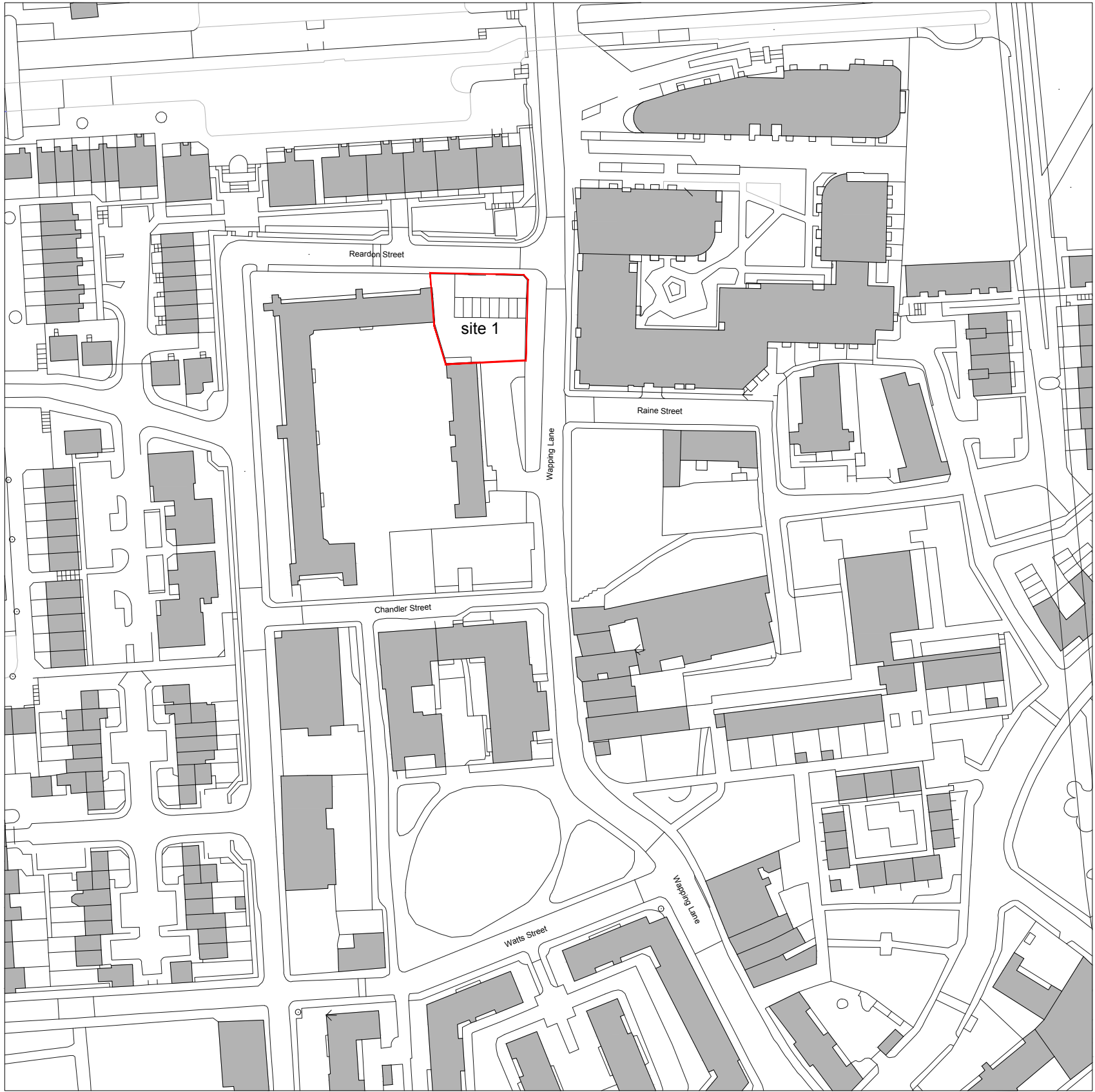
Tower Hamlets has more than 18,000 people registered in need of housing, with 10,000 of those in acute need. Private sector rents are 3 times as much as social rents, not covered by Housing Benefit and out of reach for families on low incomes. Families needing a 2-bedroom home can wait for up to 12 years.

What are we proposing?

We are proposing 100% affordable housing, to be built and managed by The London Borough of Tower Hamlets. This will consist of 26 new homes varying in size from 1 to 3 bedrooms. These will include wheelchair-accessible housing. Homes will be in one site adjacent to Lowder House, currently accommodating garages. New landscaping and upgrades to existing children's play space and communal landscaped gardens is proposed.

Who are we?

Rivington Street Studio are an RIBA chartered architecture practice based in Bromley-by-Bow. We have been designing housing and education projects in east London for 20 years, and currently have over a dozen projects in progress in Tower Hamlets. We have been appointed by The London Borough of Tower Hamlets to develop a design for affordable housing on the site.



Rivington Street Studio- precedent projects



Newington Green



Pier Street Housing



Grafton Quarter

02 Existing

Site 1 photos



Strategic opportunities/ constraints

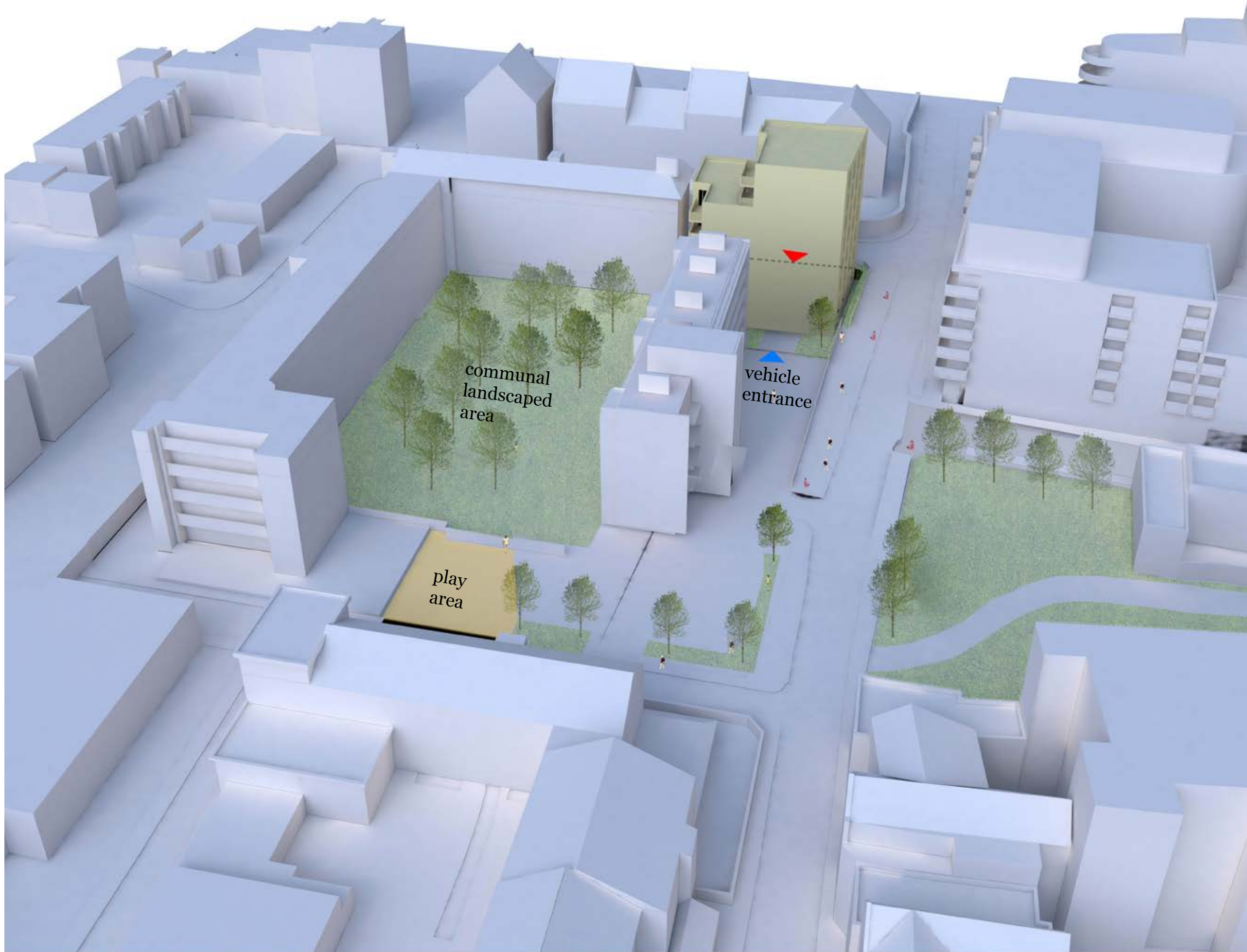
- 1. = prominent corner location
- 2. = existing car garage- creates an inactive street frontage
- 3. = area adjacent existing buildings is underutilised
- 4. = existing Santander Cycles docking station
- 5. = adjacent green area
- 6. = bus stop- good transport links
- 7. = existing garden courtyard underused- possibility of improved landscaping

Views of the South East Corner



03 Proposed

Aerial views of proposal



Proposed Plans



Total no. of homes: 26

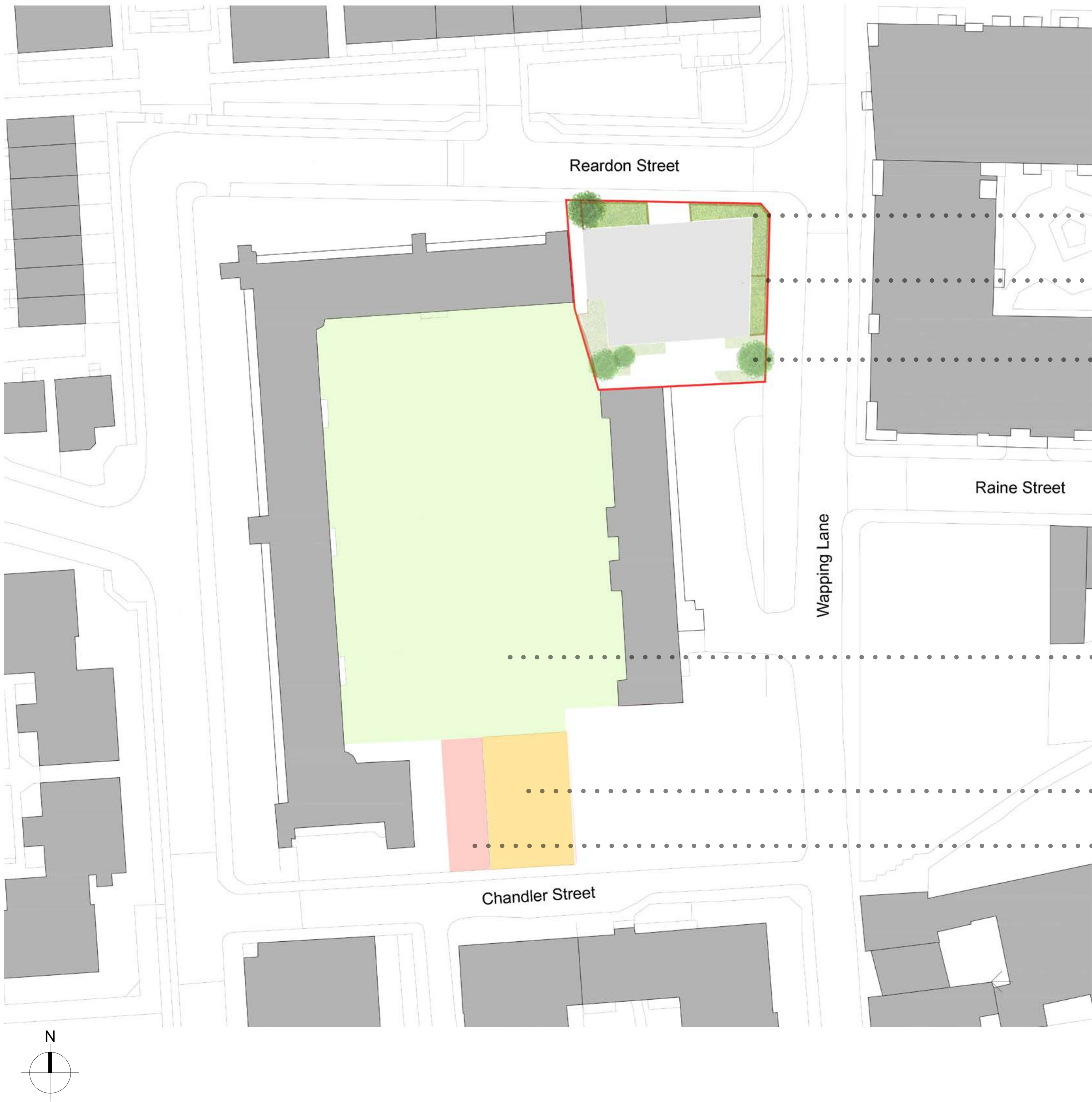
Height: 7 storeys

- = lobby/ circulation
- = 2 bedroom
- = 1 bedroom
- = 3 bedroom
- = balcony/ garden

Proposed Timeline

Jan/Feb 2018	June 2018	Summer 2018	Winter 2018
Public Consultation 1	Public Consultation Feedback	Submit Planning Application	Planning Decision

04 Landscape



- What are we proposing?
- The key objectives of the landscape strategy are to improve biodiversity and visually soften the edges of the development. This will be achieved using:
- planting beds in the gardens of ground floor units
 - boundary treatments will be similar to the buildings for visual integration
 - new trees across development- to soften boundary to street
 - improved paving, street furniture & lighting to communal landscaped area
 - existing children's play area upgraded
 - possible additional play area

Playspace



Existing playground area upgraded & possibly extended

Communal Areas



Improved paving, lighting and street furniture to communal areas

Public Realm



Improved seating & planting areas

05 Visuals

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South East Street View



North East Street View