

SHETLAND ROAD GARAGES

1 / INTRODUCTION

FIRST PUBLIC CONSULTATION - DECEMBER 2017



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 garage units on Shetland Road. Katy Staton Landscape Architects have been appointed to develop proposals for the landscape surrounding the site.

WHY...

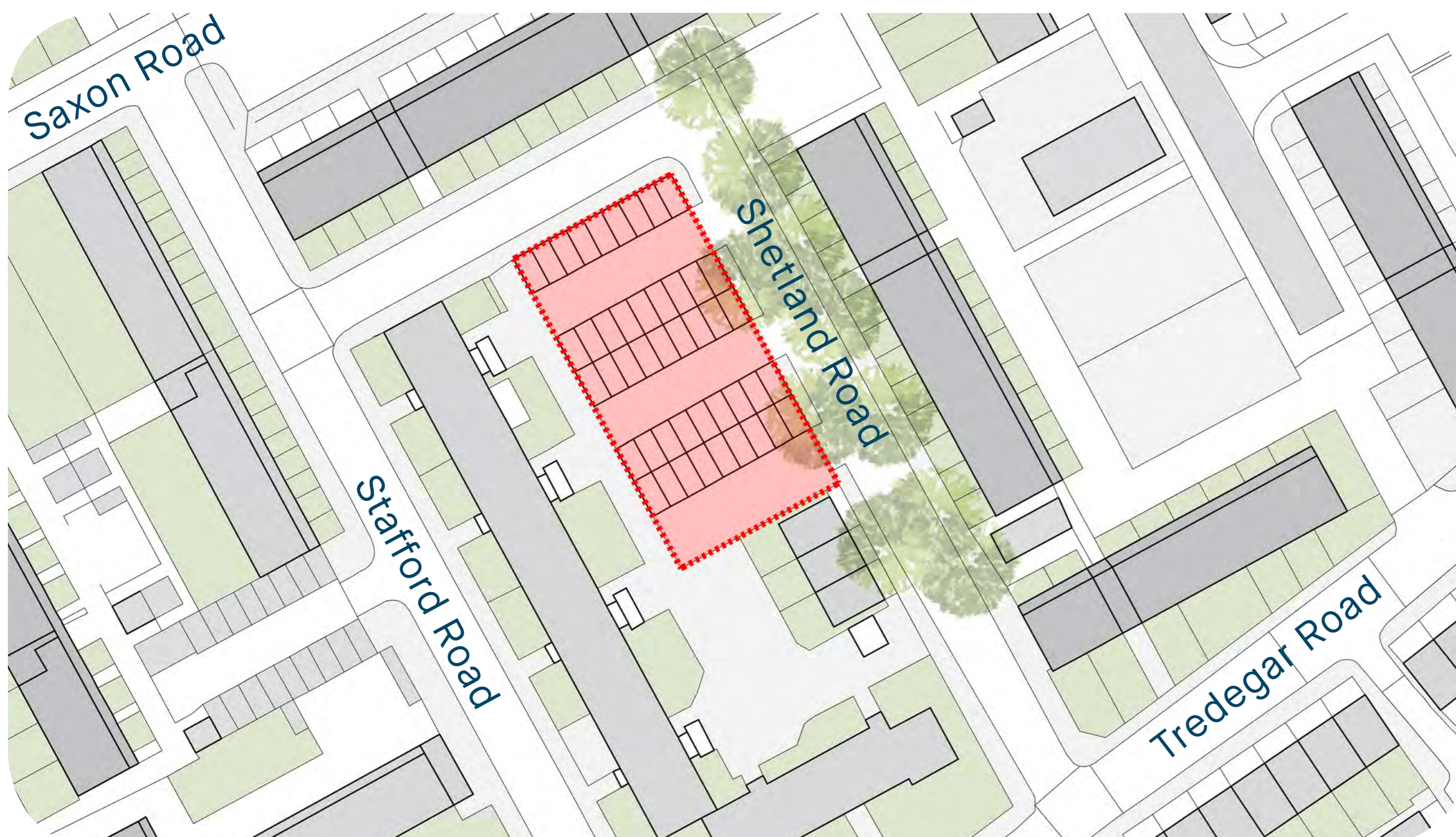
... WE NEED TO BUILD

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 garage units on Shetland Road. Current proposals provide a total of 20 new homes of varying sizes. The redevelopment of the site will include the provision of new communal amenity and child play spaces to benefit the new homes as well as the existing homes surrounding the site.



COMMENTS:

SHETLAND ROAD GARAGES

2 / EXISTING SITE



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

① What works well?...

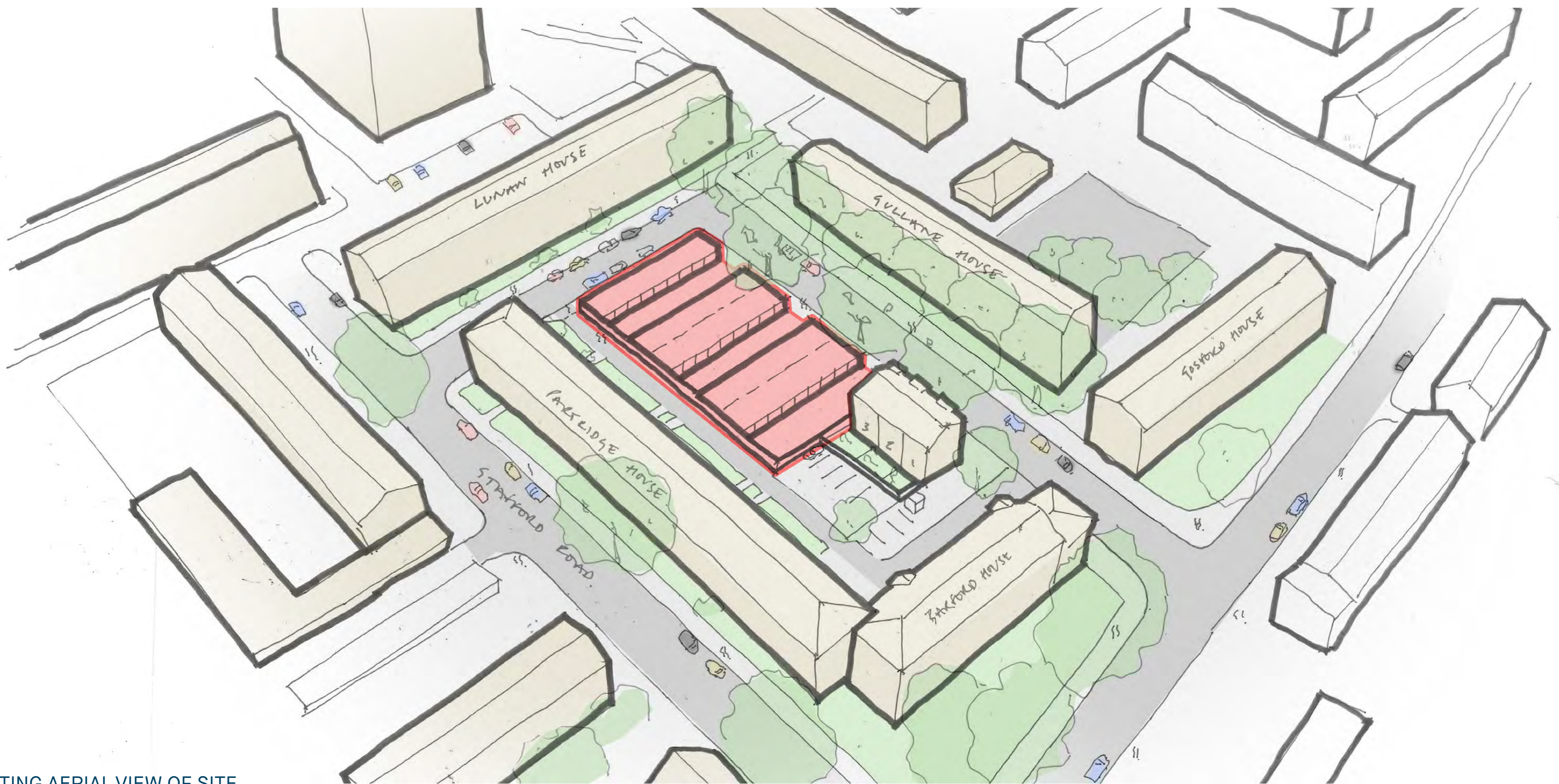
② What could be improved?...

SHETLAND ROAD GARAGES

3 / PROPOSALS



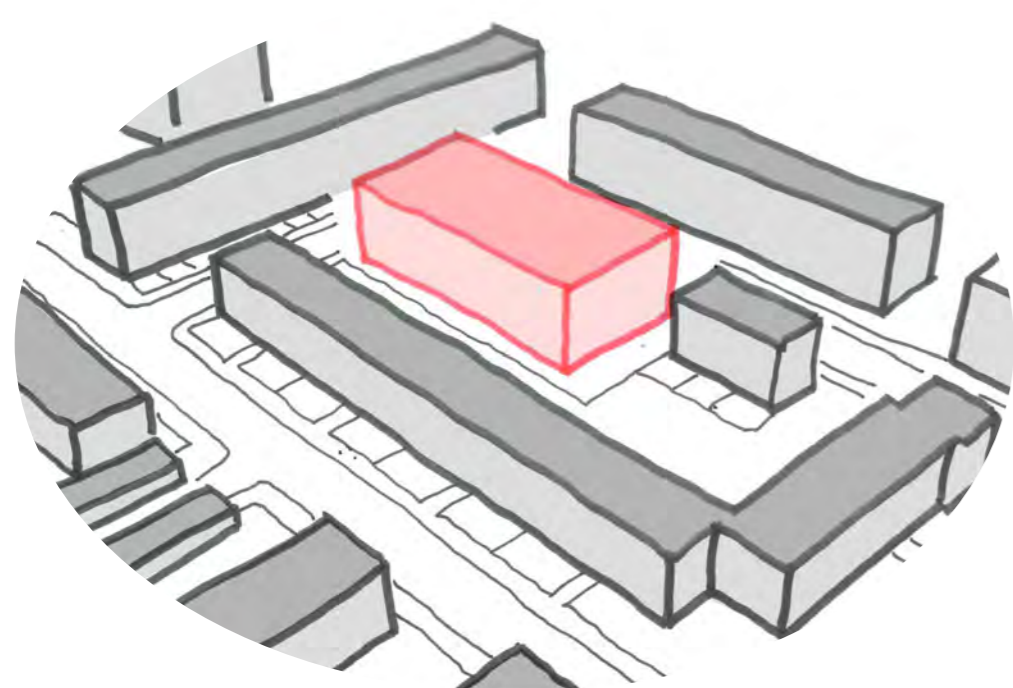
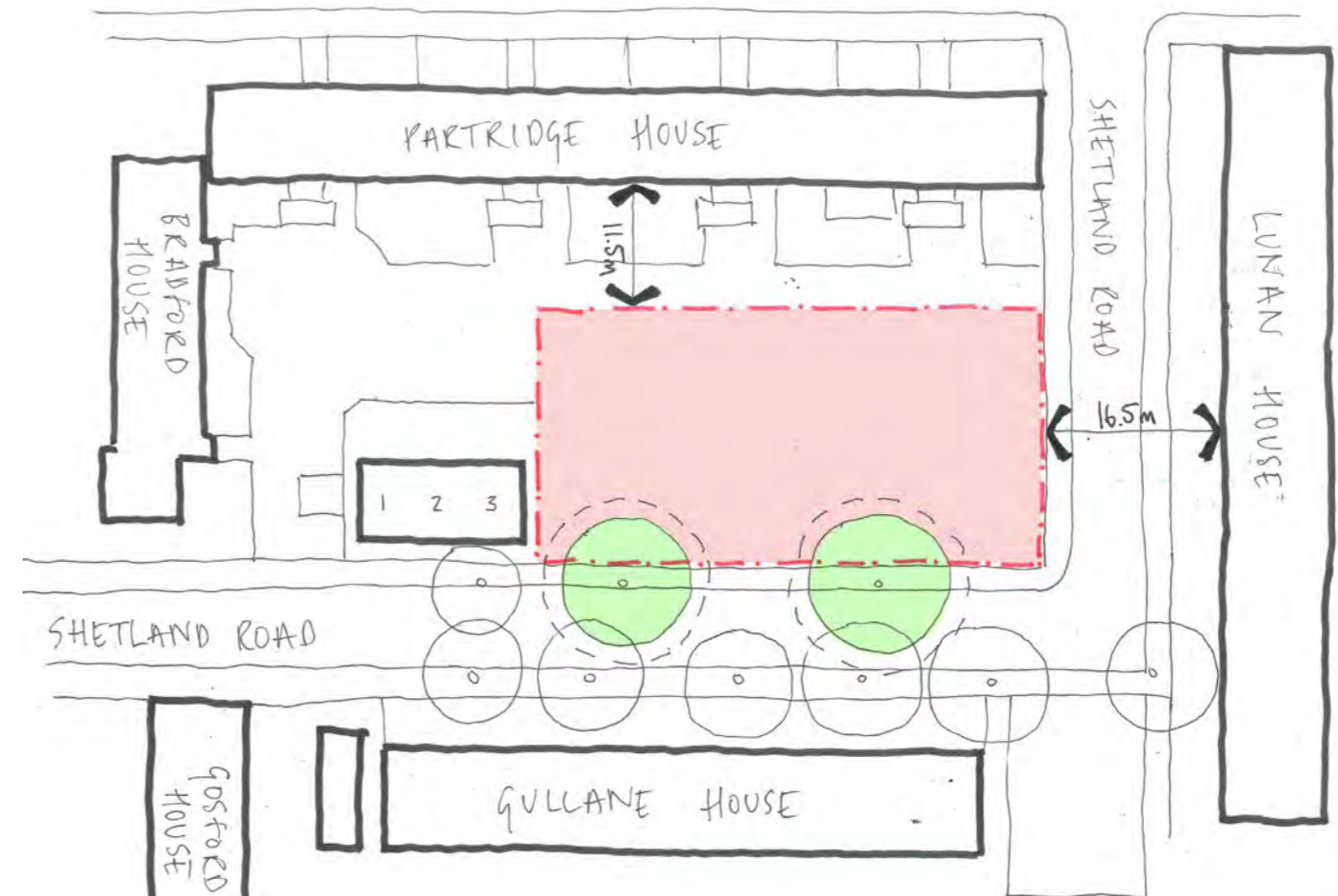
DESIGN EVOLUTION AND OPTIONS EXPLORED ...



EXISTING AERIAL VIEW OF SITE

SITE CONSTRAINTS

- Overlooking distances to Partridge House & Lunan House
- Overhanging trees to Shetland Road & Root Protection Areas

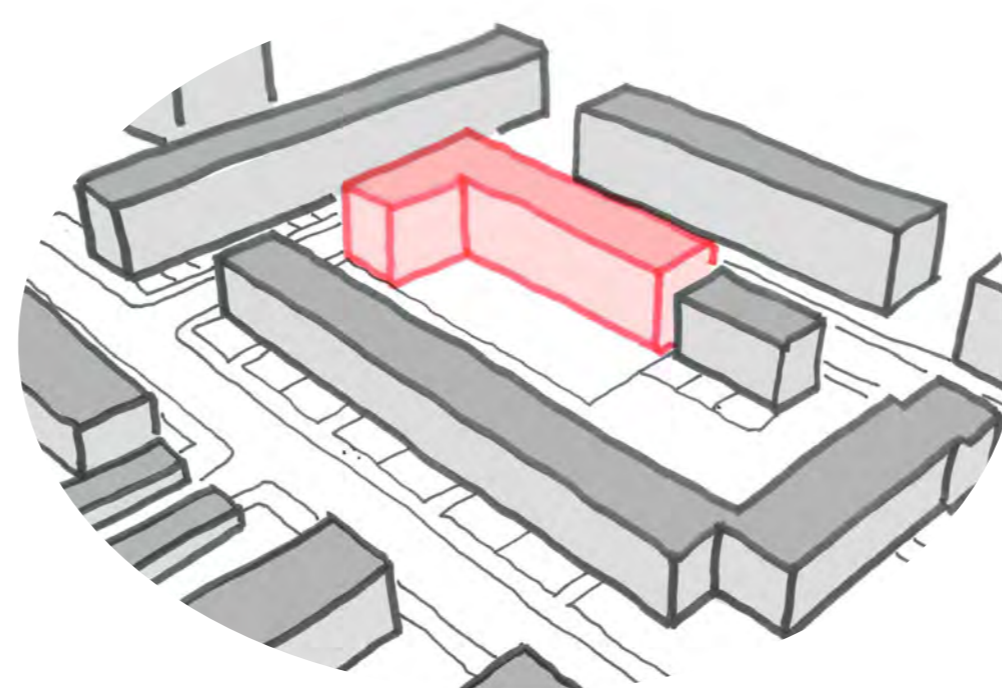


OPTION 1

MAXIMISED DEVELOPMENT

Did not work because of:

- Overlooking distances to Partridge House & Lunan House
- Limited amenity space remaining on site
- Proximity to trees on Shetland Road

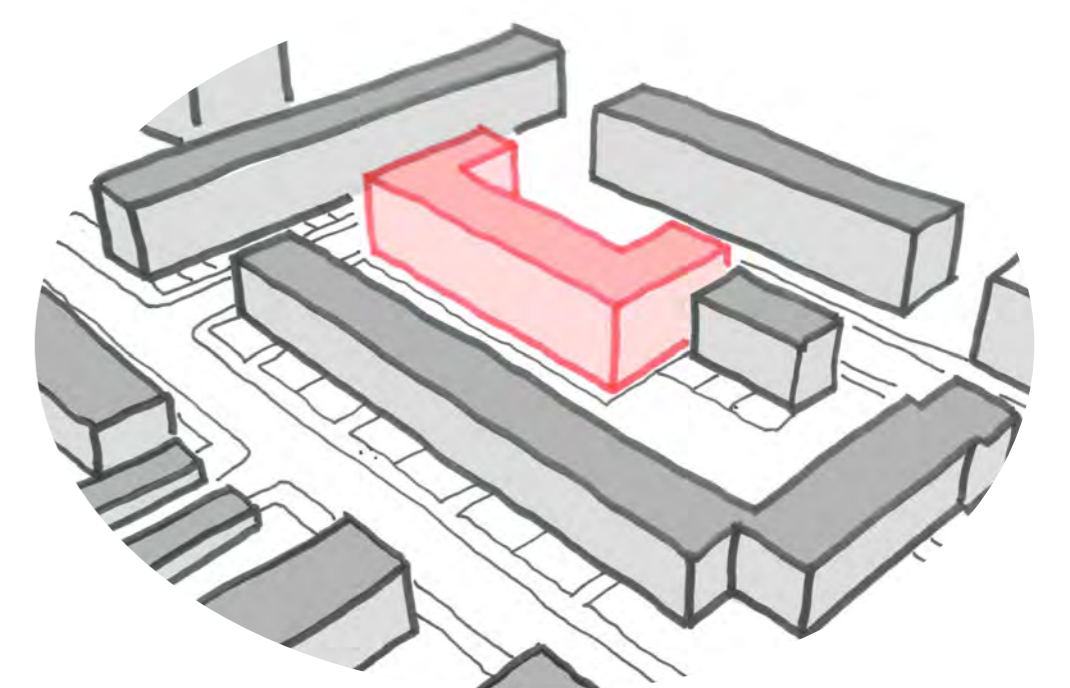


OPTION 2

'L' SHAPED PLAN

Did not work because of:

- Proximity to trees on Shetland Road



OPTION 3

'C' SHAPED PLAN

Did not work because of:

- Overlooking distances to Partridge House & Lunan House

SHETLAND ROAD GARAGES

4 / PROPOSALS



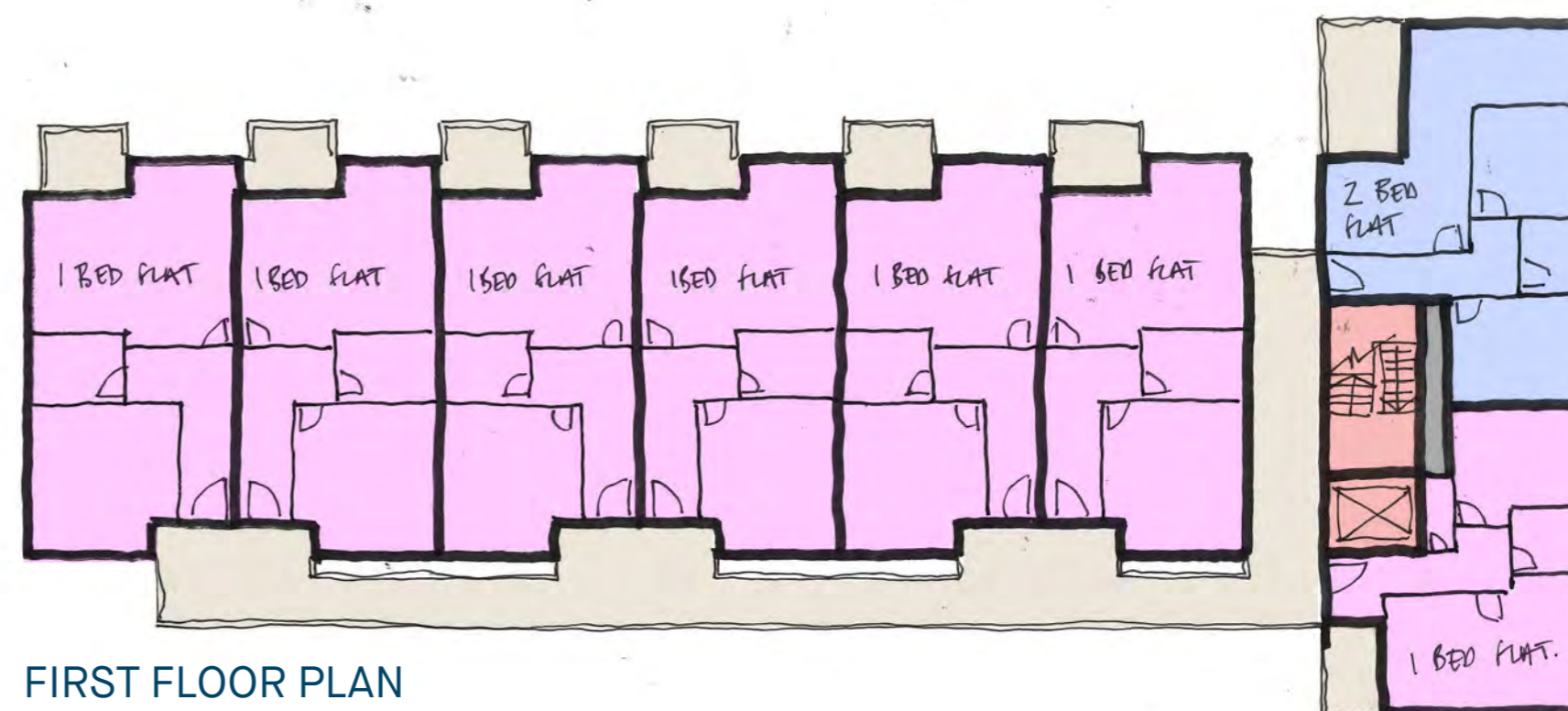
CURRENT PROPOSALS ...



PROPOSED AERIAL VIEW OF SITE



GROUND FLOOR PLAN



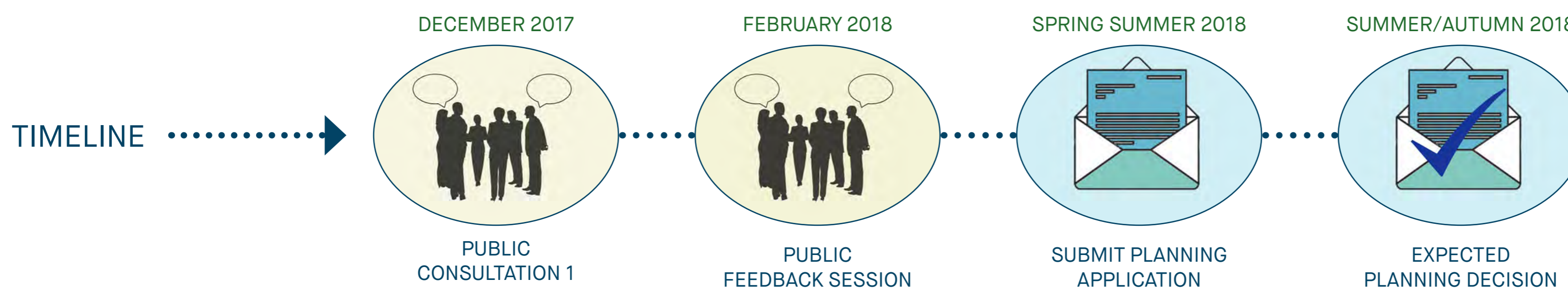
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



SHETLAND ROAD GARAGES

5 / LANDSCAPE PROPOSALS



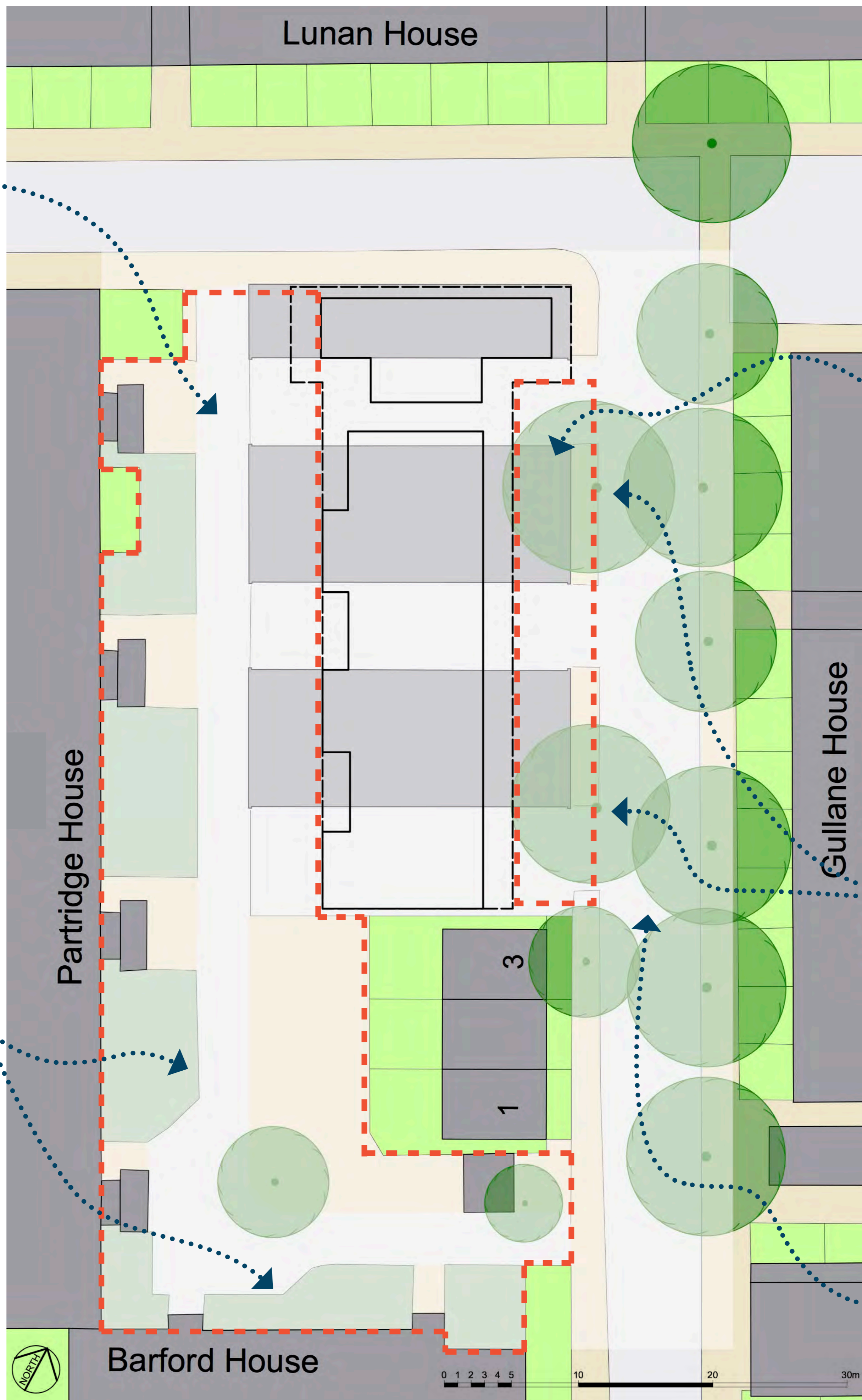
The whole of the area of the estate road could be treated as a single space



New play and seating for use by all the neighbourhood



Screening would be provided to ensure ground floor flats retain their privacy



Wider pavement allows for seating or play?



More space can be provided for the trees to allow them to flourish and be enjoyed?



The street could be developed into a shared space, a 'homezone'?

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

