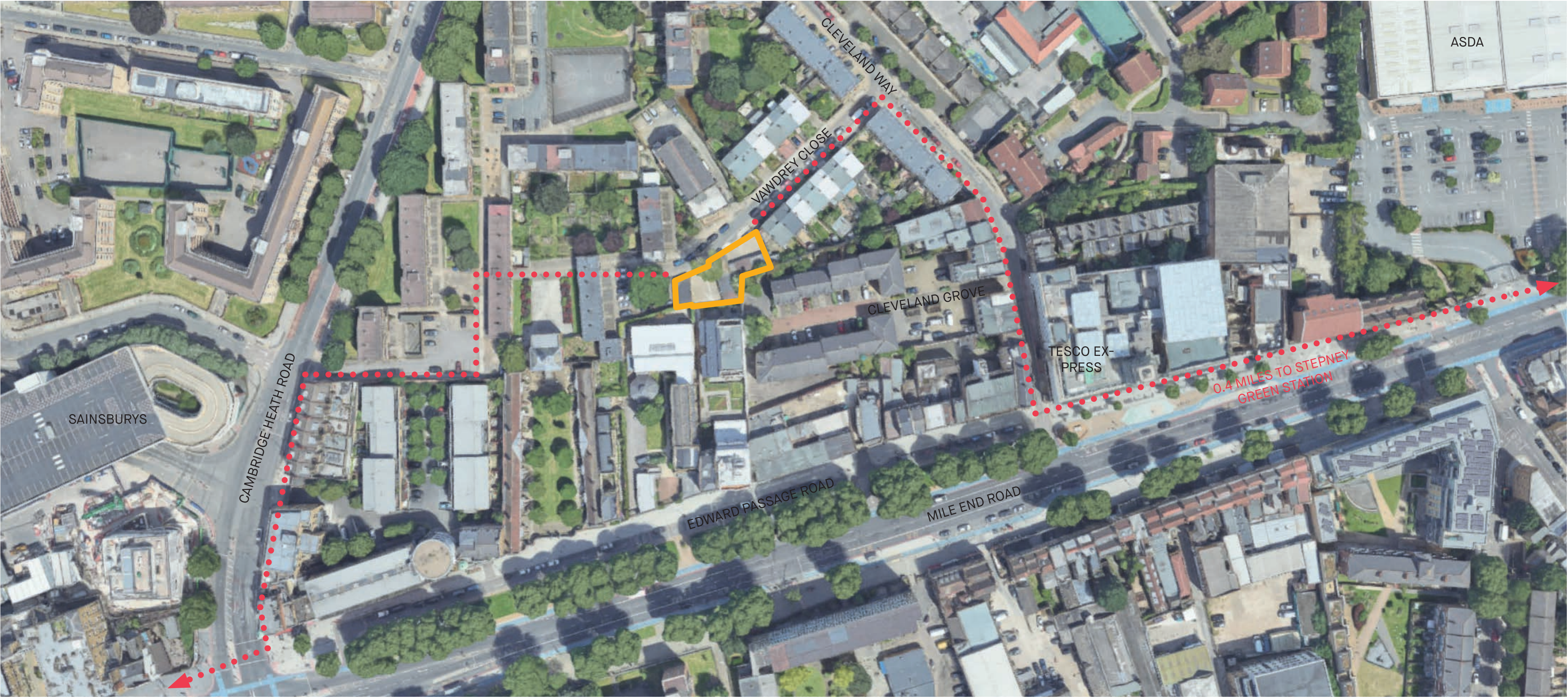


# Vawdrey Close

## 01 Introduction

First Public Consultation - November 2019



### 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 Vawdrey Close.

### 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. The Mayor is committed to the delivery of 2,000 new council homes that are genuinely affordable being let on 50% social rents or 50% Tower Hamlets living rents.

### what

...is being proposed

100% affordable housing is proposed on the site in place of the existing garage units on Vawdrey Close. Current proposals provide a total of 4 new energy efficient homes of varying sizes. The car free development of the site will include the provision of new communal amenity and child play space to benefit the new homes as well as the existing homes in the local area.



Comments:



# Vawdrey Close

## 02 Existing Site



**tell us** ...what you think about the existing area

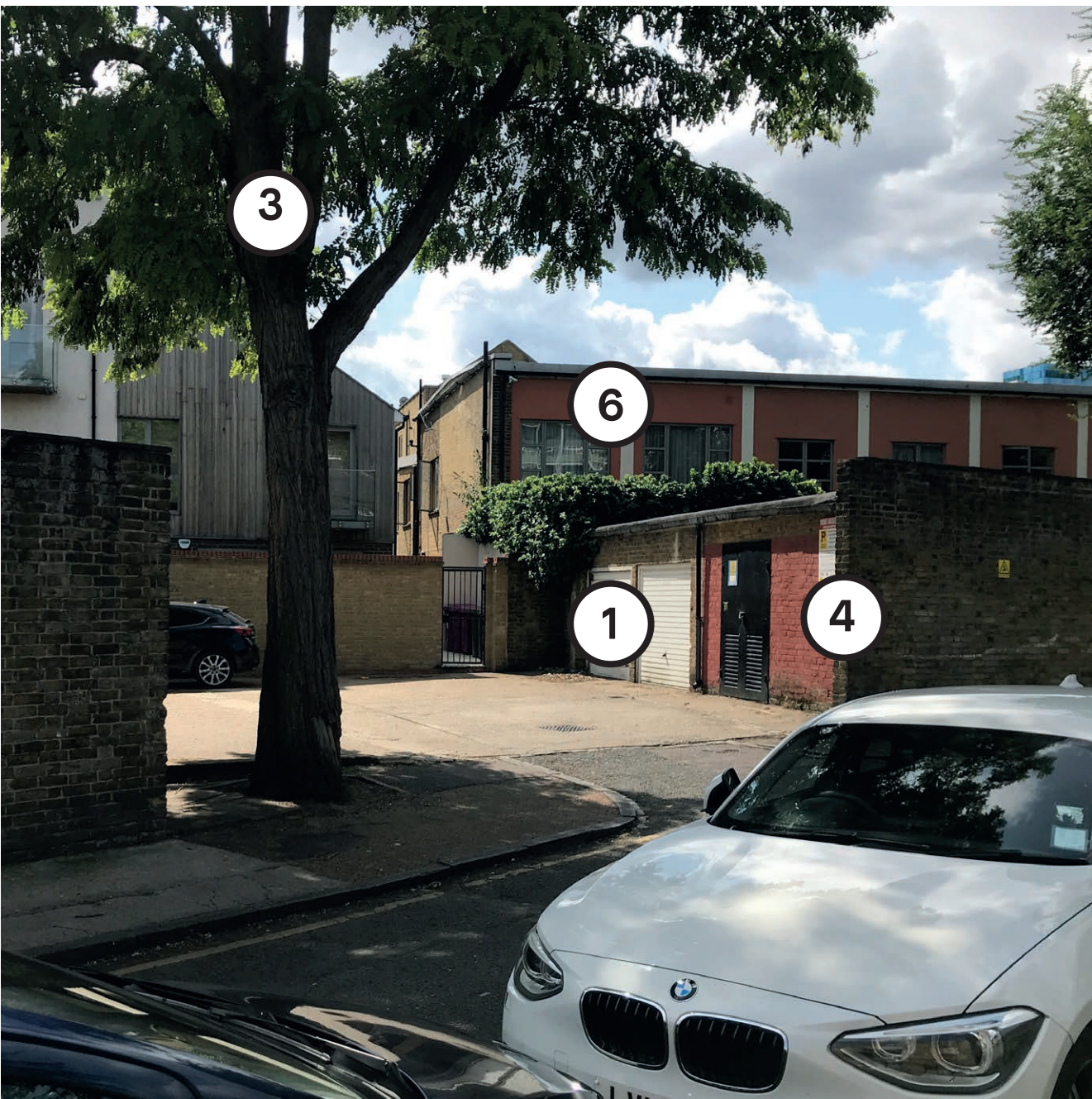
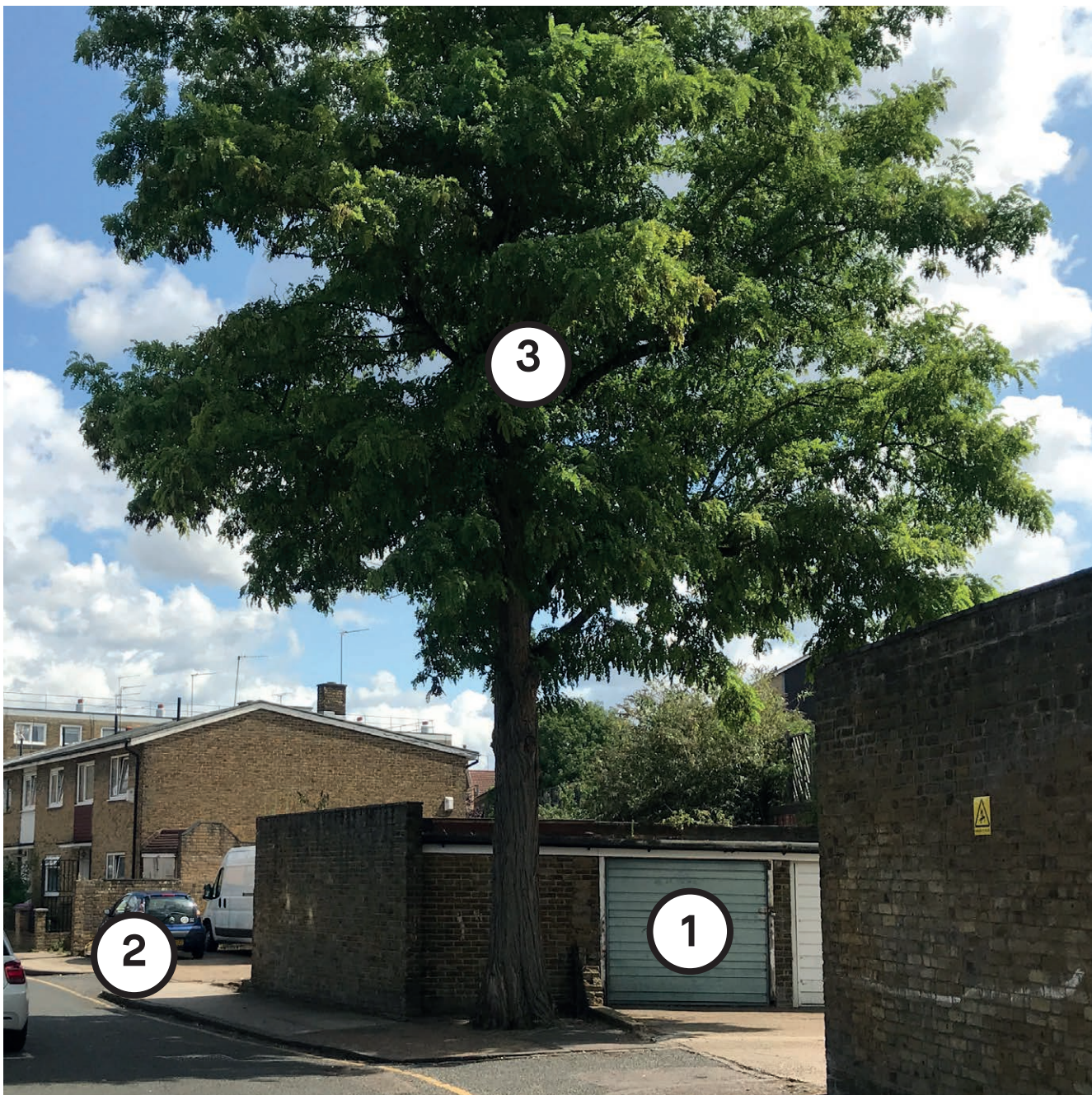
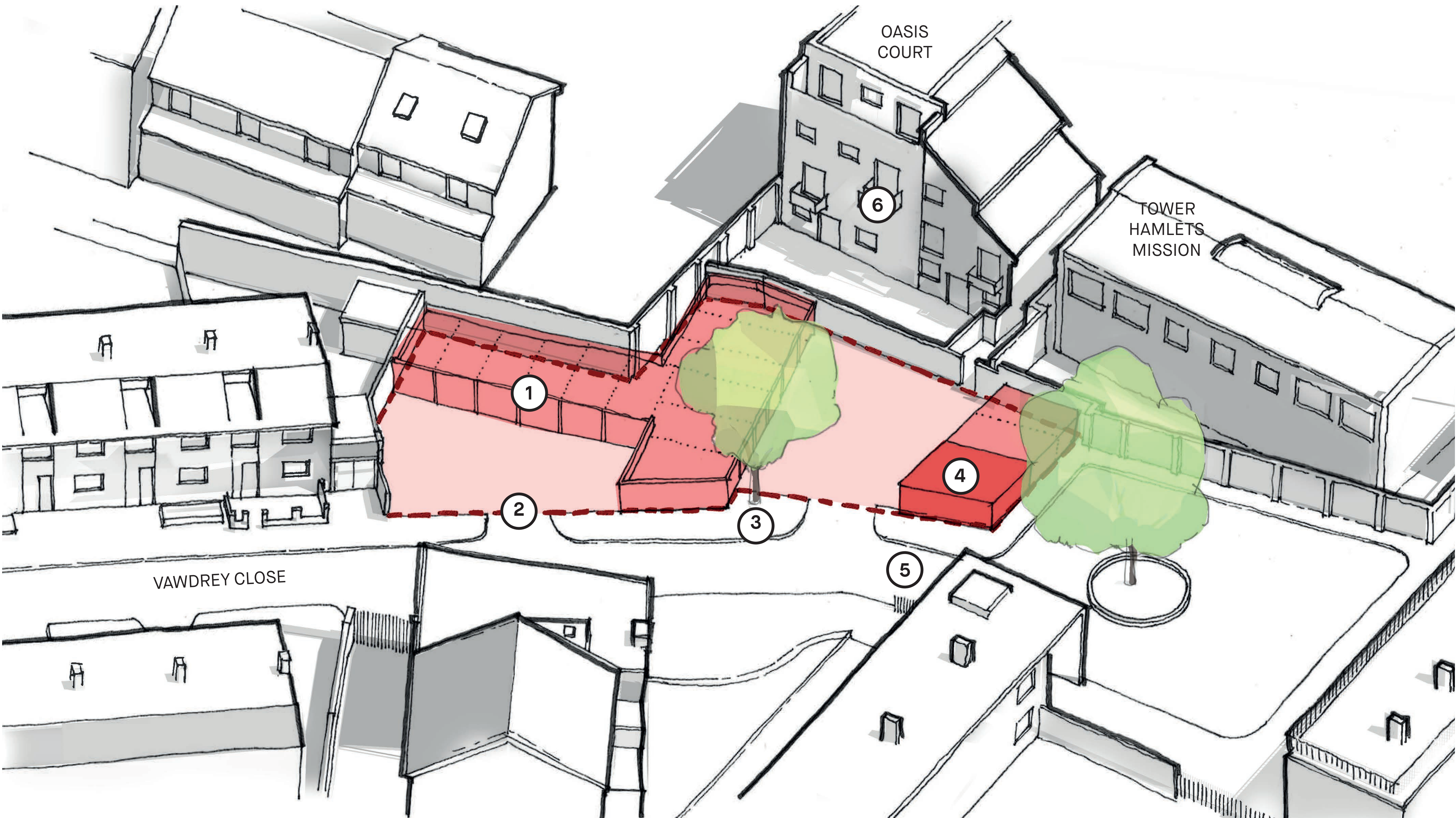
1 what works well?...

2 what could be improved?...



# Vawdrey Close

## 03 Site Response



### existing constraints

- 1 Existing garages on site
- 2 Existing primary access into site
- 3 Existing mature tree with approximate root protection zone indicated
- 4 Existing electricity sub station
- 5 Existing access link to Oasis Court
- 6 Existing elevation/windows to Oasis Court in close proximity to the site

### precedents



Goldsmith Street, Norwich



Empire Theatre, Islington



# Vawdrey Close

## 04 Design Evolution



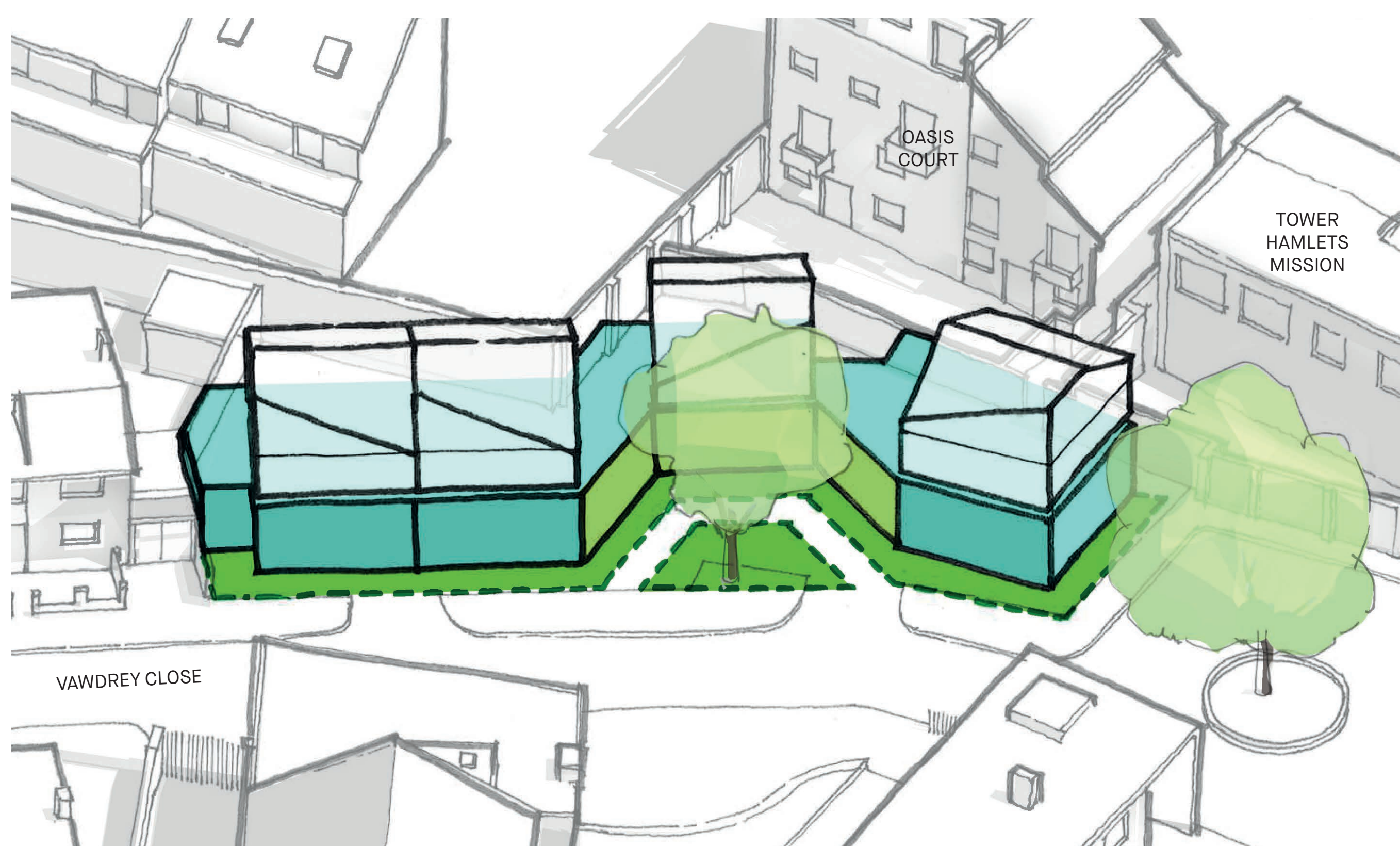
### creation of a courtyard

The new homes will be focused around a central planted courtyard, focusing on the existing tree.



### ground floor landscaping

The ground floor will aim to respond to, and interact with, the landscaping, with the upper floors being more private, reaching to a maximum height of 10 metres



### defining entrances

The front doors will be clearly defined, with provisions for bin and cycle storage neatly contained within.





# Vawdrey Close

## 05 Proposed Design



street level view from west



street level view from east