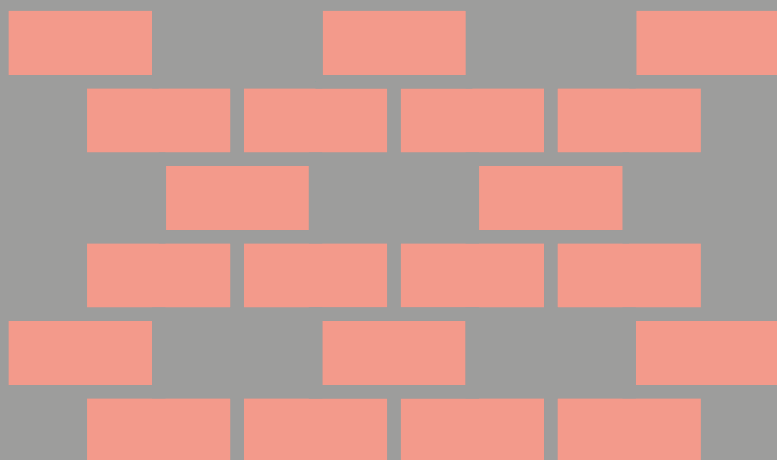
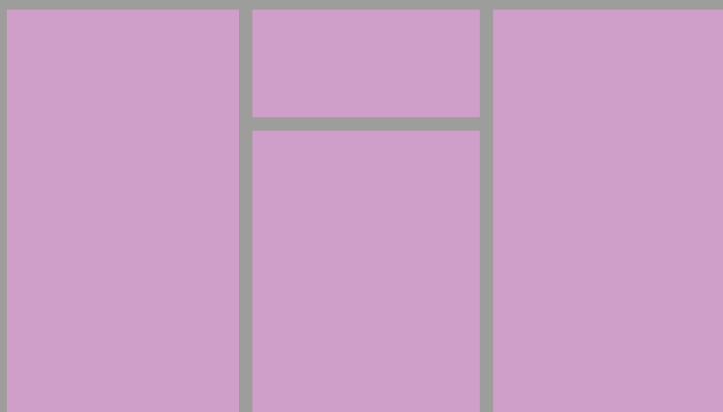


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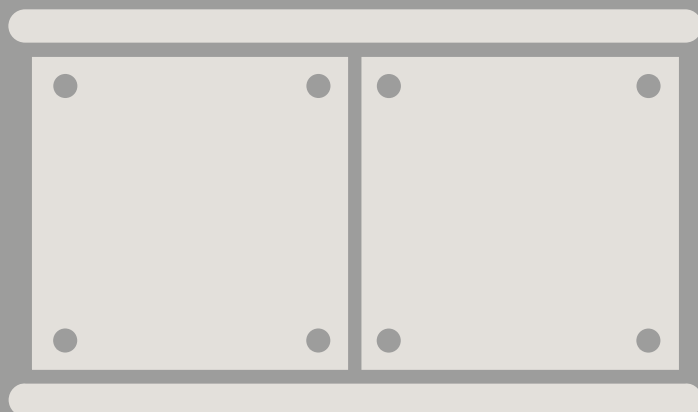


Area

Good



Growth



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Central Area Good Growth

Supplementary Planning Document

Consultation Draft
January 2021

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1. Introduction

1.1 Overview of the document

Tower Hamlets has the highest target for new homes in the London Plan Intent to Publish Version 2019. The Tower Hamlets Local Plan 2031 sets out how the borough will grow and develop in the next 10 years. It highlights the importance of developing neighbourhoods with high-quality buildings and well-designed spaces, whilst ensuring a sensitive integration of old and new in order to preserve existing character.

In order to positively manage development opportunities and the growth expected to occur over the next decade, the Tower Hamlets Local Plan 2031 identifies four sub-areas within the borough, three of which are Opportunity Areas. The Sub-Area: Central, is the only one that is not an Opportunity Area. However, in order to meet future needs, the Central Area needs to accommodate 7,597 new homes, or 14% of the borough's total, during the plan period.

The Central Area Good Growth Supplementary Planning Document (SPD) provides guidance to help the council deliver this housing growth, focusing specifically on design guidance to ensure that new developments respect and

enhance the well-established character of this part of the borough.

In addition to helping the council deliver its vision for the Central Area, the SPD also supports Priority 2 of the Mayor's Strategic Plan:

Priority 2: A borough that our residents are proud of and love to live in

- People live in a borough that is clean and green
- People live in good quality affordable homes and well-designed neighbourhoods
- People feel safer in their neighbourhoods and anti-social behaviour is tackled
- People feel they are part of a cohesive and vibrant community



1.2 Policy context

With a well-established and sensitive character, and limited opportunities for significant redevelopment, the Central Area will go through a gradual intensification, mainly through housing developments on small sites. These may include roof/rear extensions to existing buildings, estate infills and new build developments.

National and regional planning policy and guidance have increasingly highlighted the importance of unlocking small sites in order to meet local and strategic housing requirements.

The National Planning Policy Framework (NPPF) 2019 considers that small and medium-sized sites can make an important contribution to meeting an area's housing needs, particularly as they are often built-out relatively quickly. The London Plan Intent to Publish Version 2019 highlights, under Policy H2 - Small Sites, that boroughs should pro-actively support well-designed new homes on sites below 0.25 hectares in size in order to diversify the sources, locations, types and mix of housing supply. It also recommends boroughs to prepare housing design codes to support housing delivery on small sites. This policy is supported by the plan's overarching principle of delivering Good Growth, whereby development should take a contextual approach in order to sustain and strengthen the character of the city's different neighbourhoods and growth should be directed towards the places with good accessibility to everyday needs, including town centres. Another key aspect of Good Growth is delivering the homes that London needs.

Small sites may often be challenging to develop due to constraints and the fine grained nature of surroundings. The Central

Area Good Growth SPD provides guidance as to how these housing developments should be delivered in order to ensure that they are sympathetic to the surrounding context and that growth is achieved in a balanced and positive way.

Based on an updated Character Appraisal, the Central Area Good Growth SPD presents principles to accommodate growth and specific design guidelines for different types of small sites with the aim of supporting the achievement of Good Growth in the Central Area.

The SPD provides guidance on the implementation of the following policies from the Tower Hamlets Local Plan 2031:

- S.SG1:** Areas of growth and opportunity within Tower Hamlets
- S.SG2:** Delivering sustainable growth in Tower Hamlets
- S.DH1:** Delivering high quality design
- D.DH2:** Attractive streets, spaces and public realm
- S.DH3:** Heritage and the historic environment
- D.DH8:** Amenity
- S.H1:** Meeting housing needs
- D.H3:** Housing standards and quality
- S.OWS1:** Creating a network of open spaces
- D.OWS3:** Open space and green grid networks
- S.ES1:** Protecting and enhancing our environment
- D.ES2:** Air quality
- D.ES3:** Urban Greening and biodiversity
- D.ES5:** Sustainable drainage
- D.ES6:** Sustainable water and wastewater management
- D.ES7:** A zero carbon borough
- D.MW3:** Waste collection facilities in new development

How this draft was developed

This draft Central Area Good Growth SPD has been prepared under Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The guidelines were developed in collaboration with residents, council services, Members, developers, architects, officers and experts in a range of fields. In order to prepare this draft, we consulted with internal and external stakeholders through surveys and workshops. Findings from these exercises, along with best-practice case-studies from Tower Hamlets and wider London, are used to support each design recommendation.

Public Consultation

This draft was developed for Public Consultation taking place between January and February 2021. Suggestions and recommendations arising from public consultation will be carefully analysed and a consolidated SPD will be developed for adoption. The following questions provide guidance to the key feedback the council is seeking on this draft:

Introduction

Q1. Do you understand where in Tower Hamlets the guidance will apply and for which types of projects? Please explain if anything needs further clarification, including any additional glossary items.

Part A - Character Appraisal**Chapter 3 - Central Area Character Places**

Q2. Do you have any comments on any of the descriptions of the character areas? We suggest you read the character place that you are most familiar with and provide feedback on that one specifically.

Chapter 4 - Central Area Housing Typologies

Q3. Do you agree with the analysis of the urban type and residential building types? Are there any additional opportunities, challenges, strengths or weaknesses that you would like to point out?

Part B - Guidelines for Good Growth

Q4. Below are the aims of the document. Do you agree that the document helps achieving these? Please provide any further information that may be relevant to your answer

- provide guidance to help deliver housing growth
- help to ensure new developments respect and enhance the well-established character of this part of the borough.
- encourage good quality housing
- allow for a variety of housing solutions and promote innovation where possible
- help those involved in putting forward development proposals such as residents, homeowners, community groups, developers and associated agents

Q5. Are the case-studies and examples provided helpful? Do you have any comments or suggestions for the case-studies shown?

Status of the document

This draft Central Area Good Growth SPD is currently being consulted on. Once the SPD is adopted, it will be a material consideration to help determine planning applications for small-scale residential-led developments in the central part of the London Borough of Tower Hamlets. The document supplements Tower Hamlets' Development Plan, which includes the Local Plan, London Plan and Neighbourhood Plans.

In addition to satisfying the requirements of national, regional and local planning policies, developments will also need to demonstrate how the guidance in this SPD has been taken into account. The document can also be used by anyone who is interested in understanding the role of design in ensuring that residential developments respect and enhance local character.

Where the guidelines apply

The SPD is primarily a material consideration for residential-led developments on small sites located in the Central Area of the London Borough of Tower Hamlets, although it may also provide guidance that is applicable for residential developments on small sites located elsewhere in the borough. For the purposes of this SPD, small sites are defined as those of up to 0.25 hectares.

Developments may include roof/rear extensions to existing buildings and new build developments. The guidance applies to both extensions to existing dwellings as well as the creation of new dwellings. Developments may be as small as one residential unit and there is no defined upper limit, although it is expected that in most small sites this will be up to around 40 units. Although this SPD does not

provide guidance on affordable housing provisions or developers' contributions, the guidelines contained here should be followed by all housing tenures. Major and minor developments will have different requirements relating to matters such as affordable housing and amenity space (private, communal and play space) provisions and applicants should refer to these in the Tower Hamlets Local Plan 2031 and Planning Obligations SPD.

Some residential extensions and alterations may be covered by Permitted Development Rights (PDR). It is crucial to determine whether a proposal needs planning permission before undertaking any work. As developments that fall under PDRs are limited in what they can propose, applicants that wish to bring forward solutions that fall outside of what is allowed under PDRs, such as different materials, are encouraged to engage with this SPD to understand the principles that should be followed for developments to be deemed acceptable. For PDRs, it is also recommended that regard should be given to the principles provided by this SPD.

For developments within conservation areas applicants should also refer to the council's Conservation Area Character Appraisals and Management Plans. Any works to listed buildings are likely to require Listed Building consent in addition to any planning permission. Applicants should also refer to the Planning (Listed Buildings and Conservation Areas) Act 1990.

1.4 How to use this SPD

This SPD does not cover tall buildings, nor does it provide guidance to policy D.DH6: Tall buildings from the Tower Hamlets Local Plan 2031. Tall buildings are classified as any building that is significantly taller than its local context and/or has a significant impact on the skyline. Within the borough, buildings of more than 30 metres, or those which are more than twice the height of surrounding buildings (whichever is less) will be considered to be a tall building. Applicants proposing tall buildings should refer to policy D.DH6, High Density Living SPD and emerging Tall Buildings SPD.

Structure of the document

The SPD is divided in two parts. Part A is a Character Appraisal of the Central Area. This presents a detailed analysis of each Character Place included in this part of the borough, as well as a study of the most commonly-found residential typologies. This builds on the Urban Structure and Characterisation Study (2009) and the Urban Structure and Characterisation Study – Addendum (2016) that form part of the Tower Hamlets Local Plan 2031 evidence base.

In addition to informing the guidelines contained in Part B, Part A should also be used by applicants to understand the character traits that developments need to respect and respond to.

Part B contains Guidelines for Good Growth. These are broken down into three levels of guidance: Character-based Growth Principles, which help to set out a context-led vision for sites at early design stages; Design Toolkit for Small Sites, which presents site type-specific guidelines; and Design Principles for Residential Developments, which contain guidelines that should be applied to all housing developments.

Applicants should also refer to Tower Hamlets' Statement of Community Involvement (SCI) 2019 for more information on how to engage with the community and the council, specially the Development Management Service. They may also contact the council's Development Infrastructure Coordination Service for advance information on below ground utilities.



1.5 Glossary

Active Frontages

A building front that promotes activity and encourages cross-movement between the building at ground level and the adjacent public realm by the way the building is designed or orientated. A building provides active frontage if the ground floor avoids blank walls or obscured frontages, includes windows and openings, and provides a variety of uses all of which also contribute to natural surveillance and support the visual and physical relationship between the building and ground level.

Affordable Housing

Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and our (the council) housing allocation policy.

Built Edge

Edges are lateral points of reference on one's path that usually constitute a boundary between two or more areas such as roads, railway tracks and the border of a development. Edges might act as barriers, closing off one area from another and impeding or restricting movement, but on other occasions they might also connect areas by acting as seams. Generally, built edges act as barriers.

Circulation space

Area of communal space from the main building entrance to the front door of a home. This covers the lobby, lift and corridor.

Communal Amenity Space

An area within the curtilage of a residential development that can be accessed by residents of the development. It is used for recreation and provides visual amenity, e.g. gardens or landscaped space.

Community Facilities

Uses such as public houses, libraries, youth facilities, meeting places, places of worship, public conveniences and other uses in use class D1 that provide a service to the local community.

Conservation Area

An area of special architectural or historical interest, the character and appearance of which the council has a duty to preserve or enhance. The land, buildings and trees in these areas have special protection in the planning system.

Daylight

Natural light that enters a building.

Defensible Space

A space between the public and private spheres that helps to provide security and privacy to homes.

District Centre

Centres that generally meet more local needs, with catchments of around 800 metres and provision of convenience goods and services. Typically, they contain around 10,000-50,000 square metres of retail, leisure and service floorspace, and often have specialist functions.

Family Homes

Houses and flats which contain three or more bedrooms.

Habitable Rooms

A habitable room is defined as a room within a dwelling, the primary use of which is for living, sleeping or dining. This definition includes living rooms, dining rooms, bedrooms, studies, home offices and conservatories but excludes halls, corridors, bathrooms and lavatories. Kitchens which provide space for dining and have windows will be considered habitable rooms and should be included in the assessment of amenity impacts

Legibility

Legibility relates to how easily one can read, interpret, identify and remember places. It can also be thought of as the ease with which parts of the built environment can be recognised and organised into a coherent pattern. Legibility can be influenced by several elements such as streetscape, scale, pathways, among others. By being legible, a place usually enables users to move about easily and quickly, leading to spaces being perceived as more accessible and therefore being more actively used. It holds a close relationship with permeability.

Listed Building

Buildings that are statutory listed and are classified into three grades, I, II* and II. Listed buildings have their special architectural and historic interest protected by a special type of planning permission called Listed Building Consent.

Major Developments

Developments with 10 to 100 residential units.

Massing

The combined effect of the arrangement, volume and shape of a building. It can also be referred to as bulk.

Minor Developments

Developments with less than 10 residential units.

Natural Edge

Natural edges are lateral points of reference on one's path that usually constitute a boundary between two or more areas such as canals, rivers or open spaces. Natural edges might act as barriers, closing off one area from another and impeding or restricting movement, but on other occasions they might also connect areas by acting as seams. Natural edges may be green or blue spaces.

Neighbourhood Centre

Centres that contain clusters of retail and services to meet the needs of a more local catchment and typically contain at least sixteen units. Units are predominantly small-in-scale, with convenience supermarkets of around 500 square metres tending to be the largest occupants. Larger neighbourhood centres may also have particular specialist functions, and can be appropriate for some leisure and night-time economy uses.

Open Space

All land that offers opportunity for play, recreation and sport or is of amenity value, whether in public or private ownership, and where public access is unrestricted, partially-restricted or restricted. This includes all open areas consisting of: major parks (e.g. Victoria Park and Mile End Park), local parks, gardens, squares, playgrounds, ecological spaces, housing amenity land, playing fields (including playing pitches), allotments and burial grounds, whether or not they are accessible to the public.

Outlook

Visual amenity enjoyed by occupants when looking out of their windows or from their garden.

Permeability

Permeability describes the extent to which urban forms permit (or restrict) movement of people or vehicles within, across and around an area. Permeability is normally considered a positive attribute as it encompasses ease of movement, avoids severing neighbourhoods and encourages active travel. It can also be referred to as connectivity and holds a close relationship to legibility.

Permitted Development Rights

Certain types of changes to a property without planning permission. The most common of these permitted development rights relate to extensions and alterations to dwelling houses, although they also apply to retail, industrial and other types of development. They also allow certain changes of use. Also commonly referred to as PDRs.

Play Space

Spaces where play is identified as one of the prime functions. These include playgrounds, playing fields, skate parks and other recreation areas.

Private Amenity Space

An area within the curtilage of a dwelling that can be accessed by its residents. It is used for recreation and provides visual amenity, e.g. gardens, landscaped space, balconies, winter gardens.

Public Realm

The space between and surrounding buildings and open spaces that are accessible to the public and include streets,

pedestrianised areas, squares and river frontages.

Scale

The impression of a building when seen in relation to its surroundings and/or as experienced in relation to the size of a person (human scale). Sometimes it is the total dimensions of a building which give it its sense of scale, at other times it is the size of the elements and the way they combine.

Small Site

Sites below 0.25 hectares in size.

Streetscape

The overall appearance of street elements that make up the street scenery and may include built elements as well as landscaping. The appearance of the streetscape is influenced by the quality of buildings, amenity spaces, sidewalks and greenery.

Sunlight

Direct, non-obstructed, sunshine.

Sustainable Urban Drainage

Water management practices that integrate natural water processes. Also commonly referred to as Sustainable Drainage Systems or SuDS.

Typology

Grouping buildings based on their form, architectural style, historical period, density, block layout and plot size. For example, a terrace, linear block or mansion block.

**Underground Waste Collection /
Underground Refuse Stores**

Underground waste tanks with smaller access points integrated into the public realm. These are emptied on a regular basis by specialised collection vehicles. Underground refuse stores can also be referred to as URS.

Urban Grain

The pattern of the arrangement and size of buildings and their plots, as well as the layout of streets and blocks in an area. An area can have a fine urban grain if it is made up of small and reasonably frequent elements, or a coarse urban grain if it is comprised of large and infrequent elements. Urban grain can be visualised through a figure-ground plan.

Urban Greening

Urban greening describes the act of adding green infrastructure elements such as green roofs, green walls, street trees, rain gardens and additional vegetation. The Urban Greening Factor is a land-use planning tool to help determine the amount of greening required in new developments.

Water Space

All bodies of water, including canals, basins and the River Thames.

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Part A Character Appraisal

2. Overview

2.1 The Central Area: Setting the scene

The Central Area - whose boundaries are shown in the map in the following page, and were defined by the Tower Hamlets Local Plan 2031 - sits in the heart of the borough, bounded by London Borough of Hackney to the north and the London Legacy Development Corporation to the east. It is primarily a low-rise residential area with shops and markets distributed across different neighbourhoods where they provide important meeting points for the local community. Applicants

The area contains several heritage assets and open spaces that are widely recognised such as Mile End Park and Victoria Park, as well as several canals and water spaces and a strong relationship with the River Thames.

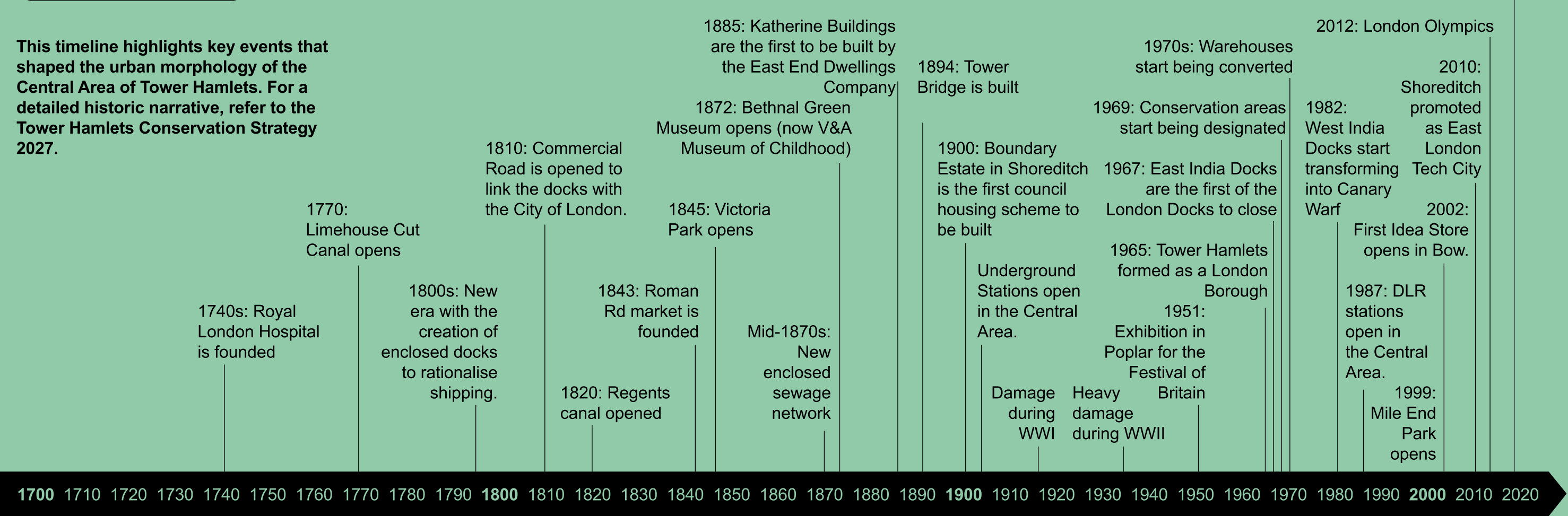
The historical timeline in the following pages provides a summary of the development of this part of Tower Hamlets and also highlights some borough-wide significant events.



2.1 The Central Area: Setting the scene



This timeline highlights key events that shaped the urban morphology of the Central Area of Tower Hamlets. For a detailed historic narrative, refer to the Tower Hamlets Conservation Strategy 2027.



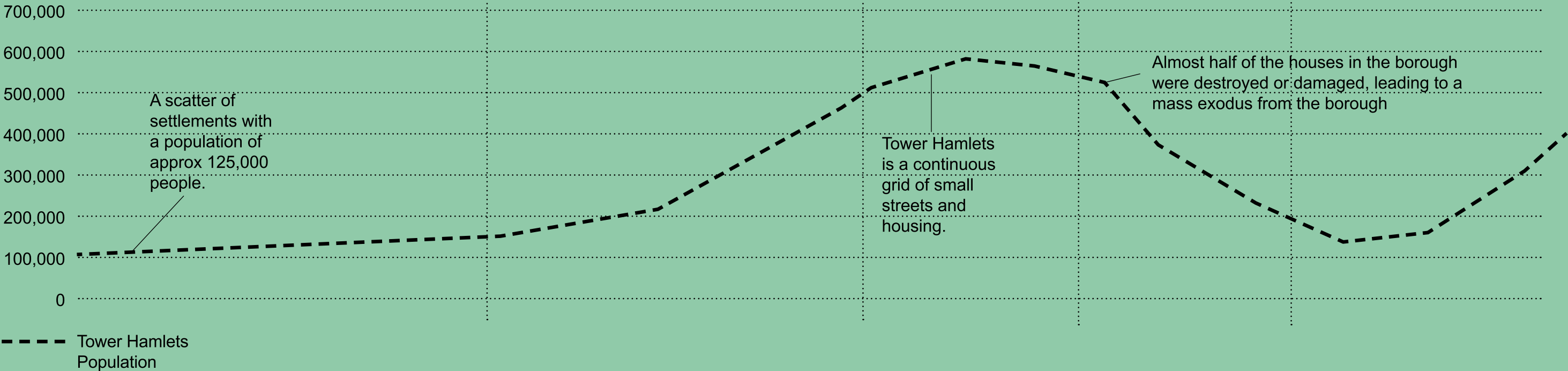
Mostly farmland with several settlements of various sizes as some areas became attractive for merchants and mariners, the silk weaving industry and other crafts.

Rapid growth in the whole of the Central Area culminating in overcrowding and poor living conditions.

Prosperity declined as the down-river docks grew in importance.

Post-war reconstruction, slum clearance & de-intensification.

New growth in Tower Hamlets with conservation, new-build and reconstruction projects.



3. Central Area Character Places

3.1 Introduction

The Central Area comprises ten Character Places (as defined by the Tower Hamlets Local Plan 2031 and highlighted in the map), some of which only fall partially within the sub-area. Each of these has its own special character and history and it is the variety between them that in a way defines the Central Area.

The following pages describe key elements of local character for each of these ten Character Places. The analysis addresses the topics of History; Heritage; Townscape; Urban Grain and Movement. The Character Appraisal builds on the previous borough-wide studies conducted by the council, namely the Urban Structure and Characterisation Study (2009) and Urban Structure and Characterisation Study – Addendum (2016), and adds a particular emphasis on typologies, by identifying the most typical building types, in particular residential ones, in each Character Place, and by providing a detailed analysis of these in Chapter 4 - Central Area Housing Typologies.

It should be noted that the boundaries of each Character Place are not strictly fixed as often there will be streets that fall under a transition zone. Applicants are encouraged to study not only the Character Place within which their site is located, but also the adjoining ones for a comprehensive picture of the place.

3.1 Introduction



- Central Area Boundary
- Open Space
- Water Space

Map showing the 10 Character Places that fall entirely or partially within the Central Area.



Introduction

Bow is a predominantly residential area. Roman Road acts as an important hub for the community with its variety of shops, restaurants and cafés. The partly pedestrianised market on the east end of Roman Road sells a variety of food, clothing, crafts, books and antiques and it attracts a high level of pedestrian activity, which is intensified by the Idea Store.

- Central Area Boundary
- Open Space
- Water Space
- District Centre



History

The hamlet of Bow dates back almost a thousand years. By Tudor times, Bow was a thriving village. Up to the 1800s the small hamlet of Bow was surrounded by cornfields, pastures and meadows. The 19th Century however brought a massive increase in its population, and the construction of a number of significant factories producing rubber, soap and matches. The Bryant and May Factory was the scene of the famous Match Girls Strike of 1888. Bow was also the centre of the Women's Suffrage Movement. Roman Road Market was founded in 1843 as a general market for the poverty-stricken newcomers in the middle of last century. The market always thrived on its reputation for offering a huge variety of goods at keen prices. In its 1960s heyday, it was one of the most fashionable and popular markets in London.

- Central Area Boundary
- Open Space
- Water Space
- ▨ Conservation Area
- Listed Building



The Grade II listed former Bryant and May Factory, now a residential development.

Heritage

Approximately half of Bow sits within conservation areas. The western side includes four conservation areas characterised by the homogenous layout of streets with mid- and late-19th Century 2-storey terraces: Driffield Road, Medway, Tredegar Square and Clinton Road Conservation Areas. Roman Road Market Conservation Area, on the eastern side of Bow, has more of a commercial character with small retail shops and modest houses enclosing them, but the streetscape maintains a domestic feel. Victoria Park and Regent's Canal conservation areas mark the north and west of Bow. They contain a mix of 19th Century terraces, post-war and early and late 20th Century buildings. Fairfield Road Conservation Area, further east, falls outside of the Central Area and it is dominated by the Grade II listed Bryant and May Match Works Factory, currently a gated residential development. Other listed buildings in the area include the Grade II Passmore Edwards Public Library and Church of St Paul with St Stephen.

Townscape

Bow is predominantly a residential area, with the exception of Roman Road, where a mixture of uses animates the area, acting as a central point for the community. Roman Road consists of 2-3-storey buildings with small shops on the ground floor and residences above. The rest of the area is comprised mainly by residential typologies, varying in age and density. From post-war estates and 21st Century buildings west of Mile End Park, Bow transitions into a consistent 19th Century Victorian and later Georgian 2-3-storeys terraced housing area east of the park, particularly on side streets off Roman Road, in and around Medway Road and around Tredegar Square. Although there is no visible spatial barrier, there is a clear split between this part of Bow and the eastern side, where post-war estates of different kinds, from 22-storey towers to 3-4-storey deck-access blocks, are the predominant features of the townscape. Several estates are a result of clearance programmes or bomb-damaged terraces. Close to Victoria Park, facing Hertford Union's Canal, there are former 20th Century industrial buildings converted into residential and mixed uses.

Meath Gardens and the north of Mile End Park are located within Bow which, alongside Victoria Park, provide good access to open space to the north and west of the neighbourhood. In contrast, a large proportion to the east-west has an open space deficiency

Typical Building Types



A. The former Victoria Veneer Mills, from late 19th Century, of brick and with a pitched roof. The industrial building, located in the Regent's Canal Conservation Area, was converted to a mixed-use development.



B. Beatrice Webb House, a post-war housing block built in 1953 on the corner of a bomb-damaged terrace, within the Driffield Road Conservation Area.

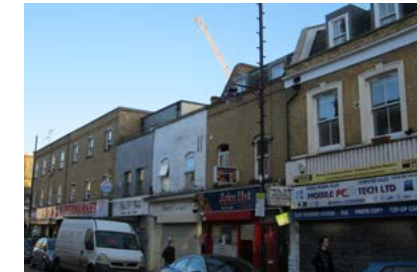


C. The post-war Ranwell Estate, built in an area cleared from its 19th Century housing from the 1960s. It includes blocks and maisonettes of 2-3 storeys and three 22-storey towers built in 1969.

Typical Building Types



D. Row of 3-storey houses on Annie Besant Close from the 1960s. The row on the other side of the road is primarily 2-storey and white. All houses have single pitched roofs and façades with varying colours and brick detailing.



E. Roman Road Market with shops on ground floor and residences above, within the Roman Road Market Conservation Area. Buildings are 2-4 storeys and usually of brick.



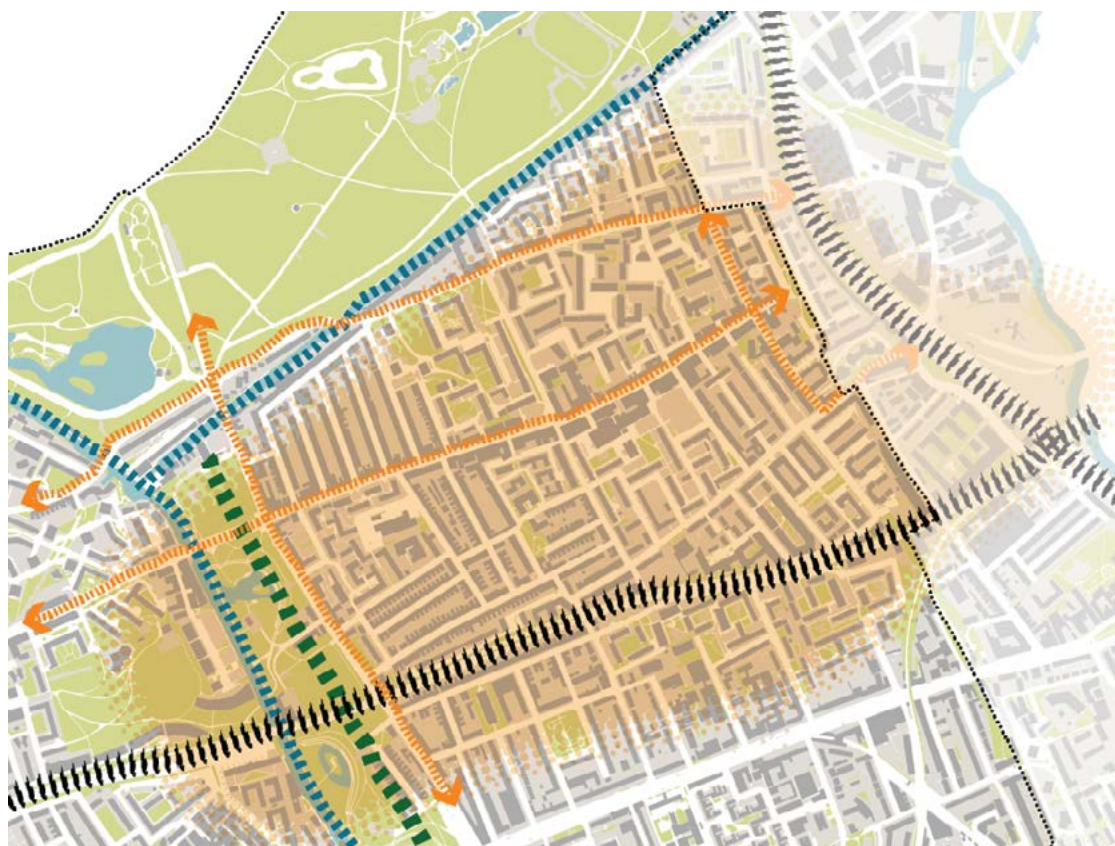
F. The post-war Lanfrac Estate, built as a result of clearance programmes. The estate is a uniform collection of blocks with up to 4 storeys. Some variation is added by the differing tone of the brick and the varying design of the plans.



G. Victorian terraces built in the 1870s on Arbery Road within the Medway Conservation Area. The terraces display typical embellishments of the period, including bay windows and painted stucco decoration. On Arbery Road, in particular, they are ornately decorated.



H. The Suttons Wharf residential development completed in 2014 facing Regent's Canal and Mile End Park, with over 400 units and heights up to 17 storeys.



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Urban Grain and Movement

Bow generally has a finer grain to the west and a coarser grain to the east, with poorer permeability and legibility in and around post-war estates and more recent developments, and easier movement where Victorian and Georgian terraces are prevalent. Roman Road narrows as it moves east through Bow, becoming a pedestrianised street market in its final stretch. Bow has three key built and natural edges. The railway line to the south is a built edge that creates a spatial barrier. Mile End Park provides access to open space and constitutes a natural edge. Regent's Canal's narrow footpath to the west is well used by pedestrians and cyclists. Hertford Union's Canal to the north suffers from a lack of publicly-accessible pathways on the Bow side. Roman Road and Old Ford Road are key east-west links between Bethnal Green and Bow. Grove Road is

a key north-south link. Parnell Road is a more local north-south link. Bow has good transport links with Mile End and Bow Road underground stations nearby

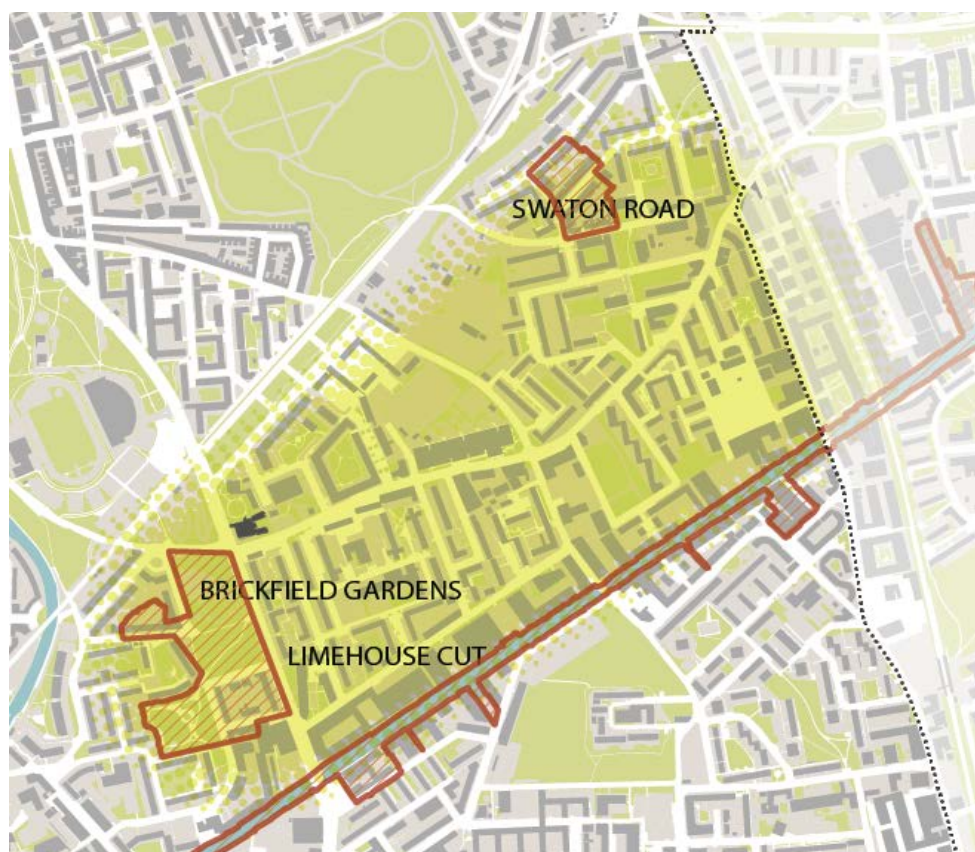
- Central Area Boundary
- Open Space
- Water Space
- - - Natural Edge (green space)
- - - Natural Edge (blue space)
- //// Built Edge
- <-> Key Vehicular Link



Introduction

Bow Common is predominantly a residential area, with some shops scattered around the area and few industrial uses around Limehouse Cut. Bow's post-war heritage is made apparent by the number of council estates built in that period.

- Central Area Boundary
- Open Space
- Water Space
- Neighbourhood Centre



History

Bow Common was, for much of its history, a large area of marshland and meadows, which separated the hamlets of Poplar, Bromley and Bow. Lanes ran through connecting up these Hamlets and a number of small cottages and houses sprang up along these trade routes. These routes still exist today as Bow Common Lane and Devons Road/St Paul's Way. The industrial revolution brought change to Bow Common, and with Limehouse Cut running through its southern edge, industries began to settle during the 19th Century. The growth and spread of Poplar and Bromley during this period led to the area becoming urbanised and swallowed up by its neighbours, hungry for space to expand.

- Central Area Boundary
- Open Space
- Water Space
- ▨ Conservation Area
- Listed Building



Former stock brick Factory from 1911, within the Brickfield Gardens Conservation Area.

Heritage

A small proportion of Bow Common is located within conservation areas. The whole of Swaton Road and Brickfield Gardens conservation areas are in Bow Common, as well as part of Limehouse Cut Conservation Area. Swaton Road Conservation Area covers a small fragment of low-rise terraces that were constructed for working-class Victorian families in the late 1860s and once covered this area. Brickfield Gardens Conservation Area also comprises fragments of the former Victorian streetscape, as well as two open spaces: Brickfield gardens, which used to be an area where bricks were made, as its name suggests, and an area created from cleared land after the war. Bow Common has a very small proportion of listed buildings, the most notable are the Grade II * listed St Paul's Church and The Widow's Son Pub, on either side of Bow Common.

Townscape

Bow Common's land use is largely residential. The housing stock in the area predominantly consists of low-, medium- and high-rise post-war housing estates. Much of the estates are part of the Lincoln Estate which covered 1,495 acres when completed and includes two 19-storey towers of maisonettes, which were the tallest in East London when built. Other estates vary in design, massing and height and are distinguishable one from another. Several new housing schemes have been constructed in the 2010s, mostly on previous industrial sites, others as redevelopments of post-war estates. A couple of industrial uses remain along Limehouse Cut, which is now predominantly residential. Although the area was predominantly covered with terraced housing before WWII, only a few fragments of terraces remain, most of which are now located in conservation areas.

Bow Common encompasses several neighbourhood parks, which are characterised by their small size. The nearby Tower Hamlets Cemetery and Mile End Park provide access to larger open space to the north and west of the neighbourhood. The south-eastern areas have an open space deficiency.

Typical Building Types



A. 7-storey range of post-war maisonettes in dark red brick constructed in 1965-7 which were part of Leopold Estate.



B. Late 1860s 2-storey terraces with canted bay window at ground floor and simple Victorian sash windows above, stuccoed details on ground floor, part of Swanton Road Conservation area.



C. 4-storey uniform maisonette blocks, part of the post-war Lincoln Estate, built between 1958-1970s with over 800 dwellings. The estate also includes two 19-storey blocks. Much of the estate was refurbished in the 1990s.

Typical Building Types



D. 5-storey brick housing blocks from 1929 with a Neo-Georgian façade to the front and utilitarian deck-access at the back.



E. Housing development with varying heights, up to 14 storeys, facing Limehouse Cut completed in the late 2010s to replace a former industrial use of the site..



F. Early post-war blocks of 4-6 storeys with a regular grid and projecting balconies. Pitched roofs and other features were added between 1998-2000.



G. Late 19th Century grand terraces with elevated ground floor, semi-basements, 3-sided bay windows and decorative stuccoes surrounds to windows and doors, remnants of the Cotton Estate, now part of Brickfield Conservation Area



H. 3-storey post-war housing blocks built between 1957-58 with plain brick panels, recessed private balconies and shallow gabled roofs.

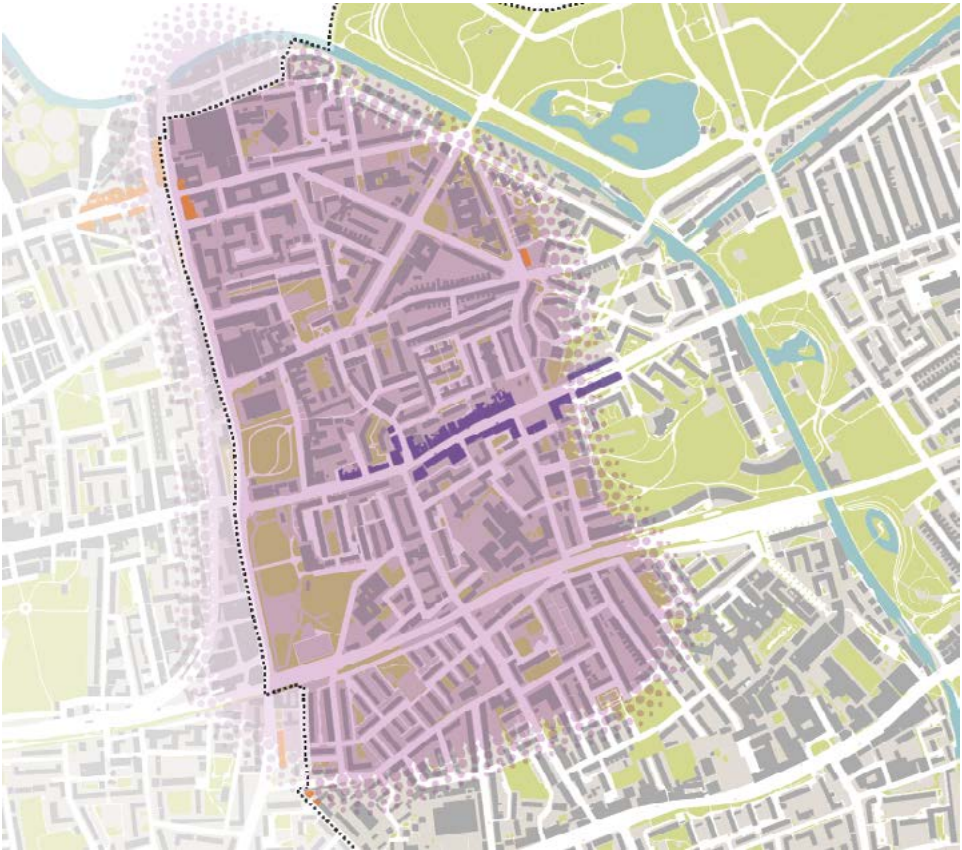


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Urban Grain and Movement

Bow Common is largely of a coarse grain due to the large blocks associated with industry, and the high number of post-war estates. The estates' layout, including cul-de sacs and disorientating street pattern, is a barrier to movement in the area and has a negative effect on legibility. There is also a degree of detachment in Bow Common. This is caused by Limehouse Cut to the south, the railway lines to the north, and Burdett Road to the west. The latter is classified as a highway and is a key north-south link in Tower Hamlets. The towpath on the south side of the canal is used by pedestrians and cyclists as a key east-west link towards Limehouse. Limehouse Cut, however, has a limited number of crossing points. Bow Common has no stations, although it lies in close proximity to Devons Road and Limehouse DLR stations.

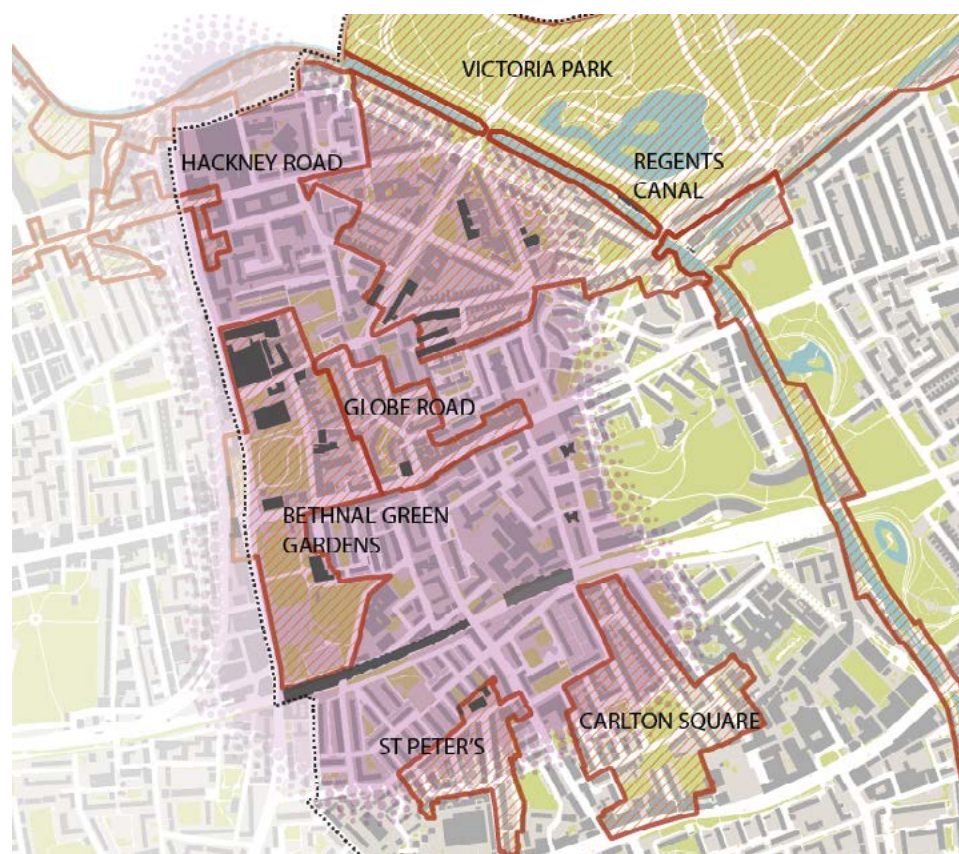
- Central Area Boundary
- Open Space
- Water Space
- - - Natural Edge (blue space)
- //// Built Edge
- < - - - > Key Vehicular Link



Introduction

Globe Town is predominantly a residential area. The town centres along Roman Road and Cambridge Heath Road include shops, restaurants and local services and they animate the area. The western part of Globe Town has important institutional buildings such as the V&A Museum of Childhood. The northern part includes creative industries.

- Central Area Boundary
- Open Space
- Water Space
- Neighbourhood Centre
- District Centre



History

Globe Town was established in 1800 to provide for the expanding population of weavers around Bethnal Green. Since the 1820s the area is known by Globe Town. Bethnal Green's population trebled between 1801 and 1831. By 1824, with restrictions on the importation of French silks relaxed, several looms became idle, and prices were driven down. The abundance of cheap labour was turned to furniture, clothing and shoe manufacture. Globe Town continued its expansion into the 1860s, long after the decline of the silk industry. When slum clearances increased towards 1900, initiatives to provide working-class housing were explored. This was attempted by Samuel Barnett's East End Dwellings Company with the red brick tenements around Globe Road in the 1880s. Most of this development was constructed by this company between 1900 and 1906.

- Central Area Boundary
- Open Space
- Water Space
- ▨ Conservation Area
- Listed Building



The Grade II listed V&A Museum of Childhood, within the Bethnal Green Gardens Conservation Area.*

Heritage

Approximately half of Globe Town sits within conservation areas. In the Victoria Park and Regent's Canal Conservation Areas, many of the historic industrial buildings, bridges and locks associated with the canals make a significant contribution to the townscape. The 19th Century terraces, some of them Grade II listed, contribute to a coherent and distinctive character in the area and pockets of post-war development are found where terraces have been lost and redeveloped. The Bethnal Green Gardens Conservation Area is characterised by public and civic uses, including the Grade I listed Church of St John on Bethnal Green and the Grade II* V&A Museum of Childhood, in contrast with the residential character found in the generally homogeneous group of late Victorian dwellings that make up Globe Road Conservation Area. To the south, the character of St Peter's conservation area is defined by 19th Century residential terraces and the former church of St Peter's, listed at Grade II. Carlton Square has a cohesive group of Victorian housing, which remain largely intact despite war damage. Only a very small part of Hackney Road Conservation Area falls into Globe Town

Townscape

Globe Town is predominantly a residential area, with the exception of the buildings with institutional purposes such as the Bethnal Green Police Station and the V&A Museum of Childhood to the west, the creative industries to the north close to Regent's Canal, and the mixed uses along Roman Road, which creates a hub of activity right in the middle of Globe Town. This key east-west link has small retail units on the ground floor with residential units above. The rest of Globe Town is comprised by residential typologies that vary in age and density. There are several post-war housing estates, early and late 20th Century housing blocks and a smaller proportion of early to late-19th Century Georgian and Victorian terraces. The terraces bring a smaller scale and height in contrast to the medium to high-rise estates and housing blocks.

The largest park within Globe Town is Bethnal Green Gardens, located to the south. Apart from a series of small open spaces, the neighbourhood also has easy access to Mile End Park and Victoria Park to the East and North, and to Meath Gardens, to the East. There is some open space deficiency to the north and centre of Globe Town.

Typical Building Types



A. A late 20th Century residential development including sheltered, rental and shared ownership accommodation. Of brick and 2-3 storeys, the development reflects the surrounding character.



B. Mulberry House, completed in 1936 as part of a slum clearance programme. Within the Bethnal Green Gardens Conservation Area, the building is Neo-Georgian with 3-storey canted bay windows and brick.



C. Victorian terraces on Approach Road, within the Victoria Park Conservation Area, with stock brick and windows with moulded architraves. Most houses were built in the 1860s, by multiple builders.

Typical Building Types



D. The post-war Park View Estate, from 1953, designed so as to allow views to Regent's Canal. Within the Victoria Park Conservation Area, it is of brick with cantilevered balconies.



E. The post-war Cranbrook Estate on Roman Road completed in 1968. The 'X' layout of wide pedestrian avenues were designed to echo the pattern of 19th Century streets to the north.



F. 21st Century gated residential development with blocks with heights increasing from 4 to 9 storeys as the scheme approaches Regent's Canal.



G. Mixed-uses characteristic of high streets, with shops on the ground floor and residences above, as seen on Roman Road. Heights vary from 2 to 4 storeys.



H. The post-war Bancroft Estate, completed in 1954. The estate displays a mix of balcony-access flats refurbished in the 1990s (seen in the picture), as well as low-rise cottages and houses.



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Urban Grain and Movement

The large proportion of 20th Century estates and housing blocks translates into a coarse urban grain with large plots, compromising permeability and legibility in the area. There are pockets of finer grain where Georgian and Victorian terraces are found. Globe Town has two key edges: the railway line to the south, and Regent's Canal. The former constitutes a spatial barrier with few active frontages in the archways, effectively cutting off the southern part of Globe Town. Regent's Canal is largely inaccessible due to pathways falling within private backgardens or a lack of pathways entirely. Roman Road and Old Ford Road are key east-west links between Bethnal Green and Bow. Bishops Way/Sewardstone Road is a local east-west link. Cambridge Heath and Globe Road are key north-south links. Globe Town has excellent transport links

with Bethnal Green underground station and Cambridge Heath overground station within the area.

- Central Area Boundary
- Open Space
- Water Space
- - - Natural Edge (blue space)
- //// Built Edge
- <- - - -> Key Vehicular Link



Introduction

Limehouse is a riverside neighbourhood. It is predominantly a residential area interspersed with offices, shops, hotels and some institutional and creative uses. Limehouse's industrial heritage is made apparent by the remaining warehouses, now converted to offices, studios and flats. The Limehouse Basin, now used as a marina, is the focal point of the neighbourhood.

- Central Area Boundary
- Open Space
- Water Space
- Neighbourhood Centre



History

Limehouse is named after the lime coasts or kilns that were established there in the 14th Century and used to produce quick lime for building mortar. In the days of the docks, the area was associated with imports. This is in contrast to the preceding years when it was associated with exporting beer and voluntary and involuntary emigrants. Limehouse was also the setting of London's original Chinatown, with Limehouse Causeway, Pennyfields and West India Dock Road at its heart in the 1890s. In the 19th Century the canal system originating in Tower Hamlets was the entrance to the busy arterial route serving Britain's commercial life. The Limehouse Basin and Limehouse Cut were the main links from the Thames to the River Lea and onwards to the industrial north. As London expanded rapidly in the early 19th Century, Commercial Road was opened in 1810 to link the emerging docks with the City of London.

- Central Area Boundary
- Open Space
- Water Space
- ▨ Conservation Area
- Listed Building



The Grade I listed St Anne's Church from 1730.

Heritage

Approximately half of Limehouse sits within conservation areas. To the west, the small stretch of York Square Conservation Area within Limehouse includes large-scale buildings with commercial and institutional purposes. Albert Gardens Conservation Area comprises an open space enclosed by Grade II listed Victorian terraces from the 1840s, whereas the small stretch of the Wapping Wall Conservation Area included in Limehouse is characterised by converted warehouses. Lowell Street includes early 19th Century Grade II listed terrace housing on Commercial Road. Within the St Anne's Church Conservation Area, the Grade I listed church and other public buildings from the 18th Century and more recent residential developments make up the townscape. Narrow Street Conservation Area is characterised by 19th and 20th Century wharf-side buildings relating to the port and commercial activities which developed following the opening of Regent's Dock (now Limehouse Basin) in the early 19th Century. Only a very small part of Limehouse Cut and Regent's Canal conservation areas fall within Limehouse.

Townscape

Limehouse is largely a residential area with the exception of the mixed uses along Commercial Road and the institutional buildings around St Anne's Church to the east. The main typology found are 19th Century former industrial warehouses converted to residential, creative and office uses from the 1950s. The area has also seen brand-new high-end residential buildings from late 20th Century and early 21st Century, including high-rise towers and blocks with 5-6 storeys. Some of the riverside developments are gated and the access to the River Thames has been blocked in many instances. Limehouse also includes some post-war council estates, concentrated in the south-west and north of Limehouse, with blocks ranging from 2-storeys high to 8-storeys high. Despite the varying typologies, there is a consistent feel to the area's townscape thanks to its industrial heritage and overall consistency of materials, including in the more recent developments.

Limehouse includes substantial water space with the River Thames, Limehouse Basin and the Limehouse Cut and Regent's canals. The neighbourhood encompasses several small neighbourhood parks including Ropemakers Field and King Edward Memorial Park, but a significant proportion to the west of Limehouse Basin has an open space deficiency.

Typical Building Types



A. The post-war Glamis Estate (east), one of the last major estates built by the Greater London Council in the 1970s. It displays a concern for a more human scale with blocks of pale brick with up to 8 storeys. One terrace includes projecting glazed stair walls.



B. Victorian terraces built in the 1840s, within the Albert Gardens Conservation Area. They are of 3 storeys and basements, and have recessed sashes with glazing bars, those of ground floor with semi-circular heads in double recesses.



C. Post-war 3-storey blocks of flats with balconies extending over shops, built in 1958 on Salmon Lane as part of the Locksley Estate.

Typical Building Types



D. The former Limehouse Town Hall, built in 1881 on Commercial Road, within the St Annes Church Conservation Area, and converted to a cultural hub. It is of brick with stone dressings and listed at Grade II.



E. Residential towers completed in 1998 as part of Basin Approach, a residential development around Limehouse Basin. The four blocks are of 8 storeys with the upper one of double-height. It is of brick with projecting balconies onto the basin.



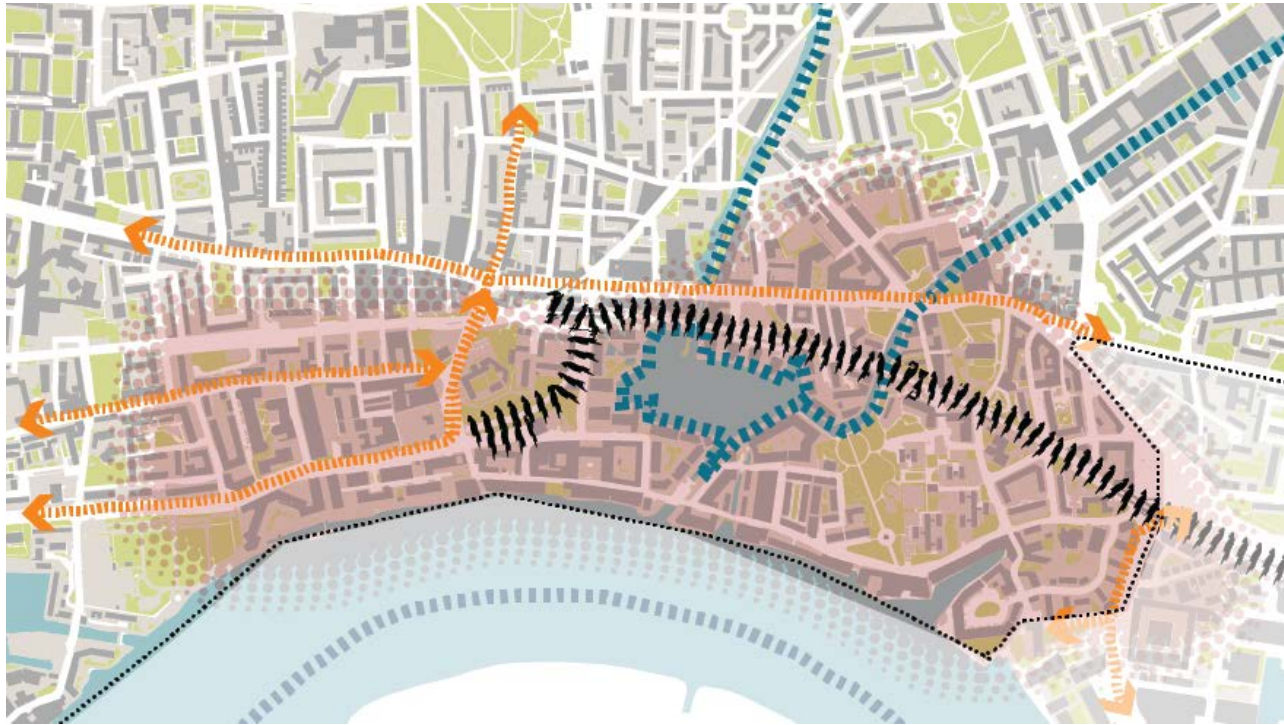
F. Cluster blocks built in 1986 in Goodhart Place, next to Limehouse Basin, with 3-4 storeys, yellow brick and projecting balconies.



G. 19th and 20th Century warehouses on 22-28 Narrow Street, within the Narrow Street Conservation Area, among the first to be converted to residences in the Docklands from the 1970s. They have façades with varying brick types. Heights are of 4-6 storeys.



H. Free Trade Wharf built in 1796 on the Thames Path, within the Wapping Wall Conservation Area. The warehouses were converted to offices and residences in 1987. It is of yellow brick, 9 bays with a 10th bay expressed as a pedimented 2-storey pavilion.



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Urban Grain and Movement

Limehouse has a juxtaposition of small streets with fine grain and larger roads with coarse grain, which compromises the legibility and permeability of the area. Narrow Street is an example of an enclosed road that nevertheless provides a legible route; the presence of large blocks on the riverfront, combined with a lack of publicly-accessible pathways, often makes it difficult, however, to access the River Thames. The river, Limehouse Basin and Limehouse Cut act as natural edges. There are publicly-accessible pathways along Limehouse Basin and Cut. The railway line is a built edge that creates a spatial barrier between north and south. The Rotherhithe and Limehouse Link Tunnels are also built edges that act as spatial barriers. For a relatively small area, Limehouse is cut by several roads that connect it to the City of

London and Canary Wharf, but that end up affecting the area's cohesion by creating pockets of development. Commercial Road, Cable Street and The Highway are key east-west links. Limehouse has excellent transport links, including Limehouse and Westferry DLR stations.

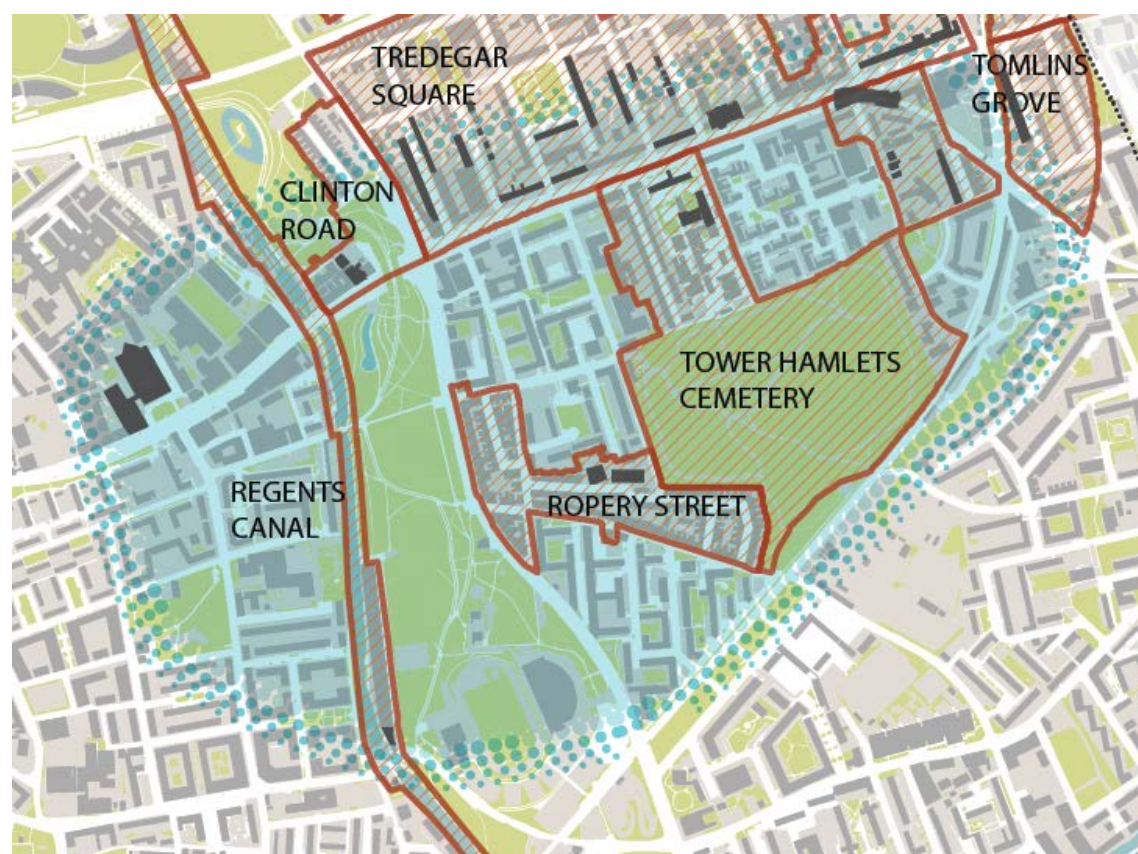
- Central Area Boundary
- Open Space
- Water Space
- Natural Edge (blue space)
- //// Built Edge
- ⟷ Key Vehicular Link



Introduction

While most of Mile End is residential, the town centre around Mile End Station is a busy transport and social hub with concentrated commercial use on ground floor units in that area. The campus of Queen Mary, University of London is contained to the north-west of Mile End and numerous landmarks can be observed along Mile End/Bow Road.

- Open Space
- Water Space
- Neighbourhood Centre



History

Mile End dates back to the 13th Century. It was named due to the distance along the road from London: one mile east from the City of London. Urbanisation began along this important trade route during the Georgian Era. The area's development continued to progress rapidly in the 18th Century when it became attractive for a wealthy new class of merchants and mariners. Trade and shipping shaped Mile End dramatically during this period. Development intensified in the 19th Century due to significant increases in London's population and UK economy. Mile End's expansion and importance during this period was reflected in a number of civic buildings, like the 'People's Palace' in 1887, which was destroyed in a fire and replaced in 1937. In the 1940s-1990s, slum clearance and war damage resulted in mutually-reliant residents, industries and shopping facilities disappearing.

- Open Space
- Water Space
- Conservation Area
- Listed Building



The Grade II listed former People's New Palace, from 1937

Heritage

Approximately half of Mile End sits within conservation areas. Tredegar Square, Ropery Street and Tomlins Grove conservation areas include predominantly uniform groups of Victorian and Georgian terraced housing. The considerable unity and long views are an essential theme of these conservation areas which include numerous listed buildings. The Tower Hamlets Cemetery Conservation Area is marked by the substantial institutional built heritage, including the site of former St-Clements Hospital, which was and continues to be since 2017 the site of London's first community land trust (CLT) housing project. Part of Regent's Canal and Clinton Road Conservation Areas are also included within Mile End. Most of Mile End's listed buildings are located within conservation areas and include a number of terraces, religious and institutional buildings. Dotted along Mile End/Bow Road several landmarks can be observed, such as the former People's New Palace which is now part of Queen Mary University of London, the former Coborn School for Girls (1897-8) and Georgian terraces within the Tredegar Square Conservation Area.

Townscape

Mile End is essentially a residential area, with the exception of the mixed uses along Mile End/Bow Road and Queen Mary University of London. The commercial roads primarily consist of small-scale shops intermixed with housing, with shop uses intensifying near Mile End Station. Around Mile End Station and under Mile End Land Bridge there are several restaurants and cafés, that create a hub of activity. The university also creates a busy hub. The housing varies in age and density, from low-rise Victorian terraces and low- and medium-rise Georgian townhouses, to medium- and high-rise post-war council estates. Both typologies are interlaced in clusters. The post-war estates (Ocean Estate, British Street, Eric&Tracey, Bede Estate) have replaced areas of former terraced housing after bomb-damage and slum clearance. Many of these have undergone redevelopment, refurbishments and intensifications from the 2000s.

The south of Mile End Park and Tower Hamlets Cemetery are located within Mile End, providing good access to open space to the entire neighbourhood.

Typical Building Types



A. 9-storey student housing on Mile End Road which opened in 2012 in the vicinity of Queen Mary University.



B. Georgian terraced houses within the Tredegar Square Conservation Area which mainly developed between 1820 and 1860.



C. The post-war British Street Estate, developed between 1969 and 1976, contains 500 dwellings. It comprises two 22-storey tower blocks and numerous low-rise block of flats and maisonette. It has been recently refurbished.

Typical Building Types



D. Late 20th Century 4-storey cluster blocks with surrounding housing developments in the same architectural language.



E. Ropery Road Conservation Area terraced houses dating from mid-to late 19th Century. The uniformity differs street-by-street, with varying level of intricate detailing on the façades.



F. The post-war Bede Estate. The majority of the estate was built between 1964 and 1971 and comprises primarily 4-storey brick units made up of deck-access maisonettes.



G. Terraced houses with ground floor shops and varying window treatments on Burdett Road, within the Ropery Road Conservation Area.



H. The post-war Ocean North Estate. Primarily constructed in the 1950s and 1960s, the estate presents a relatively homogenous architectural language with deck-access units of 3-6 storey storeys and an area of terraces.

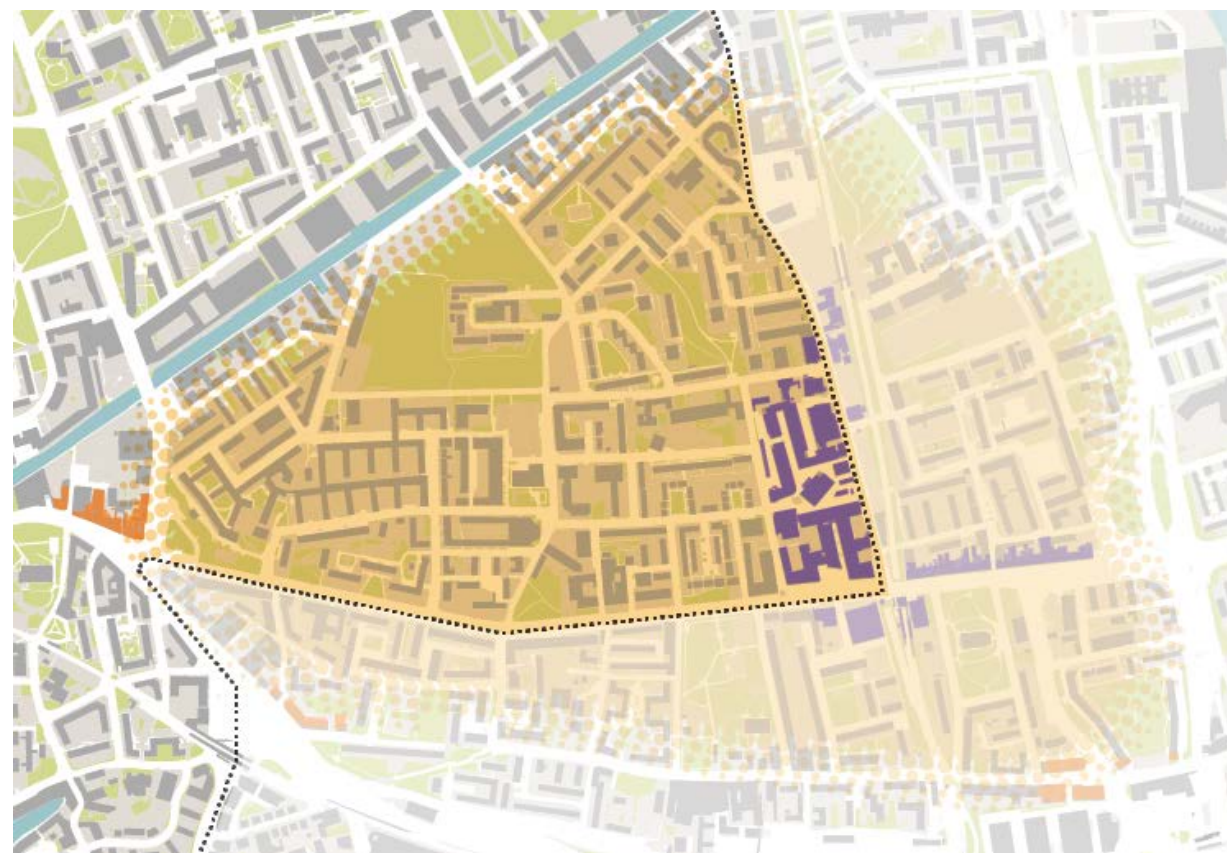


Urban Grain and Movement

The block pattern in Mile End varies from a fine to coarse grain throughout the area. A number of large blocks are found in and around the centre of Mile End, particularly post-war council estates and university buildings, which cause limited permeability. Some areas contain small blocks and a historic grid pattern, such as around Tredegar Square, which eases movement. Mile End Road/Bow Road runs east-west through Mile End and is primarily a through route for traffic from London to Essex, though it also carries local traffic. The road forms a significant barrier to north-south pedestrian movement, along with Burdett Road which forms a barrier between residential areas and Mile End Park. The park, as well as Regent's Canal constitute natural edges. Mile End has excellent transport links with both Mile End and Bow Road underground stations

- Open Space
- Water Space
- Natural Edge (green space)
- Natural Edge (blue space)
- Built Edge
- Key Vehicular Link

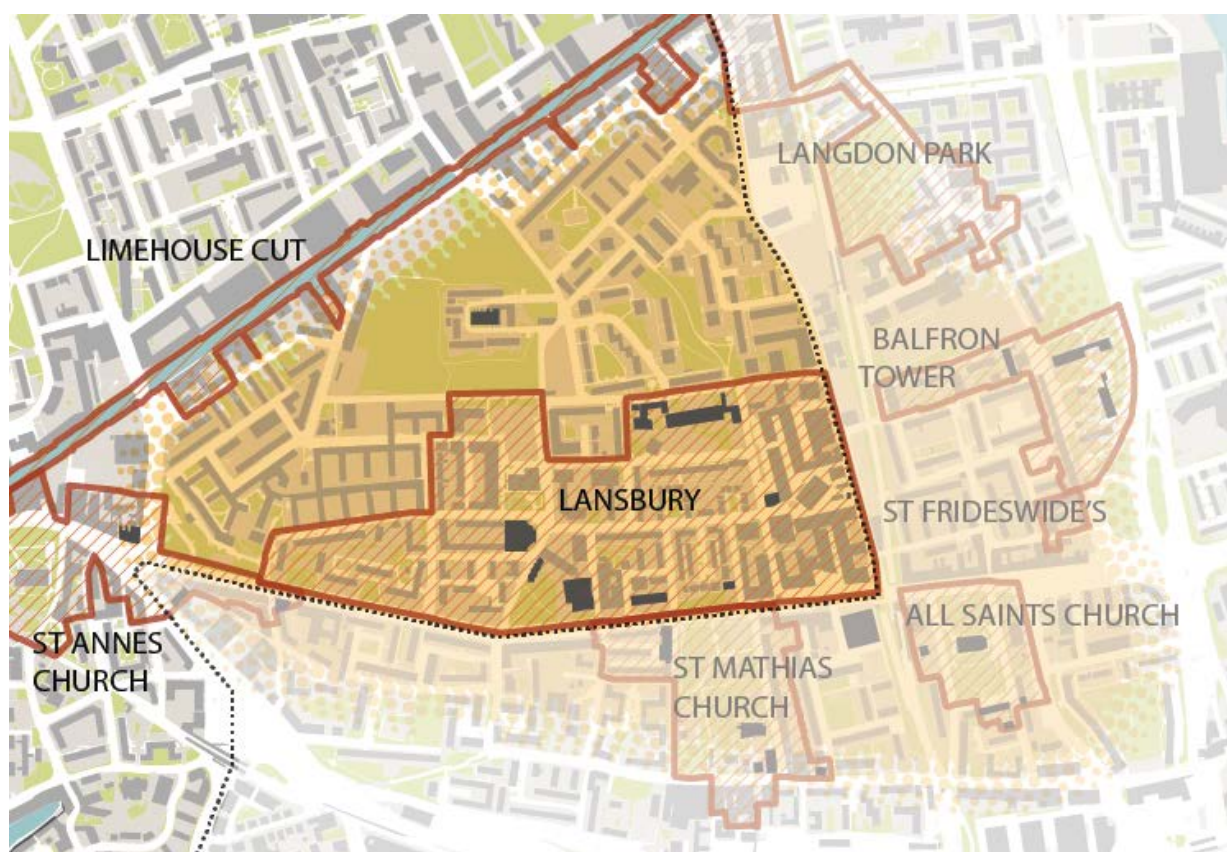
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Introduction

Poplar is a predominately residential area with concentrated commercial use in and around Chrisp Street market, a local hub of activity for the community. Poplar High Street, which falls outside of the Central Area, is another commercial hub within which Tower Hamlets College is based.

- Central Area Boundary
- Open Space
- Water Space
- Neighbourhood Centre
- District Centre



History

In the mid-17th Century there were just a double row of houses along Poplar High Street. Merchants and shipbuilders preferred to live further North or in more rural areas between the 17th-18th centuries. As the population began to grow rapidly after the construction of the East India Docks at the start of the 19th Century, the East India Dock Road was constructed, between 1806-1812, to improve communication between the area's maritime industry and the City. Much of the mid-19th Century growth had taken place north of East India Dock Road, where Poplar New Town was built up with modest terrace housing from 1830s-1860s. Prosperity declined in the area after 1880 as the down-river docks grew in importance and Poplar was heavily bombed during WWII. The dominance of public housing is a relatively recent phenomenon. Most of it

was built between 1950-1980 as post-war reconstruction schemes.

- Central Area Boundary
- Open Space
- Water Space
- Conservation Area
- Listed Building



The 1954 Roman Catholic Church of Saints Mary and Joseph in the Lansbury Estate.

Heritage

A large proportion of Poplar is located within the Lansbury Conservation Area. The latter is named after George Lansbury, a former local MP. It includes low-rise and medium-rise post-war housing, schools and churches, north of East India Dock Road. The first phase of Lansbury – which is now the outline of the conservation area – was part of the 1951 Festival of Britain, as an example of what might be achieved as Britain's cities were starting to be rebuilt after the war. A number of Grade II listed buildings are dotted around Poplar, mostly dating from the 1951 Festival. Others date from mid-late 19th Century, such as George Green Almshouses and St Saviour's Church, a reminder of the area's growth in that period.

Townscape

The daily market off Chrisp Street is a popular shopping destination for locals and, along with the Idea Store and other shops, creates a vibrant heart to the area. Chrisp Street Market is set off Chrisp Street and East India Dock Road, though it is largely unseen from either road. East India Dock Road contains a number of small shops with mixed uses above them. The residential buildings found in Poplar consist of largely low- and medium-rise post-war housing estates, interspersed with high-rise housing towers. The majority of the industrial buildings along Limehouse Cut have been redeveloped into modern housing or warehouse conversions and a number of the post-war estates have been redeveloped in recent years.

Bartlett Park, a district park located within Poplar, provides the main accessible open space to the neighbourhood.

Typical Building Types



A. Mixed-height linear blocks up to 10 storeys constructed mid-2010s, with facing views towards Limehouse Cut development.



B. Self-built row of houses from 1987-9 in pale brown-black brick and pitched/hipped roofs influenced by the materials of St. Saviour's Church and its former vicarage, which the houses surround.



C. 2000s housing development of 2-3 storeys folded linear blocks for mixed-tenure of approximately 118 units.

Typical Building Types



D. Three of eight 11-storey post-war council housing towers interspersed with 4-storey maisonette blocks constructed between 1957-63.



E. Market place with shops on ground floor and maisonettes above sitting constructed for the 1951 Festival of Britain.



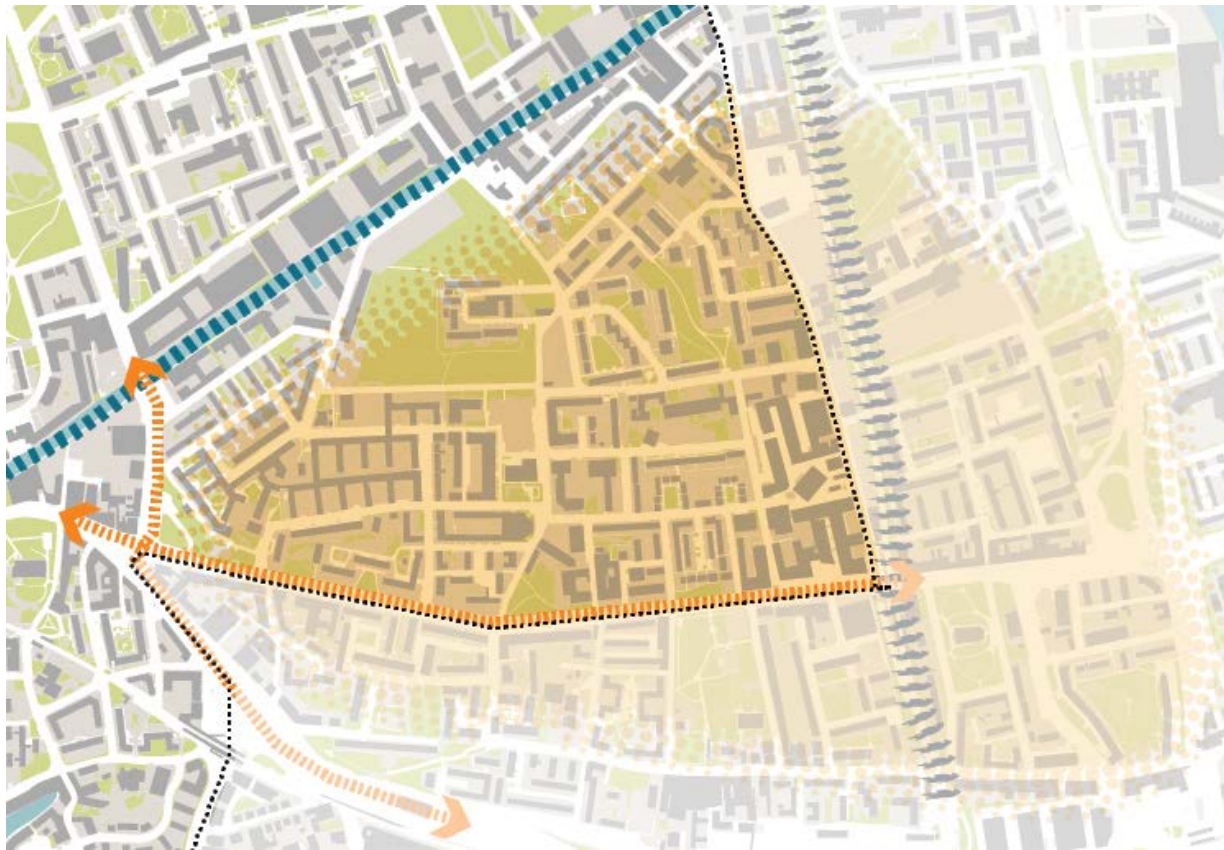
F. Front-to-back arrangement of terrace houses constructed in 1982, with front doors facing footpath and car parking in the close behind.



G. Post-war 3-4 storey housing development with spines and wings of maisonettes from 1970s, known as the Gough Grove scheme.



H. Mix of 3- and 6-storey blocks completed in 1951 and constructed in London stock brick and slate to reflect the existing housing stock of the area at the time, part of Lansbury Conservation Area.



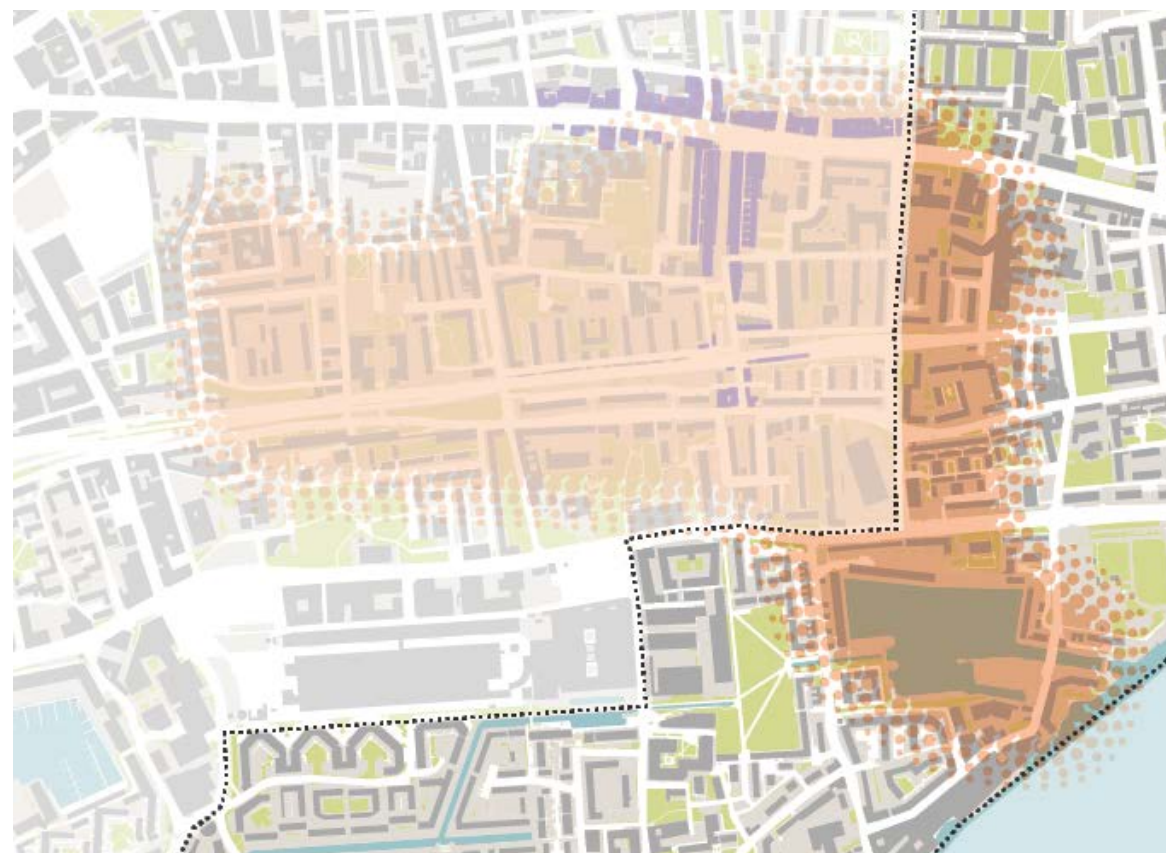
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Urban Grain and Movement

Chrisp Street Market and the area around the Idea Store is a well-used, pedestrianised area. The majority of Poplar comprises post-war council estates which translate into a coarse urban grain with large blocks, compromising permeability and legibility in the area. Poplar is bounded by Burdett Road to the west, Limehouse Cut to the north, which acts as a natural edge, the DLR to the east, and East India Dock Road to the south. Both Burdett Road and East India Dock Road are high-traffic highways, and therefore create a barrier to Mile End Park. On the other hand, East India Dock Road is an important east-west link across Tower Hamlets from the City of London to Newham, and Burdett Road is an important north-south link from the south of Tower Hamlets and Canary Wharf to Hackney. Poplar has no stations, although

it is located in close proximity to Langdon Park, Westferry and Poplar DLR stations.

- Central Area Boundary
- Open Space
- Water Space
- Natural Edge (blue space)
- //// Built Edge
- > Key Vehicular Link



Introduction

Shadwell is a residential area interspersed with shops, restaurants and cafes. It includes Watney Market, a medium-sized open-air market, that is widely used by residents as a shopping destination. The stretch of Shadwell include in the Central Area is primarily a residential area with some institutional uses also present. Its main focal point is the Shadwell Basin, now used for recreation.

- Central Area Boundary
- Open Space
- Water Space
- District Centre



History

Shadwell literally means 'the well of shadows'. It was a riverside settlement that developed rapidly in the 17th Century, through the expansion of shipbuilding and maritime industries. It was largely destroyed in the 19th Century by the creation of Shadwell Basin. With increasing demand for both dockworkers and sailors, the area also lost its base of skilled artisans and professional families and became overcrowded. Later, philanthropic enterprises helped the overcrowded Jewish immigrants living in the area further north around Commercial Road. Radical post-war re-planning after extensive bombing damage disrupted old patterns. New housing was designed away from the old routes, while the historic centre of Shadwell in Shadwell Docks, gravitated towards Watney Street Market in the north.

- Central Area Boundary
- Open Space
- Water Space
- ▨ Conservation Area
- Listed Building



The Grade II listed former Wapping Hydraulic Pumping Station (1893), within the Wapping Wall Conservation Area.*

Heritage

The extent of Shadwell that falls within the Central Area includes the St Paul's Shadwell Conservation Area and part of the Wapping Wall and Commercial Road conservation areas. St Paul's Shadwell Conservation Area includes the Grade II* listed church of the same name and its grounds, which form a dramatic backdrop to Shadwell Basin. The stretch of the Wapping Wall Conservation Area that falls within Shadwell mainly comprises converted warehouses and other industrial buildings such as the former Wapping Hydraulic Pumping Station, listed at Grade II*, reminders of the industrial past of this area. It also includes Shadwell Basin. As the name suggests, the Commercial Road Conservation Area stretches around the road of the same name, opened in 1810 to link the emerging docks with the City of London. The prevailing 19th Century Victorian character of this area was mostly lost through post-war housing redevelopment. The remaining Victorian terraces form a homogenous group. The stretch of the Commercial Road Conservation Area that falls within the Central Area in Shadwell includes the Grade II listed Church of St Mary and St Michael.

Townscape

The stretch of Shadwell include in the Central Area is largely a residential area with a variety of typologies and densities. Originally lined with warehouses, Shadwell Basin is now surrounded by a residential scheme with rows of houses with up to 3 storeys, built in 1987. South of Shadwell Basin and close to the River Thames, there is a mixture of converted 19th Century industrial buildings and brand-new residential buildings from the 1980s-1990s designed with a similar scale and materials to the original warehouses in the area. These present larger plots and 4-6 storeys. The area has also seen some piecemeal brand-new developments that do not make reference to the industrial past of the area. Shadwell also include post-war council estates, particularly to the north of The Highway and Cable Street, with low, medium and high-rise blocks, as well as 2-3 storey rows of houses from early 21st Century.

Shadwell includes significant water space with the River Thames and Shadwell Basin. Within the Central Area, Shadwell has no significant open spaces besides the tree-lined path along the Basin and St Paul's Shadwell churchyard. There is easy access to Wapping Woods and King Edward Memorial Park. The areas either side of Commercial Road have an open space deficiency.

Typical Building Types



A. Grade II listed residential development with rows of houses with up to 3 storeys, built in 1988. The quayside colonnades make reference to the forms of 19th Century dock buildings. The buildings also displays arches with Venetian openings and split gables.



B. Student Housing for Goldsmiths University students on King David Lane built in 2009-2010, with up to 8 storeys and balconies for each floor.



C. The post-war Glamis Estate (west), one of the last major estates built by the Greater London Council in the 1970s. It comprises 2-3 storey blocks with deck-access and courtyards, and a 22-storey tower block.

Typical Building Types



D. Early 21st Century row of yellow and orange brick 2-storey plus attic houses on Oyster Row, next to the railway track.



E. The Grade II listed St Paul's Terrace, a 1820 stepped 2-storey terrace of 1-bay houses built of stock brick, giving onto a courtyard below.



F. Prospect Wharf, a large-scale block of flats built in 1987 on the site of a former warehouse, within the Wapping Wall Conservation Area. 4-5 storeys high with an elevated ground floor, it is of brick with a concave riverfront and irregular gables.



G. The Grade II listed Prospect of Whitby, a public house from circa 1520 with a 19th Century façade within the Wapping Wall Conservation Area. The building is a reminder of the narrow width of the 16th Century riverfront plot.



H. Prospect Place, a late 20th Century residential development within the Wapping Wall Conservation Area. The use of brick and the building's wide façades make reference to the area's industrial heritage.



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Urban Grain and Movement

Within the Central Area, Shadwell is largely coarse-grained due to the predominance of former industrial buildings and post-war estates, affecting ease of movement and legibility. This is improved in the areas of finer grain and smaller plots, particularly in the residential developments surrounding Shadwell Basin. The River Thames and Shadwell Basin constitute natural edges. The river can be accessed through the Thames Path, but the entrances to the pathway are often difficult to find. There is a publicly-accessible pathway along Shadwell Basin. The railway line is a built edge that constitutes a spatial barrier, separating north and south Shadwell. Within the Central Area, the key east-west links are The Highway, Cable Street and Commercial Road. The neighbourhood has excellent transport links, including Shadwell DLR and overground station.

- Central Area Boundary
- Open Space
- Water Space
- //// Natural Edge (blue space)
- ⟷ Built Edge
- Key Vehicular Link

3.9 Stepney



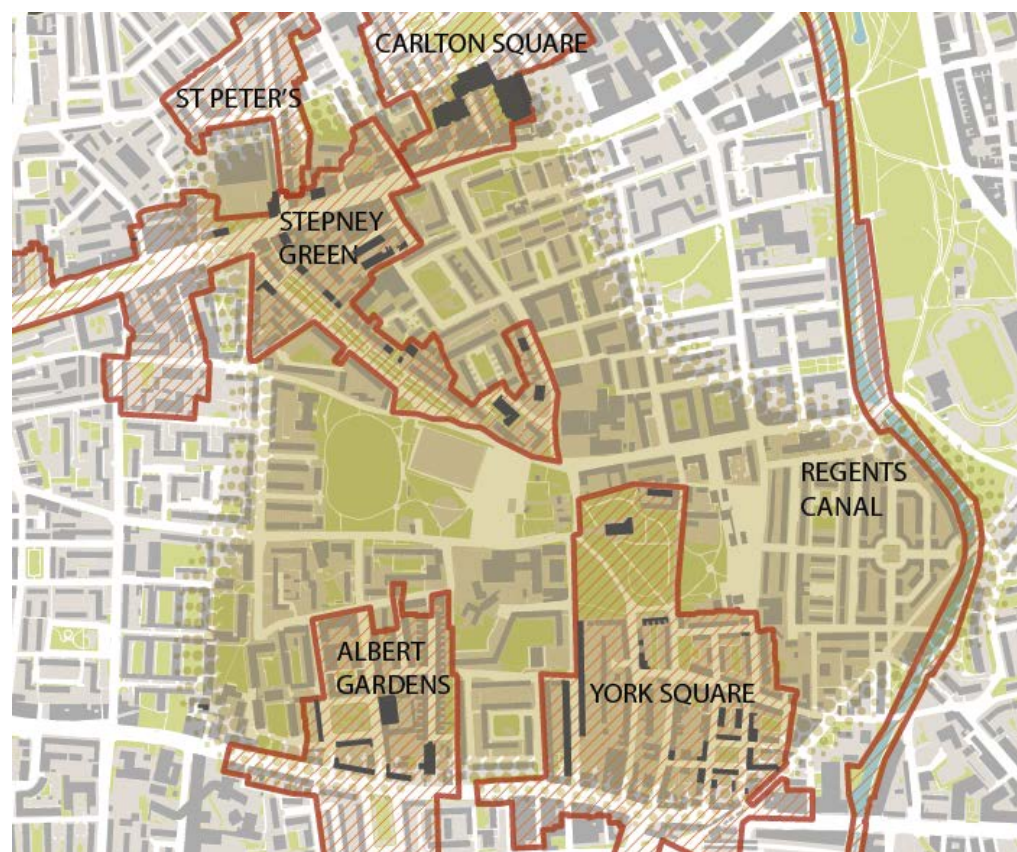
3.9 Stepney



Introduction

Stepney is largely a quiet residential area with few shops scattered around and most commercial activity taking place along Mile End Road and Commercial Road. Its built form are reminders of both 19th Century Georgian and Victorian development, as well as post-war reconstruction.

- Open Space
- Water Space
- Neighbourhood Centre



History

In 1086 Stepney was listed in the Domesday Book. The medieval village grew up around the church of St Dunstan's, which was founded in AD 952 by the Archbishop of Canterbury and is the oldest church in east London. Stepney Green Park is on former common land that was once part of Mile End Green and it was the site of the Peasants Revolt in 1381 led by Wat Tyler.. From the 17th Century the village, then known as Mile End Old Town, was a genteel retreat away from the crowded Thames-side hamlets, favoured by those who had profited from maritime industry and trade. The area today is a mix of post-war high-density housing, Victorian mansion blocks and the terraces that survived the slum clearances. Historic Stepney Green is regarded for its architecture, many of the surrounding streets including Arbour Square and York Square, contain many Georgian and Victorian houses.

- Open Space
- Water Space
- Conservation Area
- Listed Building



St Dunstan and All Saints Church, within the York Square Conservation Area.

Heritage

Conservation areas in Stepney include Stepney Green, Albert Gardens, York Square, Carlton Square, St Peters and Regent's Canal. The majority of these conservation areas manifest the housing developments of the early 19th Century, with numerous terraces and institutional buildings now listed. The Grade I listed St Dunstan and All Saints Church is an important Saxon Parish Church with commanding medieval additions that reveal its importance over time. Stepney Green Conservation Area is an area of exceptional architectural and historic interest, including the grand buildings along Mile End Road, the houses and mansion blocks (including Dunstan House) along Stepney Green and the picturesque aspect created by the mature trees of Stepney Green Gardens.

Townscape

Stepney is largely a quiet residential neighbourhood off the high-traffic main arteries of Mile End Road and Commercial Street. The typologies vary widely in the area, from terraced housing and mansion houses to pre- and post-war council estates. The typologies are interlaced in clusters. After WWII, a large proportion of Stepney's terraces were replaced with housing estates such as Ocean Estate, Lime house Estate, Stifford Estate, Clichy Estate, Mountmorres Estate and Clichy Estate. This was largely due to severe bomb-damage in the area as well as slum clearances. They represent a mix of medium- to high-rise housing blocks and a number of terraced houses, including redevelopments in the 1990s and 2010s.

A substantial proportion of open space is found in Stepney. Open Spaces in the area include Stepney Green Park, St Dunstan's Churchyard, Whitehorse Road Park and Shandy Park as well as an urban farm. There is also easy access to Mile End Park. The areas around Commercial Road have an open space deficiency.

Typical Building Types



A. Long terraces along Mile End Road with a continuous building line and varying heights, most with commercial ground floor and 2- stories residential above dating from early 19th Century development.



B. Cressy House, a mansion block built in 1894 as a 4-storey housing development commissioned by East End Dwellings Company.



C. Post-war 1960s housing estate part of Ocean estate North, one of 6-storey blocks with continuous deck-access.

Typical Building Types



D. 1990s redevelopment of Limehouse Fields Estate. Rows of brick terraces mimicking proportions and simplified details of 19th Century terraces nearby.



E. Limehouse Fields Estate, an original 1960s development with 2-3 storeys painted row houses.



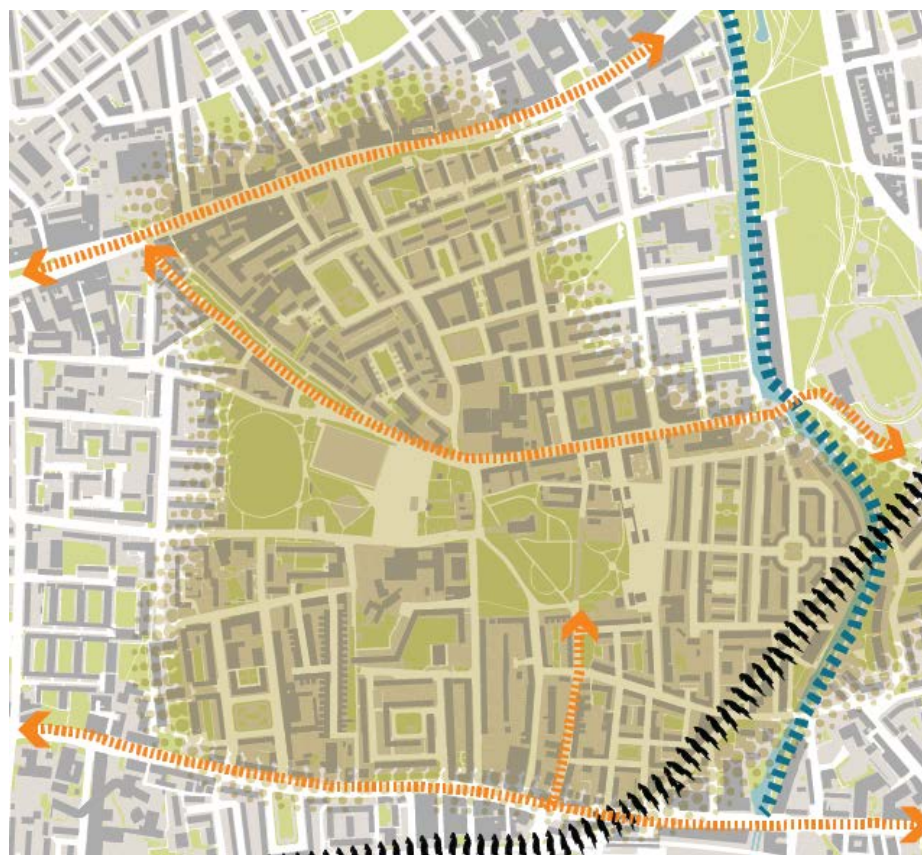
F. Uniform residential terraces with stuccoed lower storey and decorated with stucco mouldings built in 1829-43, part of York Square Conservation Area.



G. Uniform, modest terraces of narrow flat fronted houses within the Albert Gardens Conservation Area dating from circa 1820.



H. Post-war housing estate comprising primarily 4-storey brick units made up of deck-access maisonettes.



Urban Grain and Movement

Stepney is predominantly fine-grained south of Ben Jonson Road and coarse-grained to the north, with ill-defined routes through the estates and many dead ends, making it difficult to navigate for pedestrians. Stepney experiences heavy traffic on its edges along Mile End Road and Commercial Road, both of which create barriers to north-south movement. The railway line in the south of Stepney also creates a barrier that hinders north-south and east-west movement. Stepney has good transport links, including Stepney underground Station to the north and Limehouse DLR station.

- Open Space
- Water Space
- Natural Edge (blue space)
- //// Built Edge
- <---> Key Vehicular Link

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Introduction

Victoria Park is one of London's largest parks and the main green and leisure space in Tower Hamlets. It is designated as Metropolitan Open Space and it has been voted one of people's 10 favourite parks in the UK. It holds festivals, markets and other activities across the year. It is mainly surrounded by residential uses.

- Central Area Boundary
- Open Space
- Water Space



History

Victoria Park was created by an Act of Parliament in 1841 in response to public outcry about the lack of parkland in the East End and fears of disease among the large slum population. The Government bought up poor-quality land that had been used for market gardens, grazing and gravel digging. An alternative site lay on the Thames but it was deemed too expensive. James Pennethorne designed the park, which became instantly popular. It was extended in 1872 on land originally set aside for residential development. The park has been managed by a number of organisations such as the Metropolitan Board of Works (1887); the London County Council (1889); the Greater London Council (1965); Tower Hamlets and Hackney (1986); then solely Tower Hamlets (1994). Many of the park's original features have been lost or have deteriorated over time. Parts of the site

were bombed during the WWII and have not been restored.

- Central Area Boundary
- Open Space
- Water Space
- ▨ Conservation Area
- Listed Building



The Scheduled Monument Three Colt Bridge, within the Victoria Park Conservation Area.

Heritage

Victoria Park is covered by the Victoria Park Conservation Area. It also includes the Regent's Canal Conservation Area to the west of the park. The former includes 19th Century residential terraces that have largely retained their traditional joinery details, slate roofs and stock brickwork. A uniform cornice line and surviving historic decoration, typical of the Victorian architectural style, contribute to a coherent and distinctive character in the area. Pockets of post-war development exist where terraces have been lost and redevelopment has occurred. The Regent's Canal Conservation Area is a linear conservation area with the boundaries drawn tightly around the Canal and features associated with it including bridges, locks, lock cottages, warehouses and industrial features. Victoria Park is a Registered Park and Garden and is Grade II* listed. The three bridges leading into the park are Scheduled Ancient Monuments. These are Bonner Hall Bridge, over Regent's Canal, Three Colt Bridge and Parnell Road Bridge, both over the Hertford Union Canal.

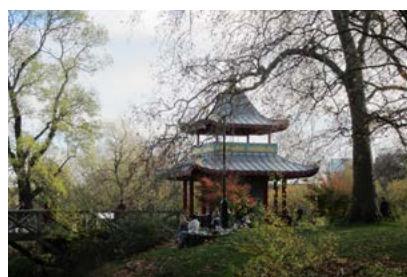
Townscape

Victoria Park is a fine example of the English landscape park tradition, designed with sweeping lawns, informal tree plantings and irregular lakes. Roads in the area are broad and tree-lined, all reflecting the park setting. Victoria Park contains little built form but is surrounded by the buildings in Bow and Globe Town that front Regent's Canal and the Hertford Union Canal. Within the park some of the structures found are drinking fountains, pavilions and skateparks, both historic and more recently-developed ones. Immediately surrounding the park, Victorian terraces from the 1860s with 2-3 storeys are the prevalent typology.

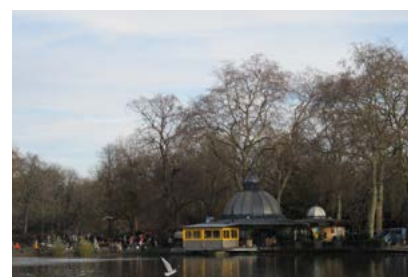
Typical Building Types



A. The Bonner Hall Bridge, designated as a Scheduled Monument, is a segmental arched bridge of red brick with prominent stone voussoirs. It was built between 1842-1845 around the same time as Victoria Park.



B. The Chinese Pagoda was acquired in 1847 from an exhibition in Knightsbridge.

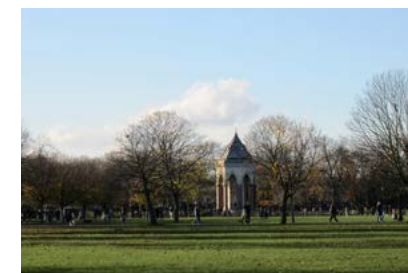


C. The Victoria Park Pavilion built in late 20th Century as part of a government programme to encourage revival of interest in open spaces. The pavilion includes public toilets and a café.

Typical Building Types



D. Terraces of Italianate houses from circa 1865, on Old Ford Road, within the Victoria Park Conservation Area. They have paired doorways in flat arches on composite, engaged columns.



E. The Grade II* listed Baroness Burdett Coutts Drinking Fountain, also known as Victoria Fountain, built in 1862. It displays a Gothic-cum-Moorish style.



G. Terraces on Cadogan Terrace, within the Victoria Park Conservation Area. They were built in the 1860s with brick trimmed with stucco. Constructed by various hands, they lack a sense of uniformity, but they share some common motifs such as heavy porches on Doric columns.



Urban Grain and Movement

With Victoria Park being the dominating feature, the area is primarily comprised by generous open space. The built form in the immediate surrounding is of a fine-grain with good degrees of movement and legibility. Victoria Park has 2 key links: Old Ford Road from west to east, and Grove Road south-north. The park is filled with pedestrian pathways, although limited entrances. Hertford Union Canal to the south and Regent's Canal to the west act as natural edges and they are publicly-accessible on the park side. The north side of Victoria Park marks the boundary of Tower Hamlets. There are no built edges within the area. Victoria Park has generally poor transport links, with no stations in close proximity.

- Central Area Boundary
- Open Space
- Water Space
- - - Natural Edge (blue space)
- <- - - -> Key Vehicular Link

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Introduction

Wapping is a riverside neighbourhood. The stretch of it included in the Central Area is primarily a residential area, with the exception of a few shops and offices interspersed around the area and concentrated on Wapping Lane and Wapping High Street, and Princess Court Business Park to the north. Wapping's industrial heritage is made apparent by the remaining warehouses and wharfs converted to residential use.

- Central Area Boundary
- Open Space
- Water Space
- Neighbourhood Centre



History

Wapping's name comes from the original Saxon settlement of "Waeppe's people" and the area was largely marshland until the 14th Century. From the 16th Century, Wapping gained infamy as a place of execution. In the 17th Century, sailor's cottages existed alongside seafaring industries, while merchandise from abroad such as rum, ivory and gold trundled up and down Wapping High Street. Wapping was also the setting of many of Dickens' novels. When the Docks were built in the early 19th Century, in many respects the heart was torn out of Old Wapping: houses and workshops were lost, and the area's population diminished. St Katharine Docks and the former London Docks cut the area off from the City of London and the East End, breeding a special 'island' culture.

- Central Area Boundary
- Open Space
- Water Space
- ▨ Conservation Area
- Listed Building



The Grade I listed former warehouse, built in 1813

Heritage

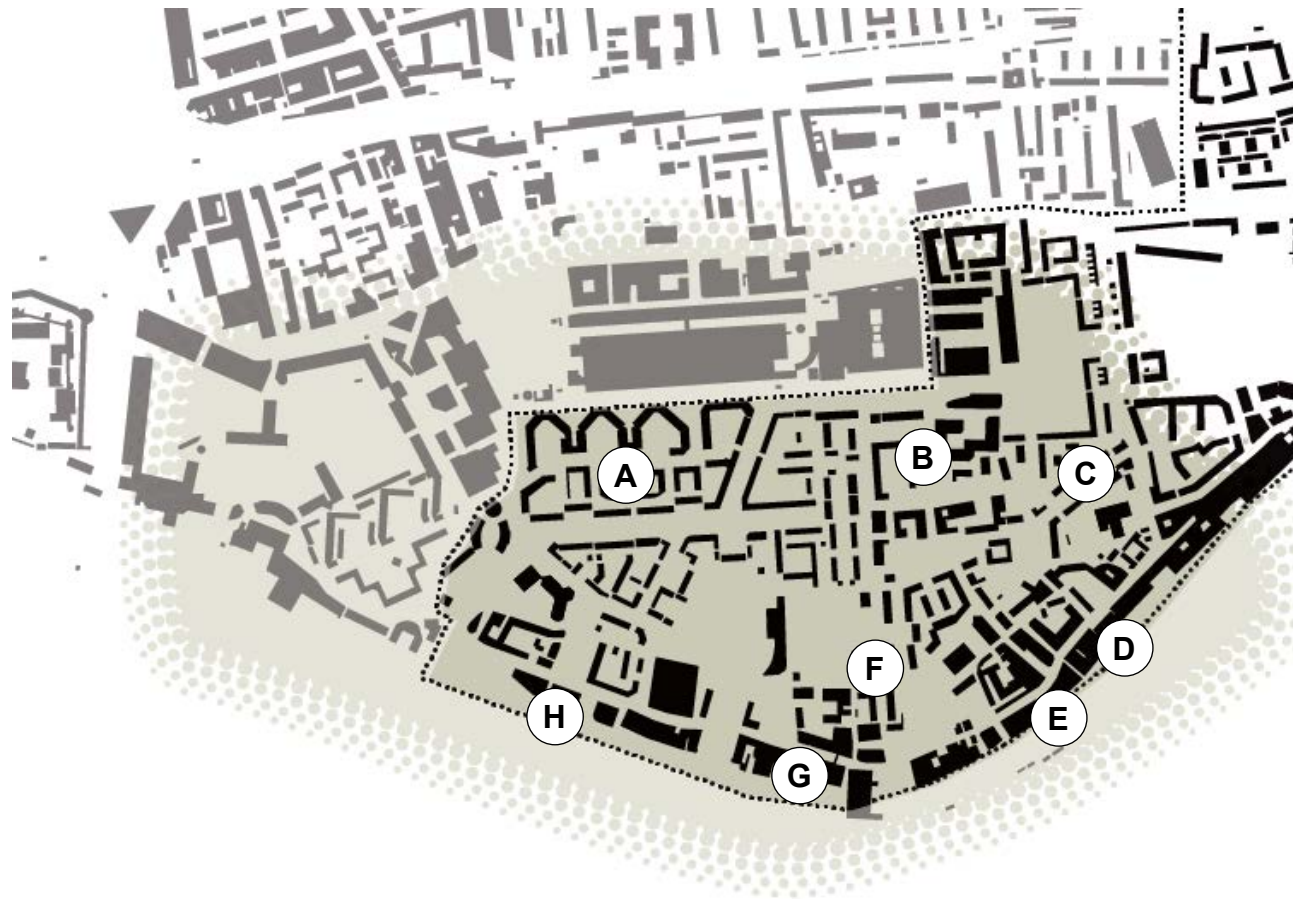
The extent of Wapping that falls within the Central Area includes the Wapping Pierhead and Wapping Wall conservation areas. The whole of the Wapping Pierhead Conservation Area falls within Wapping. It is named after what was originally the main entrance from the River Thames into the London Docks. It includes the former entrance to the London Docks and 19th Century riverside warehouses, some of them Grade II listed. The conservation area also comprises open spaces, including Wapping Gardens, built in 1886 on the site of slum clearance. Part of the Wapping Wall Conservation Area falls within Wapping. It mainly comprises warehouse and wharf developments from the 19th century, some of them Grade II listed, with one of London's finest stretches of riverside industrial heritage. Glimpses of the riverfront over historic stairs are afforded through breaks in the barrier of buildings lining Wapping Wall, forming reminders of former public access to the river banks. Only a very small part of The Tower of London Conservation Area falls into Wapping.

Townscape

Wapping is largely a residential area, with the exception of some shops and offices. The main typology found are 19th Century warehouses and wharfs converted to mixed and residential uses in the late 20th Century, with average heights of 5-6 storeys. The area also includes brand new developments from late 20th Century and early 21st Century on bomb-damaged streets or on the site of the former London Docks, now occupied by the low-rise residential scheme Quay 430 with houses with up to 3 storeys. The highest element the area is 21 Wapping Lane, a residential development with up to 19 storeys completed in 2012. Wapping also includes some council estates to the north, with blocks with up to 5 storeys. Despite the varying typologies, there is a consistent feel to the area's townscape thanks to its industrial heritage and overall consistency of materials, including in some of the more recent developments.

Parks in Wapping are of small- and medium-scale but distributed across the area they provide pockets of accessible open space to most of the neighbourhood. The largest open spaces are the Hermitage Riverside Memorial Garden, Wapping Gardens, Wapping Rose Gardens and Wapping Woods. Areas around Kenet Street and Hermitage Basin have an open space deficiency.

Typical Building Types



A. The Quay 430 development, completed in 1993 in the original site of the Western Dock and its surrounding warehouses. Of yellow and orange brick, and 2-3 storeys-high, it comprises 306 apartments.



B. Reardon House, part of the Wapping Estate built through slum clearance in the 1920s by the London County Council. It comprises Neo-Georgian blocks of 5 storeys.



C. Post-war 5-storey housing block on Prusom Street, of yellow brick with bay windows.

Typical Building Types



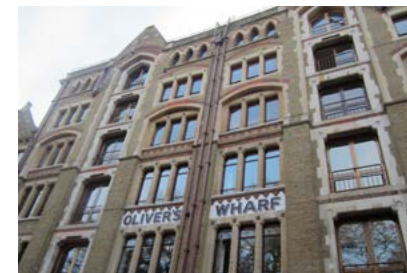
D. Grade II listed New Crane Wharf built in 1873 and reinstated in 1885 on Wapping High Street, within the Wapping Wall Conservation Area. It was converted to residential use and shops in 1990 and it is of stock brick.



E. Early 18th Century 3-storey houses, on Wapping High Street, within the Wapping Pierhead Conservation Area. They are representative of riverside buildings before the spread of warehouses.



F. Mansion block built in 1811 on Reardon Path, within the Wapping Pierhead Conservation Area, in the traditional domestic Georgian style with the more austere warehouse aesthetic.



G. Grade II listed Oliver's Wharf built in 1880 on Wapping High Street, within the Wapping Pierhead Conservation Area, was Wapping's first warehouse to be converted to flats. It is of stock brick with red brick and stone dressings.



H. Residential developments of 6 storeys built in the 1990s and early 2000s facing the River Thames, on Wapping High Street, in an area that was damaged during WWII.



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Urban Grain and Movement

Wapping has a predominance of large coarse-grained blocks which, combined with a lack of publicly-accessible pathways, make it difficult to access the River Thames and compromise legibility. A finer grain is found in the 1990s Quay 430 development to the north. Wapping is fairly isolated from its neighbouring areas. The Highway to the north is a key east-west link. The River Thames to the south constitutes a natural edge. Parts of it can be accessed through the Thames Path and open spaces, although private developments and continuous rows of historic warehouses often make it difficult to access the river, which is glimpsed through gaps between the buildings. Ornamental Canal constitutes another natural edge and it has publicly-accessible pathways. Outside of the Central Area, St Katharine Docks is another natural edge. Wapping has no built edges and

it has excellent transport links, including Wapping overground station.

- Central Area Boundary
- Open Space
- Water Space
- Natural Edge (blue space)
- Key Vehicular Link

4. Central Area Housing Typologies

4.1 Introduction

The previous chapter showcased typical Building Types, or typologies, found in each of the Central Area Character Places. This chapter now focuses specifically on the residential examples among these, by compiling and analysing typical Residential Building Types and associated Urban Types, as explained in the following page.

Each Residential Building Type shown on the following page has its key characteristics, strengths and weaknesses described in this chapter.

When proposing new developments in the Central Area, applicants are expected to identify the Urban and Residential Building Types surrounding the site and to respond to the characteristics described in this chapter, as well as the ones identified in Chapter 3 - Central Area Character Places.



4.1 Introduction

Urban Type

The Urban Types refer to the historic evolution of an area/plot which is reflected in what buildings stand there today. Under each Urban Type category, similar historic and current land uses, street structures and heritage designations are found.

Residential Building Type

A residential building type is a category of housing based on typical characteristics, including form, scale and site configuration.

Urban Type

Residential Building Type





Urban Type Description

During the late Georgian and Victorian periods Towers Hamlets underwent a significant growth. This typically took the form of a grid of small-scale streets and housing. Some of these buildings have been demolished or damaged in WWII and much of the remaining ones have statutory heritage protection.



Opportunities & Challenges

Georgian and Victorian properties are often adaptable, however redevelopment may pose a risk to the area’s character and inappropriate changes can harm the overall composition of the street. Many of these buildings are located in Conservation Areas and development is managed by Conservation Area Character Appraisals and Management Plans.

Residential Building Type Terraces

Key Characteristics

- Uniform streetscape on a compact orthogonal (90°) grid
- 2-3 stories-high
- Consistent building lines and heights
- Front the street with little to no set-back from pavement and entrances are clearly identifiable
- Clear distinction between private and public with railings, low wall or stairs
- Constructed in brick with brick and/or stucco detailing
- Most common roof form: vanishing gable roofs behind straight brick façade frontages (i.e. butterfly roofs), double pitch roofs without any parapets, mansard roofs
- Typically located in residential-only areas



Circa 1820 – Stepney.



1829-43 – Stepney.

Strengths and Weaknesses

- Robust and well-proportioned buildings that form part of a strong urban grid
- Good balance between height of buildings and width of streets
- Good balance between variety of detailing and consistency of overall composition
- Limited ability to provide for a variety of housing needs
- Buildings and adaptations often do not meet modern standards on aspects such as accessibility or sustainability requirements.



1865 – Victoria Park.

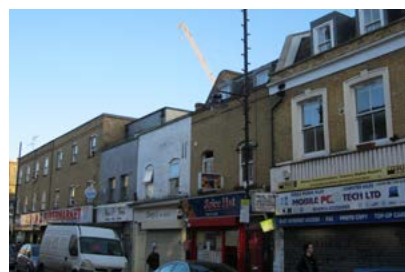
Residential Building Type Shopping Parades

Key Characteristics

- Irregular streetscape
- 2-3 stories-high with ground floor shop (some retrofitted) and usually residential above
- Similar overall heights, with taller buildings usually on street corners
- Front the street with short to no set-back from pavement
- Constructed in brick with brick and/or stucco detailing and with a variety of materials used in the shopfronts
- Vanishing gable roofs behind a straight brick frontage façade or mansard roofs
- Typically located in district and neighbourhood centres

Strengths and Weaknesses

- Upper floors display a good balance between variety and consistency of materials and overall composition
- Good balance between building height street width
- Mix of uses animate area and provide focal point for neighbourhoods
- Refitted shopfronts often display poor-quality materials and projecting signage which are not sympathetic to the overall building and detract from the quality of the streetscape



Varying dates – Bow.



Mid- to late 19th Century – Mile End.

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Residential Building Type Mansion Blocks

Key Characteristics

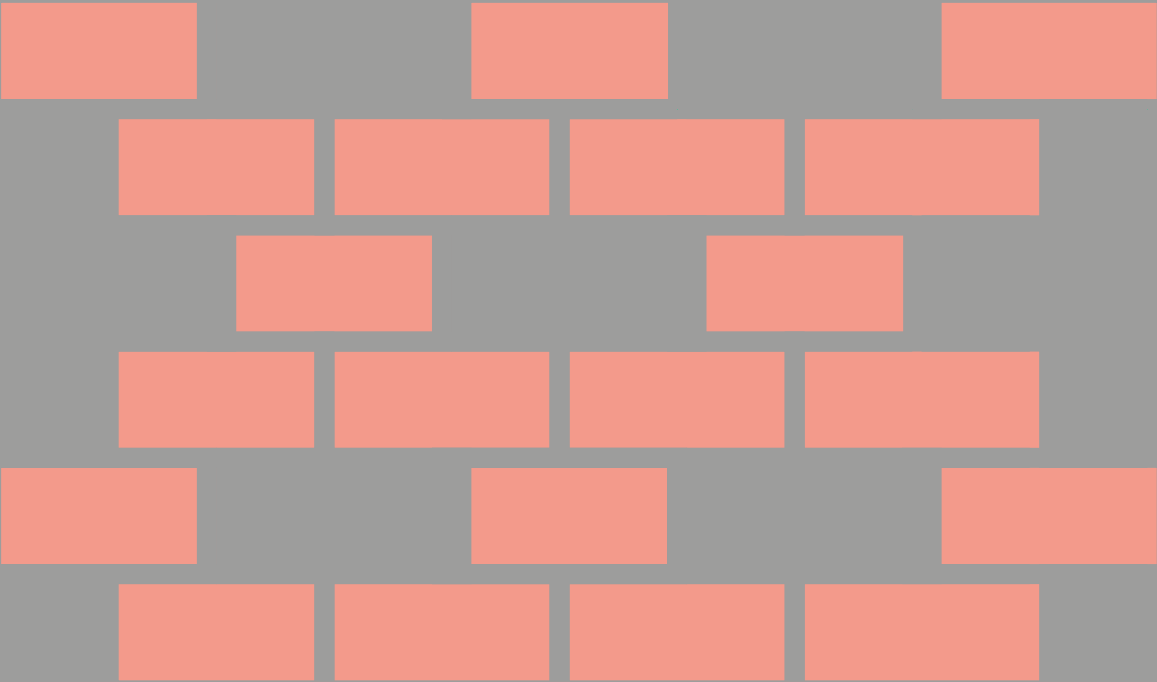
- Uniform streetscape and part of a tight urban block
- 4-5 stories-high
- Front the street with short to no set-back from pavement and entrances are clearly identifiable
- Constructed in brick with regular fenestration patterns and elegant detailing around windows and entrances
- Composed rooflines with prominent chimney stacks and gables
- Typically located in residential-only areas



1894 – Stepney.

Strengths and Weaknesses

- Robust and well-proportioned buildings that form a strong overall composition and are part of a strong urban grid
- Usually in the control of one owner, restricting piecemeal modifications that may damage the overall composition and allow for more comprehensive improvements



Urban Type Description

By the start of the 20th Century, Tower Hamlets was densely populated and only a small number of housing developments took place between WWI and WWII. They primarily consisted of individual, housing blocks of multi-occupancy



Opportunities & Challenges

Interwar development often includes buildings that are somewhat isolated in their plots from the street, and there is an opportunity to improve this connection. Their scarce presence in the area, however, means that redevelopment needs to be carefully considered.

Residential Building Type Linear Blocks

Key Characteristics

- Uniform buildings that are usually integrated into an urban block
- 4-5 stories-high
- Consistent building line with deck-access elevations, often at rear, which give a strong horizontal emphasis
- Front the street with some set-back and entrances are not clearly identifiable
- Lack of clear distinction between private and public for open/green spaces within development
- Constructed in dark red brick with Georgian proportions and regular fenestration patterns
- Most common roof form: Hipped gable roof with regular chimney stacks
- Typically located in residential-only areas



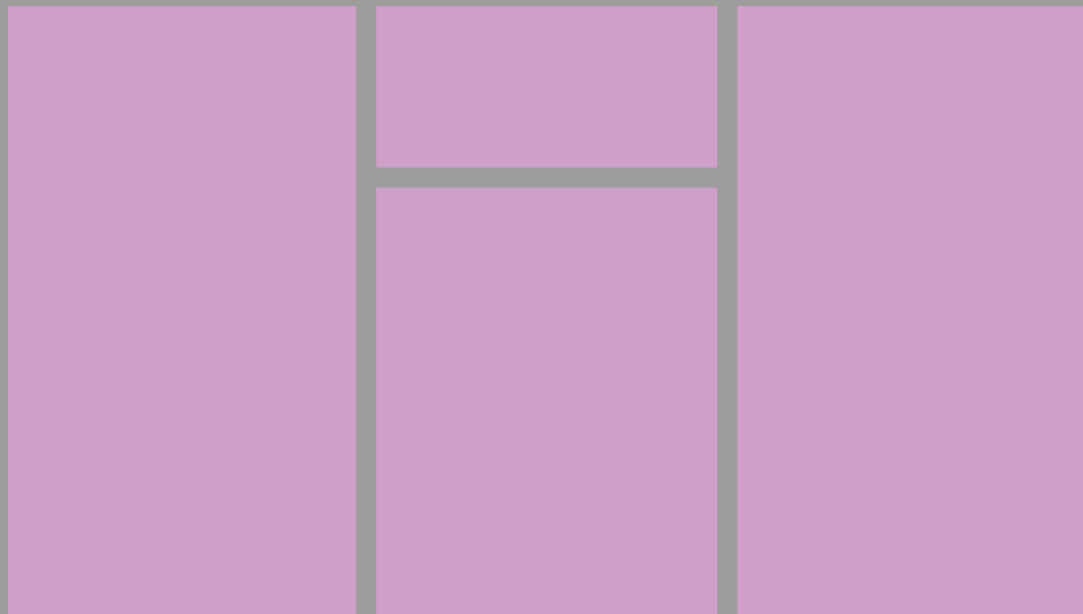
1920s – Wapping.



1929- Bow Common.

Strengths and Weaknesses

- Robust buildings
- Building frontage is usually lacking in entrances for the street interface, and therefore appears defensive
- Lack of definition between front and rear façades compromising security and legibility
- Relies heavily on the quality of the street and adjacent landscape
- Lack of connection to surrounding streets
- Often poorly designed public realm



Urban Type Description

Following WWII, larger scale reconstruction and slum clearance developments took place across the borough between 1945-1985, mostly replacing areas once occupied by terraced housing.



Opportunities & Challenges

Layouts and open spaces can be improved by building new homes, redeveloping redundant areas, better enclosing space and framing key movement routes. There is a threat, however, that piecemeal changes will not address underlying issues comprehensively and that insensitive alterations or demolition will lead to a weakening of architectural integrity.

Residential Building Type Slab Blocks & Towers

Key Characteristics

- Free-standing buildings set within open space and entrances are not clearly identifiable
- Apartment and maisonette blocks, including a mix of high-rise towers of around 20 stories and lower-rise 4-6 stories-high linear slabs; often include 1 storey-high garages
- Lack of clear distinction between private and public for open/green spaces within development
- Frequently comprise deck-access elevations
- Constructed principally in brick and/or concrete
- Mostly flat roofs, some long gable and hip gable roofs on the lower-rise elements
- Typically located in residential-only areas



1951 – Poplar.

Strengths and Weaknesses

- Mostly robust buildings, designed to allow good light and ventilation to units, however this is not always achieved and materials are not always of high quality
- The varying building types within the same estate meet a diverse set of housing needs
- Large areas of open space but often of poor amenity quality, and poorly defined and designed public realm
- Developments rarely address or respond to the surrounding context
- Properties are often laid out inward-looking with a lack of definition between front and rear façades compromising security and legibility
- Movement through estates is poor, with illegible and uninviting layouts for visitors restricting connections to streets and wider neighbourhood



1968 – Globe Town.

Postwar 'Visionary Housing Provision'

Residential Building Type Terraces

Key Characteristics

- An exception to the broader post-war reconstruction programme in Tower Hamlets, with most examples located in Stepney
- 2-3 stories-high
- Consistent building lines and heights
- Front the street with short set-back from pavement and entrances are clearly identifiable
- Small front gardens, railings or low walls create defensible space at entrances
- Clear distinction between private and public
- Plain-faced terraces of brick or concrete
- Mono-pitch or gable roofs
- Typically located in residential-only areas

Strengths and Weaknesses

- Small groupings of houses give a sense of neighbourliness
- Good balance between height of buildings and width of streets
- Low-quality materials and detailing



1953 – Stepney.

Postwar 'Visionary Housing Provision'

Residential Building Type Shopping Parades

Key Characteristics

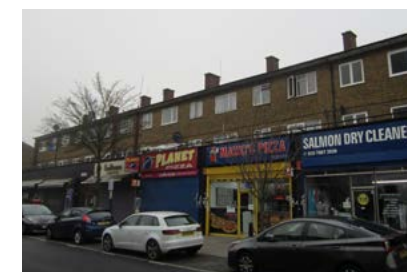
- Ground floor shopping amenities integrated into linear blocks with residential units above
- 3 stories-high
- Front the street with short to no set-back from pavement or occur in pedestrianised environments
- Constructed in brick with a variety of materials used in the shopfronts
- Typically located in district and neighbourhood centres

Strengths and Weaknesses

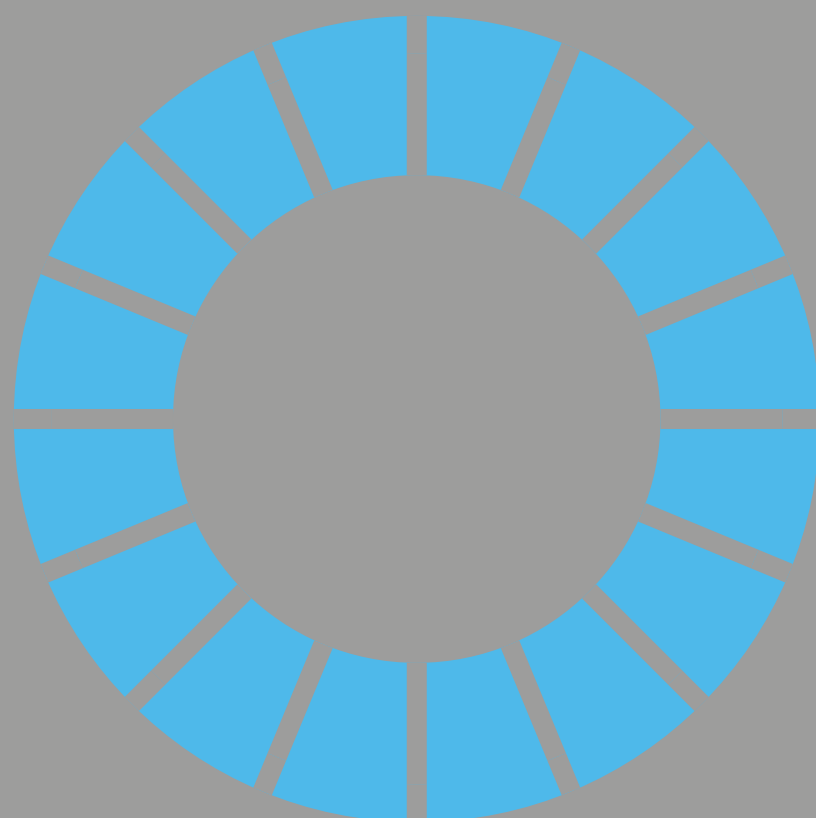
- Good Balance between height of buildings and width of streets
- Mix of uses animate area and provide focal point for neighbourhoods/estates
- If located in more internal, pedestrianised areas, shopping parades often lack visibility from outside the estate, resulting in a lower footfall
- Shopfronts often display poor-quality materials and signage which are not sympathetic to the overall building and detract from the quality of the streetscape



1951 – Poplar.



1958 – Limehouse.



Urban Type Description

Warehouses mostly built in the 19th and 20th centuries and converted from the 1970s and new-builds along canals, basins and the River Thames. Often these developments close off public access to the water.



Opportunities & Challenges

There are opportunities to develop underused buildings along the waterfront. There is a threat, however, that new development will not appropriately address the character of waterfronts or that it will close off public access to the water. Equally, increased densities need to be carefully balanced so as not to erase the historic grain of these areas.

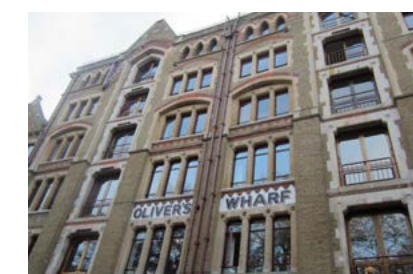
Residential Building Type Warehouse Conversion

Key Characteristics

- Usually 19th and 20th Century warehouses or other industrial buildings converted to residential or mixed use that face the riverside directly
- Free-standing or part of row of similar buildings
- Usually 4-6 stories-high, with some lower-rise buildings such as along the canals
- Front the street with short to no set-back from pavement and entrances are usually identifiable albeit often these are gated
- Differentiation between street and waterfront façades
- Usually constructed in dark or stock brick
- Front-gabled façades or straight brick façade frontage behind vanishing gable roofs



1873 and converted in 1990 – Wapping.



1880 and converted in 1972 – Wapping.



Late 19th Century – Bow.

Strengths and Weaknesses

- Robust and well-proportioned buildings that even when found in individual plots have a cohesive group value
- Successful re-use and adaptation of important historic buildings, several of which are listed
- Good balance between variety of detailing and cohesiveness of industrial character
- In some occasions buildings led to unwelcome gated developments that that close off access to the water and diminish wider connection to the street
- Often significant alterations required to adapt warehouses for residential use and considerable level of specialism required for design and execution

Residential Building Type Linear Blocks & Towers

Key Characteristics

- Usually late 20th or early 21st Century new-build developments that sit directly facing the riverside and canals
- Free-standing blocks
- Usually 4-7 stories-high with some taller elements in more recent developments
- Developments maximise views towards the water
- Differentiation between street and waterfront façades, the latter with larger openings to maximise views
- Variety of forms, materials and roofscapes

Strengths and Weaknesses

- Some are successful examples of referencing of industrial character
- Higher densities make better use of land and intensify urban areas
- Varying robustness and quality of materials
- Multi-storey, high density development requires good access to amenity spaces and public transport
- In some occasions buildings led to unwelcome gated developments that close off access to the Thames Path and diminish wider connection to the street, resulting in poor legibility and poorly designed public realm



1987 – Shadwell.



1998 – Limehouse.



1990s and early 2000s – Wapping.



2010s – Bow Common.

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Urban Type Description

Developments built between 1985-2000s moving away from the designs of post-war re-construction and towards a more contextualized approach and human scale. Some developments have a clearer connection to the street and urban environment while others have a seemingly suburban character.



Opportunities & Challenges

Densities can be increased through subdivisions or development of underused areas. This may pose, however, a risk to character and amenity, particularly in developments with a more suburban character.

Residential Building Type Terraces

Key Characteristics

- Uniform streetscape
- 2-3 stories-high
- Often inspired/based on materials and forms of Georgian and Victorian housing including sparsely detailed façades
- Consistent building lines and heights
- Front the street with short to no set-back from pavement and entrances are clearly identifiable and individual to each dwelling
- Clear distinction between private and public with railings, low walls, defensible planting or car parking
- Comprise a variety of façade materials, including brick, wood panelling and render
- Typically located in more suburban-type settings



1990s – Stepney.



1993 – Wapping.

Strengths and Weaknesses

- Mostly robust, well-proportioned buildings that form legible and compact blocks
- Small groupings of houses give a sense of neighbourliness
- Good balance between height of buildings and width of streets
- Materials and details are composed with varying degrees of success, with some nicely detailed schemes, others of poor architectural composition
- Monolithic detailing at times creates less engaging environments
- Varying quality of urban design, some with poorly designed public realm and building frontage



1960s – Bow.

Residential Building Type Linear Blocks & Clusters

Key Characteristics

- Apartment blocks that may be free-standing within larger plots leaving areas of open space or may form tight urban blocks
- 3-4 stories-high
- Often loosely inspired/based on materials and forms of Victorian and Georgian housing, however distinctively different in terms of scale and massing
- Front the street with short set-backs usually used for car parking and have shared entrances
- Clear distinction between private and public with marked entrances, gates, defensible planting or car parking
- Car access and parking is an integral element of the design and has often played a large part in determining the layout of the development
- Typically located in residential and mixed-use areas

Strengths and Weaknesses

- Mostly robust, well-proportioned buildings that form legible and compact blocks
- Balance between layout of blocks being designed to allow good lighting and ventilation to units but still maintaining some relationship with street and surroundings
- Numerous schemes of poor architectural composition, details and materials
- Varying quality of urban design, some with poorly designed public realm and building frontage
- Movement through developments with open areas around blocks is poor due to lack of legibility and prioritisation to vehicular access



Late 20th Century – Globe Town.

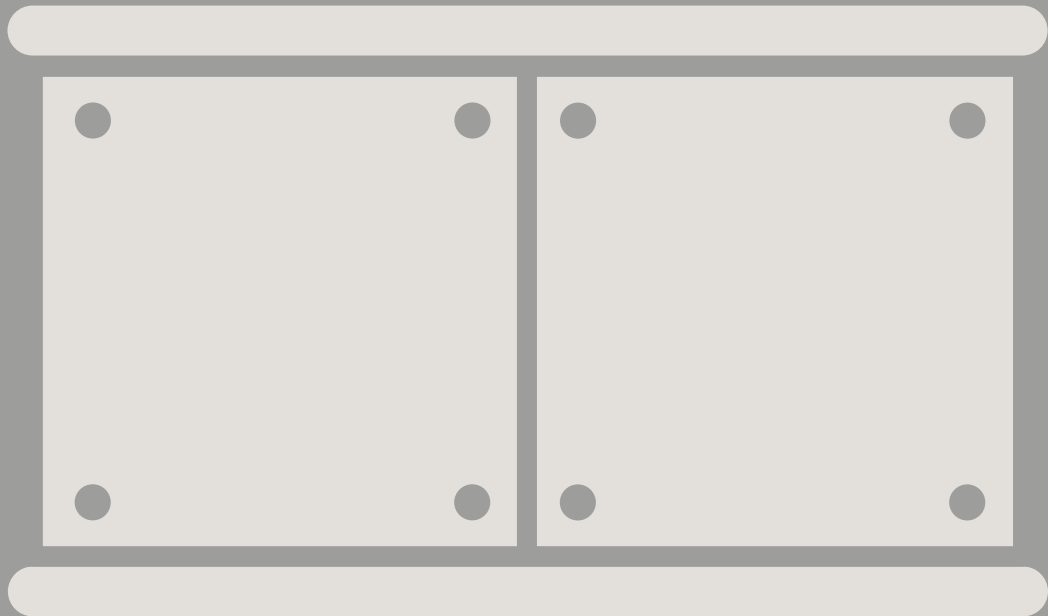


Late 20th Century – Shadwell.



Late 20th Century – Mile End.

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Urban Type Description

Pockets of new-builds built since the 2000s through development of brownfield land, infill or more comprehensive redevelopment. The main characteristic is precisely the variation of scale, density, types and materials.



Opportunities & Challenges

The variety provided through the range of building types sometimes leads to an unclear and fragmented character and there is an opportunity to improve the connection between developments and also to the wider street environment. There is a risk that new developments may reinforce fragmentary character and lack of cohesion by following these precedents.

Residential Building Type Terraces

Key Characteristics

- Uniform streetscape although buildings are often set-back from the pavement with car parking in front of entrances and or cul-de-sacs diminishing connection to street environment
- 2-3 stories-high
- Buildings have a domestic scale with some reference to Georgian and Victorian terraces
- Consistent building lines and heights
- Front the street and entrances area clearly identifiable and individual to each dwelling
- Clear distinction between private and public with marked entrances, defensible planting or car parking
- Comprise a variety of façade materials, including brick, wood panelling and render
- Typically located in more suburban-type residential settings



Early 21st Century – Shadwell.

Strengths and Weaknesses

- Mostly robust, well-proportioned buildings that form legible and compact blocks
- Small groupings of houses give a sense of neighbourliness
- Provide off-street parking to residents, something rare in the borough
- Suburban character and monolithic detailing create less engaging environments
- Some are of poor architectural detailing and materials
- Large set-backs for parking create a weak streetscene
- Numerous schemes lack defensible space and have poorly-designed landscaping

Residential Building Type Linear Blocks, Clusters & Towers

Key Characteristics

- Free-standing blocks with a varying relationship with surrounding streetscape
- 4+ stories-high
- Typifies the new type of planning and urban design introduced by the 'Urban Task Force Report: Towards an Urban Renaissance' which encouraged re-use of brownfield land, higher densities and mixed-use
- Apartment blocks with shared entrances, some with commercial or retail uses on ground floor
- Front the street with short to no set-back from pavement and have shared entrances
- Push for a distinction between private and public with marked entrances, defensible planting or gates/railings
- Provision of a mix of housing types reflects the diversity of housing need and more recent specialist demands such as for student housing
- Often includes seemingly arbitrary break in materials and planes to break up massing for it to appear smaller at street level
- Comprise a variety of façade and cladding materials, including brick, render, concrete, steel, aluminium
- Provide very little or no car parking (apart from disable parking)
- Typically located in residential and mixed-use areas

Strengths and Weaknesses

- May create local landmarks and focal points
- Mixed-uses animate areas
- Higher densities make better use of land and intensify urban areas
- Varying robustness and quality of materials, some are of poor architectural detailing and materials
- Multi-storey, high density development requires good access to amenity spaces and public transport
- Single-aspect flats and minimum space standards give little adaptability and poor long-term liveability
- When gated, developments often create a poor relationship with the wider street environment



2010s – Mile End.



2000s – Poplar.



Mid 2010s – Poplar.



2012 – Mile End.

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Part B

Guidelines for Good Growth

5. Character-based Growth Principles

Depending on the area's character, a site might be suitable to provide a reinforcement of character, to perform a mediation between different existing characters, including old and new, or, at some specific locations, sites might be suitable for reinvention. This chapter describes the most common types of sites that fall under each of these categories. It also provides principles to guide the establishment of a vision for sites. A summary of each of the Character-Based Growth Principles can be found in the following page's diagram.

Determining the suitability for each type of growth principle should be informed by **Part A: Character Appraisal** of this SPD, as well as the descriptions and examples included in this chapter. The Character-based Growth Principles should be used to help applicants develop an appropriate context-led vision for a site at the early design stages. They should be complemented by the more detailed design guidelines based on types of sites outlined in Chapter 6 - Design Toolkit for Small Sites. The Character-based Growth Principles refer to the same types of sites that are addressed in further detail by Chapter 6. Proposals should also respond to Chapter 7 - Design Principles for Residential Developments.

When evaluating whether a site is suitable for Reinforcement, Mediation or Reinvention, it is important to consider which elements of the surroundings are likely to be maintained through time or might be redeveloped. Some of the guiding elements that can be used to assess that is whether these elements comprise robust and well-proportioned typologies; whether they portray relevant historic or character elements of an area and/or whether they are covered by some additional protection

such as statutory or local listing or conservation areas.

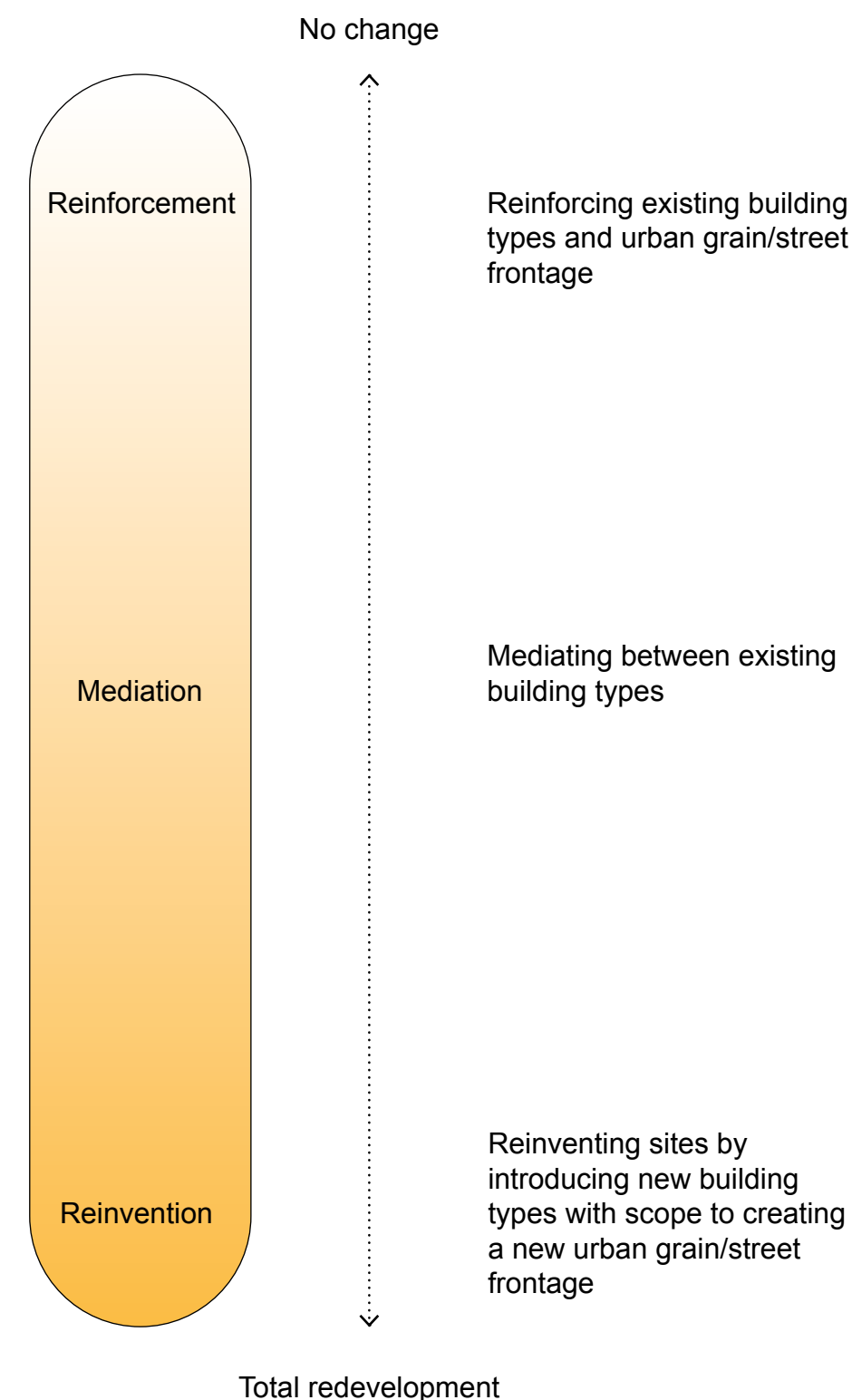
The Character-Based Growth Principles are contained within a spectrum of change and should be agreed between applicants and the council at early discussions about a site and proposed development. Each of them is presented in a blue textbox in the following pages and further information on what the principle entails/how to achieve the principle is found below in bullet points

Case-studies have been chosen to illustrate each of the Character-Based Growth Principles. It should be noted, however, that no building is exemplary in all respects and case studies may underperform against other criteria. Captions highlight what is particularly successful about each example.

This section provides additional guidance to the Tower Hamlets Local Plan 2031 policies S.SG1: Areas of growth and opportunity within Tower Hamlets and S.SG2: Delivering sustainable growth in Tower Hamlets, particularly in regard to managing growth in order to achieve developments that respond to and enhance existing character and setting out the different growth principles acceptable in the Central Area.

If sites are within or adjacent to a conservation area or listed building; would have an effect on a conservation area or listed building; or if there is a listed building within the site, applicants should refer to additional heritage guidance such as the Tower Hamlets Conservation Strategy (2017), Conservation Area Appraisals and Management Plans, and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Scope of change anticipated for small sites in the Central Area



5.2 Reinforcement

Character-based growth principle:

Developments should reinforce existing building types and urban grain/street frontage.

Identification

Sites will likely:

- Contain a defined urban grain and street frontage which will inform the proposed development.
- Contain a robust and cohesive character within its boundaries or in its immediate surrounding and may be in a conservation area and/or include statutorily and locally listed buildings.
- Be Streetscape infill; Corner infill; Block extension; Roof extension or Rear extension (applicants should also refer to detailed guidance for each of these provided by Chapter 6 - Design Toolkit for Small Sites).

Guidance:

- Developments should be in line with surrounding scale, proportions, height (including shoulder height) and density.
- Developments should follow the existing urban grain and/or street frontage.
- Development should use high-quality, durable materials that respond sympathetically to surrounding palette.
- Developments should re-stitch urban fabric and complete the streetscape.

5.2 Reinforcement



1-6 Old Ford Road: A contemporary interpretation of adjoining buildings on the terrace which follows the same proportions and materials of surroundings. (photo ©Ivan Jones)



52 Tredegar Square: A new development that closely follows existing proportions, materials and detailing of adjoining buildings on the terrace. (photo ©Ivan Jones)

5.3 Mediation

Character-based growth principle:

Developments should mediate between existing building types that are lacking in group cohesiveness, whilst following established urban grain/street frontage.

Identification

Sites will likely:

- Contain a defined urban grain and street frontage which will inform the proposed development.
- Contain a varied character within its boundaries or in its immediate surrounding due to different building types and/or to a varying degree of well and poorly-maintained elements.
- Be Streetscape infill; Corner infill; Block extension; Garden infill; Backland; Roof extension; Rear extension (applicants should also refer to detailed guidance for each of these provided by Chapter 6 - Design Toolkit for Small Sites).

Guidance:

- Developments should mediate between surrounding scale, proportions, height (including shoulder height) and density, and carefully respond to it with some scope for increases in height, density and massing.
- Developments should follow the existing urban grain and/or street frontage.
- Developments should consider different character of streets if the site faces more than one and respond to each in a suitable way.

- Developments should use high-quality, durable materials that respond sympathetically to surrounding palette.
- Developments should re-stitch or repair urban fabric and complete the streetscape, while carefully introducing new character elements that mark a mediation between existing elements or a transition between existing and future character.

5.3 Mediation



229-236 Armagh Road: An estate infill development that mediates between surrounding heights and proportions and that uses a traditional material (brick). (photo ©Ivan Jones)



49 Derbyshire Street: The streetscape infill development (rendered image of approved scheme) implements materials that integrate well with surrounding buildings whilst mediating between the different heights and typologies. (image ©Rivington Street Studio)

5.4 Reinvention

Character-based growth principle:

Developments should reinvent sites by introducing new building types with scope to creating a new urban grain/street frontage.

Identification

Sites will likely:

- Contain a varied character within its boundaries or in its immediate surrounding due to different building types and/or to a varying degree of well and poorly-maintained elements. Sites may also currently house unsuitable elements in terms of land-use and/or streetscape, leading to a lack of character cohesiveness.
- In some specific instances, where a new local landmark might be appropriate, such as on prominent corner plots, reinvention may also be suitable on sites with more cohesive character.
- Be Streetscape infill; Corner infill; Garden infill; Backland; Detached site or Roof extension (refer to detailed guidance for each of these in Chapter 7 - Design Toolkit for Small Sites).

Guidance:

- Developments should be in line with wider Central Area character, but there may be scope for proposing additional height, density and massing than immediate surrounding and/or current uses in the site.
- Developments should consider different character of streets if the site faces more than one and respond to each in a

suitable way.

- Developments should use materials that integrate well with surrounding palette, with a particular focus on contemporary, high-quality and durable materials.
- Developments may integrate more playful forms, façade compositions and distinct elements into the design

In addition to the guidance above, and depending on whether the site has a defined urban grain/street frontage or not, one of two types of Reinvention may apply for the purposes of this SPD: Building Reinvention or Urban Reinvention.

1. Building Reinvention

Developments introduce a new building type within a defined urban grain and/or street frontage.

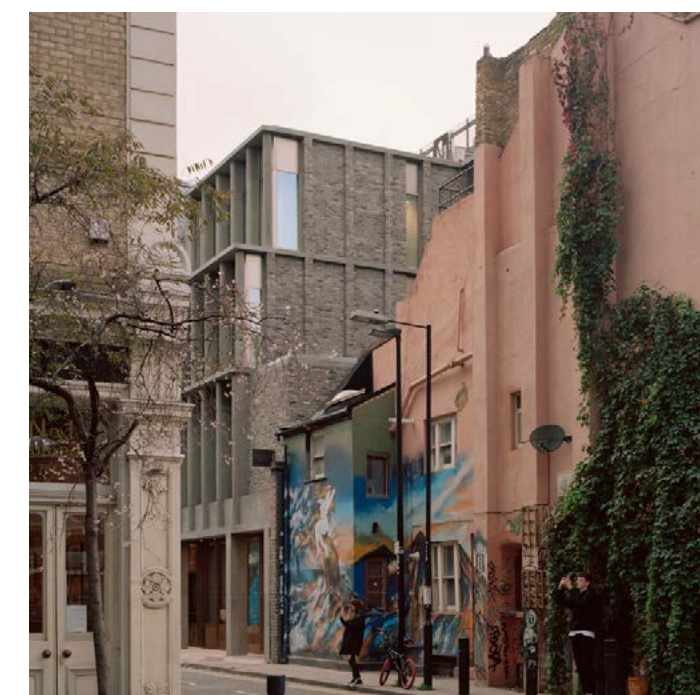
- Developments should re-stitch or repair urban fabric while following a defined street frontage and complete the streetscape, while reinventing a site's character.

2. Urban Reinvention

Developments introduce a new building type that does not follow an existing urban grain and/or street frontage.

- Developments should integrate a new pedestrian-friendly street frontage into the urban landscape, while reinventing the site's character as well as the character of its surroundings.

5.4 Reinvention



Building Reinvention: Redchurch Townhouse in Shoreditch: The development introduces a contemporary approach to the streetscape whilst following the defined urban grain and street frontage. (photo ©Rory Gardiner)



Urban Reinvention: Hannibal Road Gardens: By redeveloping a former garage site, the development creates new urban grain and street frontage in addition to introducing a contemporary building design. (photo ©Morley von Sternberg & Peter Barber Architects)

6. Design Toolkit for Small Sites

6.1 Introduction

As highlighted in the Introduction to the SPD, there are a number of developments that can be classified as small sites. These may include roof/rear extensions to existing buildings and new build developments on sites with up to 0.25 hectares. The guidance presented in this chapter therefore applies to both extensions to existing dwellings as well as the creation of new dwellings. There are also several types or typologies of small sites with conditions varying from street-facing or backland, being a detached site or one that is adjacent to other buildings. This chapter looks at the most common types of small sites found in the Central Area, as well as the most common surrounding contexts, i.e. existing Residential Building Types (refer to Chapter 4 - Central Area Housing Typologies) found next to sites.

Each type of site and associated context is analysed and design guidelines are provided. These are based on best-practice architecture and urban design considerations that reflect the council's aspirations. Applicants that do not comply with the guidelines will need to provide robust justification and demonstrate how their proposal meets exceptional design standards. This chapter does not pre-determine Development Management decisions, and each site and proposal will be judged on a case-by-case basis.

The guidelines should be read in conjunction with **Part A: Character Appraisal** of this SPD, as well as chapters 5 - Character-based Growth Principles and 7 - Design Principles for Residential Developments. Proposals should respond to the guidelines included in the three chapters forming **Part B: Design Guidelines for Good Growth**.

Case-studies have been chosen to illustrate each of site type. It should be noted,

however, that no building is exemplary in all respects and case studies may under-perform against other criteria. Captions highlight what is particularly successful about each example.

Applicants are expected to refer to the Tower Hamlets Local Plan 2031 and associated interactive Policies Map to see a full list of policy requirements. As noted in the Introduction to the SPD, minor and major developments will have different requirements relating to matters such as affordable housing and amenity space (private, communal and play space) provisions and applicants should refer to these in the Tower Hamlets Local Plan 2031 and Planning Obligations SPD. If sites are within or adjacent to a conservation area or listed building; would have an effect on a conservation area or listed building; or if there is a listed building within the site, applicants should refer to additional heritage guidance such as the Tower Hamlets Conservation Strategy (2017), Conservation Area Appraisals and Management Plans, and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Most Victorian and Georgian terraces within the Central Area are located in conservation areas. Generally, planning permission to roof extensions will not be granted due to the potential for harm to the historic environment, with the exception of some conservation areas where Conservation Area Appraisals and Management Guidelines set clear design requirements which extensions need to comply with to be considered acceptable. This chapter does not cover these circumstances. If a proposal falls under these described conditions, applicants should refer to the appropriate Conservation Area Appraisals and Management Guidelines.

6.2 How to use this toolkit

Applicants should identify the type of site they are working on through the diagrams in the following pages and the descriptions provided for each of them. In some instances, sites may include elements from more than one site type; applicants should, in these cases, refer to the guidelines for the different types of sites that are relevant.

Each site type starts with Site-Type Specific Considerations. For each associated context the chapter then runs through three topics: Footprint and Site Layout; Built Form; and Design and Appearance. The text is accompanied by diagrams showing the site on plan, cross-section and 3D axonometric view.

The diagrams are used to illustrate key elements that should be taken into account. They do not, however, show literal indications of acceptable massing, footprint or height, but rather a built parameter to guide developments' massing. The parameters are shaped by several elements, such as outlook and daylight/sunlight considerations (based, in particular, on the BRE 25° and 45° lines); street proportions, defensible space; privacy distances and building lines. These provide good starting guidelines for acceptable massing and built form.




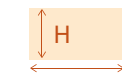



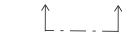
In the diagrams:

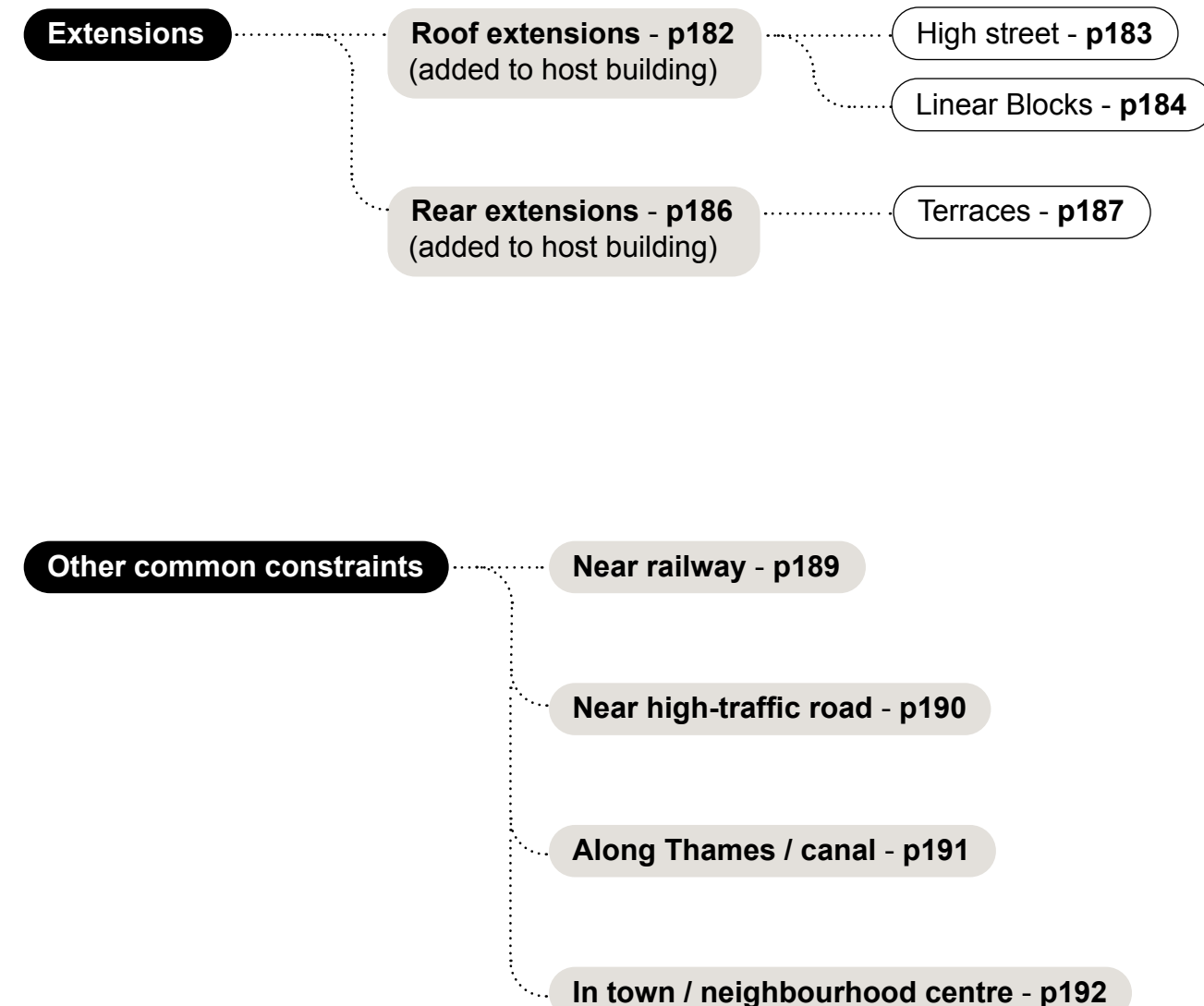
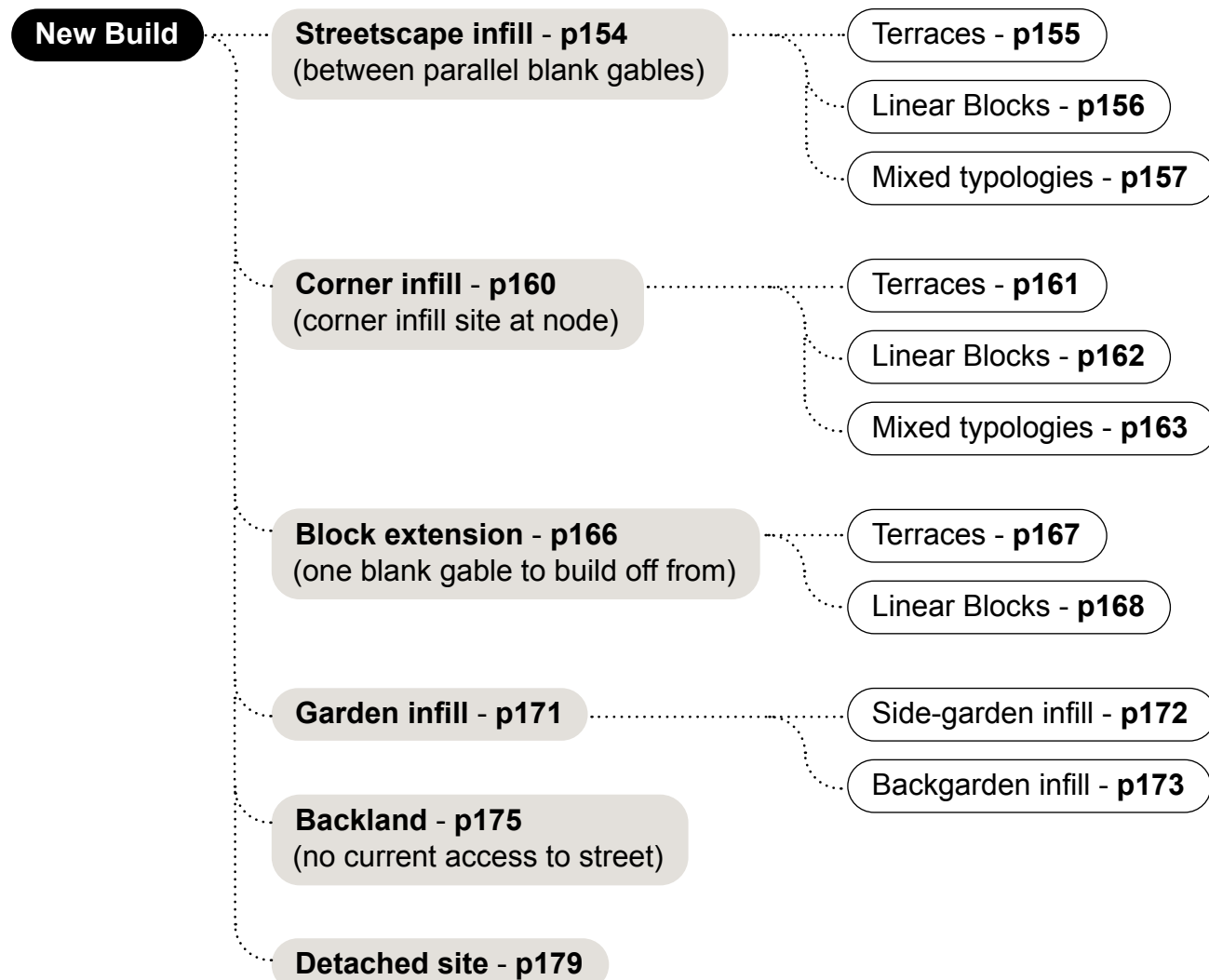
- Blue is used to refer to design considerations on elements that respond to the surrounding urban context, such as following existing urban grain and building lines.
- Orange is used to refer to impact considerations on elements that are external to sites, such as access to daylight/sunlight by neighbouring buildings,

street proportion, views, as well as defensible space, which marks the frontier between private and public spheres.

At the end of the chapter, common constraints found in the Central Area are also highlighted and the topics of Footprint and Site Layout and Design and Appearance are addressed for these, once more with accompanying diagrams of sites on plan and 3D axonometric view. The same considerations described above for diagrams apply here.

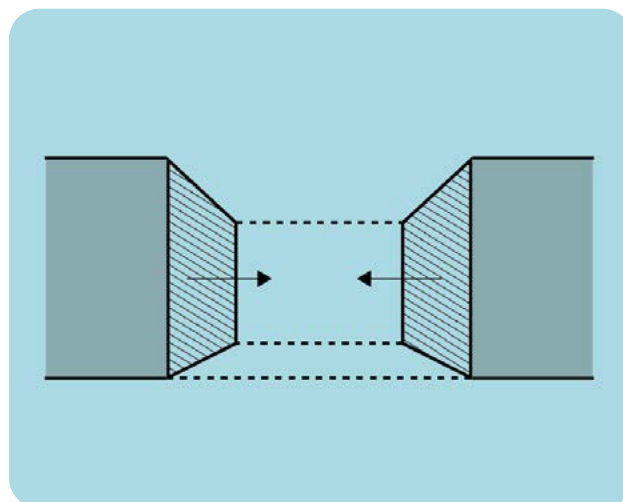
Guidance Key

-  Impact Considerations
-  Contextual design considerations
-  Building heights or shoulder lines
-  Contextual street proportions
-  Potential set-back storey (Where context, outlook and daylight/sunlight implications allow)
-  Potential additional storey (Where context, outlook and daylight/sunlight implications allow)
-  Example important views to show in 3D visualisations
-  Section line



New build

Streetscape infill (between parallel blank gables)



Description

A site with direct access to the street and framed by two parallel blank walls from adjacent buildings. The adjacent buildings can be of the same or different typologies.

Site-Type Specific Considerations

- A good understanding of how the streetscape might evolve is important so as to avoid prejudicing future development.
- The site might allow developments to include an access route to a backland development or a mews development to optimise site coverage.
- If the development is an estate infill, applicants are expected to include wider improvements to the estate, such as communal areas, open spaces and access.
- Applicants should set out the details of where the new development abuts the existing building. This junction needs to be carefully considered for materiality, durability and composition.
- Appropriate levels of privacy and daylight/sunlight must be secured to new and existing dwellings.

New build

Streetscape infill (between parallel blank gables)

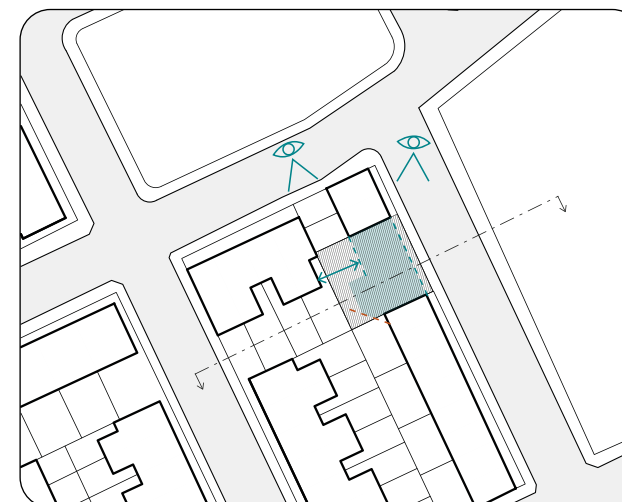
Terraces

Footprint & Site layout

- Developments should follow the established front and rear building lines of adjacent buildings on the same terrace.

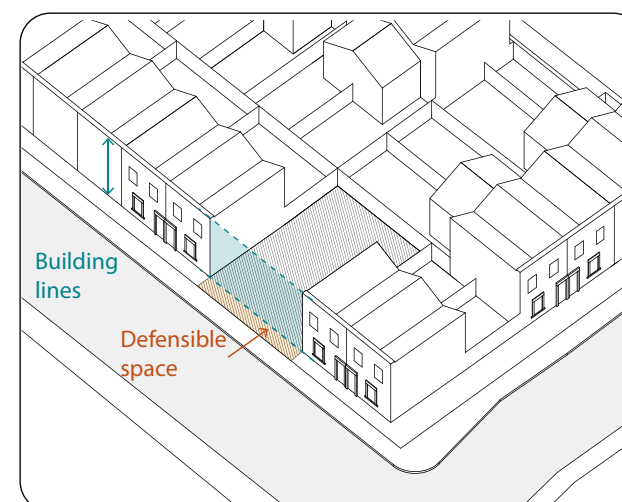
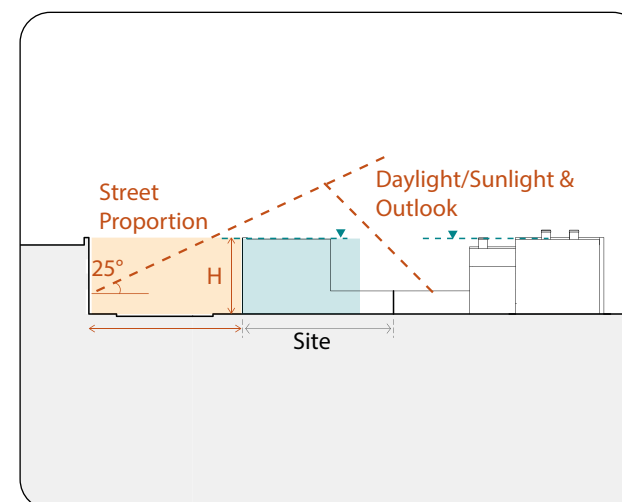
Built Form

- A key characteristic of terraced streets is their consistent eaves and roofline. This consistency presents opportunities for developments to promote continuity. The building massing, eaves line, parapet line and roof form should respond to those on adjacent buildings on the terrace.



Design & Appearance

- Where new building façades are proposed within an existing terrace, the design of these should respect the vertical rhythm and proportions of neighbouring buildings.
- Defensible space and landscaping should be carefully designed and integrated into the urban grain.
- To avoid detracting from building line, inset balconies and rear roof terraces may be more appropriate for private and communal amenity space. Any potential privacy issues will need to be mitigated through careful design.



Character-growth Principles

Suitable for:

Reinforcement

Mediation

New build

Streetscape infill (between parallel blank gables)

Linear blocks

Footprint & Site layout

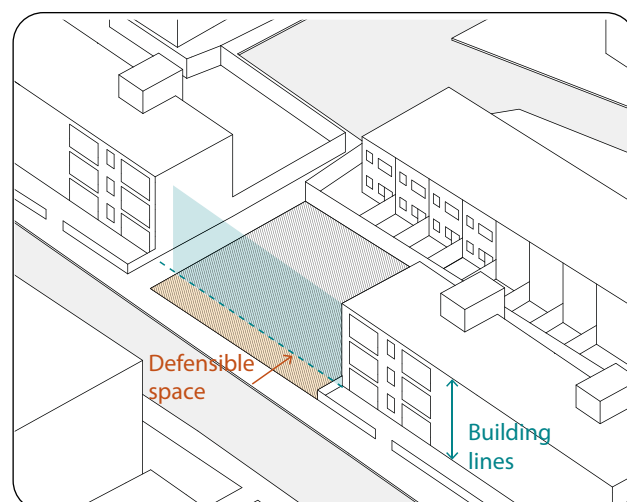
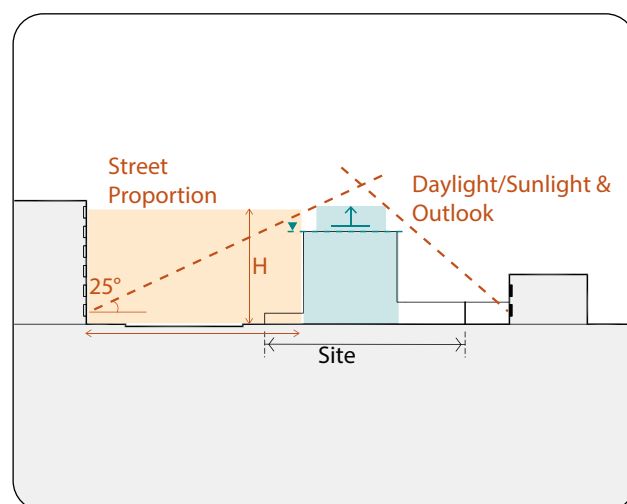
- Developments should follow the defined front and rear building lines of adjacent linear blocks where they are consistent.
- Any changes in pedestrian circulation should be justified and improved where possible.

Built Form

- The massing and roof form should follow that of surrounding linear blocks.

Design & Appearance

- Façade design should reflect the emphasis and proportions of neighbouring development. Linear blocks will often display a horizontal emphasis and regular proportions which development should seek to follow.
- Defensible space and landscaping should be carefully designed and integrated into the urban grain.
- If private amenity space is to be provided through balconies, they must not project over the pavement. Inset or ribbon balconies allow for high-quality private amenity space to be integrated without compromising building lines.
- Where the street is characterised by recessed balconies, these should be carried through to the design



Character-growth Principles

Suitable for:

Reinforcement

Mediation

New build

Streetscape infill (between parallel blank gables)

Mixed typologies

Footprint & Site layout

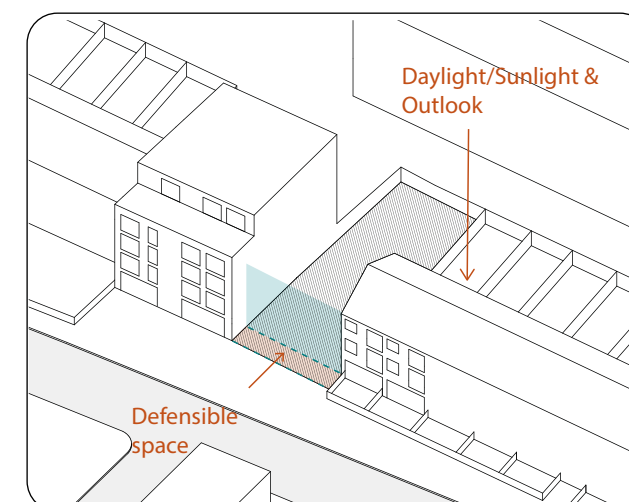
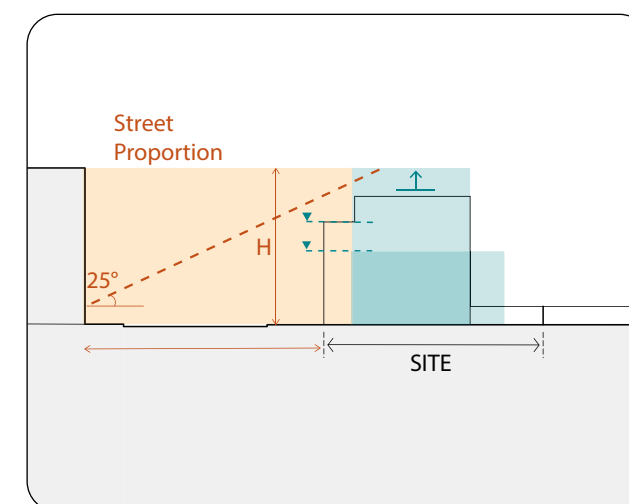
- Where there is no consistent building lines, developments should take the opportunity to repair streetscape, to create a continuous pedestrian frontage and to avoid left-over spaces.
- Where developments features inner courtyards, care should be taken to ensure that these are of a high-quality if they are intended as communal amenity space.

Built Form

- An area characterised by a variety of building heights may provide opportunity for additional building height.
- For larger-scale developments, any changes to the street proportion created by the them need to be carefully considered both in terms of daylight/sunlight and feeling of enclosure.

Design & Appearance

- Defensible space and landscaping should be carefully designed and integrated into the urban grain.
- If private amenity space is to be provided through balconies, they must not project over the pavement. Inset or ribbon balconies allow for high-quality private amenity space to be integrated without compromising building lines.



Character-growth Principles

Suitable for:

Reinforcement

Mediation

Reinvention

New build**Streetscape infill**
(between parallel blank gables)**Examples****Redchurch
Shoreditch
31/44 Architects**

Adjacent building lines are translated into the façade, frontage and height of this streetscape infill. Playful use of materials and planes add interest to the street with a clearly defined commercial ground floor. (photo ©Rory Gardiner)

**Voss Street
Tower Hamlets
BDA Architecture**

The development sits between 2 different typologies. It follows adjacent form and building line and uses brick to integrate into the material palette, but introduces variations in the façade design. (photo ©Ivan Jones)

**45 Prusom Street
Wapping**

The development has broken down massing into two planes to integrate into the streetscape which does not have one continuous building line. The building is also slightly set-back from the façade of the adjacent buildings to allow for a better junction detail. (photo ©Ivan Jones)

New build**Streetscape infill**
(between parallel blank gables)**Examples****Poplar**

This streetscape infill was developed in conjunction with a backland development in a consistent architectural language. This allows for the new development to better integrate into the streetscape. (photo ©Ivan Jones)

**Gainsford Road Housing
Walthamstow
Gort Scott**

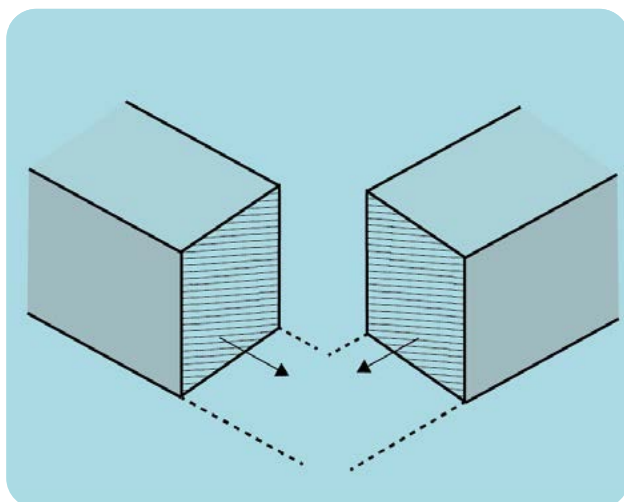
Located on a residential terraced street, the flatted development has integrated the entrance to the building into the streetscape and provided a generous set-back from the pavement. (photo ©Dirk Lindner)

**Home for Home RVH
Belfast
McGonigle McGrath**

Contemporary development stitched into the existing fabric of an historic terrace. The building does not seek to mimic the existing houses but to build a harmonious relationship with the pre-existing. (photo ©McGonigle McGrath)

New build

Corner infill (corner infill site at node)



Description

A site with direct access to the street and between two perpendicular walls, most likely on a junction. The adjacent buildings can be of the same or different typologies.

Site-Type Specific Considerations

- It is key to consider the fact that the site has two frontages - one to either street and the new development needs to sit comfortably within both. If there is a clear hierarchy between primary and secondary streets, developments should address that through design.
- Developments may be internally linked to an existing building. This may allow for better use of space and an improved circulation and access to the existing building.
- It is likely that a building was previously located on this plot. Although knowing the previous footprint is important to understand changes to context, it is not necessary to follow the exact lines.
- Developments should consider corner to be chamfered, set-back or rounded to increase and improve public realm.
- A corner site will need to carefully integrate servicing design as junctions will rarely allow for lay-bys.
- Existing circulation and access around the corner need to be studied and carefully addressed by the development.
- If the development is an estate infill, applicants are expected to include wider improvements to the estate, such as communal areas, open spaces and access.
- Developments will be considered appropriate where adjacent building is harmed by a side addition. For example, it will generally be resisted where the development would be adjacent to a mansion block which has a carefully composed symmetry.
- Applicants should set out the details of where the new development abuts the existing building. This junction needs to be carefully considered for materiality, durability and composition.
- Appropriate levels of privacy and daylight/sunlight must be secured to new and existing dwellings.

New build

Corner infill (corner infill site at node)

Terraces

Footprint & Site layout

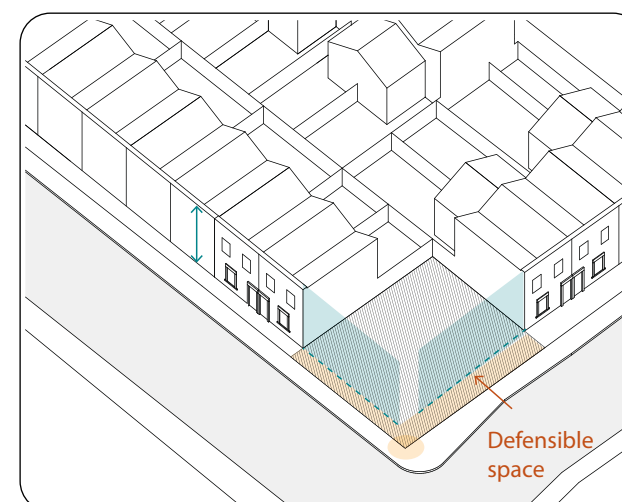
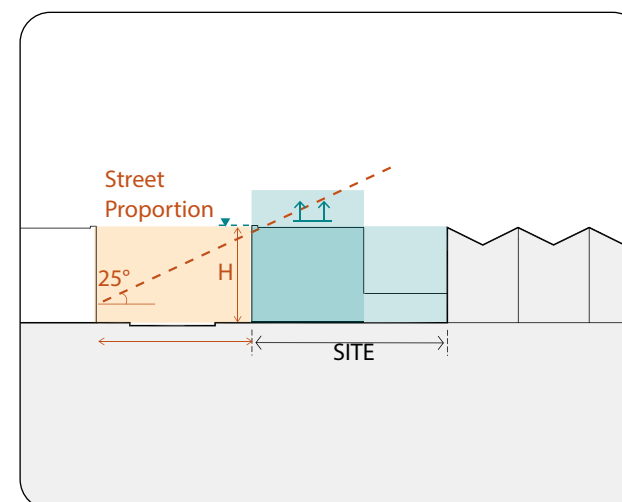
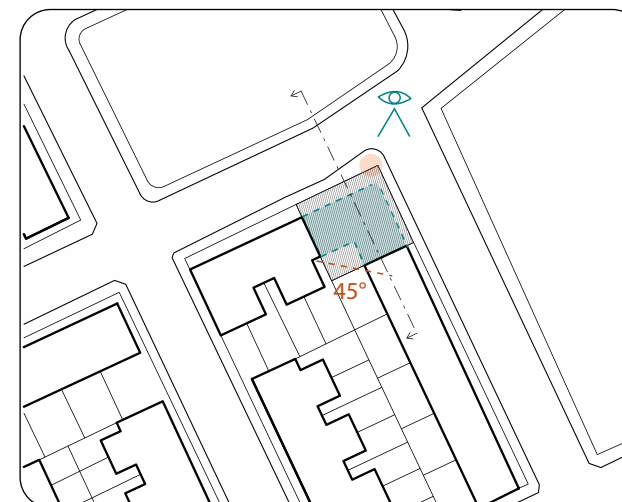
- Developments should follow the established building lines of adjacent buildings on the same terrace.
- Where the corner site sits on a high-traffic junction, residential units should be avoided on ground floor. This may be mitigated through duplex apartments.
- Where possible, entrances should be included on both frontages of the development.

Built Form

- Where there is a strong low-rise character surrounding the site and the corner is not situated at a prominent junction, developments should follow the low-rise form to respect existing blocks. Additional storeys to increase the number of dwellings may be acceptable where a prominent development would contribute to celebrating the corner.
- Massing, roof form, eaves and parapet lines should be sensitive to adjacent buildings on the terrace.

Design & Appearance

- Both façades must be activated by not having blank walls and prioritising prominent entrances and openings.
- Defensible space needs to be very carefully integrated into the landscape design for any ground floor dwellings.
- To avoid detracting from building line, inset balconies and roof terraces may be more appropriate for private and communal amenity space provisions. Any potential privacy issues will need to be mitigated through careful design.



Character-growth Principles

Suitable for:

Reinforcement

Mediation

Reinvention

New build

Corner infill (corner infill site at node)

Linear blocks

Footprint & Site layout

- Where adjacent buildings have a deep set-back, this may be reduced at a prominent junction to optimise use of space and celebrate the corner.
- If there is an existing access or footpath through the site, applicants will need to demonstrate how these will be protected or re-provided, unless it is demonstrated that they are not needed. Applicants are encouraged to improve circulation.
- Where the corner site sits on a high-traffic junction, residential units should be avoided on ground floor. This may be mitigated through duplex apartments.
- Where possible, entrances should be included on development's two frontages.

Built Form

- Towers are scarcely present in the Central Area, and sometimes function as a local landmark. Their height should not be taken as a precedent
- Additional storeys at the corner to increase the number of dwellings may be acceptable where a prominent development would contribute to celebrating the corner.

Design & Appearance

- Where recessed balconies are a strong character element these should be incorporated in the design. If there is room to improve the quality of amenity space, this should be taken on board.
- Both façades must be activated by not having blank walls and prioritising prominent entrances and openings.
- Developments need to plan for increased pedestrian movement around corner and to enhance wayfinding and legibility.

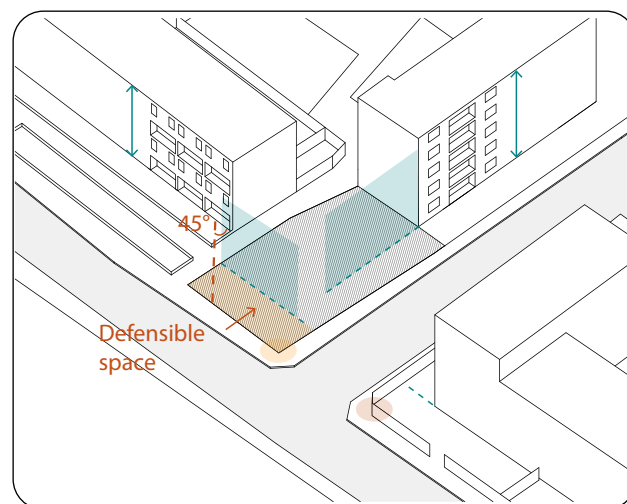
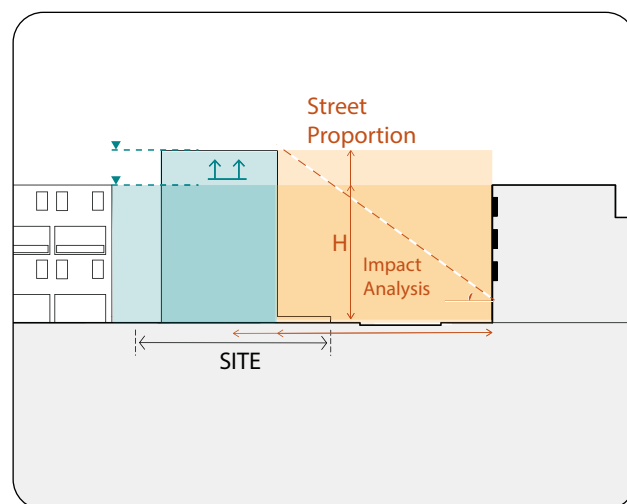
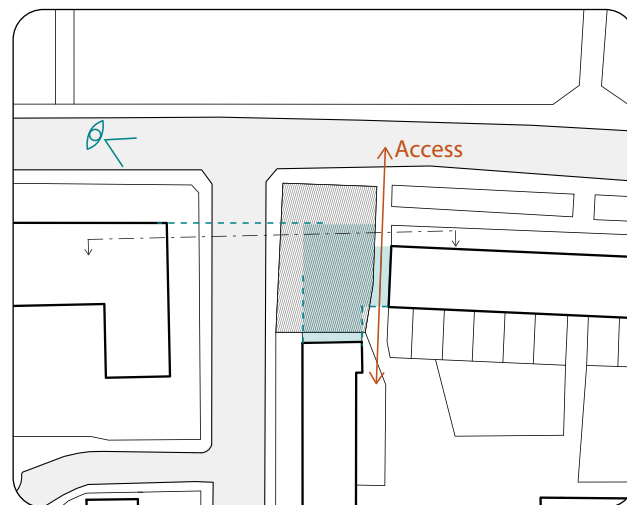
Character-growth Principles

Suitable for:

Reinforcement

Mediation

Reinvention



New build

Corner infill (corner infill site at node)

Mixed typologies

Footprint & Site layout

- Where adjacent buildings have a deep set-back, this set-back may be reduced at a prominent junction to optimise use of space and celebrate the corner
- If there is an existing access or footpath through the site, applicants will need to demonstrate how these will be protected or re-provided, unless it is demonstrated that they are not needed. Applicants are encouraged to improve circulation.
- Where the corner site sits on a high-traffic junction, residential units should be avoided on ground floor. This may be mitigated through duplex apartments.
- Where possible, entrances should be included on development's two frontages.

Built Form

- Towers are scarcely present in the Central Area, and sometimes function as a local landmark. Their height should not be taken as a precedent.
- Additional storeys at the corner to increase the number of dwellings may be acceptable where a prominent development would contribute to celebrating the corner.

Design & Appearance

- Both façades must be activated by not having blank walls and prioritising prominent entrances and openings.
- Defensible space needs to be very carefully integrated into the landscape design for any ground floor dwellings
- Developments need to plan for increased pedestrian movement around the corner and to enhance wayfinding and legibility.

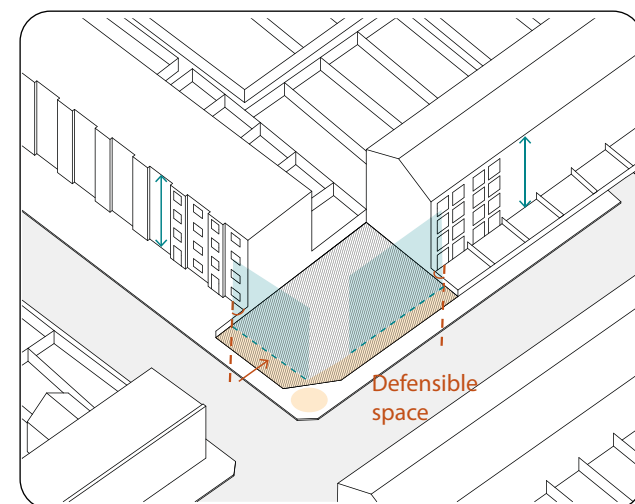
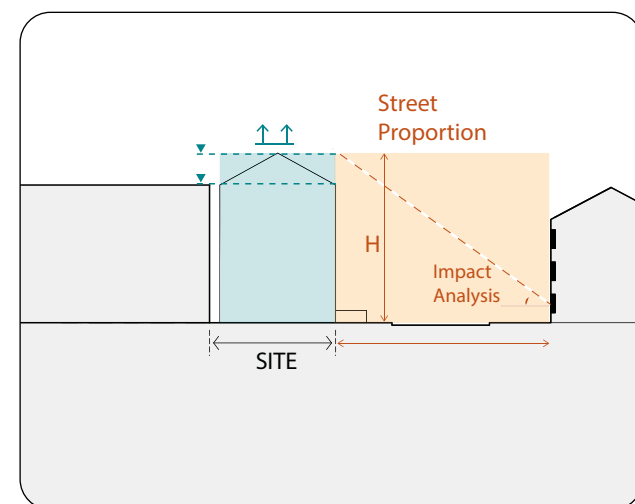
Character-growth Principles

Suitable for:

Reinforcement

Mediation

Reinvention



New build**Corner infill**
(corner infill site at node)**Examples****Old Ford Road
Bow
pH+ Architects**

The development replaced an industrial building with the same footprint and it references the language of buildings along the canal, as well as the rhythm of the terraces of the neighbouring conservation area. (photo ©Tim Soar)

**Readmans Road
Stepney
Heber Percy & Parker
Architects**

The development integrated core materials from adjacent buildings (brick) into the façade. It generally follows the building lines of adjacent linear block with additional height as a corner unit. (photo ©Ivan Jones)

**Moore House
Hackney
HYLO Architects & Matt
White architects**

The development marks the corner with a rounded façade, allowing for better pedestrian movement and improving safety around the block. (photo ©HYLO and Matt White architects)

New build**Corner infill**
(corner infill site at node)**Examples****Corner House
London
31/44 Architects**

The development successfully interpreted the language of adjacent terrace while following building lines and heights, but introducing new contemporary detailing to the façade and materials. (photo ©Rory Gardiner)

**Chalkhurst Court
South London
Tate Harmer**

The development introduced additional height and massing to a terraced street, but carefully breaking down massing with the use of 2 contrasting materials and set-backs. (photo ©Tate Harmer)

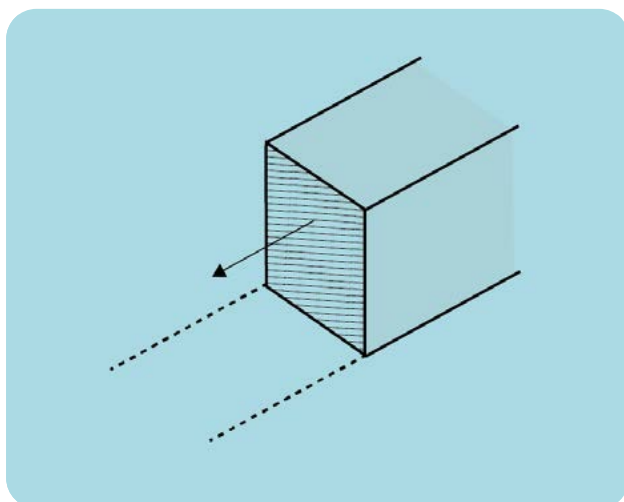
**Shoreditch Triptyche
Shoreditch
Chris Dyson Architects**

This development has a primary and secondary building frontage, each relating to the streetscape it sits within. Fenestration rhythms and building heights follow those of the adjacent terraces. (photo ©Peter Landers)

New build

Block extension

(one blank gable to build off from)



Description

A site that can be developed straight off a blank wall of an adjacent building. The adjacent structure will most likely be a terrace or linear block.

Site-Type Specific Considerations

- Developments may be internally linked to an existing building. This may allow for better use of space and an improved circulation and access to the existing building.
- Where the block extension is on a junction, developments should activate both façades to enhance passive surveillance and optimise the use of natural light.
- Developments will not be considered appropriate where adjacent building is harmed by a side addition. For example, it will generally be resisted where the development would be adjacent to a mansion block which has a carefully composed symmetry.
- If the development is an estate infill, applicants are expected to include wider improvements to the estate, such as communal areas, open spaces and access.
- Applicants should set out the details of where the new development abuts the existing building. This junction needs to be carefully considered for materiality, durability and composition.
- Appropriate levels of privacy and daylight/sunlight must be secured to new and existing dwellings.

New build

Block extension

(one blank gable to build off from)

Terraces

Footprint & Site layout

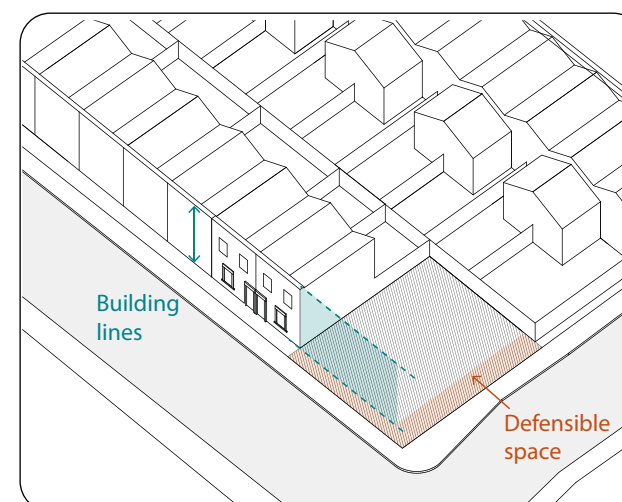
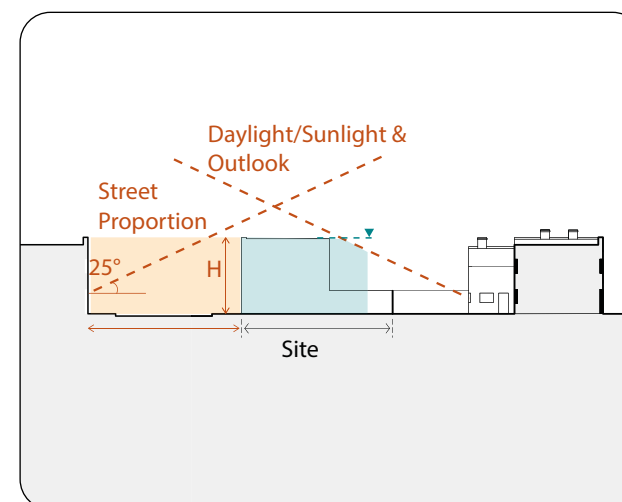
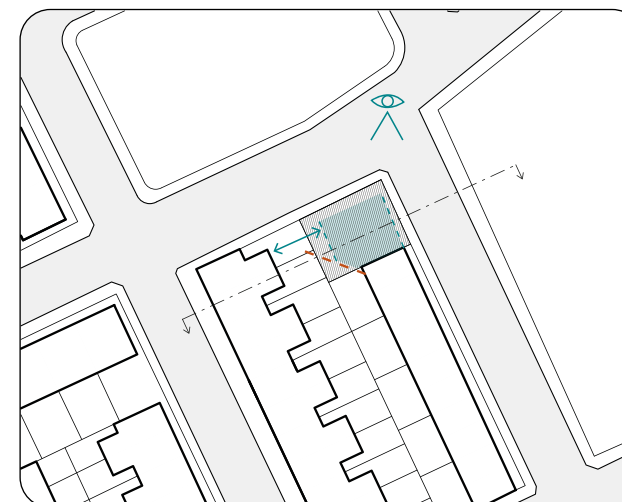
- Developments should follow the established front and rear building lines of adjacent buildings on the same terrace.

Built Form

- Massing, roof form, eaves and parapet lines should be sensitive to adjacent buildings on the terrace. However, where site is on a corner, additional storeys to increase the number of dwellings may be acceptable where a prominent development would contribute to celebrating the corner.

Design & Appearance

- Where new building façades are proposed within an existing terrace, the design of these should respect the vertical rhythm and proportions of neighbouring buildings
- Where replicating architectural elements (such as single-glazed windows, accessibility barriers) would be against current regulations, applicants are encouraged to suggest suitable alternatives that are in line with the development's design vision.
- If private amenity space is to be provided through balconies, rear roof terraces should be prioritised where overlooking issues can be mitigated.



Character-growth Principles

Suitable for:

Reinforcement

Mediation

New build

Block extension

(one blank gable to build off from)

Linear blocks

Footprint & Site layout

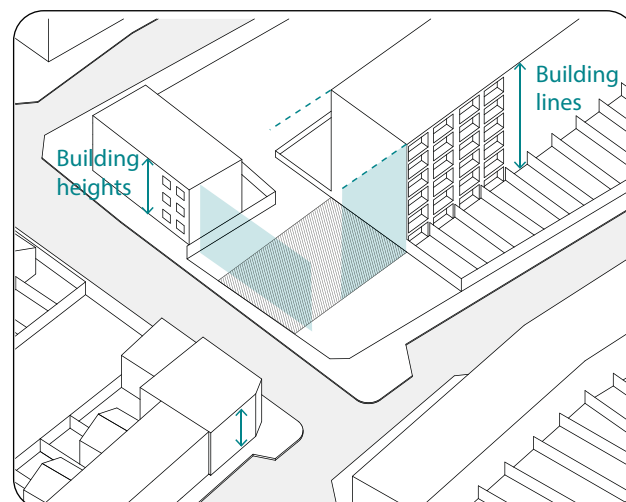
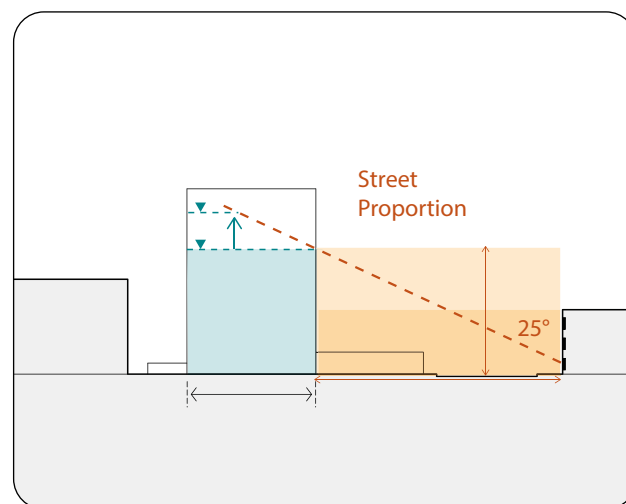
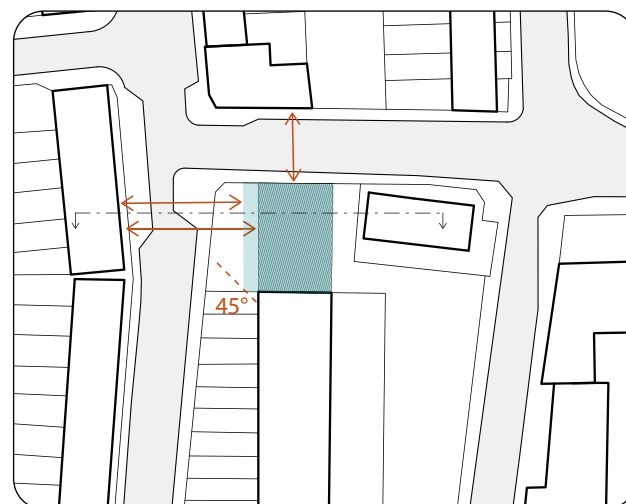
- Developments should follow the established building lines of adjacent linear blocks where this is consistent.
- Where adjacent building has a deep set-back, this set-back may be reduced at a prominent junction to optimise use of space and celebrate the corner

Built Form

- Towers are scarcely present in the Central Area, and sometimes function as a local landmark. Their height should not be taken as a precedent.
- If site is on a corner, additional storeys to increase the number of dwellings may be acceptable where a prominent development would contribute to celebrating the corner.

Design & Appearance.

- Defensible space and landscaping needs to be carefully designed and integrated into the urban grain.
- If private amenity space is to be provided through balconies, they must not project over the pavement. Inset or ribbon balconies allow for high-quality private amenity space to be integrated without compromising building lines.
- Where recessed balconies are a strong character element these should be carried through to the design. If there is room to improve the quality of amenity space, this should be taken on board.



Character-growth Principles

Suitable for:

Reinforcement

Mediation

New build

Block extension

(one blank gable to build off from)

Examples



Salmen House
Newham
Office S&M

The development follows massing, building line and roof form of adjacent terraces and integrates playful use of materials and fenestration into a terrace of mixed materiality. (photo ©French + Tye)



Bethnal Green Mission Church
Tower Hamlets
Gatti Routh Rhodes Architects

The success of this development is largely due to the high-quality choice of materials and great attention to detailing. (photo ©Jack Hobhouse.)



52 Tredgar Square
Tower Hamlets

The newer addition fits in seamlessly with the existing terrace and is only identifiable by minor details and a slightly different tone of brick. The new brick still includes the same level of colour variation and texture as the adjacent buildings on the terrace. (photo ©Ivan Jones)

New build**Block extension**

(one blank gable to build off from)

Examples**Cresset Street
Clapham**

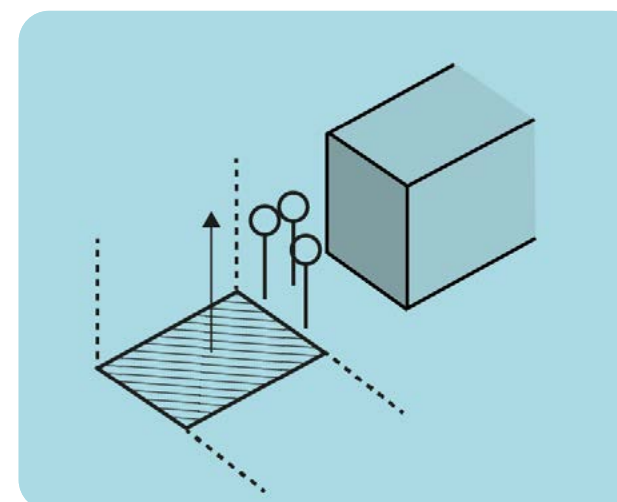
A clearly expressed side extension with new use of materials. Window proportions relate to the host building and the end gable is constructed in a matching brick to the existing unit.

(photo ©Google)

**66 Brick Lane
Shoreditch**

The corner unit follows proportions, building lines, materials and massing of adjacent terraces, but it is clearly distinguishable as a contemporary addition with its single plane windows. A more playful façade composition is expressed on its secondary elevation.

(photo ©Ivan Jones)

New build**Garden infill****Description**

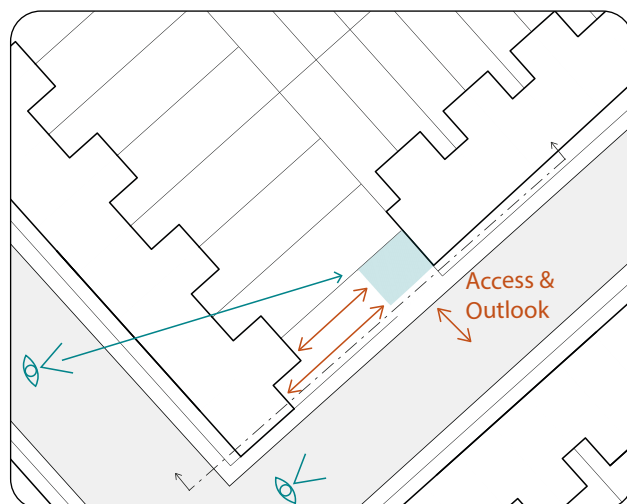
A site located in a side garden or a backgarden.

Site-Type Specific Considerations

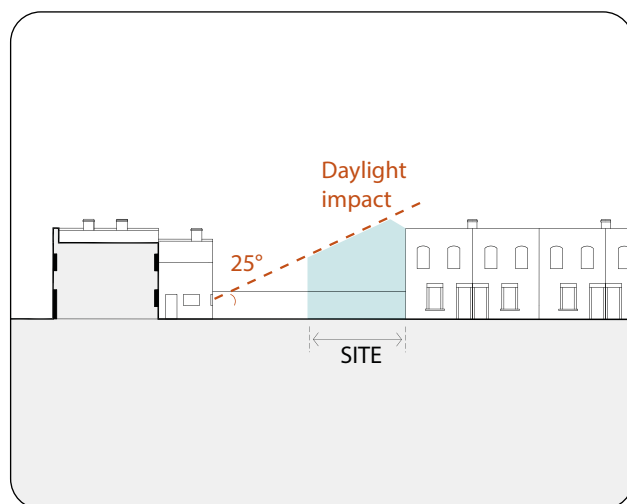
- Whilst there are limited opportunities for garden infill in the Central Area, for the sites that are available, the size of the garden must be adequate to receive a new building without compromising amenity, access, safety and legibility for new and existing dwellings.
- Developments should carefully address existing buildings.
- For minor developments, developing the site should not cause a net loss of green cover. For major developments, additional green cover will need to be provided in accordance with the the London Plan's Urban Greening Factor. Green cover may be provided by returning hard standing to green space, tree planting, the installation of green roofs and green walls, or the provision of landscaping that facilitates sustainable urban drainage.
- Appropriate levels of privacy and daylight/sunlight must be secured to new and existing dwellings.
- In order to maintain good levels of daylight/sunlight, developments should seek to implement rooflights, oblique windows and carefully-placed windows that respond to site boundaries.

Footprint & Site layout

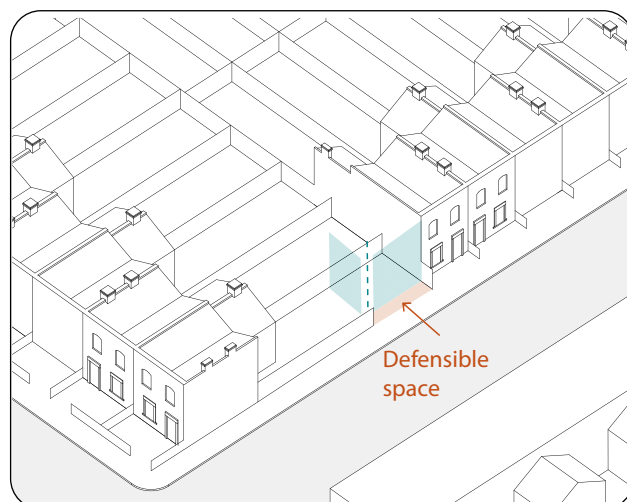
- Developments should promote a pedestrian-friendly street frontage. It may create new interest along the streetscape or closely follow adjacent buildings.
- The primary frontage should be street-facing, including access, outlook and passive surveillance.
- Often gaps between built form are an important part of the townscape, specially in terraced streets. Developments' massing and footprint should respect this.

**Built Form**

- The massing and roof form including any set-backs should be sensitive to the urban character of the streetscape, particularly if they do not follow adjacent building lines.
- Developments should be subservient to buildings on opposite side of garden.
- Developments' height should not be larger than that of surrounding buildings so as not to encroach on street views from the street.

**Design & Appearance**

- Developments may suggest an innovative design that differs from the streetscape in order to address constraints
- Defensible space, internal layouts and landscaping should be carefully designed to provide adequate privacy in relation to surrounding buildings and backgardens.
- If private amenity space is to be provided through balconies, these are likely to be more appropriate on the street-facing side. Other forms of amenity space such as internal courtyards and rear terraces are encouraged.

**Character-growth Principles**

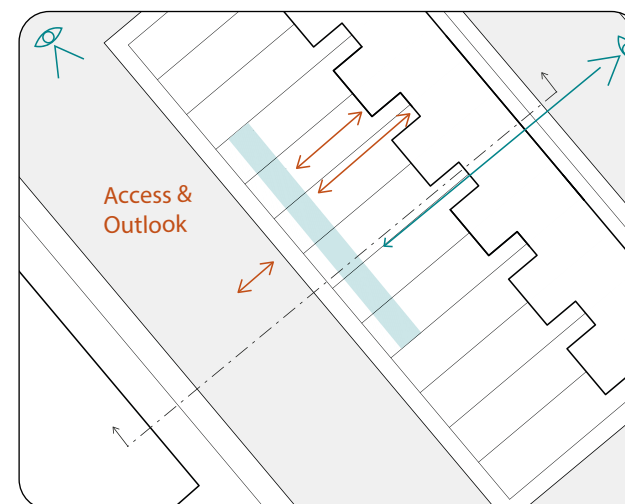
Suitable for:

Mediation

Reinvention

Footprint & Site layout

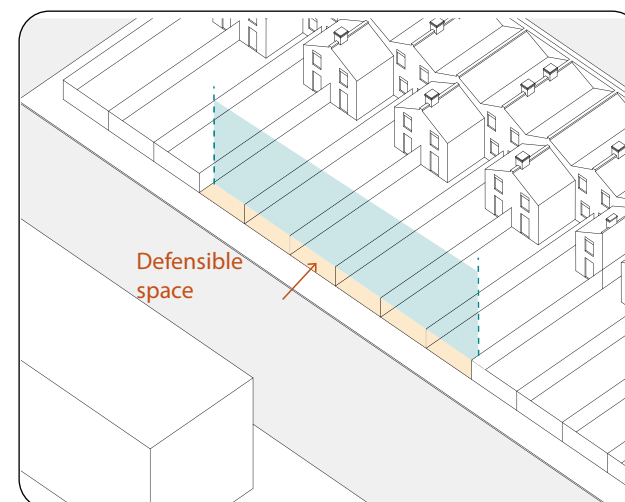
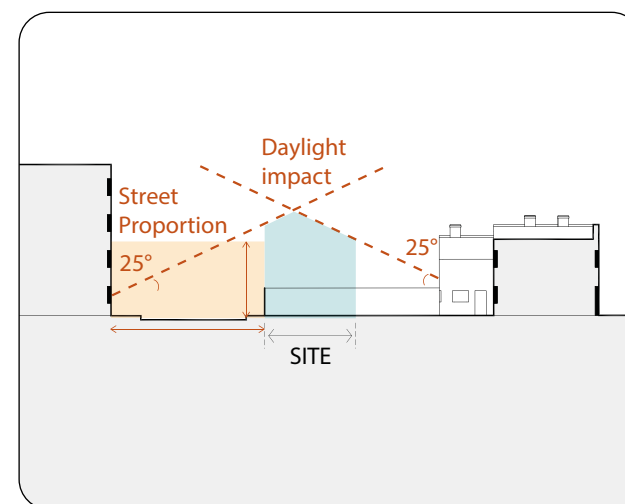
- Developments should create a pedestrian-friendly street frontage.
- The primary frontage should be street-facing, including access and passive surveillance.

**Built Form**

- The massing and roof form including any set-backs should be sensitive not only to the urban character of the surrounding streets, but also to buildings on opposite side of garden.

Design & Appearance

- Developments are likely to introduce a new building type to the street and therefore there is more space for innovation.
- Defensible space, internal layouts and landscaping should be carefully designed to provide adequate privacy in relation to surrounding buildings and backgardens.
- If private amenity space is to be provided through balconies, these are likely to be more appropriate on the street-facing side. Other forms of amenity space such as internal courtyards and rear terraces are encouraged.

**Character-growth Principles**

Suitable for:

Mediation

Reinvention

Examples


Small Black Home
Haringey
Russell Jones

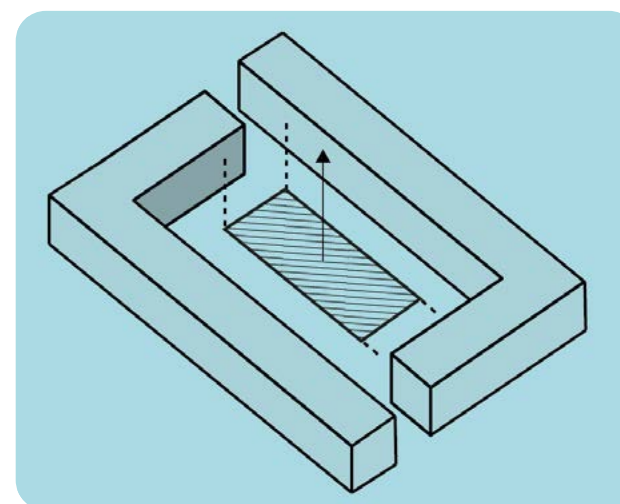
The existing Victorian outbuilding was retained and remains legible through contrasting material used for the new building. To gain good natural light, a clerestory window ribbon is integrated into the roofline. (photo ©Rory Gardiner)


Wapping Pierhead
Tower Hamlets
Chris Dyson Architects

Removal of a structurally unsound pre-war side extension made room for a more generous wing. The design responds to the architecture of the house through reinterpretation rather than imitation. (photo ©Peter Landers)


Red-Brick House
South London
31/44 Architects

The house shares the visual language of the adjacent Victorian terraces, but it is designed in a contemporary way. Two internal courtyards alongside the boundary wall at the rear and side of the property maximise the use of natural light. (photo ©Rory Gardiner)

**Description**

A site with no direct access to the street. The structure will most likely be a terrace, mews development or small cluster of houses.

Site-Type Specific Considerations

- Whilst there are limited opportunities for backland development in the Central Area, for the sites that are available, the size of the backland must be adequate to receive a new building without compromising amenity, access, safety and legibility for new and existing dwellings.
- Developments should carefully address existing buildings.
- For minor developments, developing the site should not cause a net loss of green cover. For major developments, additional green cover will need to be provided in accordance with the the London Plan's Urban Greening Factor. Green cover may be provided by returning hard standing to green space, tree planting, the installation of green roofs and green walls, or the provision of landscaping that facilitates sustainable urban drainage.
- If the development is an estate infill, applicants are expected to include wider improvements to the estate, such as communal areas, open spaces and access.
- Appropriate levels of privacy and daylight/sunlight must be secured to new and existing dwellings.

- In order to maintain good levels of daylight/sunlight, developments should seek to implement rooflights, oblique windows and carefully-placed windows that respond to site boundaries.
- In order to provide amenity space developments should seek to implement courtyards. It is unlikely balconies would allow for appropriate levels of privacy, however this will be considered on a case-by-case basis

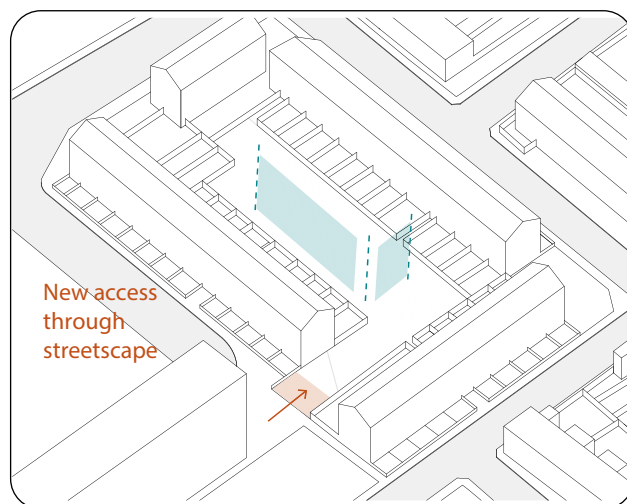
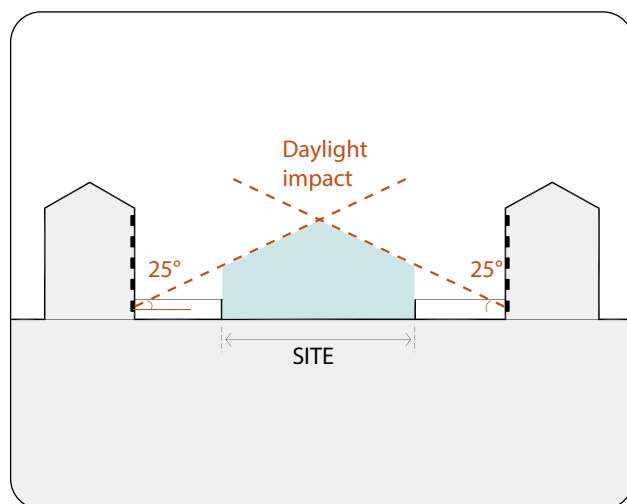
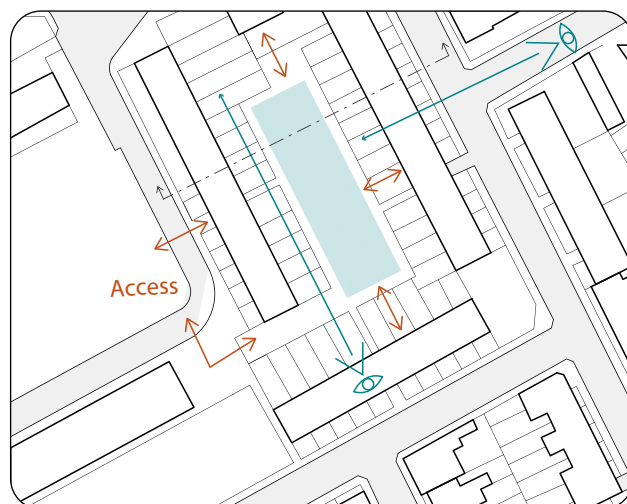
New build

Backland

(no current access to street)

Footprint & Site layout

- Developments should create a pedestrian-friendly frontage and access.
- Developments should set out a clear access and management strategy (i.e. fire safety, servicing, circulation) for the site as this is likely to determine the potential capacity. Access can be provided through existing gaps in the surrounding built form or by creating new points of entrance in the urban block.
- Orientation of habitable rooms and windows should be carefully designed to guarantee privacy and appropriate daylight/sunlight levels to new and existing dwellings.
- Developments should promote ground floor front door access.



Built Form

- Scale and height should be subservient to existing buildings. They should also be based on separation distances to existing buildings and maintaining appropriate levels of daylight/sunlight and privacy.

Design & Appearance

- If parts of developments are visible from the street, a detailed analysis of impacts on townscape and views should be done to ensure the design promotes a positive integration with surrounding buildings.
- Developments should maintain some instances of long views between buildings and backgardens.
- Street access requires the design to facilitate way-finding and incorporate development into the streetscape.
- Amenity space is likely to be more appropriate through internal courtyards and inward-facing balconies.

Character-growth Principles

Suitable for:

Mediation

Reinvention

New build

Backland

(no current access to street)

Examples



Moray Mews
Islington
Peter Barber Architects

New mews development where each house is entered through a private courtyard which provides good defensible space for the residents. Oriel windows allow for added interest and good use of light. (photo ©Morley von Sternberg)



Otts Yard
Kentish Town
vPPR Architects

This backland development put extra care into how it would look like from above, creating an interesting landscaped green roof for the surrounding units to look at. (photo ©Helene Binet)



Moore Park Road
Fulham
Stephen Taylor Architects

Four carefully orientated houses within a backland infill plot. Each house faces inwards into a private courtyard space. Materials, massing and roof form reflect the surrounding housing. (photo ©David Grandorge)

Examples



Beveridge Mews
Tower Hamlets
Peter Barber Architects

Estate infill replacing garage spaces and creating new family-sized units. The stepped profile allows for good daylight/sunlight privacy levels and integrated external amenity space. (photo ©Morley von Sternberg)



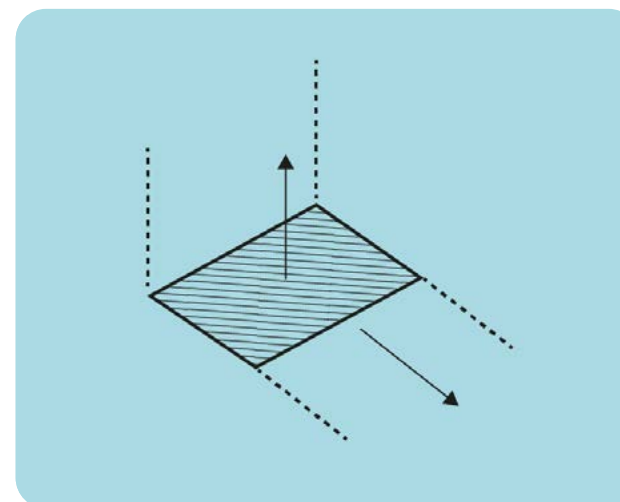
Tredegar Square
Tower Hamlets
Jonathan Freegard Architects

Eight new units on the site of a former warehouse make best use of the existing narrow site. The scheme includes greywater recycling, lightweight construction and PV panels. (photo ©JF Architects)



Tin House
Wandsworth
Henning Stummel

This backland inward-looking single-storey design is set around a courtyard. The materials and form of the design sit in contrast with the context but create a cohesive design to the new separate but conjoined units. (photo ©Henning Stummel)



Description

A site that is not immediately adjacent to any buildings.

Site-Type Specific Considerations

- As the site is not immediately adjacent to any buildings, applicants should identify the building types of the nearby surrounding buildings and refer to their descriptions in Chapter 4 - Central Area Housing Typologies to develop a design response appropriate to context.
- Developments' frontage should be determined by the surrounding buildings. If there is none, there is an opportunity for more unique and innovative designs to be proposed.
- If the development is an estate infill, applicants are expected to include wider improvements to the estate, such as communal areas, open spaces and access.
- Developments need to accommodate for growth surrounding the plot. (i.e. they should consider including blank façades where adjacent plots might be developed). They should not borrow access to daylight/sunlight from neighbouring undeveloped plots.
- For minor developments, developing the site should not cause a net loss of green

cover. For major developments, additional green cover will need to be provided in accordance with the the London Plan's Urban Greening Factor. Green cover may be provided by returning hard standing to green space, tree planting, the installation of green roofs and green walls, or the provision of landscaping that facilitates sustainable urban drainage.

- The street width should generally be no less than the height of the buildings facing it. This distance could be reduced if innovative design responses can demonstrate that good levels of daylight, sunlight and privacy can be achieved.
- Towers are scarcely present in the Central Area, and sometimes function as a local landmark. Their height should not be taken as a precedent
- Appropriate levels of privacy and daylight/sunlight must be secured to new and existing dwellings.

Character-growth Principles

Suitable for: **Reinvention**

Examples



**Southern Grove
Tower Hamlets
Architecture PLB**

This development sits next to a converted Victorian warehouse. The open spaces that are framed by it are crucial to the placement of the buildings and design of the public realm. (image ©Keyframe Visuals.)



**Armagh road
Tower Hamlets
Old Ford House
Association**

This estate infill responds, on one hand, to the rhythm of the terraces, but also marks the corner as a transitional point between different building heights. (photo ©Ivan Jones)

Examples



**Mint Street
Tower Hamlets
Pitman Tozer Architects
for Peabody**

Maisonettes are integrated on ground floor as ground floor flats would be inappropriate due to site constraints. (photo ©Kilian O'Sullivan)

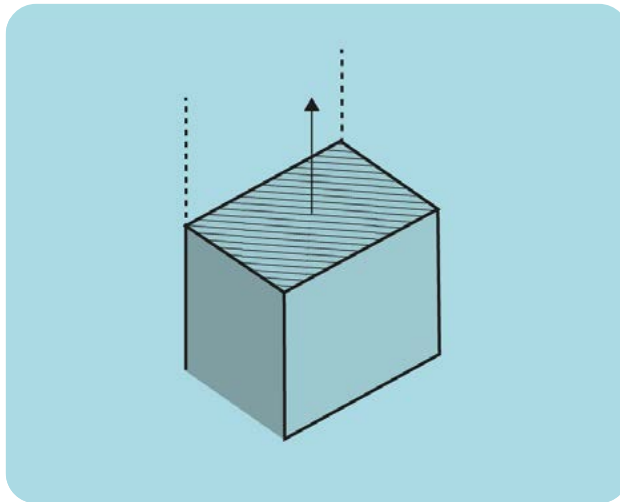


**Marmalade Lane
Cambridge
Town & Mole Architects**

Detached plots can allow designers to rethink the building frontage and public/private spaces in and around the buildings, such as this co-housing scheme. (photo ©Jim Stephenson & Town)

Extensions

Roof extensions (added to host building)



Description

Roof extensions can be added to existing buildings to increase space to existing dwellings or to create new dwellings.

Site-Type Specific Considerations

- If neighbouring properties are seeking extensions, applicants are encouraged to submit these as a mirror proposals. There may be more scope for change when this is done comprehensively.
- Internal circulation needs to be carefully considered at early design stage, particularly if extensions create new dwellings.
- Materials do not need to be an exact match to those of host building; however it is key that they present a positive integration with the existing ones. If clearly distinguishable materials are used, developments should consider if these could also be introduced in the host building where improvement works are required to existing fabric.
- Applicants should set out the details of where the new development abuts the existing building. This junction needs to be carefully considered for materiality, durability and composition. Elevation drawings showing materials and shadows will also be key to discuss the development's design.
- Appropriate levels of privacy and daylight/sunlight must be secured to new and existing dwellings.
- In order to maintain good levels of daylight/sunlight, developments should seek to implement rooflights, oblique windows and carefully-placed windows that respond to site boundaries.
- Most Victorian and Georgian terraces within the Central Area are located in conservation areas. Generally, planning permission to roof extensions will not be granted due to the potential for harm to the historic environment, with the exception of some conservation areas where Conservation Area Appraisals and Management Guidelines set clear design requirements which extensions need to comply with to be considered acceptable. This section does not cover these circumstances. If a proposal falls under these described conditions, applicants should refer to the appropriate Conservation Area Appraisals and Management Guidelines.

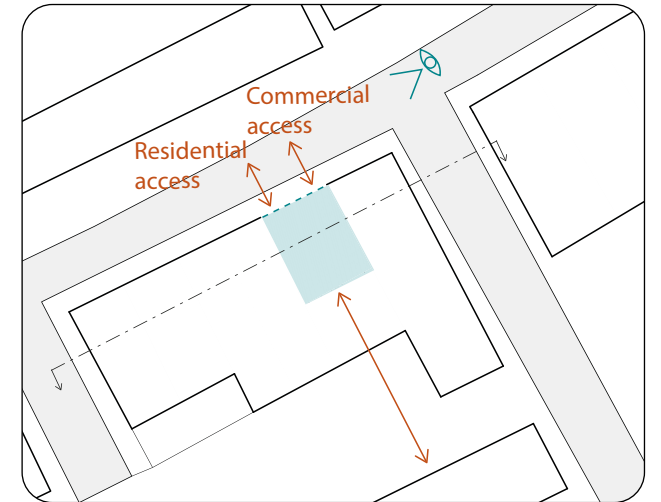
Extensions

Roof extensions (added to host building)

High street

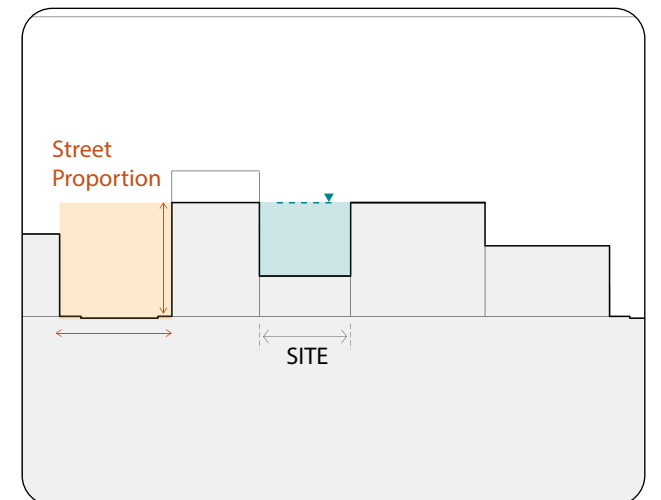
Footprint & Site layout

- If adjacent buildings have defined frontage lines, these should be followed. The extensions should not project beyond the rear line of the building.
- Developments should provide well-defined and separate entrances to commercial and residential spaces.
- Bedrooms should preferably face away from the street to allow for adequate privacy and noise mitigation.



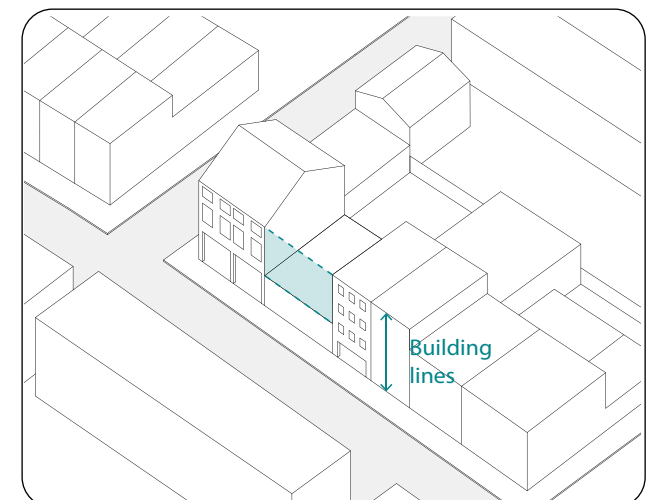
Built Form

- Extensions should be subordinate to the existing building.
- If site is on a corner there may be some scope for taller heights than adjacent buildings but the street proportion created by developments needs to be carefully considered both in terms of daylight/sunlight and feeling of enclosure. Set-backs may help to break massing but they need to be carefully designed so as not to compromise existing building lines.



Design & Appearance

- Many high streets display a regular rhythm which should be reflected in developments' façade and composition.
- Where there is a variety of building types, developments should follow the design and proportions of the host building to avoid creating a fragmented streetscape.
- Where vehicular traffic/footfall are high, private amenity space is likely to be more appropriate on the rear elevation. If street-facing balconies are proposed, they must not project over the pavement. Inset balconies allow for high-quality private amenity space to be integrated without compromising building lines.



Character-growth Principles

Suitable for:

Reinforcement

Mediation

Reinvention

Extensions

Roof extensions (added to host building)

Linear blocks

Footprint & Site layout

- Developments should follow existing footprint but set-backs may be needed to avoid unacceptable overshadowing.
- Where circulation is done through deck-access and living rooms or bedrooms are proposed to face onto it, applicants will need to demonstrate that there is minimal footfall, deck-access is wide enough to allow for buffer between windows and circulation and/or there are other privacy and noise mitigation measures.
- Developments should provide adequate access and comply with appropriate number of flats being served by cores.
- Developments should seek to improve communal areas and access to existing residential units. In some cases, a side extension or alterations to existing cores could allow for improved circulation and more comprehensive redevelopments.

Built Form

- Extensions should reference key architectural elements from the host building, such as vertical/horizontal rhythms, materiality. Small set-backs may help to break massing but they need to be carefully designed so as not to compromise existing building lines.

Design & Appearance

- If the host building has overhanging balconies, these may be incorporated, provided acceptable levels of daylight/sunlight and outlook are achieved.
- Where the host building has no overhanging balconies, new ones must not project over the building line. Inset or ribbon balconies allow for high-quality private amenity space.

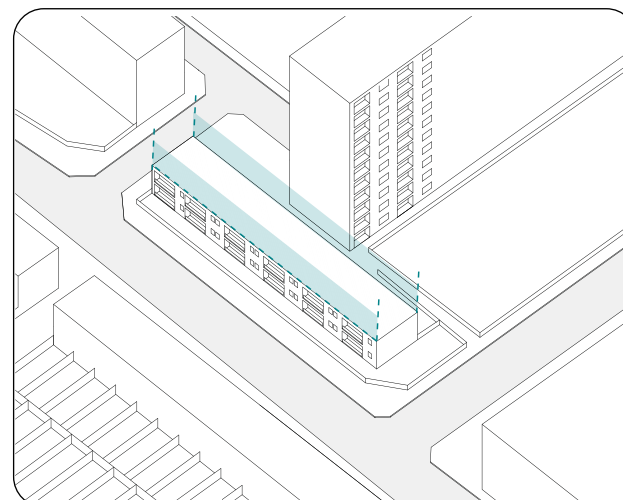
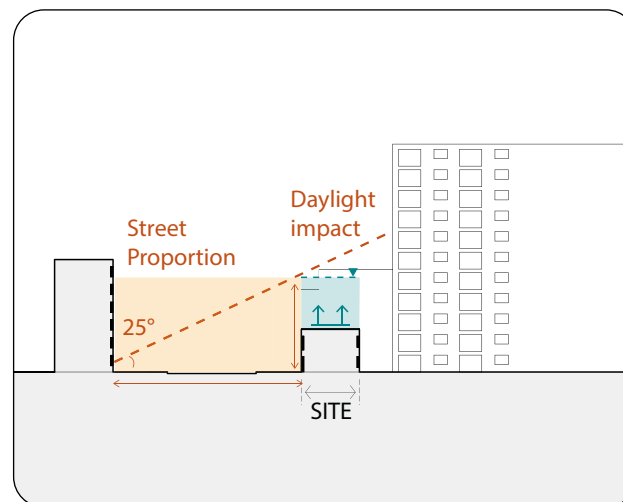
Character-growth Principles

Suitable for:

Reinforcement

Mediation

Reinvention



Extensions

Roof extensions (added to host building)

Examples



**Reardon Path
Tower Hamlets
Proctor Matthews**

The 2-storey addition to a single-storey base displays good use of materials. Slate and timber cladding complement the brick and have been carefully detailed with aluminium drips and sliding timber shutters to the side. (photo ©Ivan Jones)



**Buttermere House
Tower Hamlets
Ian Ritchie Architects and
VR architects**

The 2-storey roof extension continues the expression of vertical and horizontal elements found in the host building while introducing a new material to express the additional stories. (image ©VVM Consultant)

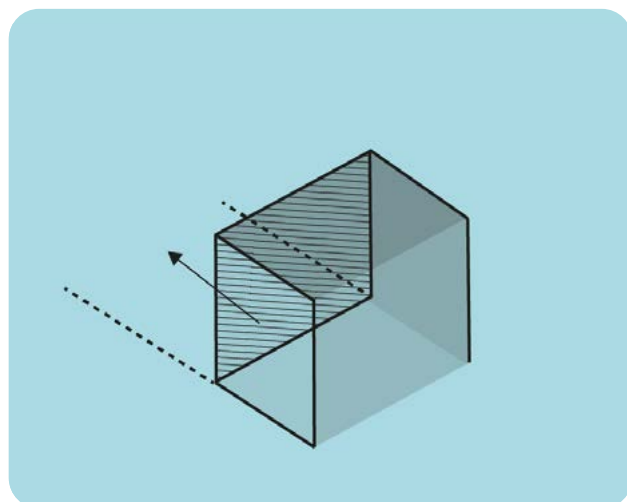


**Chandos Way & Britten
Close
RCKa/ Forbes Massie**

An imaginative architectural approach that provides strong layered modelling that reinforces the form and modelling of the host building. (image © RCKa/ Forbes Massie)

Extensions

Rear extensions (added to host building)



Description

Rear extensions can be added to existing buildings to increase space to existing dwellings.

Site-Type Specific Considerations

- If neighbouring properties are seeking extensions, applicants are encouraged to submit these as a mirror proposals. There may be more scope for change when this is done comprehensively.
 - Developments should carefully address existing buildings.
 - Materials do not need to be an exact match to those of host building; however it is key that they present a positive integration with the existing ones.
 - Applicants should set out the details of where the new development abuts the existing building. This junction needs to be carefully considered for materiality, durability and composition.
 - Extensions should not cause a net loss of green cover. Green cover may be provided by returning hard standing to green space, tree planting, the installation of green roofs and green walls, or the provision of landscaping that facilitates sustainable urban drainage.
 - Appropriate levels of privacy and daylight/sunlight must be secured to new and existing dwellings.
- In order to maintain good levels of daylight/sunlight, developments should seek to implement rooflights, oblique windows and carefully-placed windows that respond to side boundaries.
 - For extensions proposed to terraces within conservation areas, applicants should be aware that they may be deemed to affect the character and setting of the conservation area even if they are not visible from the street. Applicants should refer to the appropriate Conservation Area Appraisals and Management Guidelines.

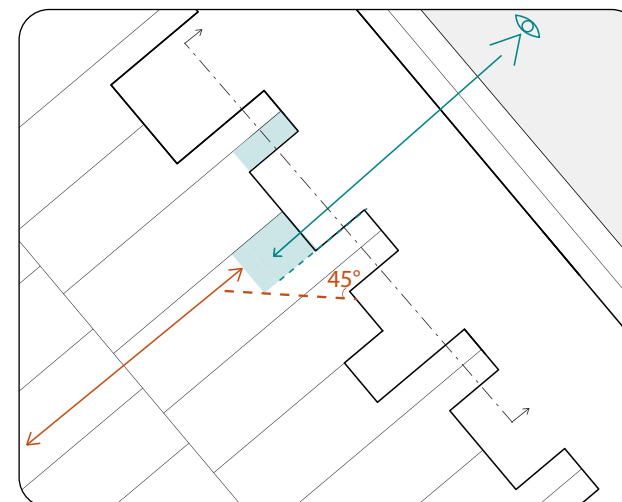
Extensions

Rear extensions (added to host building)

Terraces

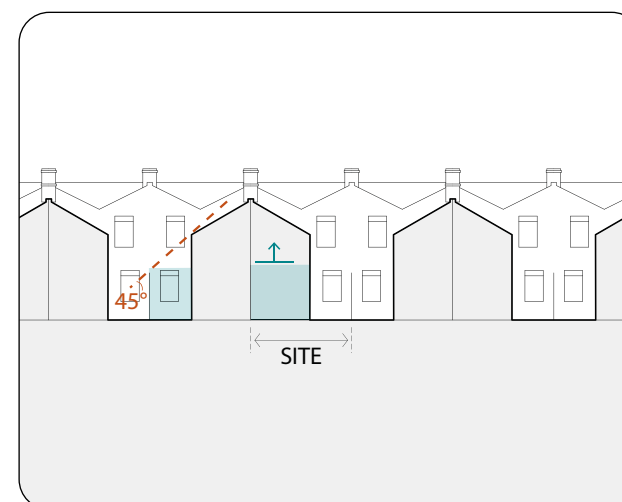
Footprint & Site layout

- Developments should create a positive relationship with surrounding buildings and backgardens.
- Developments should not prejudice extensions for neighbouring properties.
- New windows must respect neighbours privacy; when facing onto neighbouring properties, alternative solutions such as rooflights, high level windows, frosted glass, angled views are encouraged.



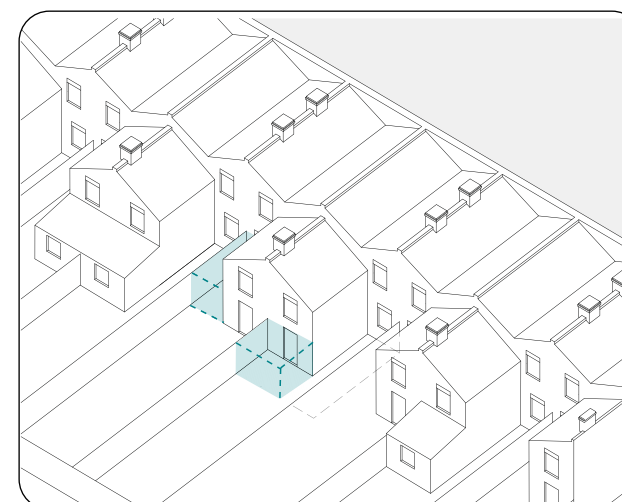
Built Form

- Extensions must be subservient to the host building's envelope as well as neighbouring buildings.
- Applicants are encouraged to study the back line of the terraced street to establish what scale of extension is suitable for the host building in relation to neighbouring buildings.
- Developments should respect consistent eaves lines at the rear of the terraces



Design & Appearance

- Extensions should follow the rhythm of the existing façade including fenestration and detailing.
- Developments should seek innovative design solutions to breaking of massing and rooflines, particularly if extensions have more than one storey.



Character-growth Principles

Suitable for:

Reinforcement

Mediation

Extensions

Rear extensions (added to host building)

Examples



**Kemplay Road
Hampstead
Chris Dyson Architects**

This extension complements the rear façade. The form and size is proportional to the building and modern features are introduced in the details through double-height window and delicate new steps and railings. (photo ©Peter Landers)



**The Timber Frame
Extension
Camden
Yard Architects**

This small side return extension to a Victorian terraced house sits modestly between the boundary wall and the host building as an expressed contemporary addition. (photo ©Yard Architects)



**Tsubo Niwa House
Hackney
Fraher & Findlay**

This modern single-storey rear and side infill extension sits in contrast to the host building using high quality contemporary materials. (photo ©Adam Scott)

Other common constraints

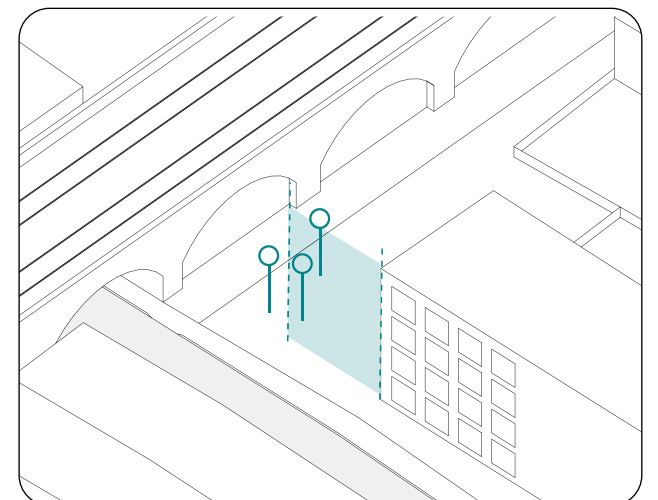
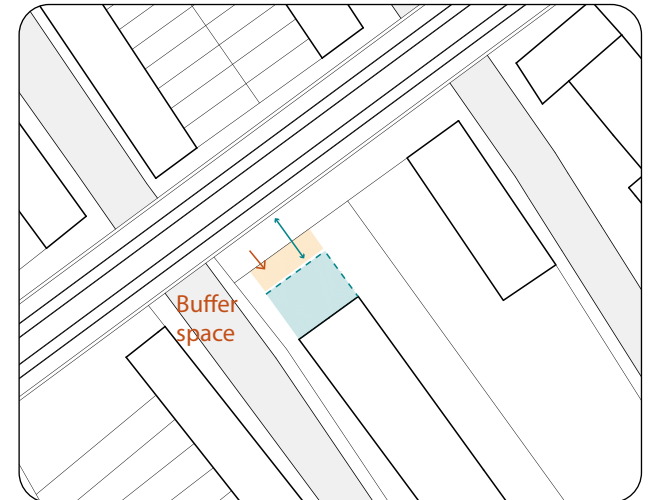
Near railway

Footprint & Site layout

- Early consultation with TfL/Network Rail is required.
- Developments should address noise and vibration impact on and from the railway.
- Developments should include landscaped buffer space between rail and residential frontages. Water and/or green features should be considered to humanise the entrances.
- Access for maintenance to the railway or maintenance for the development should be accounted for at early design stages.
- Site may allow for increases in massing and height if near a transport node but regard to surrounding character and height is still paramount.
- Minimum required distances should be maintained between development and railway. This is typically between 3-5m and varies depending on the rail provider (Network Rail, TfL, DLR).

Design & Appearance

- Developments are encouraged to design openings away from railway infrastructure. Any openable windows should not present a risk to the rails and the window openings should preferably be at high level.
- Habitable rooms facing towards railways should ideally be dual-aspect to provide natural ventilation and opportunity for insertion of balconies facing away from railway. Use of winter gardens should not be the default design resolution to single-aspect habitable rooms facing a railway.
- Noise, pollution and vibration mitigation measures will be required for properties around rail infrastructure such as triple-glazed windows and attenuated openings.
- Storeys set at the same level as railway and/or with railway arches should accommodate non-residential on railway side.

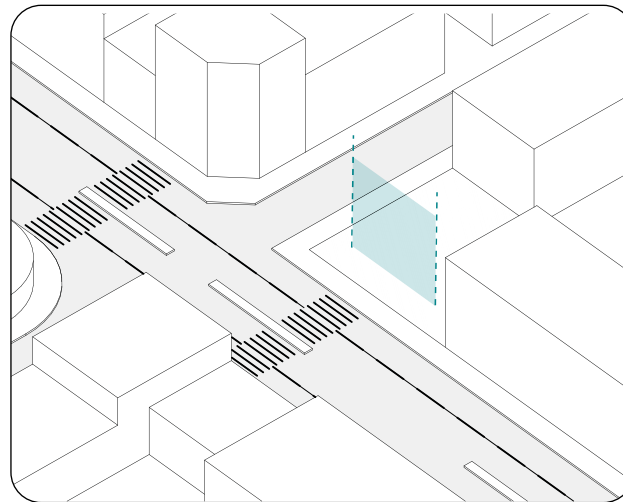
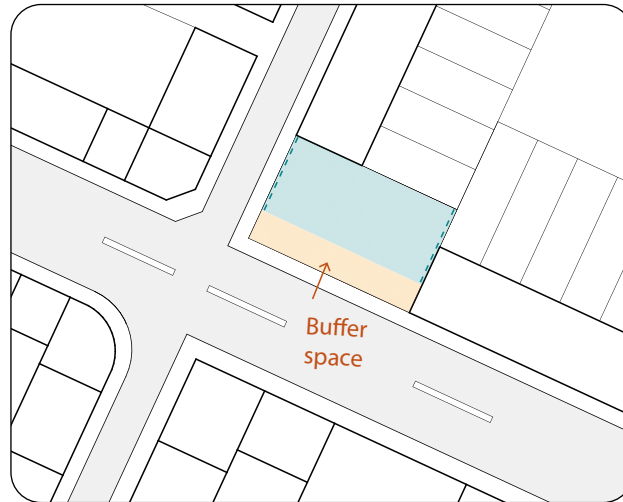


Footprint & Site layout

- Where appropriate in relation to existing building lines, developments should step back from the edge of the pavement to secure an enhanced public realm.
- Developments should include landscaped buffer space between road and residential frontages. Water and/or green features should be considered to humanise the entrances.
- Residential units should be avoided on ground floor. This may be mitigated through duplex apartments.
- Waste Collection and Servicing of development should be agreed with highways at an early stage of the design
- Site may allow for increases in massing and height if near a transport node but regard to surrounding character and height is still paramount.

Design & Appearance

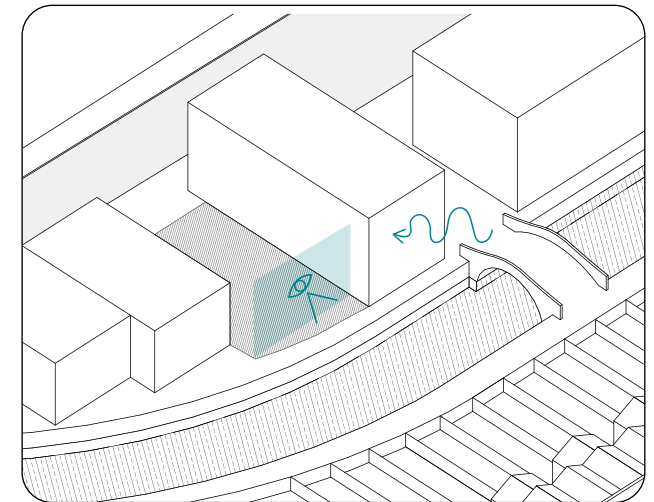
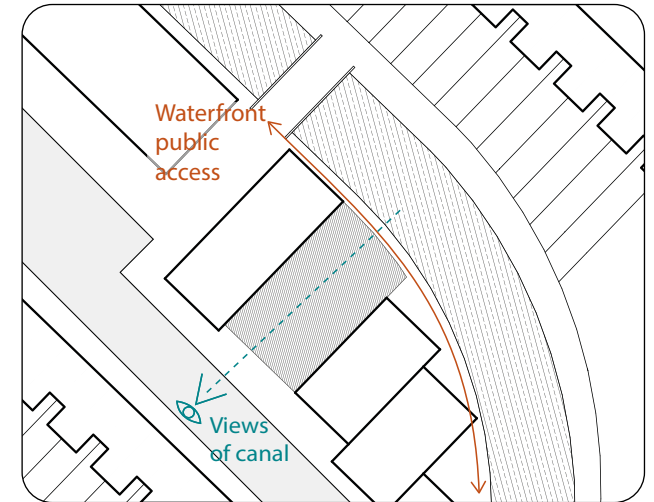
- Residential units should include openable windows that do not face onto the high-traffic road.
- Balconies and private amenity space should preferably face away from the high-traffic road.
- Developments should demonstrate how noise, pollution and vibration impacts from the road are going to be addressed at early design stages.
- Inner courtyard should be considered to create a quieter outdoor micro climate for residents.

**Footprint & Site layout**

- Where possible, footprint and massing should allow for views towards the waterfront from public realm.
- Developments should seek to improve public circulation and access to the waterfront.
- Green spaces along the waterfront are rare, these must be protected or enhanced and any new public spaces will be encouraged.

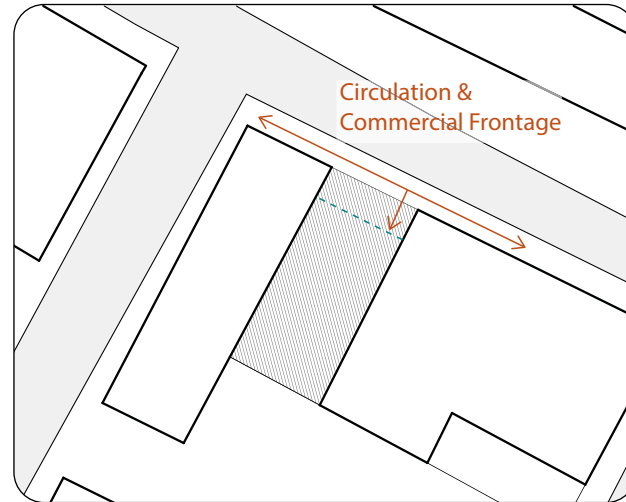
Design & Appearance

- Developments should seek to optimise layouts to benefit from the access to blue spaces for better daylight/sunlight, ventilation and outlook.
- A number of historically significant structures are located along the waterfront. The development should seek to enhance these by carefully designed massing and by reflecting some of the proportions or design details.

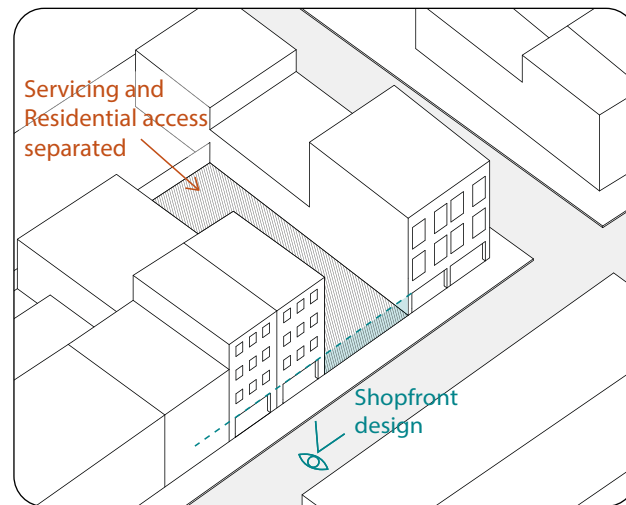


Footprint & Site layout

- Where appropriate in relation to existing building lines, developments should step back from the edge of the pavement to secure an enhanced public realm.
- The width of the commercial frontage should be maximised.
- Developments should provide wheelchair accessibility through front door.
- Servicing for the commercial unit should seek to minimise any inconvenience for the above residential units.

**Design & Appearance**

- The design should articulate through visual means different uses on ground floor. For example by difference in materials, set-backs, façade compositions and double-height entrances.
- Building frontage lines often have a direct relationship with the pavement and do not include defensible space. Upper level balconies may need to be inset in order to avoid projecting over the public realm.



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7. Design Principles for Residential Developments

7.1 Introduction

There is a growing emphasis on the need to achieve high-quality design in housing developments. This relates both to the quality of internal and external spaces, as well as implementing more sustainable approaches to materials, respecting and responding to the existing surrounding character.

The section addresses a number of topics that are regularly raised in regard to design for small sites. As highlighted in the Introduction to the SPD, there are a number of developments that can be classified as small sites. These may include roof/rear extensions to existing buildings and new build developments on sites with up to 0.25 hectares. The guidance therefore applies to both extensions to existing dwellings as well as the creation of new dwellings.

For each of the topics addressed, the chapter presents Design Principles that should be considered for all residential developments in the Central Area. As the emphasis of the SPD is on small-scale developments, the principles have a particular focus on overcoming usual constraints associated with this type of development in order to achieve high-quality developments for existing and future residents. Each design principle is presented in a blue textbox and further information on what the principle entails/ how to achieve the principle is found below in bullet points.

The Design Principles are based on best-practice architecture and urban design considerations that reflect the council's aspirations. Applicants that do not comply with the guidelines will need to provide robust justification and demonstrate how their proposal meets exceptional design standards, which will be judged on a case-by-case basis.

The Design Principles should be read in conjunction with **Part A: Character Appraisal** of this SPD, as well as chapters 5 - Character-based Growth Principles and 6 - Design Toolkit for Small Sites. Proposals should respond to the guidelines included in the three chapters forming **Part B: Design Guidelines for Good Growth**.

Throughout this chapter links to existing policies are highlighted, as well as references that provide further information on specific topics and requirements. Case-studies have been chosen to illustrate each of the Design Principles. It should be noted, however, that no building is exemplary in all respects and case studies may underperform against other criteria. Captions highlight what is particularly successful about each example.

The list of topics addressed by this chapter is not extensive and applicants are expected to refer to the Tower Hamlets Local Plan 2031 and associated interactive Policies Map to see a full list of policy requirements. If sites are within or adjacent to a conservation area or listed building; would have an effect on a conservation area or listed building; or if there is a listed building within the site, applicants should refer to additional heritage guidance such as the Tower Hamlets Conservation Strategy (2017), Conservation Area Appraisals and Management Plans, and the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.2 Scale and proportions

Design Principle 1: Developments should be well-proportioned and of a scale that is in keeping with their surroundings.

- Applicants should refer to Chapter 5 - Character-Based Growth Principles to establish and explain whether their development will perform a Reinforcement, Mediation or Reinvention.
- The Central Area is in its majority low-rise, with some taller buildings that are mostly part of estates and their heights should not be used as a precedent for new developments. It will generally be expected of developments that they follow surrounding heights.
- If heights taller than immediate surroundings are proposed, applicants will need to demonstrate how high-quality and innovative design solutions are employed to ensure that development is still in-keeping with context. As noted in the Introduction, this SPD does not apply to tall buildings.
- Existing proportions and positioning of windows, doors and other detailing should inspire new façade designs when contemporary approaches are proposed.
- The proportion between height of development and width of street should be considered to ensure a context-led massing and sense of enclosure. The height of developments should generally be no more than the street width.
- Footprint and massing should be carefully considered so that developments do not prejudice future development potential of adjacent/neighbouring buildings or plots.



Building on the corner that incorporates the same proportions for windows, doors and stairway access in its contemporary design approach. (photo ©Rory Gardiner)

Local Plan Policies:

S.DH1: Delivering high quality design
D.DH2: Attractive streets, spaces and public realm
S.DH3: Heritage and the historic environment

7.3 Relationship with street and public realm

Design Principle 2: Developments should create a positive relationship with existing streets and public realm.

- Developments should promote eyes on the street and passive surveillance to public realm, communal and play spaces through careful positioning of openings and active façades. Blank façades on main streets will be resisted.
- The location of main entrances should be informed by the existing street network.
- If site is close to green or blue infrastructure it should prioritise views towards them and improve access through public walkways/paths.
- Permeability and legibility must be considered at early stages of the design process. This will be particularly relevant where developments are creating new street frontages and/or urban grain where there previously was none (refer to Reinvention in Chapter 5. Character-Based Growth Principles).
- The boundary between public and private spaces should be clear. Defensible space must be provided even on small and constrained sites. This can be done for example through building line set-backs, planting, carefully-designed walls and fences. An exception may be made for mews developments with pedestrian-only access or where there is low footfall.
- In areas of substandard air quality, the positioning and design of open space or play space should be considered to reduce exposure of users to air pollution. Applicants are encouraged to implement mitigation measures to prevent outdoor

emissions such as traffic pollution from being brought inside.



Infill development with a contemporary interpretation of existing street network, using similar proportions and including a defined defensible space in front of entrances. (photo ©Levitt Bernstein)



Diverse planting included within buffer green spaces to provide privacy and improve biodiversity.

Local Plan Policies:

S.DH1: Delivering high quality design
D.DH2: Attractive streets, spaces and public realm
S.DH3: Heritage and the historic environment
D.ES2: Air quality

7.4 Mixed uses & Mixed tenures

Design Principle 3: If developments include a mix of tenures and/or other uses such as retail, commercial, or community facilities, these should be carefully integrated into a cohesive design.

- Separate and well-defined access to residential and other uses should be implemented. Separate and well-defined bin and bike storage should also be provided. These aspects must be considered at early design stages.
- Non-residential uses should preferably be located on lower levels of the development (ideally ground and first floors) to promote an active façades and a positive integration between the development and the street.
- Public ground floor uses should be clearly distinguishable from residential uses.
- Appropriate levels of privacy and noise mitigation strategies should be implemented to guarantee amenity to residential part of development.
- A servicing strategy for all uses should be developed and agreed at an early stage to ensure adequate urban design is implemented.
- If different tenures are accessed by different entrances, these must be tenure-blind. This can be achieved by them having equal prominence, scale and the same materials and finishes.
- Communal and play space must be equally accessible by all tenures. Private amenity space must be of equal quality in all tenures.



The housing scheme has community facilities and a cafe on ground and first floors. These help to activate the façade and to form a positive relationship with the street. (photo ©Jack Hobhouse)



An enterprise space and community facility are incorporated into the housing development. (image ©Mae)

Further information:

LBTH Planning Obligations SPD (draft)

Local Plan Policies:

S.DH1: Delivering high quality design
D.DH2: Attractive streets, spaces and public realm
D.DH8: Amenity

7.5 Internal spaces

Design Principle 4: Developments should comply with housing and accessibility standards and create dwellings with high-quality and flexible internal spaces.

- Dwellings should not only comply with quantitative space requirements, but they should also include internal layouts that allow for flexibility and change over time.
- Dwellings should be dual-aspect and allow for cross-ventilation.
- Orientation and outlook from primary living spaces should be taken into account when laying out floor plans.
- For 2+ bedroom dwellings, separate kitchen and living spaces are encouraged to allow for better, multiple uses of spaces and also to cater for different communities' needs for living and cooking areas. Developments are also encouraged to accommodate provisions for home-working.
- Floor-to-ceiling heights must comply with minimum London standards. Where context allows, higher spaces are encouraged for better daylight/sunlight, ventilation and flexibility, especially in key rooms. Higher ceiling heights (>2.8) will also allow future ceiling fans to be installed to mitigate overheating issues.
- Where flood levels allow, development should provide wheelchair access accommodation on ground floor.
- Basements should preferably only house secondary spaces. If living rooms or bedrooms are proposed in a basement,

applicants will need to demonstrate that they comply with appropriate levels of daylight/sunlight and outlook.



Example of dual-aspect floor plan including inset balcony (7); separation between kitchen (1) and living room (2) if needed, with possibility of cross ventilation through both; flexible twin room (5) which could also be used as a double bedroom; storage space integrated into plan. (image ©Levitt Bernstein)

Further information:

GLA Housing SPG 2016
GLA Housing Design Quality and Standards SPG 2020 (draft)
Building Regulations

Local Plan Policies:

S.DH1: Delivering high quality design
D.DH8: Amenity
S.H1: Meeting housing needs
D.H3: Housing standards and quality

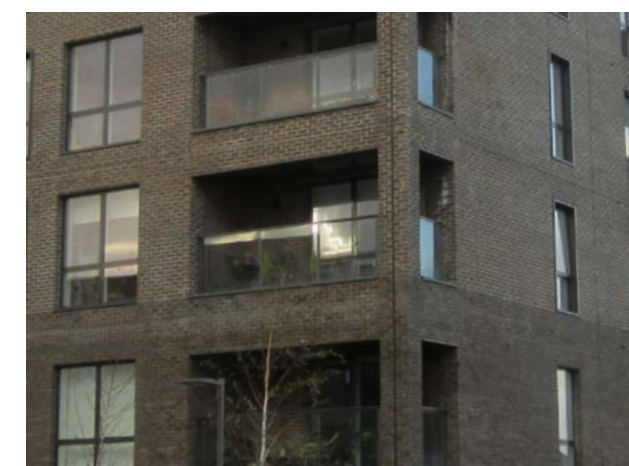
7.6 External Spaces

Design Principle 5: Developments should comply with standards for private and communal external amenity space, as well as play space. These should be high-quality outdoor spaces that foster community integration.

- Developments are required to protect or re-provide existing amenity space (private, communal and child play space).
- Major developments are required to provide communal amenity space and play space. These spaces should not only comply with quantitative requirements, but they should also receive good levels of daylight and sunlight, be well surveilled and easily accessible to all. Ideally, communal and play spaces should be located on the ground floor/street level. If communal amenity spaces are provided on rooftops, they should have due regard to roof character of surroundings and be overlooked by homes. Play spaces should not be provided on roof tops.
- Close proximity to existing public open spaces should not exempt developments from delivering their own private and communal outdoor spaces.
- Where possible, outdoor spaces should have a southerly orientation to maximise their potential use.
- Outdoor and play space should be designed to meet the needs of the variety of users with a child-friendly and age-friendly design. Developments are encouraged to go beyond minimum space standards to allow for better flexibility and adaptability.
- Flat roofs should be optimised for secondary usage such as urban

greening, solar power, outdoor communal amenity space or rainwater harvesting. Pitched roofs should be optimised for secondary usage such as rainwater harvesting or solar power where orientation allows.

- Developments should demonstrate the suitability of the type of private amenity space provided (such as gardens, internal courtyards, roof gardens or balconies). Winter gardens may be considered acceptable in some instances. Design of external spaces and landscaping should be considered at early design stages.



Inset balconies provide high-quality private amenity space

Further information and guidance:

GLA Housing SPG 2016
GLA Housing Design Quality and Standards SPG 2020 (draft)
GLA Play and Informal Recreation SPG

Local Plan Policies:

S.DH1: Delivering high quality design
S.H1: Meeting housing needs
D.H3: Housing standards and quality

7.7 Amenity: Light, Privacy & Outlook

Design Principle 6: Developments should ensure appropriate levels of amenity to both new and existing dwellings

- Constrained sites should seek innovative solutions such as carefully designed windows, internal courtyards, rooflights and roof gardens to provide adequate levels of daylight/sunlight and privacy.
- Where possible, frosted or tinted glass should be avoided and other design solutions should be prioritised to achieve adequate privacy.
- Outlook should allow for long views where possible, in particular for bedrooms and living rooms, and aim at providing views onto interest spaces, green/blue infrastructure where possible.
- Daylight parameters prescribed by the BRE Standards, such as the 45/25° test, provide good guidelines for acceptable massing and built form. If proposals do not comply with these parameters, a full daylight/sunlight assessment will be required. The technical assessment should include VSC, NSL, PSH tests. Where gardens/amenity areas are affected, a 2-hour sun contour test should be carried out on 21st March.
- If inset balconies are incorporated, loss of daylight and sunlight to room behind balcony should be mitigated through access solutions such as generous width to window behind balcony; an additional window not placed behind balcony or a shallow room layout.
- Any necessary noise mitigation measures should be considered at early design stages.

- 18m between windows of habitable rooms should be the guiding principle to ensure privacy and avoid unreasonable levels of overlooking. If applicants propose smaller distances, they should demonstrate how the design mitigates privacy and outlook issues. This may be achieved by staggering windows and screening.
- Developments adjacent to schools should avoid overlooking onto school grounds to ensure adequate privacy to minors.



A combination of carefully-positioned windows, rooflights and internal courtyards ensures privacy and access to light. (photo ©Helene Binet)

Further information:
Site Layout Planning for Daylight and Sunlight - BRE Guidance

Local Plan Policies:
D.DH8: Amenity

7.8 Bin and Bike Storage

Design Principle 7: Developments should integrate bin and bike storage into the layout and design of the building.

- The design and location of the waste stores should take account of vehicle and pedestrian circulation. Waste containers should be stored not more than 10m from collection point.
- Dedicated external enclosed storage area can keep bins and bikes separate to the housing and screened from the street. The store material should be durable and relate to the building design and may be in timber, brick, metal, among others. Sufficient height should be allowed so that lids can be opened fully without having to pull the bins out.
- Where stores are located within the building envelope, developments should ensure that the design of the façade is not overly dominated by too many servicing doors. Grouping the stores together to the north of the building will improve energy performance.
- Developments must consider how the different streams of waste (recycling, household, garden waste and food waste) will be stored, managed and collected. Bin storage should be well ventilated to allow for the dispersal of odours.
- For larger developments, applicants should consider the use of underground refuse stores (URS). URS should be located where it avoids the need for servicing from the public highway.
- Developments should provide secure, integrated, convenient and accessible

cycle parking facilities to London Plan standards.



Storage integrated into building design. (photo ©NHBC)



Example of Underground Refuse Stores.

Further information and guidance:
LBTH Waste SPD (draft)
London Cycle Design Standards
London Plan Intent to Publish Version 2019 (Policy 6.9 Cycling)

Local Plan Policies:
D.MW3: Waste collection facilities in new development
Appendix 3: Parking standards

7.9 Materials and detailing

Design Principle 8: Developments' materials and detailing should be high quality, durable and sustainable and integrate well with existing palette.

- Materials that are robust and that will weather well should be used, including for cladding, roofing, finishes, fixings and fittings.
- An assessment of the quality of materials of the neighbouring buildings should determine which materials new developments should relate and respond to.
- The use of traditional materials such as brick in contemporary and innovative ways is supported if done in a way that is respectful of context. Ceramic and slate tiles as cladding materials can, for instance, allow for a reinterpretation of more traditional materials.
- If employing contemporary materials, they should complement existing material palette. Employing similar proportions and detailing may be a way of achieving this.
- Metal roofs and wall cladding such as zinc, Cor-Ten, lead and copper are examples of high-quality materials that can integrate well with surroundings and create interesting contrasts.
- Good weathering details are crucial to ensure durability of natural materials such as timber cladding.
- The choice of construction materials (superstructure, substructure, internal finishes, façade and services) based on their embodied and whole life carbon is

viewed favourably. (i.e. wool insulation, natural rubber flooring and internal timber framing or CLT in buildings below 11m to reduce metal framing in façade.)

- Choice and details of materials should ideally be agreed at pre-application stage.



Slate wall tiles and timber cladding respond well to surrounding industrial character and brick façades. Good detailing have ensured that the cladding materials have weathered well. (photo ©Ivan Jones)



Left: Recycled bricks complement traditional façades. (photo ©French + Tye & BradleyVanDerStraeten). Right: Zinc cladding introduces an interesting contrast to traditional brick façade. (photo ©BradleyVanDerStraeten)

Local Plan Policies:
S.DH1: Delivering high quality design

7.10 Sustainable Design

Design Principle 9: Developments should take a fabric-first approach: they should maximise the performance of the components and materials that make up the building fabric itself, before considering the use of mechanical or electrical building services systems.

- Where context and character allows, the building's orientation should be set out so as to minimise energy demand.
- Improved U-values of the external fabric that go beyond regulations are encouraged.
- Maintaining a simple building form with a form factor (ratio of external surface area to the internal floor area) of <0.8-1.7 will improve energy efficiency.
- Window to façade area ratio should be optimised for most efficient use of daylight/sunlight and ventilation without compromising the building's insulation properties. Wider, shorter windows can improve daylight distribution in rooms. Applicants should consider using architectural features around windows that can make them appear more generous.
- Applicants should mitigate overheating, such as by integrating external solar shading into the façade design: horizontal shading to south and vertical shading to east/west elevations.
- Developments are encouraged to follow passive house principles, including low air tightness rates. Passivhaus certification will be seen favourably.
- Thermal bridging should be minimised, i.e. windows should sit within the

insulation layer. Applicants should consider using enhanced thermal bridging details (see Passivhaus details).



The diagram shows the impact on space heating demand as the same building is rotated. (diagram adapted from LETI).

Fabric U-values (W/m².K)

Walls	0.13 - 0.15
Floor	0.08 - 0.10
Roof	0.10 - 0.12
Exposed ceilings/floors	0.13 - 0.18
Windows	1.0 (triple glazing)
Doors	1.00

Window areas guide (% of wall area)

North	10-20%	South	20-25%
East	10-15%	West	10-15%

Suggested improved U-values and window to wall areas as set out by LETI.

Further information and guidance:
LETI Climate Emergency Design Guide
GLA Circular Economy Statement (draft)
GLA Sustainable Design and Construction SPG
Good Homes Alliance - Overheating in New Homes

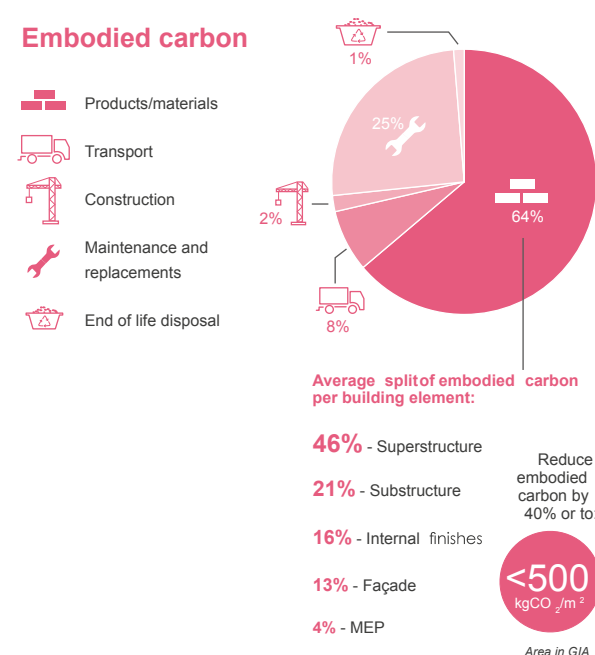
Local Plan Policies:
S.ES1: Protecting and enhancing our environment
D.ES7: A zero carbon borough

7.11 Embodied Energy

Design Principle 10: Developments should prioritise low embodied carbon solutions for existing and future buildings.

- Developments are encouraged to choose low embodied carbon materials and systems, based on their life cycle, installation, maintenance, transport and extraction. Applicants should undertake Whole Life Carbon Assessment to make informed design decisions.
- Where possible, construction materials should include >30% of materials from re-used sources and >50% materials that can be re-used at end of building life.
- Applicants should consider the adaptability of the design to allow for future changes of occupation and use, as well as the potential end-of-life and disassembly of the building.
- Applicants are encouraged to consider the cleaning and maintenance regime to be undertaken. They should ensure longevity of material and systems specifications. They should consider designing for recycling and deconstruction of Mechanical, Electrical and Plumbing equipment as it is regularly replaced.
- Applicants are encouraged to seek opportunities for off-site construction (on-site construction waste can account for up to 15% of the embodied carbon of a building)
- For work to existing buildings (such as extensions or conversions), applicants are encouraged to improve energy efficiency to existing fabric.

- Applicants are encouraged to carry out an audit of existing buildings and materials on site for Circular Economy purposes. Materials and structures on site should be salvaged and reused where possible.



Breakdown of typical embodied carbon in residential buildings. Focus on reducing embodied carbon for the largest uses (diagram ©LETI).

Further information and guidance:
LETI Climate Emergency Design Guide
GLA Circular Economy Statement (draft)
GLA Sustainable Design and Construction SPG

Local Plan Policies:
S.ES1: Protecting and enhancing our environment
D.ES7: A zero carbon borough

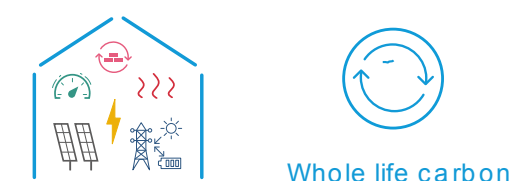
7.12 Sustainable Systems

Design Principle 11: Developments should integrate sustainable systems in all aspects of design, including energy efficiency, biodiversity, heat and water demand.

- Applicants are encouraged to meet a 35kWh/m² a year total energy target and a space heating target of 15kWh/m² a year in line with Passivhaus.
- The provision of on-site renewable energy is encouraged such as solar panels or roof-mounted solar thermal panels facing south, east or west.
- Developments should seek to avoid fossil fuel heating systems (e.g. gas boilers and gas CHP). Developments should consider installing heat pumps and/or Mechanical Ventilation with Heat Recovery (MVHR) to reduce heat loss and improve indoor air quality.
- Any external equipment must be shown on plans and elevations to show how they have been integrated into the building design.
- Applicants are encouraged to commit to post-occupancy evaluation studies with measurable data on the building's energy performance.
- Minor developments should not cause net loss of green cover. For major developments, the London Plan's Urban Greening Factor will apply. Green cover may be provided by returning hard standing to green space, tree planting, the installation of green roofs and green walls, or the provision of landscaping that facilitates sustainable urban drainage. Developments that go beyond green

cover minimum standards will be viewed favourably.

- Developments are encourage to exceed water efficiency targets by including non-potable water supply as harvested rainwater or re-used greywater and including sustainable urban drainage systems (SuDS).



Developments should consider the whole life carbon which encompasses all carbon emissions that arise as a result of the energy used in the construction, operation, maintenance and demolition phases of a building. (diagram ©LETI)

Further information and guidance:
LETI Climate Emergency Design Guide
LBTH Local Biodiversity Action Plan
LBTH Zero Carbon Plan
London Plan Intent to Publish Version 2019 (Policy G5 Urban Greening)
GLA Circular Economy Statement

Local Plan Policies:
S.OWS1: Creating a network of open spaces
D.OWS3: Open space and green grid networks
S.ES1: Protecting and enhancing our environment
D.ES3 Urban Greening and biodiversity
D.ES5: Sustainable drainage
D.ES7: A zero carbon borough
D.ES6 Sustainable wastewater management