

# AFFORDABLE HOUSING SCHEME // TENT STREET

## 01 Introduction

The site is located on a cul-de-sac at the end of Tent Street, in Bethnal Green sub area A-City Fringe near Bethel Green overground station, to the east of London in the London Borough of Tower Hamlets, postcode E1 5DQ.

The semi derelict underused site comprises of one existing disused railway arch which will be retained and incorporated into the scheme, storage units and overgrown vegetation. The site is located within Flood Zone 1 and therefore has a low probability of flooding.

The surrounding areas to the site is urban in character and contain light industrial (B1) use to a North along Tent Street, a large 15 storey residential development along Hemming Street and low - medium rise dwellings to the south and east of the site.

- Site Constraints;
- Single pedestrian and vehicle access into site via Tent Street
  - Existing unoccupied arch occupying a significant portion of the site boundary
  - LBTH have concerns for potential fumes from the B1 units along the North boundary.



Site Plan



Aerial view of Site



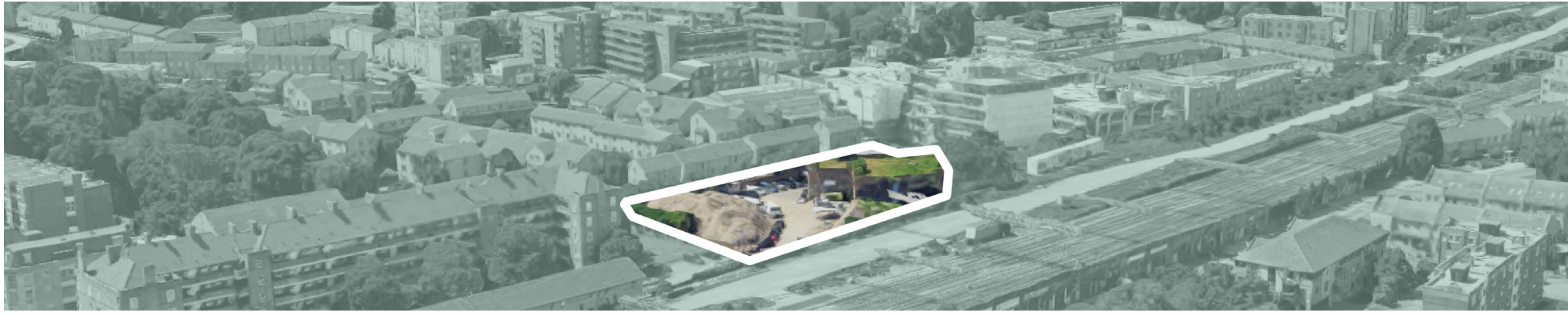
View of existing railway arch within the site



View into site from Tent Street



View of light industrial business to the north of the site



### Why do we need to build?

Tower Hamlets is a densely populated borough with over 250,000 people living in eight square miles at the heart of London's east end. In addition, the Council currently has over 18,000 households on the Council's Common Housing Register awaiting to bid for an affordable rented home.

There is an urgent need to provide housing for local residents in order to build and develop settled communities. One of the Council's key themes is to create 'A great place to live'. The Mayor is committed to making Tower Hamlets a place where people live in high quality and affordable homes, which are well-designed, built to modern space standards, energy efficient and make a positive contribution to the local environment. In addition, 10% of new homes will be adapted for people with disabilities.

In order to meet this challenge, over the next 4 years the Council is aiming to deliver 2,000 new affordable homes. As part of a borough-wide approach areas of land have been identified within existing estates for the development of new homes. An area within your neighbourhood has been considered to have the potential for delivering these plans, subject to planning permission.

### What are we proposing

We are proposing 100% affordable new homes which will be owned by the London Borough of Tower Hamlets and once occupied will be managed by the council's Arm Length Management Organisation (ALMO), Tower Hamlets Homes (THH).

This will consist of 40+ new homes varying in size from 1 to 4 bedrooms. These will include 10% accessible or 'easily adaptable' housing for wheelchair users. The new homes will be on one site with private and shared amenities.

### Who are we?

ECD Architects, Energy Conscious Design Architects, was established in 1980 to combine energy research and consultancy with architectural practice, and was incorporated as ECD Architects Ltd in 1995. In 2007 the company joined the N-Able Group of Companies expanding the range of services it was able to offer clients, and strengthening its position as leading experts of sustainable design.

Today ECD employs 36 permanent staff and has offices in London and Glasgow. With projects spanning across most building sectors, through all the RIBA Work Stages, ECD provides:

- Architectural services
- Master planning
- Urban design
- Sustainability advice and assessment services

The majority of our work has and continues to be undertaken for clients in the public sector including Local Authorities, Housing Associations, Affordable Housing Developers, Universities, Colleges, Charitable Trusts and Government Departments. Housing and regeneration schemes are core to ECD activity and account for approximately 60- 70% of the company's income generation. Projects range in value from £500K to £40m.

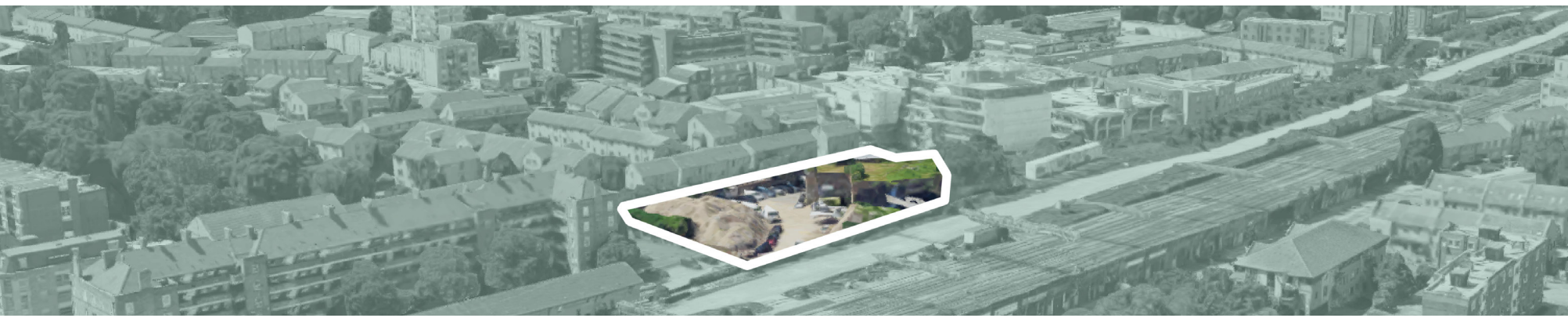
A commitment to sustainability continues to underpin all of our work. Over the years we have achieved numerous awards for design excellence most of which recognise our level of commitment to sustainability in building design.

ECD have been appointed by the London Borough of Tower Hamlets to develop a design for affordable housing on the site

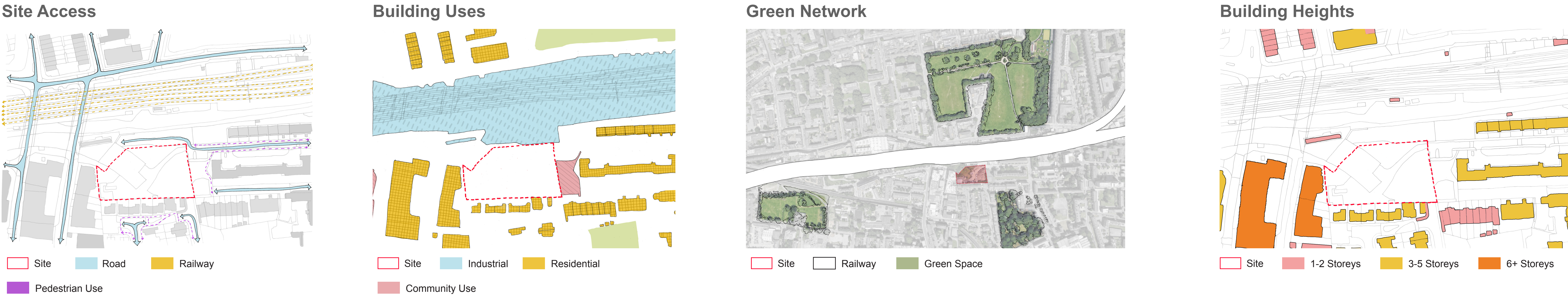


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## 02 Existing



### Existing Constraints & Opportunities



### Nearby Developments



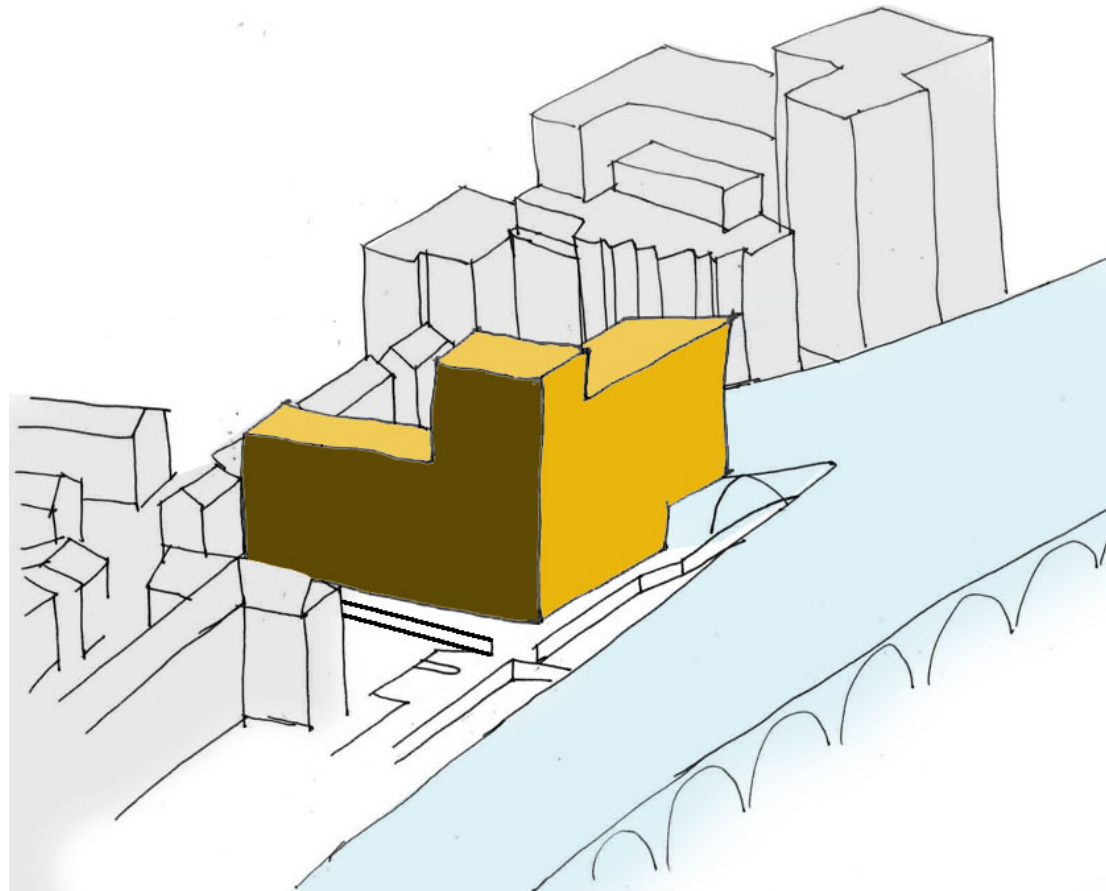
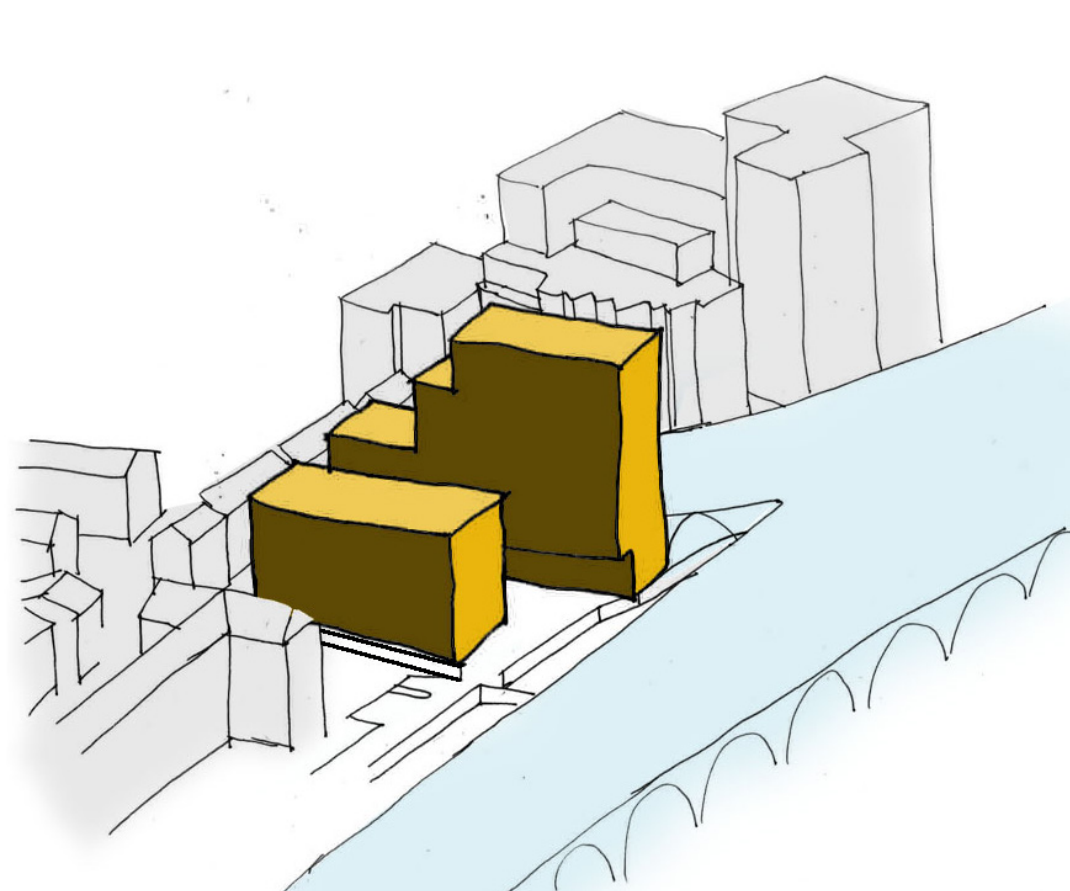
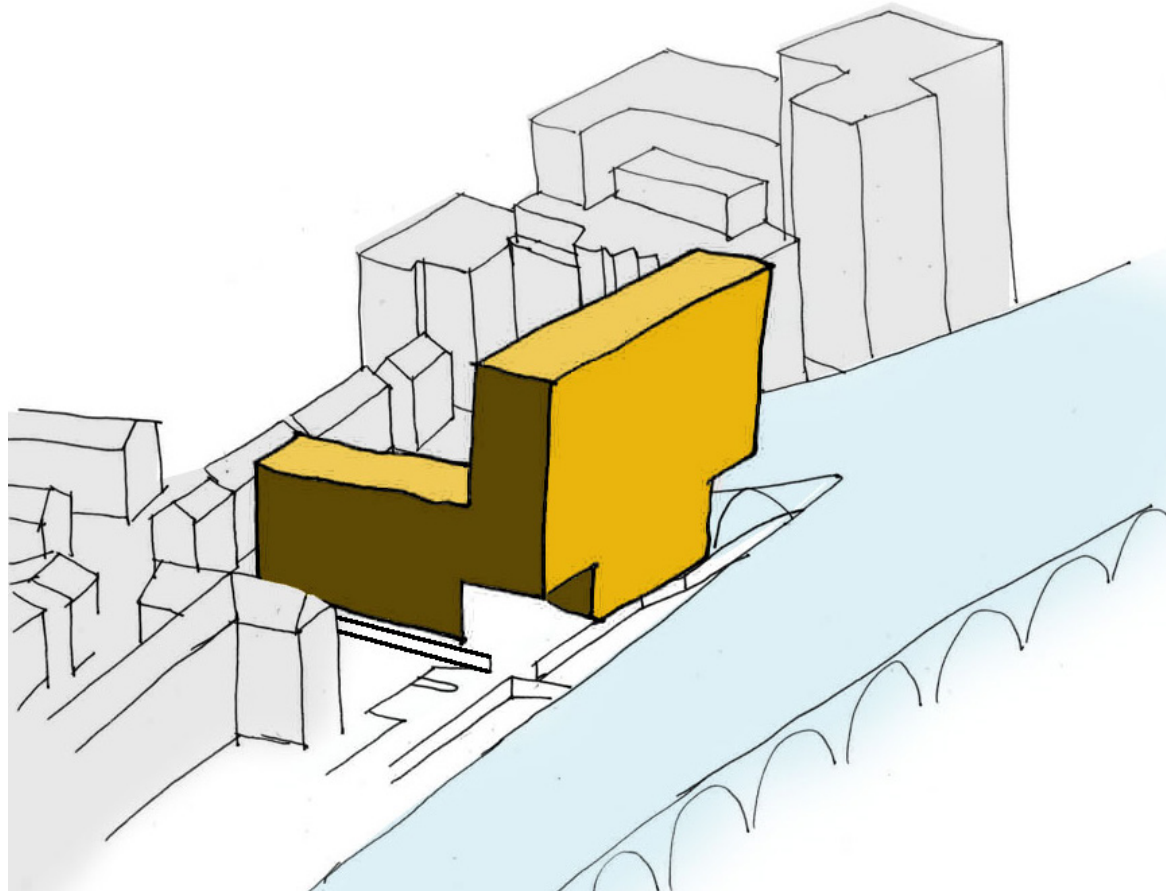
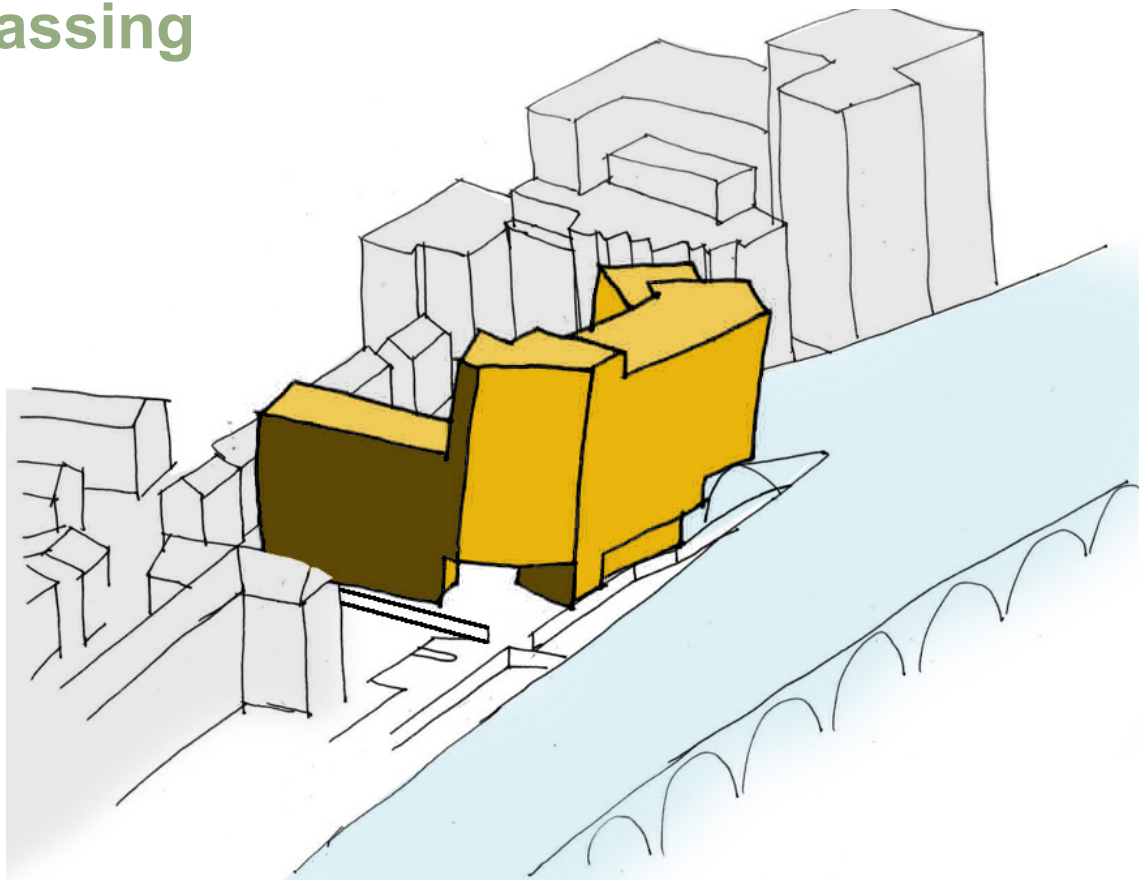
This diagrammatic illustration is highlighting the wider context and building heights of existing nearby developments varying from 4 storeys to 25 storeys.



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## 03 Design Development

### Initial Massing



Previous Design Option 1



Previous Design Option 2



Previous Design Option 3



Previous Design Option 4



One continuous simplistic L-shaped form with two distinctive levels addressing Tent Street and the railway station.

Articulation of the taller block creating a delicate edge respecting the existing railway arch within the site boundary and the surrounding buildings along Hemming Street.

Extrusion of the taller form along Tent Street signalling the main entrance to the scheme.

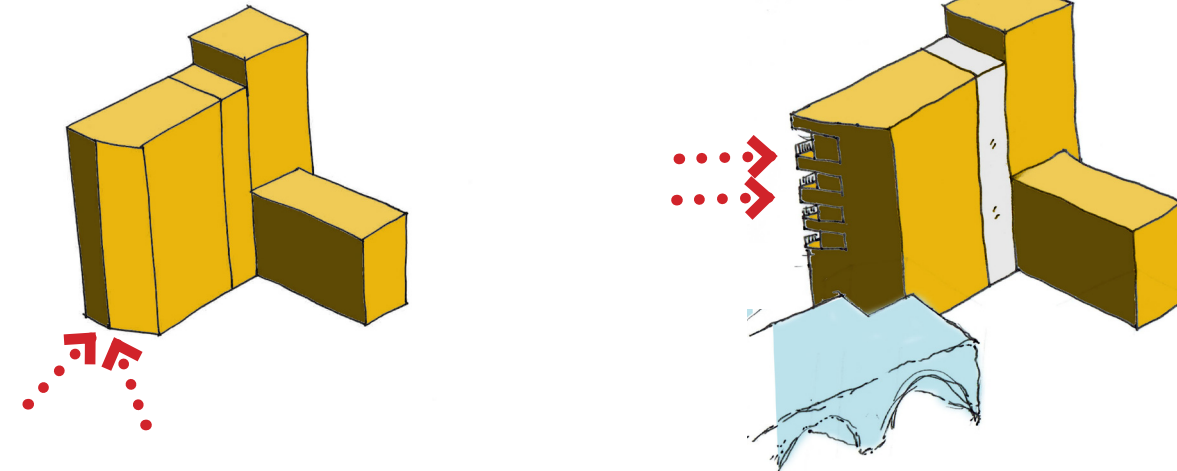
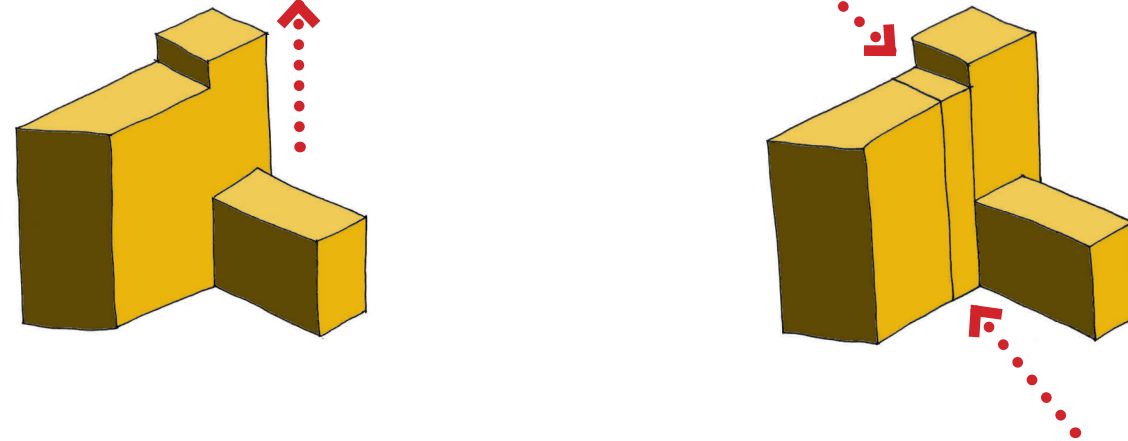
Punched recess, introducing character and layers into the scheme.

Articulation to the facade and extrusion creating a point block effect.

Introducing glazed zones to accentuate the massing and break up the solid facade.

Working the form, scoping out depth and character into the scheme.

Tying the scheme back to the surrounding context and identifying desirable attributes and configurations to the elevations.



### Block Development



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## 04 Proposal

### Our Initial Proposal

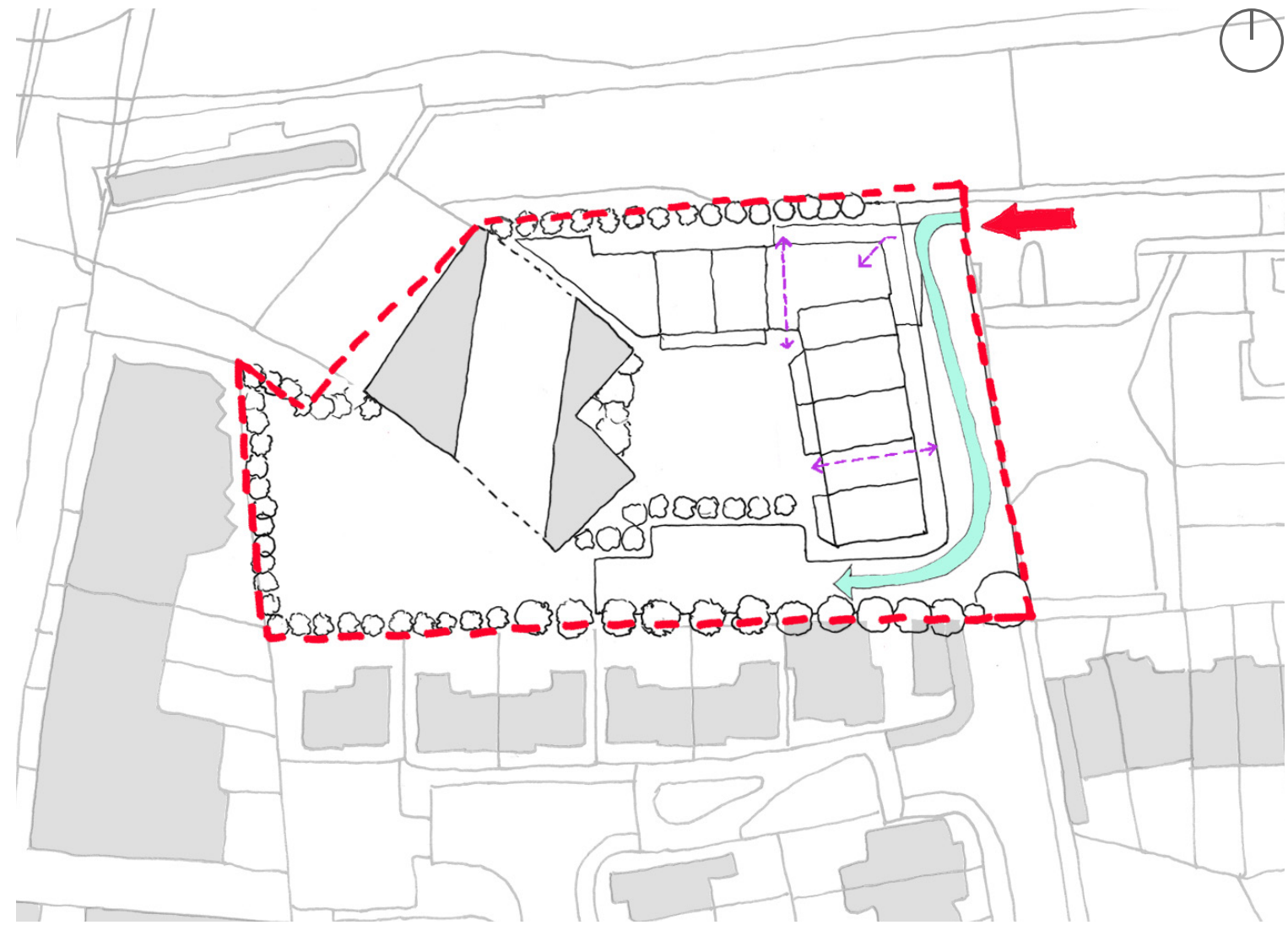
40+ housing scheme adopts a L shaped classic form, with two distinctive levels. In keeping with the existing 3 storey town houses the scheme start at a modest 5 storeys and steps up to 12 storeys along the north of the site near the new 14 storey residential development.

This scheme is arranged in a block formation for simplicity. Family units are located on the lower floors where possible with smaller units above. To create a variety of unit types the scheme has a mixture of maisonettes and flats for 2bed, 3bed and 4bed units.

The scheme has two separate circulation cores serving the specific blocks. Greenery and trees along the site boundary have been used to enrich this residential development and provide zones to the different external private amenity and play spaces.

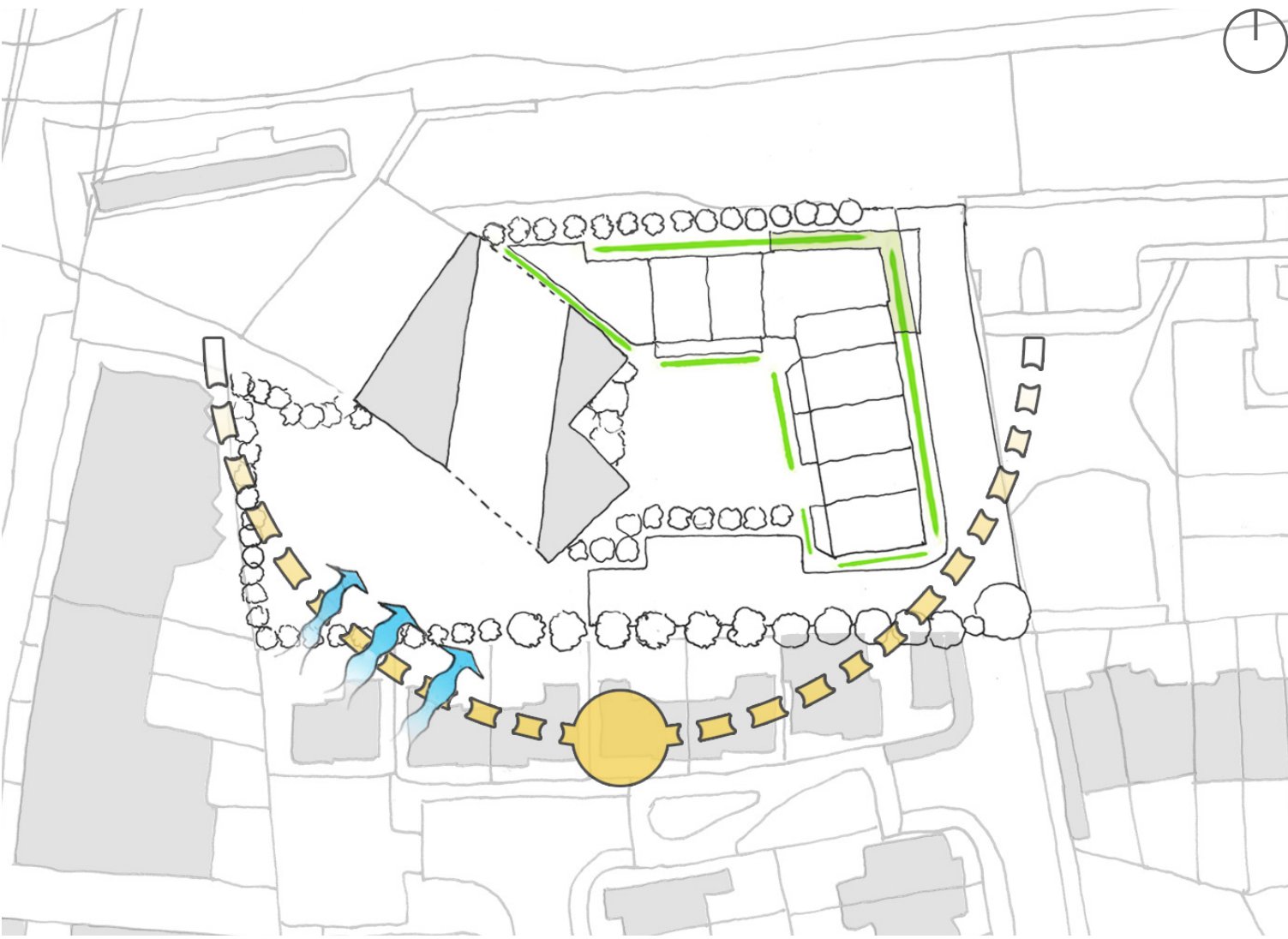


### Site Flow



- Site
- Main Entrance to Site
- Vehicular Access
- Pedestrian Use

### Ambient Conditions



- Sun Path
- Prevailing Winds
- Windows/Balconies

### Open Space Connectivity



- Green Space/ Play space
- Green Connection

### Archway Re-use Examples



Eatery

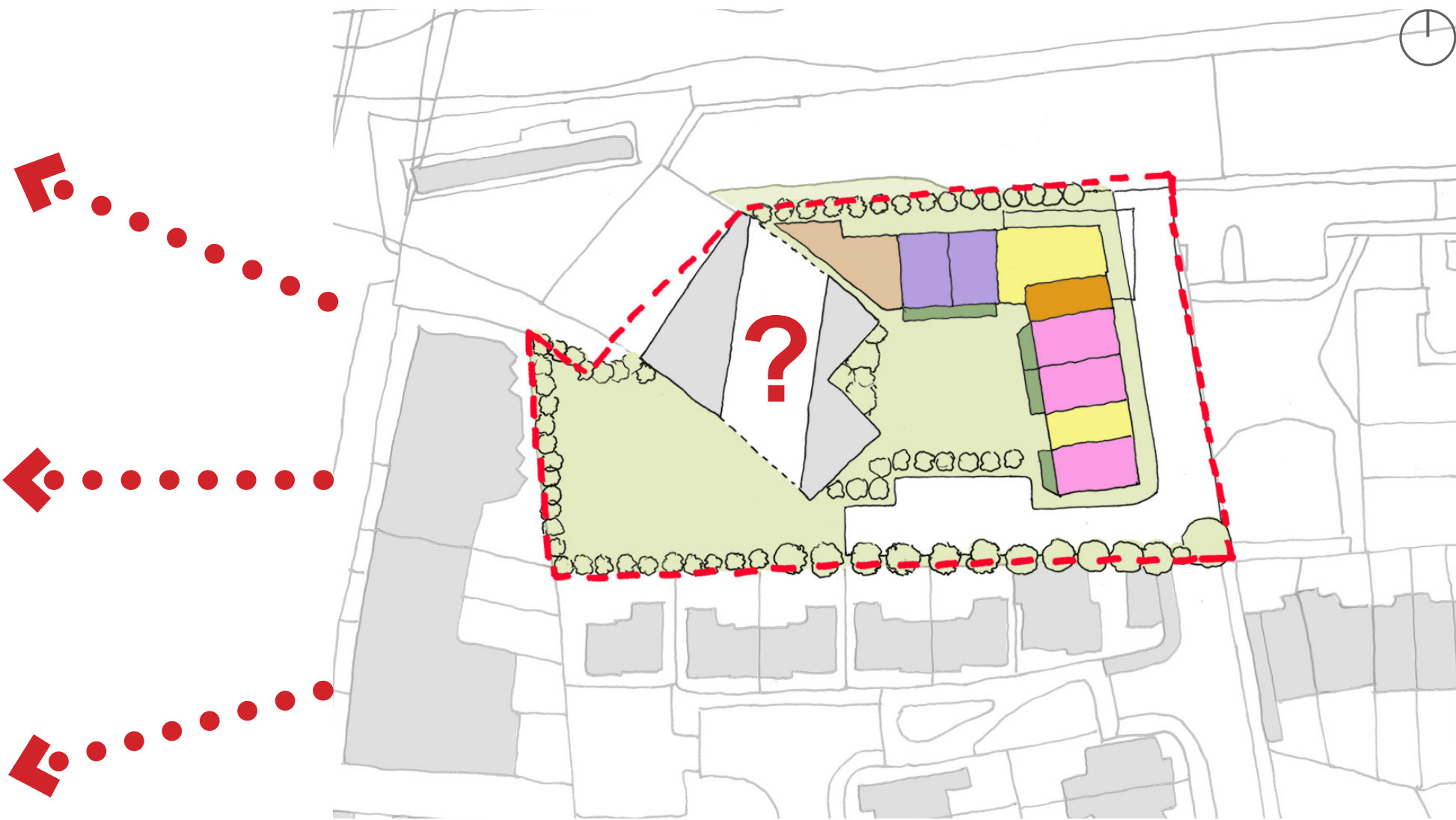


Artisan



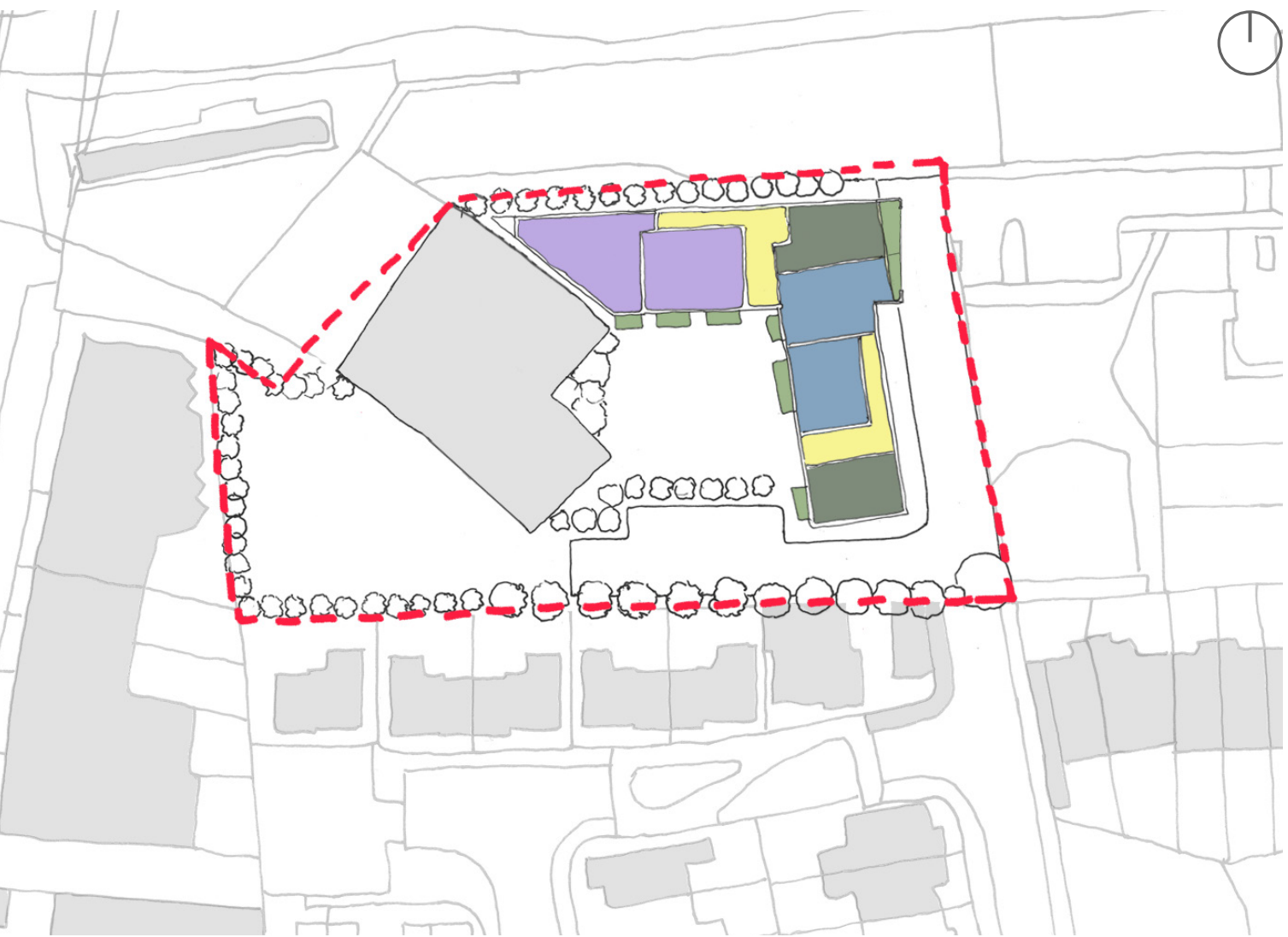
Housing

### Proposed Ground Floor Plan



- Site
- 4B6P
- 3B5P
- Cycle Store
- Private
- Circulation
- Bin Refuse
- Archway Community Proposals

### Proposed Typical Upper Floor Plan

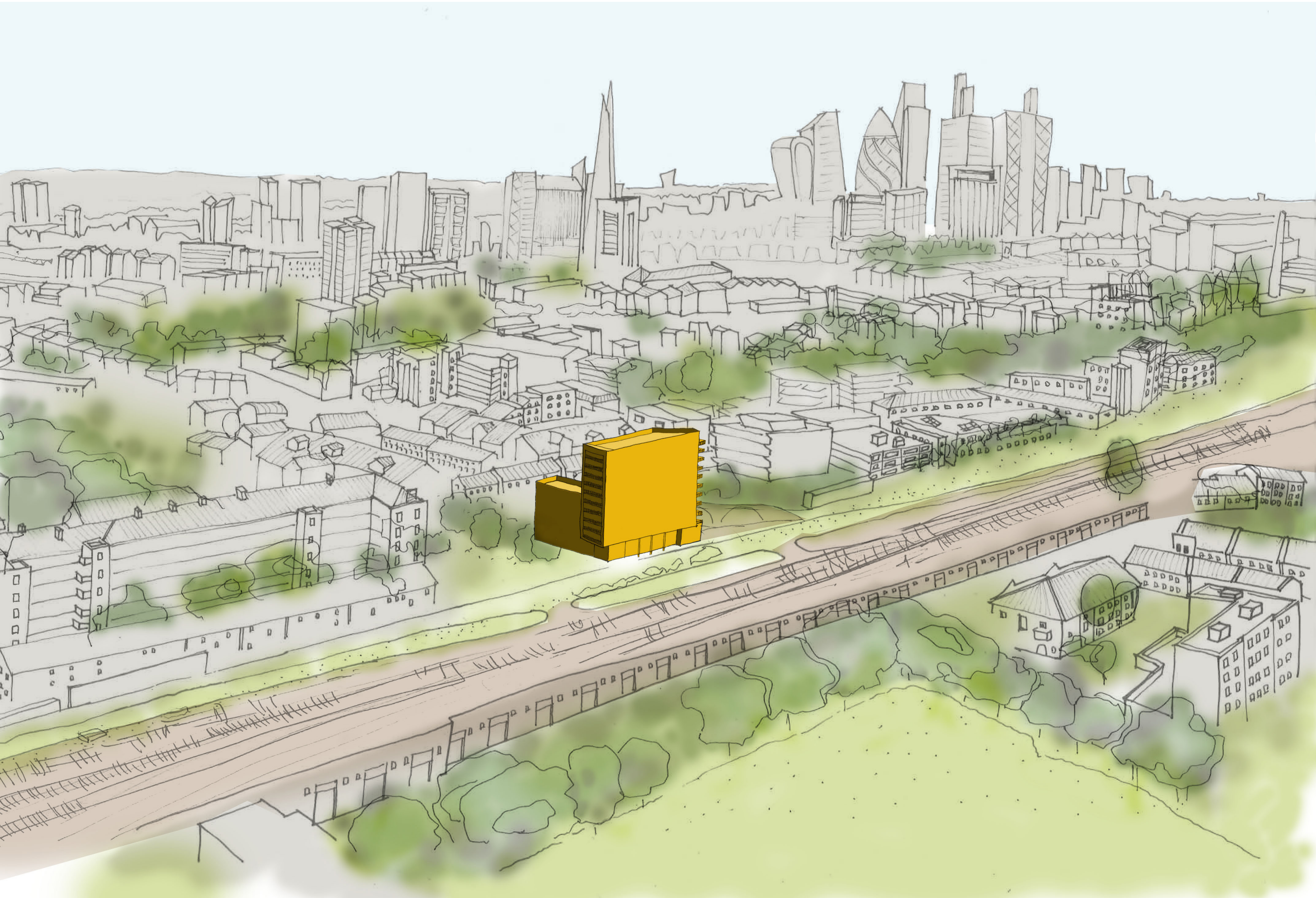
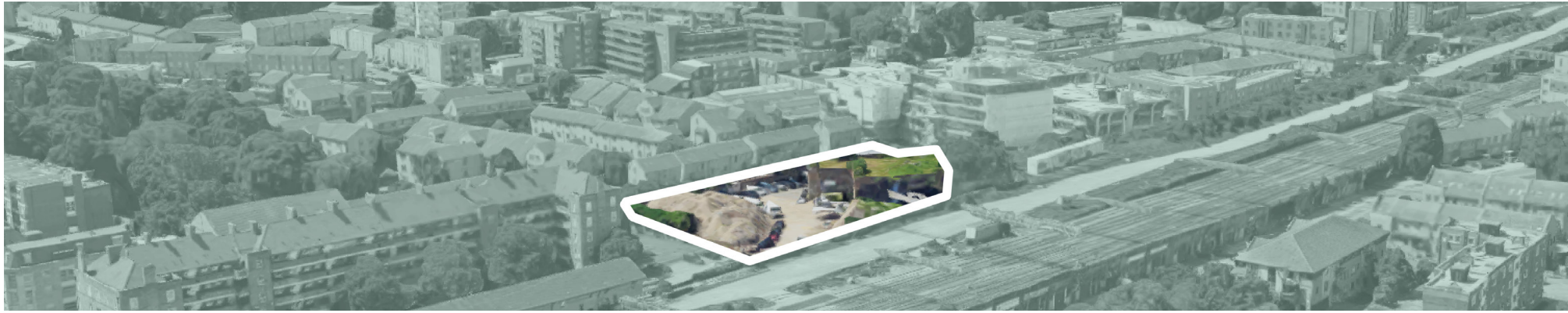


- Site
- 2B4P
- 3B5P
- 1B2P
- Private
- Circulation



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05 Visual



View of proposal from Bethel Green Station

## Materiality



Material Precedents