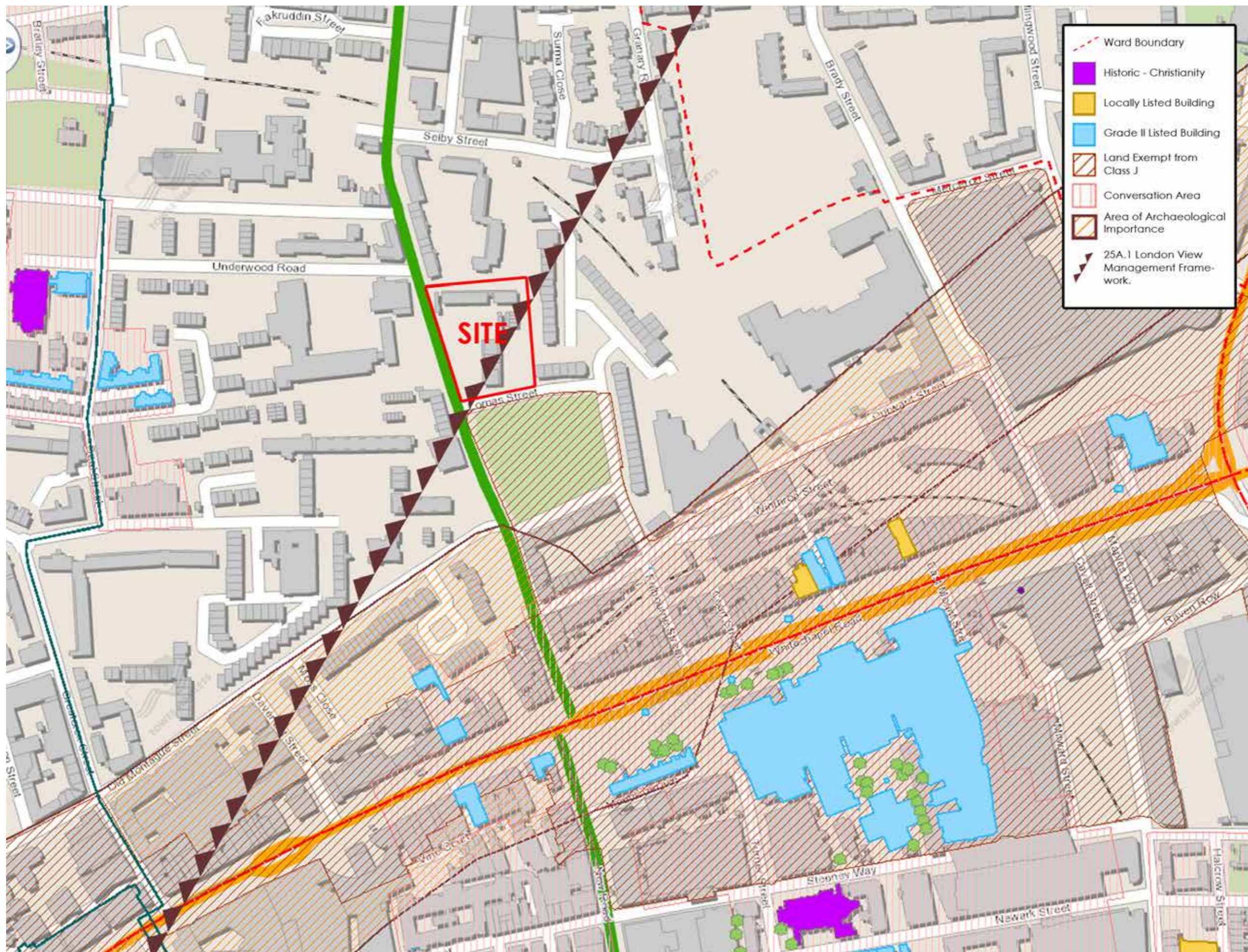
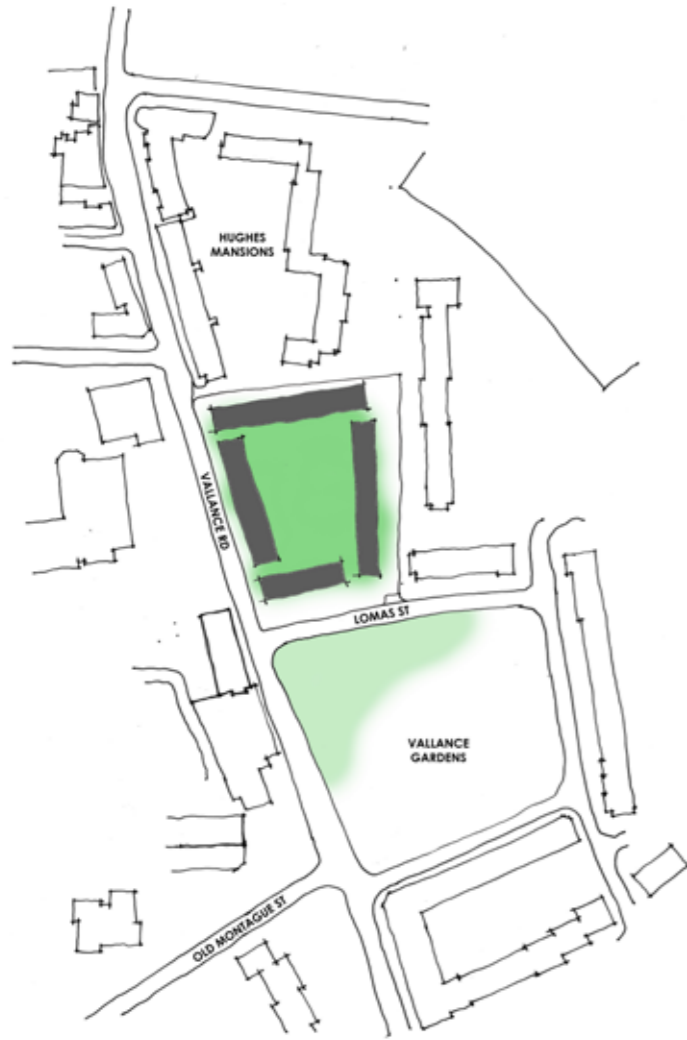


2.15. Tower Hamlets Local Information Plan



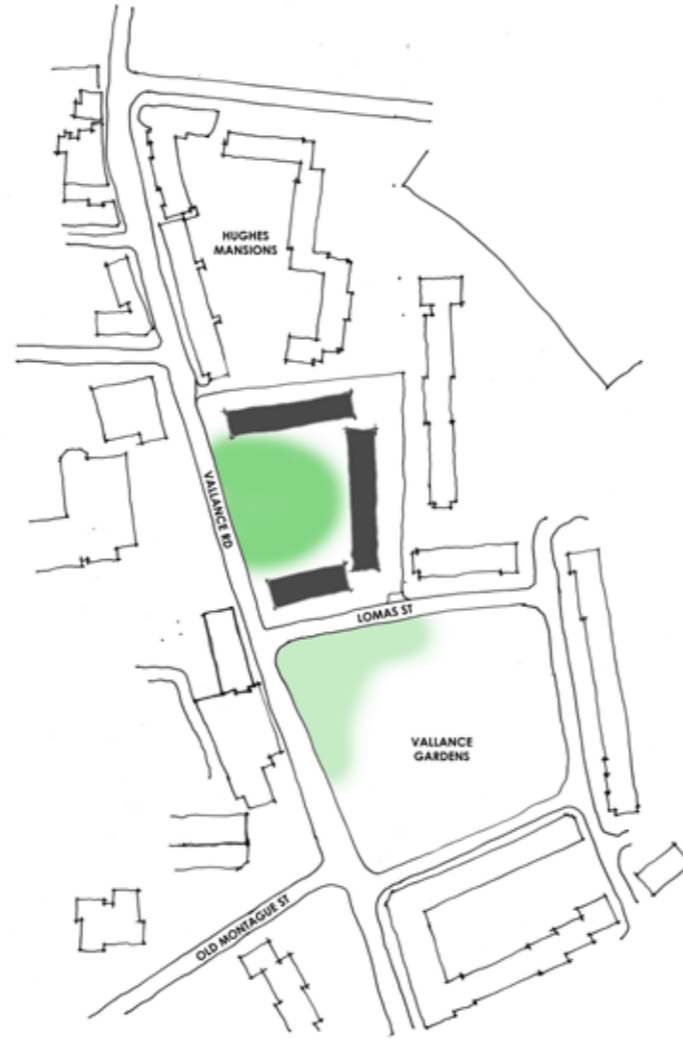
3. PROPOSALS

3.1. Proposal Development Sketches



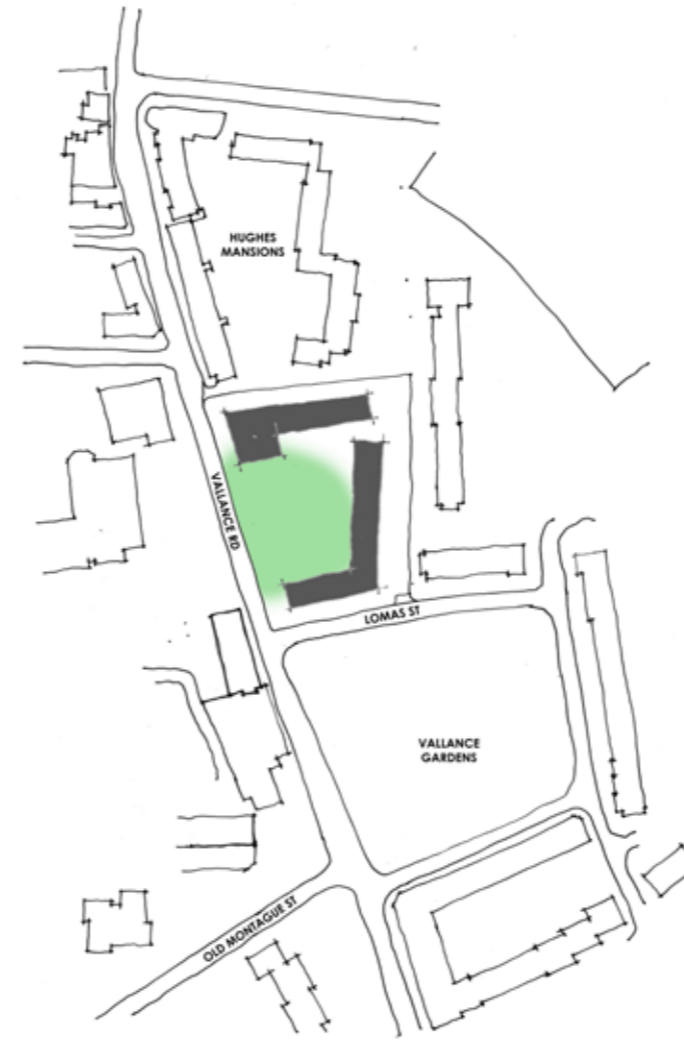
3.1.1. Stage 1

- Perimeter blocks surrounding the entire site
- Enclosing private shared green space.
- Providing limited linkage to existing context.



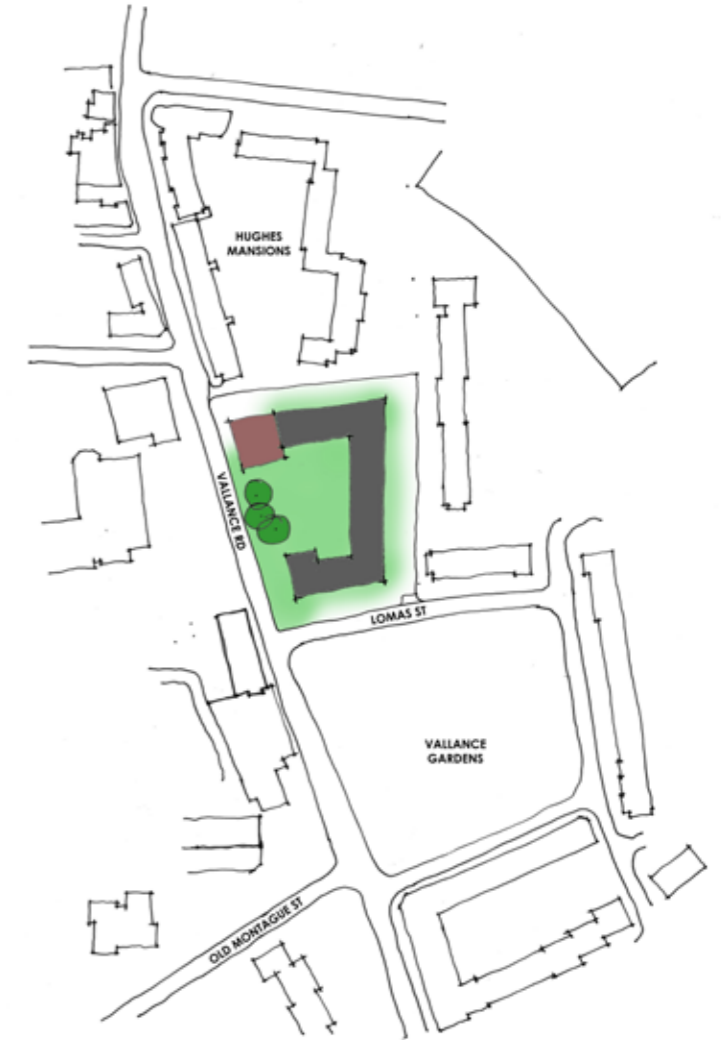
3.1.2. Stage 2

- Perimeter blocks surround 3 sides of site.
- Opening up a visual link between private shared green space/existing surroundings to the west.
- Providing sense of space and light into courtyard



3.1.3. Stage 3

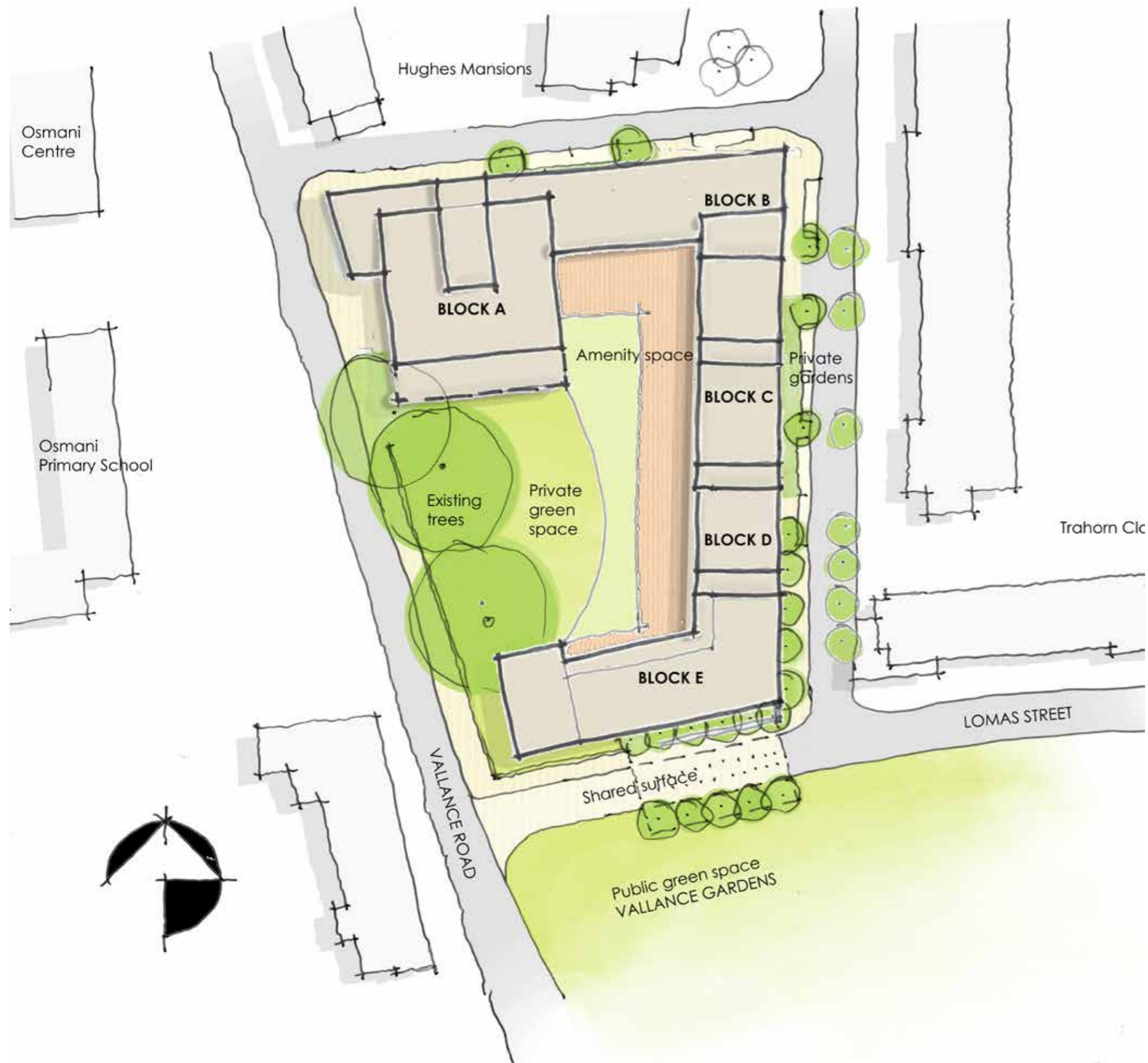
- 2 distinct blocks to north and south east boundaries with limited permeability retained between.
- Block pulled away from east boundary to create vehicle/pedestrian access.
- Potential emphasis on development facing south over Vallance Gardens.



3.1.4. Stage 4

- 2 blocks joined to create mews running along east and north boundaries.
- South block returns to create frontage/ corner to Vallance Rd.
- Introduction of tower to north east corner to accommodate additional unit numbers while creating a focal feature.

3.2. Proposed Scheme Sketch Layout

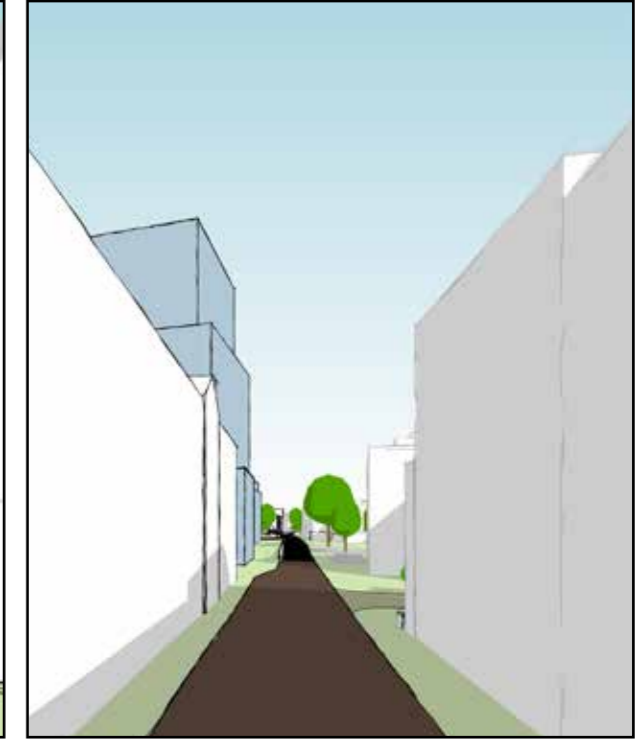
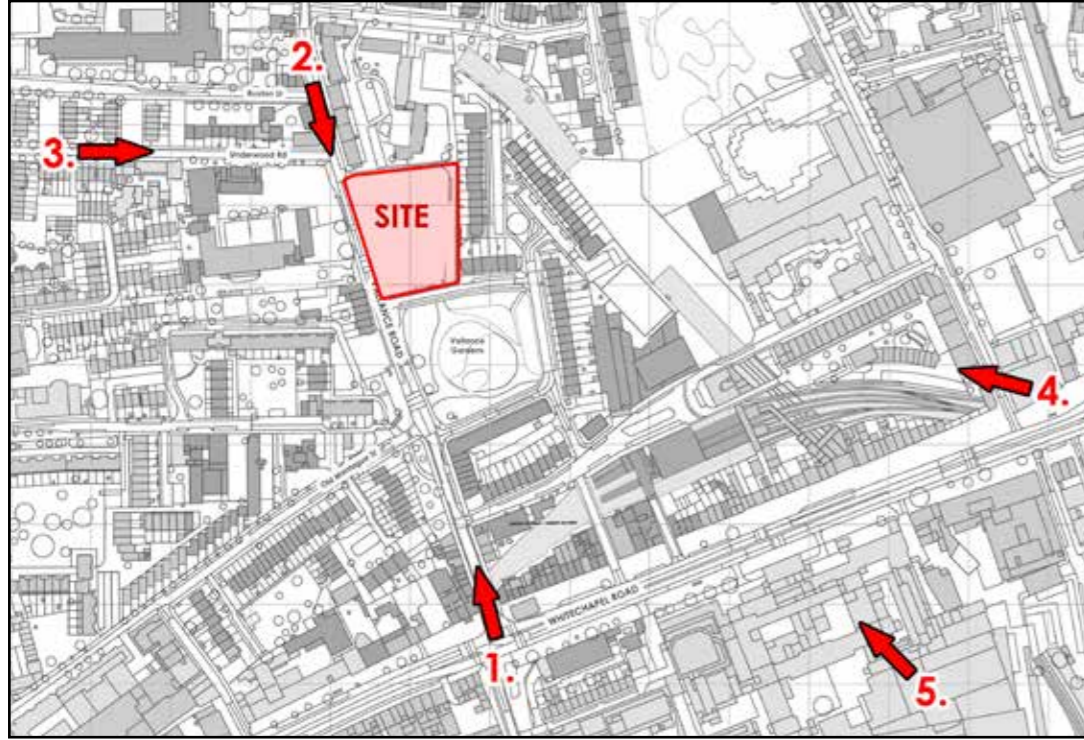


The proposed scheme can be divided into 3 design concepts. These are; the 16 storey tower element at Block A; the 4 storey mews element running from the north boundary at Block A to the east boundary up to Block D; the 7 storey element facing onto Vallance Gardens at Block E.

Amenity is semi-enclosed and divided between private and semi-private spaces. Limited street parking spaces are provided in a linear arrangement and accessed from the proposed circumventing streets north and east of the site.

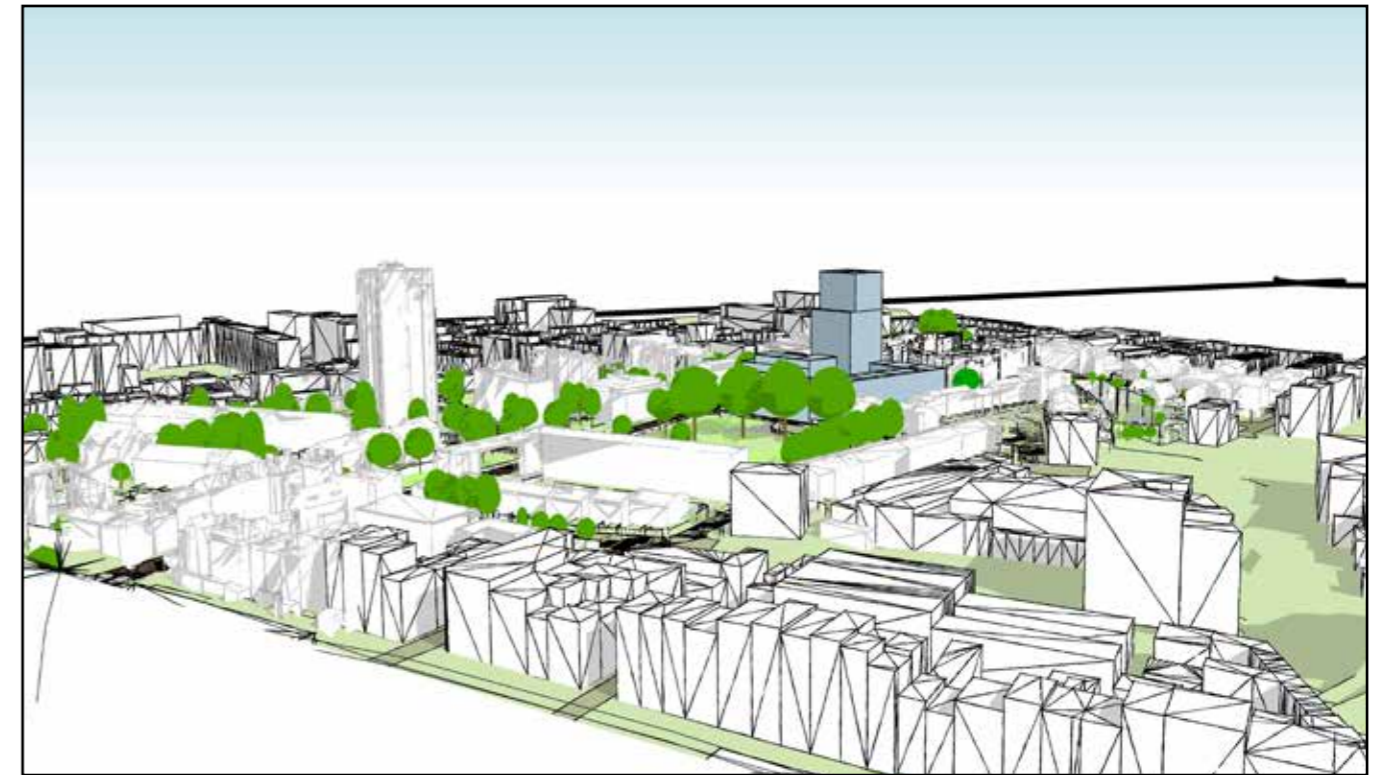
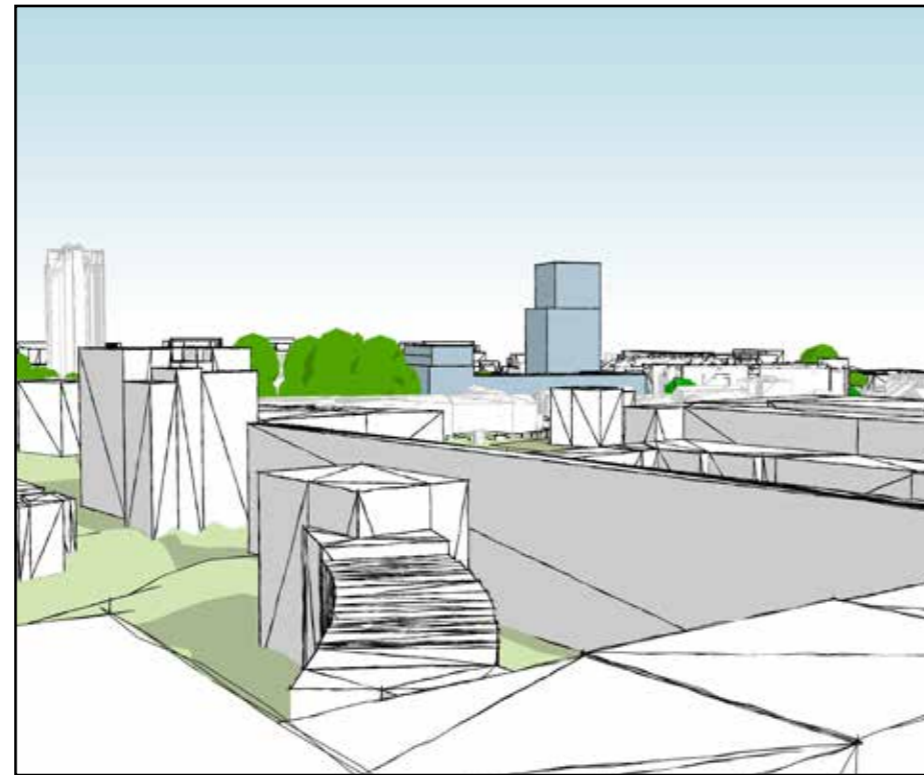
- The tower element comprises of 2 separate pedestrian entrances accessing to 2 separate cores that serve affordable and private units respectively. Affordable units on the first four floors with the upper twelve storeys for Private units. It has been considered that the 16 storey tower is appropriate in terms of location and height given a number of factors including; heights of proposed buildings within the Whitechapel Vision while contributing to the scale of the Whitechapel Vision; relevant planning history of nearby applications; the height of the nearby existing Pauline House; introducing a focal point from Vallance Road/Whitechapel Road junction; allowing the absorption of residential density without creating height impact elsewhere within the scheme.
- The mews element is no more than 4 storeys, includes affordable housing, and comprises of up to 4 shared entrances and individual maisonette entrances - all accessed from street level. The design concept is intended to recreate an active street frontage to the majority of the scheme, including private front gardens, while it's maximum height reduces overlooking and promotes an attractive mews with appropriate scale of building. The flexibility allowed by the number of stair cores divides the units into various arrangements of 2 storey maisonettes with 2 floors of apartments above; or 4 floors of apartments.
- The 7 storey element at Block E maximises a southern outlook over Vallance Gardens for a mix of Private and Shared Ownership units. The lower ground floor of Block E is set lower than the level of Lomas Street by approximately 2.5+ meters which gives the appearance of a lower overall height when viewed from Vallance Gardens. The apparent height impact is also reduced by reducing the size of apartments on the upper 2 floors of Block E.
- In accordance with national, regional and local planning policy, the proposals offer a mixed use development, providing opportunities for non-residential floor space at ground floor level on Vallance Road (Block A) and on Lomas Street (Block E).
- Access onto Lomas Street from Vallance Road along the south face of Block E incorporates a visual change of road material with the possible introduction of a shared surface to reinforce the impression of strong link between the existing Vallance Gardens and the proposed scheme.
- Elsewhere, existing trees are retained in a proposed semi-enclosed private shared amenity space. Amenity is visually open at the western boundary, allowing a green focal point when viewed from Vallance Road. The intention is to also provide a continued green link - albeit visually - northward from the existing public Vallance Gardens through to the proposed amenity space.

3.3. Proposed Indicative Scheme Perspective Views



1 - Looking North along Vallance Road from Whitechapel Road junction

2 - Looking South along Vallance Road



3 - Looking East along Underwood Road

4 - Looking North-West from Idea Store, Whitechapel Road

5 - Looking North-West from roof of the Royal London Hospital

3.4. Proposed Indicative Scheme Sketches

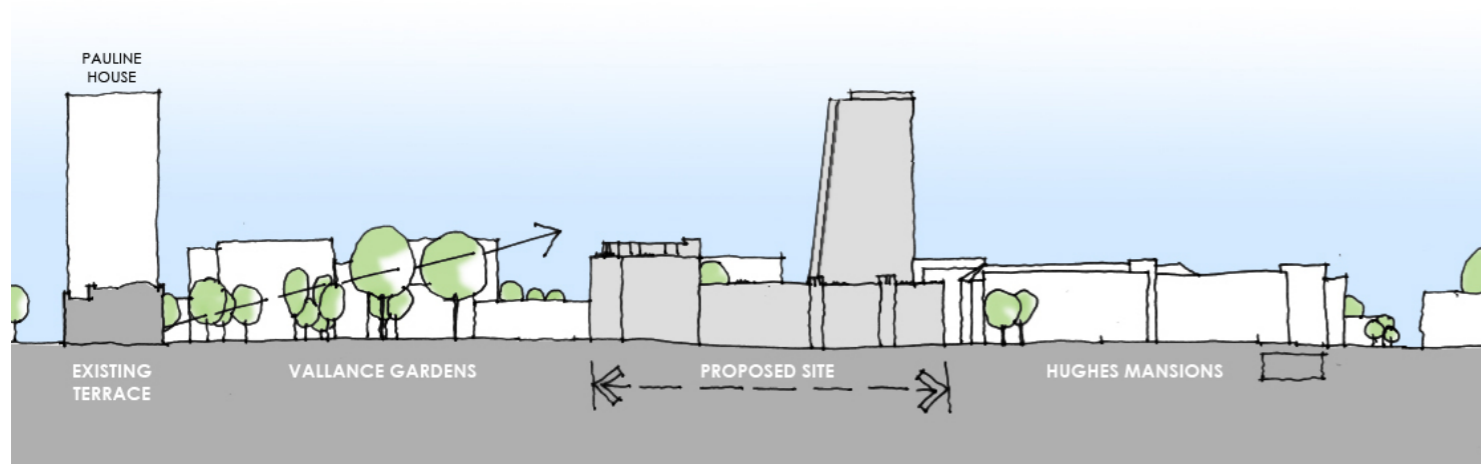


Figure l - North - South Site Section Sketch. NTS

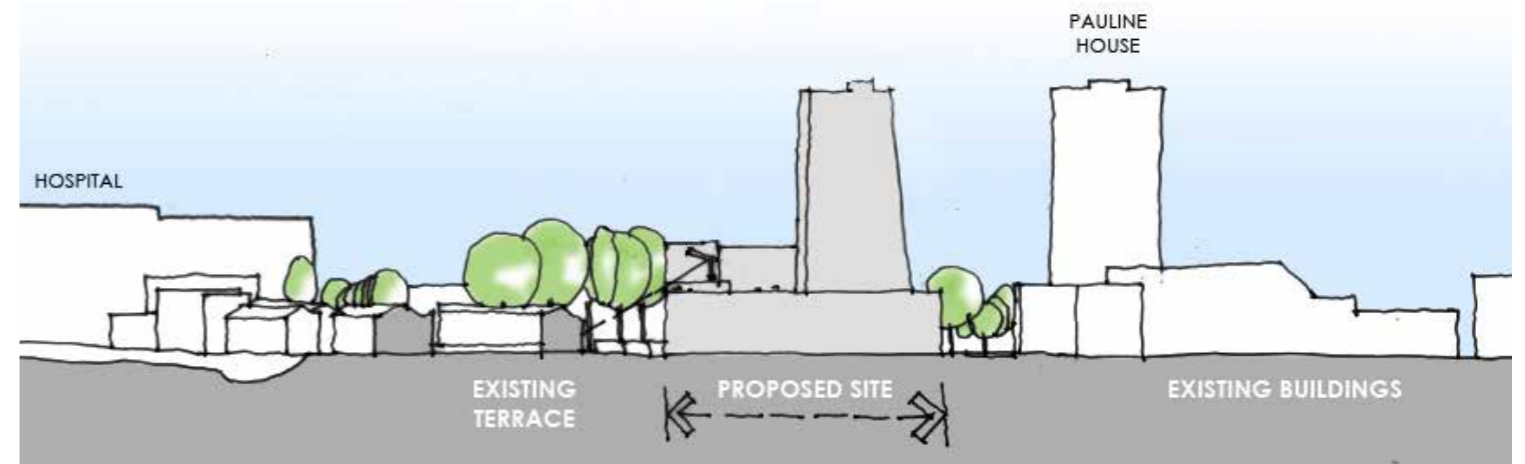


Figure m - East - West Site Section Sketch. NTS



Figure n - Proposed Scheme Concept Aerial Sketch

3.5. 6 Key Place Transformations

3.5.1. The Whitechapel Vision (SPD) 2013 has been prepared and adopted by the Council to enhance Whitechapel as a key destination within London. The Vision SPD sets out six "Key Place Transformations", which are specific locations where regeneration through transformational and significant interventions will occur, creating "a coherent and integrated Whitechapel". The six key places are shown on the diagram opposite, which has been amended to include the Lister and Treves site within this regeneration context.

3.5.2. The following indicative sketch (originally part of The Whitechapel Vision document 2013) has been amended to indicate the proposed scheme within the masterplan context.

The amended diagram also illustrates proposed enhancements that can be read in context of future aspirations of the Whitechapel Vision. These include:

- The proposed scheme sits adjacent to a recognised key route;
 - An additional Green Route running adjacent to Vallance Road from the north of Whitechapel Road;
 - An extension to the Public Open Spaces route (or "secondary 'loop'");
 - An indicative arc of proposed major development sites located outside of the Whitechapel Public Realm Enhancement and Over-Station development areas. It is assumed that the Major Development Sites will consist of mid to high density / tall buildings.
- The proposed scheme, when looked at in this broader context, holds a logical position in relation to the other development sites while serving as a contributing focal point.

