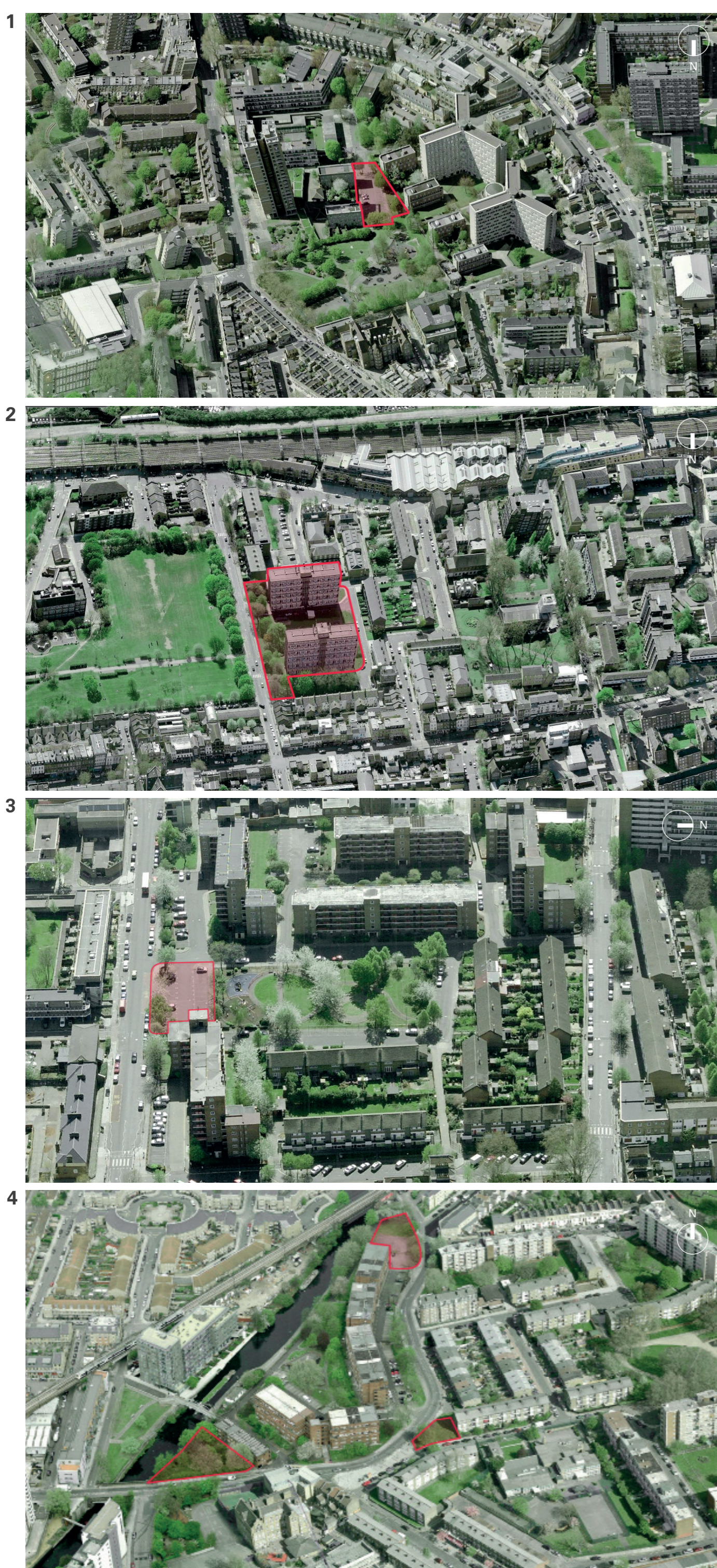


Tower Hamlets Council /Why we need to build

Introduction



“We face considerable challenges in delivering really affordable homes for local people. These include the very high local cost of housing, a chronic shortage of stock and a growing population. We welcome the significant regeneration taking place in the borough and the role this plays in transforming Tower Hamlets. However, we must not lose sight of the fact that for increasing numbers of people who grew up in the borough, the possibility of renting or buying a local home has been very difficult.”

Mayor of Tower Hamlets John Biggs

The London-wide housing crisis is acute in Tower Hamlets

- The Council has more than 19,000 people on its waiting list for housing with nearly 10,000 of those in acute housing need. The Council can only grant around 1800 new tenancies a year at present.
- Private sector rents are now way beyond the reach of families on low incomes, around 3 times as much as social rents and beyond Housing Benefit maximum allowances.
- Tenancies are let on a short term basis which does not provide any longer term security
- Nearly 2000 households have been placed in temporary accommodation awaiting an offer of permanent housing from the Council
- 60% of local residents struggle to meet their housing costs

The Council must tackle the lack of affordable homes. With it's partners, the council has embarked on a new build programme that aims to deliver 5,500 new affordable homes for local people over the 2014 -2018 period.

One of the ways we are doing this is to build new homes on land that the council owns. We call these “in-fill” sites.

Four infill sites form part of this particular scheme to provide affordable homes by March 2018

The sites identified for development include:

1. Baroness Road
2. Hereford Estate
3. Jubilee St
4. Locksley Estate

During the design process the council will consult with local residents to ensure the new developments are designed with the community, for the community.

Jubilee Street

View of the building in front of the site, from Jubilee Street



View of Musbury Street



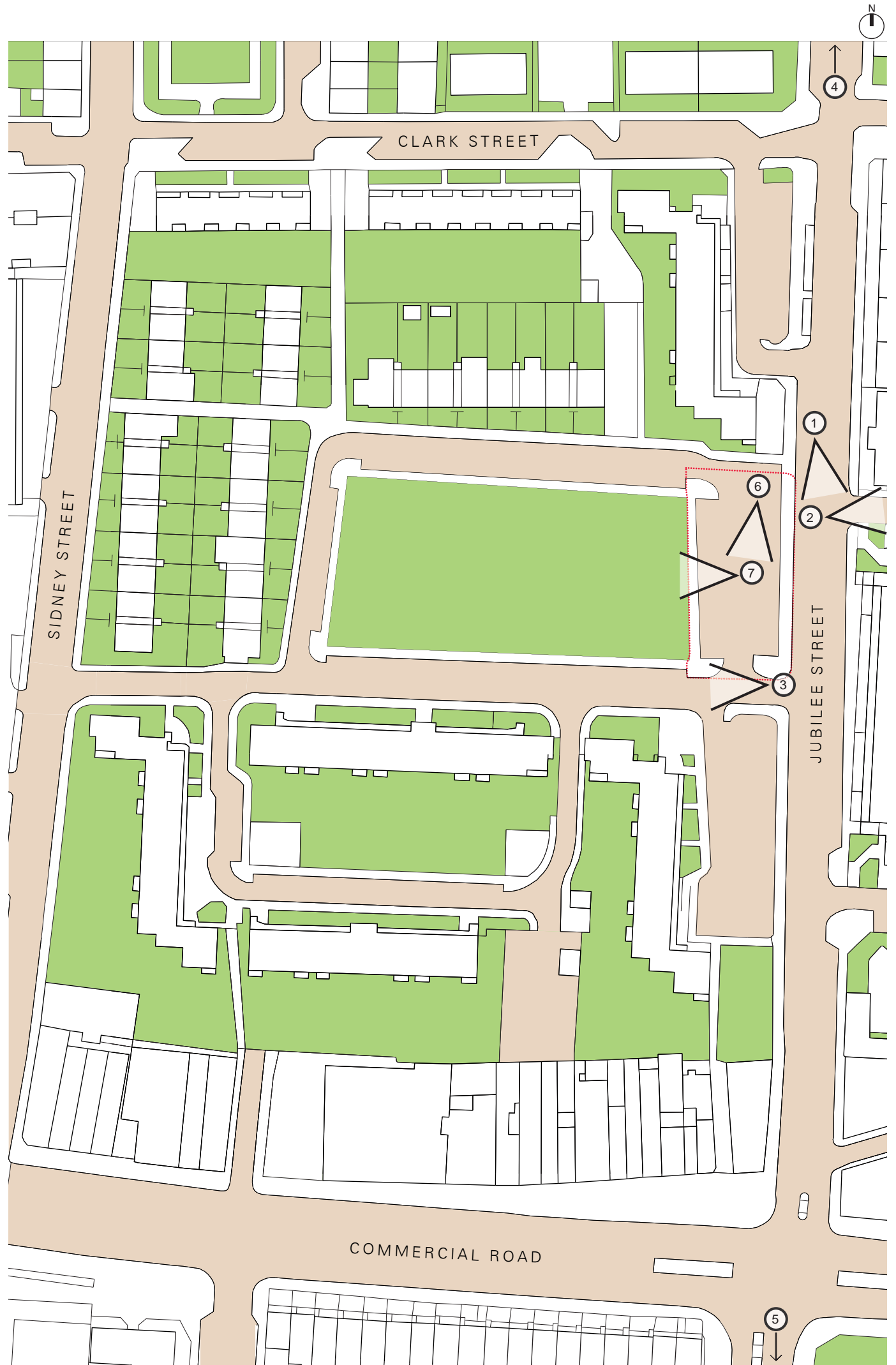
View of Zion house from Jubilee Street



Local conservation area: Georgian houses to the North of Jubilee Street (Grade II)



Local conservation area: Pub to the South of Jubilee Street (Grade II)



View of Longford house from the site



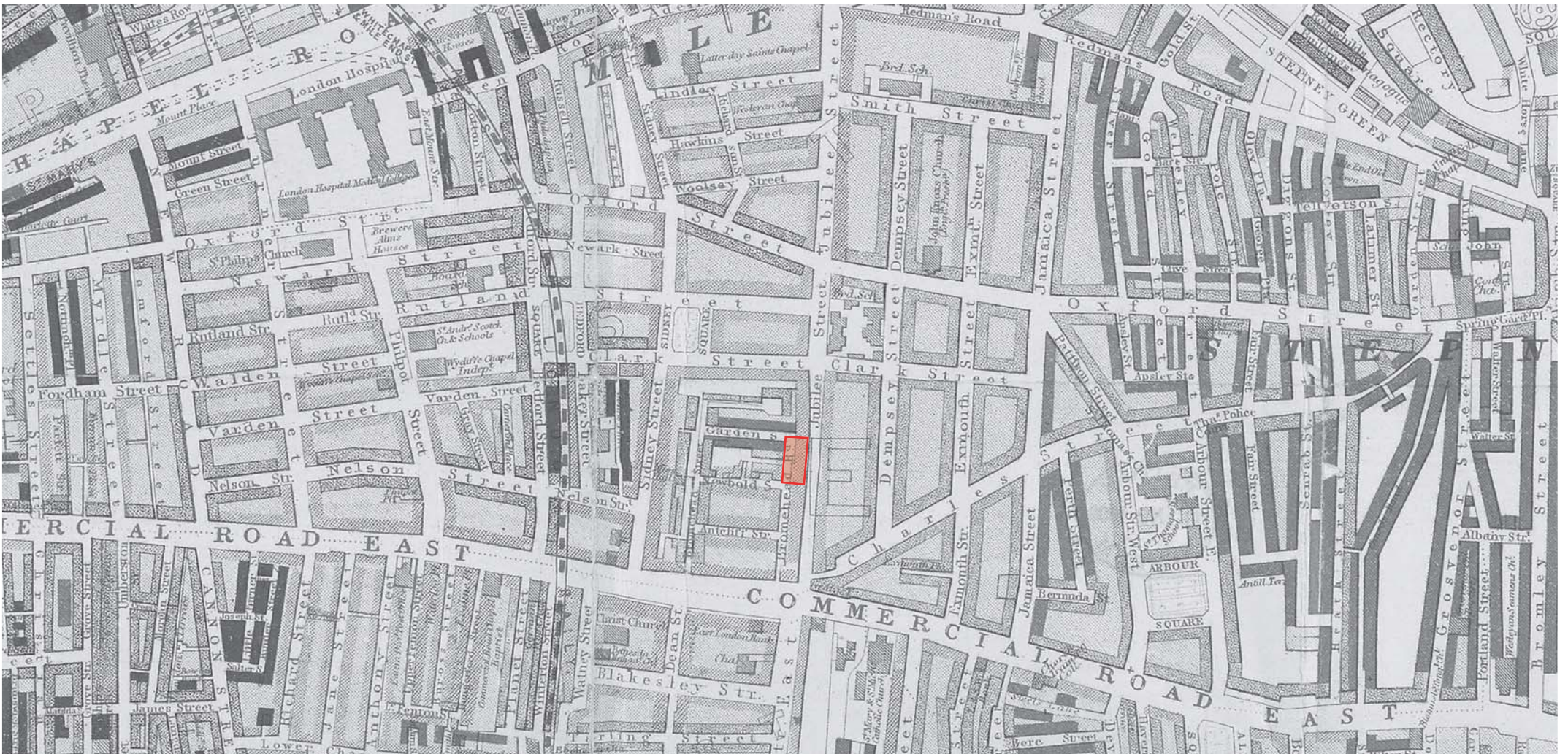
View of the shared garden from the site



Jubilee Street



Historical map 1900



Tower Hamlets Council / Jubilee Street

Site History



Greenwood's 1827 Map of London

In the heavy blitz of London during the Second World War, Bethnal Green lost more than 2,000 homes, with up to another 900 left uninhabitable. Streets of bomb-damaged homes were torn down after the Second World War and replaced with new council estates.

There are no listed buildings on the estate or protected trees on, or close to, the site.

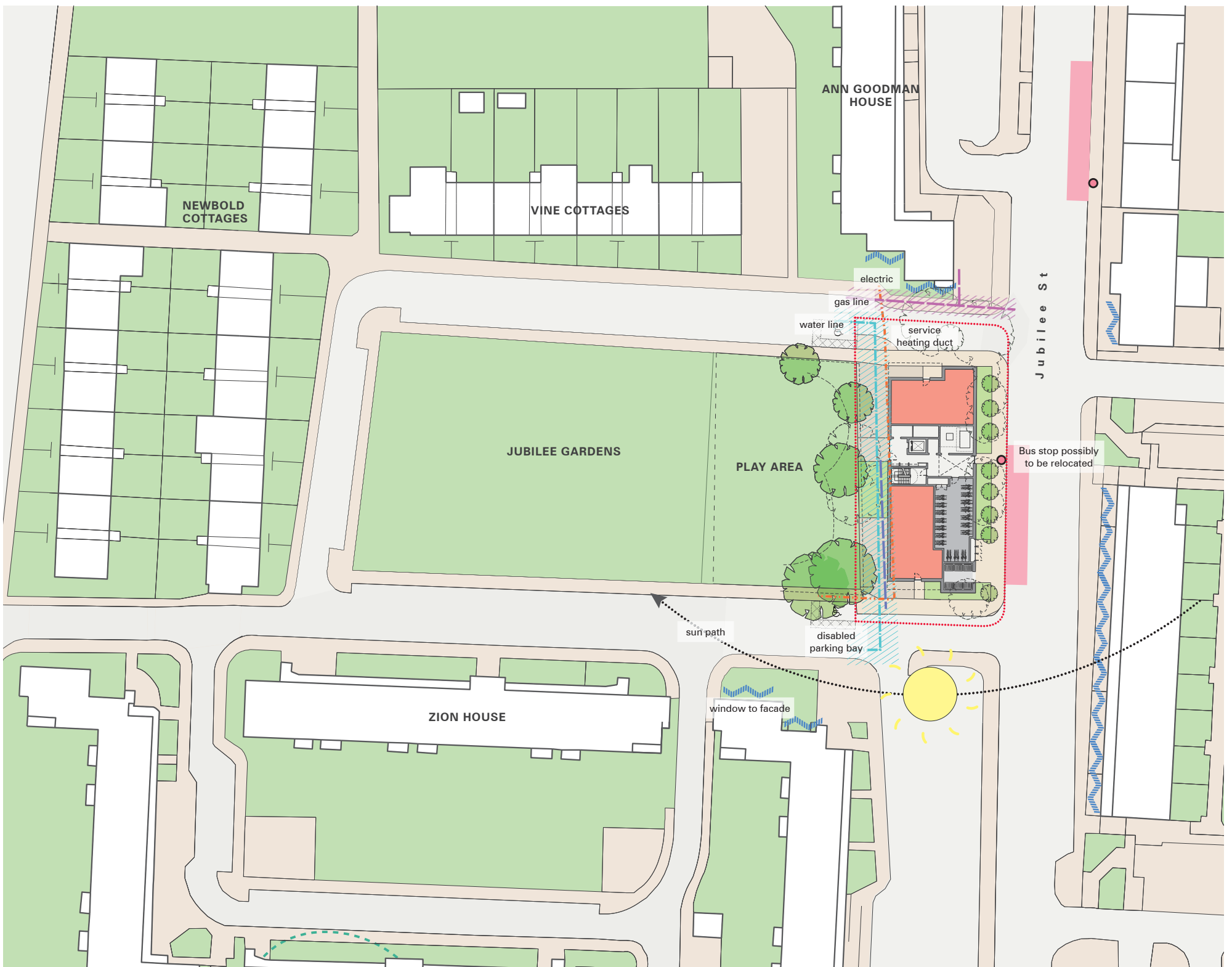
The estate was completed by 1961 in place of Victorian housing as can be seen by the 1961 Ordnance Survey.



1948 Ordnance Survey

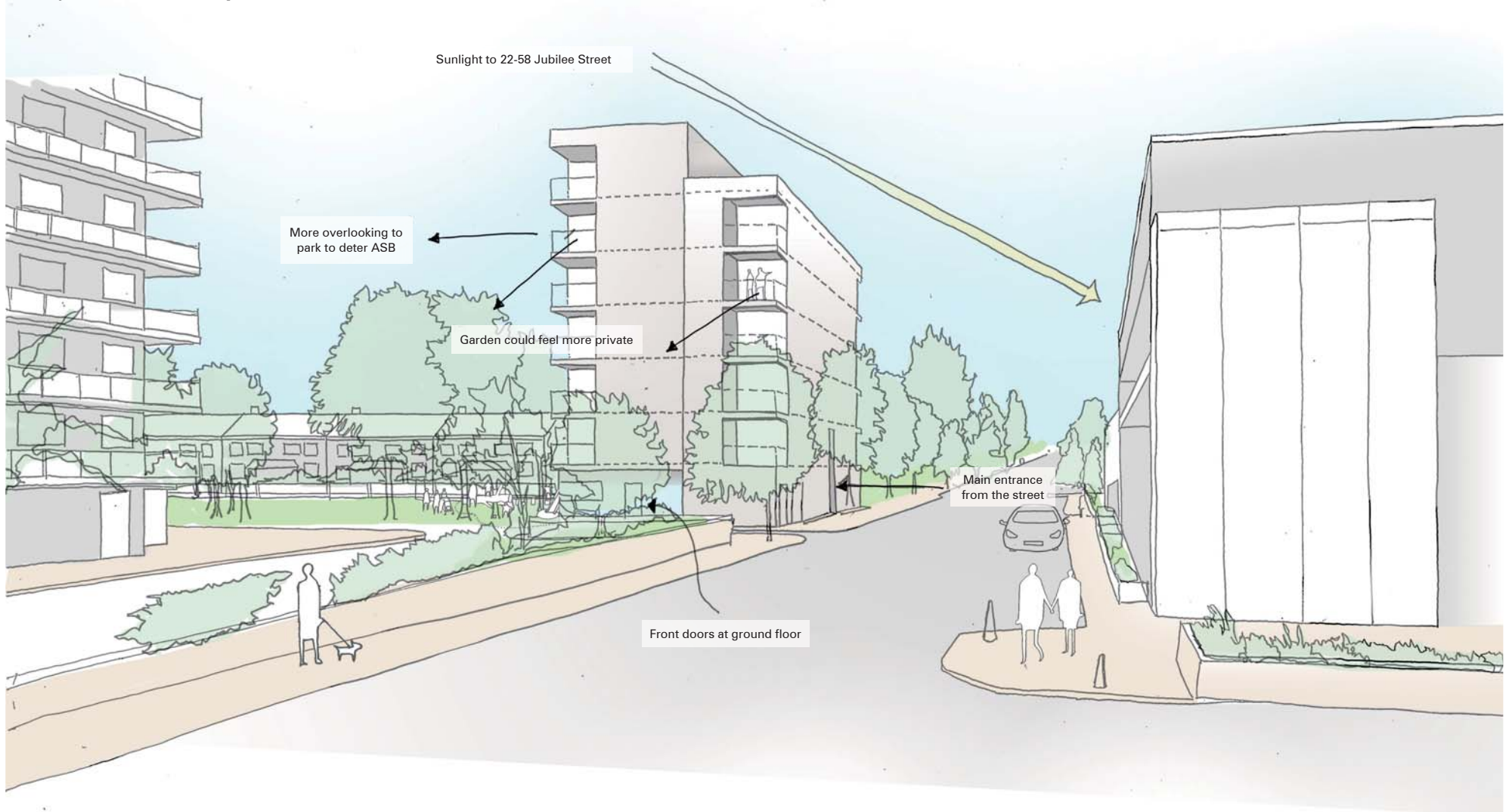
1961-63 Ordnance Survey

Site Opportunities



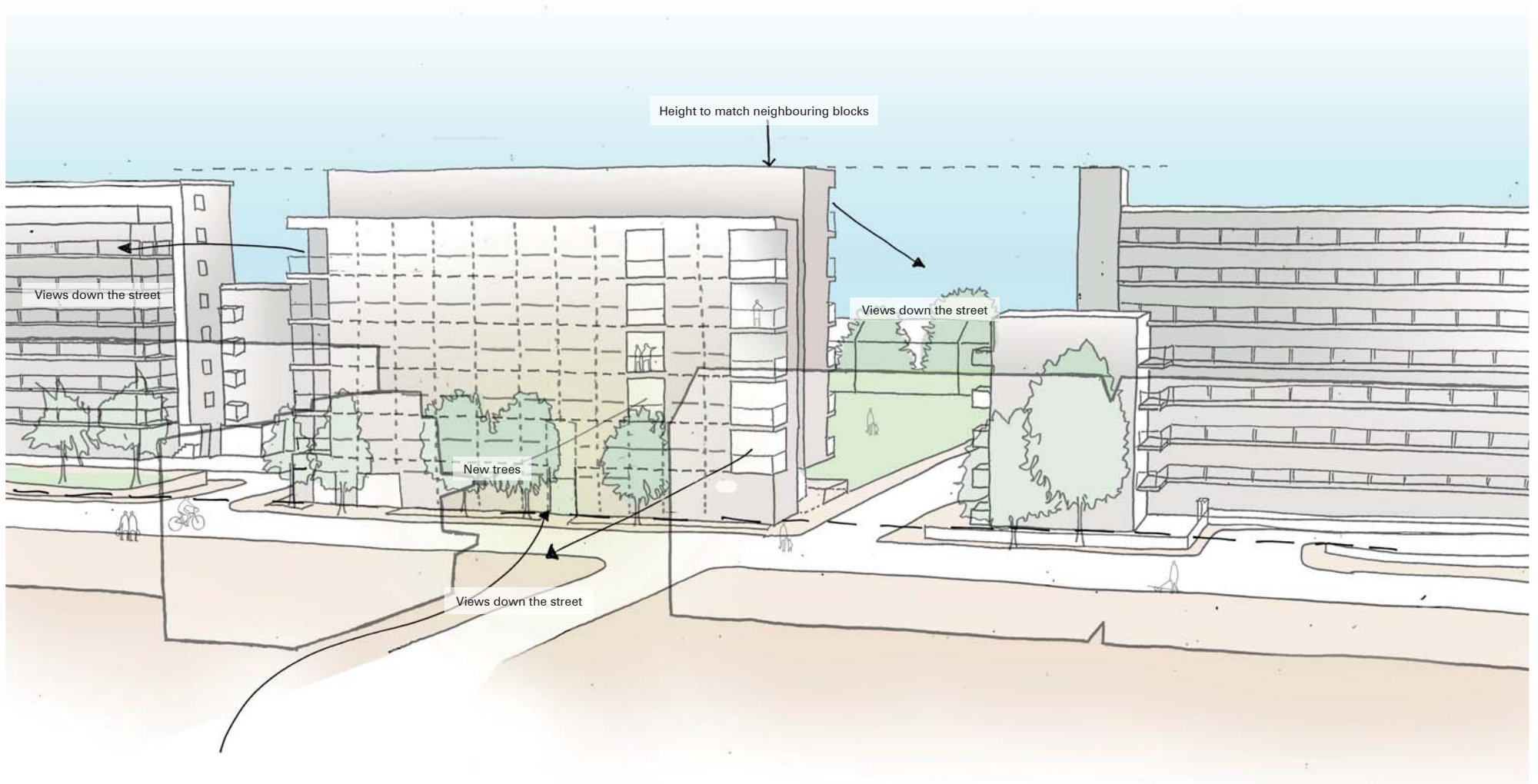
Tower Hamlets Council / Jubilee Street. Proposal

Proposal/Perspectives



Building set to improve the quality of Jubilee park and play space by:

- Eradicating ASB on existing car park
- More private feeling park as it is not seen from the road
- Doors at ground level gives a more activity at street level

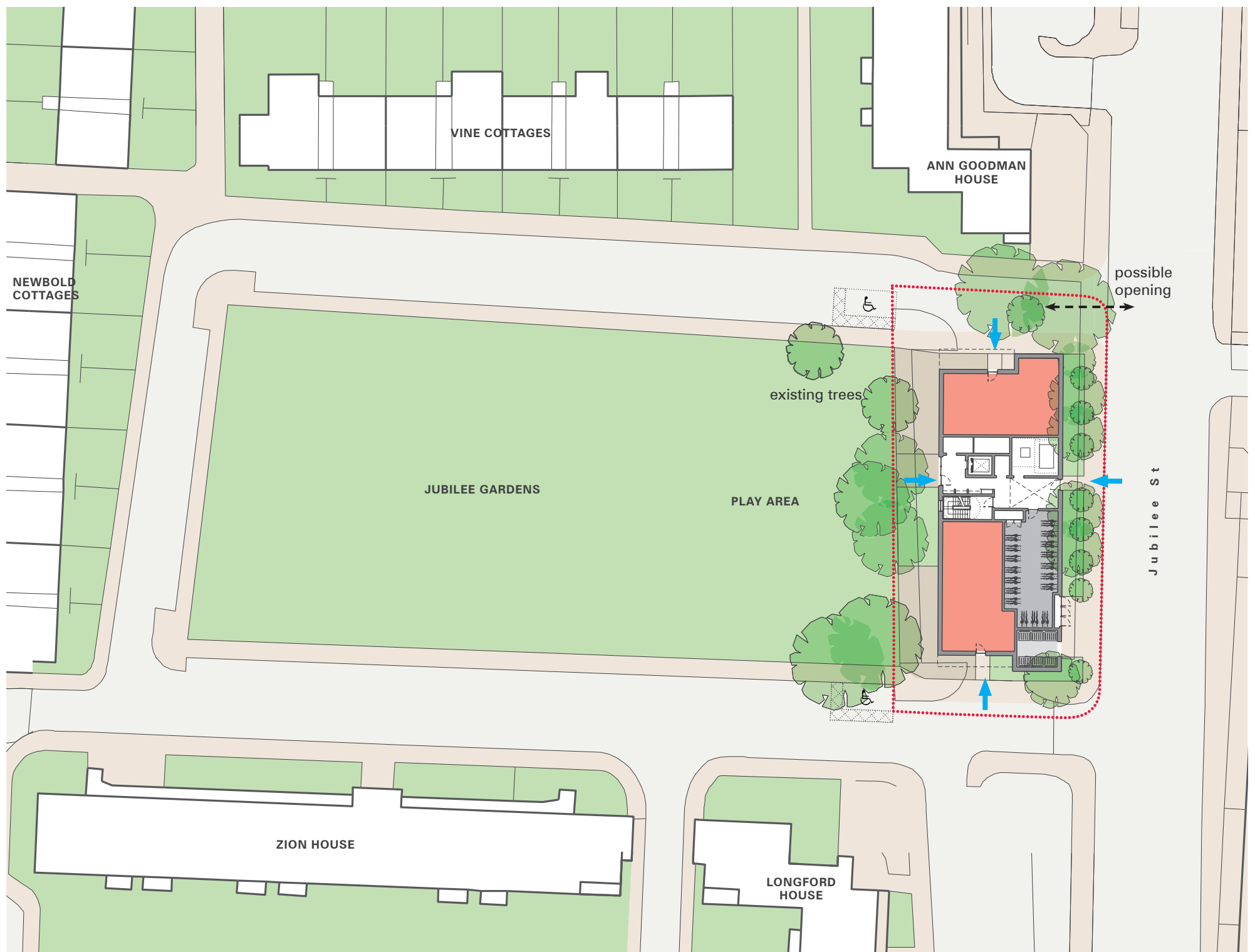


The proposal sets to fit into its context by:

- Matching the size and height of its neighbouring buildings on Jubilee Street
- New trees planted to create a greener street
- Balconies positioned with views down streets and not into neighbouring windows.

Tower Hamlets Council / Jubilee Street. Proposal

Proposal/Plan & Section



The London Borough of Tower Hamlets is proposing to develop on the identified car park for affordable housing together with the possibility of the improvement of Jubilee Gardens.

Key Facts

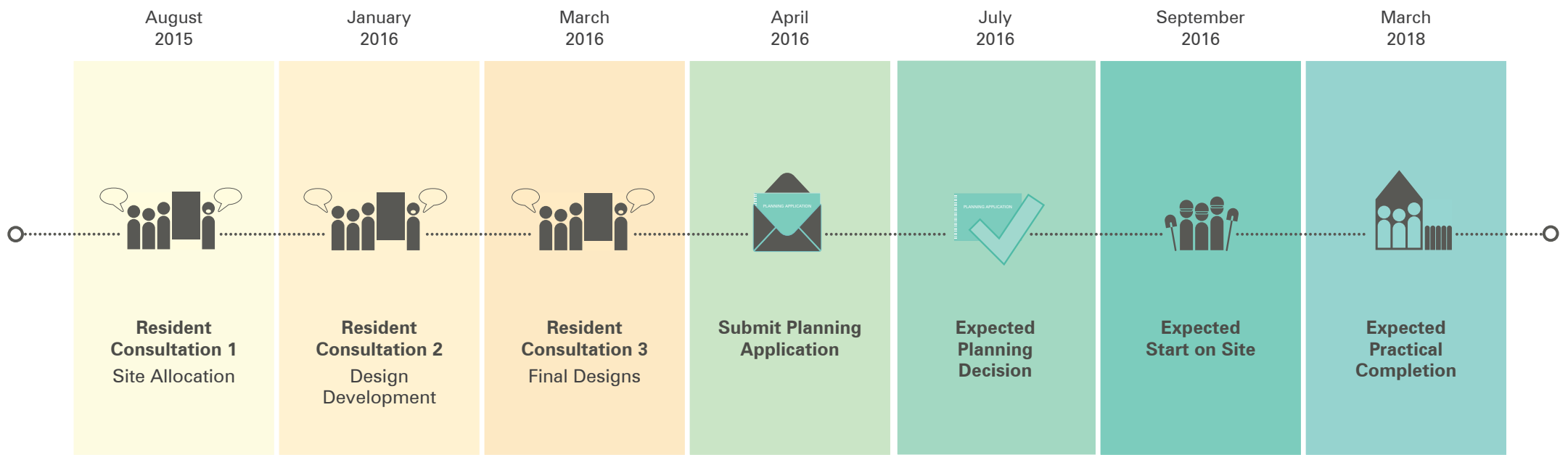
- 24 housing units (originally 26)
- 100% affordable housing
- 6-7 storeys
- 10% disabled units - all at ground level
- No parking except on-street disabled
- Trees lost to be reprovided

Key Design Principles

- To respect the historical and architectural character of the estate.
- High quality design
- Better access routes
- Environmentally sensitive
- Materiality of permanence and longevity
- A building that forms part of the existing estate, a building residents can be proud of.
- Maintain levels of daylight to existing buildings

Tower Hamlets Council/Jubilee Street. Resident Consultation

Programme dates/When you can have your say



Residents will have the opportunity to share their ideas through the statutory consultation process. This will consist of three rounds. Each round will be over 2 days to ensure everybody gets a chance to have their say.

Consultation 1 : Residents will be presented with the allocated site

Consultation 2: Residents concerns ideas are taken into account to develop the design including massing and plan layout. This will be presented to residents during consultation 2.

Consultation 3: Residents will be presented with the final scheme with elevation design, their comments will be taken into account prior to submitting the planning application.

Planning: Residents have the opportunity to comment on the planning application once it is submitted to the Local Planning Authority.

- We want to hear your opinion on.....
- Your estate. What do you like or dislike about it?
 - Access
 - Security
 - Materials for the new development. Brick? Concrete?
 - Shape and form of the proposal
 - Elevation style, texture and recess
 - Planting

Design Precedents and local inspiration

