

# 60 Southern Grove

## Introduction

### Welcome to our Public Exhibition

- Tower Hamlets Council have embarked on a new build programme to increase the supply of New Council Homes. Tower Hamlets has a severe shortage of affordable homes for rent for local people, with over 18,000 households on its waiting list. The Mayor is seeking to address this problem through the provision of 2,000 new Council Homes in the Borough.
- Tower Hamlets Council are also providing a number of private rented homes for market rent for local people under their wholly owned housing company to ensure that the scheme overall is viable.



Site Location



Tower Hamlets Park Cemetery  
Photo: Loz Pycock



Mile End Park



Mile End Road



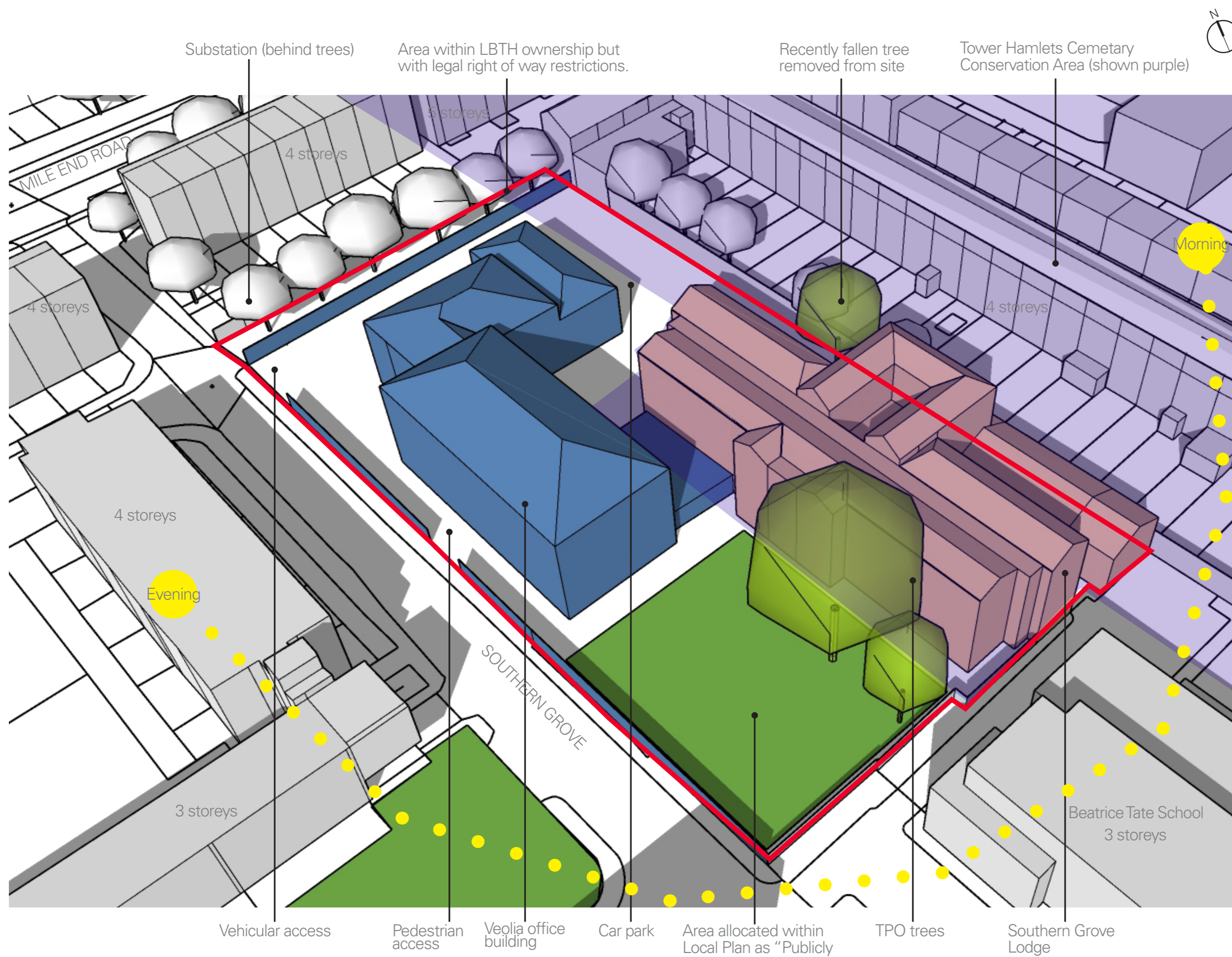
# 60 Southern Grove Existing Site

The site is bounded by Mile End Road to the north, Southern Grove to the west, Brokesley Street to the east and to the south by Beatrice Tate School, a special educational needs school for 11-19 year olds. The site is approximately 0.5ha in size, comprising of Southern Grove Lodge (the Victorian Workhouse) and Veolia Offices (the office block) both owned by LB Tower Hamlets.

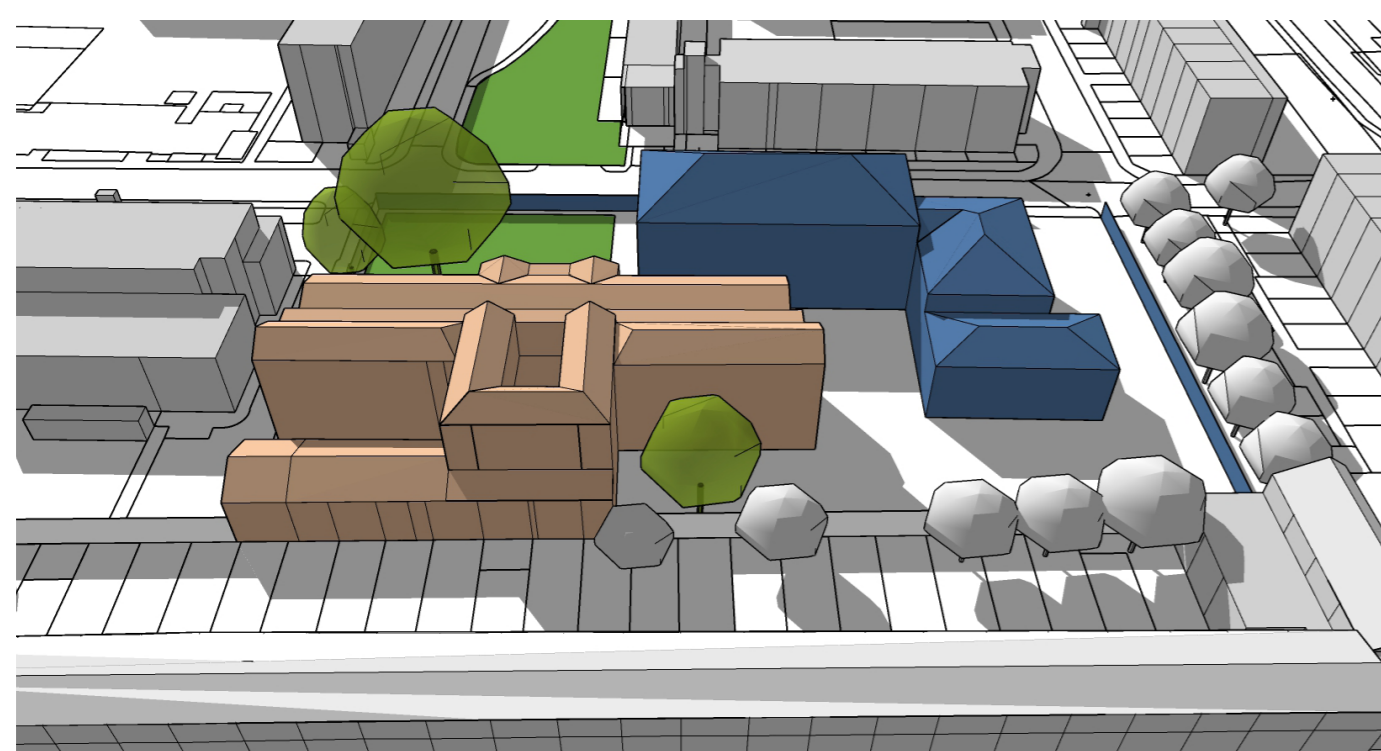
Other than a single-storey link to the office block, Southern Grove Lodge Workhouse is a detached building, consisting of three storeys with a twin-gabled central entrance block flanked by northern and southern wings. A low single-storey wing, running along the eastern boundary, originally housed the workhouse kitchen.

The workhouse, which has been unoccupied for a number of years, falls within the Tower Hamlets Cemetery Conservation Area.

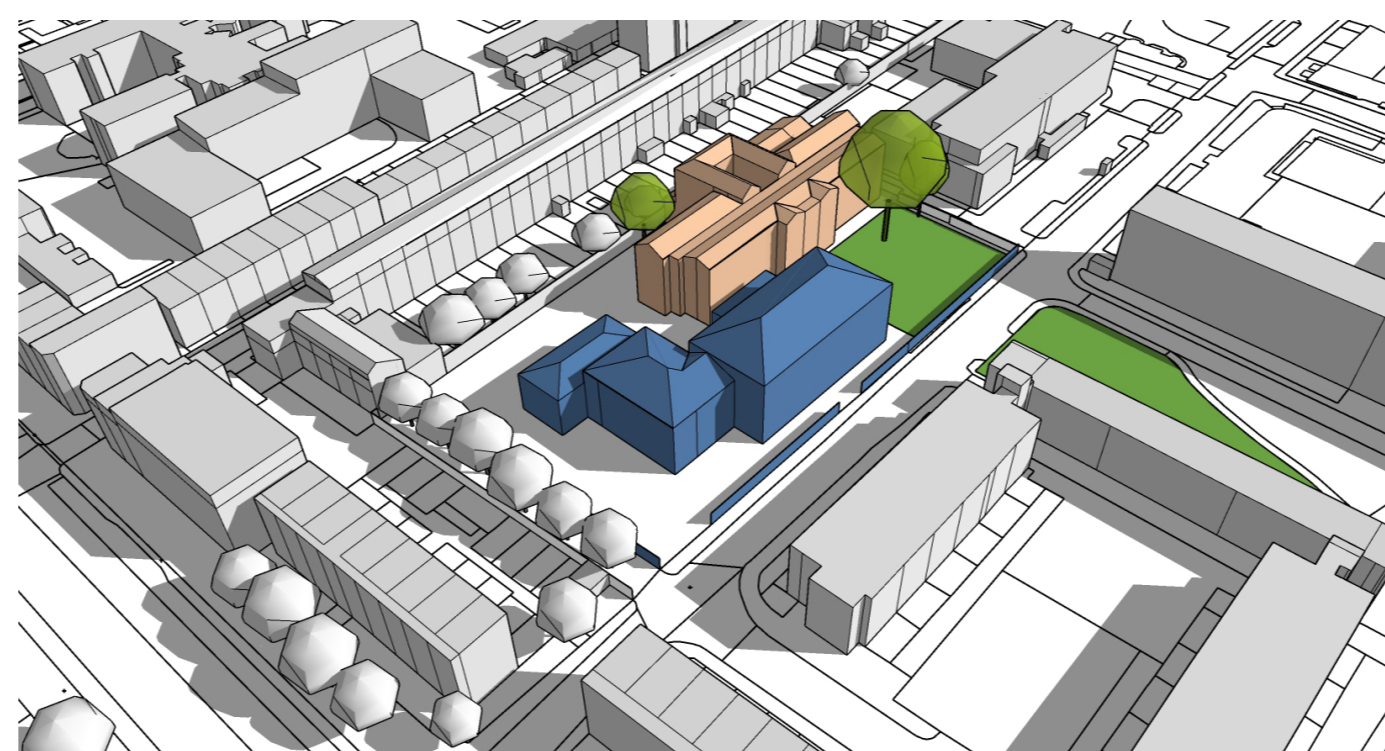
The south-western section of the site has been allocated within the LBTH Local Plan as "Publicly Accessible Open Space".



Site Analysis  
Existing Massing - Aerial view from South



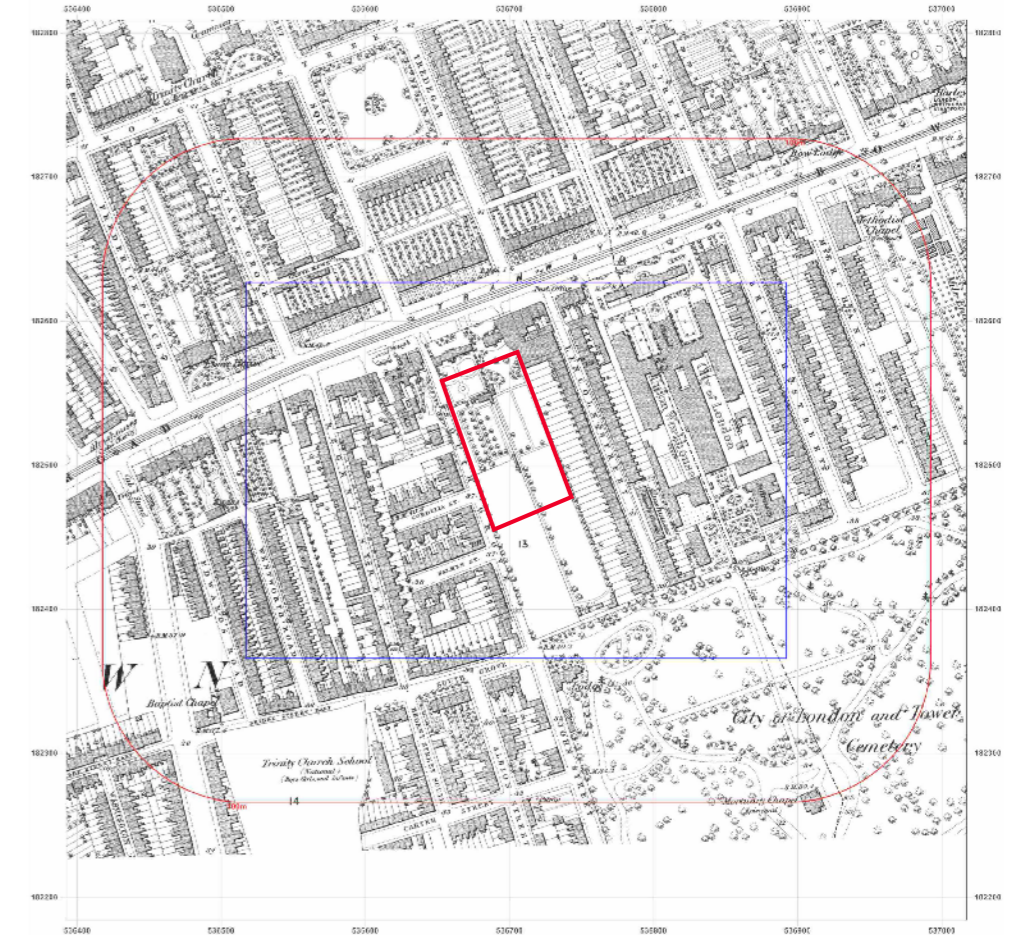
Existing Massing - Aerial view from East



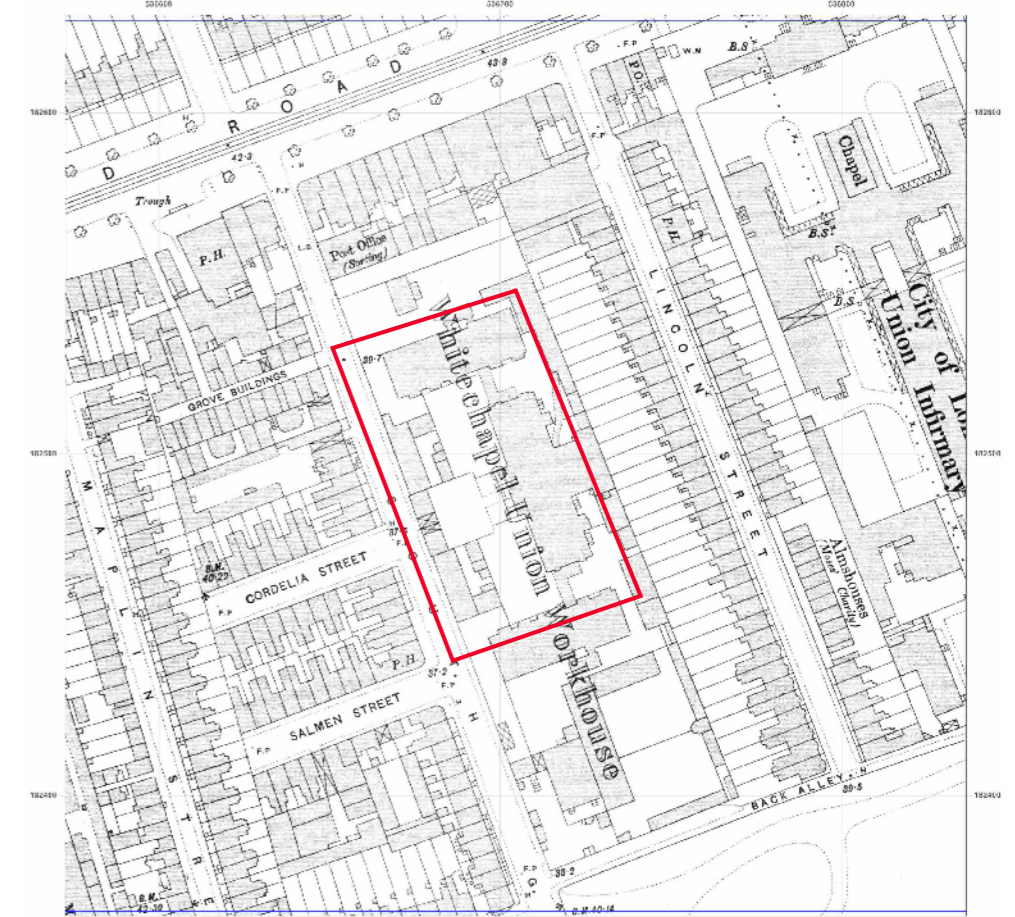
Existing Massing - Aerial view from North West



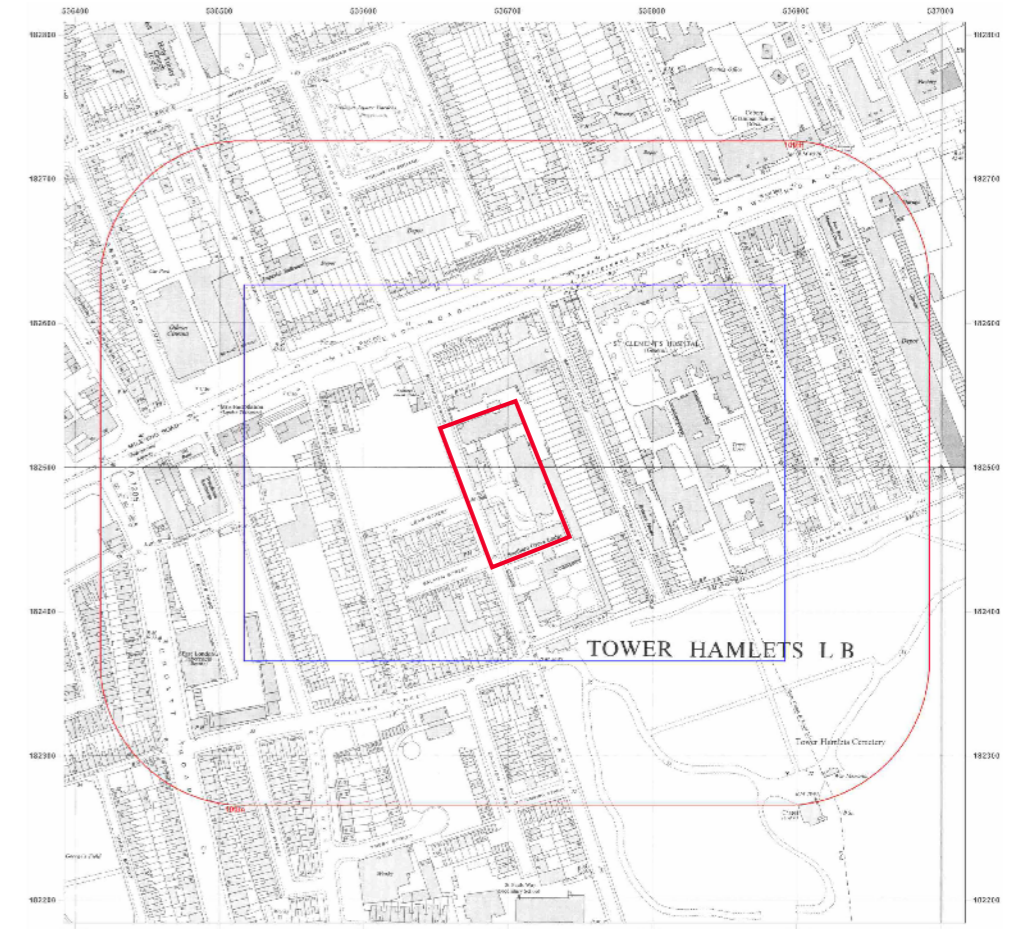
- 1 Aerial View of Southern Grove
- 2 Beatrice Tate School
- 3 View from South Grove Workhouse towards rear of Brokesley Street properties



Site shown prior to workhouse construction in 1871



Map dated 1896- main workhouse built, together with receiving wards (west) and pavilion blocks (north & south of workhouse)



Map dated 1967- main workhouse and pavilion blocks intact; addition of building to north boundary



Map dated 1972-75- Southern pavilion block and receiving wards (west) demolished; Wilfred Reeve Centre and Charles Key House built to south.



Map dated 1977-82- Northern pavilion block demolished; John Orwell Day Centre (now Veolia offices) built

# 60 Southern Grove Existing Buildings

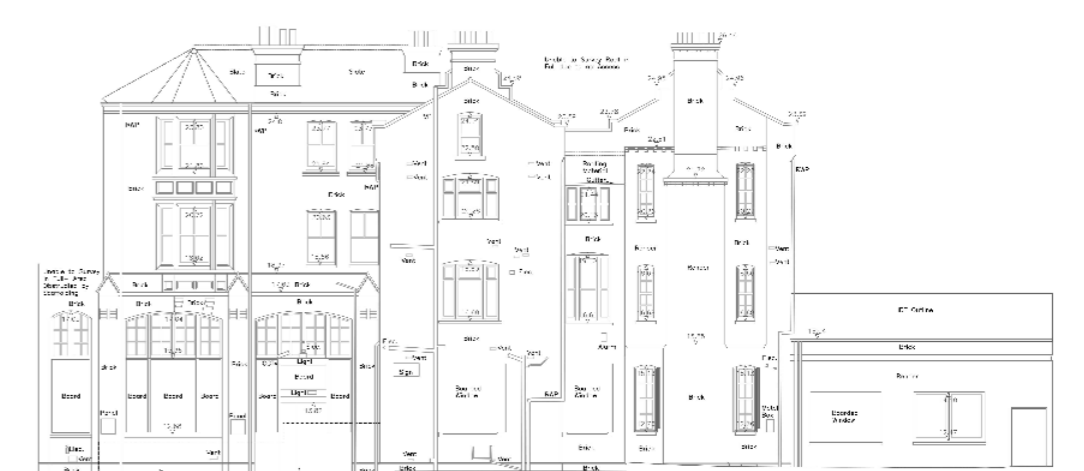
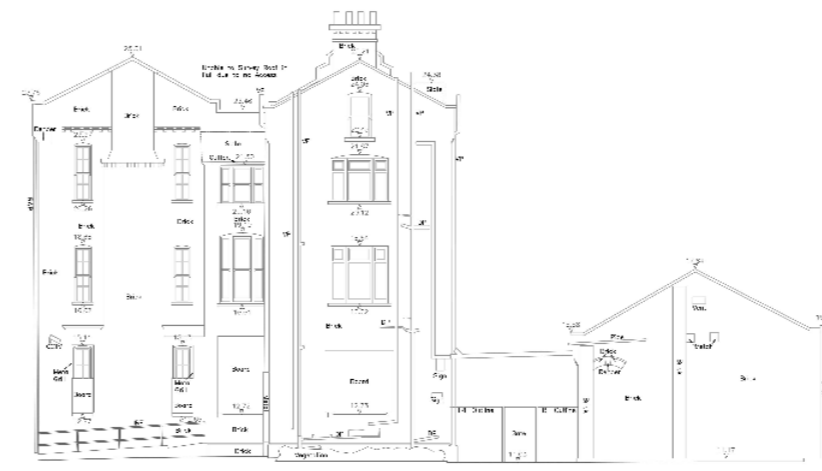
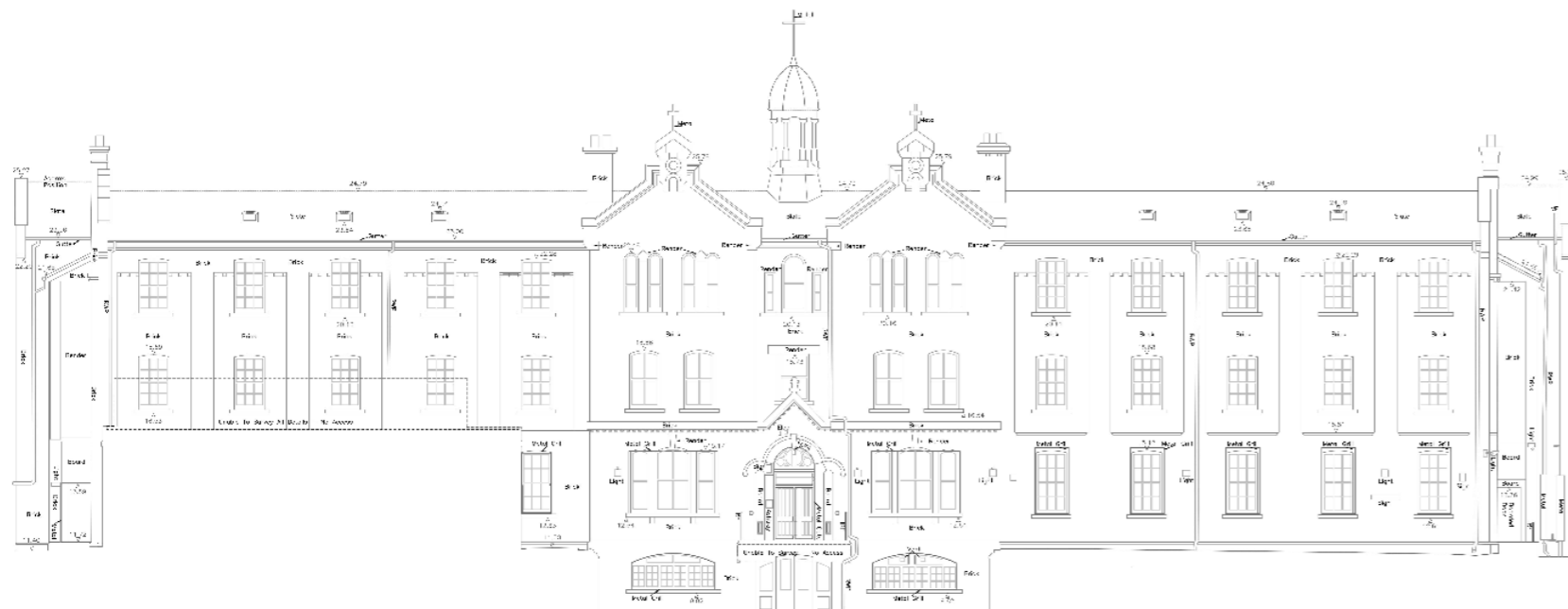
Central to the approach taken by the current project is the principle of protection and enhancement of the Southern Grove Lodge Workhouse as a local heritage asset.

The 1980's Veolia office building currently dominates the site, with its scale and location detracting significantly from the Victorian workhouse. The office building's western wing creates an uncomfortable relationship with the northern half of the Workhouse, both in its tight proximity and overbearing scale. A connecting link further erodes the original character of the Workhouse.

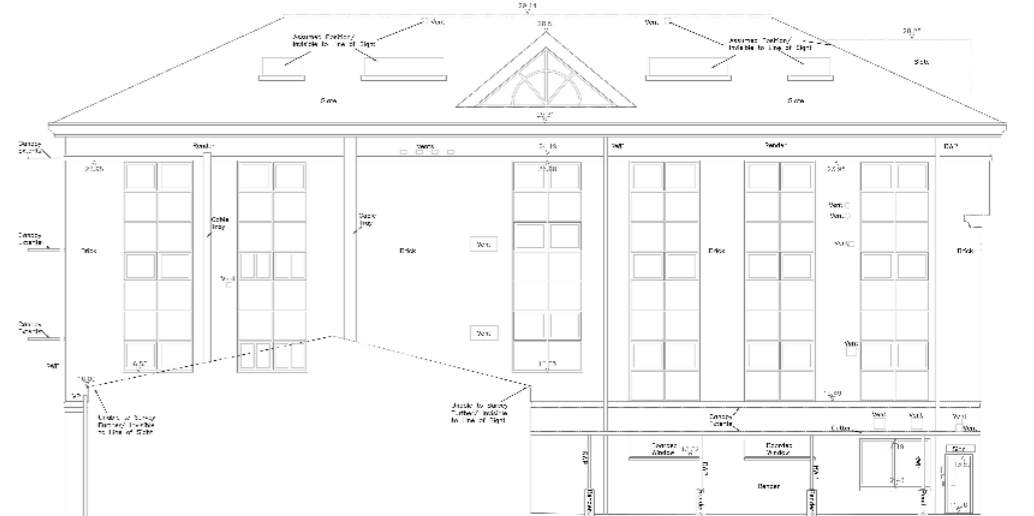
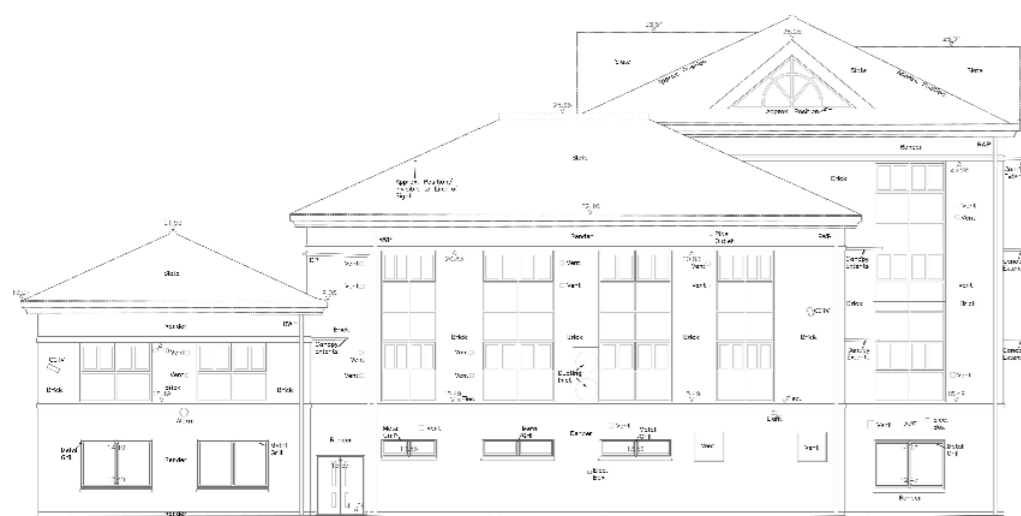
The interior layout of the workhouse is largely intact with rooms off a central corridor at each floor and a large ground floor hall to the rear, originally serving as the building's dining hall, with a kitchen wing annexed to the south.



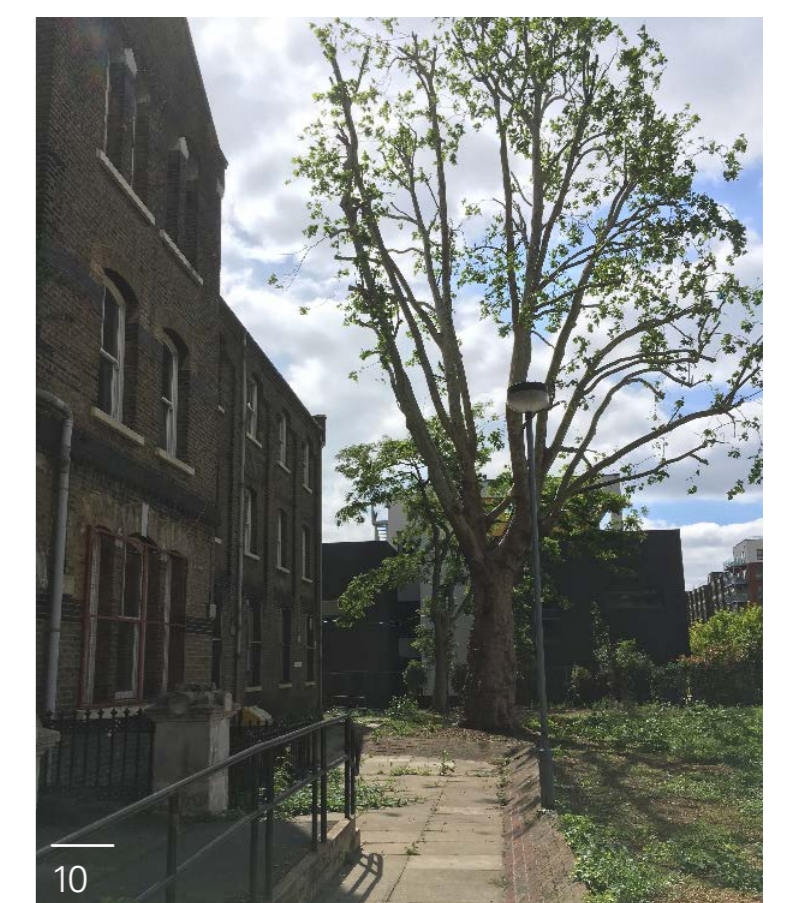
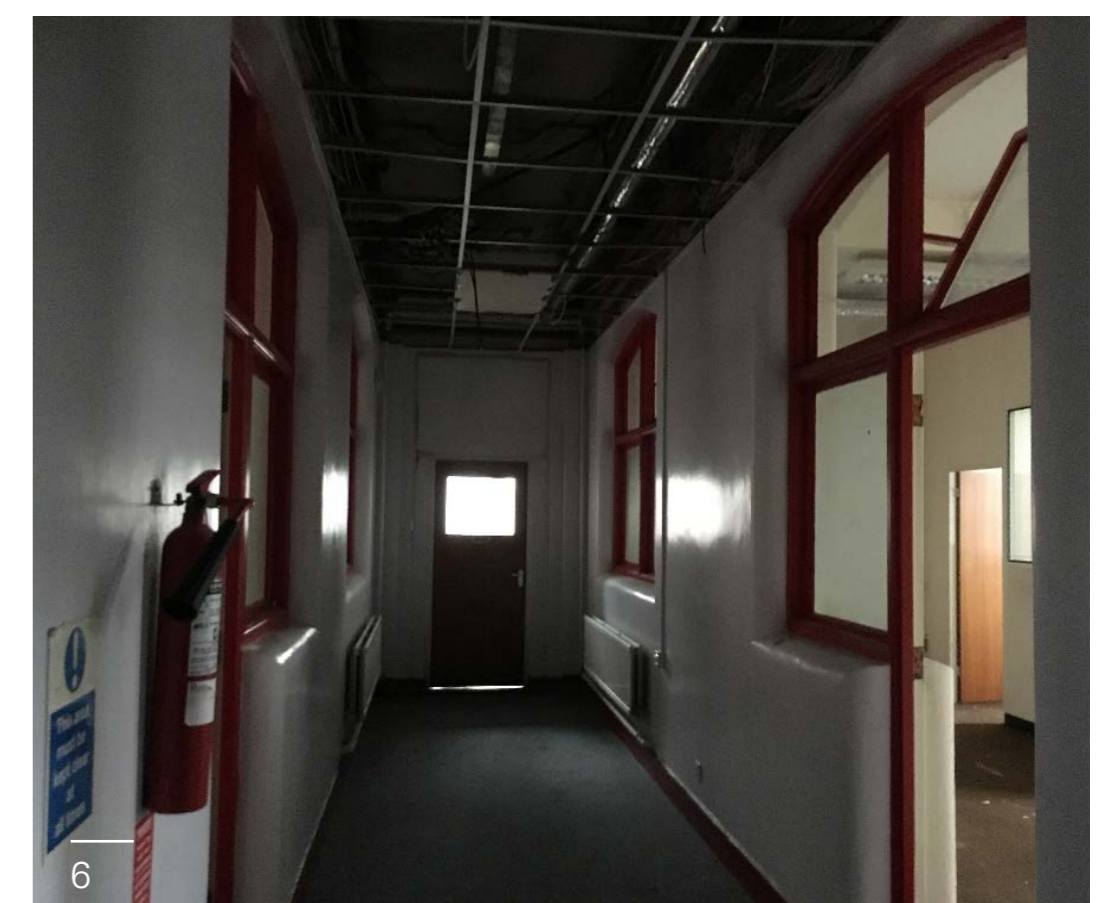
Southern Grove Lodge Workhouse - Historical Photos



Southern Grove Lodge Workhouse - Elevations



Veolia Office Block - Elevations



- 1 Southern Grove Lodge Frontage
- 2 Veolia Office Block from Southern Grove
- 3 Southern Grove Lodge Workhouse
- 4 View from central corridor towards main stair

- 5 Main staircase with building entrance at base
- 6 Typical corridor
- 7 The original workhouse dining hall
- 8 The workhouse kitchen

- 9 View of the dining hall rooflight from surrounding lightwell
- 10 Trees in front of the Workhouse

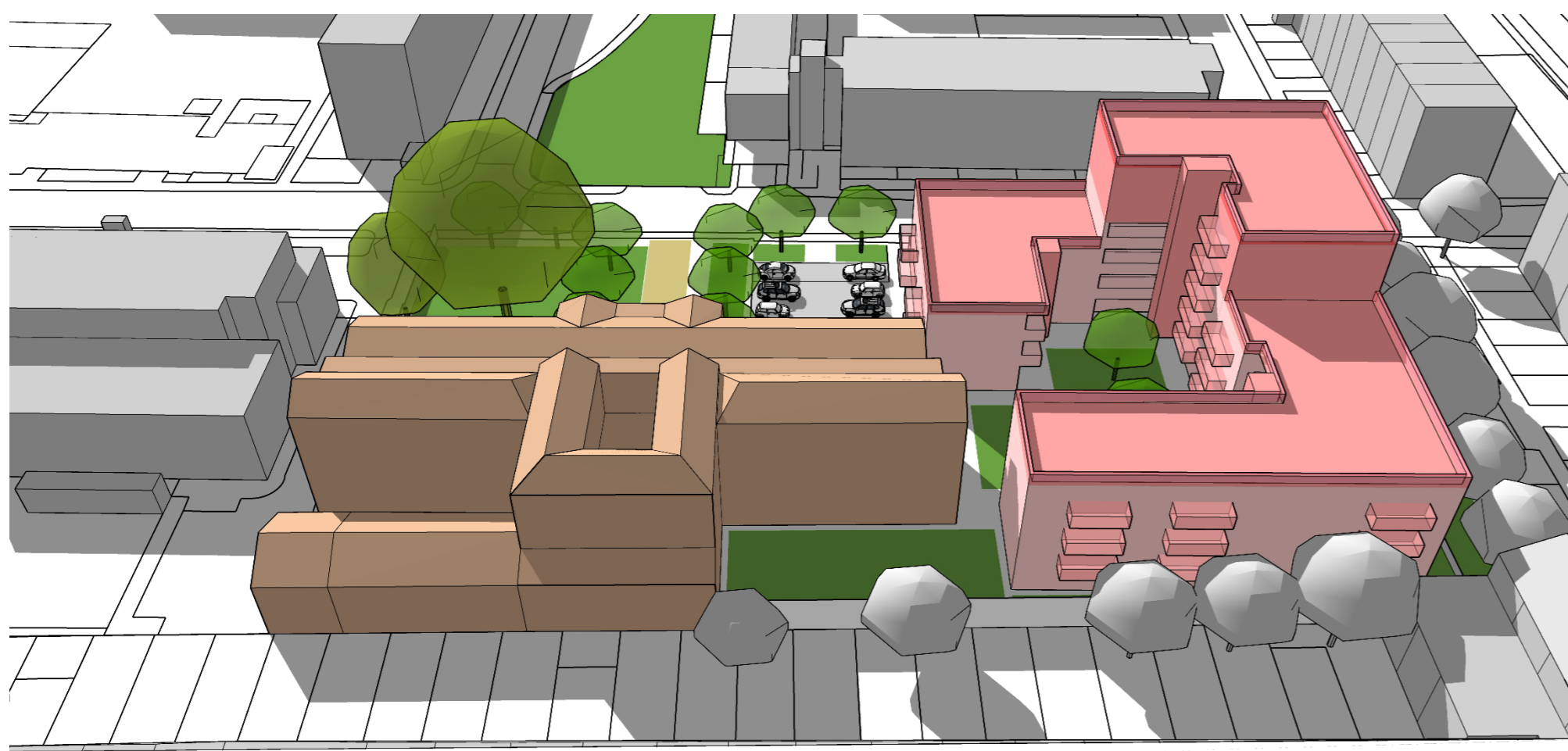
# 60 Southern Grove Proposed Development

The proposed development comprises 36 market rent homes within the retained and enhanced workhouse and 50 affordable rent homes within a new building.

The layout provides an entirely clear frontage to the workhouse with a 10% allocation of blue badge parking within an extended and enhanced landscaped area.

The north-eastern corner of the site contains a four-storey wing, informed by the height of the surrounding context and the adjacent workhouse. The building then rises to six storeys as a more prominent element at the corner of the site with proximity to Mile End Road. The massing then steps down to three storeys, both as a transition to the open area to the south and to enable a good level of natural light into the shared courtyard within the new block.

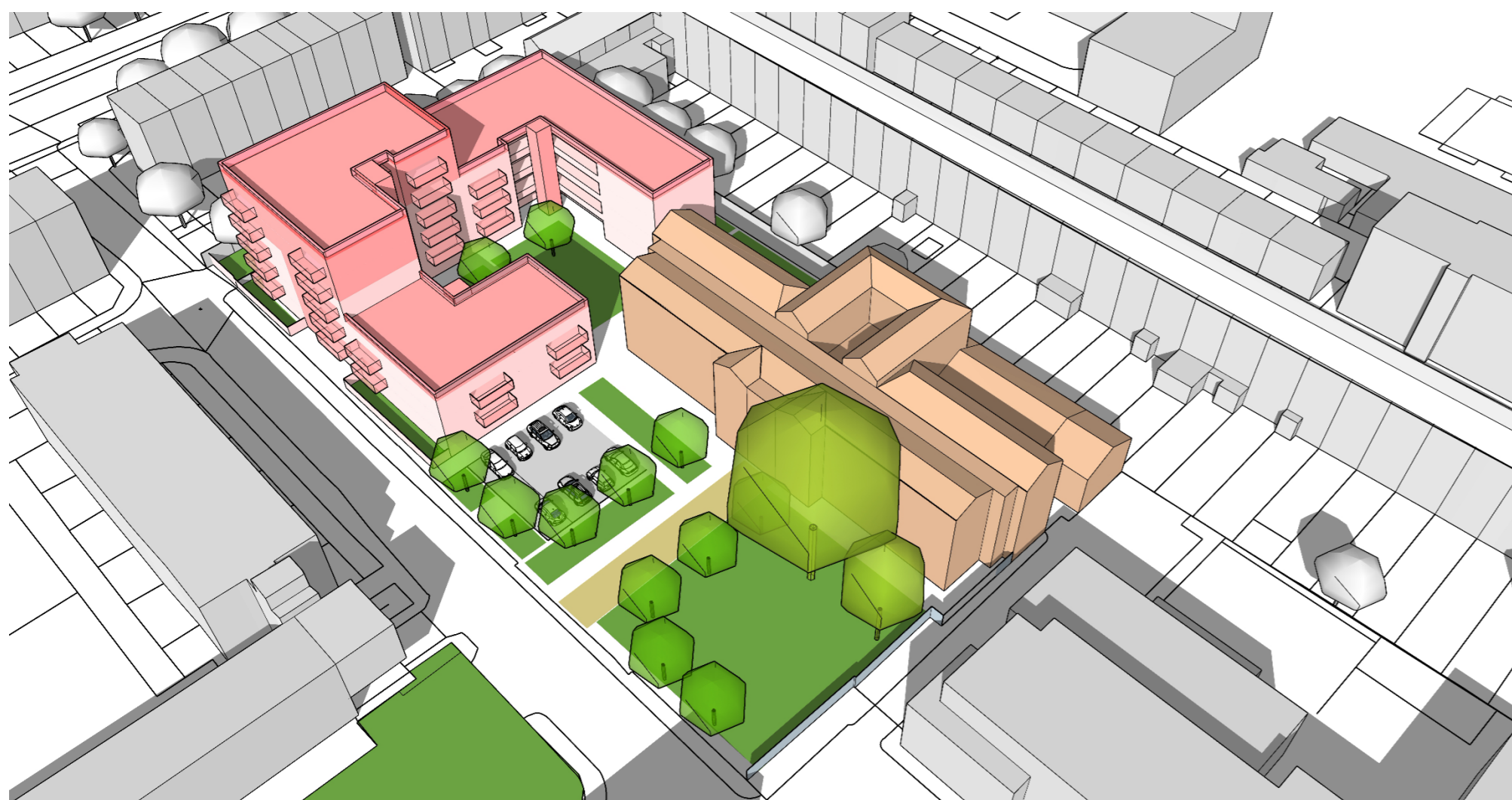
Alternative proposals are also being explored at present to potentially incorporate approximately 1,500m<sup>2</sup> of education use into the new building at the lower floors as an annex to the neighbouring Beatrice Tate School. Initial plans are included at the bottom of this board to demonstrate this alternative arrangement.



Proposed Aerial View from East



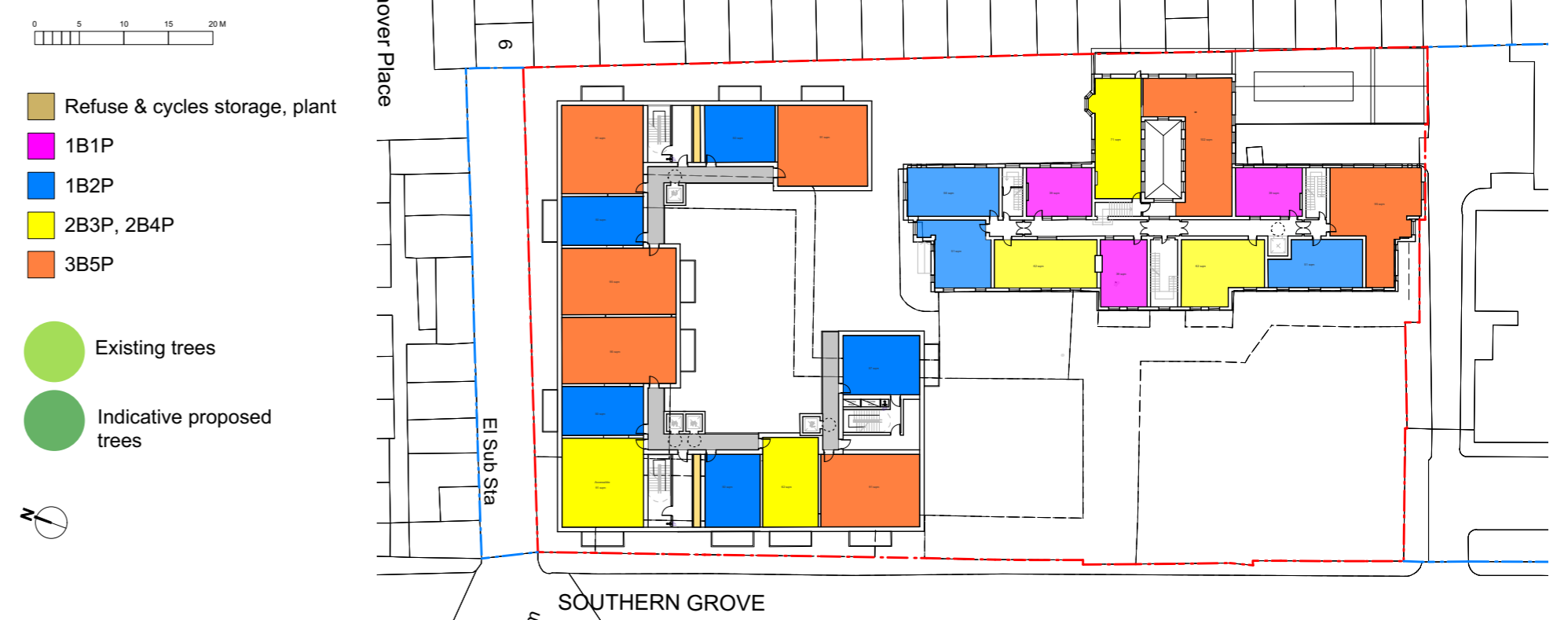
Proposed Aerial View from North West



Proposed Aerial View from South



Ground Floor Plan



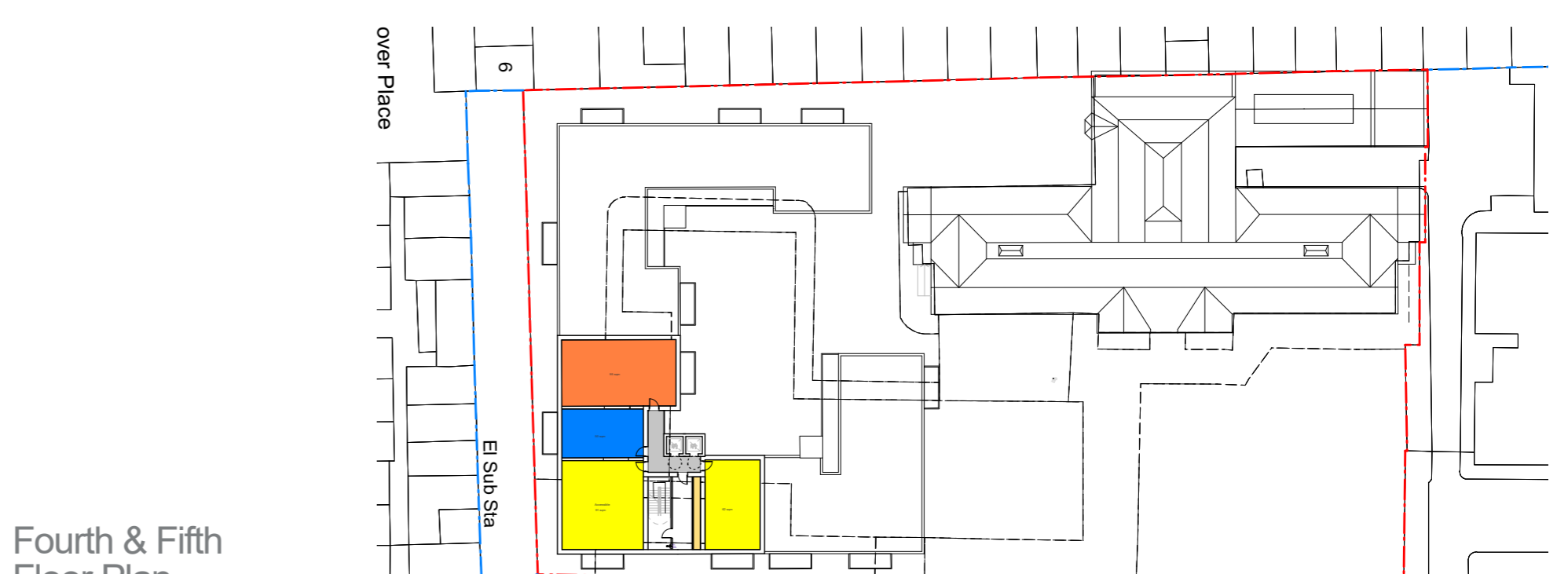
First Floor Plan



Second Floor Plan



Third Floor Plan



Fourth & Fifth Floor Plan

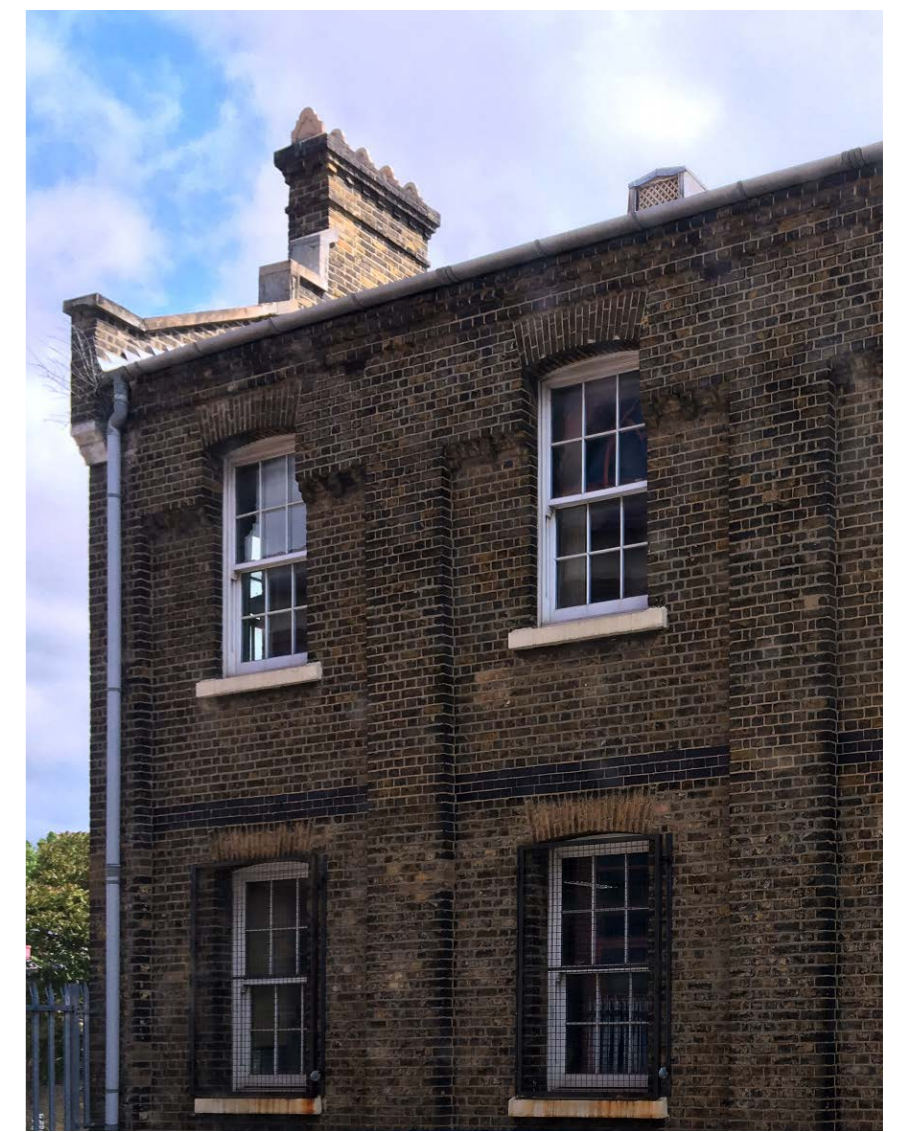
# 60 Southern Grove Character and Appearance

The Victorian workhouse is characterised by a strong grid made up of window and door openings, inset brick bays, brick detailing and variation in brick colour. The main elevation, as with the overall plan, is symmetrical, albeit that an area of ground floor to the left hand side is currently obscured by the connection with the office building. It is proposed that, following the demolition of the office building, this area will be fully restored to match window configuration and detailing of adjacent bays.

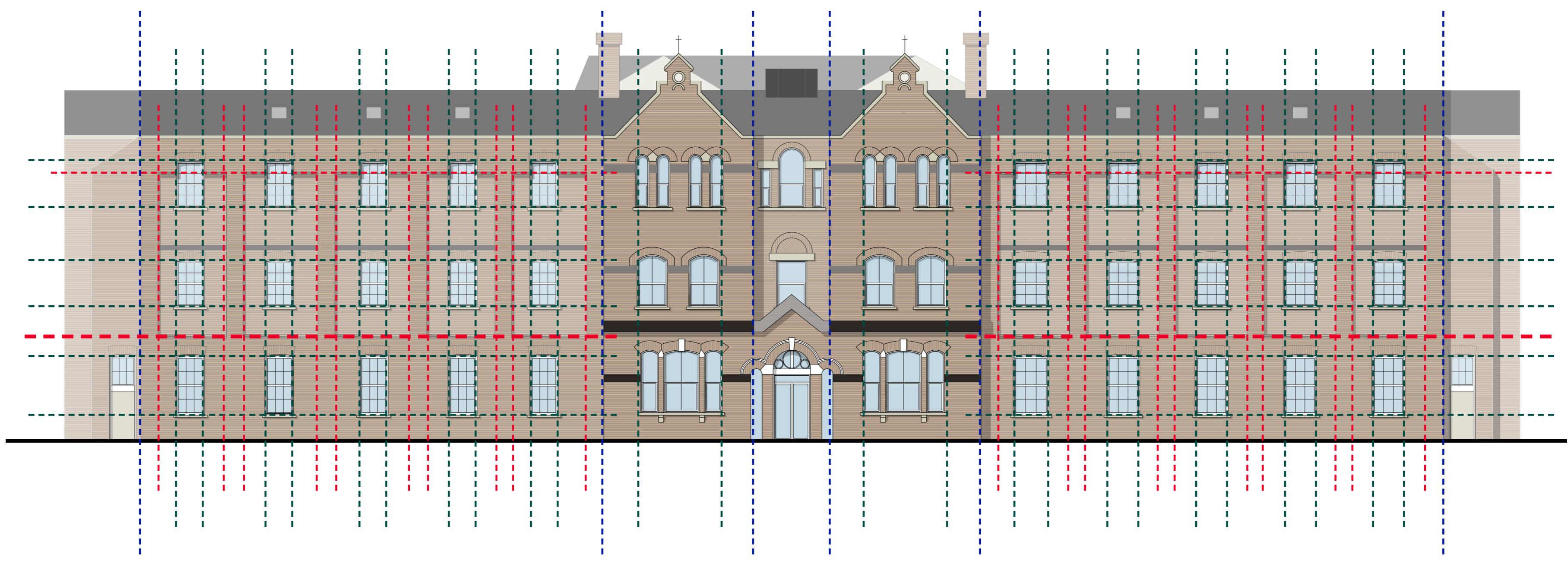
It is proposed that the new building elevations will echo the regular configuration of openings and carefully derive influence from existing detail, colour and texture. Contemporary use of colour and materials will be considered in developing elevations alongside more direct material references.

A landscaping strategy will consider the main character zones across the site, including the street edge and new building frontage, the enlarged open space in front of the workhouse and the areas within the centre of and around the new building.

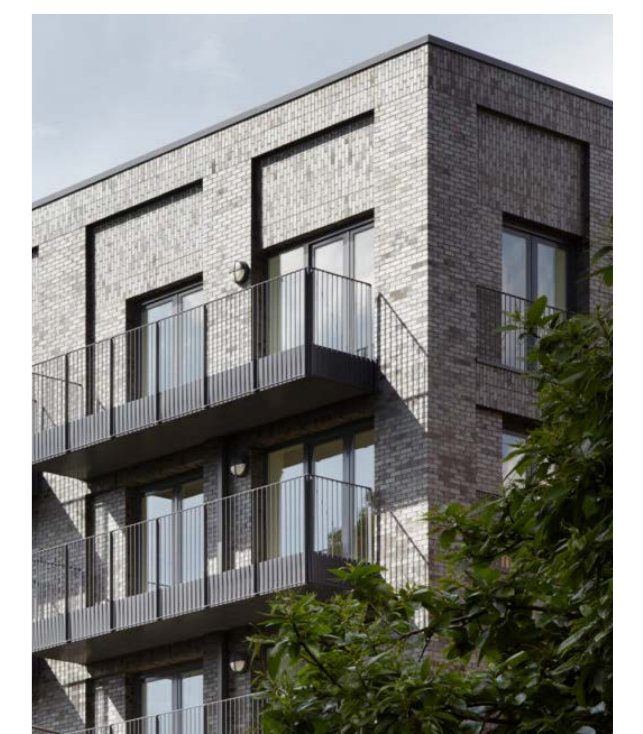
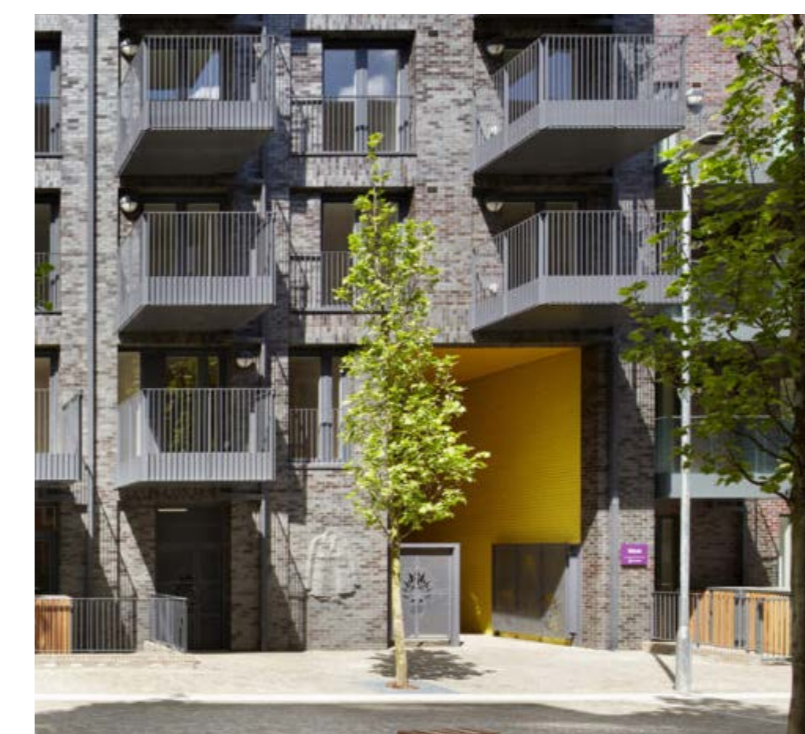
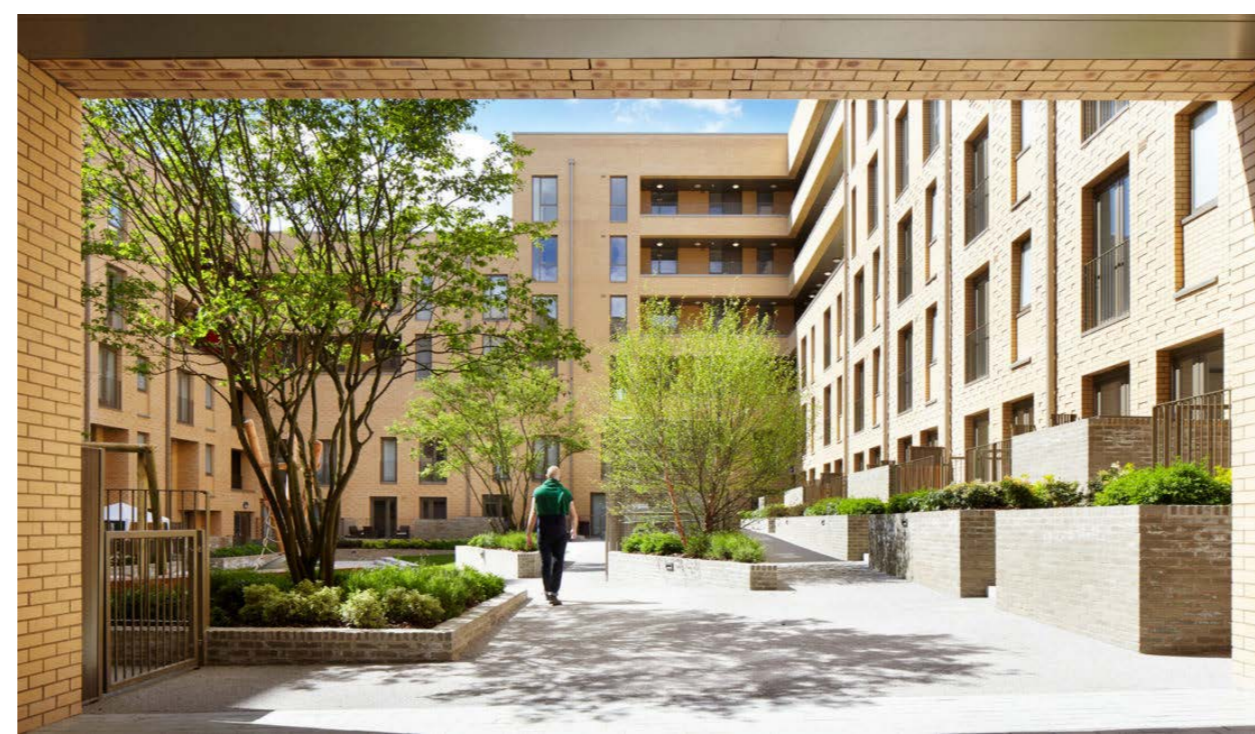
The site sits partly within the Tower Hamlets Cemetary Conservation Area. The character and appearance of the new building and overall proposals will be sensitive to this context and will strive to enhance both the workhouse as a heritage asset and the site's surroundings as a whole.



West Elevation of Workhouse



Elevational Study - The Victorian Workhouse



Precedent Schemes



Landscaping Precedents