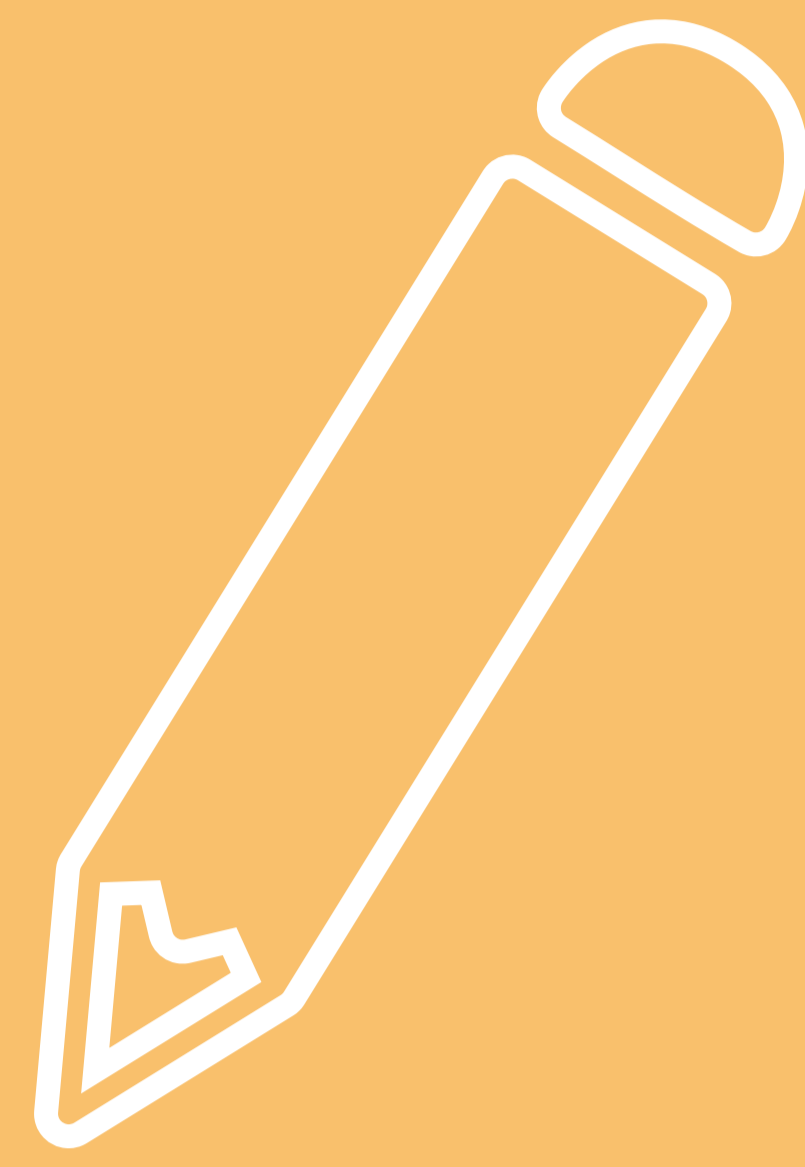


# KEATS HOUSE CAR PARK

## LONDON BOROUGH OF TOWER HAMLETS



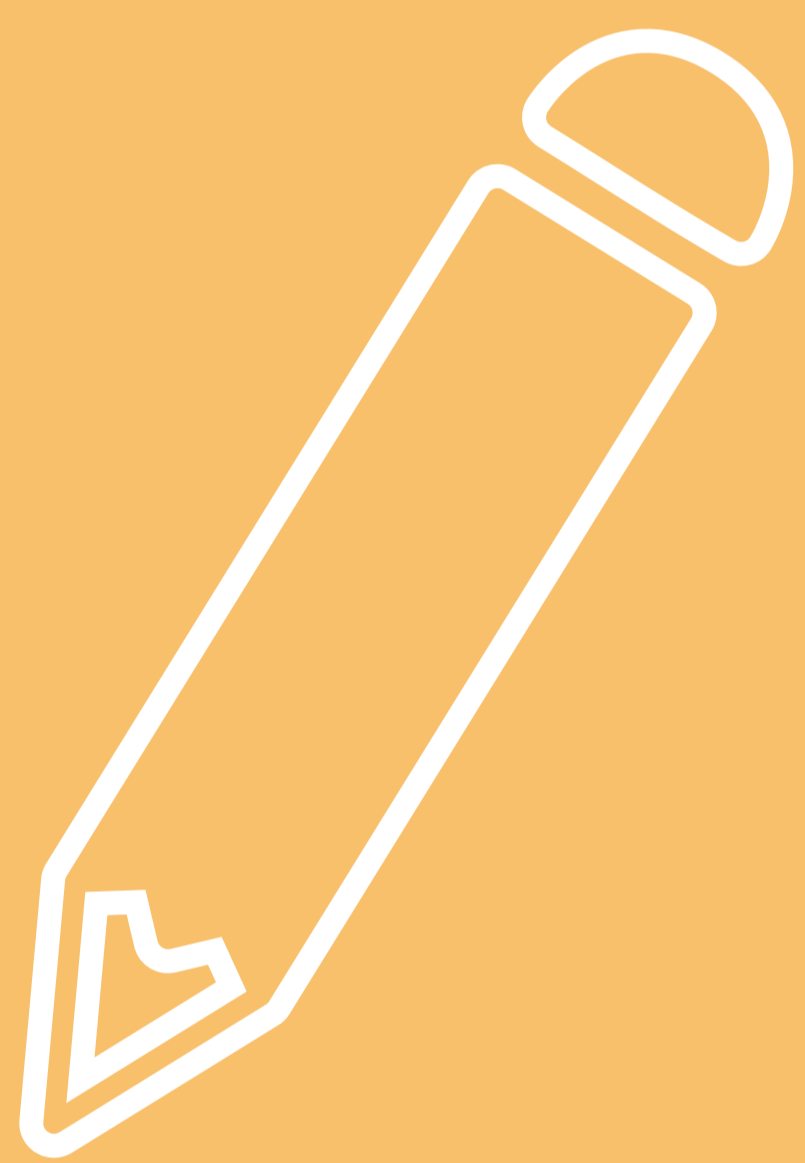
### WHY DOES THE COUNCIL NEED TO BUILD NEW HOMES



- Tower Hamlets has more than 18,000 people registered in need of housing.
- Private sector rents are 3 times as much as social rents, not covered by Housing Benefit and out of reach for families on low incomes.
- Families needing a 2 bedroom home can wait for up to 12 years.



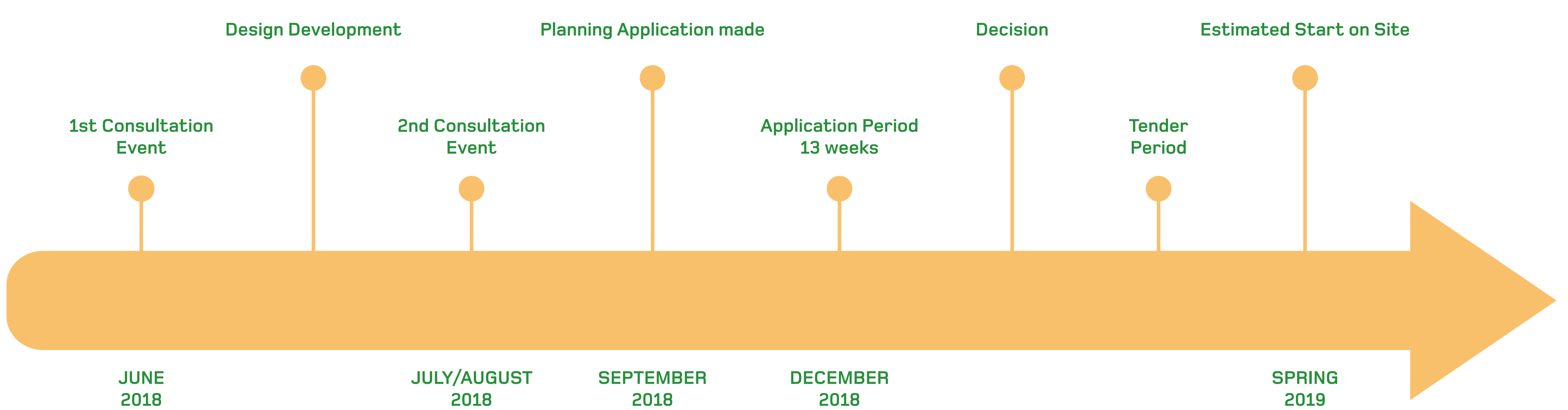
### WHAT ARE WE PROPOSING



- We are proposing 100% affordable housing.
- Built and managed by the London borough of Tower Hamlets.
- 13 New homes varying in size from 1 to 3 bedrooms.
- Include wheelchair-accessible housing. Homes will be in one site adjacent to Keats house.
- New landscaping and upgrades to communal space is proposed.
- The Mayor is committed to the delivery of 2,000 new council homes that are genuinely affordable.
- Being let on 50% social rents or 50% Tower Hamlets living rents.



The Council will endeavour to find an alternative parking space for residents of the Rogers Estate in advance of the construction period. This will be subject to availability in the surrounding area.

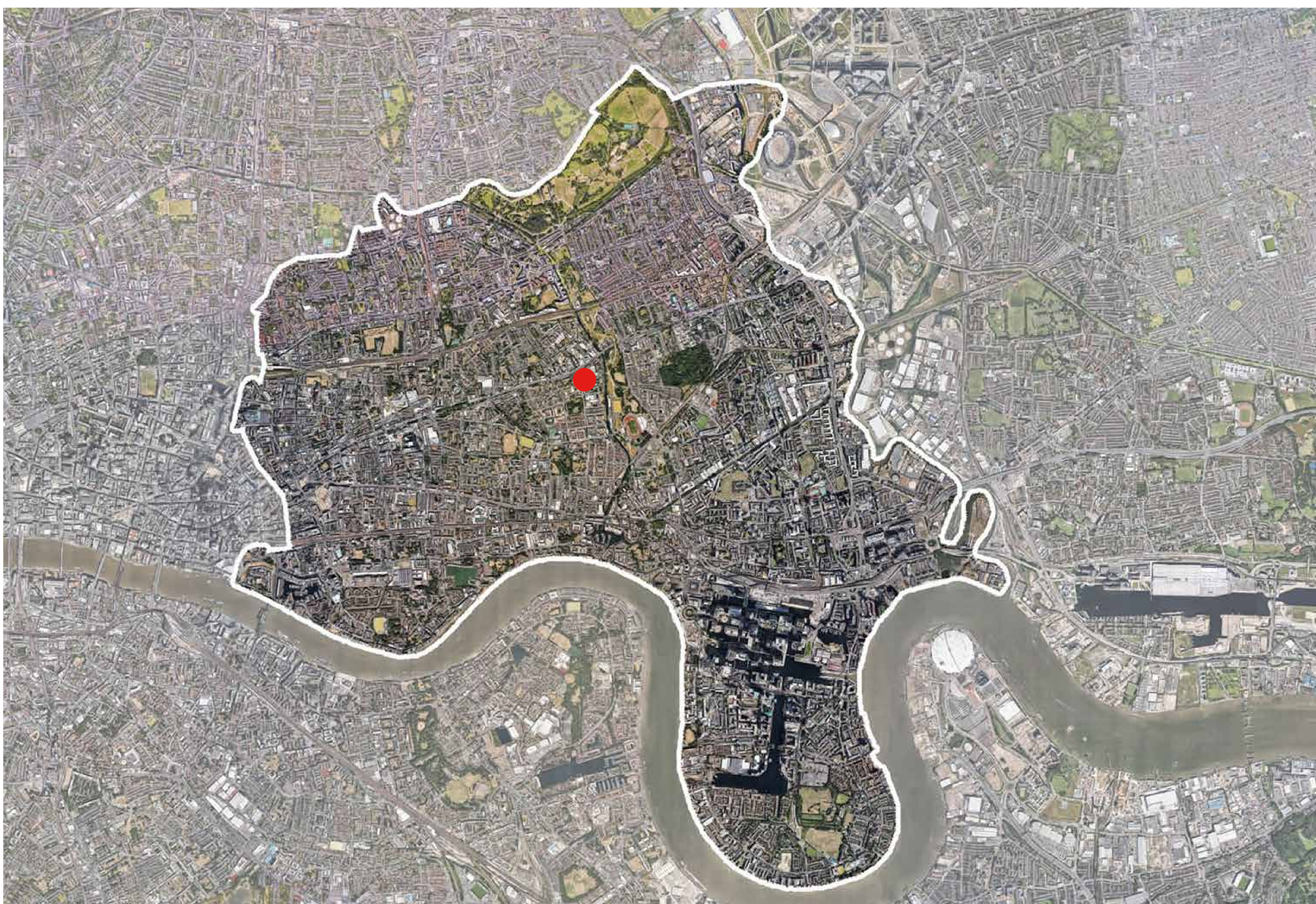


The Design Team will review the proposals in the light of comments received at this consultation event.

Following any necessary amendments and the completion of specialist reports it is intended that a planning submission would be made September 2018. As part of the planning process the Borough will consult with local residents.

# KEATS HOUSE CAR PARK

## LONDON BOROUGH OF TOWER HAMLETS



### INTRODUCTION

The London Borough of Tower Hamlets have identified this site in the Globe Town area that if sensitively developed to an appropriate scale will help to provide much needed affordable housing for local people.

bptw partnership were appointed by the Borough to prepare designs for the Rogers Estate site.

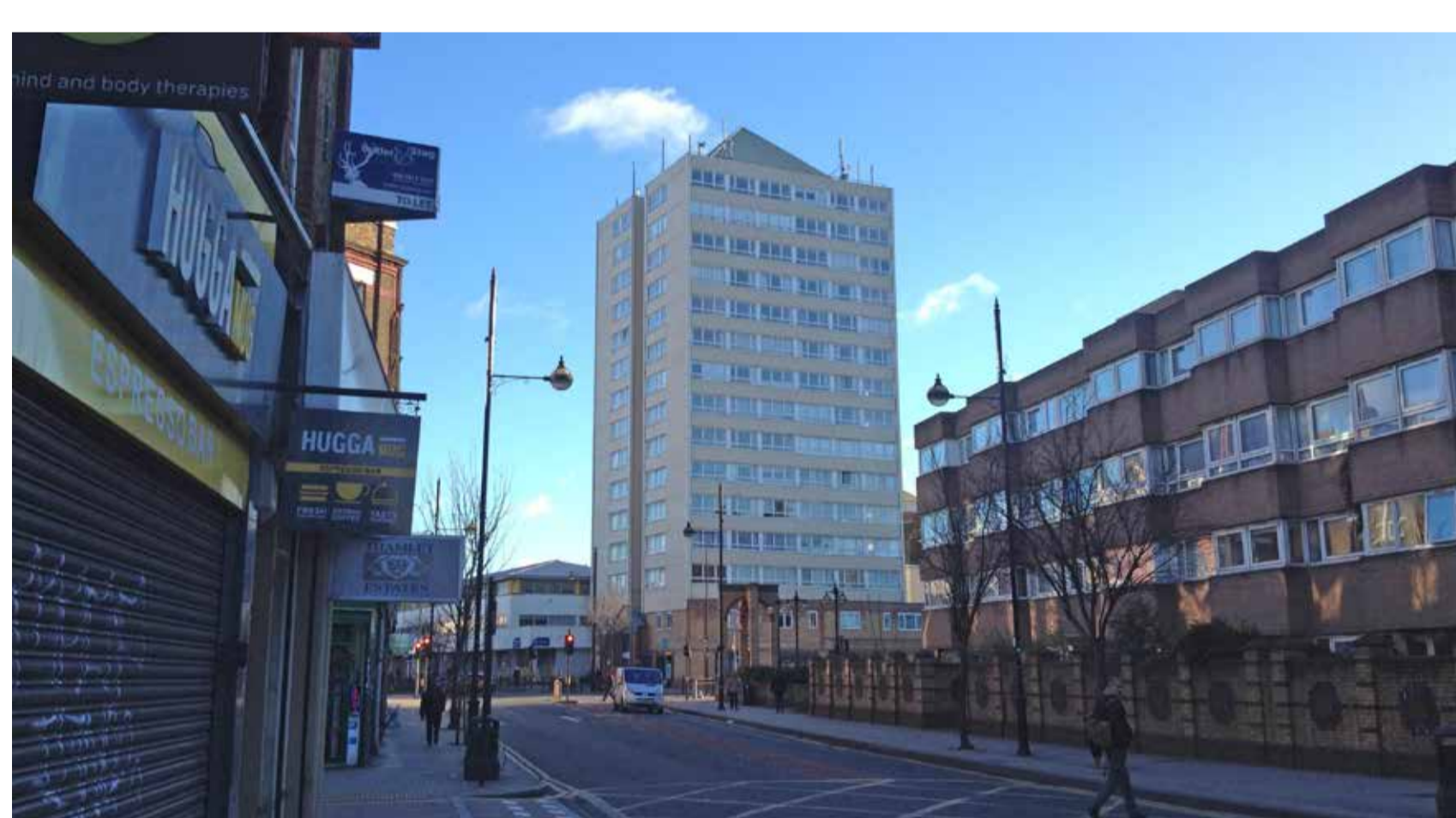
Our vision is to create a new building that will fit seamlessly into the local character in size, bulk and appearance as well as reinstating a building line to the road and providing improvements

to the external environment providing a 'Great place to live'. The proposed block will be well laid out; designed to be accessible for their intended user group; with good sunlight and daylight; have an attractive appearance that will compliment surrounding buildings and will be constructed in traditional, robust and lasting materials, reflecting the character of 'Globe Town'.

The purpose of this Public Consultation Event is to share with you, the local community of the initial proposals and obtain feedback from you on the location of the development; aspects of the design and how you feel the proposals will affect your neighbourhood.



Roman Road looking south west



Roman Road looking east



Signage indicating local amenities



### THE SITE

The existing site is currently a car park at the junction of Roman Road to the North and Globe Road to the East.

The site is between two underground stations offering a high frequency service between central London and the east. Along Roman road to its west is Bethnal Green underground station on the Central Line with a service between central London and Epping. This station is approximately a 5 minute walk away. At the end of Globe Road to the south is Stepney Green underground

station on the District Line with services between central London and Upminster. This station is approximately a 10 minute walk away.

Within a short walk are a number of good quality green amenity spaces such as Bethnal Green Garden, Museum gardens, Meath Gardens, Mile End park and the much larger Victoria Park. There is a large toddler play area approximately 300m from the site in Bethnal Green Gardens.

# KEATS HOUSE CAR PARK

## LONDON BOROUGH OF TOWER HAMLETS

### CONSTRAINTS

Following analysis of the site, we have determined a series of potential constraints associated with the site:

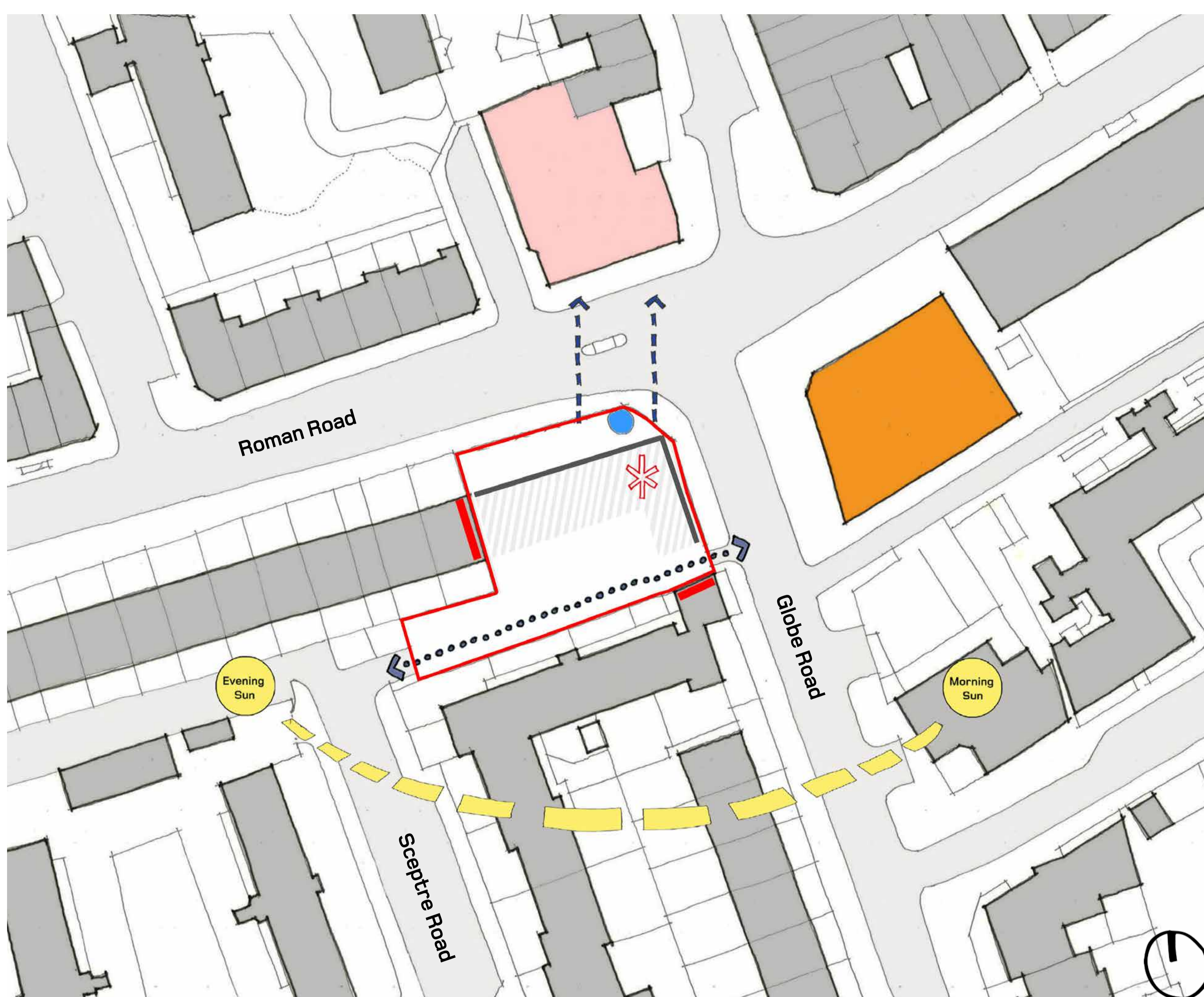
- Overlooking from existing neighbouring properties, in particular the block of no 96-120 Rogers Estate directly to the south.
- Main road - Heavy volume traffic, noise and air pollution.
- The existing Globe Town monument at the north east of the site is to be retained.
- Respect the Grade II Listed Buddhist Centre opposite.
- Existing car park, used by residents of the Rogers Estate.
- The northern part of site is within the 'Globe Road' Conservation Area with the 'Bethnal Green' Conservation Area adjoining this to the west.



### OPPORTUNITIES

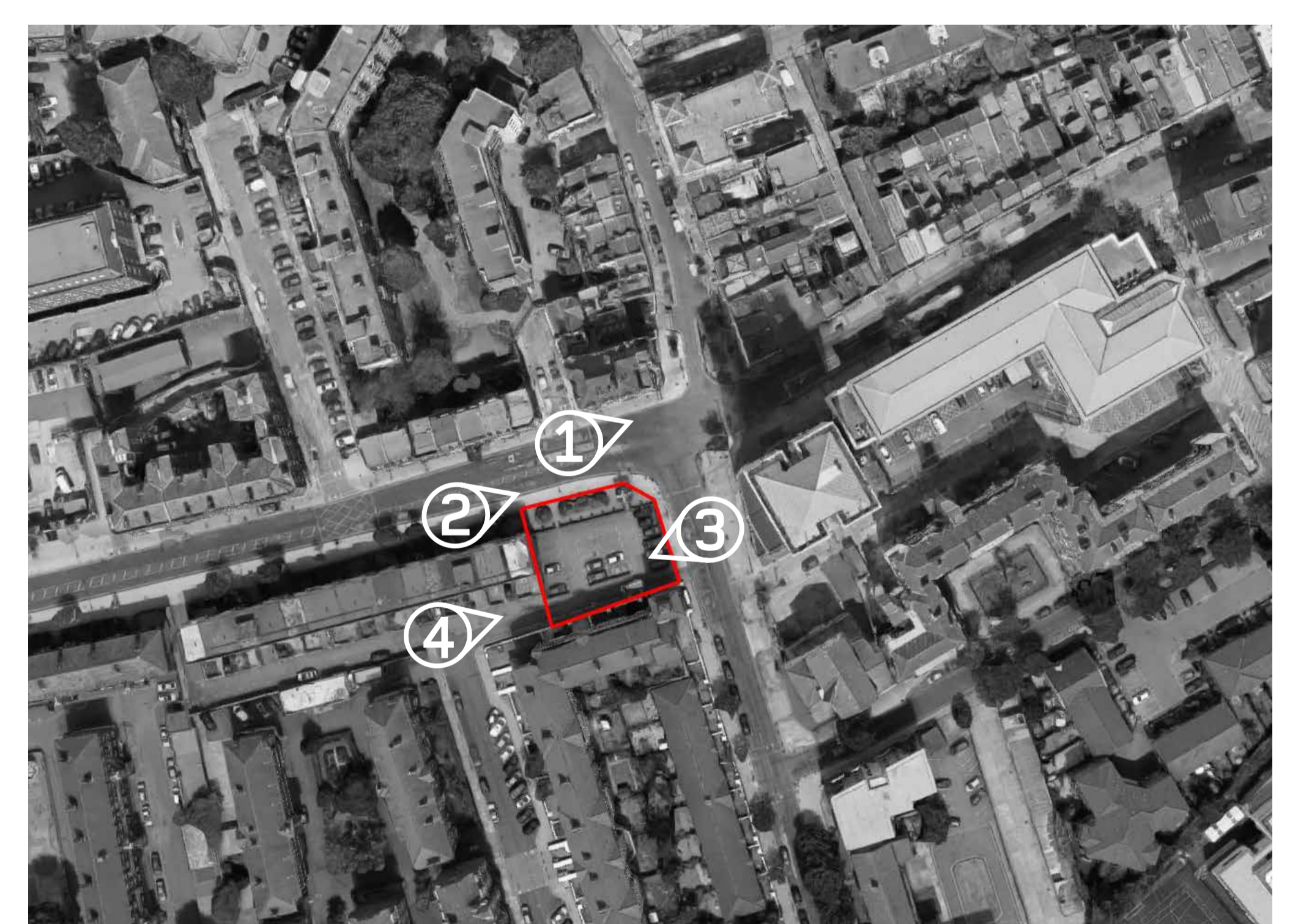
The following diagram explores the site opportunities:

- Can be a landmark building due to prominent corner on the junction of Roman Road and Globe Road and in addition define the street edge.
- Opportunity to re-landscape the public open space to the north between the site and Roman Road to create a new planted and welcoming public space.
- 15 storey building adjacent to the site offers precedent of high density accommodation.
- Opportunity to re-landscape the road and footpath to the south between the car park and 96-120 Rogers Estate to create an attractive and active environment including an amenity space and planting.



### KEY

- Existing monument to be retained
- Window to flank wall overlooking distance
- Window to window overlooking distance
- ||||| Main Road
- ||||| Secondary Road
- ⌞ Traffic noise and pollution
- Adjacent listed London Buddhist Centre
- Loss of existing parking
- Conservation Area
- ⌞ Sun path
- ⌞ Complete the corner of Roman Road and Globe Road
- Added height against the 15 storey adjacent block
- ⋯ Maintain the pedestrian link from Spectre Road to Globe Road
- Build up to flank walls



① The Buddhist Centre on Roman Road



② Roman Road looking towards The Globe



③ Car Park looking towards Keats House



④ Along Sceptre Lane looking east

# KEATS HOUSE CAR PARK

## LONDON BOROUGH OF TOWER HAMLETS



Site plan

### THE PROPOSAL

These initial proposals are for a 4 - 5 storey building with the top floor being set into a 'mansard roof', reducing the mass of the building to be sympathetic with the adjoining Keats House and Buddhist Centre across the road.

The new building will provide 13 new council homes with a mix of 6 x 1 bed, 3 x 2 bed and 4 x 3 bed. One of the 3 beds will be a wheelchair accessible flat located on the ground floor with its own private entrance off Roman Road, rear access to a private garden and designated parking space. The scheme is car free homes.

All flats will be dual aspects and windows to the habitable rooms have been carefully positioned to avoid overlooking and privacy issues with existing flats.

At the rear of the block we are proposing a dedicated doorstep play area for the under 5's with playful landscaping features and seating for parents. This will form part of a resurfaced and planted shared surface area that will enhance the external space between buildings.



Sketch view along Roman Road, towards Bethnal Green underground station

# KEATS HOUSE CAR PARK

## LONDON BOROUGH OF TOWER HAMLETS



Ground Floor Plan

### KEY

- 1 Bedroom Flat
- 2 Bedroom Flat
- 3 Bedroom Flat
- 3 Bedroom Wheelchair Flat
- Ancillary Spaces
- Shared Surface
- Amenity Space
- Access Core
- L Living Room
- L/D Living/Dining Room
- K Kitchen
- K/D Kitchen/Dining Room
- B1 Bedroom 1 (2,3,..)
- BA Bathroom
- WC Toilet
- ST Store Room



1st- 3rd Floor Plan



4th Floor Plan