

01 Introduction



Aerial view of site (courtesy of google maps)

Why do we need to build?

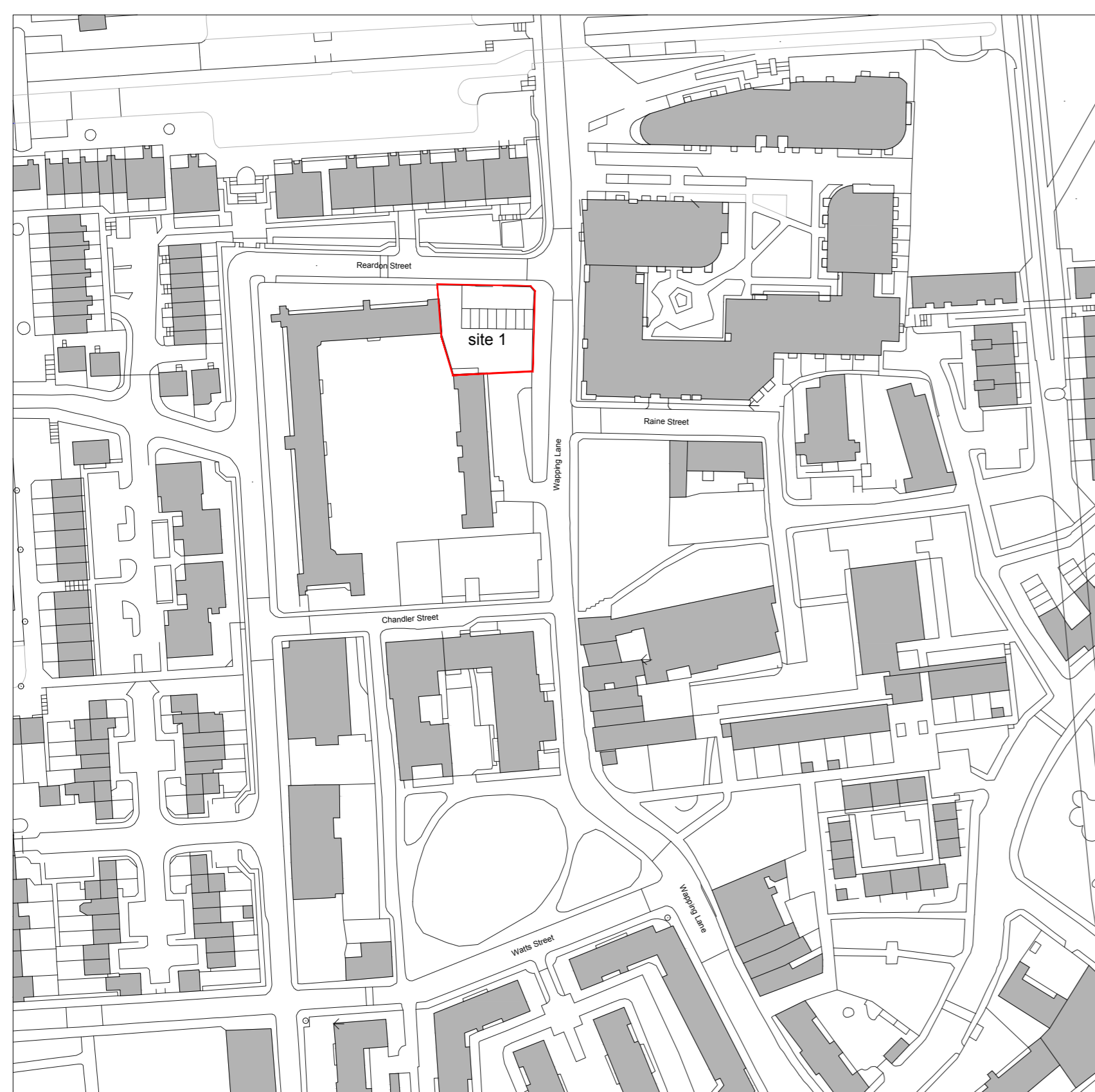
Tower Hamlets has more than 18,000 people registered in need of housing, with 10,000 of those in acute need. Private sector rents are 3 times as much as social rents, not covered by Housing Benefit and out of reach for families on low incomes. Families needing a 2-bedroom home can wait for up to 12 years.

What are we proposing?

We are proposing 100% affordable housing, to be built and managed by The London Borough of Tower Hamlets. This will consist of 23 new homes varying in size from 1 to 3 bedrooms. These will include wheelchair-accessible housing. Homes will be in one site adjacent to Lowder House, currently accommodating garages. New landscaping and upgrades to existing children's play space and communal landscaped gardens is proposed.

Who are we?

Rivington Street Studio are an RIBA chartered architecture practice based in Bromley-by-Bow. We have been designing housing and education projects in east London for 20 years, and currently have over a dozen projects in progress in Tower Hamlets. We have been appointed by The London Borough of Tower Hamlets to develop a design for affordable housing on the site.



Site Plan

Rivington Street Studio- precedent projects



Newington Green



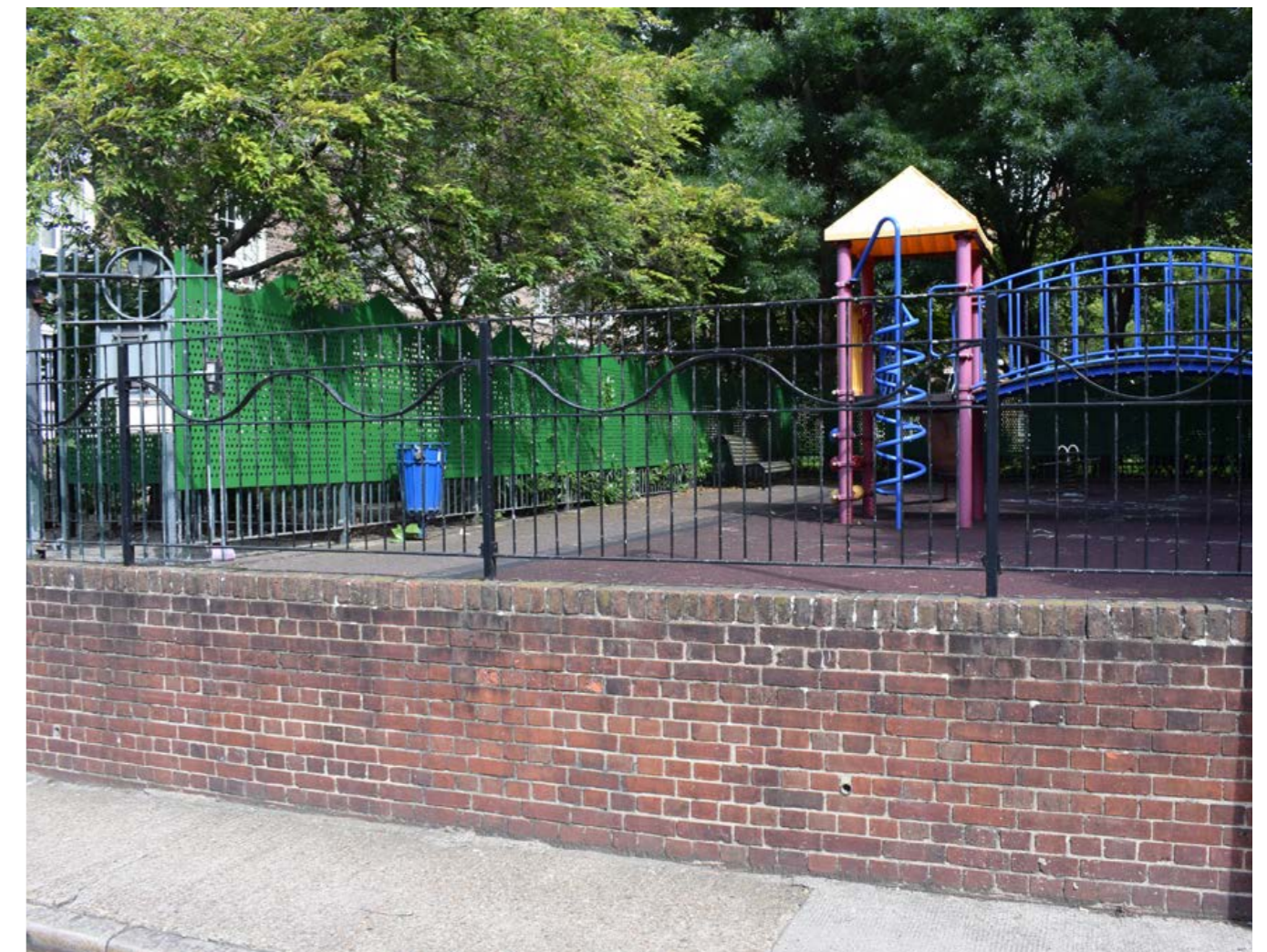
Pier Street Housing



Grafton Quarter

02 Existing

Site 1 photos



Strategic opportunities/ constraints

- 1. = prominent corner location
- 2. = existing car garage- creates an inactive street frontage
- 3. = area adjacent existing buildings is underutilised
- 4. = existing Santander Cycles docking station
- 5. = adjacent green area
- 6. = bus stop- good transport links
- 7. = existing garden courtyard underused- possibility of improved landscaping

Panoramic of Wapping Lane and Reardon Street



03 Proposed

Aerial views of proposal



Outline of previous proposal (from first public consultation) in red



Outline of previous proposal (from first public consultation) in red



Previous proposal- consultation 1

Proposed Plans



Lower Ground Floor

Upper Ground Floor

1st to 4th Floors

5th & 6th Floors

Total no. of homes: 23

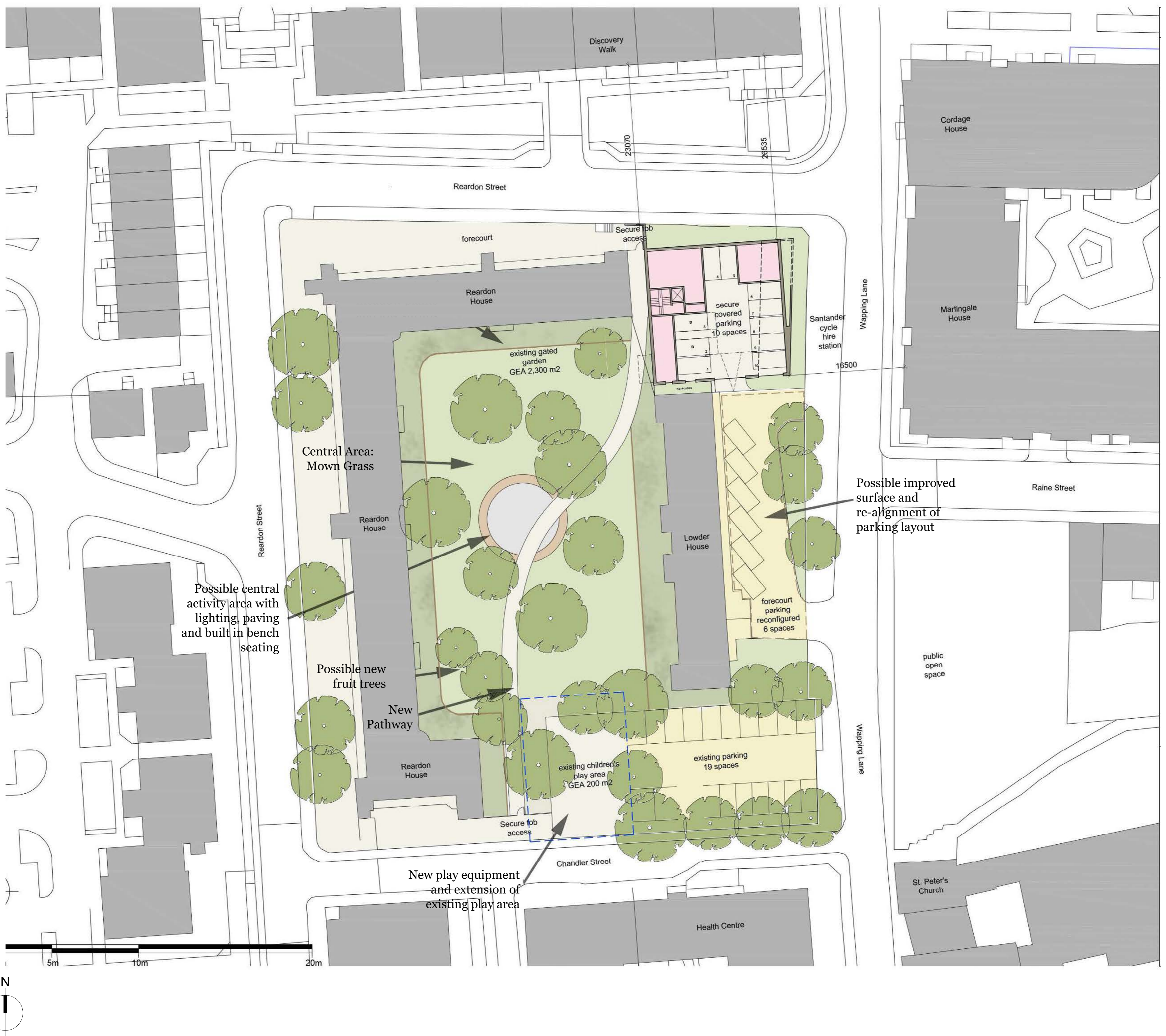
Height: 7 storeys

- = lobby/ circulation
- = 2 bedroom
- = 1 bedroom
- = 3 bedroom
- = balcony/ garden

Proposed Timeline

<p>January 2018</p> <p>Public Consultation 1</p>	<p>June 2018</p> <p>Public Consultation 2</p>	<p>Summer 2018</p> <p>Submit Planning Application</p>	<p>Winter 2018</p> <p>Planning Decision</p>
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04 Landscape



Playspace



Existing playground area extended. New play equipment proposed.

Communal Areas



Improved paving, lighting and street furniture to communal areas. Central communal area to include a new activity zone with built-in seating.

Car-parking/ security



Improved surfaces and parking layouts. New secure access to communal areas.

05 Visuals



North East Street View



South East Street View

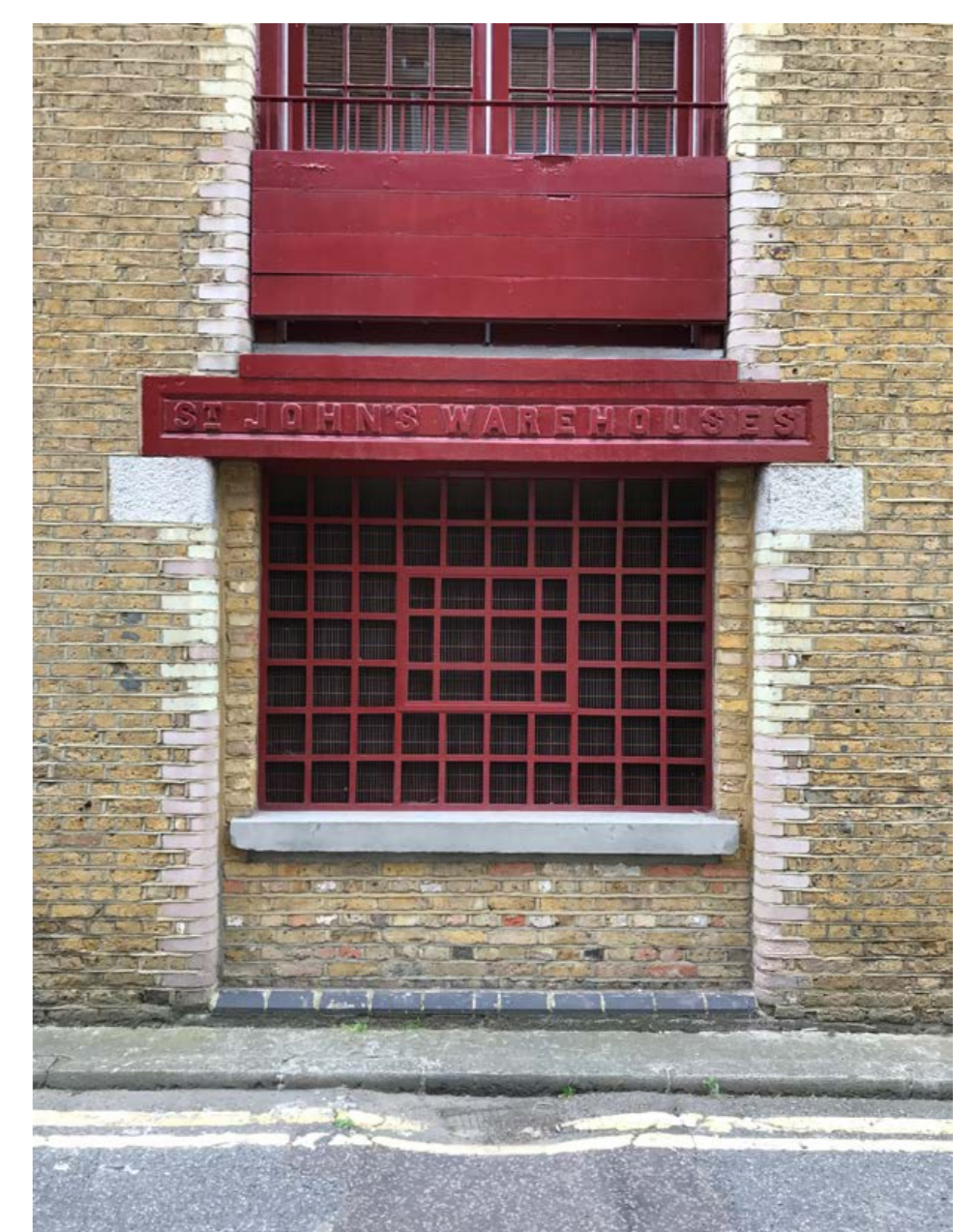
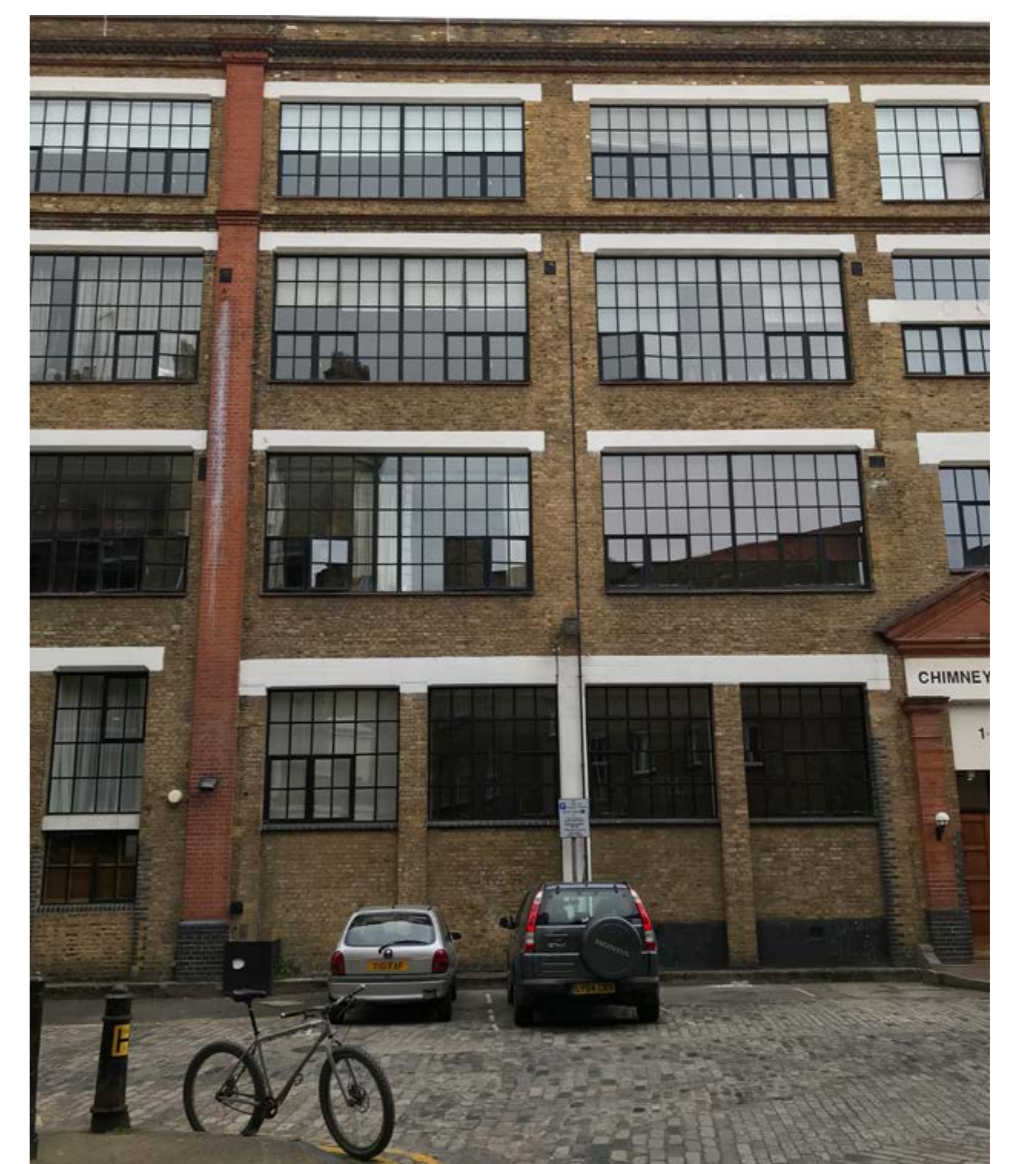
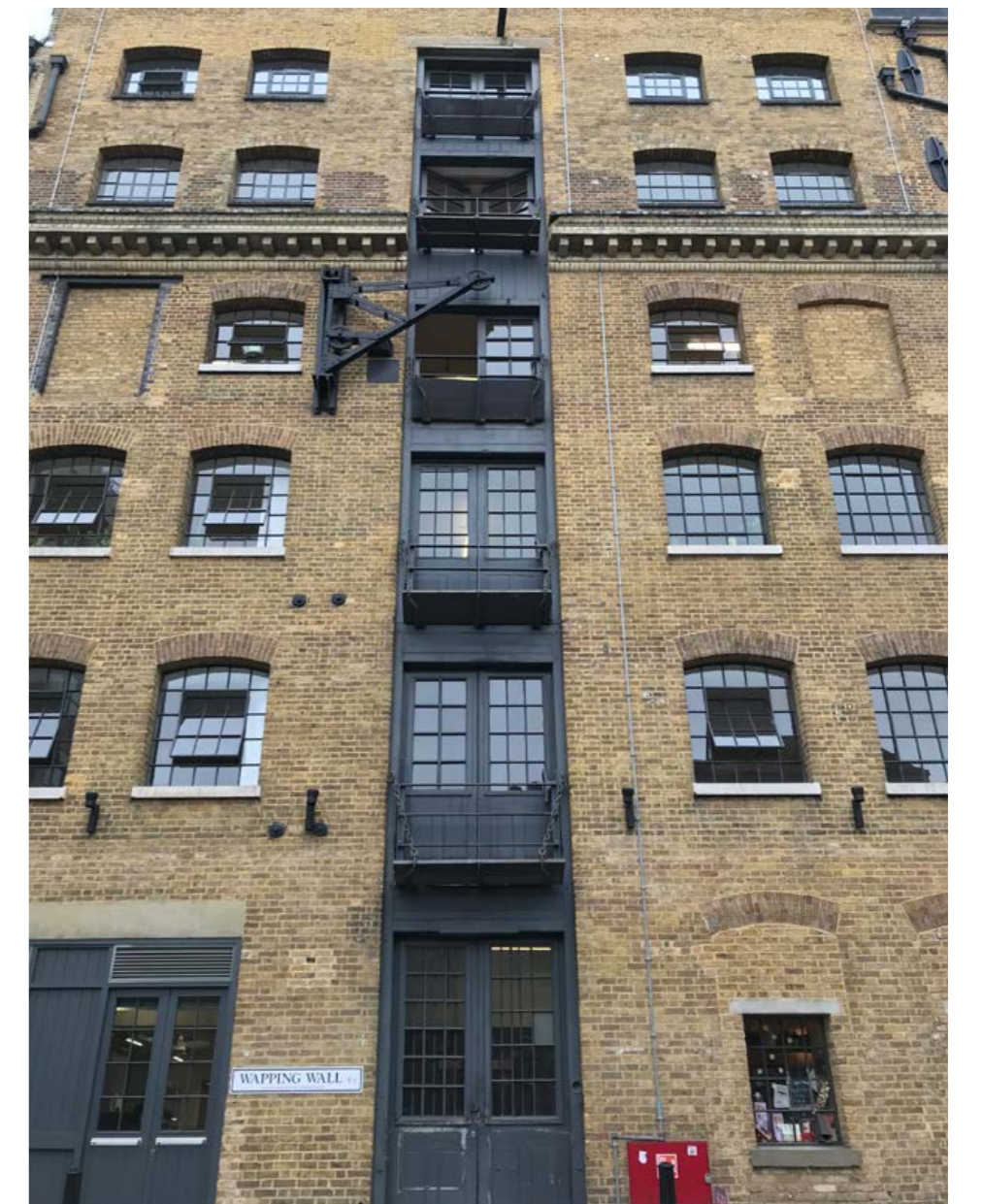
06 Elevations



Proposed North Elevation



Proposed East Elevation



Wapping Wharf Photo Study