Small Scale Public Spaces in Bow, Tower Hamlets
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Group analysis and urban strategy for London TH
Conclusions: Spatial Fragmentation
Conclusions: Spatial Fragmentation
Conclusions: Socio-Cultural Fragmentation

The map illustrates the proportions of ethnic groups in different sections of London, including Inner London, Outer London, and the whole of London. The bar chart on the left shows the distribution of ethnic groups within these areas.

Key ethnic groups include:
- White British
- Other white
- Indian
- Bangladeshi
- Black African
- Pakistani
- Black Caribbean
- Mixed Heritage
- Other

The map highlights areas with significant concentrations of specific ethnic groups, indicating socio-cultural fragmentation within the city.
Conclusions: Economic Fragmentation

Unemployed Residents

Residents with high level of qualifications

![Image of map with different shades indicating percentages of unemployed residents and residents with high qualifications.]

- 40-45%
- 34-40%
- 28-34%
- 23-28%
- 16-23%

- Less than 5%
- 5-8%
- 8-11%
- 11% and over
Conclusions: Olympic money polishing the surface
Conclusions: Lack of accessibility between the estates
Conclusions: In inaccessible open spaces

[Map showing inaccessible open spaces]
Two parallel strategies
Intentions

Unify

Create nodes of attraction

Encourage accessibility
Two parallel strategies
Two parallel strategies

alternative marathon route

spine pedestrian street
The Marathon strategy
Marathon route originally planned to cross TH
Original marathon route

Final marathon route (loop x 3)

Olympic park

proposed transformation
The route as a connectivity tool between pocket spaces
Funding

1st step
Friends of TH MARATHON

2nd step

3rd step

Funding: education + culture
Program proposal:
The marathon strategy is focusing on introducing small scale public program in the area.
Individual project: Marathon route in Bow estates
Location in TH

South of Bow residential area
Canary Wharf
Isle of Dogs
Shadwell
Stepney
Bow
Bow Residential area
Poplar
Bethnal Green

Bow residential area: The piecemeal development
Zoom-in south

spatial diversity_housing estates
Zoom-in south

fragmented_inaccessible open spaces
lack of commercial activity on Bow Road
Existing public facilities: education + culture

- Bow school of maths and computing:
  They encourage the less bright children to learn maths, English and science.

- London College of technology:
  CTL offers both vocational and academic courses leading to further and higher education.

- Bow business center
  Want to start up a business but can’t afford such high rates, well look no further than Bow Business Centre, where our aim is to help you succeed.

- Bow Arts Trust
  supports artists through the provision of affordable studio space, live/work accommodation. They work directly with schools and communities in the areas.

- primary schools
Apply in pocket spaces of Bow

- Tackle the problems of the residential area by intensifying public activities
- Use the design of the route as a connectivity tool of public spaces
- Use the existing public functions as starting points: encourage education and culture, add commercial + leisure to support them
Project site: Crossways estate
Built in the 1970s, the former Crossways Estate originally comprised three 25-storey tower blocks and one low rise block. It is situated in a former railway cutting, with access to the blocks previously at first floor level via pedestrian footbridges.
It is now in poor condition and a poor state of repair. It is unpopular with many existing and prospective residents. The bridges and walkways are the sole means of crossing the estate and what appears to be attractive and green open space below is a “no go” area for many residents.
SWAN housing group regeneration proposal

The estate transferred to Swan Housing Association in March 2005, following an extensive resident consultation process and positive resident ballot.
- Development of around 418 new homes on land around the estate, for a combination of affordable rent, shared ownership and open market sale.

- Full refurbishment and overhaul of the three tower blocks.

- Radical infrastructure works aimed at reorganising access to the blocks and the surrounding area.

- Creation of a strategic access road, which will lead through the heart of the newly developed and refurbished Estate.
Refurbishment of Crossways high rises

ground floor: entrances-residential facilities

entrance for first floor offices

entrance for the appartments

first floor: office spaces

Mallard point

Hackworth point
Refurbishment of Crossways high rises

- Ground floor: residential facilities - community center
- First floor: community center for the residents
- Entrance for the apartments
- Entrance for the community center

Locations:
- Campbell Road
- Bow Road
- Priestman Point
Proposed program and realisation
Funding
The interventions in pocket spaces are to be supported by the local bodies + funds attracted by the Olympics for the Marathon event.
Local bodies involved

**Swan Housing Association:** In charge of the regeneration project of Crossways estate. Funding for the scheme has been obtained from a range of sources including cross-subsidy from homes for sale, Social Housing Grant and funding from the Council.

**Bow Business Center:** The company has a range of spaces and units that suit many applications and are perfect for small and start up companies as well as businesses looking for a little extra space.

**Bow Arts Trust:** supports artists through the provision of affordable studio space, live/work accommodation. We work directly with schools and communities in the areas we are based to raise aspirations through art.

**TH Education Business Partnership:** is a registered charity established in 1991. encourage the public and private sectors to work with schools in Tower Hamlets on a range of projects to raise achievement and provide pupils with opportunities to improve their skills.
Crossways estate: New program proposal

art-commerce-education-leisure:

shopping_open market_pub/cafe

workshop_spaces_galleries_ateliers/living
Realisation steps

1. Design of the open space around the estate and funding of the urban furniture along the marathon route
Realisation steps

2. Construction of small scale commercial and leisure spaces for locals
Realisation steps

3. funding of education and workshop spaces for the community

4. affordable work/living spaces for local artists
Overall design intentions
Accessibility + Unification
The strategy applied in Crossways

- create a core of public activities in relation to the technical college and the housing

- activate the underused open space using the marathon route as a design tool

- encourage educational, commercial and residential mixing
Urban scale
Organisation systems

grid parallel to the railways on lower level
oblique axes, high rise orientation on ground level
Design of the ground level
Open space materialisation

Indicate the grid on the ground
Open space materialisation

green spaces
Open space materialisation

urban furniture
Ground level commercial + leisure activities
Upper floor:
Extend the ground as a unifying tool
Indicate the marathon route
Car circulation on top of railway
Upper floor: Small scale pavillions for cultural activities
Art and education
Architecture scale
The ground becomes roof

- basic space unit 6*6*3m metal structure
- concrete floor folds to enclose the pavilions
- shop entrances as separate volumes
- vertical circulation as separate elements hanging from the metal structure
square + shopping
Level +7.00
art + education
Sections C-D
on the day of the Marathon
on the day of the Marathon
Building details
railing becomes facade

concrete construction

steel structure of the pavilion 6.7*6.7*3.1

windows frames_glass

perforated metal sheets

concrete panels

perforated panels
1. Perforated steel panel
2. Metal window frame
3. Floor plastic coating
4. Steel beam 10*10
5. Insulation
6. Gypsum roof
7. Concrete panels
8. Water pipes
9. Gutter

1. Railing R6cm
2. Steel beam 4*4
3. Perforated steel panels
4. Light concrete
5. Bubble deck
6. Gutter