HISTORICAL ANALYSIS

HOUSING + PLANNING
fragmented property ownership + private renting
council housing
big government planning projects
increase in home ownership
private-public partnerships
HISTORICAL ANALYSIS

HOUSING + PLANNING
fragmented property ownership + private renting
council housing
big government planning projects
increase in home ownership
private-public partnerships
increase in income disparity
yuppies + gentrification

POPULATION
CONCLUSIONS
Marginalisation
Lack of opportunity for employment
Two parallel strategies
alternative marathon route spine pedestrian street
SPINE - CONNECTION

The spine strategy seeks to address the marginalisation of local groups as well as the physical, social and economic fragmentation of the area by:

- crossing boundaries,
- adding density and intensity
- attracting investment
- and creating a new pedestrian route
The spine pedestrian street: public program and time development

A cultural centre for Tower Hamlets

Public space to connect social institutions

Economic future for a deprived area

SITE

ZONES OF SPINE
ISSUES TO ADDRESS

1. Affordable housing crisis
   - decrease in number of social housing units
   - disinvestment in council housing
   - inflated/polarised housing market
   - marginalisation of council residents

2. Fragmentation/isolation of housing estates (physical, social and economic)

GOALS

Give residents better access to the benefits of the city

- add affordable housing units and improve public space in housing estates
- use benefits from gentrification to help local residents
- respond to density increase and use this to create critical mass for more urban programs
- better connect estates to promote community integration
**A HOUSING + ATELIERS**

- **Homes & Communities Agency**
- **Tower Hamlets Homes**
- **HOME-BUYERS**

  - Housing for displaced residents and additional housing to respond to demands of added density and to draw in funding
  - Spaces for local residents to open small businesses or have atelier spaces in order to increase animation of the spine

**B HEALTH + COMMUNITY**

- **NHS Tower Hamlets**
- **Additional spaces for health and community programs connected to the existing health center by a public square**
PART A: HOUSING + ATELIERS

Homes & Communities Agency

HOME-BUYERS

Tower Hamlets Homes

Housing for displaced residents and additional housing to respond to demands of added density and to draw in funding

Spaces for local residents to open small businesses or have atelier spaces in order to increase animation of the spine
STRATEGY 1
- NEW BLOCK OF 2 BUILDINGS WITH TOWN
HOUSES FACING EXISTING AND NEW
APPARTEMTNST/ MAISONETTES BEHIND OF
MAISONETTES PARALLEL TO EXISTING

STRATEGY 2
- NEW BUILDING OF MAISONETTES PARALLEL TO
EXISTING
Housing strategies

### EXISTING UNITS

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### UNITS ADDED

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### TOTAL

| UNITS ADDED | 283 | 20776 m² |
PART B: HEALTH + COMMUNITY

Additional spaces for health and community programs connected to the existing health center by a public square.
The £4,000 scheme opened in October 2010. Allotment spaces are limited. If you are interested in having one, please contact Raju Noor, Resident Engagement Officer for more details: 0207 364 5015.
Roof + Screen Strategy
RENOVATION OF EXISTING HOUSING BUILDING

NEW ENTRANCE FOYER FOR HEALTH CENTER

NEw ENTRANCE FOYER FOR HEALTH CENTER

NEw SQUARE

RETAIL

SPINE

GROUND FLOOR PLAN
self contained boxes

imply a courtyard but unrelated to it

the box is stretched up leaving residue below

the self contained box becomes permeable
self contained boxes
imply a courtyard but unrelated to it
the box is stretched up leaving residue below
the self contained box becomes permeable