Urban strategy - the spine pedestrian street
Spine address: fragmentation
Spine address: marginalization
Location
Commercial zone for financial inclusion

Commercial zone: for financial inclusion

Public space to connect social institutions

A cultural centre for Tower Hamlets

Economic future for a deprived area
Program
commercial zone: for financial inclusion

primary program
secondary program
Problems

1- substantial increase in the cost of living for people without bank accounts
Problems

2- uneven bank branch distribution and inaccessible financial services
New bank
Lansbury estate
Lansbury estate

A housing estate is a group of residential buildings built together as a single development.
Lansbury estate
Poplar reconstruction plan 1951

Lansbury Estate 1961
Spatial diversity
Spatial diversity
building types
Spatial diversity
building types
Spatial diversity
building types
Spatial diversity

building types
Recent developments
Recent developments
Densification

existing situation

proposed strategy

residential density

new residential density

proposed new programs
Densification
Superimposition of a new structure
Superimosition of a new structure
New residential buildings
Perpendicular connection with the spine
galleries
Perpendicular connection with the spine
new pedestrian roads
Masterplan
Masterplan
Public program
Banking
the necessity - banking sector reform
Community Banking Partnership

Partners

HM Government
Lloyds TSB
Tower Hamlets Community Credit Union Limited
fair
Tower Hamlets Community Advice Network

POPLA HARC
Making Poplar a better place to live
Community Banking Partnership

Functions

- consultations for grant possibilities
- savings (formal) ------ (informal)
  - bank accounts
  - loans at small margins (12.68% APR)
  - insurance
- loans (higher margins, easier accessible)
- money advice
  - financial education
- consultations regarding housing
Community Banking Partnership

Founding

Financial Inclusion Found - founding for extremely poor people/risky loans (+ Department of Work and Pensions - The growth Found) (interest - returns in taxes and reduced subsidies) evidence: 1 to 6
Small business

Bizz Fizz

- coach
  - business consultations for (small and micro business) 1 to 1

- local management group
  - support for the coach

- local pannel
  - support, contacts for the new entrepreneur
Design of the bank
Spine as the main access
Vertical communications
Vault
Banking hall
Zoom-in
The spine

level 0
Business example: Crisp street market
Business example: Crisp street market
Small scale business facilities

level 0
Situation plan
Spine

level 1
Spine

end elevation

section A
Banking partners

level 1

HM Government

Tower Hamlets Community Advice Network
Meeting rooms

level 1
Informal savings

level 1
Formal savings
level 2
Construction of inner volumes

section C

section B
Types of inner volumes

outside

outside/inside

inside
Details

simple outer shell vs interior

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[Diagram showing architectural details]
Elevations

simple outer shell vs interior