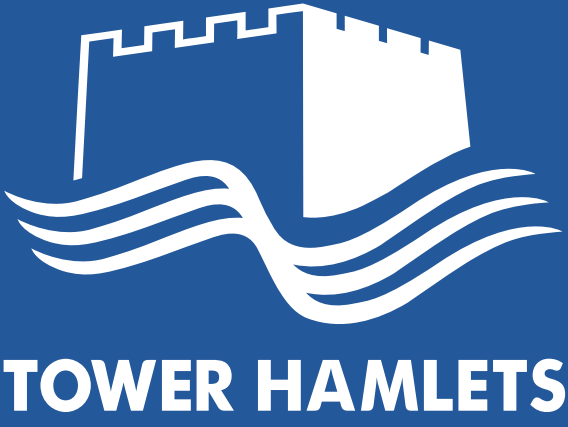
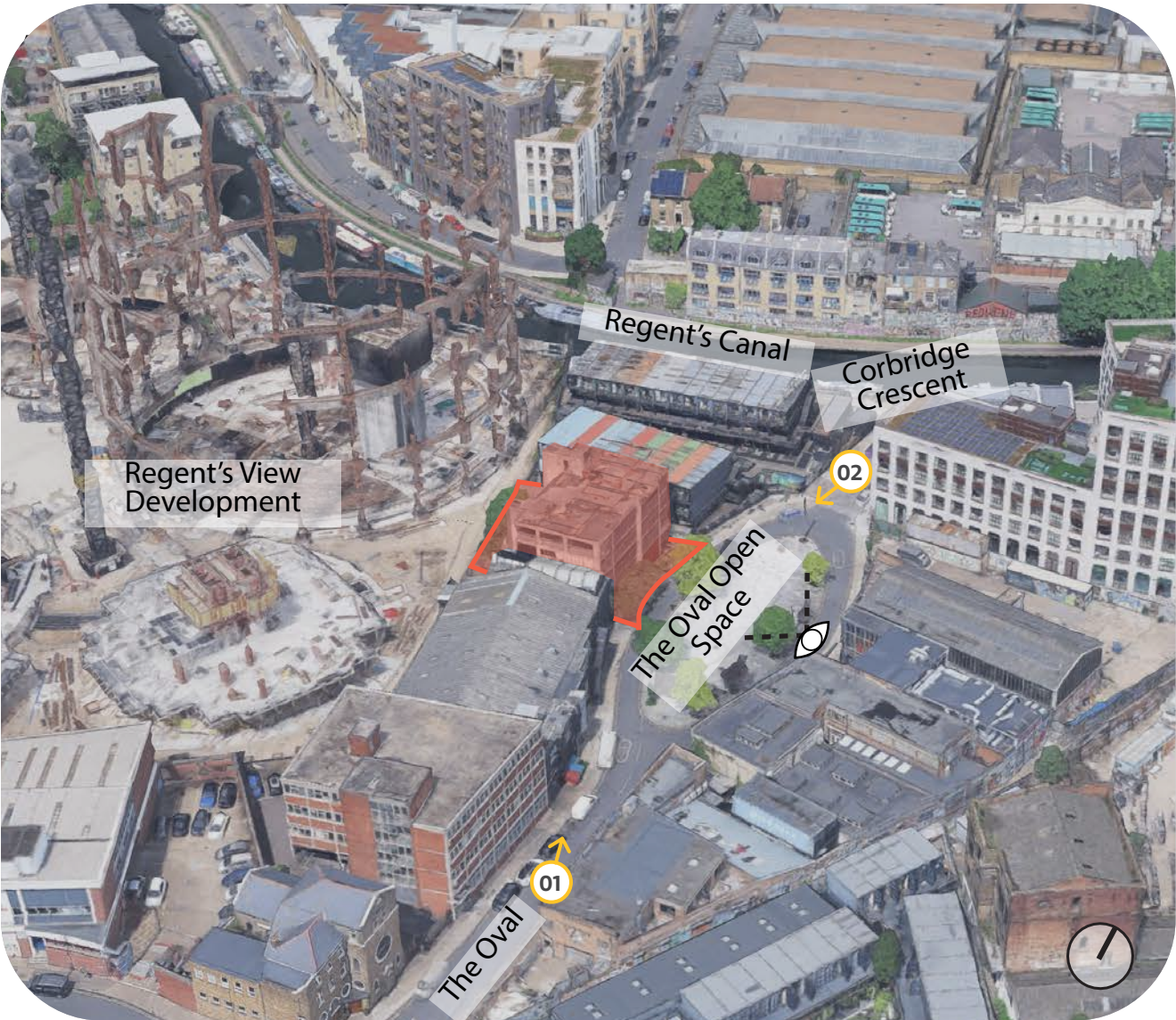


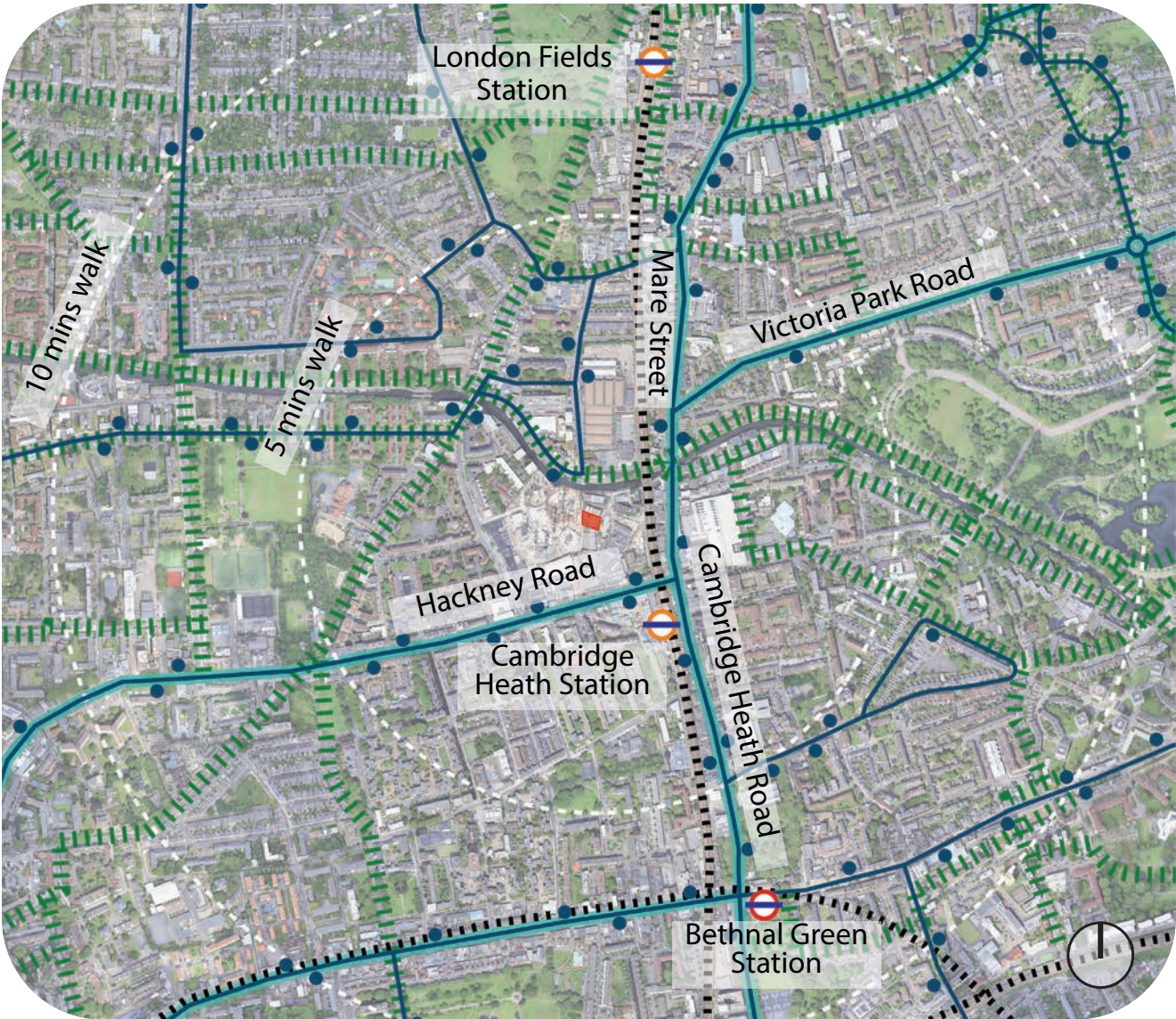
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Site Photo Position Street Views of Proposed Development



Key
Site boundary Railway Underground Overground
Primary Road Bus Route Bus Stop Cycle Route



Key
Road Network Existing Connection Pedestrian Route Vehicle Route
Public Routes Emerging Development Cycling Route Bus Stop

The site is located on the west side of the Oval Open Space, directly south of Regent's Canal and bounded to the west by Regent's View development.

Cambridge Heath Overground station is the closest station and the site is within walking distance of several bus stops.

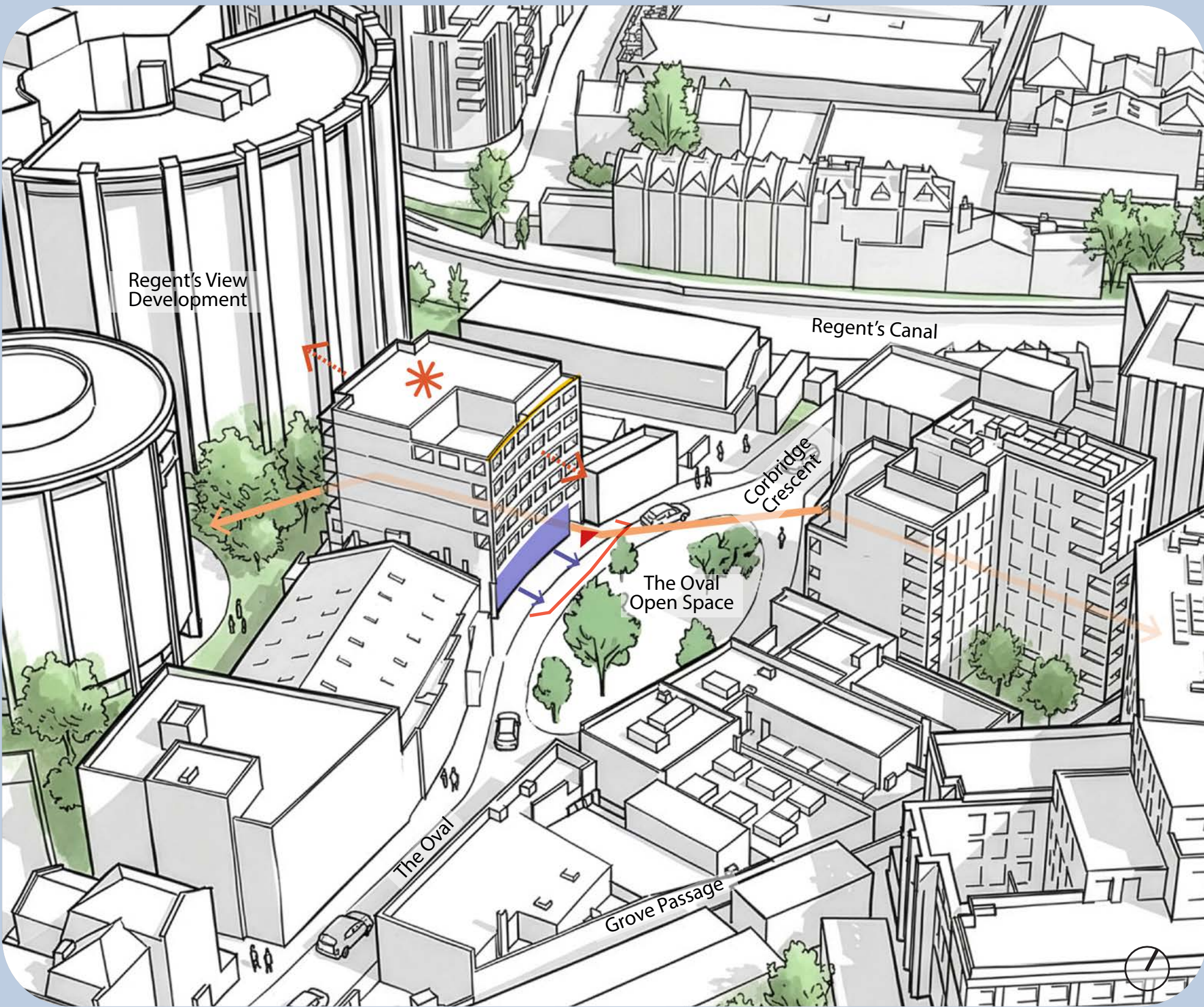
The proposed pedestrian-cyclist link on the northern edge, via a colonnade on our site, will facilitate the route and improve the connection of the Oval to the wider context.

Opportunities and constraints



Key
Site boundary Existing Building Existing Trees (offsite) Number of Storeys
Opportunities
Key View Existing Tall Building Approximate Building footprint
Pedestrian Link Strategic Pedestrian/Cycling Route
Constraints
Existing Building (on-site) Existing Tree (on-site) Noise 18m back to back distance
Inactive Frontage

Site scenario



Key
Core Entrance Main Aspect of apartments Strategic Pedestrian/Cycling Route Activate the street Opportunities for Height
Six storey residential building with 5th floor terrace and active ground floor for non-residential use. Incorporating a pedestrian-cycling route connecting the Oval and the wider area.

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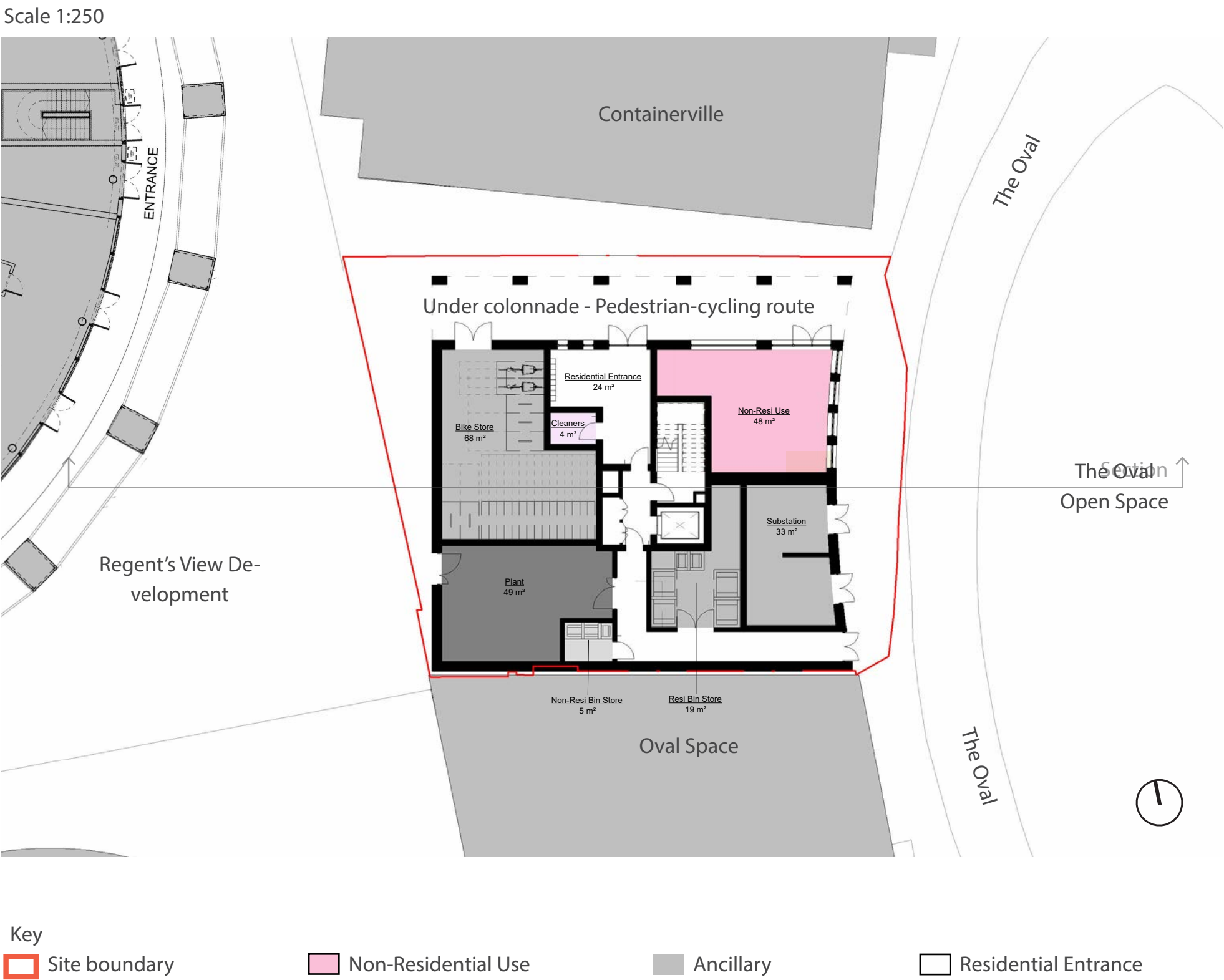
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Ground Floor Plan



Typical Upper Floor Plan

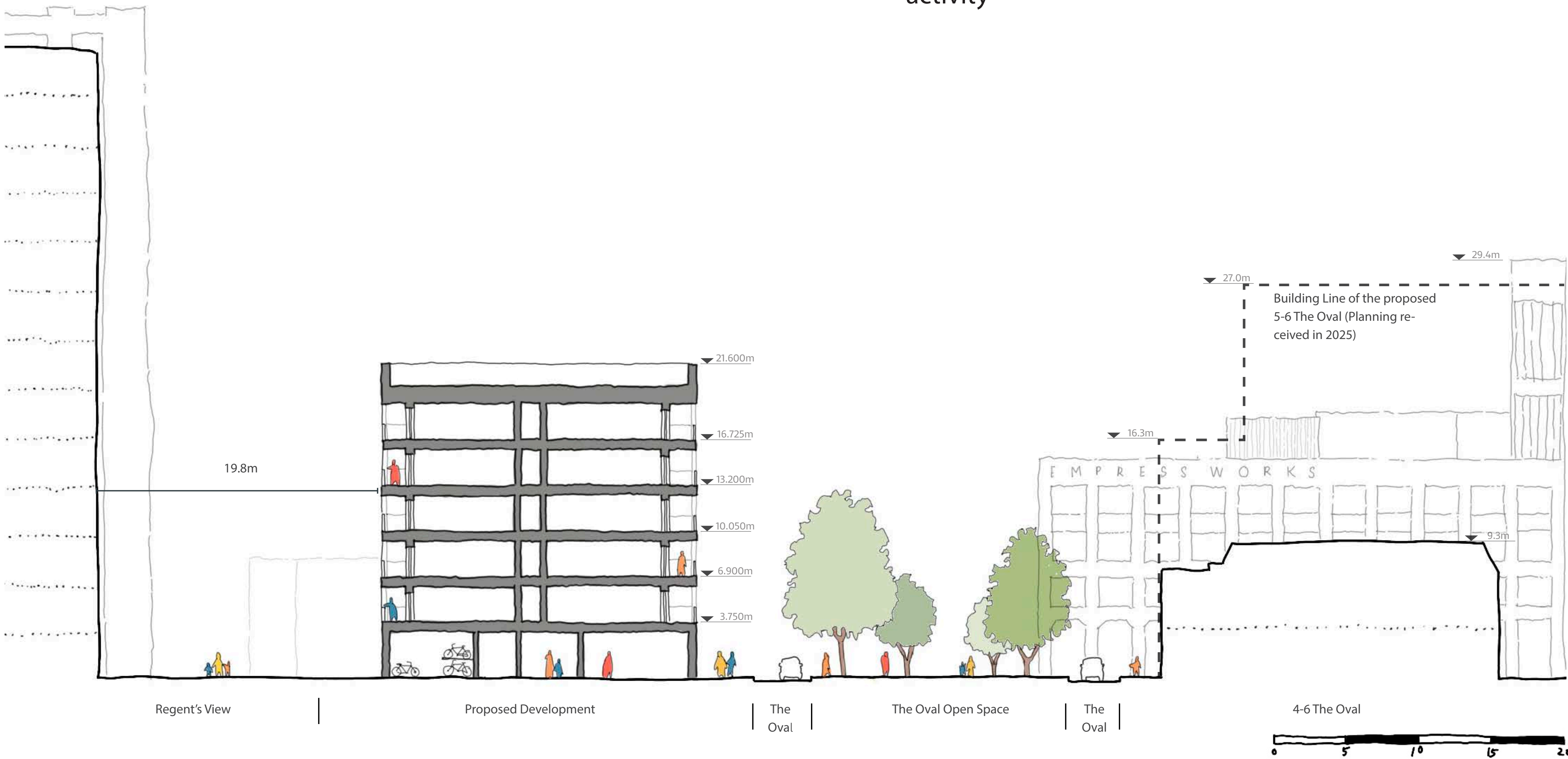


Schedule of Accommodation

1 bedroom flat (2 bed spaces)	15
2 bedroom flat (3 bed spaces)	9
TOTAL HOMES	24

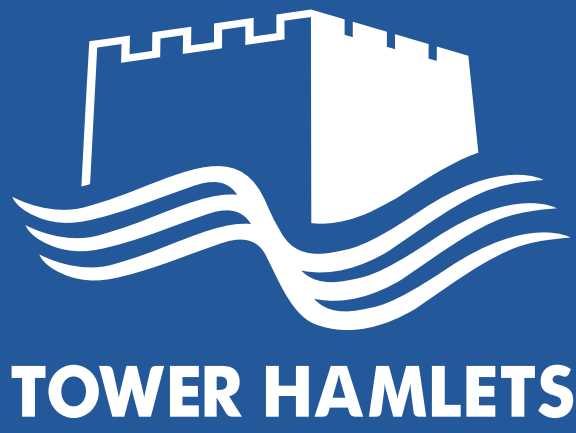


The ground floor endeavours to maximise active frontages to the east and north façades, The Oval and the east-west link respectively. These façades are activated with core and non residential entrances to maximise activity



Mayor's Accelerated Housing Programme

Community Conversation: Site discussion



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Street View 01



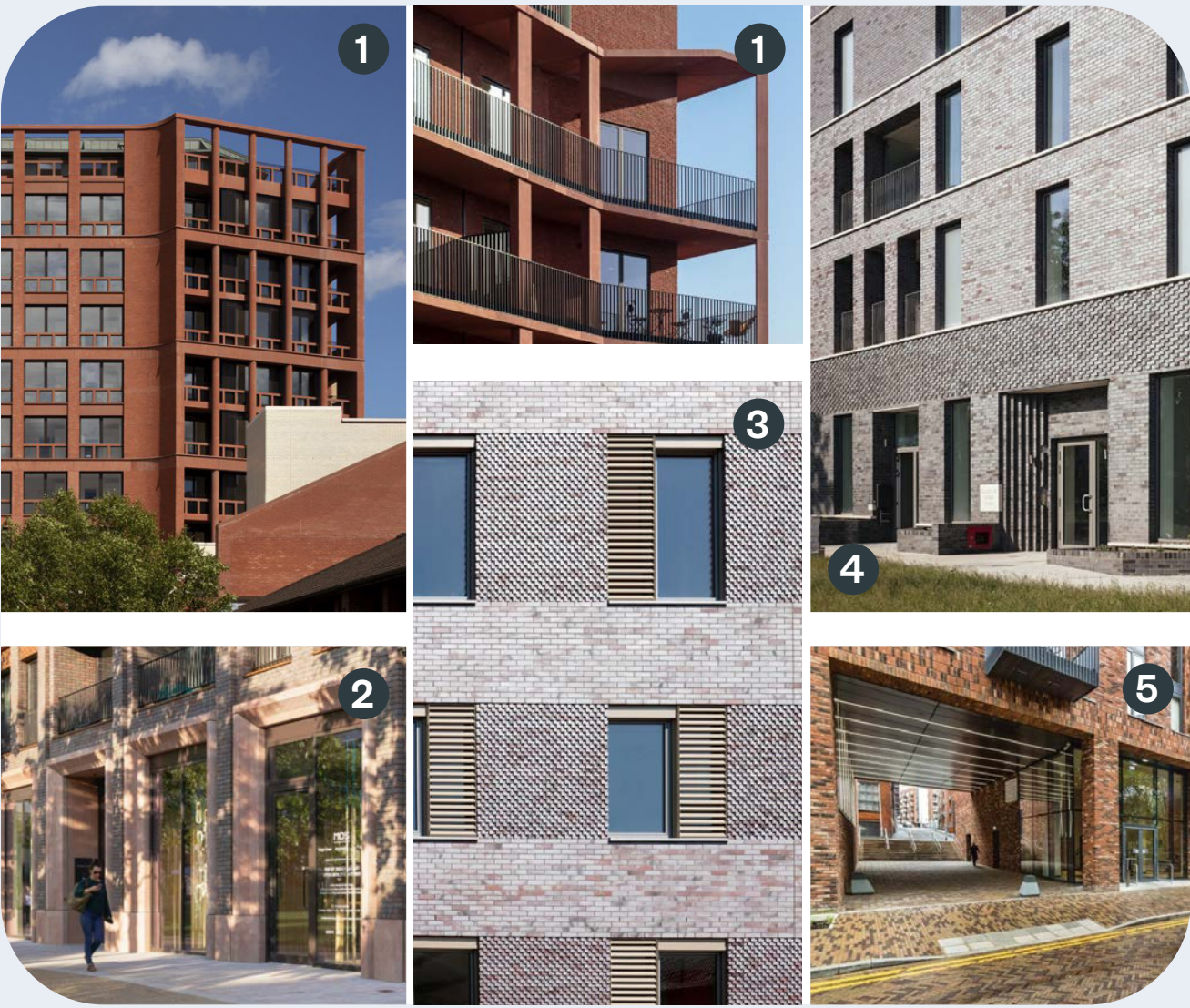
View from Regent's Canal to the North

Street View 02



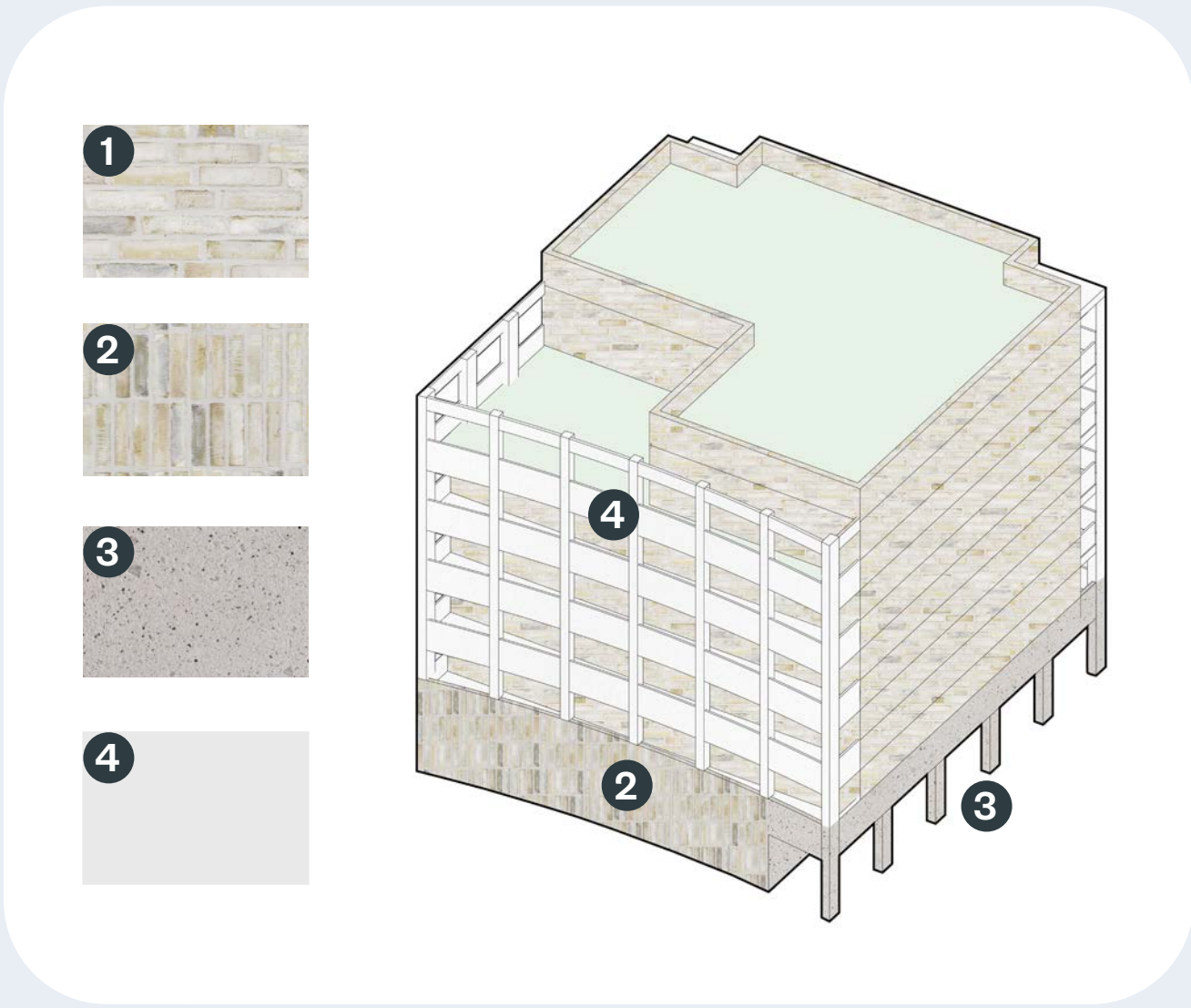
View from south of the Oval

Elevations & Facade treatment



Architectural Precedents

- 1 Henley Halebrown
- 2 Maccreeanor Lavington
- 3 GBK Architecten
- 4 MAE
- 5 Splus Architects



Material Study

- 1 Light Brick - Stretcher Bond
- 2 Light Brick - Stacked Bond
- 3 Natural Precast
- 4 Off-White metalwork



Elevation Snippet

East Elevation to the Oval

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