

Bradwell Street

9 Residential Units & Community Play Space

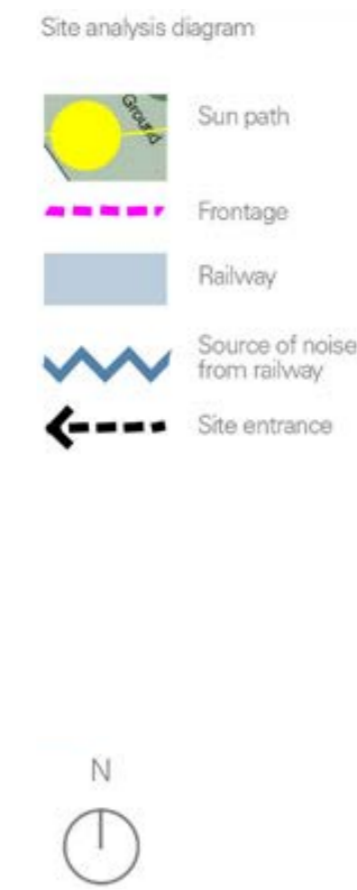
Community Consultation

The Site

The Mayor is committed to making Tower Hamlets a place where people can live in high quality and affordable homes. The Council will work with developers and Housing Associations to build 4,000 social homes for rent, and this site has been identified with the potential to deliver nine new affordable homes for rent.

The site is located as Bradwell Street meets Moody Street approximately 0.45 miles west of Mile End underground station (19 minute walk) and a 10 minute walk from Stepney Green Station. Liverpool Street can be accessed in 13 minutes via bus and underground links and central London is 32 minutes via the Central Line.

Closed off by a locked gate, the site is currently occupied by 13 single car garages in two groups either side of a central area of hard standing.



01. View From Bancroft Road



04. View from Moody Street



02. View from Barber Beaumont House Car Park, looking towards the site



05. View along Moody Street



03. View from Barber Beaumont House Car Park, looking away from the site



06. View from Bradwell Street



07. View along Bradwell Street



08. Garages on the site



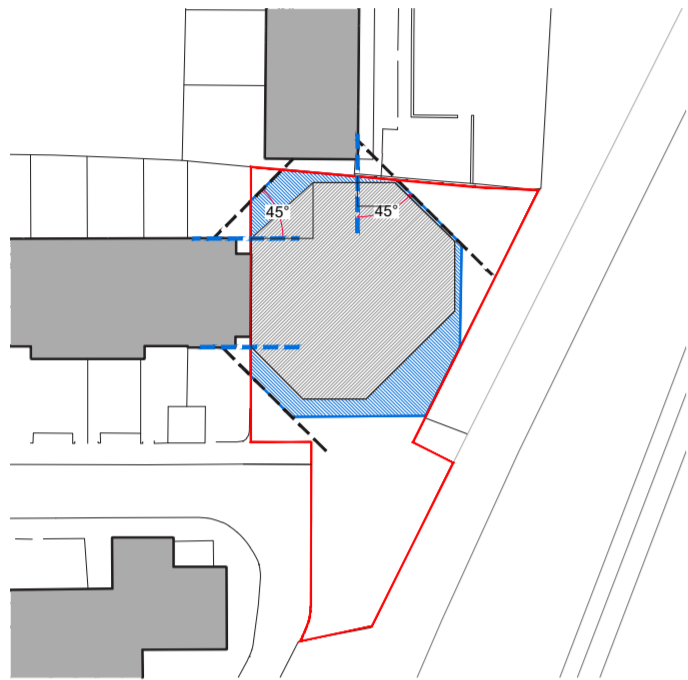
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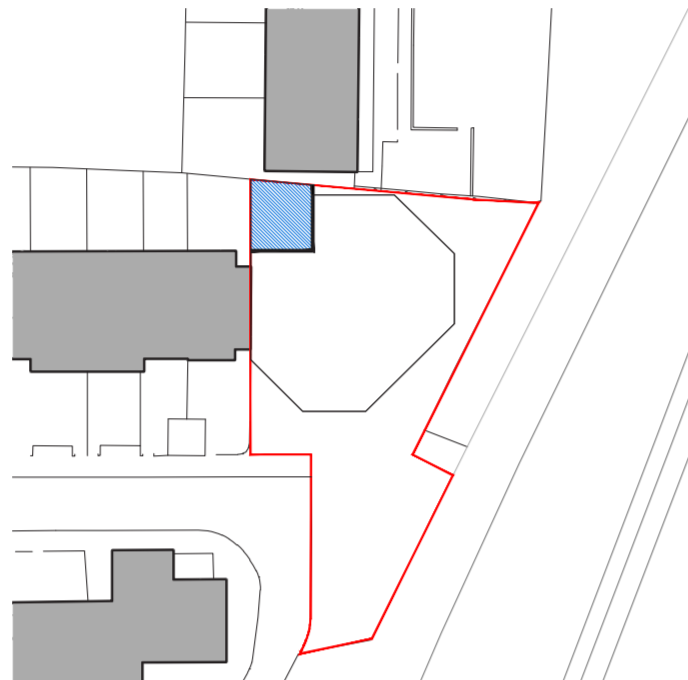
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Proposal

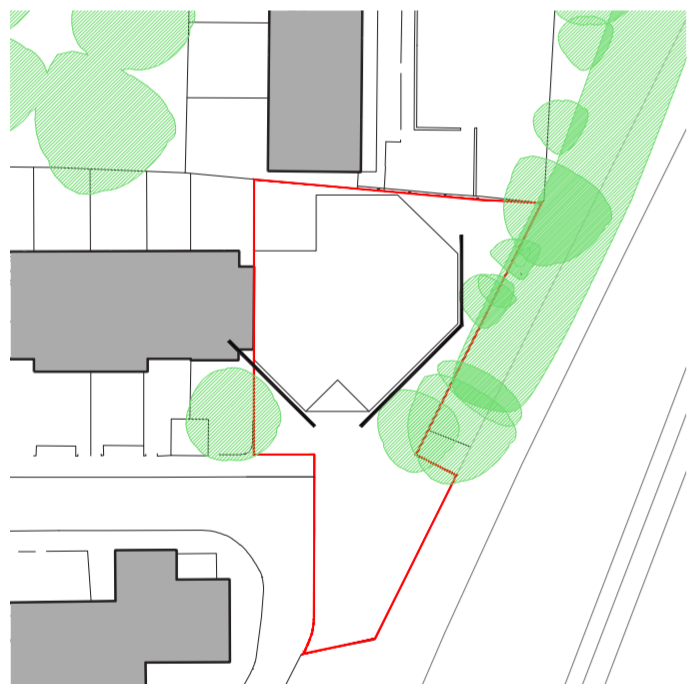
The massing has been conceived with a number of key parameters in mind; impact on neighbouring properties, positioning on the street and building height in relation to adjacent structures.



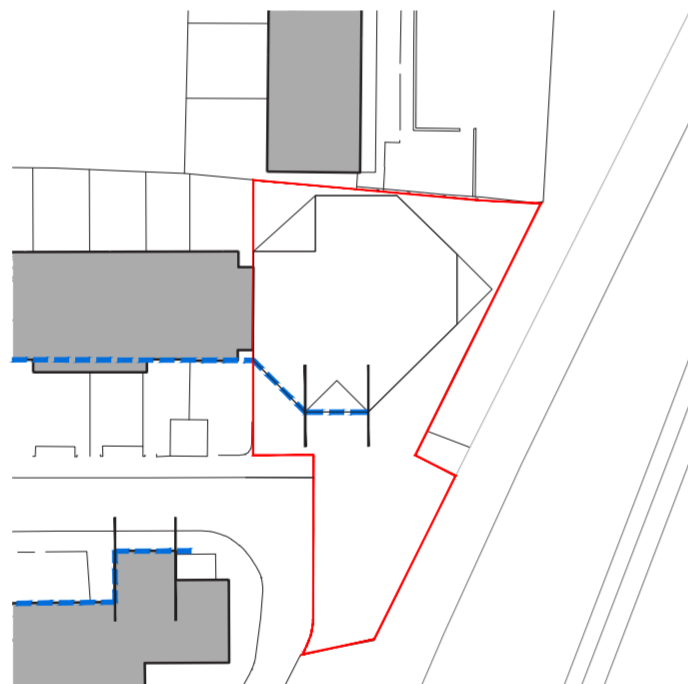
01. Striking a 45% angle from adjacent properties to inform the proposal and reduce the impact on lines of sight. The proposal is further stepped in from this guide to further reduce massing



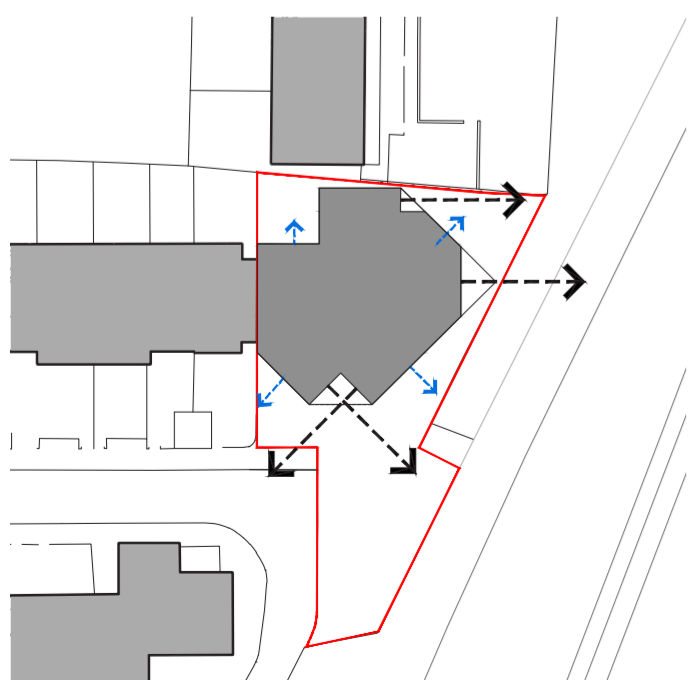
02. Massing removed from the rear of the site to reduce impact on neighbouring properties



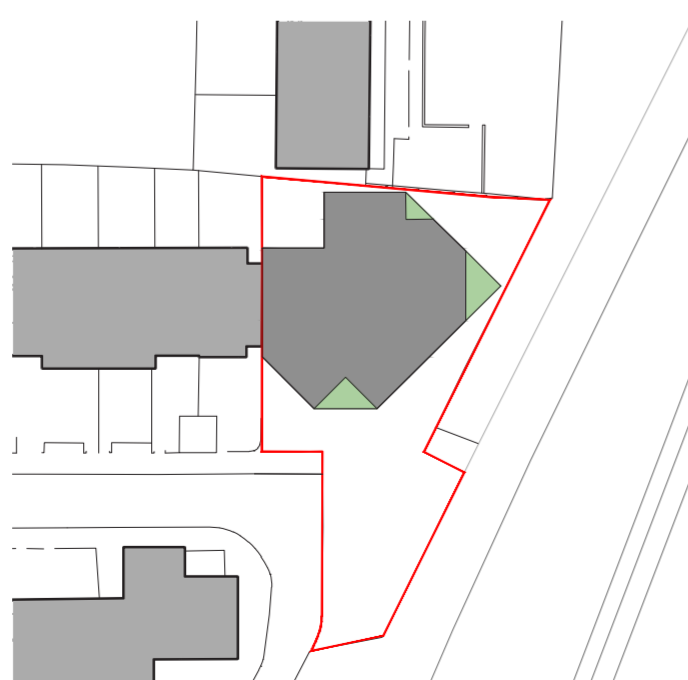
03. The proposed footprint allows most of the existing trees to be maintained



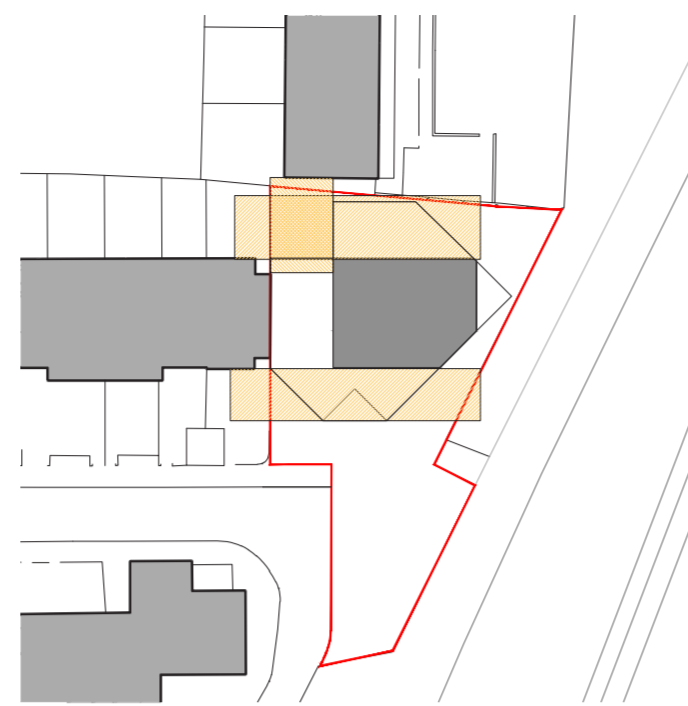
04. Proposal addresses the building on the opposite side of Moody Street by stepping out



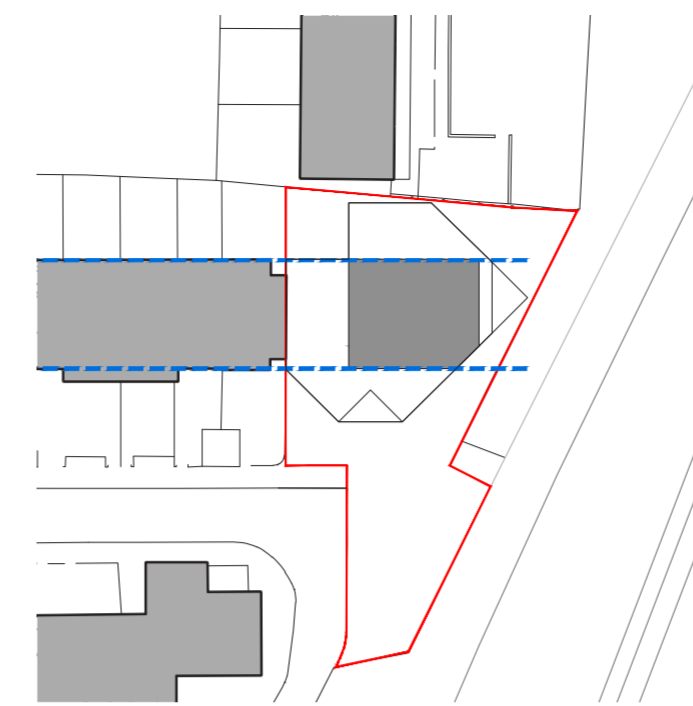
05. Primary and secondary directions of view from the proposal



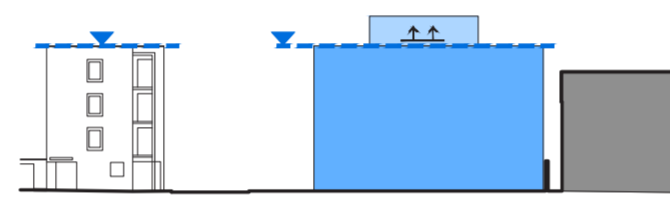
06. Creating amenity spaces for the proposal



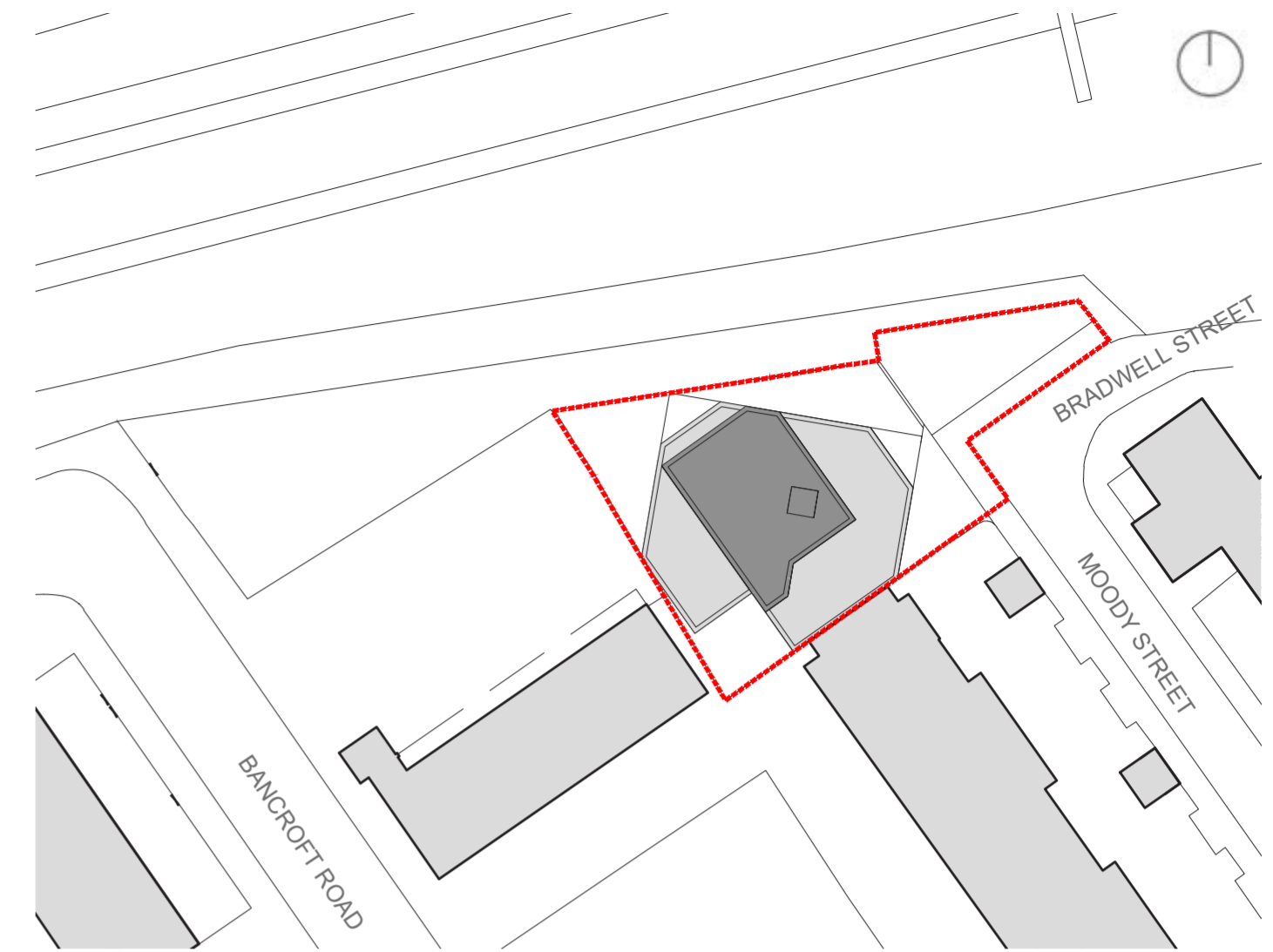
07. Stepping the upper level back from the front, side and rear of the proposal to further reduce massing



08. Upper level follows adjacent block



09. The additional story contributes to celebrating the corner as well as book-marking the street and addresses the building opposite.



The main body of the building is four storeys with a fifth storey cut back to reduce scale along Bradwell Street.

The scheme will provide 9 residential units with a communal landscaped area to the front of the scheme. 100% affordable units are proposed with a mix of one, two, three and four bed units. Off street bin and bike stores have also been proposed within the scheme.



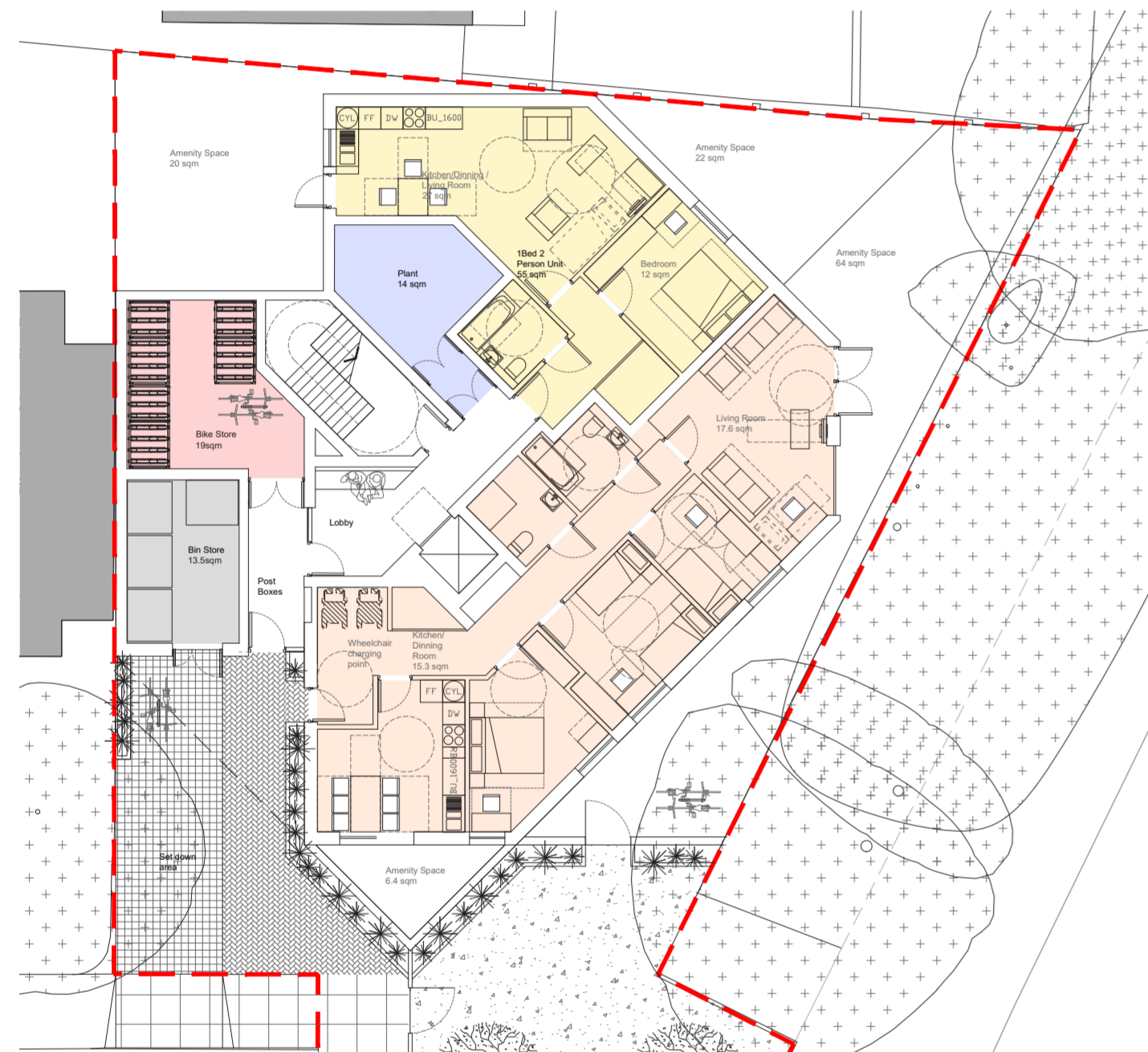
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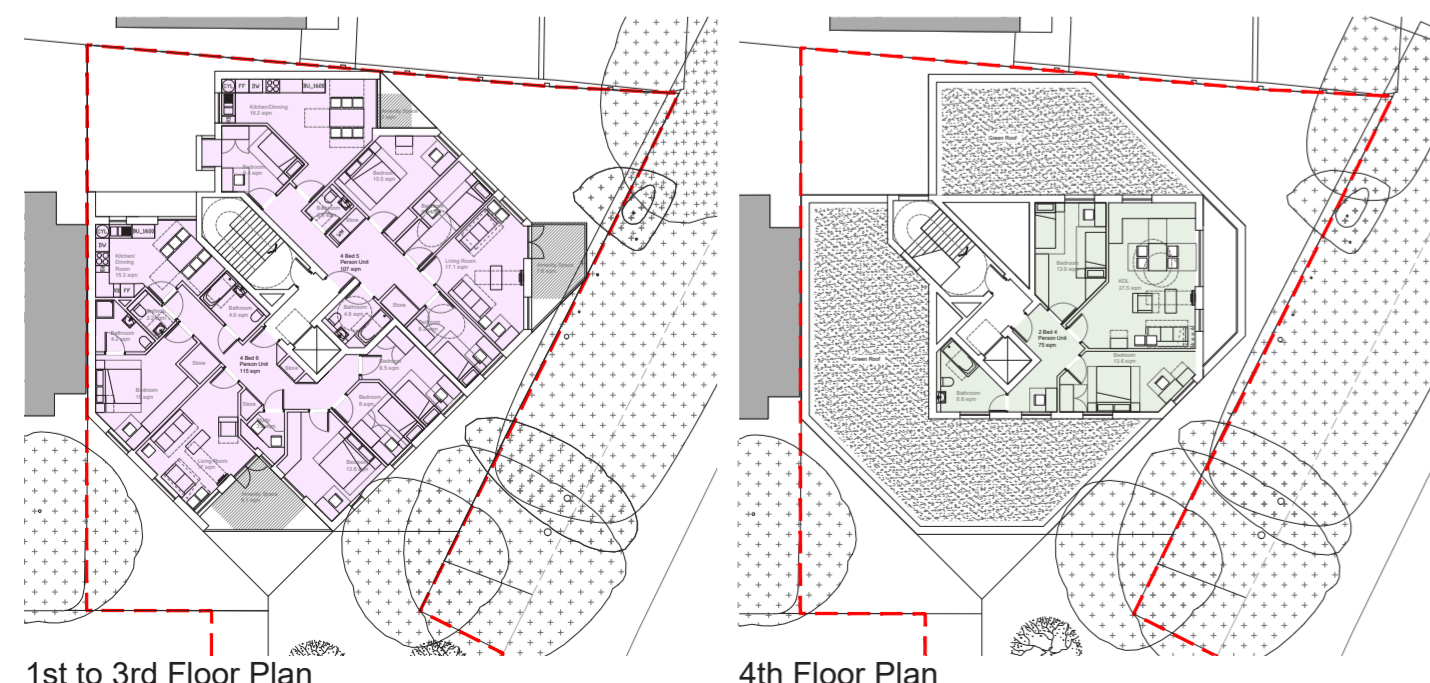
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The main entrance to the proposal is located under an under croft formed by the chamfered floor above. To further animate this under croft and the front of the scheme the entrance to one of the ground floor units is also located in this location. Both the bin and bike store are located close to the main entrance and would be control accessed. The entrance lobby transitions into the core, which is enlarged on the ground floor to provide a set down area for future occupants.

The layout has been arranged at either side of the stair core, in order to maximise aspect to the units and minimise over looking. To further reduce over looking an oriel window is proposed to three of the bedrooms to the rear of the proposal, this directs views into the side elevation of the neighbouring building.



Ground Floor Plan



1st to 3rd Floor Plan

4th Floor Plan



Massing 3D - View from rear of site



Visual showing the main entrance to the build, the entrance to the ground floor unit and the bin store. Also indicated is the drop kerb to the sit-down area.

- 1 x 1 Bed
- 1 x 2 Bed
- 1 x 3 Bed
- 6 x 4 Bed
- Bin Store
- Bike Store
- Plant Room

Landscaping

The proposed scheme both maintains existing trees where possible and provides additional trees to the front of the site.

A communal playspace providing a variety of playground equipment is proposed within the area at the front of the development bordering Bradwell Street. The playspace will be fenced off along its perimeter to provide safety from the adjacent road.



Existing Side Elevation



Proposed Side Elevation



Existing Front Elevation



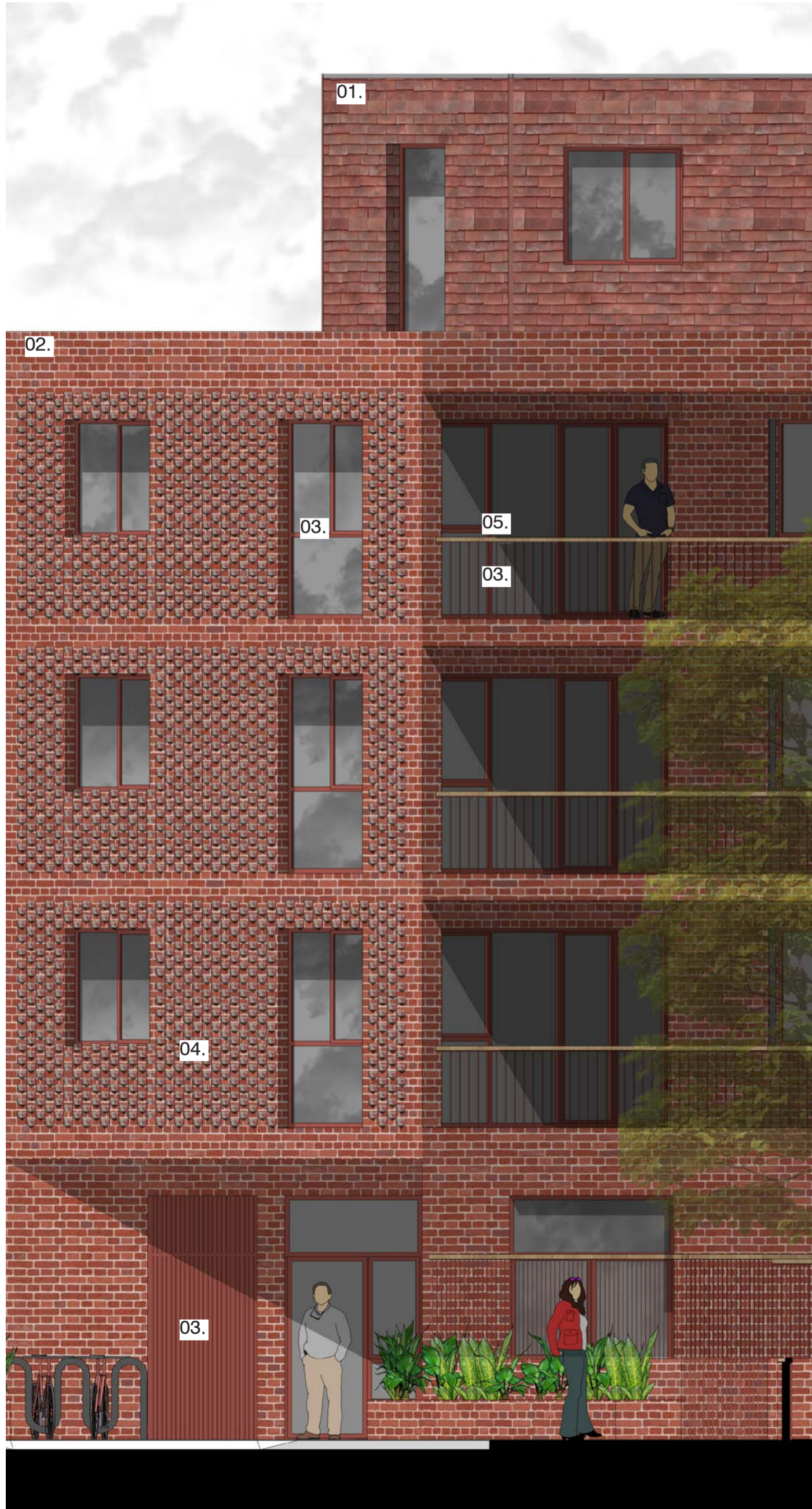
Proposed Front Elevation



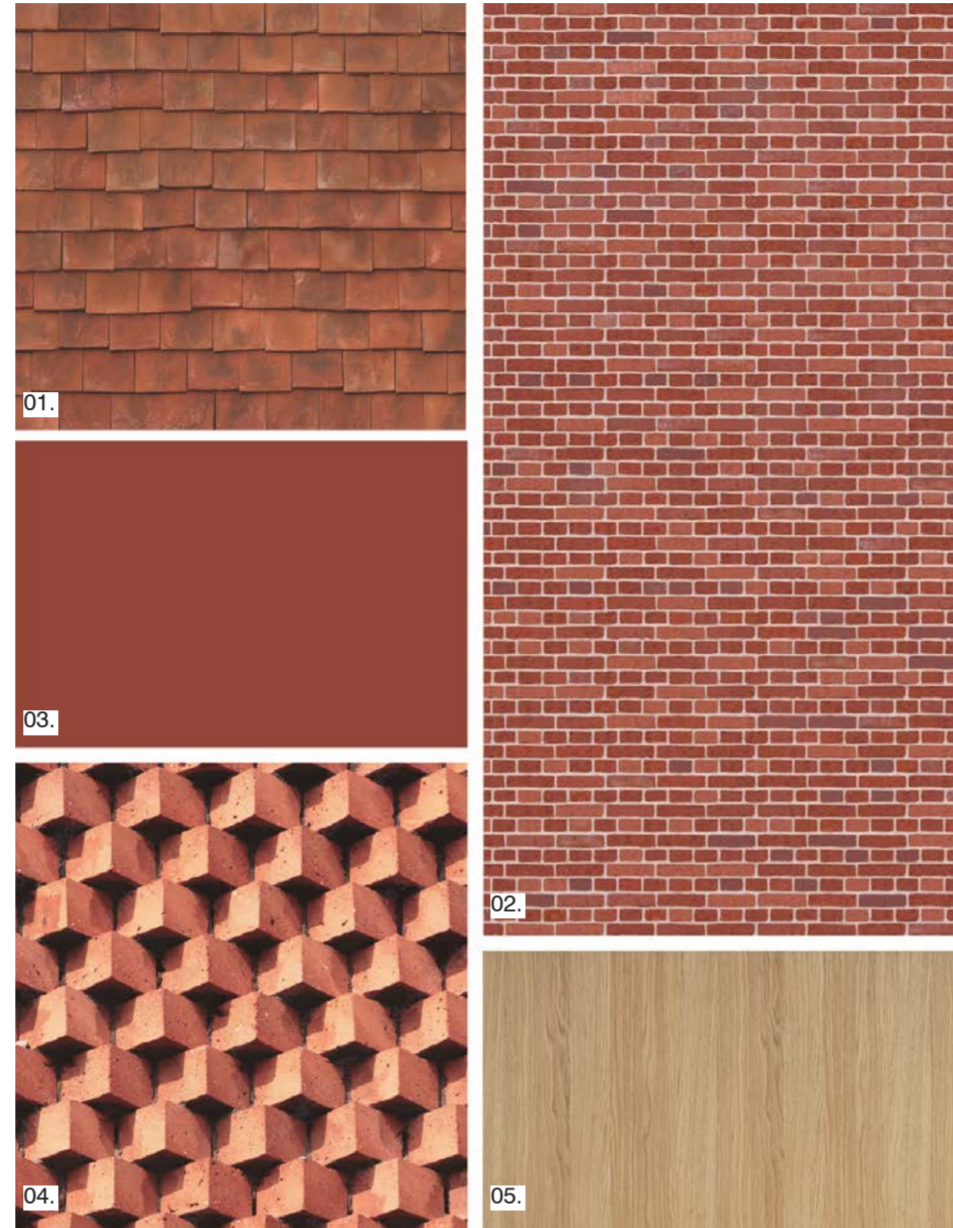
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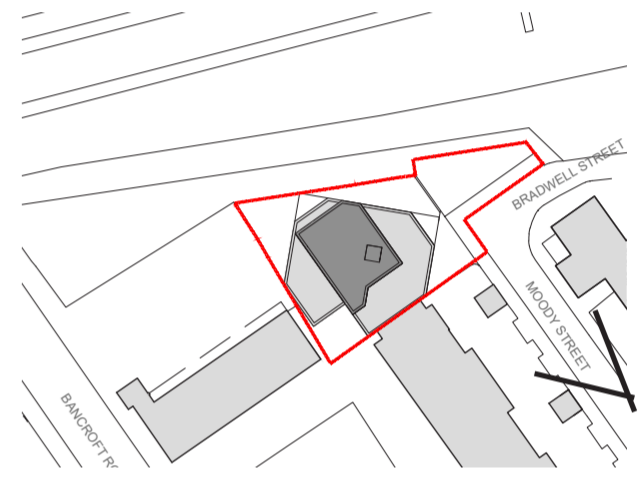
Materials



- 01. Red/Brown Tiles
- 02. Red Brick
- 03. PPC Aluminium Window Frames
- 03. PPC Aluminium Handrail
- 04. Stepped Brick detail
- 05. Composite Hand Rail



Massing 3D - View along Moody Street



Massing 3D - View from Bancroft Road

