

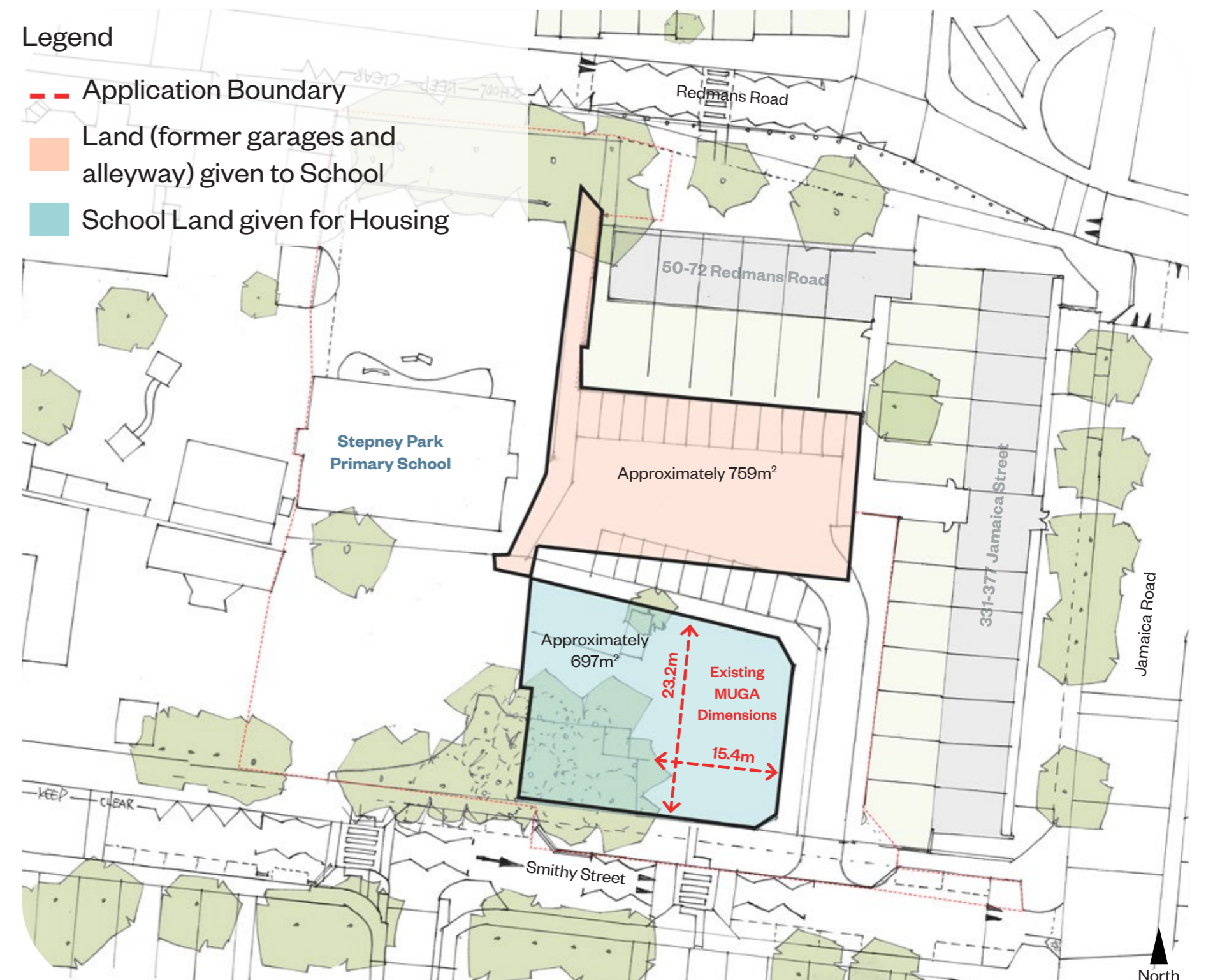
## Introduction

The Mayor is committed to making a place where people can live in high quality and affordable homes. The Council is working with developers and Housing Associations to build a minimum of 1000 homes for social rent each year for the next 4 years with a focus on larger 3 and 4 bedroom family homes. This site was previously identified with the potential to deliver affordable homes for rent.

## The Site



Aerial View of Site from South East, prior to Demolition Works



## Land Swap Areas

To facilitate the construction of an apartment block which fronts onto Smithy Street, a land swap deal with the neighbouring Stepney Park Primary School is required.

As illustrated on the plan, there would be no net loss of playground area following the proposals, with Stepney Park Primary School providing ~697m<sup>2</sup> of land in return for ~759m<sup>2</sup> - a betterment of 62m<sup>2</sup>.

## Planning History

Consented Scheme:  
PA/21/01896/A1 (May 2023)

The site has an existing permission: PA/21/01896/A1. This included the demolition of the existing garages and stores and replacing these with 4x 3-bedroom homes. The demolition of garages took place in November 2024.



- 4no. 3 Bedroom-5 Person homes
- Shared communal gardens
- Low rise to reduce overshadowing onto neighbours
- Designed with reduced overlooking into gardens

Scheme Presented at Public Consultation  
(May 2024)

A revised scheme was presented at public consultation May 2024. The new proposal aimed to increase the site capacity for affordable housing and better the relationship with Smithy Street.



- 25no. homes from 2 bedrooms to 4 bedrooms in size
- 6 storey building: 4 storey block with 2 storey maisonettes above
- Building fronting Smithy Street to activate the street and provide more social rent family homes, completing the urban block.



**19**  
New homes



**14**  
family homes  
(3B+)



**2**  
wheelchair homes



No loss of existing  
on street resident  
parking bays



**+2**  
blue badge  
parking bays



**230m<sup>2</sup>**  
resident's communal  
courtyard

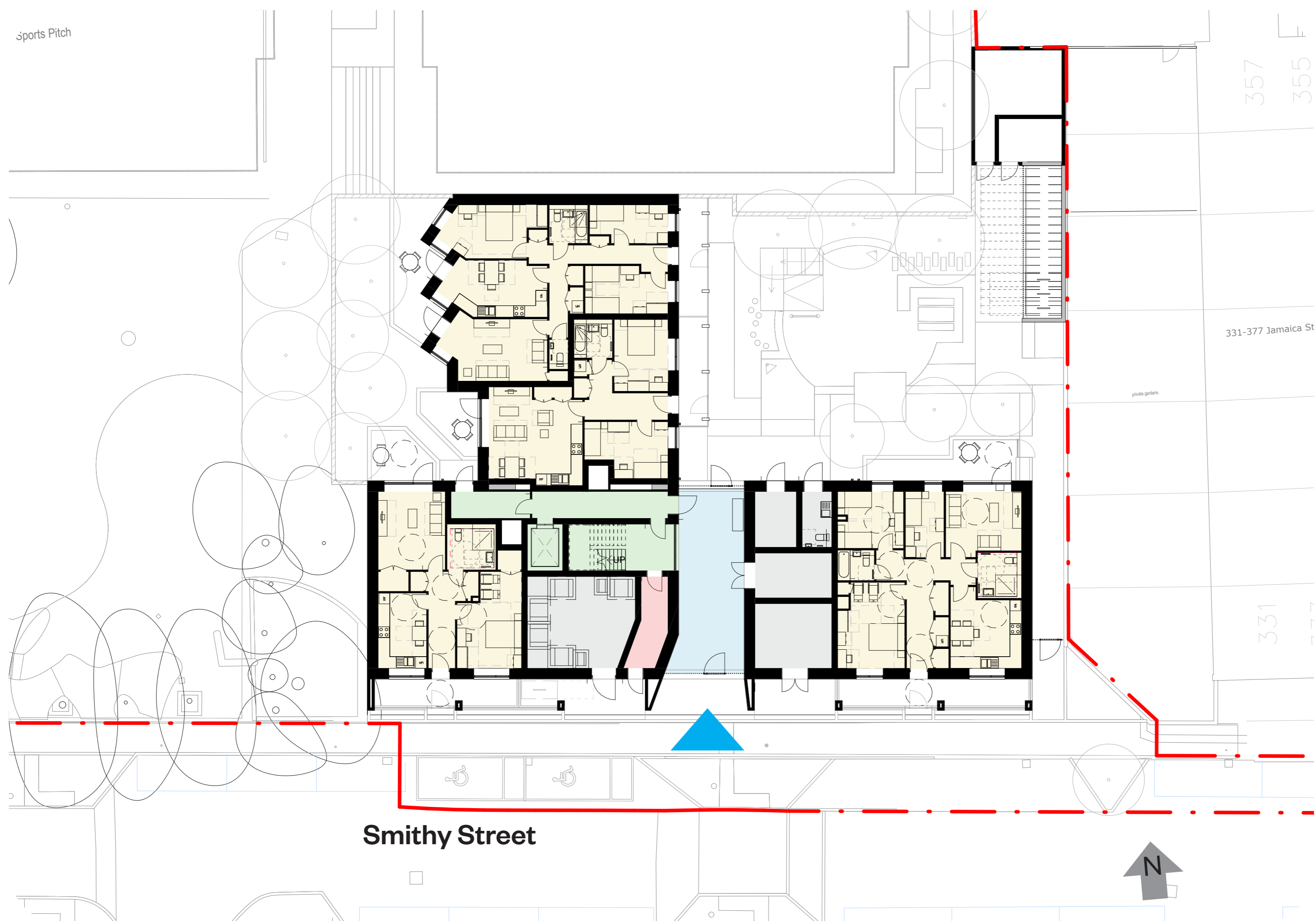


- ① Main Entrance to Building Core
- ② Ground Floor Homes
- ③ Residential Communal Courtyard with Children's Play Space
- ④ Residential Cycle Store
- ⑤ Sprinkler Water Tank and Generator
- ⑥ Secure Side Access Gate

- ⑦ Existing School MUGA Retained
- ⑧ New School MUGA
- ⑨ Proposed Play Climbing Frame
- ⑩ Amended School Entrance Gates
- ⑪ New Quiet Garden
- ⑫ +2 New Blue Badge Parking Bays
- ⑬ +1 Servicing and Deliveries Bay



Smithy Street

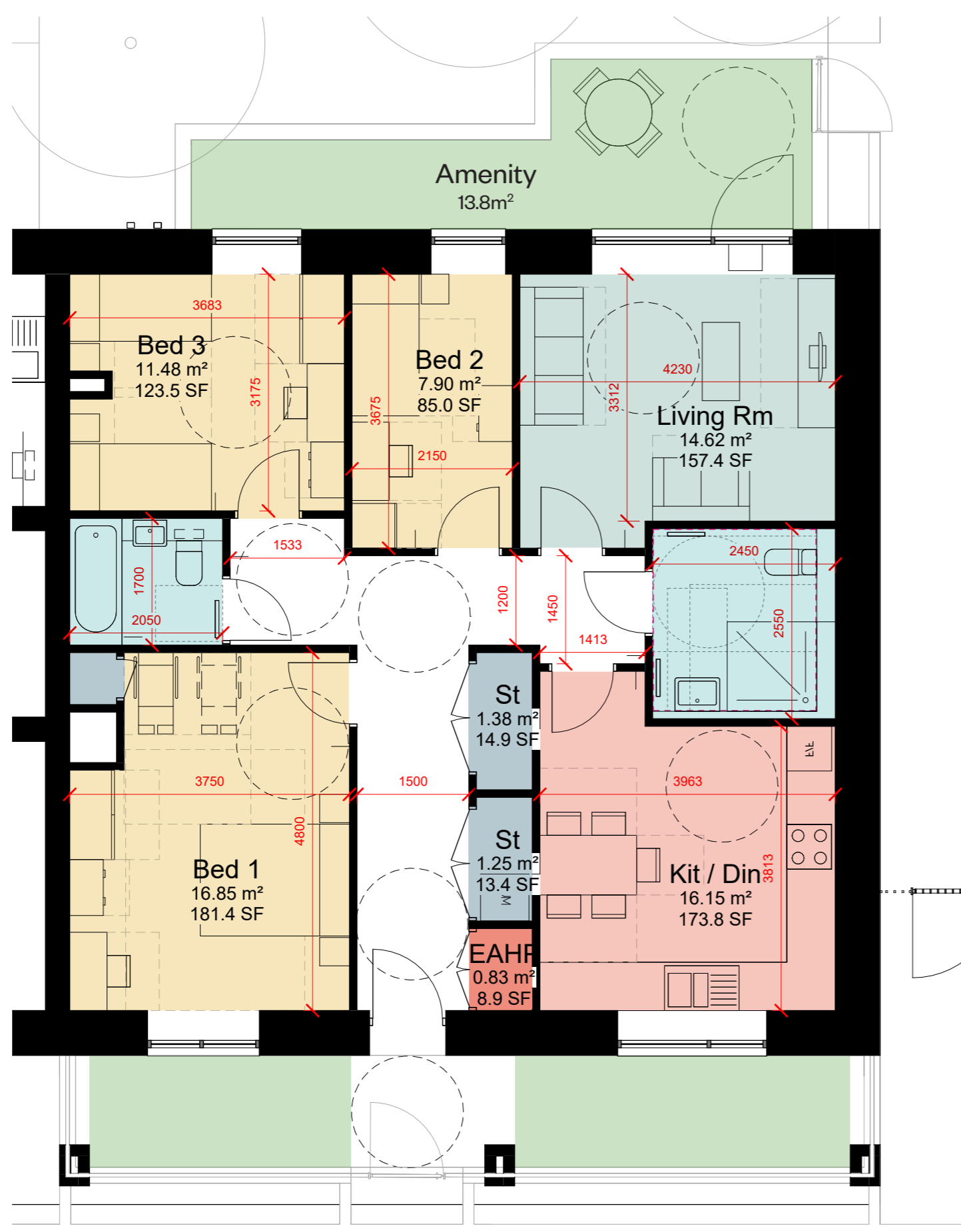


Ground Floor Plan

### Accessible Dwelling

Flat Type 02: 3 Bed 5 Person - CAT 3

101m<sup>2</sup>



**19**  
New Homes

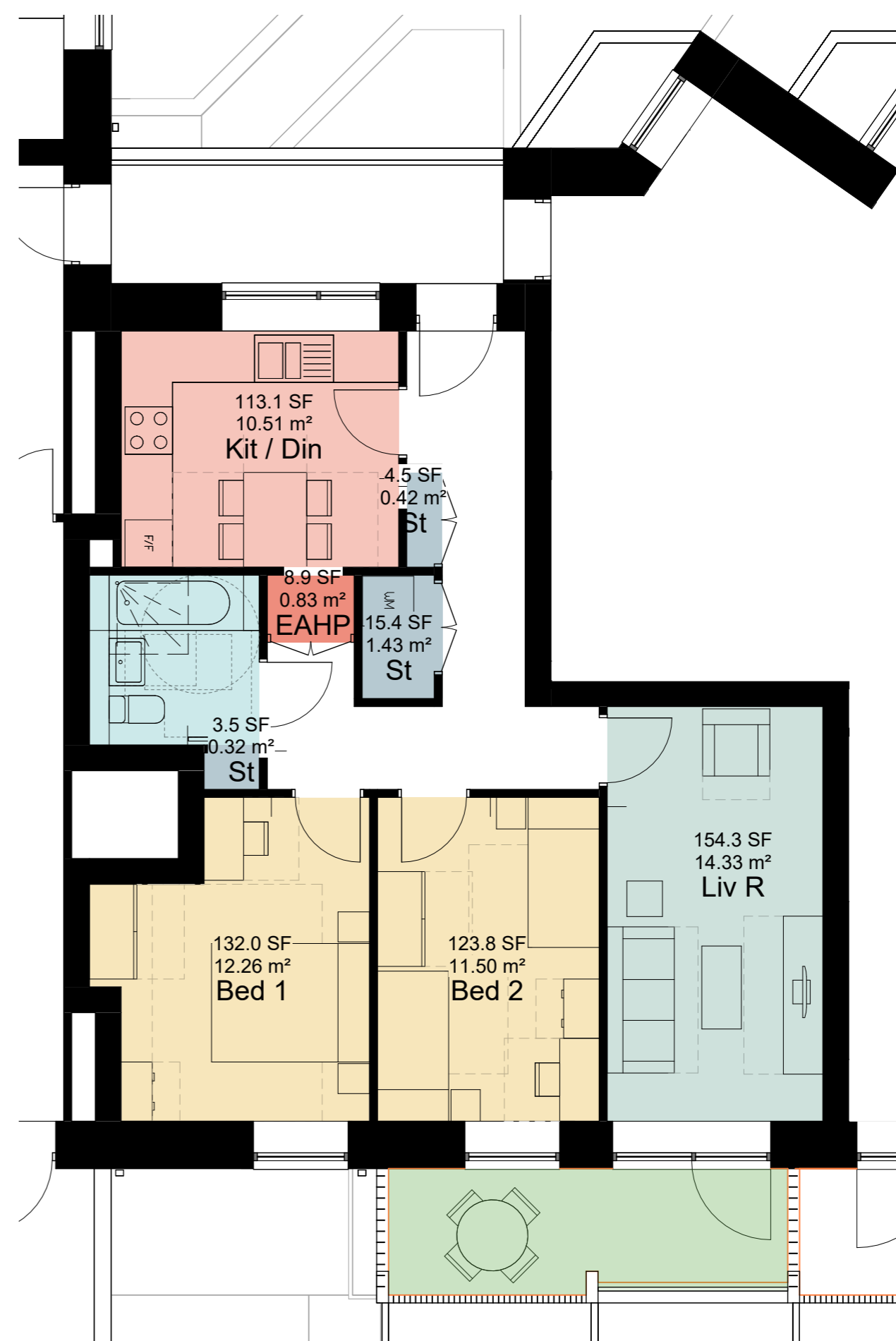


**100%**  
Affordable

### Dwelling

Flat Type 08: 2 Bed 4 Person - CAT 2

70m<sup>2</sup>



### Dwelling

Flat Type 06: 3 Bed 5 Person - CAT 2

99m<sup>2</sup>



**L-0** 1x 1 Bedroom 2 Person  
1x 2 Bedroom 4 Person  
2x 3 Bedroom 5 Person

**L-1** 1x 2 Bedroom 4 Person  
3x 3 Bedroom 5 Person  
1x 4 Bedroom 6 Person

**L-2** 1x 2 Bedroom 4 Person  
3x 3 Bedroom 5 Person  
1x 4 Bedroom 6 Person

**L-3** 1x 2 Bedroom 4 Person  
3x 3 Bedroom 5 Person  
1x 4 Bedroom 6 Person

## Space to Meet and Space to Play



Legend

- ① Resident Communal Garden with children's playspace, space to rest, and to socialise
- ② Mirrored / Reflective Panelling to Wall
- ③ Playable Route with Stepping Planks / Logs
- ④ Private Garden Terrace
- ⑤ Secure Covered Long Stay Cycle Parking
- ⑥ Access Control Gate
- ⑦ Screening Trees

Illustrative Sketch Plan (NTS)



## Typical Furniture and Boundary Treatments



## Key Figures



**155m<sup>2</sup>**  
Doorstep Playable Space  
(Ages 0-4)



**40**  
long stay resident  
cycle parking spaces



**2**  
short stay visitor  
cycle parking spaces



**14**  
Trees Removed



**17**  
Trees Retained



**18**  
New Trees Planted