

1 Rushmead

9 Affordable Family Homes

Community Consultation



The London Borough of Tower Hamlets has appointed MAP Architecture to develop proposals for a new residential building providing 9 family-sized homes for social rent. The site, located just off of Bethnal Green Road, is currently vacant following the recent demolition of the former building.

A new planning application is being prepared to replace a previously consented scheme for nine homes. The redesign has been undertaken for several key reasons:

- To create larger family homes that accommodate more residents, increasing the overall bedspaces from 53 to 62.
- To improve the buildability and overall efficiency of the proposed scheme.
- To provide well-proportioned rooms and incorporate large bathrooms suitable for families.
- To create an active public street frontage along Rushmead Street.

The revised project has been carefully designed as a high-quality, sustainable brick building that integrates with the existing streetscape.

The Site

Site pre-demolition



Site photos



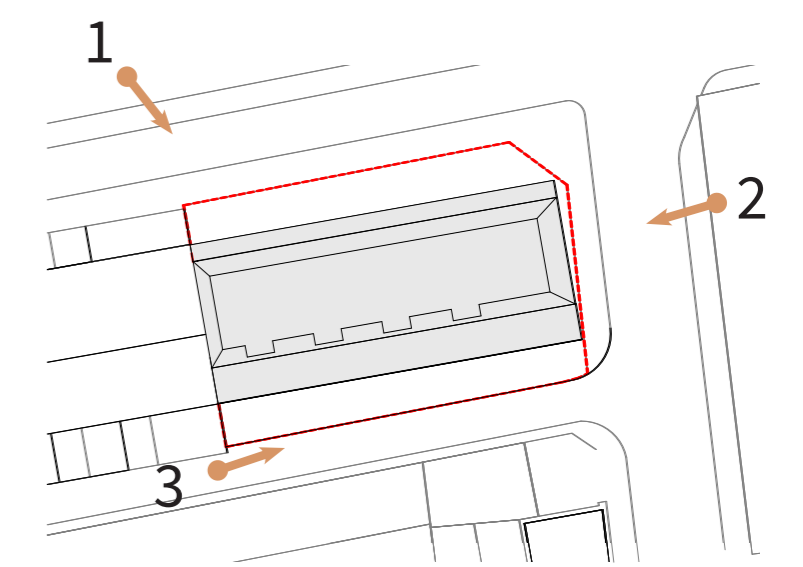
1 Florida Street



2 Rushmead

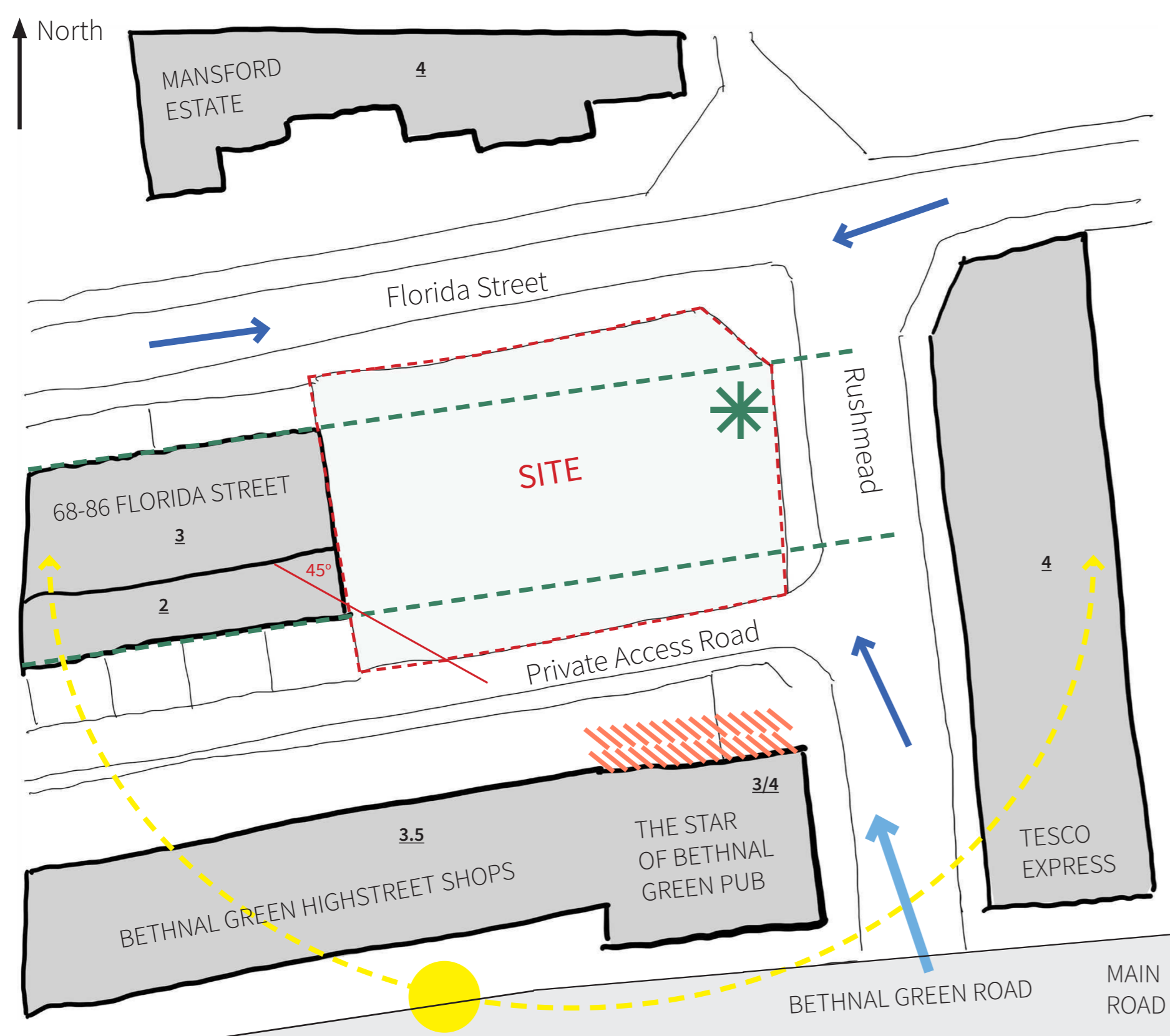


3 Private Access Street



Key Considerations for the Site

The diagram below provides an analysis of the site and its immediate context. It highlights the local features that have informed design decisions to ensure that the new building responds appropriately to its surroundings:

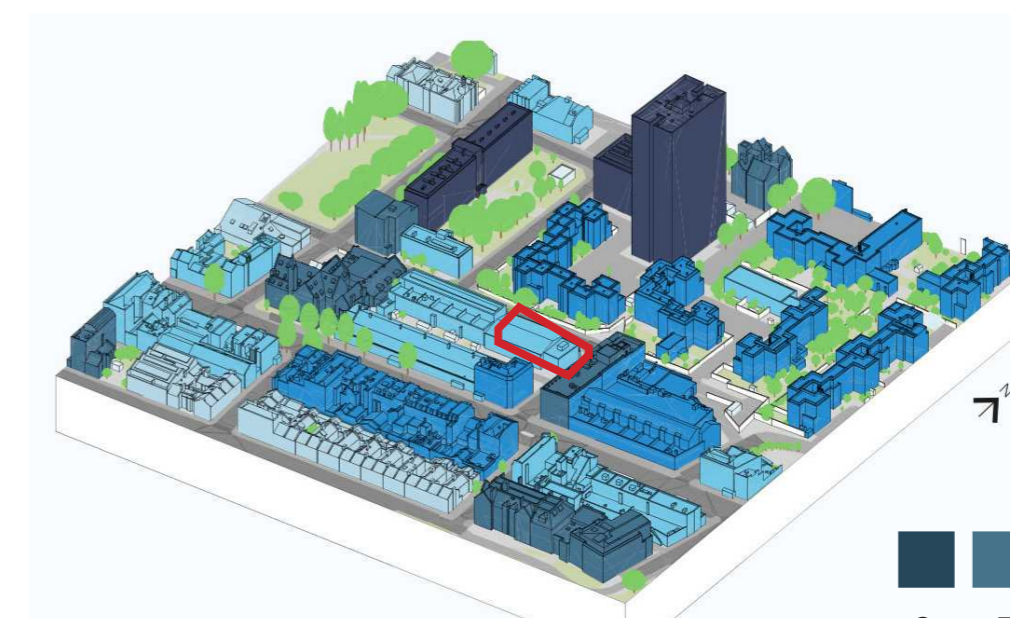


Key:

- 3.5** [Number of stories] Ensure massing respects the surrounding buildings. The site abuts a row of 3 storey houses at 68-86 Florida Street. Directly opposite the site are 4 storey high flats offering more scope for the massing on the site.
- 45°** Set back third floor massing to match the massing at 68-86 Florida Street and to avoid overlooking and loss of daylighting for the neighbouring homes.
- Use existing building lines on Florida Street to inform the urban design approach.
- Optimise solar gain on the south facade and create south facing terraces and gardens on the site.
- Address visual impact from the Bethnal Green Road.
- Consider massing, acoustics and access of locally listed pub 'The Star of Bethnal Green'.
- Create focal point at the junction of Rushmead and Florida Street
- Access to site

Around the Site

The site is within the Bethnal Green District Centre and Primary Shopping Area. There is a locally listed pub to the south of the site which corners Rushmead and Bethnal Green Road. The surrounding context is generally residential buildings of differing age and architectural style. The buildings lining Bethnal Green Road to the South and East of the site are primarily retail/office at ground floor with residential above.



Diagrams & site maps taken from Buckley Gray Yeoman DAS.

6+ 5 4 3 2 1 storey high

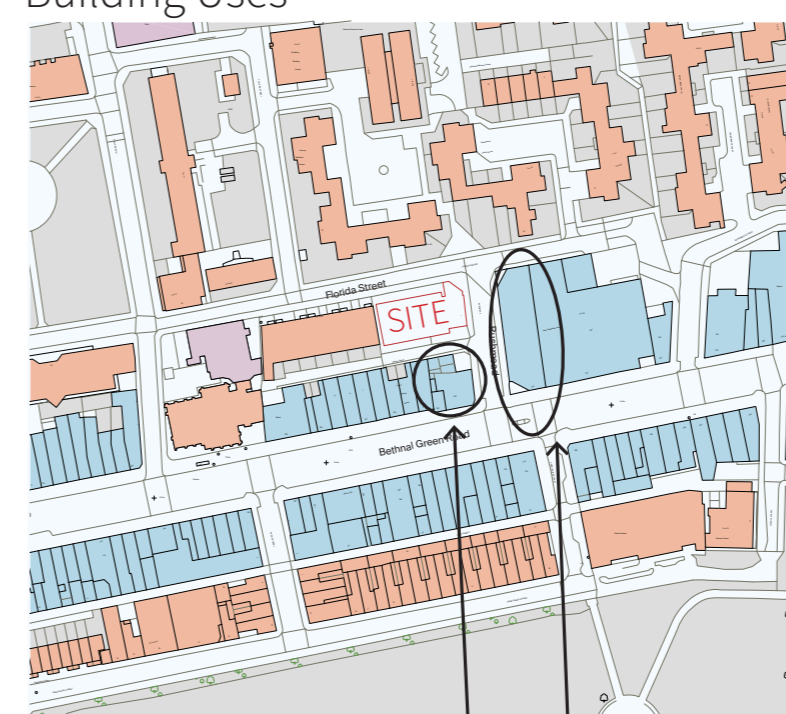
Transport Links and Amenity



- Public Green Space
- Private Green Space
- Main Road
- Bus Stop

North

Building Uses



- Site
- Mixed use business/retail with residential above
- Residential
- Public Amenity
- Community Use/ Charity

Locally listed pub
Modernist style
Tesco

1 Rushmead

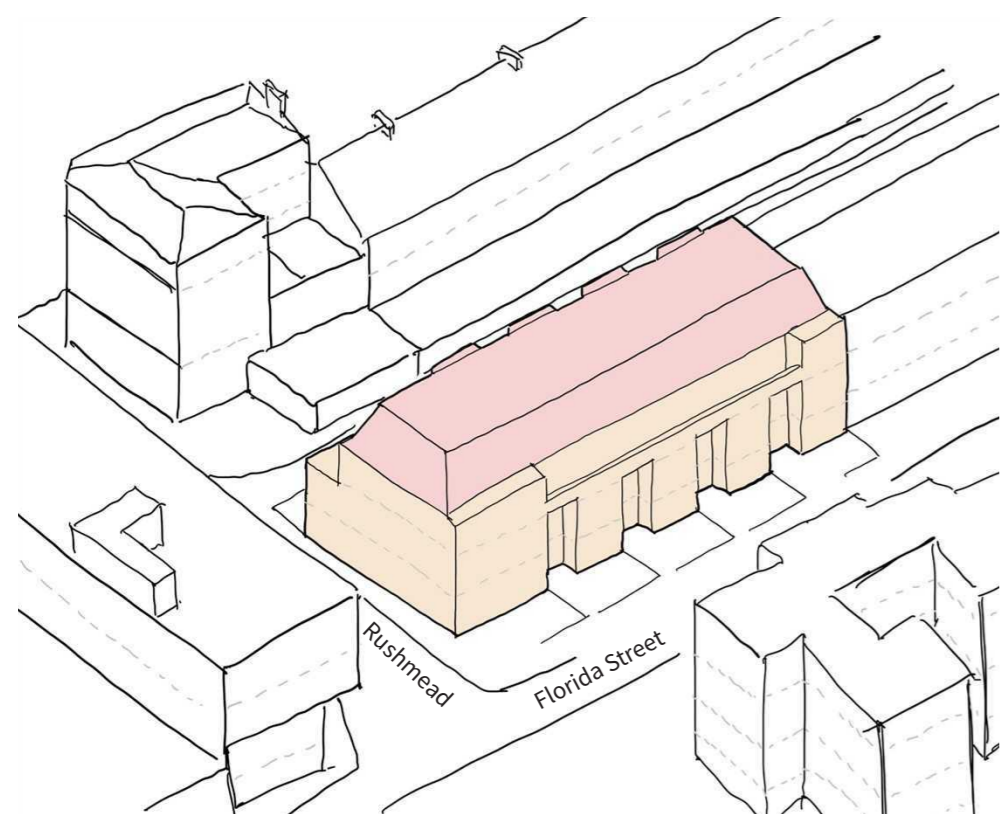
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The design proposes an efficient and buildable scheme which uses sustainable Passivhaus design principles and construction methods. The housing mix responds to the Borough's requirements to provide large family homes dwellings.

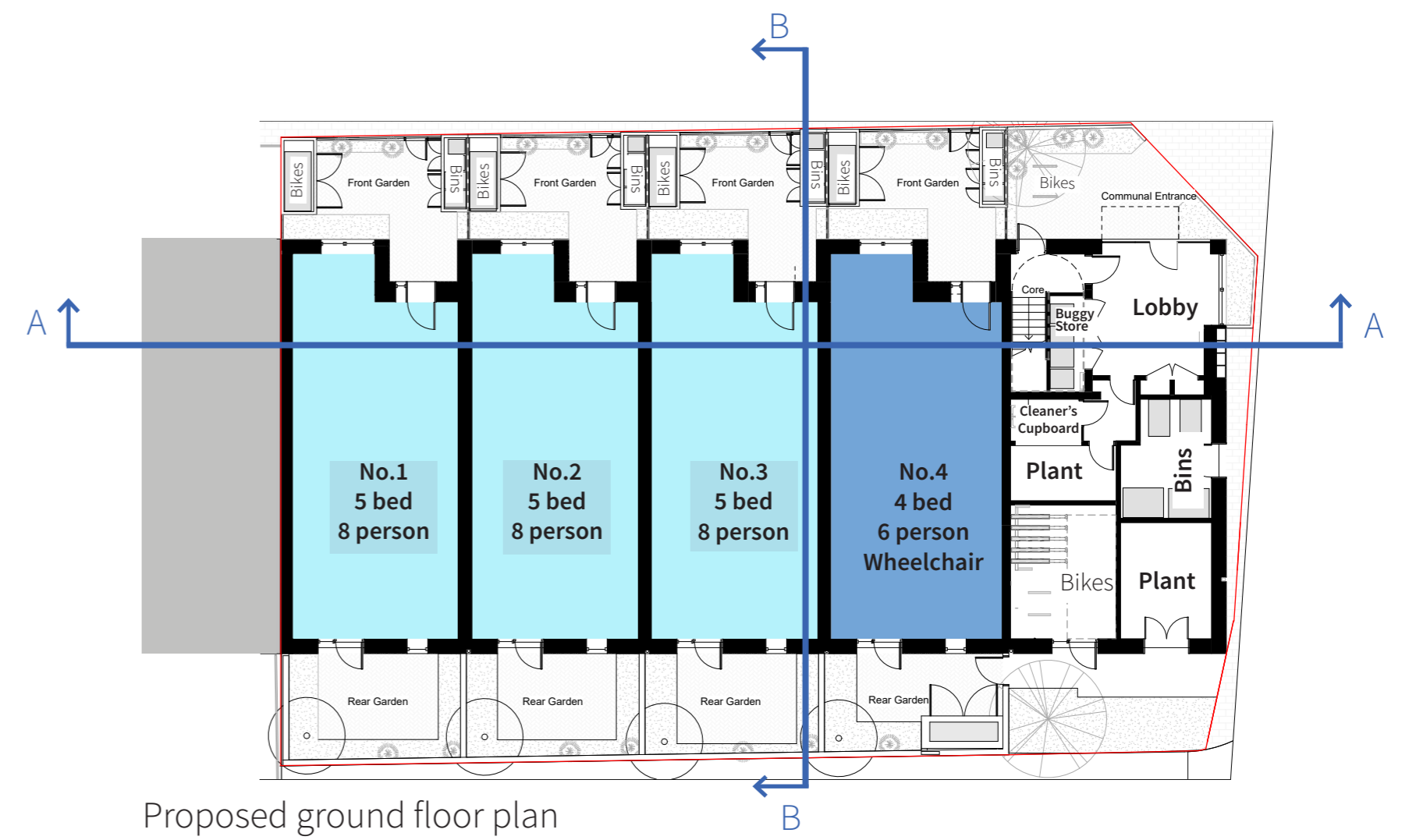
Massing:



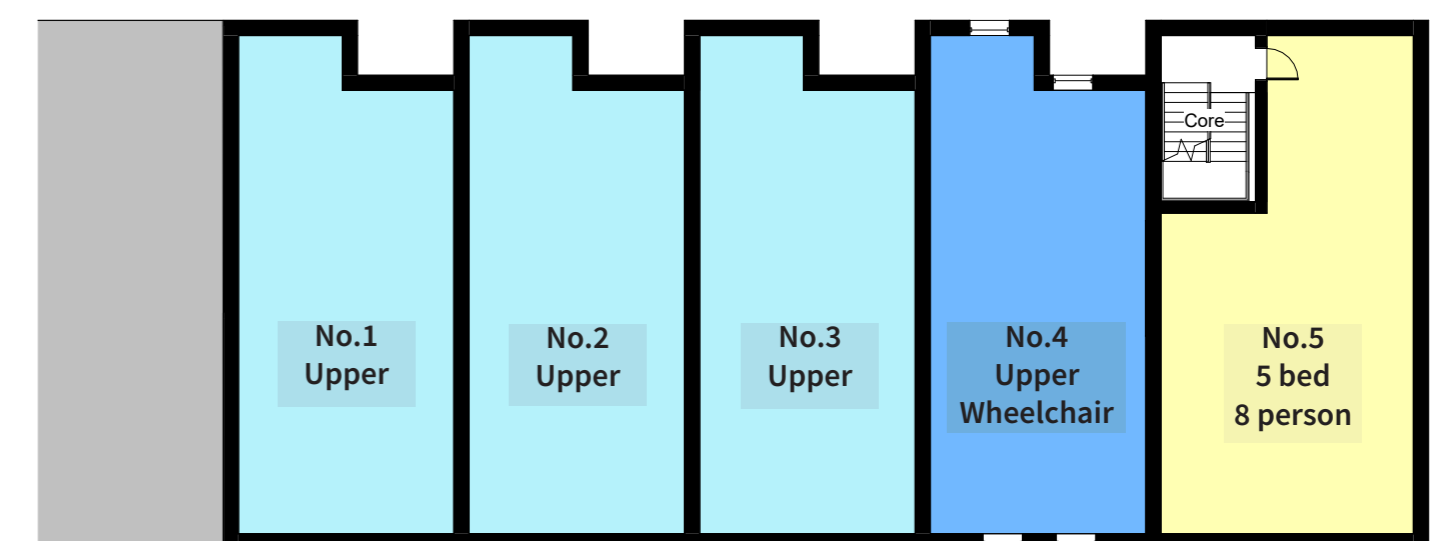
Massing View from South West

Accommodation Schedule

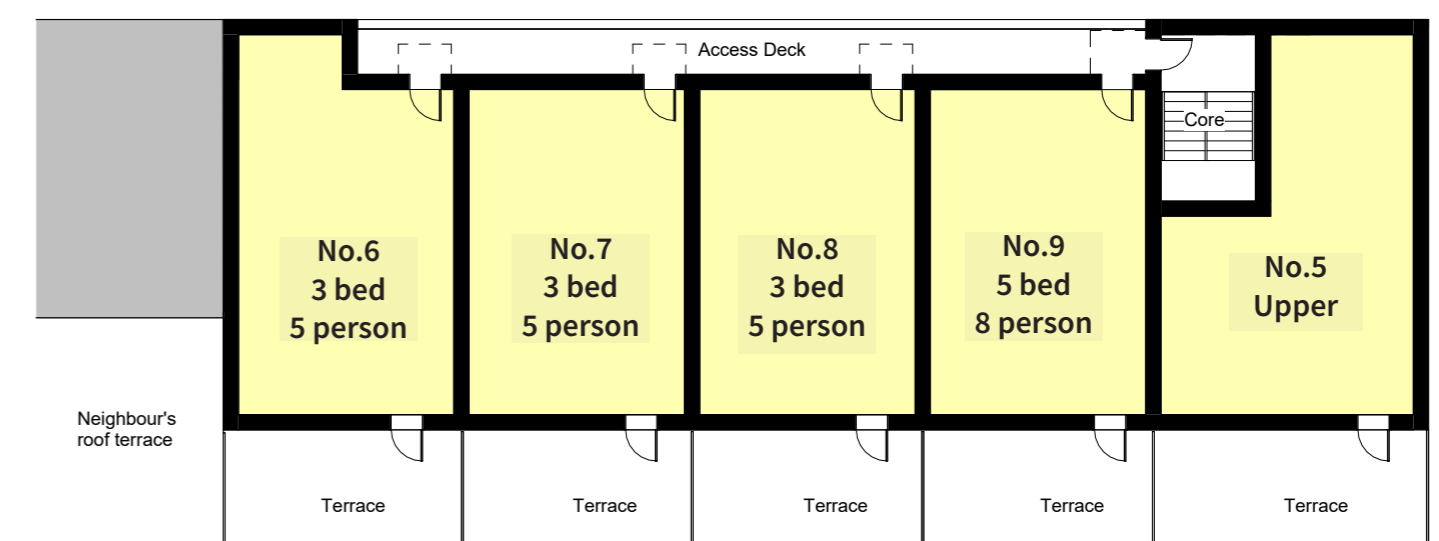
Unit Number	Number of Bedrooms	Number of People	Habitable Rooms	Area
1	5	8	7	139.5 m ²
2	5	8	7	139.5 m ²
3	5	8	7	139.5 m ²
4	4	6	6	139.5 m ²
5	5	8	7	131.7 m ²
6	3	5	5	100.0 m ²
7	3	5	5	95.6 m ²
8	3	5	5	95.6 m ²
9	5	8	7	138.1 m ²
Total	38	61	56	1119.0 m²



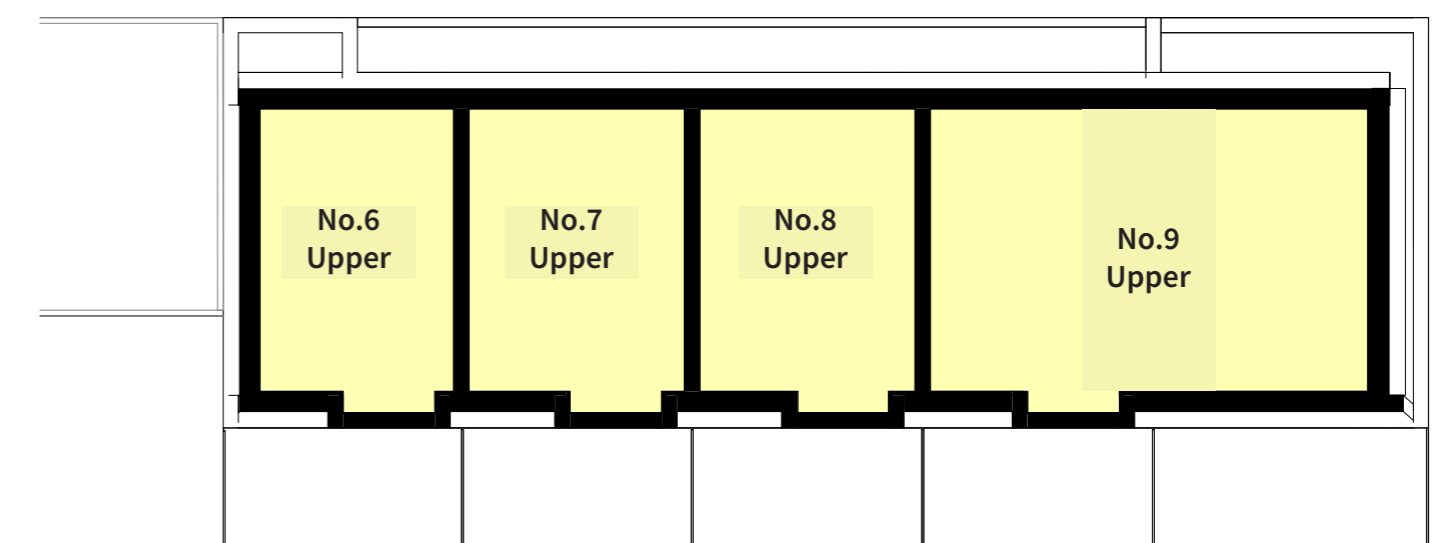
Proposed ground floor plan



Proposed first floor plan

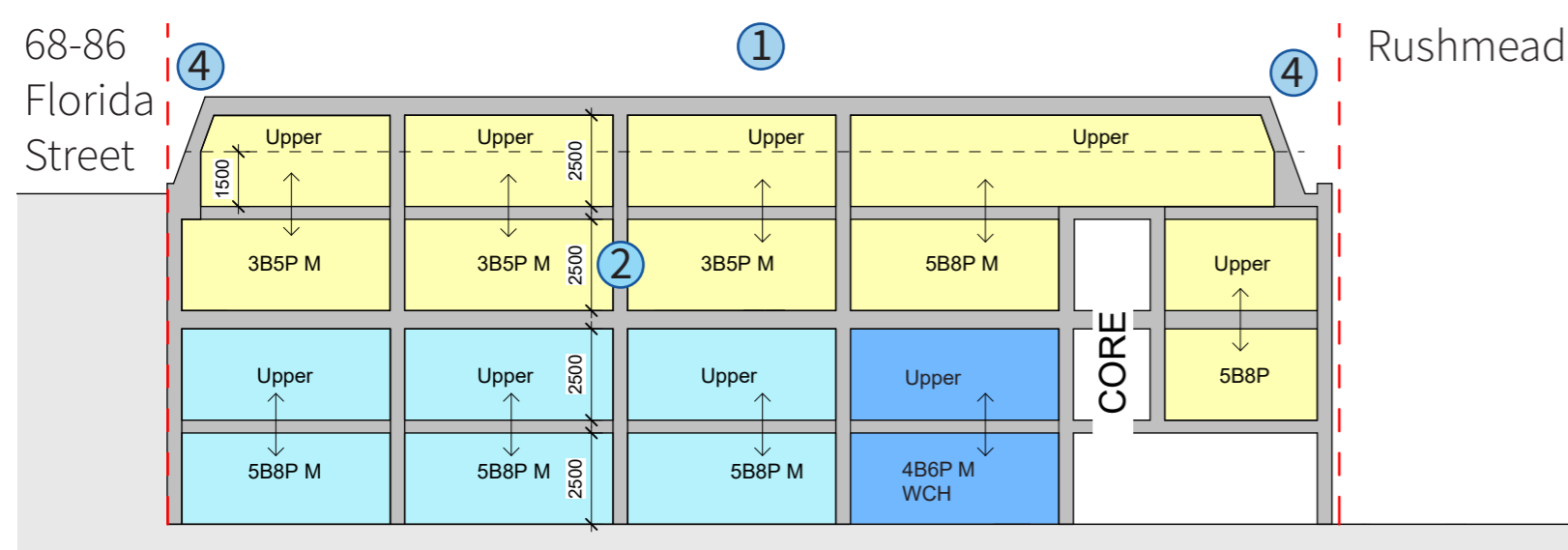


Proposed second floor plan

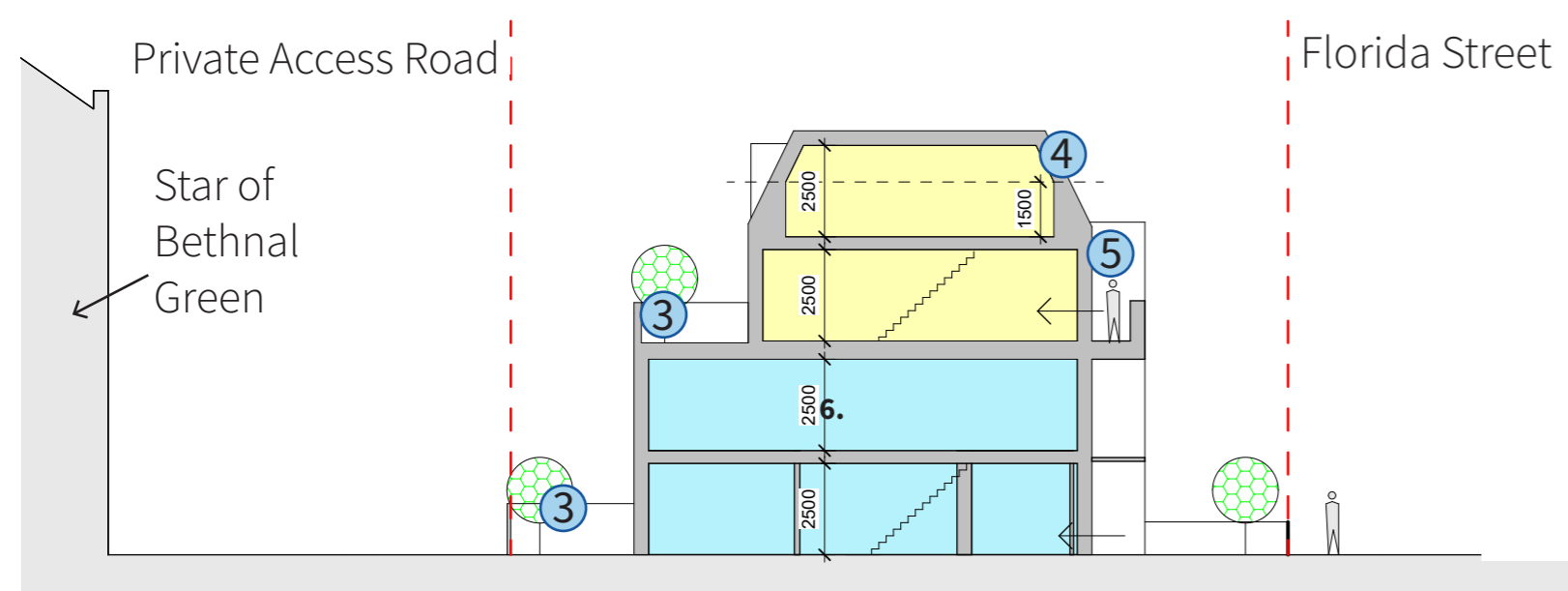


Proposed third floor plan

Sections:



Section AA 1:200 @A1



Section BB 1:200 @A1

1. Stacking structure is applied throughout to simplify construction and improve efficiency.

2. Minimum ceiling height of 2.5m is provided throughout to ensure generous internal spaces.

3. Gardens and roof terraces are oriented to the south to maximise daylight and amenity.

4. Setback mansard roof reduces the overall massing impact on the surrounding context.

5. Access deck to the north provides entry to the upper floor maisonettes.

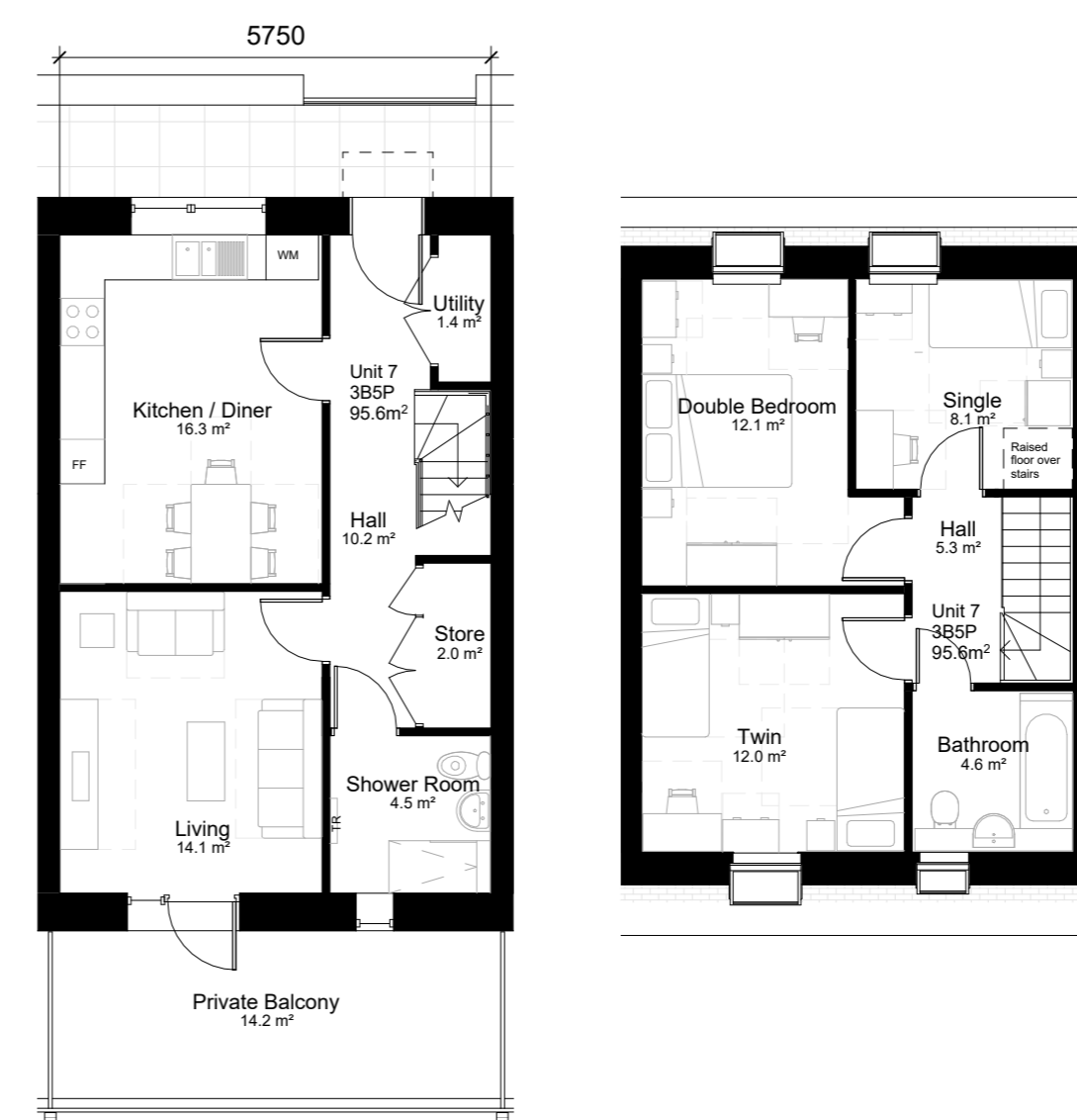
Typical Maisonette Layouts:

(Ground Floor) Maisonette No. 1,2,3 (First Floor) Maisonette No. 1,2,3



1:100 @A1

(2nd floor) Maisonette No. 6,7,8 (3rd floor) Maisonette No. 6,7,8



Features:

- Separate living and kitchen/dining spaces
- 1 WC at entrance level
- 1 family bathroom
- 1 shower room
- 5 bedrooms
- Private rear garden enclosed with fencing
- Defensible front gardens incorporating bin and bicycle storage.

Features:

- Separate living and kitchen/dining spaces
- 1 shower room/WC at entrance level
- 1 family bathroom
- 3 bedrooms
- Private south facing terraces accessed from living room. Privacy screens to the sides.
- Accessed by communal access deck - designed to pass only by kitchen windows maintaining privacy to living spaces and bedrooms.

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The building is activated with a prominent and inviting access point at the junction of Florida Street and Rushmead. The setback mansard roof minimises impact on the surround context, maintaining a comfortable relationship with the 'Star of Bethnal Green' pub. The front facade is articulated with an undulating form that creates a domestic scale and private home entrances.



Similar Building Examples

*Communal residential entrance
Stefan Forster GmbH - Wohnhaus
Ostendrade*



*Front gardens
Karakusevic Carson - Cherry Court*



Initial Studies For Elevations



*Set back mansard roof
Duchess Mews*



*Rear gardens
Mole Architects - Marmalade Lane*



*Set back massing and roof terrace
Maccreevor Lavington - Future Homes*

