

# COMMUNITY CONSULTATION

## Smithy Street Parking Court Redevelopment



### Previous Scheme

#### 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 has been identified with the potential to deliver up to 25 affordable homes for rent.

#### The Site

The proposed site is the playground area (yellow) on the existing school site and the garages site (red) is being sought to be exchanged (like for like in area) to create a new playground/ball court area.



Site - Aerial View



Smithy Street - Original Scheme - 2022



- 4x 3 Bed 5 Person Homes
- Shared communal gardens
- Low rise to reduce overshadowing onto neighbours
- Designed with reduced overlooking into gardens



- 8 homes comprising of maisonettes and apartments
- Shared communal gardens
- Positioned to reduce overshadowing and overlooking onto neighbours



Smithy Street - October 2023



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### New Proposed Scheme

The council is now exploring options to re-develop the site to provide family apartments as well as maisonettes in order to provide additional new family homes for social rent.

The proposed scheme would see a land swap for the same area take place with the neighbouring school which benefits both the council and the school.

The development would be moved away from nearby buildings and nearer to Smithy Street to reduce its impact on the neighbouring buildings and the school would receive a newly designed and built play area for the students

The apartment building would be 6 storeys, with the top 2 floors set back from the street and school to reduce their visual impact and provide much needed private outdoor space for new homes at this level'

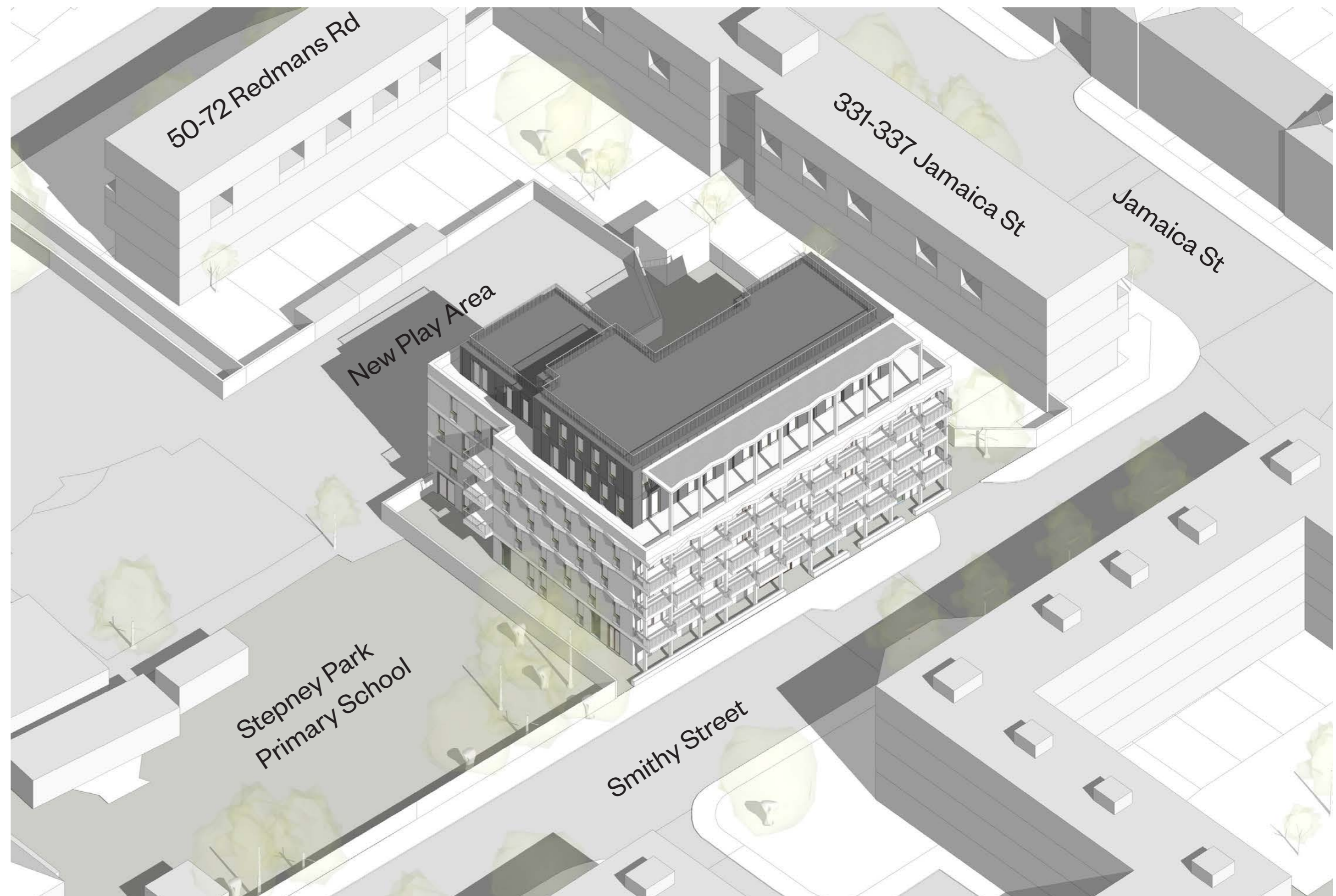
The new proposed scheme would provide:

Apartments on ground, first, second and third floors:

- 7 x 2 Bed 4 Person home
- 11 x 3 Bed 5 Person home
- 3 x 4 Bed 6 Person home

Maisonettes on fourth and fifth floors:

- 2 x 3 Bed 5 Person home
- 2 x 4 Bed 6 Person home



Smithy Street - Aerial



Smithy Street - Land swap area



Smithy Street - Ground Floor



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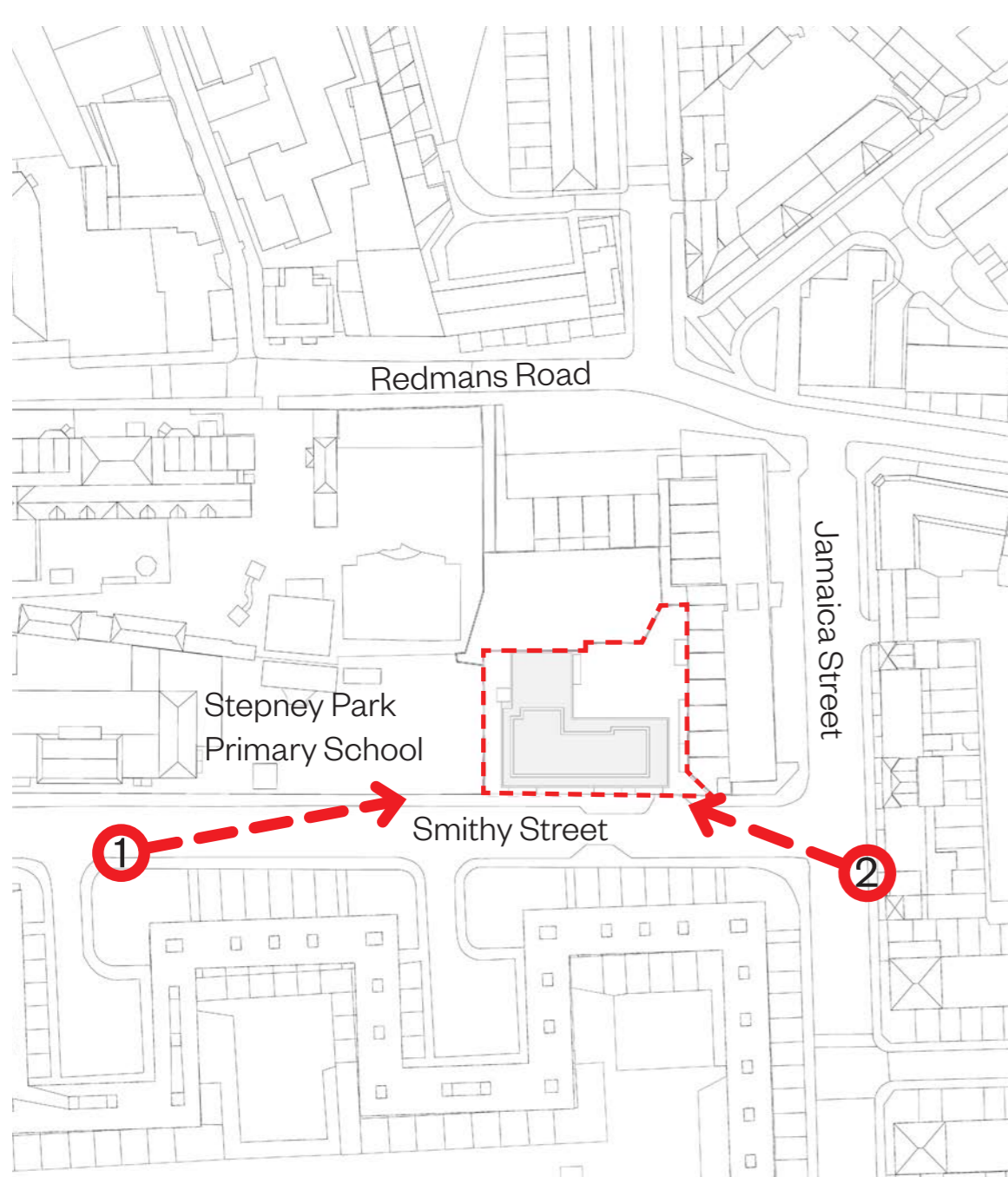
### Street Views



Smithy Street - View 1 - View looking east along Smithy Street



Smithy Street - View 2 - View looking west along Smithy Street



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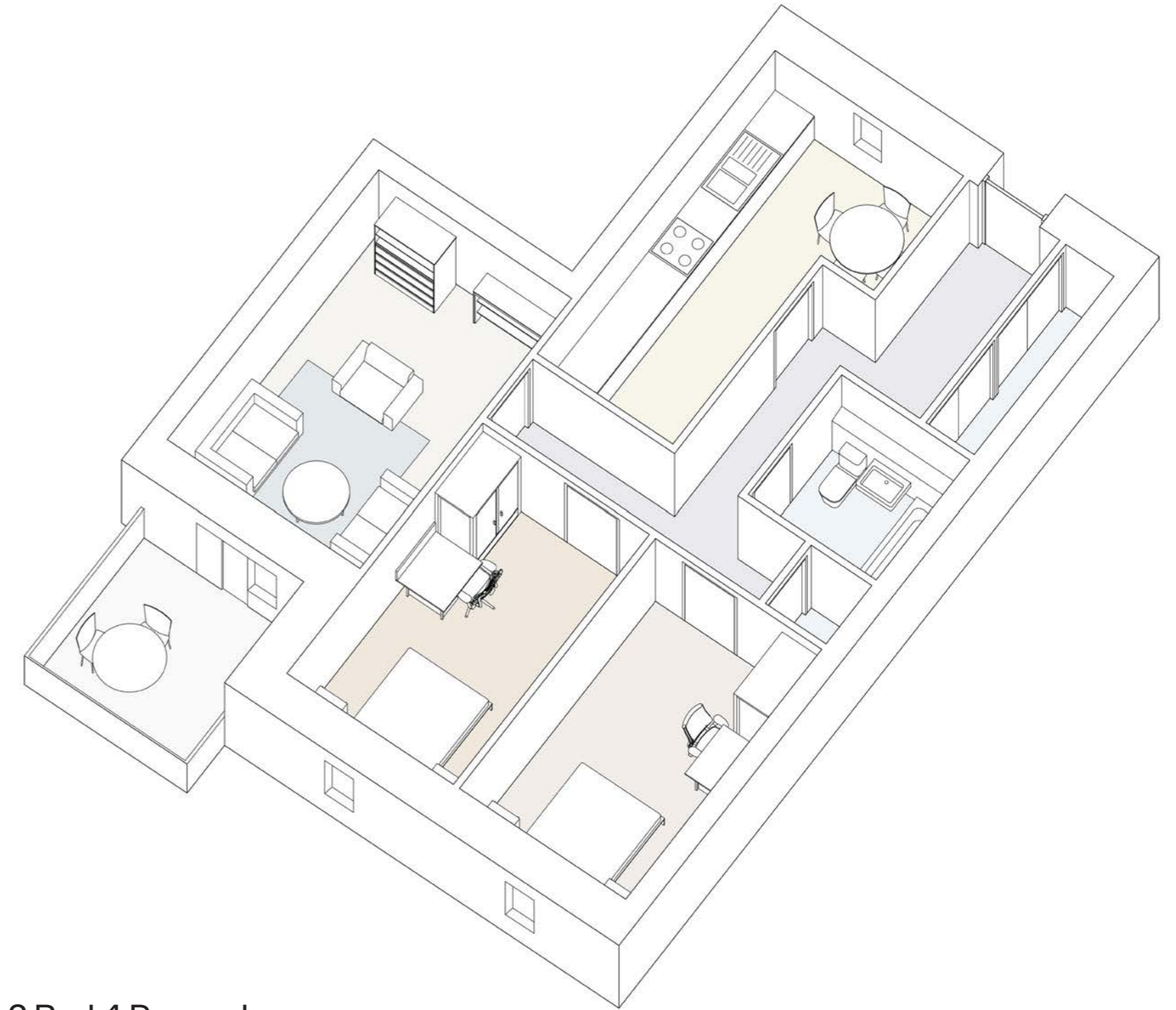
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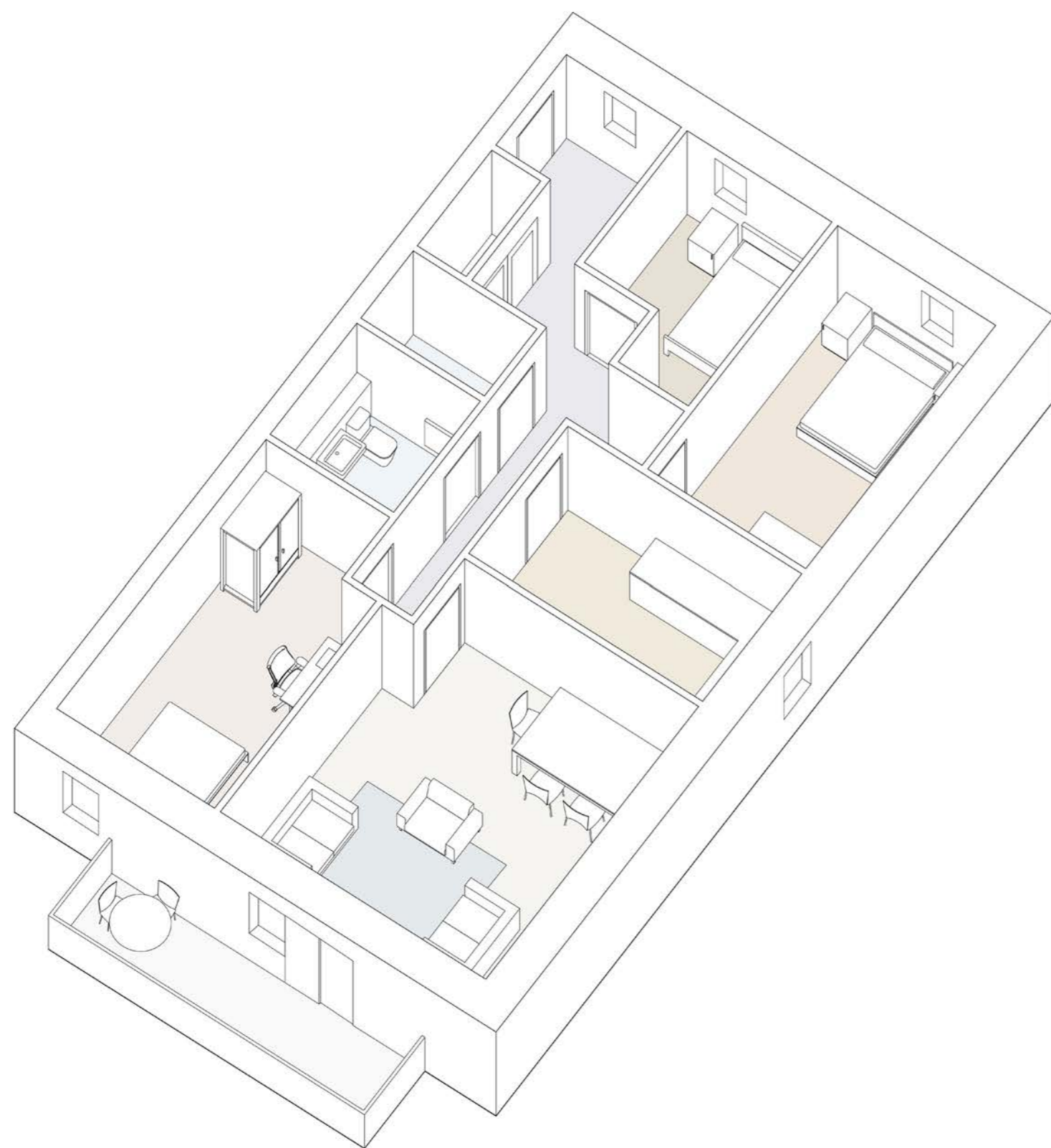
### New Family Homes

The proposed new family homes would all be designed to feature:

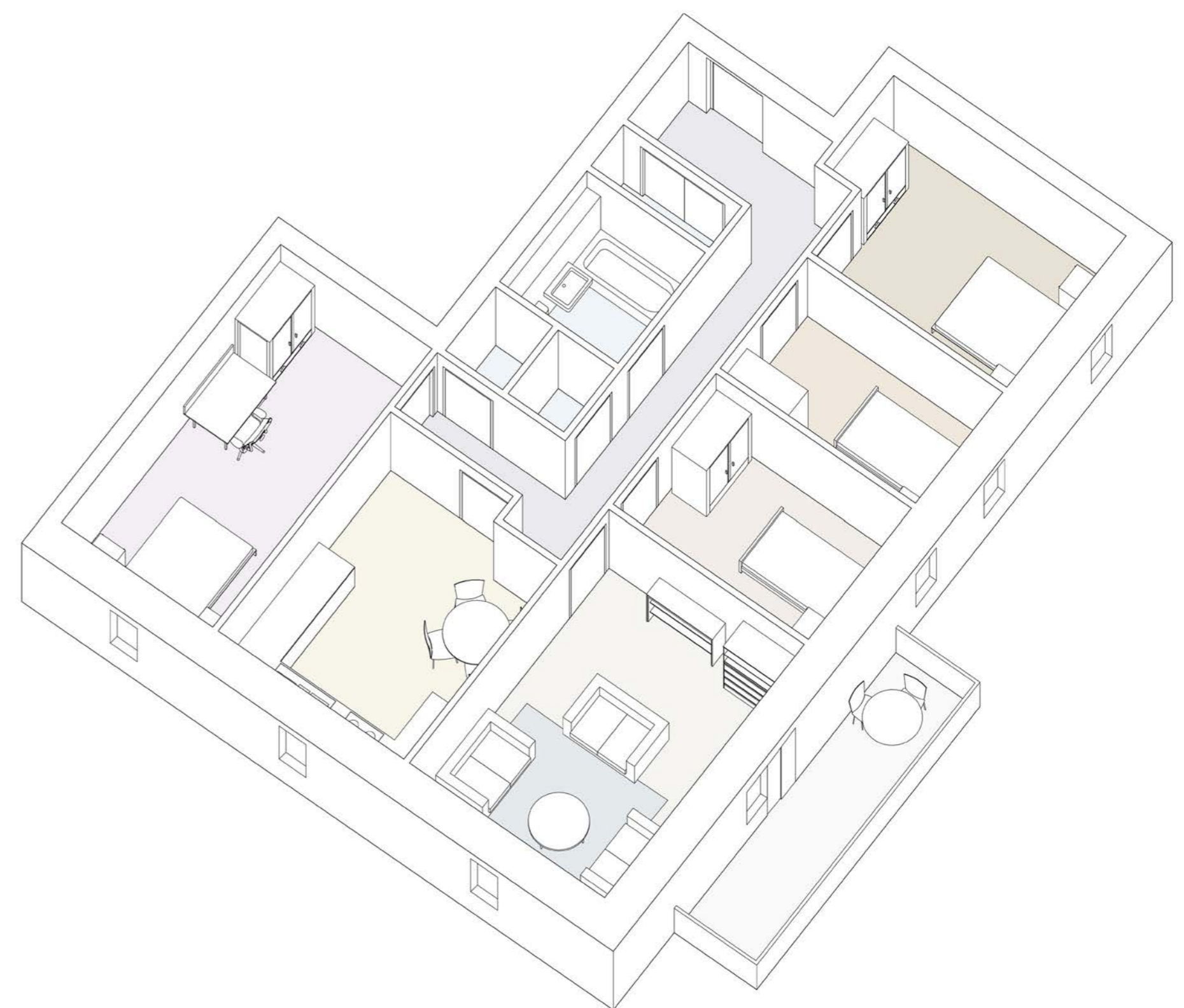
- Separate areas for the kitchen/dining room and the living room
- Separate WC for visitors in 4 bedroom homes
- Built in storage space
- Lift access (upper floor homes)
- Private garden or balcony (upper floor homes only) large enough to fit a table for the family to eat together outside
- Secure windows and doors to meet Met Police guidelines
- Super-insulation to minimize energy bills for residents
- Secure bike storage at ground floor level
- Dedicated communal bin store room



Typical - 2 Bed 4 Person home



Typical - 3 Bed 5 Person home



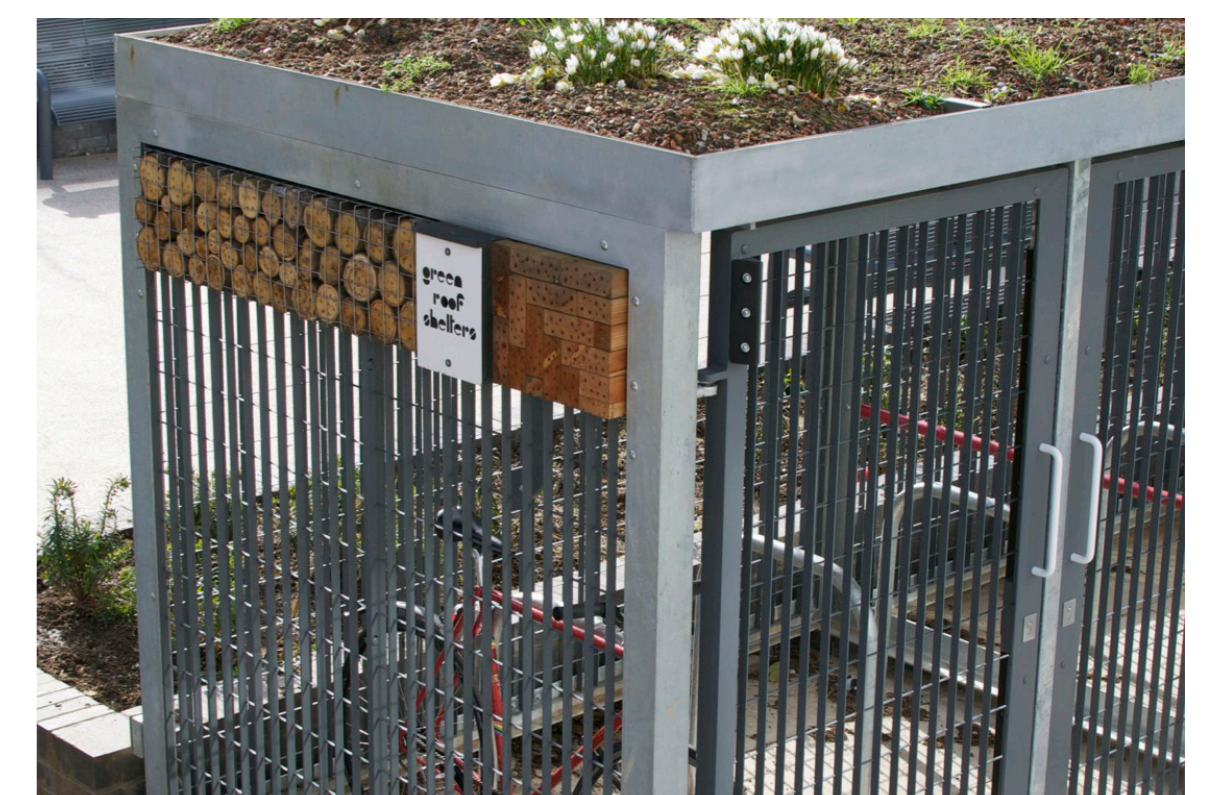
Typical - 4 Bed 6 Person home



Precedent - Kitchen



Precedent - Communal Area



Precedent - Secured bike storage with green roof



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