
1 Rushmead

Design & Access Statement

P01

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Document Approval

Checked	Name	Job Title	Date
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Introduction

Executive Summary

This Design and Access Statement describes proposals for the redevelopment of the site of the existing One Stop Shop at 1 Rushmead E2 6NE.

LTS Architects, along with a team of specialist consultants, have been appointed by the London Borough of Tower Hamlets to develop proposals for housing on the site.

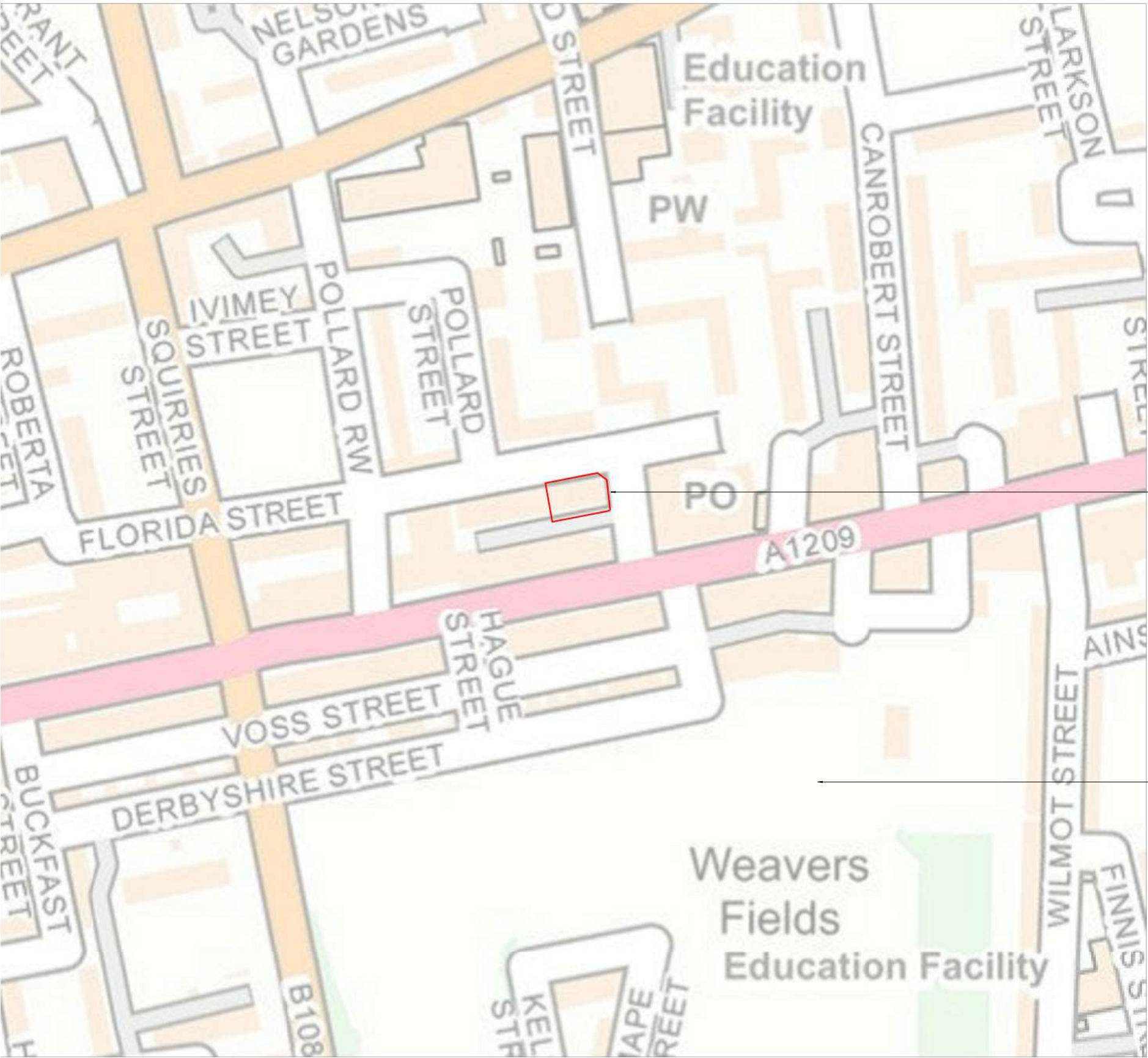
Public consultations have been undertaken with the local community in order to gain their feedback of the proposed design. The outcomes of these consultations are summarised within this report.

The client recognises the need to set the highest standards in terms of energy efficiency of the dwellings and as such has briefed the team to ensure the scheme can be delivered and certified to PassivHaus standards.



Introduction

Brief		Supporting Documents	
Following discussions with the planning officers and further design development the number of units and accommodation mix has been broadly agreed.		The following documents as required by the Tower Hamlets Full Planning Application Validation Checklist are included within this Design & Access Statement:	
The scheme is to provide 5 units with a mix of:		This Report is supported by the following documents as required by the Tower Hamlets Full Planning Application Validation Checklist:	
5 x 4B/6P House		<ul style="list-style-type: none">• Affordable Housing Statement• Landscaping Scheme (also described in the design drawings)• Parking & Access Details (also described in the design drawings)• Photographs and Photomontages• Planning Statement• Schedule of Materials & Finishes (also described in the design drawings)• Statement of Community Involvement	<ul style="list-style-type: none">• Completed Application Form• Ownership Certificate• The Fee• Location Plan & Site Plan• Existing and Proposed Elevations, Sections and Plans• Air Quality Assessment• Biodiversity Survey & Report• CIL Additional Information Form• Daylight & Sunlight Assessment• Flood Risk Assessment• Foul Sewage & Utilities Assessment• Land Contamination Assessment
Play space and communal amenity spaces are to be included within the designs in line with the planning guidelines. No parking is provided.		<ul style="list-style-type: none">• Noise Impact Assessment & Sound Insulation Details• Sustainable Drainage (SUDS) Strategy• Transport Assessment• Draft Travel Plan	



Site Analysis

Location

EXISTING SITE CONTAINS A ONE STOP SHOP
ACCESSABLE VIA RUSHMEAD, FLORIDA STREET, AND AN ACCESS
ROAD

WEAVERS FEILDS RECREATIONAL PARK
LOCATED 100M FROM THE SITE

Site Photos



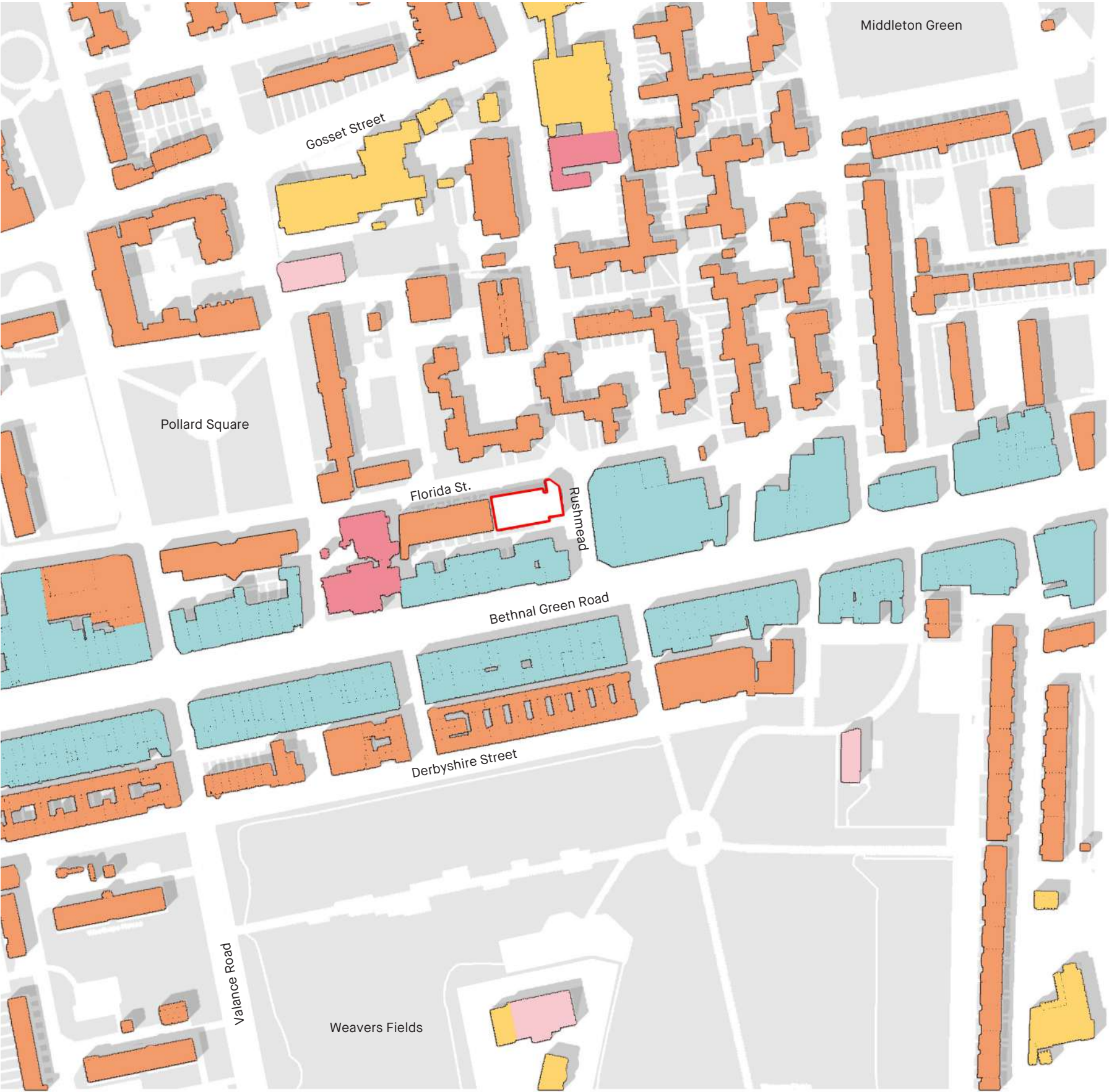
Site Photos



Site Analysis

Surrounding Uses








There is a clear grain to the existing uses, visible on the diagram on this page. The buildings lining Bethnal Green Road to the south of the site are primarily retail/office at ground floor with residential above. Stepping back from the main road to both the north and the south, the use switches to almost fully residential. The site sits within this fully residential grain.

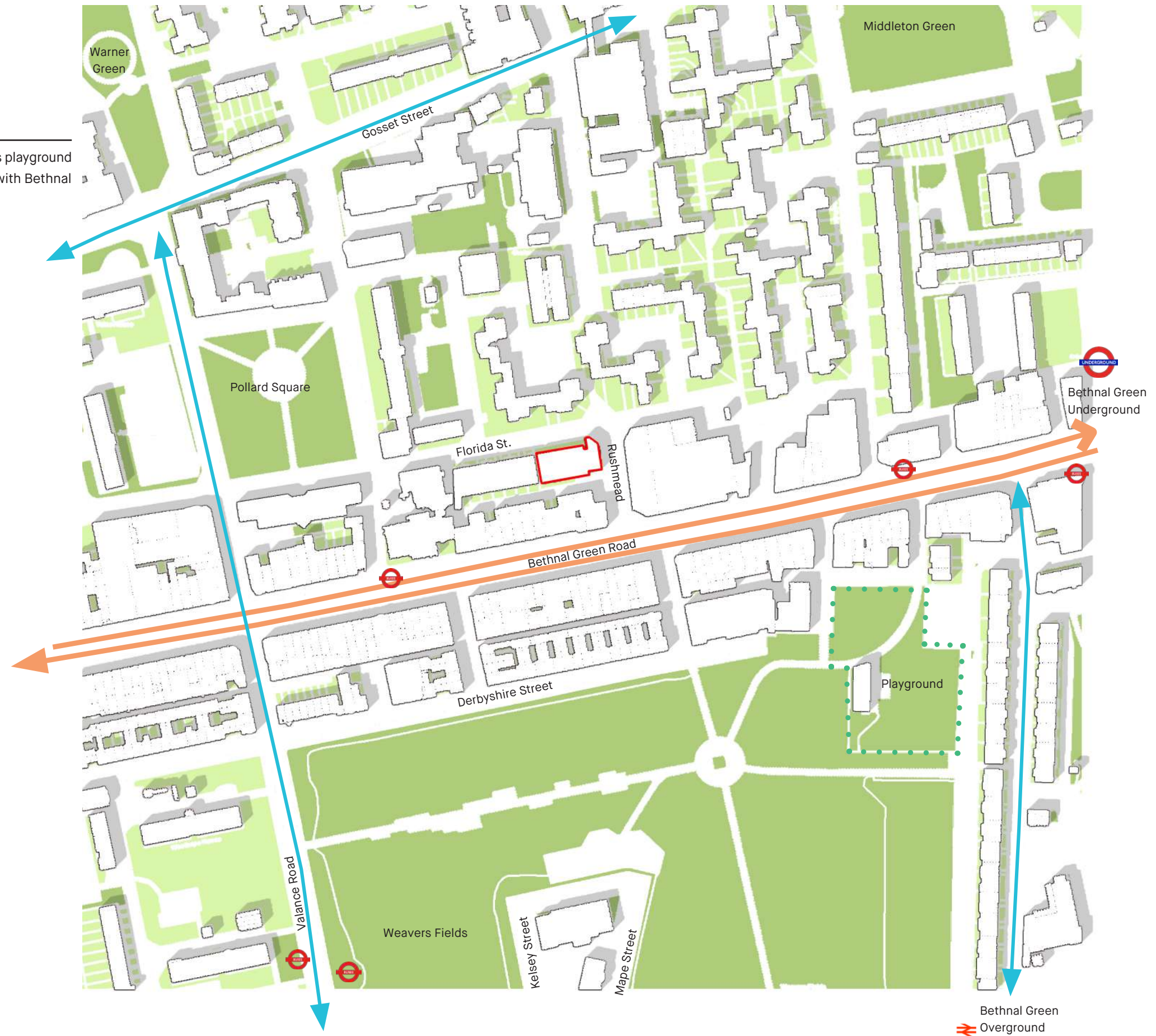


Site Analysis

Transport & Amenity

The site is well situated in terms of access to public green space, Weaver's Fields with its playground is under a five minute walk away. Similarly, the site has good access to public transport with Bethnal Green Underground Station a six minute walk and bus connections nearby.

-  Public Green Space
-  Private/Semi-private Green Space
-  Playground
-  Tube Station
-  Bus Stop
-  Primary Road
-  Secondary Road



Site Analysis

Historic Maps



1895-96



1955-57



1972

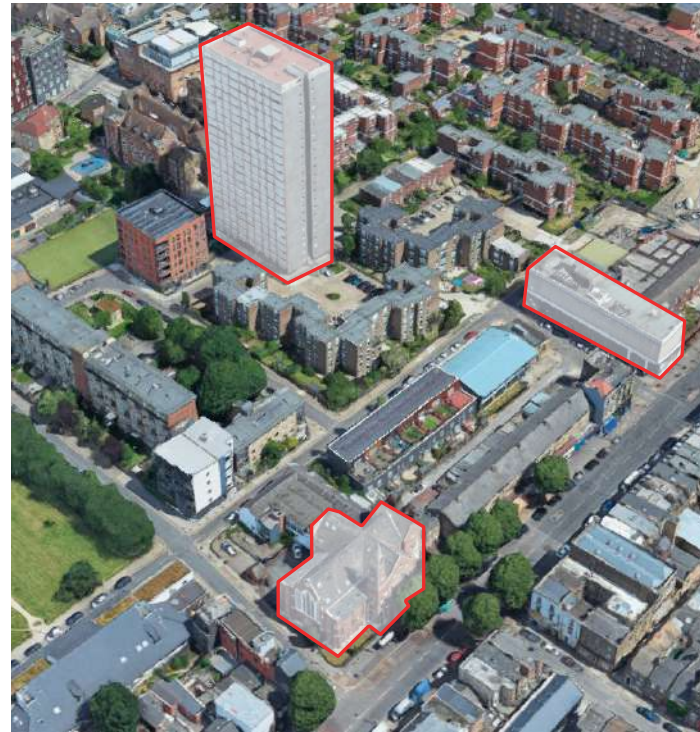
Site Analysis History

The hamlet was part of the ancient parish of Stepney, but adopted its definition as a wider district when, following population increases caused by the expansion of London in the 18th century, it was split off from Stepney as the parish of Bethnal Green in 1743.

The economic history of Bethnal Green is characterised by a shift away from agricultural provision for the City of London to market gardening, weaving and light industry, which has now all but disappeared. The quality of the built environment had deteriorated by the turn of the 20th century and was radically altered by aerial bombardment in the Second World War and the subsequent social housing developments.

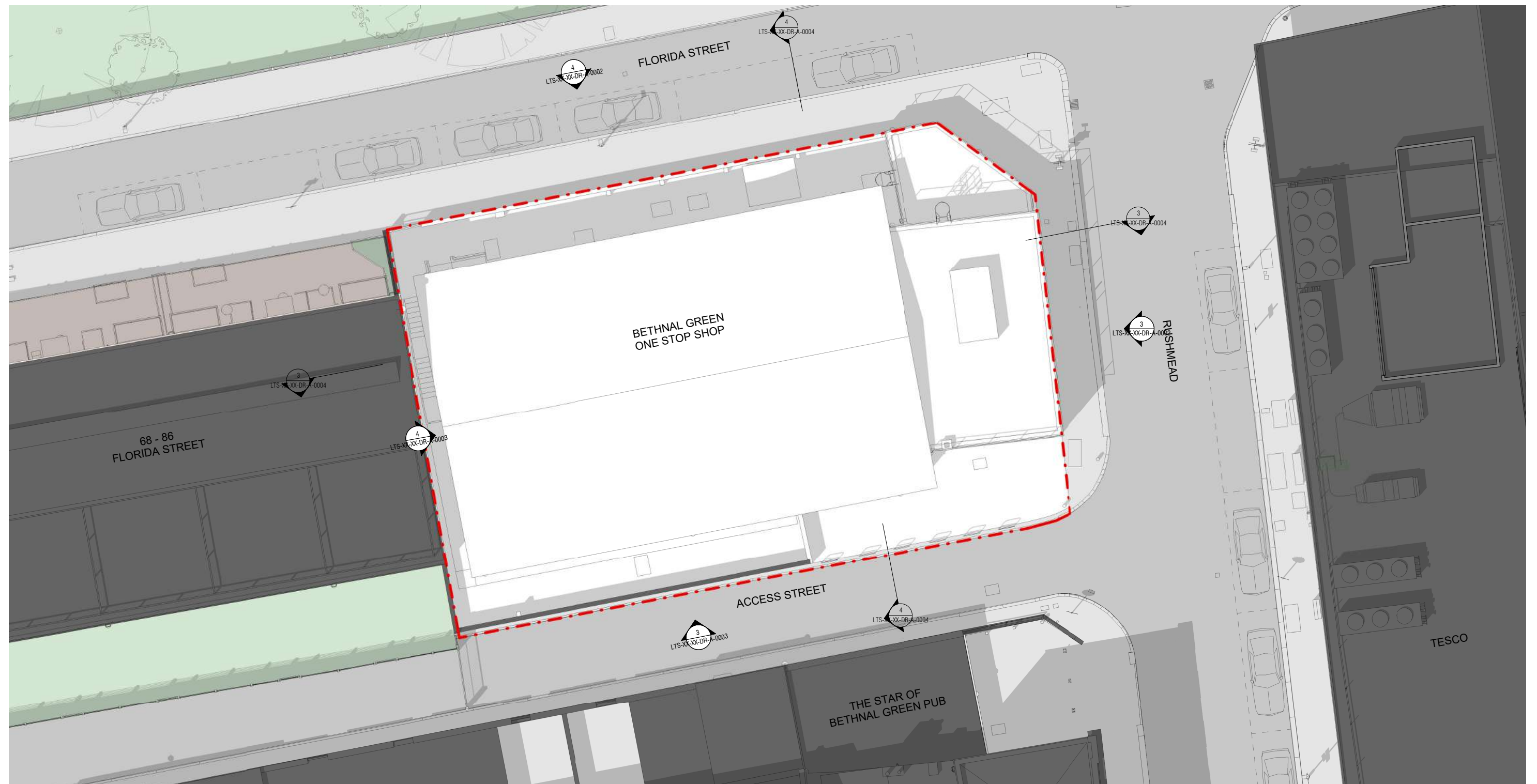
The “Red” church, as it was once known, was built in 1844 by Edward Blore. In 1865, the Reverend E F Coke made the church the first in London where poor couples could get married for free. It survived the blitz during the Second World War and more recent redevelopment in the area. On 19th April 1965 Reggie Kray married Frances Shea in St James the Great Church.

Charles Dickens Tower, the twin to Ronan Point, was part of a wider master-plan for Tower hamlets, that consisted mainly of ‘cluster blocks’ of up to four storeys, producing a mix of housing for approximately 400 families, with shops, licensed premises and other amenities, including the neighbouring Tesco.



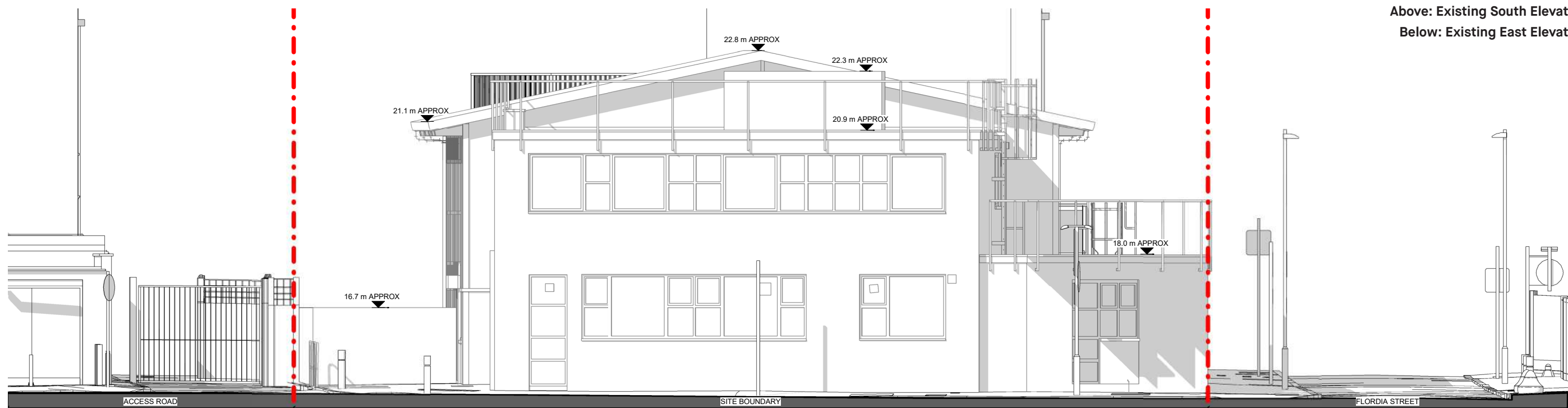
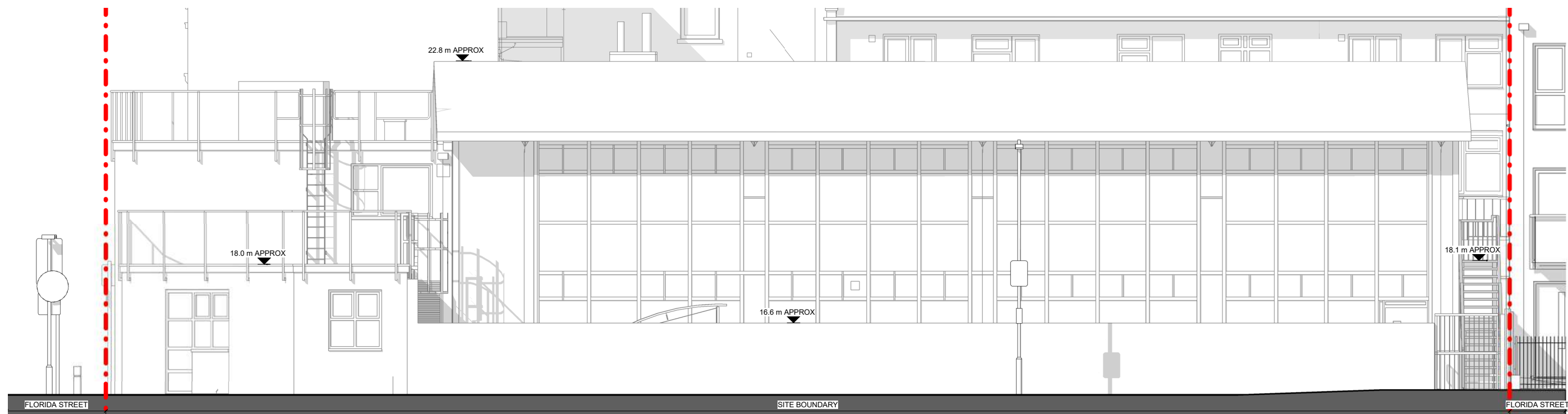
Site Analysis

Existing Site Plan



Site Analysis

Existing Site Elevations



Above: Existing South Elevation
Below: Existing East Elevation

Planning Context

Planning Statement

According to its Local Plan, Tower Hamlets needs to provide at least 21,100 new affordable homes over the period 2016-2031.

The council is actively identifying infill sites within the borough where housing can replace less critical uses such as parking where it can be justified.

Change of Use

In 2018, the Council reviewed its existing delivery functions, and the findings where it was considered that the delivery of services in One Stop Shops are inefficient ways of delivering services. In tandem customer aspirations were also changing, with their expectation that they should be able to carry out transactions digitally with the Council on a 24/7 basis. A transition plan was introduced for a phased and pragmatic approach to closing the One Stop Shops whilst supporting customers’ adjustment to the new way of transacting with the Council.

This new way of working also lends itself to supporting the following Council’s strategic outcomes:

- Values – Tackling poverty and inequality, providing services to those that need them the most
- Corporate Culture – Shifting our mind-set to become facilitators and enablers
- Productivity - Reducing demand through customer insight, early intervention, targeted action with new technologies, making the council financially efficient

Housing Demand

Policy S.H1 Meeting Housing Needs, supports proposals which provide affordable, family-sized units. Planning officers welcomed the provision of 3B+ units in principle during pre-application discussions.

Parking & Traffic

The addition of residential use will impact parking and traffic in the area. A transport assessment and draft travel plan has been prepared and submitted separately.

Environment & Sustainability

Tower Hamlets has declared a Climate Emergency, and has committed to becoming a carbon neutral council by 2025. The client and design team have set high standards for the project to be delivered and certified to PassivHaus standards.

Scale & Massing

The low-rise residential context of the site sets precedent for similar scale buildings. As such proposals have been developed to not exceed this scale.

PTAL Analysis

Site Area - 665 sqm (0.0665 ha)

Based on a the site area noted above and a PTAL rating of 5 in an ‘Urban’ context, the site could support 45-260U/Ha. This range is highlighted in the box on the table shown on the right.

The nature of the site and initial client discussions indicated that larger units (3B+ Houses) would be most appropriate in this location. This would mean a higher number of hr/unit reducing the range to 45-185U/Ha.

45 U/Ha = 2.2 Units
185 U/Ha = 9 Units

Early site analysis and modelling showed it was likely that proposals should be somewhere in the middle of this range.

Affordable Housing Statement

Affordable housing is proposed on the site in place of the existing One Stop Shop. The proposals provide a total of 5 new energy efficient homes of varying sizes, 3 of which will be affordable and 2 will be for private sale. The car free development of the site will include the provision of a new landscaped communal amenity space.

Planning Policy Map



Design Development

The images on this page describe the current massing on the site and the maximum developable envelope based on daylight/sunlight and overlooking rules-of-thumb.

On the opposite page are a number of options that were considered during early massing studies. These were discussed with planning officers at a pre-app meeting. The feedback on massing, design & layout is copied below.

Height, Mass and Siting

Policy S.DH1 states that the Development is required to meet the highest standards of design, layout and construction which respects and positively responds to its context, townscape, landscape and 24 places (as shown on Figure 4) and their features. To achieve this, development must be of an appropriate scale, height, mass, bulk and form in its site and context. The development is required to ensure the architectural language such as the scale, composition and articulation of building form, design of detailing, elements and materials applied on elevations, complements and enhances their immediate and wider surroundings.

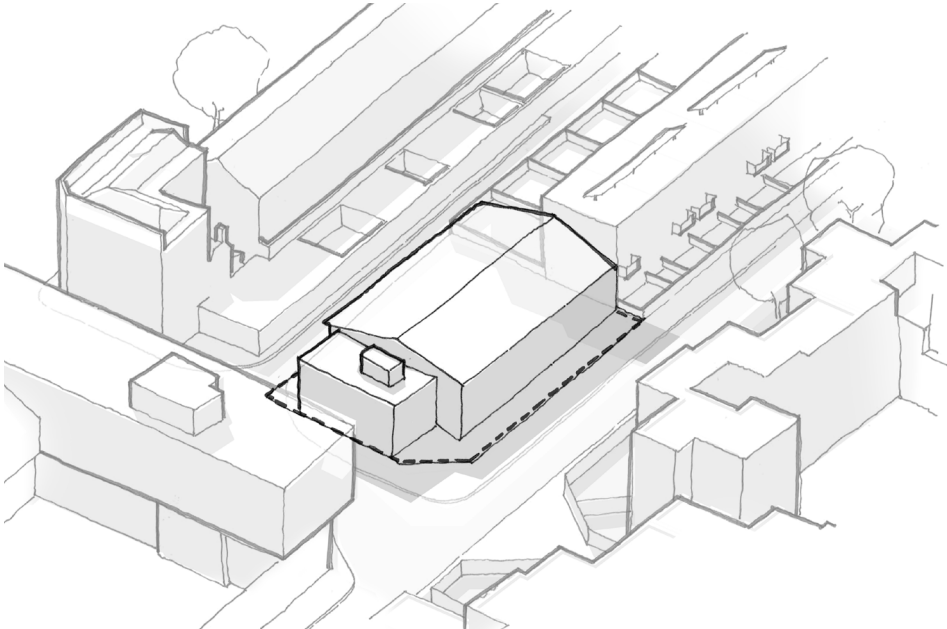
Policy D.DH4 states that to highlight the importance of views and streetscape setting to preserve the identity and character of a place. A building of above four stories is not appropriate in this location. The building should remain subordinate to the locally listed pub, particularly in views from Bethnal Green Road down Rushmead. The building heights should respond to the secondary nature of the site, sitting behind the taller terraces fronting Bethnal Green Road.

The current building is accessed via an alley behind Bethnal Green Road. This space is tight and unpleasant; accordingly the building should be

orientated to face out onto Florida Street. Further west along Florida Street, the row of three storey terraces well define the street and have a strong building line. Any proposal should continue this defined building line.

As a result of this site context, a reduction in the number of homes should be pursued. The site is unlikely to be able to accommodate adequate provision of communal amenity space with a higher number of units. A proposal below 10 units is probably most appropriate. This could include larger terraced houses with rear back gardens or a mix of duplex units with flats above.

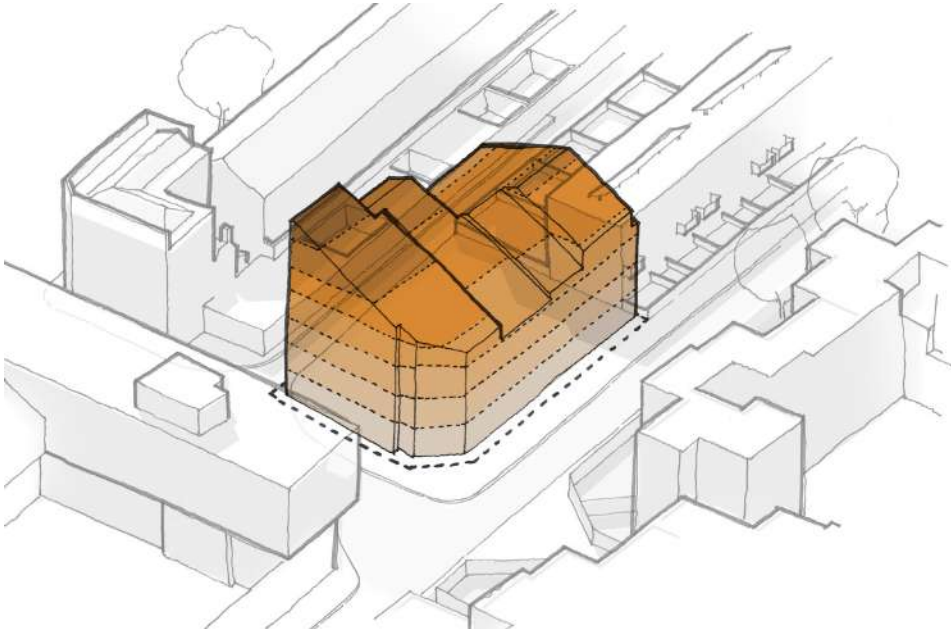
Clear justification for any proposed height/bulk and massing will need to be provided.



Existing Condition

Design

Given the preliminary nature of the meeting, the approach to the scheme requires work, there is limited scope for discussions on more detailed design. The site context includes a range of architectural styles including the handsome public house, distinctive modernist Tesco building and more recent residential buildings in brown and grey brick. As a result, there is potential for a contemporary design, perhaps in buff or brown brick to better integrate into the residential character to the north and west of the site.



Maximum buildable area (rights of light)

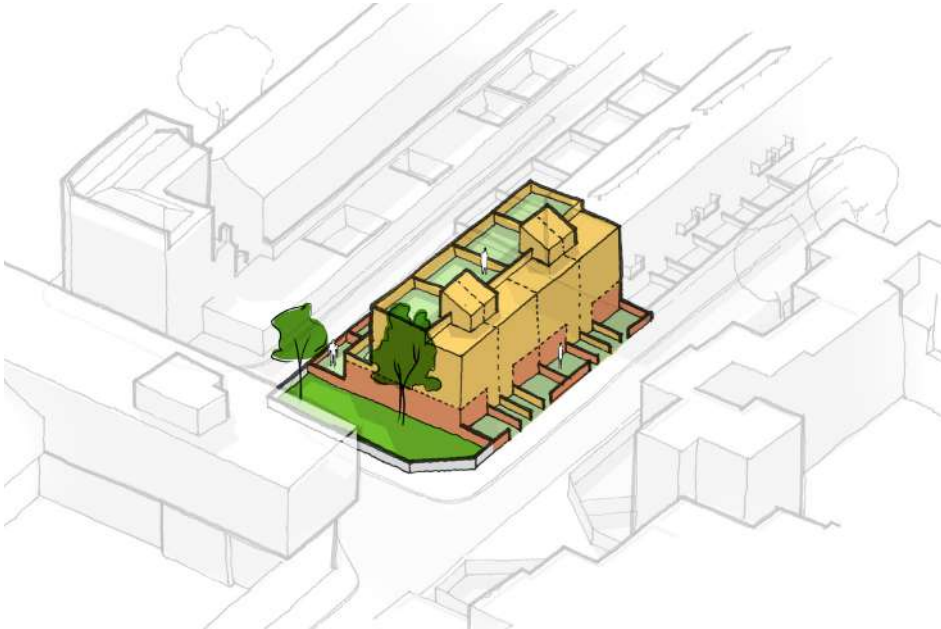
Layouts

As the approach to the scheme requires work, there is limited scope for discussions on layouts. Due to the nature of the pub and the agent of change principle, sensitive spaces such as bedrooms on the upper floors should be orientated away from the noise source. A noise report will need to be provided with any future application submitted and will need to follow the agent of change principle which requires any new uses to respect existing uses. It is likely sound insulation of the units will be required in future to ensure the pub can continue to function without threat of complaints from new residential neighbours.

For any proposed design, please provide any details of accessible units and proposed outdoor living spaces along with clear floor unit floor plans.



Option 1 - Terraced Houses



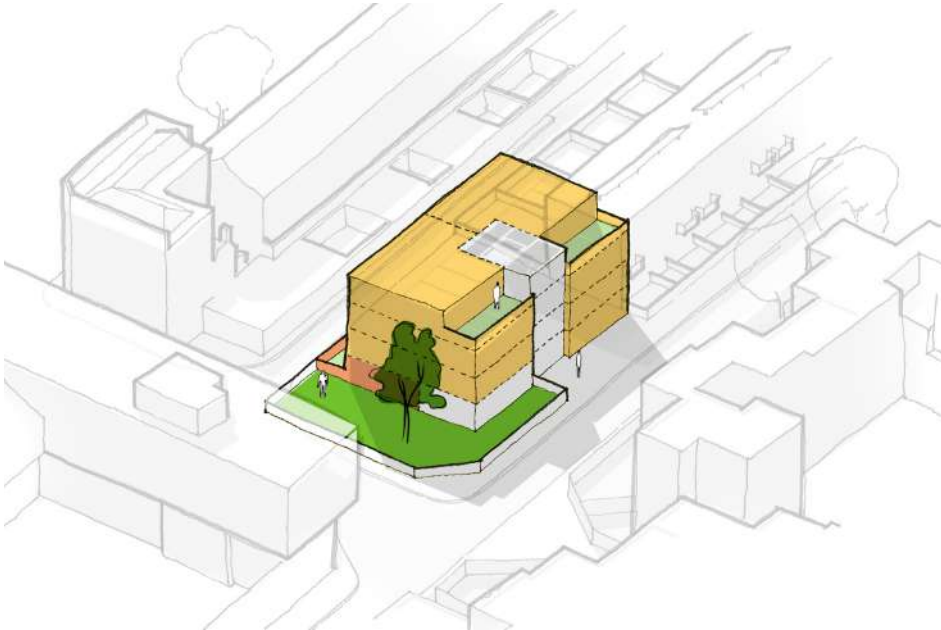
Option 2 - Terraced Duplex'



Option 3 - Deck Access Duplex'



Option - Side Core Flat Block



Option 5 - Central Core Flat Block



Option 6 - Tower and Flat Block

Community Engagement

A public consultation was held following feedback from planners on the initial pre-application proposals. The community consultation was held over two sessions on Thursday 15th October from 4pm to 7pm and on Saturday 17th October from 10am to 1pm. The scheme presented to local residents was for 5no. 4B6P dwellings. The boards presented are shown on the right. Principle comments raised were:

Against

- The principle of residential development
- The One Stop Service should be retained
- The design is out of character with the surrounding premises
- The scheme should be smaller two bed units
- Inappropriate location for housing due to proximity of the public house, in terms of late night activity, noise and disturbance

For

- Support the principle of residential development
- Support for the principle of affordable housing
- The area needs better lighting/landscaping

In addition to the above 4 posters (shown below) of the design and contact details were placed on the building prior the planning application being submitted.

- 3 posters within ground floor windows (pedestrian height) on the eastern elevation
- 1 poster at the main glass door/reception area of the premises
- They were posted on the 25th January 2021 – closing date 14th February 2021
- No comments received



Above: Proposed view of development from north-east (Florida Street)

The proposal seeks to redevelop the existing One Stop Shop building at 1 Rushmead, replacing the building with new housing provision to meet local housing demand.

The proposed development will comprise of 5 new mixed-tenure family-size homes designed with private gardens to the rear (south) and a small public garden to the east which is designed to enhance local biodiversity.

The buildings have been designed to complement the existing area, matching the surrounding scale and deliberately not over-developing the site.



Above: Proposed ground floor plan of development

Materials are neutral and the building form is simple, taking cues from the surrounding buildings.

The proposal is a car-free development and the buildings are designed to high environmental standards to ensure energy use is minimised as much as possible.



Below: Proposed view of development from south-east (Rushmead)



Below: Aerial view of site with existing building outlined in red

Should you wish to comment, and/or require any further information on the proposal, please contact:

peter.elliott@towerhamlets.gov.uk

Closing date 14th February 2021

Rushmead

01 Introduction

Public Consultation - October 2020



who

...we are

LTS Architects, along with a team of specialist consultants, have been appointed by The London Borough of Tower Hamlets to develop designs for affordable housing on the site of the existing one stop shop on Rushmead.

why

...we need to build

The Council has more than 18,000 people on its housing register with nearly 10,000 of those in acute housing need. Families with a need for a 2 bedroom home can wait up to 12 years. Nearly 2,000 households have been placed in temporary accommodation, waiting for a permanent home. According to the national homelessness charity, Shelter, 60% of residents in Tower Hamlets struggle to meet their housing costs. The Mayor is committed to the delivery of 2,000 new affordable council homes.

what

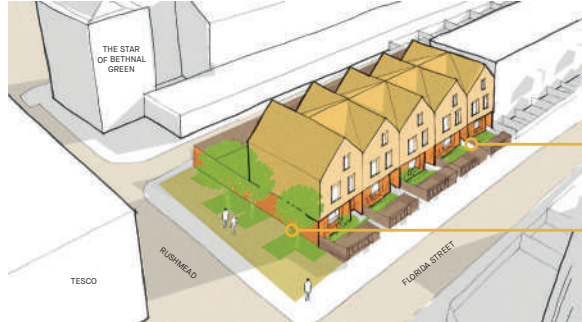

...is being proposed

100% affordable housing is proposed on the site. Current proposals provide a total of 5 new energy efficient homes. The car free development of the site will include the provision of public landscape to benefit the new homes and the wider community.





Rushmead


02 Proposal



Defined Doorsteps




Aerial Perspective




Public landscaping

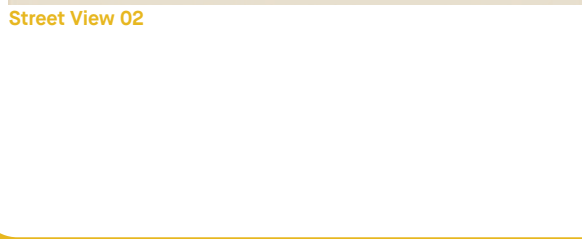
The design has taken into account the surrounding context and density, and is proposing a sensitive development of 5 four-bed affordable homes on the site in place of the existing one stop shop.




Street View 01



Street View 02



The proposed houses are situated along Florida Street and are in line with the height of the adjacent housing. Enhanced public landscape to the east of the site provides opportunities for new trees and planting to be used by all in the neighbourhood.



Design Development

Design Development following pre-app meeting and consultation

Following feedback from planning officers and local residents the designs were developed to form a deliverable scheme of five 4B Passivhaus dwellings, two of which were to be private sale, three affordable..

Some principal design developments were;

- Further modelling and rationalisation of the form to improve 'form-factor' in line with Passivhaus principles.
- Daylight/Sunlight Modelling of the surrounding area, which determined the development has a detrimental effect on neighbouring buildings, the massing and roof angles were altered in response.
- Further detailed work to the entrance porch and bin stores.
- Development of landscaping and biodiversity proposals
- Coordination of M&E in line with Passivhaus principles including Air Source Heat Pumps and MVHR.
- Coordination of timber frame structure.



Massing Study Round 1



Massing Study Round 2

Passivhaus Design Principles

The client and design team have committed to design and construct the scheme to a Certified Passivhaus standard. Passivhaus buildings provide a high level of occupant comfort while using very little energy for heating and cooling. They are built with meticulous attention to detail and rigorous design and construction according to principles developed by the Passivhaus Institute in Germany, and can be certified through an exacting quality assurance process.

London Borough Tower Hamlets has declared a climate emergency, and has set an ambitious aim of becoming a carbon neutral council by 2025. It is key that the houses designed today reflect the energy ambitions of the future. In economic terms, this also provides a large saving to the occupants of any social housing, who are often prone to fuel poverty. Operational bills are typically reduced by 90%, and guarantee year round comfort and clean air.

Passivhaus provides a crucial opportunity for addressing two major challenges presently facing the UK construction industry:

- 1 Building regulations are tightening, requiring more energy-efficient Buildings, and targeting zero carbon new homes by 2016.
- 2 Many conventional buildings demonstrate poor performance in terms of; energy use, ventilation and indoor air quality, thermal comfort and overheating.

Passivhaus was developed to close this performance gap and provides an approach that is quality assured throughout, ensuring that Passivhaus buildings really deliver reduced energy use, good indoor air quality and comfortable temperatures throughout the year.



Sustainability target	Heating demand kWh/m².a value	Airtightness n50@50Pa	Total primary energy inc. renewables benefit PER kWh/m².a	Comment
Certified Passivhaus Premium ¹	15	0.6	<30	Energy positive; Zero carbon; a 2050 building
Certified Passivhaus Plus ¹	15	0.6	<45	Near Zero carbon; a 2030 building
Certified Passivhaus Classic	15	0.6	<60	Guaranteed comfort & quality
PHI low energy building	30	1	<75	Using same process, with less onerous targets
AECB building standard	40	1.5	-	As above
Part L1A 2012	45-100?	2-7	-	Minimum standard. Very little QA. Likely poor comfort & efficiency

Passivhaus heating and airtightness targets alongside other benchmark/targets considered

Proposals Overview

Following pre-application discussions, the public consultation period and a detailed coordination process with the design team and client, the following drawings describe the scheme that has been developed for planning.

The proposed designs deliver 5 new homes on the site. The building line is set back in response to the neighbouring development. Play space and communal amenity space is provided to the east of the site.

The entrances are located on the north façades on Florida Street. The Ground Floor (opposite page) houses the living spaces and the floors above (following pages) house the bedrooms.

The proposals are deliberately not an over development of the site and sit comfortably within the context.

The communal amenity and play space are highly visible and prominent on the Rushmead/Florida street junction, creating safe door step play for the families in the new and existing buildings.



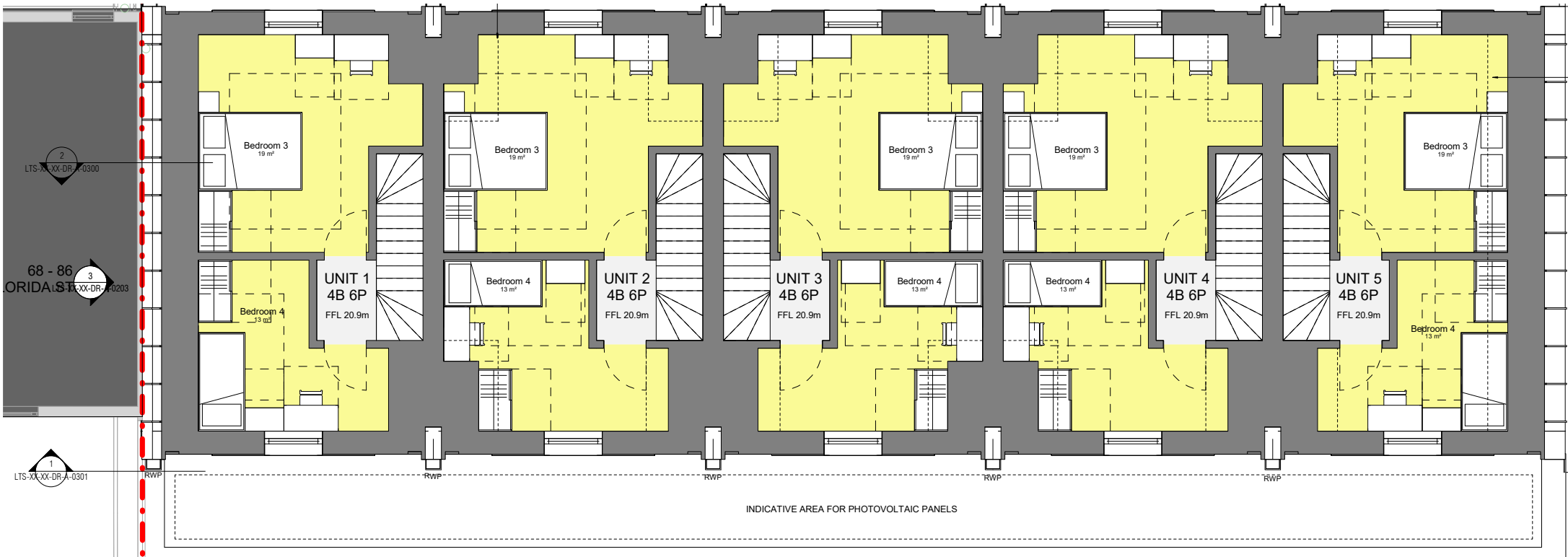
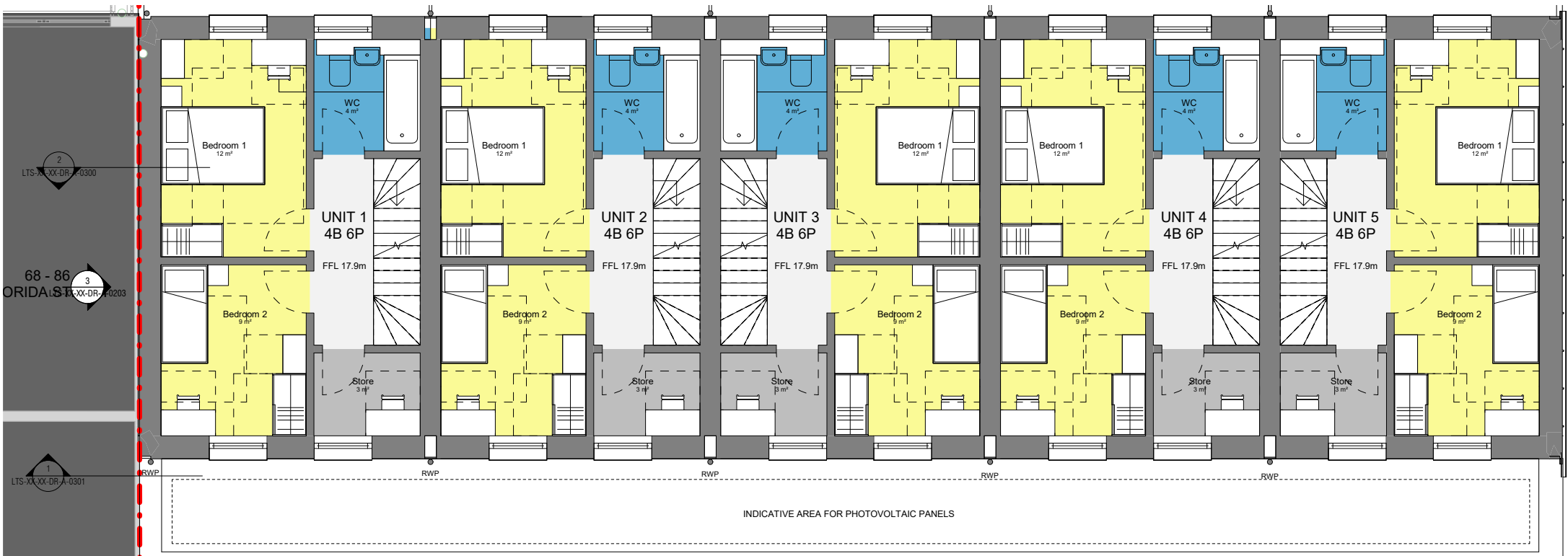


Proposals

Upper Floors

The First and Second Floors house the bedrooms and bathrooms. Where the angle of the roof begins to restrict internal head-height accommodation is limited to two bedrooms on the upper floors.

The southern facade provides a suitable location for providing the sparrow and swift boxes as recommended by the ecology report (reference image below).



ROOM TYPE KEY		LANDSCAPE KEY	
	KITCHEN		SITE BOUNDARY
	LIVING/DINING ROOM		PROPOSED PERMEABLE BLOCK PAVING
	BEDROOM		PROPOSED GRAVEL PAVING
	WC AND BATHROOM		PROPOSED HEDGE
	STORE		PROPOSED SHRUBS AND PERENNIALS

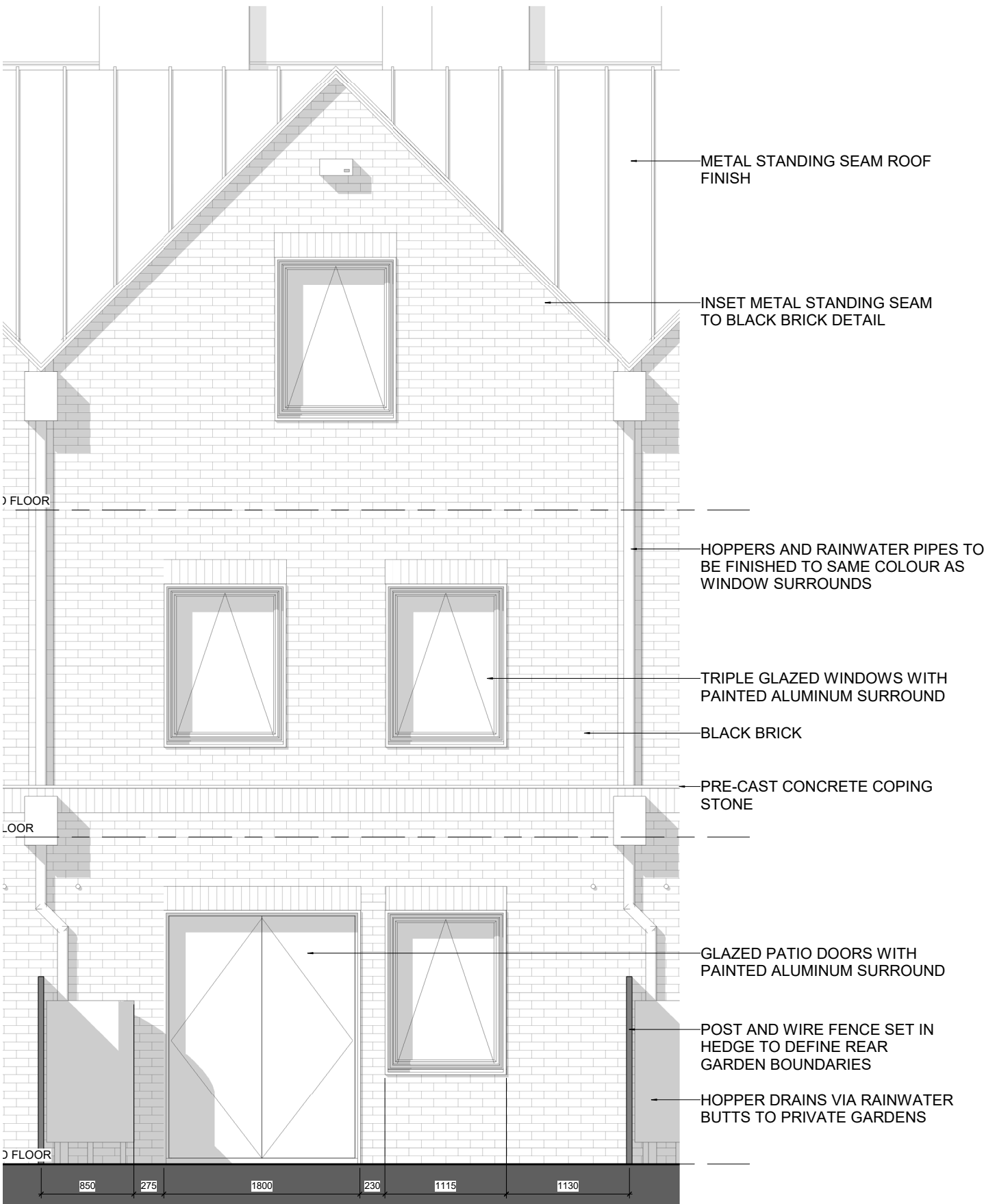
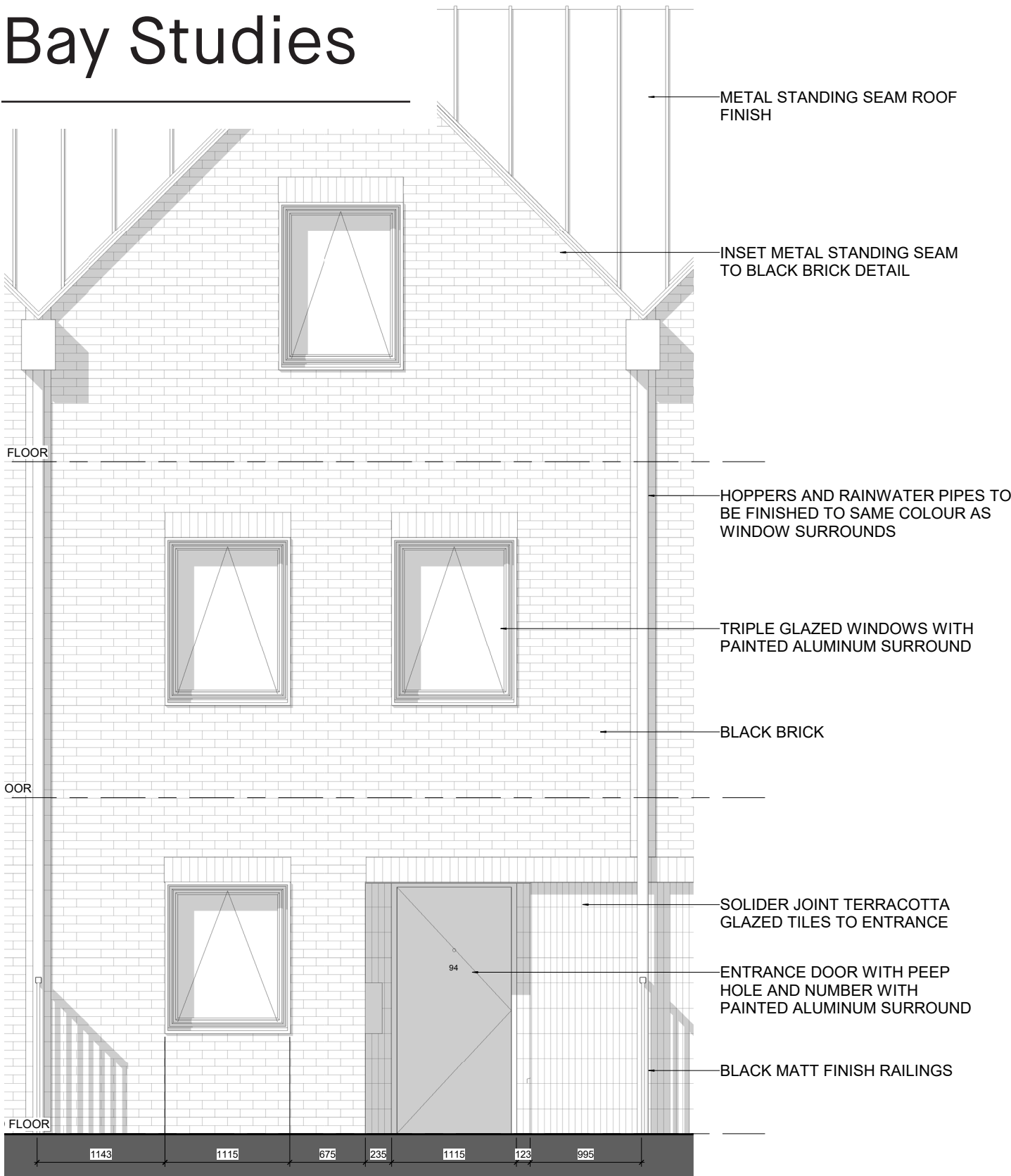
This Page Top: Proposed First Floor Plan
This Page Bottom: Proposed Second Floor Plan
Opposite Page Top: Proposed North Elevation
Opposite Page Bottom: Proposed South Elevation

Proposals Elevations



Proposals

Bay Studies



Proposals

Materiality

The main street frontage of the building faces onto Florida Street. The building is set back from the road to align with the neighbouring property. This also creates the opportunity for an enhanced area of garden storage and sedum planting in front of the building.

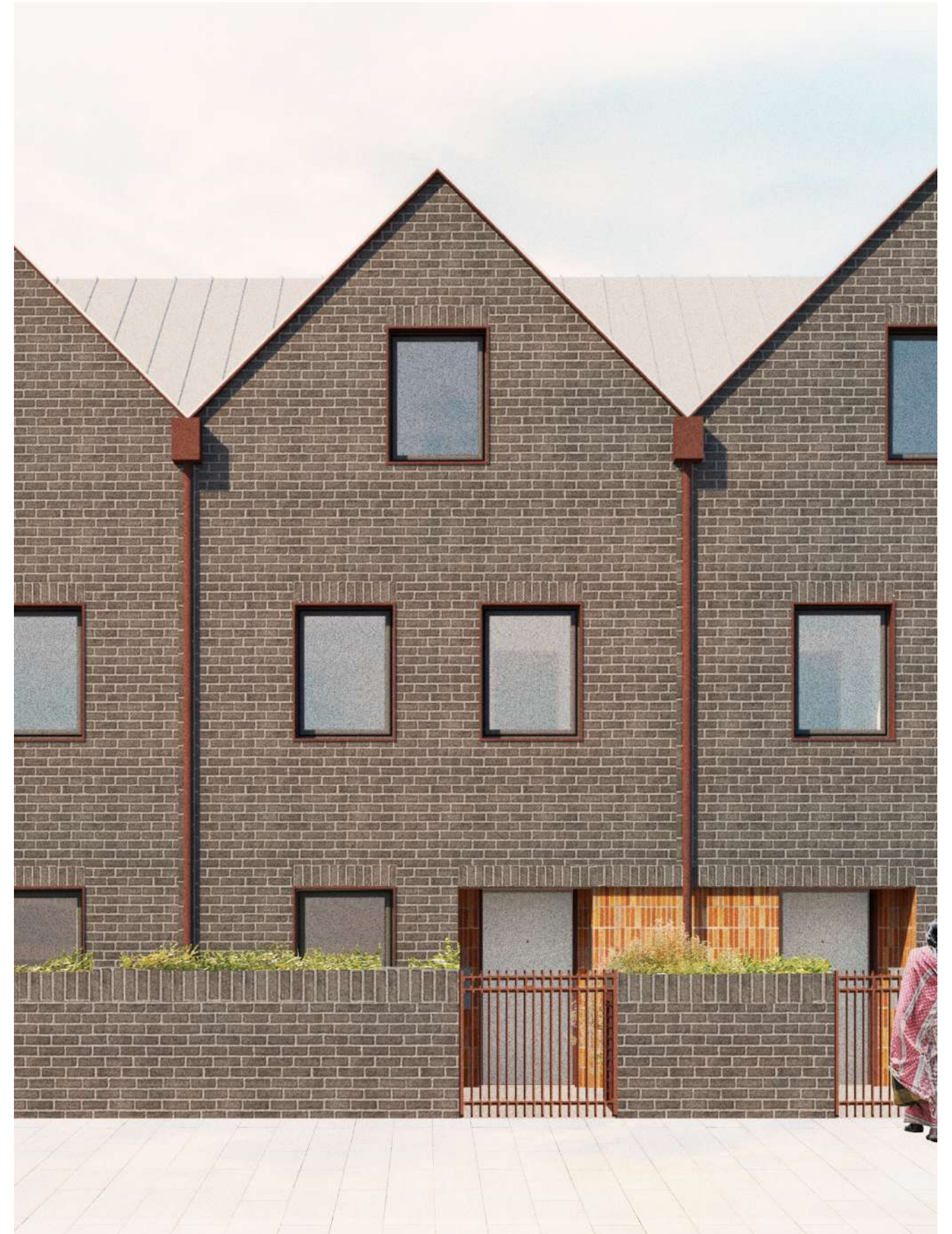
Below: Adjacent residential development



The primary facing material on the walls is black brick work to match the two neighbouring developments. This is continued in the garden walls, which wrap around the site. To the front of the properties the private bin stores and MVHR units frame the front doors, defining the defensible space. The entrances are further highlighted with a glazed terracotta soldier joint tile.

The roof is a metal standing seam construction, with coated aluminium in a light tone. This sits proud of the brick below.

An accent colour is picked up in the window surrounds and Rain water pipes, of a similar colour to the glazed tile, which tie the contrasting materials together.







Proposals

Landscaping

The landscape design seeks to integrate the new houses into a high quality setting, linking the new design to the existing site and urban context.

Rushmead has an intimate scale through the width of the road and pavements, edged by the boundaries of commercial buildings, connecting from Bethnal Green Road to Florida Street. At this section of Florida Street, the streetscape is dominated by the fenced boundaries of the residential properties, with few street trees, but visually significant mature tree and shrub planting within the gardens of the Mansford Estate.

The Proposed External Works

The new building mass runs east-west, with front gardens opening to Florida Street and back gardens to an alley off Rushmead. There is a new pocket park at the gable end, opening to Rushmead.

The front gardens are formed by the structure of secure bicycle provision and a bin store. To enhance the space it is proposed to incorporate, a sedum roof to the bike stores, and a boundary with flowering scented plants.

The paving design includes a permeable block from the street to the threshold of the house, with a reinforced gravel system to the service space.

To back garden boundary to the alley, retains the existing brick wall and extends this with a new section that connects up with the new homes. To enhance the security of these gardens, a timber trellis of 0.3m will be incorporated to the top edge, and internally there will be a thorn hedge. The species selected include rose, berberis and pyracantha. The selection will not only provide a deterrent to unwanted intruders, but an attractive planted structure for the residents to develop.

The gardens will be separated by a hedgerow, with the boundary line marked by a post and wire fence. Each garden will be provided with a small fruit tree.

The gardens will have a permeable paved terrace and a waterbutt.



Proposals

Landscaping

Pocket Park

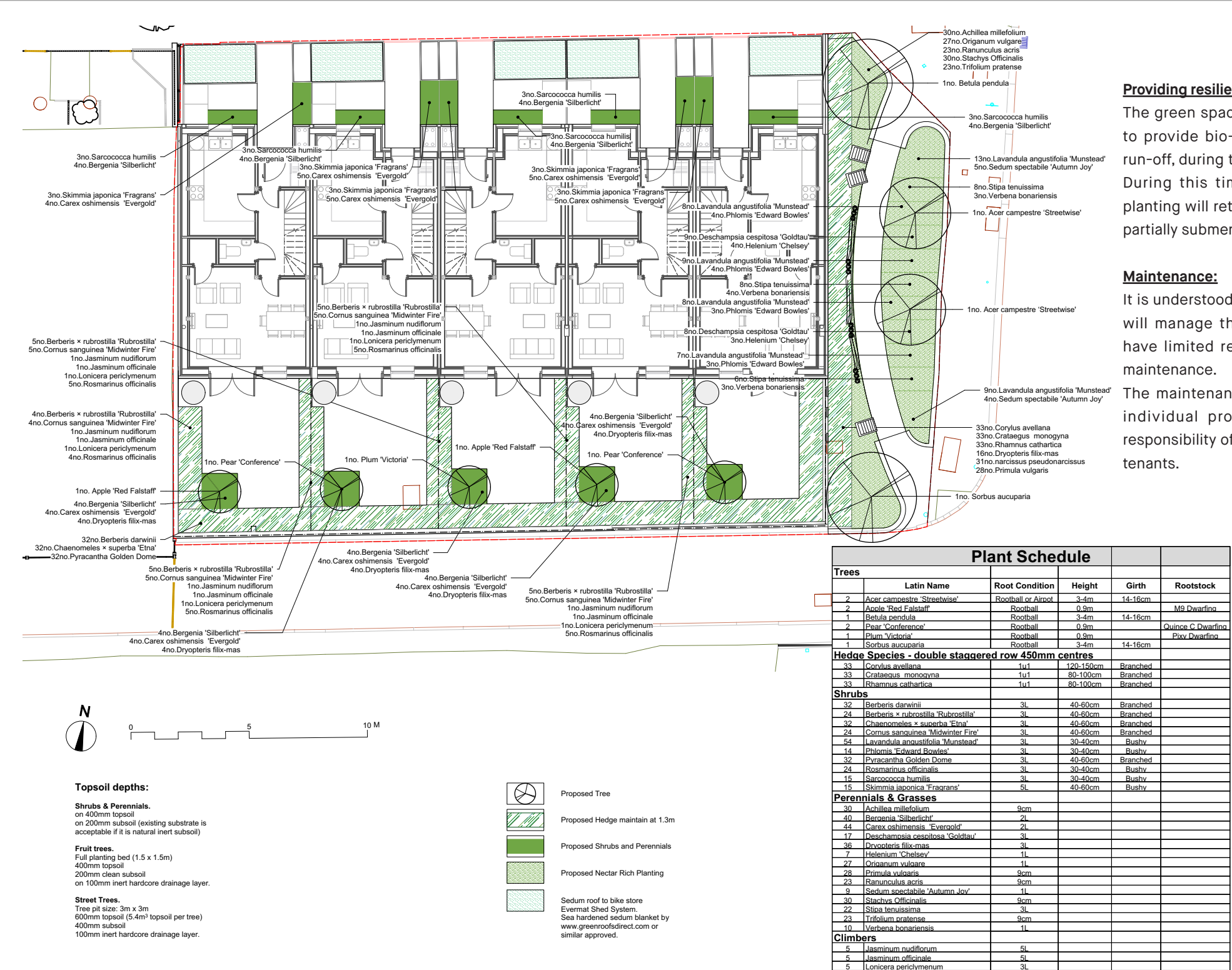
The proposed pocket park to Rushmead, has been designed to encourage residents to meander down the narrow pathway, rather than on the pavement, as they pass from Florida Street to Bethnal Green Road and enjoy the relief of a small green space in this urban corner of Bethnal Green.

An informal pathway runs through planting. There is a raised kerb to the back of the pavement and the entrance is marked by a coloured vertical post with bar to the edge set at 900mm. Within the space there are 3 single seats.

The design will be wildlife friendly to support the findings of the ecology report and in line with the Tower Hamlets Local Biodiversity Action Plan 2014-2019.

It will maximise the value for the local conservation objectives, and maximise the ecological benefit post development. It will include:

- A hedgerow of hawthorn and buckthorn, underplanted with woodland species of fern, primrose and daffodils.
- The tree species will be birch, rowan and field maple.
- The main bed will be nectar rich species (selected from RHS Pollinators Guide) including: clover, betony, creeping buttercup, yarrow, wild marjoram.
- To increase the attractiveness for bats there will be night scented species including honeysuckle and jasmine.
- There will be 3 sparrow terraces on the boundary wall, and swift boxes on the architectural façade.
- The newly planted trees will have a bird box with a 32mm entrance hole.
- To provide habitat for insects – there will be bee bricks within the new boundary wall, that faces to the hedgerow, and there will be a loggery : to the edge of the pathway will be a structure of logs set into the ground and interplanted with ferns.



Strategies

Playspace & Amenity

The site is well placed in terms of existing provision of public amenity and playspace with Weavers Fields a 100m walk to the south and Pollard Square with play equipment less than 100m to the west.

Each house has a garden which is in excess of local and national requirements and in addition, the landscape to the east has been designed to encourage door-step play.

To meet the LBTH requirements (shown in the table below) it is proposed that the 0-4YO and 5-8YO areas is offset by the over-provision of private amenity (garden) to each property and the proximity to existing playgrounds. Lastly it is proposed that the 12-18YO requirement is offset by the proximity to local green space described above and shown on the previous page.

Number of UNITS					
	1 bed	2 bed	3 bed	4+ bed	Total
Market / Intermediate	0	0	0	2	2
Social				3	3
Total	0	0	0	5	5

CHILD YIELDS:

Aged 0-4	4
Aged 5-11	4
Aged 12-18	6
TOTAL	14

Step 2. Enter play space requirement:

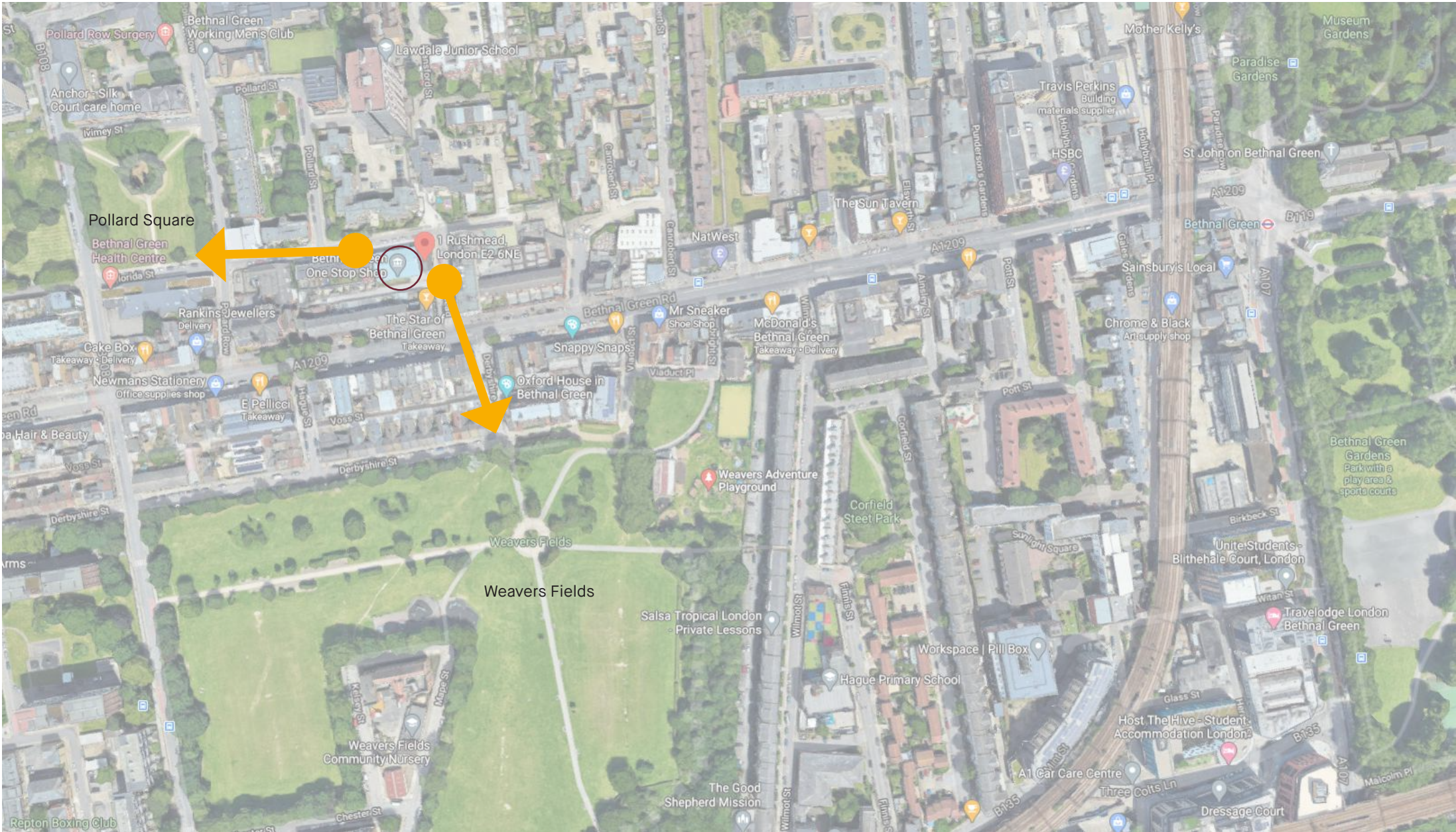
GLA benchmark standard

10

sqm per child

PLAY SPACE REQUIRED:

42	sq m for 0-4 year olds
43	sq m for 5-11 year olds
60	sq m for 12-18 year olds
145	total sq m for all children



Strategies

Highways and Waste

The development is proposed as ‘car-free’ with the aim of promoting sustainable and active travel modes.

The proposed works to the highways and pavements are outlined on the Landscape Plan.

A standalone Transport Assessment and Draft Travel Plan has been submitted separately to support the application. Please refer to these documents for further information.

Each unit’s secure, covered bin-store is suitably located within easy reach of the front door and immediately adjacent to the pavement for a straightforward collection strategy.

