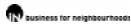



eastTHAMES

Sustainable London

Research on successful high density housing development and how it has been applied at Abbots Wharf and Tanner Street



June Barnes

eastTHAMES

Presentation

- The research
 - Understanding of high density development
 - Successful schemes in Europe
- Good practise in action
 - Tanner Street at Barking Town Centre
 - Abbots Wharf in Tower Hamlets
- The future - The High Density toolkit

eastTHAMES



Density myths and realities

Myths -

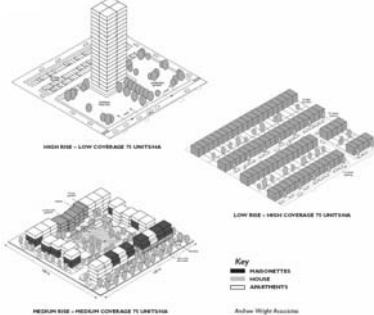
- High density works – look at Kensington and Chelsea and the Barbican
- High density housing is more cost effective
- Small households want smaller homes

Realities –


- High density works where
 - People have choice
 - People have room
 - People go to work
 - People are affluent
 - The housing is well built and looked after
 - The public realm is well looked after
 - There aren't too many children

eastTHAMES



Abbot High Housing

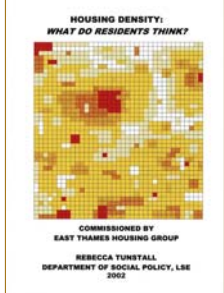



eastTHAMES

Good practice

Housing density – what do residents think

- High density is associated with high rise and with noise
- Residents attitudes and perceptions are complex
- People are not necessarily opposed to high density
- 'Compact' development is more acceptable
- Addressing residents concerns and aspirations becomes crucial

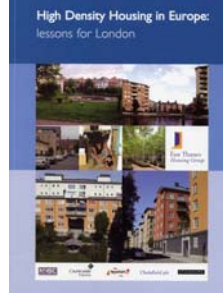



eastTHAMES

Good practice

Successful high density housing in Europe


- Involve long term players in the master planning with people issues and spatial issues dealt with together
- Focus on good quality landscaping
- Coherent long term management approached for the whole site
- Mixed tenure and household types
- Significant number of social tenants drawn from existing social housing schemes



ABBOTTS WHARF east THAMES

"In the past we have seen impressive quality schemes where the social housing has been hidden in the shadows. The scheme at Abbots Wharf is an example of how to reverse that. The eye-catching balconies are in social rented, shared ownership and market sale homes, and they make private outdoor space available to everyone."


Ruth Kelly MP
Secretary of State



TANNER STREET east THAMES

"...Such as East Thames Group's award winning Tanner Street development, where you cannot tell as you knock on the door whether the residents are social tenants, private tenants or homeowners."

Yvette Cooper MP
Minister for Housing and Planning



ABBOTTS WHARF east THAMES

The Partners


- East Thames Group
- Telford Homes
- Jestico & Whiles Architects
- LB Tower Hamlets
- British Waterways
- Housing Corporation



ABBOTTS WHARF east THAMES

Housing mix by type	
1 bed flat	77
2 bed flat	110
3 bed flat	8
3 bed maisonette	6
Total	201

Housing mix by tenure	
Affordable rent	36
Intermediate rent	8
Low cost home ownership	56
Private sale	101
Site area	0.61 ha



ABBOTTS WHARF east THAMES

Density


Dwellings	330/ha
Habitable rooms	885/ha
Bed spaces	1089/ha




TANNER STREET east THAMES

The Partners

- East Thames Group
- LB Barking and Dagenham
- Morrison Construction
- Acorn Property Group
- Jestico + Whiles Architects
- Peter Barber Associates
- Robert Lombardelli Partnership
- The Housing Corporation



TANNER STREET east THAMES

Housing mix by type	
1 bed flat	67
1 bed house	2
2 bed flat	58
2 bed house	1
3 bed house	2
4 bed house	35
TOTAL	165


Housing mix by tenure	
Affordable rent	52
Low cost home ownership	16
Self build (LCHO)	8
Private sale	61
Intermediate rent	28



TANNER STREET east THAMES

Density

Dwellings	97/ha
Habitable rooms	315/ha
Bed spaces	372/ha




Lessons applied east THAMES

- East Thames in at the beginning of the scheme with partners with shared values and vision for the schemes
- Clear evaluation of the schemes at design development stage around the type and mix of units, taking account of location, access to open space etc
- Mixed tenure in both cases with tenure neutral design and some mixing of tenures across the scheme
- At Tanner Street some work on a lettings plan to ensure appropriate child densities and age spread
- Consideration at an early stage around long term management with shared management approach across all tenures
- Local neighbourhood managers with a concierge at Abbots Wharf
- Early work on creating a residents association on both schemes across the tenures


Higher Density Toolkit east THAMES

- Responds to concerns and perceptions expressed by residents about higher density
- Focuses on schemes with over 70 dwellings per hectare
- Pulls together good practices and research on higher density housing
- Aims to help deliver sustainable neighbourhoods
- Recognises that successful schemes are about more than good design
- Provides a simple to use integrated approach which helps build a rounded picture of the likely success of schemes



Higher Density Toolkit east THAMES

- Provides
 - advice and guidance
 - key questions
 - further references
 - process notes
- Helps asks the right questions on:
 - Design
 - Location
 - Open space
 - Parking
 - Allocation
 - Management
 - Service Charges



The high density wheel