HIGH DENSITY LIVING

RESEARCH AND GUIDANCE PROJECT

Sripriya Sudhakar – LBTH Head of regeneration
Lucia Cerrada Morato – LBTH High density development project manager
TOWER HAMLETS CONTEXT

- 8 sq miles area (1.3%)
- Population – 317,000
- Directly elected Mayor
- Rich built heritage and history
- Unique sense of place and identity
- Internationally competitive financial district
- High levels of deprivation
- Ethnically diverse borough
**TARGETS**

- 2004: 2070 homes/year
- 2008: 2885 homes/year
- Current London Plan: 3931 homes/year
- Draft London Plan: 3511 homes/year and small sites target of 511 homes/year

**AREA CONSTRAINTS**

- Conservation Area: 31%
- Public Open Space: 12.5%
- Water space: 12.5%
- Employment: Land/Industrial – 18.75%
- Railways/Highways
DELIVERING HOUSING IN A DENSE BOROUGH

2010 Core Strategy: Spatial Vision
## DELIVERING HOUSING IN A DENSE BOROUGH

**New Local Plan**  
**2019- Spatial Vision**

<table>
<thead>
<tr>
<th>NAME</th>
<th>Area (Hectares)</th>
<th>% of land area</th>
<th>% of housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Isle of Dogs And South Poplar</td>
<td>461</td>
<td>23</td>
<td>57</td>
</tr>
<tr>
<td>Lower Lea Valley</td>
<td>258</td>
<td>13</td>
<td>10</td>
</tr>
<tr>
<td>City Fringe</td>
<td>418</td>
<td>21</td>
<td>19</td>
</tr>
<tr>
<td>Central Area</td>
<td>842</td>
<td>43</td>
<td>14</td>
</tr>
</tbody>
</table>
Predicted housing and employment growth by 2031

CITY FRINGE
10,000 homes
3,900 jobs
= £2.6 billion private investment

CENTRAL TOWER HAMLETS
7,600 homes
= £1.9 billion private investment

LOWER LEA VALLEY
6,100 homes
1,800 jobs
= £1.6 billion private investment

ISLE OF DOGS AND SOUTH POPLAR
31,000 homes \textit{minimum}
79,000 jobs
= £9.5 billion private investment
DELIVERING HOUSING TARGETS

City Fringe
Central
Lower Lea Valley
Isle of Dogs and South Poplar
DENSITY & HEIGHT EVOLUTION

Applications height evolution

Applications density evolution
NEW CONVERSATION ABOUT DENSITY

3.6.9 Housing density has been measured and monitored in London over recent years in units per hectare (u/ha). Average density across London of new housing approvals in the monitoring year 2015/16 was 154 u/ha with the highest average density being recorded in Tower Hamlets at 488 u/ha.

- Wardian 1400 units/ha 4200 habr/ha
- The Spire 2132 units/ha 5814 habr/ha
- Alpha Square 1474 units/ha 3963 habr/ha

- 75 units/ha vs 1000(s) units/ha
- Viability/Deliverability/Planning Balance
LEARNING FROM DENSE GROWTH

- Dense growth comes in diverse typologies: mansard roof extensions across conservation areas to tall buildings in opportunity areas.

- Need for feedback loop on performance of high density mixed use, mixed tenure residential development to inform planning policy.

- Assessing high density developments need new tools (beyond height and density policies) to understand and sustain them as vertical neighborhoods.

- High density neighborhood is more than a collection of high density developments.

- Impact based assessment of density – no impact → high quality residential environment

- Further research is required to understand social and emotional life in high density development/neighborhoods.
HIGH DENSITY LIVING

RESEARCH AND GUIDANCE PROJECT
<table>
<thead>
<tr>
<th>Setting</th>
<th>0 to 1</th>
<th>2 to 3</th>
<th>4 to 6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suburban</td>
<td>150–200 hr/ha</td>
<td>150–250 hr/ha</td>
<td>200–350 hr/ha</td>
</tr>
<tr>
<td>3.8–4.6 hr/unit</td>
<td>35–55 u/ha</td>
<td>35–65 u/ha</td>
<td>45–90 u/ha</td>
</tr>
<tr>
<td>3.1–3.7 hr/unit</td>
<td>40–65 u/ha</td>
<td>40–80 u/ha</td>
<td>55–115 u/ha</td>
</tr>
<tr>
<td>2.7–3.0 hr/unit</td>
<td>50–75 u/ha</td>
<td>50–95 u/ha</td>
<td>70–130 u/ha</td>
</tr>
<tr>
<td>Urban</td>
<td>150–250 hr/ha</td>
<td>200–450 hr/ha</td>
<td>200–700 hr/ha</td>
</tr>
<tr>
<td>3.8–4.6 hr/unit</td>
<td>35–65 u/ha</td>
<td>45–120 u/ha</td>
<td>45–185 u/ha</td>
</tr>
<tr>
<td>3.1–3.7 hr/unit</td>
<td>40–80 u/ha</td>
<td>55–145 u/ha</td>
<td>55–225 u/ha</td>
</tr>
<tr>
<td>2.7–3.0 hr/unit</td>
<td>50–95 u/ha</td>
<td>70–170 u/ha</td>
<td>70–260 u/ha</td>
</tr>
<tr>
<td>Central</td>
<td>150–300 hr/ha</td>
<td>300–650 hr/ha</td>
<td>650–1100 hr/ha</td>
</tr>
<tr>
<td>3.8–4.6 hr/unit</td>
<td>35–80 u/ha</td>
<td>65–170 u/ha</td>
<td>140–290 u/ha</td>
</tr>
<tr>
<td>3.1–3.7 hr/unit</td>
<td>40–100 u/ha</td>
<td>80–210 u/ha</td>
<td>175–355 u/ha</td>
</tr>
<tr>
<td>2.7–3.0 hr/unit</td>
<td>50–110 u/hr</td>
<td>100–240 u/hr</td>
<td>215–405 u/hr</td>
</tr>
</tbody>
</table>
CASE STUDIES

<table>
<thead>
<tr>
<th>Density (habr/ha)</th>
<th>&lt;1100</th>
<th>1100-2000</th>
<th>&gt;2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height (storeys)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>&lt;30</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10-20</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20-30</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
RESIDENTS

SURVEY
INTERVIEWS
WORKSHOPS

+ 1100 participants
SITE VISITS

11 guided site visits with building caretakers
WORKSHOPS

12 council services

4 Tower Hamlets Housing Forum

2 Sounding board

2 Neighbourhood Forums
OUTPUTS

LIVING AT HIGH DENSITY

01 Case study
St Andrews

LIVING AT HIGH DENSITY

04 Crosscutting topic
PLAY SPACE

LIVING AT HIGH DENSITY

P03 Planning process
POSTPERMISSION
FIVE TOPICS

Children and young people
Mixed and balanced communities
Everyday life
The building as a system
Healthy neighbourhoods
NEXT STEPS

Further engagement until January 2019

Public consultation on draft guidance from end of February 2020
THANK YOU

Sripriya.Sudhakar@towerhamlets.gov.uk
Lucia.Cerrada@towerhamlets.gov.uk