

## Local character and urban grain

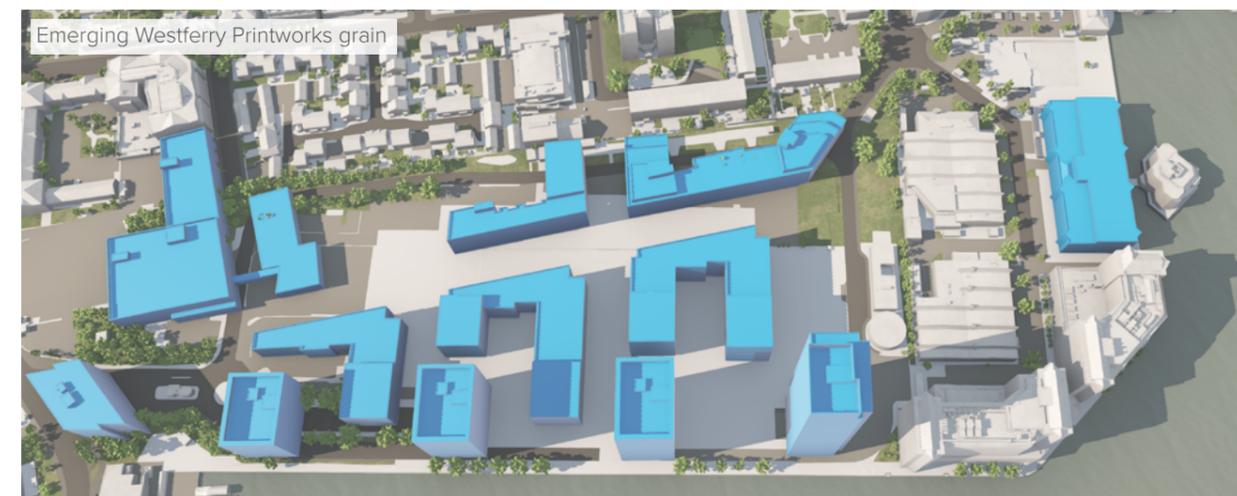
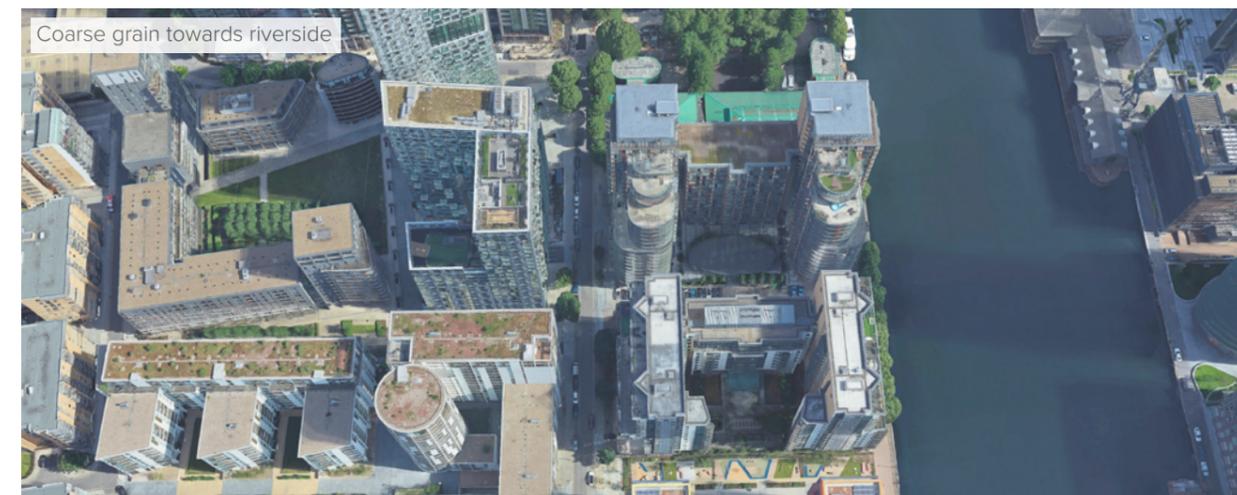
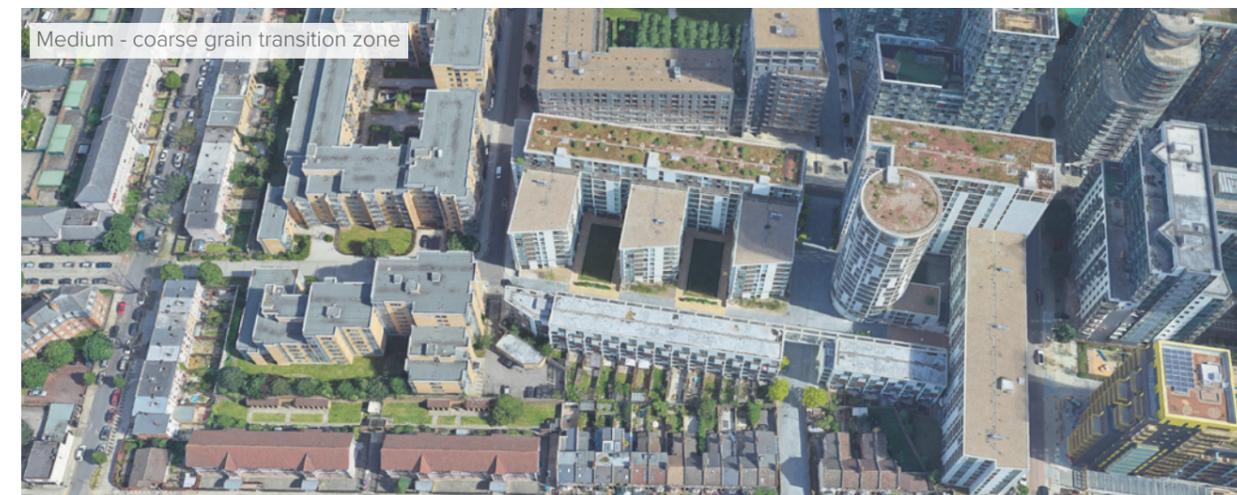
The grain in the surrounding area demonstrates a broadly north-south grid orientation with the majority of streets running either north-south or east-west.

Building footprints somewhat vary across the area, with large blocks generally located to the north, east and emerging south at Westferry Printworks. Smaller blocks are located to the immediate north and west of the KSW estate as well as further north-east. This is typical of the Isle of Dogs where there are a mixture of post-war housing estates interwoven with newer, more modern developments.



**Key**  
 KSW estate  
 Westferry Printworks development site

Varying grains across the locality

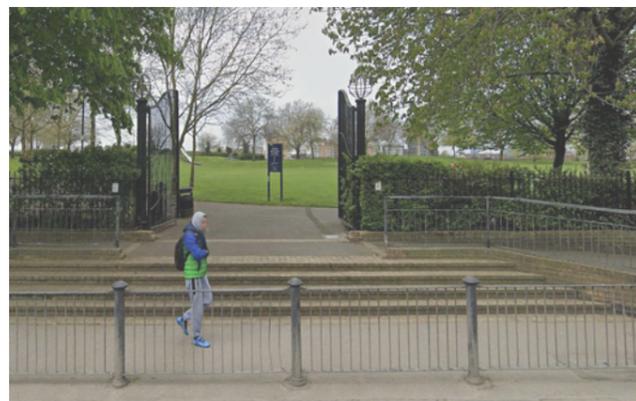


## Open space and play

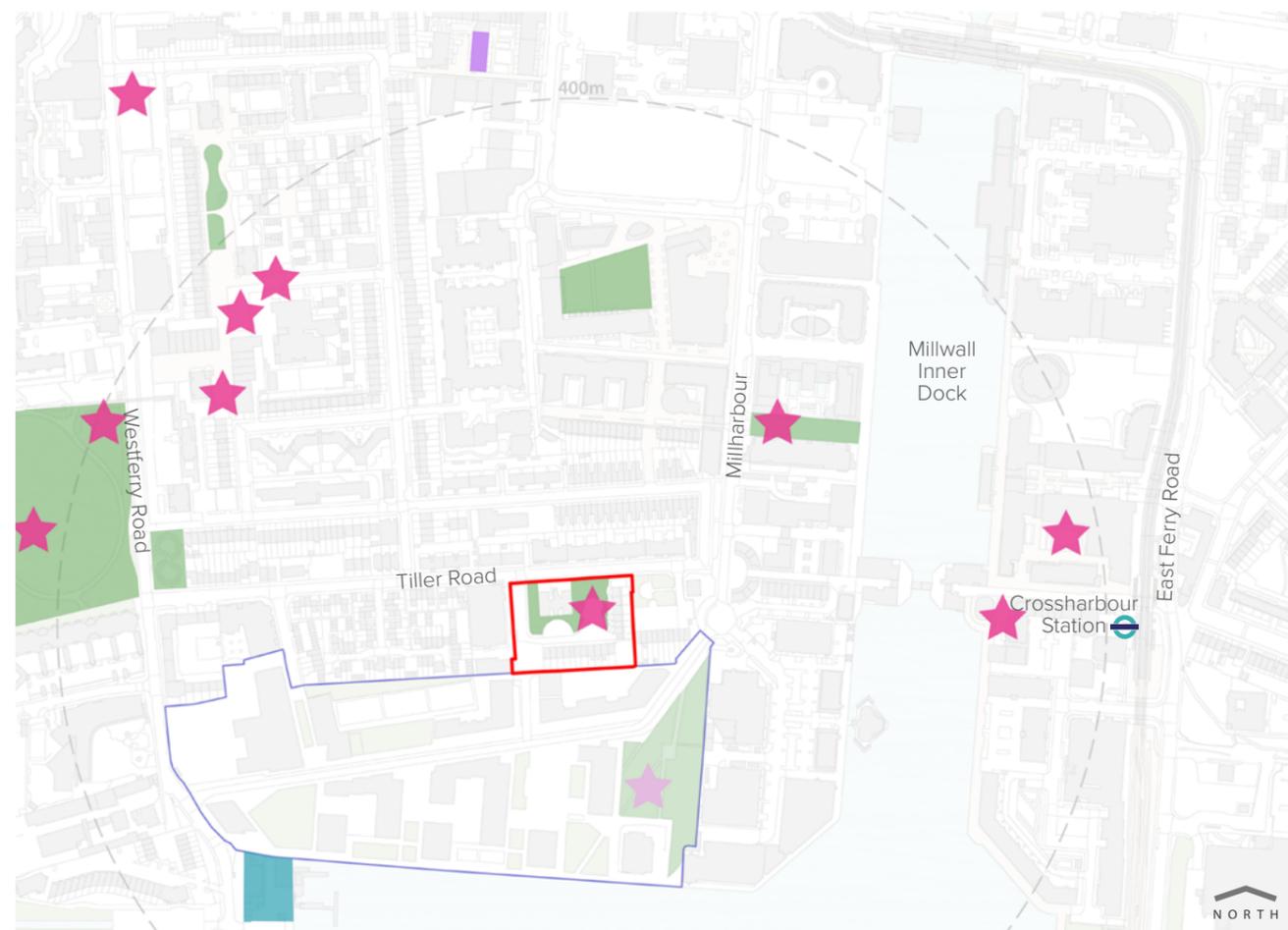
There is an open space and small play area for existing residents on site, as well as a number of open spaces and play facilities across the area within 400m, or a five-minute walk.

The largest open space in the area is at Sir John McDougall Gardens, which is located at the end of Tiller Road to the west and provides a large lawn area, seating and play facilities.

The local Docklands Sailing and Watersports Centre is a community-led organisation providing watersports for all.



Entrance to Sir John McDougall Gardens



- |            |   |   |  |
|------------|---|---|--|
| <b>Key</b> | <span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span> KSW estate                             | <span style="color: pink;">★</span> Play facility   | <span style="background-color: purple; width: 15px; height: 10px; display: inline-block;"></span> Sports pitch     |
|            | <span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px;"></span> Westferry Printworks development site | <span style="background-color: lightgreen; width: 15px; height: 10px; display: inline-block;"></span> Emerging green open space | <span style="background-color: teal; width: 15px; height: 10px; display: inline-block;"></span> Watersports centre |
|            | <span style="background-color: green; width: 15px; height: 10px; display: inline-block;"></span> Green open space                     | <span style="color: pink;">★</span> Emerging play facility  |  |

## Building heights

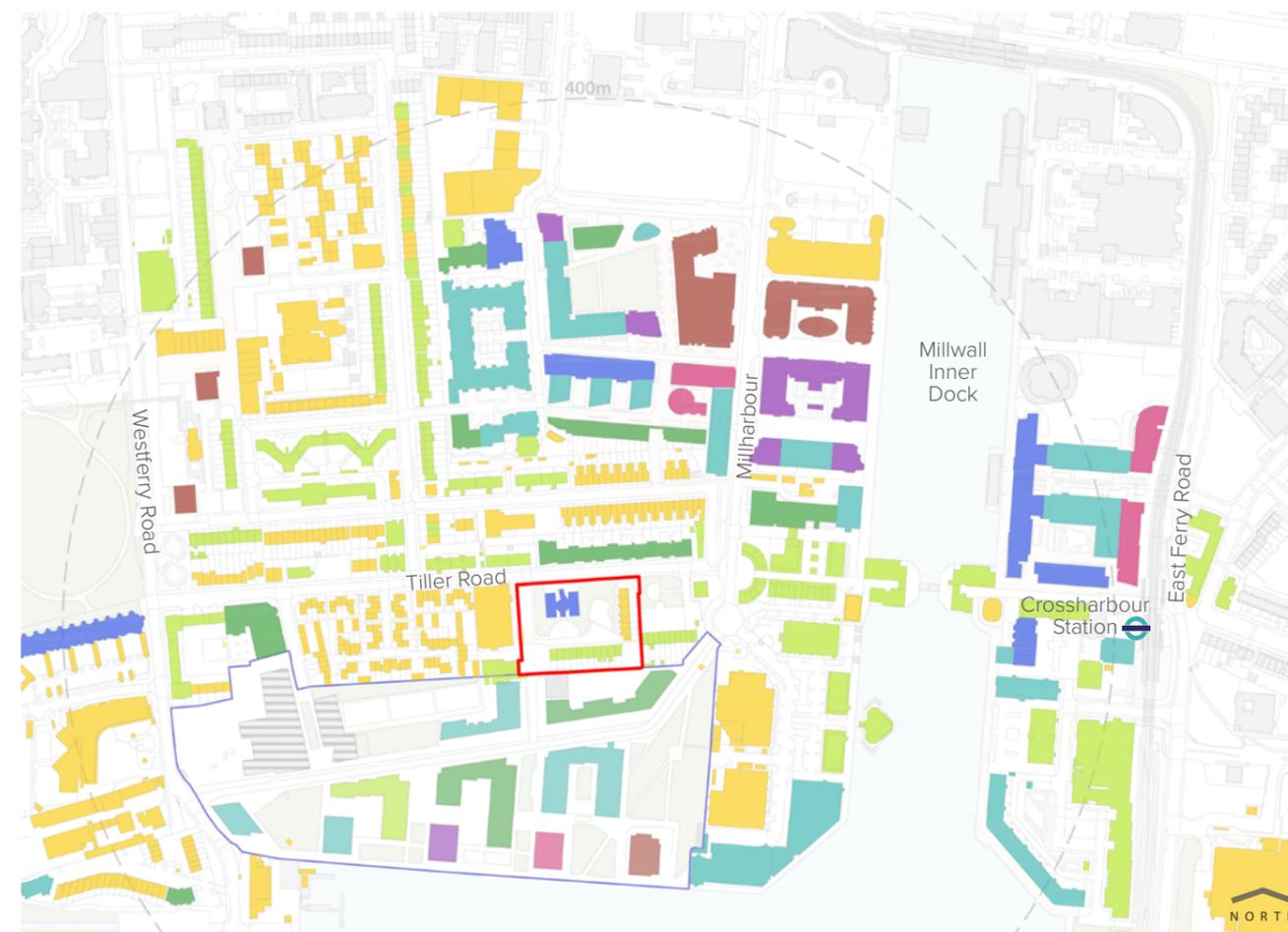
Building heights across the area vary significantly. Currently on site there is a 10-storey block (Kedge House), a four-storey block (Starboard Way) and a two-storey block (Winch House).

Surrounding heights to the west and north-west are generally low-rise and comprise 1-4 storeys. Buildings to the east are generally 3-4 storeys.

Immediately to the north of the KSW estate on the opposite side of Tiller Road is a 5-6 storey block. Further to the north building heights generally increase in height up to 20+ storeys in some locations. This trend continues up to Canary Wharf.

The emerging south with regards to Westferry Printworks shows building heights range from 7-9 storeys across large parts of the development and increase significantly to the south along the waterfront with some blocks extending over 20 storeys and up to 30 storeys.

With these varying heights in mind, the KSW estate sits in a transition zone between low-rise and higher-rise blocks.



- |            |   |   |   |   |
|------------|---|---|---|---|
| <b>Key</b> | <span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span> KSW estate                             | <span style="background-color: yellow; width: 15px; height: 10px; display: inline-block;"></span> 1-2 storeys     | <span style="background-color: blue; width: 15px; height: 10px; display: inline-block;"></span> 10-12 storeys | <span style="background-color: hatched; width: 15px; height: 10px; display: inline-block;"></span> Unknown height |
|            | <span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px;"></span> Westferry Printworks development site | <span style="background-color: lightgreen; width: 15px; height: 10px; display: inline-block;"></span> 3-4 storeys | <span style="background-color: pink; width: 15px; height: 10px; display: inline-block;"></span> 13-15 storeys |   |
|            |   | <span style="background-color: darkgreen; width: 15px; height: 10px; display: inline-block;"></span> 5-6 storeys  | <span style="background-color: brown; width: 15px; height: 10px; display: inline-block;"></span> 20+ storeys  |   |
|            |   | <span style="background-color: teal; width: 15px; height: 10px; display: inline-block;"></span> 7-9 storeys       |   |   |

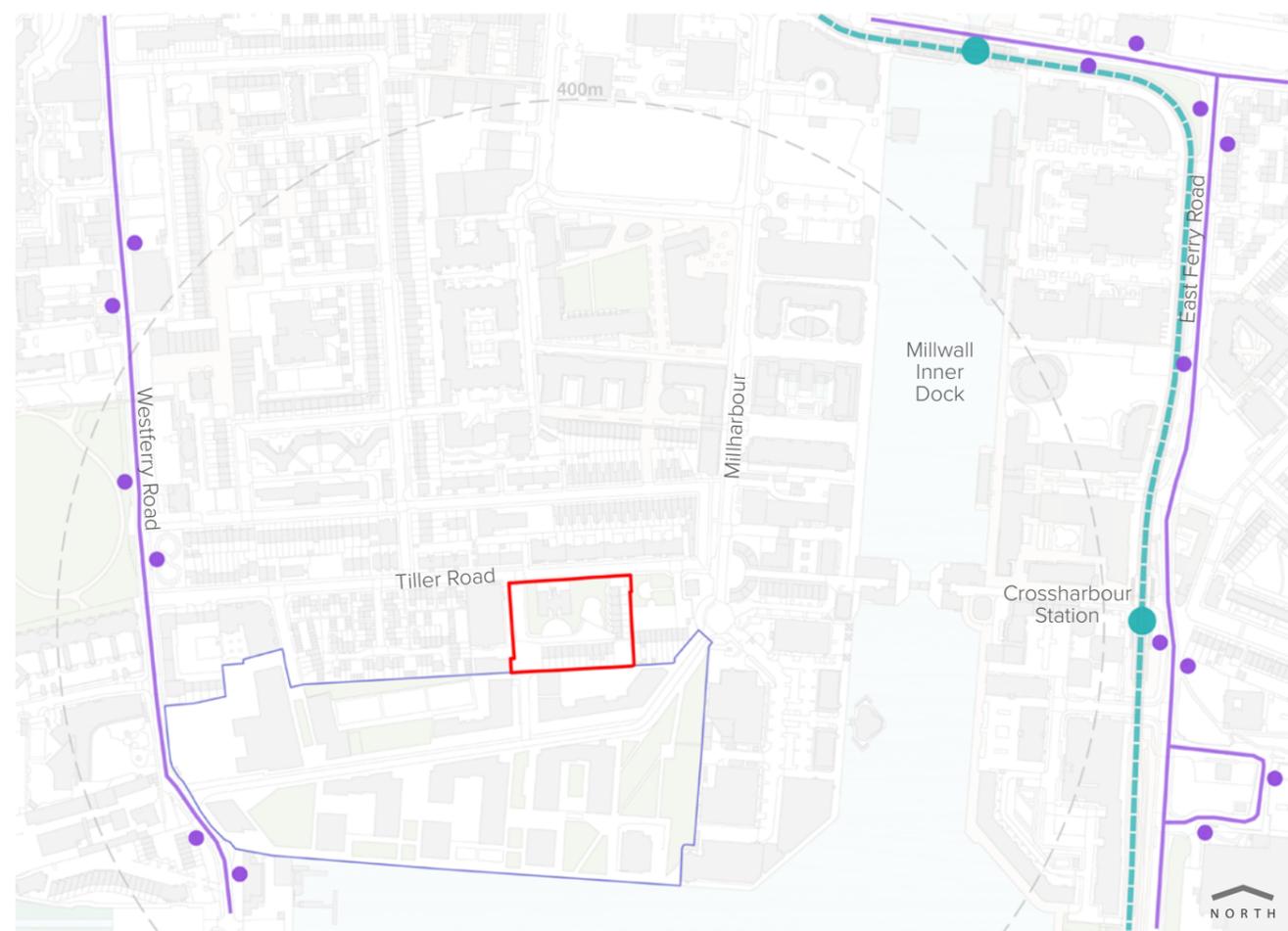
## Public transport

The KSW estate is well connected to the public transport network via a number of outlets including buses and the Docklands Light Railway (DLR).

Bus routes 135, 277, and D7 run to the west of the estate along Westferry Road, as well as the night buses N2777 and N550. These routes connect to Canary Wharf and Limehouse as well as other destinations on the Isle of Dogs.

Bus routes 135, D6 and D8 run to the east of the estate along East Ferry Road and connect to Canary Wharf and Poplar as well as other destinations round the Isle of Dogs.

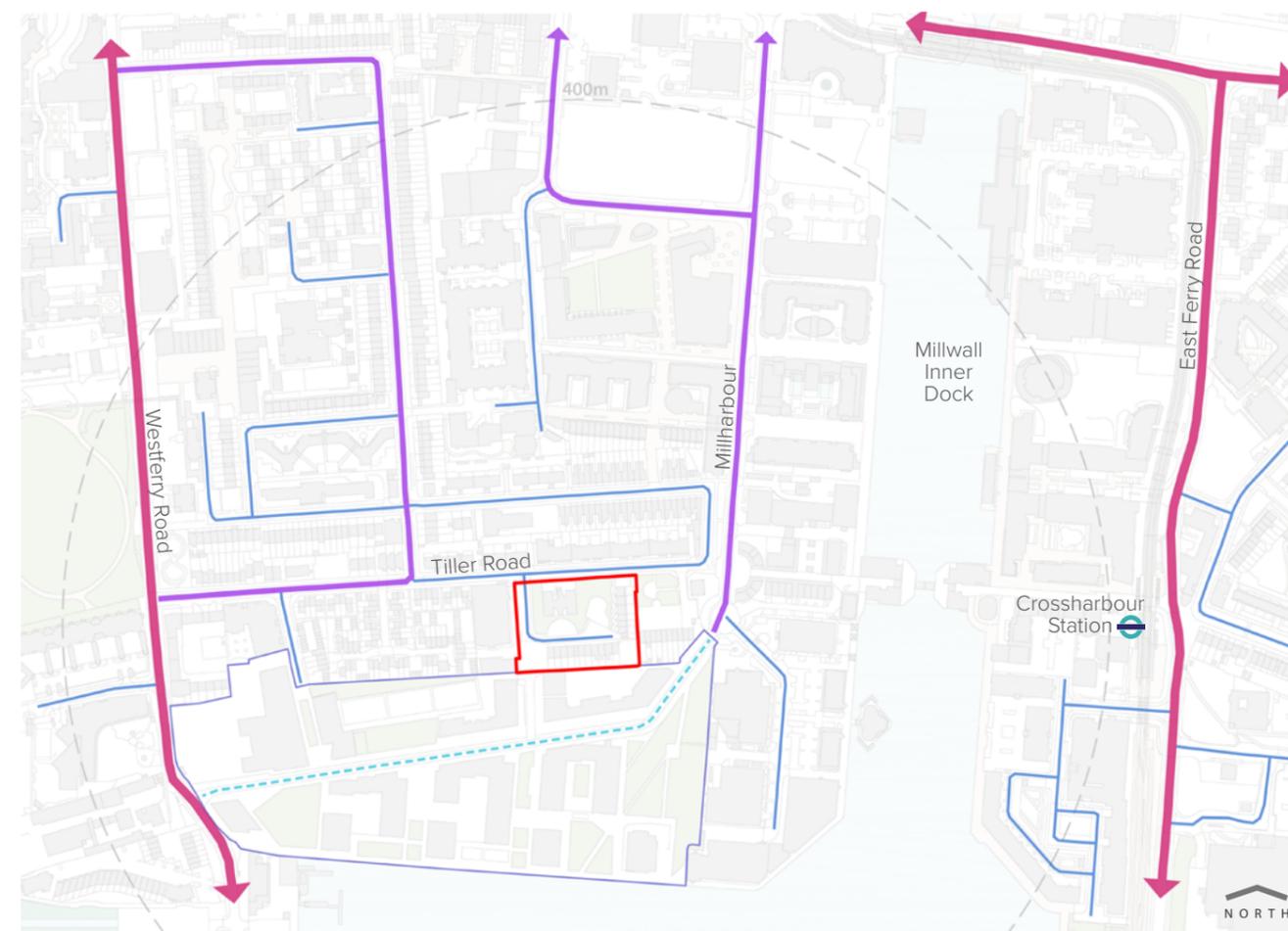
Crossharbour DLR station is approximately a five minute walk away and provides connections to Greenwich, Canary Wharf and the City of London.



## Vehicle movement

The KSW estate itself is located in a quiet location but has good connections to the wider area via the road network.

Tiller Road itself is effectively a loop road and used for access for residents in the local vicinity. However, Westferry Road to the west provides efficient access around the Isle of Dogs and up towards Canary Wharf, Limehouse and Poplar as well as strategic roads such as the A1261 and A13 that connect to other parts of east London.



## Cycle movement

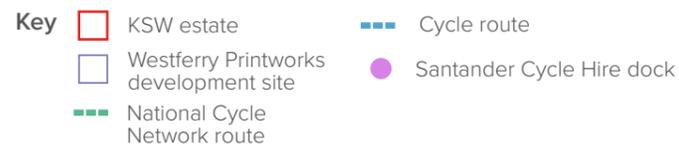
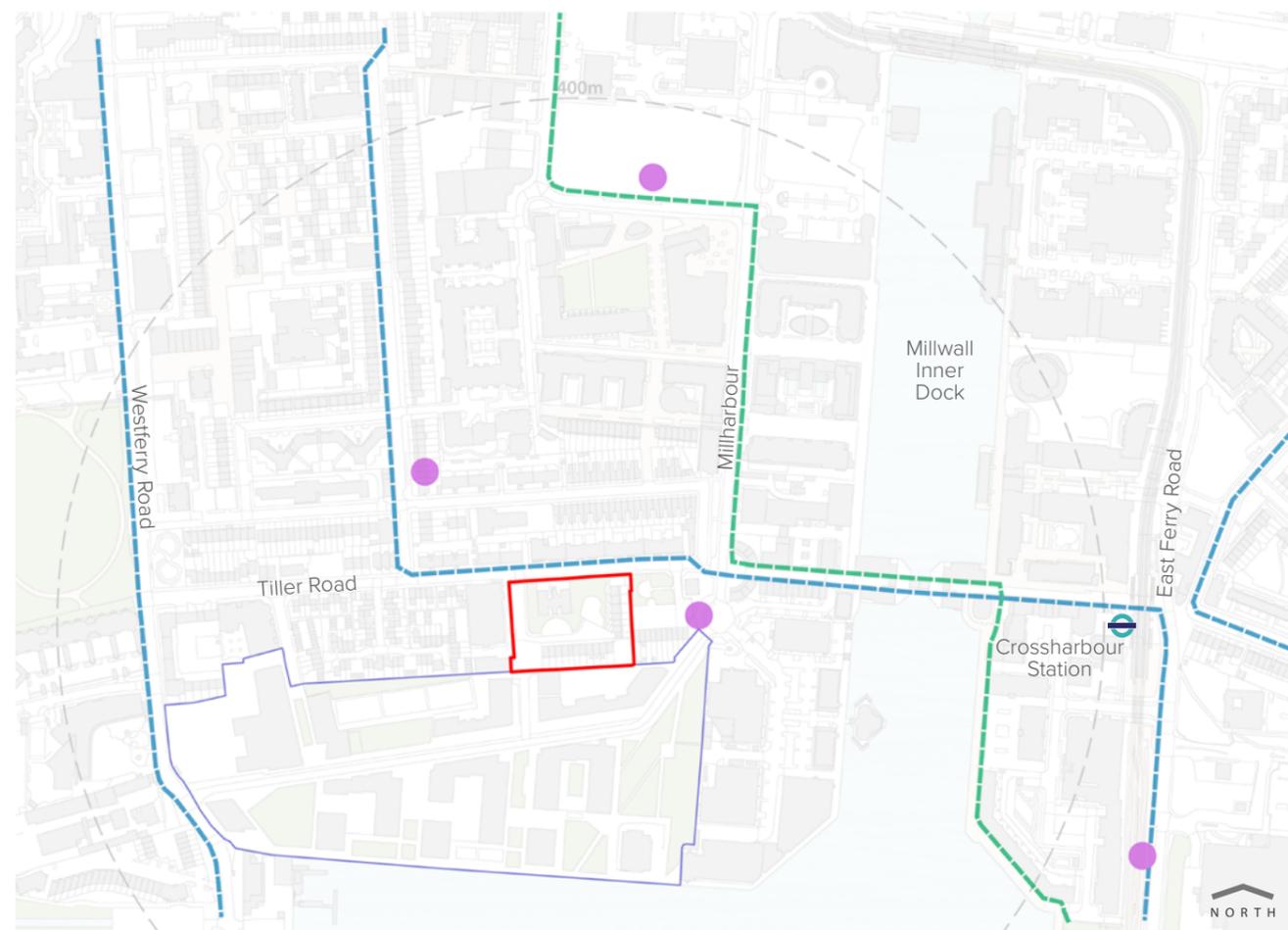
The KSW estate is well-connected to the cycle network, both in relation to cycle routes and cycle hire facilities.

The National Cycle Route 1 runs to the north and east of the estate and is less than a one minute cycle away. This route ultimately connects Dover to the Shetland Islands, but more locally connects to Greenwich, Limehouse and Stratford.

There are a number of cycle-friendly routes in the local area including one that passes directly outside the estate along Tiller Road. These routes connect to places around the Isle of Dogs as well as other local destinations.



Nearby Santander Cycle dock



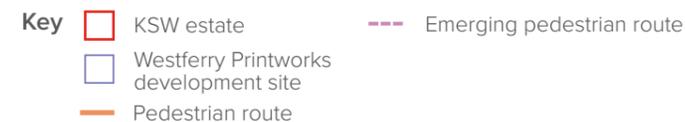
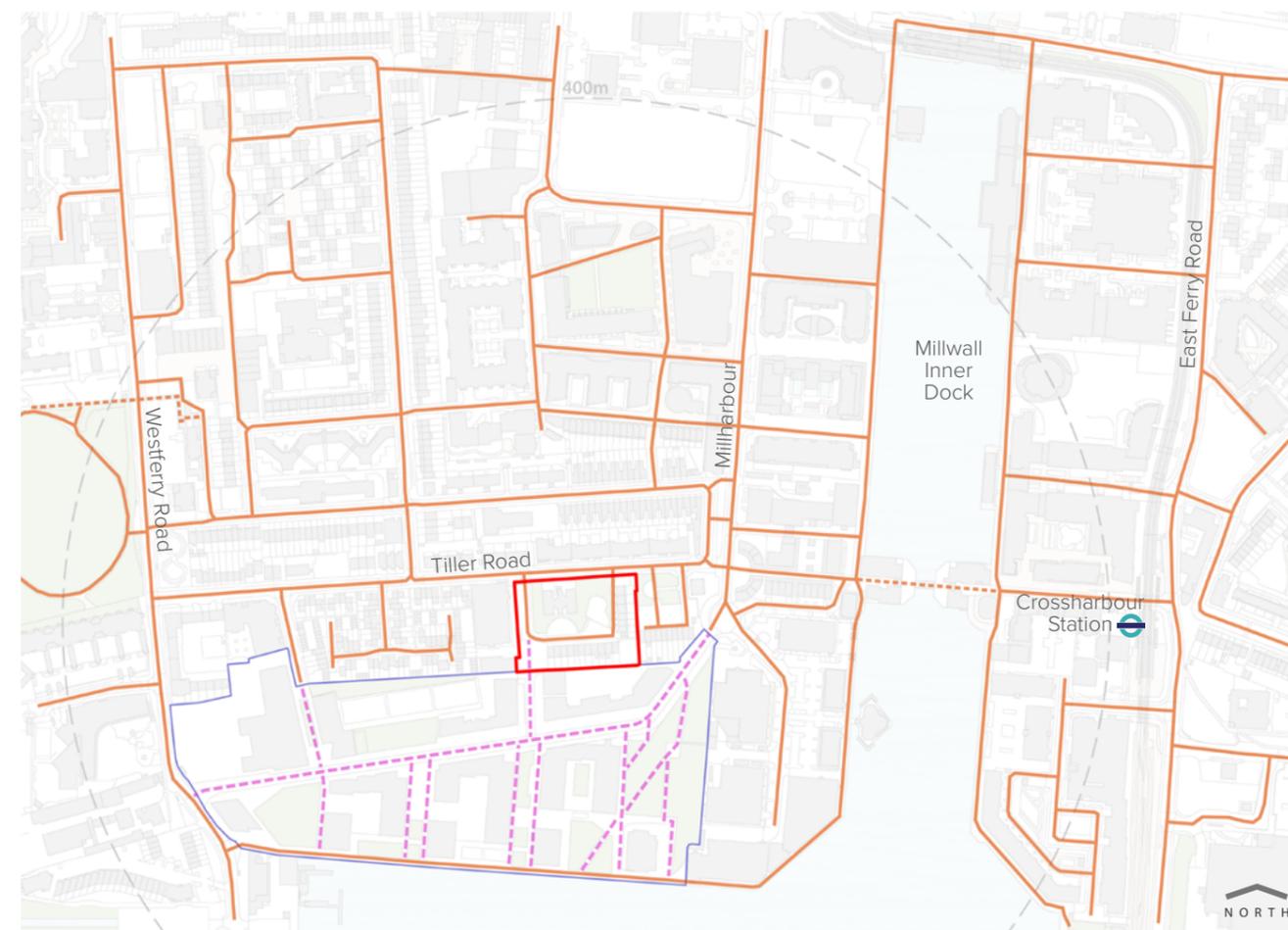
## Pedestrian movement

The KSW estate is well-connected by a number of pedestrian routes. As well as pathways alongside the road network, there are a number of pedestrian footpaths that connect to local shops, amenities and transport nodes.

The emerging context to the south in relation to the Westferry Printworks development site has potential to open up a pedestrian route directly to the waterfront and other amenities that are introduced as part of the development.



Pepper Street leading to Glengall Bridge



## Land use

The immediate and wider contexts are somewhat varied in relation to their uses. The immediate context is predominately residential, with the exception of the Tiller Leisure Centre and some pockets of community uses.

Residential uses continue to the north with the addition of some ground-floor retail, education and community uses. The emerging south is also predominately residential with some pockets of business, retail and community uses.

Business uses occupy the land to east of the KSW estate towards the dock, with some retail uses also found along Pepper Street and Glengall Bridge. Further to the east there is a large Asda supermarket.

Overall the KSW estate is well-served by a range of uses and thus there is no immediate requirement to seek any alternative uses on site other than residential.



1. Existing Tiller Leisure Centre



2. Large Asda supermarket



3. Cafe on Pepper Street



4. Tesco supermarket on Millharbour

## Social infrastructure

The KSW estate is well-served with social infrastructure in the surrounding area.

There are a number of schools and nurseries within walking distance of the estate, as well as new school, which is expected to be delivered along with the Westferry Printworks development site.

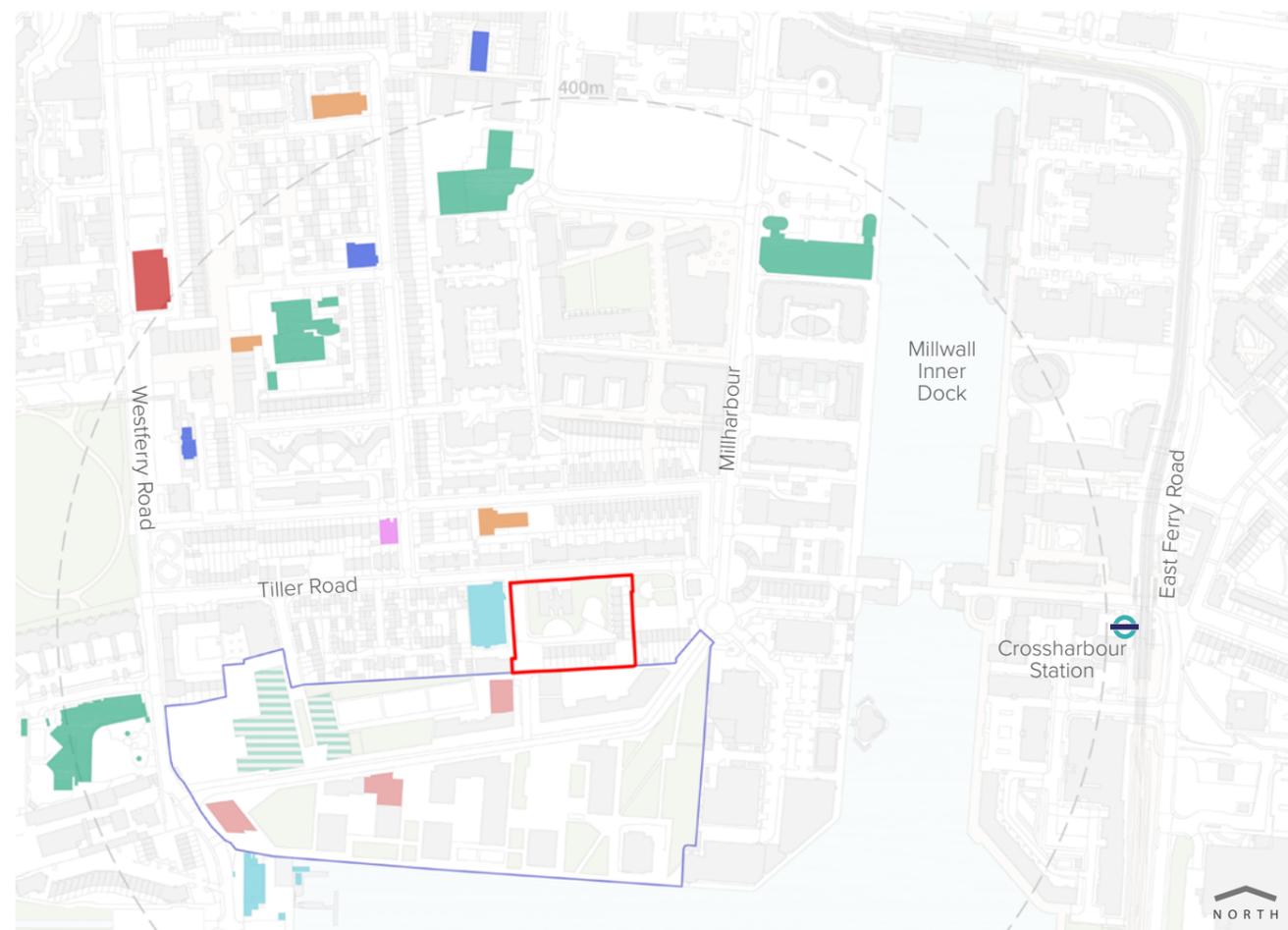
There are also places of worship, community venues, leisure and sport facilities and health facilities all within walking distance of the estate.



Barkantine Health Centre



Barkantine Community Nursery



Existing Tiller Leisure Centre

## Site access

The KSW estate has several access points, all of which are located along Tiller Road.

The estate has one primary vehicle access route off of Tiller Road, which enters from the north-west corner and turns a corner between Kedge House and Starboard Way.

Pedestrians can access the estate at three locations along Tiller Road. One entrance is located in the same position as the vehicle entrance, another is located alongside Winch House, and a third is located as an access point for Kedge House residents.

Starboard Way and Winch House both have communal and individual access points, while Kedge House has two communal entrances only.



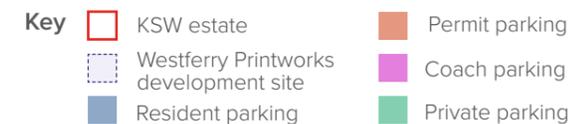
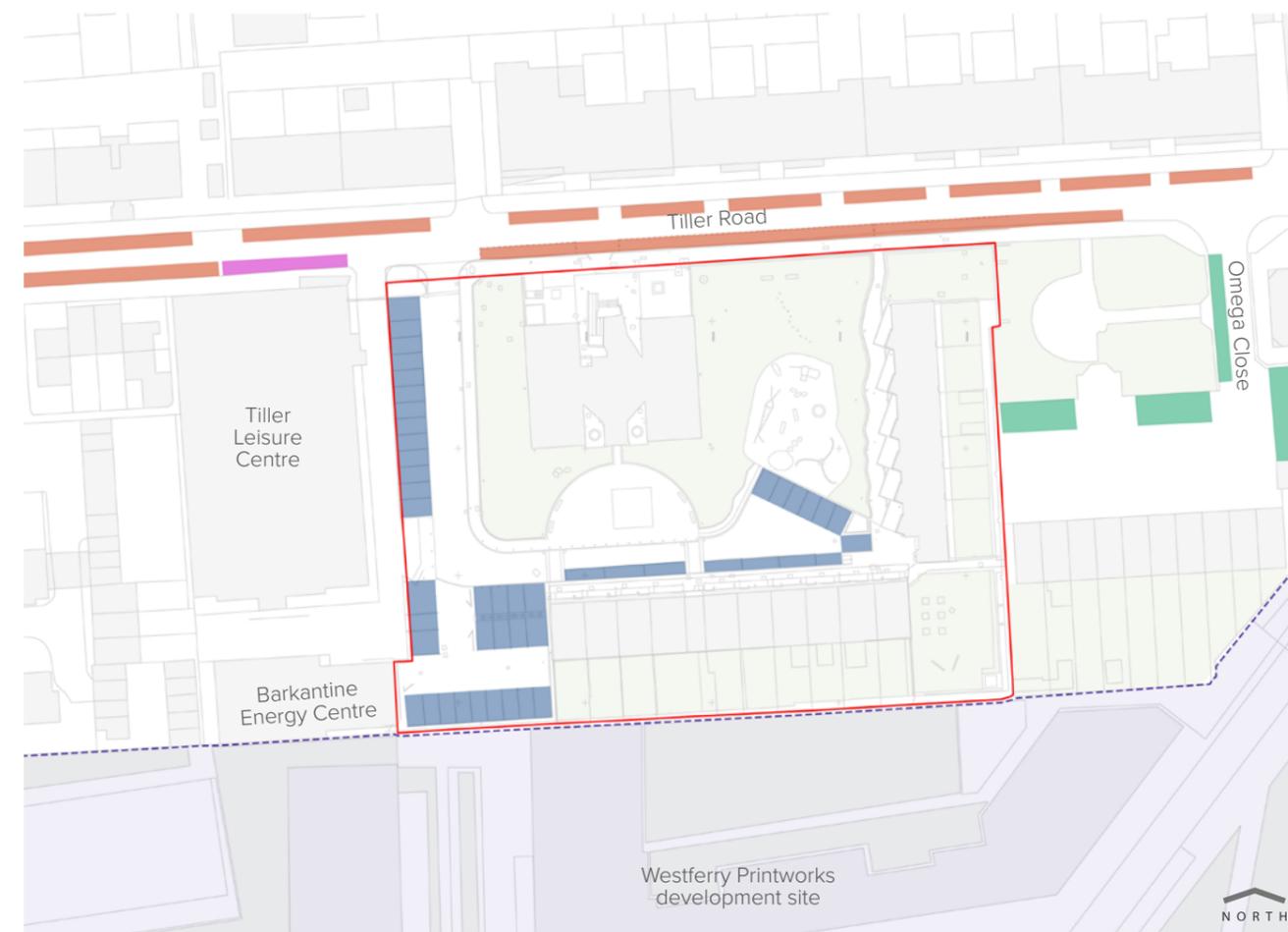
## Site parking

There are a number of parking spaces on the estate - a mix of those for use by residents and by visitors. The parking spaces are managed through a permit scheme.

Parking spaces are generally found along the western boundary and in the south-western corner of the estate, however there are also rows of bays along the front of the Starboard Way block and fronting the play space. The overall layout is somewhat disjointed and could be improved to enable more space for other uses such as amenity space for residents.

There is permitted parking along both sides of Tiller Road, with a bay for coach parking located directly outside the Tiller Leisure Centre.

The adjacent L&Q site has private parking for their residents.



## Site open space and play

The KSW estate provides a central open space that also wraps around the majority of Kedge House. There is also a play space with some basic equipment for children.

There is a dog exercise area in the north-eastern corner of the estate alongside Winch House and adjacent to Tiller Road. This is used by a number of residents who own dogs.

There is an allotment space to the south-eastern corner of the estate adjacent to Starboard Way and Winch House. This space has gated access and is used by a few residents for growing produce.

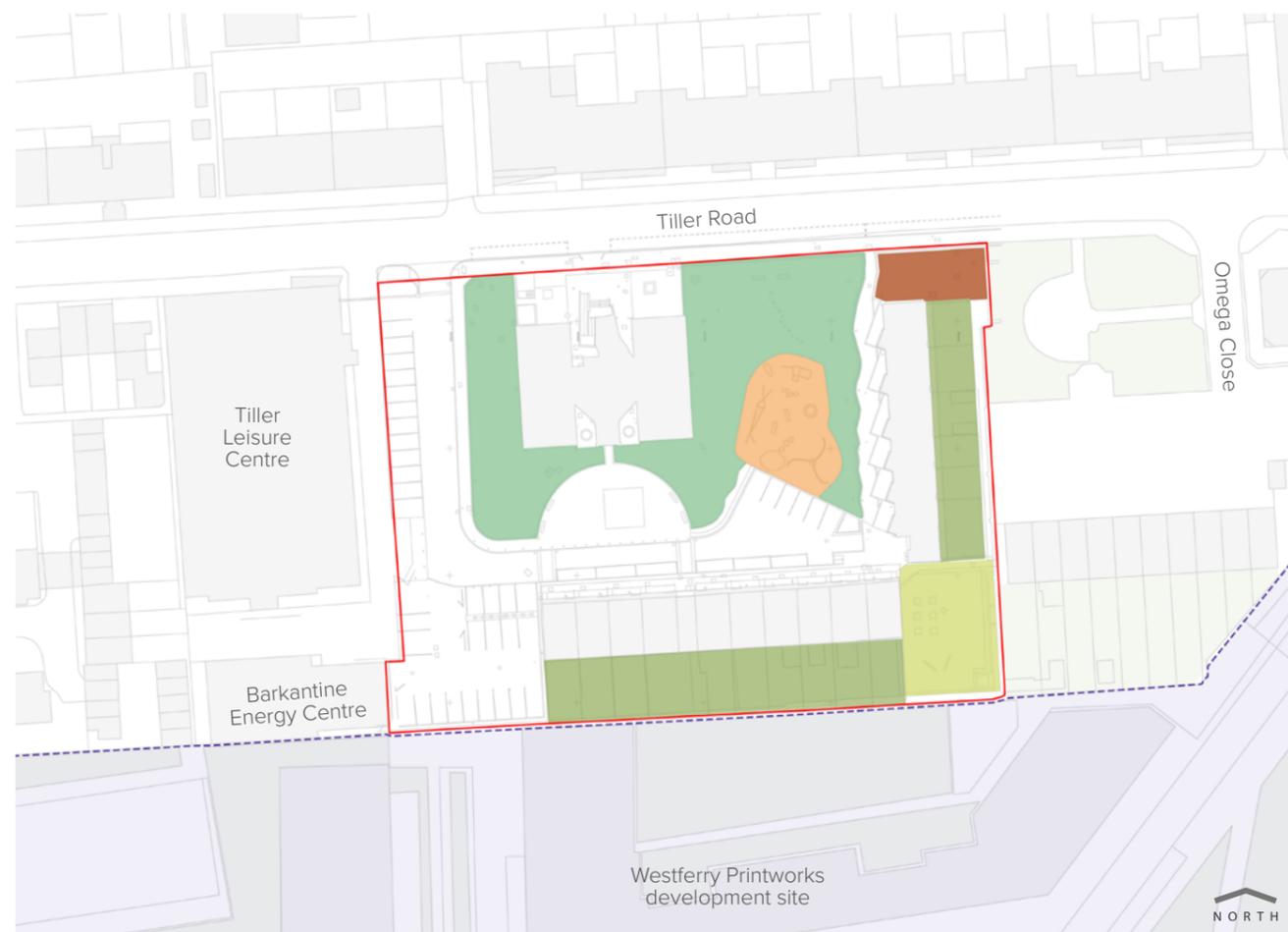
Ground floor residents of Starboard Way and Winch House have access to private gardens to the rear of their properties.



Existing gated allotment area



Existing dog area adjacent to Winch House



- Key**
- KSW estate
  - Westferry Printworks development site
  - Green open space
  - Play space
  - Private amenity
  - Allotment space
  - Dog exercise area



Open space and play area adjacent to Kedge House

## Current estate

The KSW estate comprises 72 homes across three distinct blocks: Kedge House, Starboard Way and Winch House.

Kedge House is a 10-storey high-rise block containing a mixture of 1, 2 and 3-bedroom flats.

Starboard Way is a four storey linear block containing a mixture of 3 and 4-bedroom duplex flats. Ground floor flats have a small garden to the rear.

Winch House is a two-storey linear block containing a mixture of studios and 1-bedroom flats. Ground floor homes have a small garden to the rear.

The estate has a communal open space with play area, a dog exercise area and a secure allotment space for use by a limited number of residents.



Kedge House



Kedge House



Starboard Way



Winch House

## Current estate

As part of the options appraisal process One Housing has undertaken an assessment of housing need to understand whether the existing homes owned by OH currently meet general needs and residents' requirements in line with Tower Hamlets' policy.

Housing need has been assessed in line with Tower Hamlets and One Housing's 'Housing policy'. The policies outline overcrowding and under-occupying levels. It was found a large number of residents were living in properties unsuitable to their current family make-up. It is hoped the full regeneration option would help address these issues.

The two tables below set out the existing accommodation schedule and the need moving forwards. There are a number of empty properties (voids) and non-resident investor leaseholders that do not qualify for any kind of re-provision should any redevelopment take place. The total need is therefore 62 compared with 72 existing.

### Accommodation schedule (existing)

Studio	6
1B2P	12
2B3P	0
2B4P	28
3B5P (maisonette)	17
3B6P (flat)	6
4B7P (maisonette)	3
<b>Total</b>	<b>72</b>

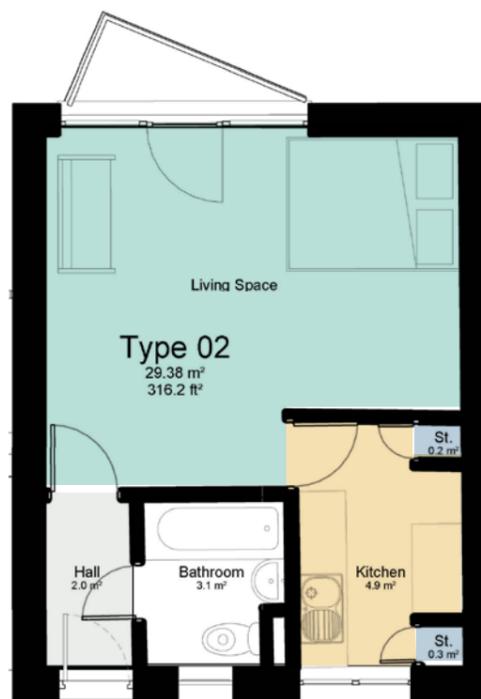
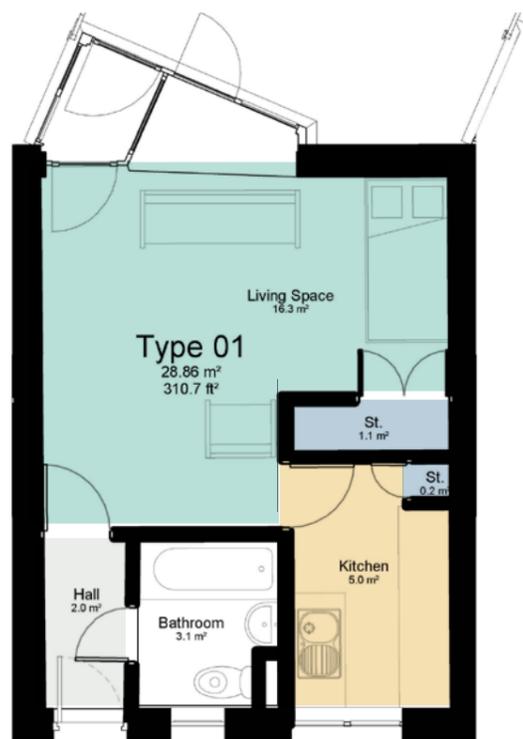
### Accommodation schedule (need)

Studio	0
1B2P	14
2B3P	1
2B4P	16
3B4P	1
3B5P	17
3B6P	10
4B7P	3
<b>Total</b>	<b>62</b>

## Typologies

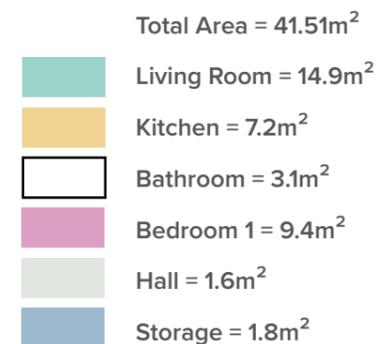
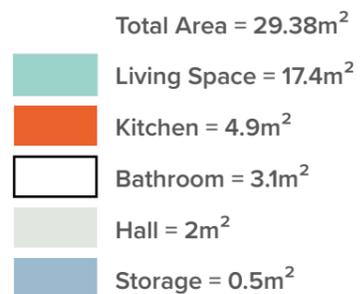
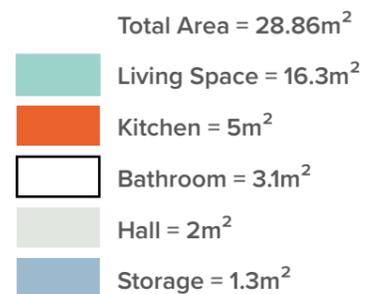
### Winch House: Studio

There are six studios located on the ground floor of Winch House. The studios vary slightly in terms of the interior layout, however both have a living space, kitchen, bathroom and hallway. The studios also have a garden space to the rear. Total sizes range from 28.86m<sup>2</sup> to 29.38m<sup>2</sup>.



### Winch House: 1-bedroom

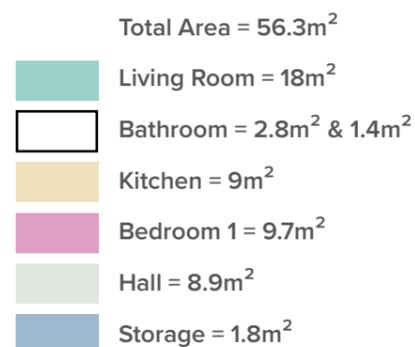
There are six 1-bedroom flats located on the first floor of Winch House. The flats have a living space, kitchen, bedroom, bathroom and hallway. The flats also have a balcony space. Total size is 41.51m<sup>2</sup>.



## Typologies

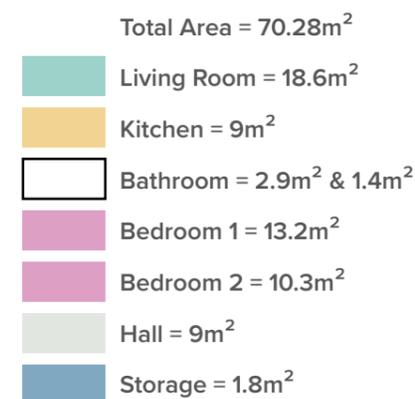
### Kedge House: 1-bedroom

There are six 1-bedroom homes in Kedge House, located on the lower floors of the block. These comprise a living room, separate kitchen, bathroom with separate toilet, bedroom and hallway. These units have no private outdoor space. Total area is 56.3m<sup>2</sup>.



### Kedge House: 2-bedroom

There are 28 2-bedroom homes in Kedge House, located on the upper floors of the block. These comprise a living room, separate kitchen, bathroom with separate toilet, two bedrooms and hallway. These units have no private outdoor space. Total area is 70.28m<sup>2</sup>.



## Typologies

### Kedge House: 3-bedroom

There are six 3-bedroom homes in Kedge House, located on the lower floors of the block. These comprise a living room, separate kitchen, bathroom with separate toilet, three bedrooms and hallway. These units have no private outdoor space. Total area is 84.28m<sup>2</sup>.



Total Area = 84.28m <sup>2</sup>	
<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> Living Room = 18.8m <sup>2</sup>	<span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0;"></span> Hall = 11.3m <sup>2</sup>
<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> Kitchen = 8.8m <sup>2</sup>	<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> Storage = 2.4m <sup>2</sup>
<span style="display:inline-block; width:15px; height:15px; border:1px solid black;"></span> Bathroom = 2.8m <sup>2</sup> & 1.4m <sup>2</sup>	
<span style="display:inline-block; width:15px; height:15px; background-color:#e91e63;"></span> Bedroom 1 = 13m <sup>2</sup>	
<span style="display:inline-block; width:15px; height:15px; background-color:#e91e63;"></span> Bedroom 2 = 10.3m <sup>2</sup>	
<span style="display:inline-block; width:15px; height:15px; background-color:#e91e63;"></span> Bedroom 3 = 10.1m <sup>2</sup>	

### Starboard Way: 3-bedroom maisonette

There are 17 3-bedroom maisonette homes in Starboard Way, located on the lower and upper floors of the block. These comprise a living room, separate kitchen, utility and hallway at the lower level, with three bedrooms, a bathroom with separate toilet and hallway at the upper level.

Ground floor homes have a rear garden while upper floor homes have a Juliet balcony to the rear. Total area is 88.47m<sup>2</sup>.



Total Area = 88.47m <sup>2</sup>	
<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> Living Room = 16.2m <sup>2</sup>	<span style="display:inline-block; width:15px; height:15px; background-color:#e91e63;"></span> Bedroom 3 = 7.1m <sup>2</sup>
<span style="display:inline-block; width:15px; height:15px; background-color:#ff9800;"></span> Kitchen = 12.3m <sup>2</sup>	<span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0;"></span> Hall = 16.8m <sup>2</sup>
<span style="display:inline-block; width:15px; height:15px; border:1px solid black;"></span> Bathroom = 2.4m <sup>2</sup> & 1.4m <sup>2</sup>	<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> Storage = 1.4m <sup>2</sup>
<span style="display:inline-block; width:15px; height:15px; background-color:#e91e63;"></span> Bedroom 1 = 10.1m <sup>2</sup>	<span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0;"></span> Utility = 3.4m <sup>2</sup>
<span style="display:inline-block; width:15px; height:15px; background-color:#e91e63;"></span> Bedroom 2 = 11.4m <sup>2</sup>	