

PROPOSALS FOR 5-6 THE OVAL, BETHNAL GREEN

Welcome to our drop in event to find out more about the proposals for our site at 5-6 The Oval, Bethnal Green.

Our plans deliver much needed new homes, co-working spaces, and public realm improvements for local people. The site is a great opportunity for new homes within a building that develops a cohesive community.

Members of our project team are on hand to answer any questions you may have, and we would welcome your feedback on our exciting plans. We would be grateful if you could complete a questionnaire at the end to ensure your comments are recorded.

OUR TEAM

re:shape



CASCADE

CLARIDGEARCHITECTS

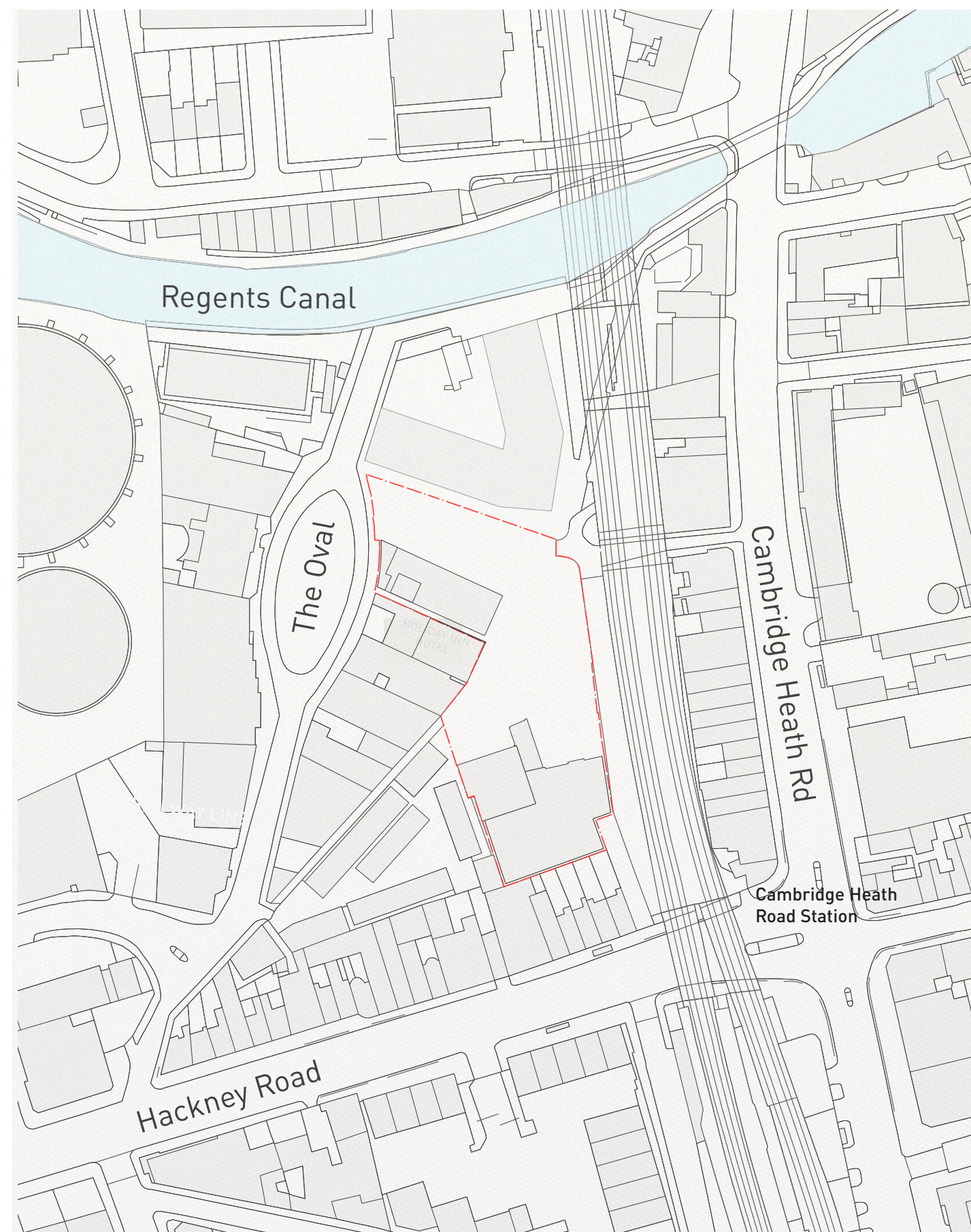
whitby wood

CGP | MEP

outerspace



MONTAGU
EVANS



Our site outlined in red.

The existing buildings, including the former brewery, are currently in a poor state of repair, with no windows in place and large openings visible in the roof.

Due to these conditions, the site has been vacant for several years, with large parts of the building open to the elements.

The site is located at 5-6 The Oval, and is less than a 5-minute walk from Cambridge Heath Station. The site is divided into two by Grove Passage, and provides a diagonal route between Emma Street and Hare Row towards the canal.

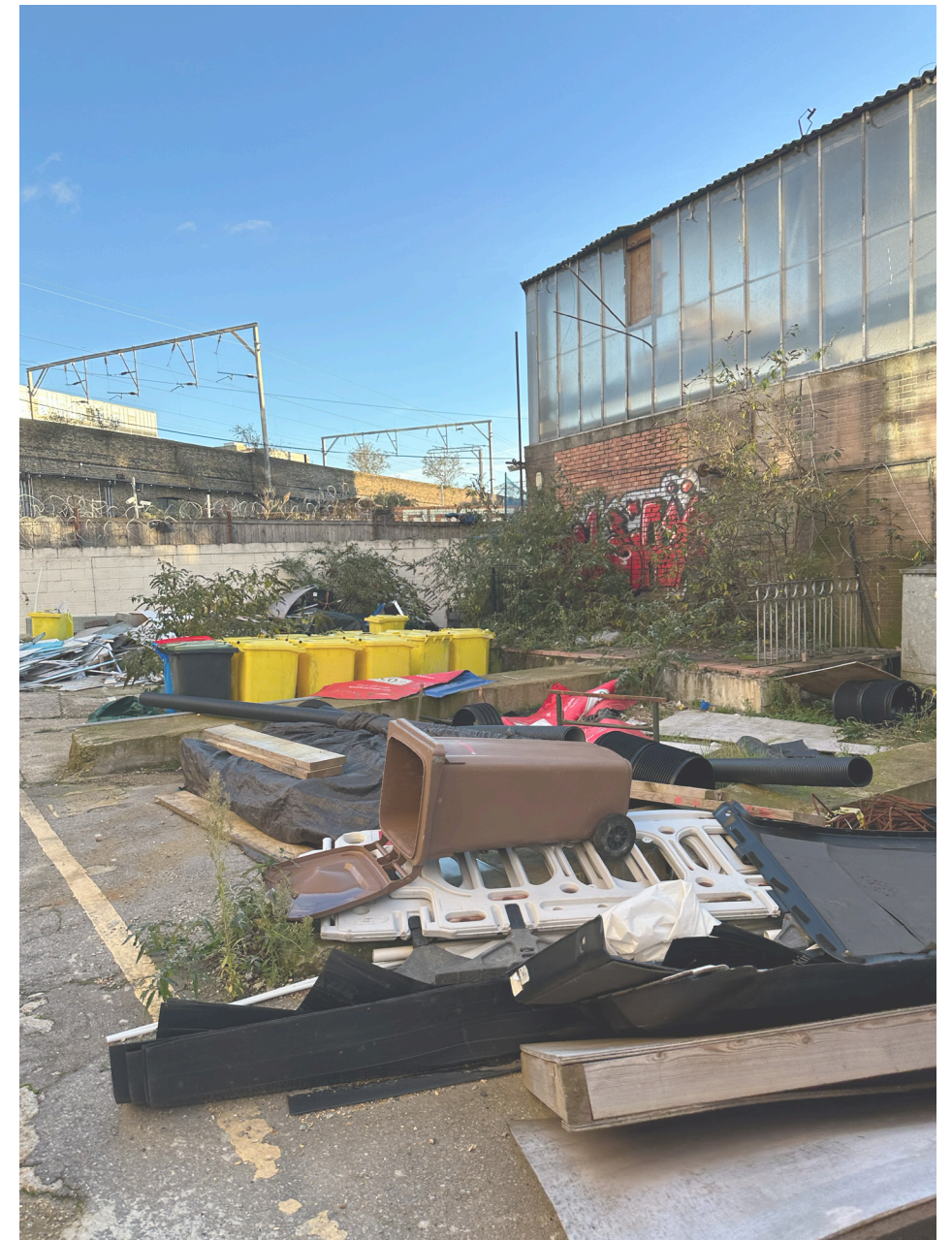
The site also runs adjacent to Empress Works, but connections between the two are currently closed off. Grove Passage runs adjacent to Empress Works and feels unsafe, especially at night, due to its length and lack of lighting.



Current conditions of the site looking north.



Current conditions on site looking next to Empress Works over to the gasholder site.



Current conditions on the site looking towards the railway.

Our plans directly tackle considerable challenges in Bethnal Green and Tower Hamlets, including:

- **Tackling the housing crisis** – the plans offer much-needed renter accommodation, allowing young people and key workers, to access homes at a more affordable rate with all bills included.
- **Providing genuinely affordable homes** – the proposal includes the on-site delivery of affordable rented homes, with a focus on providing family sized units.
- **Providing free-of-charge use for co-working and meeting spaces** - our plans will deliver free co-working and meeting spaces for organisations, groups, and charities, meaning that they can continue their positive work in Bethnal Green without worrying about renting spaces and rooms.
- **Improve the public space for the surrounding area** – we have included a number of public realm improvements that will directly benefit not just residents, but those who pass by through the site.
- **Safe access to and from The Oval and surrounding areas** – our plans will significantly improve Grove Passage to provide a safer, cleaner area, and reduce the potential for crime and anti-social behaviour in the area, whilst encouraging a tight knit community to develop within The Oval space.



Indicative view of the proposals from Hare Row.

- 222 high quality co-living studios + 2 London Borough of Tower Hamlets community accommodation studios



- 26 high quality family homes, achieving 40% affordable on site



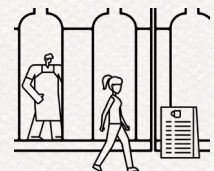
- Over 1000 sqm of shared internal amenity space and 375 sqm of shared external amenity space for the co-living studios



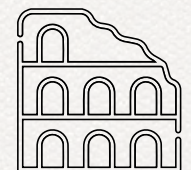
- Re-provision of employment floor space, with affordable workspace



- Enhanced pedestrian experience through Grove Passage



- Retain the façade of the existing brewery building to celebrate its history



- A Community Investment Programme (CIP) where community groups and SME's who may benefit from free use of our building and spaces



re:shape are a leading operational co-living developer who create a branded platform for renters, offering homely private studios and beautifully designed communal spaces to work, reset and play in.

The re:shape founders were influential in growing co-living in the UK and created re:shape to deliver an alternative entry point into the sector with a significantly enhanced living experience, best-in-class technology with bespoke curated customer experiences.

re:shape operate one of the largest second generation co-living developments in the UK, Wembley Ark. The Ark platform comprises over 1,000 operational beds and sets a new standard for co-living in the sector and is centred around an inclusive brand identity, which seeks to ensure members and local communities always feel at home and part of the wider community.



View of the rooftop amenity space at Wembley Ark.



View of the shared internal space at Wembley Ark.



Example bedroom at Wembley Ark.



Shared kitchen facilities at Wembley Ark.

WHAT IS CO-LIVING?

re:shape

Co-living is community centric housing based on a shared economy model that seeks to maximise the opportunities for human connection and create a sense of community and belonging for all our residents.

With all bills included, residents can lead a more convenient and stress-free life.

Who lives in co-living developments?

Young people are occupying co-living developments as they want:

- Flexible length of lease (3-12 months)
- Low rents
- To live in central locations
- All inclusive housing and utilities bills
- High quality amenities
- Somewhere to work
- A ready-made community

Why it works

Successful co-living projects are situated in highly sustainable metropolitan town centres that include a range of uses, and with excellent transport links.

A variety of housing types, tenures and models is important, as this encourages mixed communities that suit a wide range of people of different ages and at different stages of life.

A large proportion of the current offering in towns and cities is increasingly unaffordable or poor quality. There is a strong case for co-living to provide a more sustainable complimentary housing model.

How much space is there?

Co-living is an aspirational product for young renters who are tired of living in a 10-12sqm house in multiple occupation (HMO) bedroom, but cannot afford to rent or buy their own home in London.

A co-living development has a similar area per resident as a 'traditional' residential project with a minimum room size of 21sqm and circa 4sqm of shared amenity space per resident.



COMMUNITY

Join a built in community that is supportive and welcoming – sharing with others helps you find meaning, belonging and acceptance in life.



CONVENIENT

Don't move around with heavy furniture. All coliving spaces are fully furnished for comfort and convenience.



FLEXIBLE

Choose the convenience and flexibility of length of stay and lease – making it easy to relocate quickly if your job demands it.



AFFORDABLE

Affordable rent without having to compromise on quality. Utilities, Wi-Fi, and cleaning costs are included in one price.

The studios are elegant, inviting and wonderfully efficient, with a thoughtful use of space and materials. Built-in storage solutions are carefully designed to suit your day-to-day needs and include:

- Double bed space
- Television
- Desk space for home working
- Private shower room
- Built-in wardrobe
- Kitchenette with cooking facilities and washing up facilities
- Well-designed storage space for hats/ coats/ shoes
- Stylish high quality interior finishes



Wembley Ark typical studio.



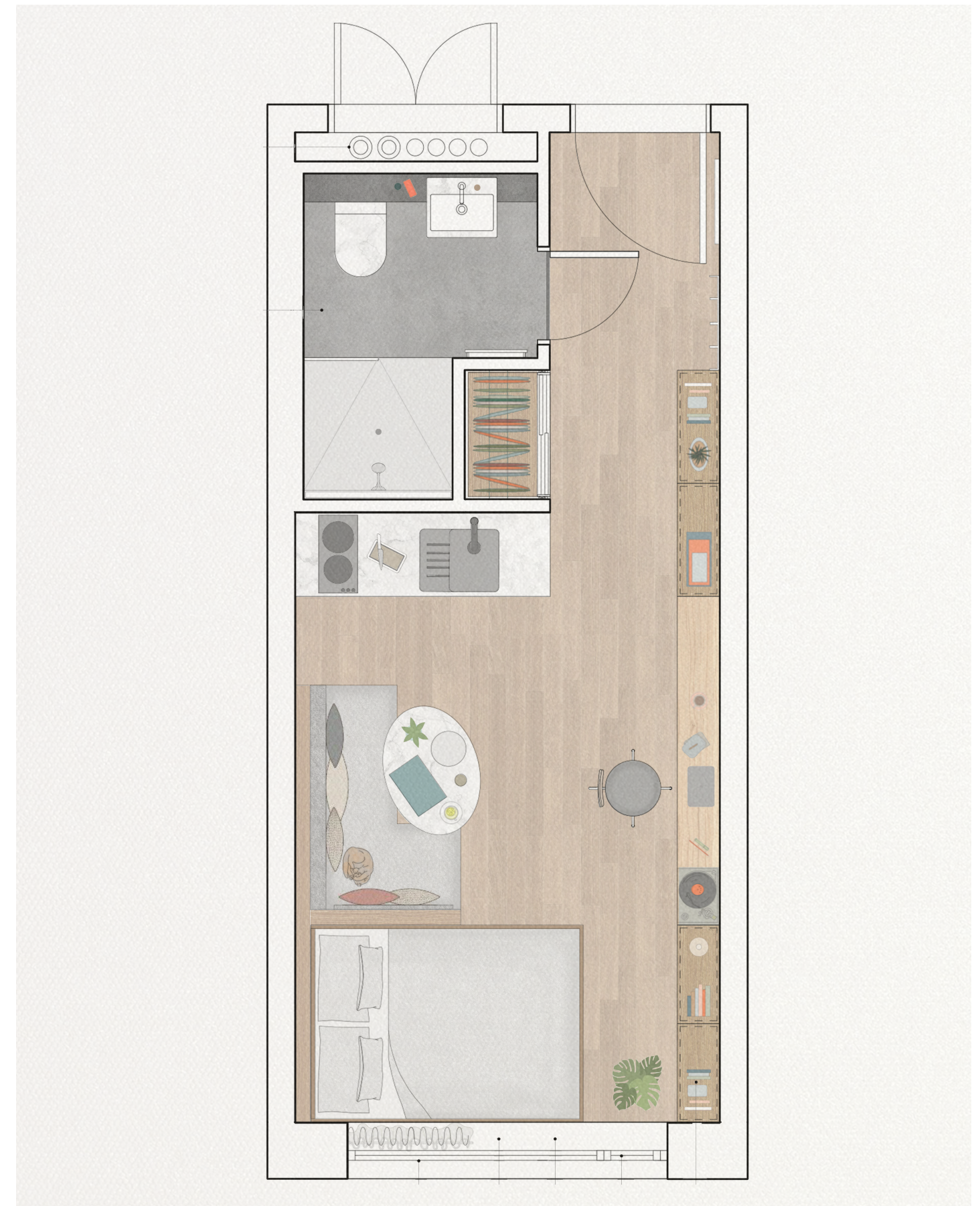
Wembley Ark typical studio.



Wembley Ark typical studio.



Wembley Ark typical studio.



Floorplan of co-living studio.

The images shown on this board highlight the quality of shared amenity spaces that are provided at the Wembley Ark project by re:shape. The proposals for The Oval will also deliver high quality shared amenity for the co-living residents.

These spaces will include lounge areas, kitchen and dining facilities, entertainment space, library areas, gymnasium and fitness spaces, and external terraces with extensive views.

All our developments are designed with a penthouse for everyone.



Wembley Ark amenity space.



Wembley Ark kitchen amenity space.



Wembley Ark amenity space.



Wembley Ark terrace amenity space

IMPROVED PUBLIC REALM - MASTERPLAN

re:shape

The current site offers little in high-quality public realm, and there is an opportunity to provide new connections, planting, and other features to enhance the area.

We are proposing to:

- Enhance the connectivity by linking Corbridge Crescent and The Oval with a new street through to Grove Passage and Hare Row.
- Create smaller junctions to attract the eye and further improve the flow of pedestrians.
- Provide new private and semi-public amenity spaces for local residents and the commercial units.

1. Urban Play Walk - A linear park featuring art, murals, and spaces for recreational activities like table tennis and basketball hoops.

2. Oval Junction - A new urban space which serves as a gateway to a new play passage, connecting residents and visitors to the heart of the community and the Canal.

3. Oval Oasis - A space where children can explore, learn, and play in a safe environment, consisting of climbing frames, slides, and tunnels.

4. Heart Square - A new square with furniture and interactive elements that can be rearranged. The square can accommodate gatherings, workshops, and outdoor meetings. A community herb garden will also be provided for residents to enjoy, with the option to take home their own cuttings and clippings.



Proposed masterplan.



Precedents.



View of newly proposed Oval connection.



View of the new public square 'The Heart'.



View of 'Oval Oasis' playspace.

On the existing site, the brewery, which dates back more than 100 years, is in poor condition and needs significant work.

We are proposing to retain part of its front façade, whilst introducing a new façade, blending in the old and the new. The front façade also has large decorative window openings, which we want to utilise for amenity space at its full height.

This brewery building space will be developed into a communal open-air courtyard, for use by those living in the co-living building.



View of proposed improvements to retained façade.



Proposed landscape sketch.



Proposed landscape plan.



Brewery building interior.

The massing relates to the context of the surrounding buildings to illustrate its relationship with others in the space, and to provide a comprehensive understanding of the evolving urban context within The Oval. We have included the recently completed, under-construction, and planning approved developments surrounding the site.

Our plan has focused on aligning the building heights with those of neighbouring buildings. We have moved the majority of the massing to centre around Hare Road, then progressively reducing outwards to match with the existing urban context, creating a visually unified skyline.



We are passionate about making a genuine difference in the communities we work within and always seek to maximise the social impact of all our projects through our Community Investment Programme (CIP) initiative.

Through the CIP, the development will seek to identify 10 – 15 local charities, community groups, SMEs and social enterprises who will benefit from free use and access to the development.

Through the CIP, chosen local partners will be able to benefit from access to amenity floors on a programmed basis. Benefits may range from access to the gym, shared work-spaces, or free stays for particular groups in need.

Some example schemes under the Community Investment Programme include:

- Key worker first accommodation
- Free stays for domestic violence victims
- Free access to the co-working space
- Free access to the gym space for teenagers
- Free coffee mornings for young single mothers and fathers
- Free use of the event spaces for locals
- Free use of the meeting spaces

If you know of any groups who could benefit from free use of our building, let one of our team know or let us know on the feedback forms around the event.

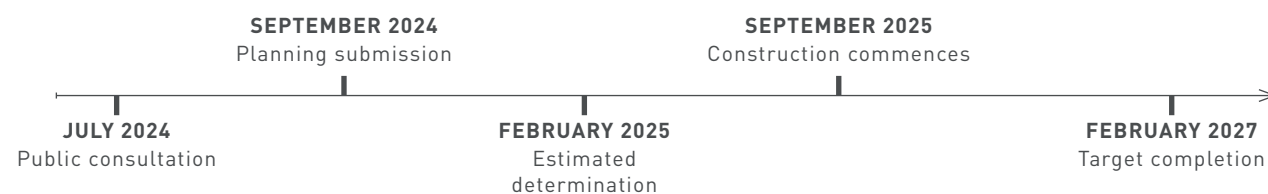
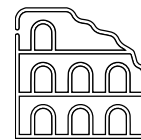
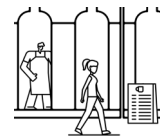
Below are some of the charities currently taking part in the Community Investment Plan at the ARK Wembley:



Images captured from various events at Wembley ARK site.

In summary, our plans will deliver:

- 222 high quality co-living studios + 2 London Borough of Tower Hamlets community accommodation studios
- Over 1000 sqm of shared internal amenity space and 375 sqm of shared external amenity space for the co-living studios
- 26 high quality family homes, achieving 40% affordable on site
- Re-provision of employment floor space, including affordable workspace
- Activation of the existing Grove Passage to greatly enhance the pedestrian experience
- Retain the façade of the existing brewery building, to celebrate its history
- A Community Investment Programme (CIP) where we will identify 10-15 charities, community groups and SME's who may benefit from free use of our building and spaces



We are keen to know what local people think about our plans, and we have feedback forms around the room where you can provide any comments you have. You can also scan the QR code on this board, or visit our website www.theovalbethnalgreen.co.uk to tell us what you think.



Indicative view of the proposals along Grove Passage.