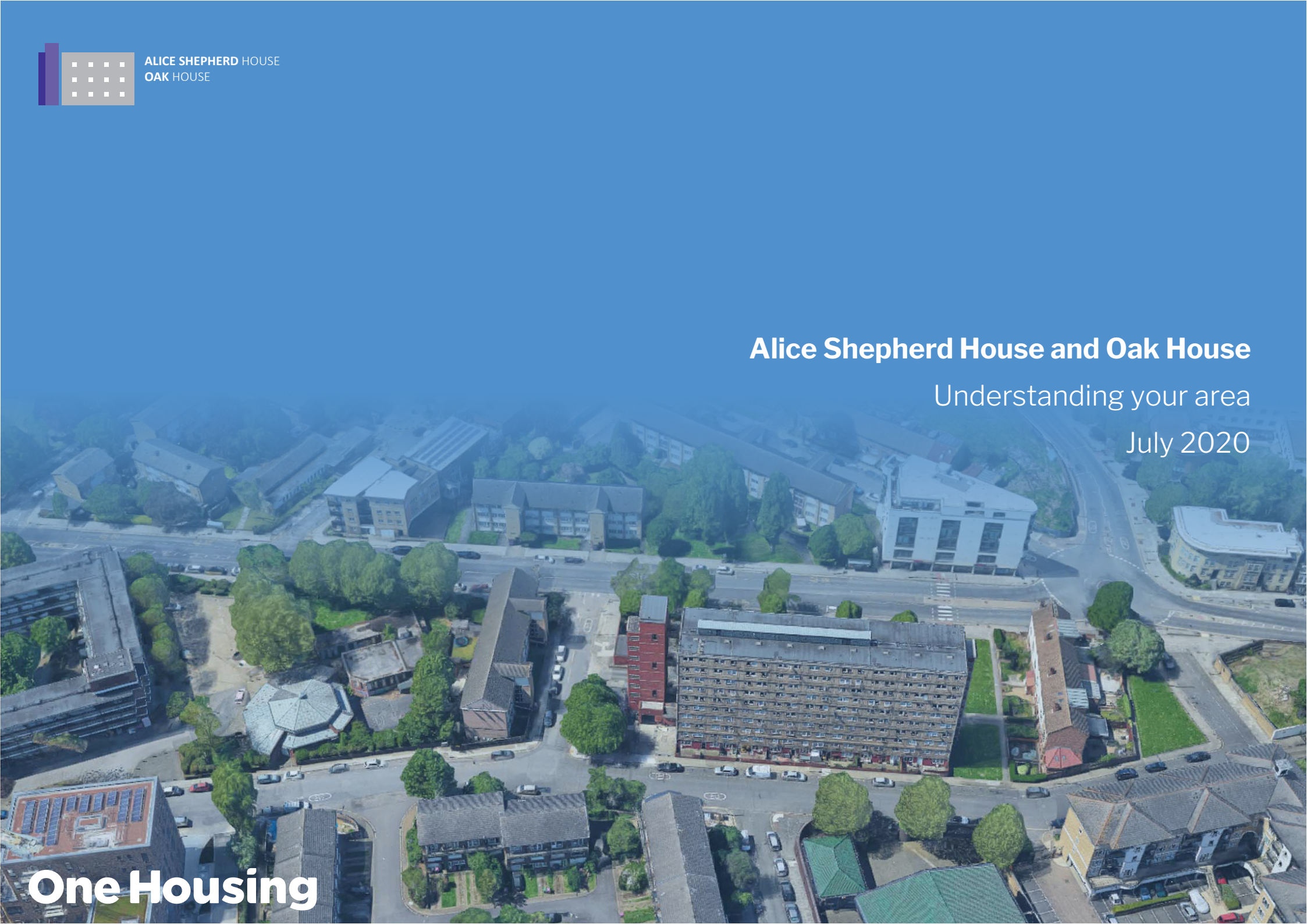
ALICE SHEPHERD HOUSE
OAK HOUSE

Alice Shepherd House and Oak House

Understanding your area

July 2020



One Housing

Board 2

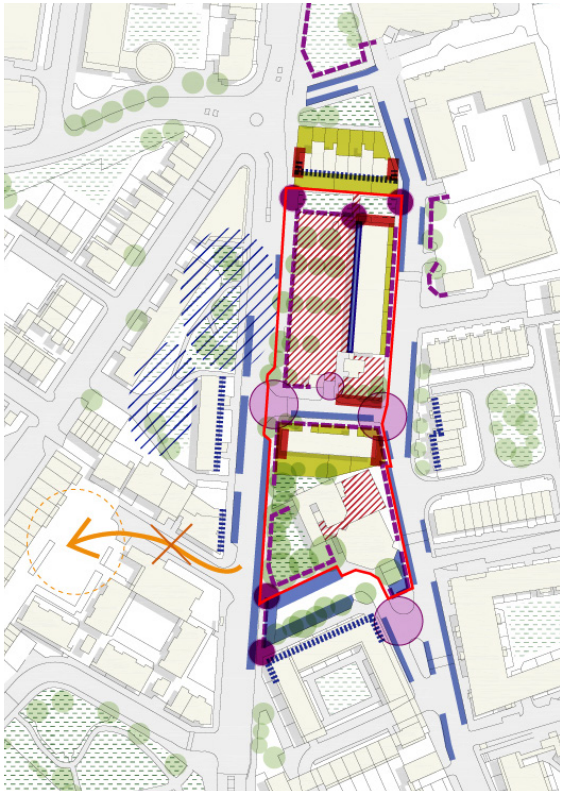
Understanding your area - constraints and opportunities of the site

ALICE SHEPHERD HOUSE
OAK HOUSE

Designs for the options need to respond to the existing pedestrian and vehicle routes of the area, as well as the existing building heights and scale. There are existing trees on the site and adequate vehicle parking must be considered. There are opportunities to better integrate Alice Shepherd House and Oak House into the surrounding area and improve the appearance and experience of the existing environment.

See the video for Understanding your area

Constraints of the site



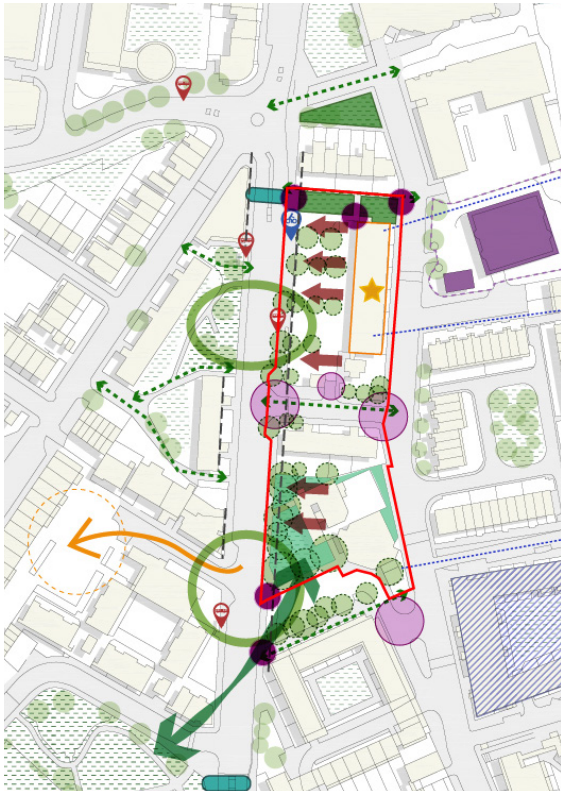
Existing homes in Alice Shepherd House

Brick wall along Manchester Road

Key

- Site boundary
- Sensitive edges
- Walls
- Private amenity space
- On-street parking
- Hardscaped areas
- Private garages
- Lack of overlooking open space
- Blank walls/façades
- Lack of connection to neighbourhood square
- Vehicular access point into site
- Pedestrian access point into site

Opportunities of the site



Nearby new development and connections towards River Thames

Semi-mature trees within the site (parking court)

Key

- Site boundary
- Adjacent listed building
- Underused open pace
- Pockets of green open space
- Semi-mature trees
- Adjacent bus stops
- Bike sharing station
- Green link to open space
- Opportunity to push building footprint and create active frontage
- Safe pedestrian crossing
- Recent development
- Local landmarks
- Views towards River Thames
- Pedestrian links
- Enhance connection to neighbourhood square
- Vehicular access point into site
- Pedestrian access point into site
- Linking and enhance meeting spaces

Understanding your area

Open space and play

Cubitt Town (north) contains a number of small scattered, green open spaces which lack a clear function and use for the community. St. John's Park however, has a playground and sports facilities. There is a sports court next to Alice Shepherd House. The Thames Path is located close to the site and offers great views and pedestrian routes.

Key

- Site boundary
- Building fronts
- Building backs
- Open space/pockets of green
- Open space/park
- Neighbourhood plaza, hardscaped open space
- Other hardscaped open space
- Private and communal gardens (adjacent and within the site)
- Thames Path/river walk
- Playground/muga/sport facilities
- Trees within site boundary

Land uses

The site is predominantly residential, with the exception of clusters of community and smaller retail units around Castalia Square. The Cubitt Town Youth Club (50p Club), a community centre, is located within the site. The nearest food shop is locate along Manchester Road. Workspaces, offices and residential towers dominate Marsh Wall up to South Quay and Canary Wharf.

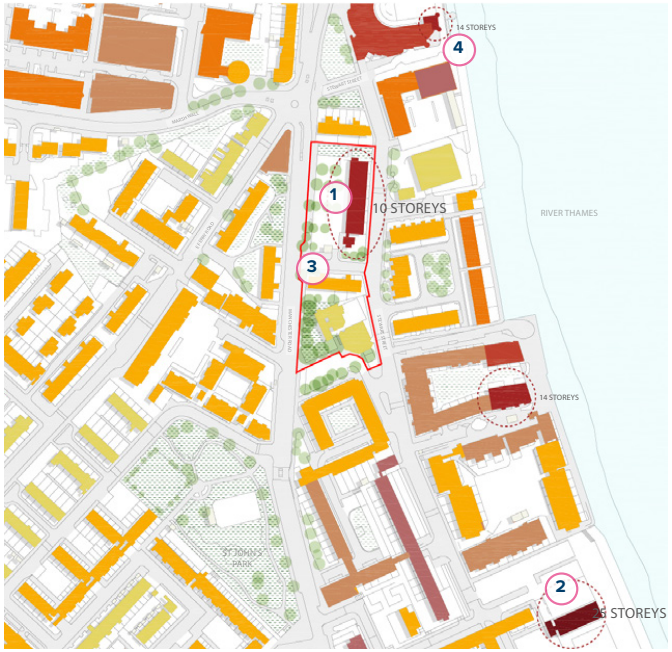
Key

- Site boundary
- Residential
- Assisted living
- Listed building (the Pumping House)
- Offices
- Community service/centre
- School/nursery
- Commercial ground floor
- Health centre

Understanding your area

Building heights

Alice Shepherd House is 10-storeys tall and Oak House is 3-storeys tall. The surrounding area includes a variety of building heights including very tall buildings of above 10 storeys along the River Thames and lower heights of 3 storeys surrounding to site to the west and south.



Key

- Site boundary
- 1-2 storey
- 3 storey
- 4 storey
- 5 storey
- 6 storey
- 8 storey
- 10-15 storey
- 15+ storey
- Landmark/visual impact

Movement

The site runs along Manchester Road which is the primary route for vehicles and pedestrians in the area. It includes a number of bus stops which connect the area to Canary Wharf and Central London. Stewart Street is a secondary route and provides the only vehicle access onto the site.

Key

- Site boundary
- Adjacent bus stops
- Primary vehicular routes
- Secondary vehicular routes
- Safe pedestrian crossing
- Pedestrian movement
- Designated parking (on-street and parking court)
- Vehicular access point into site
- Pedestrian access point into site