



## Cable Street (Nordica), Tower Hamlets, London, UK

Mixed-use Regeneration:  
Transformation through New Intervention



The scheme demonstrates how additional homes and the regeneration of run-down housing estates can be achieved without significant public subsidy



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The site in Shadwell, East London, is formed of two separate areas located either side of the Docklands Light Railway on the corner of Devonport Street and Cable Street.

Poorly designed areas within the site, such as unpopular bedsit accommodation, disused multi-level parking structures and a sunken play space, had acted as a magnet for anti-social behaviour. However, to the west is an attractive aspect of community gardens and allotments.

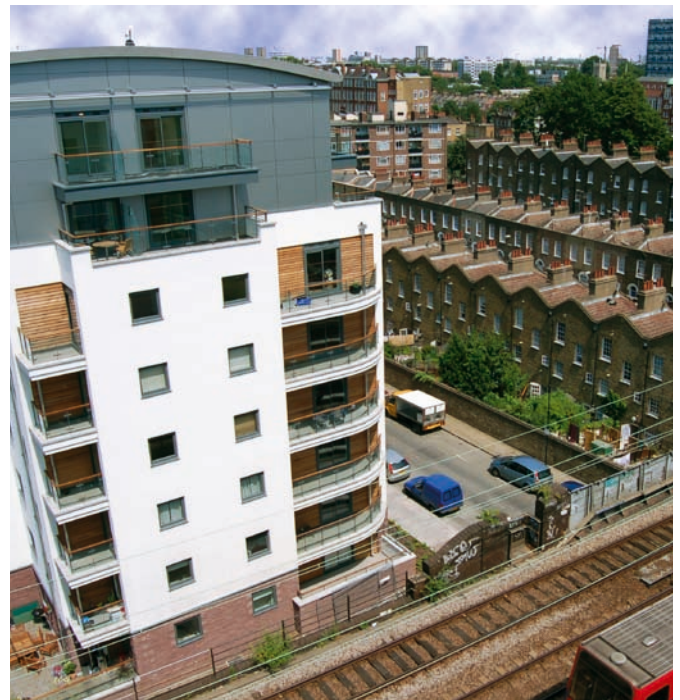
The close proximity of the site to the City of London, the Thames, and to good public transport facilities made a high-density proposal an appropriate proposition.

Formally part of the Barnardo Gardens council estate, the site was transferred to Tower Hamlets Community Housing (THCH). Rydon was selected by THCH as their developer-partner for the site's regeneration.



#### Project Delivery

- Proposals were developed in partnership with THCH and in consultation with estate residents and other stakeholders over an eight month period.
- Proposals identified opportunities for demolition and new infill development.
- A rolling build programme involving the demolition of blocks of bedsit flats and their replacement with large family houses.
- A mix of residential accommodation including 97 private housing for sale to generate a cross subsidy for 24 additional sheltered homes and wider estate improvements including a new doctor's surgery, a play area, and a landscaped courtyard garden for elderly THCH tenants.
- A layout that adheres to principles of Secured by Design and removes a number of pedestrian routes that caused residents to feel vulnerable to crime. Secure courtyards for both existing and new residents.
- Orientation of new building frontages to define the street edges and provide passive surveillance of the public realm.
- Striking new buildings to create a landmark on the skyline that can be seen from the surrounding streets as well as from the DLR, signifying the area's transformation.



#### Client

Rydon Homes and Tower Hamlets Community Housing

#### Awards

*What House? Awards 2006  
Bronze Winner for Best Brownfield Development*