2008 Cambridge Heath Road

Spatial connectivity
The area has been undergoing massive spatial change both in the 1960-70 and more recently with the Sainsbury and Commercial centre in close proximity. About 5 min walk (400-500m)
Meso-macro: north-south - good
Cambridge Heath Road
Cleveland Way
east-west - limited
Cephas Street
Mile End Road
Micro:
poor

Built density - pop. density proxy
The built density has been thinned out with 1960 design of housing estate with various building heights. Several urban block have become green space.

Urban block configuration & size
The street layout has mainly been kept for the main roads. The urban blocks are open and fragmented – slabs on the green. There is a high level of transport mode segregation resulting in over-permeability.

Architectural constitution of streets
Active frontage, single loaded on Cambridge Heath Road, discontinuous and isolated for Cleveland Way.

Surroundings
A lot of buildings are self standing with back building exposed, many blank and service façade facing the public domain.
Photos Survey  Cambridge Heath Road

The Centre

The Boundaries
Photos Survey  Cleveland Way

The Centre

The Boundaries
Summary  Castalia Square

To be de-designated. It is in close proximity to Crossharbour and the extension of Canary Wharf. Catchment coverage overlaps with both.

Land use

People

400 m catchment area
• Population is 25% below average and residential density is almost 30% below.
• Total expenditure is below 20% average due to higher expenditure per head (£102)

Place

Typology
• East Ferry Road, pedestrian

Public transport & traffic
• Very Good PTAL
• DLR
  +++ Crossharbour
  ++ South Quays

Centrality Index

Transport Legend
+++ less than 400m
++ less than 800m
+ less than 1,200m
**1916-1917 Castalia Square**

**Spatial location**
Located in the east middle side of the Isle of Dogs peninsula. St John, one of the four Isle of Dogs neighbourhood (St Luke, St Cuthbert, Christ Church and St John Cubbitt Town). It is linked to St Luke by a bridge.

**Spatial connectivity**
Meso-macro: north-south - good
Manchester Road
east-west - limited
Glengall Road
Micro: good

**Built density - pop. density proxy**
Dense terrace housing

**Urban block configuration & size**
Organised on a triangle, the urban long blocks run north south parallel to East Ferry Road. Small blocks are on the north end.

**Architectural constitution**
Almost entirely active frontage.

**Booth Map 1998-99**
Manchester Road
Mixed, some comfortable others poor
East Ferry Road
Fairly comfortable, good ordinary earning
Glengall Road
Fairly comfortable, good ordinary earning
Spatial location
The whole area has been completely rebuild. It has all the architectural and urbanism types of the last 50 years.

Spatial connectivity
Largely reduced to use spatial layout to slow speed – contorted layout and reduced connectivity slows traffic.
Meso-macro: north-south - limited
East Ferry Road
East-west - poor
Micro: limited

Built density – pop. density proxy
The built density has been thinned out with 1960 design of housing estate with various building heights. Several urban block have become green space.

Urban block configuration & size
The street layout is the same.
Surroundings
The street layout has been radically altered and permeability reduced. Open block with slab or ribbon slabs on the green. There is a high level of transport mode segregation resulting in over-permeability.

Architectural constitution of streets
Back to front layout, service façade on main street, front facade on the back.
Surroundings
A lot of buildings are self standing with back building exposed, many blank and service façade facing the public domain.
Photos Survey  Castalia Square, St John's Estate

The Boundaries

The Centre
Urban baseline  Land Use  Castalia Square  Neighbourhood Centre

Land Use, Town Centre audit 2007
- A1: Shops  (1267)
- A2: Financial & professional Services  (267)
- A3: Restaurant & Cafe  (326)
- A4: Drinking Establishment  (57)
- A5: Hot Food Take aways  (85)
- B1: Businesses  (37)
- C1: Hotels  (1)
- C2: Residential Institutions  (1)
- C3: Dwelling Houses  (70)
- D1: Non-Residential Institutions  (76)
- D2: Assembly & Leisure  (11)
- Sui Gener  (58)
- Unknown  (48)
- Vacant  (70)
Urban baseline  Land Use (AL2)  Castalia Square  Neighbourhood Centre

Land Use, AL2

- Cinema, Art Centre, Visitor Information (9)
- Library, Art Gallery (11)
- Sports (52)
- Public Car Parking (25)
- Hotel (17)
- Health (104)
- Religion (74)
- Education (175)
- Community, Centre (140)
- Shop, Post Office (1054)
- Bank, Office (667)
- Restaurant (112)
- Bar, Public House (108)
- Office, Conference Centre, government Office (308)
- Cash&Carry, Distribution (34)
Summary  Columbia Road

People

400 m catchment area
- Third highest population and above average population density
- Above average total and average per capita expenditure

Place

Typology
- On line centre
- B118 Columbia Rd, one way. Disconnected at one end

Public transport & traffic
- Average daily traffic level: NA
- Poor PTAL
- Rail
  + Cambridge Heath Road
- Tube
  + Shoreditch

Centrality Index
- Very good macro spatial centrality
- Very good meso spatial centrality
- Good micro spatial centrality.

Transport Legend

+++ less than 400m
++  less than 800m
+   less than 1,200m
1916-1917 Columbia Road

Spatial location
Located between Hackney Road and Bethnal Green Road, on the west side of the Borough. Columbia Rd historical Market was located west of its current location, at the end of Brick Lane. Columbia Road was a short cut from Shoreditch High Street to London Fields and Hackney Central.

Spatial connectivity
Meso-macro: north-south - good
          Columbia Road
          east-west - limited
Micro:      good

Built density - pop. density proxy
Dense terrace housing

Urban block configuration & size
The pattern of block is organised on a interrupted grid with Columbia Road as a diagonal. The urban block are elongated, medium size. Most of the block are perimeter blocks.

Architectural constitution
Almost entirely active frontage.

Booth Map 1998-99
Columbia Road
Mixed, some comfortable others poor
Fairly comfortable, good ordinary earning.
2008 Columbia Road

Spatial location
The area has been rebuild and transformed radically.

Spatial connectivity
Meso-macro: north-south
Westerry Road
east-west
Tiller Road
Micro: improved yet very fragmented

Built density - pop. density proxy
The market has been replaced by an housing estate. The built density has been thinned out with 1960 design of housing estate with various building heights. Several urban block have become green space.

Urban block configuration & size
The street layout is very different implementing slabs and towers on the green spatial organisation.

Surroundings
The market is now located on the part of Columbia Rd that remained unchanged.
There is a high level of transport mode segregation resulting in over-permeability.

Architectural constitution of streets
Active frontage within the centre, almost double loading.

Surroundings
A lot of buildings are self standing with back building exposed, many blank and service façade facing the public domain.
Photos Survey  Columbia Road

The Boundaries

*Beginning of the centre*

*Columbia Road (west part of the street, non centre)*

*End of the centre*

*An adjacent street, Ezra Street*

*End of the centre*
The Centre

Coloured Frontages

Dwellings on the northern side of the street

Fancy Shops on the southern side of the street

Lively Flower market on Sunday morning

Deserted during the week
Urban baseline  Transport Columbia Road  Neighbourhood Centre
Summary  Manchester Road

People

400 m catchment area
• 20% below average population and 33% below average density
• Average total expenditure and almost 30% above average per capita expenditure

Place

Typology
• On line centre
• A1206 Manchester Rd, two ways

Public transport & traffic
• Average daily traffic level: NA
• Poor to moderate PTAL
• DLR
  +++ Island Gardens
  ++ Mudchute

Centrality Index
• Good macro spatial centrality
• Good meso spatial centrality
• Below average micro spatial centrality.

Transport Legend
+++ less than 400m
++ less than 800m
+ less than 1,200m
1916-1917 Manchester Road

Spatial location
Located in the lower east side of the Isle of Dogs peninsula. Christ Church, one of the four Isle of Dogs neighbourhood (St Luke, St Cuthbert, Christ Church and St John Cubitt Town).

Spatial connectivity
Meso-macro: north-south - good
Manchester Road east-west - limited
Micro: good

Built density - pop. density proxy
Dense terrace housing

Urban block configuration & size
Organised along a three segments ribbon. A variety of small and almost square, medium elongated and few triangular urban blocks. They run along Manchester Road with two parallel street Stebondale on the west and Wharf Road on the est. Most blocks are perimeter block some are open on one side.

Architectural constitution
Almost entirely active frontage.

Booth Map 1998-99
Manchester Road
Mixed, some comfortable others poor
Stebondale Road
Mixed, some comfortable others poor
Wharf Road
Mixed, some comfortable others poor
2008 Manchester Road

Spatial location
The whole area has been completely rebuild.

Spatial connectivity
Largely reduced to use spatial layout to slow speed – contorted layout and reduced connectivity slows traffic.
Meso-macro: north-south - good
Manchester east-west - limited
Micro: limited

Built density – pop. density proxy
The built density has been thinned out with 1960 design of housing estate with various building heights. Several urban block have become green space.

Urban block configuration & size
The street layout is the same.
Surroundings
The street layout has been radically altered and permeability reduced. Open block with slab or ribbon slabs on the green. There is a high level of transport mode segregation resulting in over-permeability.

Architectural constitution of streets
A lot of buildings are self standing with back building exposed, many blank and service façade facing the public domain.
Land Use, Town Centre audit 2007

- A1: Shops (1267)
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- C3: Dwelling Houses (70)
- D1: Non-Residential Institutions (70)
- D2: Assembly & Leisure (11)
- Sui Gener (58)
- Unknown (48)
- Vacant (70)
Urban baseline Land Use (AL2) Manchester Road Neighbourhood Centre

Land Use, AL2
- Cinema, Art Centre, Visitor Information (9)
- Library, Art Gallery (11)
- Sports (52)
- Public Car Parking (25)
- Hotel (17)
- Health (104)
- Religion (74)
- Education (170)
- Community, Centre (140)
- Shop, Post Office (1054)
- Bank, Office (567)
- Restaurant (112)
- Bar, Public House (108)
- Office, Conference Centre, government Office (308)
- Cash&Carry, Distribution (34)