



Roman Road Bow Neighbourhood Forum

Community infrastructure: Mapping and analysis of facilities in the Roman Road Bow Neighbourhood Plan Area

September 2020

1.0 Analysis of community infrastructure mapping

The following analysis is extrapolated from the community infrastructure map on page 5.

A key to the map and specific community facilities can be found on page 6.

1.1 Summary of mapping analysis

The mapping exercise identifying existing facilities shows that:

38% of facilities in the neighbourhood plan area are health and social care facilities. These also include pharmacies

23% of facilities in the neighbourhood plan area are places of worship

20% of facilities are schools (including nursery, primary and secondary)

15% of facilities are connected to the arts – both visual and performing art

- Community facilities are clustered around main movement routes – Bow Road, Roman Road and Grove Road, north of the intersection with Roman Road.
- There are only two community facilities north of Old Ford Road within the neighbourhood plan area: a pharmacy and Growing Concerns.
- There is a significant deficit of facilities east of Parnell Rd up to the A12, compared to the rest of the neighbourhood plan area.
- Where there are large areas of Victorian terraces, such as Meotra, Tredegar and Anthill and Medway neighbourhood areas, there are a limited number of facilities.
- Where there are post-war housing estates, purpose-built community centres have been provided such as the Ranwell Community Centre on the Ranwell Estate, the Caxton Community Centre on the Malmesbury Estate and the Tredegar Community Centre servicing the more recently built developments around Morville Road and Tredegar Road.
- Whilst Mile End Park and Victoria Park frame the neighbourhood Plan Area to the east and north, there are only two dedicated sports and play facilities in the neighbourhood plan area – Mile End climbing wall and the Roman Road adventure playground on Hewlett Road.
- Health and social care facilities in the neighbourhood plan area are composed of:
 - 2 opticians
 - 5 pharmacies
 - 4 doctor's surgeries
 - 1 dentist
 - 2 advice centres

1.2 Detailed analysis

1.2.1 Arts facilities

The community facilities commented on by residents that have a wider reach than the immediate area are:

- Bow Arts Studios and the Nunnery Gallery
- Chisenhale Gallery and dance studios
- The Arts Pavilion

Holy Trinity Church has piloted exhibitions and events over the last year, focusing on art and architecture. It has received Heritage Lottery Fund support to support further programmes.

Chisenhale Gallery has occupied part of the ground floor of a former veneer factory on Chisenhale Road since 1982. Adjacent to the gallery on the ground floor, as well as on the upper floors of the building above the Gallery, are 38 artists' studios run by Chisenhale Art Place Trust, and next door Chisenhale Dance Space occupies the top floor of a former brewery building. The three organisations, now run as separate charities, began life together when artists took on a lease to the then derelict site from Tower Hamlets Council in 1980.

Apart from providing revenue to the Council, there seems little rationale for the local authority to retain ownership of this valued community asset. The current ownership structure may actually hamper long-term initiatives by the charities occupying the building to improve it and bring back into use large empty and neglected spaces. This is due to the financial restrictions and complexities associated with raising funds capital works on a building which they don't own.

Community Asset transfer: The potential benefit of listing more Assets of Community Value in the plan area is recognised. The community is strongly encouraged to nominate facilities that are of value to them.

Chisenhale Gallery is a prime example, where transfer of ownership of land and buildings on the Chisenhale site by Community Asset Transfer at less than market value could be of great benefit. The purpose of the transfers would be to promote the social, economic, and environmental wellbeing of the locality, and help secure the industrial heritage of the Chisenhale site and strengthen its sustainability and long-term use for the arts and other community uses.

1.2.2 Sports and play facilities

There is serious under-provision of these facilities within the neighbourhood plan area – only two out of the 40 mapped facilities.

This under-provision is also reflected in the survey carried out with Morpeth pupils aged between 12 and 15 in 2016, where respondents highlighted a desire for more or better youth leisure provision and 65% of surveyed students mentioned leisure facilities as important.

1.2.3 Youth activity groups

In the Tower Hamlets Voluntary and Community Sector Strategy 2016-2019 (p11), there is provision of 130 Youth Activity Groups/organisations across the borough, far exceeding the number of other services by a margin of about 60%.

The extent of provision is not reflected within the neighbourhood plan boundary, which has only three youth focussed facilities out of 40 (7.5% of all facilities) – 31 Squadron Air Cadets, Green Light Youth Club and Eastside Youth and Community Centre.

The Morpeth pupil survey identified only 6% of respondents as using youth clubs; however; 22% said they wanted more youth facilities in their neighbourhood.

Purple Moon Drama located in the Eastside Youth and Community Centre on Parnell Road seeks to give 1,000 young people from Tower Hamlets access to drama to boost self-esteem.

1.2.4 Places of worship

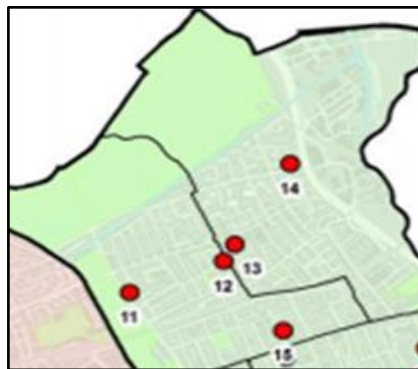
These provide important outreach to the local community - examples include Holy Trinity Church and it's arts programme, Bow Baptist Church's parent and toddler group, Victoria Park Baptist Church's venue hire, and Tower Hamlets Community Church's involvement in a borough-wide winter night shelter. The Bow Muslim Community Centre in the Roman Road Market is a hub for local Muslims, and provides Arabic and Bengali classes for children.

The Gurdwara Sikh Sangat in Harley Grove is a centre for the East London's Sikh community, where Punjabi and Gatka (an Indian martial art) classes are held.

Hindu Bengalis have met for worship at the Hindu Pragati Sangha in Rhondda Grove since 1977.

1.2.5 Health and Social Care facilities

People living in the neighbourhood plan area who are least well served by local doctor's surgeries live around the Eastern part of the Fairfield neighbourhood area and are approximately 1km (12min walk) from doctor's surgeries on Harley Grove, Ruston Street and St Stephen's Health Centre. Homerton Hospital and the Royal London Hospital are almost equidistant from the centre of the neighbourhood plan area, being approximately 3km away.



Bow GP Surgeries

11. Grove Road
12. Tredegar
13. St. Stephen's
14. Ruston St.
15. Harley Grove (outside plan area)

2.0 Map showing community infrastructure in Neighbourhood Plan Area



* AGM 2018 feedback re links to local schools:
Important to establish links with home/school coordinators in local schools in the neighbourhood boundary

3.0 List of facilities by neighbourhood sub-area

Anthill and Medway		Fairfield		Chisenhale	
12	Eco Pavillion	4	St Mary's Bow Church	6	Victoria Park Baptist Church
5	Olga Primary School	5	Bow Business Centre	13	Chisenhale Gallery and Dance Studios
8	Grove Road Surgery (Doctor's surgery)	6	Bow Art's Studios	7	St Barnabas Church
1	Mile End climbing wall	7	Nunnery Gallery	14	Butley Court Community Centre
9	Optician	5	London Chinese Baptist Church, Bow Baptist Church	19	The Common Room
10	The Tredegar Practice	8	Green Light Youth Club	6	Chisenhale Primary School
Malmesbury		Tredegar		2	Roman Rd adventure playground
3	Caxton Community Centre	4	Pharmacy	Ranwell	
4	Kirkland Centre, Mencap community hall	5	Pharmacy	8	St Paul Old Ford
3	Gurdwara Sikh Sangat	9	Tredegar Community Centre	15	Bow Muslim Community Centre
1	Central Foundation Girl's School	10	Bow Community Hall	11	Optician
2	Central Foundation Sixth Form	11	Idea Store	12	Pharmacy
3	Phoenix Satellite at Bow School (Academy)	6	St Stephen's Health Centre	13	Advice Centre
4	Malmesbury Primary School	7	Citizen's Advice Bureau	14	Pharmacy
1	Harley Grove Medical Centre	Meotra		16	Overland Children's Centre
2	Pharmacy	3	Bow Dental Surgery	1	Art Pavillion
Old Ford		1	New Testament Church of God	7	Old Ford Primary School
15	Ruston Street Clinic	2	Hindu Pragati Sangha temple	8	Mulberry University Technical College
18	Growing Concerns	2	31 Squadron RAF Air Cadets	9	Old Ford Methodist Church

4.0 List of local grassroots organisations

The following list represent groups important to the local community that don't have a physical presence through the ownership or lease of a building or space:

Bow Geezers	Resident-led group of over 60s males who meet in Tredegar Community Centre once a week
Bow Sewing Bee	Resident-led monthly sewing workshops in shops in Bow
Buddies of Bow	Meets regularly and is organised by Bromley-by-Bow Centre
Edible Bow	Community Gardening/Activating Green Spaces Projects underway across Bow including the orchard within Butley Court and the Suffragette Herb Garden on Old Ford Road
Plastic Free Roman Road	
Roman Road Trust	Roman Road Trust is an economic and community development trust that serves the needs of its members, the local residents and businesses of Bow and its high street Roman Road and Roman Road Market
Social Streets	Not-for-profit media company that runs RoRdLDN (the local online magazine)

There are a number of Resident's Associations in the Neighbourhood Plan Area including:
Bow Gardens RA, Bow Quarter TRA, Malmsbury TRA, Mile End Old Town TRA

5.0 Summary of future plans for arts facilities at Holy Trinity Church and Chisenhale Gallery

5.1 Holy Trinity Church, Mile End: Restoring to use

Built between 1836-9 on land donated by Sir Charles Morgan of Tredegar who developed the estate. The church formed the focus of planned residential development around Rhondda Grove. Built as a proprietary chapel by the lawyer E. A. Dickenson (who wanted his son to be the clergyman), however running out of funds, the building was completed by the Metropolis Churches Fund, becoming the parish church of Mile End Old Town in 1841. The building was Grade II listed in 1973 and closed after becoming redundant in 1984. Its condition deteriorated to its present state of dilapidation and largely unoccupied since closing and has been on the Heritage at Risk Register since 2008.

Epainos Ministries have occupied the site and building since 1996. Mile End New Testament Church of God (NTCG) - Epainos Ministries is an active church with a thriving congregation who operate as a branch of the national charity 250306. Granted a development award from the National Lottery Heritage Fund the church are leading a site-wide development assisted by a professional construction and funding-related team to restore the church building and bring it back into full use as a new community facility and place of worship. Intermediate arts and heritage related events have been piloted through 2019 in the hall of Holy Trinity.

The church want to gain an understanding of the need and user demand for the potential developed building as well as to assess, maintain and improve the condition of the building to best tackle the scope of works needed to remove the building off the Heritage at Risk Register.

Local interest for the opening and upkeep of the gardens with strong interest from the local community to create community orientated pocket parks. As part of the developmental phase a community audit, pilot projects and a community management group containing local non-church representatives will be formed. In addition, the leadership team will be upskilled with training on governance, fundraising, community engagement and capital campaigns to make the organisation more resilient and better prepared for a future in Mile End which involves the running of the building as a local heritage asset.

5.2 Chisenhale Gallery

Whilst Tower Hamlets Council are the freeholder for Chisenhale Gallery and Studios, Chisenhale Art Place holds the lease on the whole building and Chisenhale Gallery sublease the ground floor space from Chisenhale Art Place. The gallery's plans for works to improve the gallery space made significant progress in 2019 - engaging an architect to work on a feasibility study and engaging with Tower Hamlets Council.

The feasibility study took longer than anticipated and the gallery decided not to make an application for Arts Council England funding in summer 2019 as originally planned. Internal changes in the organisation in the meantime have meant that the timescale for applying for funding has been put on hold, but the Council has continued to be positive about the potential plans for the gallery improvements.