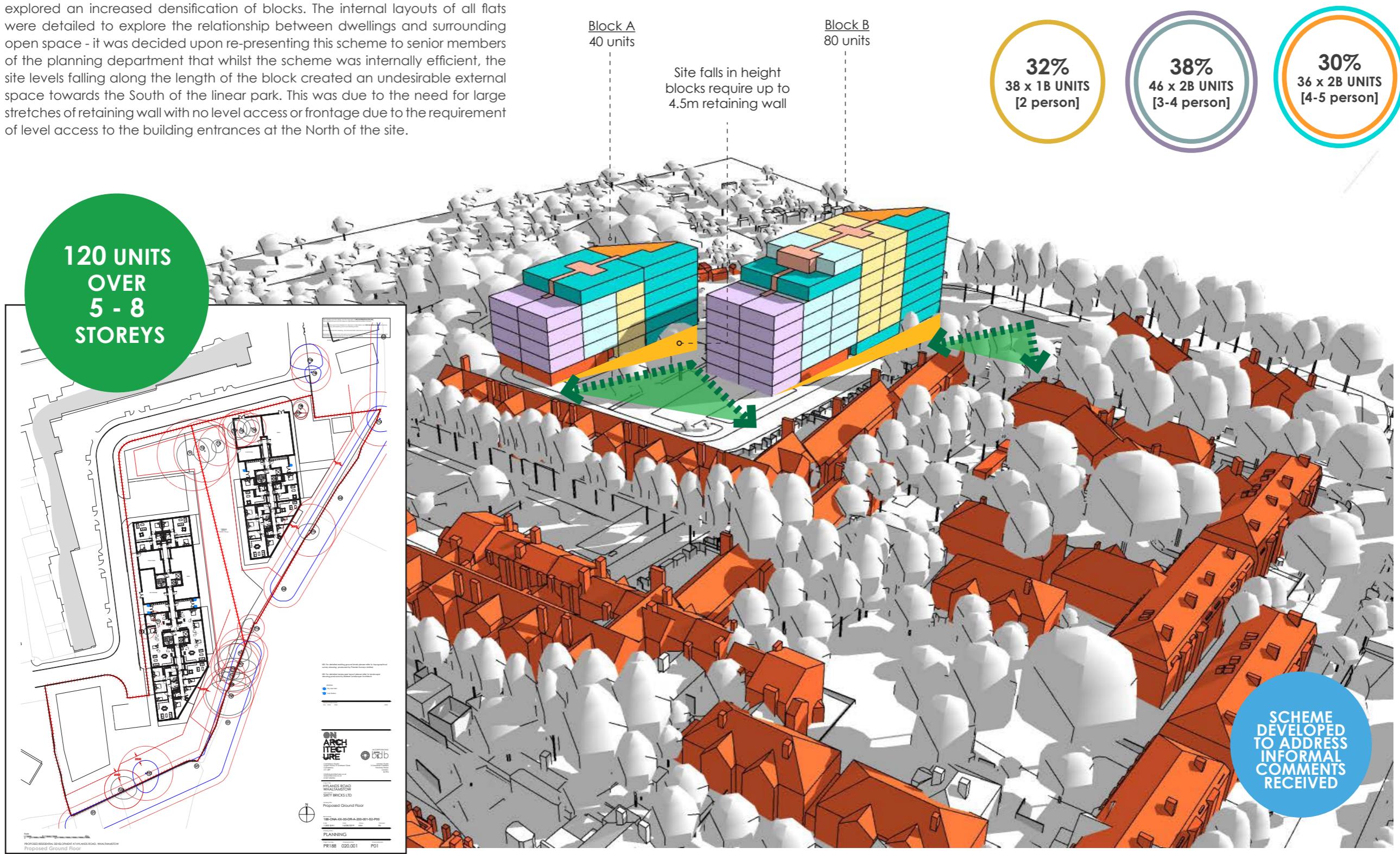


### 03.7.2 REVISED DESIGN FOLLOWING INFORMAL LPA FEEDBACK

#### REVISED MASSING DESIGN

The impact of achieving all 120 units within Phases One and Two meant we explored an increased densification of blocks. The internal layouts of all flats were detailed to explore the relationship between dwellings and surrounding open space - it was decided upon re-presenting this scheme to senior members of the planning department that whilst the scheme was internally efficient, the site levels falling along the length of the block created an undesirable external space towards the South of the linear park. This was due to the need for large stretches of retaining wall with no level access or frontage due to the requirement of level access to the building entrances at the North of the site.



# 03

## 03.1 Evaluation

03.2 Initial Feasibility Options Appraisal

03.3 Concept Design Following Brief Formation

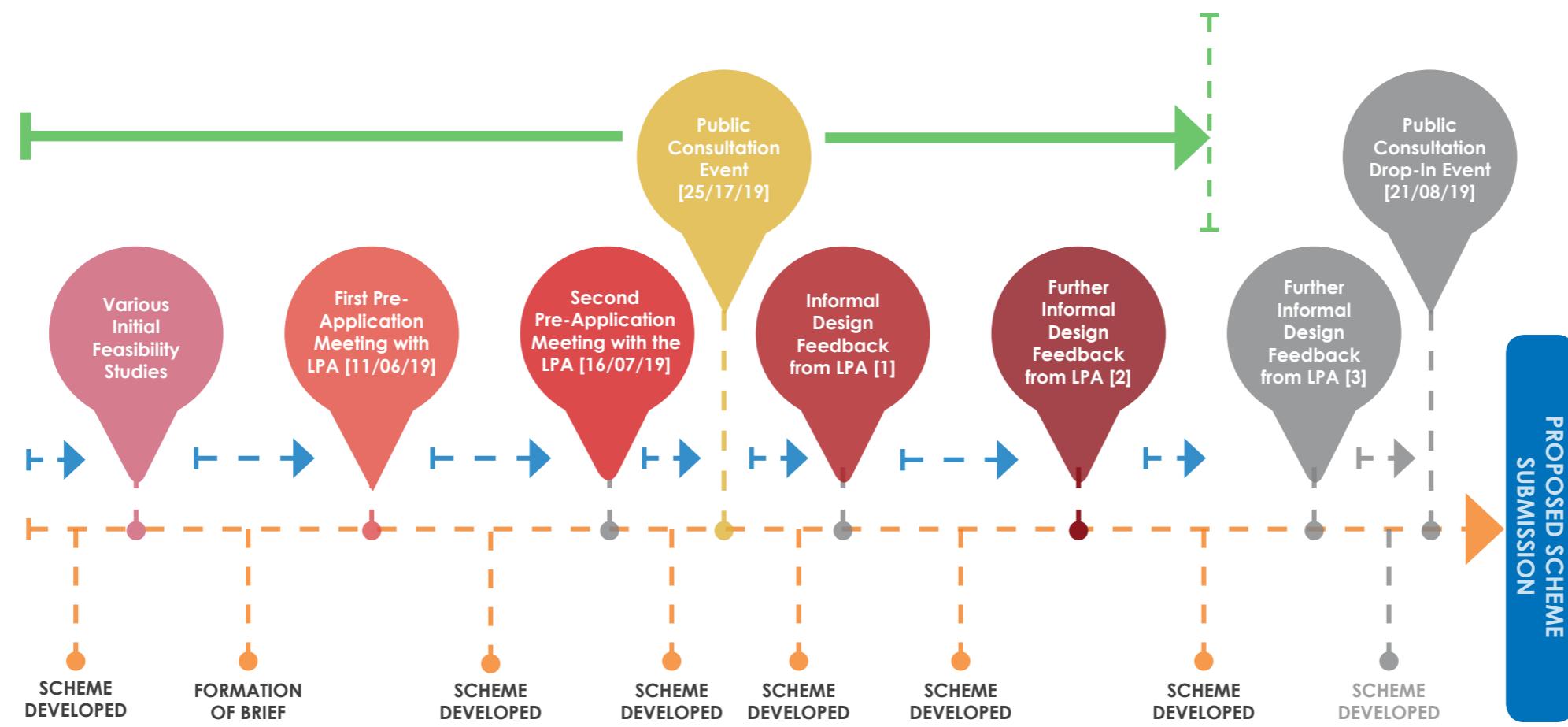
03.4 First Pre-Application Proposal - June 2019

03.5 Second Pre-Applicaton Proposal - July 2019

03.6 Public Consultation

03.7 Design Development following informal LPA feedback

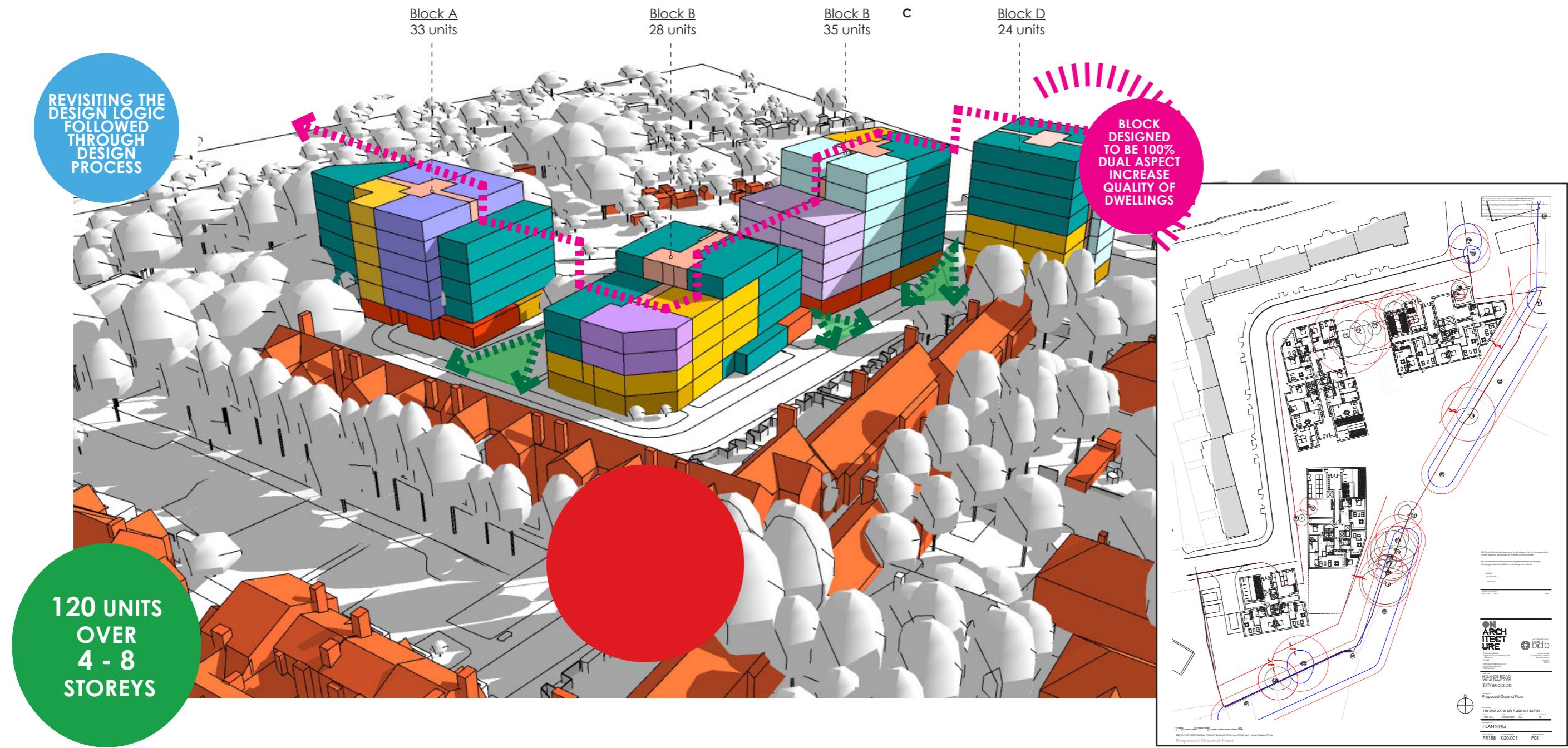
**03.8 Design Development following further informal LPA feedback**



### **03.8.1 REVISED DESIGN FOLLOWING FURTHER INFORMAL LPA FEEDBACK REVISED MASSING DESIGN**

Following the second informal meeting with the planning department, the feedback was that the linear blocks presented were not as successful once visualised as the original design logic that had been developed. The scheme returned to the original massing flanking Hylands Road, thus creating a meaningful central garden adjacent to Epping Forest. However, further development of block height and massing elements was explored. Phase 3 parcel of land was re-introduced and comments received that the South of the site could be an appropriate place for height were explored. The scheme continued to develop into a varied 'series of blocks' and create a strong sense of place and identity to the regenerated estate.

Comments received were that a more active frontage needed to be explored, and that Block B & C should be developed into a single linear block to prevent 'leaky frontage' and improve pedestrian experience entering the site.



Scheme was developed into detailed internal layouts

### 03.8.2 REVISED DESIGN FOLLOWING FURTHER INFORMAL LPA FEEDBACK REVISED ACCOMMODATION SCHEDULE AND EXPLODED TYPOLOGY ISOMETRIC DIAGRAM

PHASE 1													
BLOCK A		50sqm	58sqm	61sqm	68sqm	70sqm	78sqm	83sqm	86sqm	86sqm	96sqm	95sqm	
% of Scheme	33 units	1b2p	1b2p WC	2b3p	2b3p WC	2b4p	2b4p WC	3b4p	3b4p WC	3b5p	3b5p WC	3b6p	TOTAL
Ground Floor													4
1st floor	1						3	1		1			6
2nd floor	1						3	1		1			6
3rd floor	1						3	1		1			6
4th floor	1						3	1		1			6
5th floor	1						3			1			5
<b>TOTAL</b>		5	3	0	0	15	0	4	0	5	1	0	33
		8				15			10				33
		15%				45%			3%				33

PHASE 2													
BLOCK B		50sqm	58sqm	61sqm	68sqm	70sqm	78sqm	83sqm	86sqm	86sqm	96sqm	95sqm	
% of Scheme	28 units	1b2p	1b2p WC	2b3p	2b3p WC	2b4p	2b4p WC	3b4p	3b4p WC	3b5p	3b5p WC	3b6p	TOTAL
Ground Floor	1	2						1		1			5
1st floor	4							1		2			7
2nd floor	3						1			2		1	7
3rd floor	3						1			2		1	7
4th floor									2				2
<b>TOTAL</b>	11	2	0	0	2	1	1	0	8	1	2		28
	13				3				12				28
	39%				11%				43%				28

PHASE 2													
BLOCK C		50sqm	58sqm	61sqm	68sqm	70sqm	78sqm	83sqm	86sqm	86sqm	96sqm	95sqm	
% of Scheme	35 units	1b2p	1b2p WC	2b3p	2b3p WC	2b4p	2b4p WC	3b4p	3b4p WC	3b5p	3b5p WC	3b6p	TOTAL
Ground Floor	1	1						1					3
1st floor	1		2			2				1			6
2nd floor	1		2			2				1			6
3rd floor	1		2			2				1			6
4th floor	1		2			2				1			6
5th floor	1		2			2				1			4
6th floor	1		2			2				1			4
7th floor										1			0
<b>TOTAL</b>	7	1	12	0	8	0		1	6	0	0		35
	8				20				7				35
	20%				57%				20%				35

PHASE 2/3													
BLOCK D		50sqm	58sqm	61sqm	68sqm	70sqm	78sqm	83sqm	86sqm	86sqm	96sqm	95sqm	
% of Scheme	24 units	1b2p	1b2p WC	2b3p	2b3p WC	2b4p	2b4p WC	3b4p	3b4p WC	3b5p	3b5p WC	3b6p	TOTAL
Ground Floor			2										2
1st floor	2		2										4
2nd floor	2		2										4
3rd floor	2		2										4
4th floor			2						1				3
5th floor			2						1				3
6th floor									2				2
7th floor									2				2
<b>TOTAL</b>	6	2	10	0	0	0		6	0	0			24
	8				10				25%				24
	25%				42%				25%				24



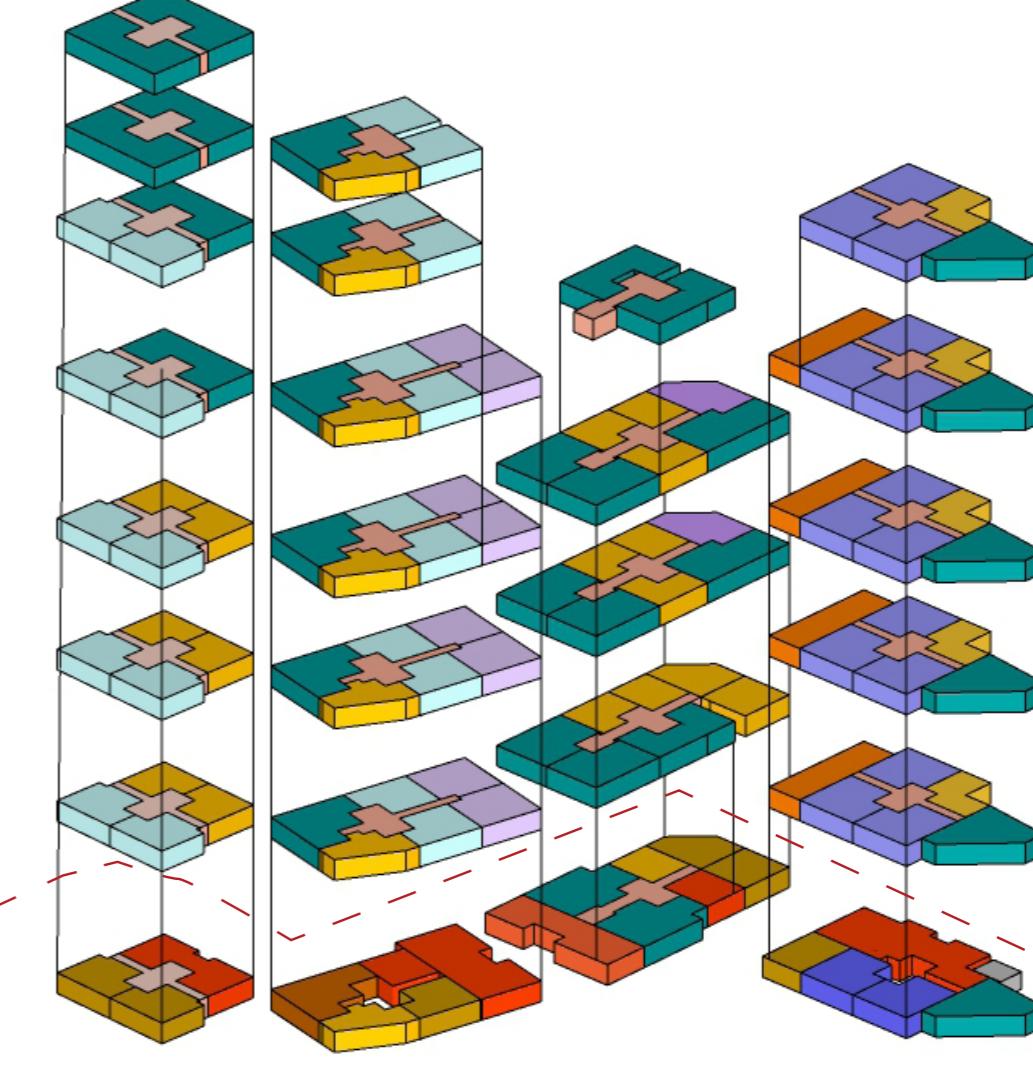
Whole Scheme	120	
Units	Total	%
1b2p	37	31%
2b3p	22	18%
2b4p	26	22%
3b4p	6	5%
3b5p	27	23%
3b6p	2	2%
	120	100.0%

Phase 1	33
Phase 2	63
Phase 3	24

WC Units	12
%	10%



### 03.1 Evaluation

03.2 Initial Feasibility Options Appraisal

03.3 Concept Design Following Brief Formation

03.4 First Pre-Application Proposal - June 2019

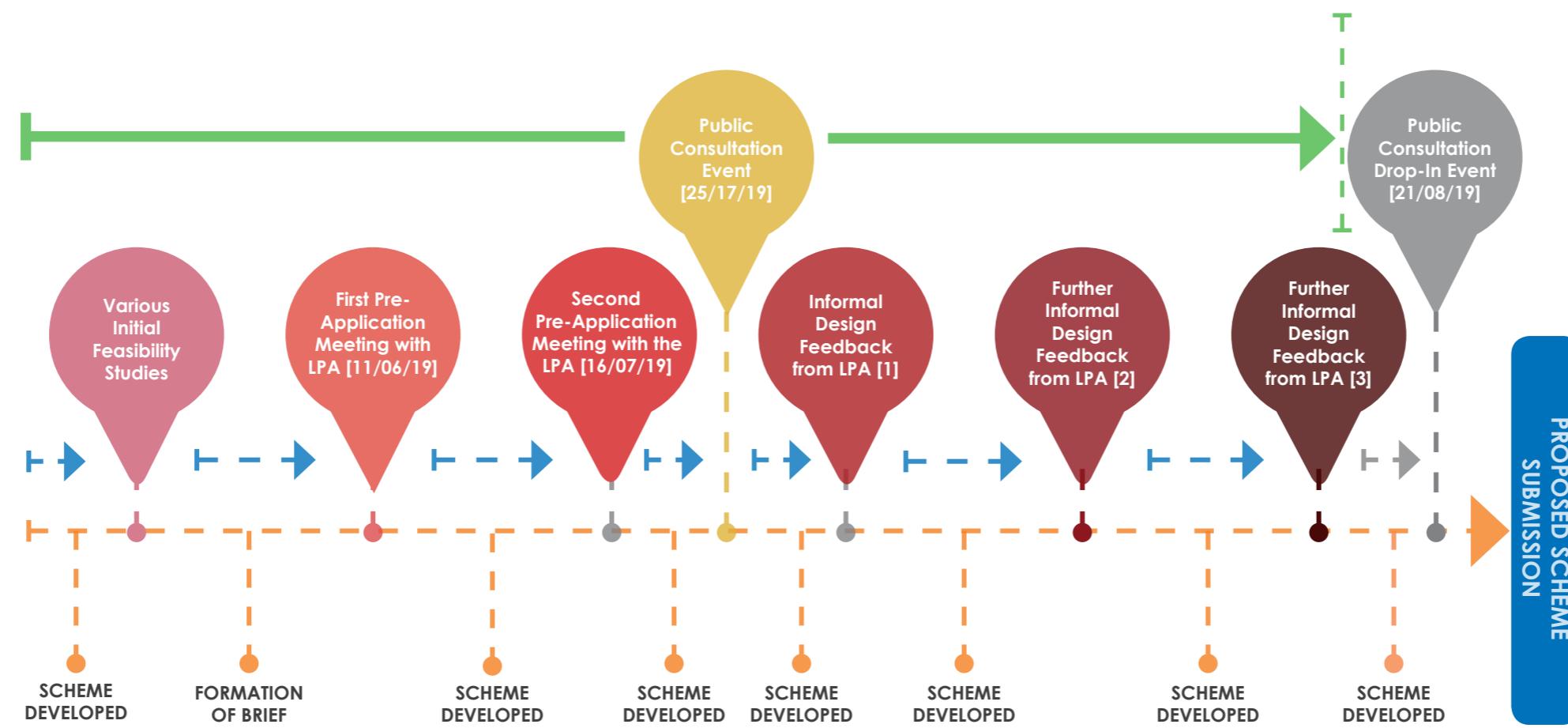
03.5 Second Pre-Applicaton Proposal - July 2019

03.6 Public Consultation

03.7 Design Development following informal LPA feedback

03.8 Design Development following further informal LPA feedback

03.9 Design Development following further informal LPA feedback

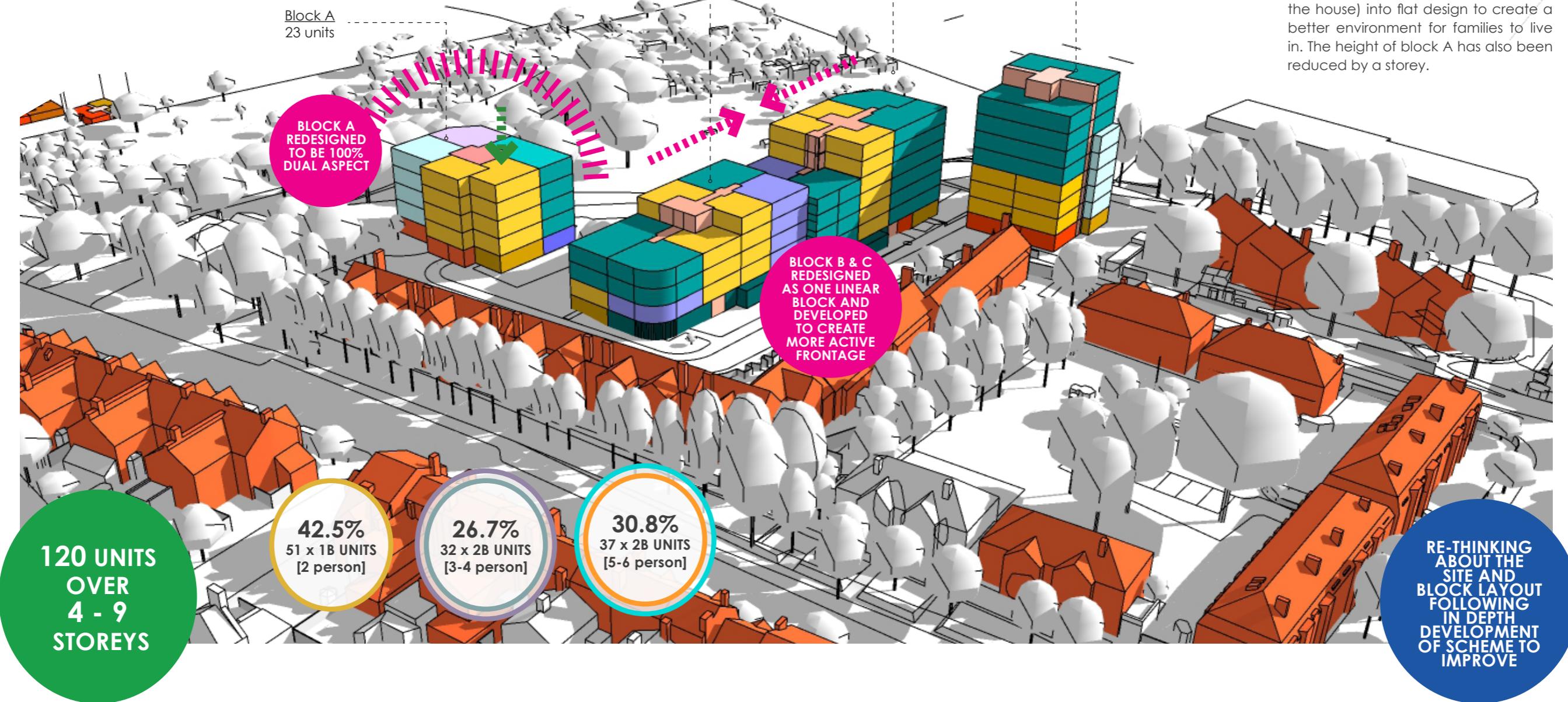


### 03.9.1 REVISED DESIGN FOLLOWING FURTHER INFORMAL LPA FEEDBACK

#### REVISED MASSING DESIGN

This scheme was presented to senior members of the planning team, and demonstrated the exploration of all comments received regarding massing and site layout. Quality of dwellings is at the forefront of the evolution of the scheme, the scheme now has two of the four blocks to be 100% dual or triple aspect units.

The Western blocks have been developed as a single linear block now parallel to the street (following comments from design officer that this would improve street frontage), also addressing comments regarding the concerns that the site frontage was 'leaky'. The ground floor layout has been reconsidered to remove the long stretches of inactive frontage (where bin and bike storage were) flanking the entrance lobbies, to create a more active and vibrant frontage to the scheme, increasing its connection to the existing site.



### 03.9.2 REVISED DESIGN FOLLOWING FURTHER INFORMAL LPA FEEDBACK REVISED ACCOMMODATION SCHEDULE AND UNIT MIX

PHASE 1												
BLOCK A		50sqm	58sqm	61sqm	68sqm	70sqm	78sqm	83sqm	86sqm	96sqm	95sqm	TOTAL
	1b2p	1b2p WC	2b3p	2b3p WC	2b4p	2b4p WC	3b4p	3b4p WC	3b5p	3b5p WC	3b6p	
	Ground Floor		1				2					3
	1st floor	2		1		1				1		5
	2nd floor	2		1		1				1		5
	3rd floor	2		1		1				1		5
	4th floor	2		1		1				1		5
	TOTAL	8	1	4	0	4	2	0	0	4	0	23
% of Scheme		19%										
			9							4		23
			%							17%		23

PHASE 2												
BLOCK B (NORTHERN SECTION)		50sqm	58sqm	61sqm	68sqm	70sqm	78sqm	83sqm	86sqm	96sqm	95sqm	TOTAL
	1b2p	1b2p WC	2b3p	2b3p WC	2b4p	2b4p WC	3b4p	3b4p WC	3b5p	3b5p WC	3b6p	
	Ground Floor		1				1			2		4
	1st floor	4				3						7
	2nd floor	3				1			2		1	7
	3rd floor	3				1			2		1	7
	SET BACK	4th floor	2			1			1			4
	TOTAL	12	1	0	0	6	1	0	0	5	2	29
% of Scheme		24%								9		29
			13			7						29
			%			45%			31%			29

PHASE 2												
BLOCK B (SOUTHERN SECTION)		50sqm	58sqm	61sqm	68sqm	70sqm	78sqm	83sqm	86sqm	96sqm	95sqm	TOTAL
	1b2p	1b2p WC	2b3p	2b3p WC	2b4p	2b4p WC	3b4p	3b4p WC	3b5p	3b5p WC	3b6p	
	Ground Floor	1	2				1			1		5
	1st floor	3				1			2		1	7
	2nd floor	3				1			2		1	7
	3rd floor	3				1			2		1	7
	4th floor	3				1			2		1	7
	SET BACK	5th floor	3						1		1	5
	SET BACK	6th floor	3						1		1	5
	TOTAL	19	2	0	0	4	1	0	10	1	6	43
% of Scheme		36%							17			43
			21			5						43
			%			49%			40%			43

PHASE 2/3												
BLOCK C (PREVIOUSLY BLOCK D)		50sqm	58sqm	61sqm	68sqm	70sqm	78sqm	83sqm	86sqm	96sqm	95sqm	TOTAL
	1b2p	1b2p WC	2b3p	2b3p WC	2b4p	2b4p WC	3b4p	3b4p WC	3b5p	3b5p WC	3b6p	
	Ground Floor		2									2
	1st floor	2		2								4
	2nd floor	2		2								4
	3rd floor	2		2								4
	4th floor			2				1				3
	5th floor			2				1				3
	6th floor							2				2
	7th floor							2				2
	SET BACK	8th floor						1				1
	TOTAL	6	2	10	0	0	0		7	0	0	25
% of Scheme		21%							7			25
			8			10						25
			%			32%			28%			25

Whole Scheme		120	
Units	Total	%	
1b2p	51	43%	42.5%
2b3p	14	12%	26.7%
2b4p	18	15%	30.8%
3b4p	0	0%	
3b5p	29	24%	
3b6p	8	7%	
	120	100.0%	

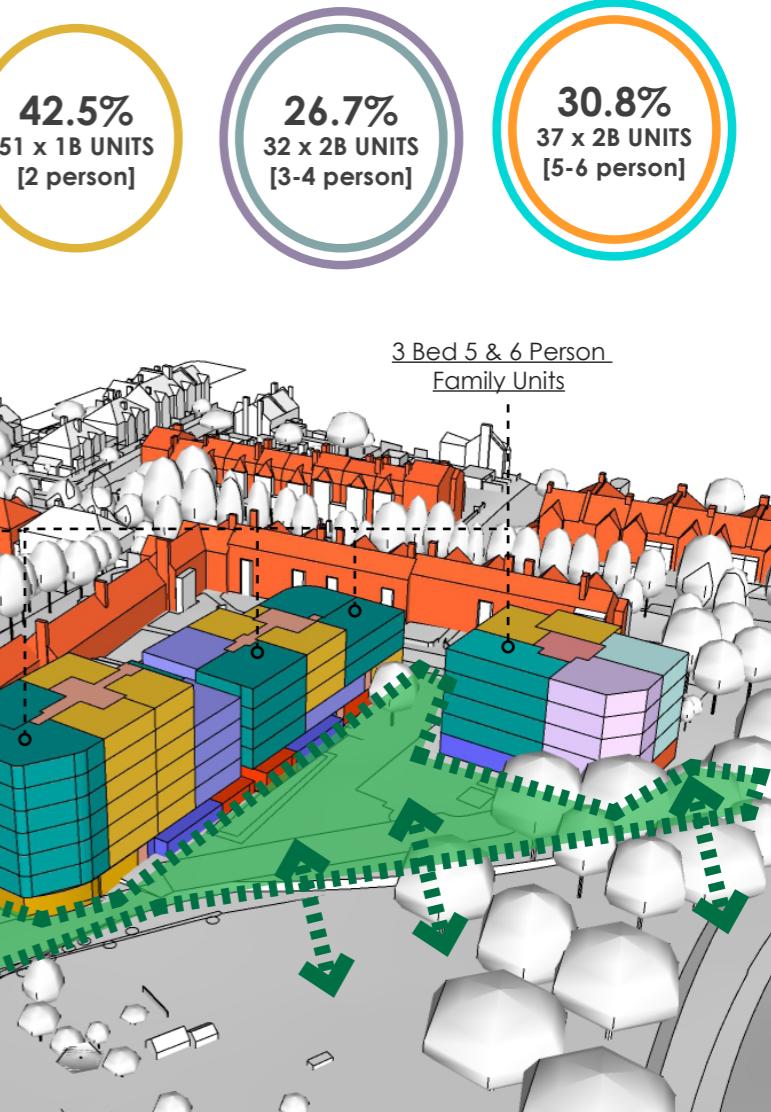
Phase 1	23	
Phase 2	72	120
Phase 3	25	

WC Units	13	
%	11%	

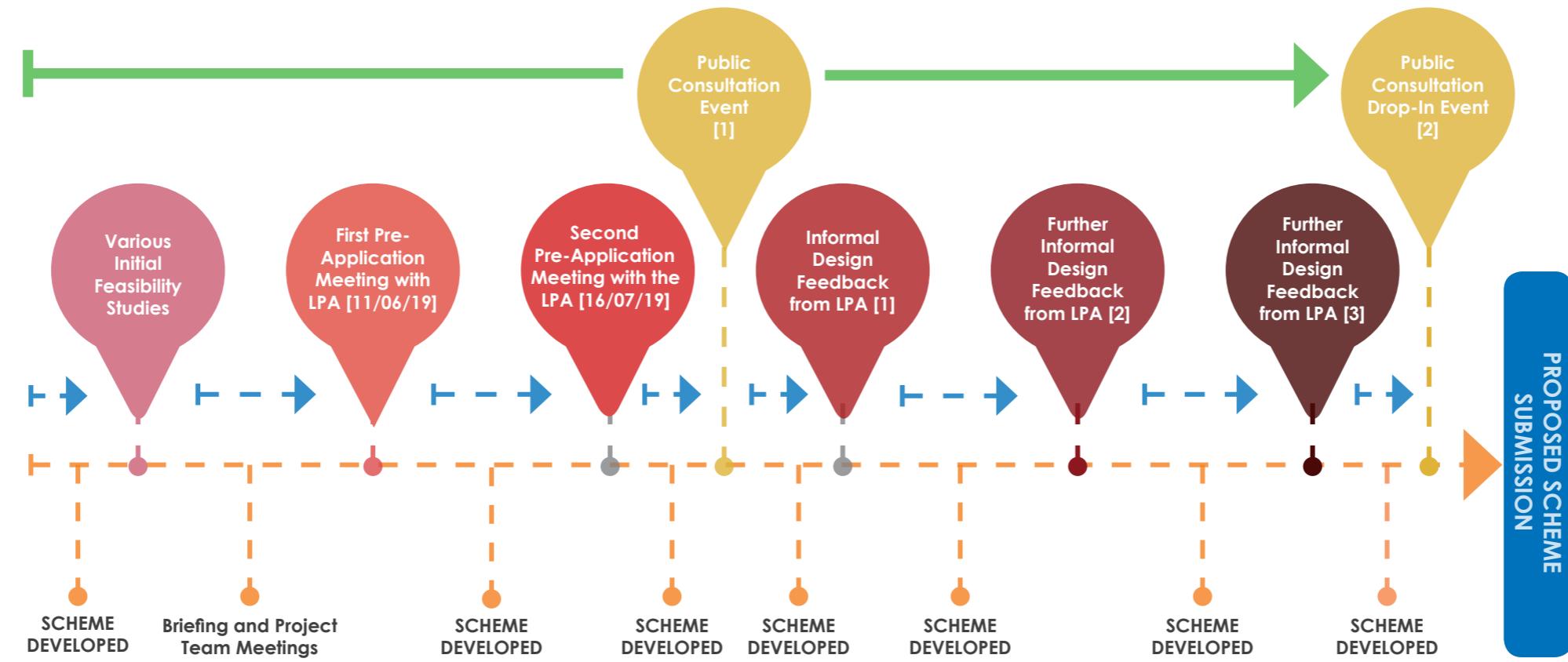
Maximising number of family homes

The redevelopment of the blocks was focused on maximising the number of family sized units, not only in size but to create homes that boost natural light and natural ventilation and take advantage of the spectacular views over Epping Forest that the site boasts.



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- 03.8 Design Development following further informal LPA feedback
- 03.9 Design Development following further informal LPA feedback
- 03.10 Drop-In Public Engagement Event**



## 03.10.1 DROP IN PUBLIC ENGAGEMENT EVENT

### FEEDBACK AND COMMENTS RECEIVED

**Hylands Road  
Drop in Engagement Event**

**Delivering on our promises**

Across Waltham Forest the Council is working to deliver more affordable homes for local people, including Council homes for rent and for shared ownership where local residents get the first option to buy so they can get a foot on the housing ladder.

An important part of these developments is delivering improved transport services, new health hubs, schools and community facilities alongside new shops and work spaces to provide local jobs.

The Council has been set a target of 18,000 new homes being built in the borough over the next 10 years and our aim is to include as many affordable homes within that figure as possible.

**Hylands Road development**

As part of that commitment we are looking at Council owned land across the borough to see how it can be put to better use to provide more new homes.

One of the sites we are planning to redevelop is Hylands Road in Walthamstow where we aim to build around 120 new apartments.

A planning application is due to be submitted during Autumn 2019. When it is submitted there will be a formal consultation on those proposals.

Before that planning application is finalised we want to discuss the proposals with local residents so we can hear their views and make any appropriate changes to the scheme.

**Drop in and share your views**

We are also holding a resident drop in event at Wood Street Library, Forest Road, Walthamstow, E17 4AA on **Wednesday 21 August**, 5.30 to 8pm, where you can see the proposals and share your views.

More information: [walthamforest.gov.uk/HylandsRoad](http://walthamforest.gov.uk/HylandsRoad)

Waltham Forest

Leaflet distributed for Drop In Engagement

#### Attendees and response numbers

- Ward Councillors, existing residents of adjacent dwellings on Hylands Road and owner occupiers of houses at Hillside Gardens attended the event

#### Summary of Consultation

##### General Height Massing

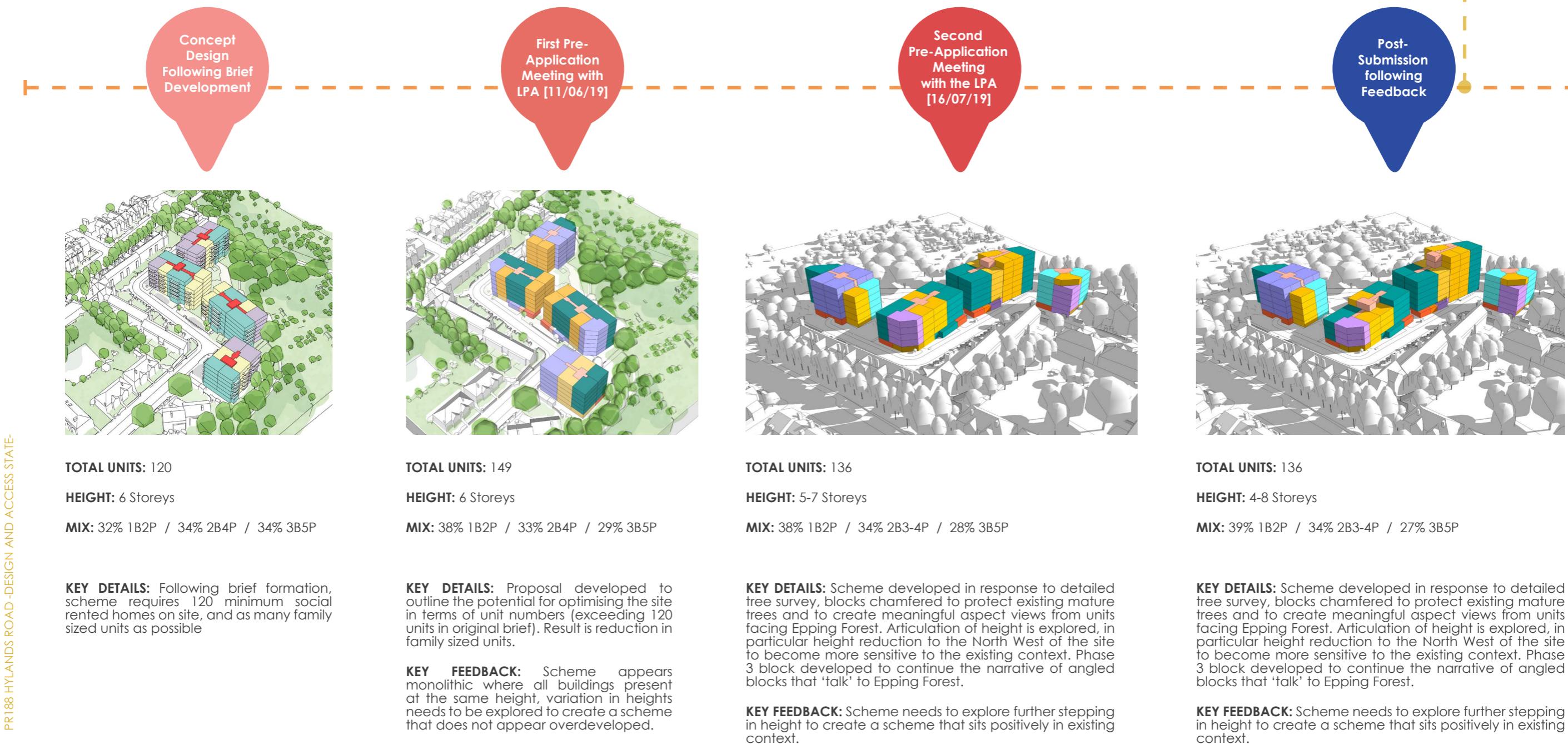
- Owner Occupiers discussed the massing and height of scheme and requested more information on distances of buildings to site boundaries
- Discussions about existing trees that require maintenance along the site border (tree conditions covered in Arbecco's report)
- Many queries were about housing allocation policy for existing residents in adjacent estate blocks and whether they could be decanted into the proposed apartments
- Councillor's highlighted the desire for a connection into Epping Forest to be opened up for residents and local people to have pedestrian route direct into local amenity space. Also discussed the future cycle highway and how proposal (or future development) could incorporate this
- Discussions about impact of construction traffic, which is being informed and detailed through robust construction plan

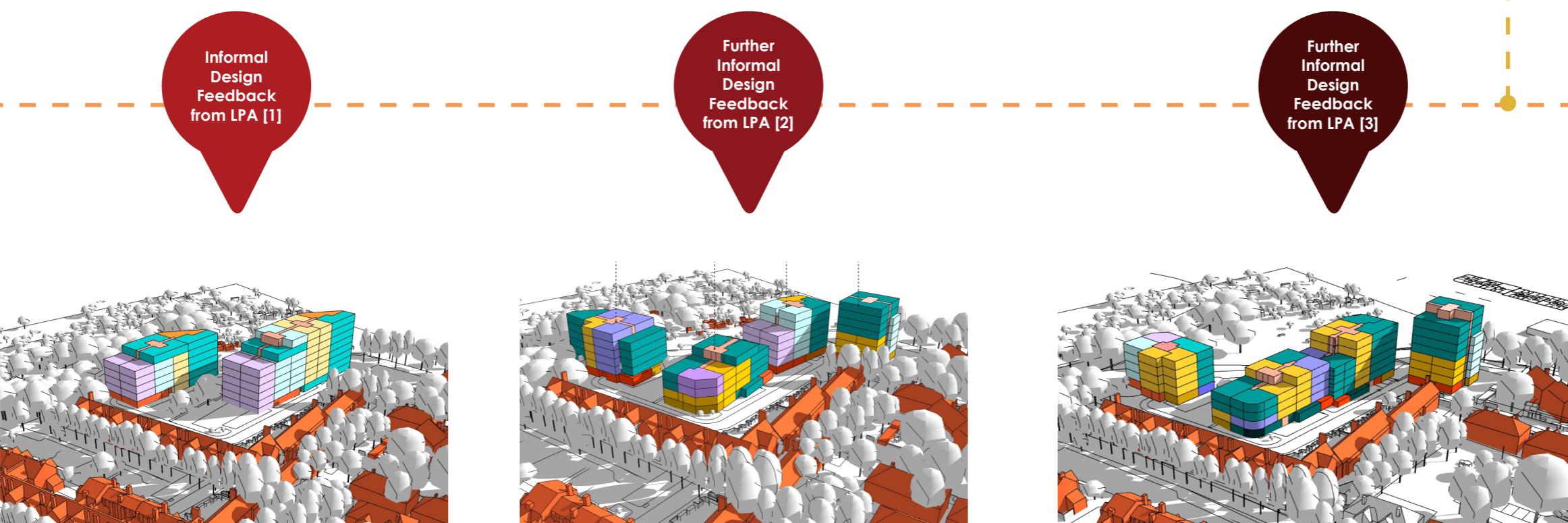
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- 03.8 Design Development following further informal LPA feedback
- 03.9 Design Development following further informal LPA feedback
- 03.10 Drop-In Public Engagement Event
- 03.11 Design Development Overview up to Proposed Scheme**

### 03.11.1 DESIGN DEVELOPMENT OVERVIEW UP TO PROPOSED SCHEME THE EVOLUTION OF THE HYLANDS ROAD PROPOSAL

Throughout the design process we have worked closely with the Local Planning Authority and Statutory consultees taking their comments into consideration throughout the evolution of the proposals. All schemes shown from the first planning application were detailed to include all internal dwelling layouts, as high quality internal home design was the main driver of scheme development, along with creating a high-quality proposal that's external massing and architecture has a positive impact on the surrounding area. The comments from each of the consulted parties have been addressed within each of the design revisions to ensure we propose the best scheme for the site, client (London Borough of Waltham Forest) and local area.





**TOTAL UNITS:** 120

**HEIGHT:** 5-8 Storeys

**MIX:** 38% 1B2P / 33% 2B3-4P / 29% 3B5P

**KEY DETAILS:** Scheme developed in response to comments from senior planners, key concern was raised over approach to site layout of development so far. Scheme addresses comments but does not create a meaningful sense of space within communal amenity due to the tall non-active frontage caused by retaining walls as site slopes around the smaller block.

**KEY FEEDBACK:** Scheme presented and once visualised, comments were to revert to the original site layout strategy but to continue developing the articulation of architecture to create a scheme that sits appropriately within context.

**TOTAL UNITS:** 120

**HEIGHT:** 4-8 Storeys

**MIX:** 31.4% 1B2P / 40% 2B3-4P / 29.2% 3B4-5P

**KEY DETAILS:** Scheme presented to senior officers from planning and development and design strategy explained behind design route taken. Phase 3 block (D) has been developed to introduce different type of family unit with triple aspect views to bring in benefits of high level of aspect views from the traditional house into the proposed flats.

**KEY FEEDBACK:** The break between Block B & C is creating a 'leaky' frontage and the route through is non-activated on the ground floor due to the placement of the bin and bike stores. This needs to be improved, suggestion that the block should not be angled away from the street, but created into one linear block that sits parallel to Hylands Road.

**TOTAL UNITS:** 120

**HEIGHT:** 4-9 Storeys

**MIX:** 42.5% 1B2P / 26.7% 2B3-4P / 30.8% 3B5P

**KEY DETAILS:** Increased number of family units, with the inclusion of a number of 3B6P dwellings to further address local housing need. Block A redesigned to create two out of three blocks to be 100% dual/triple aspect units, Block B & C redesigned into a single linear block that is no longer angled away from the street, improving street frontage and activating the ground floor by improving placement of non-active bin and bike store and increasing the proportion of flats overlooking the street frontage improving visual security and further knitting the proposal into the existing context.

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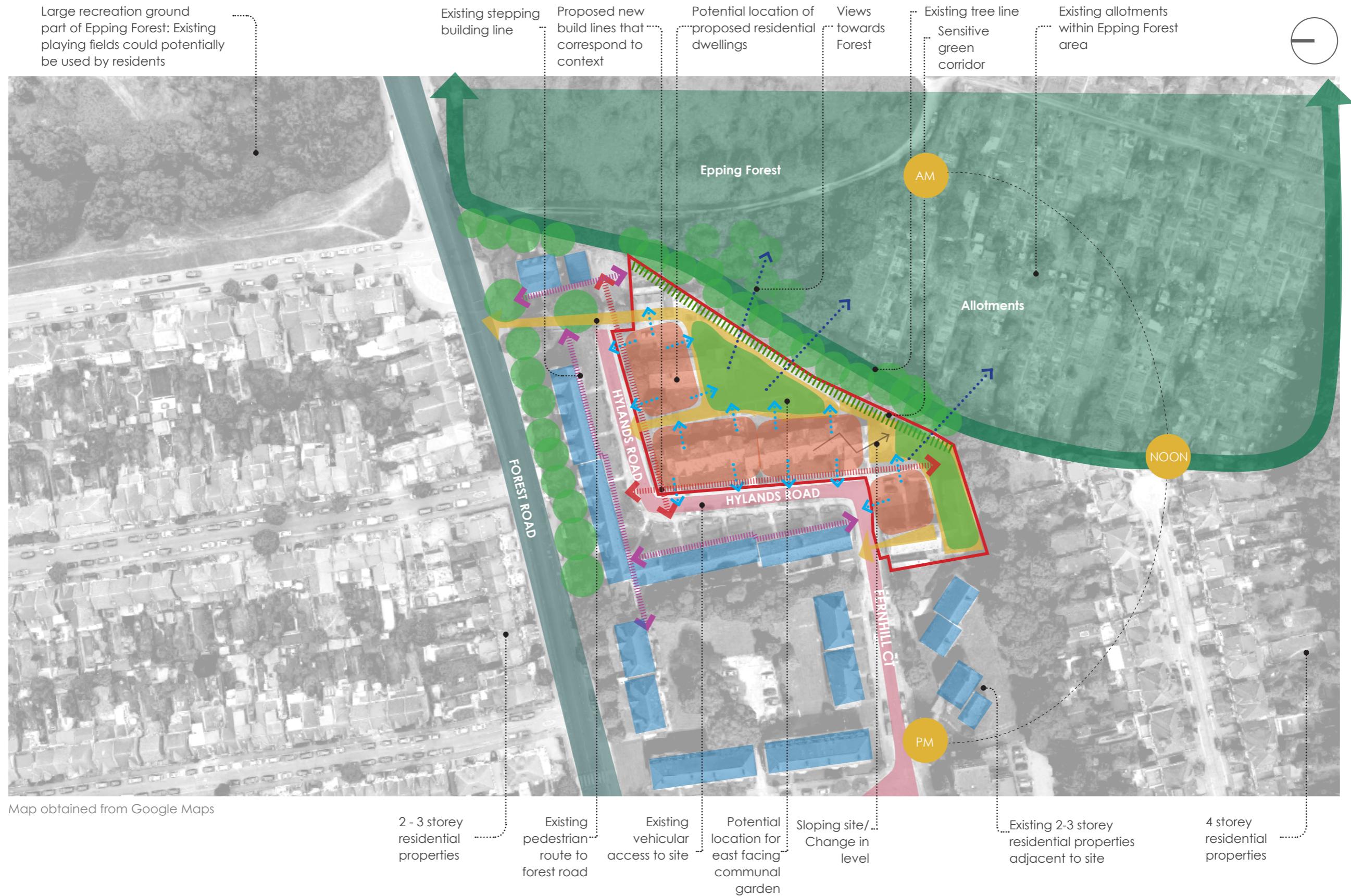
# 04.1

Hylands Road, Walthamstow

Design - The Overall Scheme

## THE OVERALL SCHEME

## 04.1.1 ADDRESSING THE OPPORTUNITIES &amp; CONSTRAINTS



## THE OVERALL SCHEME

## 04.1.2 DESIGN LOGIC DIAGRAM

As part of the design development the siting, scale and access was assessed against the existing infrastructure and constraints. The diagrams below illustrates how the opportunities & constraints have influenced the design evolution and logic.

