

Figure 19: Epping Forest boundary

Epping Forest Boundary Biodiversity Enhancements:

Epping Forest Boundary biodiversity enhancements: The proposed scheme includes a landscape buffer zone to the adjacent Epping Forest SAC, including the following habitat zones to create distinct character areas and biodiversity enhancements:

- **Native mixed species hedge** border to reinforce the existing planted boundary to the forest.
- **Rain Gardens** to receive surface water run-off from adjacent hard surfaces and car parking areas.
- **Wildflower meadow** using shade tolerant woodland wild flowers and grasses.
- **Native trees** including oak, hawthorn, alder and cherry.

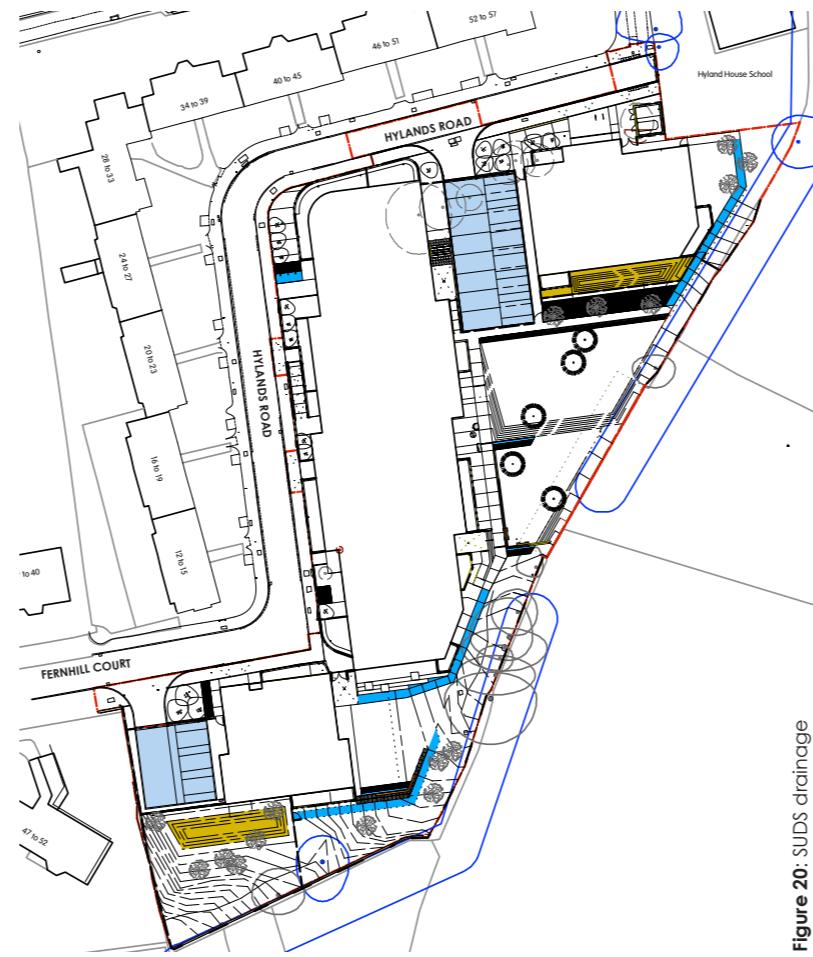


Figure 20: SUDS drainage

SUDS Drainage and Porous Paving

SUDS Drainage and porous paving: The scheme includes a variety of porous paving materials including: concrete block to car parking areas, linear concrete grasscrete to communal amenity areas, reinforced gravel and grass pavings to informal footpaths and maintenance access routes.

The proposal includes two rain gardens located adjacent to the porous car parking areas to receive rain water run off and create biodiverse habitat areas. The rain gardens are enclosed with fencing and hedging, but will be clearly visible from adjacent communal areas.



External Hard Materials Palette

The proposed hard landscape materials palette includes the following materials:

- 01 Communal pedestrian entrances:** Dutch Clay Pavour blocks in a dark charcoal colour, edged with heavy duty metal edgings. *Landscape Plan reference: H6.*
- 02 Car parking areas:** Silver grey and charcoal grey concrete textured block porous paving units. Block surfacing edged with standard road kerbs and drop kerb units as required to provide pedestrian access to car parking spaces. *Landscape Plan reference: H2/H3.*
- 03 General pedestrian footpaths:** Tarmac footpaths with a golden gravel top dressing, and edged with heavy duty metal edgings. *Landscape Plan reference: H5.*
- 04 SANGS footpaths:** Reinforced gravel paths using BODPAVE crate units filled with compacted gravel. These porous units will be edged with heavy duty timber edgings. *Landscape Plan reference: H9.*
- 05 Maintenance footpaths:** Reinforced turf paths using BODPAVE crate units fill with clean imported topsoil and seeded. These porous units will be edged with heavy duty timber edgings. *Landscape Plan reference: H9.*
- 06 Amenity area lawn edge pavings:** Linear concrete block grasscrete paving units with 20mm or 44mm jointing filled with clean imported topsoil and seeded. These grasscrete units will be edged with heavy duty metal edgings. *Landscape Plan reference: H8.*
- 07 Ground floor private terraces:** 300x30mm concrete paving slabs, silver grey granite laid to falls. *Landscape Plan reference: H7.*
- 08 External step units:** Precast concrete step units with integral tread and riser markings, silver grey granite. Units to be laid on concrete foundations. *Landscape Plan reference: S8.*
- 09 Timber sleeper steps and seating steps:** Eco railway sleepers and timber seating blocks with corten steel edgings and fixing strips.



Figure 21: Proposed Hard Landscape Masterplan



PR188 HYLANDS ROAD - DESIGN AND ACCESS STATEMENT

Figure 22: Proposed Hard Landscape Materials

Soft Landscape Planting Palette

The soft landscape strategy for the Site takes reference from the adjacent Epping Forest Special Area of Conservation, and recommendations from both Natural England, London Borough of Waltham Forest and MKA Ecology recommendations to incorporate habitats to increase the existing biodiversity of the Site. Native species are central to the planting palette.

The key character areas reinforced by the planting strategy are as follow:

01 Hylands Road Frontage: Groupings of multi-stemmed trees including birch to the north and south elevations and Amelanchier to the east west frontage. Species rich meadow grass and planted gardens provide diversity to the former amenity grassland which characterises the frontages to properties in this area.

02 Epping Forest boundary: The boundary to the Forest SAC is reinforced with new native tree planting including Oak, Hawthorn, Alder and Cherry. Existing areas of scrub vegetation are retained to the boundary fencing and reinforced with a new mixed native species hedge. To the south of the site a rain garden is proposed to the rear of Block C, with native tree planting.

03 Suitable Alternative Green Space: Woodland wild flower grassland is proposed along with retention of existing vegetation and new native tree planting.

04 Play and amenity terraces: Turf with planted gardens including shade gardens, amenity garden and ornamental grass play slope garden. The play terraces contain clear stem native pine trees to provide year round colour, form and texture to contrast to the adjacent deciduous forest boundary.



Figure 23: Proposed Soft Landscape Masterplan



Figure 24: Tree planting strategy

Tree Planting Strategy

Trees: The tree planting strategy includes the following:

Multi-stem specimen trees: Groupings of multi-stem trees including native Birch, Amelanchier to the Hylands Road frontage.

Specimen trees: Clear stem native pines to the play terraces and flowering native cherry trees to adjacent amenity space.

Native trees: A mix of native species trees to the Epping Forest boundary including: Oak, Hawthorn, Alder, Cherry, Field Maple and Rowan.

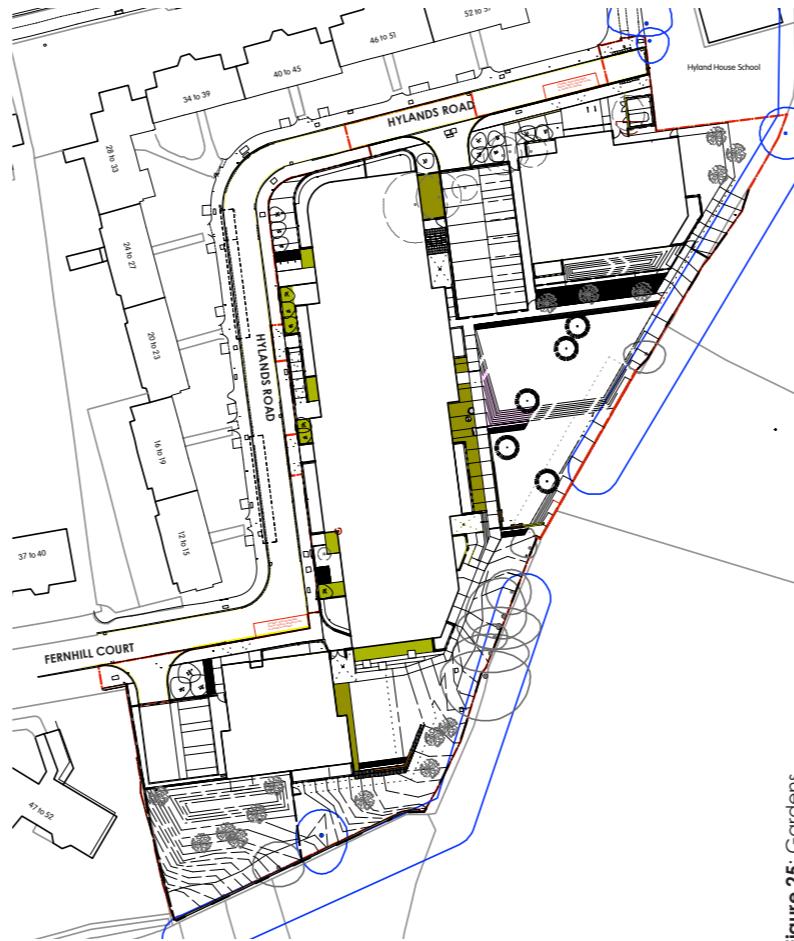


Figure 25: Gardens

Planted Gardens

Planted gardens: Amenity Gardens to the base of Block B and Block C including:

Shade Gardens: Shade garden planting including evergreen ferns, perennials and bulbs. The plant selection includes plants for year round texture and form as well as seasonal flowering.

Community amenity gardens: A mix of flowering shrubs, perennials and bulbs to provide strong spring and summer colour and texture in contrast to the shade gardens.

Play slope garden: A dense mix of ornamental grasses to provide form and movement, with informal routes through the garden to create contrast play space to the main terraces.

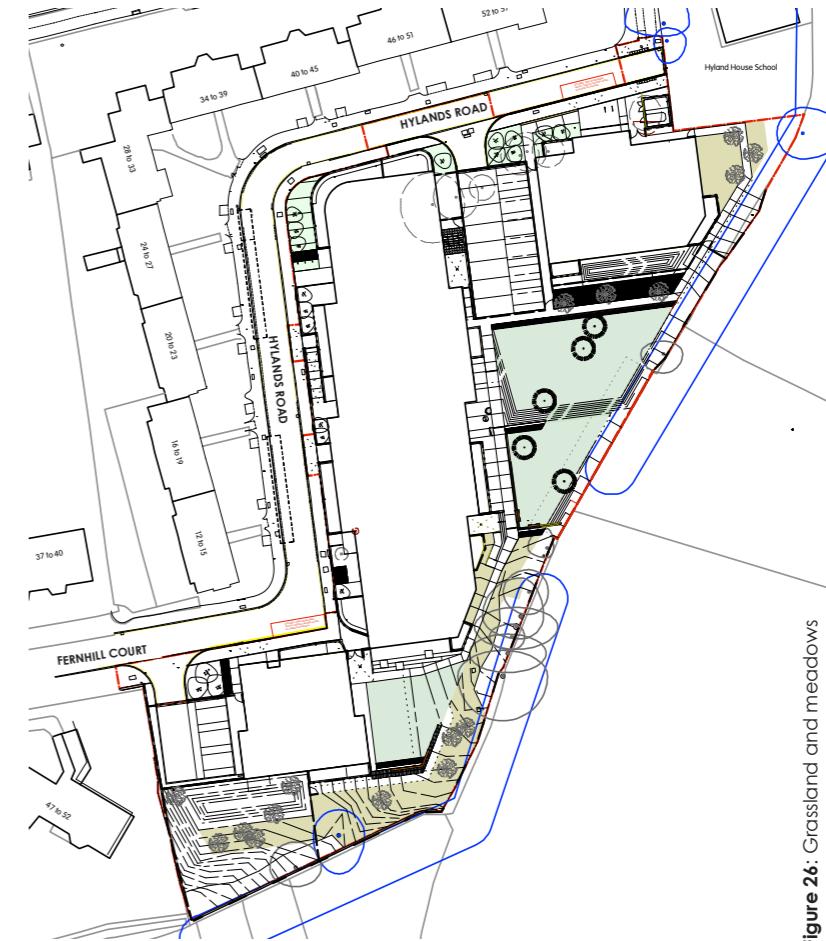


Figure 26: Grassland and meadows

Grassland and Meadows

Grassland: The proposal includes three grassland types:

Turf: Hard wearing amenity turf to play and amenity terraces. The turf will be reinforced with grass safety matting beneath play area in critical fall height zones.

Flowering lawn mix: A mix of wildflowers and grasses for lawn areas to the Hylands Road frontage to provide a species rich flowering lawn that can cope with regular mowing, or twice annual mowing.

Woodland mixture: A mix of windflowers and grasses for the grassland areas adjacent to the Epping Forest boundary. The mix contains shade loving understorey wildflowers to provide a shade tolerant species rich mix.



Secure by Design

A 'Secure by Design' meeting was held with Matthew Fletcher of Metropolitan Police Service on 24th July 2019 at Waltham Forest's Magistrate's Building. A full account of the meeting discussions is contained within the Architect's design and access statement.

With regard to the landscape design the key outcomes of the meeting, which have been incorporated into the detailed planning application scheme are as follows:

- **Hylands Road boundary:** 2.1m high gates and railings between buildings to provide a clear defensible boundary to the street frontage of the site. The detail of gates and railings to allow clear views through, but designed to prevent climbing. The site areas beyond the street frontage to be resident only, via access control to parking gates and pedestrian access gates to amenity and playspace.
- **Epping Forest boundary:** Areas to the north-east and south-west of the site, which do not have clear overlooking from surrounding areas and ground floor of proposed buildings to be fenced off from resident access, and allowance for gates for maintenance access only.
- **Private amenity ground floor terraces:** As required consider relationship between terraces and adjacent site fencing to prevent climbing routes to breach secure lines.
- **Passive surveillance:** All external space that is accessible to residents to be designed to provide clear passive surveillance from adjacent properties, open spaces and streetscapes.
- **CCTV:** Where appropriate include CCTV coverage of key site areas. This will form part of detailed discussions with London Borough of Waltham Forest as part of the wider site management strategy.

Accessible Design

The topography of the Site provides some unique challenges to providing inclusive access around the development. The building levels have been set to create direct, level access from both the street and adjacent blue badge parking areas. Where localised ramped access is required, all gradients, ramp widths and handrail details are designed to comply with Building Regulations Part M.

Access from the blocks to the amenity and play space is defined by clear routes either through the building (Block B) or via dedicated pedestrian footpath routes (Block A and C).

Circulation around the amenity space is via a central footpath, set out at 1 in 21 from north to south. Whilst the gradient is outside of Part M ramp gradient, the scheme has been designed with regular landings, which connect to east-west footpaths to provide level access to each landscaped terrace.

All surfaces will be fully accessible, and parking areas are marked out as 2.4m width, 4.8m length, with a clear 1.2m zone between each parking space. Management of parking spaces will be through access control from Hylands Road for blue badge holders only. Pedestrian footpaths from the parking areas have been designed so that residents have direct access from back of parking space to footpath.

For refuse collection, the scheme has been designed to meet the requirements of Building Regulations Part H, including: '*Storage areas for waste containers and chutes should be sited so that the distance householders are required to carry refuse does not usually exceed 30m (excluding any vertical distance). Containers should be within 25m of the waste collection point specified by the waste collection authority.*'

London Borough of Waltham Forest 'Waste and Recycling - Guidance for Developers':

- *The path between the container housing or chamber and the nearest vehicular access should:*
- *Have a minimum width of 2 metres*
- *Be level, unless the gradient falls away from the housing or chamber, in which case it should not exceed 1:12*
- *Be free of steps or kerbs (a dropped kerb may be required)*
- *Have a solid foundation*
- *Be rendered with a smooth continuous finish (a cobbled surface is unsuitable for any type of wheeled container)*

External Lighting Strategy

Refer to Mechanical and Electrical Engineering strategy for external lighting.

Surface Water Drainage Strategy

Refer to Civil Engineer's strategy for surface water drainage.

Landscape Maintenance Strategy

Management Plan: The Site is within the land ownership and management boundary of London Borough of Waltham Forest. The existing site soft landscape is maintained through grass cutting and shrub bed maintenance. The proposed scheme will continue to be managed and maintained by London Borough of Waltham Forest. The selection of external materials and approach to detailing and construction has been carefully considered to provide a robust scheme, using low maintenance and hard wearing materials. All play equipment consists of standard supplied units and parts, allowing for ease of replacement if required.

The softworks scheme for hedging and planting consists of widely available hardy plants, requiring a simple, low input maintenance regime to be implemented by the Council on completion of the scheme. The scope of management and maintenance of the Hylands Road site will be as follows:

Site Management:

- Regular checks on play equipment and addressing any maintenance issues.

Landscape Maintenance:

- Grass cutting (cutting, removal of arisings, annual fertilizer application, over-seeding any bare areas)
- Planting maintenance (weeding, pruning to maintain height below eye level), dead heading, annual fertilizer application, topping up mulch, replacing plants which may fail)
- Tree maintenance: Checking guying and staking, firming trees, maintaining mulch to base of trees to keep weed free.
- Hedge maintenance (pruning to maintain heights as specified on the drawings, annual fertilizer application, topping up mulch, replacing plants which may fail).
- Play equipment: Maintenance of equipment.
- Boundary and fencing maintenance: Maintenance of gates and railings to keep in good working order.
- Hard surfaces: cleaning down surfaces to footpaths and removal of leaves in autumn.
- Play areas: Leaf clearance in autumn to maintain clean safety surfacing to ensure continued performance as a critical fall height surface.
- General maintenance: respond to any other issues should they arise on site.

04.3

Hylands Road, Walthamstow
Design - Block A



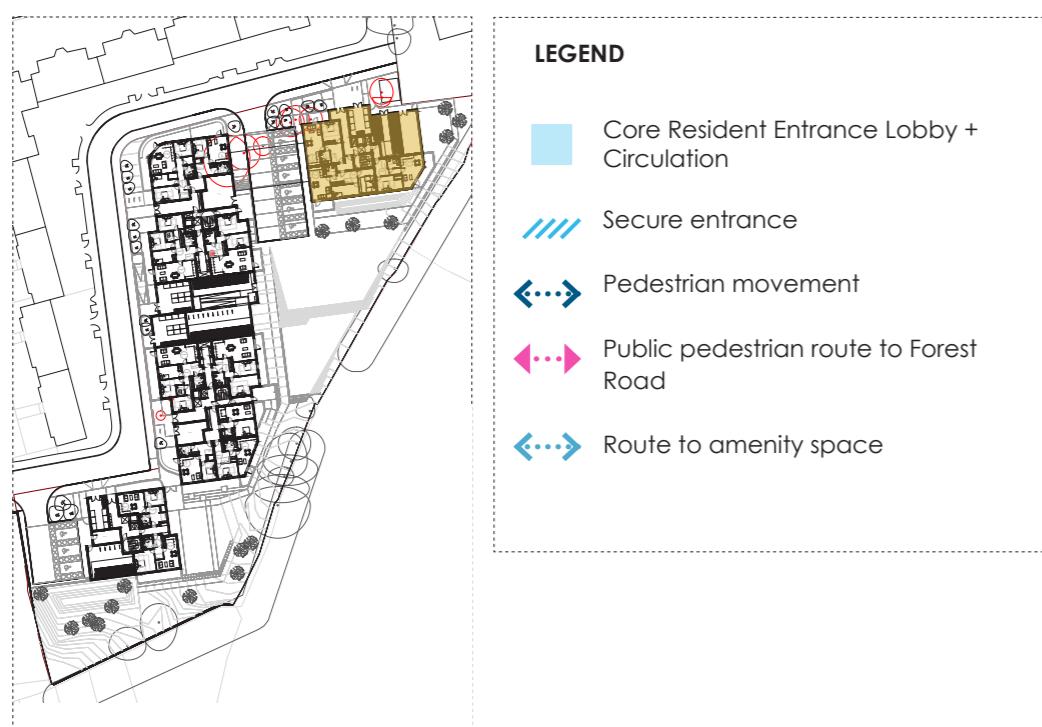
BLOCK A - ACCESS

04.3.1 PEDESTRIAN MOVEMENT

Pedestrian Access

The building's pedestrian access is via the front entrance which is located at the centre of the building. This is a secure entrance for all residents of the apartments; with the incorporation of a singular main entrance greater security and safety to the residents is provided. The main entrance will be easily accessible through a nearby parking courtyard which provides wheelchair accessible parking bays.

There is a stair and lift core provided to allow access to the units on the upper levels. A secure pedestrian footpath leads from the main entrance to the communal amenity space/play space.



BLOCK A

04.3.2 REFUSE STORAGE AND COLLECTION

The secure refuse store is to be located as part of the building at the front of the proposed building as indicated on the adjacent diagram. Proposals are to include storage for 3 no. 1100L Eurobins for general waste and 3 no. 1100L Eurobins for recycling and 5 no. 240L capacity food waste bins.

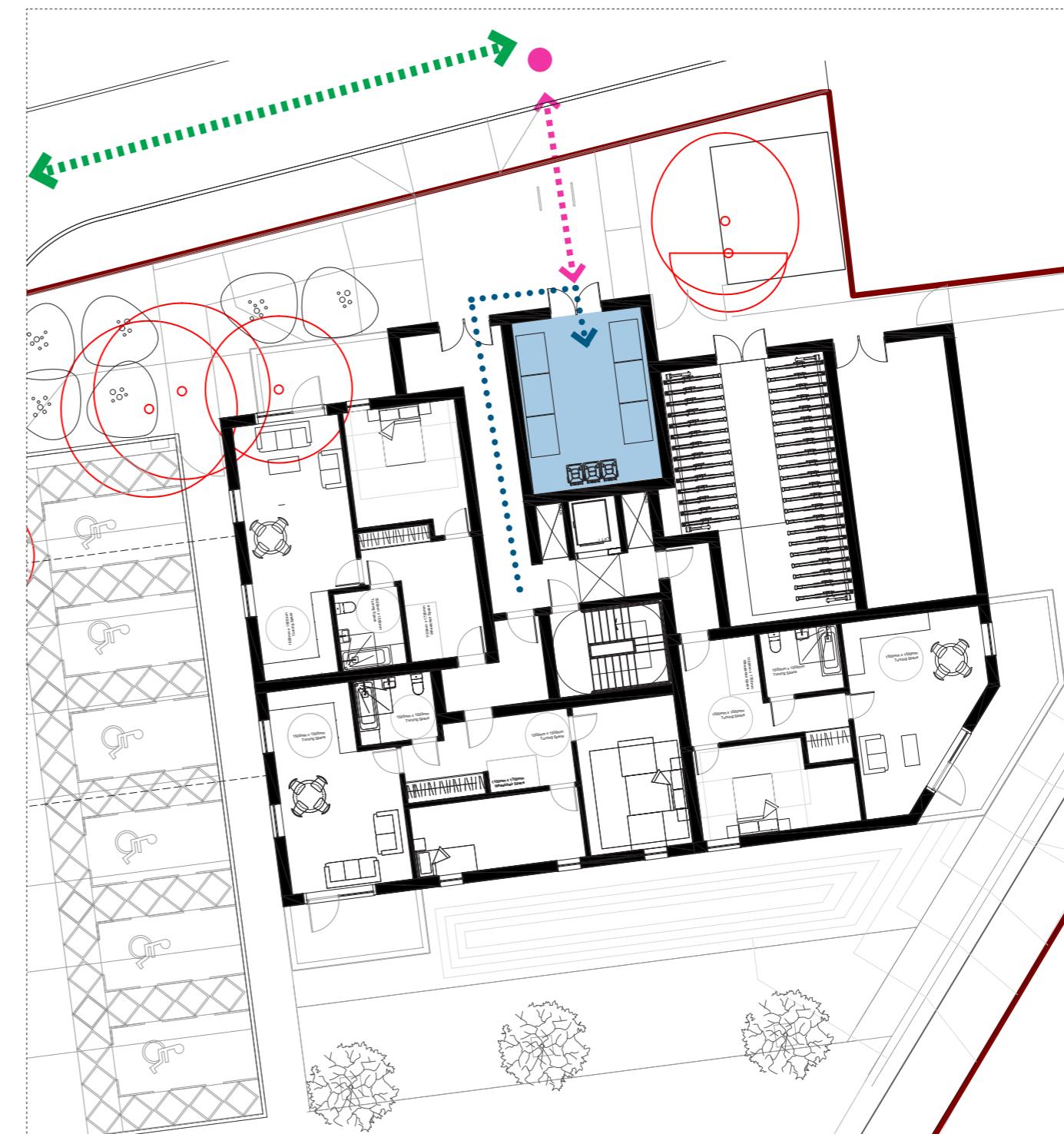
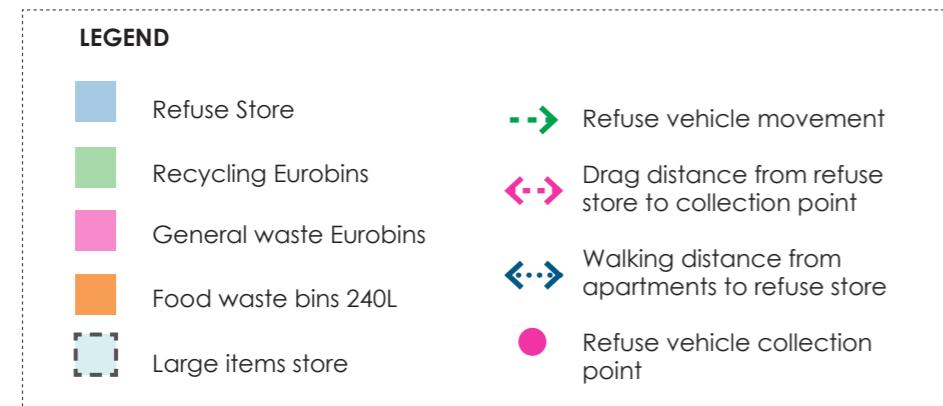
The proposed refuse store is secured with fob key access for the residents use only, with refuse collection having access also - integrated within the built form of the block.

Refuse collection vehicles will be required to access the site via the existing access road as indicated on the adjacent diagram. They will then be required to stop at the allocated refuse collection point which is shown opposite. The proposal has been designed so the refuse store is located a maximum of 20m from the main entrance of the apartment building.

Transport Consultants, Paul Mew Associates, have confirmed that the existing configuration of the road, which has been retained [with proposed new turning head area], has appropriate turning space for a large refuse vehicle.



Diagram of refuse store (not to scale)



BLOCK A

04.3.3 CYCLE STORAGE

The secure cycle storage is located to the front of the proposed building as indicated on the adjacent diagram for ease of access and use. The cycle storage can be accessed just a short distance off the access road into the site as shown opposite.

The proposal is to include:

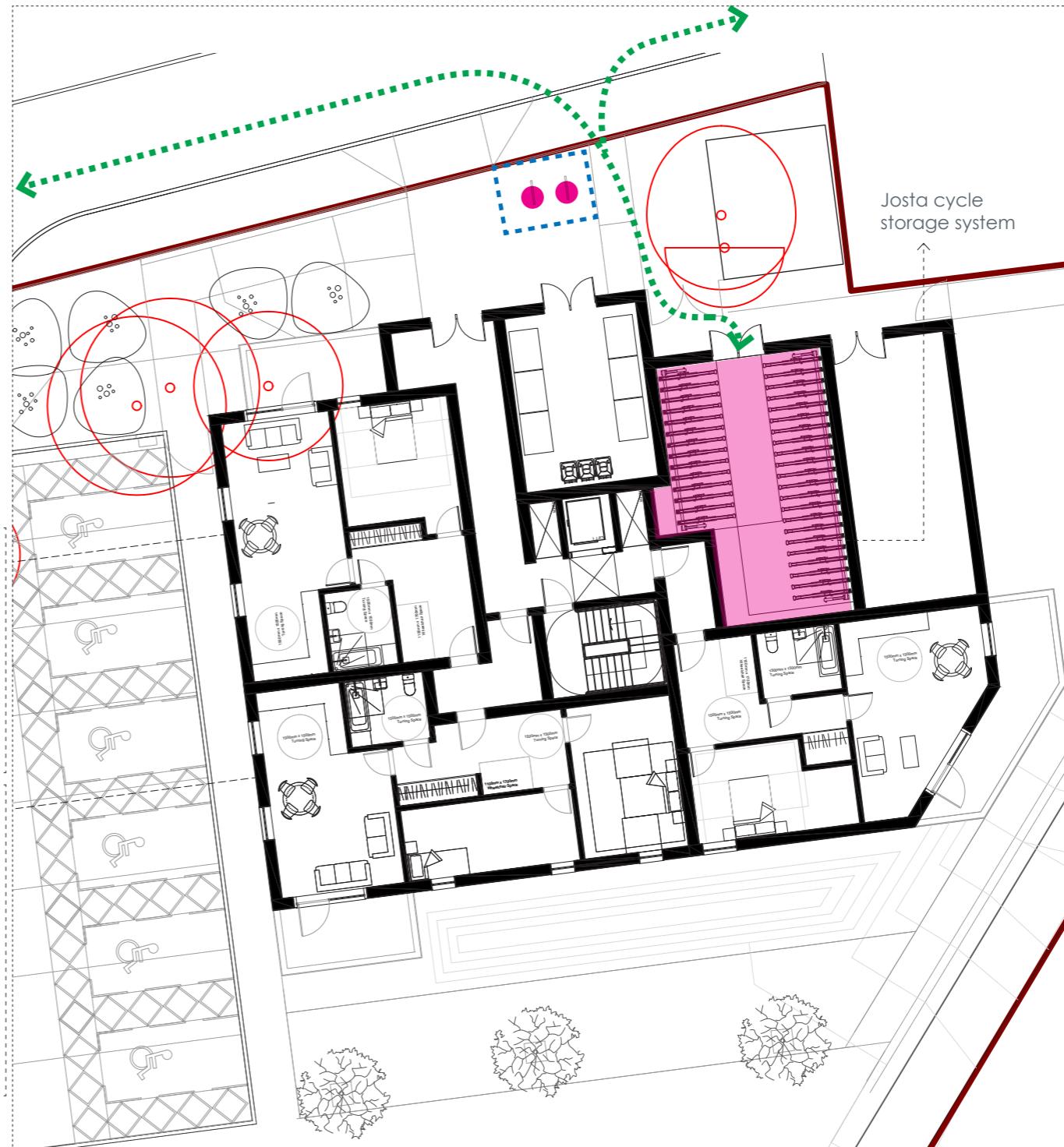
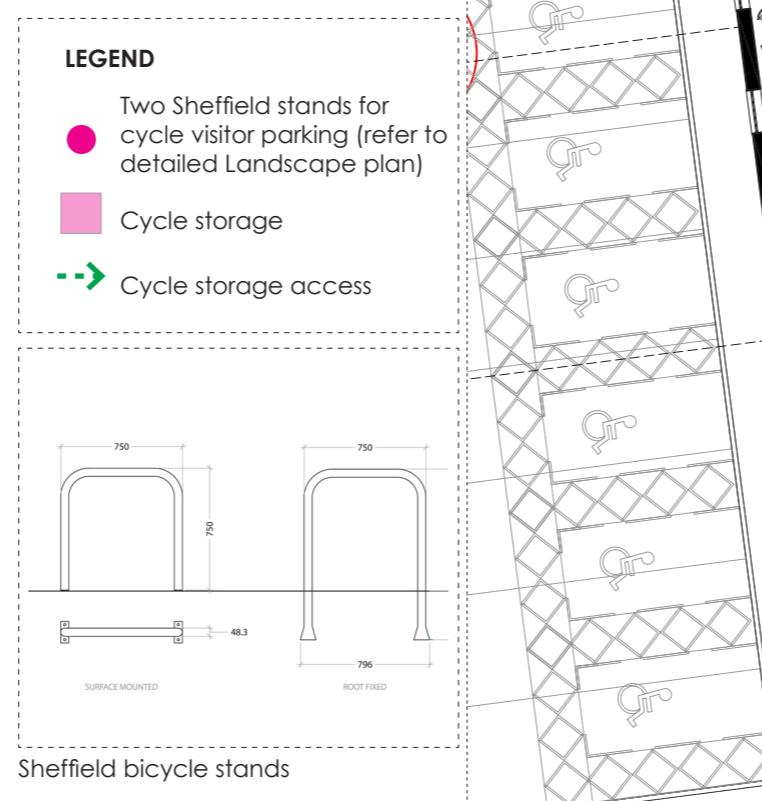
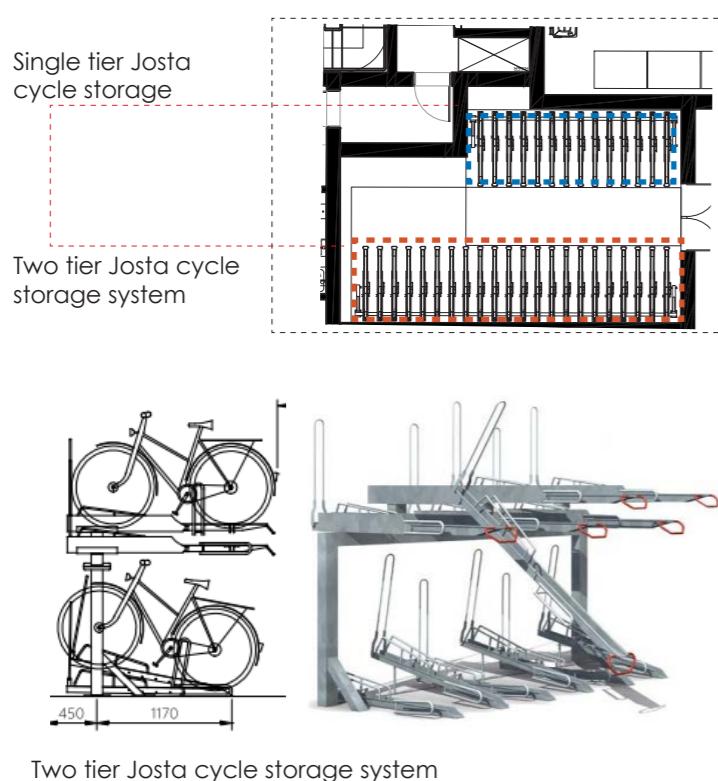
1 cycle space per 1 bed flat [x 9 un.] = 9 spaces in total

2 cycle spaces per 2+ bed flat [x 14 un.] = 28 spaces in total

Required cycle spaces: 37

TOTAL: 58 proposed cycle spaces 44 using two-tier cycle storage and **14** single-tier cycle storage for a total of 23 units = total 58 spaces [2.5 spaces per unit]

Additional external visitor cycle spaces 4 (2 Sheffield stands) by the building entrance



BLOCK A

04.3.4 GROUND FLOOR PLAN USE DIAGRAM

SCHEDULE OF ACCOMMODATION	
Proposed Ground Floor	no. of units
1 bed WC unit/ 2P (circa 50 sqm)	2
2 bed WC unit/ 3P(circa 61 sqm)	1
2 bed WC unit/4P(circa 71 sqm)	0
3 bed WC unit/5P(circa 88 sqm)	0
Total	3

LEGEND	
Balconies	Cycle Store
Stair	Entrance Lobby
Circulation	Plant
Riser Locations	Refuse Storage

Proposed use

The proposed use of the site is for a residential building, which will include 23 apartments consisting of a mix 1 beds, 2 beds and 3 beds. The proposals include the creation of communal landscaped areas with associated amenity spaces and parking.



BLOCK A

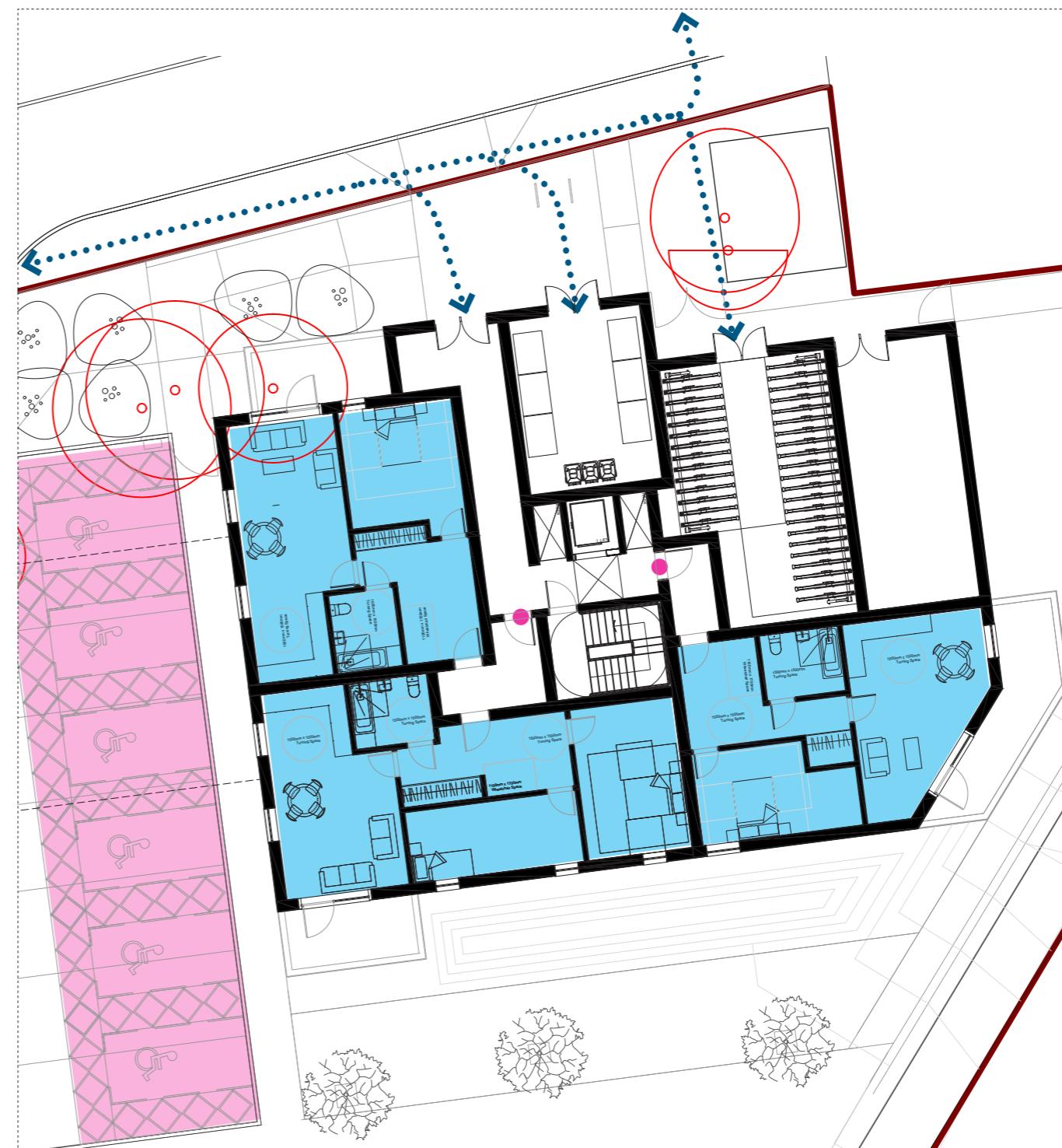
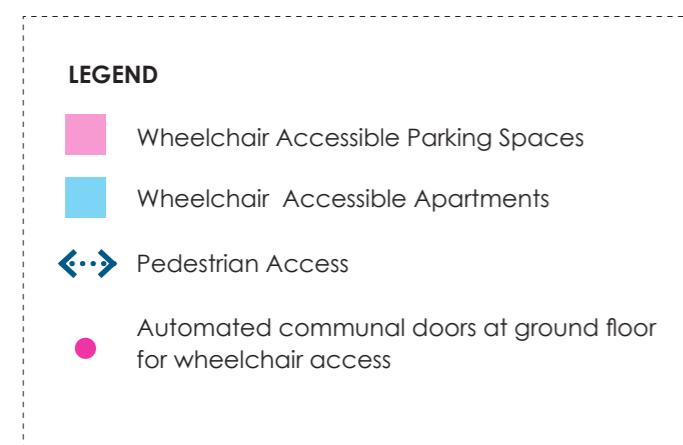
04.3.5 WHEELCHAIR ACCESS

3 no. wheelchair accessible apartments are proposed, these are located on the ground floor as shown on the adjacent plan. These apartments are compliant with building regulation M3 [4] Category 3.

(Please see end of section for detailed layouts)

The wheelchair apartments can be accessed via the main entrance and circulation corridors as indicated on the adjacent diagram.

The proposal includes 9 no. wheelchair accessible parking spaces which will be allocated to the residents by the London Borough of Waltham Forest. They are located close to the site entrance as indicated on the adjacent diagram. Careful consideration has been taken to create easy and level/ramped access from resident car space to dwelling.



BLOCK A

04.3.6 TYPICAL FLOOR PLAN USE DIAGRAMS [1:200]

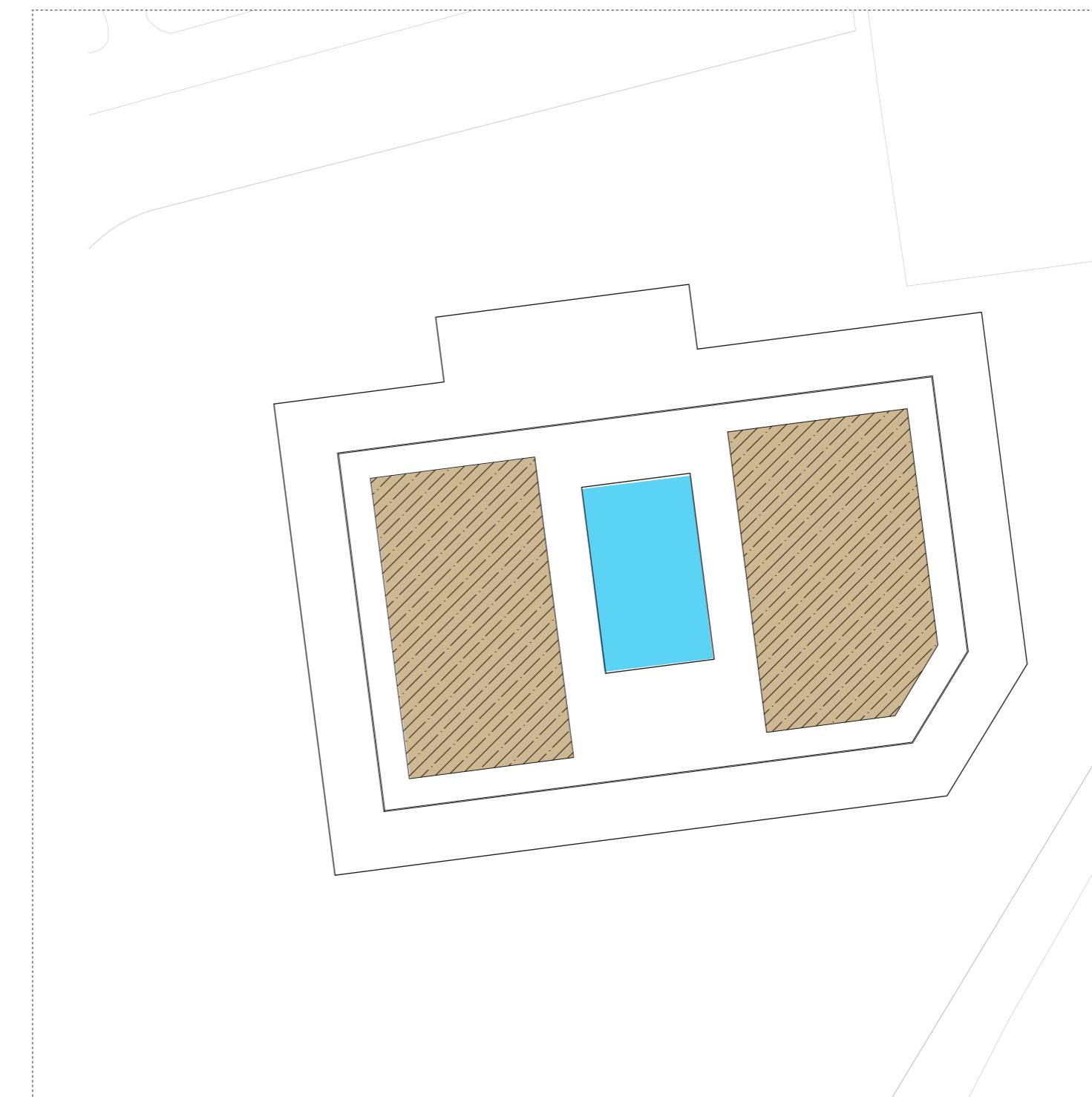
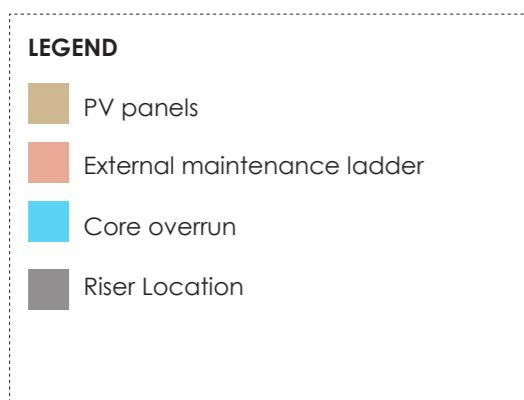
SCHEDULE OF ACCOMMODATION		
Proposed First to Fourth Floor	no. of units p/f	Total
1 bed/2P (circa 50 sqm)	2	8
2 bed /3P (circa 61 sqm)	1	4
2 bed/4P (circa 71 sqm)	1	4
3 bed/5P (circa 88 sqm)	1	4
Total	5	20

LEGEND	
Balconies	
Stair	
Circulation	
Riser Locations	



BLOCK A

04.3.7 FLOOR PLAN USE DIAGRAMS [1:200]



BLOCK A

04.3.8 FIRE STRATEGY

The fire strategy has been designed so that escape distances are within 7.5m when escaping in a single direction.

The proposed escape route is via the stair core and out of the main entrance to Hylands road at the front of the proposed building. The protected corridors are vented and form part of the fire strategy of the buildings.

We have liaised with consultants BB7 to ensure design development addresses each consideration.

