

04.7.1 BAY ELEVATION MATERIAL STUDY

scale 1:50



Precedent images



Different Material Arches
Wildernes House by Morris + Company



Red Brick Arches
The Arches by THe D*Haus Company



Brick Arches in residential buildings
Worland Gardens by Peter Barber Architects



Red Brick Arches
Stapleton Hall Road by Stephen Taylor Architects

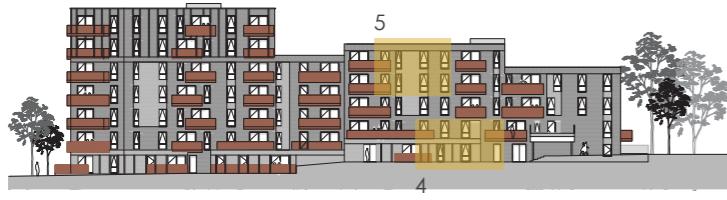


Red Brick Arches
S5 King's Cross by Alison Brook Architects



Red Brick Arches
Cuckoo House by Tropical Space Architects





Precedent images



Red Detailing Brick
Hulme Living Lead Street
Housing by Mecanoo



Red Detailing Brick
Pergolenviertel Baufelder 5
UND 6 by Max Dudler



Recessed brick panel
Sugar House Island SP2 by
Mae Architects



Recessed Brick Panel
Regent's Park Estate by Mae &
Matthew Lloyd Architects



Recessed Brick Panel
Excelsior Works by Tim
Groom Architects



Metallic Balcony Detailing
Brentford Lock West by
Dugagn Morris



MATERIALITY & FABRIC

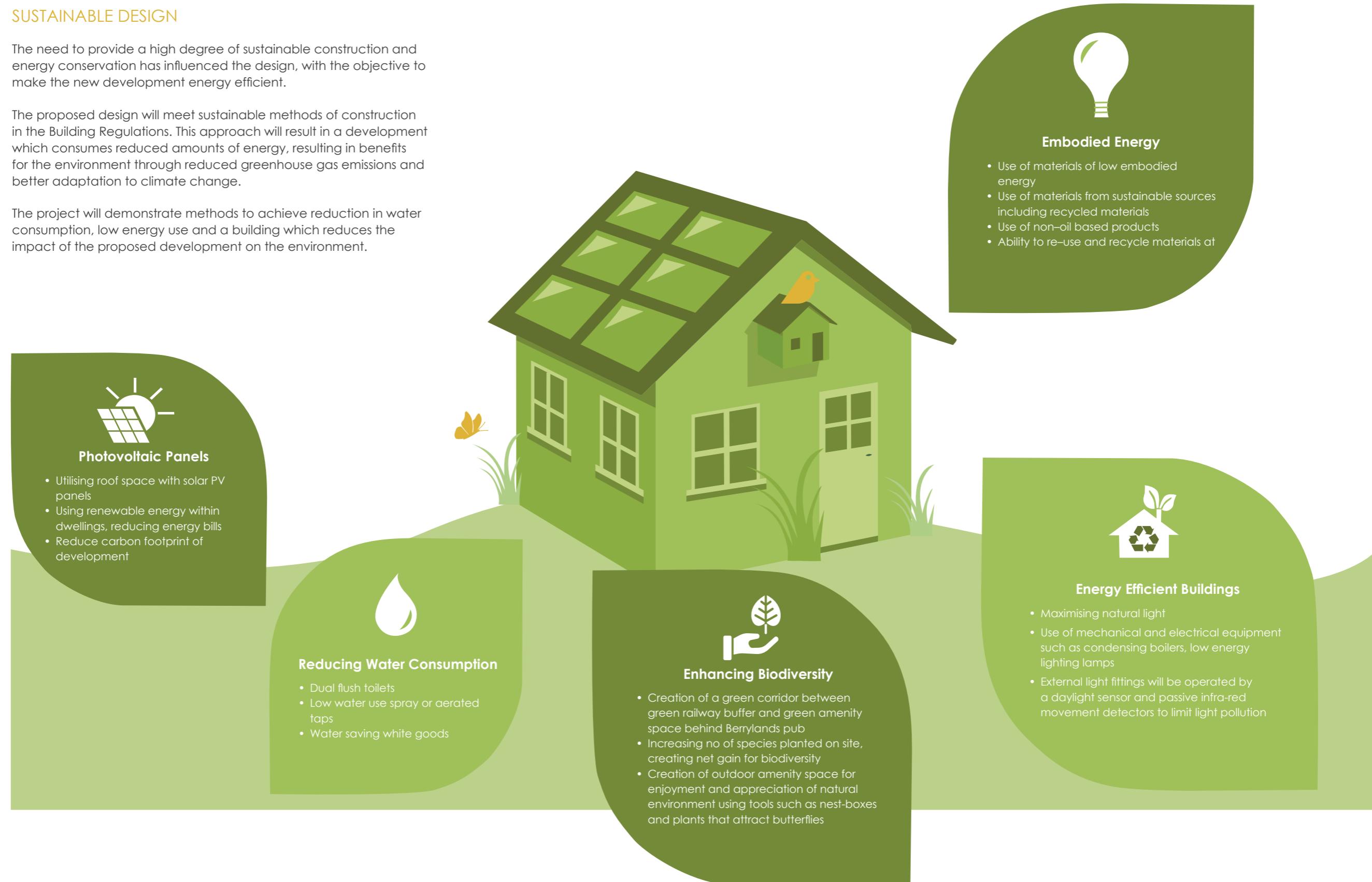
04.7.2 SUSTAINABLE DESIGN

SUSTAINABLE DESIGN

The need to provide a high degree of sustainable construction and energy conservation has influenced the design, with the objective to make the new development energy efficient.

The proposed design will meet sustainable methods of construction in the Building Regulations. This approach will result in a development which consumes reduced amounts of energy, resulting in benefits for the environment through reduced greenhouse gas emissions and better adaptation to climate change.

The project will demonstrate methods to achieve reduction in water consumption, low energy use and a building which reduces the impact of the proposed development on the environment.



05

Conclusion

This Design and Access Statement accompanies a detailed planning application for the regeneration of the Hylands Road estate and construction of 120 units of residential accommodation (comprising of one, two and three bed flats).

The proposals have been informed by the planning policy and continued engagement with Waltham Forest Council's planning and housing department, in addition to consultation with Ward Councillor's and the public - through a number of public consultation events. This Design and Access Statement has identified the site opportunities and constraints, with a detailed assessment of design development and design drivers responding to our detailed assessment of the characteristics of the site and surrounding area.

The proposal is a sustainable development, making more efficient use of the existing site to provide much needed housing for the

Borough, consistent with their objectives. The new apartments will make a useful contribution to local housing land supply as they are 100% for social rent, at an accessible location and with a mix to meet local need.

The proposal has been designed with consideration of the context, brief, local need and through detailed design development and analysis the scheme proposes something of high visual interest that addresses both surrounding existing housing and the adjacent Epping Forest, creating a pinnacle scheme for the Borough.

The Design and Access Statement concludes that the proposals are fully acceptable in Design and Access terms.

Project, Location
APPENDICES

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- a. SCHEDULE OF ACCOMMODATION
 - b. CGIS TO FOLLOW

Appendix A - Schedule of Accommodation

PHASE 1												
BLOCK A												
UNIT NUMBER	UNIT TYPE		NO. PERSONS	GIFA (m2)	KLD	HABITABLE ROOMS		AMENITY		TYPOLOGY ID		TENURE
GROUND FLOOR												
Unit A01	1 bed WU		2	63	25	2		14.04		A_1BED_WU01		Social rent
Unit A02	2 bed WU		3	81	26	3		8.61		A_2BED_WU		Social rent
Unit A03	1 bed WU		2	67	29	2		9.05		A_1BED_WU02		Social rent
FIRST FLOOR												
Unit A04	2 bed		4	76	31	3		12.3		A_2BED_01		Social rent
Unit A05	2 bed		3	68	26	3		8.7		A_2BED_02		Social rent
Unit A06	1 bed		2	50	23	2		6		A_1BED_01		Social rent
Unit A07	1 bed		2	50	23	2		7.9		A_1BED_02		Social rent
Unit A08	3 bed		5	91	25	3		11.5		A_3BED		Social rent
SECOND FLOOR												
Unit A09	2 bed		4	76	31	3		12.3		A_2BED_01		Social rent
Unit A10	2 bed		3	68	26	3		8.7		A_2BED_02		Social rent
Unit A11	1 bed		2	50	23	2		6		A_1BED_01		Social rent
Unit A12	1 bed		2	50	23	2		7.9		A_1BED_02		Social rent
Unit A13	3 bed		5	91	25	3		11.5		A_3BED		Social rent
THIRD FLOOR												
Unit A14	2 bed		4	76	31	3		12.3		A_2BED_01		Social rent
Unit A15	2 bed		3	68	26	3		8.7		A_2BED_02		Social rent
Unit A16	1 bed		2	50	23	2		6		A_1BED_01		Social rent
Unit A17	1 bed		2	50	23	2		7.9		A_1BED_02		Social rent

Unit A18	3 bed	5	91	25	3	11.5	A_3BED	Social rent
FOURTH FLOOR								
Unit A19	2 bed	4	76	31	3	12.3	A_2BED_01	Social rent
Unit A20	2 bed	3	68	26	3	8.7	A_2BED_02	Social rent
Unit A21	1 bed	2	50	23	2	6	A_1BED_01	Social rent
Unit A22	1 bed	2	50	23	2	7.9	A_1BED_02	Social rent
Unit A23	3 bed	5	91	25	3	11.5	A_3BED	Social rent
TOTAL	23	71	1551		59	217.3		

PHASE 2																	
BLOCK B																	
UNIT NUMBER		UNIT TYPE		NO. PERSONS		GIFA (m2)		KLD		HABITABLE ROOMS		AMENITY		TYPOLOGY ID		TENURE	
GROUND FLOOR																	
Unit B01		3 bed WU		5		100		30		4		40.53		B_3BED_WU01		Social rent	
Unit B02		1 bed WU		2		58		23		2		23.5		B_1BED_WU01		Social rent	
Unit B03		2 bed WU		4		101		40		3		7.79		B_2BED_01		Social rent	
Unit B04		3 bed WU		5		112		35		4		19.1		B_3BED_WU02		Social rent	
Unit B05		3 bed WU		5		107		35		4		21.7		B_3BED_WU03		Social rent	
Unit B06		2 bed WU		4		101		40		3		17.75		B_2BED_01		Social rent	
Unit B07		1 bed		2		50		22		2		7.55		B_1BED_01		Social rent	
Unit B08		1 bed WU		2		60		23		2		6.07		B_1BED_WU02		Social rent	
Unit B09		1 bed WU		2		58		23		2		19.96		B_1BED_WU01		Social rent	
FIRST FLOOR																	
Unit B10		1 bed		2		58		23		2		5.4		B_1BED_02		Social rent	
Unit B11		2 bed		4		84		34		3		7.2		B_2BED_01		Social rent	
Unit B12		1 bed		2		56		27		2		5.4		B_1BED_03		Social rent	
Unit B13		2 bed		4		86		34		3		7.5		B_2BED_02		Social rent	
Unit B14		3 bed		5		90		31		4		16		B_3BED_01		Social rent	
Unit B15		2 bed		3		73		32		3		9.1		B_2BED_03		Social rent	
Unit B16		1 bed		2		51		23		2		10.4		B_1BED_04		Social rent	
Unit B17		2 bed		3		73		32		3		9.1		B_2BED_03		Social rent	
Unit B18		1 bed		2		50		23		2		10.4		B_1BED_04		Social rent	
Unit B19		1 bed		2		51		23		2		8		B_1BED_05		Social rent	

Unit B20		3 bed		5		90		31		4		12.5		B_1BED_01		Social rent	
Unit B21		1 bed		2		52		21		2		5.4		B_2BED_03		Social rent	
Unit B22		3 bed		5		85		27		4		7.5		B_3BED_02		Social rent	
Unit B23		3 bed		6		96		34		4		7.5		B_3BED_03		Social rent	
SECOND FLOOR																	
Unit B24		3 bed		6		96		34		4		7.5		B_3BED_03		Social rent	
Unit B25		3 bed		5		94		34		4		7.2		B_3BED_04		Social rent	
Unit B26		1 bed		2		56		27		2		7.5		B_1BED_03		Social rent	
Unit B27		1 bed		2		51		23		2		5.4		B_1BED_05		Social rent	
Unit B28		3 bed		5		90		31		4		7.5		B_3BED_01		Social rent	
Unit B29		2 bed		3		73		32		3		7.5		B_2BED_03		Social rent	
Unit B30		1 bed		2		51		23		2		5.4		B_1BED_04		Social rent	
Unit B31		2 bed		3		73		32		3		7.5		B_2BED_03		Social rent	
Unit B32		1 bed		2		50		23		2		5.4		B_1BED_04		Social rent	
Unit B33		1 bed		2		51		23		2		5.4		B_1BED_05		Social rent	
Unit B34		3 bed		5		90		31		4		8.2		B_1BED_01		Social rent	
Unit B35		1 bed		2		52		21		2		5.4		B_2BED_03		Social rent	
Unit B36		3 bed		5		85		27		4		7.5		B_3BED_02		Social rent	
Unit B37		3 bed		6		96		34		4		7.5		B_3BED_03		Social rent	
THIRD FLOOR																	
Unit B38		3 bed		6		96		34		4		7.5		B_3BED_03		Social rent	
Unit B39		3 bed		5		94		34		4		7.2		B_3BED_04		Social rent	
Unit B40		1 bed		2		56		27		2		7.5		B_1BED_03		Social rent	
Unit B41		1 bed		2		51		23		2		5.4		B_1BED_05		Social rent	
Unit B42		3 bed		5		90		31		4		7.5		B_3BED_01		Social rent	

Unit B43		2 bed		3	73	32	3	7.5	B_2BED_03		Social rent	
Unit B44		1 bed		2	51	23	2	5.4	B_1BED_04		Social rent	
Unit B45		2 bed		3	73	32	3	7.5	B_2BED_03		Social rent	
Unit B46		1 bed		2	50	23	2	5.4	B_1BED_04		Social rent	
Unit B47		1 bed		2	51	23	2	8	B_1BED_05		Social rent	
Unit B48		3 bed		5	90	31	4	8.2	B_1BED_01		Social rent	
Unit B49		1 bed		2	52	21	2	5.4	B_2BED_03		Social rent	
Unit B50		3 bed		5	85	27	4	7.5	B_3BED_02		Social rent	
Unit B51		3 bed		6	96	34	4	7.5	B_3BED_03		Social rent	
FOURTH FLOOR												
Unit B52		1 bed		2	51	23	2	5.4	B_1BED_05		Social rent	
Unit B53		3 bed		5	90	31	4	7.5	B_3BED_01		Social rent	
Unit B54		2 bed		3	73	32	3	7.5	B_2BED_03		Social rent	
Unit B55		1 bed		2	51	23	2	5.4	B_1BED_04		Social rent	
Unit B56		2 bed		3	73	32	3	7.5	B_2BED_03		Social rent	
Unit B57		1 bed		2	50	23	2	5.4	B_1BED_04		Social rent	
Unit B58		1 bed		2	51	23	2	5.4	B_1BED_05		Social rent	
Unit B59		3 bed		5	90	31	4	8.2	B_1BED_01		Social rent	
Unit B60		1 bed		2	52	21	2	5.4	B_2BED_03		Social rent	
Unit B61		3 bed		5	85	27	4	7.5	B_3BED_02		Social rent	
Unit B62		3 bed		6	96	34	4	7.5	B_3BED_03		Social rent	
FIFTH FLOOR												
Unit B63		1 bed		2	50	23	2	5.4	B_1BED_04		Social rent	
Unit B64		1 bed		2	51	23	2	8	B_1BED_05		Social rent	
Unit B65		1 bed		2	52	21	2	5.4	B_2BED_03		Social rent	
Unit B66		3 bed		5	85	27	4	7.5	B_3BED_02		Social rent	

Unit B67		3 bed		6		96		34		4		7.5	
SIXTH FLOOR													B_3BED_03
Unit B68		1 bed		2		50		23		2		5.4	
Unit B69		1 bed		2		51		23		2		5.4	
Unit B70		1 bed		2		52		21		2		5.4	
Unit B71		3 bed		5		85		27		4		7.5	
Unit B72		3 bed		6		96		34		4		7.5	
TOTAL		72		249		5188				210		615.45	

PHASE 3																	
BLOCK C																	
UNIT NUMBER		UNIT TYPE		NO. PERSONS		GIFA (m2)		KLD		HABITABLE ROOMS		AMENITY		TYPOTOLOGY ID		TENURE	
GROUND FLOOR																	
Unit C01		1 bed WU		2		61		23		2		16.79		C_1BED_WU01		Social rent	
Unit C02		1 bed WU		2		59		24		2		15.96		C_1BED_WU02		Social rent	
FIRST FLOOR																	
Unit C03		2 bed		3		61		24		3		6.8		C_2BED		Social rent	
Unit C04		1 bed		2		51		22		2		5.4		C_1BED		Social rent	
Unit C05		1 bed		2		51		22		2		5.4		C_1BED		Social rent	
Unit C06		2 bed		3		61		24		3		6.8		C_2BED		Social rent	
SECOND FLOOR																	
Unit C07		2 bed		3		61		24		3		6.8		C_2BED		Social rent	
Unit C08		1 bed		2		51		22		2		5.4		C_1BED		Social rent	
Unit C09		1 bed		2		51		22		2		5.4		C_1BED		Social rent	
Unit C10		2 bed		3		61		24		3		6.8		C_2BED		Social rent	
THIRD FLOOR																	
Unit C11		2 bed		3		61		24		3		6.8		C_2BED		Social rent	
Unit C12		1 bed		2		51		22		2		5.4		C_1BED		Social rent	
Unit C13		1 bed		2		51		22		2		5.4		C_1BED		Social rent	
Unit C14		2 bed		3		61		24		3		6.8		C_2BED		Social rent	
FOURTH FLOOR																	
Unit C15		2 bed		3		61		24		3		6.8		C_2BED		Social rent	
Unit C16		3 bed		5		103		31		4		7.5		C_3BED		Social rent	

Unit C17	2 bed	3	61	24	3	6.8	C_2BED	Social rent
FIFTH FLOOR								
Unit C18	2 bed	3	61	24	3	6.8	C_2BED	Social rent
SIXTH FLOOR								
Unit C19	3 bed	5	103	31	4	7.5	C_3BED	Social rent
Unit C20	2 bed	3	61	24	3	6.8	C_2BED	Social rent
SEVENTH FLOOR								
Unit C21	3 bed	5	103	31	4	7.5	C_3BED	Social rent
Unit C22	3 bed	5	103	31	4	7.5	C_3BED	Social rent
EIGHTH FLOOR								
Unit C23	3 bed	5	103	31	4	7.5	C_3BED	Social rent
Unit C24	3 bed	5	103	31	4	7.5	C_3BED	Social rent
TOTAL	25	76	1654		70	185.65		

PHASE 1-3													
BLOCK A,B,C & D													
		UNITS		NO. PERSONS		GIFA (m2)		KLD		HABITABLE ROOMS		AMENITY	
TOTAL		120		396		8393				339		1018.4	



HYLANDS ROAD, WALTHAMSTOW