

THE OVERALL SCHEME

04.1.6 OVERALL SITE PLAN

Layout

In depth design analysis has been carried out in order to propose a layout which addresses the site constraints. The layout of the site has been carefully considered to incorporate private gardens to the rear of the ground floor dwellings as well as private terraces to the front of each property addressing the existing street context. The proposal provides a mixture of communal amenity, playspace and SANGs to create a proposal that is of high quality design both internally and externally, providing residents with space to enjoy the outside and promote healthy living. The design has carefully responded to, and has been influenced by the knowledge of some specific anti-social behaviour issues in the area.

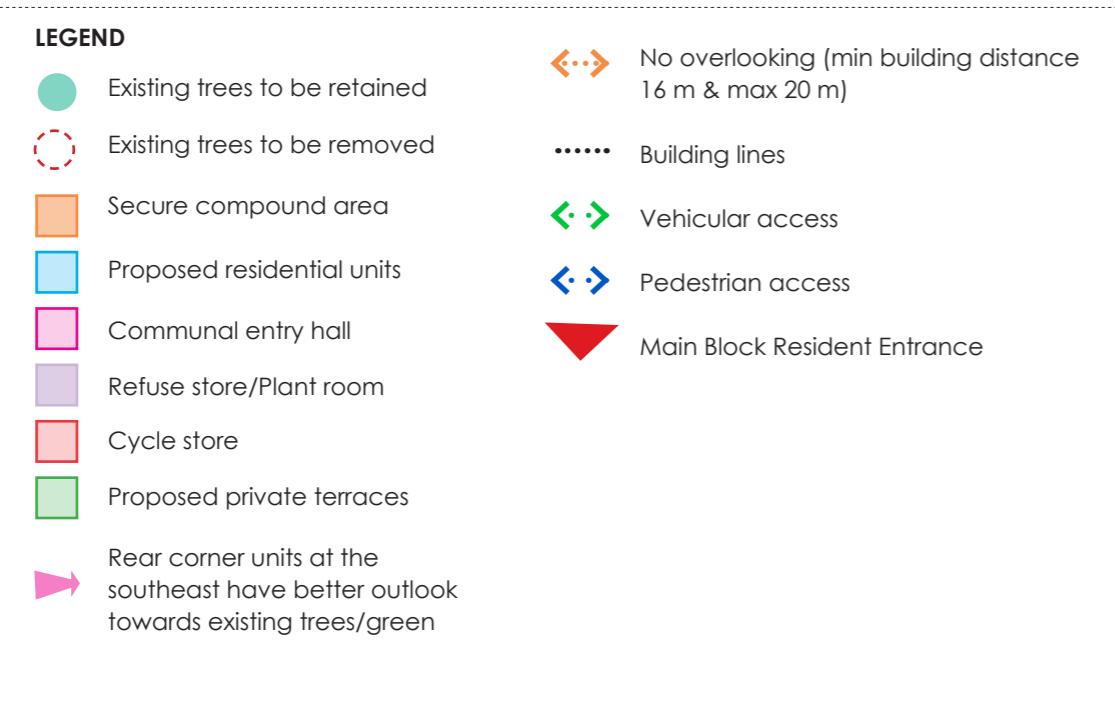
Landscaped defensible space and pedestrian routes are proposed to the front of the blocks to create a series of welcoming entrances to the proposal. These areas also allow for secure refuse and cycle storage to be located in a space which has natural surveillance, and complements the active frontage of the ground floor flats.

The proposed placement of the building within the site creates a good separation between the proposal and built context. The building lines between the surrounding built context and proposed building are clearly defined and the built form defines the inner 'garden' proposed for future residents, creating an oasis from the city and a response to the adjacent Epping Forest.

The access to the on-site parking has been carefully considered so that it can be easily accessed from the existing crescent, which provides an effective link to the main highway. The existing pedestrian accesses from Fernhill Court, Hylands Road and Forest Road have been retained and further defined, creating an obvious and enjoyable route.

Relationship to neighbouring properties

The stepped articulation of the blocks away from the surrounding residential buildings reduces the impact of the density proposed, which allows the proposal to respond to the existing context. The orientation of the proposed building and window placement have been carefully considered to respect the existing neighbouring properties.



NB: Tree information has been obtained by arboriculturist consultant's report, please refer to this for more detail

Proposed Site Plan (not to scale)



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04.1.7 WHEELCHAIR ACCESSIBLE DWELLINGS

Following the brief's importance placed on accessible living units, we developed the scheme's ground floor to create a mix of wheelchair user dwellings, parallel to the landscaping of the scheme to provide complete level access throughout the site using high-quality hard surface treatment design throughout the sloping site.

All 13 wheelchair user dwellings (10.8% of the scheme) are Part M4(2): Category 3 compliant. Within this provision, one, two and three bed wheelchair user dwellings are proposed, to ensure the scheme provides a mix of unit types which are greatly in need in the Borough.

The remaining 107 dwellings are all Part M4(2): Category 2 (accessible and adaptable dwellings) compliant, as per local policy.

LEGEND	
	1B/2P Wheelchair User Dwelling x 7
	2B/3P Wheelchair User Dwelling x 1
	2B/4P Wheelchair User Dwelling x 2
	3B/5P Wheelchair User Dwelling x 3



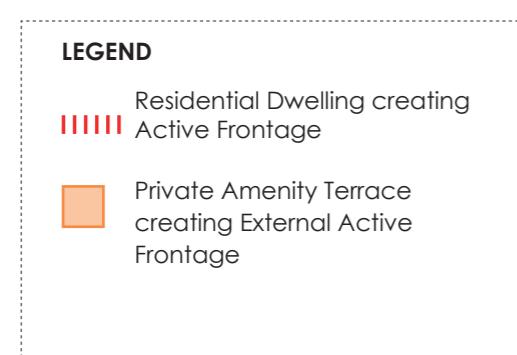
Proposed Site Plan (not to scale)

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04.1.8 ACTIVATING THE GROUND FLOOR FRONTAGE

Following feedback from members of the planning department, it was clear there was an opportunity and create importance to re-activate the ground floor for the proposal, providing 'eyes on the street' to not only creating activity to promote natural surveillance, but to further knit the proposal into the existing community.

Throughout the development we have tested different ground floor layouts, each moving the scheme towards the proposal shown, where compulsory non-active frontage areas (such as refuse and cycle stores) are peppered in between units, to omit any long stretches of inactive frontage and create activity along the whole site boundary - both facing Hylands Road and 'The Garden'. This is further improved by integrating private amenity space facing Hylands Road on the ground floor, creating external areas for the residents to enjoy, which further activates and improves the existing streetscape.



Proposed Site Plan (not to scale)

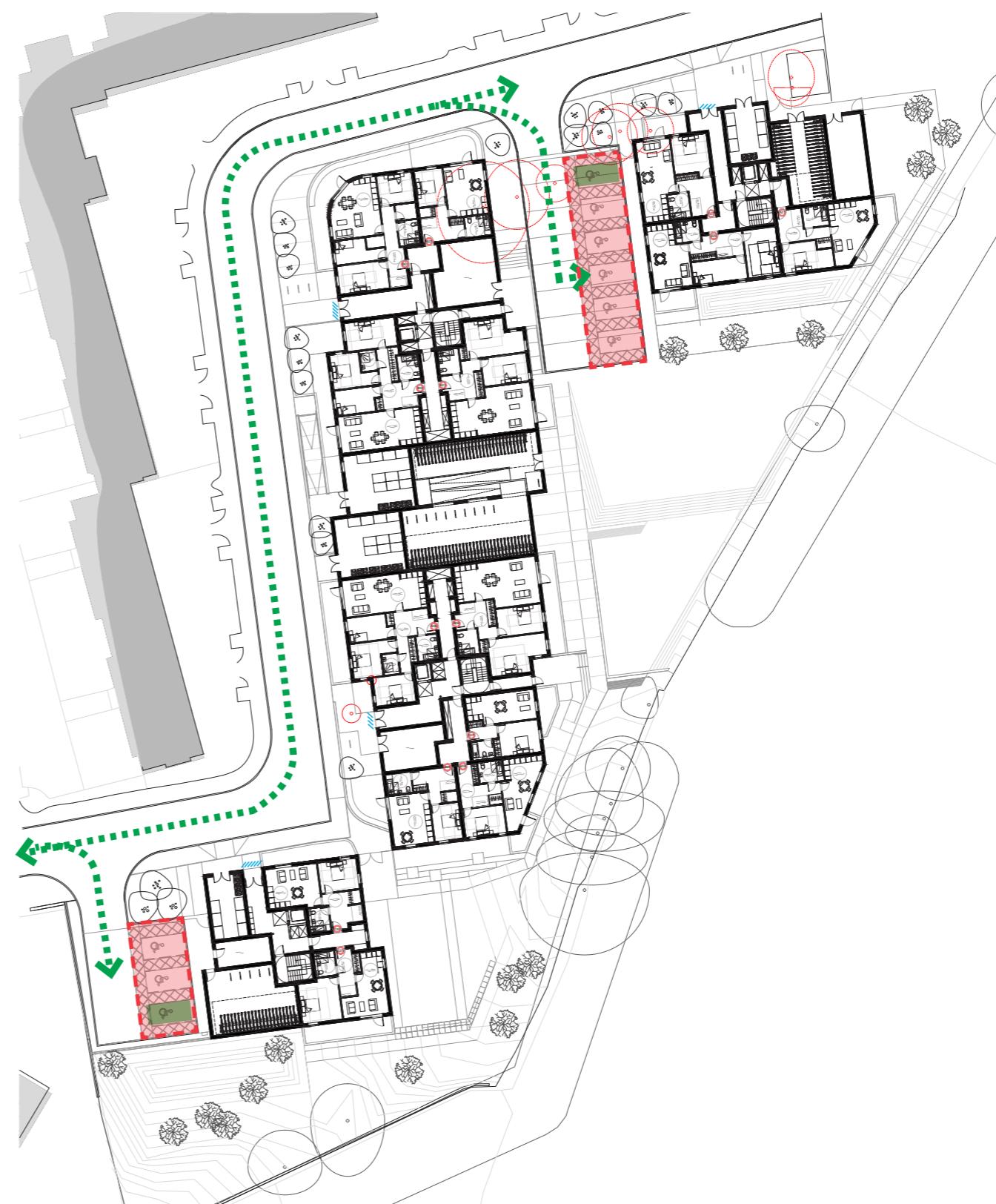
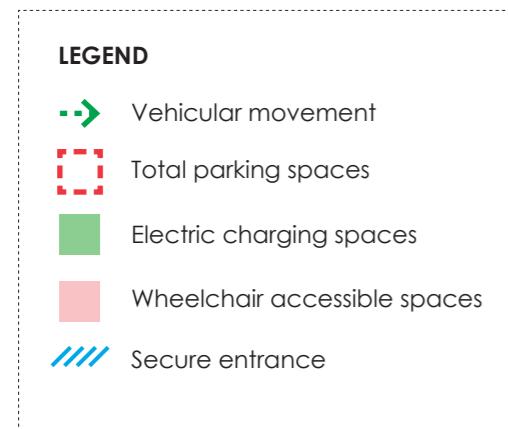
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04.1.9 PARKING

Parking

The development proposes 9 off street blue badge allocated parking spaces, with 20% having active electric vehicle charging points and the remainder having passive provision for ease of future installations.

Please see the full transport assessment and travel plan from Paul Mew Associates outlining the detail



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04.1.10 SECURE BY DESIGN

- 1 A Secure by Design meeting was held with Matthew Fletcher of Metropolitan Police Service on 24/07/2019 at Waltham Forest's Magistrate's Building. Secure Bike store is incorporated within the built form and has fob entries for the residents only and signage to advise residents to 'Lock your Bike'. Each of the three blocks has a dedicated cycle store to avoid all 120 unit residents accessing the stores at the same time and as the scheme is 100% social rent, there is no tenure split between stores. (spec. LPS 1175 SR2 self closing)
- 2 CCTV Surveillance to avert anti-social behaviour and aid in the security of the site and adequate lighting to be provided of all entry/exit points of buildings, lift/stair core entrances, stairs at ground level (check original notes), external amenity space and car park areas
- 3 Natural Surveillance created by clear visibility over the ground floor street, communal external areas and parking area from dwellings and street
- 4 Main entrance access doors to all blocks will be self-closing with audio visual control access (spec. LPS 1175 SR2 self closing) and system to be data logged.
- 5 All ground floor windows and terrace doors will be PAS24:2016 Standard (with toughened glazing with a layer of laminate as a minimum - P2). Similarly all windows and balcony doors on upper levels that present as 'vulnerable' to be of same spec.
- 6 Internal access doors to each core / communal doors are to be fob access controlled, on upper floors stair entry to level communal corridor is fob access, and push to exit into core from communal corridor.
- 7 Ground Floor terrace balustrading top to be unfinished to discourage use as seating or easy access, where terraces sit below street level, defensible planting to create buffer zone will be included
- 8 Secure refuse store with fob access designed within the building (spec. LPS 1175 SR2 self closing). Access will be for both resident and refuse collection.
- 9 Plant rooms to be maintenance only access and have maintenance only access (spec. LPS 1175 SR2 self closing)
- 10 Access to roof terrace to be maintenance only
- 11 Secure boundary treatment incorporated in landscape design to create resident only access within site external space (please see landscape design section for details)
- 12 Car Park Areas to have CCTV surveillance and secure boundary separating from resident access to communal amenity/playspace within site

LEGEND	
Secure cycle store	Ground floor / vulnerable windows
Secure refuse store	↔ Public pedestrian route to Forest Road
Ground floor flat secure doors & windows	— Unfinished railing top
Secure core access doors	□ Public Space
↔ Natural surveillance	■ Private Space



Proposed Site Plan (not to scale)



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04.1.11 ASPECT VIEWS FROM TYPICAL FLOOR



OVERALL BUILDING ASSESSMENT		
TYPE OF APARTMENT	TOTAL	
SINGLE ASPECT	28%	34 UNITS
All of windows are along single external wall [Note: All are East or West Facing]		
DUAL ASPECT	53%	63 UNITS
Windows on adjacent walls (90 degrees) allowing for views in two distinct directions		
TRIPLE ASPECT	19%	23 UNITS
Windows on adjacent walls allowing for views in three distinct directions.		

Triple, dual and single aspect, improving residents quality of life

The proposal has been designed with efficient typologies that range from triple to single aspect. It is noted that there are none north-facing single aspect units.

The aspect of all flats has been arranged to promote high levels of visibility to the shared amenity spaces on the first floor. The design allows maximum daylight into the living spaces by putting sanitary and kitchen areas to the rear of the flat.

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04.1.12 WEST FACING SITE ELEVATION [SECTION THROUGH BLOCK C]



PR188 HYLANDS ROAD -DESIGN AND ACCESS STATEMENT

