

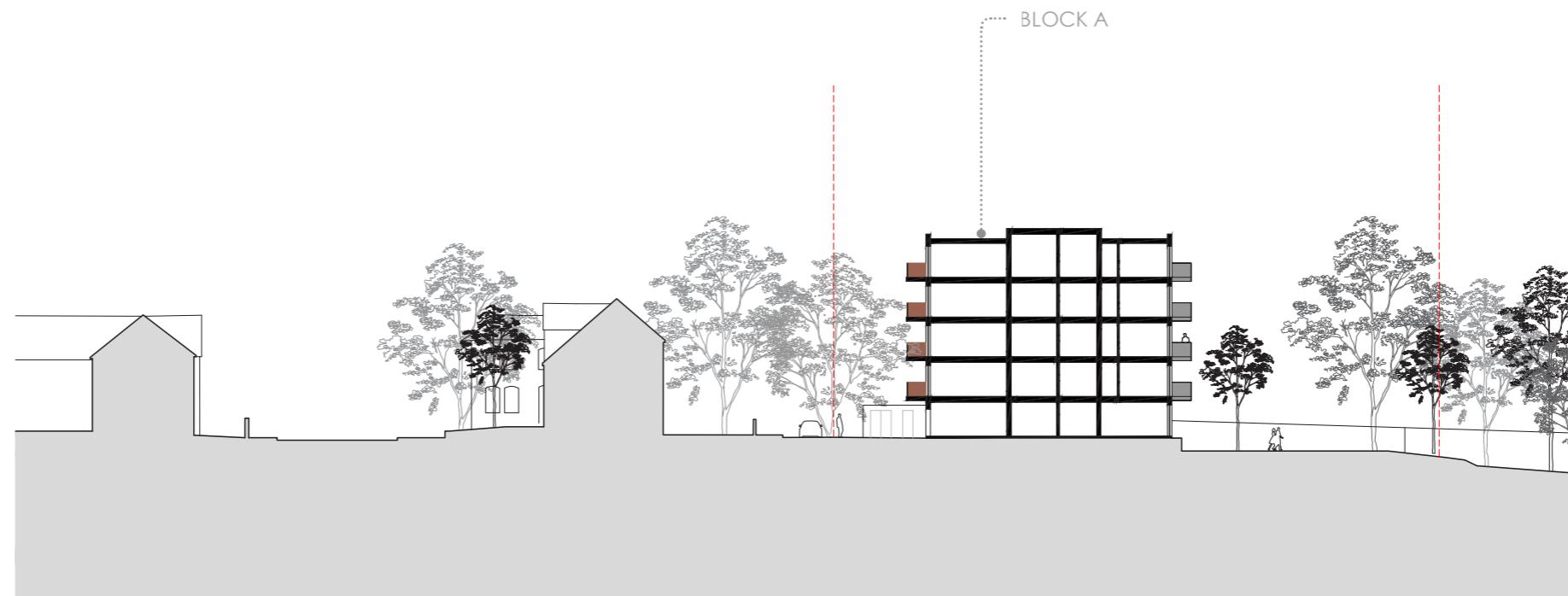
THE OVERALL SCHEME

04.1.13 NORTH FACING ELEVATION

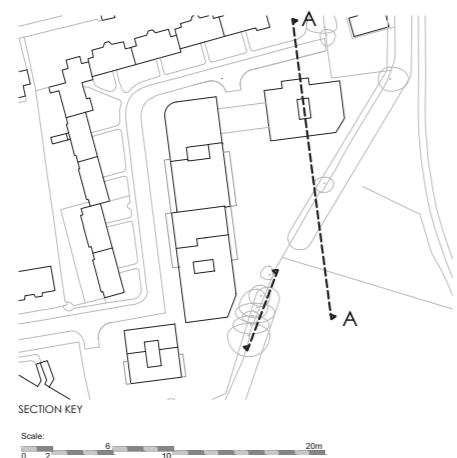


THE OVERALL SCHEME

04.1.14 NORTH - SOUTH SITE SECTION THROUGH BLOCK A



PR188 HYLANDS ROAD -DESIGN AND ACCESS STATEMENT



04.2

Hylands Road, Walthamstow
Design - Landscape

SECTION AUTHORED BY
Breeze Landscape Architects

breeze

04.2 LANDSCAPE DESIGN

Accompanying drawings, surveys and reports

This section of the Design and Access Statement, should be read in conjunction with the following planning drawings and reports:

Landscape Design Drawings:

7127_P_002	Existing Site Plan (incorporating tree survey)
7127_P_011	Proposed Hard Landscape Masterplan
7127_P_012	Proposed Soft Landscape Masterplan
7127_P_013	Hard Landscape Plan (1 of 3)
7127_P_014	Hard Landscape Plan (2 of 3)
7127_P_015	Hard Landscape Plan (3 of 3)
7127_P_016	Soft Landscape Plan (1 of 3)
7127_P_017	Soft Landscape Plan (2 of 3)
7127_P_018	Soft Landscape Plan (3 of 3)
7127_P_021	Existing & Proposed Section A
7127_P_022	Existing & Proposed Section B
7127_P_023	Existing & Proposed Section C
7127_P_024	Existing & Proposed Section D
7127_P_025	Existing & Proposed Section E
7127_P_026	Existing & Proposed Section F
7127_P_027	Existing & Proposed Section G
7127_P_028	Existing & Proposed Section H
7127_P_029	Existing & Proposed Section I

Relevant Site Surveys and Reports

Arboricultural Survey

Arbeco Limited
Hylands Road Arboricultural Impact Assessment
Reference: ARB1671, dated 02 July 2019

Ecological Survey

MKA Ecology
Preliminary Ecological Appraisal and Invasive Species Survey.
Hylands Road, Walthamstow
Reference: 86519, dated 14 June 2019

Open Space Assessment

Breeze Landscape Architects Limited
Hylands Road, Walthamstow Open Space Assessment
August 2019.

Transport Assessment

Paul Mew Associates
Hylands Road, Phases 1 & 2
Walthamstow, London
August 2019

Residential Travel Plan

Paul Mew Associates
Hylands Road, Phases 1 & 2
Walthamstow, London
August 2019

Topographic Survey

Premier Surveys Limited
Hylands Road, Walthamstow
Reference: 6969, dated June/August 2019

Existing Site Context

Site Location

The Hylands Road site is located on Hylands Road in Upper Walthamstow. Refer to Figure 1. Upper Walthamstow is the easterly part of Walthamstow, London, England. It occupies an area of about 0.5 square kilometres, bounded by the A406 to the north, Wood Street and the railway track to the west, Woodford New Road and Epping Forest to the east, and Lea Bridge Road to the south.

To the north-east of the site, bordering Forest Road is the former Hylands House School, containing a brick building and associated hard play areas. The building is currently unoccupied.

Bordering the site on the north and west side of Hylands Road are two and three storey residential terraced housing.

The site forms the eastern edge of built development before the Epping Forest, and the forest boundary transition is well defined when travelling along Forest Road from west to east.

Land designations

The south eastern site boundary sits adjacent to Epping Forest, which is within land designated as Metropolitan Open Land (Waltham Forest Local Plan Policies Map). There are allotments within Metropolitan Open Lane, located to the south eastern site boundary (Reference A22) as well as a 'Green Corridor' running from north to south. Within one kilometre of the site are a number of Special Area of Conservation sites (References SAC8, SAC9 and SAC10), and a

Site of Special Scientific Interest (Reference SSS12).

Existing open spaces

Refer to the Open Space Assessment accompanying this report for details of nearby public parks, open spaces and recreation grounds.

Existing landscape character

The site is suburban in nature, with the Forest boundary edge providing a transition in landscape character from suburban residential housing to urban forest. As the Hylands Road is a cul-de-sac, with only pedestrian connection to Forest Road, the site is generally peaceful with no through traffic.

Public Transport Accessibility

In terms of public transport the site has a public transport accessibility level (PTAL) rating of 2 which is a 'poor' rating as defined by Transport for London (TfL). There are three bus services, the 123, 275 and 230, within a reasonable walking distance of the site. Wood Street Station, on the London Overground, is approximately 950 metres to the south west of the site.

Parking

The site is located within the Wood Street East 'WSE' controlled parking zone (CPZ) which is in operation Monday to Friday between 10am and 4pm. On the northern side of Forest Road, the Hale End CPZ has been recently introduced under an experimental traffic order for a period of up to 18 months. This is in operation Monday to Friday between the hours of 10am and 4pm.

Cycling

Forest Road has marked out cycle lanes in both directions on the existing road carriageway, providing an east-west cycle lane link to Hoe Street and Wood Street Area, Blackhorse Village and the Lee Valley Regional Park to the west.

The Forest Road cycle lanes are part of the Borough's 'mini holland' network as set out in their vision document: '2020 Vision: Cycling in the London Borough of Waltham Forest 2015-2020'.

The Existing Site

Existing buildings

The existing site consists of three blocks of residential buildings, access road and associated footpaths, garages, and former community centre building. The buildings are set within amenity



Figure 1: Site Location Aerial Photograph



Figure 2: Hylands Road existing site plan



Figure 3: Existing site topography

grassland with scattered trees and limited shrub planting. The site contains no children's play or informal sports provision. Refer to **Figure 2**. The current residential buildings, former community centre and garages are in a poor state of repair.

Site topography

The existing site slopes from north-east to south-west from 47.00 AOD at its highest point to 41.50 AOD at the lowest point, **Figure 3**. The average site existing gradients are approximately 1 in 25, with the steepest slope to the south-west corner of 1 in 12. The existing buildings step down across the gradient, and are accessed from ramped entrances to Hylands Road, **Figure 6**.

Existing boundaries

The existing site boundaries (**Figure 5**) are as follows:

North and West: Hylands Road forms the site boundary to the north and west.

East: The eastern boundary is defined by the Tree Group G2, with mixed fencing and the existing garage block.

South: The southern boundary is defined by the Tree Group G1, with mixed fencing and brickwork boundary wall to the adjacent allotments and rear gardens of neighbouring properties.

South-west: The south-western boundary at Fernhill Court includes poor quality timber close board fencing and brick timber stores.

Existing trees

With regard to existing trees, the site is to the eastern and southern boundaries by a mature tree belt forming the edge of Epping Forest. This is a key visual feature of the site and provides a backdrop to the existing housing when entering the site from Forest Road to the north.

Within the site there are a number of mature trees, grouped to the north and along the southern boundary (**Figure 7**). The Arbecco tree survey notes the following with regard to the existing trees:

The main findings of the survey are as follows:

- There were 24 individual trees and two groups in and adjacent to the proposed development site each described in Appendix 1 of this report.
- Of the trees surveyed, four individuals and two groups were attributed Category B status, 18 individuals were attributed Category C status and two individuals were attributed Category

U status.

- A tree constraints check was carried out with the London Borough of Waltham Forest and it was confirmed that no trees located adjacent to or in the proposed development site were subject to Tree Preservation Order or Conservation Area restrictions.
- Root protection areas were calculated in accordance with BS 5837:2012 for each of the surveyed trees and ranged from 7.1m² for T7 to 221.7m² T13 and T22.
- Of the trees surveyed, a total of 10 individuals will require removal to facilitate development. Of the trees to be removed, eight were attributed Category C status and two were attributed Category U status
- Any work to trees should consider the potential presence of protected species, including breeding birds and roosting bats.
- The term "group" is intended to identify trees that form cohesive arboricultural features either aerodynamically (e.g. trees that provide companion shelter), visually (e.g. avenues or screens) or culturally, including for biodiversity (e.g. parkland or wood pasture).

Proposed Tree Removals

The existing trees proposed for removal as part of construction of the works are as follows:

Tree	Species	BS5834 Category
T1	Fraxinus excelsior	C1
T2	Fraxinus excelsior	C1
T3	Ilex aquifolium	C1
T4	Acer pseudoplatanus	C1
T5	Acer pseudoplatanus	C1
T6	Acer pseudoplatanus	C1
T7	Prunus avium	U
T8	Acer pseudoplatanus	C1
T11	Prunus avium	U
T12	Prunus avium	C1

The landscape proposals include a re-planting strategy as mitigation for the proposed tree removals.

Existing Site Ecology

The MKA Ecology Report notes the following with regard to the existing site habitat:

Amenity grassland: The majority of the site comprised amenity grassland. This habitat was dominated by Annual meadow-grass Poa annua and Brome species Bromus sp, with occasionally recorded species being cut-leaved cranes-bill Geranium dissectum and yarrow Achillea millefolium. The amenity grassland was left unmanaged with a sward that ranged in height.

Scattered trees: Ash Fraxinus excelsior trees have been planted within the amenity grassland in the centre of the site, alongside common lime Tilia cordata x platyphyllus (T. x vulgaris) trees on the south boundary. Additionally, sycamore Acer pseudoplatanus was present in the line of trees on the south-east boundary of the site. The specimens were mostly mature individuals.

Scrub: Dense patches of scrub were present along the south and south-east boundaries of the site, situated between the amenity grassland and tree line. The scrub was dominated by green alkanet Pentaglottis sempervirens and bramble Rubus sp., with greater celandine Chelidonium majus occasionally present.

Introduced shrubs: Several small areas of introduced shrubs were located towards the centre of the site in close proximity to the buildings. These were dominated by buddleia Buddleja davidii and rose bushes Rosa sp. The shrubs were left unmanaged.

Buildings: Four building structures were present on site. The two rows of buildings to the centre of the site and the building to the south west of the site were residential buildings comprised on brick, plastered exterior walls, hanging tiles and slate roofs. These buildings remained largely inhabited by residents. A one-storey building was located to the east of the site comprised of brick and a felt roof, which was no longer in use. In addition, a derelict, brick-built garage block was located to the east of the site with a flat roof metal corrugated tiles and overgrown vegetation on top.

Hardstanding: Hylands Road, Walthamstow – Preliminary Ecological Appraisal and Invasive Species Survey June 2019

A large area of hardstanding was present and located on the west, north and east perimeter of the site.

Other vegetated areas: A small and abandoned fenced allotment plot was present on the east boundary of the site which comprised of wooden decking, a wooden shed with a felt roof, a rubble pile and wooden planters with plastic lining. The area was dominated by herb robert Geranium robertianum, bramble and young ash. The area was unmanaged and had a tall sward.



Figure 5: Existing site boundaries





PR188 HYLANDS ROAD - DESIGN AND ACCESS STATEMENT
Figure 7. Existing trees

Proposed Landscape Design

Landscape Masterplan

A number of different concept site layouts have been tested during the initial design stages by the architect, in particular testing block layouts, height and massing. The final agreed block layout (Pre-Application Meeting 20 August 2019), has resulted in three blocks located to the boundary of the Site to Hylands Road, with the largest, Block B, running north-south, and the smaller Block A and C located on the east-west road alignment of Hylands Road.

The architectural massing creates a built street frontage line, containing footpaths and ramps to facilitate pedestrian access to main entrances, refuse stores and plant rooms from Hylands Road. Where applicable, ground floor flats have private terraces fronting the street, with planted gardens and multi-stem trees providing a green structure, particularly to Block B.

The buildings are interdispersed with secure gated access for blue badge car parking areas and pedestrian access to the amenity space. Overall, the buildings and gated access provide a clear, defensible boundary to the Site.

The built form creates communal amenity space internally to the Site, with the mature trees forming the Epping Forest boundary providing a backdrop to the external space along the southern boundary. A smaller amenity space, (connected via an informal footpath to the main space), is created to the south of Block B(S) and adjacent to Block C. The levels design creates a series of terraced platforms for play and amenity which step down the site from north to south. Access to the terraces is via a 1:21 footpath with landings to provide level access to the top of each terrace.

Private ground floor amenity space is also provided to each flat adjacent to amenity space, and these vary in their relationship to the adjacent open space in terms of site level.

The site landscape masterplan is detailed in **Figure 8**.

The landscape design strategy, materials palette and proposed maintenance regime is detailed on the following pages.



Figure 8: Proposed Landscape Masterplan

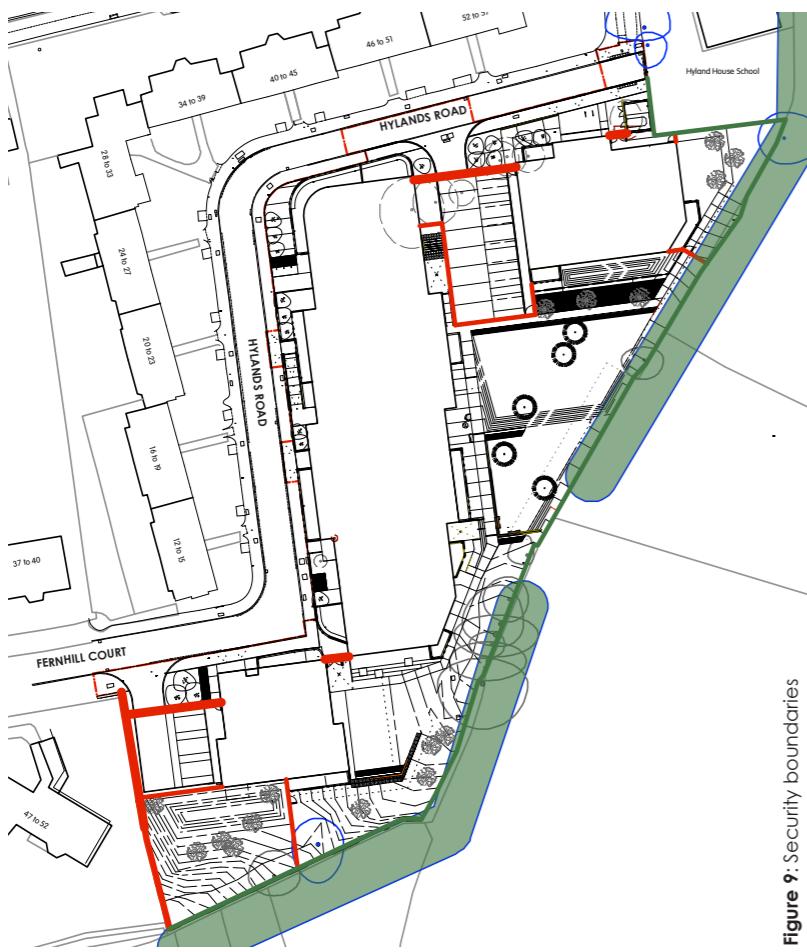


Figure 9: Security boundaries

Site boundaries

Hylands Road Frontage: Building facade forms secure frontage, with 2.1m gates and railings between blocks. These will be designed using vertical bar steel or equivalent to ensure clear views through external boundaries to provide views into the Site.

Fernhill Court boundary: Replacement of existing brick stores and poor quality timber palisade fencing with new 1.8m vertical bar railings, mounted onto brick retaining walls as required in location of former stores.

Epping Forest boundary: Retention and replacement of existing fencing as required to secure and upgrade the existing boundary. New fencing to be installed where former garages are removed. All existing trees to be retained to the forest boundary.

Hylands House School: Retention of existing metal palisade fencing to former school playground.



Figure 10: Highway Works

Highway Works

Works proposed to the public highway include:

- Removal of the existing turning head into the site adjacent to Hylands House School and reinstatement of new footpath to northern boundary of the Site.
- Removal of two existing CPZ parking spaces in former turning head adjacent to Fernhill Court and reinstatement of new footpath to provide continuous footpath link from Fernhill Court to Hylands Road.
- Creation of two new vehicular access points to development, also providing turning for servicing, delivery and emergency service vehicles.
- Creation of drop kerbs for refuse collection and new footpath crossing to provide link to Forest Road.

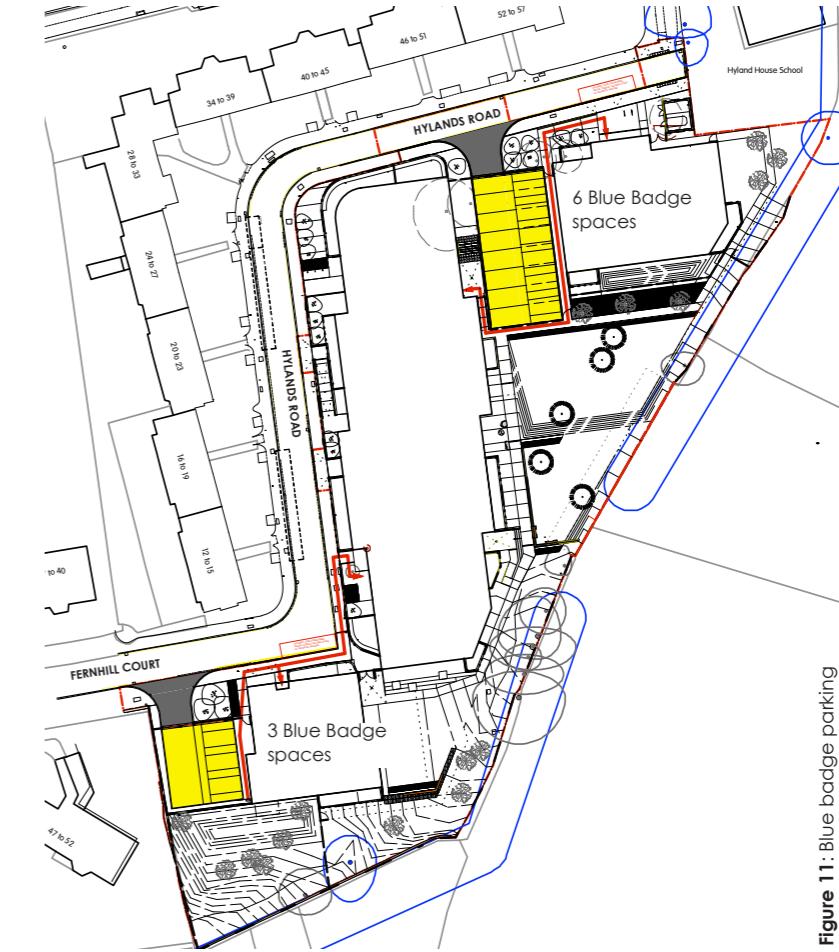


Figure 11: Blue badge parking

Access and Circulation

Blue Badge Car Parking: There are two proposed 'in-development' blue badge car parking areas. These have vehicular access from Hylands Road, with access controlled via sliding gates.

Six spaces are proposed between Block A and Block B (N), and three spaces are proposed adjacent to Block C located to the site boundary with Fernhill Court.

The parking areas have accessible footpath links direct from the parking bays to the adjacent blocks.

An active electric car charging point is proposed in each area, with passive provision for all remaining spaces.

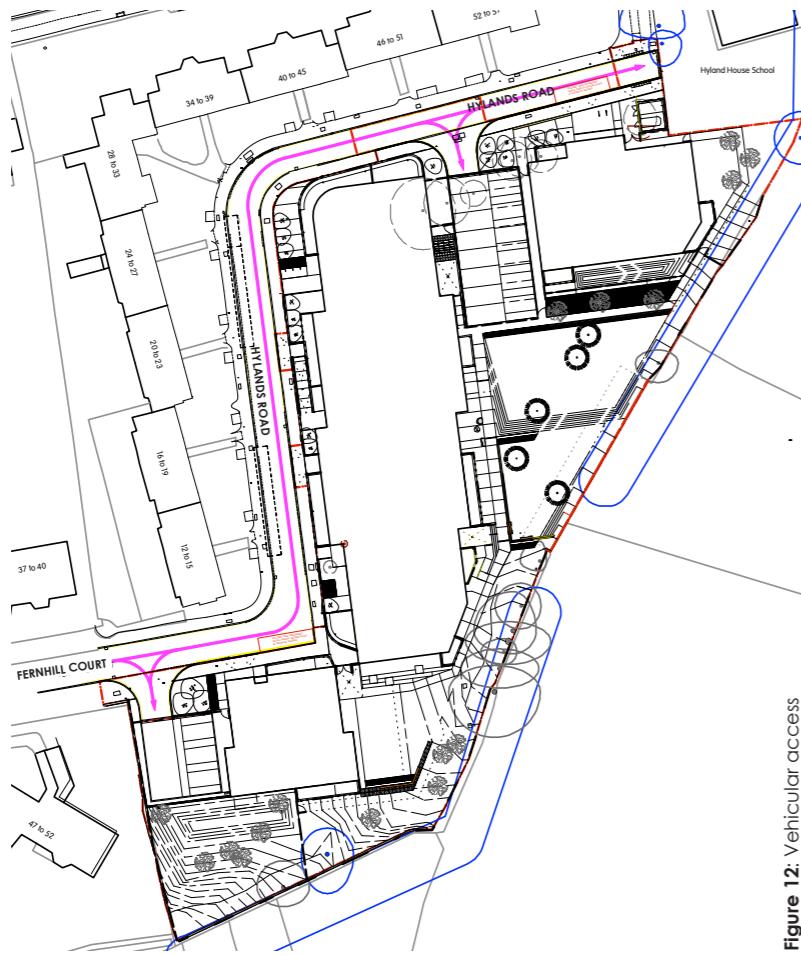


Figure 12: Vehicular access

Access and Circulation

Servicing, Deliveries and Emergency Service Vehicles: Vehicular access to the development will be via Fernhill Court to the west and Hylands Road. The current arrangement of Hylands Road as no through road to Forest Road will be maintained as existing. Blue badge residents will access one of two proposed car parking areas via gated access, with the secure gate line set a minimum of 5m from the back of the adopted footway. Refuse vehicles will have kerbside collection points as existing, with new dropped kerbs installed adjacent to refuse stores.

Servicing and emergency service access will be via kerbside, with two new turning heads provided as part of the car parking access roads.

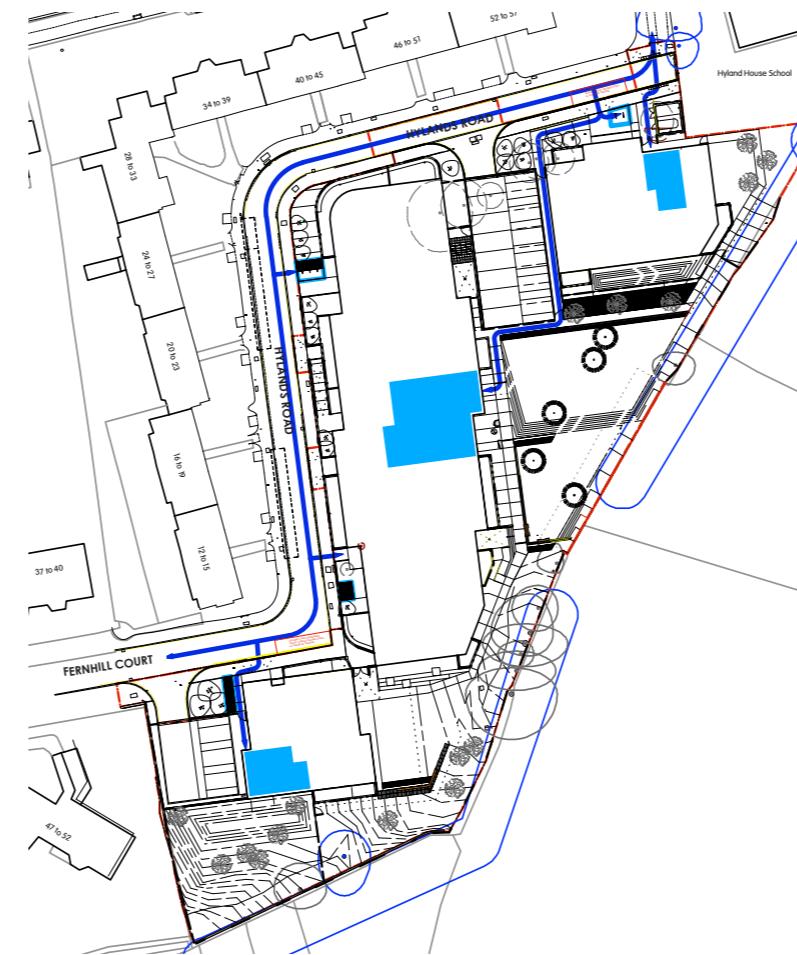


Figure 13: Cycle access and parking

Access and Circulation

Cyclists: Cyclists will be able to access the development from either Fernhill Court and Hylands Road to the west, or Forest Road to the north, with connections to the Borough's mini holland cycle lane network.

Residents who cycle, will have direct access from back of adopted highway via dedicated pedestrian footpaths to internal secure cycle storage.

Visitor cycle parking, for on-line food deliveries for example will have cycle parking adjacent to each block's communal entrance.

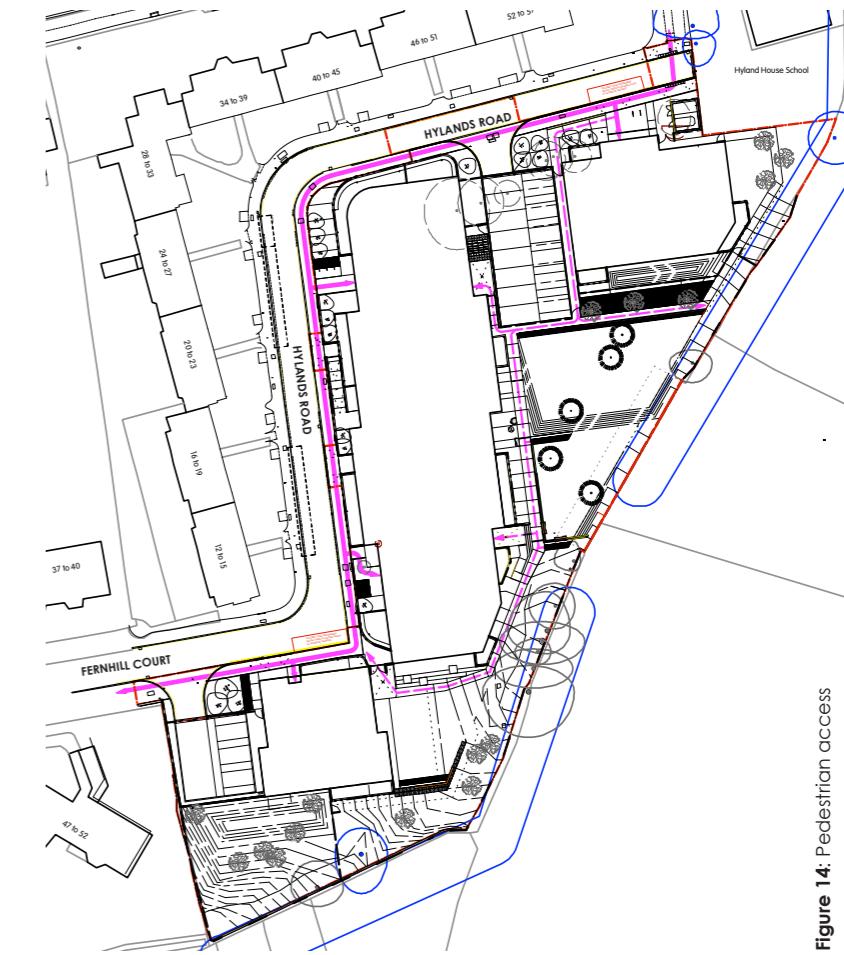


Figure 14: Pedestrian access

Access and Circulation

Pedestrians: Pedestrians will have access to the development from either Fernhill Court and Hylands Road to the west, with a new footpath created to replace an existing grass verge adjacent to Fernhill Court. A new pedestrian crossing will be created to provide an improved link from Forest Road to the north of Hylands Road. Each block entrance is situated facing the highway to reinforce an active frontage.

Block A has a dedicated pedestrian access to link the Block entrance to the amenity space

Block B has two internal links from the common stairs to the external amenity space.

Block C has access via a pedestrian gate between Block B (S) and Block C for access from the main entrance to the amenity space.

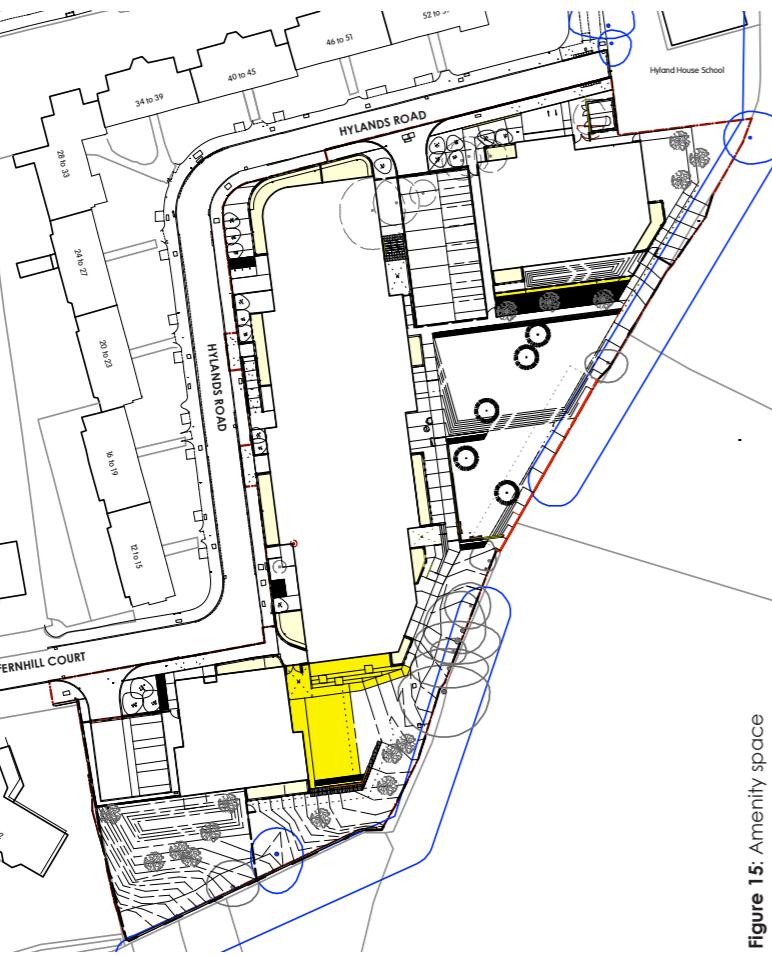


Figure 15: Amenity space

External Amenity Space

Communal Amenity Space: The scheme proposes two communal amenity gardens. A linear garden adjacent to the upper play terrace is located with clear views across the Site and is set at a level of 46.00 AOD. The garden is surfaced with porous grasscrete linear block with wide turf joints. The garden contains timber seating with seat backs and arm rests, located beneath flowering native cherry trees. The garden is adjacent to the northern rain garden, separated from the amenity space by a clipped native mixed species hedge. The lower garden in contrast is a turfed platform between Blocks B (S) and Block C. To the north of the garden are timber block seating steps, with clear views over the south facing space. The southern edge of the space is defined by a gabion retaining habitat wall with corten seating. The space includes a shade garden and climbing trees.

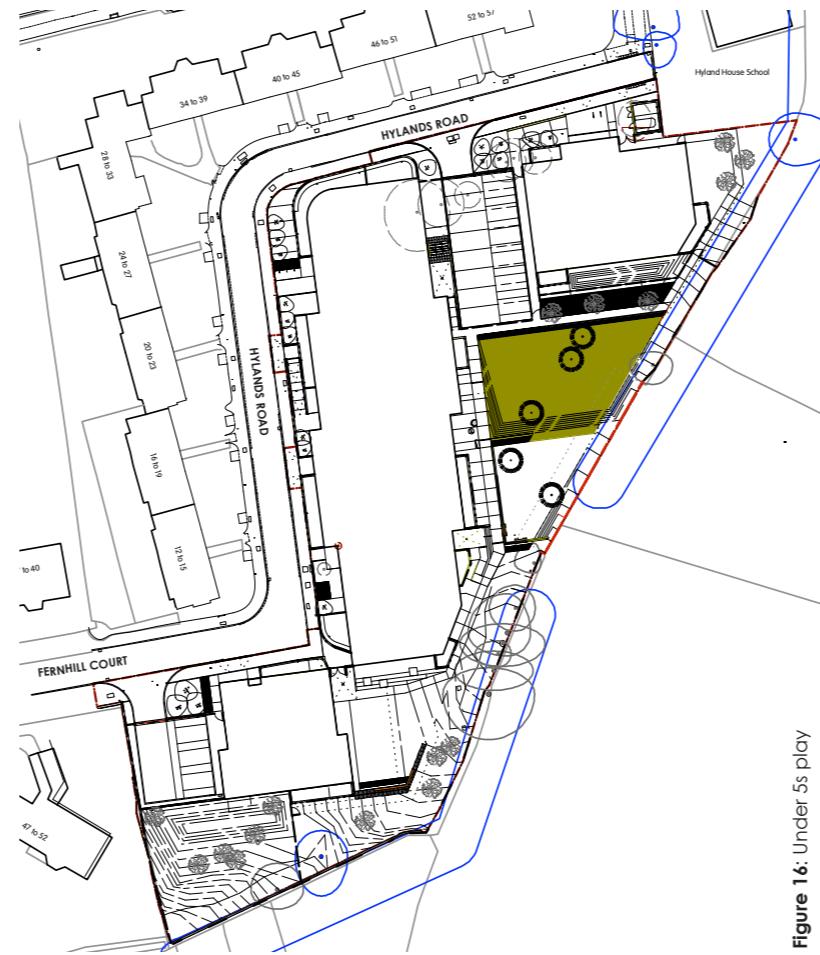


Figure 16: Under 5s play

External Play Space

External Play (under 5s): The communal amenity space is designed to create a series of terraces that step down the slope. The upper terrace is set at 46.00 AOD, and is bounded by a 1:3 slope to the south, and west. The play area is accessed from three sides, and surfaced with turf and grass safety matting beneath equipment. The timber play equipment takes reference from the Epping Forest, with vertical timber poles holding a series of decks, nets, swing hammocks and balancing ropes. A series of circular decks and play for rocking, rotating and spinning are also provided. A series of circular platform decks, with stone boulders and clear stem pine trees provide shaded space for quiet and more imaginative play.





Figure 17: 5-11 play

External Play Space

External Play (5 to 11): The middle terrace is set at a level of 45.20 AOD and is bounded by timber sleeper seating walls to the west and south, and the 1:3 grass slope of the upper terrace. The larger timber play equipment again takes reference from the Epping Forest, with vertical timber poles holding a series of horizontal rope climbs and layered nets. Single clear stem pines provide shade and year round structure to both play terraces. The terrace is turfed with grass safety matting beneath play equipment.

The second play space is located adjacent to the amenity space south of Block B (S). A series of climbing trees will be located on a gently sloping space, taking reference from the mature trees to the adjacent Epping Forest boundary.

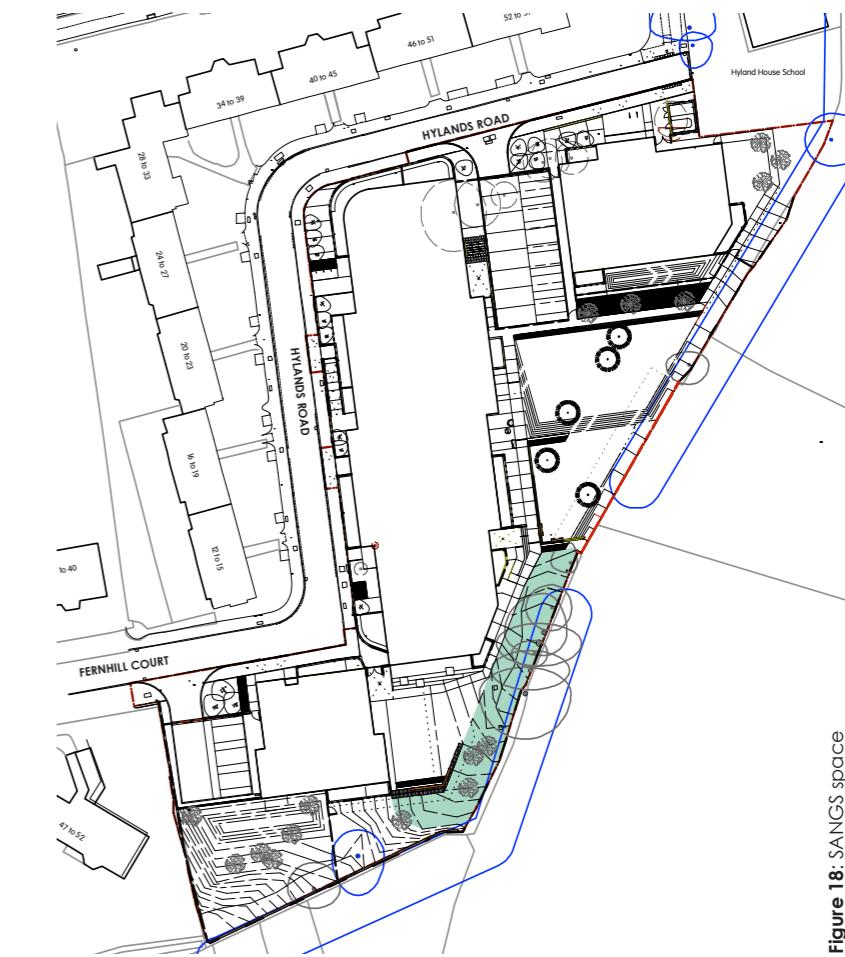


Figure 18: SAGS space

Suitable Alternative Green Space: The Hylands Road site is within the extended Zone of Influence (ZOI) of the Epping Forest Special Area of Conservation (SAC). Natural England issued a Mitigation Strategy in September 2018 requiring residential developments over 100 units to provide a mitigation strategy to seek to reduce impacts on the SAC and increase biodiversity of sites within the ZOI. The proposed scheme provides an area of the site providing an informal pedestrian link between amenity spaces, providing a reinforced gravel footpath, species rich grassland, retention of existing trees and scrub vegetation forming the existing boundary to the Forest. In addition, a series of biodiversity enhancements along the Forest boundary are proposed, and described in the following paragraph.

