

HYLANDS ROAD, WALTHAMSTOW

OPEN SPACE ASSESSMENT

AUGUST 2019



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1.0 Introduction

This Open Space Assessment has been prepared to support a detailed planning application, for the re-development of land at Hylands Road, Walthamstow E17 4AL for residential use.

The assessment provides details of local open spaces (parks and recreation grounds), in the vicinity of the site, analysis of the proposed play and communal amenity space proposed within the scheme.

1.1 Planning Validation Requirements

The site lies within the administrative boundary of London Borough of Waltham Forest. The planning validation requirements for an Open Space Assessment are noted as follows:

VALIDATION CHECKLIST REQUIREMENT FOR OPEN SPACE ASSESSMENT:

- Development on open spaces or play, sports and recreation facilities
- Major residential developments
- Creation of public open space

LOCAL VALIDATION REQUIREMENT FOR OPEN SPACE ASSESSMENT

The Open Space Assessment should include:

- Details of existing open space in the vicinity of the site
- Details of any open space lost as a result of the development (in Ha)
- Details of the area of any open space proposed by the development (in Ha)
- Details of the type of open space provided by the development
- Any necessary mitigation – this may include financial contributions to enhance routes to existing open space or to improve the space

1.2 The Existing Site

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.

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

The site slopes from north-east to south-west from 47.00 AOD at its highest point to 41.50 AOD at the lowest point. 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.

2.0 Open Space Assessment

A desk top study review, and site visit has been undertaken to establish local play and informal sport facilities within the vicinity of the Hylands Road Site.

The Waltham Forest Local Plan Policies Map identifies a range of public open space including: public parks (ref: PK) and playing fields (ref: F). **Figure 2** identifies the parks and playing fields around the site, including the extent of the Epping Forest common access lands directly to the east of the Site. Three public parks (PK) and one estate park space containing play and informal sports, located within 25 minutes walk of the Site were visited to record current facilities.



Figure 1: Site Location Aerial Photograph

Open Space Assessment

EXISTING PUBLIC PARKS

- A** Bistern Avenue Park (PK16)
- B** Kitcheners Road Park (PK13)
- C** Lloyd Park (PK12)
- D** Walthamstow Town Square Gardens (PK15)
- E** Vestre Road Playground
- F** Amberling Park

EXISTING PLAYING FIELDS

- G** George White Sports Ground (F24)
- H** Low Hall Sports Ground (F25)
- I** Walthamstow/Hale End Football Club (F26)
- J** Sir George Monoux College (F27)
- K** Sir George Monoux College (F28)
- L** Chestnuts Field (F29)
- M** Walthamstow Cricket, Tennis and Squash Club (F31)

EPPING FOREST

- N** Highams Park
- O** Walthamstow Forest
- P** Leyton Flats

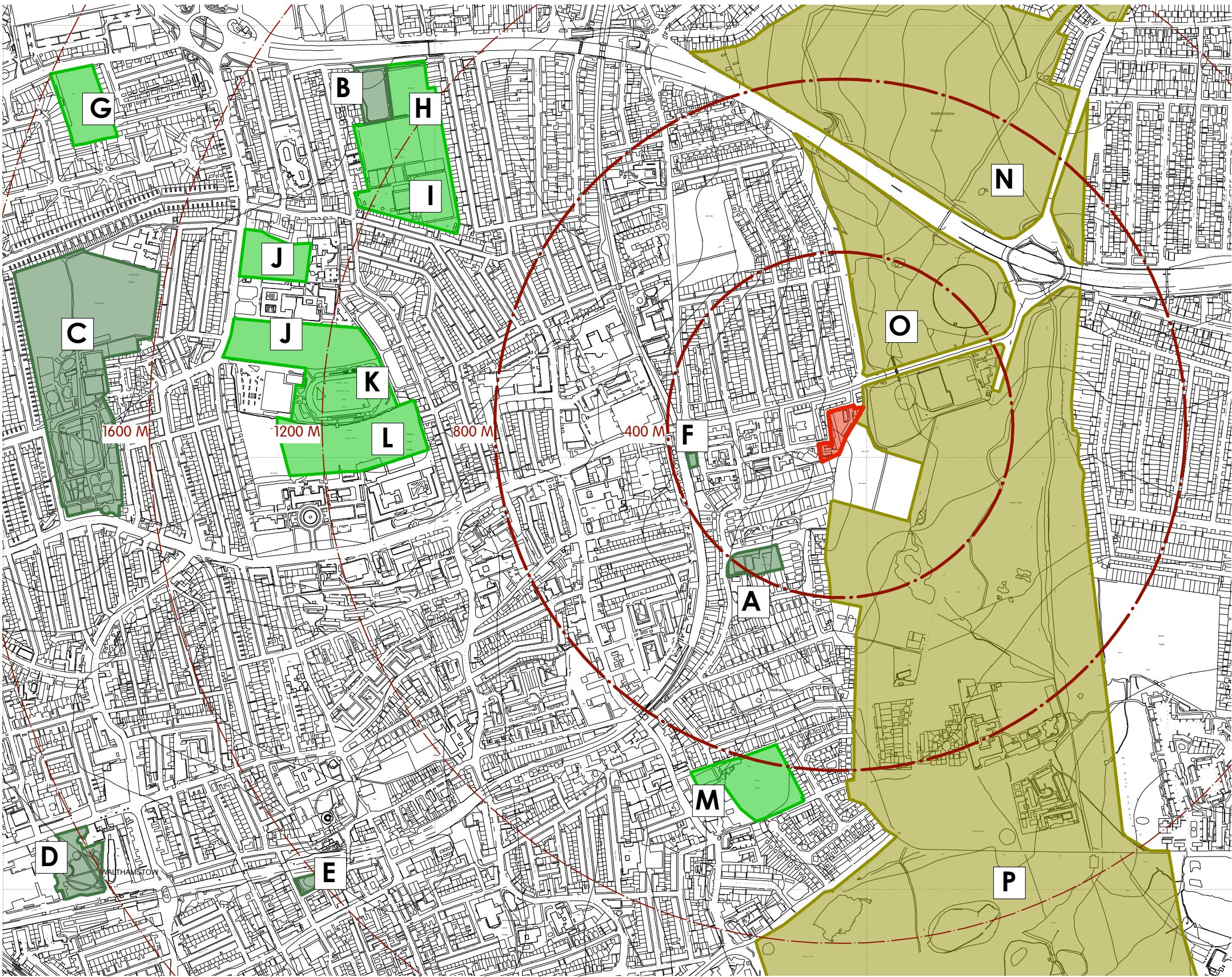


Figure 2: Open Space Assessment

Amberling Park

Address: Radbourne Crescent, E17 3RS
 Distance from Site: 0.25 mile/ 0.4 km
 Walking time: 5 minutes
 Facilities: Under 7s mixed play including play equipment, mini basketball practice court, mini soccer practice goal and shelter.



Children's play area



Shelter and football practice area



Basketball practice area

Bistern Avenue Park

Address: Bistern Avenue, E17 3QT
 Distance from Site: 0.4 mile/ 0.64 km
 Walking time: 8 minutes
 Facilities: Multi-use games area (five-a-side and basketball)
 Under 7s play and under 12s play areas.



Informal, natural play space



Play area (recently refurbished)



Multi-use games area

Kitchener Road Park Play Area

Address: Cheshire Close, E17 4LZ
 Distance from Site: 1.2 miles/ 1.92 km
 Walking time: 23 minutes
 Facilities: Under 7s play and under 12s play areas.



General view of play area



Under 7s play area



Under 12s play area

Lloyd Park

Address: Forest Road, E17 5EH
 Distance from Site: 1.5 miles / 2.4 km
 Walking time: 25 minutes
 Facilities: Basketball courts (free to use)
 Tennis courts (booking but free to use)
 Outdoor gym and Skatepark
 Play area: A range of equipment for all ages and abilities including sandpit.
 Natural play area on Avenling Fields



Children's play area including sand pit



Outdoor gym and practice basketball courts



Skatepark



Figure 3: Hylands Road existing site plan and photographs

3.0 Hylands Road existing site

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 grassland with scattered trees and limited shrub planting.

The site contains no children's play or informal sports provision. The current residential buildings, former community centre and garages are in a poor state of repair.

The site slopes from north-east to south-west from 47.00 AOD at its highest point to 41.50 AOD at the lowest point. 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.

4.0 Hylands Road Proposed Site

The proposed development consists of 120 residential units, set out across the site in three proposed blocks.

The scheme provides a terraced landscape, responding to the sloping topography of the site and positions of existing mature trees. The terraces provide an opportunity to create distinct character and activity zones for play and general amenity across the site, with good passive surveillance from the surrounding residential accommodation.

As the site is located on the boundary of Epping Forest, the forest has been used as a conceptual reference to inform the landscape design palette of materials, play equipment and planting strategy.

A breakdown of the proposed scheme areas is including in the following section, referenced against the requirements from the GLA, LBWF and Natural England, with regard to providing Suitable Alternative Natural Green Space (SANGS) due to the site being over 100 residential units and located adjacent to the Epping Forest.

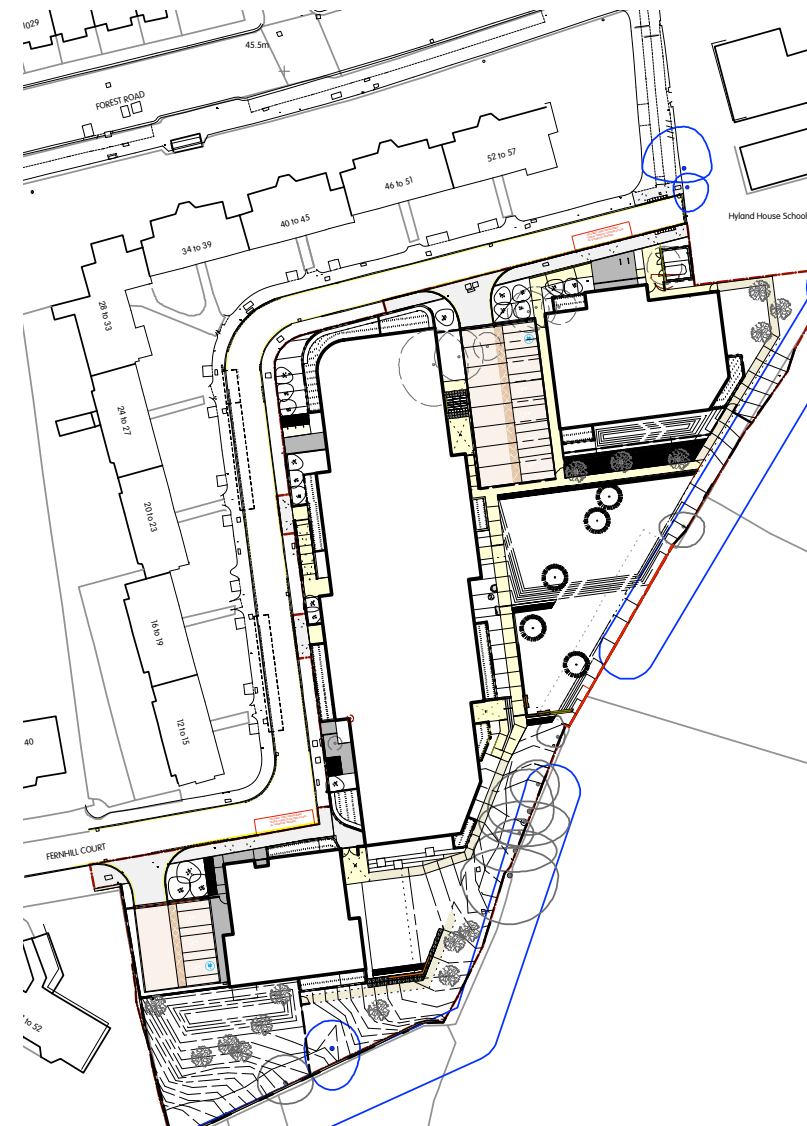


Figure 4: Hylands Road Proposed Hard Landscape Plan



Figure 5: Hylands Road Proposed Soft Landscape Plan

4.1 Open Space Provision

The proposed development contains 120 social rented units. The open space requirements for the unit mix is based on the GLA requirements for open space (play provision) as follows:

Social Affordable: 120 UNITS: 1 bed - 51/ 2 bed - 32 / 3 bed - 37

GLA Population Yield/Play space requirements (10sqm/child)

0-3 years (36.1 children)	361 sqm
4-10 years (38.5 children)	385 sqm
11-15 years (22.7 children)	227 sqm
16-17 years (9.6 children)	96 sqm
TOTAL PLAY SPACE:	1,069 sqm

The London Borough of Waltham Forest requirement for Communal and Amenity requires 10 sqm per bedroom.

TOTAL AMENITY SPACE: 2,260 sqm

The proposed scheme provides the following play and amenity space within the proposed site boundary:

GLA/LBWF REQUIREMENT	PROPOSED ON SITE PROVISION	DEFICIT
PLAY SPACE PROVISION		
<i>Under 5s Play</i>		
416 sqm	386 sqm	- 30 sqm
<i>5 to 11 Play</i>		
375 sqm	219 sqm	- 156 sqm
<i>12 to 17 Play</i>		
277 sqm	0 sqm	- 277 sqm
Total Play Space		
1,069 sqm	605 sqm	-464 sqm
COMMUNAL & AMENITY SPACE PROVISION		
LBWF Requirement (120 unit scheme)		2,260 sqm
External amenity space provision		280 sqm
Block A Private amenity (terrace/balcony)		217.3 sqm
Block B (N) Communal Terrace		128.5 sqm
Block B (N & S) Private amenity (terrace/balcony)		615.45 sqm
Block C Private amenity (terrace/balcony)		185.65 sqm
Total Amenity Space		1,426.90 sqm
Amenity Space Deficit		- 833.1 sqm
SANGS Space (in addition to amenity space)		285 sqm
Total Amenity Space (including SANGS)		1,711.90 sqm
Amenity Space Deficit (including SANGS)		- 548.1 sqm

The development as a whole provides the following open space provision in total (excluding any overlaps in areas of play and amenity):

Total play provision:	605 sqm
Total amenity provision:	1,426.90 sqm
SANGS:	285 sqm
TOTAL:	2,316.90 sqm

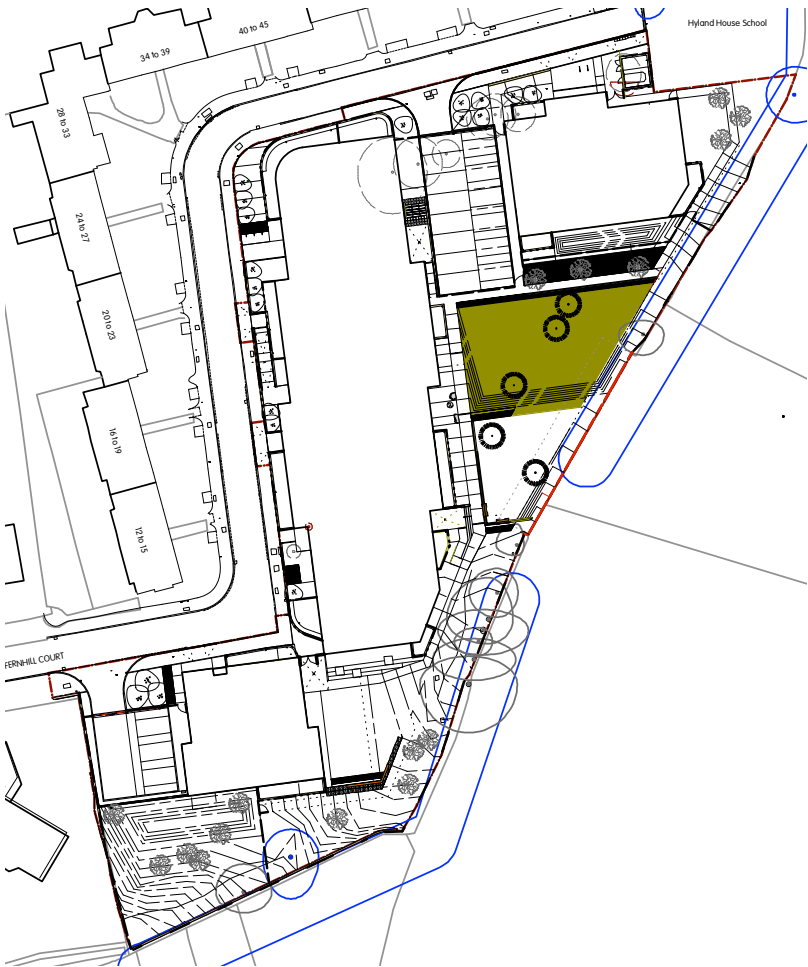


Figure 6: Under 5s Play Provision



Figure 7: 5 to 11 Play Provision

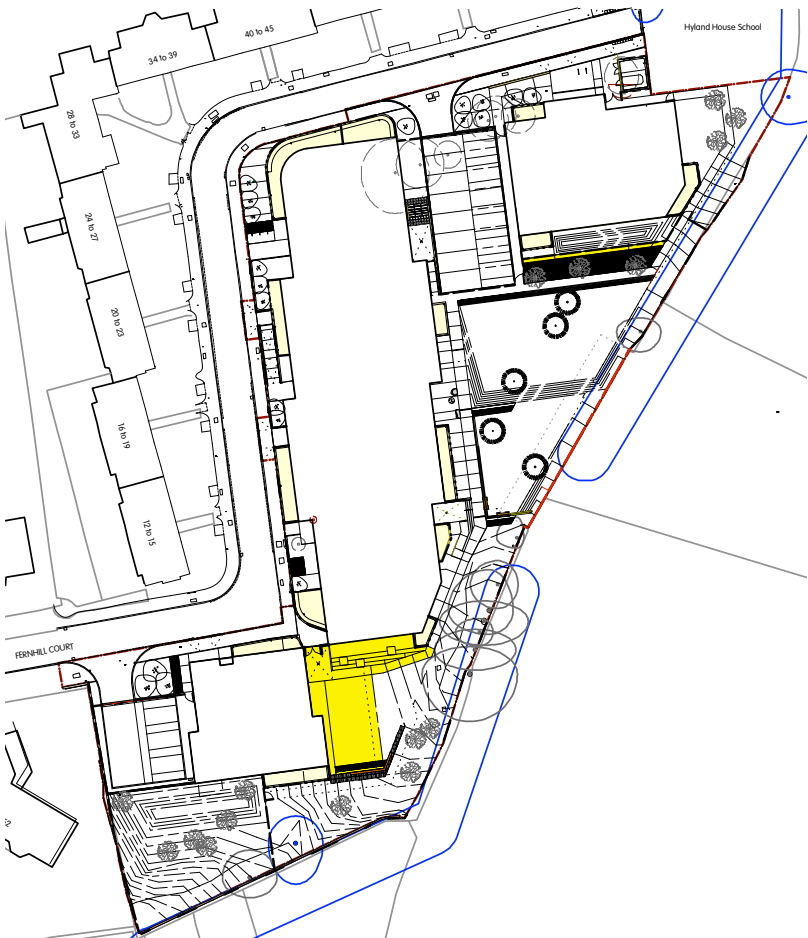


Figure 8: Amenity Space Provision

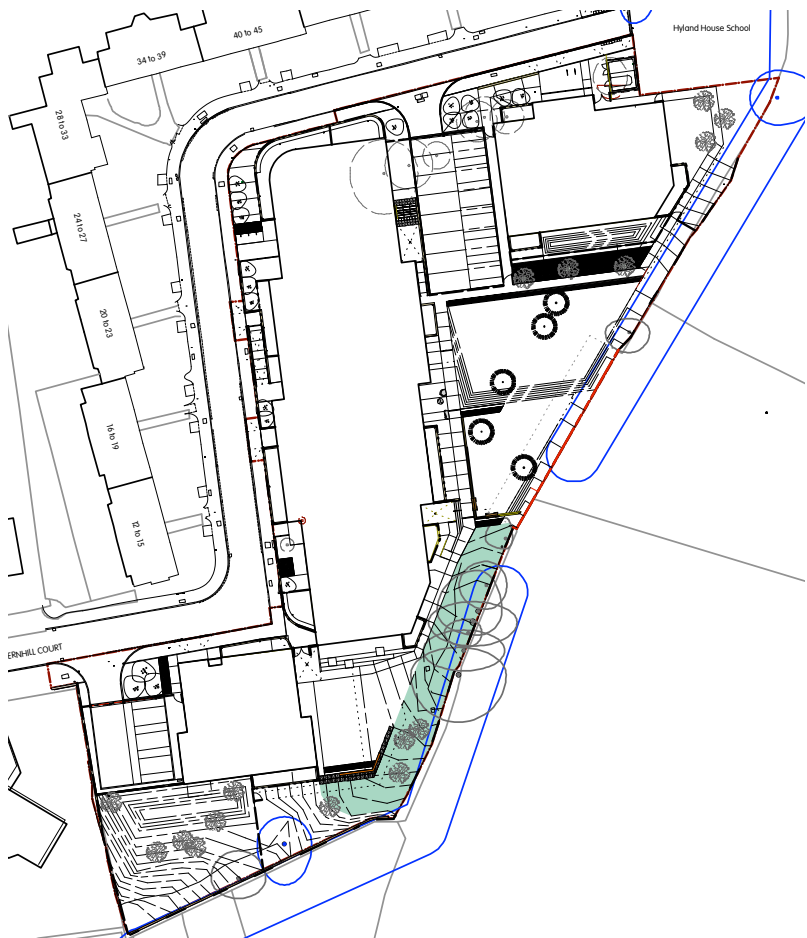


Figure 9: 5 to 11 SANGS Provision

5.0 Opportunities for off-site play

The proposed scheme has a deficit in play provision for older children, in particular those of 11 and older.

The Waltham Forest Development Management Policies, Figure 13.1 'Access to Play Facilities' illustrates that the site is located within an area of the Borough which is deficient in access to play facilities.

The Open Space Assessment has established that the closest open space to the proposed development is a small estate park, called Amberling Park on Radbourne Crescent, approximately 400m to the west. This is a small park with a limited range of under 14s play equipment, a basketball hoop and practice football goal. Due to the size of the park and condition of equipment, it would not offer opportunities for off-site play.

Bistern Avenue Park is located 640m to the south-west, and contains suitable nearby play and informal sports facilities within 10 minutes walk of Hylands Road. The park is located on a sloping terraced site, with multi-use games area, play spaces, and natural grass terraces to the east. The park contains a large number of mature trees and blocks of woodland, particularly to the east, which gives the park a natural, semi-enclosed feel.

A children's play area is located on a terrace above the multi-use games area, and was refurbished in 2013 by NOMOW. This included new play equipment and astroturf safety surfacing. Adjacent to the play area is a natural play area including picnic tables, benches, decks and natural play features using logs and boulders.

The existing multi-use games area has a tarmac surface, with chain link fencing on metal posts. The tarmac surfacing is in need of some repair, with line markings heavily faded. There are basketball hoops and football goals. The chainlink fencing panels are at the end of their design life and in a poor state of repair, with some sections containing large holes, and slumped panels. Bistern Avenue Park has a good quality playground which would provide suitable local off-site play facilities. The multi-use games area would provide off-site provision for older children, less than 10 minutes walk from the site, although the facilities could benefit from some refurbishment.

The children's play facilities at Lloyd Park and Kitchener Road Park Play Area are located between 23 and 25 minutes walk away from the site, and are not considered as suitable off-site facilities due to their distance from the site.

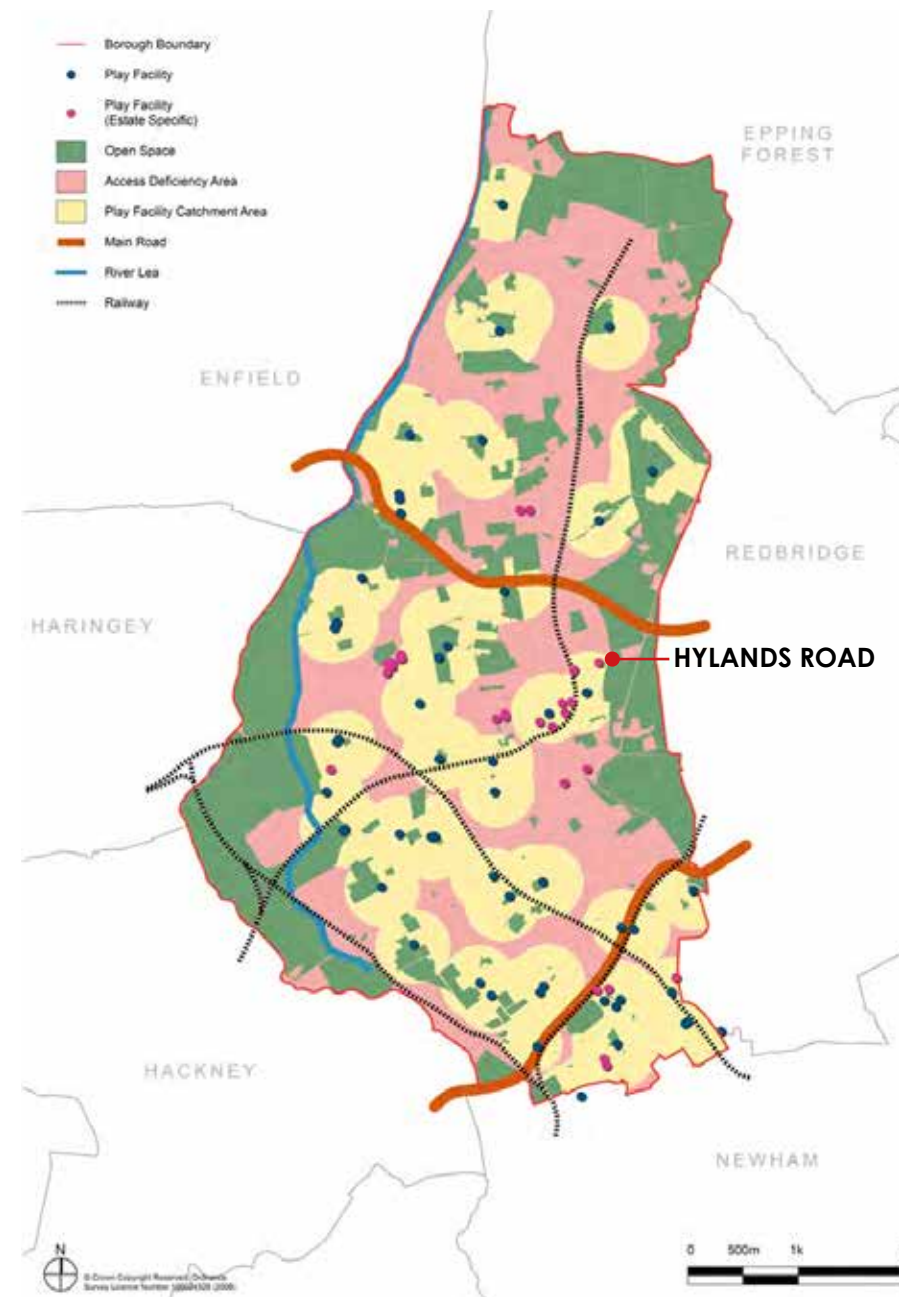


Figure 10: Waltham Forest Development Management Policies Access to Play Facilities

