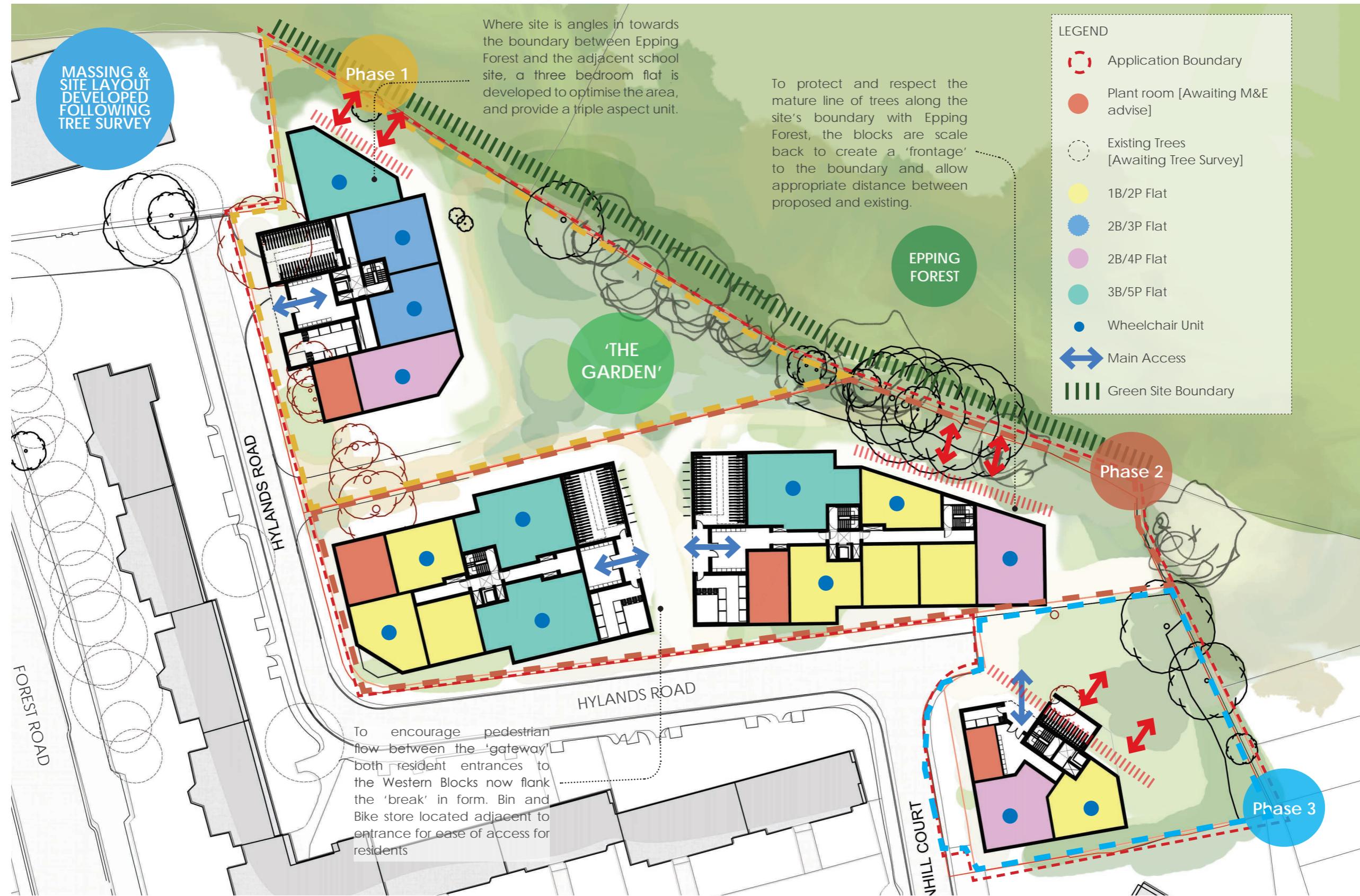
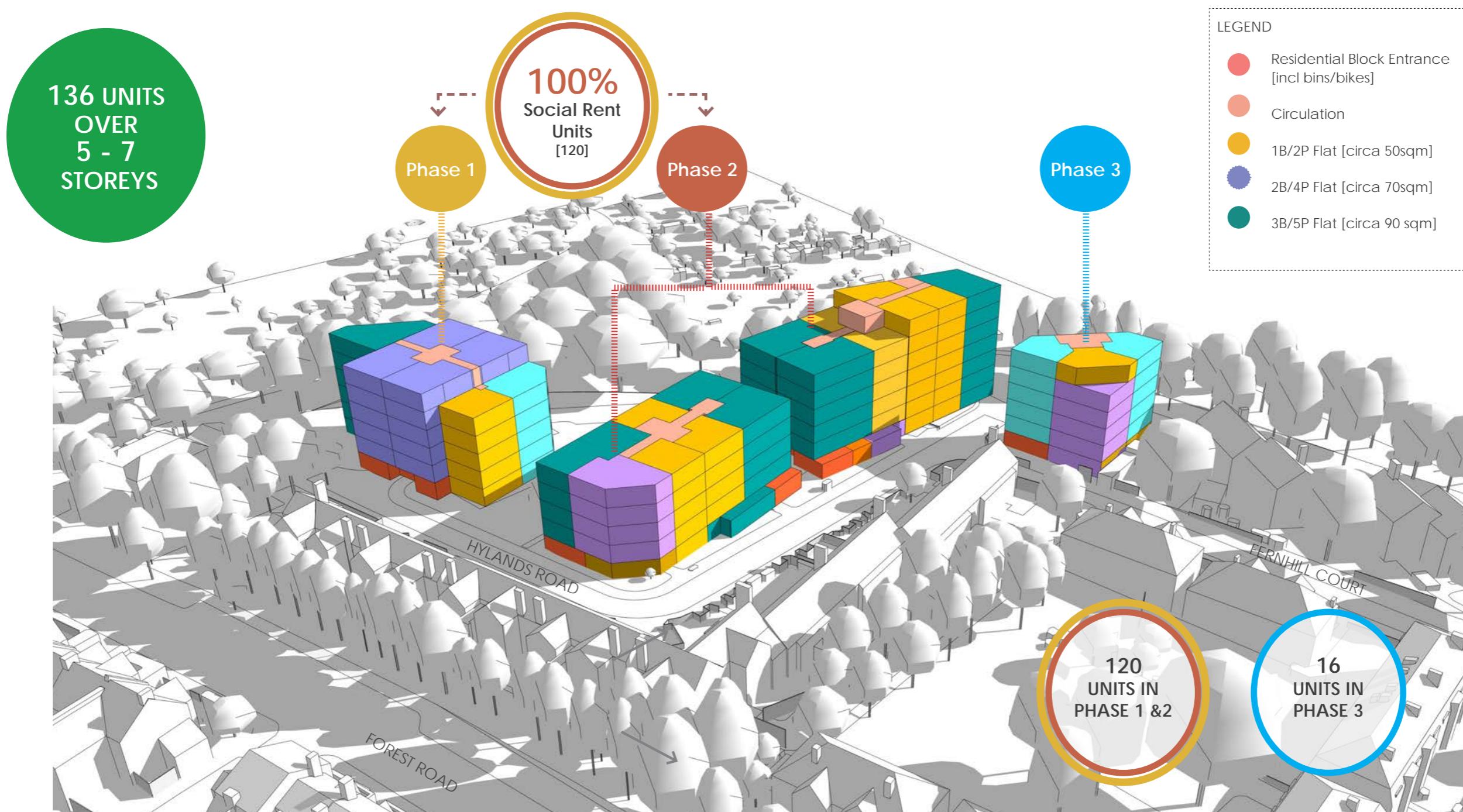


03.5.2 SECOND PRE-APPLICATION MEETING SCHEME PROPOSED SITE PLAN [1:500]



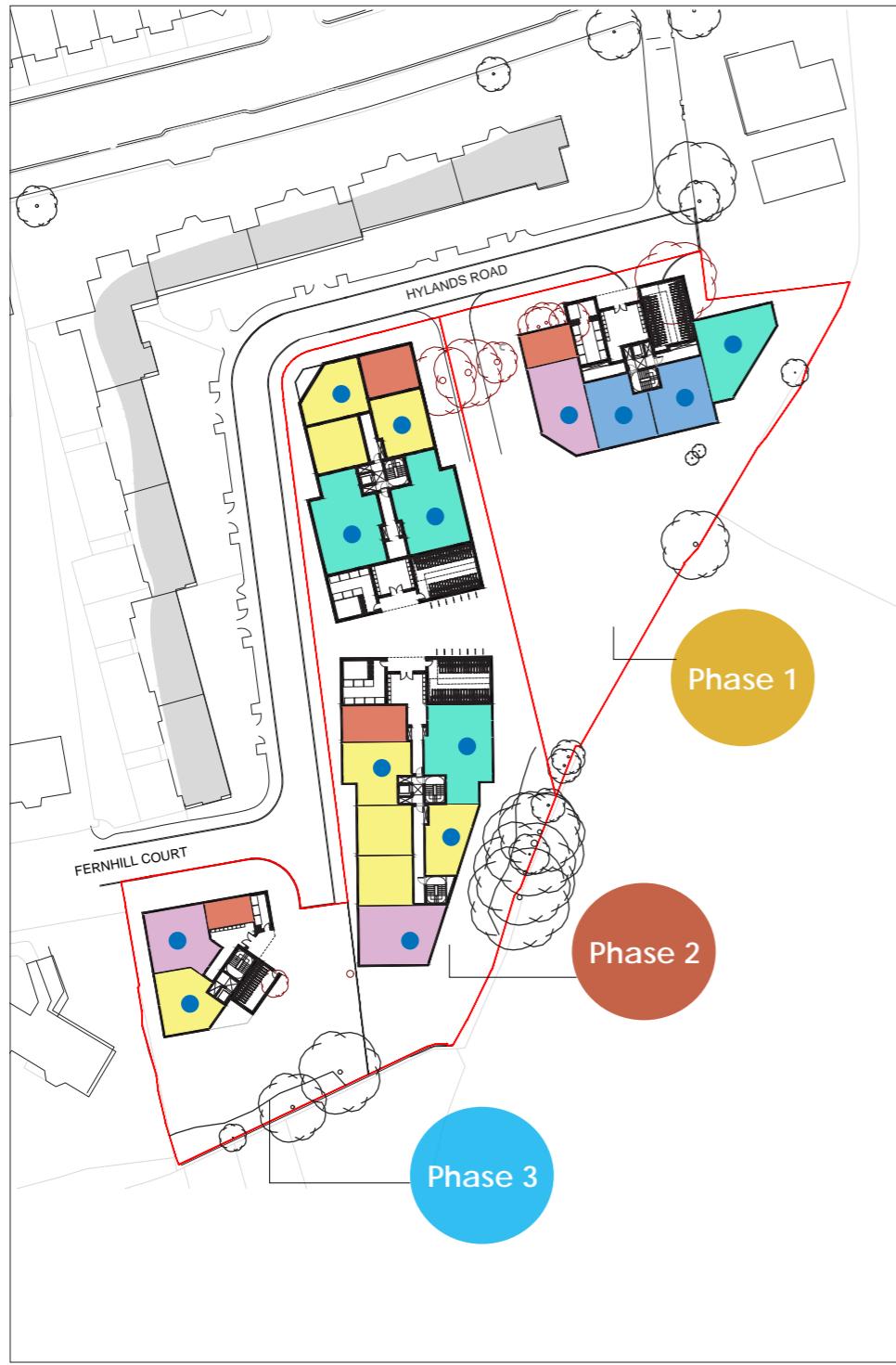
03.5.3 SECOND PRE-APPLICATION MEETING SCHEME
PROPOSED TYPOLOGY MASSING DIAGRAM



Schematic Site Aerial

03.5.4 SECOND PRE-APPLICATION MEETING SCHEME
PROPOSED TYPOLOGY LAYOUTS [1:1000]

PR188 HYLANDS ROAD -DESIGN AND ACCESS STATEMENT



Ground Floor



Typical Upper Floor

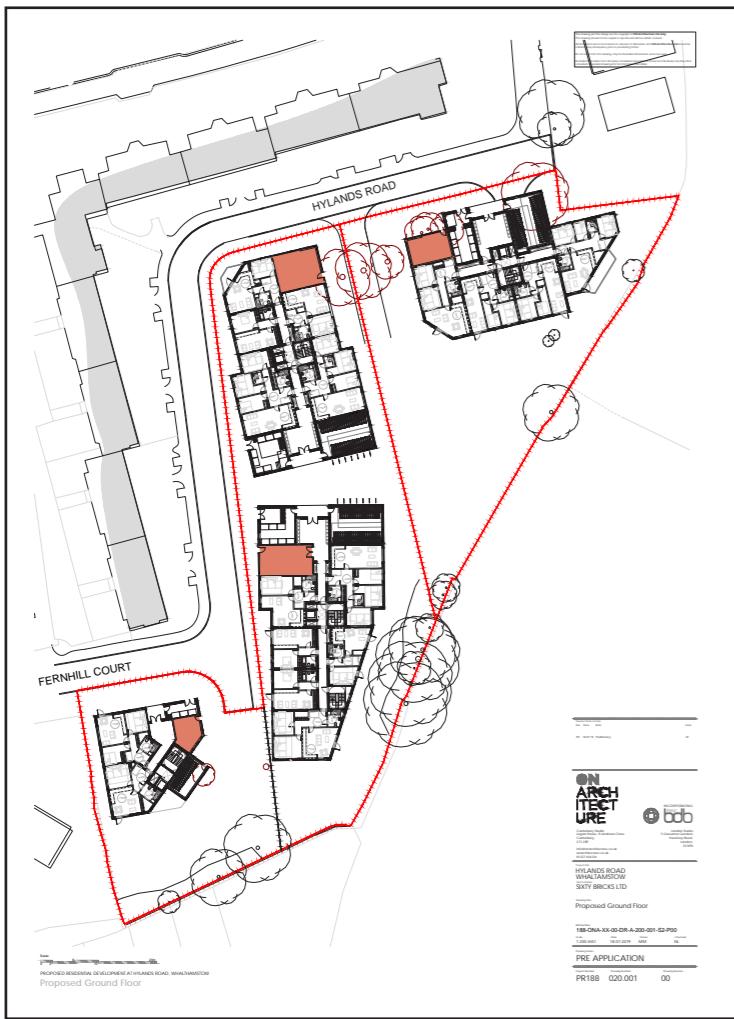
LEGEND	
	Application Boundary
	Plant room [Awaiting M&E advise]
	Existing Trees [Awaiting Tree Survey]
	1B/2P Flat [circa 50sqm]
	2B/3P Flat [circa 60sqm]
	2B/4P Flat [circa 70sqm]
	3B/5P Flat [circa 90 sqm]
	Wheelchair Unit

03.5.5 SECOND PRE-APPLICATION MEETING SCHEME SCHEDULE OF ACCOMMODATION & CONCEPT STREET VIEWS

Whole Scheme	136	
Units	Total	%
1b2p	52	38%
2b3p	14	10%
2b4p	32	24%
3b5p	38	28%
	136	34%

Phase 1	37	120
Phase 2	83	
Phase 3	16	

WC Units	14
%	12%



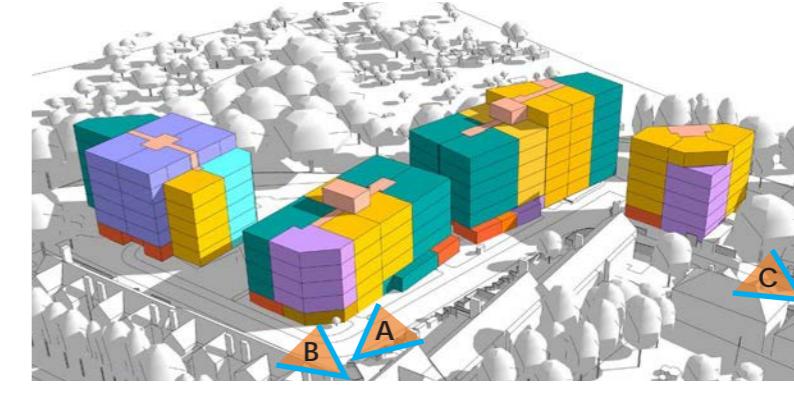
PHASE 1								
BLOCK A	50sqm	58sqm	61sqm	70sqm	78sqm	86sqm	96sqm	
	1b2p	1b2p WC	2b3p	2b4p	2b4p WC	3b5p	3b5p WC	TOTAL
Ground Floor			2		1		1	4
1st floor	1		1	4		1		7
2nd floor	1		1	4		1		7
3rd floor	1		1	4		1		7
4th floor	1		1	4		1		7
5th floor	0			4		1		5
TOTAL	4	0	6	20	1	5	1	37
	4			27		6		37
%	11%			54%		3%		37

PHASE 2								
BLOCK B	50sqm	58sqm	61sqm	70sqm	78sqm	86sqm	96sqm	
	1b2p	1b2p WC	2b3p	2b4p	2b4p WC	3b5p	3b5p WC	TOTAL
Ground Floor	1	2						5
1st floor	3			1		3		7
2nd floor	3			1		3		7
3rd floor	3			1		3		7
4th floor	3			1		3		7
5th floor								0
TOTAL	13	2	4	0	12	2	33	
	15		4		14		33	
%	39%		12%		6%		33	

PHASE 2								
BLOCK C	50sqm	58sqm	61sqm	70sqm	78sqm	86sqm	96sqm	
	1b2p	1b2p WC	2b3p	2b4p	2b4p WC	3b5p	3b5p WC	TOTAL
Ground Floor	2	2			1		1	6
1st floor	5					3		8
2nd floor	5					3		8
3rd floor	5					3		8
4th floor	5					3		8
5th floor	5					3		8
6th floor	3					1		4
TOTAL	30	2	0	1	16	1	50	
	32		1		17		50	
%	60%		0%		2%		50	

PHASE 3								
BLOCK D	50sqm	58sqm	61sqm	70sqm	78sqm	86sqm	96sqm	
	1b2p	1b2p WC	2b3p	2b4p	2b4p WC	3b5p	3b5p WC	TOTAL
Ground Floor		1			1			2
1st floor			2	1				3
2nd floor			2	1				3
3rd floor			2	1				3
4th floor			2	1				3
5th floor				1		1		2
TOTAL	0	1	8	5	1	1	0	16
	1		14		1			16
%	0%		31%		0%		0%	16

Scheme was developed into detailed internal layouts



View A: Looking South along Hylands Road



View A: Looking East along Hylands Road



View A: Looking East towards Site

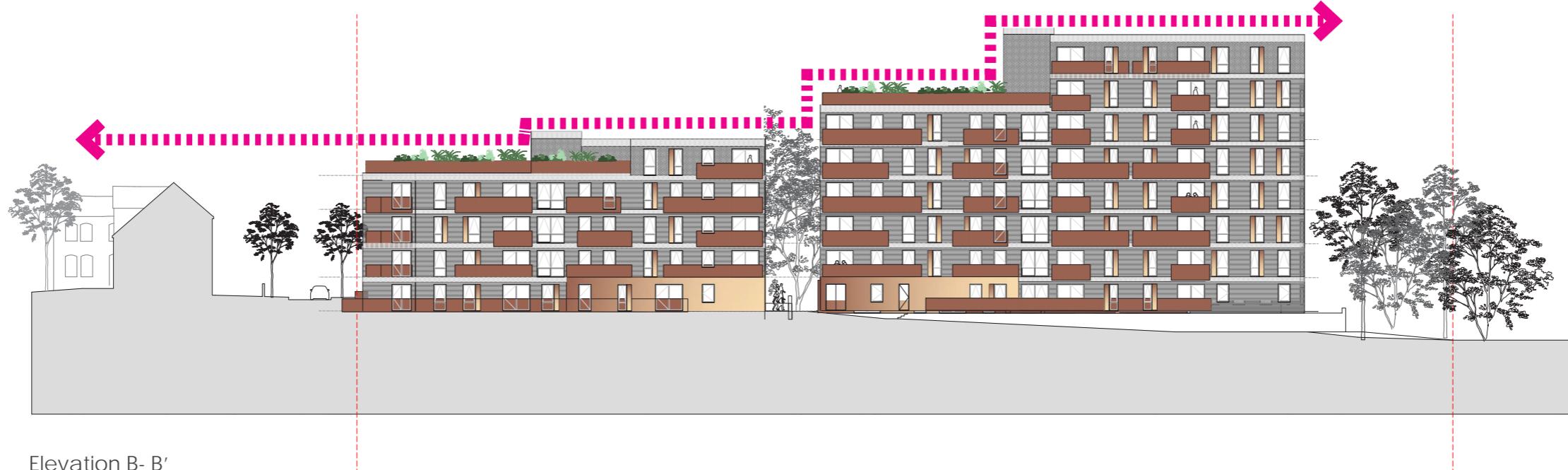
03.5.6 SECOND PRE-APPLICATION MEETING SCHEME
PROPOSED ELEVATION CONCEPTS ADDRESSING EXISTING CONTEXT



Elevation A - A'

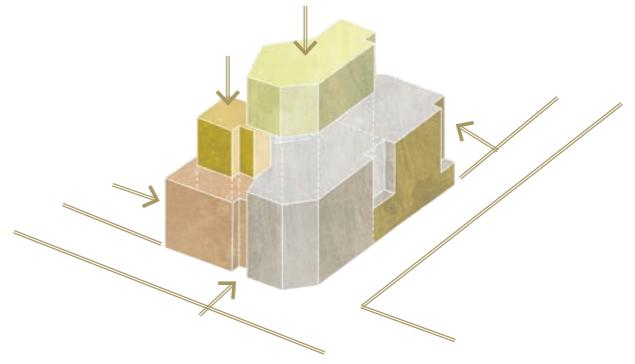


Key - Proposed typical floor



Elevation B- B'

03.5.7 SECOND PRE-APPLICATION MEETING SCHEME
CGI SHOWING ARCHITECTURAL CONCEPT - 'A SERIES OF BLOCKS'



Computer generated image

03.5.8 SECOND PRE - APPLICATION MEETING WITH WALTHAM FOREST COUNCIL

SECOND PRE-APPLICATION MEETING

A pre-application meeting was held with Waltham Forest Council Planning Officers on the 16th of July. Pre-application advice was provided by Brett McAllister of Waltham Forest Council, along with all key officers including design, highways, refuse and drainage. Verbal comments were received in anticipation of a detailed written response following future meetings with the planning team.

SECOND PRE-APPLICATION ADVICE

The pre-application advice given was categorised into the following:

Principle

Principle of residential intensification for the purpose of 100% social rent units is supported.

Design

More justification is required for the scale and density in this location. The following bullet points set out some initial observations from our Urban Design team:

- Proposal needs to work harder to break down the massing, suggestion of developing this through 'stepping' of buildings needs to be explored
- Can a better scheme be achieved by lowering building heights where Hylands Road turns (site is the most compact here) and step up to the South to create a 'bookend' building
- Design of ground floor needs to be further interrogated, concern that frontages aren't active enough. Where Block B and C break to create entry route into middle of site needs to be developed, long frontages of bin and bike stores create inactive frontage and it is not the best design solution
- Both in terms of sitting appropriately within the context and creating a development a well-designed and well defined development (which further aids wayfinding) the heights and massing should be more sensitively handled and varied
- Recommend the layout and massing are revised to show a more sensitive reading of the site.
- The most appropriate location for height would be the southern part of phase 2
- Want to see more Sheffield stand type cycle parking, currently only showing all two-tier stacked cycle storage.

Highways & Access

- Highways officer commented on proposed road layout and tracking diagrams presented, requested more tracking analysis to prove site layout work (in particular visibility splays for disabled drivers) See analysis spray diagrams to the right demonstrating high level of visibility for all drivers developed after the meeting for issue to the highways officer.
- Concern raised over where drop-off and delivery stopping areas would be. PMA carried out a traffic flow survey following the pre-app meeting and analysed that traffic flow in the area was extremely low at all times of day and night and that kerb side loading would have no material impact on highway capacity of road safety owing to the low baseline traffic flow.

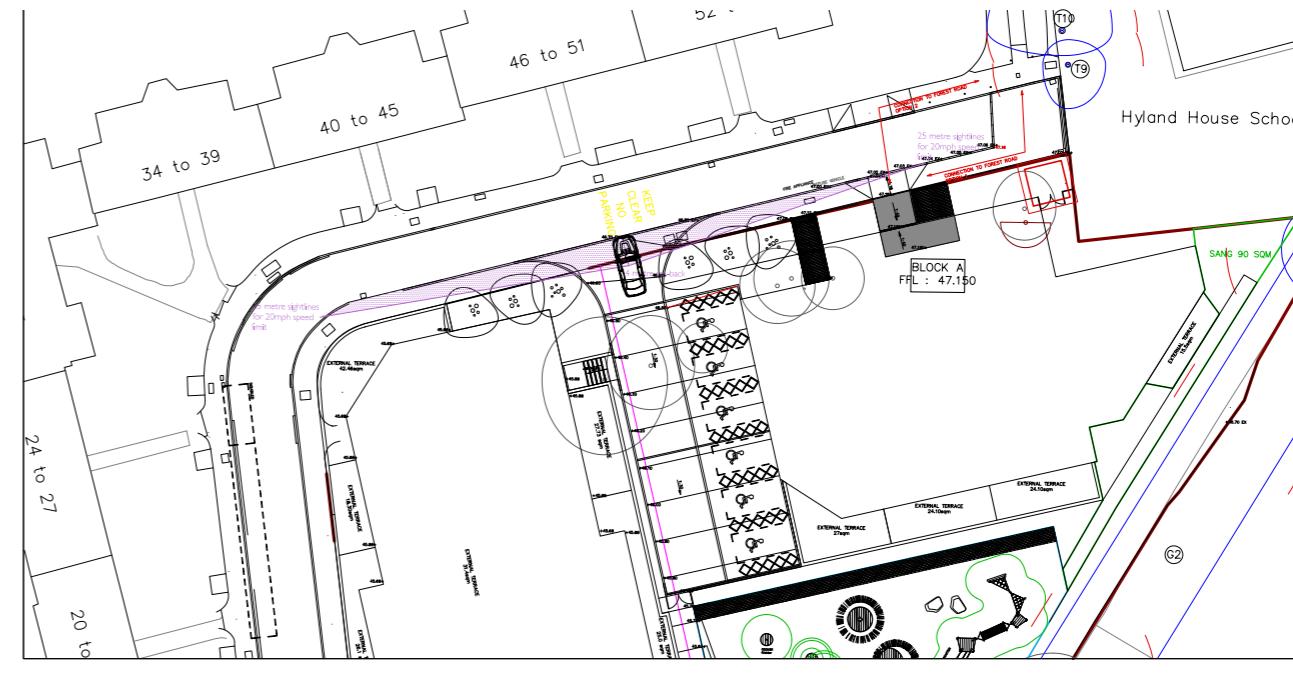
Pedestrian Access

- Shared vehicular and pedestrian access is not desirable, can the proposal integrate separation to provide safe and accessible pedestrian only routes in between the buildings?

Waste

- Officer happy with the proposed layout and arrangement of waste storage and collection distances
- Noted that we need to show area of large item refuse storage within the refuse stores

To help aid the proposal development within the tight deadline for planning, the officers requested us to test the comments discussed and send the revised massing images to them for comment. The diagram on the next page was issued.

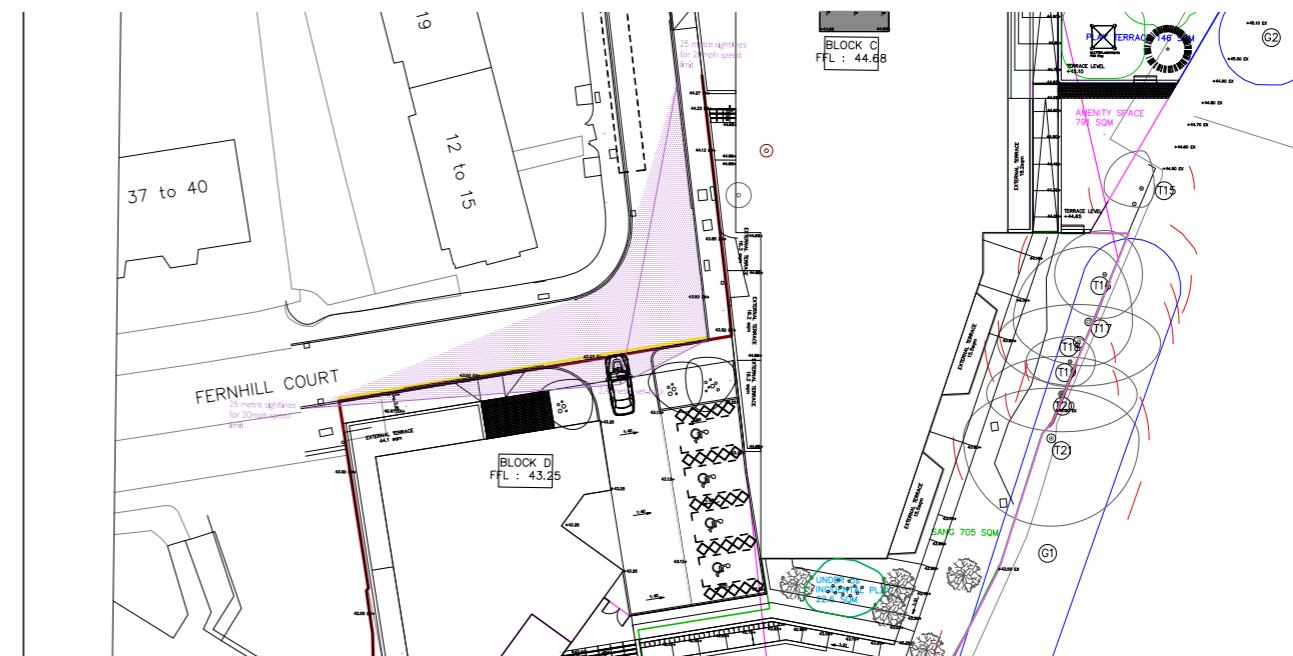


Date: 17 July 2019
Scale: 1:250@A3
Source: Breeze/PMA
Drawing No. P2147/SSD/1

N

P2147: HYLANDS ROAD, WALTHAM FOREST
Figure SSD1
Stopping Sight Distances from Proposed new Site Access (North)

PAUL MEW ASSOCIATES
TRAFFIC CONSULTANTS
Unit 10 House, 21 Belsize Way, London, NW1 1HZ
T: +44 (0)20 7603 0640
E: paulmew@breezeuk.co.uk
W: www.pmauk.co.uk



Date: 17 July 2019
Scale: 1:250@A3
Source: Breeze/PMA
Drawing No. P2147/SSD/2

N

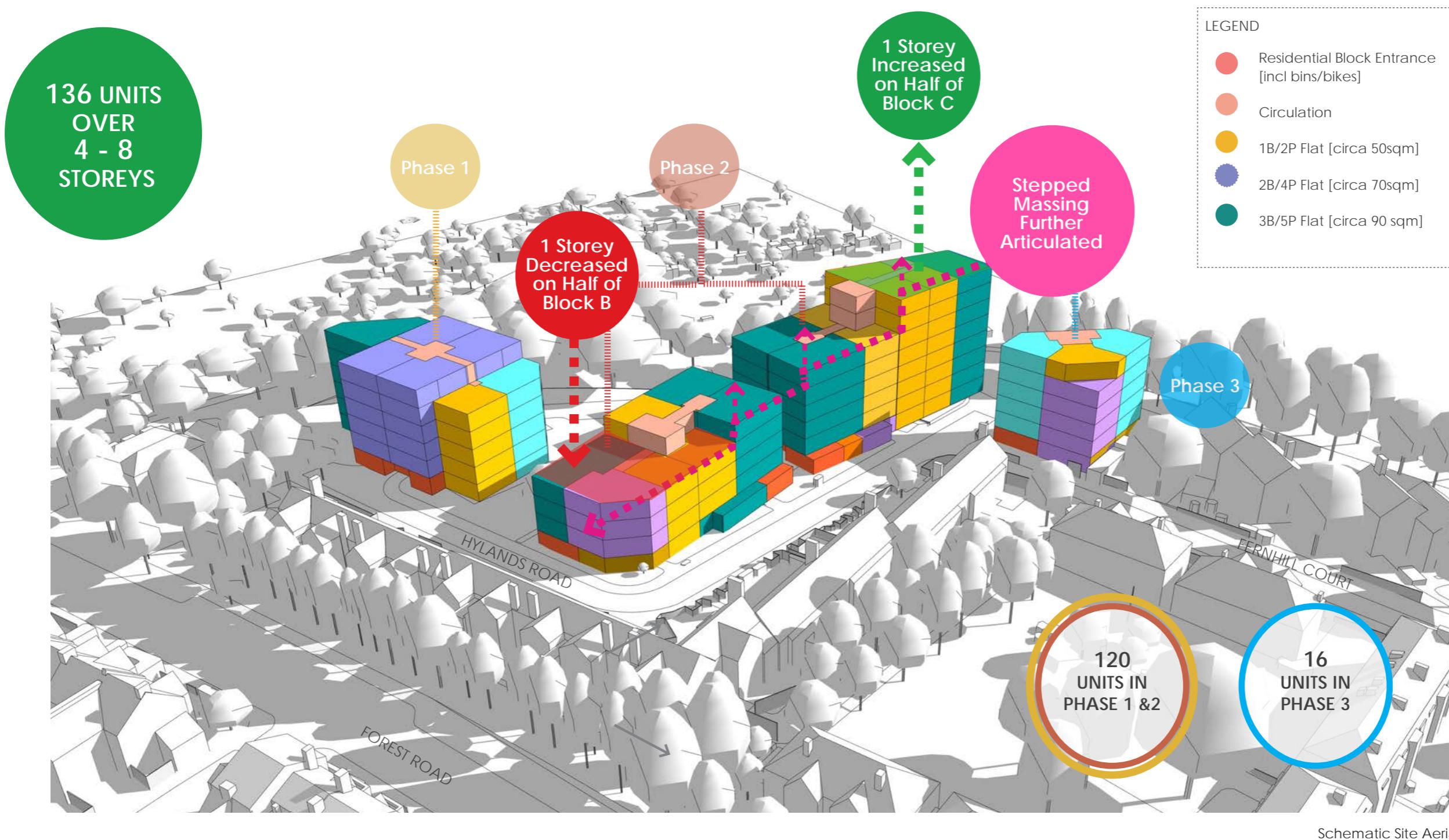
P2147: HYLANDS ROAD, WALTHAM FOREST
Figure SSD2
Stopping Sight Distances from Proposed new Site Access (South)

PAUL MEW ASSOCIATES
TRAFFIC CONSULTANTS
Unit 10 House, 21 Belsize Way, London, NW1 1HZ
T: +44 (0)20 7603 0640
E: paulmew@breezeuk.co.uk
W: www.pmauk.co.uk

Stopping sight distances tested in response to pre-app meeting comments

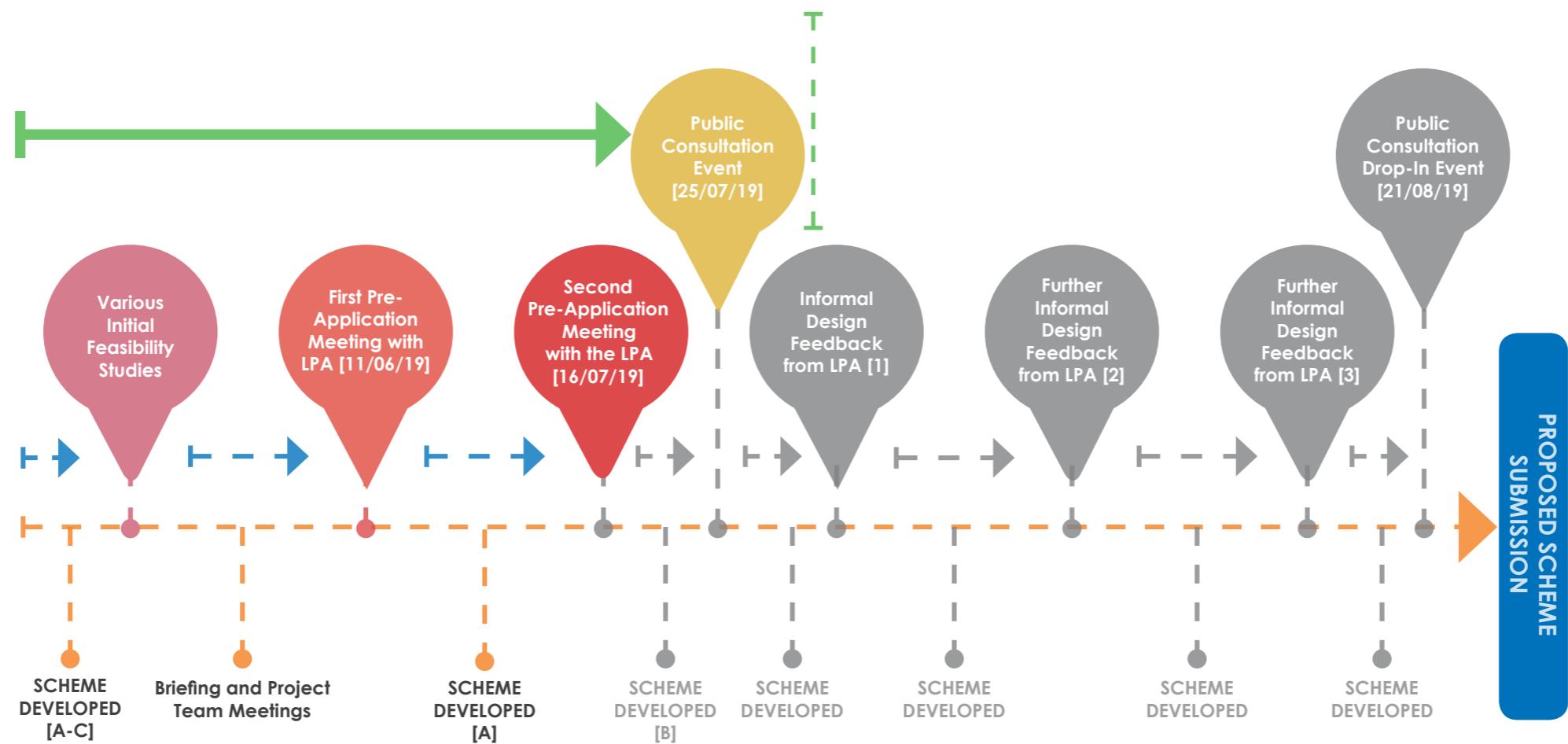
03.5.9 SECOND PRE-APPLICATION MEETING SCHEME [POST-SUBMISSION]

DESIGN REVISED FOLLOWING PLANNER REQUEST TO ISSUE NEW SCHEME
ADDRESSING COMMENTS



03.1 Evaluation

- 03.2 Initial Feasibility Options Appraisal
- 03.3 Concept Design Following Brief Formation
- 03.4 First Pre-Application Proposal - June 2019
- 03.5 Second Pre-Applicaton Proposal - July 2019
- 03.6 Public Consultation**



03.6.1 PUBLIC CONSULTATION

EVENT FEEDBACK

Attendees and response numbers

- 20 residents attended the consultation event on 25th July 2019
- 13 questionnaires were completed and returned
- Of the completed forms, 9 resident supported the proposal to develop the site for housing

Summary of Consultation

General

- The majority of residents who attended the event were supportive to the development
- Parking concerns for existing residents and visitors - to explore strict parking permits provision for existing residents only with no allowance for new residents (with the exception of blue badge holders)
- Residents were concerned with the lack of general shops in the area (especially supermarkets)
- Some residents used the following words to describe Hylands Road Estate- beautiful, children and families, amazing, great, serve for the community.
- Residents wondered whether the exiting

residences opposite site along Hylands Road are to be developed too, many wanted this to happen.

- Residents were keen to know whether they would be eligible to move into one of the new dwellings

Drainage & Utilities

- The Walthamstow Spade Husbandry Association Allotment Group concerned of existing water supply beneath site-requested for consideration that their meter moved to the allotment edge

Amenity & Youth Services

- There is still concerns about the lack of amenity spaces in the local area for children's play area and youth groups.

Scheme Design

- Comments raised about fencing and boundary treatment to help knit new scheme into existing area
- Positive reactions to regeneration of area, architectural concepts received well by many residents and notes that the scheme could "pull the community together".


Hylands Road Site: Consultation Feedback Form 25/07/2019

The Hylands Road Estate has been identified as a site which can provide additional and improved housing for those who live and work in Waltham Forest.

We would like to hear your thoughts on our current proposals. Please answer the following questions on this feedback form. All feedback received will be kept strictly confidential.

1. Please rate our proposals in the table below:

Number of new homes	Very Good	Good	Ok	Poor	Very Poor	No opinion
Type of new homes (bedroom size and tenure)						
Design of the new homes						
Landscaped garden area						

2. Is there anything in particular you like or dislike about the design of the new homes?

3. Are there any improvements and/or changes you would like us to make to the proposals?

4. Any other comments

Further information

Are you a current resident/leaseholder of Hylands Road?

Yes No

If you answered no, do you live on the neighbouring streets, i.e Fernhill Court or Forest Road?

Yes No

If answering 'yes' please state _____

Thank you for taking the time to complete this feedback form.

If you would like to receive email updates about the Hylands Road development proposals including notification of when a planning application is submitted, please provide us your email address: _____

Your details will be kept strictly confidential and will not be shared with any third parties. For more information on this please see: <https://walthamforest.gov.uk/content/housing-privacy-notice>

Consultation Feedback Form (distributed to all attendees)



Photographs of Public Consultation Event

03.6.2 PUBLIC CONSULTATION PRESENTATION MATERIAL

Presentation Material

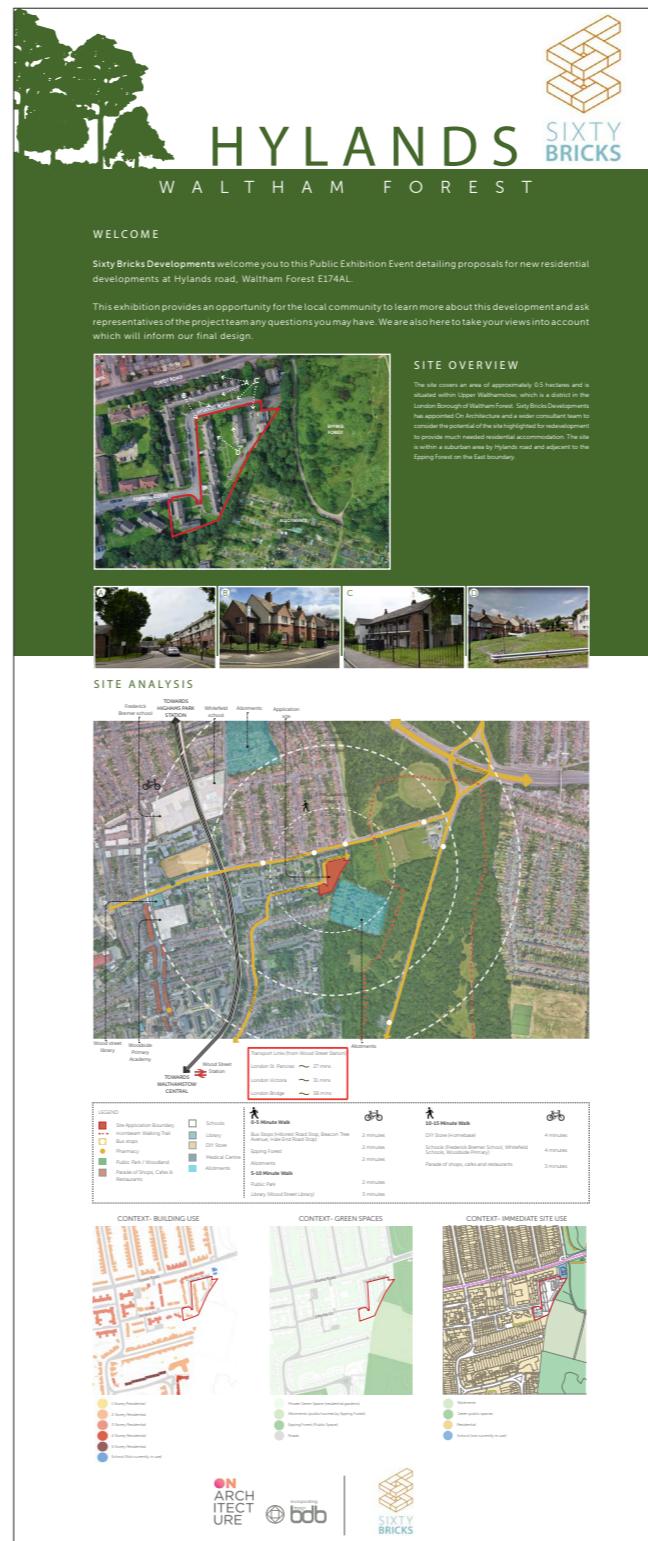
At the consultation event two presentation banners were displayed, each of which thoroughly explained the existing site and the proposal in a format which could be easily understood by the general public.

The boards covered the key design principles, an explanation of the site and the relationship between the proposal and its surroundings.

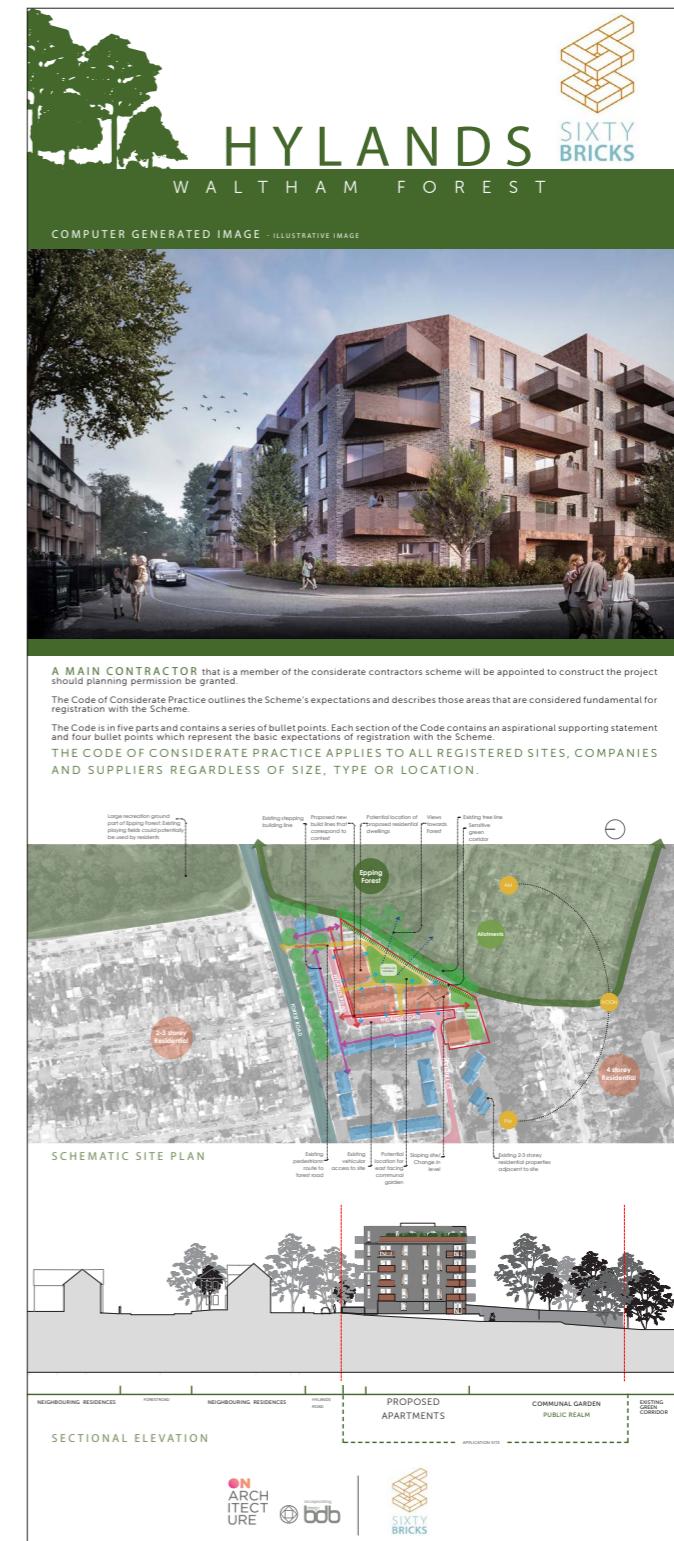
A 1:250 physical model was produced to enable residents to further understand the proposal and create a focal point of conversation.



Physical model of proposal at 1:250 scale

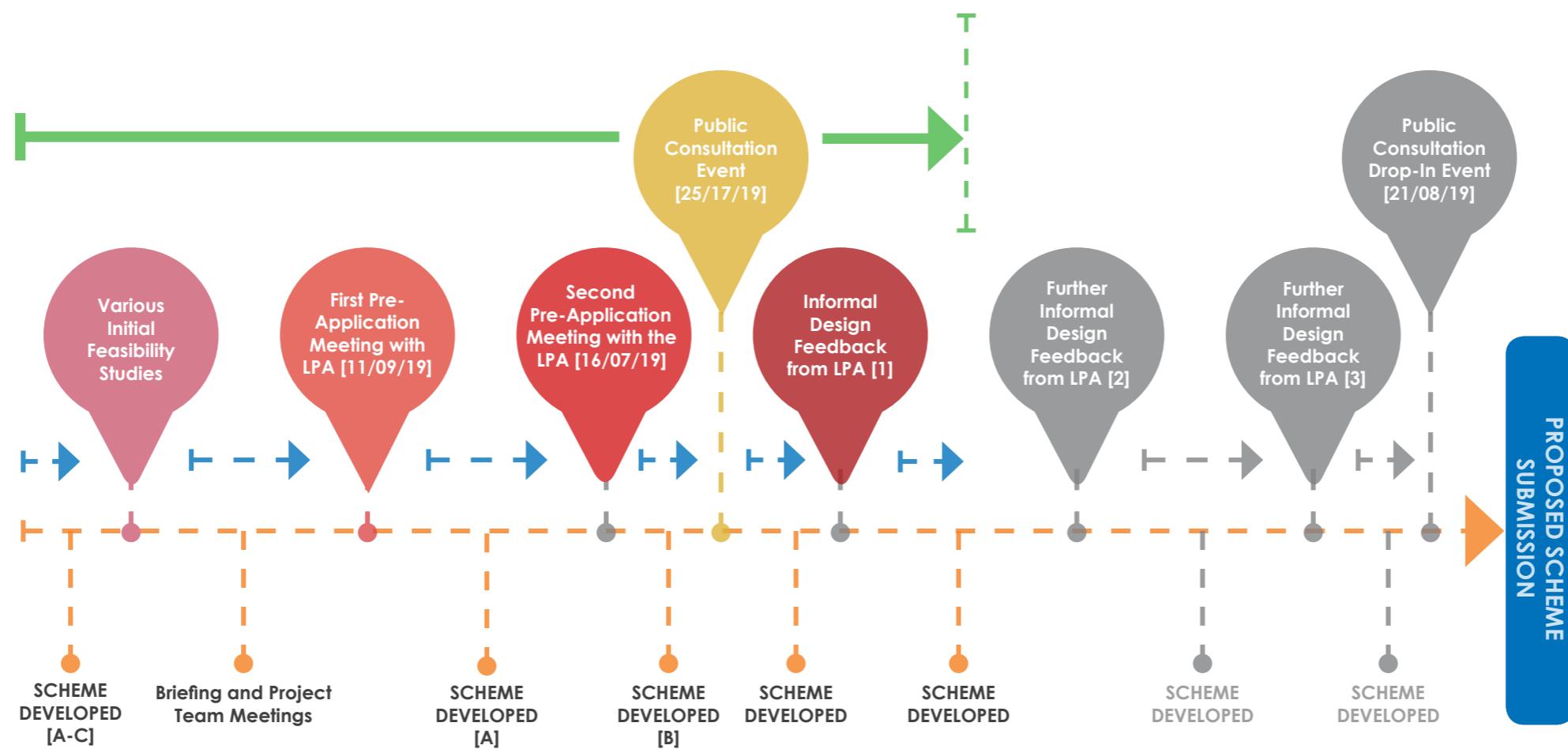


Presentation Board 1



Presentation Board 2

- 03.1 Evaluation
- 03.2 Initial Feasibility Options Appraisal
- 03.3 Concept Design Following Brief Formation
- 03.4 First Pre-Application Proposal - June 2019
- 03.5 Second Pre-Applicaton Proposal - July 2019
- 03.6 Public Consultation
- 03.7 Design Development following informal LPA feedback**



03.7.1 REVISED DESIGN FOLLOWING INFORMAL LPA FEEDBACK

REVISED SCHEME DESIGN TO ADDRESS COMMENTS

PR188 HYLANDS ROAD -DESIGN AND ACCESS STATEMENT



Development following informal feedback

Informal feedback was received between senior members of the planning department and the client project team. Feedback was that there was a concern about the massing of the blocks anchored around the street frontage of Hylands Road and that they wanted to see another version of the scheme that opened up the corner of Hylands Road.

In this iteration of design development we explored two parallel blocks that opened up the site to create a 'linear park' to connect the surrounding context with Epping Forest.

This scheme also looked at the impact of achieving all 120 units on just phase one and two, leaving three as communal amenity or playspace.



Whole Scheme		120
Units	Total	%
1b2p	38	32%
2b3p	26	22%
2b4p	20	17%
3b4p	14	12%
3b5p	22	18%
	120	30%

Phase 1	40	120
Phase 2	80	

WC Units	13
%	11%