



HYLANDS ROAD, WALTHAMSTOW

DESIGN & ACCESS STATEMENT

LONDON BOROUGH OF WALTHAM FOREST

SEPTEMBER 2019

Hylands Road, Walthamstow: Design and Access Statement

This Design and Access Statement has been prepared by On Architecture on behalf of London Borough of Waltham Forest.

[Revision P01]

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01

Hylands Road, Walthamstow

Introduction

01.1 PROJECT OVERVIEW

PROJECT SUMMARY

On Architecture and a wider consultant team have been appointed by the London Borough of Waltham Forest to prepare a detailed planning application for a residential development at the site of the Hylands Road Estate and Hydro Community Centre, Walthamstow. We have developed proposals in line with a Design Brief prepared by LBWF, Sixty Bricks and NPS Group.

The site is located within Walthamstow which is a major district in the London Borough of Waltham Forest, England. It is a suburban area adjacent to Epping Forest and situated 1.6 miles north-east of Walthamstow Central. The site is located at the end of the Hylands Road, the site is currently occupied by a number of bedsit and flatbed units and a disused community centre. The site's location amongst existing residential properties as well as the close proximity to good transport links including; the North Circular, train lines and bus routes have been a driving factor in developing an appropriate usage for the development of the site.

The site does not fall within a Conservation Area, Flood Zone or an Archaeological Priority Zone. The site is located adjacent to a playing field and Borough Employment Area.

The proposal includes new landscaping which will front onto Hylands Road to enhance the area and create a buffer between the proposed building and existing neighbouring properties.

PROPOSALS

This Design and Access Statement has been produced to support a detailed planning application for the erection of a residential buildings comprising of 120 no. apartments of which all 100% will be for social rent. The proposals consist of a range of property types to include; 51 no. 1 beds, 32 no. 2 bed flats and 37 no. 3 bed flats. The residential development will also include refuse and recycling facilities, cycle storage, blue badge parking, private external amenity spaces as well as a large landscaped communal garden defined by the massing, which extends the green corridor of Epping Forest into the development.

HIGHWAYS

Due to the site's close location to key transport connections, the on-site parking provision is to be limited to minimise travel by car and encourage use of sustainable modes of transport as promoted by Local, Regional and National planning policy. This will ensure that any increase in vehicular traffic from the development is kept to a minimum. The development had been designed alongside the Transport Consultant's Paul Mew Associates to produce a Transport Statement. This has been submitted as part of this detailed planning application.

LONDON BOROUGH OF WALTHAM FOREST AMBITIONS

As a Council Waltham Forest are going to embark on one of the biggest home building programs in London, with an ambition to build 12000 new homes across the Borough.

One of the Council's approaches to achieving this is through its wholly owned development company Sixty Bricks, who are acting as an agent for this wholly owned council project.

SUMMARY OF CLIENT BRIEF

- Prepare proposals for a scheme for a development of approximately 120 residential units
- 10% wheelchair accessible homes on the site
- Tenure aspirations - 100% affordable for social rent
- Space standards as dictated by the Mayors Housing SPG
- Building Control compliance and London Design Guide Compliance with the GLA
- Standard unit types to be created and implemented where possible
- Suitability of offsite manufacturing to be assessed
- GLA amenity space guideline provision in line with London Open Space SPG published by the Mayor of London
- To maximise space however not at the expense of density
- Employers Requirements Review ongoing, implements key lessons learnt from Lena Kennedy project
- Consideration should be made to build cost through design as both developments will need to be viable and sit within project budget
- Minimise wasted space, communal areas should be reduced to increase useable space within dwellings
- Thoughtful approach to communal areas to ensure we create a useable space which does not require heavy ongoing management to minimise service charge tenant contributions

01.2 DESIGN TEAM

Extensive collaboration will take place throughout the design of this scheme and our client has appointed an experienced design team to ensure that all aspects of the proposal have been fully considered.

The design team includes the following input and roles:



CLIENT / DEVELOPER
London Borough of Waltham Forest



LANDSCAPE ARCHITECT
Breeze Landscape Architects



ACOUSTIC CONSULTANTS
Applied Acoustic Design



CLIENT PROJECT MANAGER
Sixty Bricks



TRANSPORT CONSULTANTS
Paul Mew Associates



ECOLOGY CONSULTANTS
MKA Ecology



PROJECT MANAGER & M&E CONSULTANTS
NPS Group



STRUCTURAL ENGINEER & ENERGY CONSULTANTS
MLM Group



DAYLIGHT / SUNLIGHT CONSULTANT
Mes Building Solutions



ARCHITECT
On Architecture



FIRE STRATEGY CONSULTANTS
BB7



ARBORICULTURALIST
Arbeco



PLANNING CONSULTANTS
CMA Planning



BUILDING CONTROL
Harwood Building Control



RIGHT OF LIGHT CONSULTANT
Right of Light Consulting

02

Assessment



02.1 SITE LOCATION

Site Location

Sixty Bricks has appointed On Architecture and a wider consultant team to consider the potential for redevelopment of the site highlighted adjacent. The site is located on Hylands Road in Upper Walthamstow.

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.

The south eastern site boundary sits adjacent to Epping Forest. Allotments within Epping Forest are located to the south eastern site boundary. Residential terraced housing and flats are located to the north western site boundary.

Currently the site contains existing two storey council housing, which is in a poor state of repair as well as a single storey disused Community Centre.



 Site Application Boundary

Image obtained from Google Maps

02.2 SITE PHOTOGRAPHS

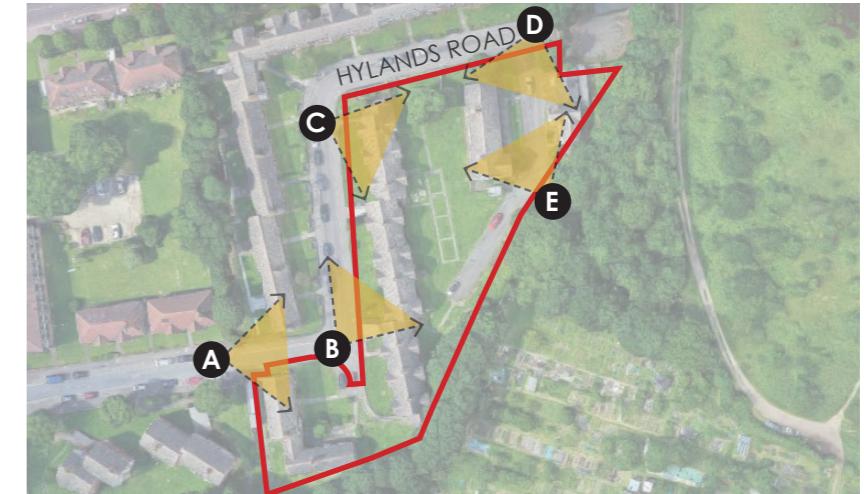
Photographs of the application site are set out below:



Image A - View looking east towards the existing housing on the application site



Image B - View looking north east along Hylands Road showing the existing housing on application site



KEY PLAN → b a → d



Image C - View looking east towards existing housing on application site



Image D - View looking south within the application site towards the existing 2 storey housing.



Image E - View looking north within the site towards the existing housing

Images obtained from Google Street

02.3 SITE PHOTOGRAPHS

Photographs of the application site are set out below:



Image A - View looking south west towards existing housing and garages on application site



Image B - View looking west towards existing housing on the site and green space

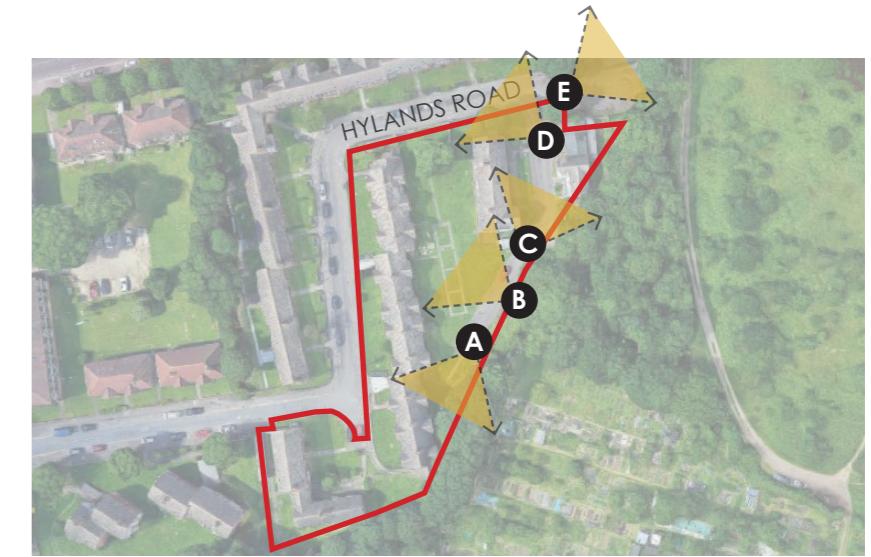


Image C - View looking north towards semi detached property on application site



Image D - View looking west along Hylands road towards existing housing on site



Image E - View looking north east towards Highlands House Primary School grounds

Images obtained from Google

02.4 IMMEDIATE CONTEXT ACCESSIBILITY



02.5 WALKING & CYCLING DISTANCES TO SITE

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02.6 ARCHITECTURAL CONTEXTUAL STUDY



A- Red brick, pebble dash and plain roof tiles



B- Yellow brick and white render facade



C- Mock Tudor facade with red brick and plain tile



Map & images on this page all obtained from Google Maps

As part of the site and wider analysis we have looked at the various types and styles of architecture in the immediate context of the site. The site is surrounded by an eclectic mix of residential properties. The majority of buildings range in scale from 2 to 3 storeys. The dwellings boast a wide range materials including an assortment of brick, render, timber, plain tile, slate tile and flat roof. There is no one distinctive architectural style in the area as the properties range in both style and age which adds to the visual interest of the area.

Other styles of Architecture in the wider context of the area (Not identified on the map above)



New development Forest Road



Public Library



Waltham Forest College



D- White painted render and plain tile roofs



E- Red brick and white weather boarding

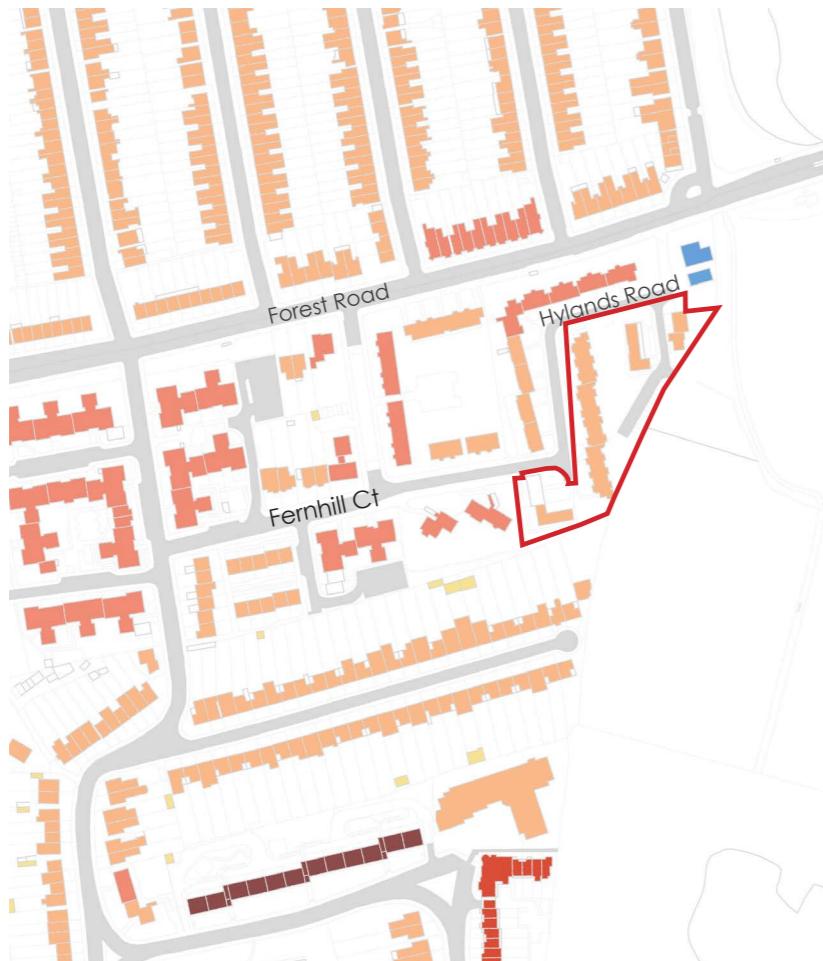


F- Yellow brick facade

02.7 EXISTING SITE PLAN

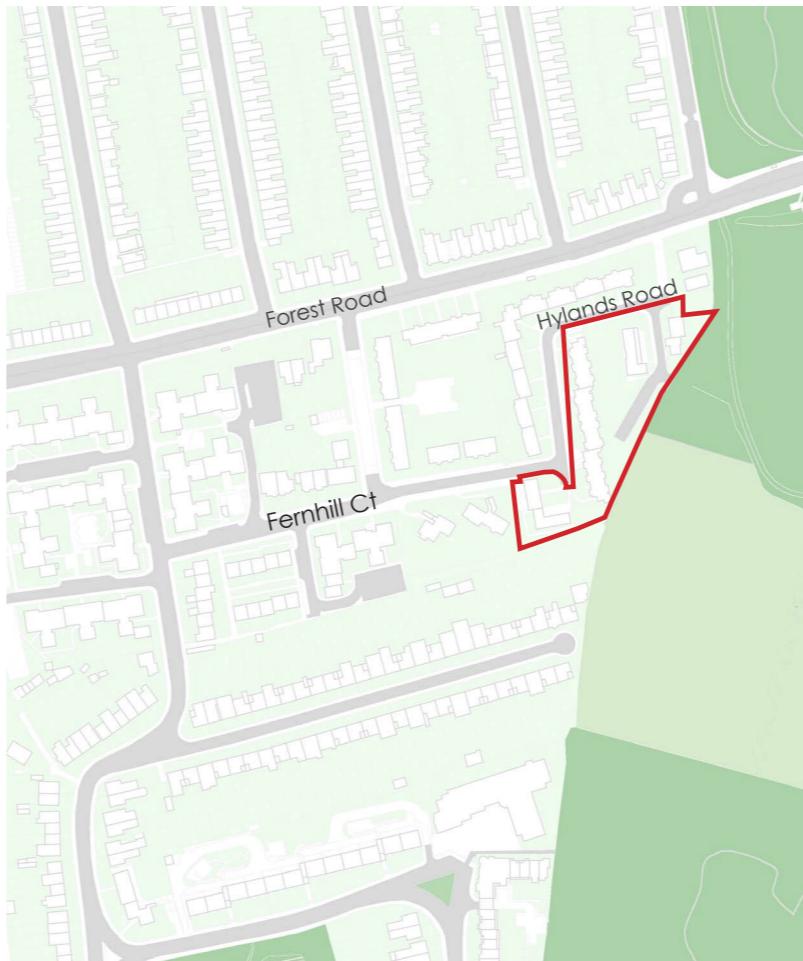


02.8 BUILDING USES - PRIVATE, PUBLIC & GREEN SPACE



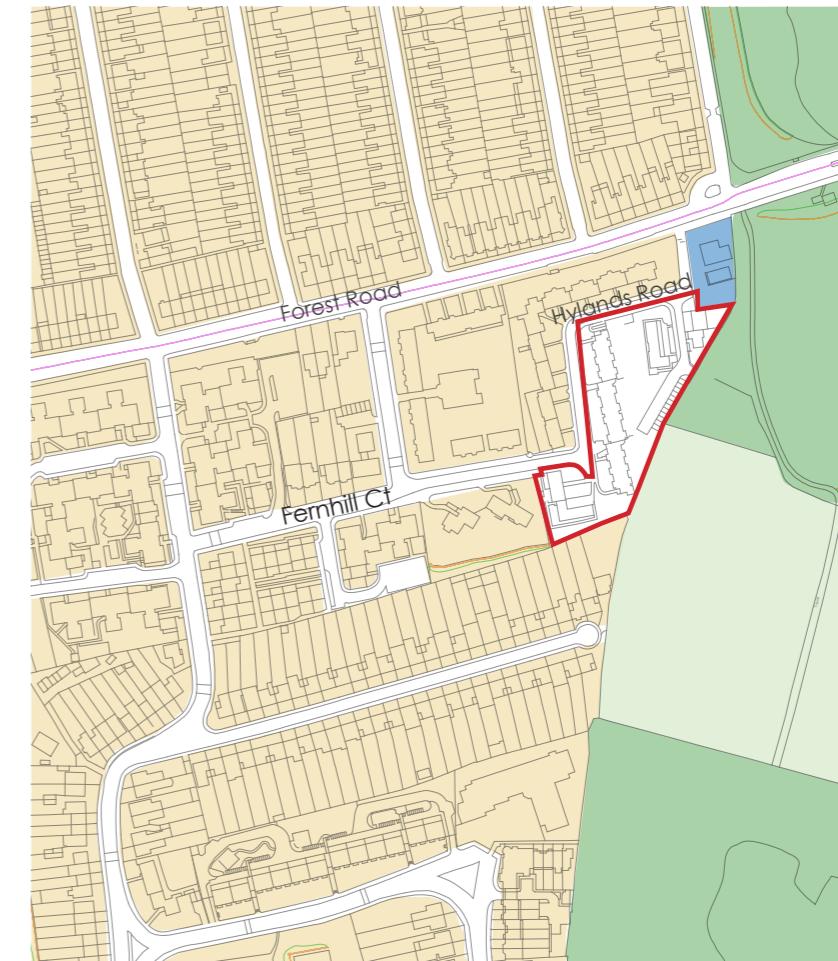
- 1 Storey Residential
- 2 Storey Residential
- 3 Storey Residential
- 4 Storey Residential
- 5 Storey Residential
- School (Not currently in use)

The surrounding context is fully coherent as it is composed solely of residential buildings and a primary school that is now vacated. The majority of properties in close proximity to the site are 2 storey residences. There are also a number of 3 storey residential blocks located close to the site. 4 and 5 storey residential properties can be found further to the south of the site as indicated on the adjacent diagram.



- Private Green Space (residential gardens)
- Allotments (public/owned by Epping Forest)
- Epping Forest (Public Space)
- Roads

The adjacent diagram shows the public and private green spaces surrounding the application site. Each residential property in close proximity to the site has access to private green spaces, as each has a private garden. There are public allotments located nearby the site, which are owned by Epping Forest. The site lies adjacent to Epping Forest, which contains a number of walking trails, accessible by the public.



- Allotments
- Green public spaces
- Residential
- School (not currently in use)

The diagram shows the existing use of the land adjacent to the site. The site sits adjacent to 2-3 storey residential properties to the western and north western site boundary. To the north eastern site boundary is a currently vacated school building. Epping Forest lies to

02.9 PLANNING POLICIES MAP



Planning Policies Map obtained from Waltham Forest Council Website

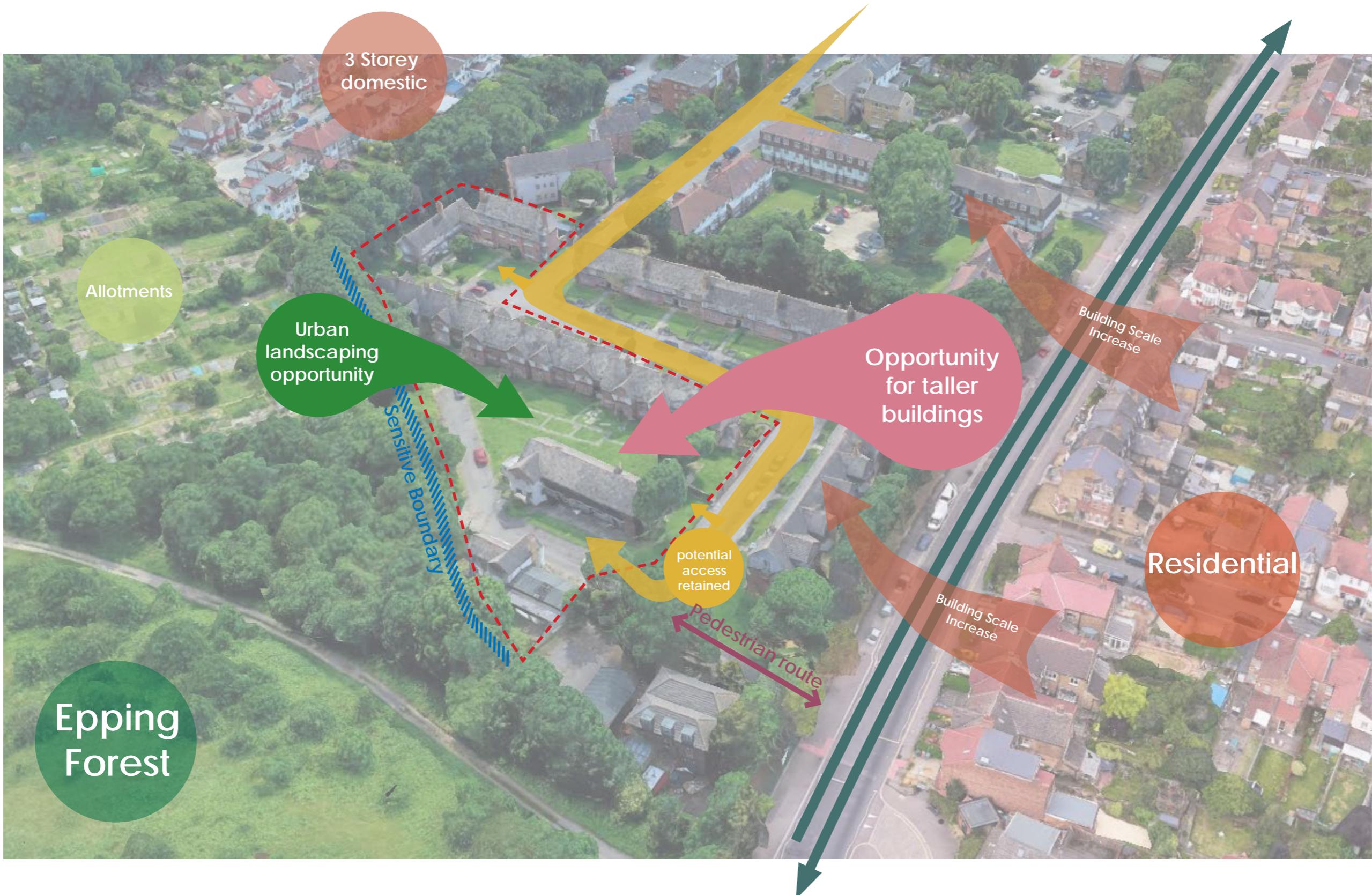
The extract of the Planning Policy map shown above shows that the site does not fall within a Conservation Area, Flood Zone or Archaeological Priority Zone. The site is located adjacent to a Green Corridor and Metropolitan Green Belt. The site is located in close proximity to a Site of Special Scientific Interest, Special Area of Conservation, Metropolitan Green Belt and Site of Metropolitan Importance to Nature Conservation.

FOR DETAILED INFORMATION ON PLANNING POLICIES PLEASE REFER TO PLANNING STATEMENT

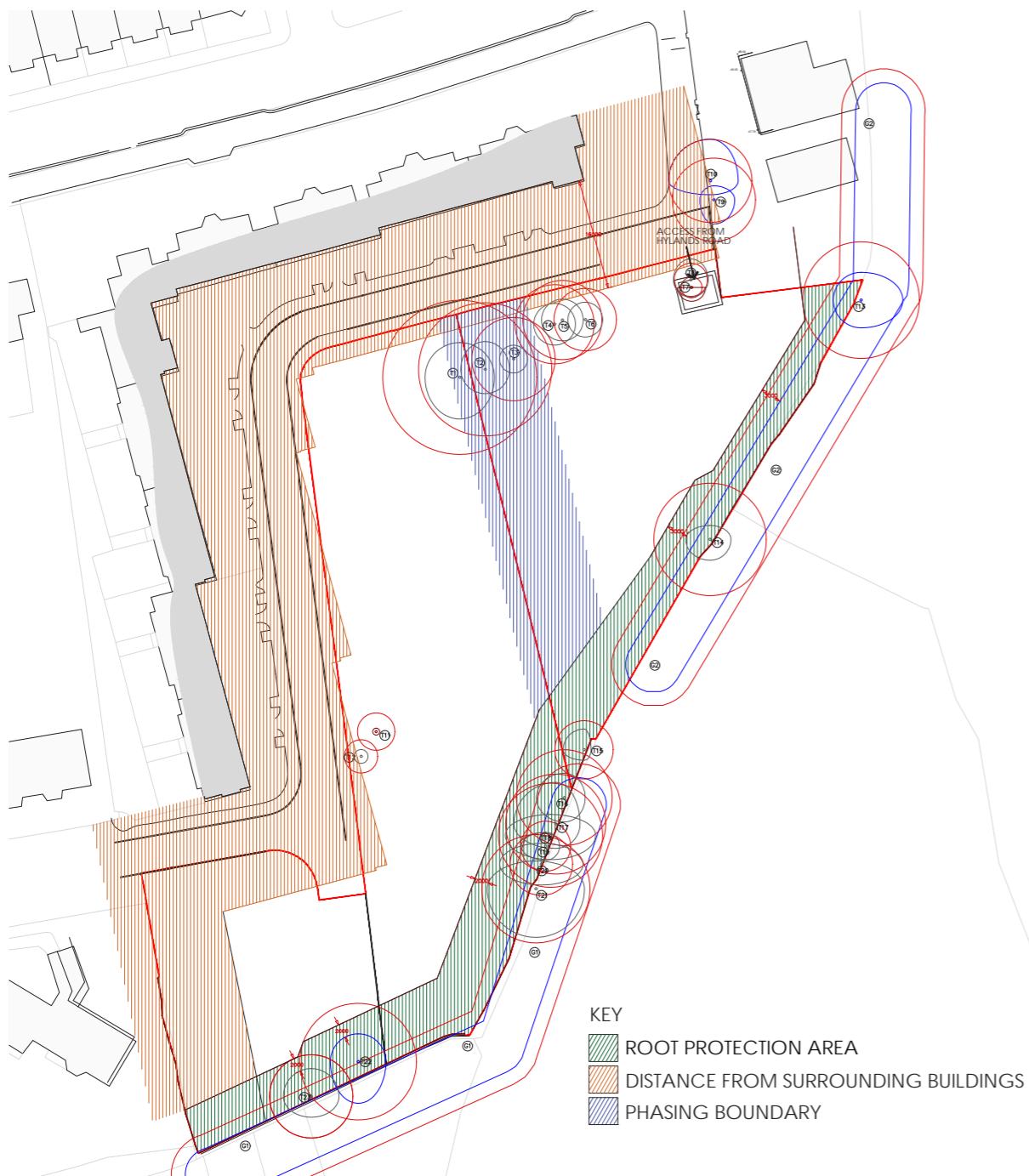
03

Hylands Road, Walthamstow
Evaluation

03.1 EVALUATION - INITIAL SITE OPPORTUNITIES & CONSTRAINTS



03.1.1 EVALUATION - SITE CONSTRAINTS OVERVIEW



Site Constraints Overview

In depth design analysis has been carried out in order to propose a layout which addresses the site constraints, the three main elements being:

- Surrounding Residential Properties
- Epping Forest & Existing Mature Tree Line
- 5.5m Drop in Site Levels from North East to South West

Throughout the design process, these elements have been at the forefront of discussion between the project team, and have informed the initial 'build zone' on which we began initial concept development.

The existing residential properties that sit to the North and West of the site are situated within two-storey pitched roof linear block which wraps around the Hylands road. Careful consideration to distances between existing and proposed habitable windows and how the proposed massing responds to the existing street frontage. This presented an opportunity to increase the active frontages of the proposed scheme, learning from the failures of the existing dwellings on site - where large areas of undefined green space lack activity and create the notion of the buildings having 'their back to the street'.

Following arboricultural surveys, further detail identified the individual trees along the sites boundary with Epping Forest, which has defined a 'no build zone' along the Eastern site border, we have extended the zone to accommodate the avoidance of crown spread where scaffolding will be used during construction.

The site slopes in both directions creating the need for careful landscaping design to ensure level access into residential blocks are achievable. This have created the requirement to split block elements into varying levels thus creating an accessible scheme for all residents.

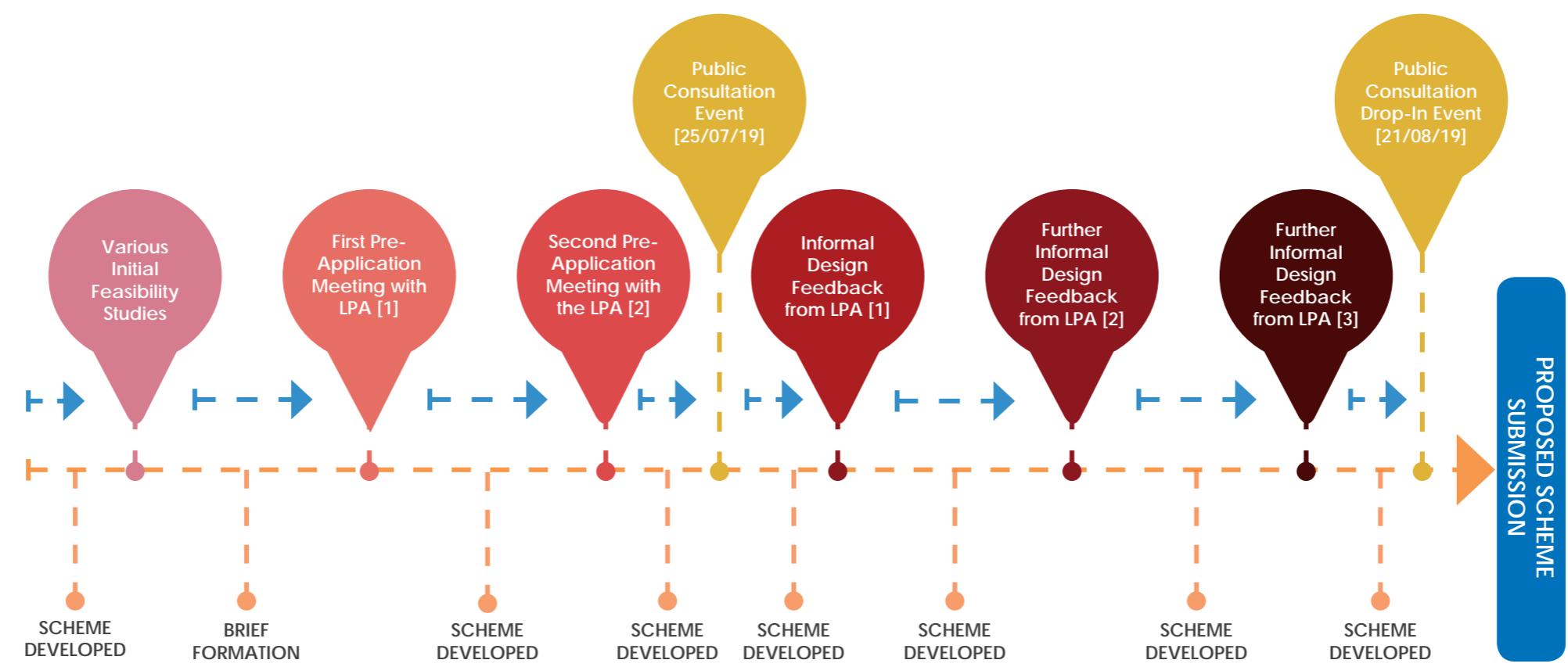
03.1.2 EVALUATION - THE DESIGN EVOLUTION TIMELINE

The Design Evolution Timeline

In depth design development has been carried out throughout the project timeline, from initial feasibility, to discussions with the LPA and various public consultation events.

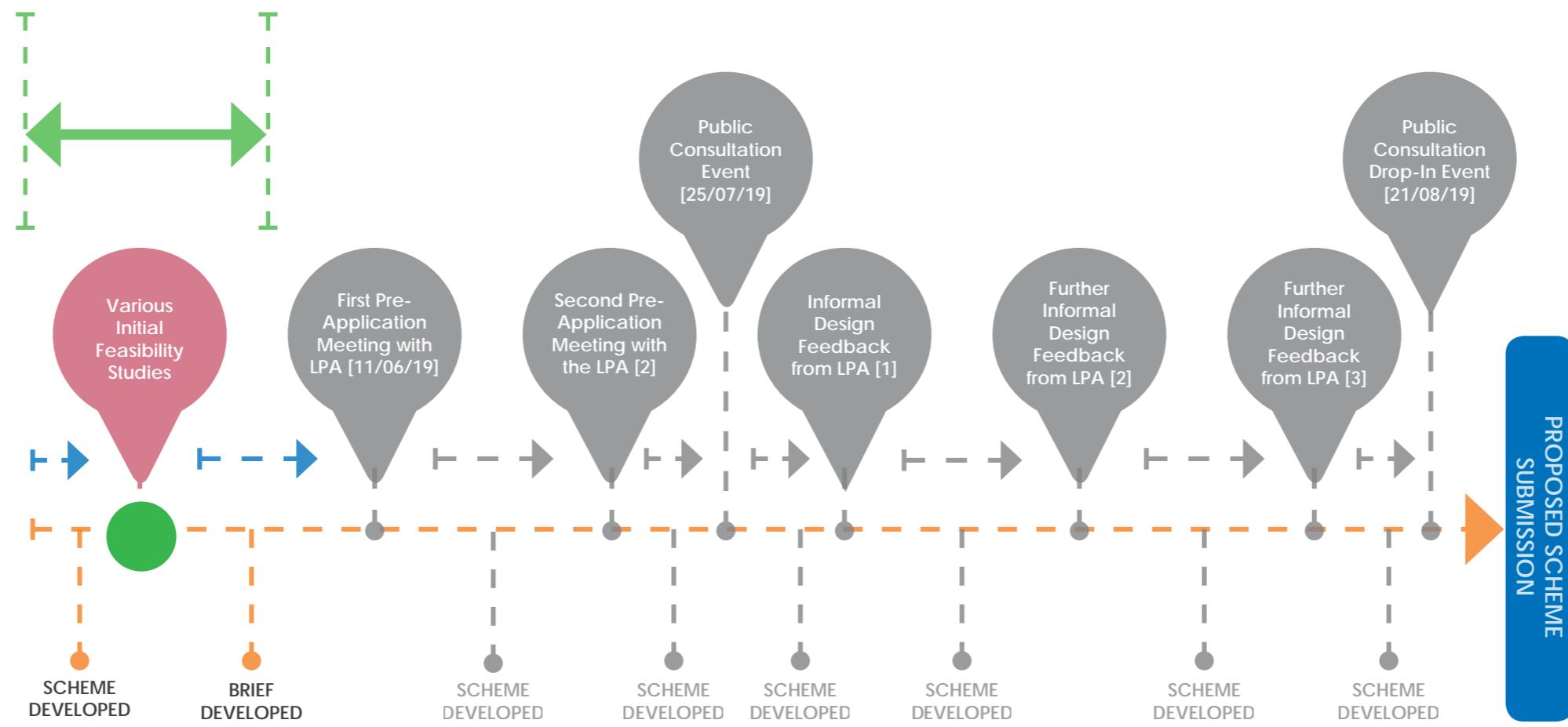
Throughout continued discussions with various parties, we have been able to adapt the developing design to take on board feedback to further enrich and increase the design quality of not only the built form and landscape but to promote and enhance the 'placemaking' of the regeneration scheme.

To demonstrate the detail of the scheme development we will present the main designs throughout the evolution to the planning submission scheme,. The diagram below demonstrates the point in which feedback and consultation was received and the design development that followed.



03.1 Evaluation

03.2 Initial Feasibility Options Appraisal



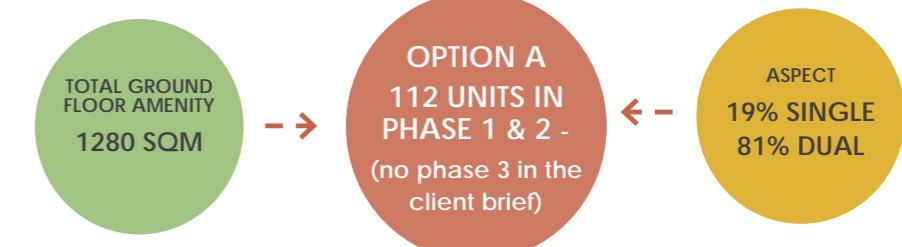
03.2.1 INITIAL FEASIBILITY STUDIES - OPTION A [NOT INCLUDING PHASE 3]



Early feasibility studies were carried out to identify key opportunities and constraints for the regeneration scheme. Three concept schemes were developed, each identifying the opportunity that addressing the existing street with the proposal as a key design driver.

During early stages, the scheme did not encompass Phase 3. From the analysis of the site, the design development originated with creating a block mass on the site, which particularly responds to the site boundary and surrounding context.

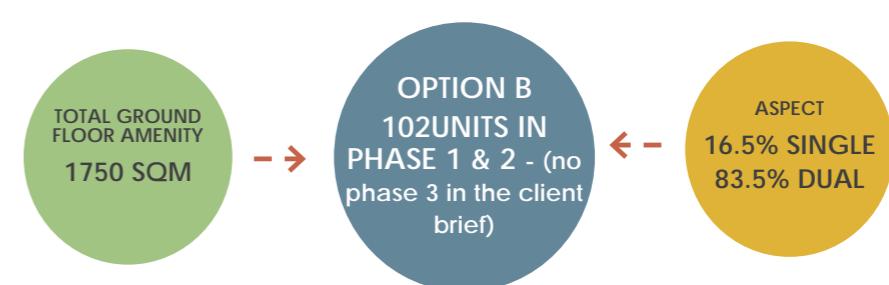
- A central green space being at the heart of the design from the start, creating a strong relationship between city and Epping Forest, and a tranquil place to retreat
- Access routes and landscaping areas to break up the scale and mass
- Creating a better vehicular turning head along the Northern edge of the site
- Develop a scheme where the site is optimised to create much-needed housing



TOTAL UNITS 112 OVER 6 FLOORS

Typology	no	MIX%	HR
1 bed 2person unit	44	40%	88
2 bed 4person unit	42	37%	126
3 bed 5person unit	26	23%	104
Total	112		318

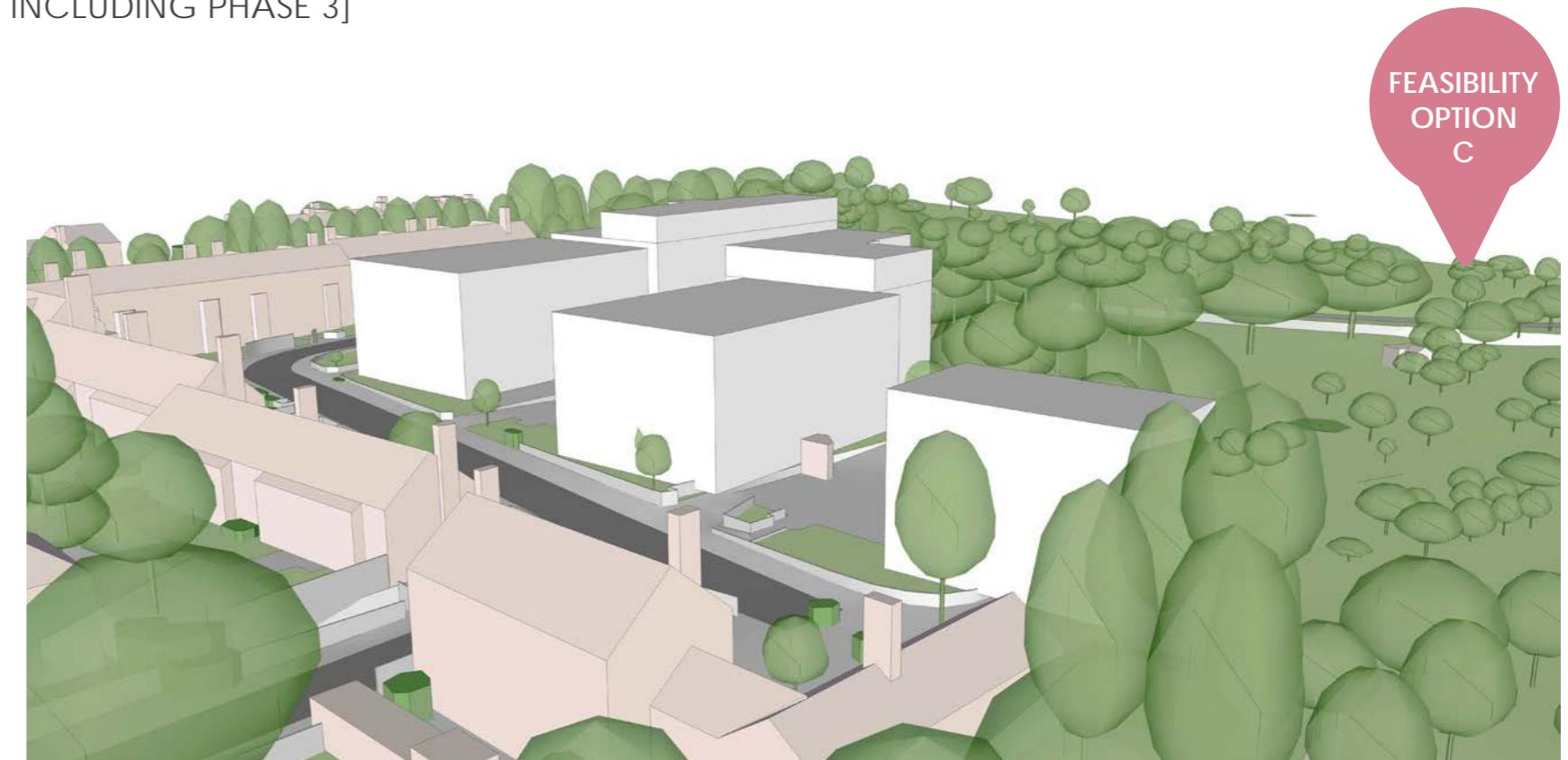
03.2.2 INITIAL FEASIBILITY STUDIES - OPTION B [NOT INCLUDING PHASE 3]



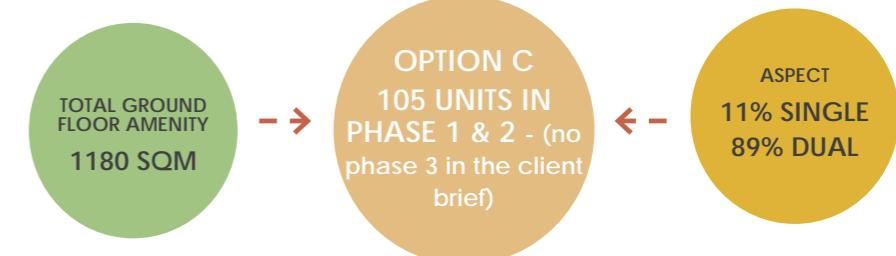
TOTAL UNITS 102 OVER 6 FLOORS

Typology	no	MIX%	HR
1 bed 2person unit	30	30%	60
2 bed 4person unit	54	53%	162
3 bed 5person unit	18	17%	72
Total	102		294

03.2.3 INITIAL FEASIBILITY STUDIES - OPTION C [NOT INCLUDING PHASE 3]



- Explores the potential of East - West linear blocks to increase potential for parking and routes through to the central Garden
- However, this creates a number of North facing, single aspect dwellings



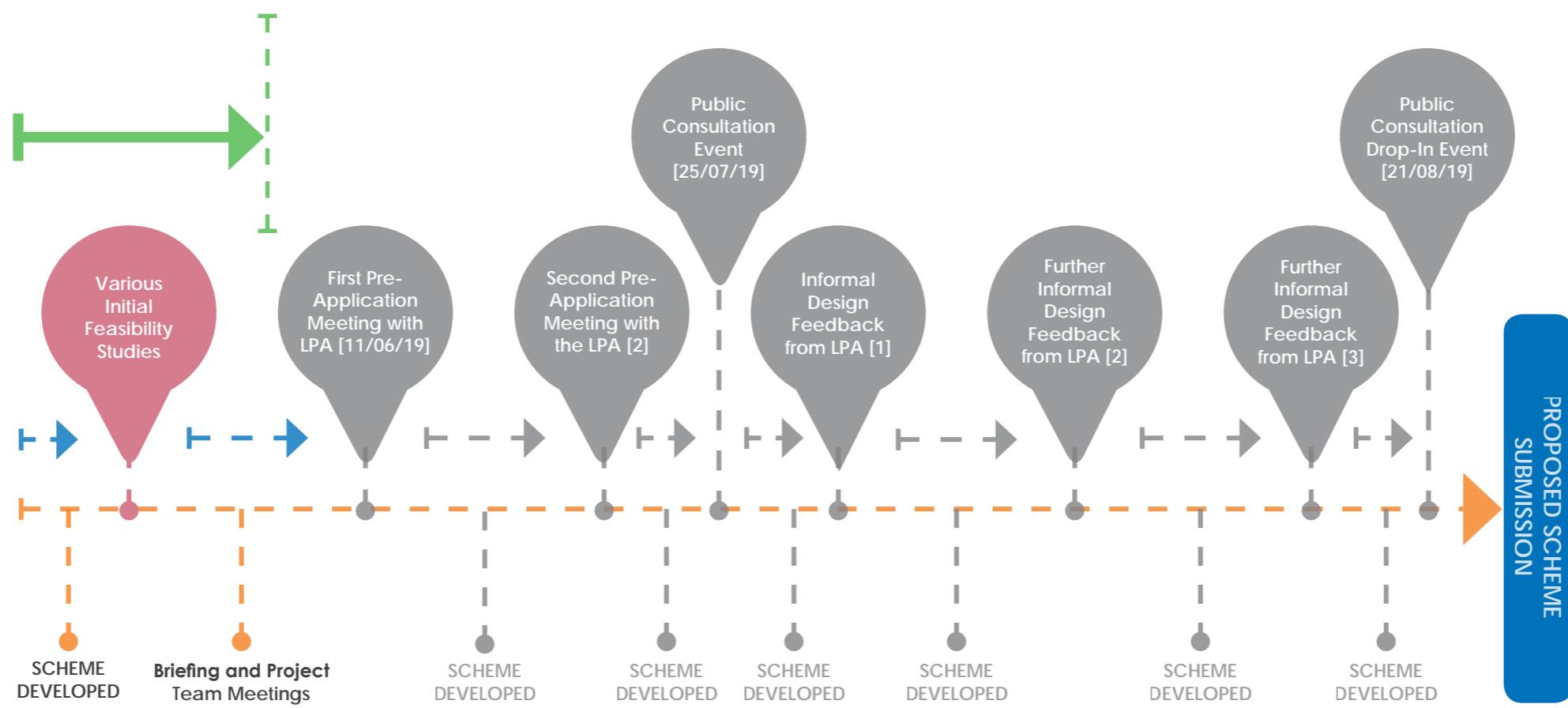
TOTAL UNITS 105 OVER 6 FLOORS

Typology	no	MIX%	HR
1 bed 2person unit	24	23%	48
2 bed 4person unit	45	43%	135
3 bed 5person unit	36	34%	144
Total	105		327

03.1 Evaluation

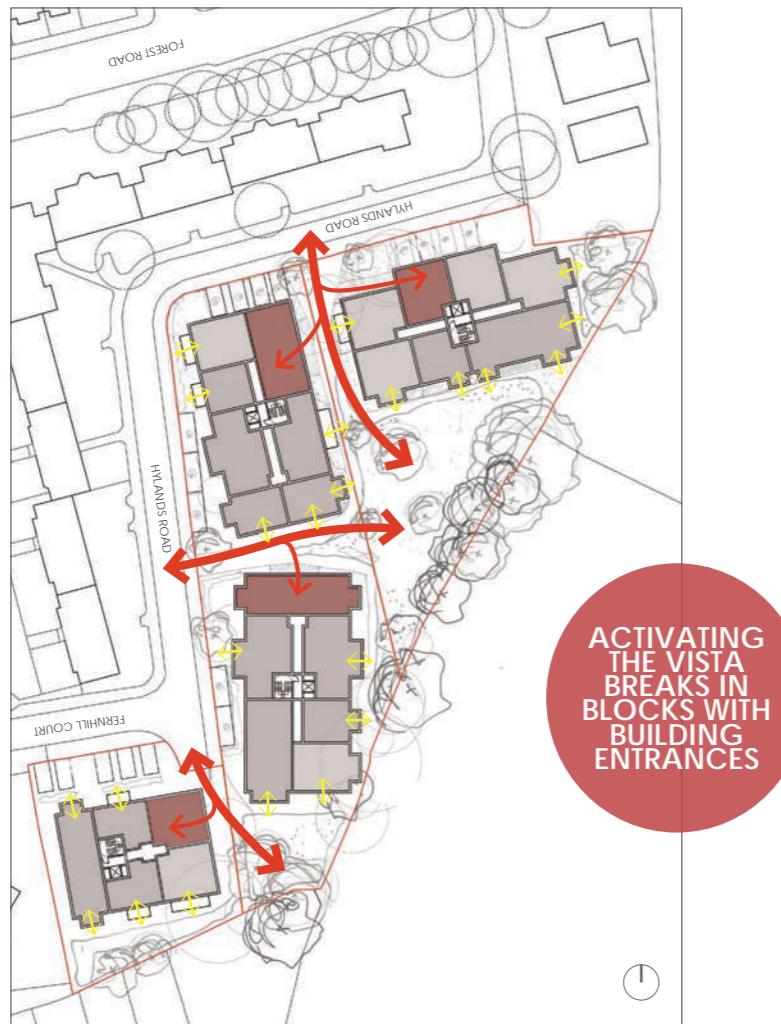
03.2 Initial Feasibility Options Appraisal

03.3 Concept Design Following Brief Formation



03.3.1 CONCEPT DESIGN FOLLOWING BRIEF FORMATION DESIGN LOGIC DEVELOPMENT

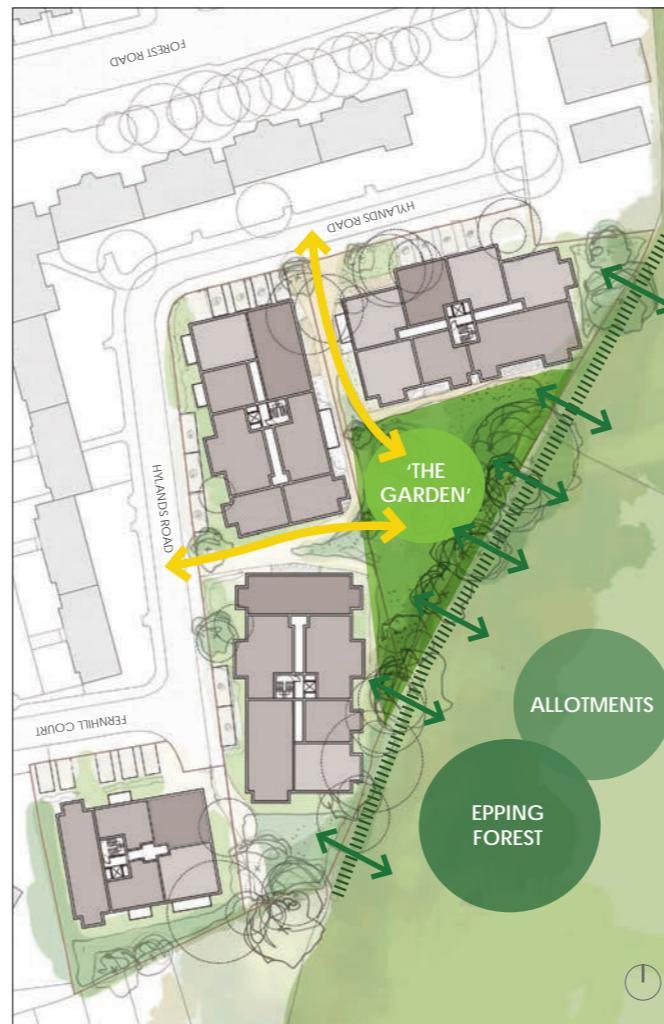
The Design Brief for the regeneration of the Hylands Road estate is to create 120 homes to provide much needed housing for the London Borough of Waltham Forest, addressing the requirement for a higher proportion of 'family' sized units where possible.



- ↔ Main Route Permeability
- Access to Blocks
- ↔ Potential Ground Floor Access
- Block Main Entrance & Bin/Bike Storage

Active block frontages are encouraged through the varied placement of main entrances (activating routes through to communal green space) and permeability from private to street level of ground floor units and front gardens.

In conjunction with providing the socially rented homes, the brief needed to address local policy and create a 'sense of place' to be a high quality addition to the area, improving and densifying the existing studio bedsit unit buildings that exist.



- ↔ Connection to 'The Garden'
- ||||| Sensitive Green Boundary
- ↔ Proposed Extension of Green

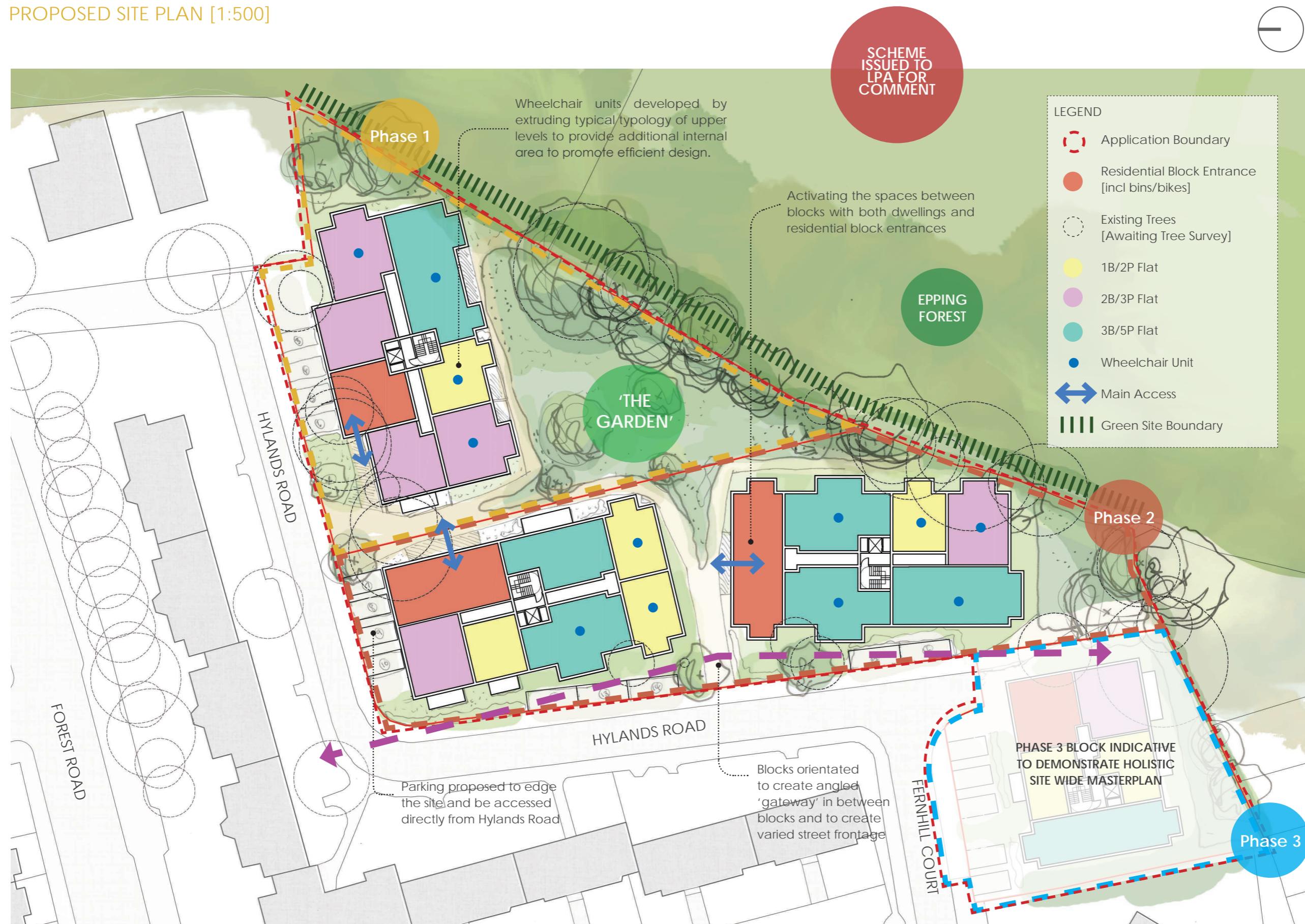
The scheme has been designed to focus on connectivity to the existing green spaces to the East. Blocks orientated to respond to the surrounding street context and to create a large communal 'Garden', whilst protecting potential RPA's of existing mature trees along the sensitive green boundary of Epping Forest.

Parking provision was to be tested, and the proposal that only blue badge parking would be provided. The intricate relationship between the public, the residents, pedestrians and vehicles all to be considered throughout the process.



- Wheelchair Parking 'Zones'
- [Total 13 / 10.8%]

03.3.2 CONCEPT DESIGN FOLLOWING BRIEF FORMATION
PROPOSED SITE PLAN [1:500]

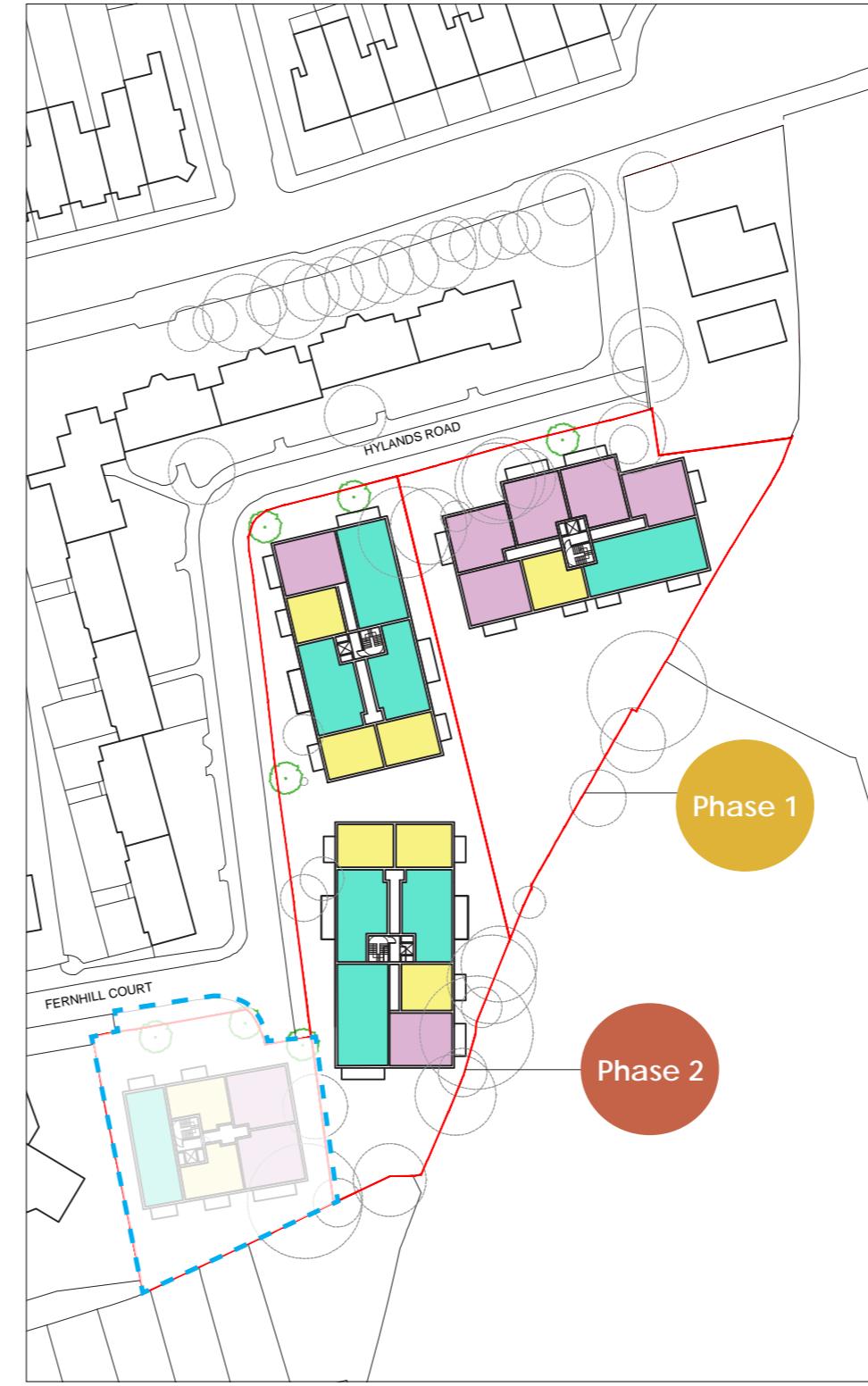


03.3.3 CONCEPT DESIGN FOLLOWING BRIEF FORMATION
PROPOSED TYPOLOGY LAYOUTS [1:1000]

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Ground Floor / 17 units



First to Fourth Floor / 21 units

LEGEND	
	Application Boundary
	Residential Block Entrance [incl bins/bikes]
	Existing Trees [Awaiting Tree Survey]
	1B/2P Flat [circa 50sqm]
	2B/3P Flat [circa 70sqm]
	3B/5P Flat [circa 90 sqm]
	Wheelchair Unit

NOTE: PHASE 3 BLOCK INDICATIVE
TO DEMONSTRATE HOLISTIC SITE WIDE
MASTERPLAN

03 EVALUATION

03.3.4 CONCEPT DESIGN FOLLOWING BRIEF FORMATION PROPOSED MASSING AND SCHEDULE OF ACCOMMODATION



NOTE: PHASE 3 BLOCK INDICATIVE TO DEMONSTRATE HOLISTIC SITE WIDE MASTERPLAN

Flatted Development - a minimum of 10 sq.m amenity space to be provided per bedroom. (e.g: 2 bed flat - 20 sq.m and 3 bed flat - 30 sq.m). Each flat should provide an element of private amenity space, however the overall provision can be provided in the form of both private amenity space and communal amenity space. Balconies should be a minimum size of 8-5 sq.m.

Reference from
[Development Management Policies-Local Plan-Inspector's Modifications
October 2013 - London Borough of Waltham Forest]

Amenity space requirement is 10sqm per bedroom for flatted developments

Flats	no	Amenity(sqm) per flat	Amenity(sqm)
1 bed 2person unit	38	10	380
2 bed 4person unit	41	20	820
3 bed 5person unit	41	30	1230
Total	120		2430

Amenity balcony space min requirement is 5sqm per flat

Proposed amenity Balcony space is 5sqm per 1B/2P flat => 38 flats * 5sqm =190 sqm

Proposed amenity Balcony space is 7sqm per 2B/3P flat => 41 flats * 7sqm =287 sqm

Proposed amenity Balcony space is 8sqm per 3B/5P flat => 41 flats * 8sqm =328 sqm

Proposed external amenity space is circa 2600sqm in ADDITION to balconies

TOTAL PROPOSED AMENITY SPACE (BALCONIES)805 + (EXTERNAL)2600 = 3405sqm

Indicative Schedule Of Accommodation [PHASE 1 & 2]

Ground Floor Level

1 Bed Unit	(circa 50 sqm)	1
1 Bed WLC Unit	(circa 60 sqm)	4
2 Bed Unit	(circa 70 sqm)	3
2 Bed WLC Unit	(circa 78 sqm)	3
3 Bed Unit	(circa 90 sqm)	1
3 Bed WLC Unit	(circa 100 sqm)	5

First Floor Level

1 Bed Unit	(circa 50 sqm)	7
2 Bed Unit	(circa 70 sqm)	7
3 Bed Unit	(circa 90 sqm)	7

Second Floor Level

1 Bed Unit	(circa 50 sqm)	7
2 Bed Unit	(circa 70 sqm)	7
3 Bed Unit	(circa 90 sqm)	7

Third Floor Level

1 Bed Unit	(circa 50 sqm)	7
2 Bed Unit	(circa 70 sqm)	7
3 Bed Unit	(circa 90 sqm)	7

Fourth Floor Level

1 Bed Unit	(circa 50 sqm)	7
2 Bed Unit	(circa 70 sqm)	7
3 Bed Unit	(circa 90 sqm)	7

Fifth Floor Level

1 Bed Unit	(circa 50 sqm)	5
2 Bed Unit	(circa 70 sqm)	7
3 Bed Unit	(circa 90 sqm)	7

TOTAL UNITS 120 OVER 6 FLOORS

Typology	no	MIX%	HR
1 bed 2person unit	38	32%	76
2 bed 4person unit	41	34%	123
3 bed 5person unit	41	34%	164
Total		120	363

Existing footprint 1084sqm

Proposed footprint 2004sqm

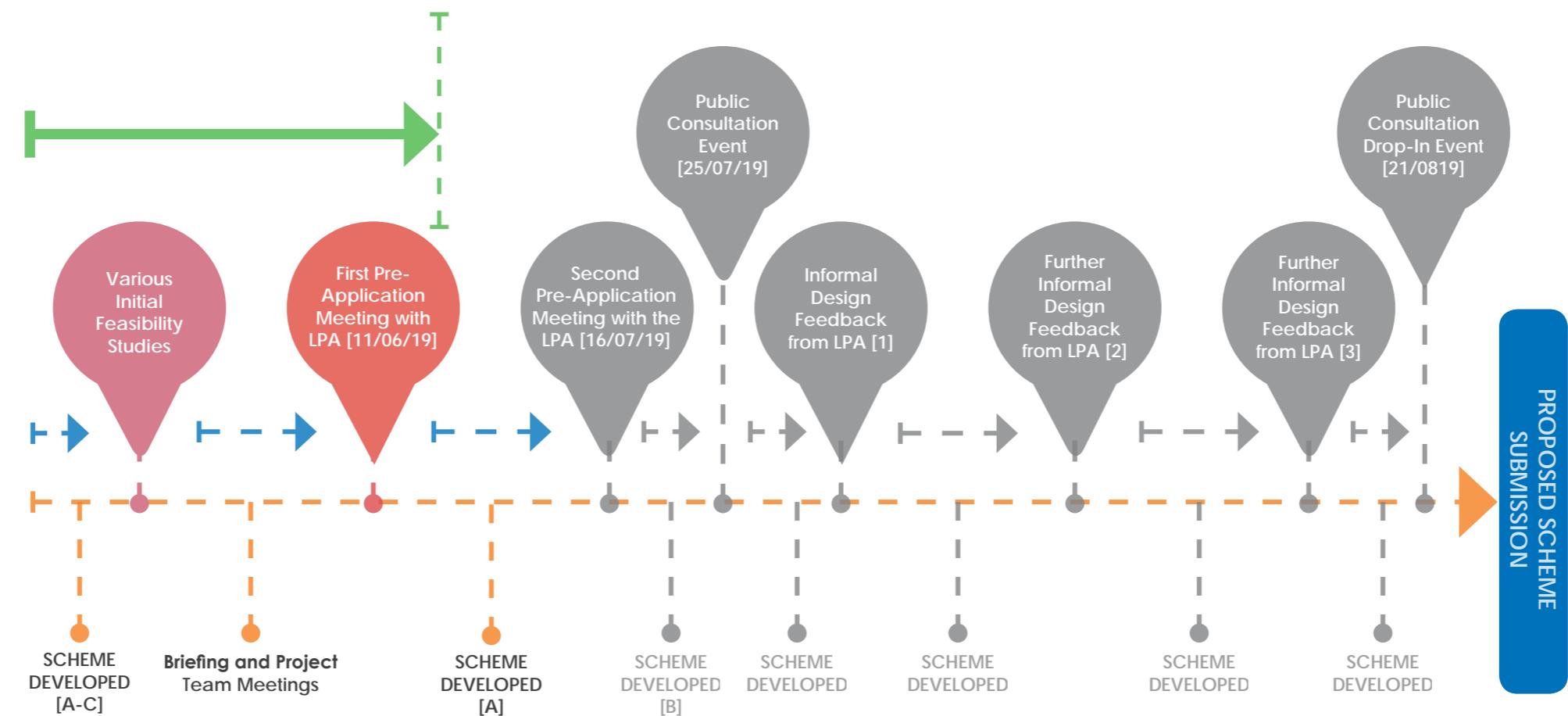
13 WHEELCHAIR PARKING SPACES [10.8%]
- TRANSPORT CONSULTANT TO ADVISE

03.1 Evaluation

03.2 Initial Feasibility Options Appraisal

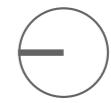
03.3 Concept Design Following Brief Formation

03.4 First Pre-Application Meeting - June 2019



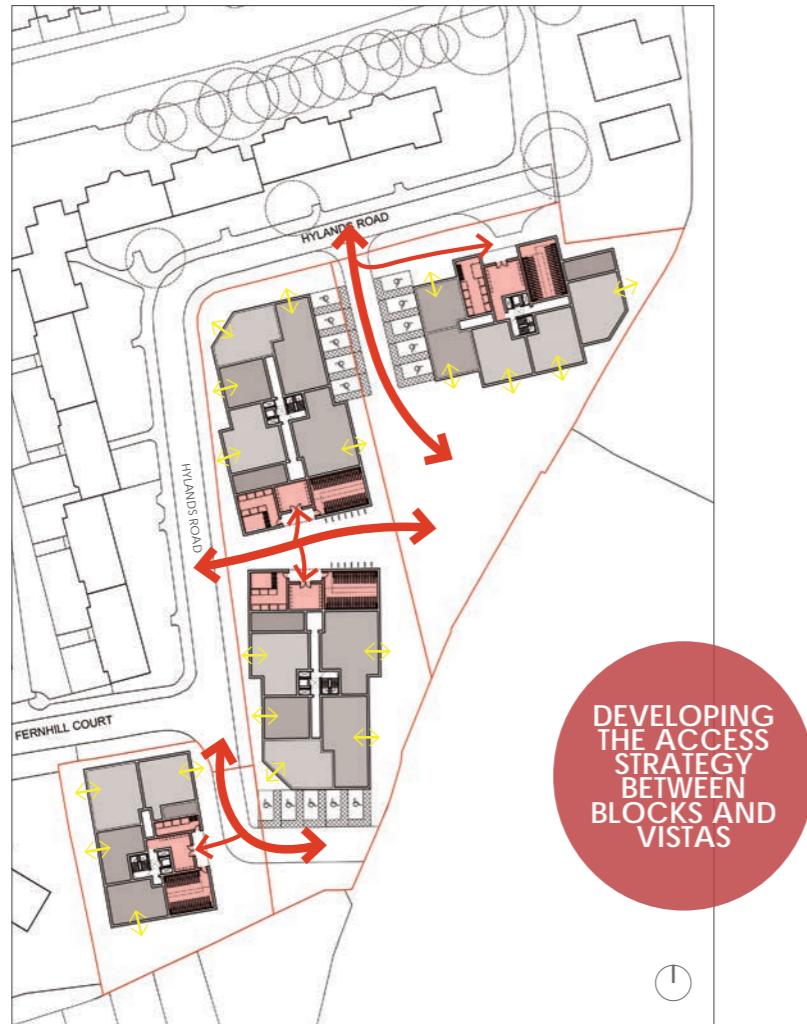
03.4.1 FIRST PRE-APPLICATION MEETING [FOLLOWING INITIAL ADVICE]

PROPOSED SITE PLAN [1:500]



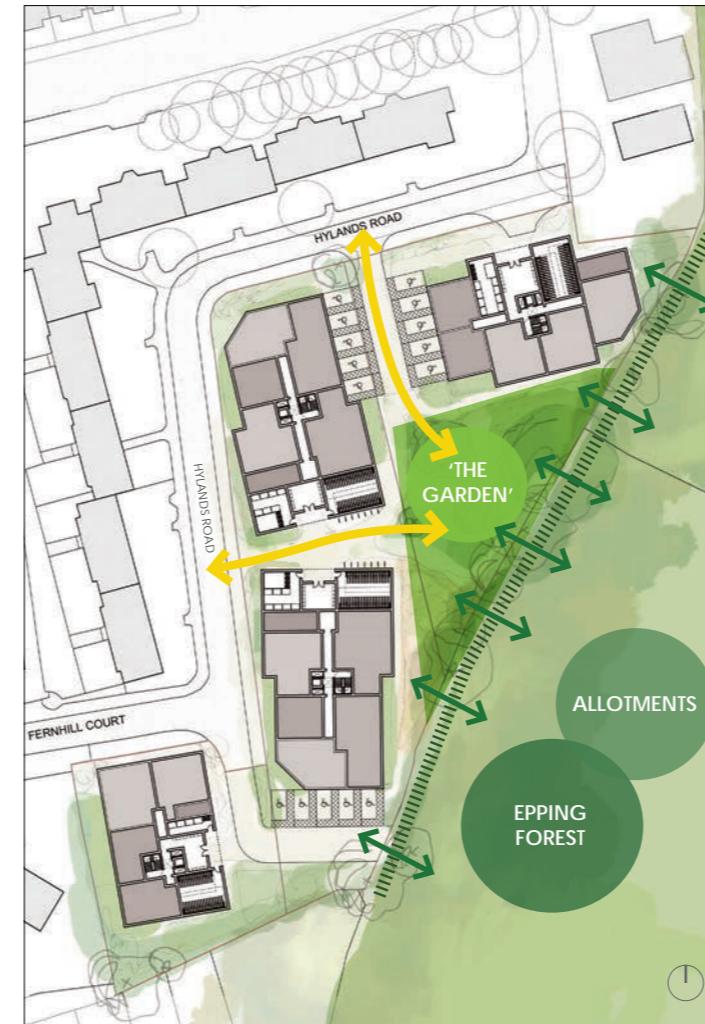
03.4.2 FIRST PRE-APPLICATION MEETING [FOLLOWING INITIAL ADVICE] DESIGN LOGIC - ACCESS, COMMUNAL AMENITY & PARKING

PR188 HYLANDS ROAD -DESIGN AND ACCESS STATEMENT



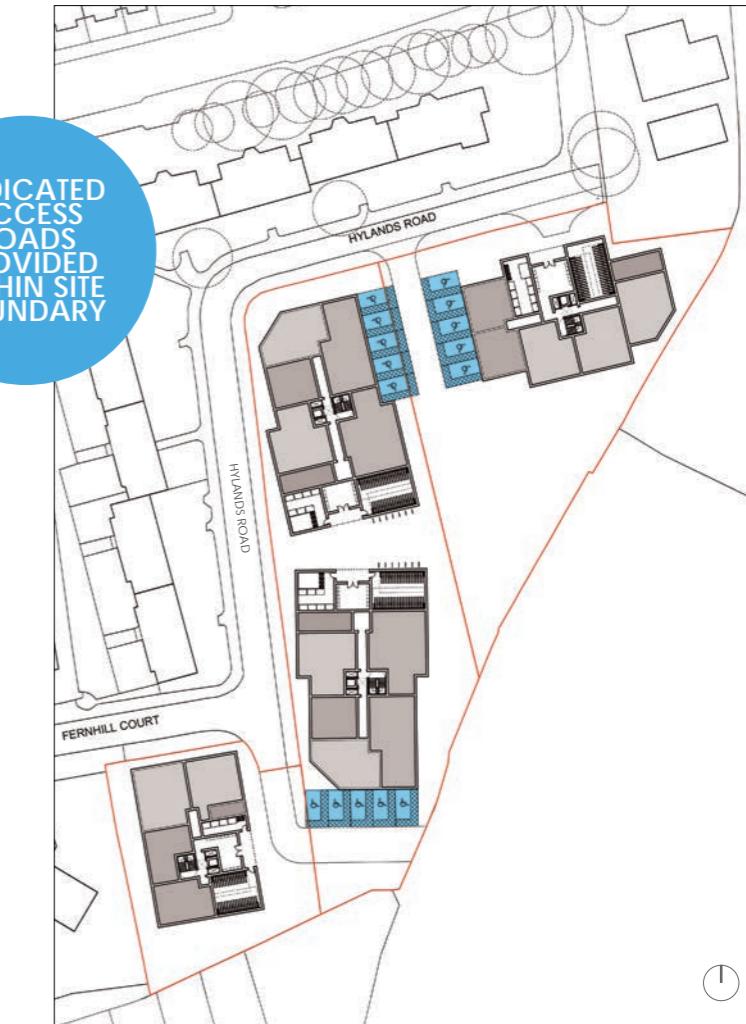
- ↔ Main Route Permeability
- Access to Blocks
- ↔ Potential Ground Floor Access
- Block Main Entrance & Bin/Bike Storage

Active block frontages are encouraged through the varied placement of main entrances (activating routes through to communal green space) and permeability from private to street level of ground floor units and front gardens.



- ↔ Connection to 'The Garden'
- ||||| Sensitive Green Boundary
- ↔ Proposed Extension of Green

The scheme has been designed to focus on connectivity to the existing green spaces to the East. Blocks orientated to respond to the surrounding street context and to create a large communal 'Garden', whilst protecting potential RPA's of existing mature trees along the sensitive green boundary of Epping Forest.



Wheelchair parking zones developed to be through dedicated access roads within the site boundary following LPA advice that parking spaces accessed directly from the road would be deemed unacceptable.

03.4.3 FIRST PRE-APPLICATION MEETING [FOLLOWING INITIAL ADVICE]
PROPOSED TYPOLOGY LAYOUTS [1:1000] - CYCLE & BIN STORE PROVISION



03.4.4 FIRST PRE-APPLICATION MEETING [FOLLOWING INITIAL ADVICE]
PROPOSED TYPOLOGY LAYOUTS [1:1000]

PR188 HYLANDS ROAD -DESIGN AND ACCESS STATEMENT

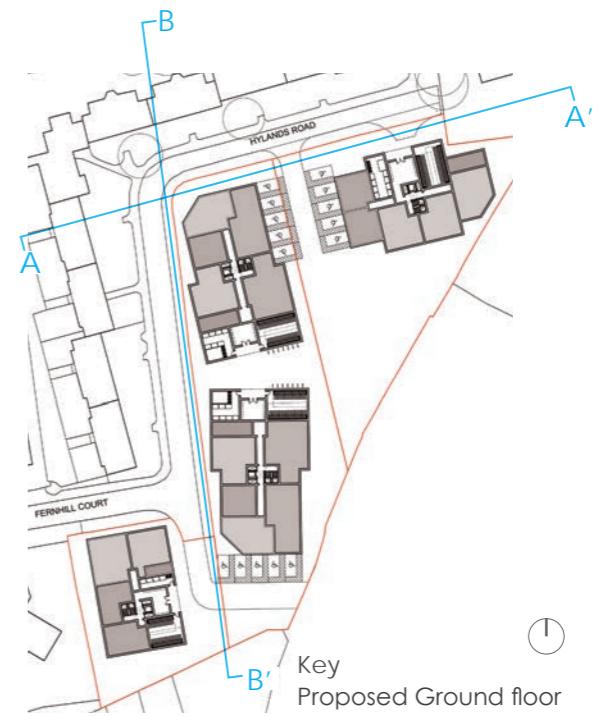
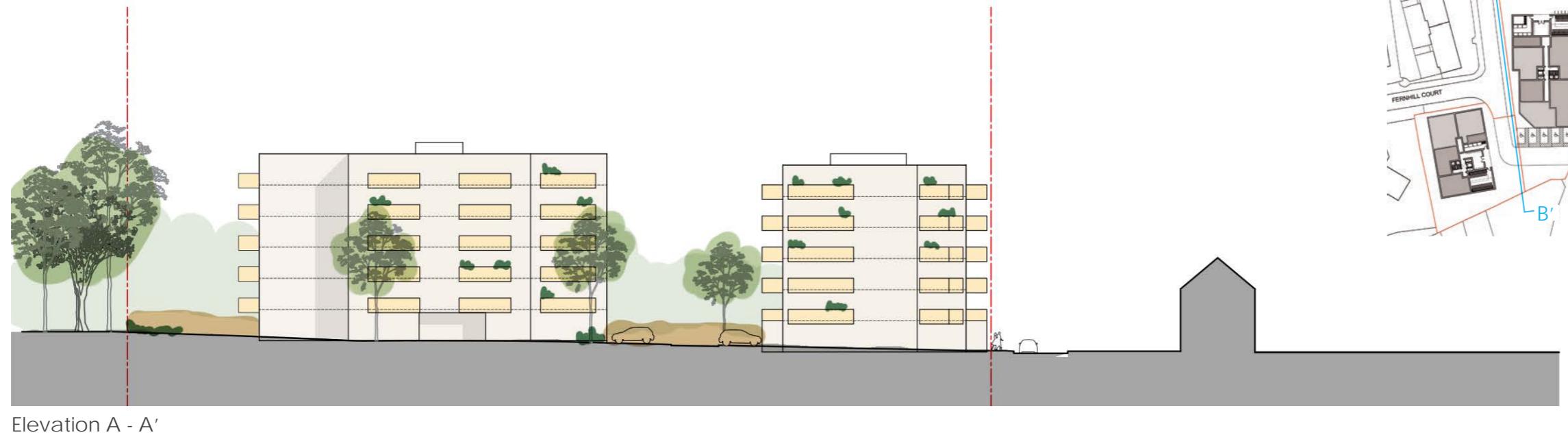


LEGEND	
○	Application Boundary
●	1B/2P Flat [circa 50sqm]
●	2B/3P Flat [circa 70sqm]
●	3B/5P Flat [circa 90 sqm]



03.4.5 FIRST PRE-APPLICATION MEETING [FOLLOWING INITIAL ADVICE] PROPOSED SCHEMATIC ELEVATIONS [1:500]

Creation of schematic elevations enabled us to further explore the potential articulation of the proposed scheme in relation to the surrounding context and begin visualising the built form required to achieve 120 units on the site.



03.4.6 FIRST PRE-APPLICATION MEETING [FOLLOWING INITIAL ADVICE] PROPOSED MASSING & SCHEDULE OF ACCOMMODATION



Indicative Schedule Of Accommodation [PHASE 1,2 & 3]

Ground Floor Level

1 Bed Unit (circa 50 sqm)	2
1 Bed WLC Unit (circa 60 sqm)	4
2 Bed Unit (circa 70 sqm)	2
2 Bed WLC Unit (circa 78 sqm)	7
3 Bed WLC Unit (circa 100 sqm)	4

First Floor Level

1 Bed Unit (circa 50 sqm)	10
2 Bed Unit (circa 70 sqm)	8
3 Bed Unit (circa 90 sqm)	8

Second Floor Level

1 Bed Unit (circa 50 sqm)	10
2 Bed Unit (circa 70 sqm)	8
3 Bed Unit (circa 90 sqm)	8

Third Floor Level

1 Bed Unit (circa 50 sqm)	10
2 Bed Unit (circa 70 sqm)	8
3 Bed Unit (circa 90 sqm)	8

Fourth Floor Level

1 Bed Unit (circa 50 sqm)	10
2 Bed Unit (circa 70 sqm)	8
3 Bed Unit (circa 90 sqm)	8

Fifth Floor Level

1 Bed Unit (circa 50 sqm)	10
2 Bed Unit (circa 70 sqm)	8
3 Bed Unit (circa 90 sqm)	8

Total Units **149**

TOTAL UNITS 149 OVER 6 FLOORS

Typology	no	MIX%	HR
1 bed 2person unit	56	38%	112
2 bed 4person unit	49	33%	147
3 bed 5person unit	44	29%	176
Total	149		435

03.4.7 FIRST PRE-APPLICATION MEETING [FOLLOWING INITIAL ADVICE]

PRE - APPLICATION MEETING WITH WALTHAM FOREST COUNCIL FEEDBACK

FIRST PRE-APPLICATION MEETING

As part of the pre-application process On Architecture has consulted with Waltham Forest Council Planning Department, local residents and businesses. This included a Pre-application submission on the 11th of June and a second Pre-application submission on the 16th of July. There were also a Public Consultation events on the 25th of July and on the 21 August.

A pre-application meeting was held with Waltham Forest Council Planning Officers on the 11th of June. Pre-application advice was provided by Brett McAllister of Waltham Forest Council in the meeting and further set out in an email. Further comments received from LPA and our response are highlighted in the following sections.

FIRST PRE-APPLICATION ADVICE

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

Principle

Principle of residential intensification 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:

- How has the massing been arrived at? There doesn't appear to have been any testing of massing layouts to convince that what they are proposing is the most suitable arrangement for the site
- The proposed block plan results in a number of single aspect units: including single aspect north facing and single aspect family sized units
- The uniform heights across the blocks is problematic, particularly where the scheme meets low rise residential streets
- 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

SAC Mitigation

The site is adjacent to the Epping Forest SAC. To mitigate against the intensified use of the Epping Forest SAC the scheme will need to provide Suitable Alternative Natural Green Space (SANGS) within the site, in addition to the communal and child play space policy requirement.

Highways

Stopping Up

- Stopping up process must be complete before any developments or works are carried out on that highway. Any works would be at risk
- A stopping up application can only be received once planning permission issued. Stopping up process is 6 months from date of stopping up application to highways.

Existing link to Forest Road

- There is currently a footway linking Forest Road to the development – Highways would review the current condition which would potentially require upgrades of provisions for those walking and cycling to/through the new development.

Existing walking and cycling provisions

- Council would be keen to seek S106 contributions to improve crossing facilities and walking and cycling provisions along Forest Road

Parking

- All disabled parking spaces would need to be off of public highway as they are on driveways or in parking areas. Could be up to 15 spaces – 10% (including phase 3), potential reduction in parking spaces, the separation between parking spaces and the public highway was discussed at the meeting.
- Hylands Road is an existing CPZ. Development to be car free with no new residents to be eligible for permits within the neighbouring CPZ
- A comprehensive parking management plan will be required to ensure that no one from outside the development i.e local residents could park within the new development
- Hylands Development is within a Mini Holland borough – exemplary cycle parking needs to be provided in prominent locations. Safe, covered and secure.
- Also provide visitors cycle parking

Waste

- Waste will need to be consulted separately through the application process regarding capacity and storage locations.
- In accordance with the developer's guidance for waste management
- Adequate access / turning circles will need to be provided for access of vehicles

Servicing/Deliveries

- More and more online shopping – a car-free development will require provisions for servicing and deliveries especially if development is car free.
- Loading and turning areas required without risking pedestrian safety.

Lighting

- Any lighting within the public highway areas to be of the public highway standard.

New design / development

- Future plans for a segregated cycle track to continue along Forest Road – development should reflect that

Transport planning should be consulted further within application

- Transport planning will need to provide comments in relation to transport policy further comments will be provided on parking levels, whether proposed cycle parking is sufficient etc
- TA should follow the new TfL Healthy Streets Transport Assessment

CLP's

- Outline CLP with planning permission. Prior to decision
- Detailed CLP prior to commencement
- Within the TfL template found on the TfL website.

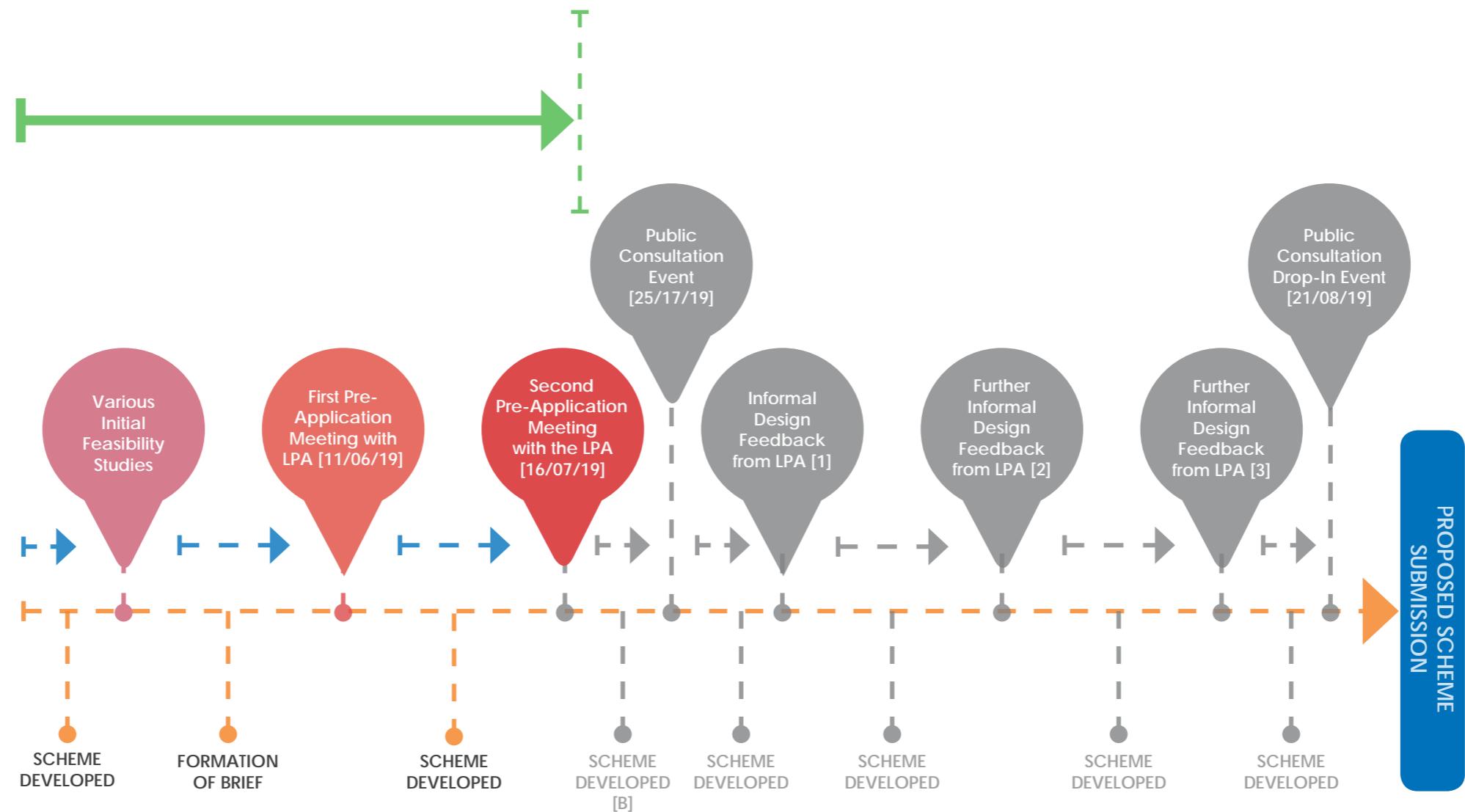
03.1 Evaluation

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03.3 Concept Design Following Brief Formation

03.4 First Pre-Application Proposal - June 2019

03.5 Second Pre-Applicaton Proposal - July 2019



03.5.1 SECOND PRE-APPLICATION MEETING SCHEME PROPOSED MASSING AND SCHEME DESIGN NARRATIVE

