



LANDSCAPE DESIGN DRAWINGS

For detailed Hard & Soft Landscape Plans, refer to the following drawings:

7127_P_011	Proposed Site Plan (Hard Landscape)
7127_P_012	Proposed Site Plan (Soft Landscape)
7127_P_013	Proposed Hard Plan (Block A & B)
7127_P_014	Proposed Hard Plan (Block B)
7127_P_015	Proposed Hard Plan (Block C)
7127_P_016	Proposed Soft Plan (Block A & B)
7127_P_017	Proposed Soft Plan (Block B)
7127_P_018	Proposed Soft Plan (Block C)

For existing and proposed Site Sections, refer to the following drawings:

7127_P_021	Section A Existing & Proposed
7127_P_022	Section B Existing & Proposed
7127_P_023	Section C Existing & Proposed
7127_P_024	Section D Existing & Proposed
7127_P_025	Section E Existing & Proposed
7127_P_026	Section F Existing & Proposed
7127_P_027	Section G Existing & Proposed
7127_P_028	Section H Existing & Proposed

EXTERNAL AREA MEASURE

EXTERNAL PLAY AREAS

PA1	PLAY TERRACE ONE: Under 5s (386 sqm)
PA2	PLAY TERRACE TWO: 5 to 11 (155 sqm)
PA3	PLAY TERRACE THREE: 5 to 11 (64 sqm)

PLAY SPACE PROVISION

GLA Requirements	Provision
Under 5s	386 sqm (-30 sqm)
5 to 11	219 sqm (-156 sqm)
12+	Off Site Provision
TOTAL	605 sqm (-464 sqm)

(Refer to Open Space Assessment)

Items of incidental play (IP1 and IP2) located within the SANGS space are excluded from the above calculation.

COMMUNAL AND AMENITY AREAS

EXTERNAL AMENITY SPACE

CA1	COMMUNAL GARDEN SPACE (71 sqm)
CA2	COMMUNAL GARDEN SPACE (209 sqm)

GROUND FLOOR TERRACES

BLOCK A:	31.70 sqm
BLOCK B (IN):	90.92 sqm
BLOCK B (S):	73.03 sqm
BLOCK C:	32.75 sqm
SUB-TOTAL:	228.40 sqm

BALCONIES ABOVE GROUND FLOOR:

BLOCK A:	185.6 sqm
BLOCK B TERRACE:	128.5 sqm
BLOCK B (IN & S):	451.5 sqm
BLOCK C:	152.9 sqm
SUB-TOTAL:	918.5 sqm

SUITABLE ALTERNATIVE NATURAL GREEN SPACE (SANGS)

SANGS	HYLANDS SANGS SPACE (285 sqm)
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COMMUNITY & AMENITY SPACE PROVISION

LBWF requirement:	2,260 sqm
Scheme provision:	1,426.90 sqm
SANGS:	285 sqm
TOTAL:	1,711.90 (-548.1 sqm)

CAR PARKING PROVISION (BLUE BADGE)

CP1	CAR PARKING (PHASE 1)	6 SPACES
CP2	CAR PARKING (PHASE 2)	3 SPACES
TOTAL PROVISION		9 SPACES

ELECTRIC CAR CHARGING

20% ACTIVE PROVISION	2 SPACES
80% PASSIVE PROVISION	7 SPACES

CYCLE PARKING PROVISION

INTERNAL PROVISION:	
BLOCK A	72
BLOCK B (IN & S)	153
BLOCK C	44
TOTAL INTERNAL STORE PROVISION	269 SPACES

EXTERNAL CYCLE PROVISION (VISITOR):

CY1	BLOCK A SHEFFIELD STANDS	4 SPACES
CY2	BLOCK B SHEFFIELD STANDS	6 SPACES
CY3	BLOCK C SHEFFIELD STANDS	2 SPACES
CY4	BLOCK D SHEFFIELD STANDS	2 SPACES
SUB-TOTAL:		14 SPACES

EWORCS TO THE PUBLIC HIGHWAY

- HW1** Installation of new dropped kerb to existing footway to provide pedestrian crossing link to Forest Road.
- HW2** New footway extension to replace former vehicular access road to former community centre, garages and housing. New blue badge car park access and provision for turning head for cars/fire engine/refuse/delivery vehicles.
- HW3** Dropped kerb and associated footway levels adjustment, to allow for kerb side refuse collection.
- HW4** Removal of two CP2 permit spaces to allow for creation of new blue badge car park access and provision for turning head for cars/fire engine/refuse/delivery vehicles. Dropped kerb to new footway (HW2) to allow for access to electricity sub-station.
- HW5** Double yellow lines to maintain clear access for proposed turning head (replace unmarked parking spaces).
- HW6** Creation of new footpath to replace grass verge to provide continuous footpath link to south side of Hylands Rd.
- HW7**
- HW8**

WORKS TO SITE BOUNDARY

- BW1** Existing metal palisade security fence to Hylands House School retained.
- BW2** Existing boundary fence condition unknown due to no access to this part of the site. Assessment of fencing to be completed following demolition of community centre and replacement with new as required. All works subject to agreement with Arboricultural Consultation and LBWF Tree Officer.
- BW3** New 1.8m metal palisade fencing to be installed to site boundary on demolition of existing garages. Excavations for fencing posts to be agreed with the arboriculturalist and the contractor to submit a method statement for tree protection and working within the crown spread and root zone of Tree Group (G2) prior to the commencement of any works. All works subject to agreement with Arboricultural Consultation and LBWF Tree Officer.
- BW4** Existing boundary fencing (varying heights/type). Assessment of fencing condition to be completed following demolition of existing buildings and replacement with new as required to secure the site. All works subject to agreement with Arboricultural Consultation and LBWF Tree Officer.
- BW5** Existing brickwork wall to be retained. Condition survey to be completed by the Contractor and works completed to make good as required.
- BW6** Existing close board timber fencing to be removed and replaced with new vertical bar metal fencing as detailed landscape plans.
- BW7** Existing brick stores removed as part of demolition works. Base of store retained as provides retaining element to neighbouring site. Make good brickwork and install new vertical bar metal railings to top as detailed landscape plans.

ELECTRICITY SUB-STATION

- ES** New brickwork electricity sub-station to UKPN details.

revision	date	notes	checked	approved
A	17.07.2019	Highway/Parking updated from Pre-App		
B	01.08.2019	Means of escape/entrances updated to all blocks		
C	12.08.2019	Block D Deleted, Block A, B, C externals amended		
D	27.08.2019	Scheme re-design to ONA Block Issue 22.08.2019		
E	28.08.2019	Scheme update to ONA Block Issue 28.08.2019		
F	30.08.2019	Site boundary and general notes updated		
G	02.09.2019	Scheme update to ONA Block Issue 02.09.2019		

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client	London Borough of Waltham Forest	project	Hylands Road
drawing title	Proposed Site Plan (Hard Landscape)	status	PLANNING
date	July 2019	number	7127_P_011
scale	1_200 @ A1	revision	G