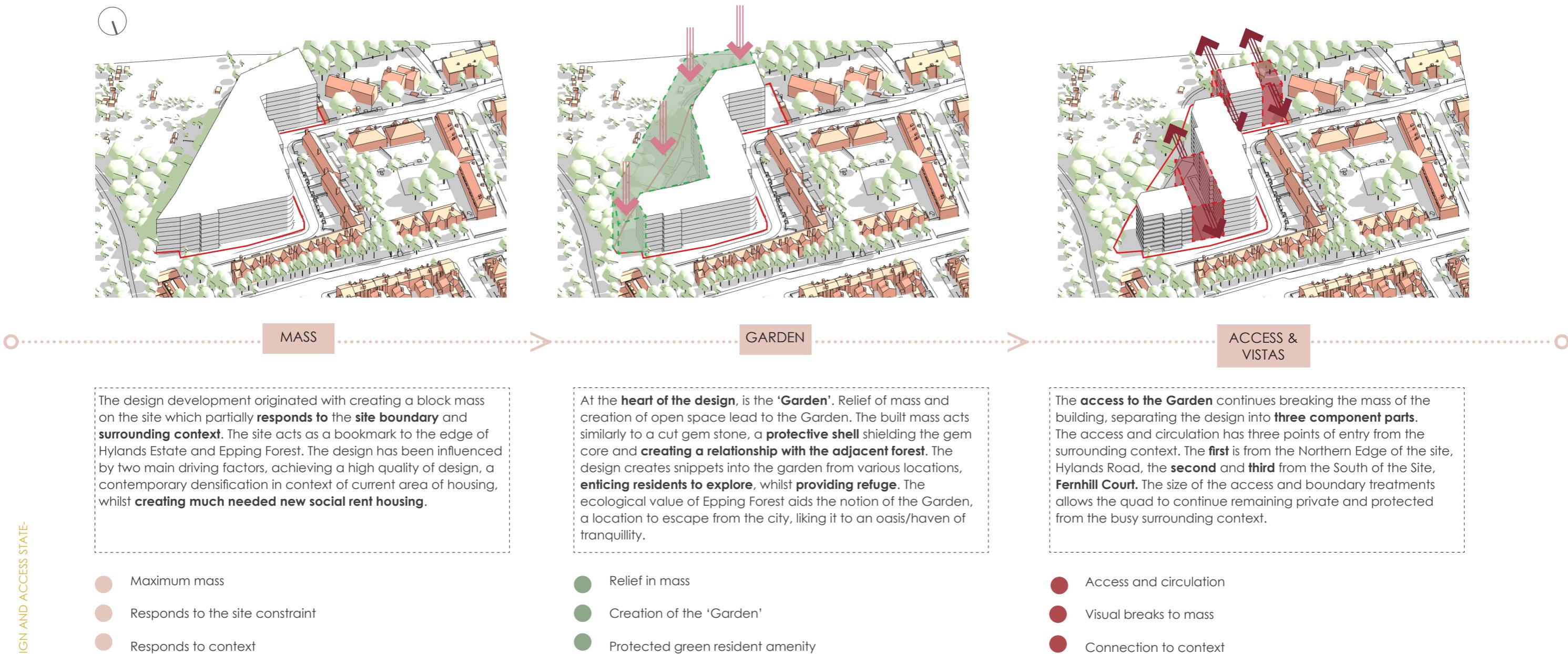


## THE OVERALL SCHEME

## 04.1.3 DESIGN NARRATIVE AND BUILDING MASS



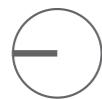


## THE OVERALL SCHEME

## 04.1.4 PROPOSED SITE PLAN

PR188 HYLANDS ROAD -DESIGN AND ACCESS STATEMENT

- ▲ Main Entrance for Residents
- ◆ Bin/Bike/Plant/Secondary Entrance



## Design Strategy

Following a full analysis of the constraints, opportunities, site characteristics and townscape, a design strategy was established to guide the detailed proposals.

The strategy includes a number of key design elements:

- Reactivating an active frontage to the existing residential area; a high quality addition to the Hylands Road Estate
- Knitting the proposal into existing context by careful massing development, high quality detailing echoing existing material palette and creating a meaningful 'frontage' to Hylands Road through ground floor dwellings and external terraces facing the street
- Re-using the existing vehicular/pedestrian access, improving vehicular turning head and
- Responding to the adjacent Epping Forest through creation of the central 'Garden', providing external amenity and playspace for new residents
- Scheme is articulated as a 'series of blocks', both improving and densifying the existing residential area to provide much needed social rent housing for the Borough of Waltham Forest

The designs have been developed, presented, redesigned and fine-tuned to meet LBWF approval following a series of in depth consultation with various stakeholders.

## Use & Amount of Development

The proposal is for 100% social rent, comprising of 120 dwellings over three blocks that scale from 4 to 9 storeys. The proposal includes a suite of different dwellings sizes to create a diverse and mixed scheme with 1B2P, 2B3P, 2B4P, 3B4P, 3B5P and 3B6P units peppered throughout all of the blocks, with wheelchair accessible dwellings located on the ground floor of all blocks.

## Layout

The proposed site layout and internal layouts of the building are illustrated on our drawings.

### Site Layout

The layout is a developed response to the physical constraints of the existing road layout, site levels, client phasing boundaries, existing adjacent residential blocks and the mature treeline along the boundary with Epping Forest.

It is proposed to re-provide the existing vehicular turning head at the North of the site further West along the site, and create nine blue badge parking spaces following discussions with LBWF. In response to Waltham Forest's

ambitions as a 'Mini Holland', the proposal also includes over 215 bicycle spaces for residents located in secure stores within the buildings, with visitor cycle spaces located externally promoting healthy living and more 'green' ways to travel.

The three blocks are orientated to address the existing road layout and provide defensible space between the existing path and the built form, with private terraces fronting onto both the street side of the development, and the inner 'Garden'.

The new development has been designed to be fully inclusive and will be constructed to provide full access for people with disabilities in accordance with the requirements of Part M of the Building Regulations, with 12 of the 120 units being Category 3 compliant.

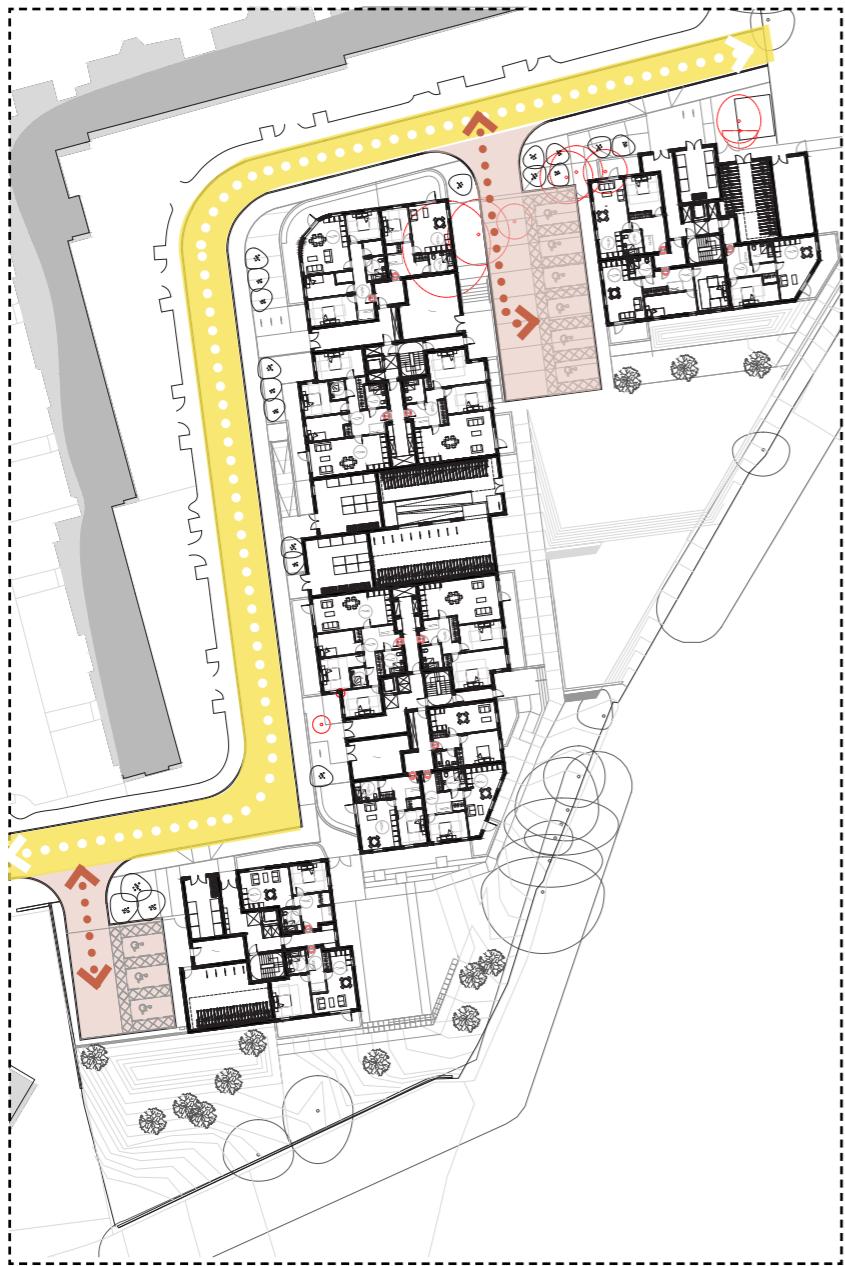
Block Reference Names Key



## THE OVERALL SCHEME

## 04.1.5 THE DESIGN STRATEGY

Access Route &amp; Parking



Existing road - access route

Vehicular access

Blue Badge Parking Spaces

Plant / Service Vehicle, Refuse access



Plant room

Service vehicle &amp; plant access

Refuse store access

Refuse Store

On Street Drop-Off Zone

Access, Cycle &amp; Pedestrian movement



Pedestrian &amp; Cycle access

Cycle stores



