

FRONT.

A R C H I T E C T U R E

DESIGN AND ACCESS STATEMENT

215-229 WOOD STREET, WALTHAMSTOW

August 2024

FRONT.

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1.0 INTRODUCTION.

1.1 - The Purpose Of This Document

This design and access statement has been prepared by FRONT. Architecture for Landvest Developments Ltd. The purpose of this document is to explain the design and access principles and concepts on which the development proposal is based, and explain how these will be reflected in the individual aspects of the scheme. It outlines the proposals for the development of 215-229 Wood Street, Walthamstow. This document should be read in conjunction with the application drawing pack.

1.2 - Summary Of The Proposals

A summary of the proposals is as follows:

1-Storey upward extension consisting of 9no. flats with stair and lift corer to link existing two buildings improving overall design and functionality of the site.

1.3 - The Team

CLIENT DETAILS

Client: Landvest Developments Ltd
Client Address: The Forge, Unit 7
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SS6 7QA



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1.0 INTRODUCTION.



UNITED
KINGDOM



WALTHAM FOREST,
ENGLAND



WALTHAMSTOW,
WALTHAM FOREST

2.0 SITE CONTEXT.

2.4 - Location Plan.



2.1 - Introduction.

This section reviews the existing character of the site and the surrounding area. A comprehensive appreciation of the overall site is the starting point for designing successful scheme.

2.2 - The Site.

The site is located on 215-229 Wood Street. Amenities such as Walthamstow Cricket, Tennis and Squash Club can be found within the immediate area. The TFL Overground Station and several Bus Stops are also within walking distance. The site is predominantly surrounded by 2-4 storey buildings in which the ground floor is often used for commercial purposes while the floors above are residential. There are various architectural styles along Wood Street with brick finish being the predominant material often seen closest to site.

2.3 - Existing Buildings.

The proposed site covers an area of approx. 2020 SQM [0.5Ha]. The site currently consists of two existing 4-Storey, flat roofed, brickwork finished buildings with mixed use at ground floor.

2.0 SITE CONTEXT.

2.4 - Site Photos.



- KEY:
- 1-View from Wood Street [Near site, towards South-East].
 - 2-View from Wood Street, junction with Chestnut Avenue North.
 - 3-View from the parking spaces of the Tennis Courts at rear.
 - 4-View from Wood Street [Towards South-East].



2.0 SITE CONTEXT.

2.5 - Local Context.



2.0

SITE CONTEXT.

2.6 - Site History.

Application Ref: 131340
Site Location: 215-229 Wood Street, Walthamstow, E17 3NT
Planning Description: An application for a new planning permission to replace an extant planning permission 2010/1127. Erection of additional floor comprising 8 flats (4x1 bed and 4x2 bed) including 5 storey infill extension between blocks to form access stairwell.
Decision: Approved (with Conditions & Informatives)


Application Ref: 110234
Site Location: 215-229 Wood Street, Walthamstow, E17 3NT
Planning Description: Minor material amendment to planning permission 2010/1127 for erection of additional floor comprising 8 flats (4 x 1 bed and 4 x 2 bed) including 5 storey infill extension between blocks to form access stairwell. Increase in height of building and alterations to elevations.
Decision: Approved (with Conditions & Informatives)


Application Ref: 100579
Site Location: 215-229 Wood Street, Walthamstow, E17 3NT
Planning Description: Erection of additional floor comprising 8 flats (4 x 1 bed and 4 x 2 bed) including 5 storey infill extension between blocks to form access stairwell.
Decision: Approved (with Conditions & Informatives)


Application Ref: 090945
Site Location: 215-229 Wood Street, Walthamstow, E17 3NT
Planning Description: Erection of additional floor over existing building to provide 13 self-contained flats - 9x1 bed, 3x2 bed and 1 studio. Erection of 4 storey extension between Block A and Block B to provide central lobby as shown by drawing numbers WS/E17/01, 02, 03, 04, 05, 06, 07, 08, 09, 10 & 18 received on 30th January 2009.
Decision: Refused (with Reasons)

Application Ref: 610161
Site Location: 215-229 Wood Street, Walthamstow, E17 3NT
Planning Description: Erection of 22 Lock Up Domestic Garages
Decision: Approved (With Informatives)

Application Ref: 001464
Site Location: 215-229 Wood Street, Walthamstow, E17 3NT
Planning Description: Erect a shop with flats over and garages at rear and construction of means of access
Decision: Approved (with Conditions & Informatives)

 **Application Ref:** 001438
Site Location: 215-229 Wood Street, Walthamstow, E17 3NT
Planning Description: (a) Erection of a single storey building (b) Erection of a shop with flats over and the construction of a means of access
Decision: Refused (with Reasons)

 **Application Ref:** 580381
Site Location: 215-229 Wood Street, Walthamstow, E17 3NT
Planning Description: Erection of 18 Lock Up Domestic Garages
Decision: Approved (with Conditions & Informatives)

 **Application Ref:** 580466
Site Location: 215-229 Wood Street, Walthamstow, E17 3NT
Planning Description: [OUTLINE] Erection of 14 Lock Up Domestic Garages
Decision: Approved (with Conditions & Informatives)

 **Application Ref:** 231766
Site Location: 215-229 Wood Street, Walthamstow, E17 3NT
Planning Description: Construction of a roof extension above Nos. 215-229 to facilitate creation of a 4th floor level comprising nine self-contained flats (6 x 1-bed and 3 x 2-bed) (Use Class C3). Works include the construction of a five storey infill extension between Nos. 229 and 235 to provide access stairwell along with associated bicycle/bin storage and communal amenity area.
Decision: Refused (with Reasons)



2.0

SITE CONTEXT.

2.7 - Previous Application.

The previous planning application was received by Waltham Forrest Council on the 13th July 2023 with a final decision date of 4th December 2023. Planning reference: 231766

The application description was as follows “Construction of a roof extension above Nos. 215-229 to facilitate creation of a 4th floor level comprising nine self-contained flats (6 x 1-bed and 3 x 2-bed) (Use Class C3). Works include the construction of a five storey infill extension between Nos. 229 and 235 to provide access stairwell along with associated bicycle/bin storage and communal amenity area.”

The reasons for refusal on this application are bullet pointed below:

- Failing to provide inclusive design for all existing and future residents.
- Impacting amenities of occupants of the neighbouring residential properties.
- Lack of cycle parking for existing residents.
- Full details of waste storage.
- Architectural Detailing.
- Requirement for acceptable Outline Construction Logistics Plan.
- Section 106 Agreement (following a positive planning application decision)

The proposal has considered all comments that were made during the previous planning application and has addressed them accordingly.

The link that provides a new lift and stair core provides access to the additional storey as well as access to the first floor of the existing building. The lift will not be able to stop at each individual floor due to the design of the existing building. Please see figure 2.7.1.

The revised plans have shown 48no. cycle spaces for both existing and proposed residents, allow a each flat to have cycle parking. This also creates a inclusive development.

Waste storage is proposed within the same location as the existing. More refuse bins have been provided for the additional 9no. units within the additional storey. Further details of waste collection has been detailed within this document.

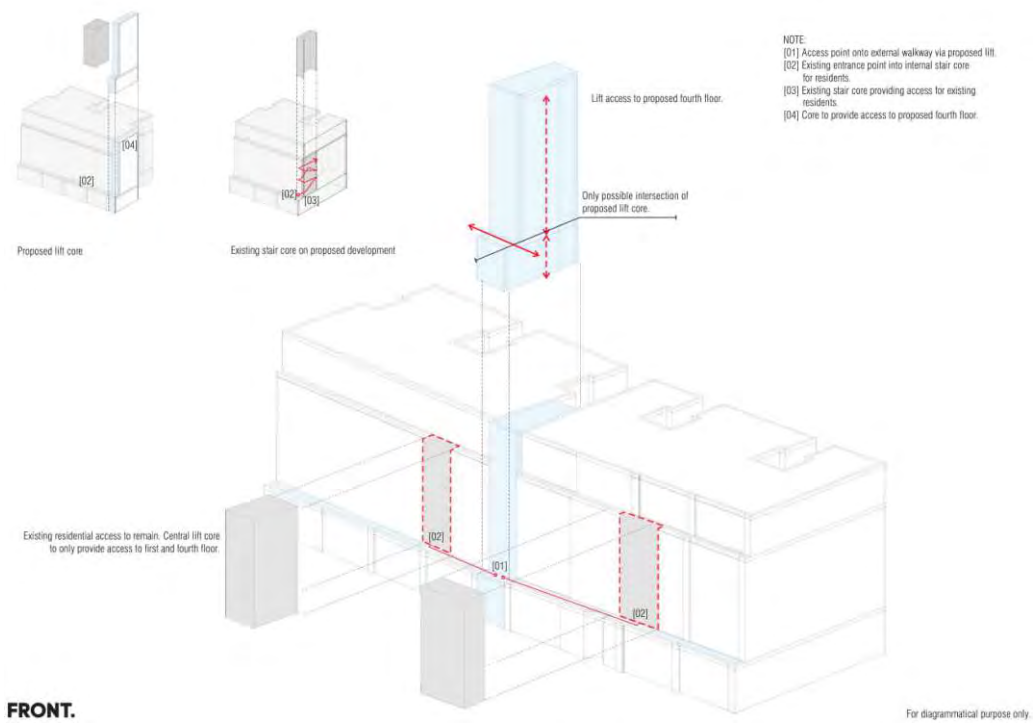


Figure 2.7.1



2.0

SITE CONTEXT.

2.8 - Pre Application Advice.

Following the refusal of the planning application, pre-application was sought. A meeting was held on the 1st August 2024. Comments have been extracted from the response and provided below.

“The additional floor requires further consideration, as there are still concerns with regard to the overall impact this would have on host building and its setting. We note the introduction of columns that seek to provide some integration with the existing building. By reflecting its vertical appearance and the adjustments illustrated to the windows, the proposal is in some way moving in the right direction, however there still remains overall concerns with regards to design approach and setting of the additional floor. In this regard, the proposal does not achieve visual symmetry with the southern side of the proposed development set in from the side, whilst the northern side is not set in an equal distance from the existing eaves.”

FRONT. Comment: This has been taken into consideration and the southern side has been set in, similar to the northern set in. It is worth noting that unit 01 will still be compliant with the London Plan. Please refer to proposed floor plans.

“There could be better articulation of the window design and overall materiality needs to be explored further. If a modern approach is being taken rather than a traditional approach, the proposal requires more thought. It should be noted that the increase in height, and the linking of the existing buildings would result in a more dominating appearance in the streetscene, therefore any design approach taken needs to demonstrate an exemplar design approach that enhances the sites setting within the street scene, and does not detract from it or the host building. Currently, it is not considered by officers that this is being achieved.”

FRONT. Comment: The colour of the proposed cladding panels have taken inspiration from the surrounding context as well as looking at alternatives that compliment and contrast the colour of the existing buildings brickwork. Further details of the elevational treatment have been explored further in this document.

“Whilst a canopy is welcomed at the main entrance to the building, the entrance needs greater pronunciation on the street scene to aid its legibility as the main entrance to the building. And the infill section could be improved architecturally to achieve exemplar design.”

FRONT. Comment: The glazing to the proposed lift core entrance has been extended to provide greater pronunciation on the street scene without the infill and extension being a dominant feature to the streetscene.

“Clarity should be provided regarding the private amenity space to Apartment 5 with the front elevation drawing indicating that this amenity space would be internal.”

FRONT. Comment: This has been adapted to provide glazed balustrade to the balcony which in keeps with the proposed glazing below and allow for a more open private amenity space.

3.0 DESIGN PROCESS.

3.1 - Existing Site Plan Analysis.

The site has been analysed in order to retain the existing accesses and general functionality. The existing position and shape of the buildings have been a focal part for the proposal which is aiming to create an overall improvement and modern design.

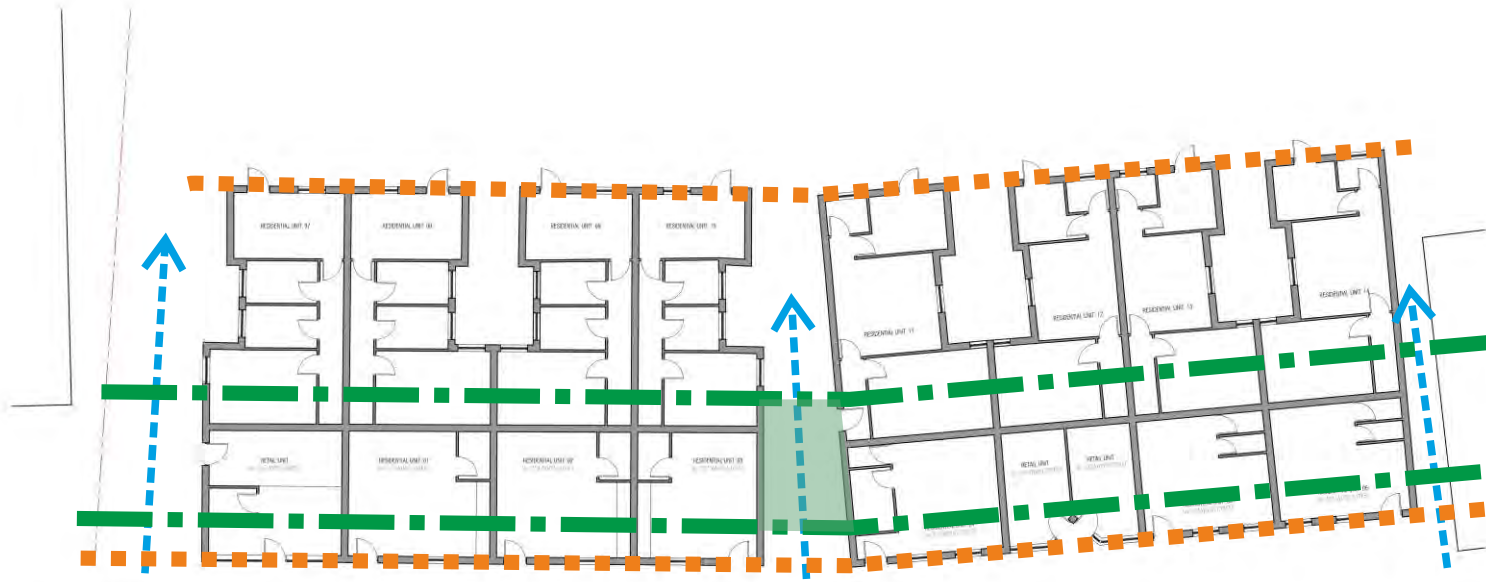
Buildings alignments highlighted in Orange.
Access highlighted in Cyan.
Potential proposal construction highlighted in Green.



3.0 DESIGN PROCESS

3.2 - Existing Floor Plans Analysis.

Buildings alignments highlighted in Orange.
 Access highlighted in Cyan.
 Potential proposal construction highlighted in Green.



EXISTING GROUND FLOOR PLAN



EXISTING SECOND FLOOR PLAN



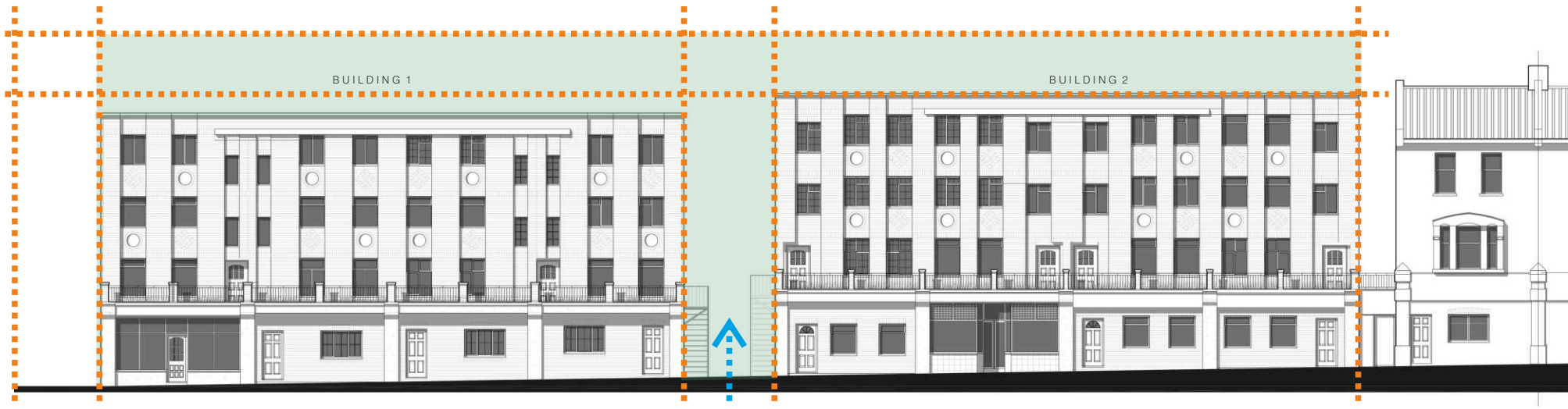
EXISTING FIRST FLOOR PLAN



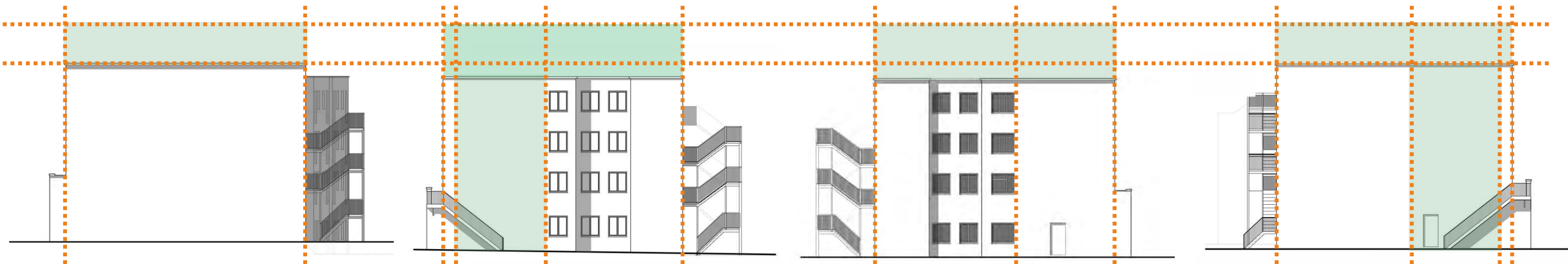
EXISTING THIRD FLOOR PLAN

3.0 DESIGN PROCESS

3.3 - Existing Elevations Analysis.



EXISTING FRONT ELEVATION - WOOD STREET STREET SCENE

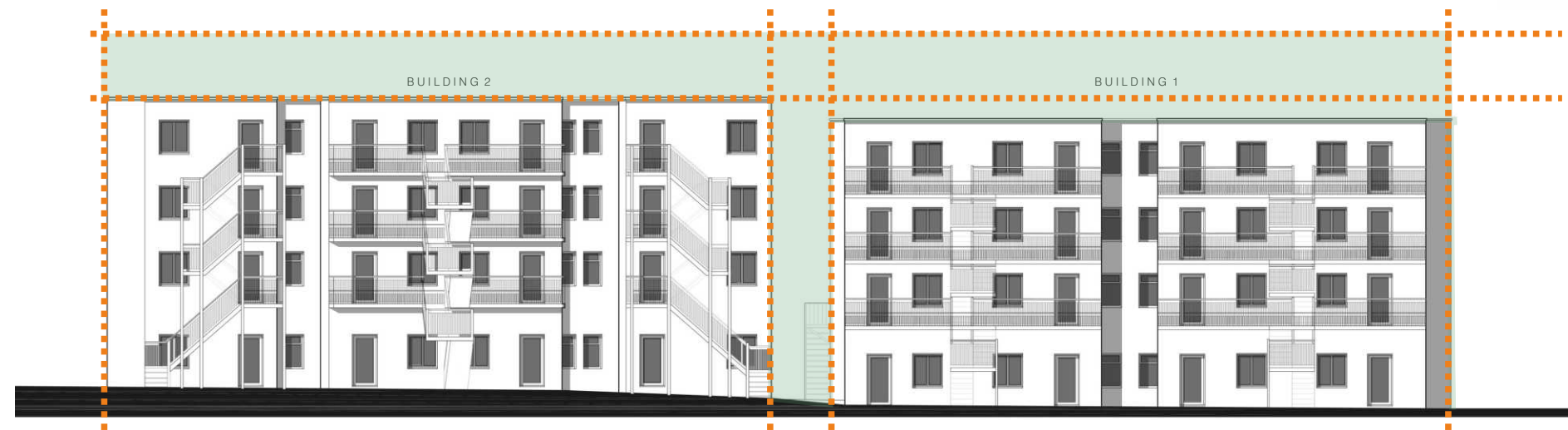


EXISTING SIDE ELEVATION
[BUILDING 2]

EXISTING SIDE ELEVATION
[BUILDING 1 - INTERNAL]

EXISTING SIDE ELEVATION
[BUILDING 1]

EXISTING SIDE ELEVATION
[BUILDING 2 - INTERNAL]



EXISTING REAR ELEVATION

Buildings alignments highlighted in Orange.
Access highlighted in Cyan.
Potential proposal construction highlighted in Green.

3.0 DESIGN PROCESS

3.4 - Proposed Elevational Treatment.



- Original Elevational Treatment -

The design of the cladding panels for the proposed building has been meticulously developed through a comprehensive process that takes into account the surrounding site context and the contrasting colour palette of the existing host building. This approach ensures that the new structure harmonizes with its environment while still asserting its own identity.

Initially, an analysis of the surrounding site was conducted to understand the visual and architectural language of the area. This analysis included an assessment of the nearby buildings to obtain the colour palette. The goal was to identify the dominant colour schemes and textures that characterize the site, ensuring that the proposed cladding would not clash with, but rather complement, the existing environment.

Simultaneously, the host building's colour scheme was analyzed. This step involved identifying the primary and secondary colours that define the building's current appearance. Understanding these contrasts was essential to creating a cladding design that would either blend with or strategically contrast against the existing structure, depending on the desired visual outcome.

3.0 DESIGN PROCESS



PROPOSED FRONT ELEVATION - WOOD STREET STREET SCENE
Scale: 1:100 (A1)



Elevational Assessment 01

The colour of the cladding was selected from the balcony of a recent new build development, located just 5 minutes north of the proposed site. Drawing inspiration from the natural tones and architectural styles in the nearby area, the chosen colour was designed to compliment the existing landscape while enhancing the modern aesthetic of the new development.



PROPOSED FRONT ELEVATION - WOOD STREET STREET SCENE
Scale: 1:100 (A1)



Elevation Assessment 02

The chosen cladding panel colour draws inspiration from the nearby pub but introduces a subtle variation. The Dukes Head pub features a rich, deep green, the selected colour is a lighter, more muted sage green. This variation maintains a connection to the local environment while offering a fresh and contemporary update that complements the building's design.



PROPOSED FRONT ELEVATION - WOOD STREET STREET SCENE
Scale: 1:100 (A1)



Elevational Assessment 03

The selected cladding panel colour is inspired by the seam zinc cladding used in a nearby residential development. This choice echoes the sleek, modern aesthetic of the local architecture, offering a durable and timeless finish that enhances the building's contemporary design.

3.0 DESIGN PROCESS



PROPOSED FRONT ELEVATION - WOOD STREET STREET SCENE
Date: 15/10/24

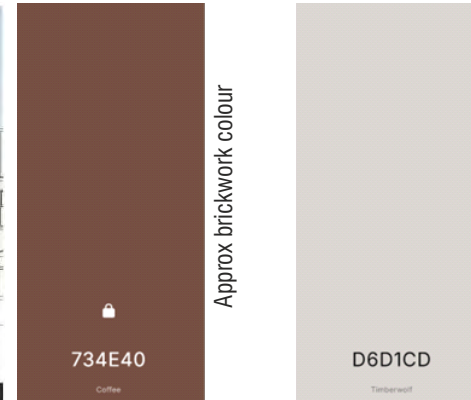


Elevational Assessment 04

The chosen cladding panel colour is inspired by the colour palette of the existing brickwork on the host building. This selection creates a cohesive and harmonious appearance, subtly reflecting the tones of the original structure while adding a contemporary layer that complements and enhances the overall aesthetic.



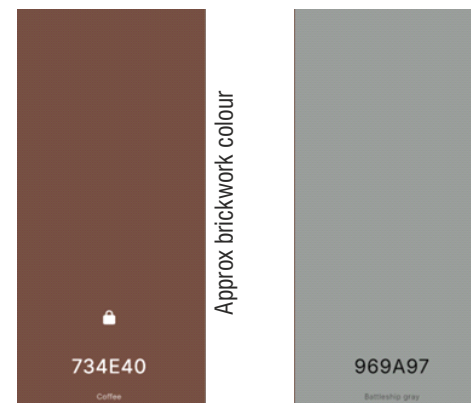
PROPOSED FRONT ELEVATION - WOOD STREET STREET SCENE
Date: 15/10/24



The chosen cladding panel color is inspired by a complementary color palette that enhances the existing brickwork of the host building. This thoughtful selection brings out the richness of the brick's natural tones, creating a visually appealing contrast that highlights the architectural features while maintaining a balanced and harmonious overall design.



PROPOSED FRONT ELEVATION - WOOD STREET STREET SCENE
Date: 15/10/24



3.0 DESIGN PROCESS

3.5 - Contextual Tonality.

The choice of cladding colour in this process of architectural design draws from the tonality of the surrounding environment to create a harmonious blend between the built structure and its natural context. In the image on the right, the cladding colour has been selected to resonate with the green tones that are found within the immediate area. By mirroring these natural hues, the building not only complements but also accentuates its surroundings, reinforcing a sense of continuity between the man-made and natural worlds.

The design vividly captures this relationship, showcasing how the chosen cladding color enhances the verdant landscape. The green tones of the cladding subtly echo the shades of the nearby foliage, creating a seamless visual connection between the structure and its environment. This careful color selection ensures that the building does not stand in stark contrast to its setting but rather integrates with it, allowing the natural green elements to take center stage. The result is an architectural expression that feels organic and in tune with the landscape, underscoring the importance of contextually sensitive design.

As previously mentioned the chosen cladding panel colour draws inspiration from the nearby pub. Please refer to below image.



R: 93 G: 137 B: 113



Tonality.



3.0 DESIGN PROCESS



PROPOSED FRONT ELEVATION - WOOD STREET STREET SCENE
South-West - 1:100 @ A1

- Selected Elevational Treatment -

Contextual Tonality.

The selected cladding panel color is inspired by the distinctive tones of The Dukes Head in Walthamstow. This choice reflects the natural character of the immediate site context. The color resonates with the surrounding greenery and urban landscape, creating a harmonious blend that enhances the building's connection to its environment while offering a modern, complementary aesthetic.



4.0 DESIGN RESPONSE.

4.1 - Proposed Site Plan.

The application is to propose a 1-storey upward extension achieving 9 new flats with a main lift/stair core between buildings.

The overall design aims to retain the existing accesses fronting Wood Street while merging the two buildings and improving aesthetic and functionality. The new flats will benefit from additional facilities such as a communal terrace, cycle and bin stores.



4.0 DESIGN RESPONSE

4.2 - Proposed Fourth Floor Plan.

The proposed floor plan seeks to link the existing buildings via a new escape stair core which will provide centrality and modernity to the overall frontage of the building.

The proposal will introduce 9 modern flats featuring open plan living spaces and spacious bedrooms meeting the minimum space requirements under the 'Nationally Described Space Standards'.

All units will benefit from natural light, latest technology and the latest standards for insulation as well as associated bin and cycle stores.



4.0 DESIGN RESPONSE

4.3 - Accommodation Schedule.

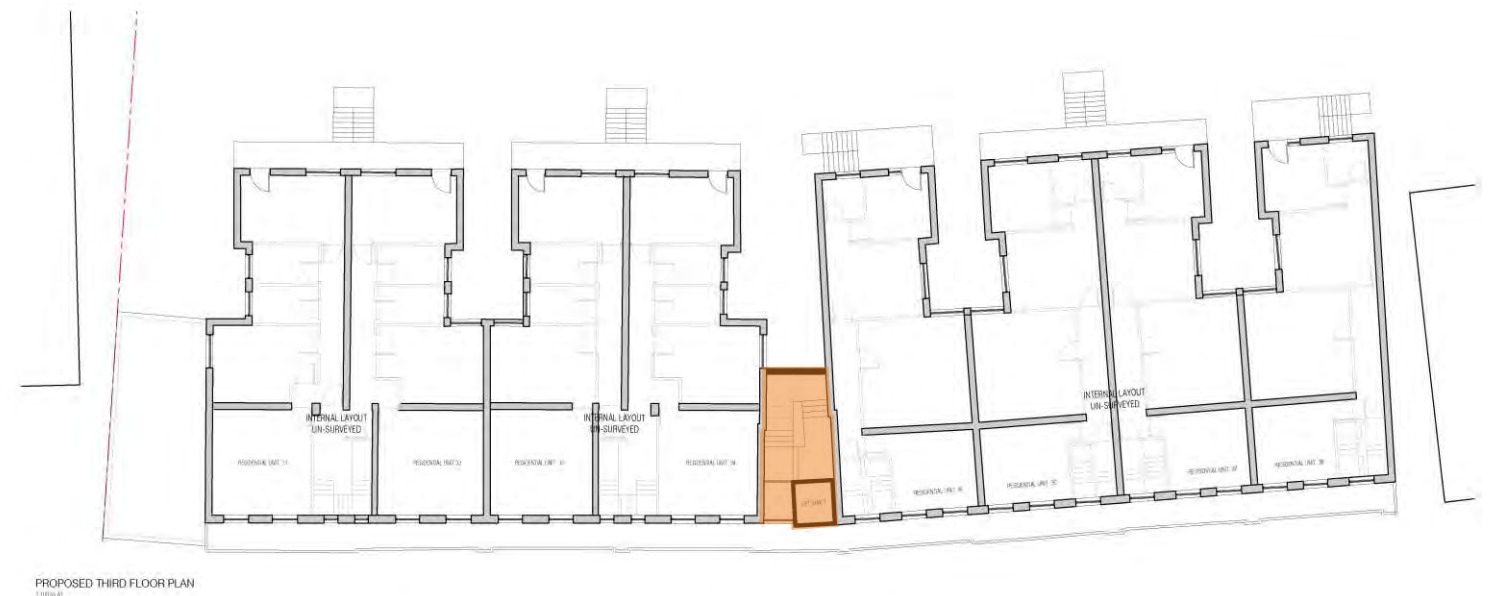
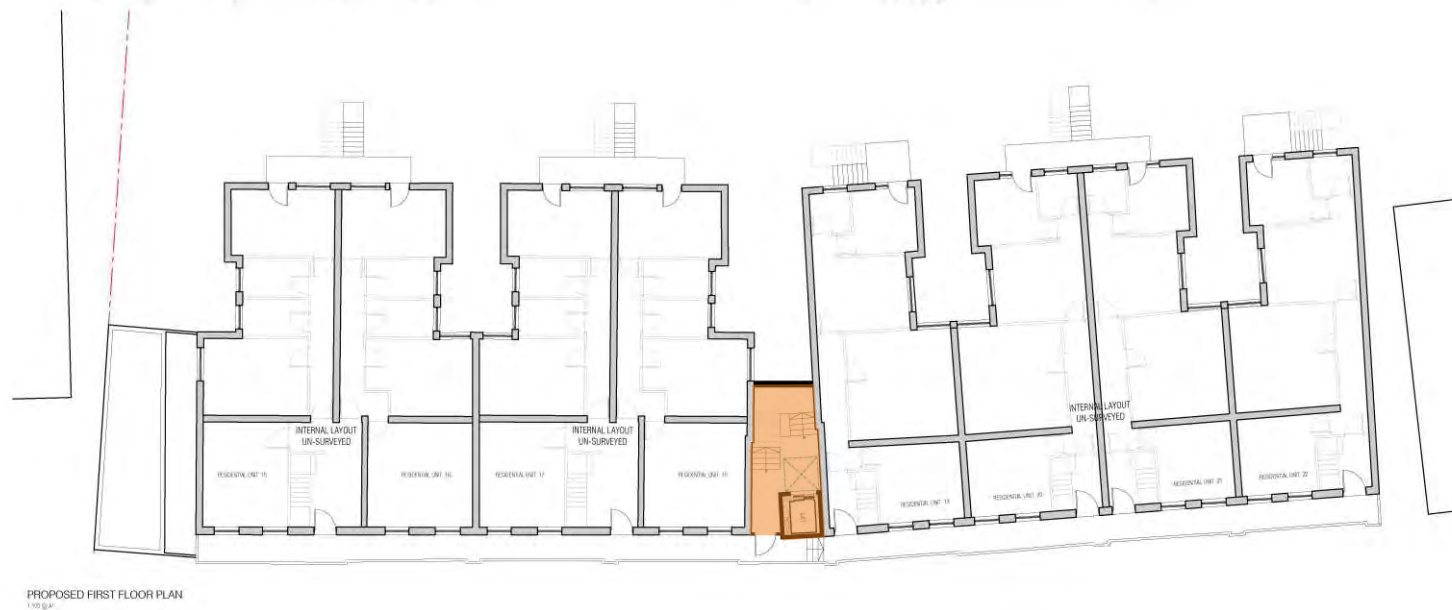
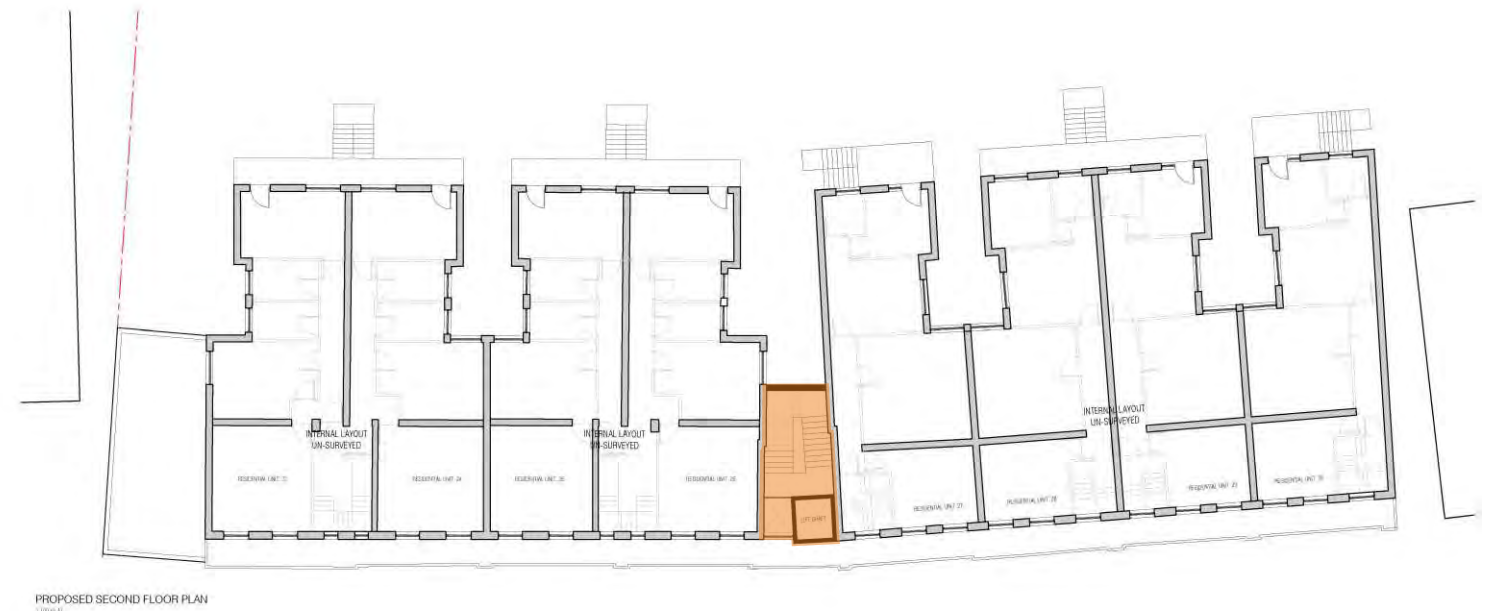
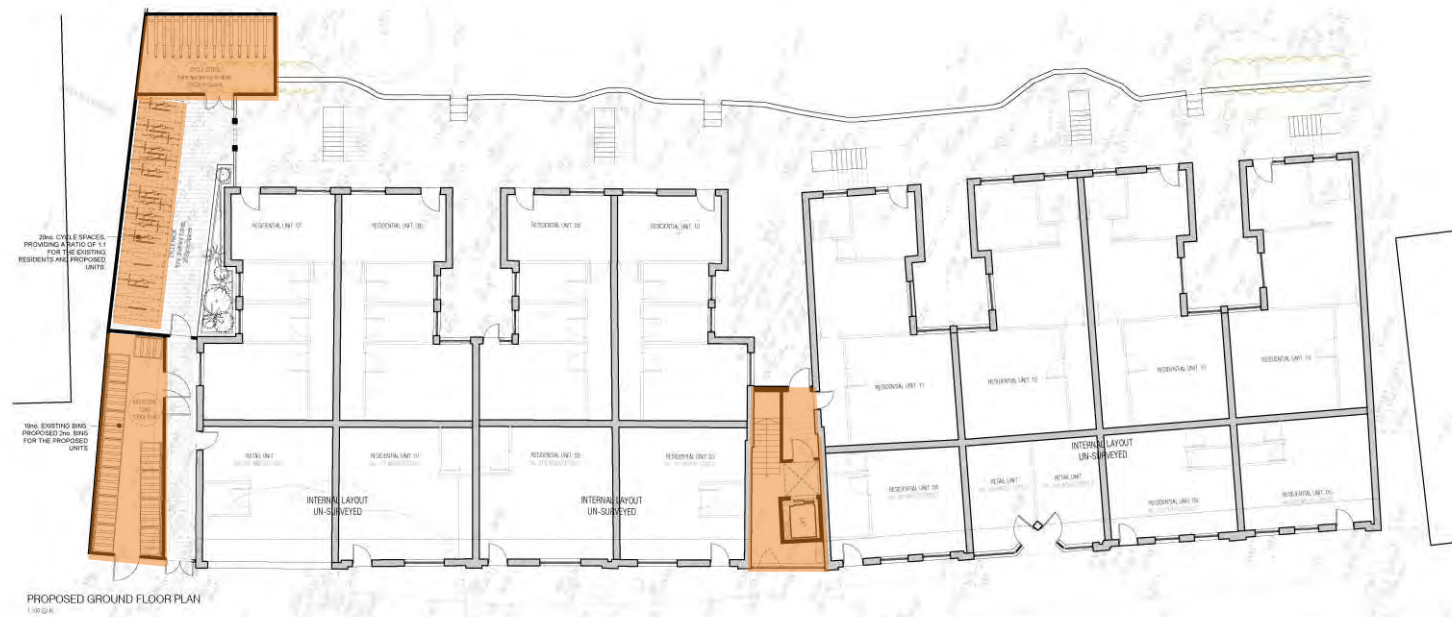
The proposed 9 flats will be a mix of 1-Bedroom | 2-Person, 2-Bedroom | 3-Person and 2-Bedroom | 4-Person. Every flat will benefit from the communal amenity area facing the rear. In addition to this, flats at rear will benefit from private balconies. Please refer to the accommodation schedule [Right] for additional information.

Flat No	Floor	Apartment Type	Gross Internal Area		Room	Area		Notes	Balcony Area		Car Parking Spaces	Cycle Spaces
			Metric [m ²]	Imperial [ft ²]		Metric [m ²]	Imperial [ft ²]		Metric [m ²]	Imperial [ft ²]		
1	FOURTH	1B - 2P	53.0	570	KITCHEN DINING LOUNGE	23	248	DOUBLE			0	1
					BEDROOM	13	140					
					STORAGE	1.8	19					
2	FOURTH	2B - 3P	61.0	657	KITCHEN DINING LOUNGE	25.1	270	DOUBLE	6.2	67	0	1
					PRINCIPLE BEDROOM	11.6	125					
					BEDROOM TWO	8	86					
3	FOURTH	1B - 2P	50.0	538	KITCHEN DINING LOUNGE	26.3	283	DOUBLE			0	1
					BEDROOM	11.6	125					
					STORAGE	2.1	23					
4	FOURTH	2B - 3P	61.0	657	KITCHEN DINING LOUNGE	25.8	278	DOUBLE	5	54	0	1
					PRINCIPLE BEDROOM	11.8	127					
					BEDROOM TWO	7.8	84					
5	FOURTH	1B - 2P	50.2	540	KITCHEN DINING LOUNGE	25.1	270	DOUBLE			0	1
					BEDROOM	11.7	126					
					STORAGE	1.8	19					
6	FOURTH	1B - 2P	52.1	561	KITCHEN DINING LOUNGE	25.1	270	DOUBLE			0	1
					BEDROOM	12.6	136					
					STORAGE	1.6	17					
7	FOURTH	1B - 2P	50.0	538	KITCHEN DINING LOUNGE	25.9	279	DOUBLE			0	1
					BEDROOM	12.6	136					
					STORAGE	1.6	17					
8	FOURTH	1B - 2P	50.0	538	KITCHEN DINING LOUNGE	28.7	309	DOUBLE	10.3	111	0	1
					BEDROOM	11.5	124					
					STORAGE	1.5	16					
9	FOURTH	2B - 4P	75.0	807	KITCHEN DINING LOUNGE	27.1	292	DOUBLE	6.7	72	0	2
					PRINCIPLE BEDROOM	12.6	136					
					BEDROOM TWO	11.6	125					
					STORAGE	2.2	24					



4.0 DESIGN RESPONSE

4.4 - Proposed Ground to Third Floor Plans.



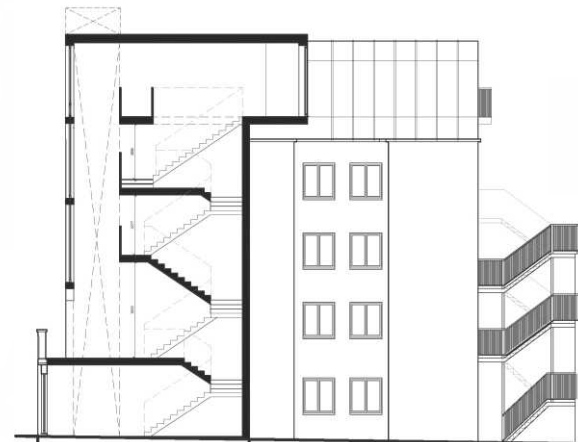
Proposed Stair/Lift core and Stair Core, Bin and Cycle stores highlighted in Orange.

4.0 DESIGN RESPONSE

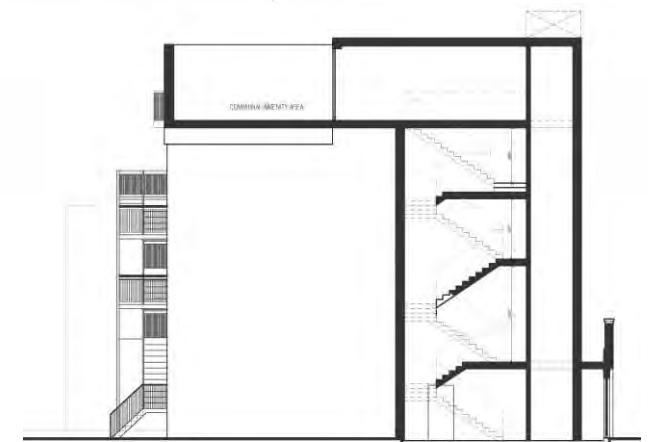
4.5 - Proposed Elevations and Sections.



PROPOSED REAR ELEVATION
North East - 1:250 (A1)



PROPOSED SIDE ELEVATION
SECTION THROUGH ESCAPE STAIR CASE - SEE KEY ON THE RIGHT
1:250 (A1)



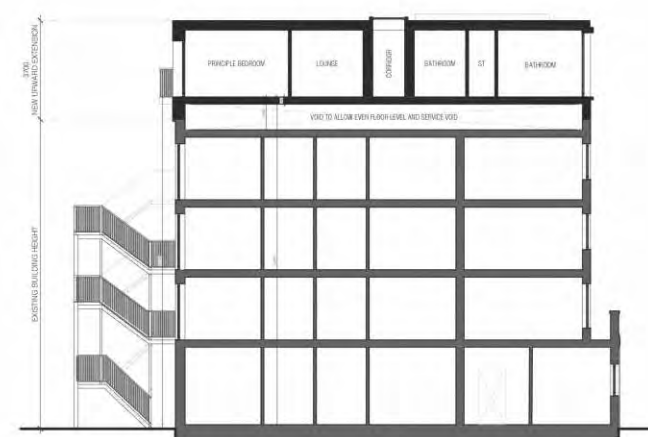
PROPOSED SIDE ELEVATION
SECTION THROUGH ESCAPE STAIR CASE - SEE KEY ON THE RIGHT
1:250 (A1)



PROPOSED SIDE ELEVATION
North East - 1:250 (A1)



PROPOSED SIDE ELEVATION
North East - 1:250 (A1)



PROPOSED SECTION
1:250 (A1)

5.0 STANDARDS.

5.1 - Quality of Space [National Space Standards]

The proposal meets the space standards as defined within the “Technical housing standards – nationally described space standard” document. In March 2015, the Government released minimum standards to be applied across all tenures. It sets out requirements for the Gross Internal (floor) Area of all new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. The development will ensure that the requirements of this standard for bedrooms, storage and internal areas are compliant where relevant and applicable.

The standard Gross Internal Areas set out in Table 1 of the Government document 'Nationally Described Space Standards' are organised by storey height to take account of the extra circulation space needed for stairs to upper floors, and deal separately with one storey dwellings (typically flats) and two and three storey dwellings (typically houses).

Individual dwelling types are expressed with reference to the number of bedrooms (denoted as 'b') and the number of bedspaces (or people) that can be accommodated within these bedrooms (denoted as 'p'). A double bedroom provides two bed spaces, with single bedrooms each provide one single bed space. Minimum floor areas and room widths are set for bedrooms and minimum floor areas for storage are also an integral part of the space standard. They cannot be used in isolation from other parts of the design standard or removed from it.

The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The Gross Internal Area should be measured and denoted in square metres (m2).

The Gross Internal Areas in this standard will not be adequate for wheelchair housing (Category 3 homes in Part M of the Building Regulations) where additional internal area is required to accommodate increased circulation and functionality to meet the needs of wheelchair households.

The standard requires that following criteria are met:

- 1.The dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1.
- 2.A dwelling with two or more bedspaces has at least one double (or twin) bedroom .
- 3.In order to provide one bedspace, a single bedroom has a floor area of at least 7.5m2 and is at least 2.15m wide.
- 4.In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m2.
- 5.One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.

6.Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m2 within the Gross Internal Area).

8.Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all.

9.A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m2 in a double bedroom and 0.36m2 in a single bedroom counts towards the built-in storage requirement.

10.The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Flat No	Floor	Apartment Type	Gross Internal Area		Room	Area		Notes	Balcony Area		Car Parking Spaces	Cycle Spaces
			Metric [m ²]	Imperial [ft ²]		Metric [m ²]	Imperial [ft ²]		Metric [m ²]	Imperial [ft ²]		
1	FOURTH	1B - 2P	53.0	570	KITCHEN DINING LOUNGE	23	248				0	1
					BEDROOM	13	140	DOUBLE				
					STORAGE	1.8	19					
2	FOURTH	2B - 3P	61.0	657	KITCHEN DINING LOUNGE	25.1	270		6.2	67	0	1
					PRINCIPLE BEDROOM	11.6	125	DOUBLE				
					BEDROOM TWO	8	86	SINGLE				
3	FOURTH	1B - 2P	50.0	538	STORAGE	2	22	VARIOUS			0	1
					KITCHEN DINING LOUNGE	26.3	283					
					BEDROOM	11.6	125	DOUBLE				
4	FOURTH	2B - 3P	61.0	657	STORAGE	2.1	23		5	54	0	1
					KITCHEN DINING LOUNGE	25.8	278					
					PRINCIPLE BEDROOM	11.8	127	DOUBLE				
5	FOURTH	1B - 2P	50.2	540	BEDROOM TWO	7.8	84	SINGLE				
					STORAGE	2.2	24	VARIOUS				
					KITCHEN DINING LOUNGE	25.1	270					
6	FOURTH	1B - 2P	52.1	561	BEDROOM	11.7	126	DOUBLE				
					STORAGE	1.8	19					
					KITCHEN DINING LOUNGE	25.1	270					
7	FOURTH	1B - 2P	50.0	538	STORAGE	1.6	17	VARIOUS			0	1
					KITCHEN DINING LOUNGE	25.9	279					
					BEDROOM	12.6	136	DOUBLE				
8	FOURTH	1B - 2P	50.0	538	STORAGE	1.6	17	VARIOUS			0	1
					KITCHEN DINING LOUNGE	28.7	309					
					BEDROOM	11.5	124	DOUBLE				
9	FOURTH	2B - 4P	75.0	807	STORAGE	1.5	16	VARIOUS	10.3	111	0	1
					KITCHEN DINING LOUNGE	27.1	292					
					PRINCIPLE BEDROOM	12.6	136	DOUBLE				
					BEDROOM TWO	11.6	125	DOUBLE				
					STORAGE	2.2	24	VARIOUS	6.7	72	0	2
					KITCHEN DINING LOUNGE	27.1	292					

6.0 SCALE.

6.1 - Scale and Proportions.

The scale and proportions of the proposed fourth floor will take inspiration from the existing buildings to ensure a blending result for the proposed street-scene.

The proposed vertical extension is comparably sized to the previously approved planning application 100579 [Extract shown right]. The revised design allows for the entire building to become more symmetrical and balanced than the previously approved design.

The proposed change of finish will allow for a benchmark to be set giving a clear indication of the separation and proportion of the windows which will take a modern approach enhancing the existing the building below. The proposal will produce a modern frame surrounding the existing buildings making those becoming a single unit with a new distinctive appearance. The modern approach to this design was supported by existing residents during the previous application.

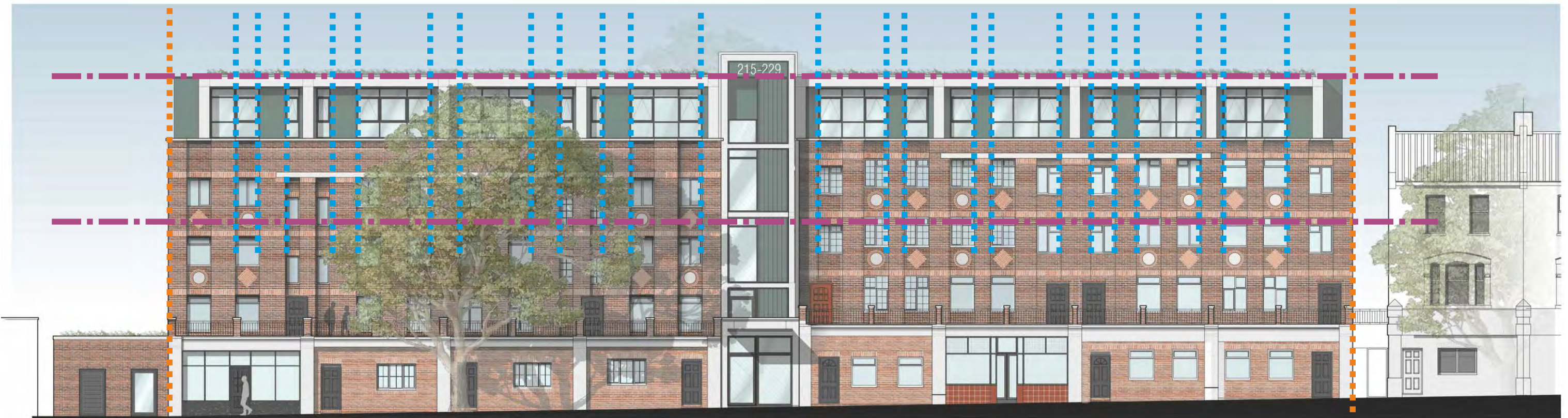


6.0 SCALE.

6.1 - Scale and Proportions.

In the proposed upward extension, the relationship between the windows of the new structure and those of the host building is a key factor in determining the overall aesthetic and functional impact of the design. The windows on the extension are thoughtfully considered in relation to those on the existing structure, either to complement or to contrast with them, each approach carrying significant implications for the final outcome.

When the windows of the extension complement those of the host building, the design seeks to create a seamless integration between the old and the new. This is achieved by carefully aligning the windows of the extension with those of the existing structure, maintaining consistent proportions, and respecting the established rhythm of the façade. The vertical lines, window heights, and widths are mirrored, ensuring that the new addition feels like a natural extension of the original building. By maintaining this visual continuity, the extension contributes to a unified appearance, which is particularly important when dealing with historic or architecturally significant structures.



7.0 APPEARANCE.

7.1 - Elevational Treatment and Materials.

A robust architectural language is proposed to enhance the character of the existing buildings, emphasising the retained finish of the existing. The proposal will use a variety of materials to improve and modernise the overall aesthetic of the final design.

The proposed upward extension will seek to use a high-quality materials palette that aims to draw influence from the future emerging architectural style of the area.

The design of the building and the site is integrated into the upcoming surroundings and creates an imaginative response to the following criteria:

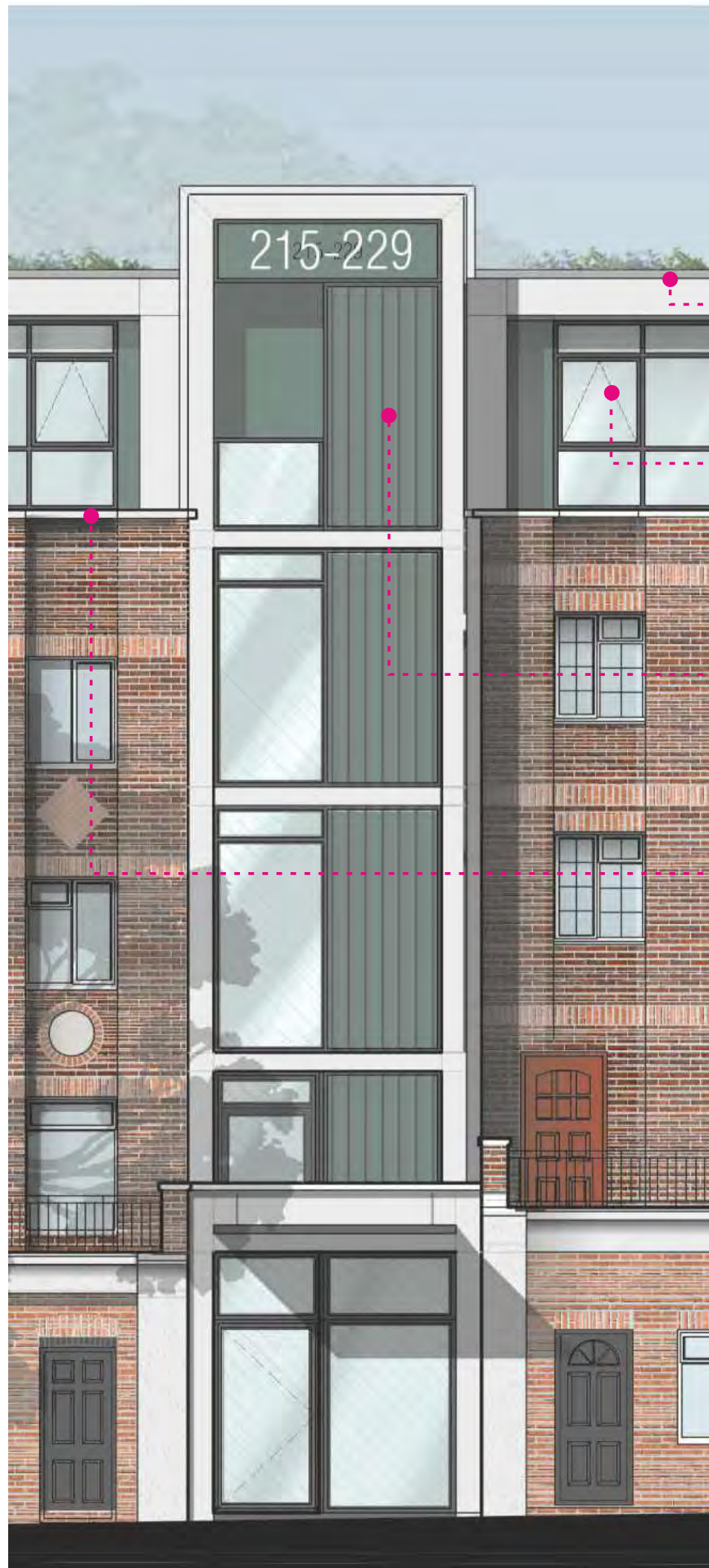
- The legibility of functions within the buildings from the public realm;
- The creation of a development which create interest at street level;
- The provision of security by the use of residential occupancy and lighting;
- The use of a consistent palette of materials of high standard throughout the building.

Embodied Energy

The materials have been chosen, wherever possible, to create healthy, comfortable spaces with the lowest possible impact on the environment.

Measures that will be encouraged are as follows:

- Green roof to help with biodiversity;
- Use of materials of low embodied energy;
- Use of materials from sustainable sources including recycled material;
- Ability to re-use and recycle materials at the end of the life of the building;
- Sourcing of local materials.



Roof.
Flat roof to allow potential PV panels and green roof system.

Windows.
UPVC Glazed windows. Style and finish TBC.

Cladding.
Coloured cladding. Further details to be provided prior to construction and following a suitably worded condition.

Brickwork.
Existing building to be built up to line through. Brickwork to match existing.

8.0 ACCESS.

8.1 - Access.

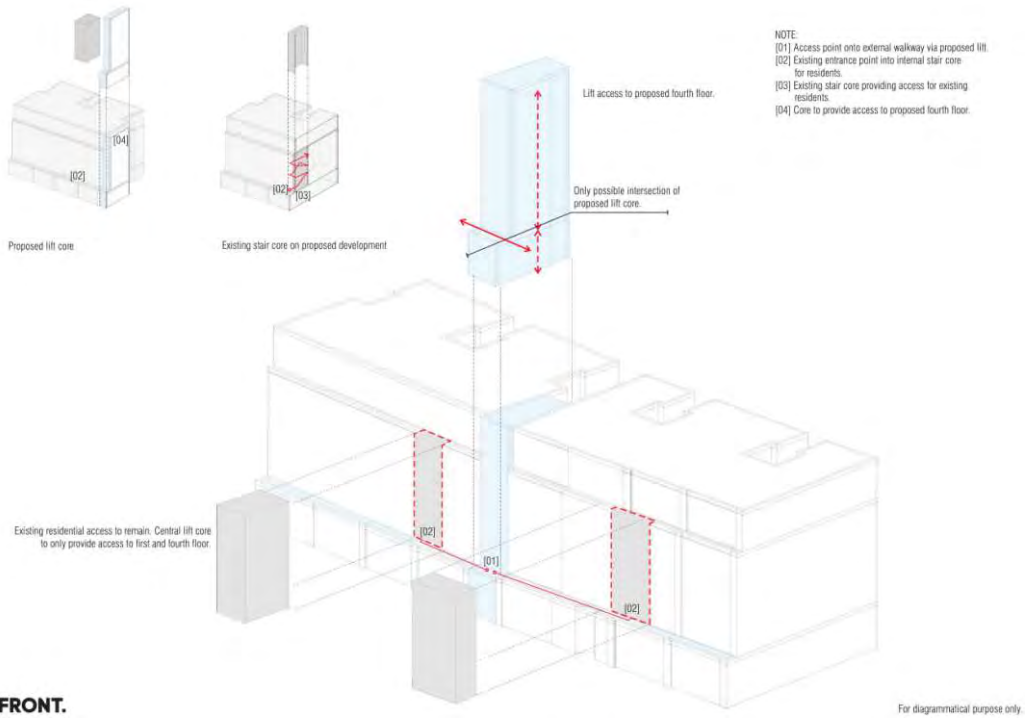
The proposed fourth floor will provide a main stair core with lift and a separate escape stair core centrally located to the floor plan. Level threshold access will be provided to each flat. Cycle stores and bin store will remain located on ground level to improve accessibility.

The proposed scheme retains all points of access as the existing host building. Both existing and future residents will have access to the new central core that provides lift access from the ground floor to the first and proposed fourth floor extension.

Please refer to green highlights on the right.



PROPOSED FOURTH FLOOR PLAN



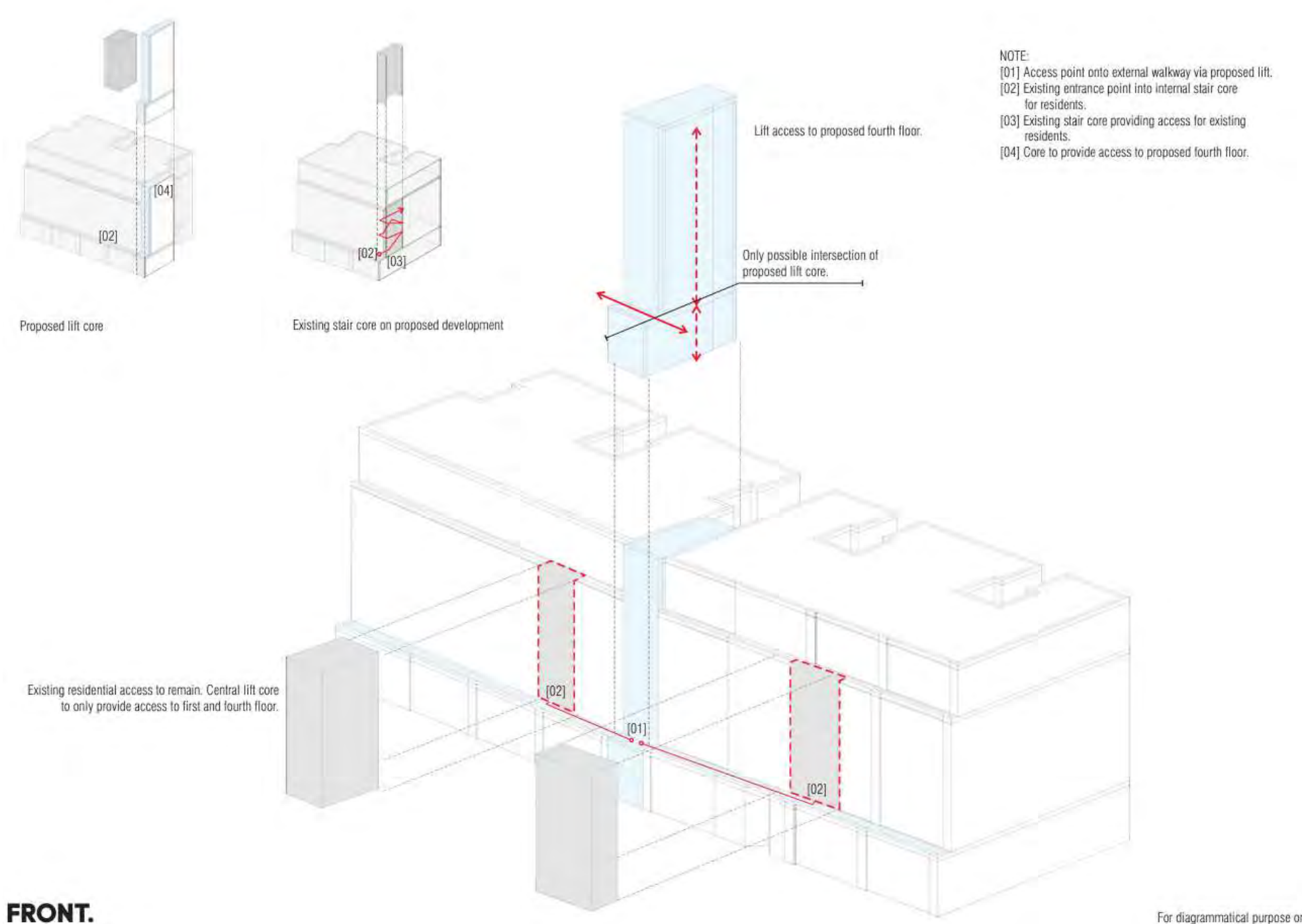
PROPOSED GROUND FLOOR PLAN

8.0 ACCESS.

8.1 - Access.

The proposal to provide a new stair and lift core between the existing structures of a building plays a pivotal role in creating an inclusive and accessible environment for all users. This architectural addition fundamentally enhances the building's usability by addressing the diverse needs of its occupants, thereby promoting inclusivity and ensuring that the space is welcoming and functional for everyone.

In essence, the proposal to introduce a new stair and lift core between buildings is a critical step toward achieving an all-inclusive design. It promotes accessibility, safety, and usability for all individuals, making the building a more welcoming and functional space for everyone, regardless of their physical abilities or preferences.



8.0 ACCESS.

8.2 - Waste Management.

A covered area for the refuse storage will be provided as part of the proposals. It will provide protection from the elements, preventing rainwater from accumulating in the bins, which can lead to leaks and unpleasant odors. This cover will also contribute to better hygiene by containing any potential spills and reducing the attraction of pests, ensuring the area remains sanitary. Moreover, the covered area will improve the overall appearance of the site by creating a more organized and visually appealing refuse storage space.

In addition to the covered area, the refuse storage will be expanded with two extra bins. This increase in capacity is essential to accommodate the additional waste that will be generated by the new units in the upward extension. The additional bins will help prevent overflow, ensuring that all waste can be properly contained and reducing the likelihood of refuse being left outside the bins. By keeping the refuse location the same while introducing a covered structure and additional bins, the project aims to ensure that waste management remains the same and effective. Please refer to blue highlights on the right.

8.3 - Cycle Parking.

As part of the upward extension an increase in cycle parking provides a 1:1 ratio for both existing and future residents, creating a social and collaborative development. It also reflects a growing understanding of the need for sustainable urban transportation solutions, particularly in the face of mounting challenges such as traffic congestion, pollution, and the urgent need to reduce carbon emissions.

The existing residents currently have access to 10no. covered cycle parking (please see below photo) which have been re-provided as part of the proposals. The proposal now provides 48no. cycle spaces between 2no. covered stores. Please refer to proposed ground floor plans.



8.0 ACCESS.

8.4 - Fire Strategy.

In the context of building design and fire safety, the escape distance refers to the maximum distance that occupants must travel to reach a point of safety, such as a stairwell or an exit, in the event of an emergency. The proposed development includes a 7.5-meter escape distance to the stair core, which is a critical component of the building's fire safety strategy.

A 7.5-meter escape distance is relatively short, which is beneficial for ensuring that occupants can quickly reach the stair core in case of an emergency. This design consideration is particularly important in reducing the time it takes for individuals to evacuate, thereby minimizing their exposure to potential hazards, such as smoke or fire.

By maintaining a 7.5-meter escape distance to the stair core, the proposed development demonstrates a commitment to prioritizing occupant safety, aligning with best practices in fire safety design. This design choice may also contribute to compliance with local building codes and regulations, which often stipulate maximum permissible escape distances to ensure safe and efficient evacuation routes.

7.5M Escape distance.



PROPOSED FOURTH FLOOR PLAN

8.0 ACCESS.

8.5 - Building Security.

The building's security measures are designed to ensure safe and controlled access for all residents and visitors. A secure access control system with fob entry will be installed at the ground floor, providing a controlled entrance to the main building and the new rooftop communal amenity space. This fob access system will also be used for entry to the cycle and bin storage areas, offering an additional layer of security for these shared facilities. The aim is to create a secure yet accessible environment for residents, encouraging safe use of all communal areas.

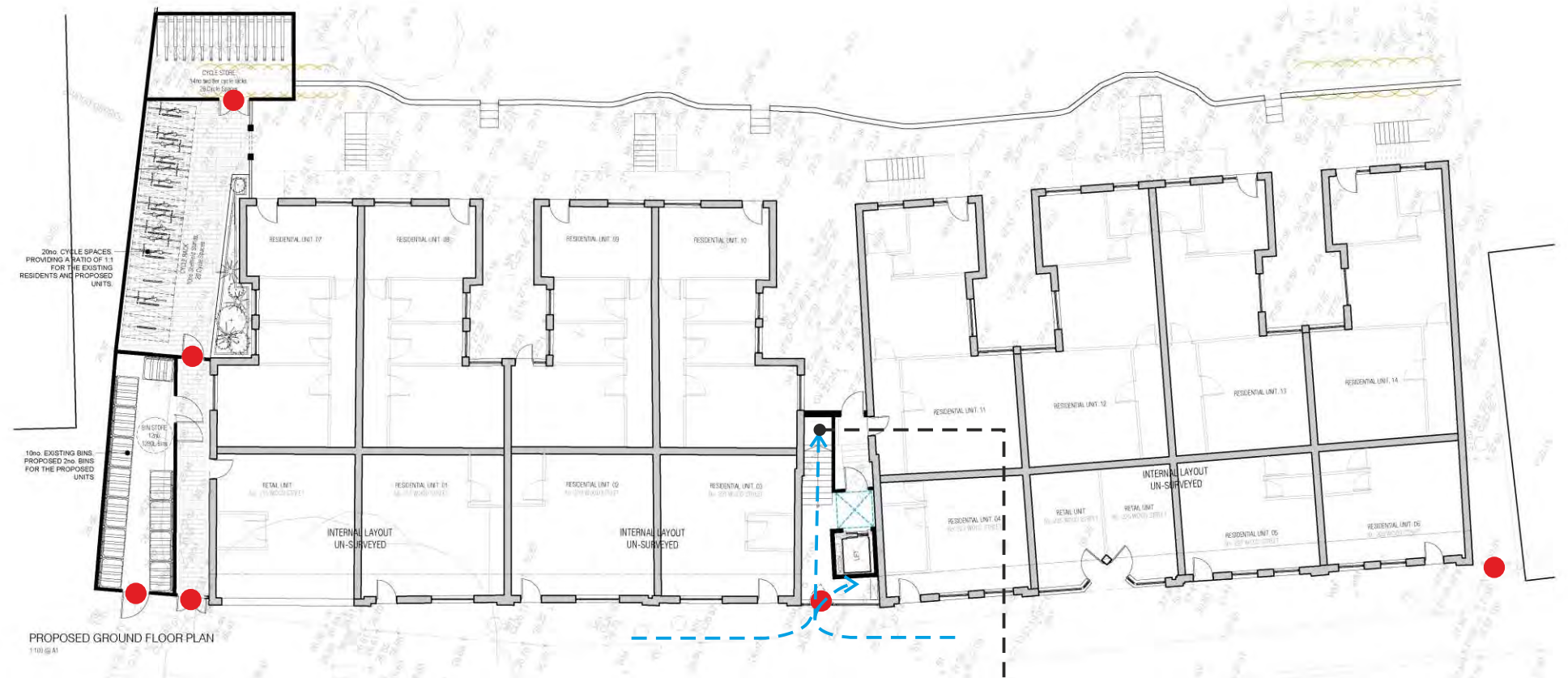
To further enhance safety, a comprehensive CCTV and lighting plan will be implemented throughout the premises, with particular attention given to high-traffic areas like the bin and cycle stores via a suitably worded condition. These features will help deter unauthorized access and improve visibility at all times of the day and night, promoting a secure environment within the building. The precise details of the CCTV and lighting systems will be finalized and communicated before the building is occupied, ensuring that these elements are tailored to the needs of residents and the specific layout of the development.

A convenient postal strategy has also been devised to facilitate safe and independent mail collection. All mail will be delivered to a designated area on the ground floor near the main entrance. This approach allows residents to retrieve their mail securely, reducing the need for postal workers to enter the residential areas and enhancing overall security within the building.

Each proposed flat will feature security-rated doors and windows, designed to meet industry standards for residential security. These fixtures will offer robust protection against forced entry, helping residents feel secure within their homes. Detailed specifications of these doors and windows will be provided via a suitably worded condition ahead of occupation to ensure they meet the required security ratings and offer peace of mind for all residents.

For waste management, dedicated bin stores will be positioned to the north of the building, accessible only for residential use. The bin stores will have a single-door entry and be conveniently located directly off the Wood Street frontage, making waste disposal straightforward for residents. Commercial waste will remain entirely separate from residential waste and will continue to be collected directly from the street as per the existing arrangements, maintaining clear distinctions between the two waste streams and supporting effective waste management for both residential and commercial tenants.

The development also includes well-designed cycle stores that will be highly accessible and secure. These stores will be overlooked by windows on the northern and eastern elevations, allowing existing and future residents to easily monitor the area, which will help deter theft or vandalism. This careful planning of the cycle storage area promotes a safe, well-observed environment that encourages cycling as a practical and secure transportation option for residents.



Existing Ground Floor Plan

- Key:
- FOB Control Access
 - Postal Delivery

— Postal delivery to existing apartments via first floor as per existing arrangements.

9.0 SUSTAINABILITY.

9.1 - SUSTAINABILITY

The proposed development will seek to provide a highly sustainable scheme. With the current cost of living crisis it is evident that the energy demand of housing is key to providing sustainable housing with affordable running costs.

In order to reduce energy demand it is important and most sustainable to reduce the demand before looking at additional bolt on technologies. In order to reduce energy demand the site must take a fabric first approach to development with highly insulated fabrics to reduce the energy requirement to provide heating.

Following this the applicant will look to provide potential additional improvements through technology including the following:

- Solar System
- Heat Pumps

The proposed development will seek to deliver a minimum of 10% renewable energy across the development. This will be confirmed by a detailed SAP calculation to ensure the renewable target is met or exceeded. This maybe submitted by condition.

The site offers a great opportunity to deliver a sustainable a energy conscious development with the day to day affordability a key factor for the end users. The applicant is keen to deliver an exemplar scheme that will set a new benchmark for sustainable delivery.

The extension will provide a significant improvement in energy efficiency resulting in lower carbon emissions.

The detailed design of the proposals will therefore seek to:

- consider solar control / gain balanced against passive energy
- be energy efficient through well insulated building fabric
- use materials sourced locally
- minimise water usage
- manage waste both during and after construction
- conserve transport related energy (provision of cycle parking)

Whilst BREEAM certification will not be sought the design principles have been considered. The proposals illustrated within this document respond as follows:

- The building will be designed to exceed the performance requirements of Building Regulations Approved Document Part L.
- The building envelope will be thermally efficient and design to a good standard or air tightness.
- Windows will be thermally broken and be glazed for high performance.
- Additional soft landscaping on the roofs will improve the sites biodiversity.

10.0 CONCLUSION.

In conclusion, the proposed upward extension to provide nine residential units has been thoughtfully designed to address the feedback received from the previous application. The revised proposal incorporates changes that reflect the concerns and suggestions raised following subsequent pre-application meetings held with Waltham Forrest Officers, ensuring that the development is not only in harmony with the surrounding environment but also meets the needs and expectations of future residents. The design modifications demonstrate a commitment to quality, sustainability, and community integration, ultimately enhancing the overall value and functionality of the project. We believe this proposal now represents a balanced and considered response to the site's potential.

Furthermore, this proposal has been carefully crafted to align with local planning policies and guidelines. By incorporating architectural features that complement the existing character of the area, the development aims to contribute positively to the urban fabric. Additionally, considerations for improved landscaping, and environmental sustainability have been integrated into the design, ensuring that the new units will offer high-quality living spaces that are both functional and aesthetically pleasing. We are confident that this revised proposal not only addresses the previous concerns but also enhances the overall vision for the site, contributing meaningfully to the local housing supply.



FRONT.

A R C H I T E C T U R E

DESIGN AND ACCESS STATEMENT

215-229 WOOD STREET, WALTHAMSTOW

August 2024