PAOLO COSSU ARCHITECTS

Wood Street

Design and Access Statement
January 2025_REV_A

Contents

1.01: INTRODUCTION

The following document has been prepared by Paolo Cossu Architects Ltd in support of the development of 176 Wood Street E17 3HX on behalf of F.C. RE Ltd. The aim of the scheme is to provide:

-The demolition of the existing property at 176 including a Dental Practice, Hairdressers and two residential one bed units.

-The development and construction of a five story building of a ground floor commercial use and first to fourth floor residential units (totalling six) with associated bin, cycle and amenity space.

-Investigation and improvement of previous pre planning design submissions.

-Incorporation of Waltham Forest LPA pre planning response.

The current proposals for 176 Wood Street have been developed taking in to account previous proposals and pre planning submissions and include consultation with specialist planning consultants CMA Planning.

1.02: PREVIOUS APPLICATIONS

2002/1639: Conversion of offices on upper floors into 2 x 1 bedroom self-contained flats. (Approved 05/02/2003)

2006/0076: Demolition of single storey building at rear and erection of two storey building to form office/storage (Approved 08/03/2006)

2007/1818: Conversion of storage space at rear into studio flat (Refused 16/11/2007)

162183: Demolition of existing permission and construction of a four storey mixed use development comprising retail and residential use. (Pre-Application Response 25th November 2016) - Case Officer Sonia Malcom

181508: Demolition of an existing building and the construction of a five storey building including excavation of basement to accommodate 266m^2 of commercial use and nine residential units (2 x 3 bed, 3 x 2 bed and 4 x 1 bedroom) with associated bin, cycle and amenity space. - Case Officer Eshan Hussain

PRE_21_0330: Pre Application Advice

Pre application advice was sought for the demolition of an existing building and the construction of a six storey building to accommodate 106 sqm of commercial use and nine residential units, with associated bin, cycle, and amenity space (Pre-Application response 10th February 2022) - Case officer Teodora Dimitrova

This document and proposed design have been developed to respond to the previous pre planning submission response advise, PRE_21_0330, 10th February 2022.

1.03: RELEVANT LOCAL PLAN POLICIES

See planning statement.

1.04: PROJECT STAKEHOLDERS AND TEAM

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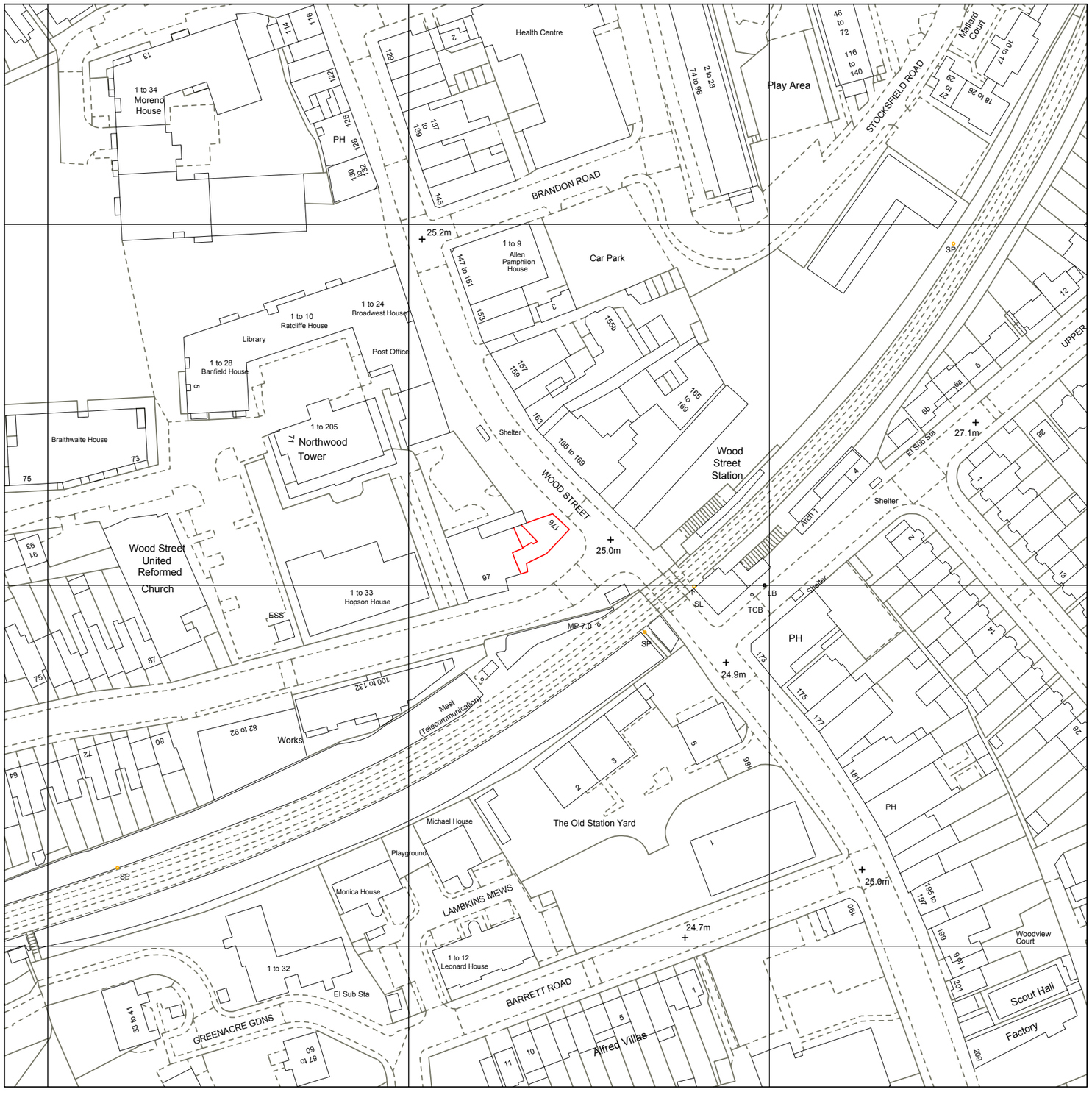
TBC

Fire Consultant
TBC



1.05 LOCATION PLAN 1:1250 @ A3

2.01 SITE LOCATION AND BOUNDARIES

The site is located in Walthamstow, North East London. Wood Street offers a range of café's bars and restaurants and Wood Street indoor market, a bustling market of 30 unique shops run by local owners and tradespeople, is 200 metres north of the property. To the immediate north and north west of the site is a residential led mixed use development scheme being built by Countryside (now Countryside Partnerships, part of Vistry Group) which will provide 436 residential units and replace much of the Marlowe Road estate which occupied the site. Further to the west, Walthamstow provides an extensive retail offering with a busy town centre, a shopping mall, and Walthamstow Market, the longest single street market in Europe. Walthamstow Village, an area of attractive Victorian and Georgian streets and an enclave of artisan and independent shops, bars and restaurants on Orford Road is approximately 500 metres west of the property.

The site is located opposite Wood Street Overground station which provides direct services into London Liverpool Street station in 23 minutes (Source TfL). Wood Street also provides services to Walthamstow Central station in 2 minutes (Source TfL) where customers can change on to the Victoria London Underground line. In addition, there are numerous bus routes running from Wood Street and Forest Road which connect the site to local neighbourhoods

The property is situated on a site which extends to approximately 0.013 hectares (0.03 acres). The site consists of an existing part two and part three storey building situated on the western side of Wood Street in junction with Vallentin Road to the south. The ground floor level comprises two commercial units (Dental Practice – Class E Use and Hairdressers – Class E Use) and the upper floors accommodate two self-contained one bedroom units (C3 Use) which were converted from offices in 2009.

The property is not located within a Conservation Area, is not subject to an Article 4 Direction nor is the building listed.


WE ARE
WOOD
STREET


WE ARE
WOOD
STREET


NEWSAGENT


PLOUGH
INN
STOUT & PORTER
HUGGINS
& CO'S
OLD MILD
PALE ALES
Walthamstow, Wood Street


Walthamstow, Vallentin Road.

2.02 AERIAL VIEWS OF THE SITE

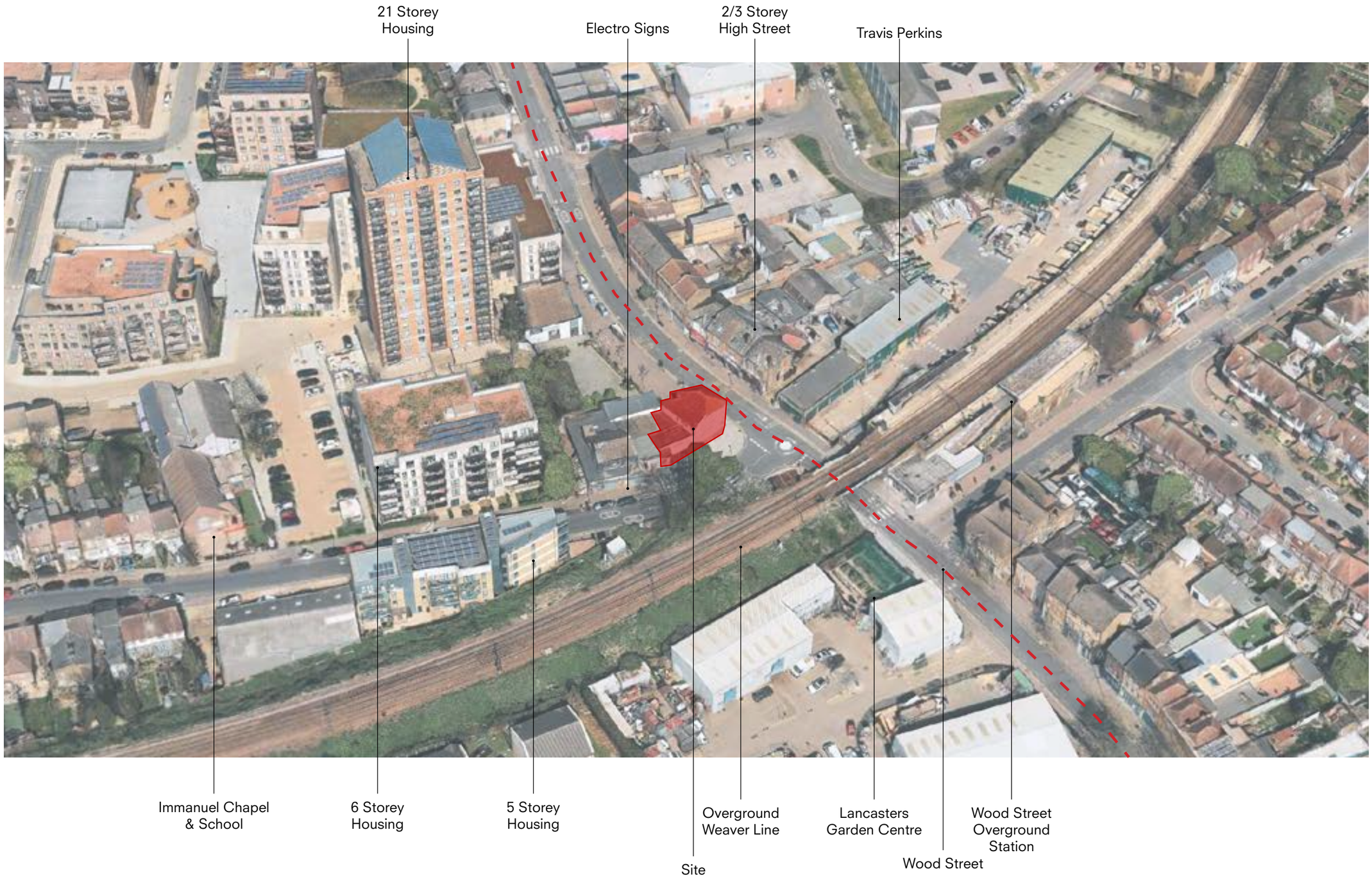
Looking from the South

Looking from the East

Looking from the North

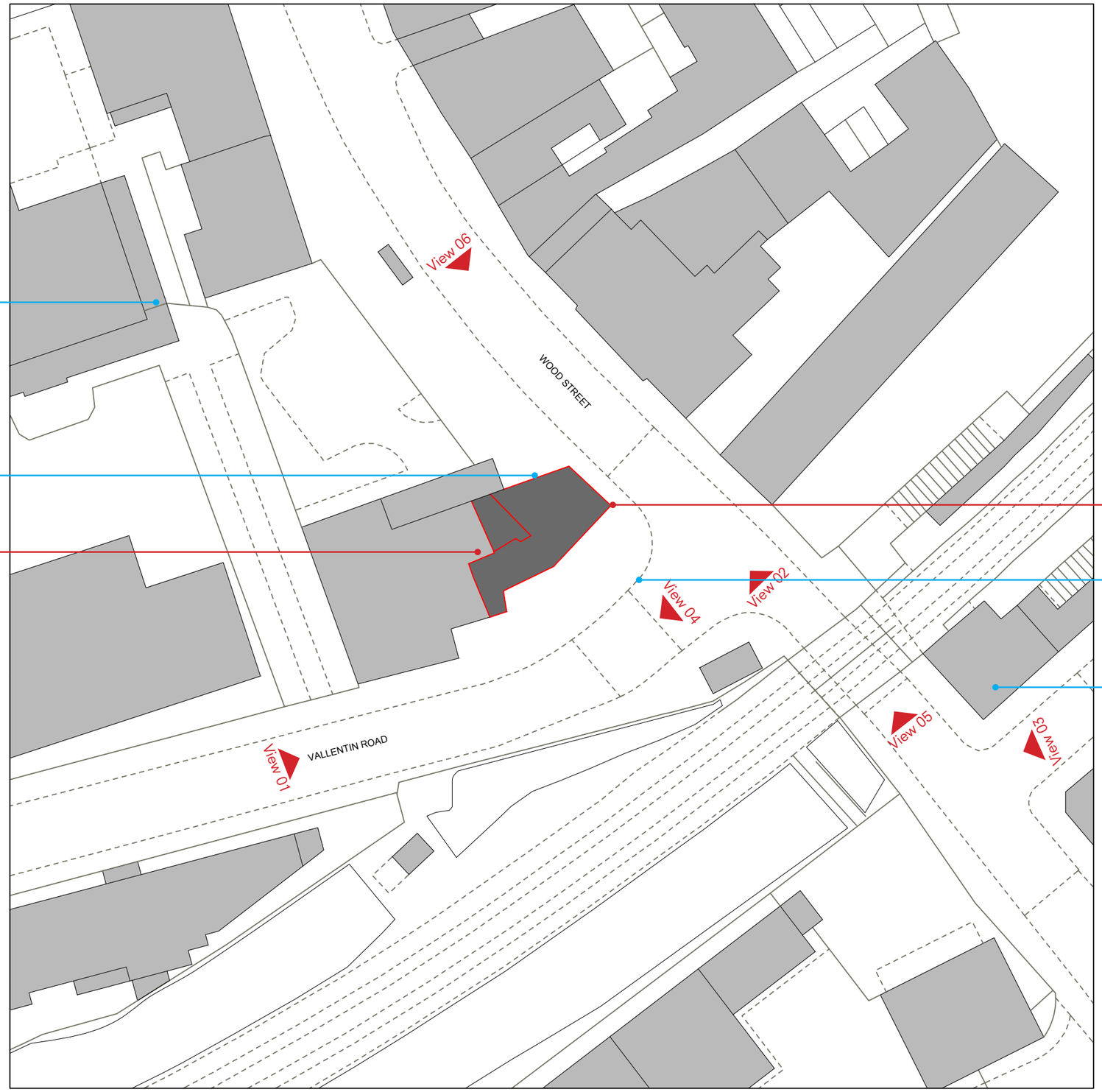
Looking from the West

2.03 DETAILED AERIAL VIEW OF THE SITE LOOKING NORTH



2.04 DETAILED AERIAL VIEW OF THE SITE

2.05 SITE ANALYSIS



Height of neighbours as tall or taller than proposal

Second facade facing high street

Back of building to face future neighbouring developments

Pinch point on pavement

Corner position between high street and residential street

Close proximity to Wood Street Overground and local amenities

Opportunity

Constraints

2.06 SITE PHOTOS


View 01


View 02


View 03


View 04


View 05


View 06

2.07 BUILDING HEIGHTS

The area surrounding the site is predominantly commercial on the East side and predominantly residential on the West side. Heights vary between 1-21 storeys. The Northwood Tower rises up to 21 storeys, neighbouring blocks are on average 5 to 6 storeys on the West side, where the existing building sits and 2 to 3 Storeys on the East side, across the road.

The existing 2-storey building on the corner of Wood Street and Vallentin Road is amongst of the smaller buildings on the street. We believe there is potential to propose a taller structure reaching the height of its neighbours, Broadwest House and Ratcliffe House at 5 storeys.

2.08 HOUSING GROWTH & DENSITY

The Waltham Forest Local Plan Part 1 sets out the spacial and planning policy framework to promote, shape and manage growth in Waltham Forest over a 15-year time-scale. It aims to go as far as possible to meet the evidenced need for new homes in the borough.

Increasing housing housing delivery and creating liveable places are part of the vision and strategic objectives of the Local Plan.

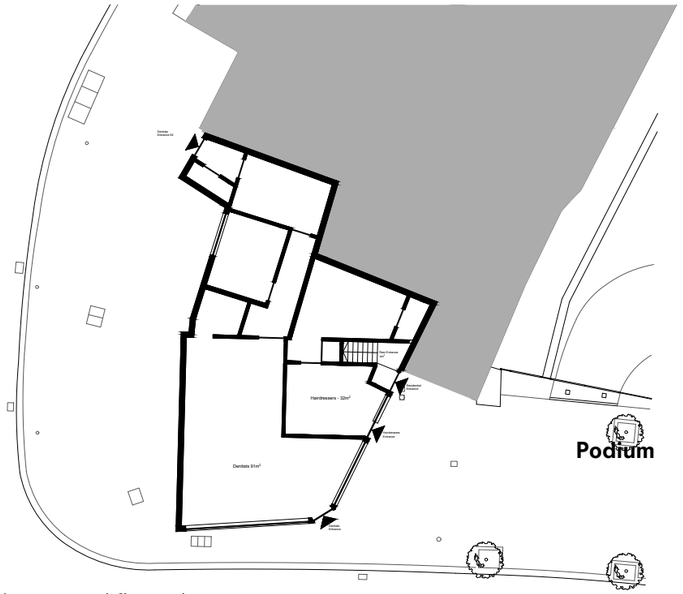
Wood street and the site are part of the strategic locations and centres of Waltham Forest Council. These are areas where substantial growth is expected to occur on larger sites or clusters of smaller sites to deliver a significant growth in housing, employment and infrastructure provision.

Ensuring a significant increase in the supply, choice and mix of high quality new homes is one of the main strategic objectives of this plan. As well as providing a broad range of housing choice by size and tenure. Encouraging mixed use development contributing towards the supply of homes and jobs

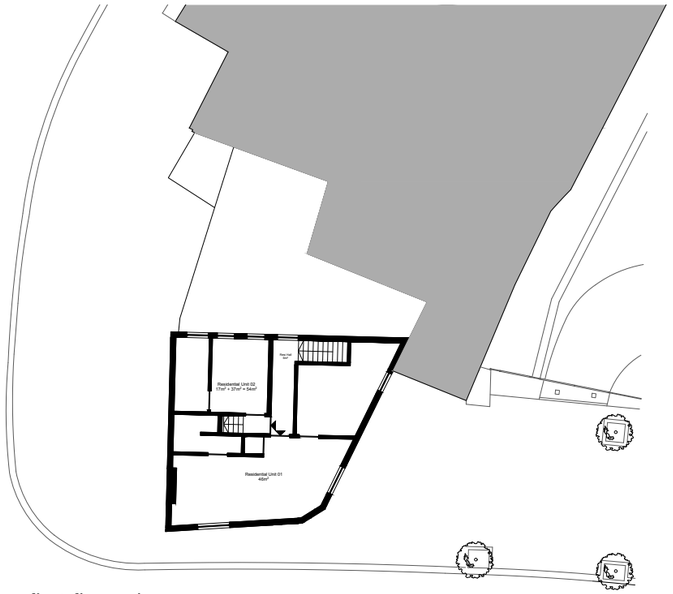
3.01 EXISTING BUILDING EXTERIOR

The existing building is a masonry structure with a grey render and features a mural on the South wall towards Vallentin Road. The pitched roof of the building is sheathed in ceramic roof tiles.

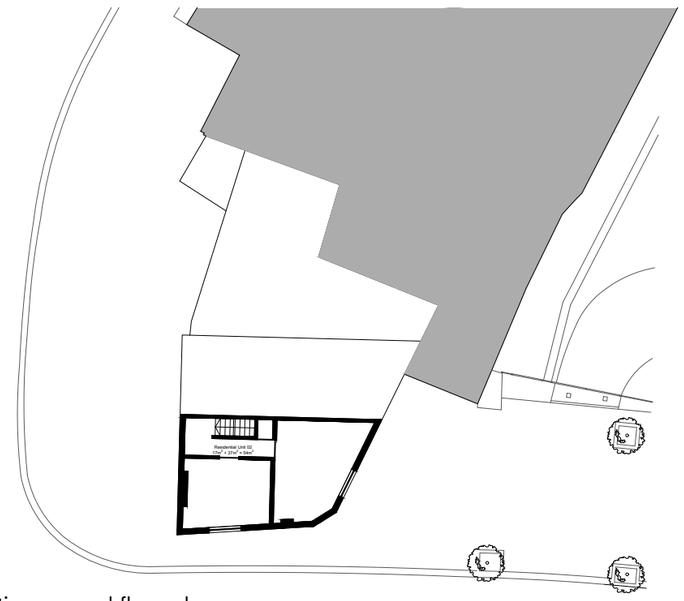
3.02 EXISTING BUILDING FLOOR PLANS



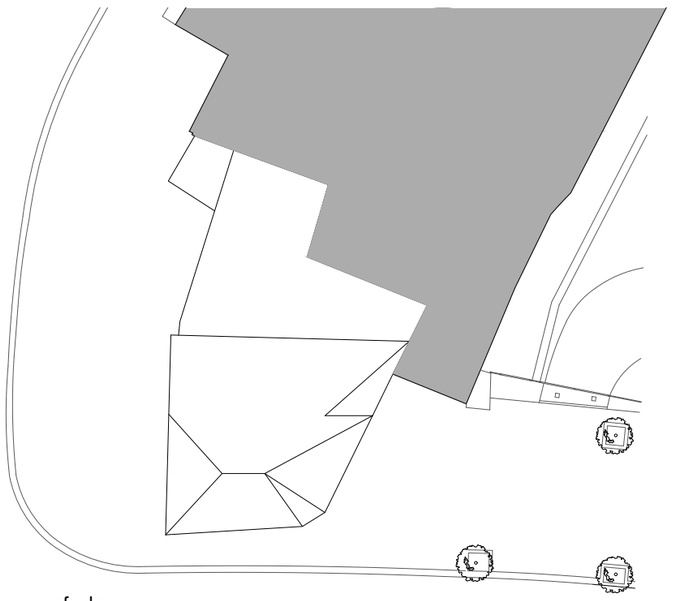
Existing ground floor plan



Existing first floor plan

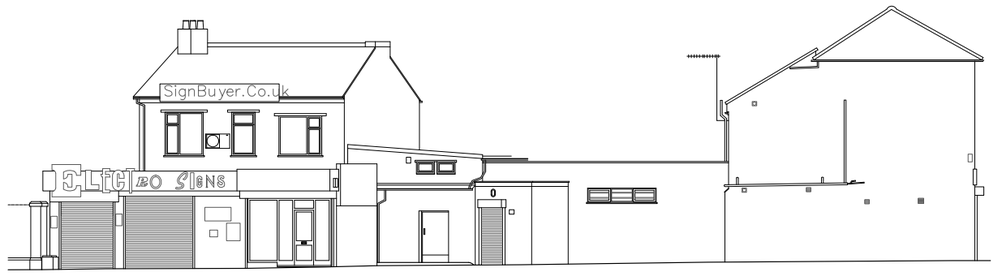


Existing second floor plan

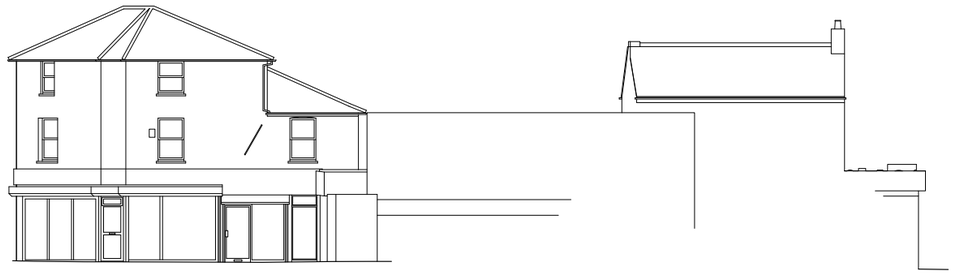


Existing roof plan

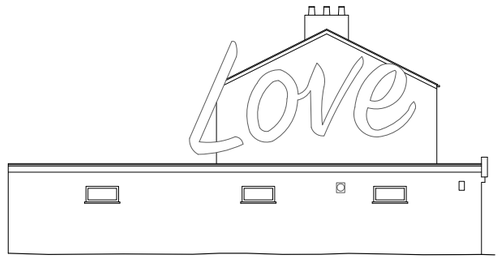
3.03 EXISTING BUILDING ELEVATIONS



Existing Vallentin Road elevation



Existing Wood Street elevation



Existing rear elevation

Existing Wood Street elevation

4.01 PRE-APP

The pre-application proposal was for the erection of a 6 - storey building to provide 9 dwellings (4 x 1 bed, 3 x 2 bed, 2 x 3 bed) with commercial use on the ground floor.

This was a follow up pre-application advice to pre-application ref:181508 (dated Pre-app dated 27th June 2018.) for the construction of a 5 - storey building with a basement to provide 9 residential units (2x 3 bed, 3 x 2 bed, 4 x 1 bed) with commercial use on the ground floor.

The principle of a residential-led mixed-use scheme on this site has been deemed as acceptable under application ref:181508.

However, any future application must make reference to the use of the site as a Dental Practice.

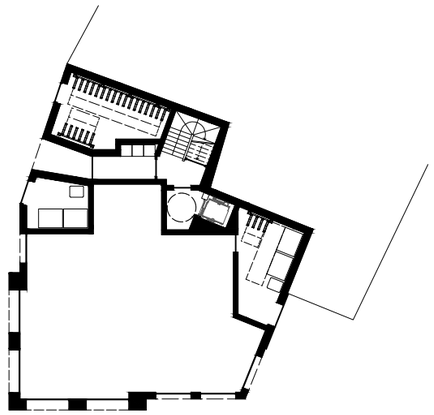
The height of the proposal would be restricted to a 5 -storey building due to the existing built form at the rear (97 Vallentin Road which is a part single and part two-storey building).

The main concern with the application was the loss of the public realm at GF. Bringing the building so far forward on Vallentin Rd would reduce visibility for pedestrians/cyclists at the Wood Street station roundabout thus negatively impacting the public realm. This has been updated in the latest design revisions for planning submission.

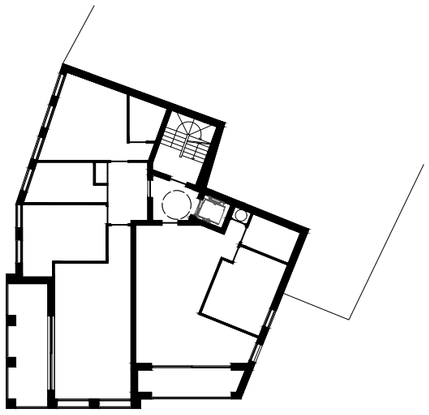
Pre-app proposed street perspective

Pre-app proposed street perspective

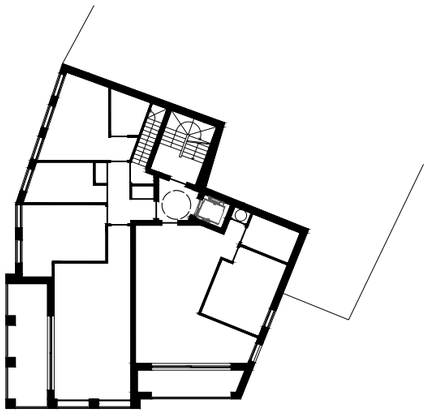
4.02 PRE-APP FLOOR PLANS



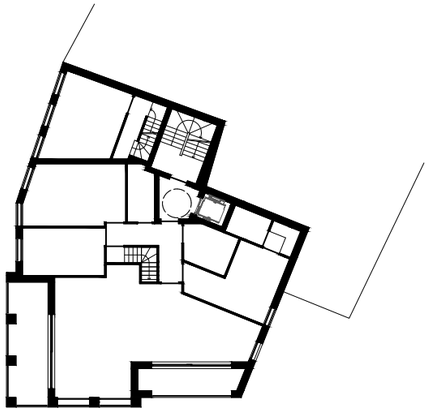
Pre- Application Ground Floor Plan



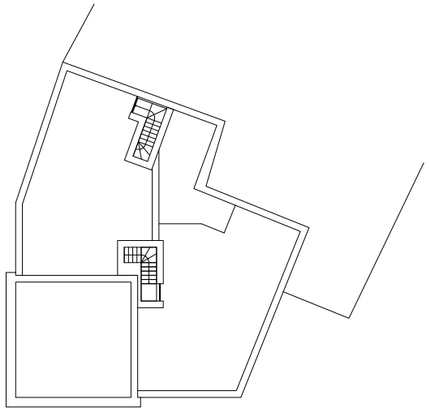
Pre- Application First, Second, Third Floor Plan



Pre- Application Fourth Floor Plan



Pre- Application Fifth Floor Plan



Pre- Application Roof Plan

5.01 CONCEPT DEVELOPMENT

Corner Stone

The site occupies a prominent position at the junction of Vallentin Road and Wood Street, directly visible from Wood Street Overground station. This corner provides an opportunity to emphasise and visually unite both elevations when approaching from the station and the roundabout. An oversize, overhanging column introduced at the upper floors acts as a focal device, strengthening this corner condition and reinforcing the building's presence.

Triple Active frontage

The site offers the potential for three active façades: two along Wood Street and one along Vallentin Road. The existing building engages only with the Wood Street and Vallentin Road frontages, leaving the second Wood Street elevation inactive. In contrast, this proposal activates all three façades, providing dedicated access points for the residential and commercial uses, as well as windows on all sides at every level.

Podium

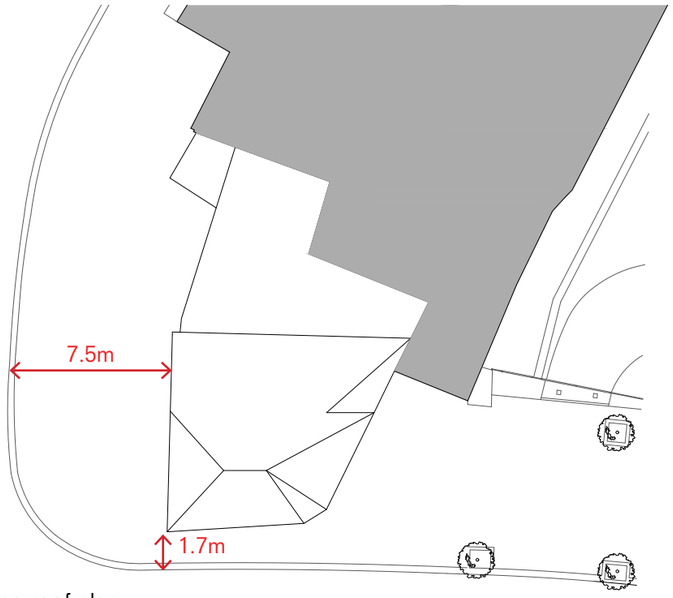
The ground floor is materially distinguished from the upper levels through the use of concrete panels. This contrast helps to break down the overall mass of the building within its context and reflects the commercial character of the ground floor. The podium therefore anchors the scheme within the high street environment while establishing a clear base to the residential floors above.

Public Realm Relationship and Land Swap

The current interface between the existing building and the public realm results in an imbalanced and awkward street scape. Along Vallentin Road, the pavement is unnecessarily wide at approximately 7.5 m, while on Wood Street the pavement narrows to a restrictive pinch point of only 1.7m.

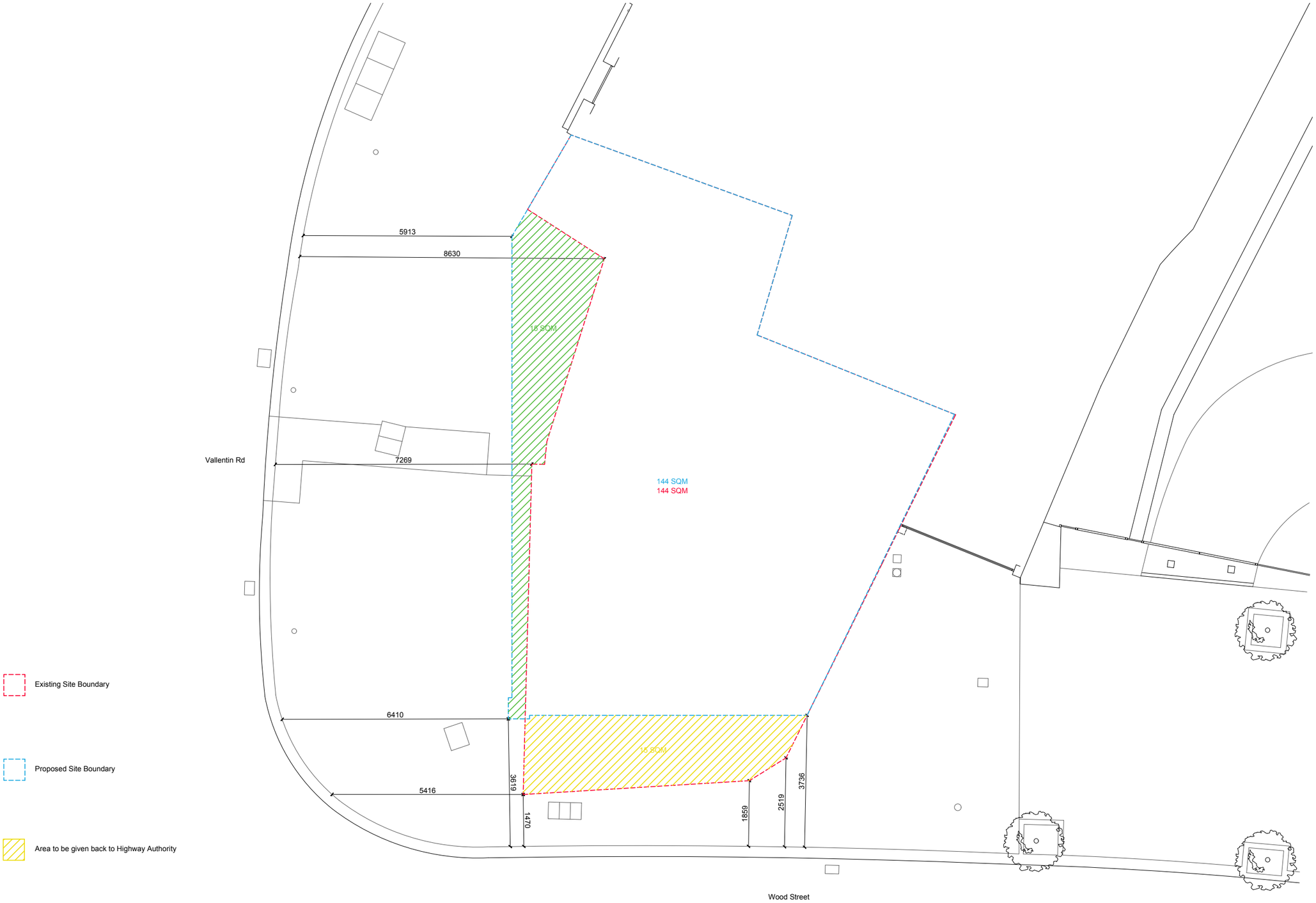
To resolve this disparity, a proposed land swap is introduced. This adjustment improves the distribution of pavement width, enhances the overall quality of the public realm, and allows the site boundary to be rationalised. In turn, this enables a more efficient and coherent building footprint.
(Refer to page 5.02: Land Swap Diagram.)

Elevations Studies

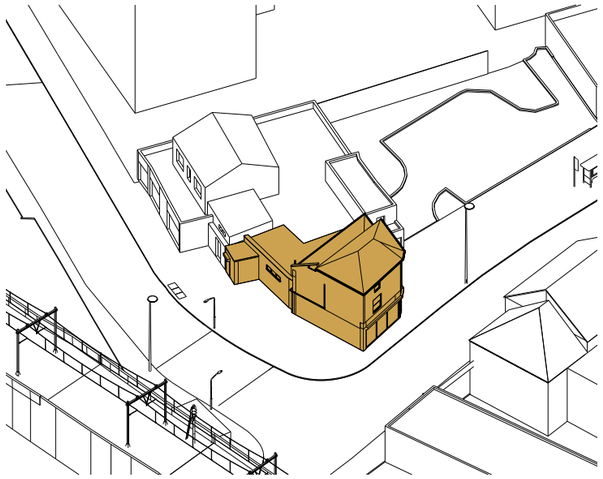


Existing roof plan

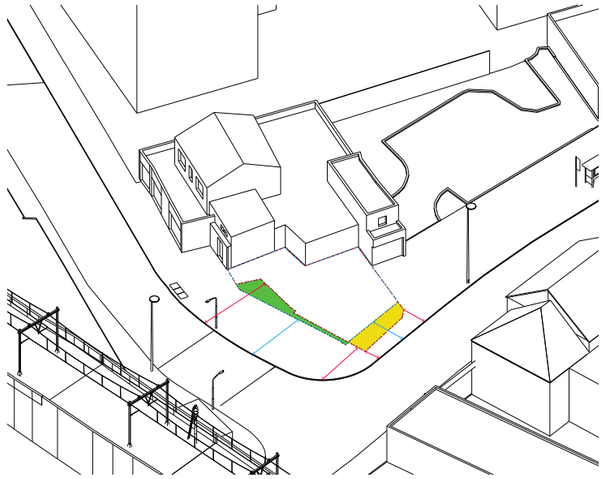
5.02 LAND SWAP DIAGRAM



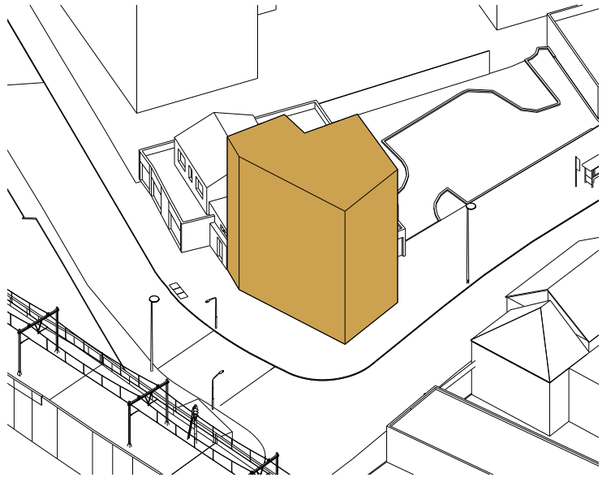
5.03 PROPOSED MASSING DEVELOPMENT



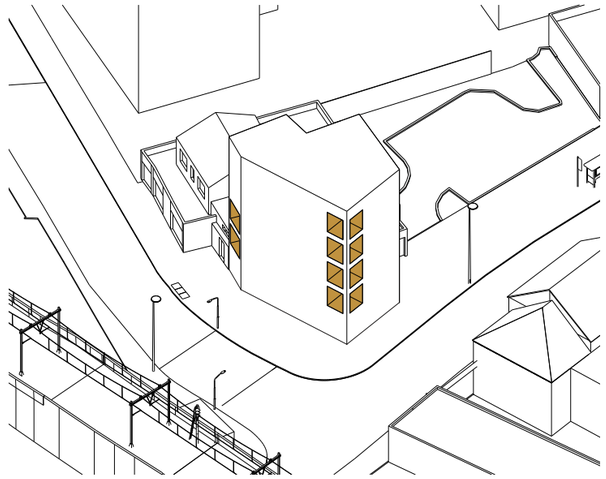
01 Existing building



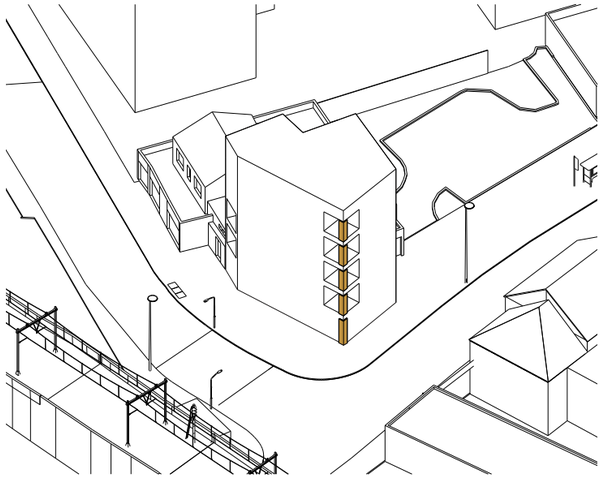
02 Land swap to provide wider pavement and rationalised site boundary



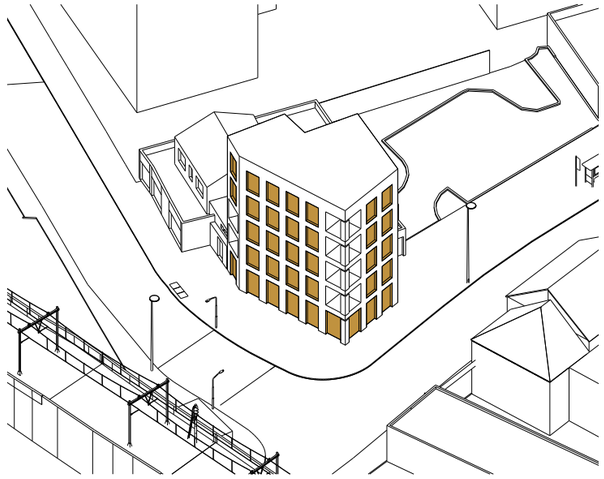
03 Extrusion of plot to match neighbours' height



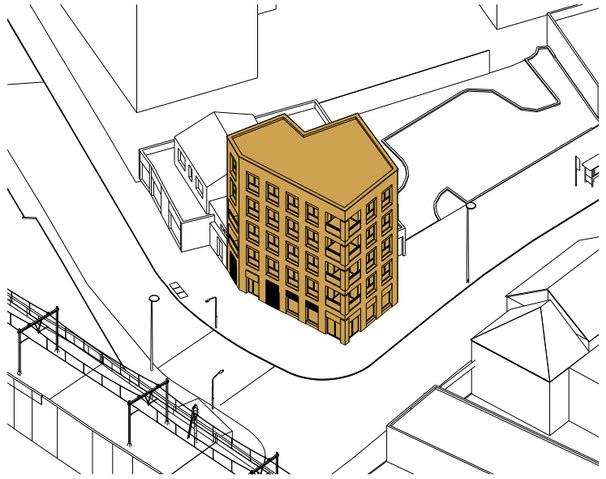
04 Carving out balconies into the massing towards the street



05 Creation of focal point at the corner of the building emphasising the position of the plot on the street layout

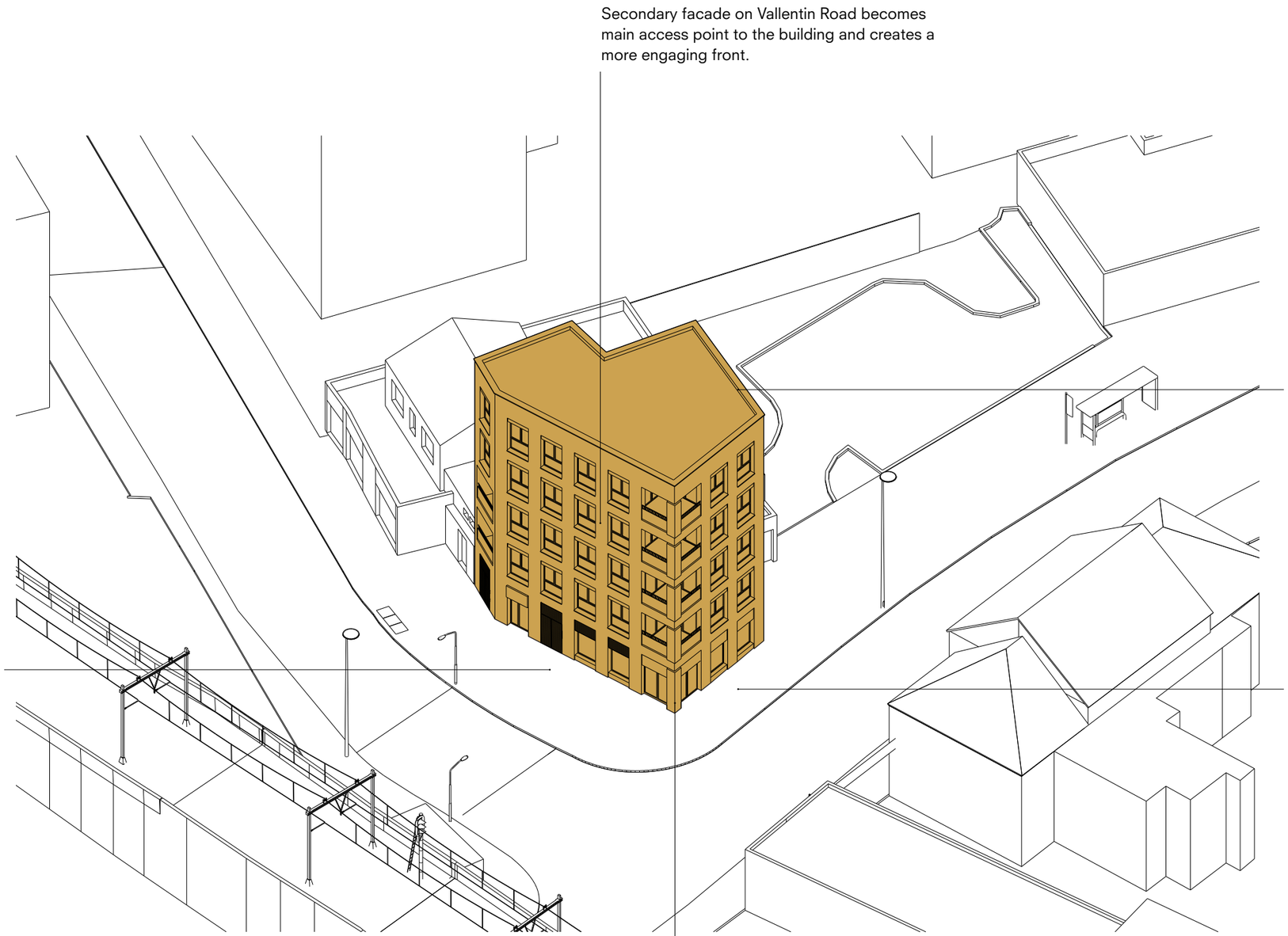


06 Rationalised window layout across façades



07 Proposed building

5.04 PROPOSED MASSING DIAGRAM



5.05 ACCESS

The dwellings alongside the approach to the building, communal entrances, communal lifts and stairs have been designed in line with Building Regulations 2015 Part M4 (2) for accessible and adaptable dwellings .

The principal communal entrance is located on Vallentin Road in the central part of the proposed development. The principal communal entrance complies with the requirements for a wheelchair user laid out in Part M4 (2) accessible and adaptable dwellings Building Regulations 2015.

There is one core serving the building. This is located on at the end of communal circulation space and is easily identifiable on entering the building.
The building provides a passenger lift to move from one storey to another, the lift provided complies with Building regulations Part M4 (2).

The principal communal stair that gives access to the dwelling should meet the provisions of Part K for a general access stair.

Optional requirement M4(3) could not be met in this building as it does not make reasonable provision for a wheelchair user to live in any of the dwellings and use associated private outdoor space, parking and communal facilities. The following points demonstrates the requirements that could not be met for the building to achieve M4(3), wheelchair user dwellings, Building regulations 2015.

Section 3A: Approach to the dwelling

- The landing at the principal communal entrance does not currently have a covered area meeting the minimum requirements of 1200x1200mm, this could be met by moving the front door towards the inside of the building, however the space created at the front would potentially cause a problem relating to the secure by design requirements. The current landing cover meets the M4(2) requirements of 1200mm width and 900mm depth.

- The current internal layout of the communal entrance does not meet the requirements for M4(3) for a 1500mm in diameter turning circle on the basis of lack of space in the entrance hall.

Section 3B: Private entrances and spaces within, and connected to, the dwelling

- The private entrances do no meet the criteria of a minimum 1500 clear turning circle inside the entrance area, in front of the door when closed (1 beds only) on the basis of lack of space.

- The internal halls and doors do not comply with the requirements for M4(3), clear width of 1050mm not met, although this is met in most internal halls, there are a number of pinch points throughout providing this requirement being met.

- The dwellings currently do not provide a wheelchair storage and transfer space meeting M4(3) requirements on the basis of a lack of space in any of the recommended locations for this particular item.

- The kitchens do not meet the minimum length of kitchen worktop requirements for M4(3) as per Table3.4 section 3.34 on the basis of a lack of space.

- The bedrooms do not meet the requirements for a wheelchair user, they do not provide a manoeuvring space of 1200x1200m, nor do they provide a 1000mm wide clear access zone simultaneously to one side and to the foot of the bed, on the basis of a lack of space.

- The bathroom facilities do not meet the spatial requirements for wheelchair users by not providing a minimum 1500mm clear turning circle, on the basis of lack of space.

5.06 REFUSE AND RECYCLING

The refuse and recycling store is located on the ground floor accessible from Vallentin Road, less than 10m away from the road. It is located close but not adjacent to the shared entrance for convenience of use for the residents. For flatted development for Waltham Forest Waste and Recycling Guidance (2019) sets the minimum requirements for external waste storage for new developments with communal facilities as bellow:

One bedroom: 100 litres for refuse and 100 litres for recycling per property of this type within the development. In this case, 4 x 1 bed requiring 400 litres for refuse and 400 litres for recycling.

Two or more bedrooms: 120 litres for refuse and 120 litres for recycling per property of this type within the development. In this case, 2 x 4 bed requiring 240 litres for refuse and 240 litres for recycling.

The council provides 240 litres food waste bins inside housing for communal properties. One communal food waste housing unit is required per five flats. In this case the development contains 6 flats and will require 2 x 240 litres food waste bins.

Total provision required:

Total refuse: 640 L
Total recycling: 640 L
Total food waste: 2x240L

The current provision exceeds the requirements, with 1 x 1280 litres refuse bin, 1 x 1280 recycling bin, and 2 x 240 litres food waste bins.

5.07 CYCLE STORAGE

The cycle storage is located within the building at ground level (covered, lockable, enclosure), nearby the principal communal entrance and accessible via the main hall.

The Local Plan Policy DM16 (Parking) sets minimum requirements for cycle parking for new developments at one cycle-storage space per one-bedroom dwelling and two-cycle-spaces for dwellings of two-bedrooms or above. The London Plan requires that all developments should provide 1 cycle -storage per 1 or 2 bedroom dwelling, 2 cycle-storage per 3 or more dwelling.

The quantum of cycle parking is calculated bellow:
Cycle parking:
4 x (1 bed) x 1 = 4
2 x (4 bed) x 2 = 4

8 total cycle spaces.

In line with Waltham Forest DMP Local Plan Appendix 4, cycle parking standards for D1 medical clinics including dental, 2 spaces per consulting room should be provided.
There are 5 “Sheffield” stands outside the current building which will be relocated on the site to match provision for short term cycle parking, these will be placed strategically in a prominent position close to entrances without obstructing pedestrian access.

5.08 BUILDING-WIDE ACCESS AND SECURITY STRATEGY

The development has been designed with a clear focus on creating a safe, inclusive, and secure environment for all residents, in accordance with Waltham Forest Council Policy 58: making places safer and designing out crime, Secured by Design principles, and relevant national guidance (including Building Regulations Part Q and Part M4(2)).

5.09 COMMUNAL ENTRANCE AND ACCESS STRATEGY

The primary entrance to the building will be clearly identifiable and the entrance lobby will be well-lit, weather-protected, and fitted with the following features:

-Controlled access via video entry system or secure fob access
-High-security door-sets and glazing, compliant with Part Q and Secured by Design standards
-Automated opening mechanisms or assisted access features for improved inclusivity
-Passive surveillance supported by glazed elements offering visibility into commercial areas
-All residential cores and communal circulation routes will provide step-free access to all levels via a suitably sized lift, with circulation widths and turning spaces compliant with inclusive design standards.

5.10 ACCESS TO INDIVIDUAL UNITS

Each flat will be accessed from internal communal areas via secure and well-lit corridors. Individual unit entrances will be fitted with:

-High-security front door sets with multi-point locking systems
-Peep-holes and door chains for resident control
-Hard-wired video or audio entry system connections, where applicable
-Clear signage and flat numbering to aid navigation and emergency response

The layout of entrances has been designed to ensure privacy while also supporting visibility and security for residents.

5.11 MAINTENANCE AND SERVICE ACCESS

Dedicated access points for maintenance, servicing, and refuse collection are provided via Vallentin Road, which are at street level. These access routes are separate from the primary residential entrance, allowing for discreet servicing and minimising disruption to residents. Provisions for secure meter cupboards and plant rooms will be integrated and located to allow managed access for authorised personnel only.

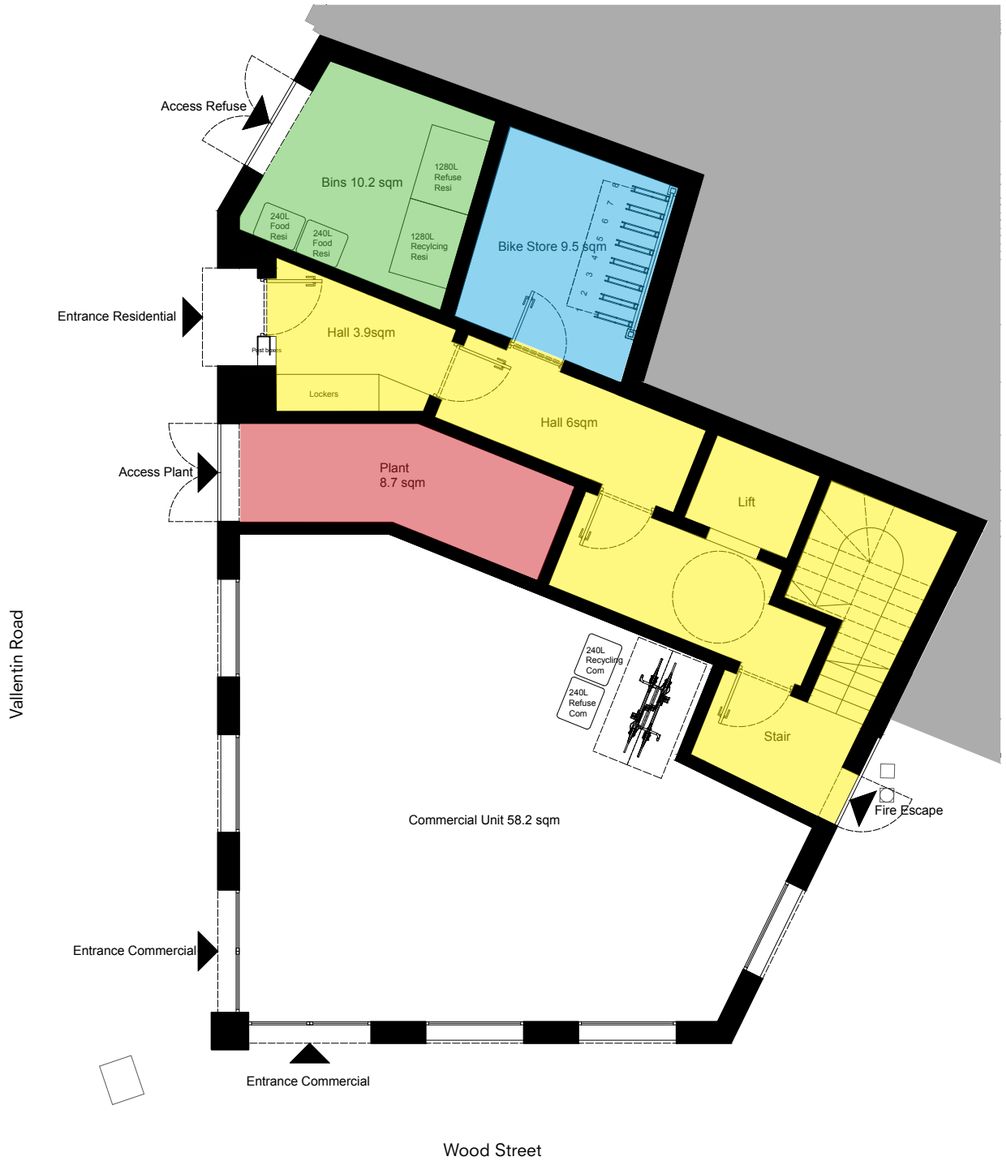
Post-Planning Development
The detailed security and access strategy will be further refined in collaboration with specialist security consultants and suppliers post-planning. This will ensure full compliance with Secured by Design (New Homes 2023) standards, Waltham Forest Council guidance, and London Plan Policy D11 (Safety, Security and Resilience to Emergency). All specifications will be submitted for discharge of conditions, where applicable.

5.12 DESIGN STANDARDS

The overall scheme has been designed with reference to:
- London Housing Design Guide LPG
- Technical Housing Standards - Nationally Prescribed Space Standards

5.13 PLANNING BENEFITS OF THE PROPOSAL

Benefits brought by the proposal include:.
- Provision of 6 new homes, replacing 2 existing dwellings.
- Improvement of visual appearance along Wood Street and Vallentin Road
- Replacement and improvement of the existing Dental Practice.
- Car-free development with secure cycle storage.
- Introduction of a biodiverse green roof supporting ecological enhancement, sustainable drainage, and climate-resilience objectives.”



5.14 AMENDMENTS AND RESPONSE TO PRE PLANNING

Pre-Application Comment

Dental practice – The proposed development should provide new facilities for the dental practice to be retained.

Building height – The proposed massing height needs to be reduced to five -storeys

Massing – Bringing the building line so far forward on Vallentin Road would reduce visibility for pedestrians/cyclists at the Wood Street station roundabout thus negatively impacting the public realm.

Future developments – Any future application must take into account, the approved re-development of Marlowe Road Estate.

Design Response

Dental Practice retained – Provision for a new facility for the Dental practice has been made in the proposed development at ground level.

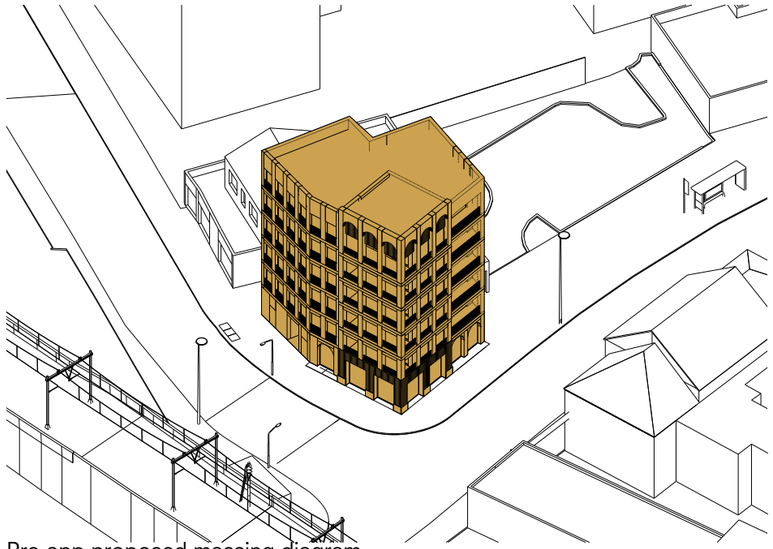
Building height limited to five storey

Massing adjusted – The building line on Vallentin Road was pulled back and aligned parallel to the street to provide larger public realm and visibility for pedestrians/cyclists at the Wood Street station roundabout.

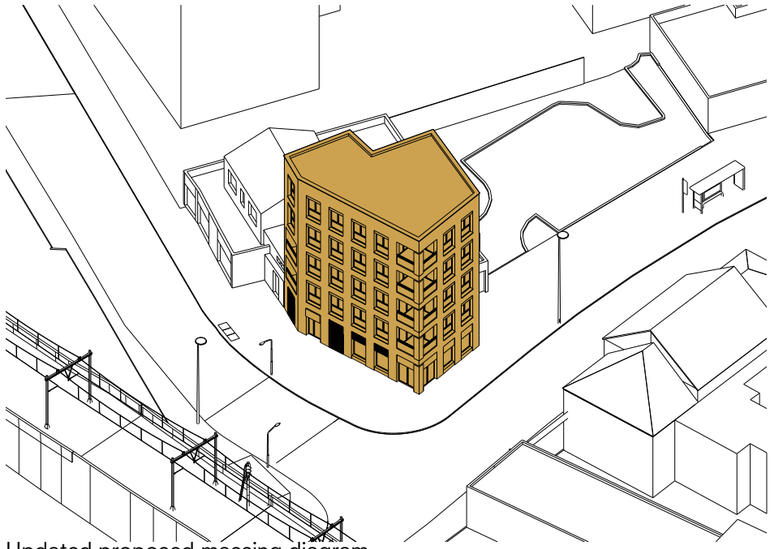
Future developments – The rear of the building has no fenestration to accommodate with future developments.

Summary

The scheme now represents a clear response to Waltham Forest's design policies and the feedback received. Retaining the dental practice in the proposal, limiting the building height to five storey, whilst adjusting the massing to provide better public realm and visibility for pedestrians and cyclists, and considering future developments at the rear of the building.



Pre-app proposed massing diagram

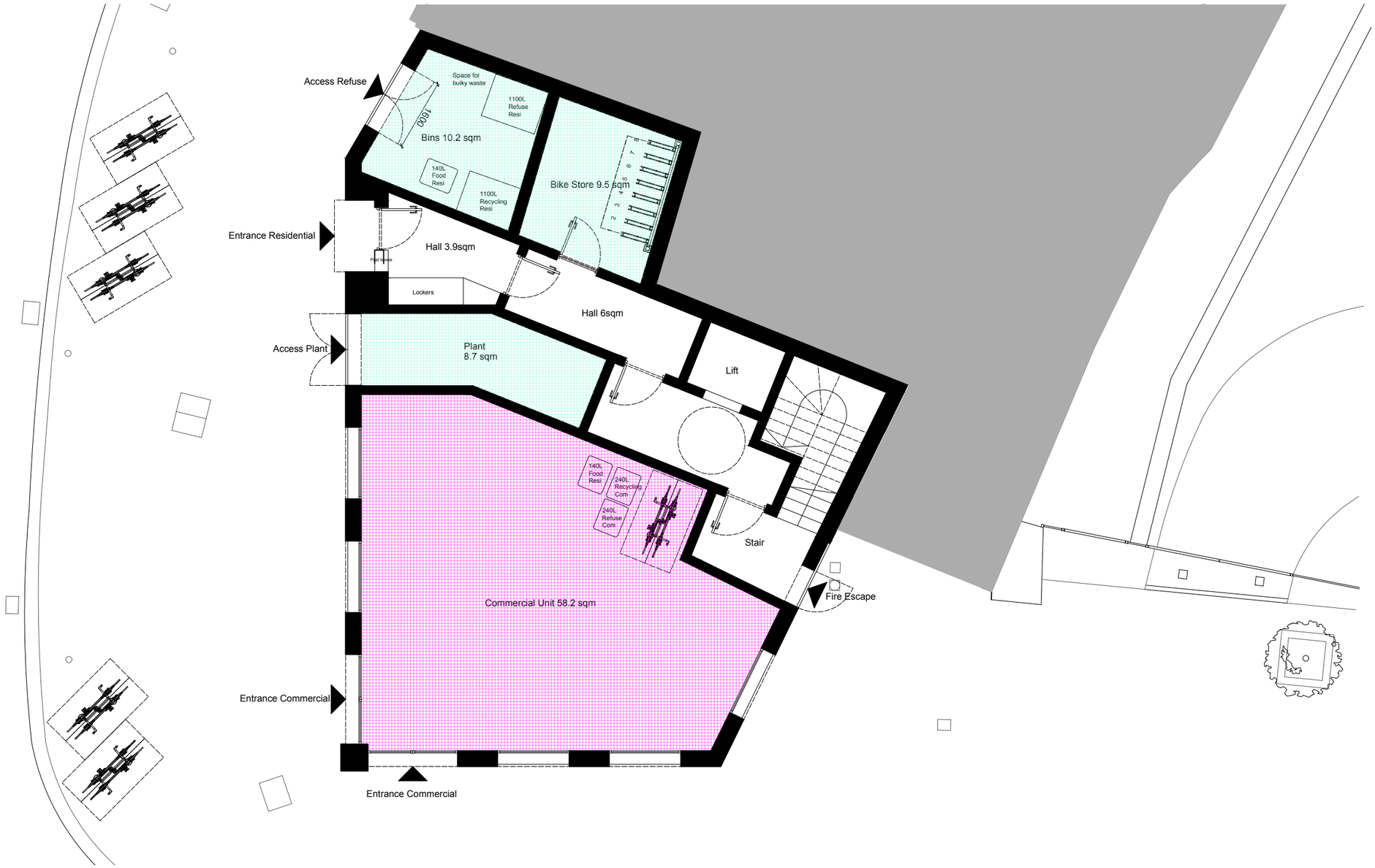


Updated proposed massing diagram

6.01 PROPOSED GROUND FLOOR PLAN - UNIT SCHEDULE

- 1B 2P x 4
- 4B 6P x 2
- Plant / Bike/Bin Store
- Commercial

Floor	Unit	Occupancy	Size m²	Amenity m²	Bikes Requiered	Bike Store	Bin Store Req	Bin Storage
GF	NA	Commercial	58	-	-	-	-	-
GF	NA	Commercial Bin Store	-	-	-	-	-	240L Recycling + 240L Refuse + 140L Food
GF	NA	Residential Bin Store	10	-	-	-	-	1100L Recycling + 1100L Refuse + 140L Food
GF	NA	Residential Plant Room	8.7	-	-	-	-	
GF	0.3	Residential Bike Store	9.5	-	-	8	-	
L01	1.1	1B 2P	50	6	1	-	100L Recycling + 100L Refuse	-
L01	1.2	1B 2P	52	5	1	-	100L Recycling + 100L Refuse	-
L02	2.1	1B 2P	50	6	1	-	100L Recycling + 100L Refuse	-
L02	2.2	1B 2P	52	5	1	-	100L Recycling + 100L Refuse	-
L03	3.0	4B6P	105	9	2	-	240L Dry Recycle + 240L Refuse	-
L04	4.0	4B6P	105	9	2	-	240L Dry Recycle + 240L Refuse	-
RF	NA	Residential ASHP	22.4	-	-	-	-	-
RF	NA	Commercial ASHP	3.2	-	-	-	-	-



6.02 PROPOSED FIRST- SECOND FLOOR PLAN - UNIT SCHEDULE

- 1B 2P x 4
- 4B 6P x 2
- Plant / Bike/Bin Store
- Commercial

Floor	Unit	Occupancy	Size m^2	Amenity m^2	Bikes Requiered	Bike Store	Bin Store Req	Bin Storage
GF	NA	Commercial	58	-	-	-	-	-
GF	NA	Commercial Bin Store	-	-	-	-	-	240L Recycling + 240L Refuse + 140L Food
GF	NA	Residential Bin Store	10	-	-	-	-	1100L Recycling + 1100L Refuse + 140L Food
GF	NA	Residential Plant Room	8.7	-	-	-	-	
GF	0.3	Residential Bike Store	9.5	-	-	8	-	
L01	1.1	1B 2P	50	6	1	-	100L Recycling + 100L Refuse	-
L01	1.2	1B 2P	52	5	1	-	100L Recycling + 100L Refuse	-
L02	2.1	1B 2P	50	6	1	-	100L Recycling + 100L Refuse	-
L02	2.2	1B 2P	52	5	1	-	100L Recycling + 100L Refuse	-
L03	3.0	4B6P	105	9	2	-	240L Dry Recycle + 240L Refuse	-
L04	4.0	4B6P	105	9	2	-	240L Dry Recycle + 240L Refuse	-
RF	NA	Residential ASHP	22.4	-	-	-	-	-
RF	NA	Commercial ASHP	3.2	-	-	-	-	-

6.03 PROPOSED THIRD-FOURTH FLOOR PLAN - UNIT SCHEDULE

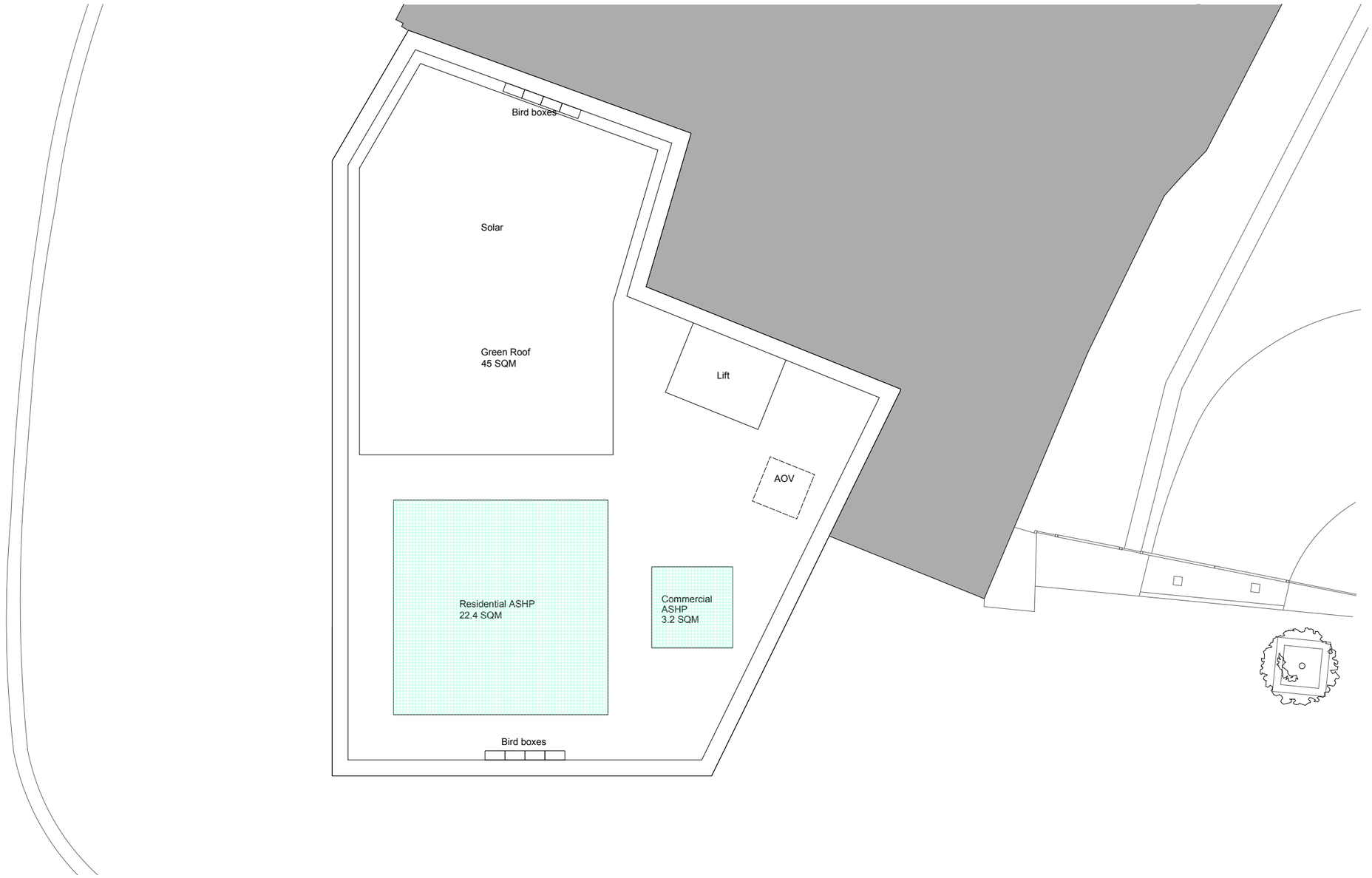
- 1B 2P x 4
- 4B 6P x 2
- Plant / Bike/Bin Store
- Commercial

Floor	Unit	Occupancy	Size m^2	Amenity m^2	Bikes Requiered	Bike Store	Bin Store Req	Bin Storage
GF	NA	Commercial	58	-	-	-	-	-
GF	NA	Commercial Bin Store	-	-	-	-	-	240L Recycling + 240L Refuse + 140L Food
GF	NA	Residential Bin Store	10	-	-	-	-	1100L Recycling + 1100L Refuse + 140L Food
GF	NA	Residential Plant Room	8.7	-	-	-	-	
GF	0.3	Residential Bike Store	9.5	-	-	8	-	
L01	1.1	1B 2P	50	6	1	-	100L Recycling + 100L Refuse	-
L01	1.2	1B 2P	52	5	1	-	100L Recycling + 100L Refuse	-
L02	2.1	1B 2P	50	6	1	-	100L Recycling + 100L Refuse	-
L02	2.2	1B 2P	52	5	1	-	100L Recycling + 100L Refuse	-
L03	3.0	4B6P	105	9	2	-	240L Dry Recycle + 240L Refuse	-
L04	4.0	4B6P	105	9	2	-	240L Dry Recycle + 240L Refuse	-
RF	NA	Residential ASHP	22.4	-	-	-	-	-
RF	NA	Commercial ASHP	3.2	-	-	-	-	-

6.04 PROPOSED ROOF PLAN - UNIT SCHEDULE

- 1B 2P x 4
- 4B 6P x 2
- Plant / Bike/Bin Store
- Commercial

Floor	Unit	Occupancy	Size m^2	Amenity m^2	Bikes Requiered	Bike Store	Bin Store Req	Bin Storage
GF	NA	Commercial	58	-	-	-	-	-
GF	NA	Commercial Bin Store	-	-	-	-	-	240L Recycling + 240L Refuse + 140L Food
GF	NA	Residential Bin Store	10	-	-	-	-	1100L Recycling + 1100L Refuse + 140L Food
GF	NA	Residential Plant Room	8.7	-	-	-	-	
GF	0.3	Residential Bike Store	9.5	-	-	8	-	
L01	1.1	1B 2P	50	6	1	-	100L Recycling + 100L Refuse	-
L01	1.2	1B 2P	52	5	1	-	100L Recycling + 100L Refuse	-
L02	2.1	1B 2P	50	6	1	-	100L Recycling + 100L Refuse	-
L02	2.2	1B 2P	52	5	1	-	100L Recycling + 100L Refuse	-
L03	3.0	4B6P	105	9	2	-	240L Dry Recycle + 240L Refuse	-
L04	4.0	4B6P	105	9	2	-	240L Dry Recycle + 240L Refuse	-
RF	NA	Residential ASHP	22.4	-	-	-	-	-
RF	NA	Commercial ASHP	3.2	-	-	-	-	-



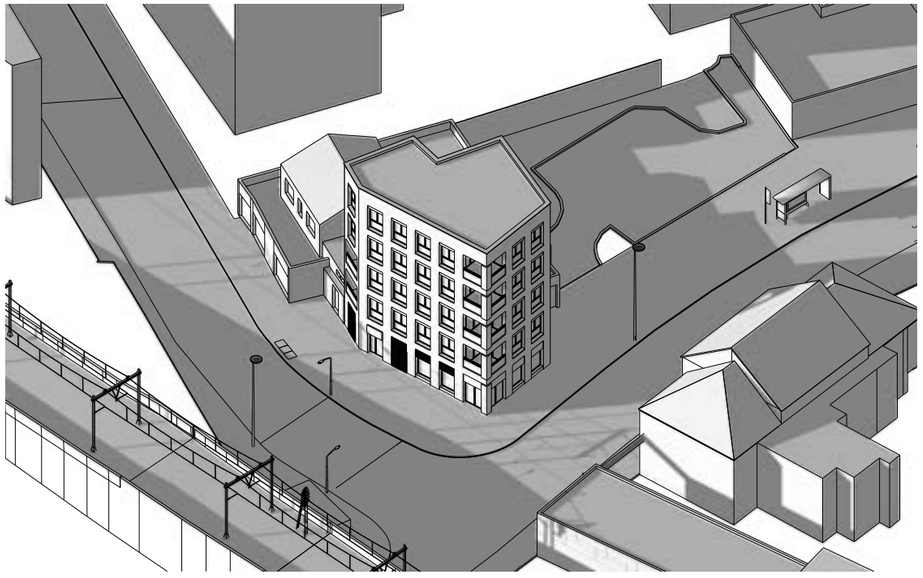
6.05 PROPOSED ELEVATIONS

1 PROPOSED EXTERNAL ELEVATION - WOOD STREET EAST
Scale 1:100

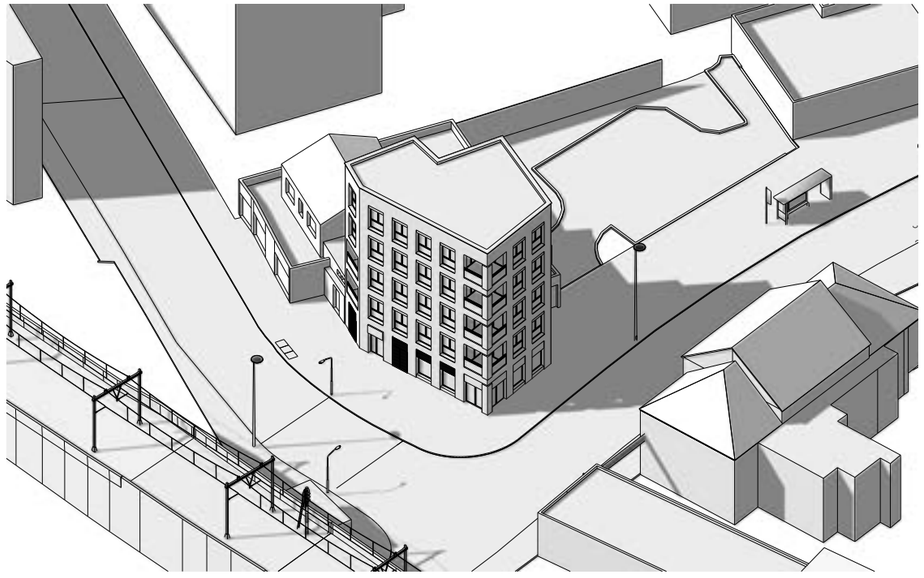
2 PROPOSED EXTERNAL ELEVATION - WOOD STREET (NORTH)
Scale 1:100

3 PROPOSED EXTERNAL ELEVATION - VALLENTIN ROAD
Scale 1:100

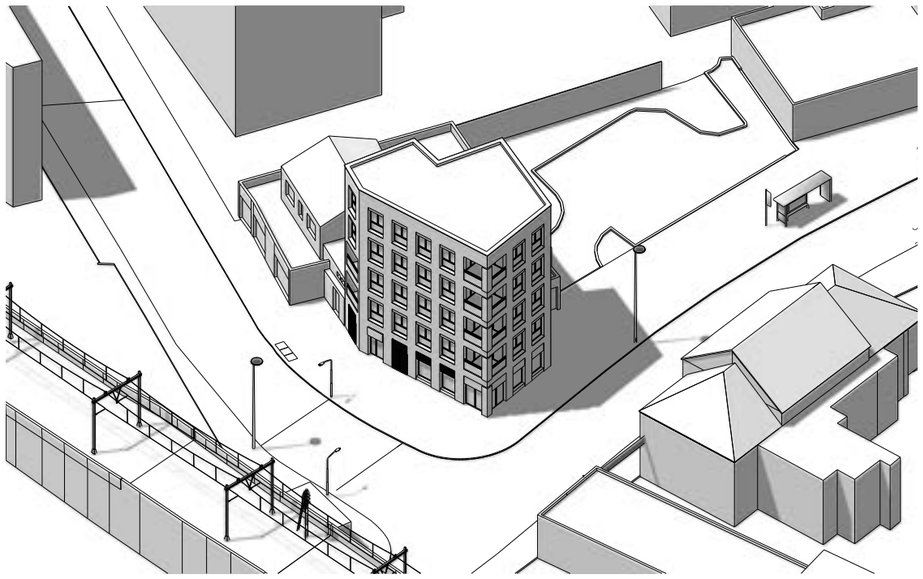
7.01 MASSING LIGHT STUDY



Winter Solstice Shadows



Autumnal Equinox Shadows



Vernal Equinox Shadows

Summer Solstice Shadows

This analysis has been undertaken based upon an accurate 3D model of the site in context of the surrounding buildings by reference to the methods laid out in the BRE Guidelines.
For full details see separate report by XCO2 within submission.

7.02 RESIDENTIAL QUALITIES

This layout has been designed to allow the most rational plan on an awkward shaped site. The floor plates stack on 2 levels from 1st to 2nd floor and 3rd to 4th floor. The core of the building is strategically placed at the corner of the building which cannot host windows on the basis of potential future developments, providing the rest of the floor plate with useful space.

Key Features

Dual and triple Aspect Living
All the unit have windows to three orientations, except unit 1.0 and 2.0 which have windows to two orientations. This ensures daylight throughout the day, allows for effective natural cross-ventilation, and gives residents a stronger sense of connection to their surroundings.

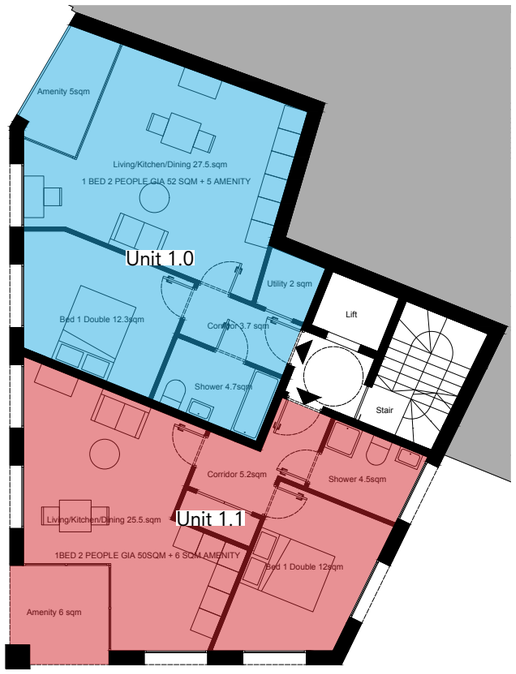
Generous Proportions
All homes meet or exceed the technical requirements from the London Plan 2015 (Draft Interim Housing Supplementary Planning Guidance) and Approved Document Part M (2015 Edition). The layouts have been carefully planned to avoid inefficient circulation and to provide generous storage. Living rooms are well-proportioned and naturally lit, supporting everyday comfort.

Neighbourly Privacy
The design has been carefully developed to avoid overlooking, window placement, and screening strategies where necessary. This ensures both residents and neighbours enjoy appropriate levels of privacy.

Sustainability & Comfort
The orientation, material choices, and ventilation strategies reduce reliance on artificial lighting and cooling. This supports long-term affordability and well-being.

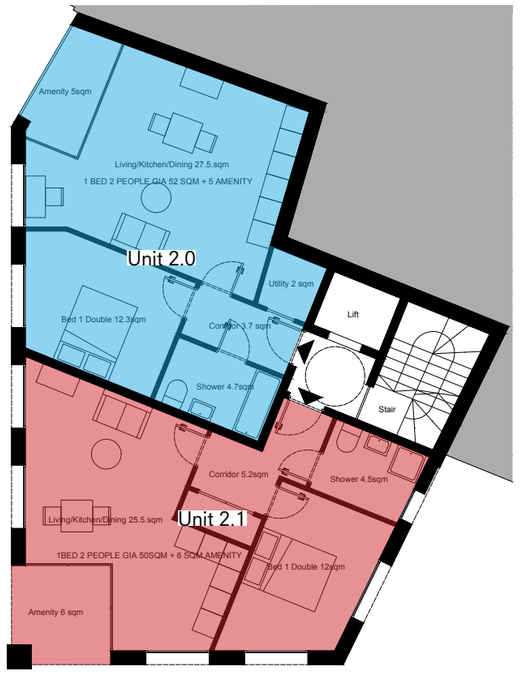
Inclusive Design and Building Regulations
The proposed dwellings will be designed to meet the requirements of Building Regulations M4(2): Accessible and Adaptable Dwellings. This will be met where a new dwelling makes reasonable provision for most people to access the dwelling incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.

Given the reduced and unusual size of the plot, the provision of an M4 (3): wheelchair user dwelling as per London Plan Policy D7 has not been achieved. In order to do this, it would incur in the loss of at least one bedroom and in turn reduce the amount of housing being provided in this project.



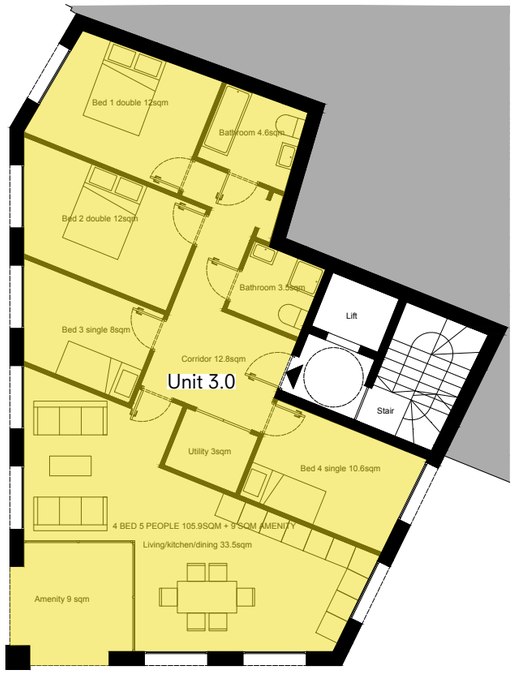
Floor 1
Unit 1.0 - 1 bed 2 people

Floor 1
Unit 1.1 - 1 bed 2 people

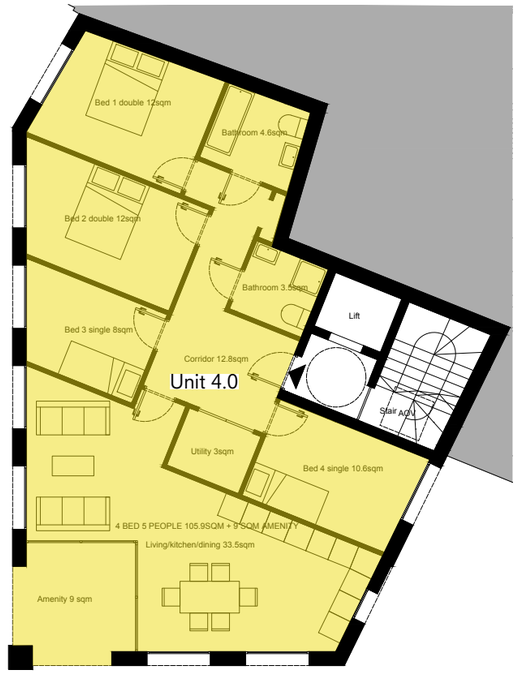


Floor 2
Unit 2.0 - 1 bed 2 people

Floor 2
Unit 2.1 - 1 bed 2 people



Floor 3
Unit 3.0 - 4 bed 6 people



Floor 4
Unit 4.0 - 4 bed 6 people

7.03 GREEN ROOF STRATEGY

A green roof has been incorporated into the proposal following consultation in response to Waltham Forest Local Plan policies CS4 (Minimising & Adapting to Climate Change), DM10 (Resource Efficiency and High Environmental Standards) and DM23 (Health and Wellbeing). The green roof is located at upper roof level and is shown on the updated Roof Plan (Drawing 1.079.107).

The introduction of a green roof provides a range of environmental and ecological benefits that directly support the Council's sustainability objectives:

• Biodiversity enhancement:
The green roof will be planted with a species-rich, low-maintenance sedum and wildflower mix to create habitat opportunities for birds and invertebrates, building on the ecological measures already included in the proposal such as the integrated bird boxes also shown on the roof plan.

• Sustainable drainage and climate resilience:
The green roof contributes to sustainable urban drainage (SuDS) by retaining rainfall, reducing surface-water runoff, and moderating peak flows during heavy rain events. This supports borough-wide flood-management objectives and helps reduce pressure on local drainage infrastructure.

• Urban cooling and improved microclimate:
Through evapotranspiration and additional thermal mass, the green roof helps mitigate the urban heat-island effect and improves thermal performance of the building envelope, contributing to reduced energy demand in warmer months.

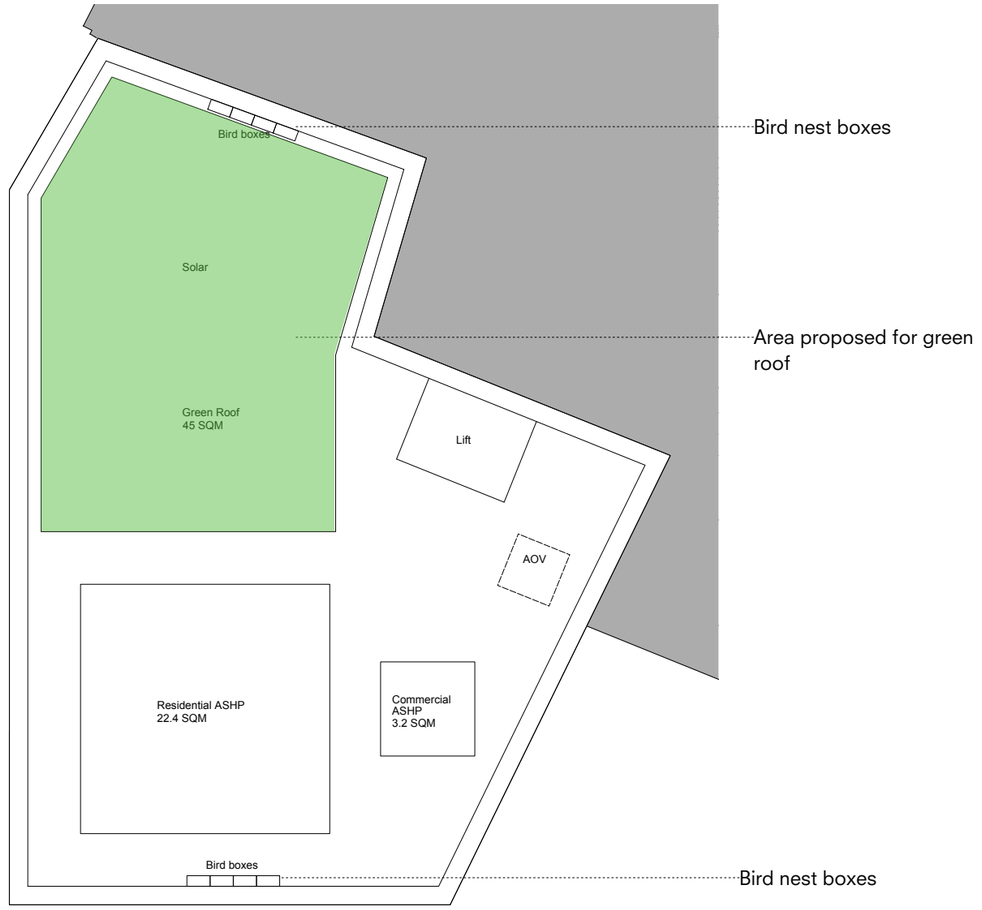
• Visual and amenity benefits:
Although not publicly accessible, the green roof improves the visual quality of the building when viewed from surrounding upper-floor properties, offering a softer, landscaped outlook rather than a conventional hard roof surface.

• Integration with rooftop services:
The green roof has been carefully coordinated around the rooftop ASHP units, AOV, and other plant shown on the updated Roof Plan, ensuring maintenance access is maintained and that the planting does not impede the operation or ventilation requirements of building services.

The total green-roof area is approximately 45 sqm as indicated on the plan. This provision represents a meaningful contribution to the site's ecological value and aligns the scheme with current best practice for urban sustainability and biodiversity enhancement.

7.04 WILDLIFE PROTECTION

A total of eight bird nest boxes have been specified to be installed on the roof level of the building. Providing multiple boxes means birds traveling in colonies can stay together in one space. The roof of the building can become a safe space from predators located on street level for birds.
The bird boxes can be integrated directly into the masonry, providing a robust, low maintenance solution integrated in the building's fabric.



Roof Plan

Built-in Bird Box Brick

8.01 SECURE BY DESIGN CONSULTATION 24/11/25
Matthew Fletcher Constable – Designing out Crime Officer

8.02. GENERAL NOTES

- Developments under ten units do not usually require full consultation with a Designing Out Crime Officer or will have a SBD Condition. However, this project will nonetheless undergo review, and relevant feedback should be integrated into the Design and Access Statement (DAS) to demonstrate efforts and methodologies related to crime prevention. There is no reason why the site could not achieve SBD Certification if it implemented all security requirements included in the plans.

- Although the project size typically presents fewer inherent security issues compared to larger developments, it is positive that safety considerations are being addressed at this early stage, especially to stop tailgating to the stairs and lifts.

8.03 SECURITY AND ACCESS RECOMMENDATIONS

External Access

- Perimeter access doors should be single-leaf rather than double-leaf to avoid passive leaf failure and reduce security vulnerabilities.

- Door performance specifications related to security and access are captured within Matthew's marked-up plans. Aspects are up for review depending on anything other design changes required, but offer a general security layout.

Service and Plant Areas

- Provide steel doors and grills for ventilation openings serving bin and plant rooms due to the risks associated with aluminium louvres that are easily damaged and can create gaps to reach overrides/climb through.

- The commercial bin store must remain separate from the residential bin store as per all residential/commercial aspects.

AOV & Ventilation

- Automatic Opening Vents (AOVs) cannot be secured but are a risk of people gaining access to the roof or causing criminal damage if forced to open. The top of the stairs where the AOV is should be monitored via CCTV.

CCTV Coverage

- CCTV should be installed throughout the building, ensuring comprehensive coverage of all entrances. Minimum areas of coverage would need to be the external envelope of the building (including all exits/entrances), postal delivery, secured lobby, bin stores (internal and external), bike stores (internal and external) and the top of the stairs. Within the lifts and stair cores are also recommended. Scopes of coverage would be recommended to be included to ensure that cameras are best positioned for coverage.

Building Height & Scaling Risk

- Concerns were raised regarding the building's height at 3.5 metres and below, as this may increase the risk of individuals scaling the property. Measures to mitigate scaling should be reviewed. If these design climbing aids cannot be removed PAS 24:2022 security rated doors and windows would need to be used.

Lighting

- Dawn-to-dusk lighting should be installed at the main residential entrance.

Access Control

- Provide two AV access panels for the residential portion of the building: one at the external entrance/exit door and one within the internal lobby before access to the stairs and lift.

Postal Security

- A through-wall post box is recommended to eliminate the need for postal workers to enter the building, thereby reducing security risks.

- Allow for secure and neatly integrated parcel delivery solutions, suitable for Amazon and other package deliveries. Considerations could be given to DAD UK or My Renz (Safety Letterbox Company) for bulky package delivery. This may be difficult within the block itself, but could possibly be external to the block or within the Commercial aspects.

Fire Escape Door

- The fire door adjacent to the staircase must function strictly as a fire escape. It should not provide day-to-day access for tenants or maintenance staff, thereby reducing risks of tailgating and unauthorised entry. No external ironmongery to help support this as an exit only.

8.04 ACTIONS REQUIRED

- Architectural Team: Integrate all comments into updated drawings and DAS.

- Security Review: Confirm compliance with door, AOV, and CCTV specifications as per LSC guidance.

- Coordination: Ensure separation of commercial and residential bin storage layouts.

8.05 ADDITIONAL INFORMATION REQUIRED / OUTSTANDING ITEMS

Anti-Scaling Measures (Façade Areas up to 3.5m)

- Implement anti-scaling treatments across accessible façade areas up to 3.5 metres, including:

- Anti-climb/anti-graffiti coatings

- Reduction of deep window reveals

- Elimination of footholds >10mm

- Consideration of protective vertical fins or flush detailing where recesses cannot be removed

- Ensure CCTV covers all façades where scaling risk exists.

Postal Security & Delivery Integration

- Provide a through-wall post box at the residential entrance to remove the need for postal workers to access the building. Ensure CCTV covers both sides.

- Integrate secure parcel delivery lockers (e.g. Amazon/ DPD-compatible units) within the entrance zone, ensuring they are neatly incorporated into the façade or lobby area. Considerations could be given to DAD UK or My Renz (Safety Letterbox Company) for bulky package delivery. This may be difficult within the block itself but could possibly be external to the block or within the Commercial aspects.

CCTV Strategy Additions

- A full CCTV strategy diagram is required to accompany planning and DAS documentation. Minimum coverage should include:

  - Residential entrance (internal & external)
  - Commercial entrance
  - All bin store entrances
  - Fire escape door
  - All façades with accessible architectural elements
  - Roof-level AOV locations

Lighting Requirements

- Provide a lighting plan showing dawn-to-dusk illumination at the main residential entrance and sufficient lighting along all accessible perimeters. This should be via down-lighting (bulk head or columnar) rather than bollard lighting and ensure uniformity to avoid areas of bright light and areas of dark spots/areas of concealment.

- Ensure lighting contributes to natural surveillance (10–20 lux minimum at entrance zones).

Bin Store & Ventilation Security

- Confirm steel security-rated doors for all service stores.

- Add anti-arson ventilation grills with secure 4mm steel mesh to bin and plant rooms. These extra requirements would not be required if LPS 1175 SR2/B3 or STS 202 BR2 doors are used as suitable security measures are already part of the

security-tested doorset.

- Provide CCTV monitoring to bin store entrances.

AOV (Automatic Opening Vent) Security

- AOV units must be secure-rated (LPS 2081 SR2–3). Automatic Opening Vents (AOVs) cannot be secured but are a risk of people gaining access to the roof or causing criminal damage if forced to open.

- AOV access must be monitored via CCTV and connected to tamper alarms.

Bike Store Security Requirements

- Bike store must incorporate:
  - PAS24: 2022 or LPS 1175 SR2/B3 or STS 202 BR2 rated doors depending on whether the door would be behind the secured lobby or within it (LPS if within, PAS if behind the secured lobby).
  - CCTV internally and externally
  - Anchored Sheffield stands fixed to slab
  - Secure mesh ventilation (non-climbable)
  - Door closer and force-resistant locking mechanism

Fire Escape Door Controls

- Fire door must be equipped with:
  - One-way emergency hardware only
  - Alarmed crash bar
  - CCTV coverage
  - Clear signage (“Fire exit – Alarmed – No access”)

Materiality & Climb Prevention

- Ensure façade materials such as pre-cast elements, perforated metal panels, and deep reveals do not create unintended footholds.

- Mesh elements should be upgraded to LPS1175 SR2 or solid panels where within reach.

- Review façade articulation to minimise recessed areas at ground level.

Security standards

- Main communal entrance doors, external envelope doors, secured lobby doors - LPS 1175 SR2/B3 or STS 202 BR2.

- Bin and Bike store doors (internal and external) – LPS 1175 SR2/B3 or STS 202 BR2. Robust PAS 24:2022 with electronic locking for bike store if behind 2 secured layers (e.g. behind secondary lobby door).

- Curtain wall glazing (not including doorset) – PAS 24:2022 with minimum 1 layer of toughened and 1 layer of P4A laminate LPS 1175 SR2/B3 or STS 202 BR2 doorset within this.
- Individual rooms/main entrance into a property – PAS 24:2022 with spy hole and key chain.

- Commercial – Ground floor PAS 24:2022 with minimum 1 layer of toughened and 1 layer of P4A laminate or PAS with 1 layer of toughened and 1 layer of P1A laminate protected with LPS 1175 SR1/A1 internal grille. Includes provisions for BS 50131 or PD 6662 Grade 2 monitored intruder alarm and for CCTV to cover external shell.

8.06 PRODUCT CERTIFICATION

- Products that are confirmed as SBD Compliant can be found via https://www.securedbydesign.com/member-companies/product-category-search and choosing the relevant section (e.g. Doors, Windows, CCTV, Alarms, Mail Delivery etc.). Whilst products used in the build do not have to be from this website; it will be vital to ensure the company has full certification and compliance (rather than just general testing). Request all certification early and ensure a DOCO reviews the products before purchase as any products used that are not compliant would need to be replaced before certification could be given. Common areas of non-compliance are:

- Product is to a lower standard than discussed (e.g. should be LPS or STS standard but only PAS).
- Product has a one-off test to PAS 24 standard but does not have full certification (which includes yearly auditing and other performance testing).
- Product is originally from a Systems House who had the product tested and certified before breaking it down into its component parts. Fabricator has not had the product certified in their name and relies on a letter of comfort from the Systems House. A fabricator PAS 24 certificate ensures that they can build the product back to its original security testing standard.
- Product was PAS 24 certified but different ironmongery (e.g. locks, hinges) is used from the testing scope.
- Product is advised by company that it is PAS certified/SBD approved but are unable to provide certification and is just a selection of ironmongery used in other certified doors but never tested together or independently assessed (Approved Document Q compliance but not SBD).
- Products are bought from a SBD Company/Company that does PAS 24 products, but products purchased aren’t ones actually certified.

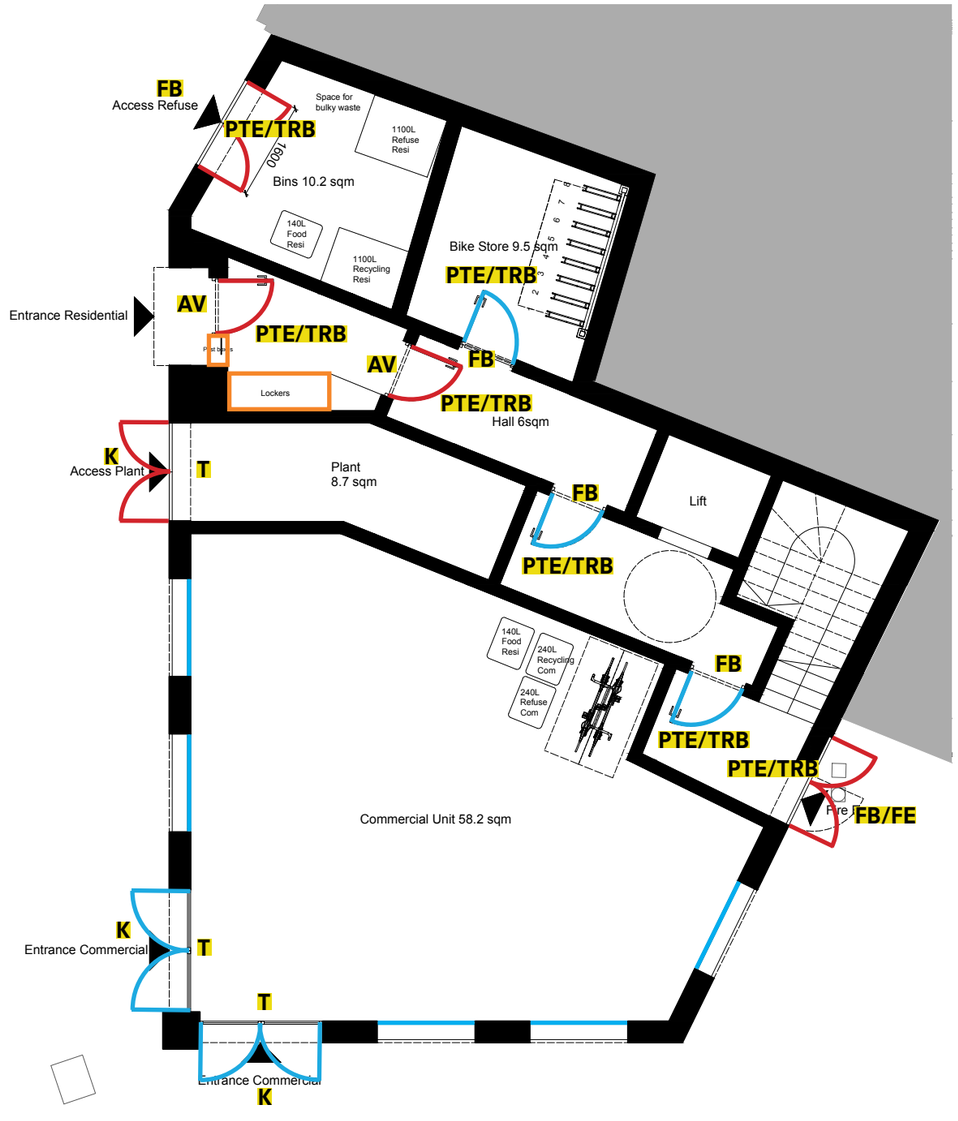
8.07 ACCESS CONTROL

- Access control system will be linked to data logging. Amendments can be made to individual residents’ fobs and access arrangements if required (e.g. if they need to regularly visit a neighbour, or are caught misbehaving etc). For SBD Certification, the system will need to show that it does data logging for the whole site for at least 30 days.

- Access Control - SBD approved access control companies for fob readers, AV panels and intercoms can be found at via the Product category search and choosing “Electronic Door Entry”.

- Timer reset/self-resetting buttons should be used instead of green break glasses for the residential aspects as a minimum. These need to be confirmed BS 7273-4 compliant. See https://urmet.co.uk/solution-self-resetting-emergency-exits/ for an explanation.

8.08 SECURE BY DESIGN CONSULTATION DIAGRAMS



Ground Floor

First/Second Floor

LS 1175 SR2/B3 or STS 202 BR2 | PAS 24 : 2022 | Through the wall postboxes / Parcel lockers | **AV** Audio visual panel | **FB** Fob reader | **K** Key Operated | **FB/FE** Fob reader or fire exit | **PTE/TRB** Push to exit and timer reset button | **T** Thumb turn

8.08 SECURE BY DESIGN CONSULTATION DIAGRAMS

Third/Fourth Floor

LS 1175 SR2/B3 or STS 202 BR2

PAS 24 : 2022

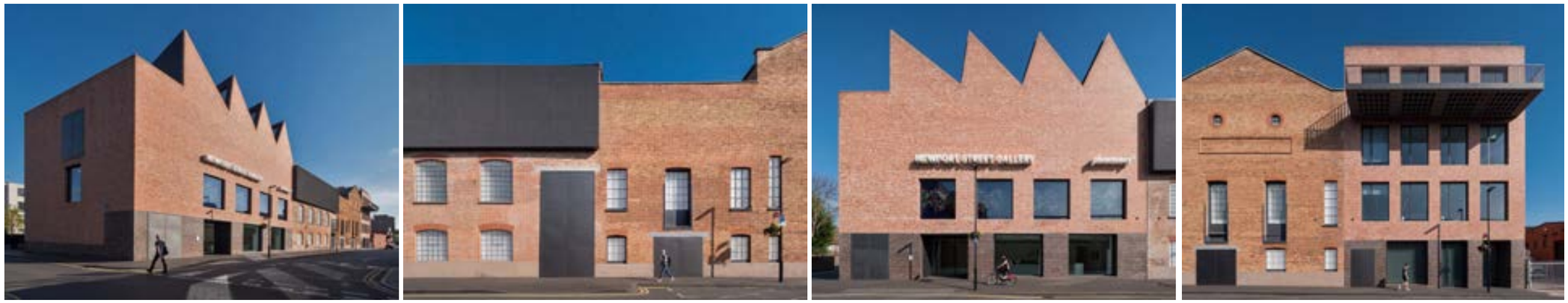
Through the wall postboxes / Parcel lockers

AV Audio visual panel **FB** Fob reader **K** Key Operated **FB/FE** Fob reader or fire exit **PTE/TRB** Push to exit and timer reset button **T** Thumb turn

9.01 PROPOSED STREET PERSPECTIVE FROM WOOD STREET ROUNDABOUT

09.02 PROPOSED STREET PERSPECTIVE FROM VALLENTIN ROAD

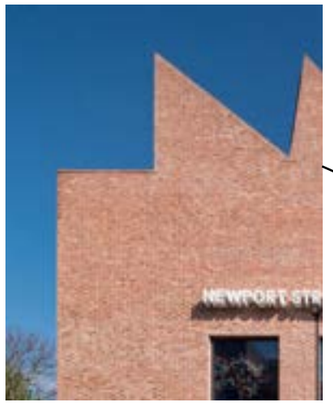
9.03 PROPOSED STREET PERSPECTIVE FROM WOOD STREET



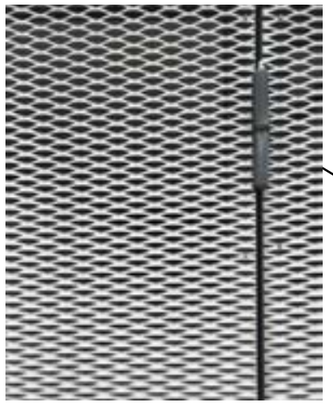
Newport Street Gallery, Caruso St John, Lambeth, London

Redchurch Corner, 31/34 Architects, Shoreditch, London

469 Bethnal Green Road, Carmody Groarke, Bethanal Green, London



Brick



Steel Mesh Doors

Galvanised Steel Elements

Pre-cast Panels

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