

From: Sarah Moorhouse [<mailto:smoorhouse@nlpplanning.com>]
Sent: 28 October 2015 16:52
To: Peter Doble
Cc: Bethany Evans; Neil Goldsmith
Subject: FW: Pre-Application Advice Request: Land at Waltham Forest College [NLP-DMS.FID313509]

Sarah Moorhouse
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From: Jon Price [<mailto:Jon.Price@walthamforest.gov.uk>]
Sent: 28 October 2015 16:02
To: Bethany Evans
Cc: Sarah Moorhouse
Subject: RE: Pre-Application Advice Request: Land at Waltham Forest College [NLP-DMS.FID326142]

Dear Bethany

Please find below a follow up response to the latest pre application submission:

The scale has been reduced compared to the previous scheme which will improve the site's setting and will limit the impact on the setting of the locally listed College building.

The ground floor footprint still appears quite significant and the visuals convey a scheme which appears rather 'blocky'. It is considered that the built form would be improved and reduced in scale/impact if the blocks/ elevations were broken up more and more interest added. Of course the detail on architectural approach, use of materials etc will be crucial in securing a development that is of the highest quality of design given the sensitivities of the site context.

As such I consider that some further work is needed for the development to comply with adopted development plan policies and guidance given the constraints and sensitivity of the site context.

Some detailed queries that you would need to address in any further submission;

- We would like to see internal arrangements for the lower-ground 4b7p unit (and indeed all units if the scheme progresses with the inclusion of the internal room layouts and window locations). We assume that the western garden is for that unit? I would also like to understand how this unit relates to the adjacent "Common garden" as the footprint of the building appears to extend onto it.
- Some sections would be useful to understand levels etc.

- On the upper ground ground-floor, there may be impact on 5 Spruce Hills Road from the proposed amenity/terrace area and scale/projection of development on this boundary so justification will be needed.
- The two 1b2p units appear to directly overlook the garden of the lower ground 4b7p unit.
- I'm wondering if the wheelchair parking space shown at the pedestrian entrance is going to result in a very cramped arrangement for access to both the main residential entrance and the bin/bike store when a car is parked here.
- Re the "Common garden" – is this for everyone to use or just the adjacent 1b2p units?
- Clearly any further submission would need to consider daylight and sunlight issues

Trees and landscaping comments:

The development would tend to sit in a quite isolated position however a high quality landscaping and boundary treatment will be essential to address the site context.

It would be acceptable for the two trees mooted for removal, a middle aged London Plane and a mature silver birch, to be removed to accommodate development – assuming that the replacement trees mooted on the western side are of significant size and native species which support biodiversity.

Although I appreciate that the footprint has been reduced, I still have some concerns as to the juxtaposition of the trees in relation to the properties in the Forest Road (southern side) of the development, especially where the 1st floor juts out by circa 2m from the ground floor. Light to habitable rooms and regular requests to manage the trees by pruning should be designed out at an early stage in the process. The ground floor is circa 7m from the Forest Rd boundary (6.5 from the tree stems, the first floor is closer circa 5m, 4.5 from the Forest Rd boundary) potentially bringing the first floor into conflict with the tree canopies, particularly as they mature.

Please note due to the opportunistic tendency of tree roots and the fact that ground levels change, sloping down from the Forest road frontage (south to north). Although 6.5m would normally be acceptable distance, particularly for the smaller existing trees, it is therefore highly likely that some roots will be in the area of the proposed foundations. A carefully considered arboricultural method statement will be required to ascertain if roots are present and state how the trees will be protected accordingly in line with BS5837 - 2005 Trees in relation to design, demolition & construction – Recommendations also how the building foundations will be protected from the future growth of the trees.

Please note the inclusion of habitat boxes on the building for nesting birds such as Starling and terraced House Sparrow boxes would be encouraged and in line with policy.

Regards

Jon

Jon Price
Development Management
Waltham Forest Council

Visit : www.waltham.ac.uk/ for more information.



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