

Stallan-Brand

Date: 27/08/2021

1112.00 New Road

Masterplan Report

Masterplan Report

Introduction

This document has been produced by Stallan-Brand Architecture & Design on behalf of the London Borough of Waltham Forest and summaries masterplan proposals for Site Allocation LA64 as defined in the Local Plan 2 (LP2) draft site allocations.

The purpose of the masterplan

A masterplan has been commissioned for this site to form part of the evidence base for Local Plan 2 and address key issues specific to the site including:

- To allow phased development across multiple land ownerships within a coherent, site-wide vision
- To enable a stakeholder consultation process informing the development of the proposals
- To help the assessment of an application for Local Green Space Designation made by the Friends of Ainslie & Larks Wood (FOAL)

The masterplan is intended to be a high level framework establishing key principles for development around issues such as:

- Access and Movement
- Open and Green Space
- Pedestrian connectivity
- Land Use
- Building Heights
- Public realm and Landscape

Consultation

A series of stakeholder consultation sessions were undertaken during the development of this masterplan. This included two public online events as well as focused sessions with key stakeholders including local councillors and FOAL.



Plan identifying the extents of Site Allocation LA64

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The Site Today

Today, the north of the site (closest to New Road) is currently occupied by a variety of buildings and associated parking provision. The majority of these uses are accessed from a single point of access along New Road and include:

- Council run Leisure Centre
- Nuffield Health Centre
- Tesco Express Food Store
- Private Nursery (Busy Bees)
- Harvester bar and restaurant

In addition to these uses there is a plant nursery located at the north-east of the site which is accessed directly from New Road



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Site Photographs

A selection of site photographs are shown opposite:



1. View into site from New Road at existing access point



2 View south into site at New Road at existing Tesco Food Store



3 View south into site across New Road at existing plant nursery



4. View north across site from elevated position at south-east corner of site



5. View of existing children's nursery



6. View north across existing car park from Council run leisure centre



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Application for Local Green Space Designation

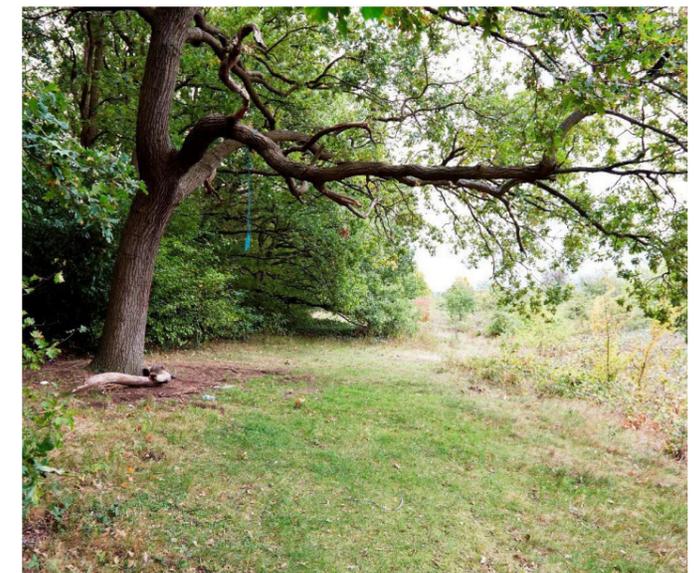
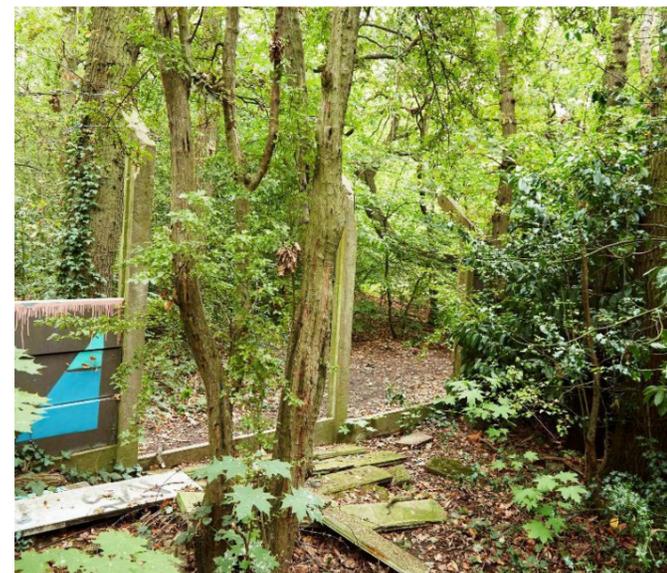
The south and east of the site adjacent to the Larks Wood was subject to an application for Local Green Space (LGS) designation by the Friends of Ainslie & Larks Wood (FOAL). During the masterplan development process this application was reviewed by the council and subsequently approved.

The area contains a diverse habitat including ranging from mature trees to shrubs and vegetation that has developed over recent years. There are a number of informal pedestrian routes crossing the site used by local people with a number of access points around the sites perimeter.

Longer views across the wider area are provided from the elevated position at the south-east corner of the site.



Area subject to Local Green Space Application



Site photographs contained within the LGS application

Opportunities and Constraints

The diagrams below identify the key opportunities and constraints presented by the site and form the basis for the masterplanning proposals.

Key Opportunities



Improve the connection from New Road to Larkswood



Better definition of New Road Frontage



Protection and enhancement of existing ecological assets



Re-provision of leisure and nursery uses on site

Key Constraints



Existing mature trees on site requiring consideration in terms of root zone impact



Steeply sloping topography towards south of site



Impact on adjacent ancient woodland



Limited points of vehicle access from New Road

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The Masterplan

The proposed masterplan creates a coherent series of development plots defining a network of streets and spaces throughout the site. This will create an improved and legible frontage to New Road as well as creating an inviting and permeable streetscape within the site.



The masterplan promotes a walkable neighbourhood characterised by active ground floors and a high quality public realm



Illustrative masterplan layout

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Access and Movement

A coherent network of streets are proposed that allow for an efficient layout and minimises the dominance of road infrastructure. Car parking would be provided through a mix of on street and under podium to enable an improved public realm.

-  Vehicular Access Route
-  Under podium parking



Pedestrian Linkages

New routes and connections will allow improved access between New Road, Larkwood and green spaces within a network of green streets. The masterplan will integrate with existing informal routes within the Local Green Space to the south of the site, connecting them to the wider pedestrian network around the site.

-  Existing Pedestrian Links
-  Proposed Pedestrian Links



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Land Use

The masterplan will deliver new homes across the site within a number of defined development plots. It is estimated that the masterplan could deliver around 280 homes.

Leisure uses will be re-provided and enhanced, and form an integral part of any development proposals

-  Potential Location of reprovided leisure facility and children's nursery
-  Housing
-  Potential new Amenity Space



Open Space Provision

A large area of the site allocation to the south and east of the site has been designated as Local Green Space. In this area there would a focus on preservation and enhancement of the existing ecological assets. A number of tree clusters have been identified which require particular consideration to mitigate the impact of adjacent development.

-  Area to be designated as Local Open Green Space
-  Adequate offsets to be provided to Ancient Woodland Boundary
-  Trees which require particular attention regarding root protection zones



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Heights and Massing

A heights and massing strategy has been developed that responds to the specific environmental and townscape context of the site and is informed by local planning policy. The Site Allocation is defined as a 'transition' site within the Local Plan where an increase in intensification would be justified to meet housing needs within the Borough. Policy 57 of Local 1 sets out the following criteria for development in transition sites:

Typical Shoulder Height	Recommended range of heights for Taller Buildings
3-5 Storeys	6-9 Storeys

Proposed building heights for the mixed use masterplan relate to the different edge conditions around the site. These are informed by aspects such as street widths, road hierarchy and outlook.



Illustrative sketch showing proposed massing strategy.

- New Road Frontage (5 Storeys)**
Creating an appropriate frontage to the road set back from the existing tree line
- Southern Edge (4 Storeys)**
Creating a sensitive edge to the green space to the south
- Interior Street Frontage (3-5 Storeys)**
Framing a sequence of coherent neighbourhood streets
- Park Edge Corner *(up to 7 storeys)**
The east side of the park edge will be framed by a high quality building aiding wayfinding and improving promoting legibility for pedestrians



* A Detailed Townscape assessment will be required for this building supported by middle and long distance views in support of any application for the taller building

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Architectural Quality

The masterplan should deliver a high level of architectural quality that responds to the specific context of the site. Despite the increase in scale between the proposed buildings and surrounding 2 storey housing, opportunities should be explored to engage with the distinctive character of the local area through roof forms, materials and detailing.

The list below identifies key considerations to be addressed within detailed proposals for buildings across the site:

Materials and Detailing

Materials should be carefully considered with an emphasis on creating robust buildings that can age gracefully over time. Hard-wearing materials such as brick and masonry are encouraged with an emphasis on careful detailing to create a sense of craft.

Built form and Massing

Care should be taken in the massing of development to ensure it positively contributes to the wider townscape. This could include the integration of articulated roof forms or varied massing in key locations to engage with the character of the surrounding housing

Elevations

Elevations should be elegantly proportioned and composed to create rhythm order in the streetscape. Particular care should be taken at the interface between buildings and the public realm through the creation of defensible space and legible entrances. Blank frontages should be minimised wherever possible.



Articulated roof forms adding character and identity
(St Chad's, Tilbury - Bell Philips Architects)



Craft and detailing in the use of materials
(Abode, Cambridge - Proctor Matthews Architects)



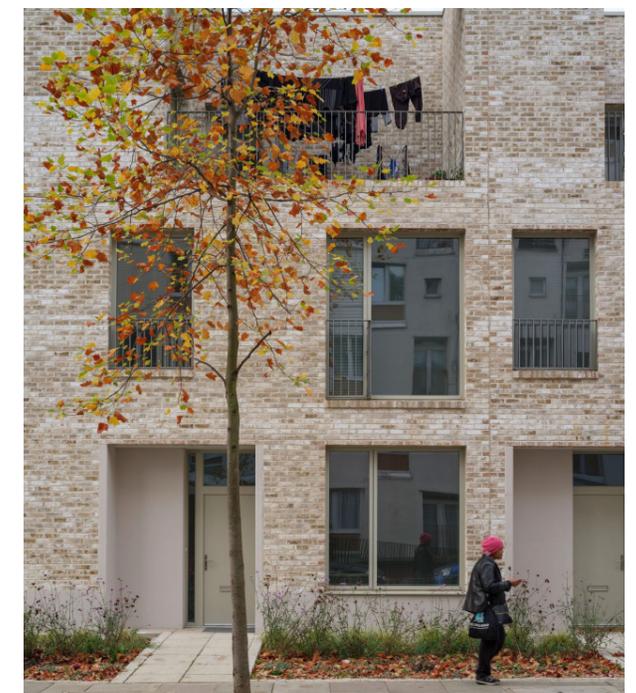
Integration of architecture and the public realm
(Marmalade Lane, Cambridge - Mole Architects)



Well proportioned and composed elevations
(Chobham Manor, Karakusevic Carson Architects)



Variation in massing adding to an interesting townscape
(The Malings, Newcastle - Ash Sakula Architects)



Considered design of entrances and defensible space
(Caudale Housing, Camden - Mae Architects)

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Landscape and Public Realm

A public realm and landscape strategy has been developed by East Landscape & Urban Design. The strategy seeks to embed the site within its mature landscape context, improving wider connections within the local area.

- 1 New linear park linking New Road with
- 2 Existing Woodland/Local Green Space; retained and made accessible
- 3 Retaining wall; approx. 4m. Designed to be green, attractive, and where appropriate, playful
- 4 Possible steps leading to local green spaces
- 5 Roads leading through the site are in a bound or semi-bound gravel, with trees located to obscure parking. Parking designed as stone 'rafts' set flush in a natural wider landscape. Kerbs low height or flush.
- 6 Gardens shaped using hedges and railings that are shaped by space; not just building footprint

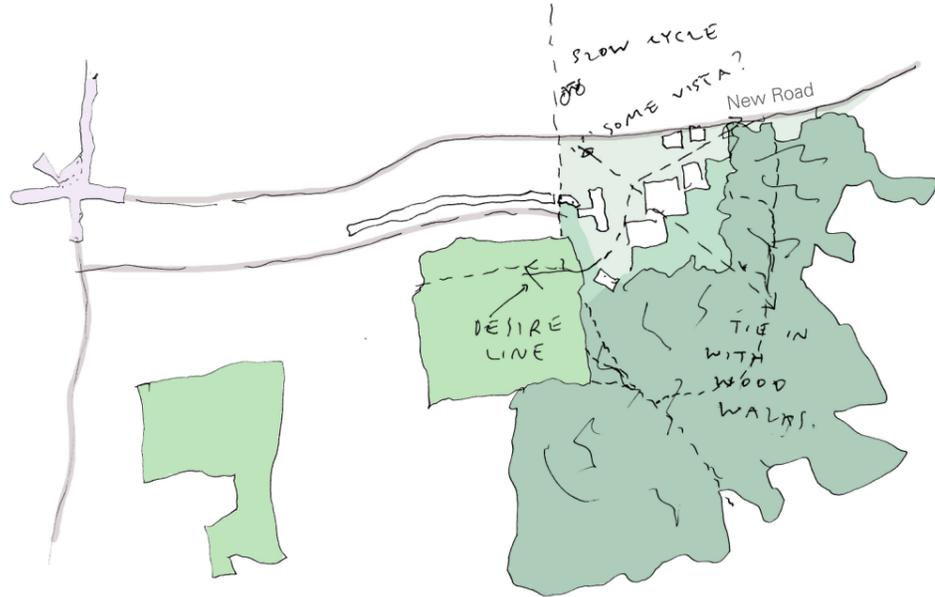


Diagram highlighting wider landscape context and opportunities



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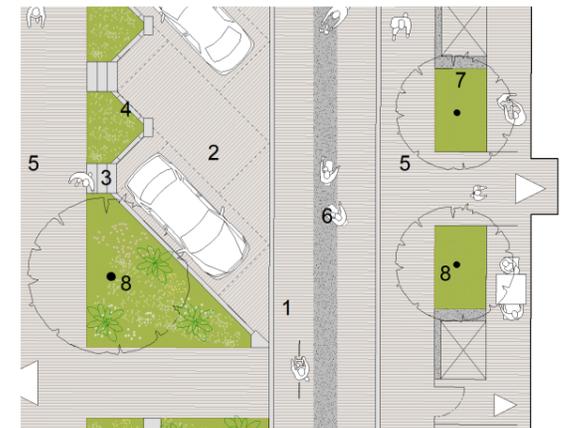
Green Buffers and Changes in Level

Careful consideration is required where surrounding green spaces interface with development. These often occur where there are changes in level offering an opportunity to integrate play and amenity as part of a considered green buffer to surrounding woodland and open space



Residential Streets

Residential streets are proposed as pedestrian priority spaces integrating planting, play and amenity. Whilst car parking is accommodated, these spaces prioritise pedestrian and cycle access. They are designed to be asymmetric, so that a mixture of wide footways, deep front gardens, playable spaces and planted edges are held together with in a legible and high quality environment.



Example of typical residential street design



Sketch showing stepped planted brick retaining wall, and possible stairs leading up to Woodland spaces

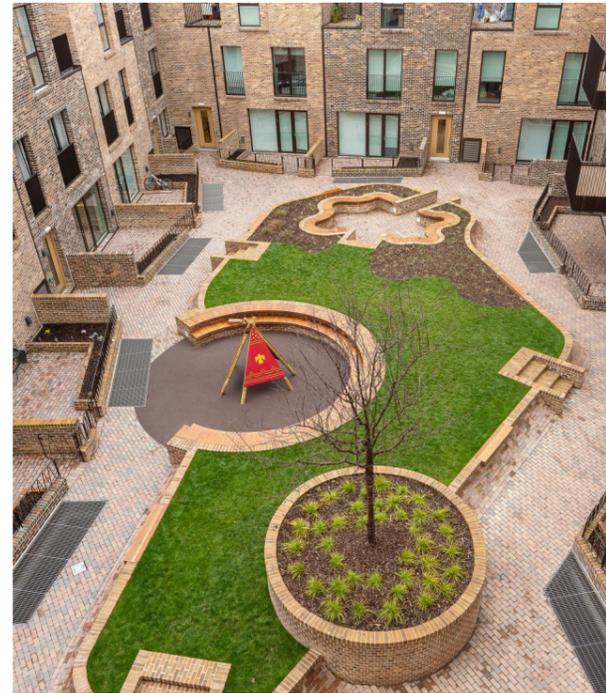


View around central north south road looking towards Woodland edges

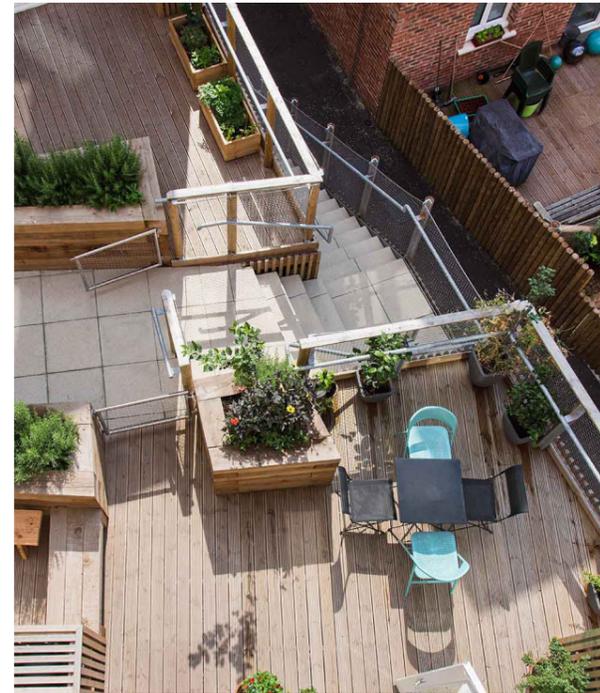
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Landscape and Public Realm Case Studies

A number of landscape and public realm case studies are illustrated opposite that highlight key aspirations for the public realm within the masterplan.



Sociable courtyard spaces
(Colville Estate - Muf/Periscope)



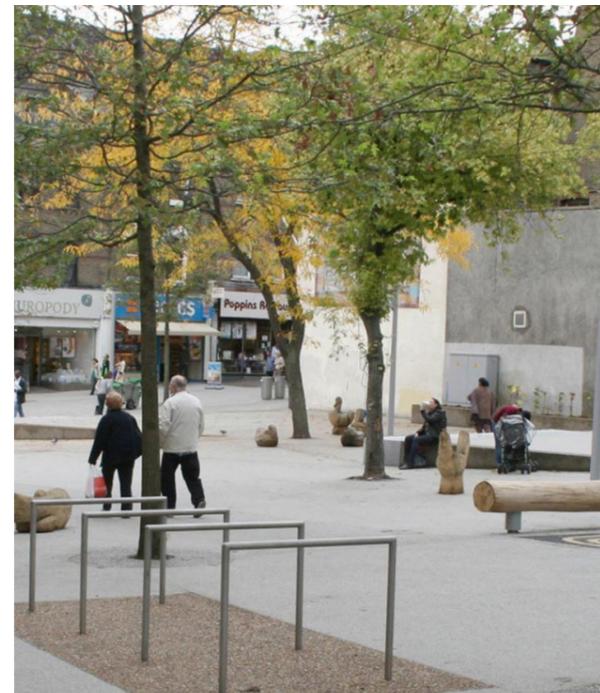
Generous private amenity spaces
(The Malings, Newcastle - Ash Sakula Architects)



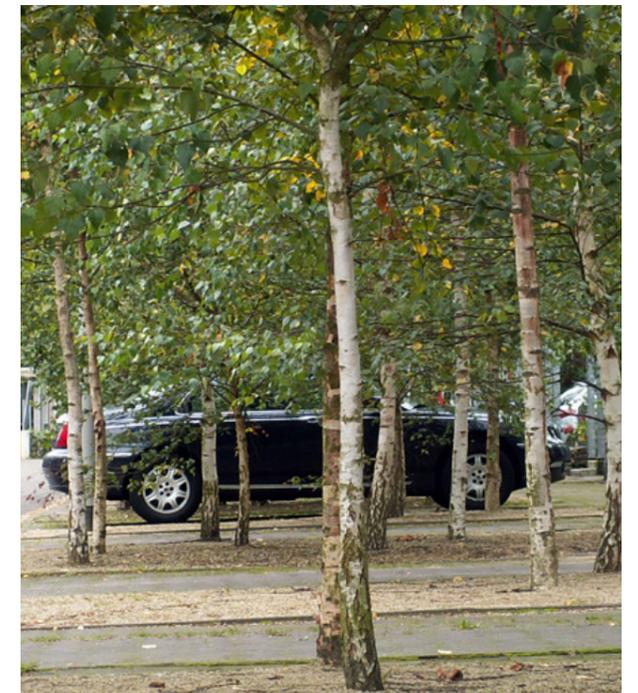
Integration of informal play/amenity within the public realm
(Kings Crescent Estate - Muf Architecture/Art)



Integration of SUDS and biodiversity
(West Bar, Sheffield - Sheffield City Council)



Versatile public realm
(Sutton High Street - East Landscape & Urbanism)



Parking integrated with landscape
(Arnhem, Netherlands - BDP NL)

