

# A new crematorium.

Views of Chingford Mount Cemetery



## Background

Waltham Forest Council is proposing a new contemporary purpose-built crematorium at Chingford Mount Cemetery.

The Cemetery was established in 1884 and the 18-hectare cemetery came under council ownership in 1977.

The burial ground features several noteworthy graves but it is anticipated that the cemetery will run out of available burial space within the next 8 to 10 years.

## Key Objectives

This location will offer a tranquil, dignified setting to mourn the loss and celebrate the lives of loved ones, and brings the site major investment to secure a future for the cemetery. The crematorium is targeted to cater for the bereaved residents and local community of Waltham Forest.

## The scheme addresses:

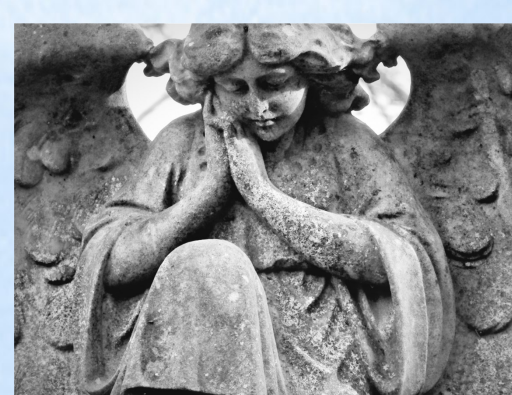
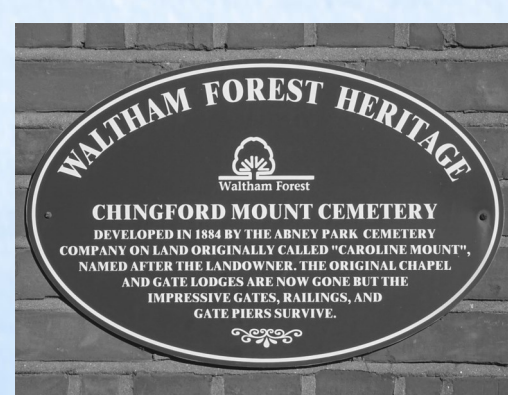
- Limited remaining burial space
- Lack of local capacity
- Lack of funeral choice
- Cemetery future and financial security

### Waltham Forest Key Considerations

QUALITY  
EFFICIENCY  
SUSTAINABLE DESIGN  
PARTNERSHIPS

## Features of the Proposal

- Provision of a focal point for bereaved communities & families
- Support for local businesses; florists, hotels, and funeral-associated services
- Standards set by Institute of Cemetery & Crematorium Management (ICCM) - the performance of the cremators will be assessed against DEFRA Process Guidance for Crematoria and the operational team on site will be fully trained to ICCM standards
- Exemplar design that enhances the landscape and biodiversity over a phased plan
- Delivers a much needed service – cremation is favoured by an estimated 77% of residents
- Ensuring sufficient cemetery capacity over the next decade
- Wider funeral services choices
- Affordable funeral options
- Improved sustainable urban drainage
- Electric charging stations
- New wheelchair accessible parking, approximately 5 spaces
- Cycle parking for visitors and staff that accommodates 10 spaces in line with planning policy
- Photovoltaic system (PV)
- Re-uses generated energy
- Air source heat pumps
- Electric cremators
- Inclusive design for all users, including the elderly and people with disabilities



Historical photos from Chingford Mount Cemetery Facebook page

Original lodge and gates

Key

— Cemetery Boundary

— Development Boundary: Building

Map of Chingford Mount Cemetery





# Protecting future generations.

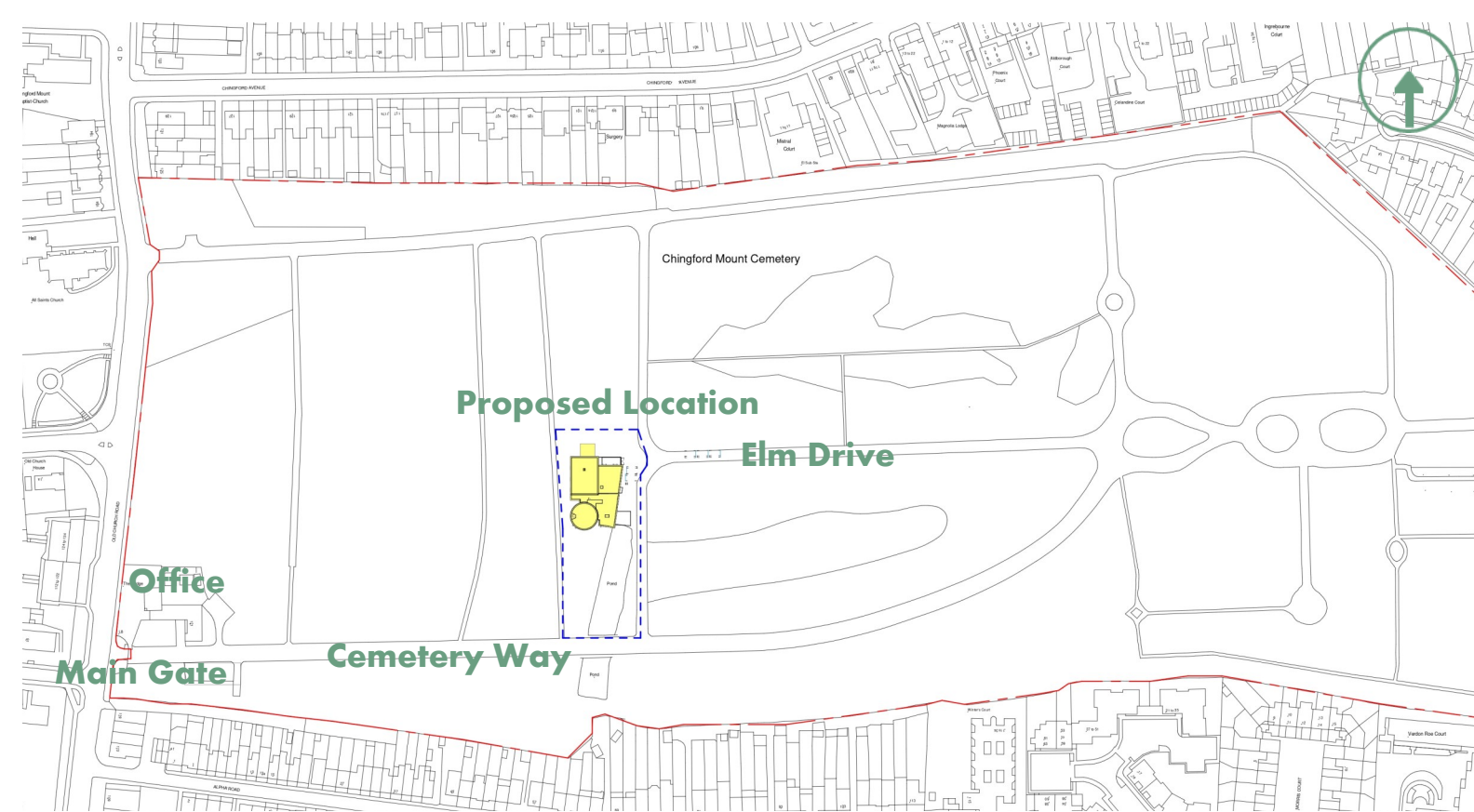
## Proposed Development

The planned crematorium encompasses a floor plan of approximate 500m<sup>2</sup>- 600m<sup>2</sup>, which includes a large porch for the hearse waiting area and drop off point and leads to the main entrance hall with visitor waiting areas and toilets.

The main ceremonial hall seats 80 people and includes a small first floor balcony. Family rooms, staff and office areas are provided as well as the crematorium hall.

The scheme will deliver external landscaping improvements to provide accessible walkways. There will be wheelchair accessible parking bays and cycle parking for staff and visitors.

The main planted areas include a memorial garden directly accessible from the ceremonial hall and further landscaping works delivered in phases are planned to improve the pond and provide ash internment areas.



Proposed Location Plan



Proposed Plan Layout

Key

- ← Pedestrian Route
- ← Hearse Route

Computer Generated Image of the Proposed Idea





# A place for local residents.



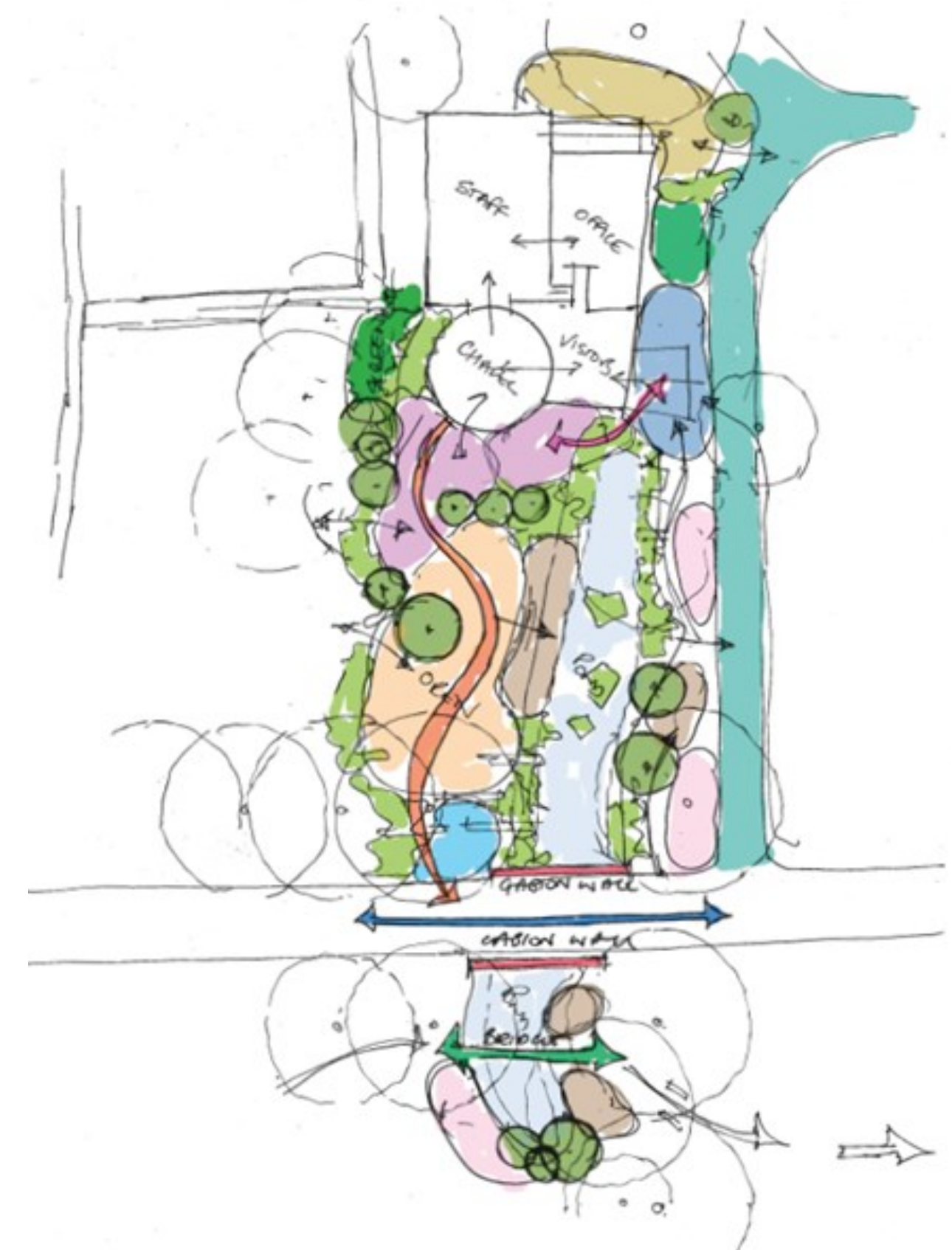
Computer Generated Image of the Proposed Idea

## Landscaping Proposal

The site presents several opportunities, including expanding the tree canopy to create a greener connection and promote biodiversity. New connections and links to the wider site can be created for example by expanding nature trails. The design will utilise the surrounding features to create a variety of perspectives and vistas.

Through feature planting, greening and outdoor furniture, making the most of the site's current features, there is also a chance to create several fresh, adaptable, and comfortable open spaces.

Sketch Layout for Proposed Landscaping



## Landscaping Concept



### Memorial and Remembrance

- Planting pallets with use of smell, sound and touch
- Soft visual communication
- Immersive experience within planting by providing places to sit, rest and remember
- Creating a sense of arrival through tree planting and features
- Feature Trees



### Revealing the existing landscape views and features

- Revealing natural systems, soft landscape approaches
- Signage for trails etc.
- Setting up vistas and views from the building and within the landscape
- Nature Trails



### Supporting SuDS and greener links

- Through a specific planting pallet
- Enhance and connect to wider green and blue infrastructure
- Additional planting added to provide screening and provide green routes
- Combat Climate Change
- Phytoremediation plants to improve air and water quality



### Enhancing Nature and ecology

- Connection to nature and wellbeing
- Support local wildlife (insects, birds)
- Biophilia effect
- Providing nature routes
- Encouraging the local wildlife into the space

#### KEY

Disabled Parking

Gathering / arrival space

Post gathering

Open Space

Garden

Meadow

Lower level / Connection to water

Yard

Shared / level surface to remove kerb (change in colour or type of material)



# A focal point for the community.

## Social Value

During the design stages, the project has committed to an initial sum of nearly £11,000 to fund initiatives to benefit the local community. Further commitments will be identified during construction, working with the main contractor. The social value commitment includes:

- Two-week work experience placement for local residents on the project
- Supported employment project
- Skills/employment toolkit and work placement opportunity for local people
- Presentation evening at Heathcote School and Science College promoting STEM careers in engineering for local students
- Donation to local charity or initiative for investment in social infrastructure or green spaces to benefit the local community
- Funding of specialist bereavement support for the Friends of Chingford Mount Cemetery and wider community in Waltham Forest to support individuals and members of the community who are dealing with the emotional challenges of grief



Model of Cemetery

## Community Engagement

The Council presented feasibility concept designs for a new crematorium at four drop-in engagement sessions in Chingford last year with a 3D model of the early proposal. The project team received 73 written feedback correspondences and have consulted with community groups, Friends of Chingford Cemetery, and Good Grief, Good Death.

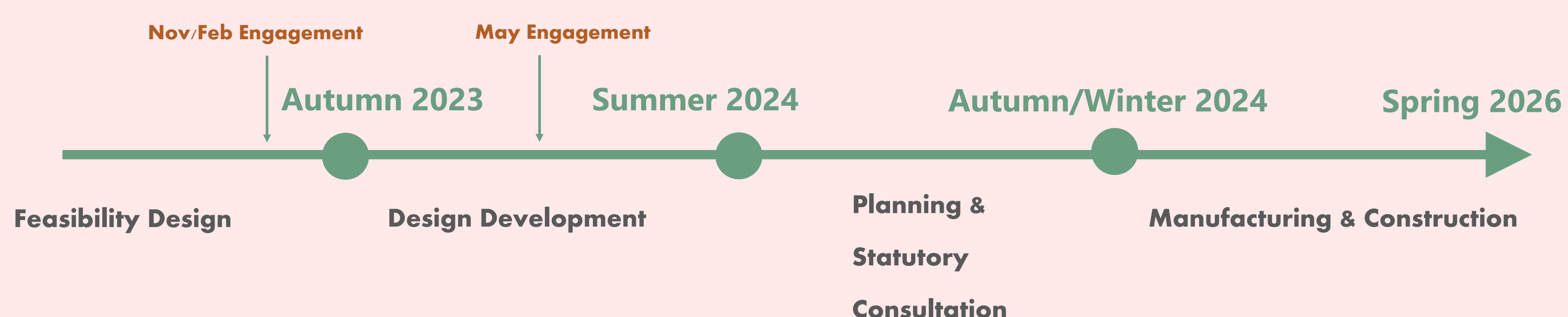
Letters were distributed including, FAQs, and exhibition PDFs to the 2km-wide community, reaching 9,000 residents. A notice board is installed outside the cemetery office, linking to FAQs and exhibition boards, and offering multilingual options for information requests for residents that wish to keep up to date on the progress of the project.

## Community Feedback & Response

In response to the feedback received, we have further refined various elements of the design:

- Enhanced screening and thoughtful assessment of the building's scale and ambience, especially concerning the southern boundary
- A comprehensive spatial analysis was conducted to enhance the vistas from nearby homes, which encompasses Nature Trails, Eco Garden, Memorial Glades and Buffer Zone for targeted green screening
- Thorough analysis of pedestrian segregation at the entrance.
- In-depth collaboration with Highways and Planning to guarantee thorough focus on safety and traffic management at the sites primary entrance
- Further development of site wide landscape proposal which will be implemented as a phased delivery approach

## Project Timeline





# Key information.

- The planned building is proposed on the site of the existing temporary mortuary
- The existing office building by the main gate is to remain
- Cremation services will be available Monday to Friday during off-peak hours of 9:30 to 16:30. These would be the same operating hours as the current burial service at the cemetery
- The planned number of cremations are between 5 and 8 cremations a day
- The crematorium will provide a non-denominational service space for up to 80 mourners

## Sustainability

- Improved sustainable urban drainage
- Permeable Paving
- Photovoltaic system to roof (PV)
- Re-uses generated energy
- Air source heat pumps

## Air Quality

- Emissions from the cremators are monitored through PG 5/12 (2) legislation which is set by DEFRA
- Modern filtration equipment has allowed modern crematoria to be significantly more environmentally friendly than they have been historically. There are strict abatement and emissions controls that govern crematoria, ensuring that there will be no smoke or odours
- The cremator will be fitted with a state of the art, abatement technology which will filter out 99.99% of mercury and other particulates etc. Materials are separated, then collected by a recycling company for processing off-site
- The electric cremators proposed to be installed in this facility, run on a green electricity tariff which does not have any CO<sub>2</sub> emissions from the fuel source. Due to reductions in travel distances to alternative crematoria, across the wider Waltham Forest area CO<sub>2</sub> emissions will fall
- Visitor and staff bike parking is planned as part of the new development EV charging points are planned as part of the development

## Transport Information & Parking Strategy

A full transport assessment based on the traffic and parking analysis has been undertaken with the following assessment:

Expected trip generation by car is approximately 21 vehicle journeys per cremation service based on CDS Group Section experience from a number of different operational sites.

- All vehicles, including hearses will be accessing the cemetery via the main gate. These would be the same arrangements as the current access into the cemetery
- Incoming traffic will be given priority, a safety/ holding bay is being considered on the inside of the main gates to allow exiting vehicles to wait
- We have sufficient car parking spaces within the existing cemetery to cover the spaces required for future services. Approximately 5 wheelchair accessible parking spaces will be provided as well as 10 cycle parking spaces in line with planning policy
- Additional yellow lines will be added to one side of Crematory way, Elm Dive and The Chestnuts to make sure cars and hearses can move through to cemetery unhindered
- Safer pedestrian access is considered at the main gate
- Within 200m walking distance from the main entrance, outside the cemetery, are 24 'Pay at Machine' parking spaces. These are to remain
- There are over 90 parking spaces on unrestricted roads within 200m of the cemetery entrance. There is no intention to change the existing parking arrangements outside the cemetery
- The planning application will be supported by a needs assessment which identifies the quantitative and qualitative need for the proposed crematorium

Computer Generated Image of the Proposed Idea

