



PRIORY COURT

WALTHAM FOREST

WELCOME

Sixty Bricks developments welcome you to this Public Exhibition Event for the emerging residential development proposals at Priory Court, Waltham Forest.

This exhibition provides an opportunity for the local community to learn more about this development and ask representatives of the project team any questions you may have. We are also here to take your views and feedback into account to help shape our proposals as we move forward.

Comments can be submitted to us today via a paper form, or sent to us by email at priorycourt@newmanfrancis.org; please ensure that you provide feedback by **Friday 12th August 2022** for us to review and address.

The material on display today is also available to view or download on our website www.sixtybricks.co.uk where feedback can also be submitted online.

We thank you for taking the time to get involved with this exhibition. We are extremely interested to hear your views in order that we can review the responses received and understand how we can improve our scheme.



Not To Scale

WHY WE ARE HERE

Waltham Forest Council is committed to delivering good quality and affordable new homes to meet the needs of the local community in a sustainable manner. Priory Court Estate has been identified within the emerging Waltham Forest Local Plan as suitable for delivering new homes including affordable housing, as well as delivering improvements to the existing Estate and providing facilities to serve the local area.

The emerging proposals have been subject to extensive pre-application discussions with the local planning authority which have informed our current proposals.

PHOTOS



SITE OVERVIEW

The existing Priory Court estate covers an area of approximately 0.5 hectares and is situated within upper Walthamstow, West of Lloyd Park, in the London Borough of Waltham Forest.

Priory Court Road defines the eastern / southern boundary of the estate, and is the primary access route to the site. Existing residential properties also line the eastern & southern boundaries, whereby the majority of the surrounding context is made up of terraced brick Victorian housing typical of the area. The northern boundary abuts the edge of Higham Hill Common Allotments.

Priory Court estate is occupied by a variety of apartment and low-rise residential buildings, in addition to the Priory Court Community Centre and separate Nursery, Pharmacy and Shop.

The site is a 17 minute walk to Blackhorse Road Underground Station with a direct and lit footpath leading to the station and beyond.



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SITE PROPOSAL

The design proposal looks to provide 83 residential apartments across three buildings as illustrated below. These design proposals vary in height, Block 1 & 3 at five storeys, and Block 2 at six storeys. The proposed scheme will provide 50% affordable units. The landscape proposals will provide a new MUGA, public play park, a 'play way', as well as improved access and connectivity around the site.

The scale of the development has been considered in detail taking on board the size of local existing buildings as well as aiming to respond to and mitigate impact on buildings in the immediate local vicinity.

Movement to and from the site as well as within and around the site has been carefully considered to ensure improved accessibility and connection.

Well designed spaces incorporate existing nature and enhance the biodiversity of the site. The proposals have also been designed to provide safe, social and inclusive spaces for future residents.

The proposed development aims to demonstrate a high quality considered design, addressing the key characteristics set out in the National Design Guide – ensuring an efficient, suitable and sustainable development enhancing the local area.



Not To Scale

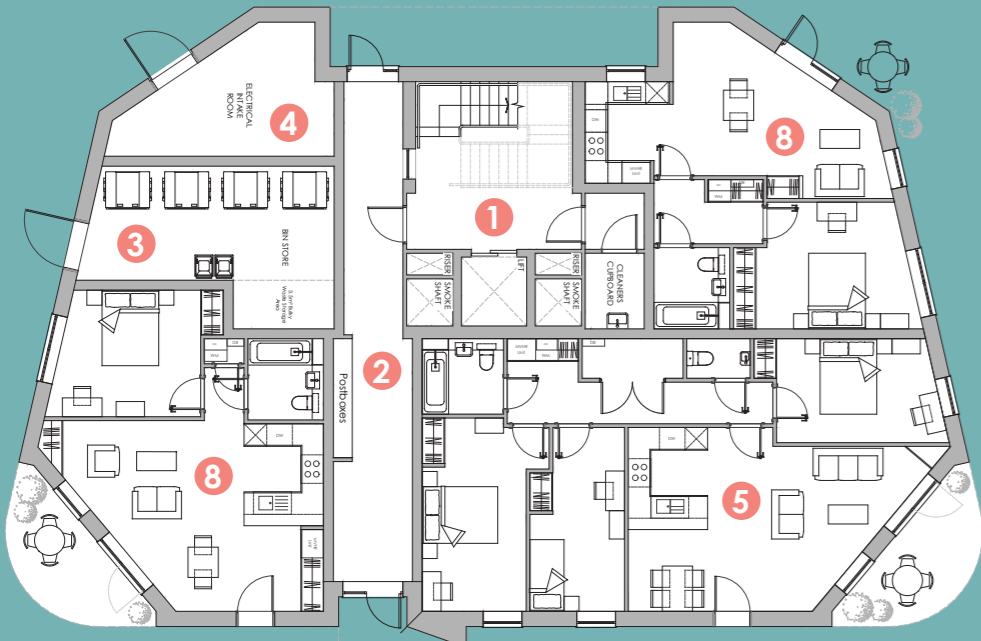


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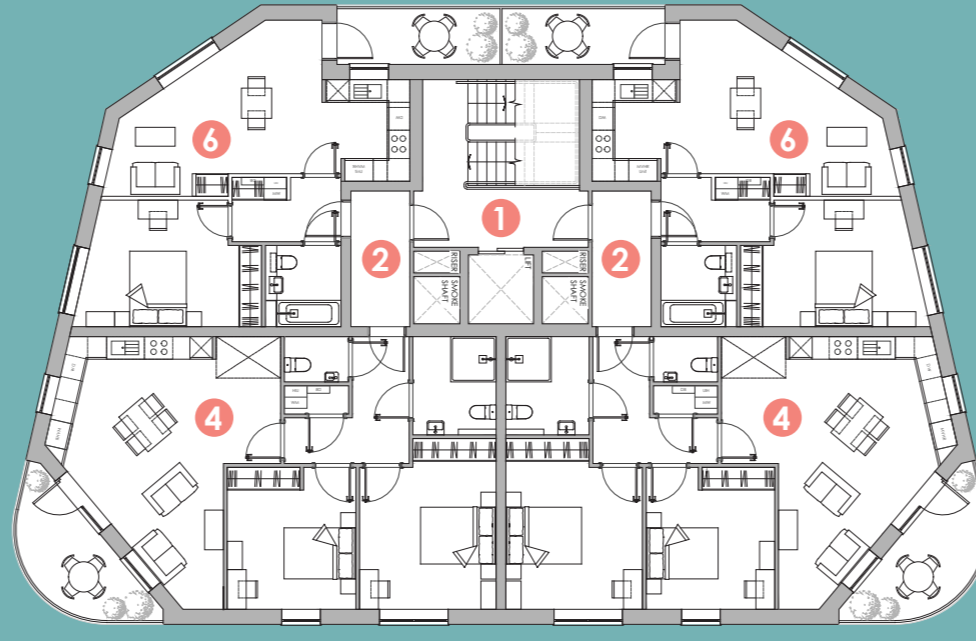
BLOCK 1

GROUND FLOOR PLAN



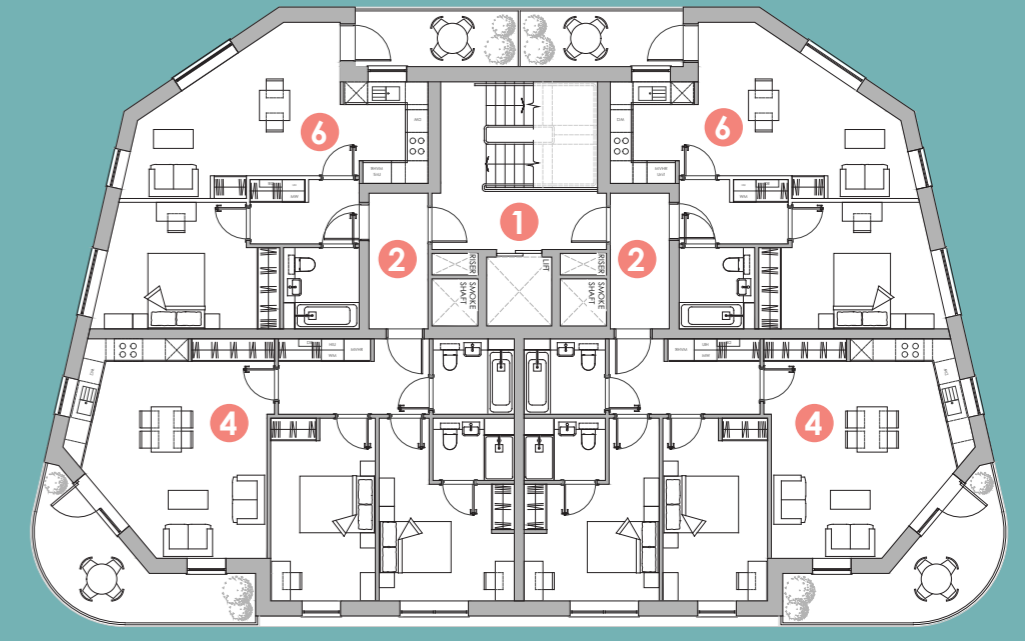
- Key
- 1 Stair Core
 - 2 Entrance Lobby
 - 3 Refuse Store
 - 4 Plant Room
 - 5 3 Bed 5 Person Unit
 - 6 2 Bed 4 Person Unit
 - 7 2 Bed 3 Person Unit
 - 8 1 Bed 2 Person Unit

FIRST & SECOND FLOOR PLAN



- Key
- 1 Stair Core
 - 2 Circulation
 - 3 3 Bed 5 Person Unit
 - 4 2 Bed 4 Person Unit
 - 5 2 Bed 3 Person Unit
 - 6 1 Bed 2 Person Unit

THIRD & FOURTH FLOOR PLAN



- Key
- 1 Stair Core
 - 2 Circulation
 - 3 3 Bed 5 Person Unit
 - 4 2 Bed 4 Person Unit
 - 5 2 Bed 3 Person Unit
 - 6 1 Bed 2 Person Unit

Block 1 includes a total of 19 units over 5 storeys. This block provides a mix of two, four, and five person apartments.

The ground floor units feature private external entrances with gated gardens. The top two floors step back to reduce the mass of the design, whilst balconies have been designed to provide valuable amenity space exceeding the nationally described space standard requirements.

The chamfered corners have been designed to provide a change in materiality and provide prominent corners that elevate the street scene of Priory Court.

The design of each building has been developed to read cohesively with the other proposed buildings and with the surrounding existing built environment.

The material palette has been kept purposefully minimalistic, relying on two primary materials found in the immediate and wider context – brick and metal balconies. The brickwork features a colour gradient addressing Priory Court and is paired with grey metal fencing and balconies to add visual interest to the proposal.

CGI - ILLUSTRATIVE IMAGE



FOR VISUAL PURPOSES ONLY

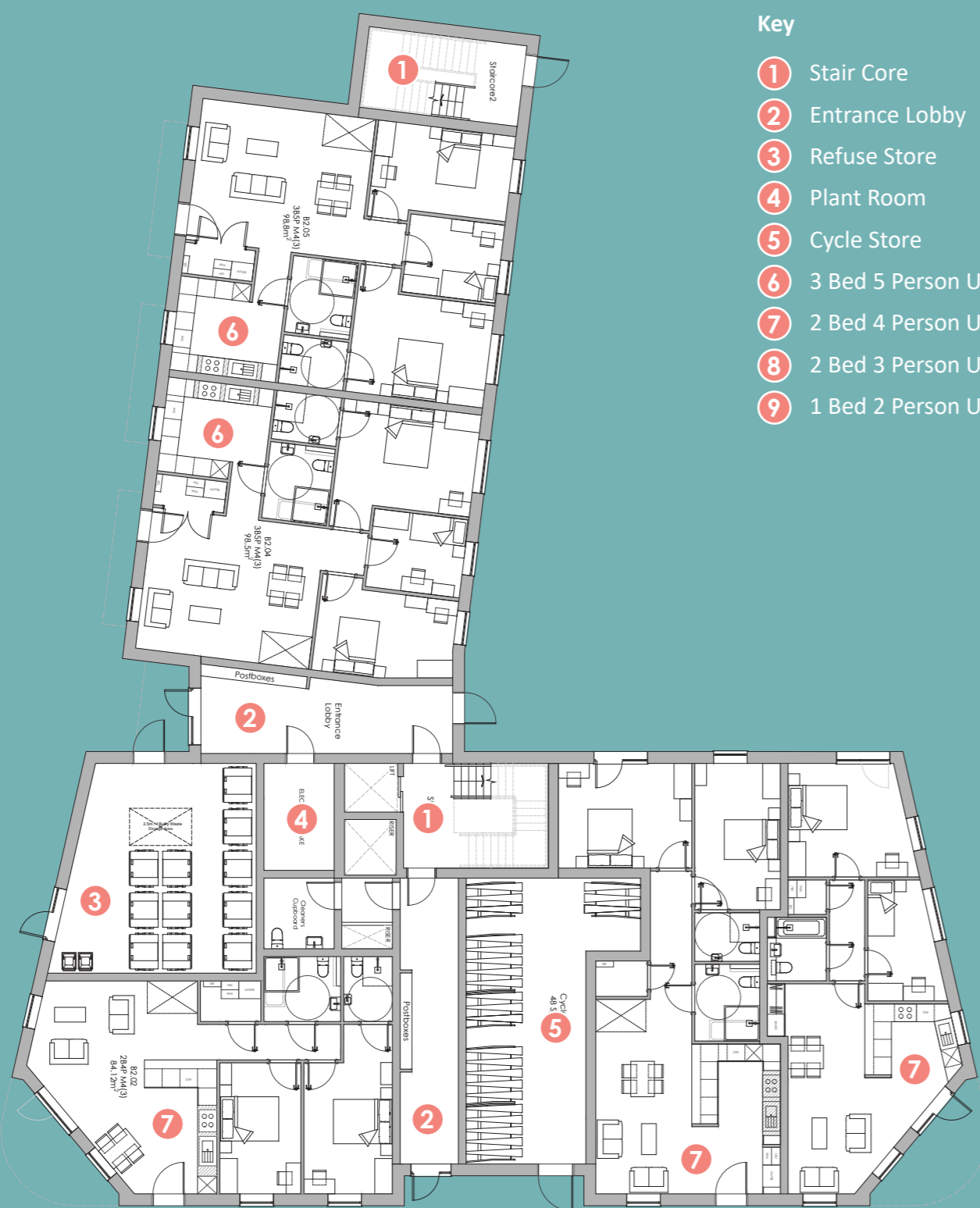


PRIORY COURT

WALTHAM FOREST

BLOCK 2

GROUND FLOOR PLAN



- Key
- 1 Stair Core
 - 2 Entrance Lobby
 - 3 Refuse Store
 - 4 Plant Room
 - 5 Cycle Store
 - 6 3 Bed 5 Person Unit
 - 7 2 Bed 4 Person Unit
 - 8 2 Bed 3 Person Unit
 - 9 1 Bed 2 Person Unit

FIRST-FIFTH FLOOR PLAN



- Key
- 1 Stair Core
 - 2 Circulation
 - 3 3 Bed 5 Person Unit
 - 4 2 Bed 4 Person Unit
 - 5 2 Bed 3 Person Unit
 - 6 1 Bed 2 Person Unit

Block 2 includes a total of 45 units over 6 storeys. This block provides a mix of two, three, four, and five person apartments.

The ground floor units feature private external entrances with gated gardens. First floor upwards has been stepped back to reduce the mass of the design, whilst balconies have been designed to provide valuable amenity space exceeding the nationally described space standard requirements. The chamfered corners have been designed to provide a change in materiality and provide prominent corners that elevate the street scene of Priory Court.

Block 2 fronts the 'Play Way' proposal and has therefore been designed with a secondary communal entrance which improves connectivity from this proposed route.

The design of each building has been developed to read cohesively with the other proposed buildings and with the surrounding existing built environment. The material palette has been kept purposefully minimalistic, relying on two primary materials found in the immediate and wider context – brick and metal balconies.

The brickwork features a colour gradient addressing Eastleigh Road and is paired with gold metal fencing and balconies to add visual interest to the proposal.



CGI - ILLUSTRATIVE IMAGE

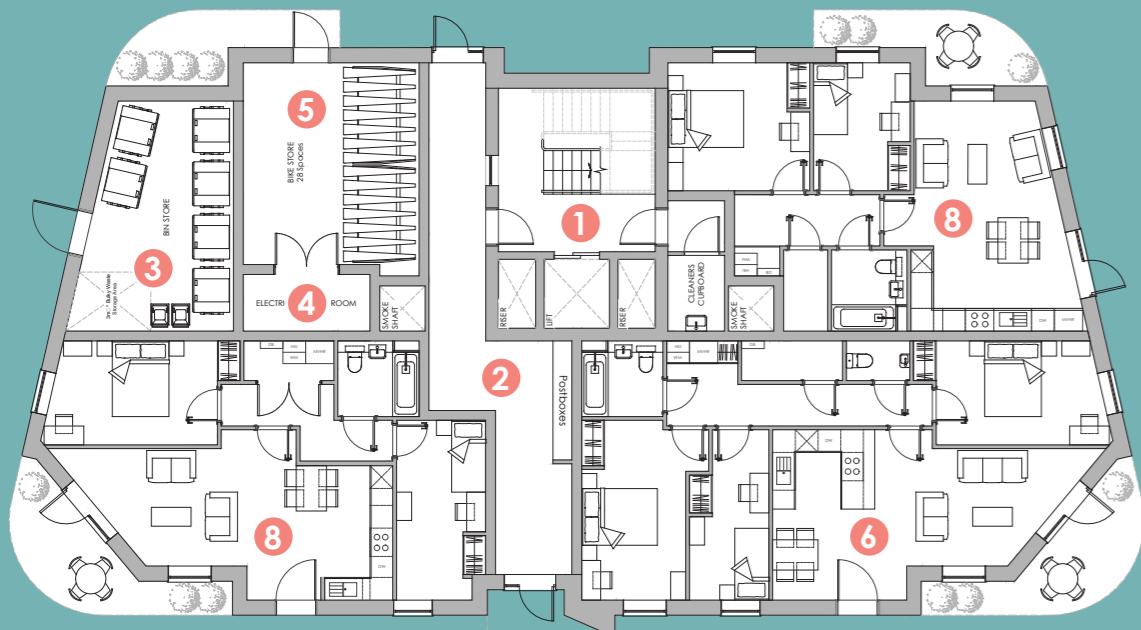


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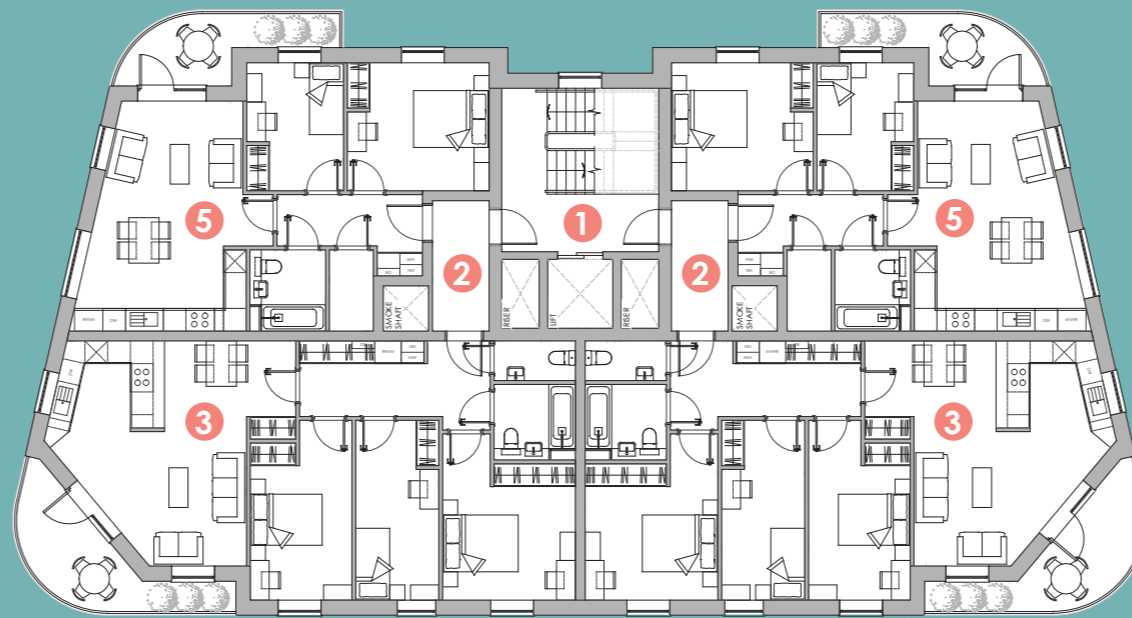
BLOCK 3

GROUND FLOOR PLAN



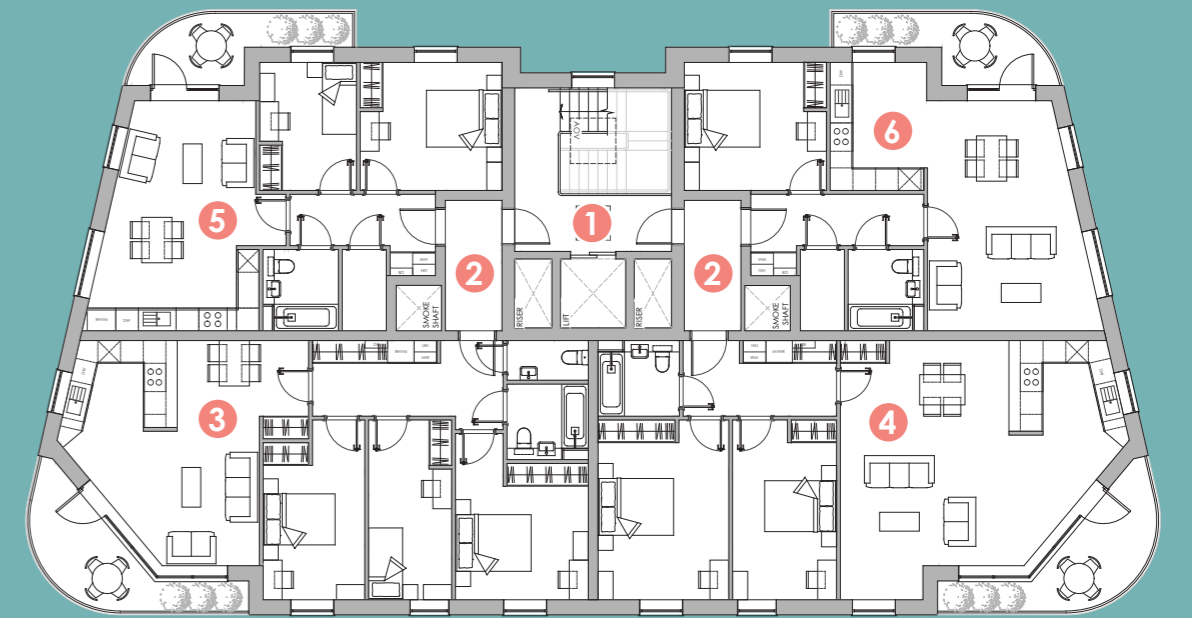
- Key
- 1 Stair Core
 - 2 Entrance Lobby
 - 3 Refuse Store
 - 4 Plant Room
 - 5 Cycle Store
 - 6 3 Bed 5 Person Unit
 - 7 2 Bed 4 Person Unit
 - 8 2 Bed 3 Person Unit
 - 9 1 Bed 2 Person Unit

FIRST-THIRD FLOOR PLAN



- Key
- 1 Stair Core
 - 2 Circulation
 - 3 3 Bed 5 Person Unit
 - 4 2 Bed 4 Person Unit
 - 5 2 Bed 3 Person Unit
 - 6 1 Bed 2 Person Unit

FOURTH FLOOR PLAN



- Key
- 1 Stair Core
 - 2 Circulation
 - 3 3 Bed 5 Person Unit
 - 4 2 Bed 4 Person Unit
 - 5 2 Bed 3 Person Unit
 - 6 1 Bed 2 Person Unit

Block 3 includes a total of 19 units over 5 storeys. This block provides a mix of two, three, four, and five person apartments.

The ground floor units feature private external entrances with gated gardens. First floor upwards has been stepped back to reduce the mass of the design, whilst balconies have been designed to provide valuable amenity space exceeding the nationally described space standard requirements.

The chamfered corners have been designed to provide a change in materiality and provide prominent corners that elevate the street scene of Priory Court.

The design of each building has been developed to read cohesively with the other proposed buildings and with the surrounding existing built environment.

The material palette has been kept purposefully minimalistic, relying on two primary materials found in the immediate and wider context – brick and metal balconies. The brickwork features a colour gradient addressing Eastleigh Road and is paired with gold metal fencing and balconies to add visual interest to the proposal.

CGI - ILLUSTRATIVE IMAGE



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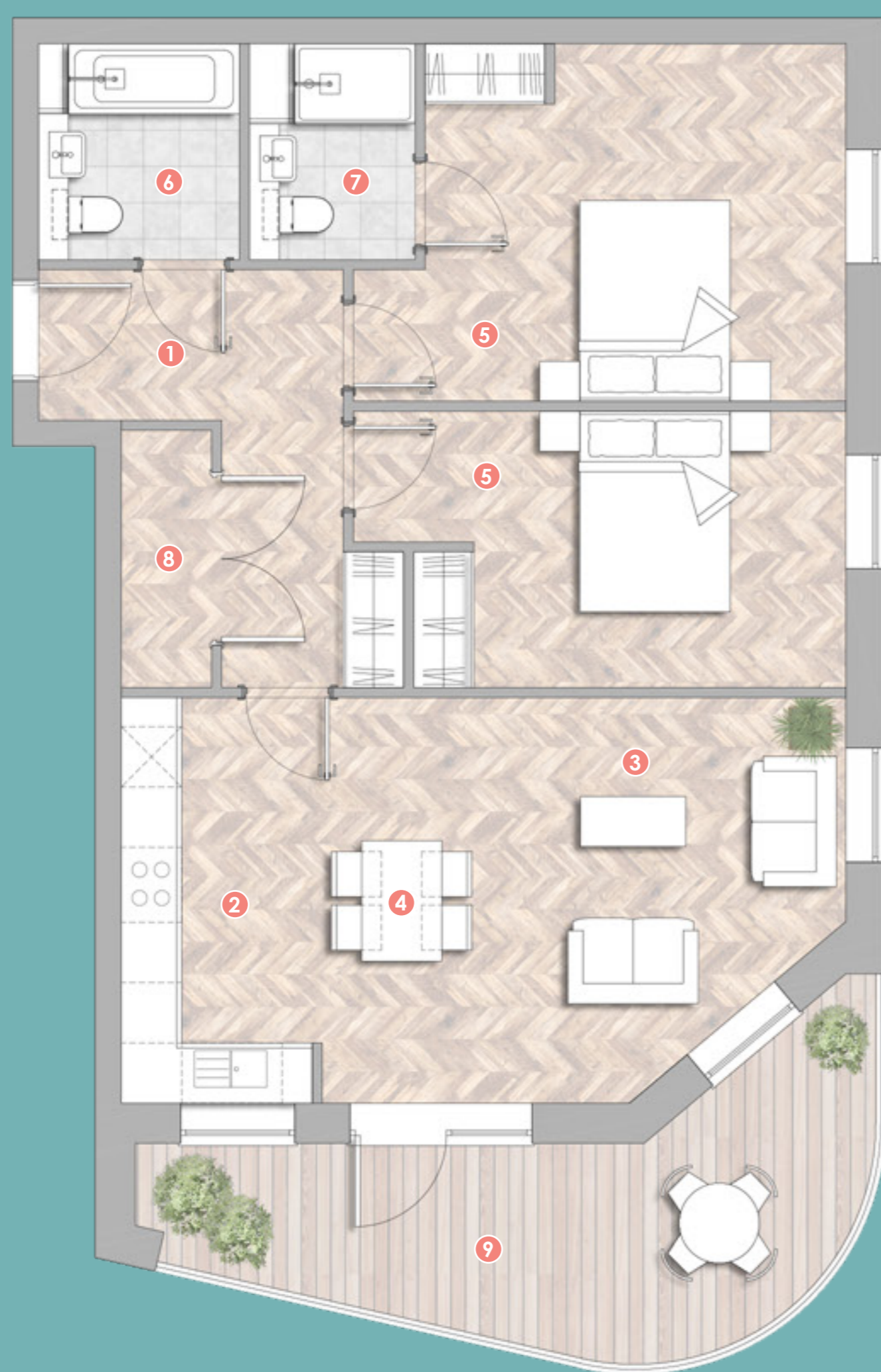
WALTHAM FOREST

UNIT TYPES

All residential units have been designed to exceed the national space standards and provide the resident with a comfortable living space. External Balconies exceed the nationally described space standard requirements, giving residents much needed and desirable private outdoor space. Each unit is provided with enough storage space to house both a utility cupboard and general storage cupboard. The proposals include for 10% of all dwellings to be wheelchair accessible, and all other units to be wheelchair adaptable in line with the current local planning authority guidance and building regulations.

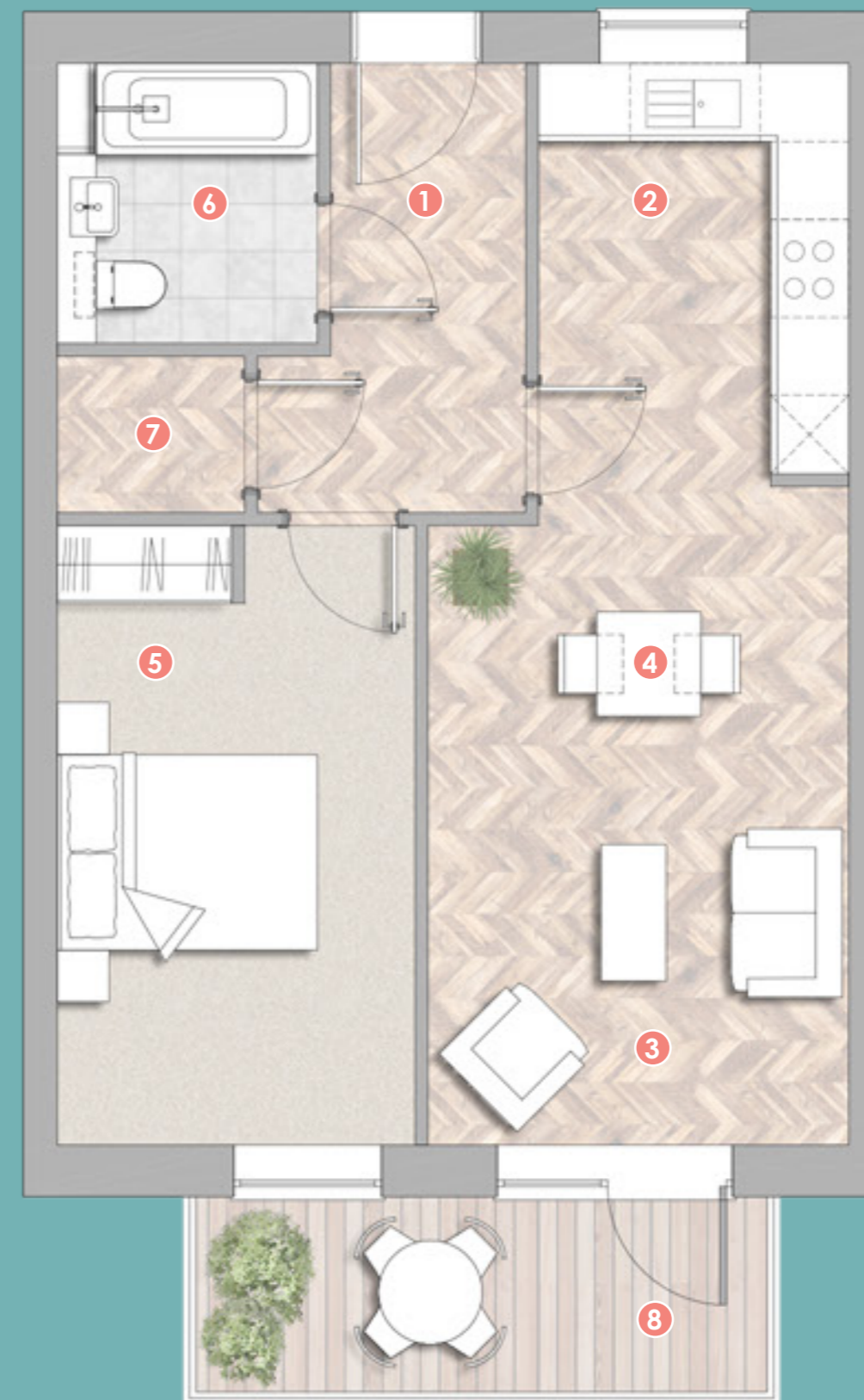
The proposed chamfered form has been informed by the existing site constraints. This architectural language has then been applied to all three blocks to create a cohesive and harmonised site development. The chamfered form helps to create an improved relationship with the existing site and its immediate context, allowing the buildings to turn the corners with the existing roads, and help provide units with dual aspect outlooks and frontages. This design decision also allows for a variety of balcony & window treatments resulting in an architectural design, which creates visual interest to the proposals and the wider development.

2 BED, 4 PERSON
78m²



- Key
- 1 Entrance Hall
 - 2 Kitchen
 - 3 Living
 - 4 Dining
 - 5 Bedroom/s
 - 6 Bathroom
 - 7 Ensuite
 - 8 Storage
 - 9 Balcony

1 BED, 2 PERSON
50m²



- Key
- 1 Entrance Hall
 - 2 Kitchen
 - 3 Living
 - 4 Dining
 - 5 Bedroom/s
 - 6 Bathroom
 - 7 Storage
 - 8 Balcony

All floor plans shown represent typical layouts of the design of the apartments. These are indicative only and are not shown to scale.

CGI - ILLUSTRATIVE IMAGES



The above images illustrate previous / current Sixty Bricks schemes displaying the desirable internal qualities and finishes. These images do not represent the current layouts for Priory Court.



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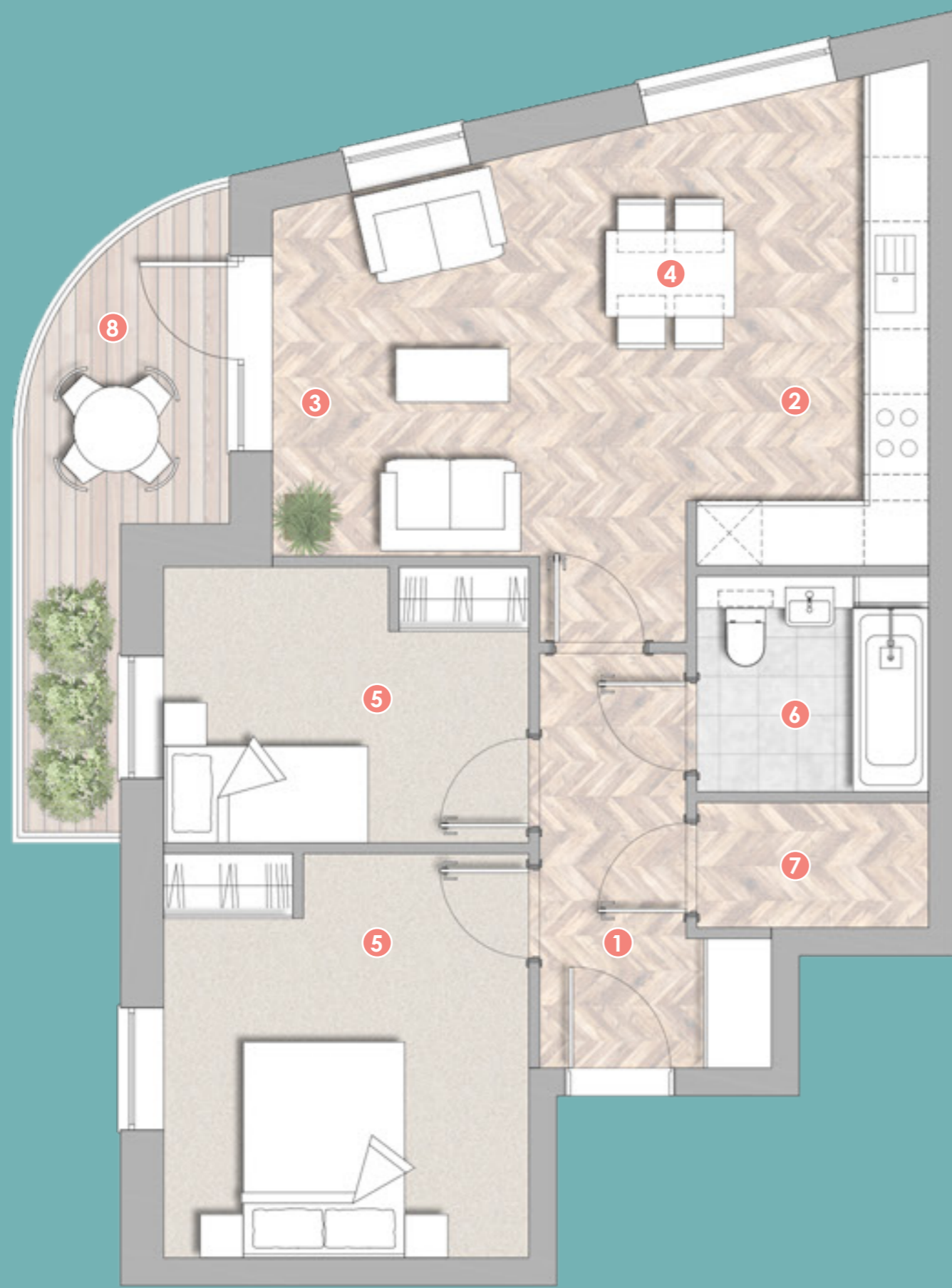
WALTHAM FOREST

UNIT TYPES

The new homes will be a mix of one, two and three bedroom apartments in three blocks ranging from five to six stories in height. All homes will feature private gardens or balconies and also have access to landscaped communal gardens and play areas. The units will be designed and built to a quality contemporary standard, from kitchen and bathroom designs through to final finishes such as flooring and lighting.

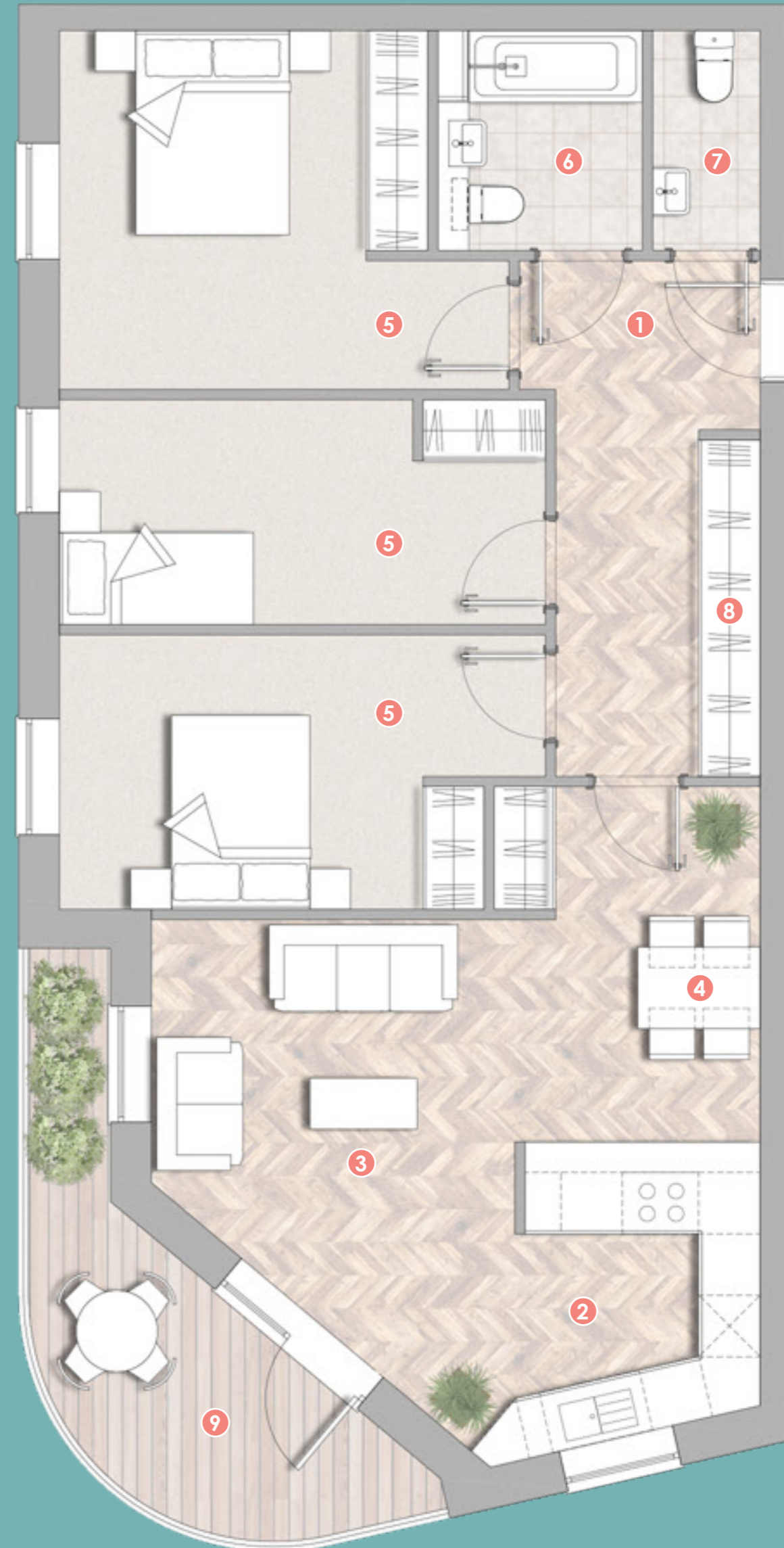
The proposed scheme has been designed to be 100% electric and achieve at least a 35% improvement on Building Regulation Guidance Part L: Conservation of fuel and power. Overheating calculations have been produced for the proposal to ensure the heating & cooling for each unit is optimised for a more energy efficient design.

2 BED, 3 PERSON
61m²



- Key
- 1 Entrance Hall
 - 2 Kitchen
 - 3 Living
 - 4 Dining
 - 5 Bedroom/s
 - 6 Bathroom
 - 7 Storage
 - 8 Balcony

3 BED, 5 PERSON
86m²



- Key
- 1 Entrance Hall
 - 2 Kitchen
 - 3 Living
 - 4 Dining
 - 5 Bedroom/s
 - 6 Bathroom
 - 7 W/C
 - 8 Storage
 - 9 Balcony

All floor plans shown represent typical layouts of the design of the apartments. These are indicative only and are not shown to scale.

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LANDSCAPE PROPOSAL

Through extensive site appraisals of the existing estate, key design principles were identified that would improve the external landscape areas. These principles are as follows:

Improve connectivity throughout the estate and open areas that were previously restricted:

There is a lack of connectivity within the estate, with external areas fenced off and access restricted to individual housing blocks. The proposals seek to open these areas to enhance connectivity, particularly the north/south link through the estate.

De-engineer a car dominated public realm:

New site-wide improvements are proposed. The public footpaths along Sherwood Close will be repaved to enhance the north/south link and will contain blended footpaths, providing pedestrians with priority over vehicles. This will link the enhanced area of Sherwood Close to the northern end of the estate including block 1 and its external amenity space. The scheme is designed as 'car free' to further prioritise pedestrian use.



Not To Scale



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PLAY PROPOSALS

Through extensive site appraisals of the existing estate, key design principles were identified that would improve the external landscape areas. These principles are as follows:

Develop Sherwood Close into a green 'Play Way' and reconnect to Priory Court:

The southern end of Sherwood Close is restricted and closed from public access. This area has been designed to be opened to public access, with a new 'Play Way' installed that will create a link through the estate and create a new pedestrian access onto Priory Court.

The Play Way will contain items of natural play equipment providing play opportunities for children as they pass through the estate. The route is designed to encourage residents and children into this area, and actively use this route to enhance passive supervision and create a stronger sense of community.



MUGA & Play Area

A new MUGA (Multi Use Games Area) has been provided and will be constructed to meet Sport England requirements. The location of the new MUGA has been carefully positioned to reduce its impact on the surrounding housing blocks. This has meant that it will affect the existing play area which will be re-provided in the current proposals. To improve this area, new path systems have been proposed to improve connectivity and access in this area of the estate and to serve the new play area.

The existing outdoor gym equipment will be reinstated south of the MUGA and a hard paved waiting and spectator area is proposed for the MUGA. These have been set back from the road to allow soft landscaping to be proposed to improve this area of street frontage of Priory Court.



Play Way

The play way has been developed to open the southern end of Sherwood Close and to create better connectivity through the estate. Natural play features have been proposed along the play way to create informal play opportunities for children of the estate, enhancing community interactions on the estate and improving passive surveillance.

Not To Scale

THE PLAY WAY



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THANK YOU

We welcome your feedback and views ahead of the planning application, the target date for which is **Monday 29th August 2022**. Our plans and proposals, once submitted to the Council, will then be subject to the Council's own consultation exercise. If the planning process is successful and the proposals are approved we would anticipate a target date for start on site in **Spring 2023**, with a build programme of 2 ½ years.

Please ensure that you complete a feedback form and return it by Friday **12th August 2022** to help shape our proposals. You can complete a form here today and leave it with a member of the project team, or provide feedback through our website at priorycourt@newmanfrancis.org; alternatively please feel free to email your feedback to priorycourt@newmanfrancis.org

If you have any queries about the proposals presented here today, please ask a member of the project team who will be happy to help.

The material on display today is also available to view on our website
www.sixtybricks.co.uk

If you have any further questions following the event please email priorycourt@newmanfrancis.org or call 0800 644 6040 (freephone)

Thank you for taking the time to attend today's event.

